



## RESOLUTION NO. 2014-090

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ADOPTING A SITE PLAN FOR LOT 1, BLOCK 1, DALHO TRUCK LEASE ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS (ALSO KNOWN AS 1891 VALLEY VIEW LANE) LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88 MERCER CROSSING CODE) ZONING DISTRICT, INCLUDING A LANDSCAPE PLAN AND ELEVATIONS; INCLUSIVE OF SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the owner of the property described Lot 1, Block 1, Dalho Truck Lease Addition, an Addition to the City of Farmers Branch, Dallas County, Texas (“the Property”)(also known as 1891 Valley View Lane), which is located within Planned Development No. 88 (PD-88 Mercer Crossing Code), has applied for approval of a detailed site plan for the Property; and

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that the detailed site plan 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 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.** In addition to the development and use regulations of Planned Development No. 88 (PD-88 Mercer Crossing Code) applicable to the Property, the Property shall be developed substantially in accordance with the Detailed Site Plan attached hereto as Exhibit “A,” the Landscape Plan attached hereto as Exhibit “B,” and the Elevations attached hereto as Exhibit “C,” which exhibits are incorporated herein by reference and are hereby approved.

**SECTION 2.** Having found that the Property and, in particular, the Property’s location fronting Valley View Lane constitutes a unique characteristic relative to other areas of PD-88, and having further found that strict compliance with the provisions of the Mercer Crossing Code is not feasible and desirable and that deviation from the Mercer Crossing Code will allow for equal or better results, the Detailed Site Plan approved pursuant to Section 1, above, shall be expressly approved with the following special exceptions:

- A. The streetscape adjacent to Valley View Lane may be developed with a meandering sidewalk, eleven (11) additional street trees, and no parallel parking on the curb;
- B. The building setback along Valley View Lane can be fifty (50) feet as shown;

- C. Twelve (12) surface parking spaces may be located between the southern building façade and Valley View Lane; and
- D. The finished floor elevation of the building to be construction adjacent to Valley View Lane may be within eighteen inches (18.0") of the elevation of the sidewalk along Valley View Lane.

**SECTION 3.** This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 6<sup>th</sup> DAY OF OCTOBER, 2014.**

**ATTEST:**

**APPROVED:**

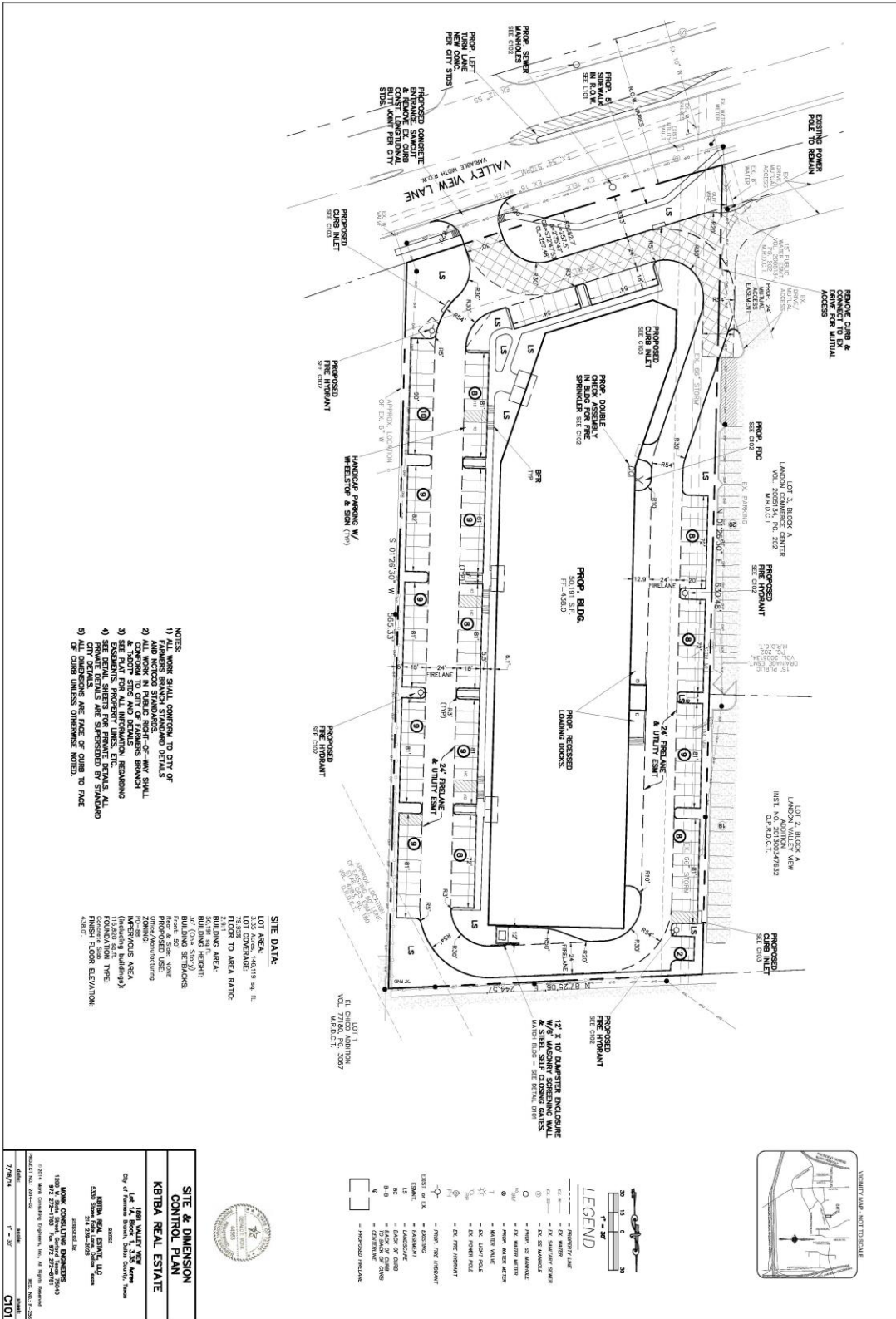
\_\_\_\_\_  
Angela Kelly, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:9/16/14:68233)

# Resolution No. 2014-090 Exhibit "A" – Detailed Site Plan



- NOTES:**
- 1) ALL WORK SHALL CONFORM TO CITY OF SAN ANTONIO STANDARDS AND SPECIFICATIONS.
  - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARDS AND SPECIFICATIONS.
  - 3) SEE PLAN FOR ALL INFORMATION REGARDING EXISTING UTILITIES AND STRUCTURES.
  - 4) SEE DETAIL SHEETS FOR PERMITS, ALL CITY DETAILS.
  - 5) ALL DIMENSIONS ARE FROM FACE TO FACE UNLESS OTHERWISE NOTED.

**SITE DATA:**

LOT AREA:  
 LOTS 2 & 3: 14,611 S.F.  
 LOTS 1 & 4: 7,928 S.F.  
 TOTAL TO AREA RATIO: 22.81%

**BUILDING HEIGHT:**  
 4.50' TO 5.00'

**FOUNDATION TYPE:**  
 CONCRETE

**FINISH FLOOR ELEVATION:**  
 4.850'



**SITE & DIMENSION CONTROL PLAN**

**KBIBA REAL ESTATE**

1801 VALLEY VIEW  
 SAN ANTONIO, TEXAS 78214  
 PREPARED BY: [Name]  
 DATE: [Date]

**WORK CONSULTING ENGINEERS**  
 1801 VALLEY VIEW  
 SAN ANTONIO, TEXAS 78214  
 PREPARED BY: [Name]  
 DATE: [Date]



# Resolution No. 2014-090 Exhibit "C" – Elevations

