



**RESOLUTION NO. 2017-014**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN AND RELATED DETAILED REGULATIONS FOR DEVELOPMENT OF A 1.857± ACRE TRACT OUT OF IN THE THOMAS KEENAN SURVEY, ABSTRACT NO. 733, CITY OF FARMERS BRANCH, TEXAS, DESCRIBED IN EXHIBIT "A" HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 36 (PD-36); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for approval of detailed site plan for a 1.857± acre tract out of the Thomas Keenan Survey, Abstract No. 733, City of Farmers Branch, Texas, described in Exhibit "A" attached hereto and incorporated herein by reference ("the Property"), which is located in Planned Development No. 36 (PD-36); 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;

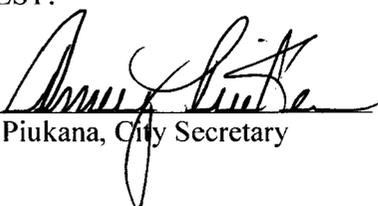
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:**

**SECTION 1.** The Property shall be developed in accordance with the regulations applicable to the Property located in Planned Development No. 36 (PD-36) as well as the Detailed Site Plan attached hereto as Exhibit "B" and incorporated herein by reference ("the Site Plan"); provided, however, minor changes in location of streets may be made without further amendment to the Site Plan as long as the general pattern of traffic circulation and access is substantially maintained.

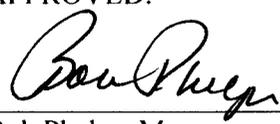
**SECTION 2.** This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 24<sup>TH</sup> DAY OF JANUARY, 2017.**

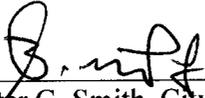
ATTEST:

  
Amy Piukana, City Secretary

APPROVED:

  
Bob Phelps, Mayor

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "P. G. Smith", written over a horizontal line.

Peter G. Smith, City Attorney  
(kbl:1/15/17:82967)

**Resolution No. 2017-014**  
**Exhibit "A" – Description of Property**

Being a 1.857 acre (80,901 sq. ft.) tract of land situated in the Thomas Keenan Survey, Abstract No. 733, City of Farmers Branch, Dallas County, Texas, and being a portion of a certain parcel of land conveyed to Mary R. Good, as recorded in Volume 72917, Page 1848, Deed Records, Dallas County, Texas, and also being all of Lot 32, of Good Estates, Phase II, as recorded in Volume 85212, Page 4262, Plat Records, Dallas County, Texas;

BEGINNING at a found 1/2-inch iron rod, being in the north right-of-way line of Danny Lane (a 50' Right-Of-Way), and being the southwest corner of said Lot 32, and also being the southeast corner of Lot 8, Good Estates & Farmers Branch Addition, as recorded in Volume 77209, Page 1521, Plat Records, Dallas County, Texas;

THENCE North 01° 01' 01" West, leaving said north right-of-way line, a distance of 344.14 feet to a found 1/2-inch iron rod with cap stamped "CBG Surveying", being the northwest corner of a tract of land conveyed to Mary R. Good, as recorded in Volume 72917, Page 1848, Deed Records, Dallas County, Texas, and being in the south line of a tract of land conveyed to City of Farmers Branch;

THENCE North 89° 00' 07" East, along the north line of said Mary R. Good tract, and along the south line of said City of Farmers Branch tract, a distance of 275.02 feet to a found 1/2-inch iron rod with cap stamped "CBG Surveying", being the northeast corner of said Mary R. Good tract;

THENCE South 00° 29' 31" East, along the most northerly east line of said Mary R. Good tract, a distance of 104.60 feet to a point, being in the south right-of-way line of Leta Mae Lane (a 50' Right-Of-Way), and being in the north line of Lot 4, Good Estates & Farmers Branch Addition, as recorded in Volume 77209, Page 1521, Plat Records, Dallas County, Texas;

THENCE South 89° 30' 29" West, along the most northerly south line of said Mary R. Good tract, and along said north line of said Lot 4, a distance of 16.16 feet to a found 1/2-inch iron rod, being the northwest corner of said Lot 4;

THENCE South 00° 23' 21" East, along the east line of said Mary R. Good tract, and along the west line of said Lot 4, a distance of 125.00 feet to a found 1/2-inch iron rod with cap stamped "CBG Surveying", being the southeast corner of said Mary R. Good tract, and being the southwest corner of said Lot 4, and also being the northeast corner of Lot 33, conveyed to Good Estates, Phase II, as recorded in Volume 85212, Page 4262, Plat Records, Dallas County, Texas, and also being the northwest corner of Lot 9, Good Estates & Farmers Branch Addition, as recorded in Volume 77209, Page 1521, Plat Records, Dallas County, Texas;

THENCE South 89° 17' 29" West, along the south line of said Mary R. Good tract, and along the north line of said Lot 33, a distance of 82.79 feet to a point, being the northwest corner of said Lot 33, and being the northeast corner of said Lot 32;

THENCE South 00° 11' 33" West, along the west line of said Lot 33, and along the east line of said Lot 32, a distance of 118.70 feet to a point, being the southwest corner of said Lot 33, and being the southeast corner of said Lot 32, and also being in said north right-of-way line;

THENCE North 89° 48' 31" West, along said north right-of-way line, and along the south line of said Lot 32, a distance of 171.27 feet to the POINT OF BEGINNING and CONTAINING (80,901 sq. ft.) 1.857 acres, more or less.

