



RESOLUTION NO. 2018-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUDING A LANDSCAPE PLAN AND BUILDING ELEVATIONS FOR LOT 3, BLOCK 3, REPLAT OF BLOCK 3 VALWOOD PARK – FARMERS BRANCH PHASE ONE, COMMONLY KNOWN AS 1903 DIPLOMAT, LOCATED IN PLANNED DEVELOPMENT NO. 22 (PD-22); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for Lot 3, Block 3, Replat of Block 3, Valwood Park Farmers Branch Phase One, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 87007, Page 3097, Map Records, Dallas County, Texas (commonly known as 1903 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 Detailed Site Plan as shown in Exhibit “A,” Landscape Plan as shown in Exhibit “B,” and Building Elevations as shown in Exhibit “C” all of which are attached hereto and incorporated herein by reference.

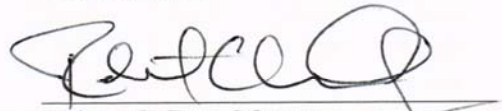
SECTION 2. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 15TH DAY OF MAY, 2018.

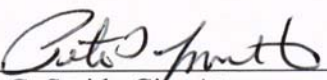
ATTEST:


Amy Piukana, City Secretary

APPROVED:

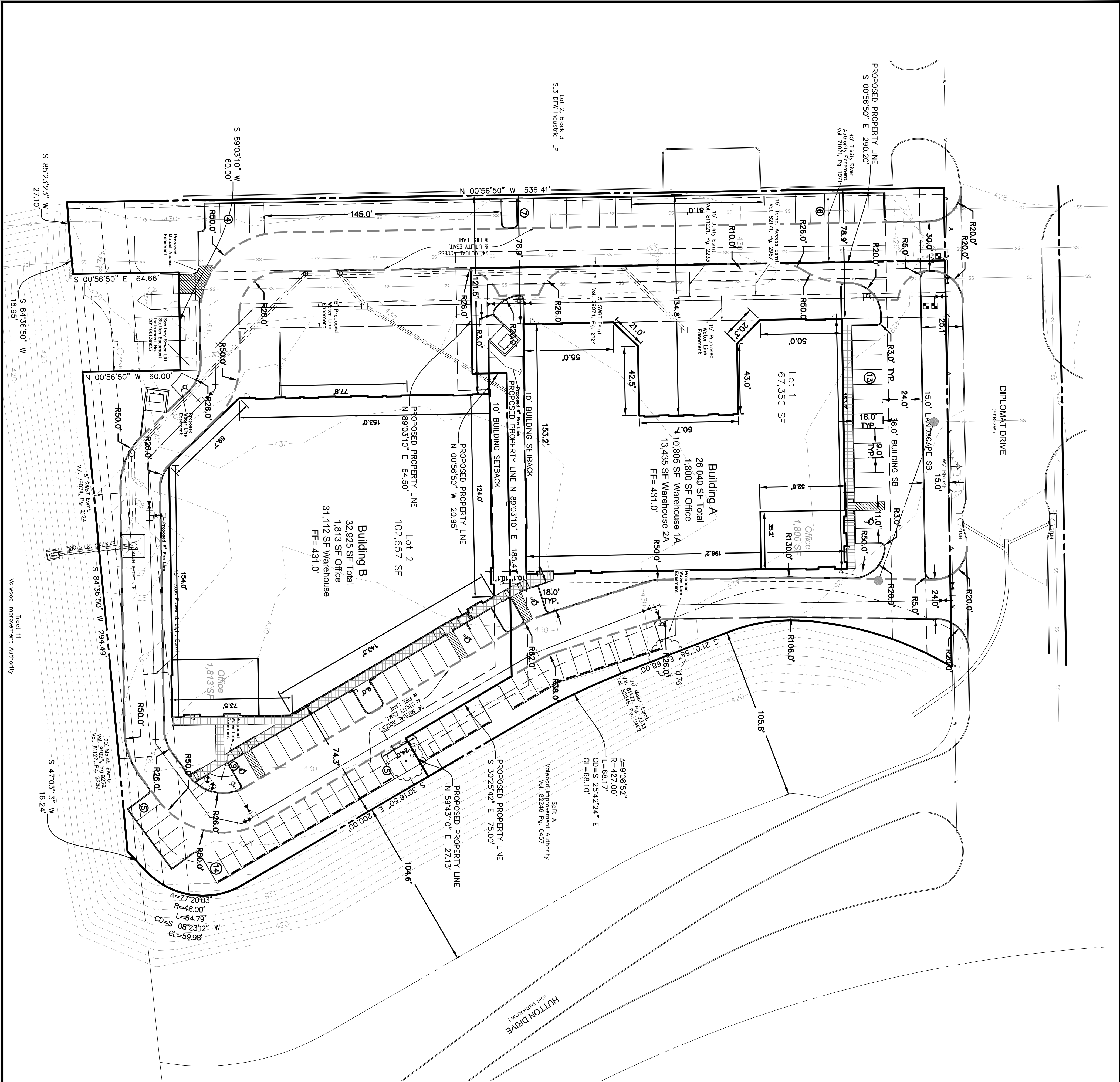

Robert C. Dye, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl:5/1/18:98901)

Resolution No. 2018-049
Exhibit “A” – Detailed Site Plan

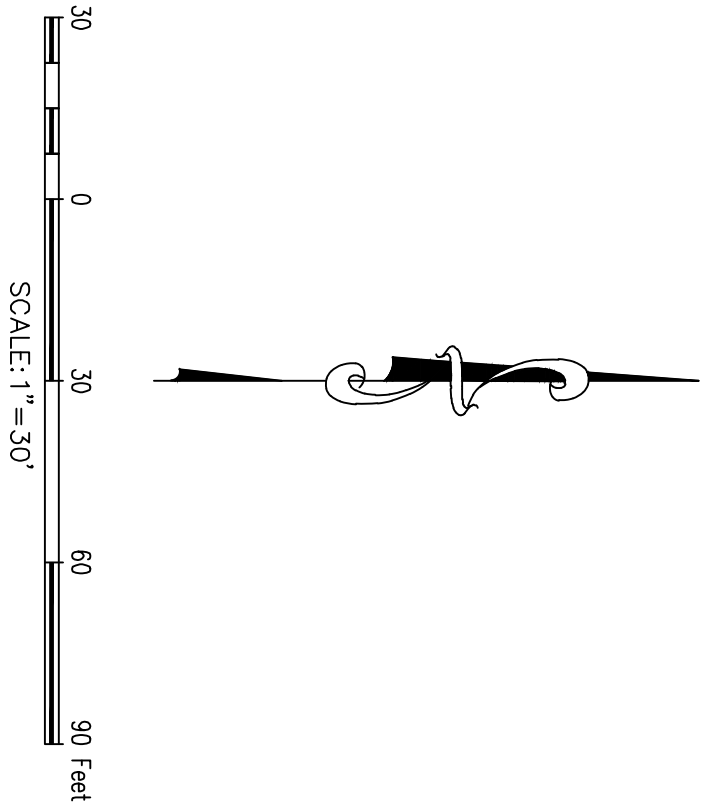
File: 2\12018\16296\Drawings\VP & Const Plans\Sheet\16296_S1P
Plotted: 4/18/2018 5:35 PM, by Martin Mirzadeh, Saved: 4/18/2018 5:34 PM, by Martin



SITE DATA TABLE	
PHYSICAL ADDRESS	UNITAGE STREET
GROSS SITE AREA	3.903 ACRES - 170007 SF
NET SITE AREA	3.903 ACRES - 170007 SF
ZONING	UPD-22
CURRENT USE	VACANT
PROPOSED USED	COMMERCIAL
LOT COVERAGE DATA	
BUILDING COVERAGE	1,339 ACRES - 58965 SF
IMPERVIOUS AREA	3,395 ACRES - 147862 SF - 87%
PERVIOUS AREA	0,508 ACRES - 22152 SF
PARKING SUMMARY	
BUILDING LETTER:	A B
REQUIRED PARKING OFFICE (1:300)	6 6
REQUIRED PARKING WAREHOUSE (1:1000)	24 31
TOTAL REQUIRED PARKING	30 37
PROVIDED PARKING ON SITE/OFF SITE	28 50
HANDICAP PARKING	2 2
TOTAL PARKING	30 52
BUILDING DATA	
BUILDING LETTER:	A B
NUMBER OF FLOORS	1 1
PEAK HEIGHT	36' 0" 36' 0"
MEAN HEIGHT	33' 0" 33' 0"
WAREHOUSE SQUARE FOOTAGE	24,240 31,112
OFFICE SQUARE FOOTAGE	1,800 1,813
TOTAL SQUARE FOOTAGE	26,040 32,925

LEGEND	
C.R.F. Copied Rebar Found	Overhead Power Lines
C.R.S. Copied Rebar Set	Down Guy Wire
C.M. Control Monument	443 Existing Contours
Mon. Monument	Proposed Contours
BN Fire Hydrant	Concrete Pavement
WM Water Main	Asphalt Pavement
WV Water Valve	Wood Fence
W/L Water Line	Chain Link Fence
ICV Irrigation Control Valve	Wire Fence
SSWH Sanitary Sewer Manhole	Masonry Wall
CO Sanitary Sewer Cleanout	Existing Tree
LP Utility Pole	(FL) Flowline
TC Top of Pavement	Centerline of Creek, Swale, or Waterway Embankment
TP Top of Wall	
FE Finished Grade	
UE Utility Easement	
BL Building Line	
R.O.W. Right-of-Way	
D.R. Deed Records	
P.R. Plot Records	

GENERAL NOTES
1. ONCOR easement to be abandoned.



OWNER/DEVELOPER
GILLETTE COMMERCIAL REAL ESTATE
SERVICES
6408 ROSEMARY COURT
CITY OF MCKINNEY, TEXAS 75071
PH. 940-425-7227
Contact: Billy Gilbert

C3

16296

SITE PLAN

DIPLOMAT BUSINESS PARK
Lot 2, Block 3
VALWOOD PARK
3.90 Acres
in the
WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 1171
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

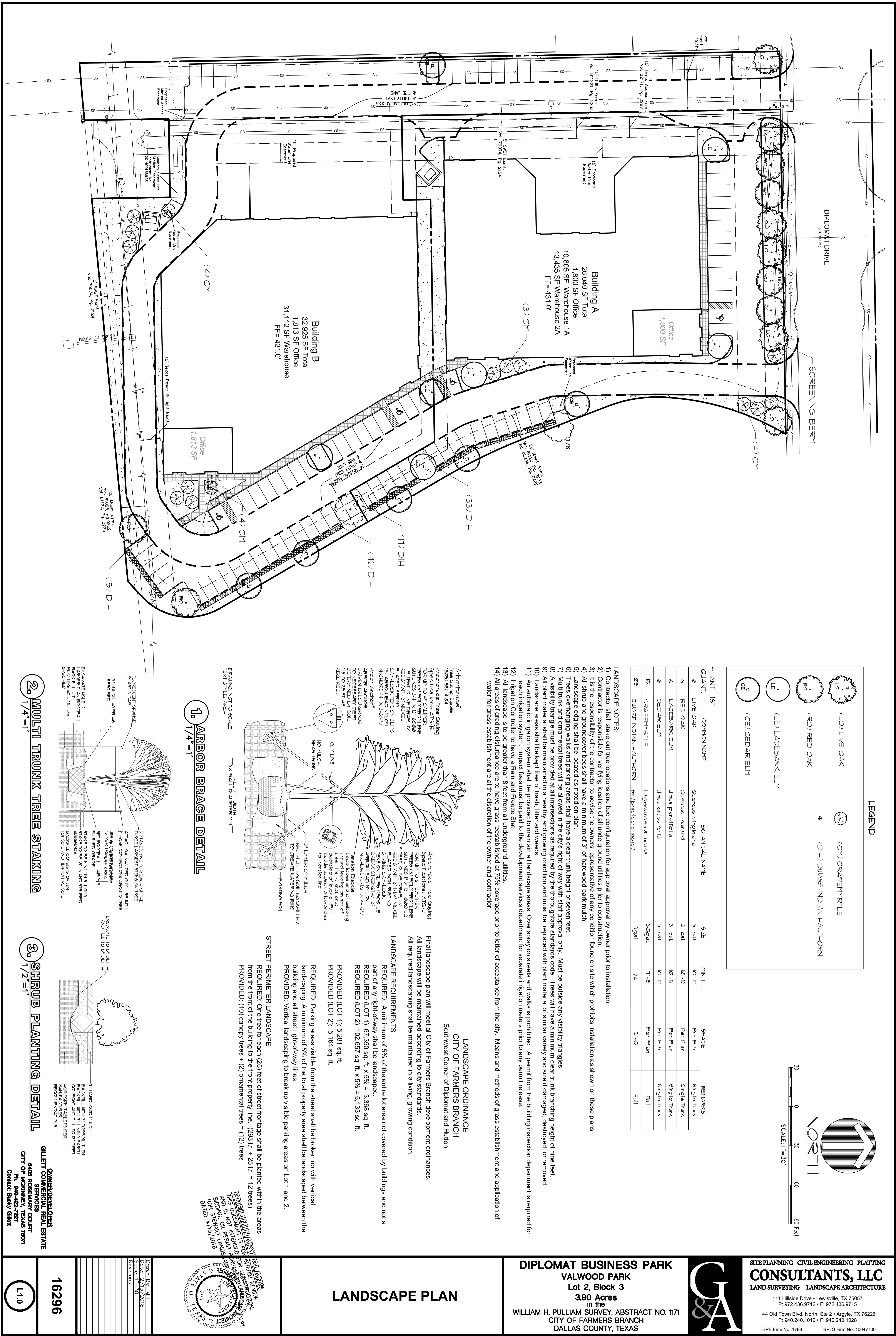


SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

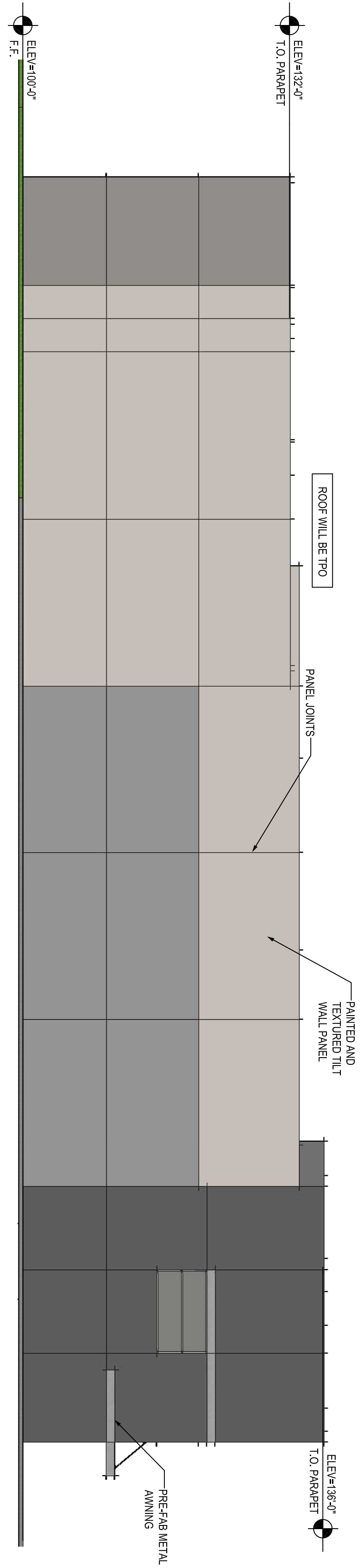
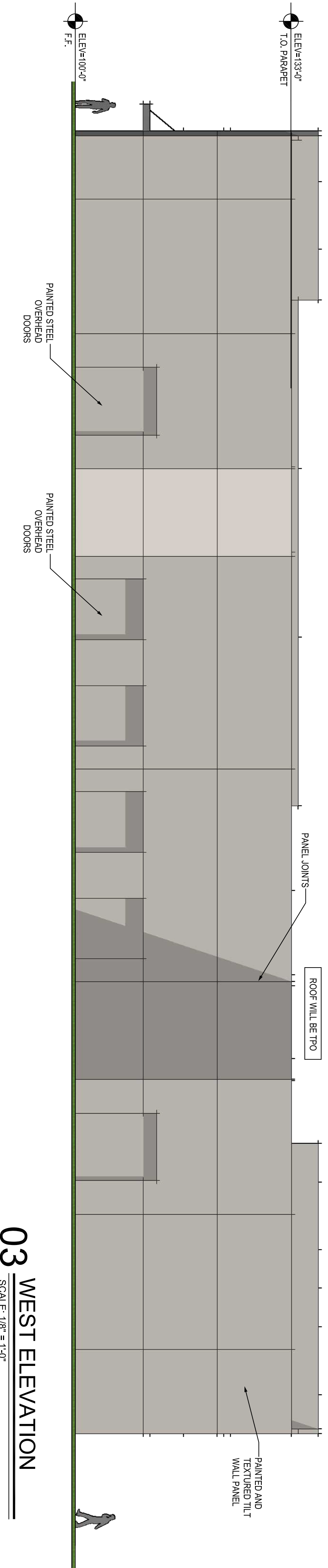
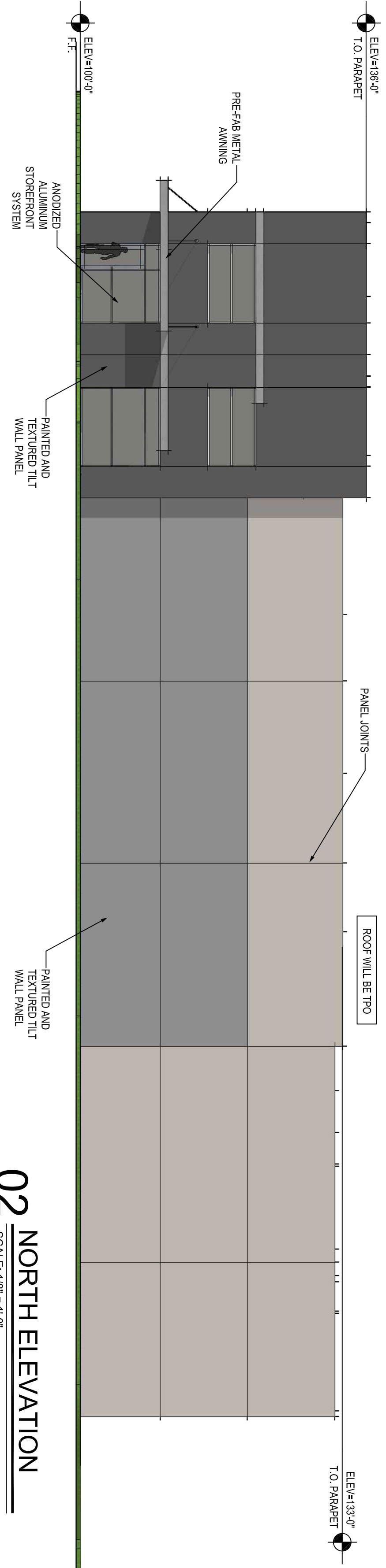
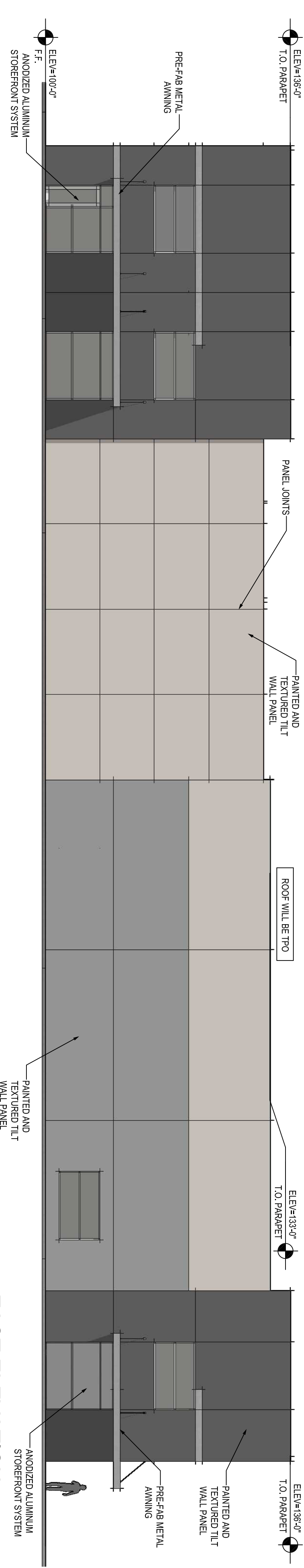
DIPLOMAT BUSINESS PARK

Resolution No. 2018-049
Exhibit “B” – Landscape Plan

File: Z:\2018\16296\Drawings\LP & Const Plans\Sheets\16296.LS
Plotted: 4/19/2018 9:20 AM, by Megan Fletcher, Saved: 4/19/2018 9:20 AM, by Megan



Resolution No. 2018-049
Exhibit “C” – Elevations



DIPLOMAT BUSINESS PARK
DIPLOMAT DRIVE
FARMERS BRANCH, TX

NCA Partners
ARCHITECTURE

5848 MILITON ST., SUITE 610
DALLAS, TEXAS 75206
D 214.361.9901
214.361.9906 FAX
ncapartners.com
NCA PARTNERS ARCHITECTURE, INC.
REGISTERED ARCHITECTS AND
REGISTERED INTERIORS
PROTECTED UNDER A PROFESSIONAL
COPYRIGHT LAW.

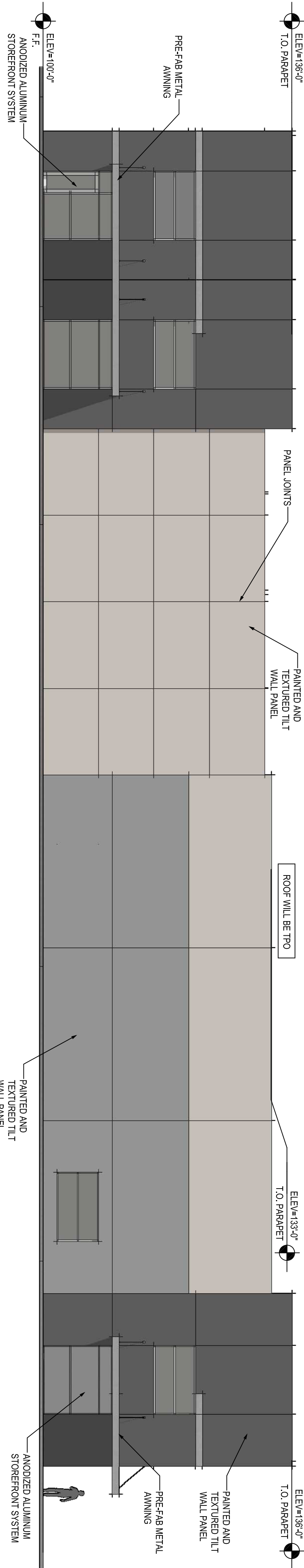
PRELIMINARY
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
APPROVAL, PERMIT OR
CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K. COLE, TBLE
LICENSE #8301

NCA JOB #: 18009

BUILDING A
COLOR
ELEVATIONS

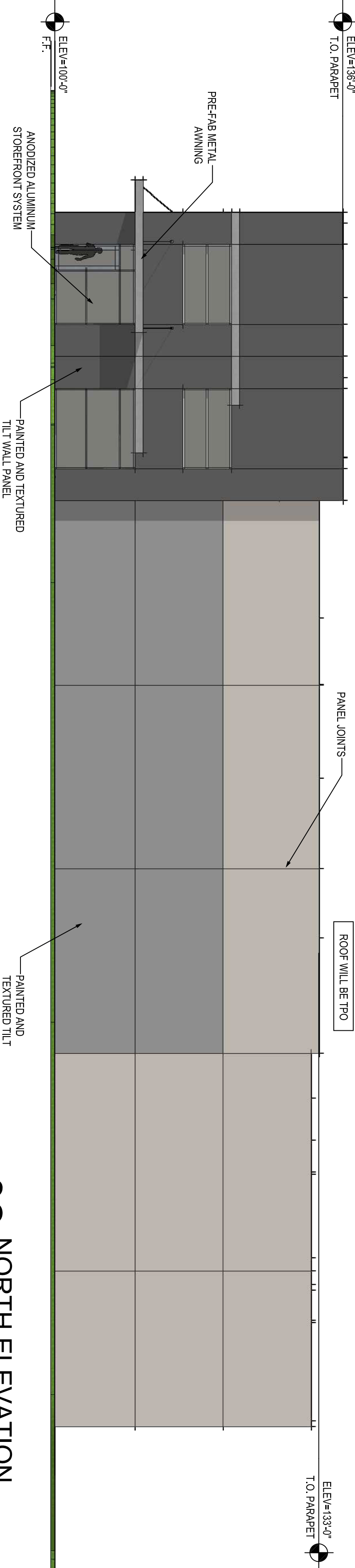
A303

Resolution No. 2018-049
Exhibit “C” – Elevations (cont.)



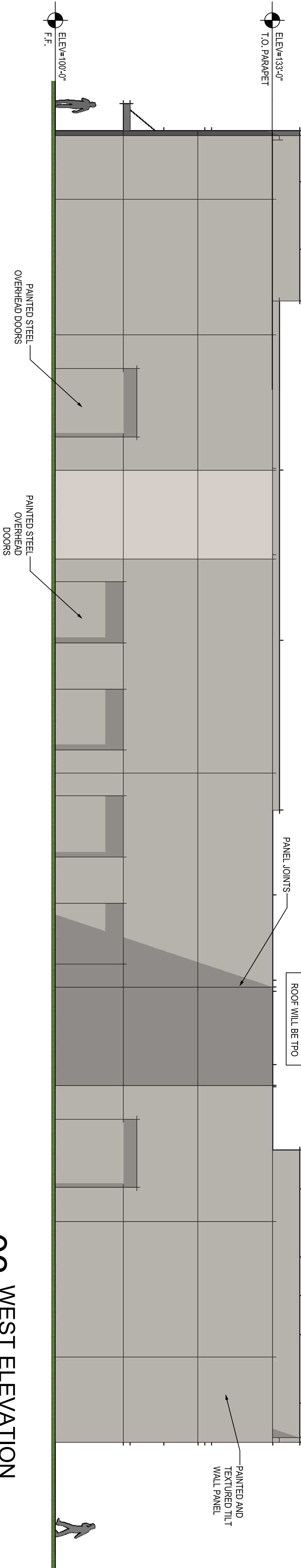
EAST ELEVATION
SCALE: 3/32" = 1'-0"
01

SCALE: 3/32" = 1'-0"



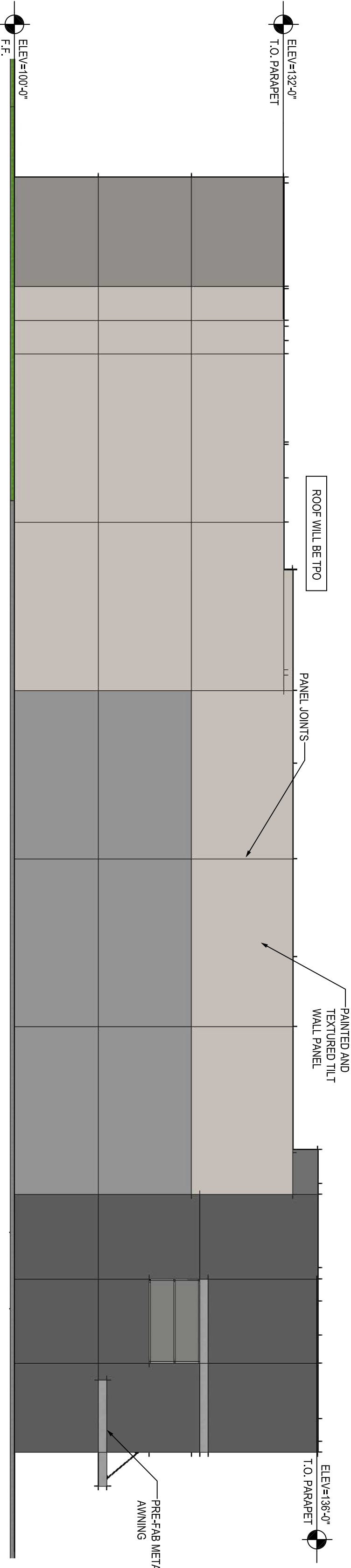
02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



03
WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



04 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0

[illegible]

DIPLOMAT BUSINESS PARK

DIPLOMAT DRIVE
FARMERS BRANCH, TX

NCA | Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 7520
214.361.9901
214.361.9906 FAX
ncapartners.com

© 2015 NCA PARTNERS, INC. ALL RIGHTS RESERVED. THESE PLAYERS ARE THE PROPERTY OF NCA PARTNERS, INC. AND ARE PROTECTED UNDER APPLICABLE COPYRIGHT LAWS.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K. CADE, TBAE
LICENSE #9301

NCA JOB #: 18009

**BUILDING B
COLOR
ELEVATIONS**

A304