



## Legislation Text

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**File #:** R2016-076, **Version:** 1

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**Consider approving Resolution No. 2016-076 to amend a site plan located at 13800 Diplomat Drive; and take appropriate action.**

**BACKGROUND:**

The applicant, Feizy Properties, is proposing to expand the existing warehouse building located east of Diplomat Drive. Currently the property has an existing one-story building located on the site. The building was used as the former IBM call center and has been vacant since 2013. The applicant manufactures and sells rugs to the design trade, as opposed to the general public. They are staying in their traditional Dallas location on Stemmons Freeway, but hoping to redevelop the Farmers Branch property for additional storage and warehouse space.

**DISCUSSION:**

The applicant, Feizy Properties, has proposed expansion of the existing warehouse building located on the site. The additional space is needed to convert the floor area into racked rug storage. The site is currently zoned Planned Development District No. 22 (PD-22) which was designed to accommodate small to moderate scale industrial and commercial businesses and to minimize any conflict between the non-residential and residential uses.

**RECOMMENDATION:**

On August 8<sup>th</sup>, the Planning and Zoning Commission recommended approval of the Detailed Site Plan as described in the Resolution No. 2016-076

**ATTACHMENTS:**

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Resolution No. 2016-076
5. Site Photographs