



RESOLUTION NO. 2025-123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN AND BUILDING ELEVATIONS, FOR A 9.44± ACRE TRACT OUT OF THE JOHN L. PULLIAM SURVEY, ABSTRACT NO. 1156 DALLAS COUNTY, TEXAS, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 97 (PD-97); PROVIDING FOR SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 9.44± acre tract out of the John L. Pullman Survey, Abstract No. 1156, Dallas County, Texas, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 97 (PD-97); 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, and subject to certain special exceptions, 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 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 herein by reference:

- A. Detailed Site Plan as shown in Exhibit “B;”
- B. Landscape Plan as shown in Exhibit “C” and;
- C. Elevations as shown in Exhibit “D.”

SECTION 2. The Property may be developed in accordance with the following special exceptions:

- A. Notwithstanding Section 2.C.(2)(b) of the PD-97 Ordinance, construction of a landscaped berm along Morgan Parkway shall not be required so long as all landscaping as set forth on the Landscape Plan is installed and maintained along Morgan Parkway substantially as shown on the Landscape Plan; and
- B. Notwithstanding Section 2.C.(2)(e) of the PD-97 Ordinance, the planting of trees along the perimeter of PD-97 and along all internal streets (public or private) at a distance not greater than thirty feet (30.0’) shall not be required so long as all landscaping as set

forth on the Landscape Plan is installed and maintained substantially as shown on the Landscape Plan; and

- C. Notwithstanding Section 2.D.(1) of the PD-97 Ordinance, off-street parking spaces may be constructed between the primary building and adjacent street frontages, only in the locations shown on the Detailed Site Plan.

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 19th DAY OF AUGUST 2025.**

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney

Resolution No. 2025-123
Exhibit "A" – Property Description

BEING a tract of land situated in the John L. Pullman Survey, Abstract No. 1156, Dallas County, Texas, and being the remainder of Block A, Westside Addition Section 2, an addition to the City of Farmers Branch, according to the plat recorded in Instrument No. 200600172709, Official Public Records, Dallas County, Texas, and being part of Lot 1, Block A, Morgan Business Park, an addition to the City of Farmers Branch, according to the plat recorded in Instrument No. 202000190752 of said Official Public Records, and being the remainder of a called 35.67 acre tract of land described as Tract 2, in Special Warranty Deed to MERCER CROSSING INDUSTRIAL LAND, LTD., recorded in Instrument No. 201400014873 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "GRAHAM & ASSOC INC" found for the southeast corner of Lot 2, Block A, Corporate Center 35, an addition to the City of Farmers Branch, according to the plat recorded in Instrument No. 201500182389 of said Official Public Records, in the west right-of-way line of Interstate Highway 35-E (a variable width right-of-way);

THENCE with said west right-of-way line of Interstate Highway 35-E, the following courses and distances:

South 04°42'11" East, a distance of 325.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°47'25" East, a distance of 269.30 feet to the southeast corner of said Block A, at the intersection of said west right-of-way line of Interstate Highway 35-E and the north right-of-way line of Mercer Parkway (formerly known as Westside Parkway, a 100-foot wide right-of-way), from which a 5/8-inch iron rod found bears North 19°29'48" East, 0.60 feet;

THENCE with said north right-of-way line of Mercer Parkway, the following courses and distances:

South 85°22'03" West, a distance of 123.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 2,050.00 feet, a central angle of 11°23'11", and a chord bearing and distance of South 79°40'27" West, 406.73 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 407.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°58'52" West, a distance of 157.86 feet to a point for corner;

THENCE departing said north right-of-way line of Mercer Parkway, over and across said Lot 1, the following courses and distances:

North 11°08'29" West, a distance of 316.43 feet to a point for corner;

North 80°46'33" East, a distance of 54.92 feet to a point for corner;

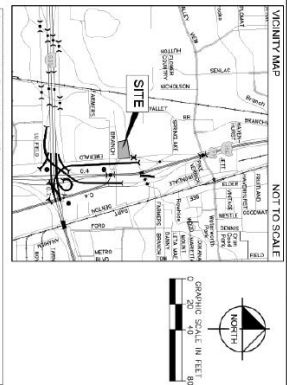
North 11°08'29" West, a distance of 313.49 feet to a point for corner in the south line of said Lot 2, Block A, from which a 1/2-inch iron rod with an illegible cap bears South 82°22'53" West, 365.78 feet;

THENCE with said south line of Lot 2, Block A, North 82°22'53" East, a distance of 694.36 feet to the **POINT OF BEGINNING** and containing 410,990 square feet or 9.4350 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

[illegible]

[illegible]


[illegible][illegible]

NOTE: CONTRACTOR TO BEED TO LIMITS OF DISTURBANCE

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THEODOR BASTICHAKA / BALD CYPRESS

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MINOR SPEED / MINOR SPEED

LEGEND

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Environ Biol Fish (2015) 98:1111–1121

LANDSCAPE PLAN

MERCK /
+9 44 AC

JOHN L. PULLMAN SURVEY,
ABSTRACT NO. 1156
CITY OF FARMERS BRANCH, DALLAS
COUNTY TEXAS

DATE: May 22, 2025

ELDER: LANDSCAPE
KIMLEY-HORN &
ENGINEERING, LTD.
2500 Pacific Avenue

Tel: No. 972-770-1300
 Contact: Lotan Lior
 Email: lioran.l@nrg.com

1000

LANDSCAPE PLAN	SHEET NUMBER LP 1.0
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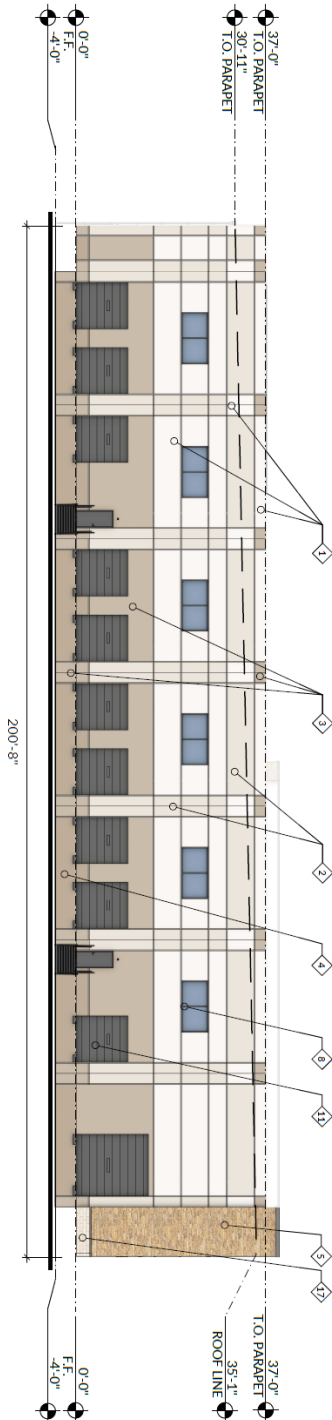
MERCER 7
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

KIA PROJECT	063973096
DATE	05/22/2026
SCALE	AS SHOWN
DESIGNED BY	CJ

Kimley»Horn
2500 PACIFIC AVENUE
SUITE 1100, DALLAS, TX 75226
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM TX.F-628
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE	BY

BUILDING MATERIAL CALCULATIONS				
ELEVATION ORIENTATION	EAST FRONT	WEST	NORTH	SOUTH
MASONRY	6.627	7.98	6.736	9.98
			12.545	10.06
			12.545	11.174
				9.98
METAL	1.55	2.8	7	12
		0.9	0.9	7.8
GLAZING	1.440	2.98	3.84	5.8
			0	0.9
				1.94
				9.8
TOTAL SURFACE AREA	7.842	7.138	12.577	18.40

[illegible]

EAST ELEVATION (FRONT)

Dimensions and Annotations:

- Roof Line: 35'-1"
- T.O. PARAPET: 37'-0"
- B.O. CANOPY: 12'-0"
- F.F.: 0'-0"
- Window Heights: 10'-0"
- Window Widths: 5'-0"
- Total Width: 96'-2"
- Proposed Sign Area: Indicated by a red dashed rectangle.
- Callouts: 1 through 17 pointing to specific architectural details.

CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS
WAREHOUSE 4.60 AC
OWNER/ DEVELOPER
BILLINGSLEY COMPANY
1722 ROUTE 51, SUITE 770
DALLAS, TX 75240
PHONE: 214.270.1001
GBILLINGSLEY@BILLINGSLEYCO.COM

ARCHITECT
ORRIBEN ARCHITECTS
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1722 ROUTE 51, SUITE 122
DALLAS, TX 75201
PHONE: 972.392.9911

Civil
SEAN ALEXANDER
35355 NEOL ROAD TWO GALLERY OFFICE
TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972.441.2816
SEAN.ALEXANDER@KIMLEY-HORN.COM

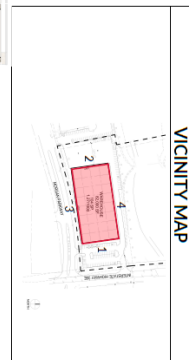
DATE OF PREPARATION: 5/22/2025

BUILDING MATERIAL CALCULATIONS				
ELEVATION ORIENTATION	EAVE FRONT	WEST	NORTH	EAST
MATERIAL	6.627	7.98	6.346	9.76
METH.	116	2.6	7	0.8
GALVING	1.660	2.78	10.4	5.6
TOTAL SURFACE AREA	7.662	7.216	12.077	14.440

BUILDING MATERIAL CALCULATIONS				
ELEVATION ORIENTATION	EAVE HEIGHT	WEST	NORTH	EAST
MATERIAL	6.67	796	636	926
MATERIAL		926	1266	1026
MATERIAL	116	26	7	12
GALVANIZING	1.66	196	164	16
TOTAL SURFACE AREA	7.66	716	1277	1166

MATERIAL KEYNOTES

1 PAINTED 1/2 WALL, SW 7520 MONDOBROWN	13 METAL CORNING	15 SINGS TRIM
2 PAINTED 1/2 WALL, SW 7570 DEER WHITE	14 VISION GLASS	16 SINTERED METAL LATE
3 PAINTED 1/2 WALL, SW 7520 MONDOBROWN	15 OVERFLOW	17 OUTLET
4 PAINTED 1/2 WALL, SW 7507 FINE LION	16 WALL SCONCE	18 SPARKER GLASS
5 STONE 1	17 DOOR DOOR	19 STONE 2
6 METAL CANYON	18 DOWNPOUT	20 STONE 3
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37'-0"
T.O. PARAPET
30'-11"
ROOF LINE

0'-0"
F.F.

1
2
3
4
10
15
12
2
1

37'-0"
T.O. PARAPET
30'-11"
ROOF LINE

0'-0"
F.F.

4 NORTH ELEVATION - A

SCALE: 1" = 10'

MERGER 7
CITY OF FARMERS BRANCH
DALLAS COUNTY TEXAS
WARDHOUSE 460 AC

OWNER DEVELOPER
BILINGSLEY COMPANY
GEORGE BILINGSLEY
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TOWER SUITE 200
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DATE OF PREPARATION: 5/22/2025

This block contains four perspective drawings of a modern building facade, arranged horizontally. Each drawing shows a different elevation of the same building, highlighting its architectural details and material palette. The building features a mix of light-colored panels, dark window frames, and a textured brick-like section. The views include a side elevation with a curved green landscape, a front elevation with a flat roofline, a rear elevation with a prominent brick section, and another side elevation with a sloped green area.

BUILDING MATERIAL CALCULATIONS								
ELEMENT DESCRIPTION	UNIT / FUNCTION	WET	WET + WASTE	DRY WET	DRY WET + WASTE			
MASSCONCRETE	6.027	79%	6.36%	95%	12.04%	100%	13.04%	90%
REINFC	116	2%	7	0%	12	0%	79	2%
CLADDING	1.660	19%	364	5%	4	0%	1269	9%
TOTAL SURFACE AREA	7.642		7.358		12.077		15.450	

MATERIAL KEYNOTES

1 PAINTED TILT WALL PAINTED TILT WALL PAINTED TILT WALL	2 METAL CORNER METAL CORNER METAL CORNER	3 EPS INSUL EPS INSUL EPS INSUL
4 PAINTED TILT WALL 5W 2507 EGGER WHITE	5 VISION GLASS VISION GLASS VISION GLASS	6 PAINTED METAL GATE PAINTED METAL GATE PAINTED METAL GATE
7 PAINTED TILT WALL PAINTED TILT WALL	8 OVERFLOW OVERFLOW OVERFLOW	9 GLITTER GLITTER GLITTER
10 PAINTED TILT WALL 5W 2507 STONE LON	11 WALL SCIENCE WALL SCIENCE WALL SCIENCE	10 SPARKLED GLASS SPARKLED GLASS SPARKLED GLASS
12 STONE 1 STONE 1 STONE 1	13 DOOR DOOR DOOR DOOR DOOR DOOR	11 STONE 2 STONE 2 STONE 2
14 METAL CANOPY METAL CANOPY METAL CANOPY	15 DOWNSPOUT DOWNSPOUT DOWNSPOUT	12 PROPOSED LOOPER PROPOSED LOOPER PROPOSED LOOPER
		13 SELECTED LOCATION INFO SELECTED LOCATION INFO SELECTED LOCATION INFO

MECEB 7
CITY OF FARMERS BRANCH
1722 SOUTH ST. SUITE 770
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DAT E OF PREPARATION 5/22/2025