



RECEIVED
AUG 06 2018

CITY OF FARMERS BRANCH
REVISED NOTICE OF PUBLIC HEARING

ZONING CASE NO. 18-ZA-03

The public hearing request for a specific use permit for a hotel use located at 13998 Diplomat Drive, originally scheduled for Planning and Zoning Commission consideration on April 9, 2018 is being rescheduled to the Commission's meeting on April 23, 2018. The request has been revised to the following:

The City of Farmers Branch has received a request from **Triangle Engineering** for a zoning amendment to Planned Development District No. 22 (PD-22) to allow hotel uses subject to approval of a Specific Use Permit (SUP) for an approximately 1.82-acre property, being the southern property located at 13998 Diplomat Drive. In conjunction with this zoning request, the applicant is requesting approval of a Specific Use Permit with an associated Detailed Site Plan for a hotel on an approximately 1.82-acre property, being the southern portion of the property located at 13998 Diplomat Drive. (see map on back)

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, August 13, 2018 at 7:00 p.m.** The hearing will take place in the City Council Chambers of City Hall, located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

If you have any questions concerning this request, please call Andreea Udrea, AICP, at 972.919.2546.

As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, it is requested that you express your views on this request by completing and returning the form below:

Return to: City of Farmers Branch Date: 08/06/18
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

OPPOSE

As a property owner likely to be affected by this request, I (oppose) ~~favor~~ the request for the following reasons:

HOTEL IS NOT COMPATIBLE WITH THE PREDOMINANT
OFFICE/STORAGE/WAREHOUSE USE IN VALWOOD.

Name: DIPLOMAT-DELEGATE PARTNERS, LTD
DELEAT-VALWOOD, THE GENERAL PARTNER
Address: 13995 DIPLOMAT FARMERS BRANCH, TX ADJ. PRESIDENT

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

If the original PD22 Restrictions were currently in force
this use would not be permitted. If granted, the value of
surrounding properties would be negatively affected. We urge P&Z
to DENY THIS REQUEST.



FARMERS
BRANCH

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING

ZONING CASE NO. 18-SU-05

RECEIVED
APR 23 2018

The City of Farmers Branch has received a request from **Triangle Engineering** for a Specific Use Permit and an associated Detailed Site Plan for a hotel on an approximately 1.82-acre property being southern portion of the property located at 13998 Diplomat Drive. The site is located within the Planned Development No. 22 (PD-22) zoning district (see map on back).

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, April 9, 2018 at 7:00 p.m.** The hearing will take place in the City Council Chambers of City Hall, located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

If you have any questions concerning this request, please call Andreea Udrea, AICP, at 972.919.2546.

As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, it is requested that you express your views on this request by completing and returning the form below:

Return to: City of Farmers Branch Date: 04/02/18
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

As a property owner likely to be affected by this request, I (oppose) (favor) the request for the following reasons:

HOTEL IS NOT COMPATIBLE WITH THE PREDOMINANT
OFFICE/SHOWROOM/WAREHOUSE USE IN VALWOOD-

Name: DIPLOMAT-Delegate Partners, Ltd. Co. H&M Jones Inc

Address: 13998 DIPLOMAT, FARMERS BRANCH, TX
FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETER FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

IF THE ORIGINAL DEED RESTRICTIONS WERE
CURRENTLY IN FORCE, THE USE WOULD NOT BE
ALLOWED. IF GRANTED, THE VALUE OF EXISTING
PROPERTIES WOULD BE NEGATIVELY AFFECTED. WE USE
PLANNING AND ZONING COMMISSION TO DENY THIS
REQUEST.

Owner: DIPLOMAT-Delegate Partners, Ltd.
DELAUT-VALWOOD, INC. General Partner
G. R. Hay, President

[Signature]

Andreea D. Udrea

From: Randy Hay <>
Sent: Monday, April 02, 2018 2:01 PM
To: Andreea D. Udrea
Attachments: P&Z Case No. 18-SU-05.pdf

Follow Up Flag: Flag for follow up
Flag Status: Completed

Categories: Blue category

Andreea: Diplomat-Delegate Partners, Ltd. owns the office/showroom warehouse located at 13995 Diplomat Drive, Farmers Branch. Attached is our comments regards the request from Triangle Engineering for a Specific Use Permit allowing the construction of a hotel at Diplomat and Delegate. I will be unable to attend this hearing. As an owner of an Class A facility in Valwood, I and my partners are opposed to granting the SUP. This use is not compatible with other properties and tenants in Valwood Park and would not comply with the original deed restrictions. Hotel use could negatively impact the value of Valwood properties, especially our property, as **we are located at the Southwest corner of Diplomat and Delegate**. We respectfully request the Planning and Zoning Commission to **DENY** this request.

Please feel free to contact me with any questions.

Randy Hay
Hay & Jones Inc.
Dallas, TX
972-620-8850
972-620-8868 fax

Andreea D. Udrea

From: Bill Gildin <>
Sent: Friday, August 10, 2018 1:27 PM
To: Andreea D. Udrea
Subject: OPPOSITION TO PD-22 AMANENDMENT

Follow Up Flag: Flag for follow up
Flag Status: Completed

Categories: Red category

To Whom it May Concern- this email confirms our prior position opposing the a hotel use at 193998 Diplomat Drive. We vehemently oppose this.

Thank you.



Lighting the future for the past 50 years

Bill Gildin
President
SATCO Products Inc.
110 Heartland Blvd.
Brentwood, N.Y. 11717
631-243-2022 ext.335
800-257-2826
FAX: 631-243-2027
email: _____
www.satco.com

April 4, 2018

RECEIVED

APR 6 2018

Ms. Tina M. Firgens, AICP
Director of Planning
CITY OF FARMERS BRANCH
P.O. Box 819010
Farmers Branch, Texas 75381

Re: Zoning Case No.18-SU-05 - OPPOSE

Dear Ms. Firgens:

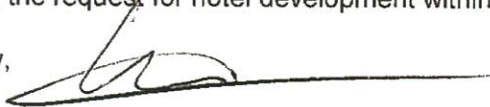
I am the President of Satco Products Inc., an affiliate of the owner of the property located at 2000 Valwood Parkway, in Farmers Branch. I have been made aware of the pending Zoning Case No. 18-SU-05, which involves the request for a Specific Use Permit to allow the construction of a hotel on an approximate 1.82 acre parcel of property with an address of 13998 Diplomat Drive, within the city of Farmers Branch, and specifically within Planned Development District No. 22 (PD-22), a light industrial zoning district generally known as Valwood Park. The subject site is immediately east of our distribution center at 2000 Valwood Parkway, and on behalf of Satco Products Inc. I am objecting to this proposed use of the property, and encourage the commission to vote against approval of this Specific Use Permit.

Please note that the original Restrictions and Development Standards for Valwood Park, now expired, as well as related Farmers Branch controlling Ordinances No. 1162, 2434 and 2512, specifically exclude hotels, motels and any other form of residential properties from development within the PD-22, also known as Valwood Park. Furthermore, the referenced City Ordinances specifically state which uses might be allowed within PD-22 "with a specific use permit"; and, again, neither hotels, motels, nor any other residential use are therein so listed.

In accordance with the original intent of the master developer and the City of Farmers Branch, that being "to protect the value and desirability of those properties built within Valwood Park (PD-22)", we (1) oppose the requested Specific Use Permit and/or required and related rezoning; and, furthermore, (2) we contend that the consideration of the proposed change of allowed use via Specific Use Permit is not valid and perhaps illegal due to the fact that such "hotel" occupancy is specifically not included in the governing ordinances as uses "allowed with specific use permit."

The original intent of the master developer and the City of Farmers Branch was to create a premier quality mixed use light industrial business park, thereby increasing the tax base for the City of Farmers Branch and creating, enhancing and maintaining business homes and real estate values for quality business entities. Please respect the original and continuing intent of the developers and City fathers who initially conceived and created this fine business park by declining the request for hotel development within PD-22, Valwood Park.

Sincerely,



William Gildin
President
Satco Products Inc.



RECEIVED
APR 06 2018

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING

ZONING CASE NO. 18-SU-05

The City of Farmers Branch has received a request from **Triangle Engineering** for a Specific Use Permit and an associated Detailed Site Plan for a hotel on an approximately 1.82-acre property being southern portion of the property located at 13998 Diplomat Drive. The site is located within the Planned Development No. 22 (PD-22) zoning district (see map on back).

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, April 9, 2018 at 7:00 p.m.** The hearing will take place in the City Council Chambers of City Hall, located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

If you have any questions concerning this request, please call Andreea Udrea, AICP, at 972.919.2546.

As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, it is requested that you express your views on this request by completing and returning the form below:

Return to: City of Farmers Branch Date: 04-03-2018
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

As a property owner likely to be affected by this request, I (oppose) (favor) the request for the following reasons:

Name: Nick Nicholas - 214-369-4000
Address: 13998 Diplomat Dr.

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

VALWOOD SERVICE CENTER PARTNERSHIP

a Focus · Nicholas Joint Venture

April 3, 2018

Ms. Tina M. Firgens, AICP
Director of Planning
CITY OF FARMERS BRANCH
P.O. Box 819010
Farmers Branch, Texas 75381

RECEIVED
APR 30 2018

Re: Zoning Case No. 18-SU-05 - OPPOSE

Dear Ms. Firgens:

I represent Valwood Service Center-I, Ltd. the owner of the property located at 13988 Diplomat Drive in Farmers Branch.

As you know, the referenced zoning case involves the request for a Specific Use Permit to allow the construction of a hotel on an approximate 1.82 acre parcel of property with an address of 13988 Diplomat Drive, within the city of Farmers Branch, and specifically within Planned Development District No. 22 (PD-22), a light industrial zoning district generally known as Valwood Park.

In 1974, in conjunction with the cities of Farmers Branch and Carrollton, Hunt Investment Corporation created Dallas County Levee Improvement District No. 16 (the "District"), in order to reclaim and develop approximately 1,100 acres of developable land which was, at that time, within the flood plain. Of this 1,100 acres, approximately 310 acres of developed sites are within the city limits of Farmers Branch. In 1975, the State Legislature passed an act reorganizing and renaming the District into the Farmers Branch-Carrollton Flood Control District; and, in 1989, the District officially changed its name to Valwood Improvement Authority to align with the given business park name of Valwood Park.

In 1977, the City of Farmers Branch adopted Ordinance No. 1162, creating PD-22, defining its boundaries and creating the basic development standards which would govern all developments created within PD-22.

In 1982, Hunt Investment Corporation, later renamed Woodbine Development Corporation, created and filed of record the Declaration of Covenants, Restrictions and Development Standards applicable to Valwood Park-Farmers Branch, Phase II (the "Restrictions and Development Standards"). The intent of the Restrictions and Development Standards was (and is) to protect the value and desirability of those properties built within Valwood Park. In 2007, the designated life of the Restrictions and Development Standards expired, with over ninety percent of the property developed.

In 1998, the City of Farmers Branch adopted Ordinance No. 2434, redefining the boundaries of PD-22 and expanding the development standards to specifically define the uses allowed within the District.

In 1999, the City of Farmers Branch adopted Ordinance No. 2512, with a minor redefinition of the boundaries and again restating the uses allowed within the District.

Please note that the original Restrictions and Development Standards for Valwood Park, now expired, as well as related Farmers Branch controlling Ordinances No. 1162, 2434 and 2512, specifically exclude hotels, motels and any other form of residential properties from development within the PD-22, also known as Valwood Park. Furthermore, the referenced City Ordinances

specifically state which uses might be allowed within PD-22 *"with a specific use permit."*; and, again, neither hotels, motels, nor any other residential use are therein so listed.

In accordance with the original intent of the master developer and the City of Farmers Branch, that being "to protect the value and desirability of those properties built within Valwood Park (PD-22)", we (1) oppose the requested Specific Use Permit and/or required and related rezoning; and, furthermore, (2) we contend that the consideration of the proposed change of allowed use via Specific Use Permit is not valid and perhaps illegal due to the fact that such "hotel" occupancy is specifically not included in the governing ordinances as uses "allowed with specific use permit."

The original intent of the master developer and the City of Farmers Branch was to create a premier quality mixed use light industrial business park, thereby increasing the tax base for the City of Farmers Branch and creating, enhancing and maintaining business homes and real estate values for quality business entities. Please respect the original and continuing intent of the developers and City fathers who initially conceived and created this fine business park by declining the request for hotel development within PD-22, Valwood Park.

Sincerely,

NN, Inc. a Texas corporation, General Partner

A handwritten signature in blue ink, appearing to read 'NN', is written over a faint, diagonal blue stamp that says 'RECEIVED'.

By: Nick Nicholas, President

cc: Andreea Udrea, Planning Manager, City of Farmers Branch
Planning and Zoning Board, City of Farmers Branch
City Council, City of Farmers Branch



FARMERS
BRANCH

RECEIVED

APR 09 2018

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING

ZONING CASE NO. 18-SU-05

The City of Farmers Branch has received a request from **Triangle Engineering** for a Specific Use Permit and an associated Detailed Site Plan for a hotel on an approximately 1.82-acre property being southern portion of the property located at 13998 Diplomat Drive. The site is located within the Planned Development No. 22 (PD-22) zoning district (see map on back).

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, April 9, 2018 at 7:00 p.m.** The hearing will take place in the City Council Chambers of City Hall, located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

If you have any questions concerning this request, please call Andreea Udrea, AICP, at 972.919.2546.

As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, it is requested that you express your views on this request by completing and returning the form below:

Return to: City of Farmers Branch Date: 4-5-2018
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010
brian.campbell@FARMERSBRANCHTX.GOV

As a property owner likely to be affected by this request, I (oppose) (favor) the request for the following reasons:
DOES NOT BELONG IN THIS AREA. IT WILL DRAW IN TRUCKERS
THAT WILL BLOCK OUR STREETS & ALLEYS.

Name: DRUCE BIRDSONG
Address: 2222 VALWOOD PKWY, DALLAS TX 75234

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

Andreea D. Udrea

From: Bruce Birdsong <>
Sent: Saturday, April 21, 2018 12:13 PM
To: Andreea D. Udrea
Cc: bruce@
Subject: RE: written protest for the zoning amendment for the hotel at 13998 Diplomat Drive _ Farmers Branch

Follow Up Flag: Flag for follow up
Flag Status: Completed

I am the owner of 2222 Partners LTD and Precision Landscape Mgmt. is the lease holder of the same property.

Bruce Birdsong

From: Andreea D. Udrea <andreea.udrea@farmersbranchtx.gov>
Sent: Friday, April 20, 2018 3:34 PM
To: Bruce Birdsong <>
Cc: bruce@
Subject: written protest for the zoning amendment for the hotel at 13998 Diplomat Drive _ Farmers Branch

Dear Bruce,

Thank you for taking the time to discuss with me over the phone. As I was explaining, we will need a signed letter from you (it can be in a form of e-mail reply) that will specify your relationship with the 2222 Partners LTD PS and your title. I found your other e-mail address and copied that, in case I misspelled your personal e-mail address. You can find more information regarding the written protest process in our Comprehensive Zoning Ordinance here:

<http://farmersbranchtx.gov/DocumentCenter/View/4717>

Thank you so much,
Andreea



Andreea Udrea, PhD, AICP
Planning Manager

City of Farmers Branch
13000 William Dodson Pkwy.
Farmers Branch, TX 75234

972.919.2546
andreea.udrea@farmersbranchtx.gov

ATTENTION ELECTED or APPOINTED OFFICIALS: Please "Reply" only to the sender. A "Reply to All" to this e-mail could lead to violations of the Texas Open Meetings Act.



FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.



At the Heart of Your Building

April 11, 2018

Ms. Tina M. Firgens, AICP
Director of Planning
City of Farmers Branch
13000 William Dodson Parkway
P.O. Box 819010
Farmers Branch, TX 75234
Re: Zoning Case No. 18-SU-05 – OPPOSE

Dear Ms. Firgens:

We are writing on behalf of TDIndustries, Inc. ("Company" or "TD"), the owner of the property at 13850 Diplomat Drive, in the Valwood Park district of Farmers Branch, regarding the above-referenced zoning case. This case requests a Specific Use Permit to allow the construction of a hotel at 13998 Diplomat Drive in Farmers Branch.

TDIndustries has a longstanding reputation of being a good corporate citizen and a friend to this community. In fact, the Company has maintained its corporate headquarters at this location in Farmers Branch since 1981. We strongly prefer this location, in large part, because it is a planned, mixed-use light industrial district, which aligns perfectly with our business and industry. **Therefore, we are adamantly opposed to the requested rezoning, as we believe it is not in keeping with the original intent of this development. Further, we believe this proposed rezoning will have a negative impact on property values and drive lower business retention in the area while also resulting in increased traffic.**

This matter is of extreme importance to TD. Please thoughtfully and respectfully consider our concerns.

Sincerely,

Harold MacDowell
President/CEO
TDIndustries, Inc.

Evelyn Henry Miller
Chief Financial Officer
TDIndustries, Inc.

cc: Robert C. Dye, Mayor - Farmers Branch
Charles S. Cox, City Manager - Farmers Branch
City of Farmers Branch City Council
City of Farmers Branch Planning and Zoning Board