



**RESOLUTION NO. 2014-089**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ADOPTING SITE PLAN FOR APPROXIMATELY 24.498± ACRE TRACT OF LAND OUT OF THE JOHN L. PULLIAM SURVEY, ABSTRACT NUMBER 1156, AND THE THOMAS KEENAN SURVEY, ABSTRACT NO. 733, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS LOCATED IN PLANNED DEVELOPMENT NO. 97 (PD-97); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the owner of the 24.498± acre tract of land out of the John L. Pulliam Survey, Abstract Number 1156, and the Thomas Keenan Survey, Abstract No. 733, in the City of Farmers Branch, Dallas County, Texas, and more particularly described in Exhibit “A” of Ordinance No. 3292 (referred to hereafter as “the Property”), which is located in Planned Development No. 97 (“PD-97”), has requested approval of a detailed site plan for the Property; and

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that the amended site plan and associated drawings 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 amended 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 Detailed Site Plan for the Property attached hereto as Exhibit “A,” and incorporated herein by reference is hereby approved.

**SECTION 2.** In addition to the development and use regulations of Planned Development No. 97 (PD-97) applicable to the Property, the Property shall be developed substantially in accordance with the Detailed Site Plan attached hereto as Exhibit “A.”

**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

---

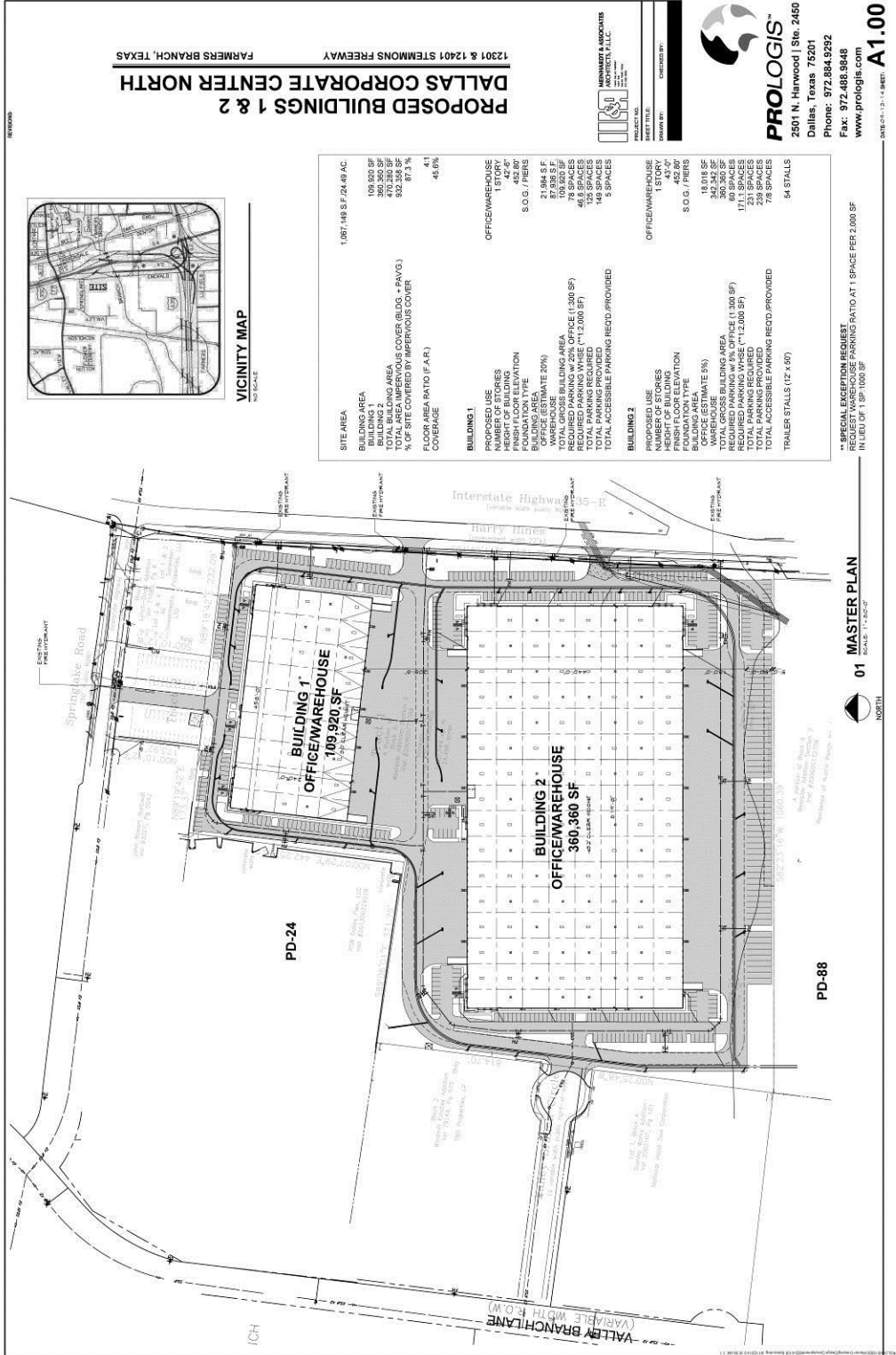
Bob Phelps, Mayor

**APPROVED AS TO FORM:**

---

Peter G. Smith, City Attorney  
(kb1:9/24/14:68400)

# Resolution No. 2014-089 Exhibit "A" – Detailed Site Plan



**PROPOSED BUILDINGS 1 & 2**  
**DALLAS CORPORATE CENTER NORTH**  
 FARMERS BRANCH, TEXAS



<b>SITE AREA</b>	1,087,148 S.F. (24.48 AC.)
<b>BUILDING AREA</b>	109,920 SF
<b>BUILDING 1</b>	360,360 SF
<b>BUILDING 2</b>	532,388 SF
<b>TOTAL GROSS BUILDING AREA (BLDG. + PAVG.)</b>	87.3 %
<b>% OF SITE COVERED BY IMPERVIOUS COVER</b>	4.1
<b>FLOOR AREA RATIO (F.A.R.)</b>	46.6%

<b>BUILDING 1</b>	<b>BUILDING 2</b>
PROPOSED USE	OFFICE/WAREHOUSE
NUMBER OF STORIES	1 STORY
HEIGHT OF BUILDING	42'-0"
FOUNDATION TYPE	S.O.G. / PIERS
BUILDING AREA	21,084 S.F.
WAREHOUSE	87,058 S.F.
WAREHOUSE RATE (20%)	10,920 S.F.
TOTAL GROSS BUILDING AREA	109,920 S.F.
REQUIRED PARKING WAREHOUSE (1,300 SF)	48.8 SPACES
TOTAL PARKING PROVIDED	143 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	5 SPACES

<b>BUILDING 2</b>	<b>BUILDING 1</b>
PROPOSED USE	OFFICE/WAREHOUSE
NUMBER OF STORIES	1 STORY
HEIGHT OF BUILDING	43'-0"
FOUNDATION TYPE	S.O.G. / PIERS
BUILDING AREA	452,807
WAREHOUSE	30,018 SF
WAREHOUSE RATE (20%)	300,360 SF
TOTAL GROSS BUILDING AREA	360,360 SF
REQUIRED PARKING WAREHOUSE (1,300 SF)	121 SPACES
TOTAL PARKING PROVIDED	231 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	78 SPACES

**PROLOGIS**  
 2501 N. Harwood | Ste. 2450  
 Dallas, Texas 75201  
 Phone: 972.884.9392  
 Fax: 972.486.3646  
 www.prologis.com

**01 MASTER PLAN**  
 SCALE: 1" = 80'-0"  
 NORTH

**01 MASTER PLAN**  
 SCALE: 1" = 80'-0"  
 NORTH

**01 MASTER PLAN**  
 SCALE: 1" = 80'-0"  
 NORTH

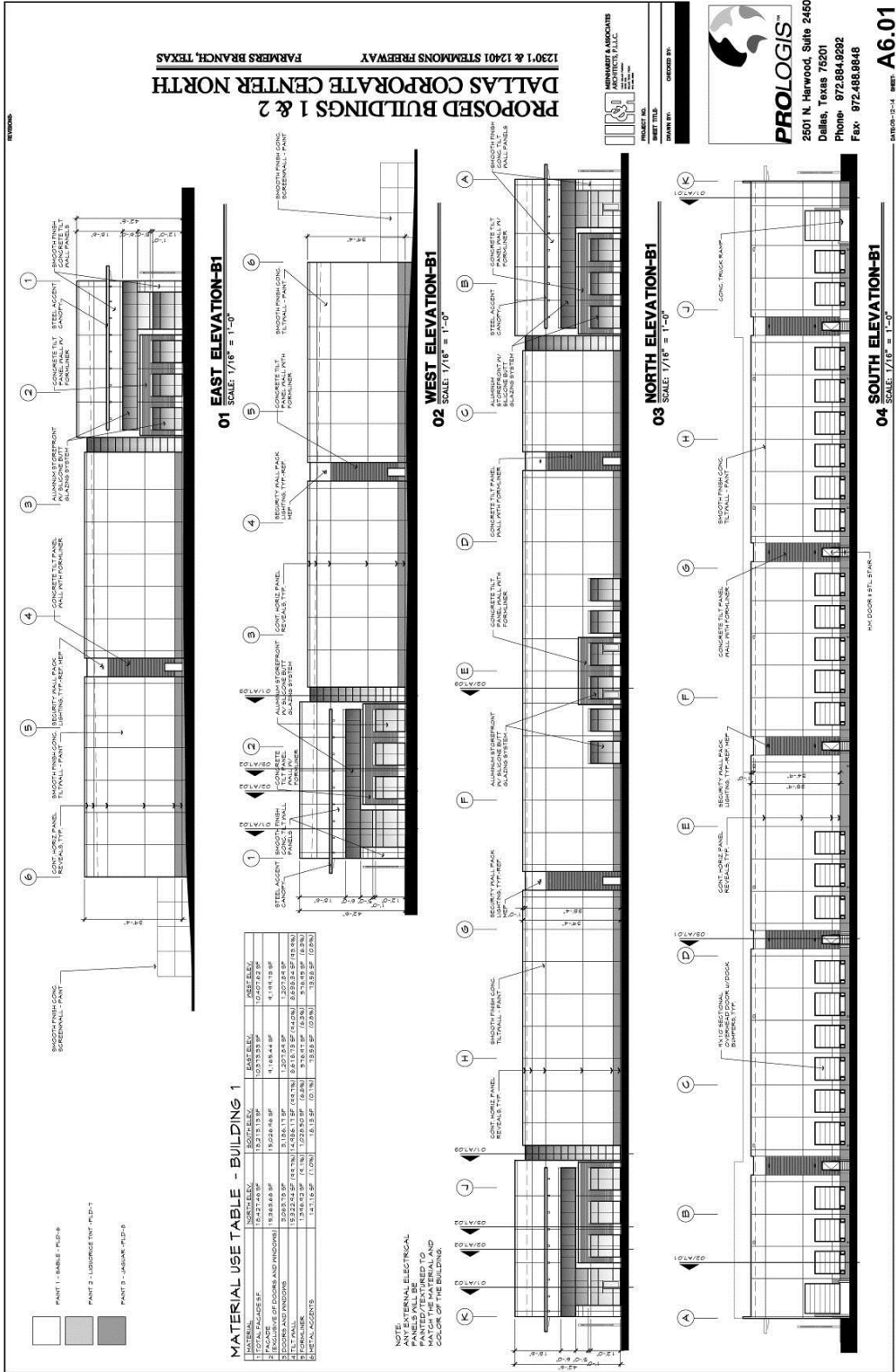
**01 MASTER PLAN**  
 SCALE: 1" = 80'-0"  
 NORTH

**01 MASTER PLAN**  
 SCALE: 1" = 80'-0"  
 NORTH

**01 MASTER PLAN**  
 SCALE: 1" = 80'-0"  
 NORTH

**01 MASTER PLAN**  
 SCALE: 1" = 80'-0"  
 NORTH

# Resolution No. 2014-089 Exhibit "A" – Amended Site Plan (Elevations)



# Resolution No. 2014-089

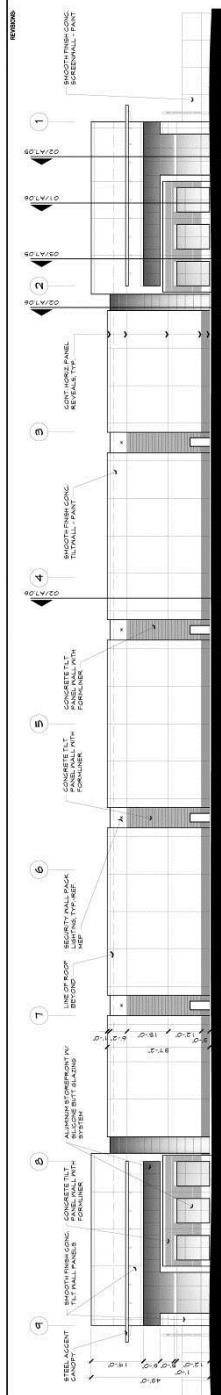
## Exhibit "A" – Amended Site Plan (Elevations)

**PROPOSED BUILDINGS 1 & 2**  
**DALLAS CORPORATE CENTER NORTH**  
 12301 & 12401 STEMMONS FREEWAY  
 FARMERS BRANCH, TEXAS

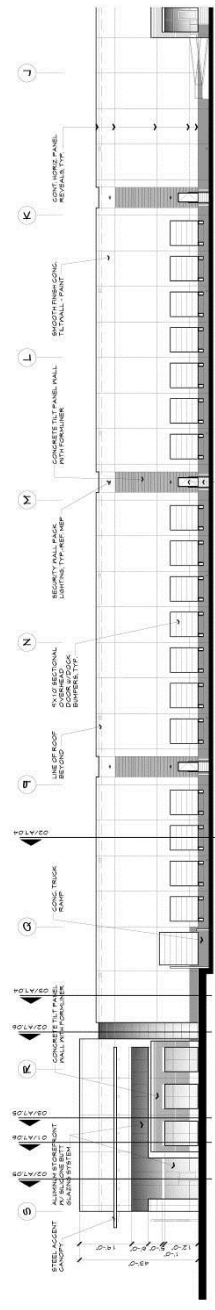
MANAGER ASSOCIATES  
 ARCHITECTS, P.L.L.C.  
 PROJECT NO. \_\_\_\_\_  
 SHEET TITLE \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

**PROLOGIS**  
 2501 N. Harwood, Suite 2450  
 Dallas, Texas 75201  
 Phone: 972.864.9292  
 Fax: 972.483.9848

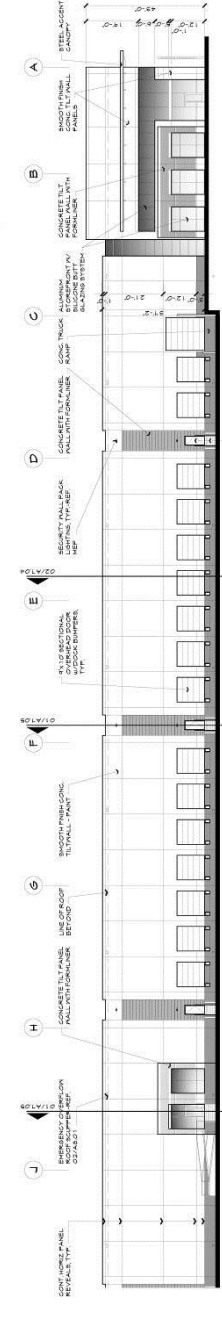
DWG# 2014-089 SHEET: **A6.02**



**01 EAST ELEVATION-B2**  
 SCALE: 1/16" = 1'-0"



**02 PARTIAL N. ELEVATION-B2**  
 SCALE: 1/16" = 1'-0"



**03 PARTIAL N. ELEVATION-B2**  
 SCALE: 1/16" = 1'-0"

**MATERIAL USE TABLE - BUILDING 2**

INTERNAL	SOUTH ELEV.	NORTH ELEV.	EAST ELEV.	WEST ELEV.
1 TOTAL FACADE SF	39,826.43 SF	39,826.43 SF	19,387.71 SF	18,935.93 SF
2 FACADE (EXCLUSIVE OF DOORS AND WINDOWS)	29,810.86 SF	29,810.86 SF	15,041.19 SF	14,589.02 SF
3 TILT WALL AND WINDOWS	2,852.23 SF (4.8%)	2,852.23 SF (4.8%)	1,450.15 SF (4.2%)	1,393.02 SF (4.1%)
4 FORMLINER	2,164.10 SF (5.1%)	2,164.10 SF (5.1%)	1,082.25 SF (4.9%)	1,082.25 SF (4.9%)
5 METAL AGENTS	147.16 SF (0.3%)	147.16 SF (0.3%)	73.58 SF (0.4%)	73.58 SF (0.4%)

PAINT 1 - TABLE #10.4  
 PAINT 2 - LOGGERS TYP #10.7  
 PAINT 3 - JALAN #10.8

11/10/2013 10:23 AM Prologis.com\prologis\p\prologis\dwg\2014089\A6.02.dwg



