



RESOLUTION NO. 2024-226

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN AND A LANDSCAPING PLAN FOR APPROXIMATELY 5 ACRES IDENTIFIED AS LOT 1 HEREIN, COMMONLY KNOWN AS 2000 LBJ FREEWAY, LOCATED IN PLANNED DEVELOPMENT NO. 99 (PD-99); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for approximately 5 acres identified as Lot 1 in Exhibit “B” herein and as described on Page 130 of the William M. Cochran Abstract No. 279, an addition to the City of Farmers Branch, Texas, recorded in Instrument No. 202200249412, Official Public Records, Dallas County, Texas (commonly known as 2000 LBJ Freeway) (“the Property”), which is located in Planned Development No. 99 (PD-99); and is described in Exhibit “A” and shown on Exhibit “B”; 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, a landscape 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. The Property shall be developed substantially in accordance with the following exhibits, all of which are attached hereto and incorporated by reference:

- A. Legal Description as described in Exhibit “A;”
- B. Detailed Site Plan as shown in Exhibit “B;”
- C. Landscape Plan as shown in “Exhibit “C;”
- D. Building Elevations as shown in “Exhibit “D.”

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 10th DAY OF DECEMBER 2024.

ATTEST:

APPROVED:

Stacy Henderson, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

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Exhibit "A" – Legal Description

BEING all that certain lot, tract, or parcel of land, situated In the William M. Cochran Survey, Abstract Number 279, City of Farmers Branch, Dallas County, Texas, being all of that certain tract of land, described by deed to MCA Development, LLC, recorded in Instrument Number 201900301748, Deed Records, Dallas County, Texas, and being part of that certain tract of land described as Tract 1, to CADG Mercer MM Holdings, LLC, recorded in Instrument Number 201700358675, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "PACHECO KOCH" at the northeast corner of said MCA tract, same being the northeast corner of said CADG tract, being in the west line of a certain tract of land, described by deed to Dallas Area Rapid Transit (DART), recorded in Instrument Number 201500321792, Deed Records, Dallas County, Texas, and being in the south line of LBJ Freeway (Interstate 635);

THENCE S 08°44'22" W, with the east line of said MCA tract, the east line of said CADG tract, and the west line of said DART tract, a distance of 163.72 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northeast corner of Lot 1, Block A, Lake at Mercer Crossing, an addition to the City of Farmers Branch, Dallas County, Texas recorded in Instrument Number 201600228894, Plat Records, Dallas County, Texas, same being the southeast corner of said MCA tract, and being in the west line of said DART tract;

THENCE with the south line of said MCA tract, and the north line of said Lot 1, the following eleven (11) calls:

N 81°15'38" W, a distance of 23.44 feet to a 1/2" capped rebar set, stamped "MCADAMS"; S 43°27'53" W, a distance of 28.27 feet to a "+" set on wall;
S 57°37'15" W, a distance of 335.55 feet to a "+" set on wall; S 60°02'58" W, a distance of 53.53 feet to a "+" found on wall; S 44°12'52" W, a distance of 28.07 feet to a "+" found on wall;
S 40°14'08" W, a distance of 188.06 feet to a "+" found on wall; S 60°25'11" W, a distance of 112.39 feet to a "+" found on wall; S 81°37'49" W, a distance of 165.26 feet to a "+" found on wall; N 86°14'20" W, a distance of 19.11 feet to a "+" found on wall; N 83°44'43" W, a distance of 98.71 feet to a "+" found on wall;
N 76°24'14" W, a distance of 0.60 feet to a "+" found on wall at the southwest corner of said MCA tract, and being in the north line of said Lot 1;

THENCE with the west line of said MCA tract, the following three (3) calls:

N 00°02'42" W, a distance of 420.69 feet to a 1/2" capped rebar set, stamped

"MCADAMS"; S 89°57'18" W, a distance of 35.28 feet to a "+" set in concrete;
N 00°02'42" W, a distance of 186.65 feet to a 1/2" capped rebar set, stamped
"MCADAMS" at the northwest corner of said MCA tract, being in the north line of said
CADG tract, and being in the south line of LBJ Freeway;

THENCE with the north line of said MCA tract, the north line of said CADG tract, and the south
line of LBJ tract, the following two (2) calls:

N 88°05'54" E, a distance of 449.39 feet to a 1/2" capped rebar found, stamped "PACHECO
KOCH";












S 89°19'21" E, a distance of 503.97 feet to the POINT OF BEGINNING, and containing
approximately 9.330 acres of land, more or less.

More Commonly known as 9011 LBJ Freeway.

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PLANT		QTY	SYM	COMMON NAME	BOTANICAL NAME	CALL	HEIGHT	CONT
TREES								
8	NO			Shawnee Red Oak	<i>Quercus coccinea</i>	1"	10-12'	PRE 2.5L
12	CE			Shawnee Red Oak	<i>Quercus coccinea</i>	1"	10-12'	PRE 2.5L
6	CE			Red Oak	<i>Quercus rubra</i>	1"	10-12'	PRE 2.5L
ORNAMENTAL TREES								
8	CE			Chinese Elm	<i>Ulmus parviflorus</i>	1"	8-10'	PRE 2.5L
6	CE			Chinese Elm	<i>Ulmus parviflorus</i>	1"	8-10'	PRE 2.5L
SHRUBS								
QTY	SYM	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	SPREAD		
GROUND COVERS								
12/21 SP	PR	Prune-Edged Dogwood	<i>Prunella edulis</i>	1.5L	6"	8' max		
4/21	US	Prune-Edged Dogwood	<i>Prunella edulis</i>	1.5L	6"	8' max		

PLANT CATALOG		
TYPE	CODE	COMMON / BOTANICAL NAME
	RD	RED FLOPPY RED FLOPPY GARDENS OF EDEEN
	LO	ORANGE BELL ORANGE BELL GARDENS OF EDEEN
	CE	CECILIA CECILIA GARDENS OF EDEEN
	HB	HEAVENLY BIRD HEAVENLY BIRD GARDENS OF EDEEN
	CH	CHALKY TIME CHALKY TIME GARDENS OF EDEEN
	DB	DEAR BIRD DEAR BIRD GARDENS OF EDEEN
	LC	LOVE CLOVER LOVE CLOVER GARDENS OF EDEEN
	MC	MILK MAINT MILK MAINT GARDENS OF EDEEN
	Q	QUANTUM QUANTUM GARDENS OF EDEEN
	PS	PISTOL PISTOL GARDENS OF EDEEN
	BR	BROWN BROWN GARDENS OF EDEEN

**ROYALTON AT MERCER
CROSSING**
SITE PLAN
9011 LBJ FREEWAY
CITY OF FARMERS BRANCH, TEXAS, 75234



MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
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fax 972. 436. 9715
TBPE: 19762 TBPE.S: 10194440
www.mcadamsco.com

SWBC LUNA, LLC
5949 SHERRY LANE,
DALLAS, TX 75225
(214) 987-6317
SPENCER BYINGTON

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION

DATE 07-30-2024

SHEET

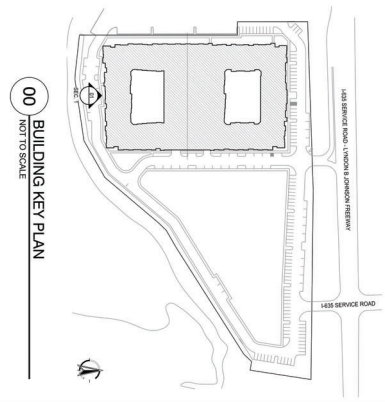
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ROYALTON AT MERCER CROSSING

ELEVATIONS
FARMERS BRANCH, TEXAS
SEPTEMBER 2024



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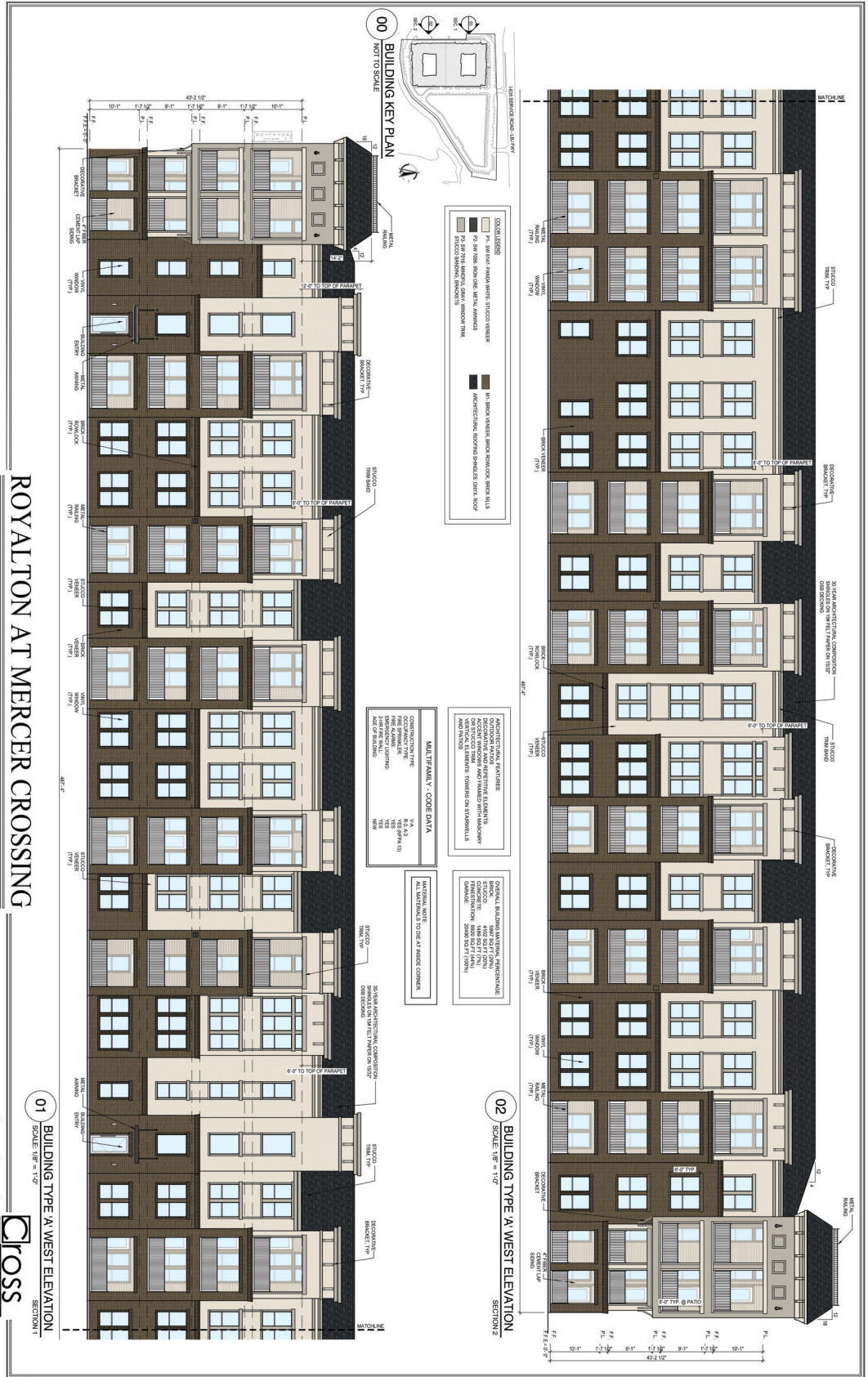
ROYALTON AT MERCER CROSSING

FARMERS BRANCH, TEXAS
SEPTEMBER 2024



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Resolution No. 2024-226
Exhibit "D" – Building Elevations



ROYALTON AT MERCER CROSSING

ELEVATIONS
FARMERS BRANCH, TEXAS
SEPTEMBER 2024

