



RESOLUTION NO. 2017-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN AND RELATED DETAILED REGULATIONS FOR DEVELOPMENT OF A 30.504± ACRE TRACT OUT OF BLOCK A, WESTSIDE ADDITION SECTION 1, CITY OF FARMERS BRANCH, TEXAS DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 99 (PD-99); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 30.504± acre tract out of Block A, Westside Addition Section 1, 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. 99 (PD-99); 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 in accordance with the regulations applicable to the Property as set forth in Ordinance No. 3359 (“the PD-99 Ordinance”) as well as the following regulations:

A. Detailed Site Plan: The Property shall be developed substantially as set forth in the Detailed Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (“the Site Plan”); provided, minor changes in location of streets and alleys may be made without further amendment to the Site Plan as long as the general pattern of traffic circulation and access is substantially maintained.

B. Landscape:

- (1)** The common areas, open spaces, street medians, and dedicated landscape easements (if any) developed on the Property shall be landscaped substantially in accordance with the Landscape, Screening, and Sign Plan set forth in Exhibit “C,” attached hereto and incorporated herein by reference notwithstanding any notes contained thereon to the contrary allowing for changes. All required landscaping to be planted within common areas, open spaces, street medians, and dedicated landscape easements as shown on Exhibit “C” must be completed prior to issuance of a certificate of occupancy for any building constructed within the

Property; provided, however, model homes used solely for sales office purposes may be constructed.

- (2) Individual residential lots shall be landscaped substantially in accordance with the provisions related to landscaping in the Pattern Book (as defined in Section 1.I, below). Installation of all required landscaping for individual residential lots shall be completed before the issuance by the City of a Certificate of Occupancy or Certificate of Completion for the dwelling unit constructed on said
- C. **Building Design, Elevations, and Diversity:** All buildings constructed on the Property shall be designed and constructed in substantial conformity with the architectural styles and materials set forth in the Pattern Book providing for “Texas Tudor.” At least three lots must separate dwelling units constructed with the same front building elevation, which separation shall apply to both the same side of the street and across the street.
 - D. **Entry Signs:** Entry signs and related landscaped and structural features shall be constructed at the locations shown on the Site Plan and designed and constructed as shown on Exhibit “C” hereto.
 - E. **Street Design:** Streets constructed within the Property shall be designed, constructed, and landscaped substantially in accordance with the Street Cross-Sections and Lot Details attached hereto as Exhibit “D” and incorporated herein by reference.
 - F. **Parks and Trails:** Pedestrian trails, open spaces, and neighborhood parks shall be developed substantially in accordance with the Site Plan and Exhibit “C” hereto. No more than forty (40) building permits shall be issued for dwelling units constructed on lots within the Property prior to completion of construction of all parks, open spaces, and trails required by this resolution.
 - G. **Screening Walls:** Screening walls shall be constructed at the locations shown on the Site Plan in accordance with the designs set forth in this resolution. Construction of all screening walls shall be completed prior to issuance of a certificate of occupancy for the first dwelling unit constructed on the Property other than model homes used solely for sales office purposes.
 - H. **Lot Details:** The layout, setbacks and other details applicable to the design of the lots on the Property shall be in accordance with Exhibit “D” attached hereto.
 - I. **Pattern Book:** For purpose of this resolution, the phrase “Pattern Book” means Volume II “Pattern Book” of the *Mercer Crossing Design Guidelines* (Draft Four – November 7, 2016) prepared by G&A Consultants, LLC, (“the Pattern Book”), a copy of which is on file in the Office of the City Secretary and incorporated as if fully set forth herein by reference to the date and number of this resolution.
 - J. **Relationship to PD-99 Ordinance:** In accordance with the provisions of the PD-99 Ordinance, upon its effective date, this resolution shall constitute additional regulations

governing the use and development of the Property as if they were originally adopted as part of the PD-99 Ordinance; provided, however, in the event of any irreconcilable conflict between this resolution, including, but not limited to, the Pattern Book, and the PD-99 Ordinance, the provisions in the PD-99 Ordinance shall control.

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 7TH DAY OF FEBRUARY, 2017.**

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:1/30/17:83391)

Resolution No. 2017-020
Exhibit "A" – Description of Property

The Property consists of the following two tracts:

Tract 1:

Being a tract of land out of the J. F. Chenoeth Survey, Abstract No. 267 and situated in the City of Farmers Branch, Dallas County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November 2015, said tract being a portion of Block A, Westside Addition Section 1, an addition to the City of Farmers Branch according to the plat recorded as Document No. 200600172708 in the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set in the westerly boundary line of said Block A from which a 1/2 inch "MILLER 5665" capped steel rod found for the most westerly corner thereof bears North 36 degrees 12 minutes 51 seconds West at 416.43 feet;

Thence North 55 degrees 35 minutes 40 seconds East a distance of 444.45 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the easterly boundary line of said Bloc A, said rod being in the westerly right-of-way line of Mercer Parkway;

Thence South 35 degrees 27 minutes 02 seconds East with said easterly boundary line and said right-of-way line a distance of 980.35 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 53 degrees 46 minutes 30 seconds West with said right-of-way line a distance of 14.50 feet;

Thence South 35 degrees 27 minutes 02 seconds East continuing with said right-of-way line a distance of 22.12 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 54 degrees 34 minutes 24 seconds West a distance of 416.41 feet to a 1/2 inch "MILLER 5665" capped steel rod set in said westerly boundary line;

Thence North 36 degrees 12 minutes 51 seconds West with said westerly boundary line a distance of 1010.69 feet to the point of beginning and containing 10.106 acres of land, more or less.

Tract 2:

Being a tract of land out of the J. F. Chenoeth Survey, Abstract No. 267 and the Francis Miller Survey, Abstract No. 926 and situated in the City of Farmers Branch, Dallas County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November 2015, said tract being a portion of Block A, Westside Addition Section 1, an addition to the City of Farmers Branch according to the plat recorded as Document No. 200600172708 in the Official Public Records of Dallas County, Texas and including a portion of Lot 1, Block A, Trinity West Addition , an addition to

the City of Farmers Branch according to the plat recorded as Document No. 200600172708 of said records and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch "MILLER 5665" capped steel rod set in the easterly boundary line of said Block A and the easterly boundary line of said Lot 1, said rod being in the westerly right-of-way line of Mercer Parkway from which a 1/2 inch "MILLER 5665" capped steel rod set for the most northerly corner of said Lot 1 bears North 35 degrees 27 minutes 02 seconds West at 72.12 feet;

Thence South 35 degrees 27 minutes 02 seconds East with the easterly boundary line of said Lot 1 and with said westerly right-of-way line a distance of 167.69 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 1084.50 and whose chord bears South 40 degrees 18 minutes 31 seconds East at 183.68 feet;

Thence southerly continuing with said easterly boundary line and said westerly right-of-way line and with said curve along an arc length of 183.90 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly corner of said Lot 1;

Thence North 53 degrees 46 minutes 30 seconds East continuing with said westerly right-of-way line a distance of 14.68 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the northerly boundary line of said Tract 2, said rod being the beginning of a curve to the left with a radius of 1070.00 feet and whose chord bears South 69 degrees 16 minutes 25 seconds East at 869.90 feet;

Thence easterly with said northerly boundary line and the southerly right-of-way line of Mercer Parkway and with said curve along an arc length of 895.84 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence South 03 degrees 15 minutes 31 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 16.50 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the left with a radius of 1086.50 feet and whose chord bears North 81 degrees 07 minutes 27 seconds East at 212.70 feet;

Thence easterly continuing with said northerly boundary line and said southerly right-of-way line and with said curve along an arc length of 231.04 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the end of said curve;

Thence North 75 degrees 30 minutes 25 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 55.41 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northerly end of a corner clip for said southerly right-of-way line and the westerly right-of-way line of Luna Road;

Thence South 65 degrees 06 minutes 53 seconds East with said corner clip a distance of 80.59 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southerly end thereof;

Thence South 25 degrees 41 minutes 42 seconds East with the easterly boundary line of said Tract 2 and with said westerly right-of-way line a distance of 88.88 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most easterly corner of said Tract 2;

Thence South 60 degrees 51 minutes 06 seconds West with the easterly boundary line of said Tract 2 a distance of 224.75 feet to a 1/2 inch capped steel rod found for an inner corner therein;

Thence South 14 degrees 15 minutes 54 seconds East continuing with said easterly boundary line a distance of 288.06 feet to a nail found for the southeast corner of said Tract 2;

Thence South 89 degrees 43 minutes 14 seconds West with the southerly boundary line of said Tract 2 a distance of 1224.36 feet to a 1/2 inch capped steel rod found for the southwest corner thereof;

Thence North 01 degrees 08 minutes 40 seconds East with the westerly boundary line of said Tract 2 a distance of 22.65 feet to a 1/2 inch capped steel rod found for the beginning of a curve to the left with a radius of 654.67 feet and whose chord bears North 17 degrees 15 minutes 53 seconds West at 426.05 feet;

Thence northerly continuing with said westerly boundary line and with said curve along an arc length of 433.95 feet to a 1/2 inch capped steel rod found for the end of said curve;

Thence North 36 degrees 12 minutes 51 seconds West continuing with said westerly boundary line a distance of 475.67 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 54 degrees 34 minutes 24 seconds East a distance of 415.74 feet to the point of beginning and containing 20.398 acres of land, more or less.

[illegible]

LEGEND

- EASEMENT AT L.E.
- EXISTING DRIVEWAY
- UTILITY EASIMENT
- "ADAPTED" DRIVEWAY
- PROPOSED DRIVEWAY

LOCUS MAP

SCALE

N

**DEVELOPMENT PLAN - AMESBURY
MERCER CROSSING WEST ADDITION,
BLOCK 1, LOT 1**

**JAMES F. CHERNIG SURVEY, ASST PLOT NO. 207
CITY OF AMESBURY BRANFORD TOWNSHIP, NEW YORK
CENTURION AMERICAN**

MINIMUM FINISH FLOOR = 401.50

AMESBURY

LUNA ROAD

MERCER PARKING

MATCHLINE SEE SHEET 1 OF 2

SHEET 1 OF 2

DATE:

DRAWN BY:

CHECKED BY:

DESIGNED BY:

PROJECT NAME:

CLIENT:

LOCATION:

DESCRIPTION:

REVISIONS:

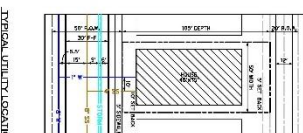
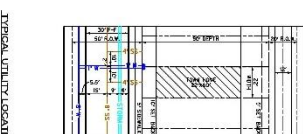
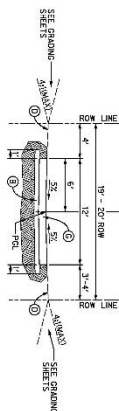
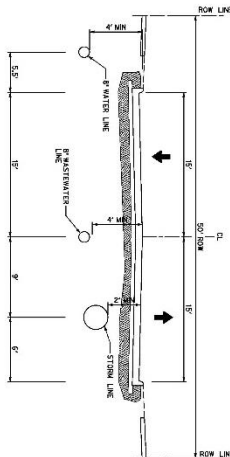
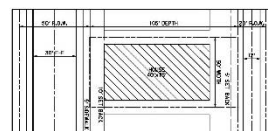
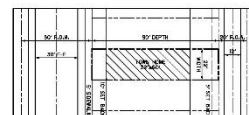
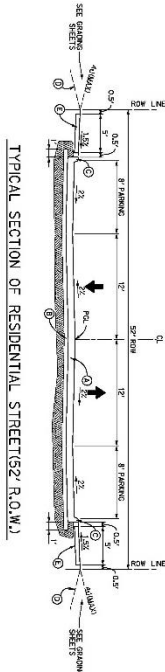
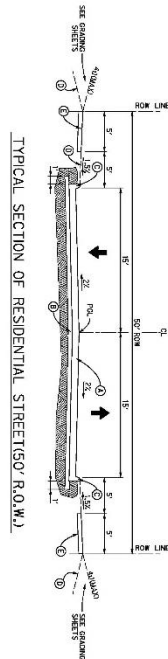
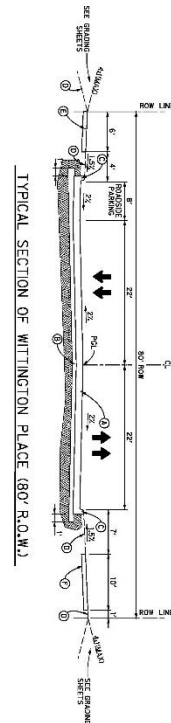
NOTES:

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Resolution No. 2017-020
Exhibit "C" – Landscape, Screening, and Sign Plan (cont.)



Resolution No. 2017-020 Exhibit "D" – Street Cross-Sections and Lot Details



OWNER: CENTURION AMERICAN
DEVELOPMENT, INC.
10000 WEST 10TH STREET, SUITE 300
DALLAS, TEXAS 75243
TEL: 214-350-0000

SUBMITTER: HALL & ASSOCIATES, INC.
10000 WEST 10TH STREET, SUITE 300
DALLAS, TEXAS 75243
TEL: 214-350-0000

ENGINEER: HALL & ASSOCIATES, INC.
10000 WEST 10TH STREET, SUITE 300
DALLAS, TEXAS 75243
TEL: 214-350-0000

DEVELOPMENT PLAN - DETAILS
MERCER CROSSING WEST ADDITION,
BLOCK 1, LOT 1
90.807 ACRE TRACT
STUDIOSITE
JAMES F. CHENOETH SURVEY, ABSTRACT NO. 267
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
CENTURION AMERICAN

DATE: 08/15/2017
SCALE: 1/8" = 1'-0"

