



# **INFORMATION MEMORANDUM**

TO: Mayor and City Council  
FROM: Charles Cox  
City Manager  
DATE: August 31, 2016  
SUBJECT: Proposed Resolution No. 2016-076 to approve a Detailed Site Plan for a warehouse building

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## **Existing Conditions:**

The applicant, Feizy Properties, is proposing to expand the existing warehouse building located east of Diplomat Drive. Currently the property has an existing one-story building located on the site. The building was used as the former IBM call center and has been vacant since 2013.

The overall site is approximately 13 acres. The property is zoned Planned Development No. 22 (PD-22), which was designed to accommodate small to moderate scale industrial and commercial businesses and to minimize any conflict between the non-residential and residential uses. Any modifications to the existing site plan requires an amendment. The site is primarily bounded by light industrial and commercial uses. (See Location Map)

The applicant manufactures and sells rugs to the design trade, as opposed to the general public. They are staying in their traditional Dallas location on Stemmons Freeway, but hoping to redevelop the Farmers Branch property for additional storage and warehouse space.

## **Site Design:**

Feizy Properties is expanding their business with the acquisition of a 225,106 square-foot existing building (180,156 square feet of first floor space and 44,950 square feet of mezzanine). The applicant is proposing adding approximately 59,815 square feet of footprint to the northeast corner of the existing building. The total footprint of the expanded building would be approximately 239,971 square feet which equals a lot coverage of 42%. (See Site Plan)

The building will contain both warehouse, storage and office space. The proposed building will contain approximately 239,971 square feet of warehouse and 44,950 square feet of office space. The largest portion of the building will be used to store their rugs and supplies.

**Elevations:**

The facade of the addition will match the existing building and will be a combination of brick and stucco. The exterior of this building will be approximately 75% masonry material. (See Elevations)

**Landscaping and Open Space:**

The applicant has proposed to provide additional ground cover in all of the parking islands as well as improve the berm with a combination of shrubs, ground cover and mulch, located along Diplomat Drive. An automatic irrigation system will be expanded to accommodate the additional landscaping.

**Parking:**

Based on the proposed use of this office/warehouse building, the need for employee and visitor parking on the site will be minimal. The existing site has 530 parking spaces. Only 150 parking spaces are required for this new use.

The modifications to the building and the site plan will involve adding a new fire lane. The applicant will add pavement to the northeast corner of the property and also repair the remainder of the pavement where needed.

**Signage:**

The applicant plans to add two signs on the existing plaques at the northwest and southwest corners of the property next to each entrance. They are also proposing one wall sign located on the western elevation, at the entrance to the business. The proposed signage is 54 square feet (18x3) in size and complies with the city's sign regulations.

**Possible Council Action:**

1. I move to adopt Resolution No. 2016-076.
2. I move to adopt Resolution No. 2016-076 with the following modification(s)...
3. I move to table the item or take no action.