

**CITY PLAN COMMISSION****THURSDAY, APRIL 04, 2024****FILE NUMBER:** S223-076**SENIOR PLANNER:** Hema Sharma**LOCATION:** West Commerce Street at Vilbig Road, northwest corner**DATE FILED:** March 06, 2024**ZONING:** IM**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 1.915-acres**APPLICANT/OWNER:** Joshua Parrott/ Self Storage Solutions**REQUEST:** An application to create one 1.915-acre lot from a tract of land in City Block 7251 on property located on West Commerce Street at Vilbig Road, northwest corner.**SUBDIVISION HISTORY:**

1. S223-127 is a request southwest of the present request to replat a 0.186-acre (8,120 square feet) tract of land containing all of Lot 14 in City Block D/7247 to create one 6,120 square feet lot and one 2,000 square feet lot on property located on Pollard Street at Hearne Avenue, southwest corner. The request was denied on May 4, 2023.
2. S201-760 was a request northeast of the present request to replat a 30.685-acre tract of land containing part of Lot 4, all of Lots 5 through 9 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and all of Lots 10 through 12 in City Block 7/7252, a tract of land in City Block 7254, and portion of an abandoned Muncie Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, east of Vilbig Road. The request was approved on October 7, 2021 and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IM Industrial Manufacturing District; therefore, staff recommends approval of the request 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 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. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 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 West Commerce Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Vilbig Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of West Commerce Street & Vilbig Road. Section 51A 8.602(d)(1)
18. 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:**

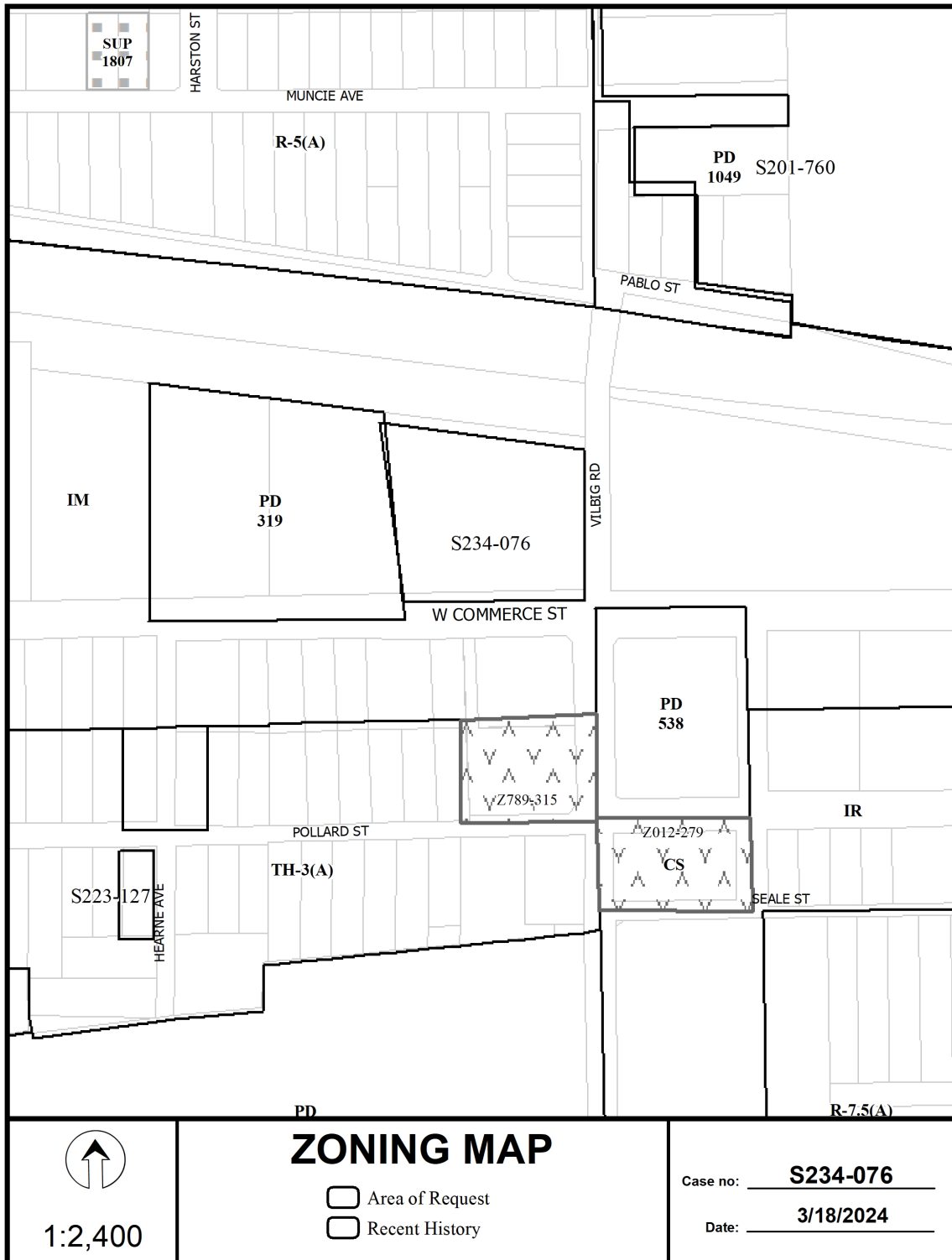
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, chose a new or different plat name.

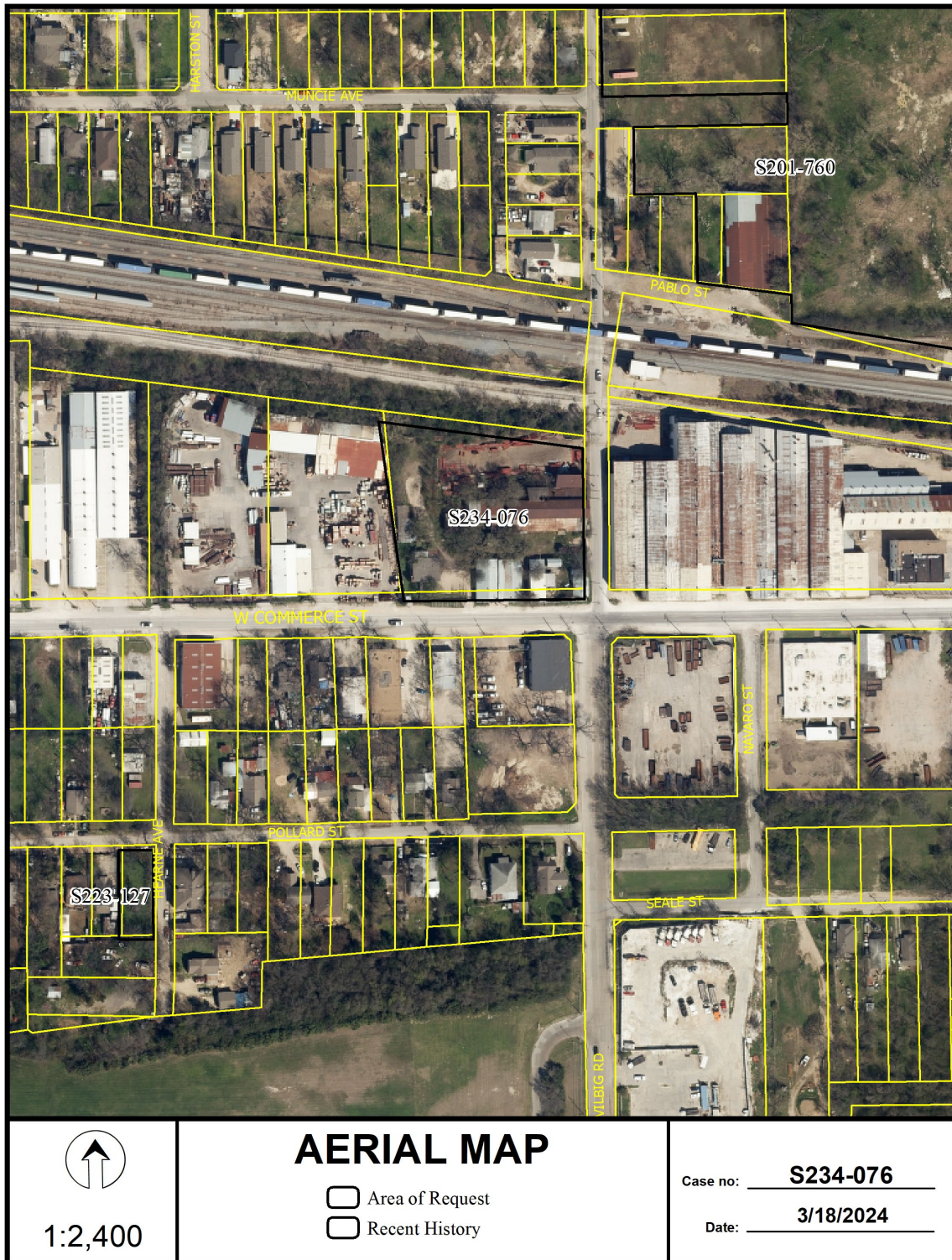
**Dallas Water Utilities Conditions:**

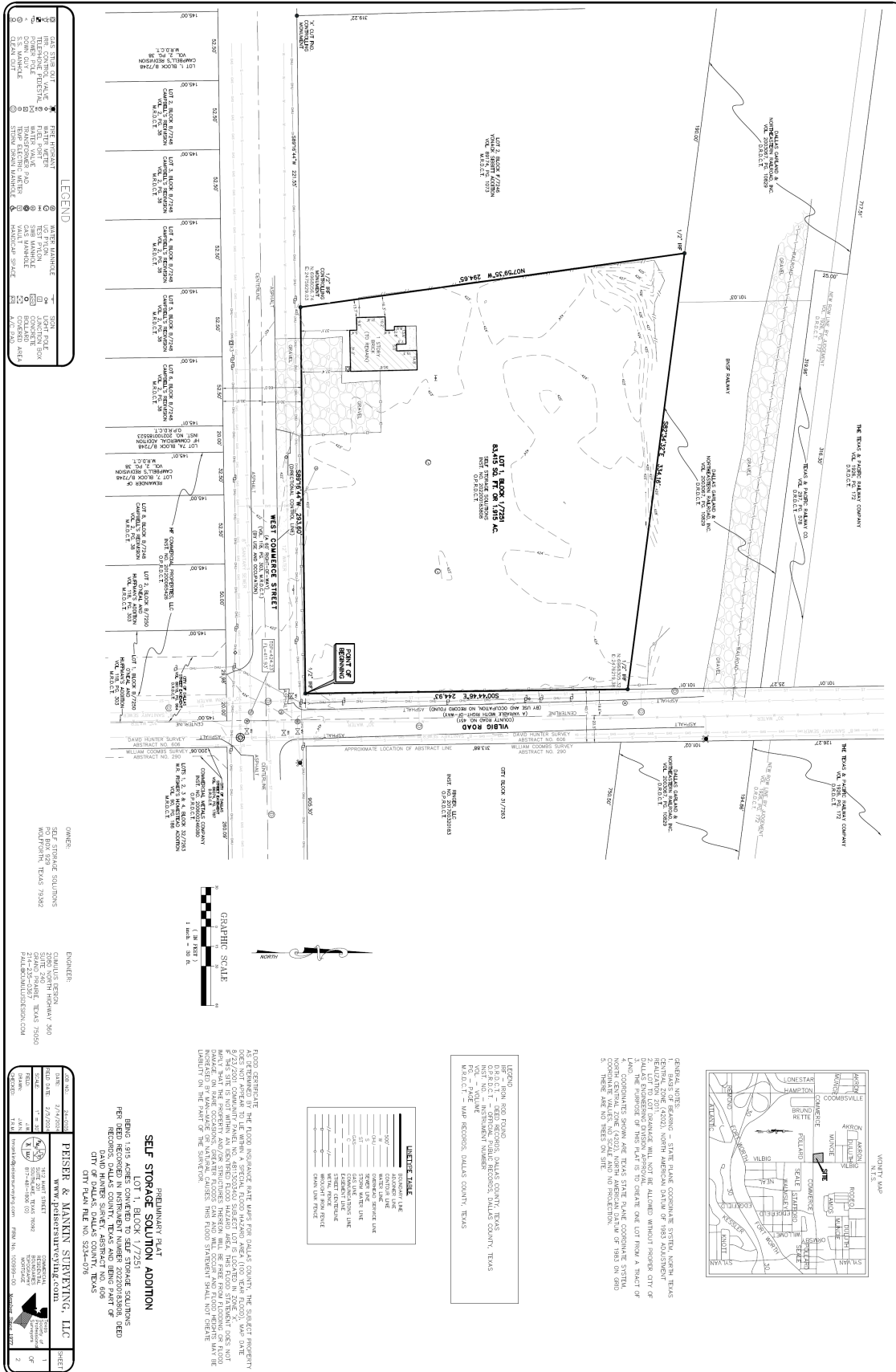
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

**Real Estate/ GIS, Lot & Block Conditions:**

23. Prior to the final plat, please contact Real Estate division regarding possible fence encroachment on West Commerce Street and Vilbig Road.
24. On the final plat, identify the property as Lot 1 in City Block A/7251.







**LEGEND**

	LOT 1, BLOCK 7/291
	OTHER LOTS
	UTILITY MARKERS
	OTHER SYMBOLS

**OWNER:**  
 SELF STORAGE SOLUTIONS  
 WILFORDEN, TEXAS 79382

**ENGINEER:**  
 CHAD R. BERTON  
 STATE LICENSE NO. 50504  
 214-352-2337  
 P.BERTON@CHADBERTON.COM

DATE: 2/17/2024	SCALE: 1" = 40.0'
BY: [Signature]	TITLE: LOT 1, BLOCK 7/291
CHECKED: [Signature]	DATE: 2/17/2024
APPROVED: [Signature]	PROJECT: SELF STORAGE SOLUTIONS
DESIGNED: [Signature]	CITY OF DALLAS, TEXAS
DRAWN: [Signature]	FILE NO. 100835-00

**PRISER & MANNING SURVEYING, LLC**  
 1717 WEST LOOP SOUTH, SUITE 200  
 DALLAS, TEXAS 75241  
 WWW.PRISERANDMANNING.COM  
 PHONE: 214-352-2337  
 EMAIL: INFO@PRISERANDMANNING.COM

**UNLESS SHOWN OTHERWISE:**

---	BOUNDARY LINE
---	CONCRETE LINE
---	CONCRETE FINISH LINE
---	GRAVEL DRIVE LINE
---	GRAVEL DRIVE FINISH LINE
---	GRAVEL DRIVE PROPOSED FINISH LINE
---	STREET CENTERLINE
---	STREET FINISH LINE
---	STREET FINISH PROPOSED LINE
---	CURB FINISH LINE

FROM OPERATIVE AS DETERMINED BY THE TDDP REGULATORY RATE BUREAU FOR DALLAS COUNTY, THE SUBJECT PROPERTY IS ZONED COMMERCIAL (C-1). THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF DALLAS, TEXAS. THE PROPERTY IS BEING DEVELOPED FOR THE PURPOSE OF CONSTRUCTION OF SELF STORAGE SOLUTIONS. THE DEVELOPER HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF DALLAS, TEXAS. THE DEVELOPER HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF DALLAS, TEXAS. THE DEVELOPER HAS OBTAINED THE NECESSARY PERMITS FROM THE CITY OF DALLAS, TEXAS.

**PERMITS REQUIRED:**

- LOT 1, BLOCK 7/291
- SELF STORAGE SOLUTIONS
- PERMITS REQUIRED IN INSTRUMENT NUMBER 2022001030808 (BEEN RECORDED) IN DALLAS COUNTY, TEXAS
- CITY OF DALLAS, TEXAS
- CITY PLAN FILE NO. 5253-008

LEGEND

	BOUNDARY LINE
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	CONCRETE FINISH LINE
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OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

BEING 1.99 ACRES CONVEYED TO SELF STORAGE SOLUTIONS  
FROM DAVID HANNEY SURVEY, ABSTRACT NO. 608  
CITY PLAN FILE NO. 5234-1026

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: [Signature] [Title]

STATE OF TEXAS  
COUNTY OF DALLAS

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: [Signature] [Title]

SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS, HAVE THE HONOR TO REPORT THAT I HAVE CONDUCTED A RECONSTRUCTION SURVEY OF THE SURVEY DESCRIBED IN THE ABOVE INSTRUMENT. THE SURVEY IS BEING RECONSTRUCTED FOR THE PURPOSE OF RELEASING THE SURVEY TO THE COUNTY OF DALLAS FOR RECORD. THE SURVEY IS BEING RECONSTRUCTED FOR THE PURPOSE OF RELEASING THE SURVEY TO THE COUNTY OF DALLAS FOR RECORD.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

STATE OF TEXAS  
COUNTY OF TARRANT

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: [Signature] [Title]

STATE OF TEXAS  
COUNTY OF TARRANT

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: [Signature] [Title]

STATE OF TEXAS  
COUNTY OF TARRANT

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: [Signature] [Title]

PEISBER & MANNIN SURVEYING, LLC  
2020 NORTH HIGHWAY 360  
GRAND PRairie, TEXAS 75660  
PH: 817-481-8060  
WWW.PEISBERANDMANNIN.COM