



RESOLUTION NO. 2022-001

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 SUBDISTRICT B OF PLANNED DEVELOPMENT NO. 71 (PD-71) AS SET FORTH IN ORDINANCE NO. 3664, GENERALLY LOCATED AT 4040 VALLEY VIEW LAND; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for Subdistrict B of Planned Development No. 71 (PD-71) as established by and set forth in Ordinance No. 3664 (“the Property”); 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 substantially in accordance with the Detailed Site Plan as shown in Exhibit “A” (“Site Plan”), Landscape Plan as shown in Exhibit “B” (“Landscape Plan”), and Building Elevations as shown on Exhibit “C”, all being 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 4TH DAY OF JANUARY 2022.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:12/16/2021:126658)

WATER METER SCHEDULE		DATE	
ID	TYPE	SIZE	NO
Δ	DOMESTIC	1"	1
▽	IRIGATION	1"	2

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▽	IRIGATION	1"	2

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1 OVERALL PLANTING PLAN
Scale: 1" = 30'-0"

Alternative Firelane Surface
TBD

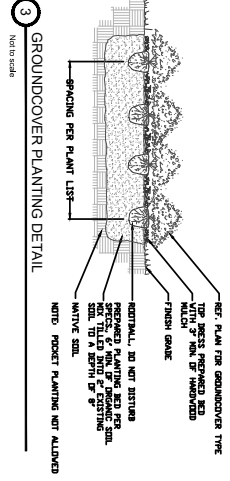
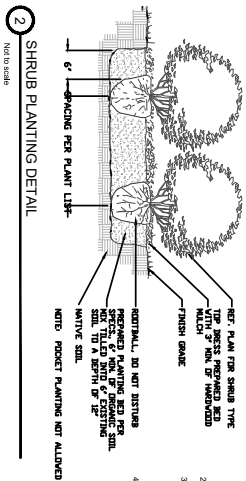
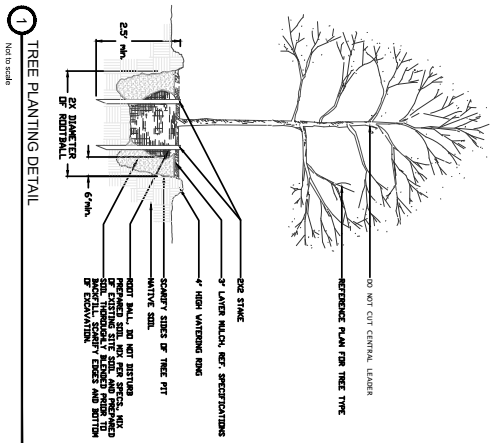
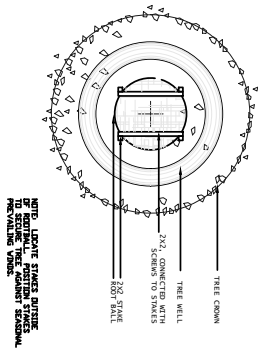
PLANT SCHEDULE				
Code	Common Name	Scientific Name	Size	Quantity
1	Tree			
2	Low Cal. Hydrangea	<i>Quercus virginiana</i> 'NYM'	3'-c.d.	21
3	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
4	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
5	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
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221	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
222	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
223	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
224	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
225	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
226	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
227	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
228	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
229	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
230	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
231	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
232	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
233	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
234	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11
235	Tree	<i>Fraxinus</i> <i>dissecta</i>	12'	11

No		Date	Issue

CHECKED BY	DRAWN BY
JTH	SKG

SHEET TITLE
Overall Planting Plan

Resolution No. 2022-001
Exhibit "B" – Landscape Plan



GENERAL LANDSCAPE NOTES

1. All requirements of the City of Austin (C.A.S.T.) landscaping regulations shall be met.
2. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
3. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
4. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
5. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
6. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
7. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
8. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
9. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
10. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
11. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
12. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
13. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
14. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.
15. Tree locations are determined by the City of Austin (C.A.S.T.) landscaping regulations.

PLANTING NOTES

1. All work shall be bid out by Landscape Contractor to approved by Owner.
2. Work shall be completed prior to start of construction.
3. Work shall be completed prior to start of construction.
4. Work shall be completed prior to start of construction.
5. Work shall be completed prior to start of construction.
6. Work shall be completed prior to start of construction.
7. Work shall be completed prior to start of construction.
8. Work shall be completed prior to start of construction.
9. Work shall be completed prior to start of construction.
10. Work shall be completed prior to start of construction.
11. Work shall be completed prior to start of construction.
12. Work shall be completed prior to start of construction.
13. Work shall be completed prior to start of construction.
14. Work shall be completed prior to start of construction.
15. Work shall be completed prior to start of construction.

MATERIALS AND BED PREPARATION

1. All materials shall be of the highest quality.
2. All materials shall be of the highest quality.
3. All materials shall be of the highest quality.
4. All materials shall be of the highest quality.



1601 Rio Grande Street
Austin, Texas 78701
T 512.770.4503
hitchcockdesigngroup.com



1601 Rio Grande Street
Austin, Texas 78701

PROJECT
Valley View
13214 St. Lawrence Dr.
Farmers Branch, Texas
75244

CONSULTANTS
Chief Engineer
Katie/Hen
13455 Nobel Rd
Dallas, TX 75240
T 972.770.1500

Architect
5310 Hawthorn Rd., Ste 136
Dallas, TX 75230
T 214.215.5417



SHEET DEVELOPMENT	
October 13, 2021	
REVISIONS	
No	Issue

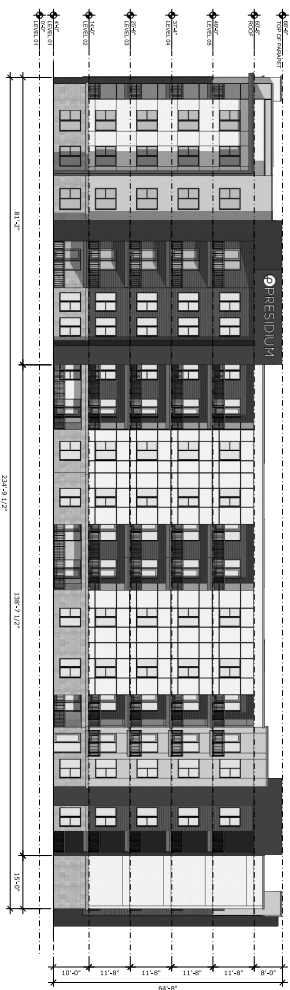
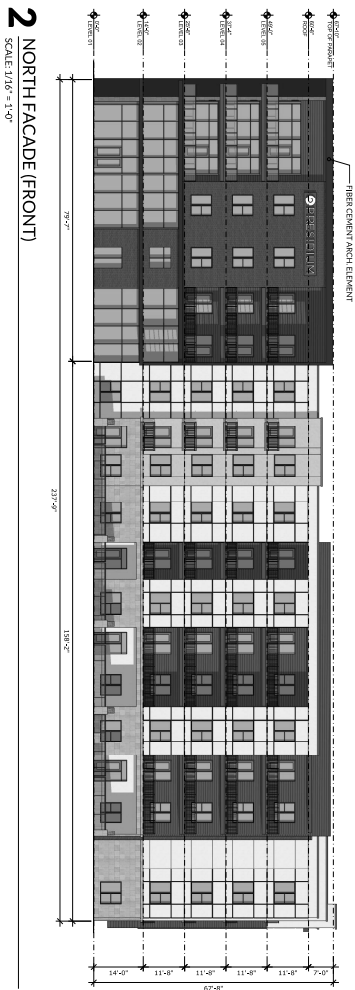
CHECKED BY	DRAWN BY
JTH	SKG

Planting Notes &
Details

SHEET NUMBER
L3.2

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Resolution No. 2022-001
Exhibit "C" – Building Elevations



ELEVATION MATERIAL CALCS (NO GLAZING)									
ELEVATION ORIENTATION		NORTH		EAST		SOUTH		WEST	
MATERIALS		TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
STONE		1,248	12%	2,848	13%	1,137	10%	2,032	7%
STUCCO		4,402	44%	12,453	54%	4,430	43%	17,451	64%
BRICK		1,343	12%	0	0%	0	0%	2,090	7%
GLAZING TOTALS		6,993	68%	15,403	69%	5,567	53%	22,473	79%
PC PANEL		741	7%	1,420	7%	2,303	21%	723	3%
BRICKS		2,553	25%	5,344	24%	2,663	26%	5,844	19%
TOTAL FACADE AREA		10,185		22,577		10,922		27,438	
TOTAL BUILDING MASONRY TOTAL		18,342		70%					

ELEVATION GLAZING CALCS									
ELEVATION ORIENTATION		NORTH		EAST		SOUTH		WEST	
GLAZING		5,157	34%	8,756	38%	1,446	13%	9,440	29%
TOTAL FACADE AREA		15,390		31,313		14,541		27,708	

KEY PLAN									
1					2				

MATERIALS									
STONE	STUCCO1	STUCCO2	BRICK	SING	FIRE EXTINGUISHER				

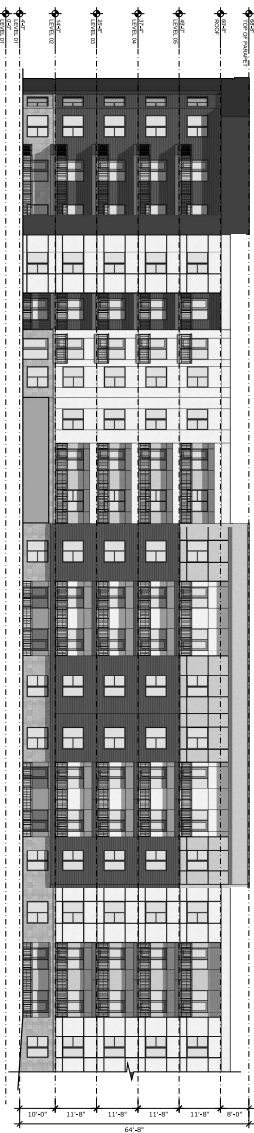
PLANNING & ZONING COMMISSION REVIEW	DATE	APPROVAL
CITY COUNCIL DATE		
COMMISSIONER NO.		
INVESTIGATOR NO.		
ADMINISTRATIVE APPROVAL DATE		

BUILDING ELEVATIONS
PRESIDIUM VALLEY VIEW
3.76 ACRES
4050 VALLEY VIEW LANE
Farmers Branch, Dallas County, Texas
Submitted: 08/24/2021

Owner/Developer: Architect
10000 Lakeside Dr. Suite 100
Dallas, Texas 75244
Phone: (214) 750-4477
Fax: (214) 750-4477

Engineer:
10000 Lakeside Dr. Suite 100
Dallas, Texas 75244
Phone: (214) 750-4477
Fax: (214) 750-4477

Resolution No. 2022-001
Exhibit "C" – Building Elevations



2 EAST FACADE
SCALE 1/8" = 1'-0"



1 EAST FACADE
SCALE 1/8" = 1'-0"

ELEVATION MATERIAL CALCS (NO GLAZING)									
ELEVATION ORIENTATION		NORTH		EAST		SOUTH		WEST	
MATERIALS		TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%
STONE		1,248	12%	2,468	13%	1,137	10%	2,012	7%
STUCCO		4,402	44%	12,451	56%	4,430	43%	17,451	64%
BRICK		1,341	12%	0	0%	0	0%	2,020	7%
MASSONRY TOTALS		6,991	68%	14,919	69%	5,567	53%	21,483	78%
PC PANEL		741	7%	1,420	7%	2,303	21%	723	3%
GLAZING		2,553	25%	5,344	24%	2,561	24%	5,544	19%
TOTAL FACADE AREA		10,185		22,577		10,432		27,748	
TOTAL BUILDING MASSONRY TOTAL		18,342		70%					

NOTE: MATERIAL CALCULATION TOTALS ABOVE INCLUDE ALL EXPOSED SURFACE AREA AND BUILDING ORNAMENTALS.

ELEVATION GLAZING CALCS									
ELEVATION ORIENTATION		NORTH		EAST		SOUTH		WEST	
GLAZING		5,115	24%	8,732	38%	1,446	14%	9,440	29%
TOTAL FACADE AREA		11,390		31,117		14,518		27,718	

STONE

BRICK

STUCCO1

STUCCO2

GLAZING

PC PANEL

STONE

BRICK

STUCCO1

STUCCO2

GLAZING

PC PANEL

STONE

BRICK

STUCCO1

STUCCO2

GLAZING

PC PANEL

1

2

N

KHA PROJECT	XXXXXXX
DATE	XXXXXX
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	XXX
CHECKED BY	XXX

PRESIDIUM VALLEY VIEW
VALLEY VIEW, TEXAS

O'BRIEN

No.	REVISIONS	DATE	BY

PLANNING & ZONING COMMISSION REVIEW

CITY COUNCIL, DATE:

COMMISSIONER NO.

MEETING NO.

ADMINISTRATIVE APPROVAL DATE:

DATE:

ACTION:

OWNER/DEVELOPER

Architect:

Submitted: 08/24/2021

4050 VALLEY VIEW LANE

PRESIDIUM VALLEY VIEW

3.76 ACRES

Farmers Branch, Dallas County, Texas

Engineer:

Submitted: 08/24/2021

4050 VALLEY VIEW LANE

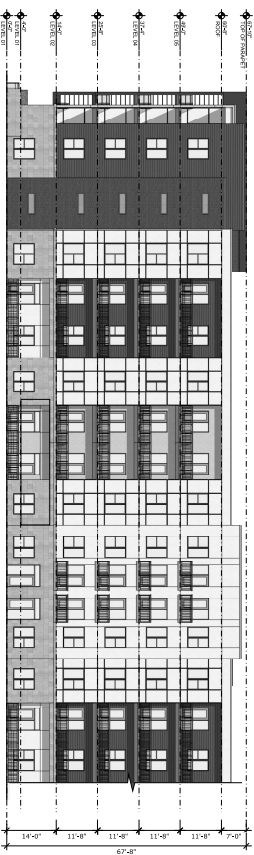
PRESIDIUM VALLEY VIEW

3.76 ACRES

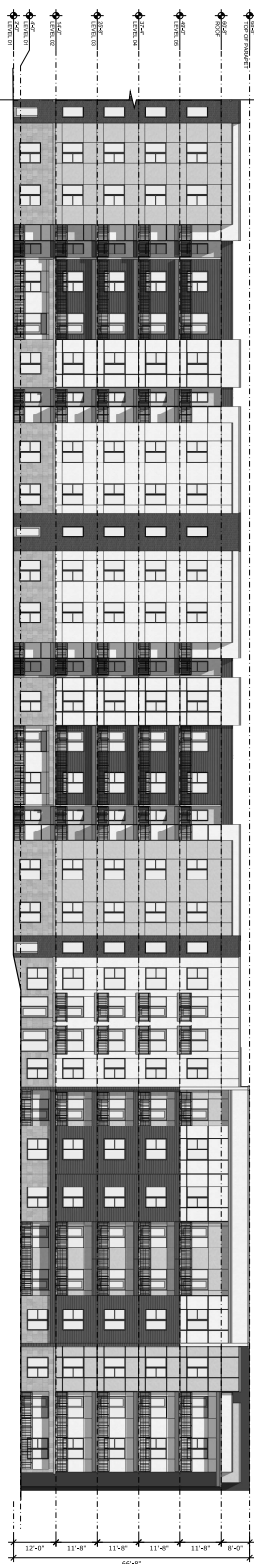
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SHEET NUMBER

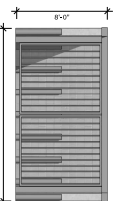
Resolution No. 2022-001
Exhibit "C" – Building Elevations



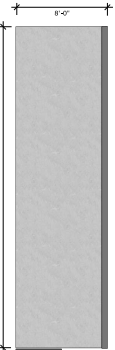
5 WEST FACADE
SCALE 1/16" = 1'-0"



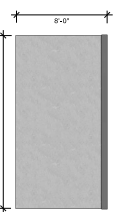
4 WEST FACADE
SCALE 1/16" = 1'-0"



3 DUMPSTER ENCLOSURE FRONT
SCALE 1" = 5'-0"



2 DUMPSTER ENCLOSURE SIDE
SCALE 1" = 5'-0"



1 DUMPSTER ENCLOSURE BACK
SCALE 1" = 5'-0"

ELEVATION MATERIAL CALCS (NO GLAZING)									
ELEVATION ORIENTATION		NORTH		EAST		SOUTH		WEST	
MATERIALS	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	TOTAL SF	%	
STONE	1,248	12%	2,848	13%	1,137	10%	2,032	7%	
STUCCO	4,402	44%	12,453	54%	4,430	43%	17,451	64%	
BRICK	1,343	12%	0	0%	0	0%	2,030	7%	
MASONRY TOTALS	6,993	68%	15,403	67%	5,567	50%	21,491	78%	
PC PANEL	741	7%	1,420	7%	2,303	21%	723	3%	
GLAZING	2,553	25%	5,344	24%	2,565	24%	5,544	19%	
TOTAL FACADE AREA	30,185		22,577		10,832		27,438		
TOTAL BUILDING MASONRY TOTAL								58,342	70%

NOTE: MATERIAL CALCULATION TOTALS ABOVE INCLUDE ALL SOLID SURFACE AREA AND BUILDING PERIMETERS.

ELEVATION GLAZING CALCS							
ELEVATION ORIENTATION	NORTH	EAST	SOUTH	WEST			
GLAZING	5,157	8,750	1,446	9,440			
TOTAL FACADE AREA	13,390	24%	31,313	145%	27,708	20%	

MATERIALS	
STONE	STUCCO 01
BRICK	STUCCO 02
BRICK	STUCCO 03
BRICK	STUCCO 04
BRICK	STUCCO 05

PLANNING & ZONING DEPARTMENT
CITY OF DALLAS, TEXAS
CHIEF PLANNER
RECEIVED: 08/24/2021
ADMINISTRATIVE APPROVAL DATE

OWNER/DEVELOPER: **Architect**
15000 Preston Road, Suite 100
Dallas, Texas 75240
Phone: (214) 343-8888

ENGINEER: **Architect**
15000 Preston Road, Suite 100
Dallas, Texas 75240
Phone: (214) 343-8888

BUILDING ELEVATIONS
PRESIDIUM VALLEY VIEW
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4050 VALLEY VIEW LANE
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