



RESOLUTION NO. 2016-090

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, BUILDING ELEVATIONS, AND SIGN EXHIBIT FOR A 15.150± ACRE TRACT OUT OF THE WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279 AND HARRISON C. MARSH SURVEY, ABSTRACT NO. 916, CITY OF FARMERS BRANCH, TEXAS DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for A 15.150± acre tract out of the William M. Cochran Survey, Abstract No. 279 and Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Texas, described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 88 (PD-88); 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 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;”
- C. Building Elevations as shown in Exhibit “D;” and
- D. Sign as shown in Exhibit “E.”

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 3RD DAY OF OCTOBER, 2016.**

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:9/25/16:79550)

Resolution No. 2016-090
Exhibit "A" – Description of Property

BEING a tract of land situated in the William M. Cochran Survey, Abstract No. 279 and Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas and being part of a tract of land described in Substitute Trustee's Deed to 2M Holdings LP recorded in Instrument No. 201100012048 of the Official Public Records of Dallas County, Texas; and part of a tract of land described in General Warranty Deed to TCI Manhattan 2 LLC recorded in Instrument No. 200900073145 of the said Official Public Records, corrected by Instrument No. 201200271768 of said Official Public Records; and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Mathis Street (a 64-foot right-of-way) and the north right-of-way line of Crown Road (a 64-foot right-of-way);

THENCE with said north right-of-way of Crown Road, South $89^{\circ}33'41''$ West, a distance of 319.04 feet to a point for corner;

THENCE departing said north right-of-way of Crown Road, the following courses and distances:

North $45^{\circ}26'02''$ West, a distance of 14.14 feet to a point for corner;

North $0^{\circ}26'19''$ West, a distance of 223.40 feet to a point at the beginning of a tangent curve to the left having a central angle of $14^{\circ}27'54''$, a radius of 520.00 feet, a chord bearing and distance of North $7^{\circ}40'16''$ West, 130.93 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 131.28 feet to the **POINT OF BEGINNING**; and being the beginning of a curve to the left having a central angle of $65^{\circ}04'08''$, a radius of 520.00 feet, a chord bearing and distance of North $47^{\circ}26'17''$ West, 559.32 feet;

THENCE in a northwesterly direction, with said curve to the left, an arc distance of 590.55 feet to a point for corner;

THENCE North $10^{\circ}01'39''$ East, a distance of 699.79 feet to a point for corner;

THENCE North $89^{\circ}11'53''$ East, a distance of 341.21 feet to a point at the beginning of a tangent curve to the right having a central angle of $90^{\circ}11'03''$, a radius of 325.00 feet, a chord bearing and distance of South $45^{\circ}42'35''$ East, 460.36 feet;

THENCE in a southeasterly direction, with said curve to the right, an arc distance of 511.55 feet to a point for corner;

THENCE South $0^{\circ}37'04''$ East, a distance of 631.26 feet to a point for corner in the north terminus of Mathis Street;

THENCE with said north terminus of Mathis Street, South $71^{\circ}36'05''$ West, a distance of 35.01 feet to a point in said west right-of-way line of Mathis Street and being the beginning of a non-tangent curve to the right having a central angle of $4^{\circ}48'33''$, a radius of 618.00 feet, a chord bearing and distance of South $15^{\circ}59'39''$ East, 51.86 feet;

THENCE in a southeasterly direction, with said west right-of-way line of Mathis Street and with said curve to the right, an arc distance of 51.87 feet to a point for corner;

THENCE departing said west right-of-way line of Mathis Street, the following courses and distances:

South $89^{\circ}22'56''$ West, a distance of 191.42 feet to a point at the beginning of a non-tangent curve to the right having a central angle of $76^{\circ}19'32''$, a radius of 38.00 feet, a chord bearing and distance of South $51^{\circ}13'10''$ West, 46.96 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 50.62 feet to a point for corner;

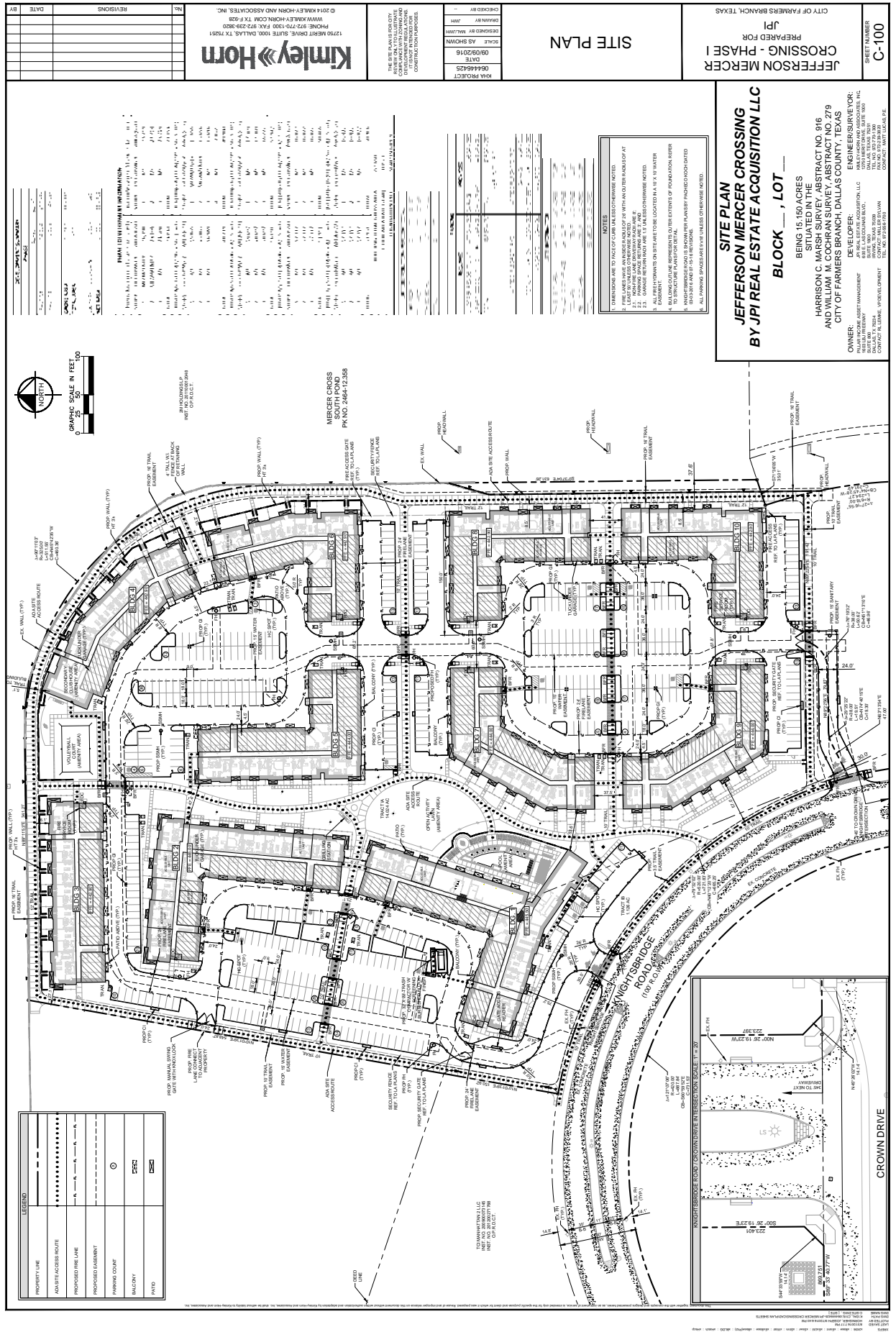
South $89^{\circ}22'56''$ West, a distance of 79.87 feet to a point at the beginning of a tangent curve to the left having a central angle of $29^{\circ}25'22''$, a radius of 38.00 feet, a chord bearing and distance of South $74^{\circ}40'15''$ West, 19.30 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 19.51 feet to a point for corner;

South $63^{\circ}13'54''$ West, a distance of 47.00 feet to the **POINT OF BEGINNING** and containing 15.150 acres or 659,933 square feet of land.

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

Resolution No. 2016-090
Exhibit “B” – Detailed Site Plan



LANDSCAPE SUMMARY

Minimum Landscaping Area Requirements:

Minimum Landscaping Area (includes enhanced paving)

Minimum Public Realm

Minimum Street Trees

Knightbridge Road (1.513' of frontage)

Parking Tree to Stall Ratio

N/A

31 Street Trees
30' OC Typ
Approximately 1 tree to 5
parking stalls

N/A

N/A

N/A

N/A

N/A

N/A

N/A

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N/A

Resolution No. 2016-090
Exhibit "C" – Landscape Plan (cont.)



NORTH A ELEVATION

MATERIAL LEGEND

SCALE: 1/16" = 1'-0"

Resolution No. 2016-090
Exhibit "D" – Elevations (cont.)



ARCHITECTURE DENAREST
2320 Valley Street Dallas, TX 75207
Tel 214.748.6655
Fax 214.748.5500
www.architecture-denarest.com

Contract: 15044
Drawing No.: A-450
Title: Building 5 Elevations

Consultant:

PROJECT NUMBER: 15044
JPI
MERCER CROSSING I
FARMERS BRANCH, TEXAS

Revision	By	Date

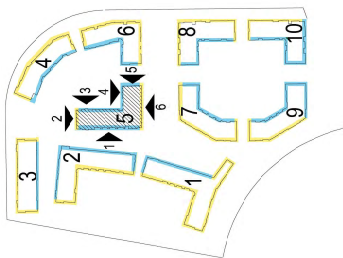
City Comments Response	Date

City Comments Response	Date

PRELIMINARY
NOT FOR CONSTRUCTION
Not for planning, zoning or other
official approval
This document has not been
reviewed or approved by the
City of Farmers Branch for
general information or comment
only.

Building 5 Elevations

A-450



KEY PLAN

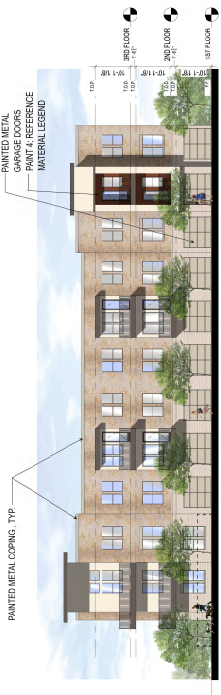
Material	North A	North B	West	East A	East B	Building 5
Masonry	5%	7%	5%	7%	9%	61%
Stucco	19%	18%	39%	22%	3%	28%
Paint	72%	75%	56%	71%	88%	11%
Other	2%	1%	1%	1%	0%	1%

AC CONDENSERS ON ROOF CENTERED BETWEEN PARAPETS

Design Guidelines:
75% Masonry / 25% Stucco
50% Masonry / 50% Stucco

SYNTHETIC STONE MANUFACTURER: CORIANO COLOR: STONE-ACRYLIC	THIN BRICK MANUFACTURER: A&E COLOR: B&B	PAINT 1 MANUFACTURER: SHERWIN COLOR: B&B	PAINT 2 MANUFACTURER: SHERWIN COLOR: B&B	PAINT 3 MANUFACTURER: SHERWIN COLOR: B&B	PAINT 4 MANUFACTURER: SHERWIN COLOR: B&B	METAL COPING MANUFACTURER: B&B COLOR: B&B
MAIN MASONRY, BASE, CORNER BODY	BASE TOWERS, BASE CORNERS	MAIN STUCCO	ACCENT STUCCO, SIDING, GARAGE DOORS	CANOPIES, STUCCO FOAM BALCONY RAILINGS	TRIM FASCIA ON TOWERS, BALCONY DOORS	COPING AT PARAPETS

MATERIAL LEGEND



6 SOUTH A ELEVATION
SCALE: 1/16" = 1'-0"



4 NORTH A ELEVATION
SCALE: 1/16" = 1'-0"



5 EAST A ELEVATION
SCALE: 1/16" = 1'-0"

3 EAST B ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH B ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

FENESTRATION PERCENTAGES ON FACADES
FACING PUBLIC STREET (BUILDING 9)
FIRST FLOOR - 50%
SECOND FLOOR - 25%

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Exhibit “E” – Sign Exhibit

PROJECT: JEFFERSON MERCER CROSSING - PHASE I
SHEET: L411
DATE: 8/16/16
DRAWN BY: AMB
CHECKED BY: PPH
SCALE: 3/4" = 1'-0"

This document, together with the drawings and design presented herein, are an integral part of the contract and shall be read and construed as such. It is the intent of the parties that this document shall be read and construed as such. It is the intent of the parties that this document shall be read and construed as such.

