



RESOLUTION NO. 2018-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING AN AMENDED 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); 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 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 amended detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, and special exceptions thereto 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 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, all of which amend and replace in their entirety the Detailed Site Plan, Landscape Plan, and Elevations set forth in Resolution No. 2018-049.

SECTION 2. Notwithstanding the use and development regulations of PD-22 to the contrary, the Property may be developed in accordance with the following special exceptions:

- A. The building on Lot 1 as shown on Exhibit “A” hereto may be developed with a loading dock door facing Hutton Drive as shown on Exhibit “C” hereto, but only if said load dock door is screened as shown on the Landscape Plan in Exhibit “B”, attached hereto.
- B. Landscape berms shall not be required to be constructed adjacent to the parking areas along Diplomat Drive if the area of the Property adjacent to Diplomat Drive is landscaped as shown on the Landscape Plan attached hereto as Exhibit “B.”

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 6TH DAY OF NOVEMBER 2018.**

ATTEST:

APPROVED:

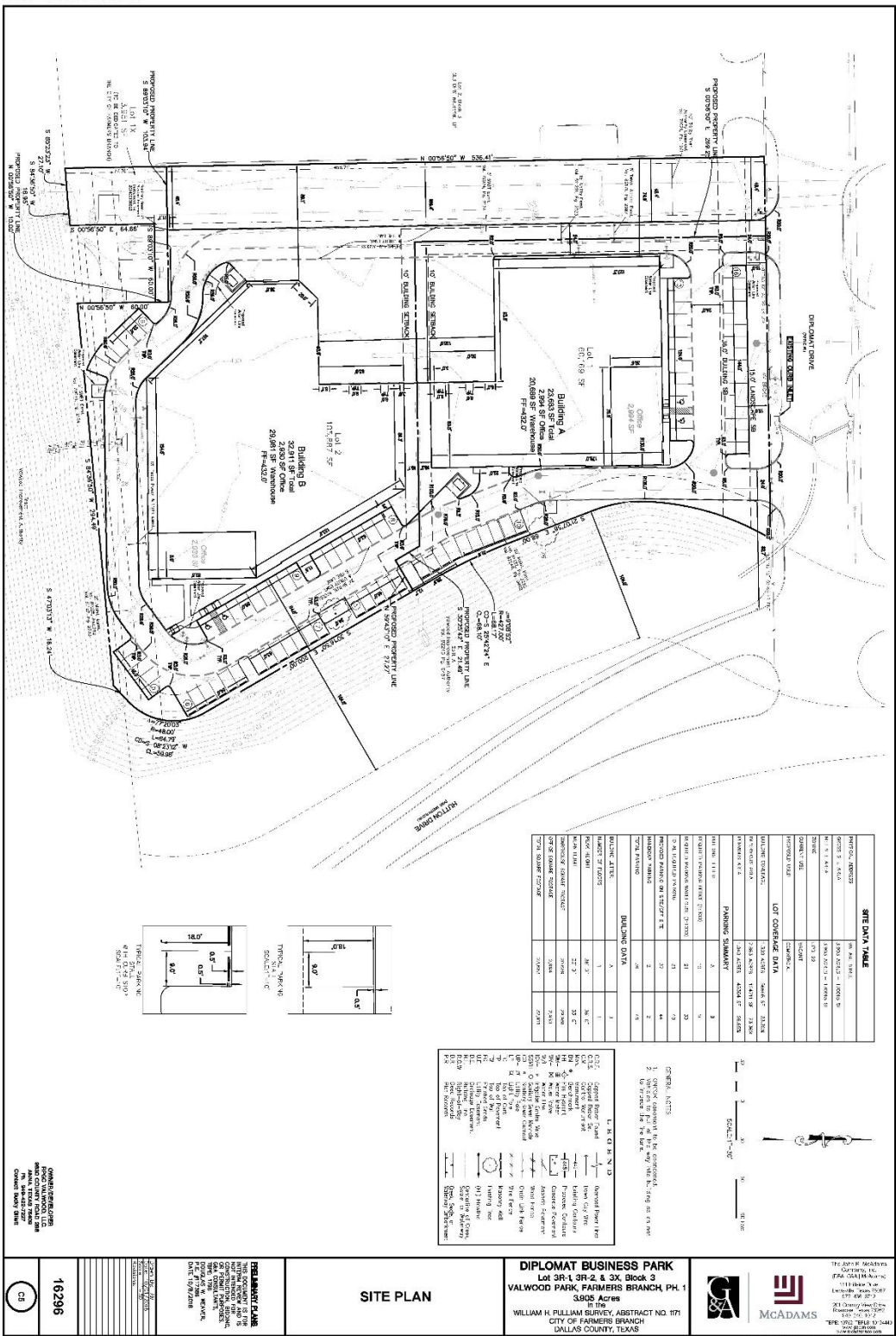
Amy Piukana, City Secretary

Robert C. Dye, Mayor

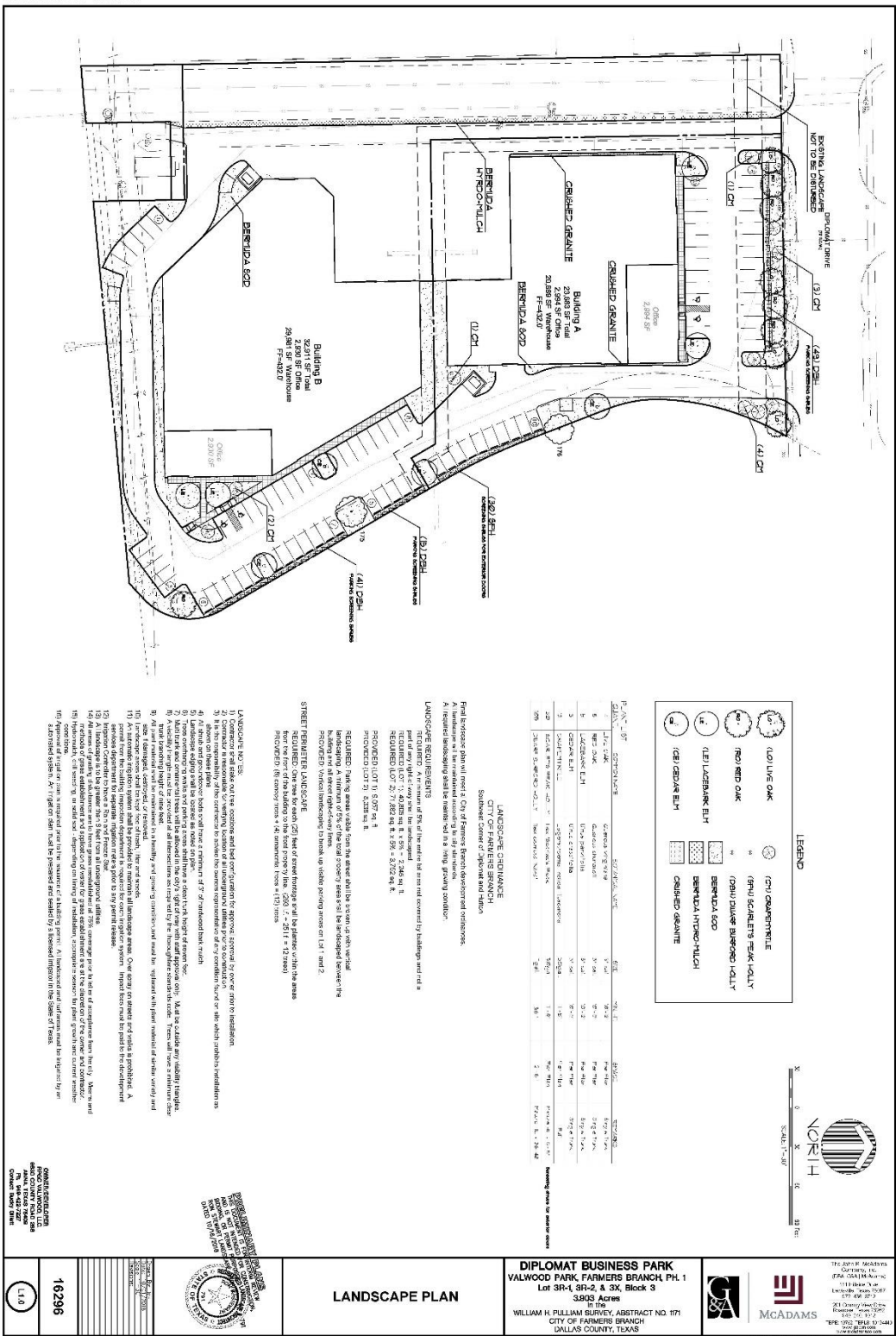
APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:10/21/18:103634)

Resolution No. 2018-110
Exhibit "A" – Detailed Site Plan

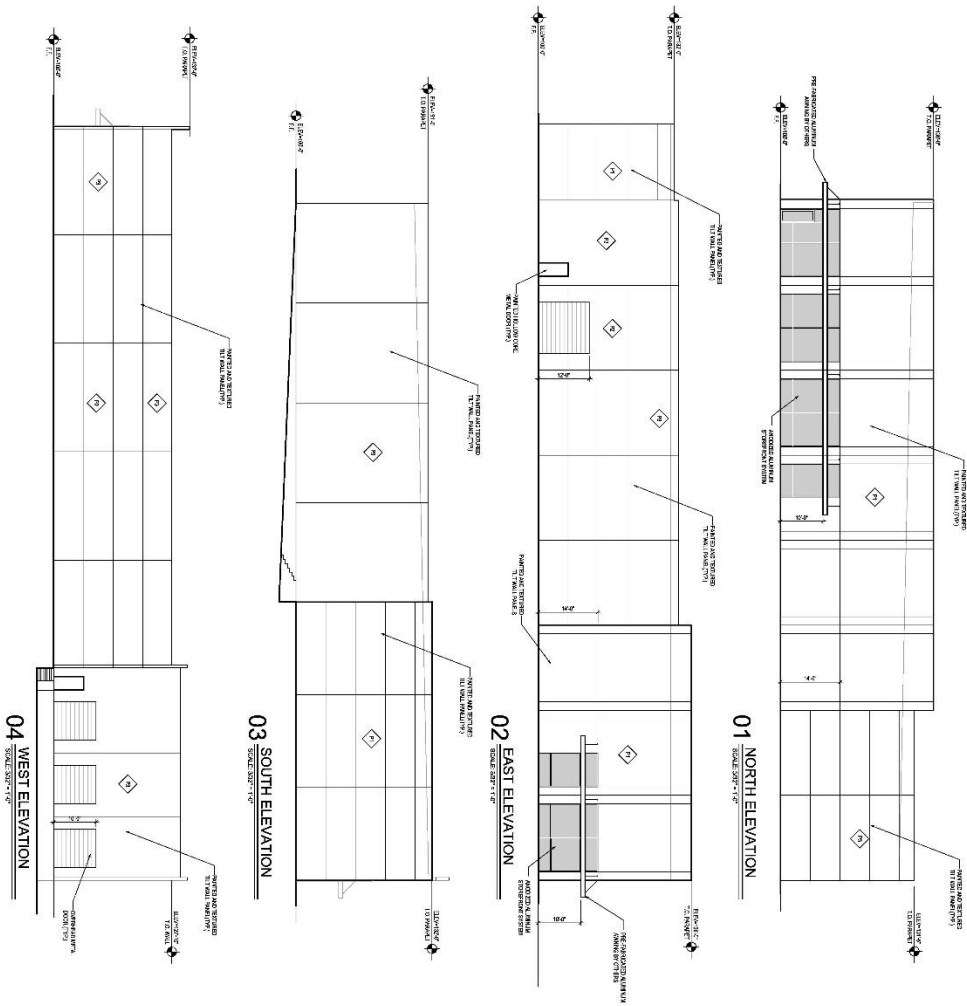


Resolution No. 2018-110 Exhibit "B" – Landscape Plan



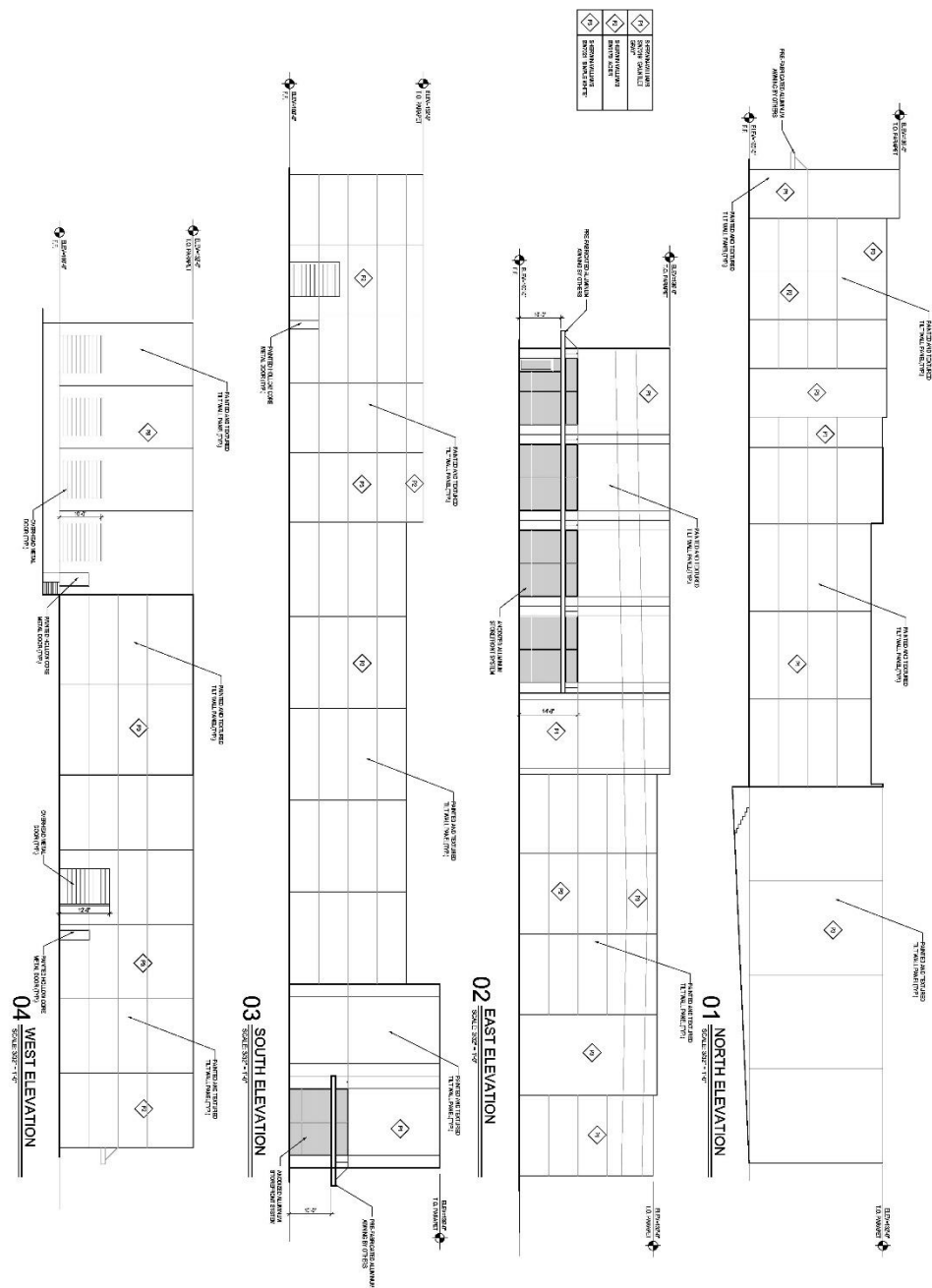
Resolution No. 2018-110
Exhibit “C” – Elevations

| | |
|---|-------------------|
| 1 | EXISTING BUILDING |
| 2 | NEW BUILDING |
| 3 | EXISTING BUILDING |
| 4 | NEW BUILDING |



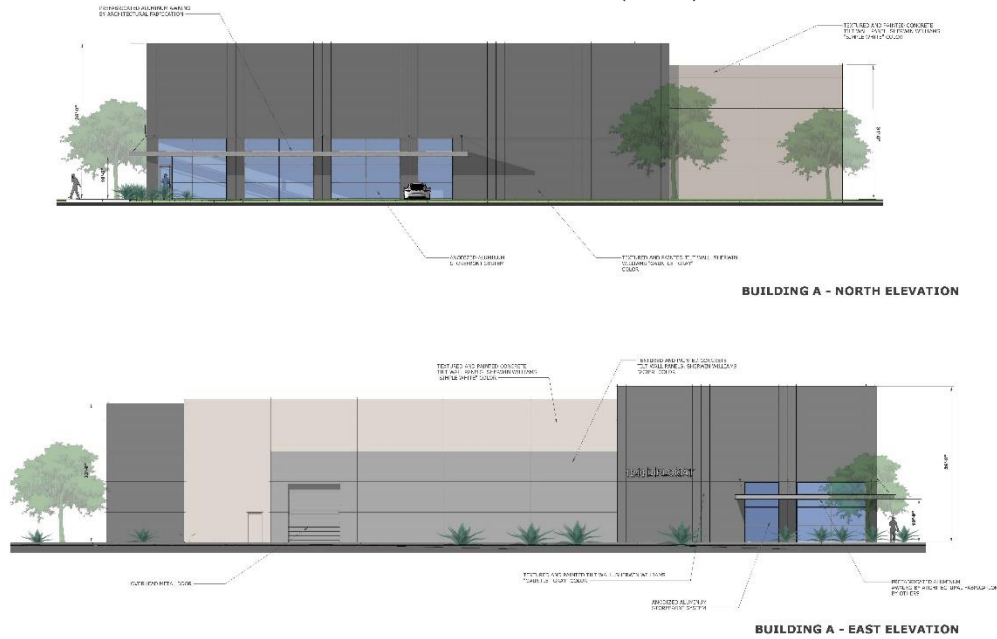
| | |
|---|--|
|  NCA Partners ARCHITECTURE | |
| DATE: 01.11.2018 BY: J. L. B. 10/10/18 CHECKED: J. L. B. 10/10/18 APPROVED: J. L. B. 10/10/18 | |
| PROJECT: DIPLOMAT BUSINESS PARK BLDG A 1940 DIPLOMAT DRIVE FARMERS BRANCH, TX | |
| SHEET: A301 | |
| BUILDING A ELEVATIONS | |
| NCA-028-A 1000 | |

Resolution No. 2018-110 Exhibit "C" – Elevations (cont.)



Resolution No. 2018-110

Exhibit "C" – Elevations (cont.)

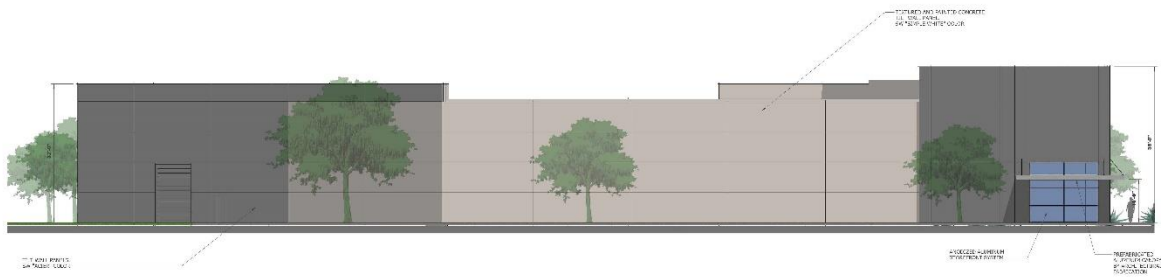


DIPLOMAT BUSINESS PARK - BLDG. A **NCA** Partners
 10000 BROAD BLVD. SUITE 1000
 DALLAS, TEXAS 75241



DIPLOMAT BUSINESS PARK - BLDG. A **NCA** Partners
 10000 BROAD BLVD. SUITE 1000
 DALLAS, TEXAS 75241

Resolution No. 2018-110 Exhibit "C" – Elevations (cont.)

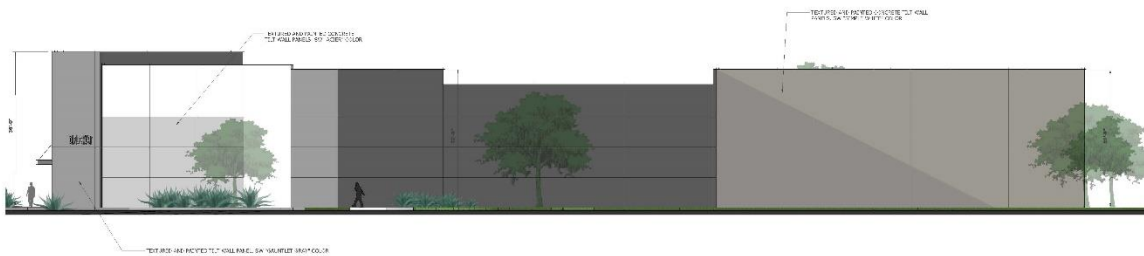


BUILDING B - SOUTH ELEVATION



BUILDING B - WEST ELEVATION

DIPLOMAT BUSINESS PARK - BLDG. B **NCA** Partners
TOWN AND COUNTRY REAL ESTATE



BUILDING B - NORTH ELEVATION



BUILDING B - EAST ELEVATION

DIPLOMAT BUSINESS PARK - BLDG. B **NCA** Partners
TOWN AND COUNTRY REAL ESTATE