



**FARMERS
BRANCH**

City Council

June 15, 2021—Agenda Item **X.x**

13998 Diplomat Drive - Aerial Map

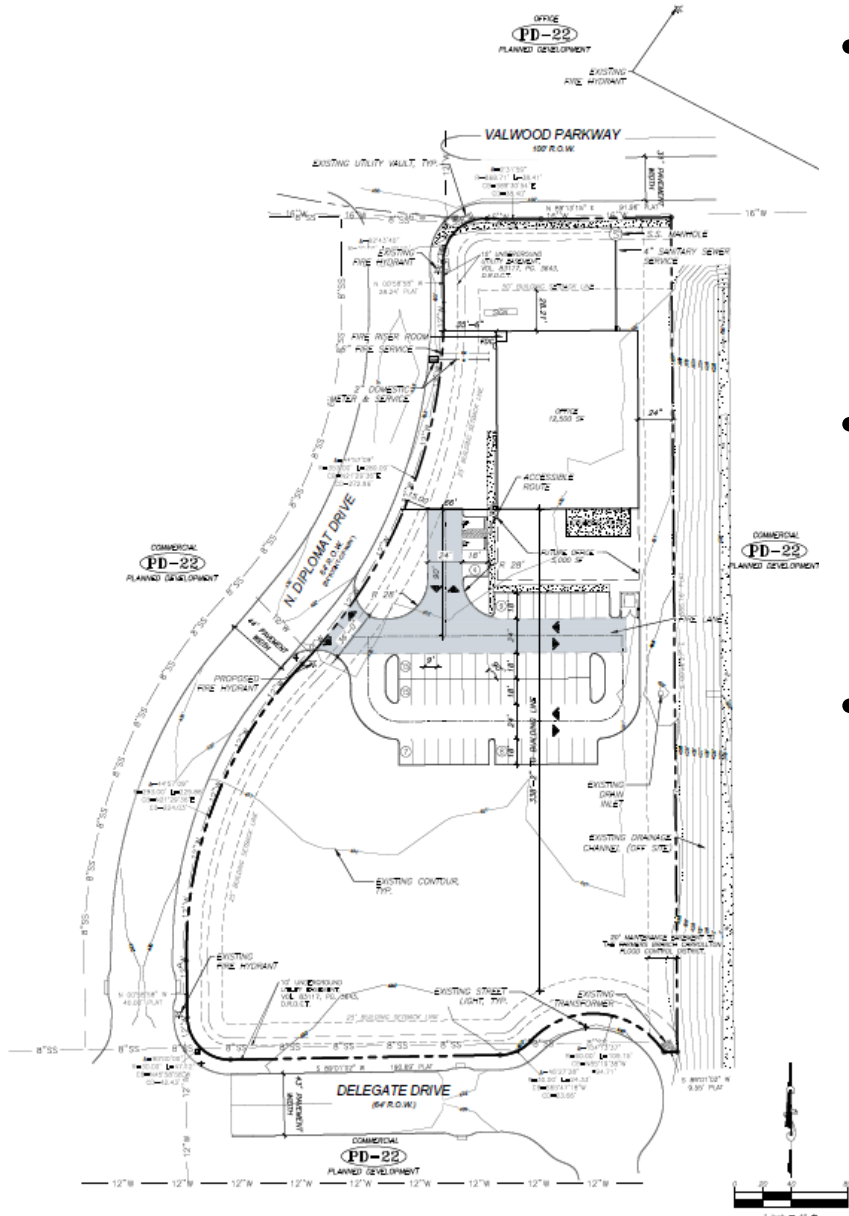


- **Subject Property:**
 - 3.35-acre vacant lot
 - PD-22 zoning
- **Request:**
 - 12,500 SF, single-story office building
 - 5,000 SF - potential future expansion
 - No outside storage
 - One monument sign and one wall sign proposed

13998 Diplomat Drive – Detailed Site Plan & Landscape Plan

- **Parking:**
 - 42 spaces required @ 1 per 300 SF
 - 58 parking spaces provided
- **Landscaping Proposed:**
 - 80% of site area to be landscaped (5% required)
- **Street Trees Proposed*:**
 - Diplomat Dr – 21
 - Valwood Pkwy – 6
 - Delegate Dr – 12

*Meets requirement



13998 Diplomat Drive – Comprehensive Plan Recommendation

- **West Side Plan - Industrial District:**
 - Light manufacturing, assembly, distribution and office uses recommended
 - The proposed office use is consistent with the plan recommendation.
- **Planning and Zoning Commission Recommendation**
 - On May 24, 2021 the Planning and Zoning Commission unanimously **recommended approval** of the Detailed Site Plan.

