



RESOLUTION NO. 2019-029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUDING A LANDSCAPE PLAN AND BUILDING ELEVATIONS FOR LOT 1, BLOCK A, MULTIMEDIA ADDITION, COMMONLY KNOWN AS 2020 DIPLOMAT DRIVE, LOCATED IN PLANNED DEVELOPMENT NO. 22 (PD-22); PROVIDING FOR SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for Lot 1, Block A, Multimedia Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument 201500134656, Official Public Records, Dallas County, Texas (commonly known as 2020 Diplomat Drive)("the Property"), which is located in Planned Development No. 22 (PD-22); and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested detailed site plan for the Property should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:

SECTION 1. The Property shall be developed substantially in accordance with the Detailed Site Plan as shown in Exhibit "A" ("Site Plan"), Landscape Plan as shown in Exhibit "B" (Landscape Plan"), and Building Elevations as shown in Exhibit "C" ("Elevations"), all of which are attached hereto and incorporated herein by reference.

SECTION 2. The Property may be developed with the following special exceptions as shown on the Site Plan:

- A. The building setback adjacent to Hutton Drive may be reduced to not less than 25 feet.
- B. The setback of the loading dock doors on the side of the building facing Hutton Drive may be reduced to 57 feet but only if a 12 foot high masonry screening wall is constructed on the Property as shown on the Site Plan.

SECTION 3. This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, THIS 19TH DAY OF MARCH 2019.**

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:2/27/19:106426)

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

MATERIAL LEGEND	
M-1	THIN BRICK, AUTUMN SANDER BLACKEN BRICK
M-2	ENRICHED BRICK (CMU) 200 YEAR WELL
	BURNISH BLACKEN BRICK
M-3	CAST STONE WINDOW SILL, CAST STONE DOG BLACKEN BRICK
M-4	PAINTED SILL, EXTERIOR PAINT, 1981/86 KILN BURN BRICK
B-1	STONE/BRICK MASONRY, PERMANENT POWDER COATINGS, CHARCOAL, KAMMER REPAIR
P-1	PANDED IRON, EXTERIOR PAINT, BRICK POPPERCOCK, BURNISH BRICKS
G-1	GLAZING, WOODS/ART DOORS, OPGUSARY + SILVER/PAINT TREATMENT PAINT AND GLASS
F-1	FURNITURE, ALL DOORS TO BE REPT. TO MATCH

WAKEFIELD BEASLEY & ASSOCIATES

NELSON Company

OFFICE WAREHOUSE

EXTERIOR ELEVATIONS

A-3.01

MATERIAL LEGEND

BUILDING TOTAL MATERIAL CALCULATIONS

NORTH FACADE MASONRY CALCULATIONS

SOUTH FACADE MASONRY CALCULATIONS

SOUTH FACADE SIGNAGE PERCENTAGE