



RESOLUTION NO. 2018-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING AN AMENDED DETAILED SITE PLAN FOR LOT 1, BLOCK A, GLAZER ADDITION (COMMONLY KNOWN AS 2001 DIPLOMAT) 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 an amendment to the detailed site plan for as originally adopted pursuant to Resolution No. 98-136 for Lot 1, Block A, Glazer Addition according to the map or plat thereof recorded in Volume 2003203, Page 179, Map Records, Dallas County, Texas (commonly known as 2001 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 detailed site plan set forth in Exhibit “A” of Resolution No. 98-136 is amended in its entirety as set forth in Exhibit “A” attached hereto and incorporated herein by reference (“the Amended Detailed Site Plan”). Following the effective date of this resolution, the Property shall be developed substantially in accordance with the Amended Detailed Site Plan, inclusive of (a) the Elevations attached hereto as Exhibit “A-1” and (b) the Landscape Plan attached hereto as Exhibit “A-2” and incorporated herein by reference.

SECTION 2. Notwithstanding the provisions of Exhibit “C” of Ordinance No. 2512 to the contrary, the maximum number of off-street parking spaces located on the Property may be reduced to not less than 615 as shown on the Amended Detailed 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 17TH DAY OF APRIL, 2018.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

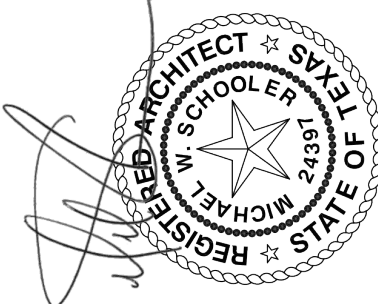
Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:4/4/18:97816)



Project
**GLAZER'S
INVESTMENTS
BUILDING
EXPANSION
FARMERS BRANCH, TX**
Authorization

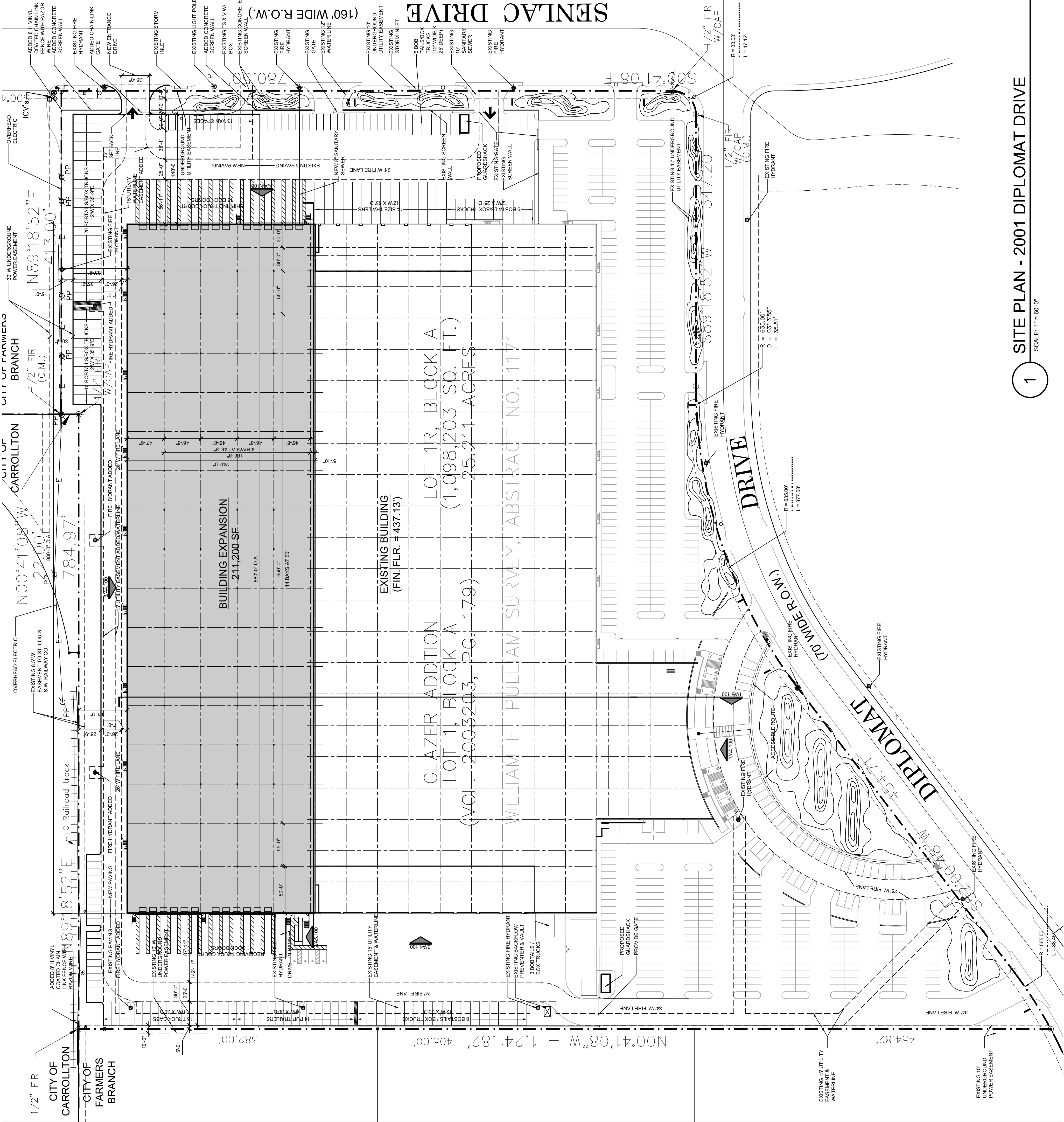


Design Team	03/12/2018
OWNER	GLAZER'S INVESTMENTS, INC. 1401 GARDEN LANE SUITE 150 DALLAS, TEXAS 75204 TEL: 972.366.8200
CIVIL	H&F ASSOCIATES, INC. 1801 N. BOWLER ROAD SUITE 100 DALLAS, TEXAS 75208 TEL: 214.346.6213
ARCHITECT	GDA ARCHITECTS, LLC 3900 OLIVE STREET SUITE 100 DALLAS, TEXAS 75219 TEL: 214.346.6213
M.E.P.	S&S GORMAN, DRIE SUITE 400 1401 GARDEN LANE DALLAS, TEXAS 75208 TEL: 972.812.1270
LANDSCAPE	S&S LANDSCAPE 1708 N. GREEN STREET SUITE 100 DALLAS, TEXAS 75208 TEL: 214.871.0083

No.	Date	Issues and Revisions
1		DESCRIPTION
2		REVISIONS
3		REVISIONS
4		REVISIONS
5		REVISIONS
6		REVISIONS
7		REVISIONS
8		REVISIONS
9		REVISIONS
10		REVISIONS
11		REVISIONS
12		REVISIONS
13		REVISIONS
14		REVISIONS
15		REVISIONS
16		REVISIONS
17		REVISIONS
18		REVISIONS
19		REVISIONS
20		REVISIONS
21		REVISIONS
22		REVISIONS
23		REVISIONS
24		REVISIONS
25		REVISIONS
26		REVISIONS
27		REVISIONS
28		REVISIONS
29		REVISIONS
30		REVISIONS
31		REVISIONS
32		REVISIONS
33		REVISIONS
34		REVISIONS
35		REVISIONS
36		REVISIONS
37		REVISIONS
38		REVISIONS
39		REVISIONS
40		REVISIONS
41		REVISIONS
42		REVISIONS
43		REVISIONS
44		REVISIONS
45		REVISIONS
46		REVISIONS
47		REVISIONS
48		REVISIONS
49		REVISIONS
50		REVISIONS
51		REVISIONS
52		REVISIONS
53		REVISIONS
54		REVISIONS
55		REVISIONS
56		REVISIONS
57		REVISIONS
58		REVISIONS
59		REVISIONS
60		REVISIONS
61		REVISIONS
62		REVISIONS
63		REVISIONS
64		REVISIONS
65		REVISIONS
66		REVISIONS
67		REVISIONS
68		REVISIONS
69		REVISIONS
70		REVISIONS
71		REVISIONS
72		REVISIONS
73		REVISIONS
74		REVISIONS
75		REVISIONS
76		REVISIONS
77		REVISIONS
78		REVISIONS
79		REVISIONS
80		REVISIONS
81		REVISIONS
82		REVISIONS
83		REVISIONS
84		REVISIONS
85		REVISIONS
86		REVISIONS
87		REVISIONS
88		REVISIONS
89		REVISIONS
90		REVISIONS
91		REVISIONS
92		REVISIONS
93		REVISIONS
94		REVISIONS
95		REVISIONS
96		REVISIONS
97		REVISIONS
98		REVISIONS
99		REVISIONS
100		REVISIONS

Job No.	Issue Date
17009	03/12/2018
Issue Package	
SITE DEVELOPMENT PLAN PACKAGE	
Sheet Title	
SITE PLAN	
Sheet Number	
A1.100	
Copyright © 2018	

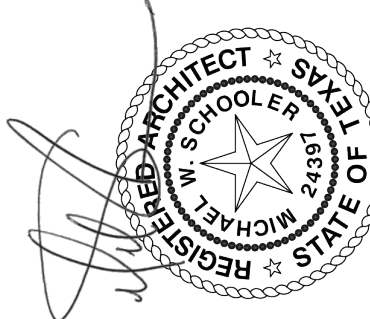
BUILDING TABULATIONS:	
EXISTING BUILDING FIRST FLOOR	
OFFICE	34,392 SF
WAREHOUSE STORAGE	271,812 SF
PUMP ROOM/CENTRAL PLANT	4,106 SF
COVERED SHIP/RECEIVING DOCKS	29,140 SF
COVERED SHIP/RECEIVING DOCKS	339,450 SF
TOTAL:	
EXISTING BUILDING SECOND FLOOR	
OFFICE	57,700 SF
MECHANICAL ROOM	2,720 SF
MECHANICAL ROOM	60,430 SF
TOTAL:	
TOTAL GROSS BUILDING AREA	399,890 SF
EXPANSION:	
OFFICE	2,000 SF
WAREHOUSE STORAGE	209,200 SF
COVERED SHIP/RECEIVING DOCKS	211,200 SF
MECHANICAL ROOMS	
TOTAL GROSS BUILDING AREA	
OFFICE	94,092 SF
WAREHOUSE STORAGE	481,012 SF
COVERED SHIP/RECEIVING DOCKS	25,140 SF
MECHANICAL ROOMS	6,856 SF
TOTAL GROSS BUILDING AREA	611,080 SF
NUMBER OF STORIES	2 STORIES
HEIGHT OF BUILDING	40 FT
HEIGHT OF BUILDING	68 FT
FINISH FLOOR ELEVATION	437.17 FT
FOUNDATION TYPE	DRILLED PIERS & SLAB ON GRADE
PARKING REQUIRED PER EMPLOYEE/SHIFT	
OFFICE EMPLOYEES AT FACILITY	310 PERSONS
DAY SHIFT WAREHOUSE EMPLOYEES	70 PERSONS
NIGHT SHIFT WAREHOUSE EMPLOYEES	105 PERSONS
TOTAL REQUIRED (1 SPACE PER PERSON)	485 SPACES
PARKING PROVIDED:	
EXISTING	456 SPACES
ADDED	24 SPACES
ACCESSIBLE	13 SPACES
TOTAL PROVIDED	493 SPACES
TRUCK PARKING PROVIDED:	
EXISTING	36 SPACES
ADDED	86 SPACES
TOTAL	122 SPACES
SITE TABULATIONS:	
TOTAL SITE AREA	25.21 ACRES
COVERAGE	1,098,203 SF
FLOOR AREA RATIO	50 %
TOTAL IMPERVIOUS COVER	1 : 1.60
TOTAL BUILDING AREA	414,137 SF
PERCENT OF SITE WITH IMPERVIOUS COVER	339,450 SF
PERCENT OF SITE WITH IMPERVIOUS COVER	69 %
ELEVATION TABULATIONS:	
MASONRY PERCENTAGE	95 %
SAND BLASTED CONCRETE TILT WALL	5 %
PRE-FINISHED METAL PANELS	



1 SITE PLAN - 2001 DIPLOMAT DRIVE
SCALE: 1" = 60'-0"



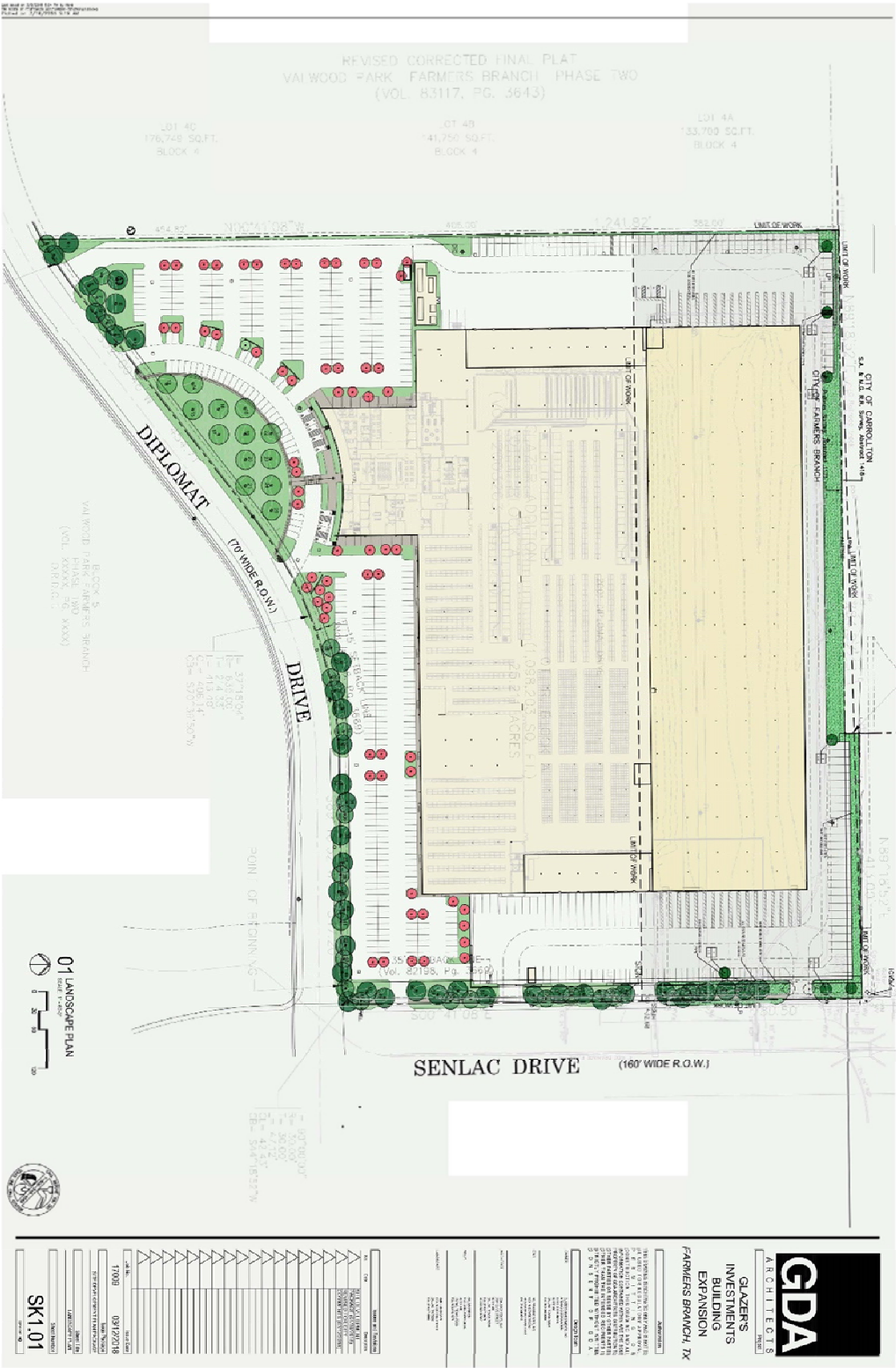
Project
GLAZER'S INVESTMENTS BUILDING EXPANSION
FARMERS BRANCH, TX
Authorization



Design Team	
OWNER	GLAZER INVESTMENTS, INC. A TEXAS CORPORATION SUITE 100 1201 N. BOWSER ROAD FARMERS BRANCH, TX 75440 TEL: 972.332.1200
CIVIL	DAVID KOSCHKE, P.E. 1201 N. BOWSER ROAD FARMERS BRANCH, TX 75440 TEL: 972.332.1200
ARCHITECT	GDA ARCHITECTS, LLC 1201 N. BOWSER ROAD SUITE 100 FARMERS BRANCH, TX 75440 TEL: 972.332.1200
M.E.P.	SALAS ORRIBEN 1201 N. BOWSER ROAD SUITE 100 FARMERS BRANCH, TX 75440 TEL: 972.332.1200
LANDSCAPE	DAVID KOSCHKE, P.E. 1201 N. BOWSER ROAD SUITE 100 FARMERS BRANCH, TX 75440 TEL: 972.332.1200

Issues and Revisions		
No.	Date	Description
1	03/12/2018	SITE DEVELOPMENT PACKAGE (03/12/2018)
2	03/12/2018	REVISED FOR CITY COMMENTS (03/12/2018)

Resolution No. 2018-033
Exhibit "A-2" – Landscape Plan



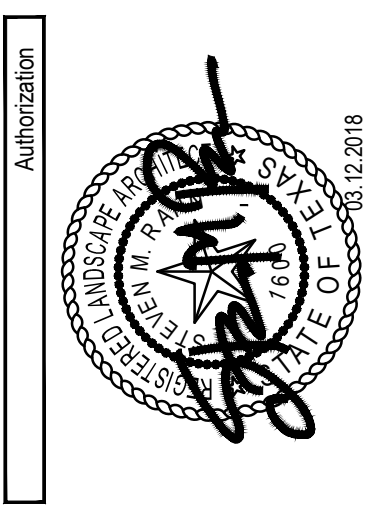
Resolution No. 2018-033
Exhibit “A-2” – Landscape Plan (cont.)

GDA

ARCHITECTS

Project

GLAZER'S
INVESTMENTS
BUILDING
EXPANSION
FARMERS BRANCH, TX



Design Team	
OWNER	GLAZER INVESTMENTS, INC. 1401 W. WILSON AVENUE SUITE 100 DALLAS, TEXAS 75204 TEL: 972.292.2204
CIVIL	HAUT ASSOCIATES, INC. 221 N. BOWEN ROAD SUITE 100 DALLAS, TEXAS 75201 TEL: 214.946.6213
ARCHITECT	GDA ARCHITECTS, LLC 3800 W. WILSON STREET SUITE 100 DALLAS, TEXAS 75219 TEL: 972.292.2204 SCOTT MCCARTHY
M.E.P.	SAUL HENRY 3400 GREENWAY DRIVE SUITE 100 DALLAS, TEXAS 75238 TEL: 972.817.1270
LANDSCAPE	SWH LANDSCAPE 10704 OPEN ST. STREET SUITE 100 DALLAS, TEXAS 75243 TEL: 214.871.1833

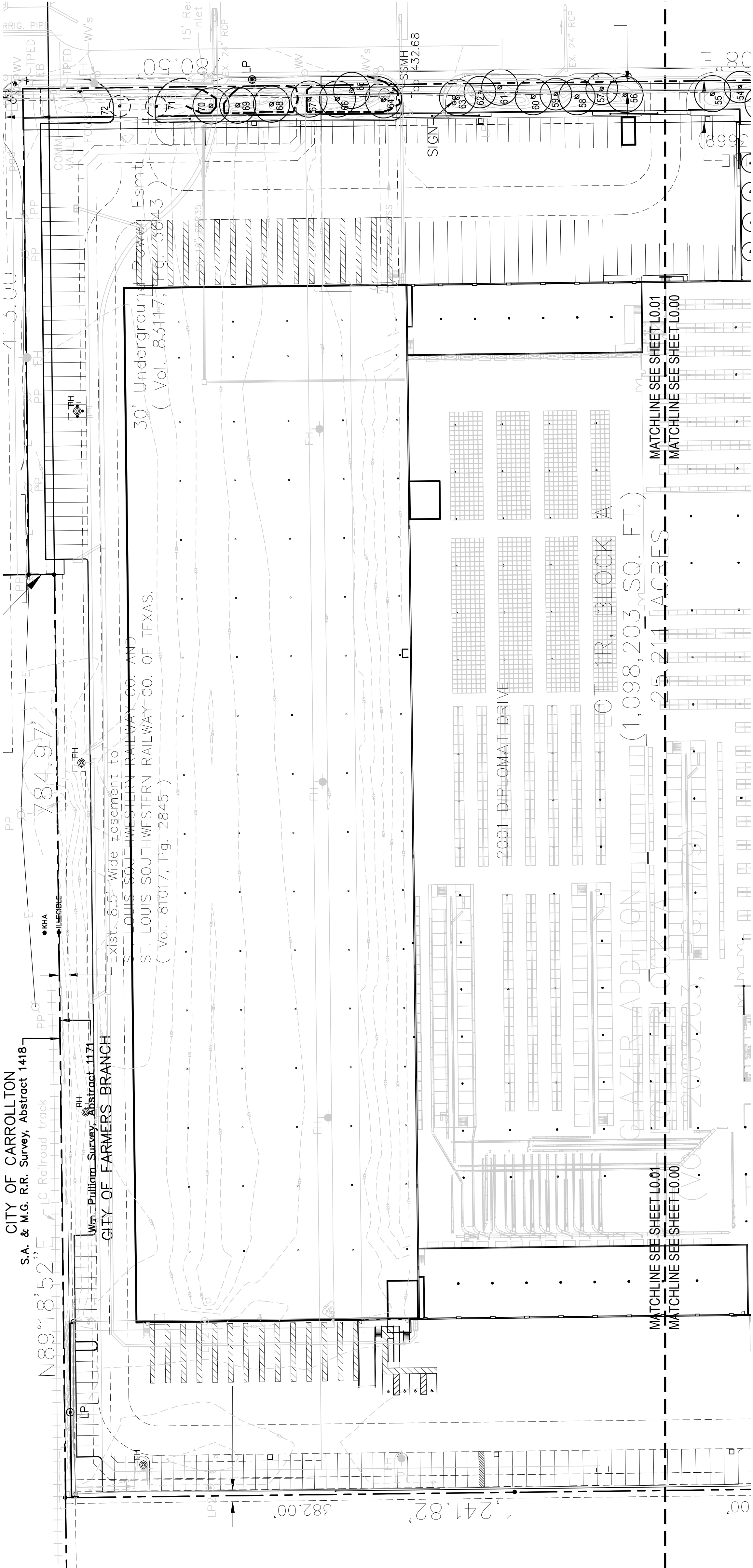
No.	Date	Issue and Revisions
1	03/12/2018	SITE DEVELOPMENT PACKAGE (01/30/2018)
2	03/12/2018	REVISED FOR CITY COMMENT'S (03/12/2018)
3	03/12/2018	
4	03/12/2018	
5	03/12/2018	
6	03/12/2018	
7	03/12/2018	
8	03/12/2018	
9	03/12/2018	
10	03/12/2018	
11	03/12/2018	
12	03/12/2018	
13	03/12/2018	
14	03/12/2018	
15	03/12/2018	
16	03/12/2018	
17	03/12/2018	
18	03/12/2018	
19	03/12/2018	
20	03/12/2018	
21	03/12/2018	
22	03/12/2018	
23	03/12/2018	
24	03/12/2018	
25	03/12/2018	
26	03/12/2018	
27	03/12/2018	
28	03/12/2018	
29	03/12/2018	
30	03/12/2018	
31	03/12/2018	
32	03/12/2018	
33	03/12/2018	
34	03/12/2018	
35	03/12/2018	
36	03/12/2018	
37	03/12/2018	
38	03/12/2018	
39	03/12/2018	
40	03/12/2018	
41	03/12/2018	
42	03/12/2018	
43	03/12/2018	
44	03/12/2018	
45	03/12/2018	
46	03/12/2018	
47	03/12/2018	
48	03/12/2018	
49	03/12/2018	
50	03/12/2018	
51	03/12/2018	
52	03/12/2018	
53	03/12/2018	
54	03/12/2018	
55	03/12/2018	
56	03/12/2018	
57	03/12/2018	
58	03/12/2018	
59	03/12/2018	
60	03/12/2018	
61	03/12/2018	
62	03/12/2018	
63	03/12/2018	
64	03/12/2018	
65	03/12/2018	
66	03/12/2018	
67	03/12/2018	
68	03/12/2018	
69	03/12/2018	
70	03/12/2018	
71	03/12/2018	
72	03/12/2018	
73	03/12/2018	
74	03/12/2018	
75	03/12/2018	
76	03/12/2018	
77	03/12/2018	
78	03/12/2018	
79	03/12/2018	
80	03/12/2018	
81	03/12/2018	
82	03/12/2018	
83	03/12/2018	
84	03/12/2018	
85	03/12/2018	
86	03/12/2018	
87	03/12/2018	
88	03/12/2018	
89	03/12/2018	
90	03/12/2018	
91	03/12/2018	
92	03/12/2018	
93	03/12/2018	
94	03/12/2018	
95	03/12/2018	
96	03/12/2018	
97	03/12/2018	
98	03/12/2018	
99	03/12/2018	
100	03/12/2018	

Job No. 17009 Issue Date 03/12/2018

SITE DEVELOPMENT PLAN PACKAGE

Sheet Title EXISTING TREE PLAN

Sheet Number L0.01



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 02.L0.01

NOTE: 8" MULCH UNDER DRP LINE AS MINIMUM PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES

NOTE: WRAP TREE TRUNK WITH 2 X 4 STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS

NOTE: A) REMOVE BULKY TREE PARTS 'SHRED' AND/OR HAIL SEPARATELY. B) BEGIN EXCAVATION APPROX. 8" FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3 TO 4 DEEP C) USING TREE TRUNK AS A LEVER PUSH AT POINT 'C' TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIA.) D) BACKFILL HOLE AND CLEAN UP.

EXPOSED ROOTS TO BE CLEAN CUT CLEANING ALL FRAYED EDGES. WATER THOROUGHLY PRIOR TO BACKFILLING WITH CLEAN TOPSOIL.

