

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000181**SENIOR PLANNER:** Hema Sharma**LOCATION:** White Rock Road at Wildgrove Avenue, northeast corner**DATE FILED:** December 19, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 0.205-acres**APPLICANT/OWNER:** Craig A. Lashley

REQUEST: An application to replat a 0.205-acre (8,930-square foot) tract of land containing all of Lot 1 in City Block 3/2748 to create one lot, and to remove an existing 15-foot platted building line along White Rock Road and to extend an existing 30-foot platted building line along the Wildgrove Avenue to the property line, on property located on White Rock Road at Wildgrove Avenue, northeast corner.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On December 29, 2025, 24 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “Require a minimum front, side, or rear yard setback less than required by zoning regulation.”
 - Minimum required front yard and side yard setbacks are 25 feet and 5 feet respectively per R-7.5(A) Single Family District. Wildgrove Avenue is considered front yard and White Rock Road is considered side yard for this property. The request is to remove an existing 15-foot platted building line along White Rock Road and to extend an existing 30-foot platted building line along Wildgrove Avenue to the property line.
 - (ii) “Be contrary to the public interest;”
 - 24 notices were sent to property owners within 200 feet of the proposed plat boundary.
 - (iii) “Adversely affect neighboring properties; and”
 - There are platted building lines on the adjacent properties and removing the existing platted building lines will adversely affect neighboring properties.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The removal of an existing 15-foot platted building line along White Rock Road and to extend an existing 30-foot platted building line along the Wildgrove Avenue to the property line will impact the adjoining properties. There is a continuation of 15-foot platted building line along White Rock Road and the removal will adversely affect the plan for the orderly development of the subdivision.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 15-foot platted building line along White Rock Road and to extend an existing 30-foot platted building line along Wildgrove Avenue to the property line. Staff finds that the request does not comply with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends denial of the request.

STAFF RECOMMENDATION ON REPLAT: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request is to create one 0.205-acre (8,930-square foot) lot and the number of lot and lot area remain same. Staff concludes that the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District but does not comply with Section 51A-8.505; therefore, staff recommends denial of the request. However, should the request be approved, we recommend the approval be subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). 51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).
13. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of the Alley. *Section 51A 8.602(c)*
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wildgrove Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of White Rock Road & Wildgrove Avenue. *Section 51A 8.602(d)(1)*
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of White Rock Road & the alley. *Section 51A-8.602(e)*
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

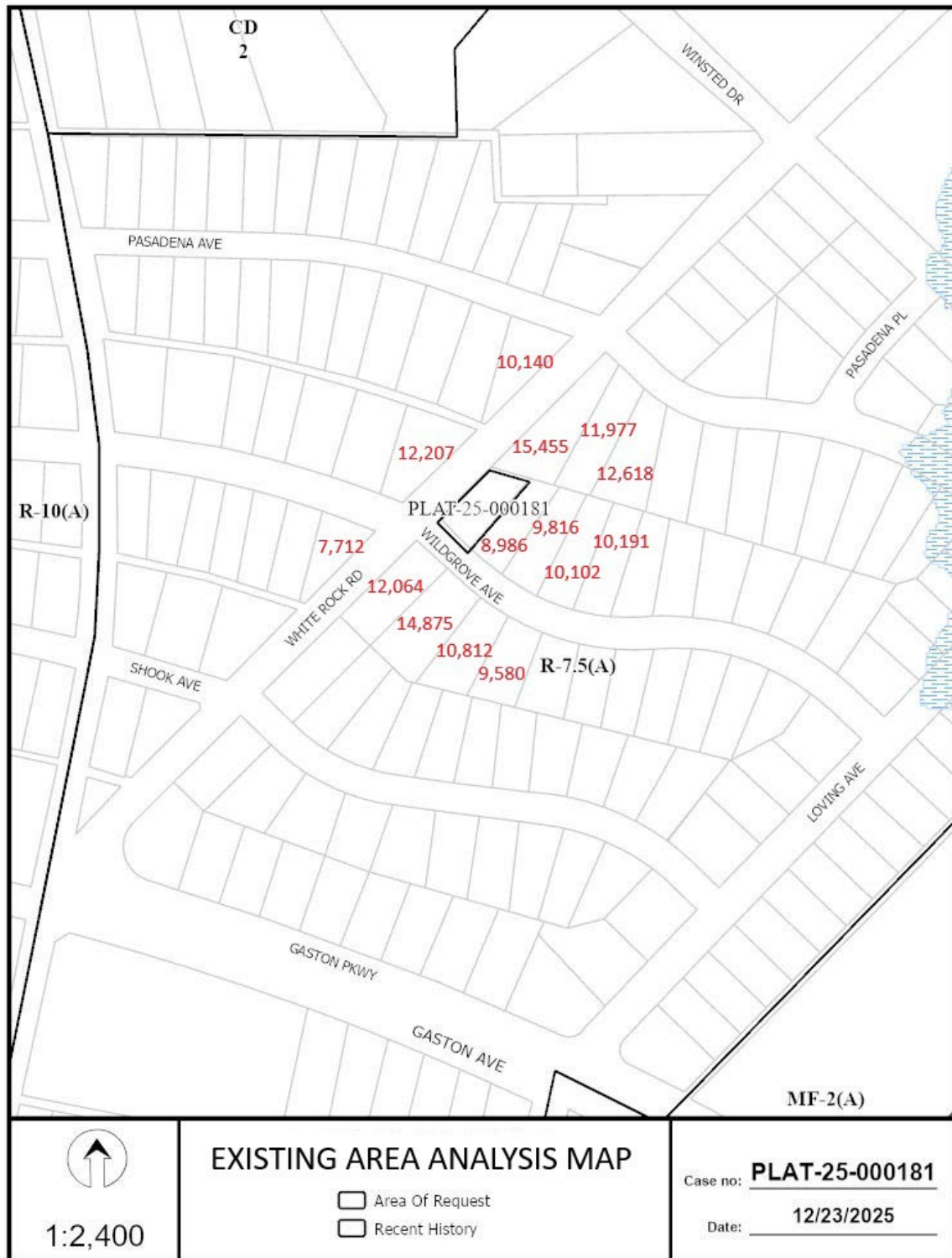
Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. On the final plat, chose a new or different plat name.

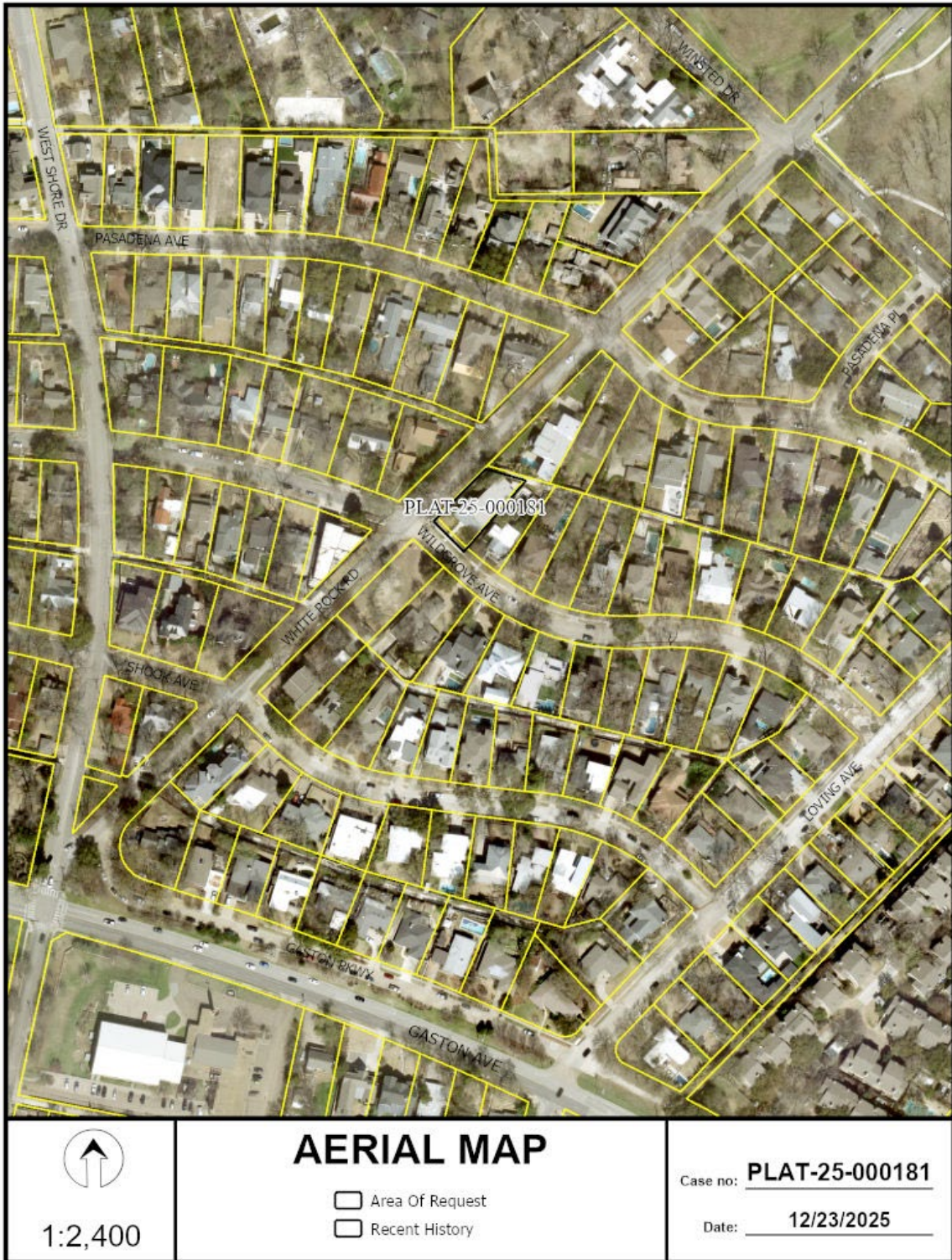
GIS, Lot & Block Conditions:

25. On the final plat, identify the property as Lot 1 in City Block 3/2748.

ALL AREAS ARE IN SQUARE FEET







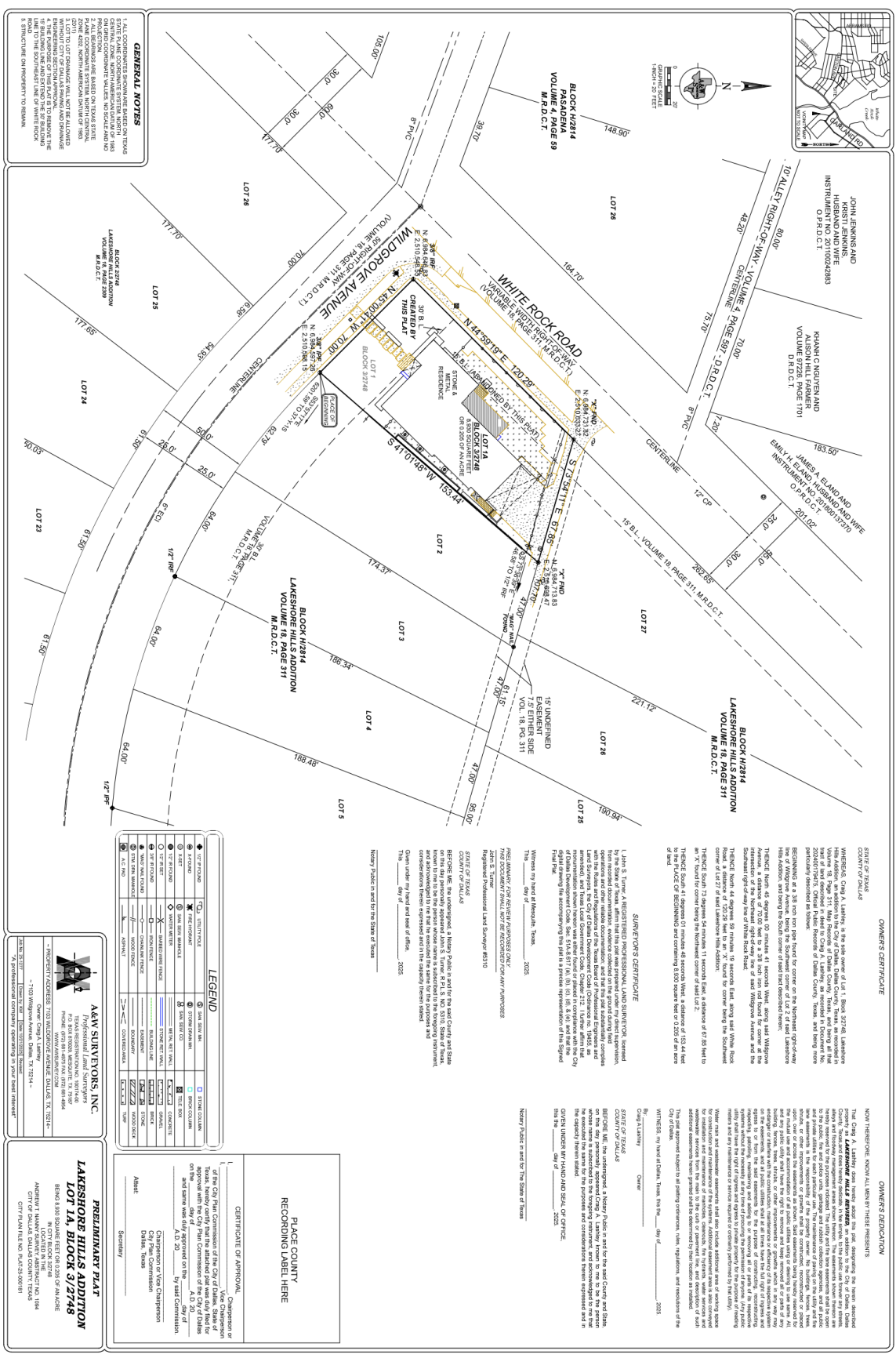


Notification List of Property Owners

PLAT-25-000181

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7103 WILDGROVE AVE	LASHLEY CRAIG A
2	7109 WILDGROVE AVE	DEHAAN KAMERON
3	7122 WILDGROVE AVE	KIENAST RANDALL E & NIKKI P
4	7118 WILDGROVE AVE	CLARY KAITLIN & ALEXANDER
5	7114 WILDGROVE AVE	LUFKIN CHAUNCEY HEARD &
6	7108 WILDGROVE AVE	FOUR T LAND LLC
7	7102 WILDGROVE AVE	ANTHONY JOHN ROSS &
8	7115 WILDGROVE AVE	CAVARRUBIAS MARITA T &
9	7119 WILDGROVE AVE	EARLY JOANNE
10	7125 WILDGROVE AVE	GRAY JENNIFER SUZANNE &
11	7131 WILDGROVE AVE	ANDERSON NICOLE J & JUSTIN H
12	7120 PASADENA AVE	ROGERS STEPHEN L &
13	7114 PASADENA AVE	JACKSON BROS ENTERPRISES LLC
14	7110 PASADENA AVE	MCLAUGHLIN JENNIFER KIM JONES
15	7102 PASADENA AVE	JOHNSON NATHAN ROBERT
16	7022 WILDGROVE AVE	KELLY JAMES
17	7030 WILDGROVE AVE	HICKS MARION & SUSAN
18	7034 PASADENA AVE	MODI SUSHAAN & BINA NAYEE
19	7040 PASADENA AVE	JENKINS JOHN & KRISTI
20	7046 PASADENA AVE	NGUYEN KHANH C &
21	7050 PASADENA AVE	ELAND JAMES A & EMILY H
22	7035 WILDGROVE AVE	BROWN ARTHUR
23	7031 WILDGROVE AVE	RENCHE CASEY A & LAUREN G
24	7023 WILDGROVE AVE	MUELLER AMY LYNN &



City Plan Commission Date: 01/15/2026 52(() PLAT-25-000181