



RESOLUTION NO. 2018-029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING AN AMENDED DETAILED SITE PLAN FOR LOT 2, BLOCK A, SOUTHEAST DIPLOMAT BUSINESS CENTER ADDITION (COMMONLY KNOWN AS 13700 DIPLOMAT) LOCATED IN PLANNED DEVELOPMENT NO. 22 (PD-22); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of an amended detailed site plan for Lot 2, Block A, Southeast Diplomat Business Center Addition according to the map or plat thereof recorded as Instrument 200600466782, Official Public Records, Dallas County, Texas (commonly known as 13700 Diplomat) (“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 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 Amended Detailed Site Plan attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 2. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 3RD DAY OF APRIL, 2018.

ATTEST:

APPROVED:

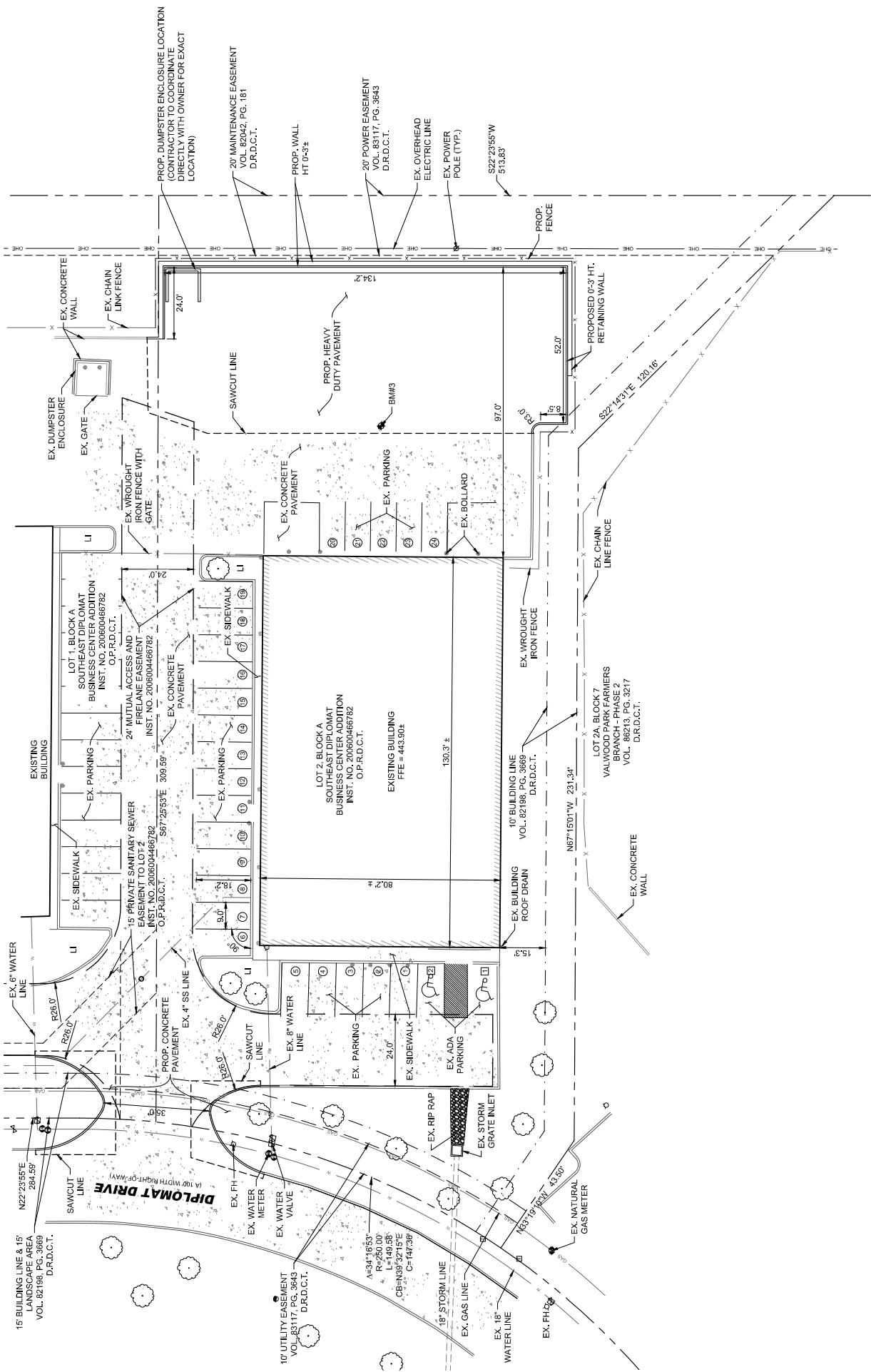
Amy Piukana, City Secretary











Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:3/14/18:97062)

Exhibit “A” – Amended Detailed Site Plan



LEGEND	
PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING BUILDING	
OVERHEAD ELECTRIC LINE	—○—○—○—○—○—○—
FENCE	—●—●—●—●—●—●—
EXISTING WATER LINE	—W—W—W—W—W—W—
EXISTING SANITARY SEWER LINE	—SS—SS—SS—SS—SS—SS—
EXISTING STORM SEWER LINE	—SS—SS—SS—SS—SS—SS—
EXISTING GAS LINE	—GAS—GAS—GAS—GAS—GAS—GAS—
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING FDC	
EXISTING TREE	
PARKING COUNT	
LANDSCAPE ISLAND	
LIGHT POLE	
TELEPHONE RISER	
EXISTING CONCRETE PAVEMENT	

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
4. STREET ADDRESS: 13700 DIPLOMAT DRIVE, FARMERS BRANCH, TX 75234.

SUMMARY TABLE	
LOT AREA	49,408 SF/1,134 AC.
TOTAL FLOOR AREA RATIO	21.05%
TOTAL IMPERVIOUS AREA	33,149 SF
IMPERVIOUS RATIO	67.09%
TOTAL BUILDING COVERAGE	21.05%
USE:	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA:	2,400 SF
OFFICE:	8,000 SF
WAREHOUSE:	10,400 SF TOTAL
TOTAL:	
NO. OF STORIES:	ONE STORY
BUILDING HEIGHT:	25'
FINISHED FLOOR ELEV.:	483.9
FOUNDATION TYPE:	STRUCTURAL SLAB
PARKING REQUIRED:	
OFFICE: 1/300 SF	8 SPACES
WAREHOUSE: 1/1000 SF	8 SPACES
	16 SPACES
PARKING PROVIDED:	
REGULAR	24 SPACES
HANDICAP	2 SPACES
TOTAL PROVIDED	26 SPACES

BENCH MARK LIST	
BM#1	City of Farmers Branch Monument #5, Elev. = 429.42
BM#2	□ * cut set on the back of a curb inlet on the north side of Diplomat Drive in front of 13700 Senlake Drive, Elev. = 434.68
BM#3	□ * cut set on the back of curb of parking lot, 37.4 south & 37.7 west of the northeast property corner, Elev. = 444.06

SITE PLAN

SITE PLAN
LOT 2, BLOCK A
SOUTHEAST DIPLOMAT
BUSINESS CENTER ADDITION
1.134 AC.

SITUATED IN THE
S.A. & M.G. R.R. SURVEY, ABSTRACT NO. 1418
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
PREPARED : JANUARY 12, 2018

Owner/Developer:
PACE PTNRS PTIES INC.
5600 Lower Macungie Rd.
Macungie, Pennsylvania 18062
Tel. No. 800-252-5900
Contact: Andrew Benito

Engineer/Applicant/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Neil Road, Two Galleria Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Bradley J. Moss, P.E.

SHEET NUMBER
1 OF 1