



RESOLUTION NO. 2017-056

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 STREETScape FOR 12.477± ACRES OUT OF THE PROPERTY DESCRIBED IN ORDINANCE NO. 3300 LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88)(MERCER CROSSING CODE); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Ordinance No. 3300 approved September 2, 2014, the City Council of the City of Farmers Branch approved a conceptual site plan for 23.473± acres of land described as Tract 1 and Tract 2 in Exhibit “A” of Ordinance No. 3300 (“the Property”) which is located in Planned Development No. 88 (PD-88)(Mercer Crossing Code); and

WHEREAS, the developer of the Property has previously obtained approval of detailed site plan for the northern 10.75± portion of the Property pursuant to Resolution No. 2014-098; and

WHEREAS, the developer of the Property has made application for approval of a Detailed Site Plan for the remainder of the Property; 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, building elevations, and streetscape 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 and special exceptions 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 portions of the Property shown on the Detailed Site Plan attached hereto as Exhibit “A” and incorporated herein 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 “A;”
- B. Landscape Plan as shown in Exhibit “B;”
- C. Elevations as shown in Exhibit “C;” and
- D. Streetscape as shown in Exhibit “D.”

SECTION 2. In addition to the use and development regulations set forth in Section 1, above, the Property shall be used and developed subject to the following:

- A. Signage shall constitute painted wall signs on Buildings 10, 12, 14, and 15, and a free-standing monument sign along proposed Senlac Drive generally consistent both the signage under the Detailed Site Plan for Phase I approved per Resolution No. 2014-098 and the Landscape Plan attached hereto.
- B. The internal streets shown on the Detailed Site Plan as “Delancey Street” and “Broome Street” shall be developed as set forth in Exhibit “D” hereto.
- C. Notwithstanding anything to the contrary in the PD-88 development regulations, Building 15 may be constructed with a blank wall exceeding 20 feet in length as provided in the Elevations, Exhibit “C” attached hereto.

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:4/9/17:85195)