



**RESOLUTION NO. 2016-058**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, SIGNAGE PLAN, AND BUILDING ELEVATIONS, FOR LOTS 1-5, BLOCK B, FINAL PLAT OF THE CENTRE, BEING TRACT 3 IN PLANNED DEVELOPMENT NO. 90 (PD-90); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for approval of detailed site plan for Lots 1, 2, 3, 4 and 5, Block B, the Final Plat of the Centre, according to plat thereof recorded in Volume 79206, Page 358, Deed Records, Dallas County, Texas (“the Property”), being the same property described as Tract 3 in Planned Development No. 90 (PD-90); 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 Property shall be developed substantially in accordance with the use and development regulations of Planned Development No. 90 (PD 90) as enacted by Ordinance No. 2921, as amended by Ordinance Nos. 2995 and 3377, as applicable to Tract 3, and 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;”
- C. Signage Plan as shown in Exhibit “C;” and
- D. 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 6<sup>TH</sup> DAY OF SEPTEMBER, 2016.**

ATTEST:

APPROVED:

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Amy Piukana, City Secretary

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Bob Phelps, Mayor

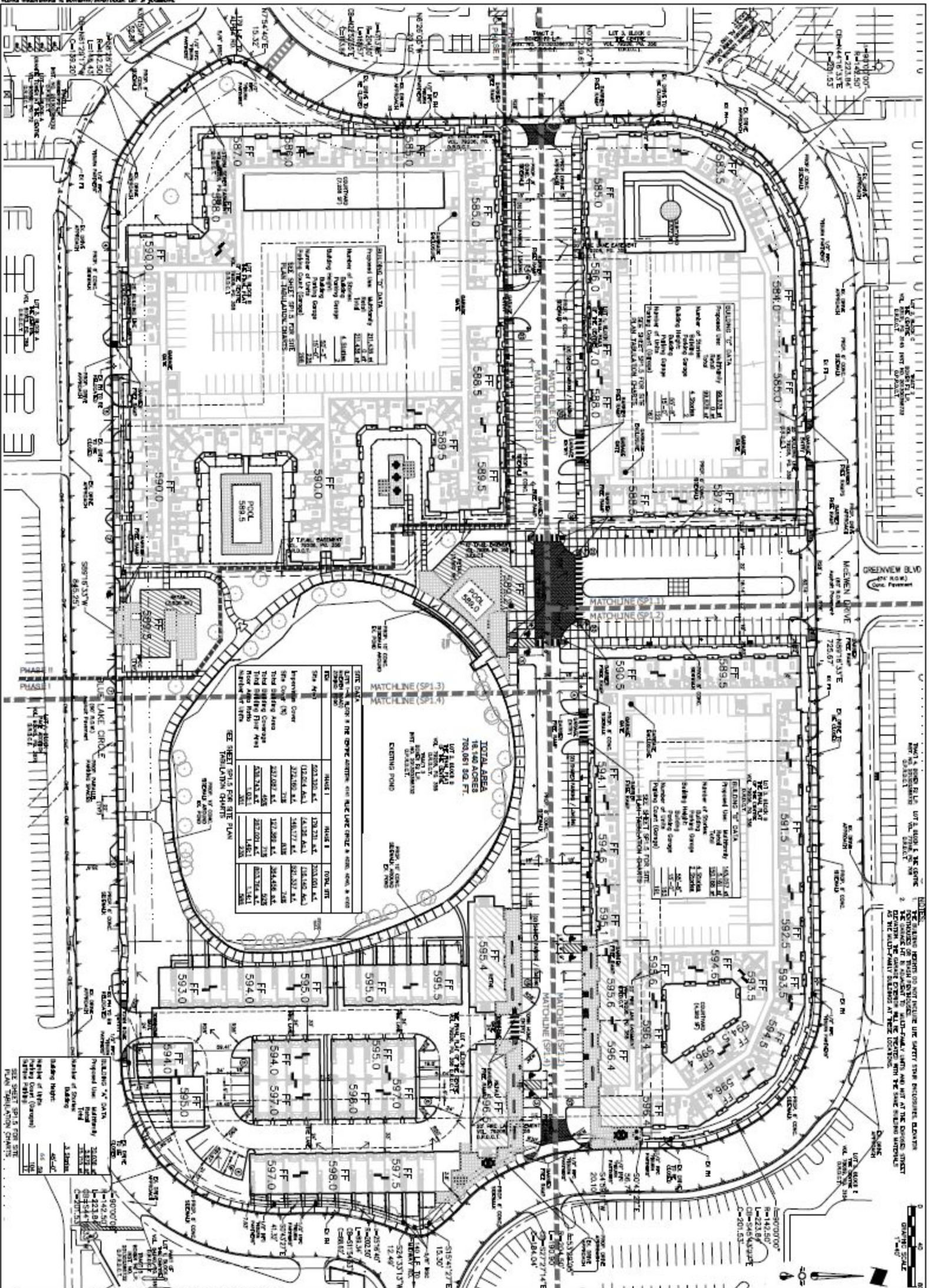
APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(kbl:8/28/16:78614)

# Resolution No. 2016-058 Exhibit "A" – Detailed Site Plan

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**BUILDING DATA**

Proposed Use	Number of Units	Number of Stories	Number of Parking Spaces	Number of Loading Docks	Number of Loading Docks (Special)	Number of Loading Docks (Special)
Residential	210	4	210	0	0	0

**TOTAL AREA**

Category	Area (sq. ft.)	Area (acres)
Site Area	700,000	16.0
Impervious Cover	200,000	4.5
Permeable Area	500,000	11.5
Total Impervious Area	200,000	4.5
Total Permeable Area	500,000	11.5

**SHEET DATA**

Sheet No.	Title
SP1.0	Site Plan
SP1.1	Site Plan
SP1.2	Site Plan
SP1.3	Site Plan
SP1.4	Site Plan
SP1.5	Site Plan
SP1.6	Site Plan
SP1.7	Site Plan
SP1.8	Site Plan
SP1.9	Site Plan
SP1.10	Site Plan

**MIDWAY URBAN VILLAGE  
FARMERS BRANCH, TEXAS**

**SITE PLAN**



**BROCKETTE/DAVIS/DRAKE, INC.**  
 Consulting Engineers  
 Civil & Structural Engineering • Surveying  
 Texas Registered Engineering Firm #401  
 2544 North Central Expressway, Suite 1700  
 Dallas, Texas 75204  
 (214) 506-6677 • Fax (214) 506-6666

**SITE PLAN SUBMITTAL**

Revision	Date
1	March 01, 2016
2	March 24, 2016
3	April 26, 2016
4	May 18, 2016
5	May 27, 2016
6	June 24, 2016
7	August 17, 2016

Drawn By: DUA  
 Checked By: JAB  
 Sheet: **SP1.0**  
 Project No.: 098223



# Resolution No. 2016-058 Exhibit "B" – Landscape Plan (cont.)



**SMR**  
landscape architects, inc.  
1708 N. GARY STREET, SUITE 100, TOMBALL, TEXAS 77375  
Tel: 281.357.1233 Fax: 281.357.1234  
Email: smr@smrarch.com

MIDWAY URBAN VILLAGE  
4141 Blue Lake Circle  
4020, 4040, 4100 McEwen Road  
FARMERS BRANCH, TEXAS

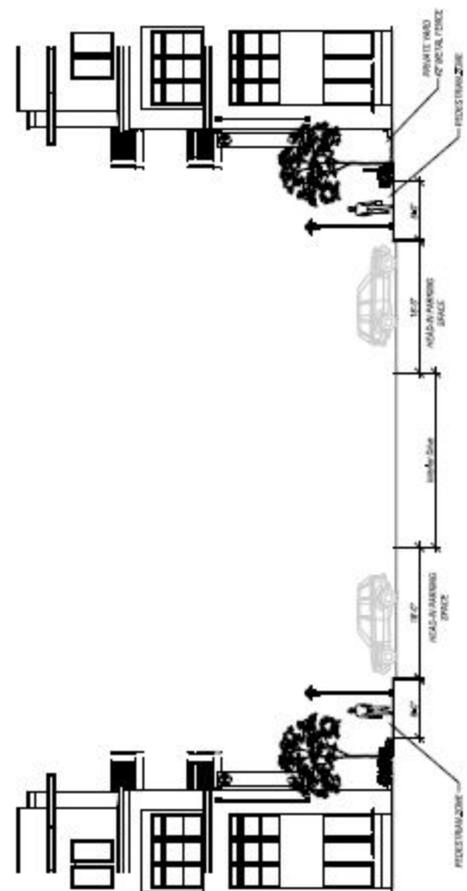


Issue: Final  
Project: Midway Urban Village  
Phase: Final  
City: Farmers Branch  
Date: 03/01/2018

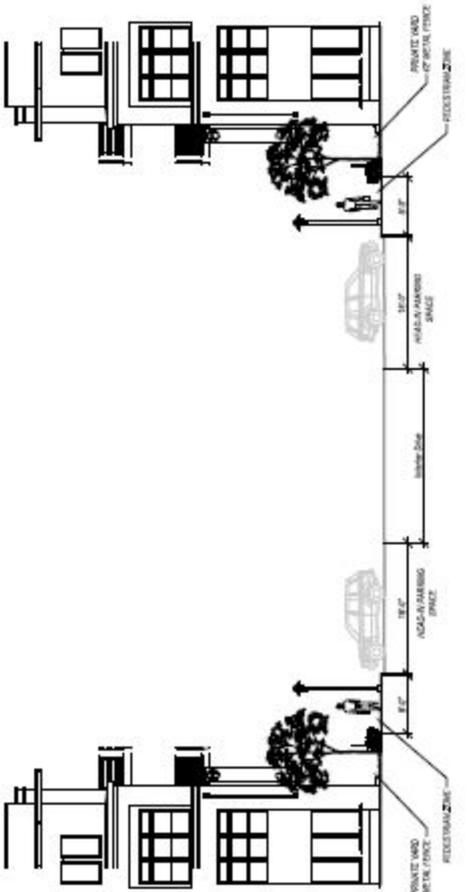
APPROVED	CITY COMMISSIONER

SECTION  
STREETSCAPE

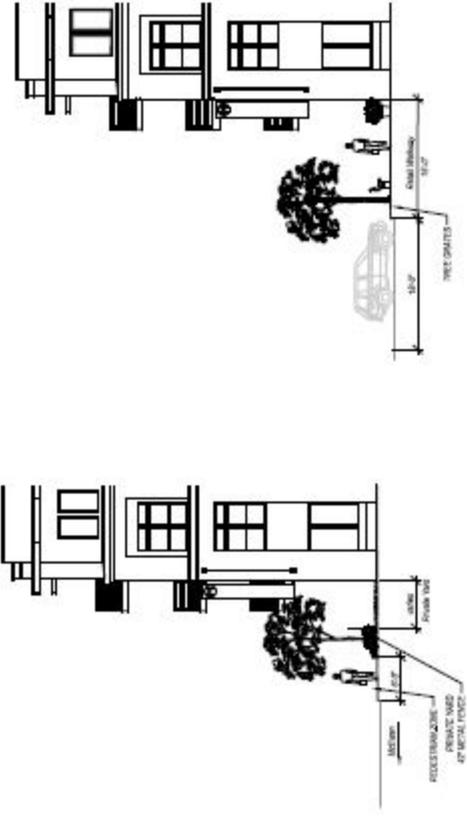
DATE: 03/01/2018  
SCALE: AS SHOWN  
PROJECT: MIDWAY URBAN VILLAGE  
SHEET: L1.06



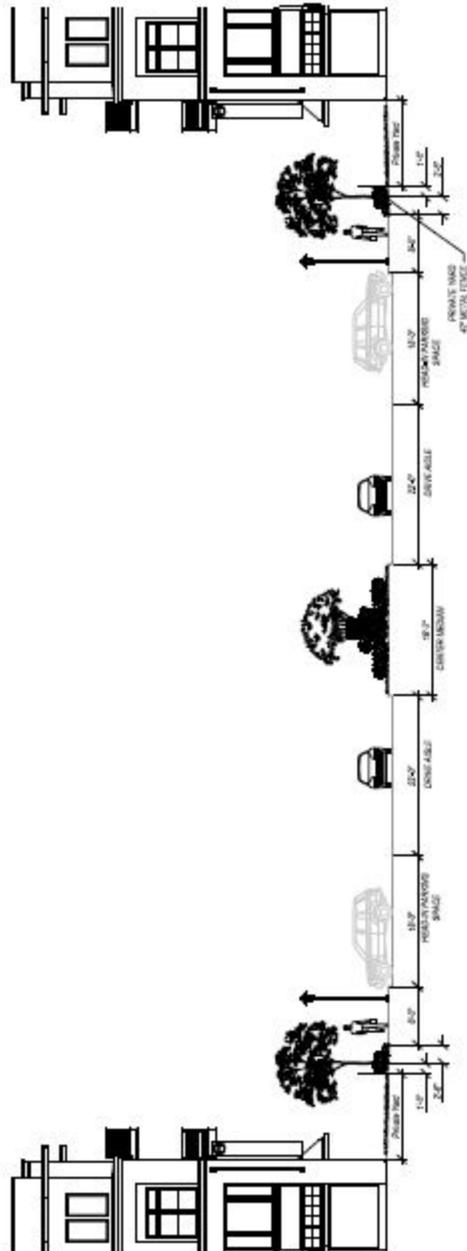
SECTION A



SECTION B



SECTION D



SECTION C

SECTION E

Resolution No. 2016-058  
Exhibit "C" – Signage



**FOURCE**  
COMMUNICATIONS

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**JOB NO.**  
LRES-316-15

Midway Urban Village  
Leeds Real Estate Services, Inc.  
Farmers Branch, Texas

**APPROVAL**

Signature

I hereby acknowledge approval of the design layout and its content, including Fource Communications, Ltd. from any responsibility regarding incorrect information and design.

Any colors shown are only representative of actual colors to be used. Final colors will be determined by the manufacturer and may vary from those shown due to color reproduction and printing. The colors shown are for informational purposes only and are not intended to be used as a color standard for the project.

**DESIGNER INITIALS**

JEH

**DATE**

04/25/2016

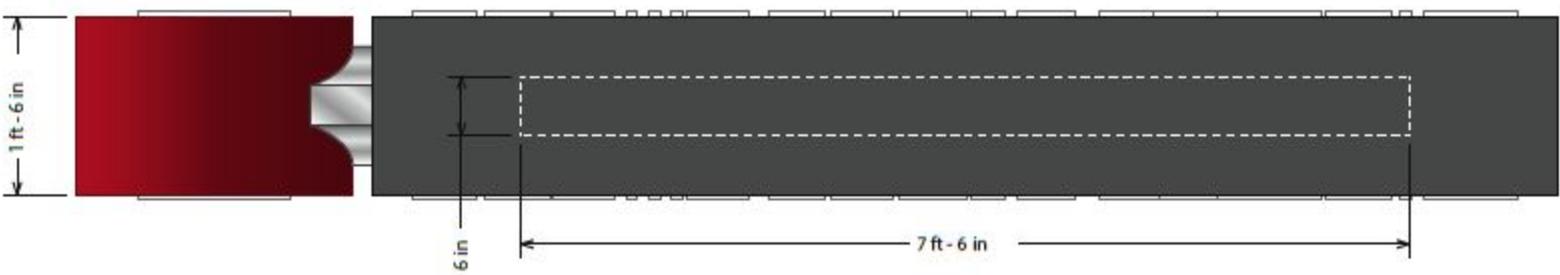
**SHEET TITLE**

EXTERIOR SIGNAGE  
CONCEPTS

**SHEET NO.**

ESC.01.00

BLADE SIGN ①



Resolution No. 2016-058  
Exhibit "C" –Signage (cont.)



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JOB NO.  
LRES-316-15

Midway Urban Village  
Leeds Real Estate Services, Inc.  
Farmers Branch, Texas

APPROVAL

Signature  
The sign preparer acknowledges approval of the sign design and construction by the City of Farmers Branch, Texas. The sign preparer agrees to provide all necessary information and design. Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown are for reference only. All colors must be used in the industry.

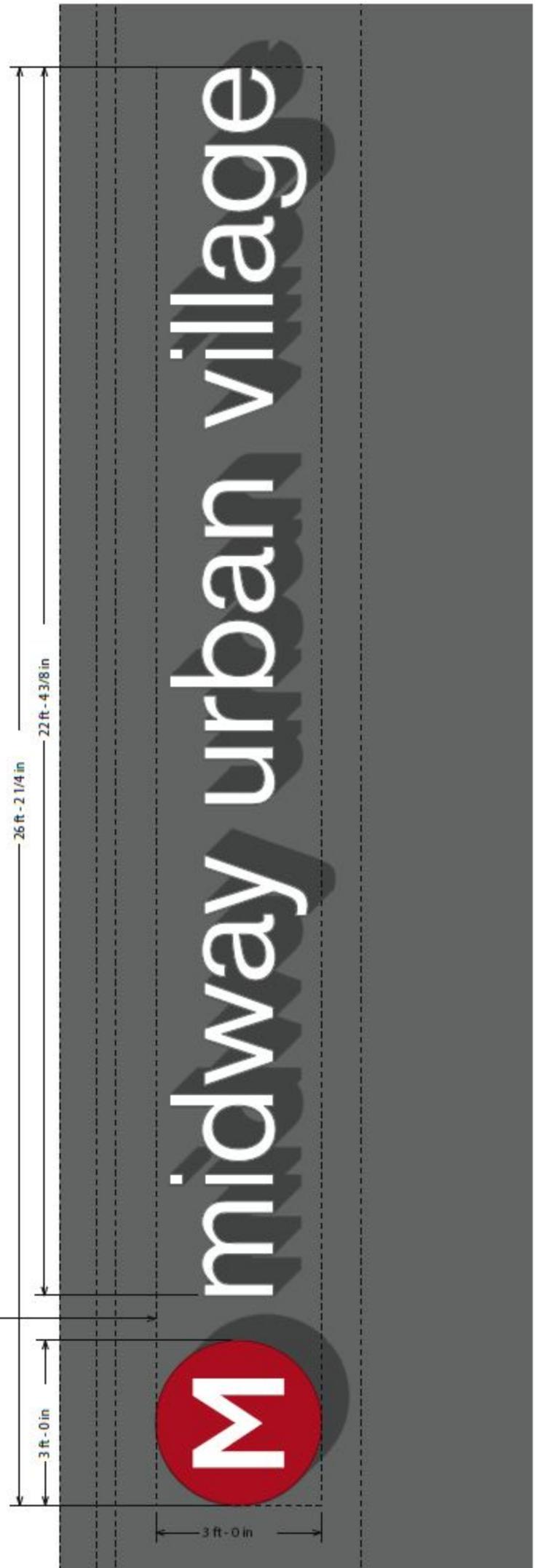
DESIGNER INITIALS  
JEH

DATE  
05/13/2016

SHEET TITLE  
EXTERIOR SIGNAGE CONCEPTS

SHEET NO.  
ESC.02.01

TOWER SIGN ②







grade

**FOURCE COMMUNICATIONS**

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**JOB NO.**  
LRES-316-15

Midway Urban Village  
Leads Real Estate Services, Inc.  
Farmers Branch, Texas

**APPROVAL**

**DESIGNER INITIALS**  
JEH

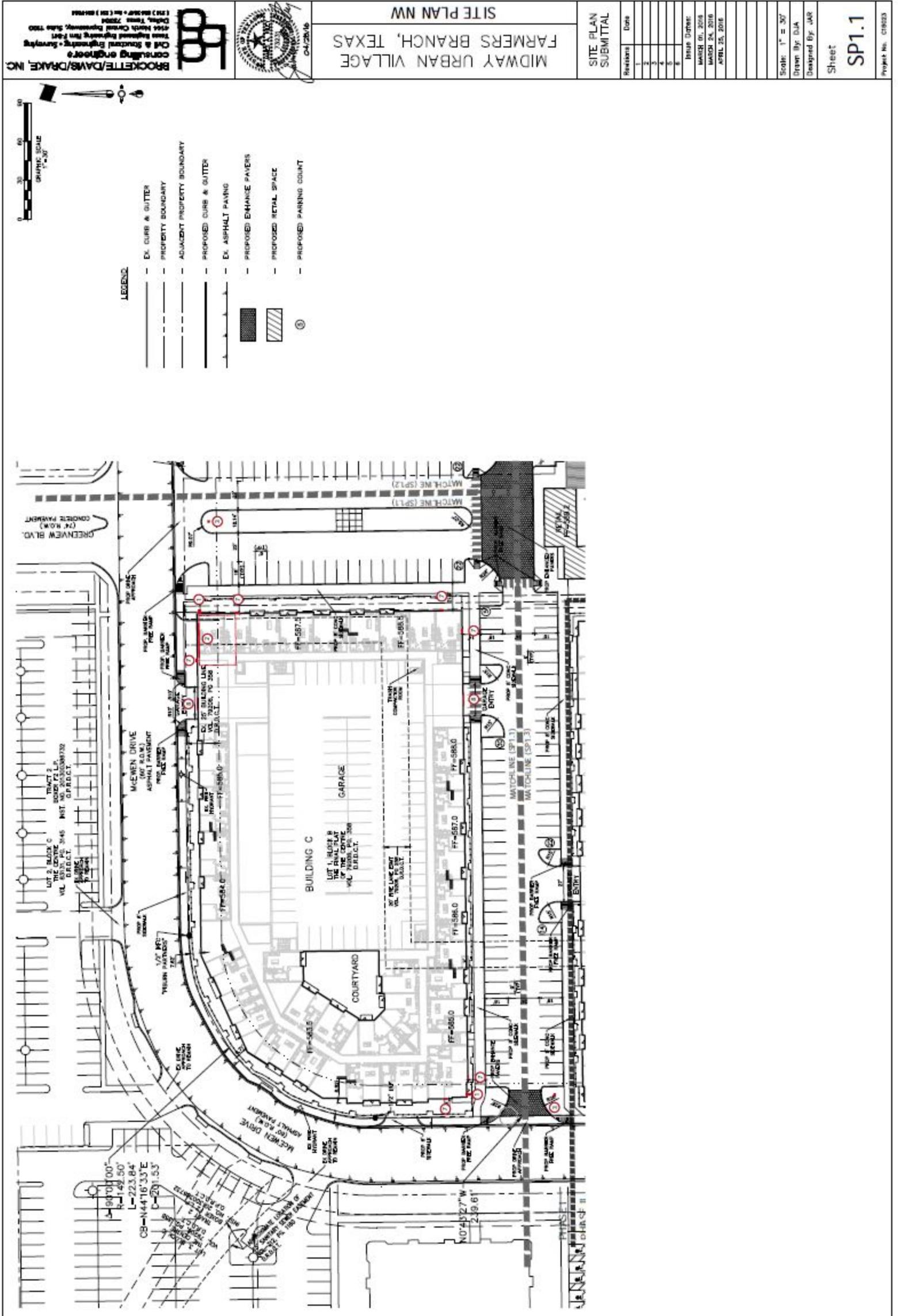
**DATE**  
05/06/2016

**SHEET TITLE**  
EXTERIOR SIGNAGE CONCEPTS

**SHEET NO.**  
ESC.10.00



# Resolution No. 2016-058 Exhibit "C" – Signage (cont.)



All drawings are the property of Brockett/Davis/Drake, Inc. and are not to be reproduced or used in any way without the written consent of Brockett/Davis/Drake, Inc.

Resolution No. 2016-058  
Exhibit "C" - Signage (cont.)

**BROCKETT/DAVIS/DRAKE INC.**  
Consulting Engineers & Surveyors  
Old & Structural Engineers & Surveying  
4144 North Central Expressway, Suite 1700  
Dallas, Texas 75206  
(214) 343-8800 • Fax (214) 343-8804



**MIDWAY URBAN VILLAGE**  
FARMERS BRANCH, TEXAS  
SITE PLAN NE  
04/25/16

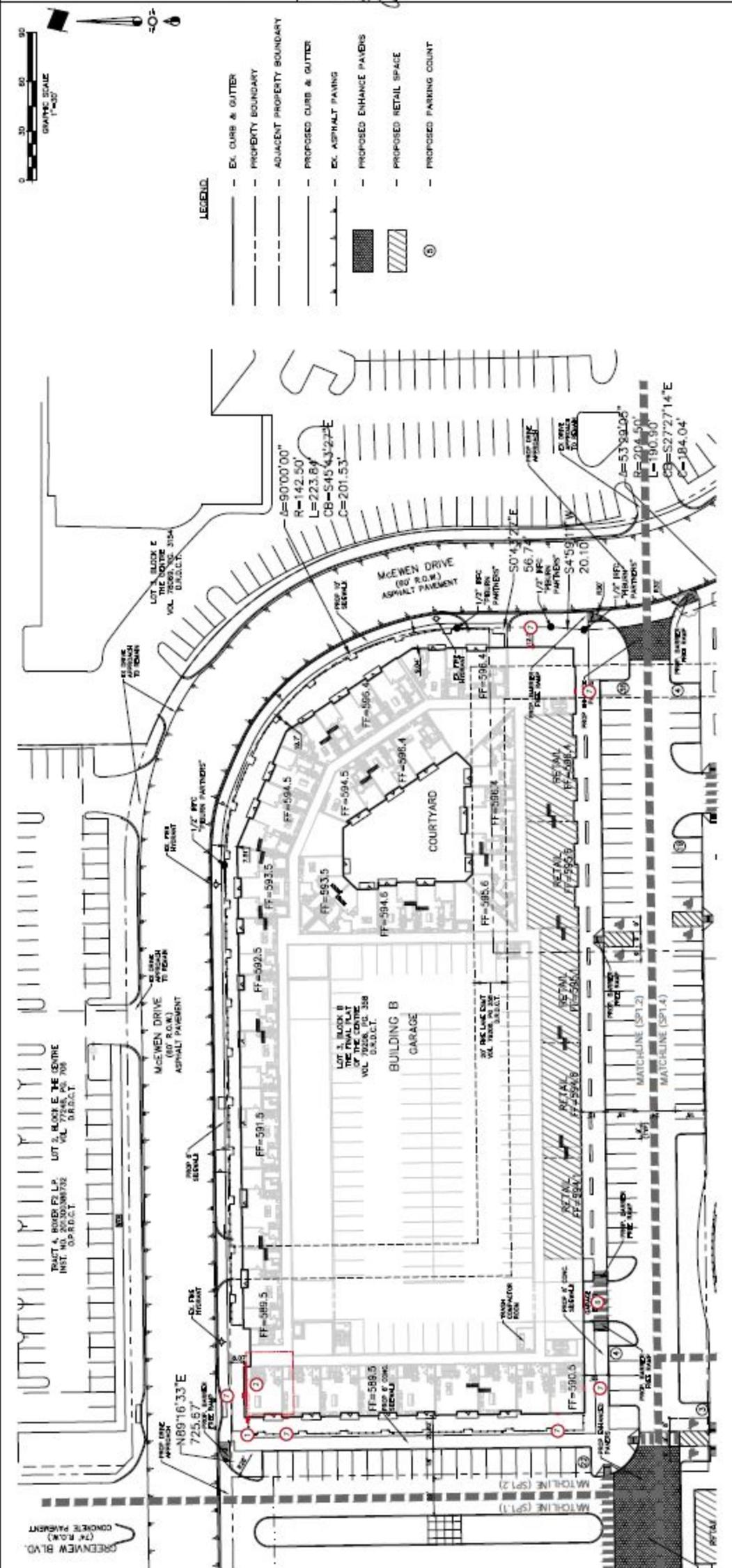
**SITE PLAN SUBMITTAL**

Revision	Date
1	
2	
3	
4	
5	
6	

Issue Dates:  
MARCH 01, 2016  
MARCH 24, 2016  
APRIL 25, 2016

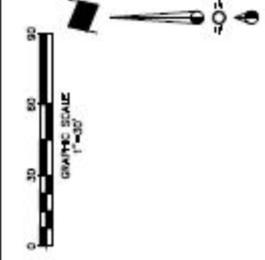
Scale: 1" = 30'  
Drawn By: DUA  
Designed By: JAR

Sheet  
**SP1.2**  
Project No. 016033



**LEGEND**

- - - EX. CURB & GUTTER
- - - PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - PROPOSED CURB & GUTTER
- - - EX. ASPHALT PAVING
- - - PROPOSED ENHANCE PAVEMENTS
- - - PROPOSED RETAIL SPACE
- - - PROPOSED PARKING COUNT



For reference to the drawing, please refer to the notes on the drawing.



Resolution No. 2016-058  
 Exhibit "C" - Signage (cont.)

**CONCRETE/DAVIS/DRAKE, INC.**  
 Consulting Engineers & Surveyors  
 1744 North Central Expressway, Suite 7100  
 Dallas, Texas 75204  
 (214) 886-0400 • Fax (214) 886-2704




MIDWAY URBAN VILLAGE  
 FARMERS BRANCH, TEXAS  
 SITE PLAN SE

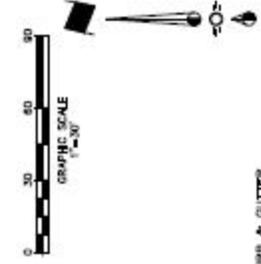
SITE PLAN SUBMITTAL	
Revisions	Date
1	
2	
3	
4	
5	

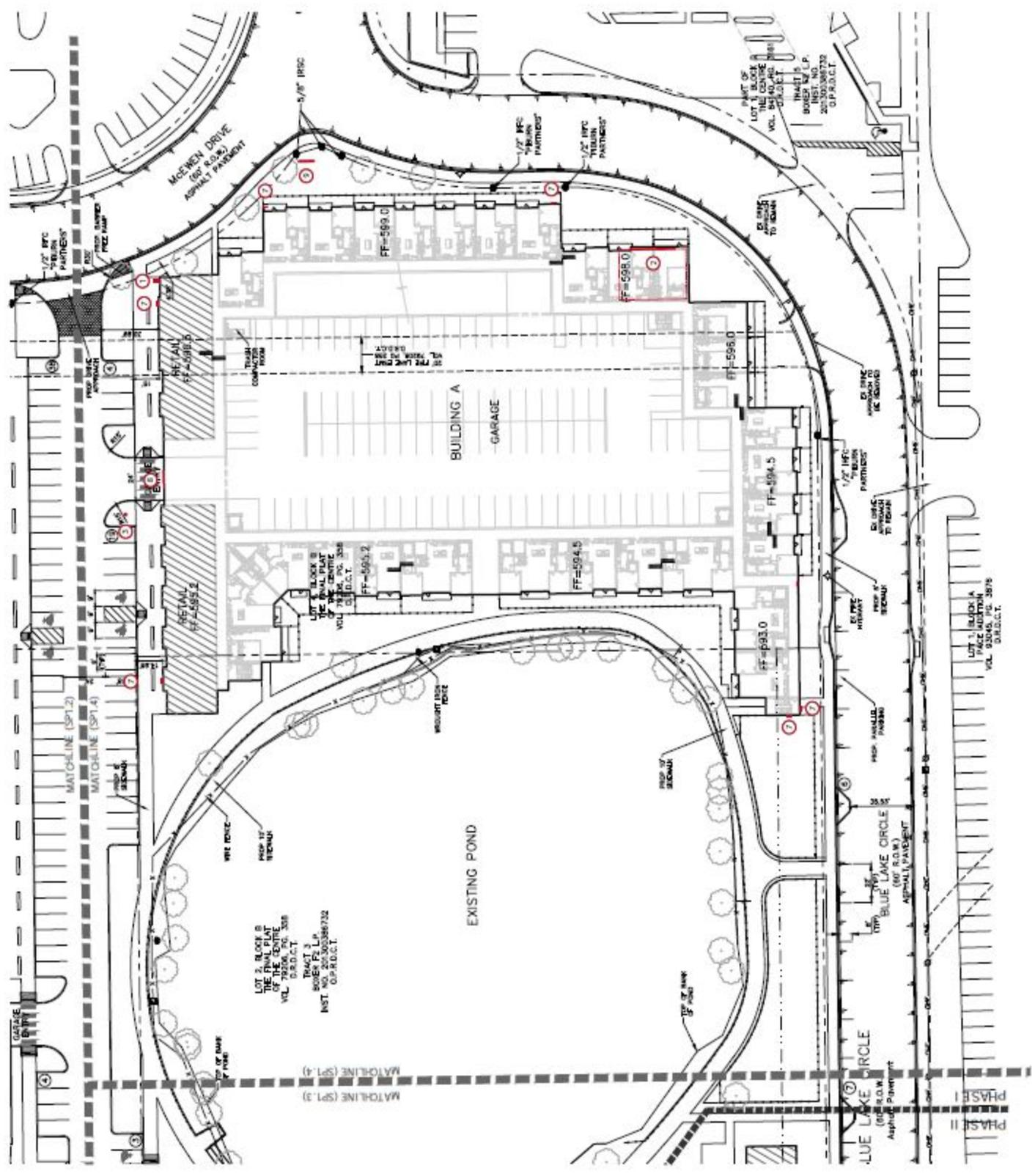
Issue Dates:	
MARCH 01, 2016	
MARCH 24, 2016	
APRIL 25, 2016	

Scale: 1" = 30'
Drawn By: DJM
Designed By: JAR
Sheet
<b>SP1.4</b>
Project No.: 016023



- LEGEND**
- - - EX. CURB & GUTTER
  - - - PROPERTY BOUNDARY
  - - - ADJACENT PROPERTY BOUNDARY
  - - - PROPOSED CURB & GUTTER
  - - - EX. ASPHALT PAVING
  - - - PROPOSED ENHANCE PAVERS
  - - - PROPOSED RETAIL SPACE
  - - - PROPOSED PARKING COUNT
- 
- RETAIL
  - PARKING



# Resolution No. 2016-058 Exhibit "D" – Elevations



**Midway Urban Village**  
 4141 Blue Lake Circle, Farmers Branch, Texas 75244 - 4020 McEwen Road, Farmers Branch, Texas 75244  
 4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244  
 Farmers Branch, Texas

**Job No.:** 1052  
**Drawn By:** 1093  
**Checked By:** 1093  
**Date:** 04-29-2016

REVISIONS
ELEVATIONS
SHEET NO. <b>A4.01</b>



7 CLUBHOUSE PHASE II - SOUTH ELEVATION (BLUE LAKE CIRCLE)  
 1/16" = 1'-0"



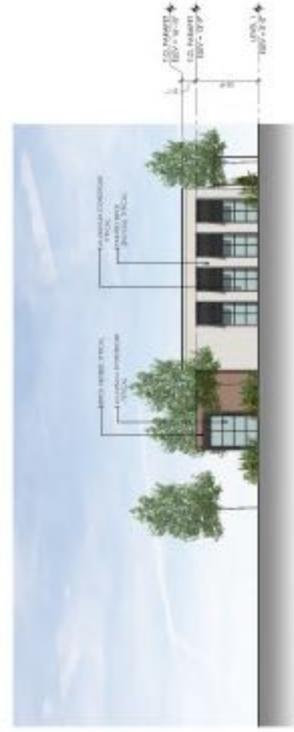
5 CLUBHOUSE PHASE II - NORTH ELEVATION (LAKE VIEW)  
 1/16" = 1'-0"



3 CLUBHOUSE PHASE I - SOUTH ELEVATION (LAKE VIEW)  
 1/16" = 1'-0"



1 CLUBHOUSE PHASE I - NORTH ELEVATION (INFERIOR DR.)  
 1/16" = 1'-0"



8 CLUBHOUSE PHASE II - WEST ELEVATION  
 1/16" = 1'-0"



6 CLUBHOUSE PHASE II - EAST ELEVATION  
 1/16" = 1'-0"



4 CLUBHOUSE PHASE I - WEST ELEVATION  
 1/16" = 1'-0"



2 CLUBHOUSE PHASE I - EAST ELEVATION (LAKE VIEW)  
 1/16" = 1'-0"

**EXTERIOR FINISHES**

BRICK MASONRY MFL ACME COLOR: ENVOYON BRN.	PAINTED BRICK COLOR: SERTIKA

**FINISH CALCULATIONS**  
 SEE SHEET A4.07

# Resolution No. 2016-058 Exhibit "D" – Elevations (cont.)



**Midway Urban Village**  
 4141 BlueLake Circle, Farmers Branch, Texas 75244 - 400 McEwen Road, Farmers Branch, Texas 75244  
 4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244  
 Farmers Branch, Texas

<b>JOB NO.</b>	<b>DRAWN BY:</b> PWS	<b>CHECKED BY:</b> PWS	<b>DATE:</b> 06-30-2016	<b>REVISIONS:</b>	<b>ELEVATIONS</b>
KEMPER LLC 514 4th Street Suite 300 Dallas, Texas 75202					
<b>SHEET NO.</b> <b>A4.02</b>					



**4** BUILDING A - WEST ELEVATION (LAKE VIEW)  
1/16" = 1'-0"



**3** BUILDING A - SOUTH ELEVATION (BLUE LAKE CIRCLE)  
1/16" = 1'-0"



**2** BUILDING A - EAST ELEVATION (BLUE LAKE CIR. / MIDWAY RD.)  
1/16" = 1'-0"



**1** BUILDING A - NORTH ELEVATION (INTERIOR DR.)  
1/16" = 1'-0"

EXTERIOR FINISHES	
	BRICK MASONRY MFR. KANE COLOR: RED/SHAW
	FIBER CEMENT SIDING COLOR: SW/ST
	BRICK MASONRY MFR. KANE COLOR: P/WP/WHITE
	FIBER CEMENT SIDING COLOR: SW/STN

**FINISH CALCULATIONS**  
SEE SHEET A4.07

# Resolution No. 2016-058 Exhibit "D" – Elevations (cont.)



**Midway Urban Village**  
 141 Blue Lake Circle, Farmers Branch, Texas 75244 - 400 McEwen Road, Farmers Branch, Texas 75244  
 400 McEwen Road, Farmers Branch, Texas 75244 - 410 McEwen Road, Farmers Branch, Texas 75244  
 Farmers Branch, Texas



JOB NO.: \_\_\_\_\_  
 DRAWN BY: PFS  
 CHECKED BY: PFS  
 DATE: 4-26-2016

REVISIONS

ELEVATIONS  
 SHEET NO.  
**A4.03**



**4** BUILDING B - WEST ELEVATION (INTERIOR DR.)  
 1/16" = 1'-0"



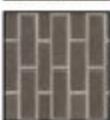
**3** BUILDING B - SOUTH ELEVATION (INTERIOR DR.)  
 1/16" = 1'-0"



**2** BUILDING B - EAST ELEVATION (McEwen Dr. / Midway Rd.)  
 1/16" = 1'-0"



**1** BUILDING B - NORTH ELEVATION (McEwen Dr.)  
 1/16" = 1'-0"

- EXTERIOR FINISHES**
-  BRICK MASONRY  
MFL ACME  
COLOR: CHICAL 08W
  -  FIBER CEMENT SIDING  
COLOR: SW017
  -  METAL BULL PANEL  
COLOR: SW009
- FINISH CALCULATIONS**  
 SEE SHEET A4.07

# Resolution No. 2016-058 Exhibit "D" – Elevations (cont.)



**Midway Urban Village**  
 4141 BlueLake Circle, Farmers Branch, Texas 75244 - 4000 McEwen Road, Farmers Branch, Texas 75244  
 4040 McEwen Road, Farmers Branch, Texas 75244 - 4100 McEwen Road, Farmers Branch, Texas 75244  
 Farmers Branch, Texas

**KEEPER LLC**  
 214.338.8786  
 www.keeperllc.com  
 4000 McEwen Road, Suite 200  
 Farmers Branch, Texas 75244

JOB NO.	BRS	DRAWN BY:	BRS	CHECKED BY:	BRS
DATE:	8-29-2016	REVISIONS:			
ELEVATIONS					
SHEET NO. <b>A4.04</b>					



**4** BUILDING C - WEST ELEVATION (MCEWEN DR.)  
1/16" = 1'-0"



**3** BUILDING C - SOUTH ELEVATION (INTERIOR DR.)  
1/16" = 1'-0"



**2** BUILDING C - EAST ELEVATION (INTERIOR DR.)  
1/16" = 1'-0"



**1** BUILDING C - NORTH ELEVATION (MCEWEN DR.)  
1/16" = 1'-0"

- EXTERIOR FINISHES**
- BRICK MASONRY  
MFR. ACME  
COLOR: CINEREA
  - FIBER CEMENT SIDING  
COLOR: SBR01
  - METAL WALL PANEL  
COLOR: 970801

**FINISH CALCULATIONS**  
SEE SHEET A4.07



