

**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2026****FILE NUMBER:** PLAT-26-000082**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Brierwood Lane, east of Saint Augustine Drive**DATE FILED:** March 11, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 19.108-acres**APPLICANT/OWNER:** Shazeb Daredia

**REQUEST:** An application to create 142-lots Small Lots SB15 Development ranging in size from 3,000 square feet to 9,093.23 square feet, 7 common areas and one detention and retention pond area from 19.108-acre tract of land in City Blocks 8484 on property located on Brierwood Lane, east of Saint Augustine Drive.

**SUBDIVISION HISTORY:**

1. S245-157 was a request northeast of the present request create 8 lots ranging in size from 0.52-acre (22,603.27 square feet) to 1.29-acre (56,145.98 square feet) from a 7.432-acre tract of land in City Blocks 1/8778 and 8483 on property located on Bloomfield Drive at terminus of Brierwood Lane. The request was approved on May 22, 2025, but has not been recorded.
2. S201-589 was a request north of the present request to create a 16-lot single family subdivision with lots ranging in size from 7,781 square feet to 9,867 square feet and to dedicate a right-of-way from a 3.142-acre tract of land in City Block 8483 on property located on Brierwood Lane at Acadia Drive, northeast corner. The request was approved on March 4, 2021, and was recorded on November 18, 2024.

**STAFF RECOMMENDATION:** 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 lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

This request is for SB-15 Small Lot Development, where “small lot” is defined as a residential lot ranging from 3,000 to 4,000 square feet. The request includes the creation of 142 lots, 7 common areas, and one detention and retention pond. Of the total lots, 137 range in size from 3,000 to 4,000 square feet, while 5 lots range from 4,050 to 9,093.23 square feet.

Staff find that the request is compatible with the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the requirement of the Small Lots SB15 Development and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 142, 7 common areas and one detention and retention pond area.

### **Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. "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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

**Right-of way Requirements Conditions:**

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Saint Augustine Drive. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Brierwood Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at all street intersection. Section 51A 8.602(d)(1)
19. 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)*
20. TXDOT approval may be required for any driveway modifications or new access.
21. 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*

**Flood Plain Conditions:**

22. On the final plat, determine the 100-year water surface elevation across this addition.
23. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
24. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
25. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
26. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
27. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*

28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

29. Prior to final plat, submit a completed final plat checklist and all supporting documents.
30. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
31. On the final plat, show distances/width across all adjoining right-of-way
32. On the final plat, show recording information on all existing easements within 150 feet of the property.
33. On the final plat, all utility easement abandonments must be shown with recording information.
34. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

35. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
36. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
37. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

**Street Light/ Street Name/ GIS, Lot & Block Conditions:**

38. On the final plat, change “Saint Augustine Drive” to “Saint Augustine Drive (AKA Saint Augustine Road FKA Hazelnut Road”. Section 51A-8.403(a)(1)(A)(xii).
39. On the final plat, change “Acadia Lane” to “Acadia Drive”. Section 51A-8.403(a)(1)(A)(xii).
40. Contact Addressing team for appropriate names for proposed ROWs - "Sierra" already exists
41. On the final plat, change “Bloomfield Drive” to “Bloomfield Drive (FKA Briarwood Lane)”. Section 51A-8.403(a)(1)(A)(xii).
42. On the final plat, change “Brierwood Lane” to “Brierwood Lane (FKA Briarwood Lane)”. Section 51A-8.403(a)(1)(A)(xii).

43. On the final plat, add "Brierwood Lane (FKA PRIVATE STREET)".
44. On the final plat, change "Lyndon B. Johnson Freeway/Interstate Highway No. 20" to " Lyndon B. Johnson Freeway/Interstate Highway No. 20 (FKA Sunnyland Boulevard)"
45. On the final plat, identify the property as City Block 2/8484 Lots 1 through 18, Common Area B; City Block 3/8484 Lots 1 through 43, Common Areas A, F & G; City Block 4/8484 Lots 1 through 18, Common Area C; City Block 5/8484 Lots 1 through 16, Common Area D; City Block 6/8484 Lots 1 through 16, Common Area E; City Block 7/8484 Lots 1 through 26, City Block 8/8484 Lots 1 through 5 Common Area H.

ALL AREAS ARE IN SQUARE FEET













