

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-162**SENIOR PLANNER:** Hema Sharma**LOCATION:** Technology Boulevard at Punjab Way, southeast corner**DATE FILED:** April 24, 2025**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 6.528-acres**APPLICANT/OWNER:** Jay Malhan; Cantex Technology, LLC

REQUEST: An application to replat a 6.528-acre tract of land containing a portion of City Block D/6499 to create one lot on property located on Technology Boulevard at Punjab Way, southeast corner.

SUBDIVISION HISTORY:

1. S167-223 was a request northwest of the present request to replat 11.636-acre tract of land containing all of Lot 1A in City Block E/6499 and a tract of land in City Block E/6499 to create one 6.918-acre lot and one 4.717-acre lot on property located on Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner. The request was approved on July 20, 2017. Phase A S167-223A was submitted and recorded on August 8, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research 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)

Flood Plain Conditions:

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. 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
17. 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
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. 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.*

20. 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)*
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show distances/width across all adjoining right-of-way
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
26. On the final plat, chose a new or different plat name.
27. On the final plat, show Volume 2000219, Page 8666, Deed Record, Dallas County, Texas.
28. On the final plat, show Volume 2000224, Page 1055, Deed Record, Dallas County, Texas.

Dallas Water Utilities Conditions:

29. 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.

Street Light/ Real Estate/ Arborist/ Addressing/ GIS, Lot & Block Conditions:

30. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
31. Prior to the final plat, please contact Real Estate division regarding encroachment in Punjab Way.
32. Prior to the final plat, detailed Tree Survey must be provided to Arborist.
33. On the final plat, provide documentation for "Punjab Way". Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, identify the property as Lot 7 in City Block D/6499.









