



RESOLUTION NO. 2017-053

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 4.781± ACRE TRACT OUT OF LOT 1, BLOCK A, MERCER SCHOOL ADDITION, 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 4.781± acre tract out of Lot 1, Block A, Mercer School Addition, City of Farmers Branch, Texas, described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is 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, as amended by Ordinance No. 3429 (collectively “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:** 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.
- 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” and as set forth in the Elevations attached hereto as Exhibit “D” and incorporated herein by reference.

- 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. 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 residential building constructed on the Property.
- F. 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.
- G. 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 18TH DAY OF APRIL, 2017.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:3/27/17:84791)

Resolution No. 2017-053
Exhibit "A" – Description of Property

A tract of land situated in the Francis Miller Survey, Abstract No. 926, City of Farmers Branch, Dallas County, Texas and being a portion of Lot 1, Block A, Mercer School Addition, according to the Final Plat thereof recorded in Instrument No. 201400169982 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southwest corner of Lot 2, Block B of Mercer Crossing Addition I, according to the plat thereof recorded in Volume 2003184, Page 00061 of the Deed Records of Dallas County, Texas, common to the southeast corner of said Lot 1, Block A, same being on the northwesterly right-of-way line of Wittington Place, a variable width right-of-way;

THENCE South 60°42'40" West, along the southeasterly line of said Lot 1, Block A and the northwesterly right-of-way line of said Wittington Place, a distance of 473.40 feet to a point for corner;

THENCE departing the southeasterly line of said Lot 1, Block A and the northwesterly right-of-way line of said Wittington Place, and crossing said Lot 1, Block A, the following courses:

North 29°17'20" West, a distance of 461.56 feet to a point for corner;

North 60°42'40" East, a distance of 337.73 feet to a point for corner on the easterly line of said Lot 1, Block A and the westerly line CCI-Two Hickory Addition, Lot 1, Block A, according to the plat thereof recorded in Instrument No. 201500049255 of the Official Public Records of Dallas County, Texas;

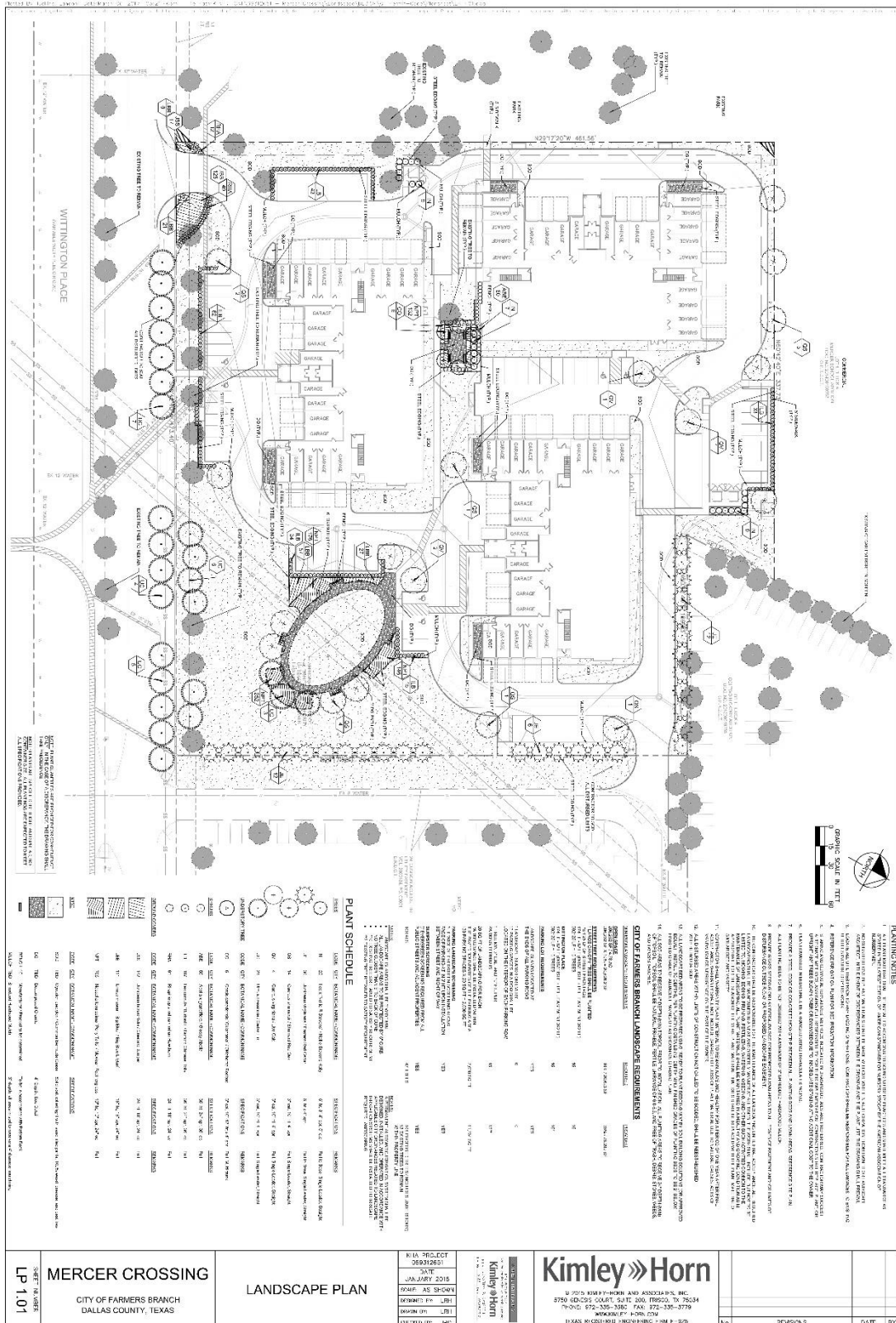
THENCE South 2°17'20" East, along the easterly line of said Lot 1, Block A and the westerly line of said CCI-Two Hickory Addition, a distance of 75.24 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found for the southwest corner of said CCI-Two Hickory Addition, common to an ell corner of said Lot 1, Block A;

THENCE North 60°42'40" East, along the northwesterly line of said Lot 1, Block A and the southeasterly line of said CCI-Two Hickory Addition, a distance of 169.83 feet to a 1/2 inch iron rod with plastic cap stamped "HALFF" found for the southerly northeast corner of said Lot 1, Block A, common to the northwest corner of aforesaid Lot 2, Block B;

THENCE South 29°17'20" East, departing the southeasterly line of said CCI-Two Hickory Addition, along the northeasterly line of said Lot 1, Block A and the southwesterly line of said Lot 2, Block B, a distance of 394.52 feet to the POINT OF BEGINNING and containing 4.781 acres (208,261 square feet) of land, more or less.

| | | | | |
|---|-------------------------|--|---|--|
| <p>THE GATHERINGS AT MERCER CROSSING CITY OF FARMERS BRANCH DALLAS COUNTY, TEXAS</p> | <p>SITE PLAN</p> | <p>LEGEND</p> <ul style="list-style-type: none"> ADJACENT TO HIGHWAY ADJACENT TO RAILROAD ADJACENT TO AIRPORT ADJACENT TO WATERWAY ADJACENT TO PARK ADJACENT TO SCHOOL ADJACENT TO CHURCH ADJACENT TO OTHER | <p>GRAPHIC SCALE IN FEET</p> <p>0 10 20 30 40 50 60 70 80 90 100</p> | <p>Kimley»Horn</p> <p>10200 E. KIMLEY HORN AND ASSOCIATES, INC. 10200 E. KIMLEY HORN AND ASSOCIATES, INC. 10200 E. KIMLEY HORN AND ASSOCIATES, INC. 10200 E. KIMLEY HORN AND ASSOCIATES, INC.</p> |
|---|-------------------------|--|---|--|

Resolution No. 2017-053 Exhibit "C" – Landscape Plan



WITTINGTON PLACE

PROPOSED SIGN

DETACHED GARAGE

BUILDING 1

BUILDING 2

BUILDING 3

DETACHED GARAGE

AGENCY LAWN

EXISTING TREES

PROPOSED SIGN CONCEPT

5' 4.5"

10'

Gatherings
at
Mercer Crossing

GRAPHIC SCALE IN FEET
0 20 40 80

North

KIA PROJECT
06837581

DATE
JANUARY 2010

SCALE AS SHOWN

DESIGNED BY LKH

DRAWN BY LKH

CHECKED BY JLC

Kimley-Horn

5215 KIMLEY-HORN AVE. SUITE 200, FORT WORTH, TX 76104
PHONE: 817-335-3500 FAX: 817-335-3775
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM # 6288

MERCER CROSSING

CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

RENDERED LANDSCAPE
PLAN

Resolution No. 2017-053 Exhibit "D" – Elevations

Elevation Materials
 Masonry 90%
 Brick 65%
 Stone 15%
 Cementitious Panel Siding 20%
 Finestration
 25% at upper levels with units
 31% at the ground floor with garage openings

Front Elevation



Rear Elevation Materials
 Masonry 90%
 Brick 65%
 Stone 15%
 Cementitious Panel Siding 20%
 Finestration
 25% at all levels

Rear Elevation



- Materials**
- A - Cementitious Shingles - Black
 - B - Cementitious Panels and Trim
 - C - Brick (Acme - Cameron Hills)
 - D - Flagstone (Acme - Chocolate Flagstone)



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Exhibit “D” – Elevations (cont.)

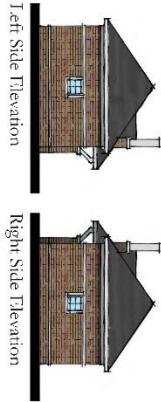


Left Side Elevation Materials
 Masonry 60%
 Brick 20%
 Cementitious Panel Siding 20%
 Slate 2%
 23% of upper levels with units
 31% at the ground floor with garage openings

Left Side Elevation



Right Side Elevation Materials
 Masonry 60%
 Brick 20%
 Cementitious Panel Siding 20%
 Slate 2%
 23% of upper levels with units
 25% at the ground floor with garage openings and windows



5 Bay Garage Building

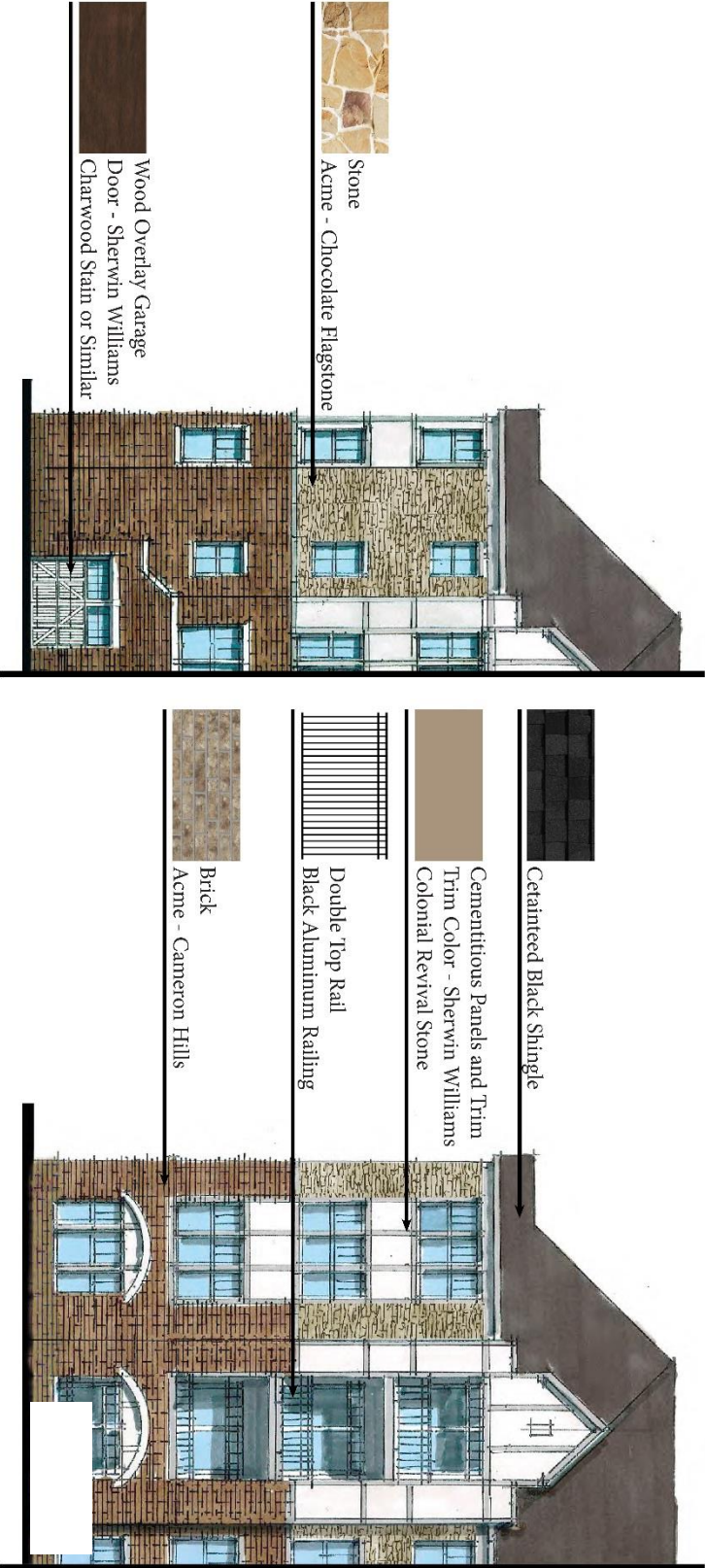
Right Side Elevation



- Materials**
- A - Cemented Shingles - Black
 - B - Cementitious Panels and Trim
 - C - Brick (Acme - Cameron Hills)
 - D - Flagstone (Acme - Chocolate Flagstone)



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Exhibit “D” – Elevations (cont.)



Beazer Homes

Mansion Building Materials - The Gatherings at Mercer Crossings

Dallas County, Texas
March 3, 2017