



RESOLUTION NO. 2013-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, BUILDING ELEVATIONS, UTILITY PLAN, PROPOSED AMENITIES, AND STREET TYPE E-2 MODIFICATION FOR AN APPROXIMATELY 10.06± 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 an approximately 10.06± acre portion of 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, building elevations, utility plans, proposed amenities list, and Street Type E-2 modification, 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 10.06± acre portion of the Property shown on the Detail 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;”
- C. Elevations as shown in Exhibit “C;”
- D. Utility Plan as shown in Exhibit “D;”
- E. Amenities List shown in Exhibit “E,” it being required that the Property which is the subject of this Detailed Site Plan be developed with the listed amenities; and
- F. Street Type E-2 Modification as shown in Exhibit “F,” it being the intent that the streetscape shown on Exhibit “F” be developed in accordance with the Street Type E-2 standards except to the extent modified in Exhibit “F.”

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 5TH DAY OF MARCH, 2012.**

ATTEST:

APPROVED:

Angela Kelly, City Secretary

William P. Glancy, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:2/26/13:59576)

11700 LUNA ROAD
DETAILED SITE PLAN
 11700 Luna Road
 Farmers Branch, Texas
 0.05 Acres

GFF Planning
 2808 Fairmont Street
 Dallas, Texas 75240
 972.385.8500
 info@gffplanning.com

Job #: 12016.01
File Name: Site-Plan.dwg
Date: 01/18/13
Drawn by: Brian E. Moore
Jonathan Wood

Notes:
 1. 29 BUILDINGS, 11 SPACES PER BUILDING
 2. 410 SPACES (40 SPACES PER BUILDING)
 3. 29 BUILDINGS, 11 SPACES PER BUILDING
 4. 410 SPACES (40 SPACES PER BUILDING)
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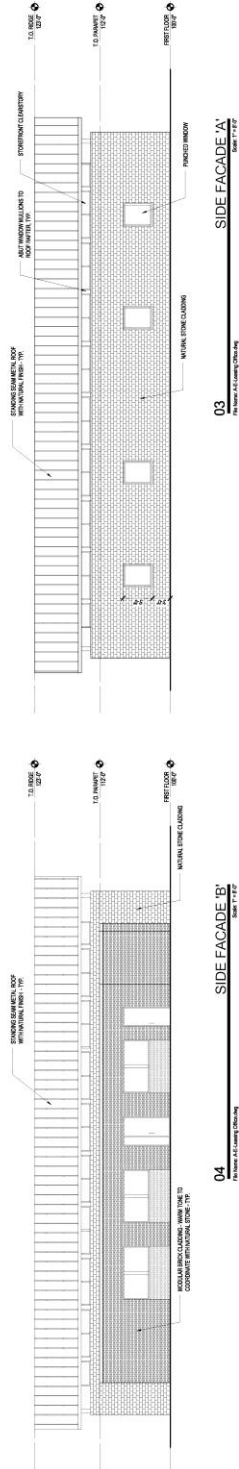
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TYPICAL BUILDING MATERIAL CALCULATIONS (BUILDING A)					
<u>STREET FACING FACADE</u>					
MATERIAL	STONE	BRICK	STUCCO	METAL WALL PANEL	GLASS
AREA	1,264.51 SF	2,474.91 SF	1,060.73 SF	171.59 SF	2,044.18 SF
TOTAL AREA	6,875.81 SF				
PERCENTAGE OF FACADE	31.1%	65.5%	33.3%	3.2%	27.9%
<u>PERMANENT PARKING FACADE</u>					
MATERIAL	STONE	BRICK	STUCCO	METAL WALL PANEL	GLASS
AREA	1,098.15 SF	2,474.91 SF	1,026.85 SF	83.89 SF	1,313.51 SF
TOTAL AREA	5,989.71 SF				
PERCENTAGE OF FACADE	30.1%	49.4%	25.5%	5.0%	20.9%
<u>END FACADE 'X'</u>					
MATERIAL	STONE	BRICK	STUCCO	METAL WALL PANEL	GLASS
AREA	810.59 SF	2,071.13 SF	651.59 SF	83.89 SF	148.73 SF
TOTAL AREA	3,665.94 SF				
PERCENTAGE OF FACADE	0.0%	97.2%	2.8%	5.0%	6.4%
<u>END FACADE 'Y'</u>					
MATERIAL	STONE	BRICK	STUCCO	METAL WALL PANEL	GLASS
AREA	109.13 SF	2,021.51 SF	831.59 SF	103.14 SF	148.73 SF
TOTAL AREA	3,153.10 SF				
PERCENTAGE OF FACADE	6.6%	64.1%	26.4%	3.2%	5.0%

<p>Owner/Developer: Procter Family Advisors, Inc. 10000 West Loop West 5400 Lakes Freeway Suite 175 Dallas, Texas 75240 972.386.5000 managingoverseasly.net</p>	 <p>GFF Planning 2605 Fairmont Street Dallas, Texas 75201 214.330.1500/714 214.330.1527/Fax www.gff.com</p>	<p>214.330.1500/714 214.330.1527/Fax www.gff.com</p>
<p>Job #: 12016.01 File Name: A-E-Adj</p>	<p>17700 Luna Road Farmers Branch, Texas 10.05 Acres</p>	<p>DATE: 01/18/13 Drawn by: Brian F. Moynil Joananne Wood</p>

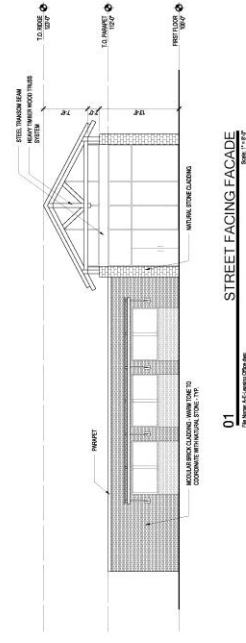
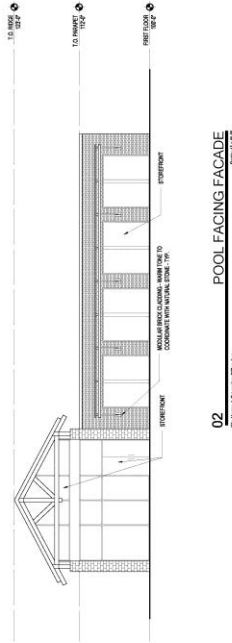
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Exhibit "C" –Elevations (cont.)



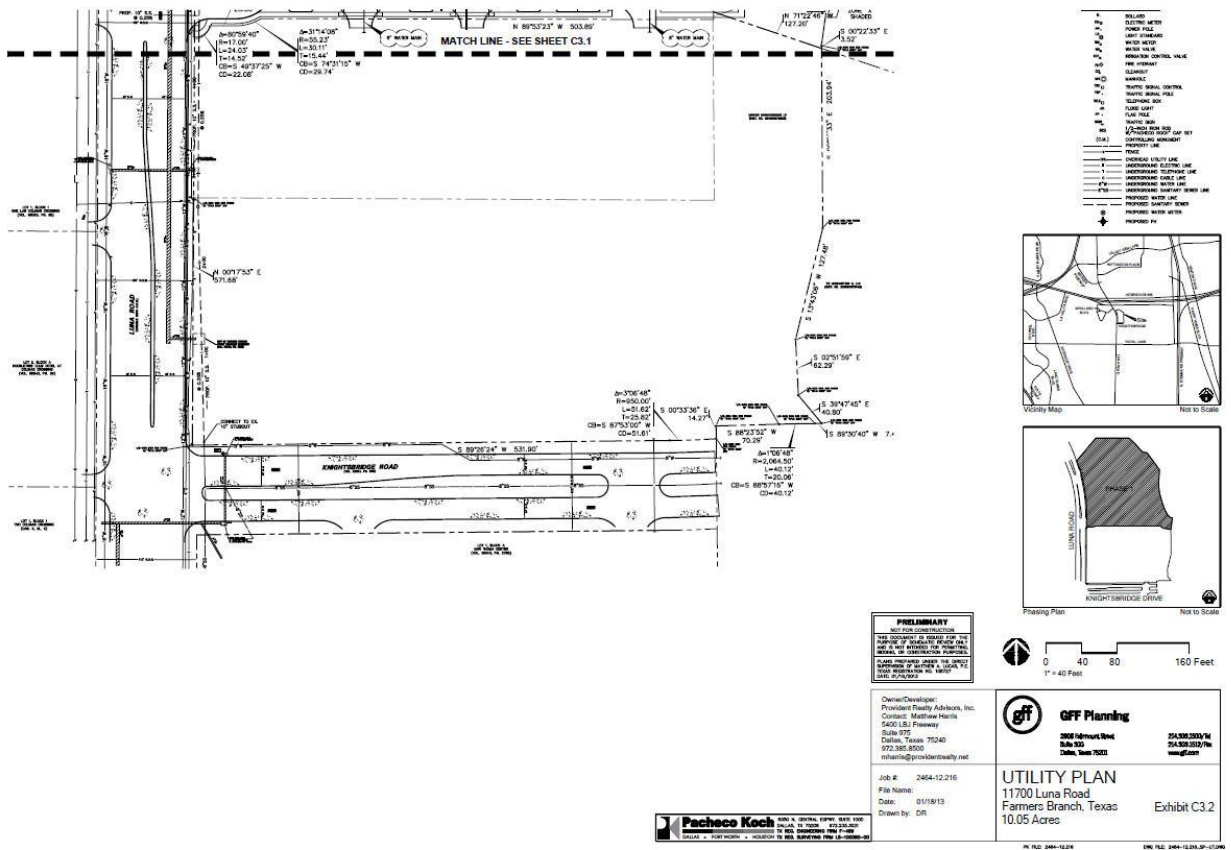
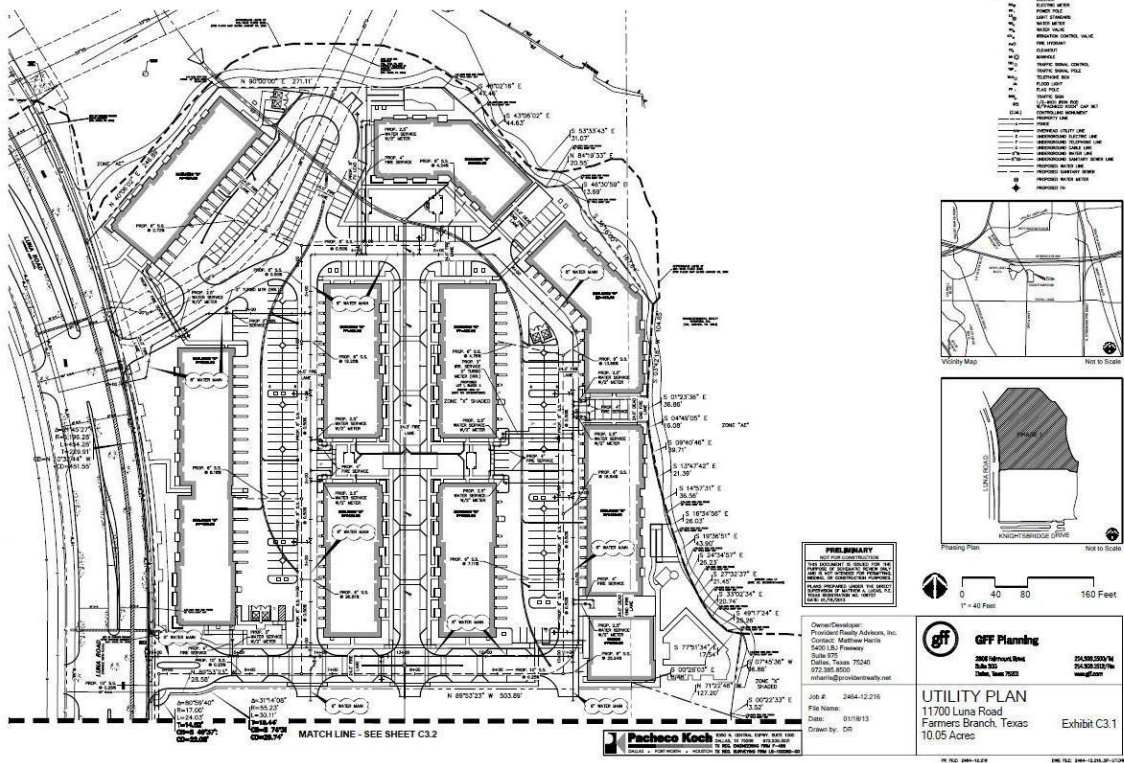
TYPICAL BUILDING MATERIAL CALCULATIONS (LEASING BUILDING)

STREET FACING FACADE			
MATERIAL	STONE	BRICK	STEEL WINDOW GLASS
TOTAL AREA	48.8 SF	370.8 SF	31.8 SF
PERCENTAGE OF FACADE	8.2%	83.7%	7.1%
POOL FACING FACADE			
MATERIAL	STONE	BRICK	STEEL WINDOW GLASS
TOTAL AREA	48.8 SF	396.7 SF	31.8 SF
PERCENTAGE OF FACADE	8.7%	84.6%	6.7%
SIDE FACADE 'E'			
MATERIAL	STONE	BRICK	STEEL WINDOW GLASS
TOTAL AREA	1,121.5 SF	0.0 SF	0.0 SF
PERCENTAGE OF FACADE	100.0%	0.0%	0.0%
SIDE FACADE 'F'			
MATERIAL	STONE	BRICK	STEEL WINDOW GLASS
TOTAL AREA	288.8 SF	686.8 SF	0.0 SF
PERCENTAGE OF FACADE	27.7%	72.3%	0.0%



<p>Owner/Developer: President Realty Advisors, Inc. Contact: Matthew Harris 11700 Lina Road Suite 875 Dallas, Texas 75240 Tel: 214.333.5200 m.harris@presidentrealty.net</p>	<p>GFF Planning 2808 Fairmont Street Suite 300 Dallas, Texas 75201 www.gff.com</p>
<p>Job #: 120101 File Name: A-E-Leasing Office.dwg Date: 01/18/13 Drawn by: Brian E. Meyer Jordan H. Ford</p>	<p>TYPICAL EXTERIOR ELEVATIONS 11700 Lina Road Farmers Branch, Texas 10.05 Acres Exhibit D.1.2</p>

Resolution No. 2013-012 Exhibit "D" – Utility Plan



Resolution No. 2013-012
Exhibit “E” – Amenities

Unit Amenities

- All units with private balcony or patio
- Min. 9'-0" ceilings
- Washer and Dryer connections
- Prewired security system
- Energy efficient windows
- Ceiling fans in living room
- Engineered or simulated hardwood flooring
- Granite counter tops
- Ceramic tile backsplash
- Oval tubs with ceramic tile surround
- Separate glass enclosed showers in select units
- Ceramic tile bathroom floors
- Dual vanities in select units
- Spacious walk-in closets
- Ceramic glass cook top range
- Stainless steel appliances
- Garbage disposal
- Kitchen island
- Counter space eating in select units
- Built in computer desk in select units
- Kitchen pantry
- Linen closets
- Energy star appliances
- Refrigerator with ice maker
- Microwave
- Bedroom ceiling fans
- Window covering (mini blinds)
- Coat closets

Community Amenities

- Resort style pool
- Open air pavilions
- BBQ grills

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Exhibit "F" – Street Type E-2 Modifications

