



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: 4/2/2018
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:

CONFLICTS WITH THE GOALS OF ESTABLISHING A PREMIER INDUSTRIAL BUSINESS PARK AND WILL NEGATIVELY EFFECT VALUATIONS.

Name: JOHN FEIZY, FEIZY PROPERTIES, LTD AND FEIZY IMPORT AND
Address: 13800 DIPLOMAT DR., FARMERS BRANCH TX 75234 EXPORT
CO., LTD

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.

FEIZY

April 2, 2018

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APR 6 2018

Via Regular Mail

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:

My name is John Feizy. I represent Feizy Properties, Ltd. the owner of the property located at 13800 Diplomat Drive, Farmers Branch, Texas 75234. I also represent the business occupying that property Feizy Import & Export Company, Ltd.

I have recently received the attached Notice of Public Hearing for zoning case 18-SU-05. 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 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.

We oppose the requested Specific Use Permit and/or required and related rezoning. As such, we are hereby submitting our formal opposition of the proposal.

As always, should you have any questions, comments or concerns regarding this matter, please feel free to contact me at your earliest convenience

Kindest Regards,
FEIZY IMPORT & EXPORT COMPANY, LTD.
FEIZY PROPERTIES, LTD.



John Feizy, Sole Member of the General
Partner, Feizy Management, LLC



FARMERS BRANCH

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AUG 14 2018

CITY OF FARMERS BRANCH REVISED NOTICE OF PUBLIC HEARING

ZONING CASE NO. 18-ZA-03

A public notification letter containing multiple dates thus potentially causing confusion, was sent to the surrounding property owners. For the purposes of transmitting clear information regarding the public hearing meeting date, 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 27, 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: August 14th, 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:
The original zoning restriction is correct as planned. This property should remain "Light Industrial" to maintain usage controls that are consistent with the area. Late night activities from Hotel guests will increase flow through our

neighboring properties and negatively affect our businesses and property values.

Name: N. Sander Racz - Epmed - Exec. V.P.
Address: 13958 Diplomat Drive, Farmers Branch, TX 75234

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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: 04-17-2018
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:

Please see attached

Name: MLRP 13801 Diplomat LLC + MLRP 13755 Diplomat LLC

Address: 40 ML Realty Partners LLC, ONE Pierce Place, Suite 450W, JASPER, FL 32013

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: Rachel Peck <>
Sent: Monday, August 13, 2018 9:27 PM
To: Andreea D. Udrea; Julie Morita
Cc: Tina Firgens
Subject: RE: Zoning Case No. 18-SU-05 - OPPOSE/MLRP 13755 Diplomat LLC & MLRP 13801 Diplomat LLC

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AUG 13 2018

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

We remain in our opposition of a hotel use near our properties referenced above. Let me know if you require anything further.



Rachel Peck
ML Realty Partners
Director
One Pierce Place, Suite 450
Itasca, Illinois 60143
T 630.250.2920 **F** 630.250.2901
www.mlrealtypartners.com

From: Andreea D. Udrea <andreea.udrea@farmersbranchtx.gov>
Sent: Friday, August 10, 2018 12:23 PM
To: Julie Morita <>
Cc: Tina Firgens <tina.firgens@farmersbranchtx.gov>; Rachel Peck <>
Subject: RE: Zoning Case No. 18-SU-05 - OPPOSE/MLRP 13755 Diplomat LLC & MLRP 13801 Diplomat LLC

Thank you,

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.



RECEIVED

APR 23 2018

April 17, 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:

As you are aware, the above 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 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.

Please be advised that we are the owner of the properties located at 13755 and 13801 Diplomat Drive in Farmers Branch, and as a concerned owner of two industrial properties located within the Valwood Park we oppose the building and construction of the above referenced hotel for the following reasons listed below:

*Valwood Park was created to be a premier quality mixed use light industrial park and the hotel will certainly have a significant negative impact on the character and quality of the Park and goes against the image as well as integrity that has been created and maintained by the owners of industrial properties within the Park.

*Valwood Park is established as an industrial park and believe it not to be conducive for hotel use as there are not any sidewalks throughout the area. Additionally, noise and traffic complaints of customers/owner of the hotel may become an issue as well due to 24/7 truck runs and business operations of properties within the Park.

*There is already an excess of hotel space in Farmers Branch and believe it to be impractical to change existing zoning to add more hotel space especially for property within a light industrial Park.

*We believe that the proposed zoning change directly contradicts the comprehensive plan that Valwood Park filed with the City of Farmers Branch. If passed, this could be the first in a series of zoning changes that could adversely impact many Parks within the City of Farmers Branch.

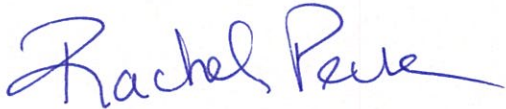
Ms. Tina M. Firgens, AICP
Zoning Case No. 18-SU-05 - OPPOSE
Page 2
April 17, 2018

Please feel free to contact me should you require anything further regarding this letter of opposition as I may be reached at (630) 250-2920. Thank you in advance for your assistance.

Sincerely,

MLRP 13801 Diplomat LLC
MLRP 13755 Diplomat LLC

By: ML Realty Partners LLC
Its: Sole Member

A handwritten signature in blue ink that reads "Rachel Peck". The signature is fluid and cursive, with the first name "Rachel" and the last name "Peck" clearly distinguishable.

Rachel Peck
Director



RECEIVED

AUG 21 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: AUGUST 14, 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:

SEE ATTACHED LETTER DATED APRIL 30, 2018 VOICING MY OPPOSITION THEN AND NOW.

Name: T. WELDON DAVIS VALVEDA SERVICE CENTER II, 13839 DIPLOMAT DRIVE
Address: 8150 N. CENTRAL EXPRESSWAY STE. 835, DALLAS TX 75206

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 – II, LTD.

8150 N. Central Expressway, Suite 835 • Dallas, Texas 75206 • 214/696-8600 • fax 214/987-4000 • www.twd@focusservicegroup.com

April 30, 2018

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

RECEIVED

AUG 21 2018

Re: **Zoning Case No. 18-SU-05 / 18-ZA-03 - OPPOSE**

Dear Ms. Firgens:

I represent Valwood Service Center-II, Ltd. the owner of the property located at 13859 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 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.

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 if 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.

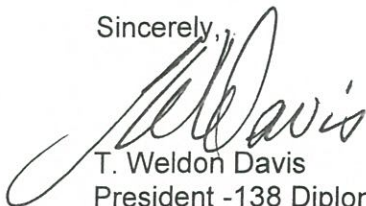
In 1999, the City of Farmers Branch adopted Ordinance No. 2512, with a minor redefinition of the boundaries and again restating the uses allowed within the District.

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,



T. Weldon Davis

President -138 Diplomat, Inc., General Partner of Valwood Service Center-II, Ltd.

cc: Andreea Udrea, Planning Manager, City of Farmers Branch