

CITY PLAN COMMISSION**THURSDAY, March 26, 2026****FILE NUMBER:** PLAT-26-000072**SENIOR PLANNER:** Hema Sharma**LOCATION:** St. Augustine Road, south of Teagarden Road**DATE FILED:** March 2, 2026**ZONING:** R-5(A), R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 28.33-acres**APPLICANT/OWNER:** S.I. Abed, Mohammed Amirul Islam

REQUEST: An application to create 198-lots Small Lots SB15 Development ranging in size from 3,000 square feet to 4,000 square feet, 10 common areas and one detention and retention pond area from 28.33-acre tract of land in City Blocks 8503 and 8769 on property located on St. Augustine Road, south of Teagarden Road.

SUBDIVISION HISTORY:

1. S234-119 was a request south of the present request to create a 267-lot residential subdivision ranging in size from 5,000 square feet to 16,680 square feet and 5 common areas and one amenity lot from a 65.9529-acre tract of land in City Block 8717 on property located on St Augustine Road, north of Haymarket Road. The request was approved on June 6, 2024, but has not been recorded.

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 SB-15 Small Lots Development where “small lot” means a residential lot that is between 3,000 square feet to 4,000 square feet. The request is to create 198 lots ranging in size from 3,000 square feet to 4,000 square feet, 10 common areas and one detention and retention pond area.

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 198, 10-common area and one detention and retention pond area.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of St. Augustine Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of all proposed Local Streets. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at intersections. *Section 51A 8.602(d)(1)*
18. 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)*
19. Provide 20ft all-weather paving material for St. Augustine Road along the proposed plat per the City of Dallas standard. *51A 8.604(b)(2).*
20. Plans must comply with the Traffic Barrier requirements per SEC. *51A-8.618.*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, remove General Note number three (3.).
25. Show abstract line location.

Dallas Water Utilities Conditions:

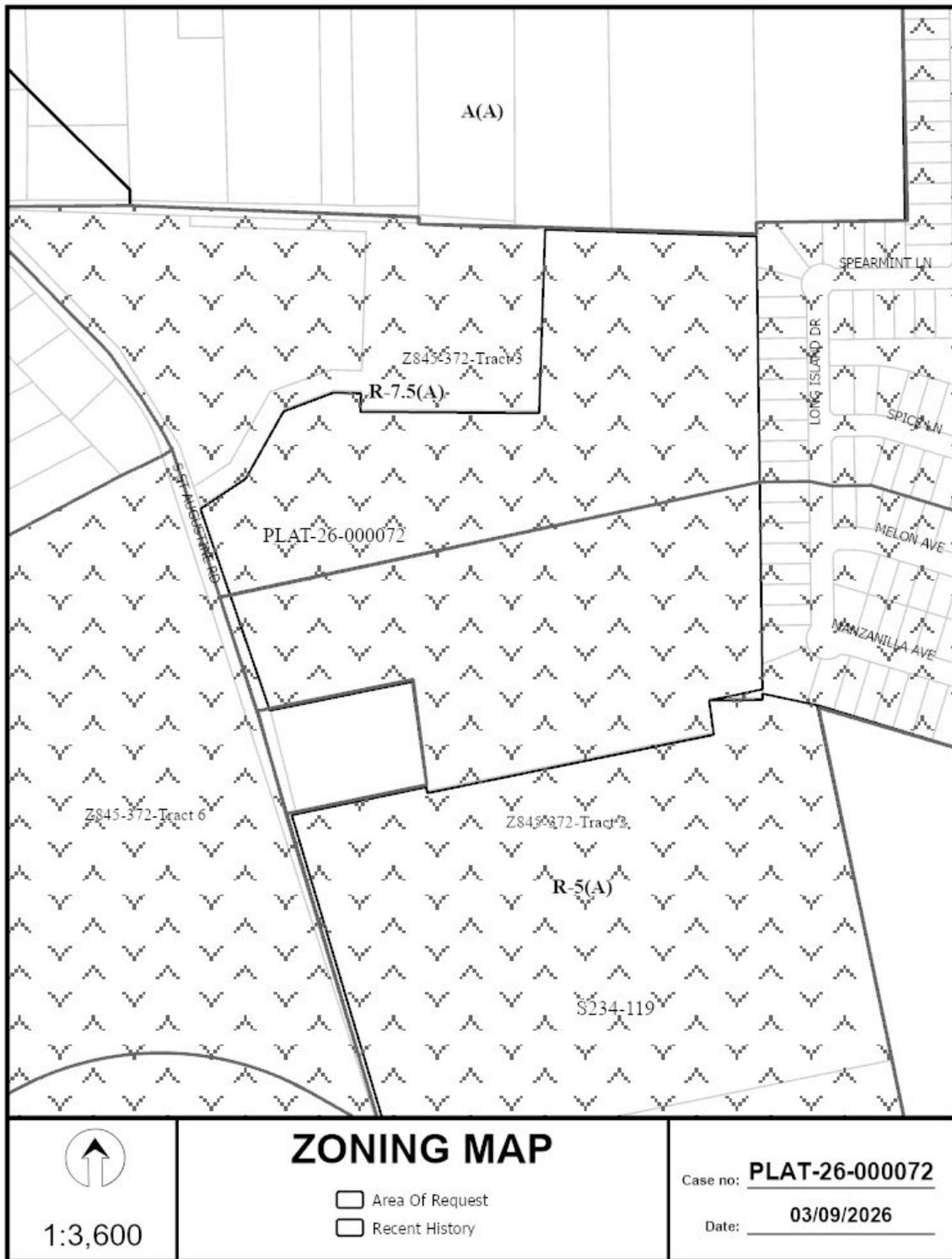
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. 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.

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

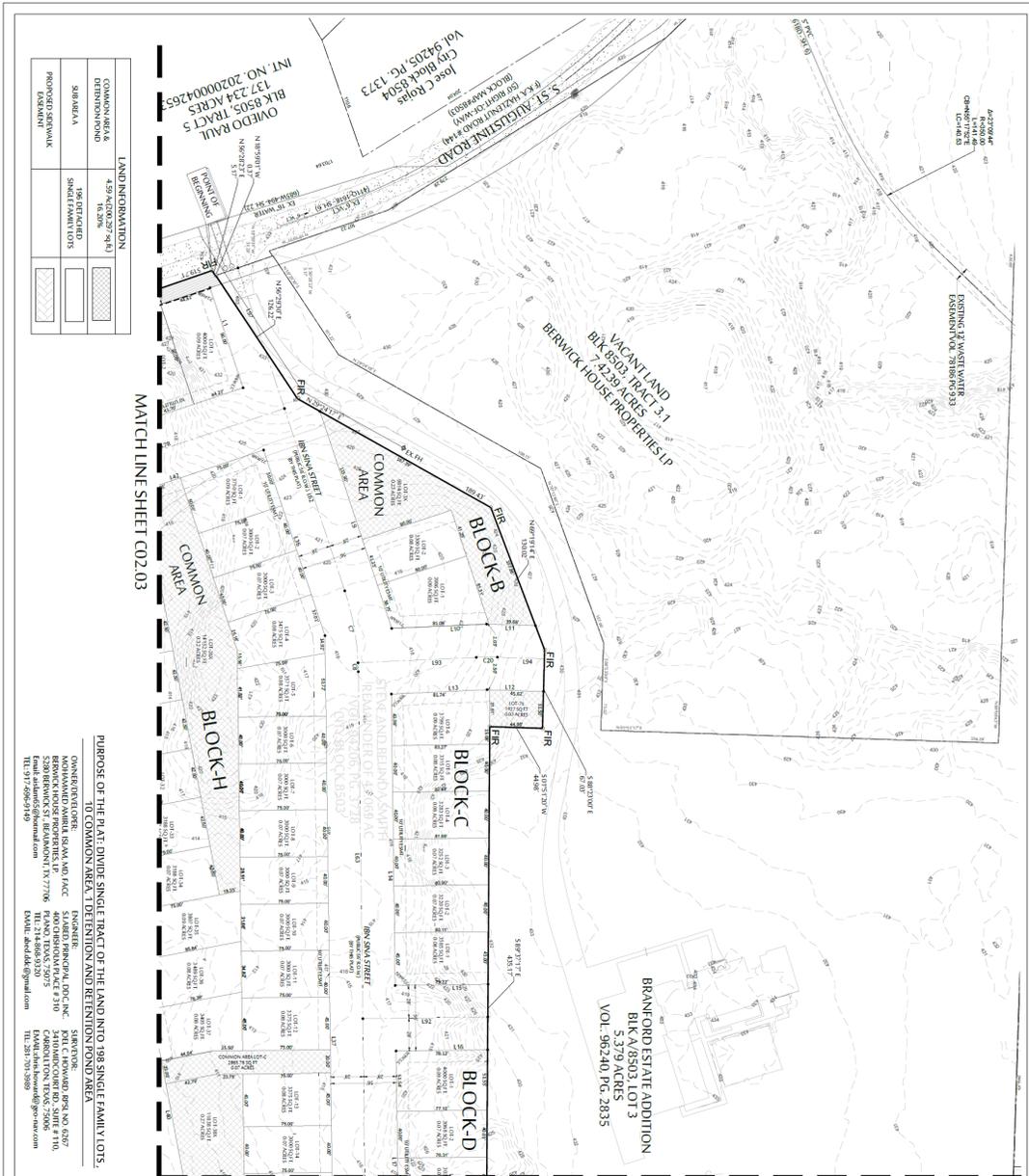
28. Prior to final plat, submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019

Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.

29. On the final plat, change "Long Island Dr" to "Long Island Drive". Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, change "S. St Augustine Road (FKA Hazelnut Road #144)" to "St. Augustine Road (AKA St. Augustine Drive FKA Hazelnut Road FKA County Road No. 144)". Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, identify the property as Blk 1/8503 Lots 1-2, Common Area A; Blk 2/8503 Lots 1-6, Common Area B; Blk 3/8503 Lots 1-4, Common Area E; Blk 4/8503 Lots 1-34, Common Area F; Blk 5/8503 Lots 1-14; Blk 6/8503 Lots 1-14; Blk 7/8503 Lots 1-36, Common Areas C & D; Blk 8/8503 Lots 1-46, Common Area J; Blk 9/8503 Lots 1-9; Blk 10/8503 Lots 1-16, Common Area G; Blk 11/8503 Lots 1-17, Common Area H & I.







LAND INFORMATION	
COMMON AREA DETERMINATION	4.59 AC (202,977 SQ FT)
SUBAREA	198 DETACHED SINGLE-FAMILY LOTS
PROPOSED SIDEWALK	EXISTING

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 198 SINGLE-FAMILY LOTS, TO COMMON AREA, DETENTION AND RETENTION POND AREA.

ENGINEER: MERRILL, ISAAC AND ASSOCIATES, INC.
 5140 WEST PINE AVE., SUITE 100
 DALLAS, TEXAS 75236
 TEL: 214-886-5120
 Email: isaacm@isaacandassociates.com

DATE: 06/24/2024

MATCH LINE SHEET CO2.02

PRELIMINARY PLAT
BERWICK HOUSE ADDITION 1
SMALL LOTS SB15 DEVELOPMENT

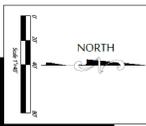
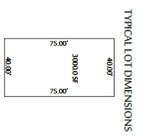
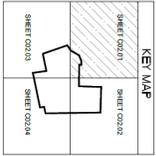
21205 ST. AUGUSTINE RD., DALLAS, TX 75217
 28.33 ACRES IN THE THOMAS I. CAMPBELL, S.S. SURVEY,
 S.A. & M.F.R. SURVEY, ABSTRACT NO. 322 &
 RECORDED IN VOLUME 94206, PAGE 3728
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.
 PLAT- 26-000072
 ENGINEERING PLAN NODDPRXX-XXX

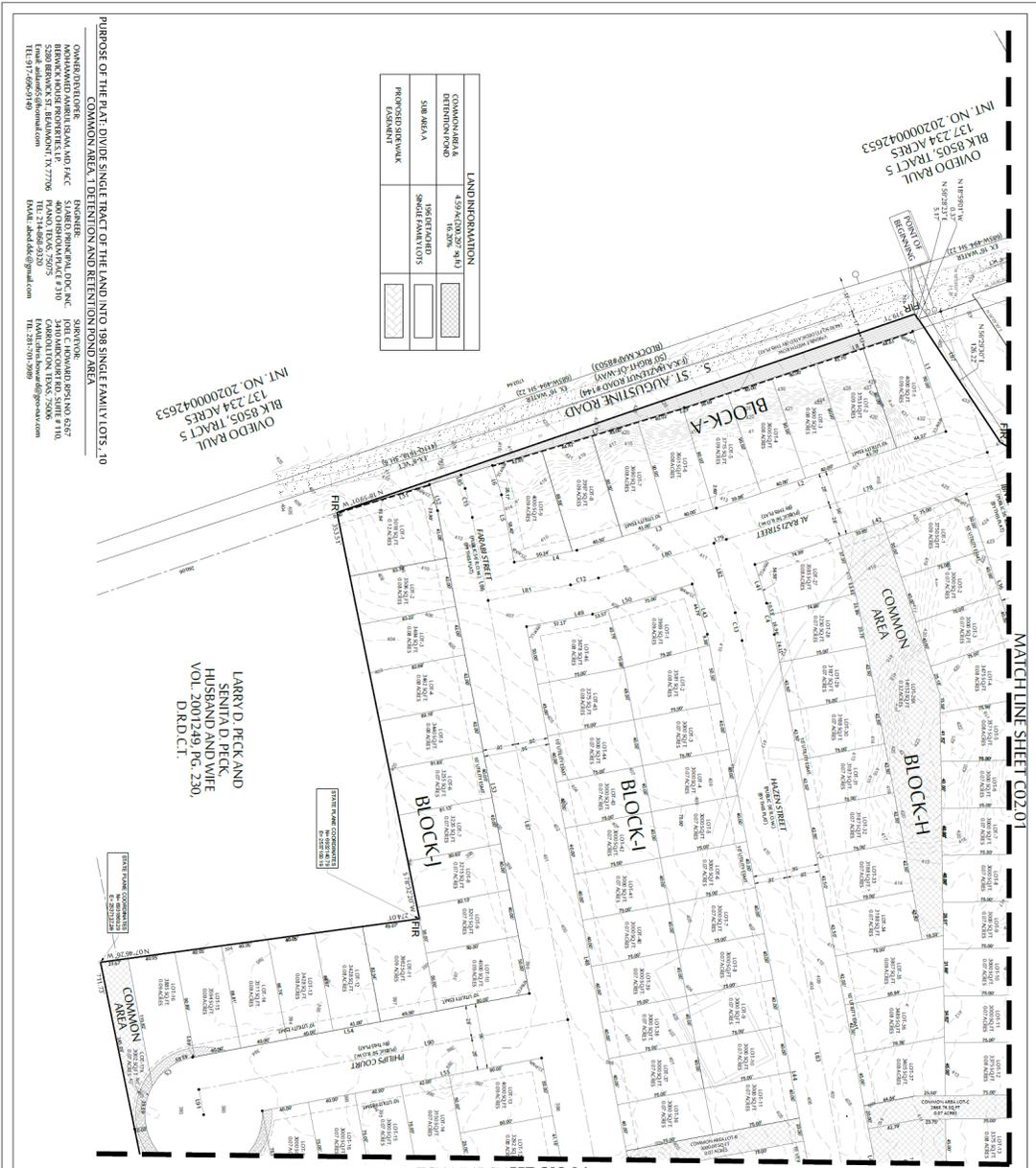
- BENCHMARKS**
1. Square C&E found at the center of a Concrete Headwall at the Northwest Corner of the Intersection of Hymanrick Rd. and Tregglen Rd. Elev. = 112.24
 2. "X" Cut in the Center of a Concrete Headwall on the South Side of Diagonals Rd. 5500' West of Hymanrick Rd. on Front of 281.7' Elevation Elev. 424.26
 3. Ballhead Spike Set in Power Pole East of the South Entrance to Mobile Home Park at 5500' West of Hymanrick Rd. on Front of 281.7' Elevation Elev. 424.26

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	06/24/2024
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

GENERAL NOTES:

1. Show of Easements in the State Street Condominium System, Block 1, Unit 101, as shown on Plat No. 26-000072, dated 06/24/2024.
2. This is a preliminary plat and is subject to the approval of the City of Dallas Planning & Engineering Department.
3. The final plat will be filed with the County Clerk of Dallas County, Texas, after the plat has been approved by the City of Dallas Planning & Engineering Department.
4. All lots are shown with their respective dimensions and area.
5. All existing easements will remain on the lots.
6. Proposed Development and its configuration to follow SB15 regulations.





LAND INFORMATION	
COMMON AREA	4.39 AC (2027' x 113')
DEVELOPMENT	RESIDENTIAL
SUB AREA	SMALL LOTS
PROPOSED PAVEMENT	ASPHALT

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 198 SINGLE FAMILY LOTS, 10 COMMON AREAS, 1 DETENTION AND RETENTION POND AREA

OWNER/DEVELOPER: **BERWICK HOUSE ADDITION 1**
 BERWICK HOUSE PROPERTIES, L.P.
 4601 GISHOLM AVENUE # 310
 DALLAS, TEXAS 75206
 TEL: 714-666-9320
 EMAIL: dave@berwick.com

OWNER/DEVELOPER: **OWEDO RAUL**
 OWEDO RAUL PROPERTIES, L.P.
 4601 GISHOLM AVENUE # 310
 DALLAS, TEXAS 75206
 TEL: 714-666-9320
 EMAIL: dave@berwick.com

OWNER/DEVELOPER: **LARRY D. PECK AND SENITA D. PECK, HUSBAND AND WIFE**
 VOL. 2007249, PG. 230.
 D.R.D. CT.

PRELIMINARY PLAT
BERWICK HOUSE ADDITION 1
SMALL LOTS SB15 DEVELOPMENT
 28.33 ACRES IN THE THOMAS | CAMPBELL S SURVEY,
 S.A. & M.E. RR. SURVEY, ABSTRACT NO. 1391
 RECORDED IN VOLUME 94206, PAGE 3728
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PLAT - 26-000072
 ENGINEERING PLAN NODPXX-XXX

BENCHMARKS

1. Square C found at the center of a Concrete Benchmark at the Northwest Corner of the Intersection of Hyman Road and Ferguson Rd. Elev. 415.24
2. "C" Cut set in the Center of a Concrete Benchmark on the South Side of Ferguson Rd. 1200' West of Hyman Road, in front of 10218 Ferguson Dr. Elev. 415.24
3. Benchmark Set from the City of Dallas, Survey, Middle West Park, North Side of Ferguson Rd. 1470' West of the Intersection of Hyman Road and Ferguson Rd. Elev. 415.24

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAT	03/26/2026	XXX	XXX
2	FINAL PLAT			

- GENERAL NOTES**
1. Refer to drawings in the Survey Plat containing System North
 2. Refer to City of Dallas Ordinance 42122, System North or Ordinance 42122, System South for details on the System North or System South.
 3. The design and details of the proposed development shall be in accordance with the City of Dallas Engineering Department's Engineering Department.
 4. The design and details of the proposed development shall be in accordance with the City of Dallas Engineering Department's Engineering Department.
 5. The design and details of the proposed development shall be in accordance with the City of Dallas Engineering Department's Engineering Department.
 6. Proposed Development and its configuration is shown on this plan.

TYPICAL LOT DIMENSIONS

KEY MAP

NORTH

ADJACENT MAP

