



## RESOLUTION NO. 2017-119

**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 18.692±ACRE TRACT OUT OF BLOCK E, 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 18.692± acre tract out of Block E, 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.H, 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. **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 thirty (30) 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.
- F. **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. At time of platting the Property, a two foot (2.0’) wide common area shall be established for the purpose of locating the screening wall to be installed along the east boundary of the Property; provided, however, if at the time of platting the Property, there is no accessible maintenance easement with a minimum width of five feet (5.0’) located adjacent to the side of said screening wall facing the east property line, then the width of said common area shall be increased to seven feet (7.0’) and the screening wall located on the westerly boundary of said common area.
- G. **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.
- H. **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.

**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 14<sup>TH</sup> DAY OF NOVEMBER, 2017.**

ATTEST:

APPROVED:

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Amy Piukana, City Secretary

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Robert C. Dye, Mayor

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(kbl:11/3/17:93013)

**Resolution No. 2017-119**  
**Exhibit "A" – Description of Property**

Being a tract of land out of the Francis Miller Survey, Abstract No. 926 and the H. C. Marsh Survey, Abstract No. 916 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 E, Westside Addition Section 1, an addition to the City of Farmers Branch according to the plat recorded as Document No. 200600172708 of the Real Property Records of Dallas County, Texas, 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 E and the easterly right-of-way line of Luna Road from which a 1/2 inch "MILLER 5665" capped steel rod found for the southwest corner of said Block E bears South 32 degrees 27 minutes 13 seconds East at 132.94 feet;

Thence North 32 degrees 27 minutes 13 seconds West with the westerly boundary line of said Block E and with said easterly right-of-way line a distance of 842.56 feet to a 1/2 inch capped steel rod found for the beginning of a curve to the right with a radius of radius of 1460.00 feet and whose chord bears North 31 degrees 23 minutes 58 seconds West at 53.72 feet;

Thence northerly continuing with said westerly boundary line and said easterly right-of-way line and with said curve along an arc length of 53.73 feet to a 1/2 inch capped steel rod found for the end of said curve;

Thence North 22 degrees 45 minutes 01 seconds West continuing with said westerly boundary line and said easterly right-of-way line a distance of 156.87 feet;

Thence North 26 degrees 29 minutes 49 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 46.81 feet;

Thence North 62 degrees 21 minutes 54 seconds East continuing with said westerly boundary line and said easterly right-of-way line a distance of 22.82 feet to a 1/2 inch steel rod found capped steel rod found in the southerly right-of-way line of Mercer Parkway;

Thence North 75 degrees 30 minutes 25 seconds East with said southerly right-of-way line a distance of 209.71 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 14 degrees 29 minutes 35 seconds West continuing with said southerly right-of-way line a distance of 5.50 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 75 degrees 30 minutes 25 seconds East continuing with said southerly right-of-way line a distance of 92.74 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the beginning of a curve to the right with a radius of radius of 1350.00 feet and whose chord bears South 87 degrees 07 minutes 53 seconds East at 805.68 feet;

Thence easterly continuing with said southerly right-of-way line and with said curve along an arc length of 818.14 feet to a 1/2 inch capped steel rod found for the end of said curve;

Thence South 63 degrees 54 minutes 13 seconds West a distance of 22.43 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 13 degrees 06 minutes 28 seconds West a distance of 931.86 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 00 degrees 55 minutes 53 seconds East a distance of 74.46 feet to a 1/2 inch "MILLER 5665" capped steel rod set in the southerly boundary line of said Block E;

Thence South 88 degrees 53 minutes 25 seconds West with said southerly boundary line a distance of 346.25 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 33 degrees 08 minutes 12 seconds West continuing with said southerly boundary line a distance of 4.58 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence South 89 degrees 04 minutes 07 seconds West continuing with said southerly boundary line a distance of 17.49 feet to the point of beginning and containing 18.692 acres of land, more or less

[illegible]





[illegible]



3 ELEVATION

6'-0" HT. BRICK THINWALL

SCALE: 1/8" = 1'-0"

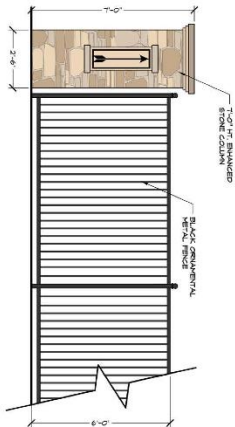








**1 FLAGSTONE PATIO SEATING AREA**



6'-0" HT. ORNAMENTAL METAL FENCE  
2 ELEVATION  
SCALE: 1/2" = 1'-0"



LOCATION MAP  
NOT TO SCALE



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.



October 6, 2017

COVENTRY AT  
MERCER CROSSING  
~CONCEPTUAL LAYOUT PLAN~