



RESOLUTION NO. 2021-082

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 1, BLOCK 10, VALWOOD PARK, FARMERS BRANCH PHASE TWO ADDITION, COMMONLY KNOWN AS 13998 DIPLOMAT DRIVE, LOCATED IN PLANNED DEVELOPMENT NO. 22 (PD-22); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for Lot 1, Block 10, Valwood Park, Farmers Branch Phase Two Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 83117, Page 3643, Map Records, Dallas County, Texas (commonly known as 13998 Diplomat Drive) (“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, and the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested detailed 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” (“Detailed Site Plan”), Landscape Plan as shown in Exhibit “B” (Landscape Plan”), and Building Elevations as shown in Exhibit “C” (“Elevations”), 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 JUNE 2021.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

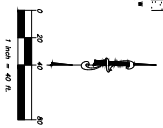
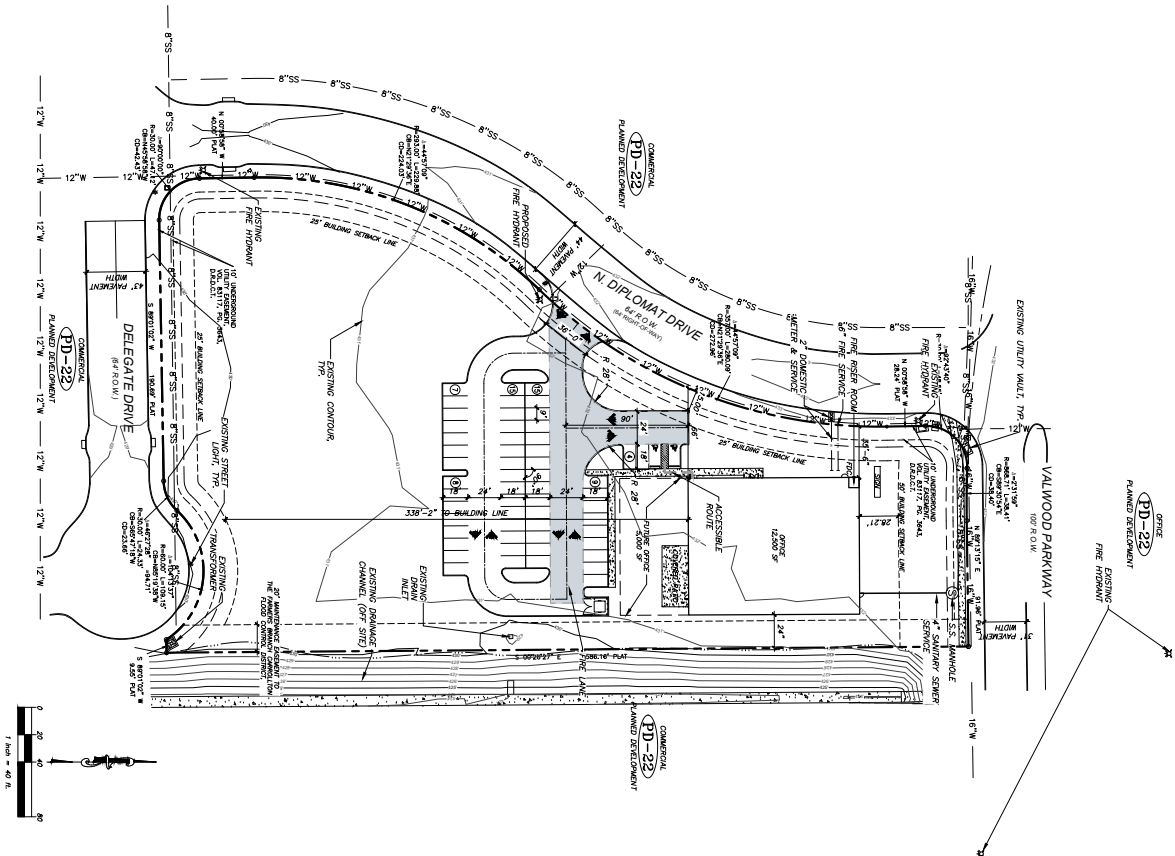
Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:6/2/2021:122801)

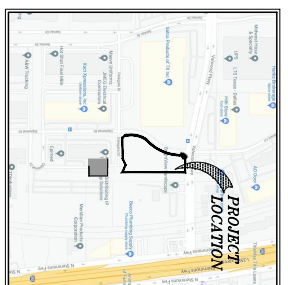
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Exhibit "A" – Detailed Site Plan



SITE DATA	
LOT AREA	146,877 S.F. 3.396 AC.
TOTAL IMPERVIOUS AREA	37,551 S.F.
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	25.48%
TOTAL BUILDING COVERAGE	12,500 S.F.
BLDG DATA	
BUILDING USE	OFFICE
NUMBER OF STORIES	1
HEIGHT OF BUILDING	20'
FINISHED FLOOR ELEVATION	GRADING WORK IS NOT COMPLETE
FOUNDATION TYPE	STRUCTURAL WORK IS NOT COMPLETE
TOTAL GROSS SQUARE FEET OF BLDG	12,500 S.F.
PARKING DATA	
REQUIRED PARKING AT 1 / 200 S.F.	42 SPACES
PROVIDED PARKING SPACES	58 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	2
ACCESSIBLE PARKING SPACES PROVIDED	2
PROVIDED PARKING TYPE	ON SITE SURFACE PARKING

- UTILITY NOTES:**
1. THE MINIMUM UTILITY EASEMENT SHALL BE 15 FEET WIDE.
 2. REGARDING THE DRAINAGE LOCATION, THE EXISTING DRAINAGE SHALL BE MAINTAINED AND THE EXISTING DRAINAGE SHALL BE THE SAME COLOR, MATERIAL, AND TYPING AS THE EXISTING DRAINAGE.
 3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH ENCLOSURES AND TRASH ENCLOSURES SHALL NOT BE LOCATED IN RIGHT-OF-WAY OR FIRE LINES.



CITY ACTION BLOCK		
PLANNING AND ZONING COMMISSION DATE	DATE	ACTION
CITY COUNCIL DATE		
ORDINANCE NO.		
RESOLUTION NO.		
ADMINISTRATIVE APPROVAL DATE		

CURRENT ZONING PD22
DETAILED SITE PLAN
MANHATTAN CONSTRUCTION OFFICE BUILDING
 1398 N. DIPLOMAT DRIVE
 PHASE TWO, IN ADDITION TO THE
 LOT 10, BLOCK 10,
 VALWOOD PARKWAY, DALLAS, TEXAS
 75244
 3.0558 ACRES
 02/09/2021

OWNER:
 ROONEY REAL ESTATE
 3800 S. LINDA L. AVE.
 SUITE 200
 DALLAS, TX 75246
 214-416-1111
 rooneyrealestate.com

DEVELOPER:
 MANHATTAN CONSTRUCTION COMPANY
 4800 WEST 17TH STREET
 SUITE 100
 DALLAS, TX 75206
 214-416-1111
 manhattanconstruction.com

LANDSCAPE ARCHITECT:
 mma
 1111 EAST 17TH STREET
 SUITE 100
 DALLAS, TX 75206
 214-416-1111
 mma-architect.com
 02/09/2021

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Exhibit "C" – Elevations



CITY ACTION BLOCK	
CHANGING AND ZONING COMMISSION DATE	DATE
DATE	ACTION
APPROVED NO.	
RECEIVED NO.	
ADMINISTRATIVE APPROVAL DATE	

** FOR CONCEPTUAL USE ONLY
** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY

