



## RESOLUTION NO. 2018-051

**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 4.299± ACRE TRACT OUT OF THE ELISHA FIKE SURVEY, ABST. NO. 478, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 80 (PD-80); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for approval of detailed site plan for a 4.299± acre tract out of the Elisha Fike Survey, Abst. No. 478, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 80 (PD-80); 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. Elevations as shown in Exhibit “D.”

**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 5<sup>TH</sup> DAY OF JUNE, 2018.**

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:5/23/18:99608)

**Resolution No. 2018-051**  
**Exhibit "A" – Description of Property**

**Tract 1 (Being proposed Lot 3R):**

BEING a tract of land situated in the Elisha Fike Survey, Abstract No 478, City of Farmers Branch, Dallas County, Texas; and being part of Lot 1, Block A, of Alpha West Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Instrument No. 201800047246, Official Public Records, Dallas County, Texas.

BEGINNING at a point for the northeast corner of a right-of-way corner clip in the south right-of-way line of Alpha Road (a variable width right-of-way)

THENCE with the south right-of-way line of said Alpha Road, North 89° 05' 35" East, a distance of 184.57 feet to a point for corner;

THENCE leaving the south right-of-way line of Alpha Road, the following courses and distances to wit:

South 0° 54' 25" East, a distance of 39.71 feet to a point for corner;

South 15° 10' 59" West, a distance of 124.45 feet to a point for corner;

South 17° 36' 21" East, a distance of 127.74 feet to a point for corner;

South 89° 06' 29" West, a distance of 264.40 feet to a point for corner;

North 30° 53' 31" West, a distance of 26.68 feet to a point for corner in the east line of a access and utility easement shown on the plat of said Alpha West Addition and being at the beginning of a non-tangent curve to the left having a central angle of 11° 29' 55", a radius of 366.56 feet, a chord bearing and distance of North 17° 34' 42" East, 73.44 feet;

THENCE with the east line of said access & utility easement, the following courses and distances to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 73.57 feet to a point for corner;

North 11° 49' 43" East, a distance of 156.11 feet to a point for corner;

North 11° 46' 59" East, a distance of 12.46 feet to a point for the southwest corner of said right of way corner clip;

THENCE with said right-of-way corner clip, North 50° 27' 45" East, a distance of 39.06 feet to the POINT OF BEGINNING and containing 1.46 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**Tract 2 (proposed Lot 1R):**

BEING a tract of land situated in the Elisha Fike Survey, Abstract No 478, City of Farmers Branch, Dallas County, Texas; and being part of Lot 1, Block A, of Alpha West Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Instrument No. 201800047246, Official Public Records, Dallas County, Texas.

BEGINNING at a point for the southwest corner of said Lot 1, Block A and being in the north right-of-way line of Simonton Road (a 60-foot right-of-way);

THENCE leaving the north right-of-way line of said Simonton Road, and with the west line of said Lot 1, Block A, the following courses and distances to wit

North  $0^{\circ} 54' 05''$  West, a distance of 379.89 feet to a point at the beginning of a non-tangent curve to the left having a central angle of  $50^{\circ} 12' 02''$ , a radius of 321.51 feet, a chord bearing and distance of North  $36^{\circ} 55' 56''$  East, 272.77 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 281.69 feet to a point for corner;

North  $11^{\circ} 49' 55''$  East, a distance of 156.17 feet to a point for corner;

North  $78^{\circ} 07' 47''$  West, a distance of 20.01 feet to a point at the beginning of a non-tangent curve to the left having a central angle of  $5^{\circ} 21' 02''$ , a radius of 459.27 feet, a chord bearing and distance of North  $9^{\circ} 08' 14''$  East, 42.87 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 42.89 feet to a point for the northwest corner of said Lot 1, Block A and being in the south right-of-way line of Alpha Road (a variable width right-of-way);

THENCE with the south right-of-way line of said Alpha Road, the following courses and distances to wit:

North  $89^{\circ} 05' 35''$  East, a distance of 68.71 feet to a point for corner;

South  $11^{\circ} 49' 55''$  West, a distance of 45.50 feet to a point for corner;

THENCE leaving the south right-of-way line of said Alpha Road, and with the east line of an access and utility easement as shown on the plat of said Alpha West Addition, the following courses and distances to wit:

South  $11^{\circ} 46' 59''$  West, a distance of 12.46 feet to a point for corner;



South  $11^{\circ} 49' 43''$  West, a distance of 156.11 feet to a point at the beginning of a tangent curve to the right having a central angle of  $11^{\circ} 29' 55''$ , a radius of 366.56 feet, a chord bearing and distance of South  $17^{\circ} 34'$

42" West, 73.44 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 73.57 feet to a point for corner;

THENCE leaving the east line of said access and utility easement, the following courses and distances to wit:

South  $30^{\circ} 53' 31''$  East, a distance of 26.68 feet to a point for corner;

North  $89^{\circ} 06' 29''$  East, a distance of 264.40 feet to a point for corner;

South  $17^{\circ} 36' 21''$  East, a distance of 14.30 feet to a point for corner;

South  $15^{\circ} 10' 59''$  West, a distance of 73.01 feet to a point for corner;

South  $0^{\circ} 53' 31''$  East, a distance of 136.48 feet to a point for corner in the north line of Lot 2, Block A, of said Alpha West Addition plat;

THENCE with the north and west line of said Lot 2, Block A, the following courses and distances to wit:

South  $89^{\circ} 06' 29''$  West, a distance of 60.00 feet to a point for corner;

South  $0^{\circ} 53' 31''$  East, a distance of 12.00 feet to a point for corner;

South  $89^{\circ} 06' 29''$  West, a distance of 344.55 feet to a point for corner;

South  $0^{\circ} 54' 05''$  East, a distance of 235.41 feet to a point for the northwest corner of a right- of-way corner clip in the north right-of-way line of said Simonton Road;

THENCE with said right-of-way corner clip, South  $0^{\circ} 54' 05''$  East, a distance of 25.00 feet to a point for the southwest corner of said right-of-way corner clip;

THENCE with the north right-of-way line of said Simonton Road, South  $89^{\circ} 06' 29''$  West, a distance of 45.00 feet to the POINT OF BEGINNING and containing 2.84 acres of land.

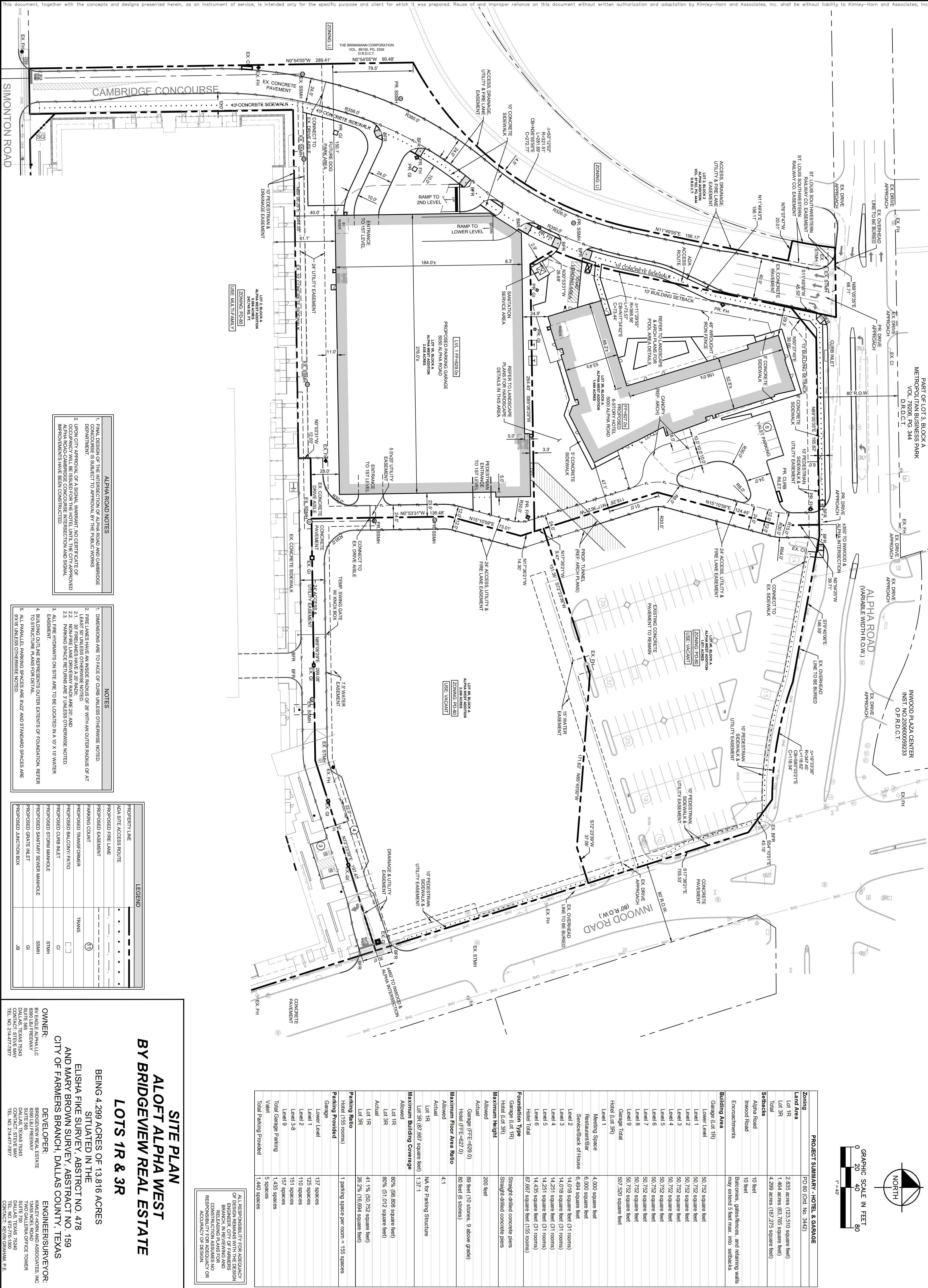
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



Resolution No. 2018-051  
Exhibit “B” – Detailed Site Plan

Plotted By:Graham, Kevin Sheet Set:ALOFT HOTEL – ALPHA/INWOOD Layout:C-101 SITE PLAN May 03, 2018 03:43:51pm K:\DAL\_Civil\064429306-TGI Farmers Branch\Cad\PlanSheets\Hotel & Garage\C-SITE-064429307.dwg

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**SITE PLAN**

**ALOFT ALPHA WEST**

**HOTEL & GARAGE**

PREPARED FOR

**BRIDGEVIEW REAL ESTATE**

FARMERS BRANCH TEXAS

KHA PROJECT 064429307

DATE 04/24/2018

SCALE AS SHOWN

DESIGNED BY KPG

DRAWN BY KPG

CHECKED BY KPG

THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE CONFORMANCE WITH DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

**Kimley»Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240

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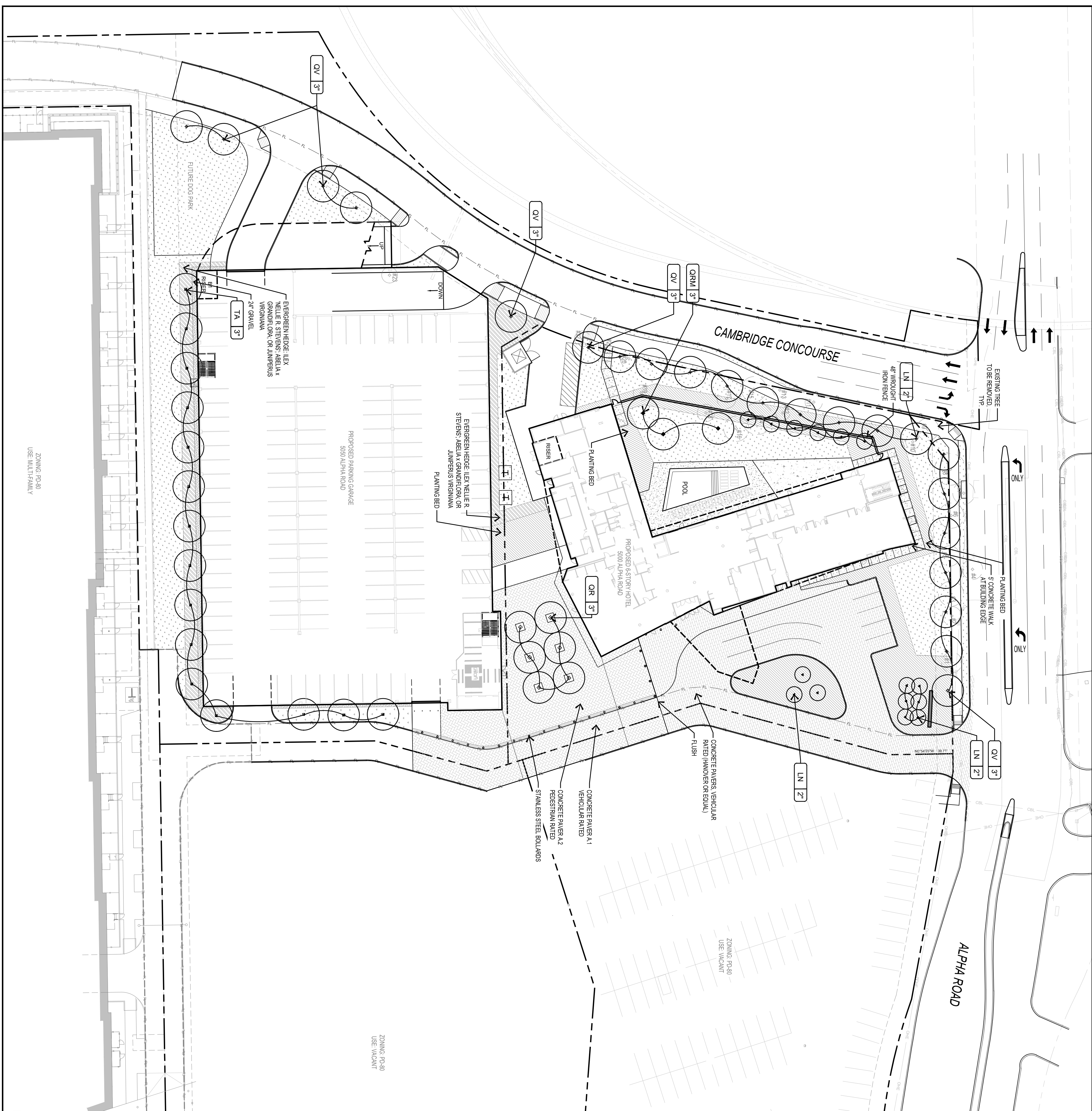
BY	DATE	REVISIONS
No.		

SHEET NUMBER

**C-101**



**Resolution No. 2018-051**  
**Exhibit “C” – Landscape Plan**

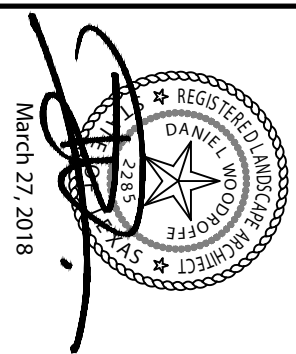


Tree Type					Preserve or Remove
Tree #	Tag #	Common Name	Botanical Name	Caliper	
1	SC82618	live Oak	Quercus virginiana	13.1"	Remove
2	SC82617	Cedar Elm	Ulmus crassifolia	12.1"	Remove
3	SC82616	Cedar Elm	Ulmus crassifolia	15.6"	Remove
4	SC82615	Cedar Elm	Ulmus crassifolia	13.1"	Remove
5	SC82614	Bald Cypress	Taxodium distichum	13.4"	Remove
6	SC82613	Pine	Pinus	15.3"	Remove
7	SC82612	Pine	Pinus	13.4"	Remove
8	SC82611	Pine	Pinus	20.1"	Remove
9	SC82610	Cedar Elm	Ulmus crassifolia	14.3"	Remove
10	SC82609	Cedar Elm	Ulmus crassifolia	9.2"	Remove
11	SC82608	live Oak	Quercus virginiana	11.1"	Remove
12	SC82607	live Oak	Quercus virginiana	8.9"	Remove
13	SC82605	live Oak	Quercus virginiana	9.2"	Remove
14	No Tag	Pine	Pinus	19.4"	Remove
15	SC82602	Pine	Pinus	15.6"	Remove
16	SC82601	Pine	Pinus	15.9"	Remove
17	SC82764	live Oak	Quercus virginiana	12.4"	Remove
18	SC82765	live Oak	Quercus virginiana	11.1"	Remove
19	SC82763	live Oak	Quercus virginiana	9.9"	Remove
20	SC82762	live Oak	Quercus virginiana	11.1"	Remove
21	SC82761	Red Oak	Quercus rubra	9.2"	Remove
22	SC82760	live Oak	Quercus virginiana	9.5"	Remove
23	SC82773	Cedar Elm	Ulmus crassifolia	10.2"	Remove

TREE REQUIREMENTS:			
STREET TREES (PUBLIC)	LF	REQUIRED	PROVIDED
ALPHA ROAD	187	8	7
CAMBRIDGE CONCOURSE	389	16	17
SHADE TREES (PRIVATE SITE)		PROVIDED	
EASTERN PLAZA & HOTEL ENTRY			6
POOL COURTYARD			3
PARKING GARAGE PERIMETER			14
TOTAL SHADE TREES PROVIDED (SEE L1 FOR SPECIES)			47
TOTAL TREES REMOVED (SEE ADJACENT TABLE)			23
NOTE: ALL STREET TREES SELECTED HAVE A MIN. CALIPER SIZE OF 3" AND SHALL BE SPACED AT 25' ON CENTER. PER PD, REFER TO PLANT LEGEND FOR TYPE AND SIZE. FINAL TREE SELECTION WILL BE CONFIRMED AT TIME OF BUILDING PERMIT, BUT WILL BE FROM THE APPROVED LIST			
LANDSCAPE AREA CALCULATIONS: HOTEL			
PERCENT OF SITE LANDSCAPED REQUIRED:			10%
SITE AREA: LANDSCAPED AREA = PERCENT OF SITE LANDSCAPED =			63,774 SF 18,188 SF 29%
LANDSCAPED AREAS INCLUDED:			
PERIMETER LANDSCAPE AREA = POOL COURTYARD AREA = ENTRY PLAZA =			13,700 SF 3575 SF 913 SF
LANDSCAPE AREA CALCULATIONS: GARAGE			
PERCENT OF SITE LANDSCAPED REQUIRED:			10%
SITE AREA: LANDSCAPED AREA = PERCENT OF SITE LANDSCAPED =			69,895 SF 10,388 SF 15%
LANDSCAPED AREAS INCLUDED:			
PERIMETER LANDSCAPE AREA =			10,388 SF

No.	REVISIONS	DATE	BY

dwg-



PROJECT # 18_032	
DATE 3/27/2018	
SCALE	1" = 40'
DESIGNED BY	dwg.
DRAWN BY	dwg.
CHECKED BY	dwg.

**ALOFT ALPHA WEST  
HOTEL & GARAGE**  
PREPARED FOR  
**BRIDGEVIEW REAL ESTATE**  
FARMERS BRANCH TEXAS