



RESOLUTION NO. 2017-080

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 2.42± ACRE TRACT OUT OF LOT 1, BLOCK 4, VALLEY VIEW COMMERCE PARK, 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 2.42± acre tract out of Lot 1, Block 4, Valley View Commerce Park, more particularly 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;” and
- C. Building Elevations as shown in Exhibit “D;” and

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 11TH DAY OF JULY, 2017.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:7/2/17:87698)

Resolution No. 2017-080
Exhibit "A" – Description of Property

BEING a part of Lot 1, Block 4, of Valley View Commerce Park, an Addition in the City of Farmers Branch, Dallas County, Texas, a tract of land described in deed to North Dallas Bible Chapel, Inc., as recorded in Instrument File No. 201400039065, of the Official Public Records of Dallas County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for corner on the West right of way line of Hutton Drive, being on the East line of said Lot 1, the Northeast corner of a tract of land described in deed to Cal Property Management Co., as recorded in Instrument File No. 200900203938, of the Official Public Records of Dallas County, Texas, and being the Southeast corner of said North Dallas Bible Chapel tract;

THENCE South 89 degrees 38 minutes 39 seconds West, along said Cal Property Management tract, a distance of 194.01 feet to a set 1/2 inch iron rod for corner on the East line of a tract of land described in deed to Art GNB Inc., as recorded in Instrument File No. 20070248392, of the Official Public Records of Dallas County, Texas;

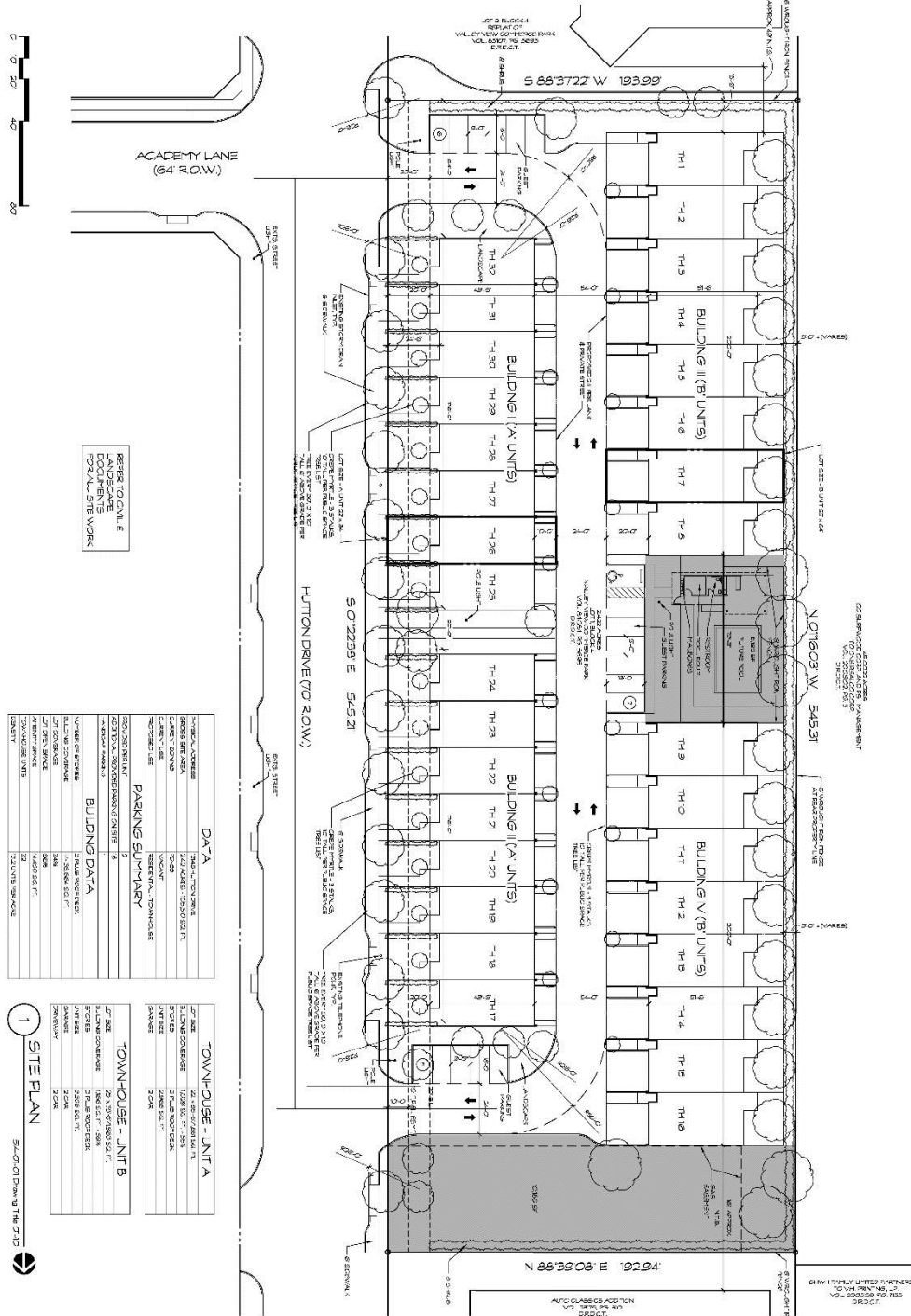
THENCE North 00 degrees 16 minutes 32 seconds West, along said Art GNB tract, a distance of 545.31 feet to a set 1/2 inch yellow-capped iron rod for corner, being the Southwest corner of a tract of land described in deed to Koko Katanjian, as recorded in Volume 2001146, Page 3584, of the Deed Records of Dallas County, Texas;

THENCE North 89 degrees 38 minutes 39 East, along said Katanjian tract, a distance of 192.96 feet to a set 1/2 inch yellow-capped iron rod for corner on the said West right of way line of Hutton Drive;

THENCE South 00 degrees 23 minutes 07 seconds East (directional control), a distance of 545.31 feet to the PLACE OF BEGINNING and containing 105,510 square feet or 2.42 acres of land.

Resolution No. 2017-080 Exhibit "B" – Detailed Site Plan

P:\Pecker - Hutton Drive Townhouse\Drawings\Sheets\ 516 01 01 Sheet A1.1 01 02.dwg . Plotted on: May 26, 2017 9:40am



DATA	
TOWNHOUSE - UNIT A	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT B	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT C	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT D	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT E	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT F	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT G	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT H	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT I	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT J	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT K	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT L	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT M	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT N	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT O	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT P	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT Q	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT R	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT S	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT T	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT U	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT V	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT W	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT X	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT Y	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT Z	20' x 30' x 10' x 10'

TOWNHOUSE - UNIT A	
TOWNHOUSE - UNIT A	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT B	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT C	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT D	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT E	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT F	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT G	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT H	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT I	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT J	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT K	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT L	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT M	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT N	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT O	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT P	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT Q	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT R	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT S	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT T	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT U	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT V	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT W	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT X	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT Y	20' x 30' x 10' x 10'
TOWNHOUSE - UNIT Z	20' x 30' x 10' x 10'

1 SITE PLAN

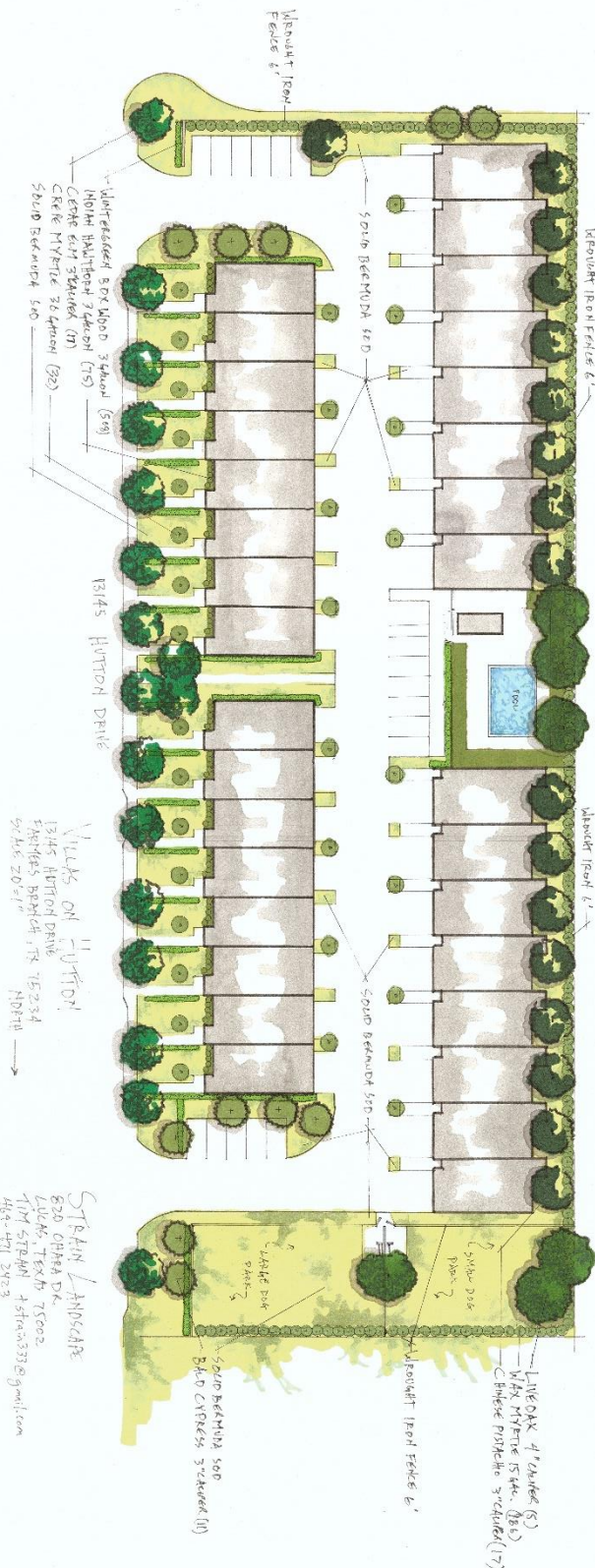
Selzer Associates
4614 Travis Road
Dallas, Texas 75205-4448
214-426-7777
www.selzerassociates.com

Villas on Hutton
"Luxury Roof Top Residences"
13145 Hutton Drive
Farmers Branch, Texas 75234
Site Plan

Project No. 516-01
SHEET
1.1

[illegible]

NOTE: COMPLETE ISOLATION
SYSTEM INSTALLED. ALL TUBES, BENS
AND DGC PAPER



P:\Packer - Hutton Drive Townhouses\Drawings\Sheets\ 514-01-01 Sheet A3.1 01-02.dwg , Plotted on: Jun 19, 2017 - 3:41pm

[illegible][illegible]

3 BUILDINGS | #11 - SOUTH ELEVATION
514-Or-Or Buildings | #11 - South Elevation Or-Or

1 BUILDINGS | § II - WEST ELEVATION
34-01 Building | West Elevation On-OS

P:\Packer - Hutton Drive Townhouses\Drawings\Sheets\ 514-01-01 Sheet A3.2 01-02.dwg , Plotted on: Jun 19, 2017 - 3:43pm

