



RESOLUTION NO. 2014-097

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN AND BUILDING ELEVATIONS FOR AN APPROXIMATELY 7.39± ACRE PORTION OF THE PROPERTY DESCRIBED IN RESOLUTION NO. 2012-052 LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88)(MERCER CROSSING CODE); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Resolution No. 2012-052 approved July 17, 2012, the City Council of the City of Farmers Branch approved a conceptual site plan for a 17.44± acre tract of land described in Resolution No. 2012-052 (“the Property”) which is located in Planned Development NO. 88 (PD-88)(Mercer Crossing Code); and

WHEREAS, the developer of the Property has made application for approval of detailed site plan for the southern portion of the Property, being an approximately 7.39± acre tract of land; 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 and special exceptions 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 approximately 7.39± acre southern portion of the Property shown on the Detailed Site Plan attached hereto as Exhibit “A” shall be developed substantially in accordance with the following exhibits, all of which are attached hereto and incorporated herein by reference:

- A. Detailed Site Plan as shown in Exhibit “A;”
- B. Landscape Plan as shown in Exhibit “B;” and
- C. Elevations as shown in Exhibit “C.”

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 4TH DAY OF NOVEMBER, 2014.

ATTEST:

Angela Kelly, City Secretary

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:10/20/14:68754)

APPROVED:

Bob Phelps, Mayor

Resolution No. 2014-097 Exhibit "A" – Detailed Site Plan



GROSS SQUARE FOOTAGE PER BUILDING:

BUILDING	FLOOR 1	FLOOR 2	TOTAL
11	12,161 SF	12,201 SF	24,362 SF
12	14,533 SF	14,573 SF	29,106 SF
13	14,533 SF	14,573 SF	29,106 SF
14	11,259 SF	11,299 SF	22,558 SF
15	11,259 SF	11,299 SF	22,558 SF
16	13,844 SF	13,884 SF	27,728 SF
17	13,844 SF	13,884 SF	27,728 SF
TOTAL PROJECT:	152,948 SF	153,078 SF	306,026 SF

TYPE UNIT MIX (PERCENT):

1 BR	47.1%
2 BR	52.9%

NOTES:

- LAND AREA: 7.39 ACRES
- TOTAL IMPERVIOUS GROUND COVER: 28.54%
- SITE IMPERVIOUS PERCENTAGE: 27%
- TOTAL BUILDING COVERAGE: 89.64 SF

BUILDING AREA:

- TOTAL 1 BEDROOMS: 280,026 SF
- TOTAL 2 BEDROOMS: 120,000 SF
- TOTAL UNITS: 71 UNITS

1 BEDROOM MIX PERCENTAGE: 60%

2 BEDROOM MIX PERCENTAGE: 34%

7.39 ACRES @ 3 STORY = 28 UNITS PER ACRE

210 UNITS x 1.4 SPACES/UNIT = 294 SPACES/PHASE

CONSTRUCTION COSTS:

PHASE 1: \$42,000,000
PHASE 2: \$17,000,000 (ESTIMATED)
TOTAL: \$59,000,000 (ESTIMATED)

NOTES:

- AREA IN RED LINE INDICATES THE LOCATION OF STOPS ON THE ELEVATOR.

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GFF Planning

2222 Cornwell Street
Dallas, Texas 75249
214.621.7200
www.gffplanning.com

DETAILED SITE PLAN
Luna Road and Knightbridge Road
Farmers Branch, Texas
7.39 Acres
Exhibit A

Client/Developer: Provident Realty Advisors, Inc.
Contact: Matthew Means
5600 EDC Freeway
Dallas, Texas 75249
972.363.4500
matt@gffplanning.com

Job #: 14034.01
File Name: Site Plan 4-ug
Date: 08/07/14
Drawn by: Erik Moore
Checked by: Jonathan Wood

Resolution No. 2014-097 Exhibit "C" – Elevations

Building Elevation Sheet Schedule (Approximate Data)	
Sheet No.	01
Sheet Title	TYPICAL BUILDING ELEVATION
Scale	AS SHOWN
Notes	SEE ELEVATION SHEET 02 FOR CONTINUATION

04
TYPICAL BUILDING ELEVATION
Sheet 04 of 04

03
TYPICAL BUILDING ELEVATION
Sheet 03 of 04

01
TYPICAL BUILDING ELEVATION
Sheet 01 of 04

02
TYPICAL BUILDING ELEVATION
Sheet 02 of 04

01
TYPICAL BUILDING ELEVATION
Sheet 01 of 04

<p>GFF Planning 2025 Farmwood Blvd Dallas, Texas 75242 www.gffplanning.com</p>	<p>BUILDING ELEVATIONS Luna Road and Knightbridge Road Farmers Branch, Texas</p>	<p>Job # 1504471 File Name: A415410.dwg Date: 9/23/14 Drawn by: Brian E. Maxwell Checked by: Jordan Hood</p>
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