



**FARMERS  
BRANCH**

# City Council

Oct. 16, 2018 – Agenda Item J.1

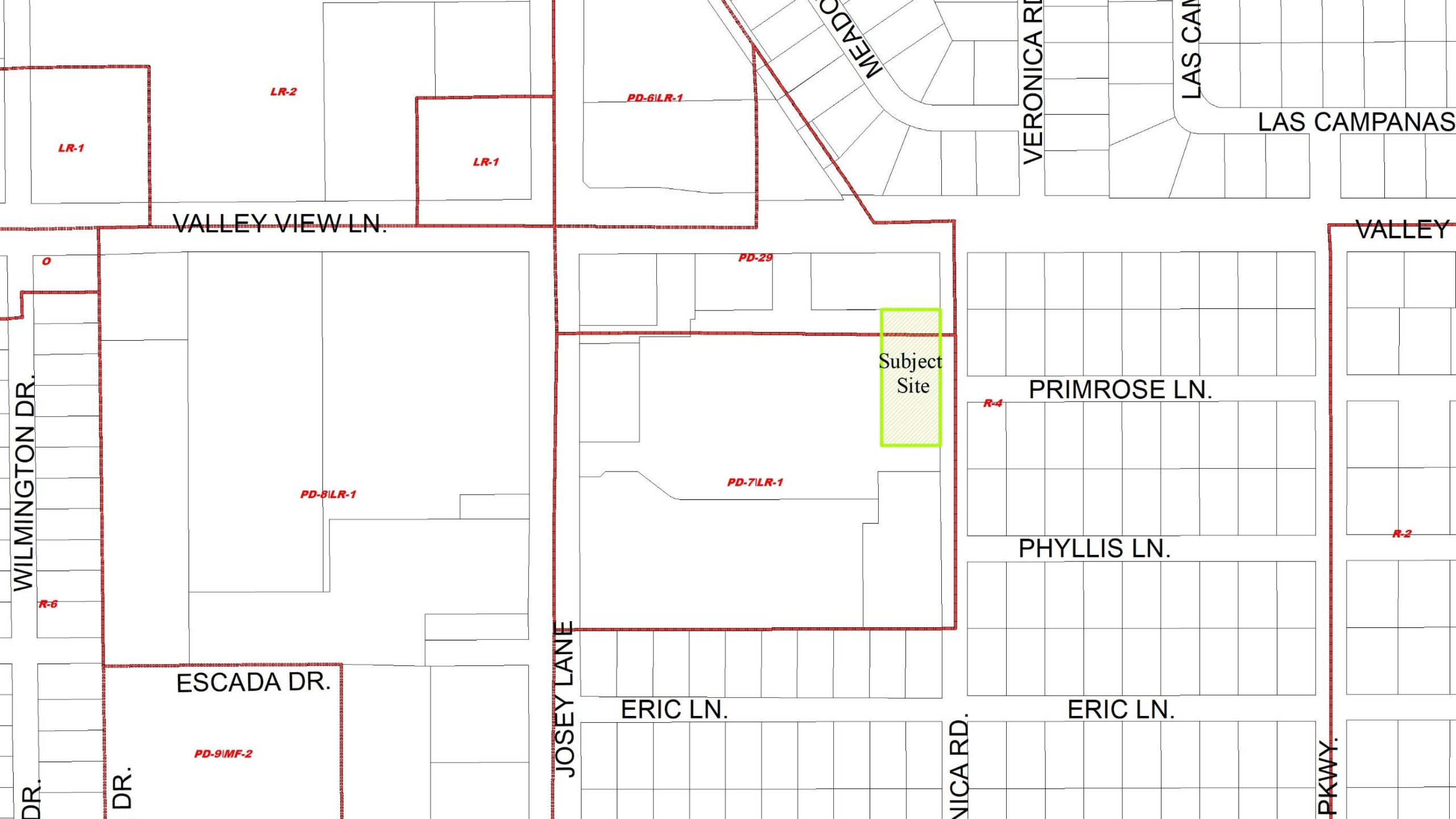


# Planned Development District No. 101 \_ PD-101

## One-Family Detached Residences







VALLEY VIEW LN.

ESCADA DR.

JOSEY LANE

ERIC LN.

VERONICA RD.

PRIMROSE LN.

PHYLLIS LN.

ERIC LN.

LAS CAMPANAS

VALLEY

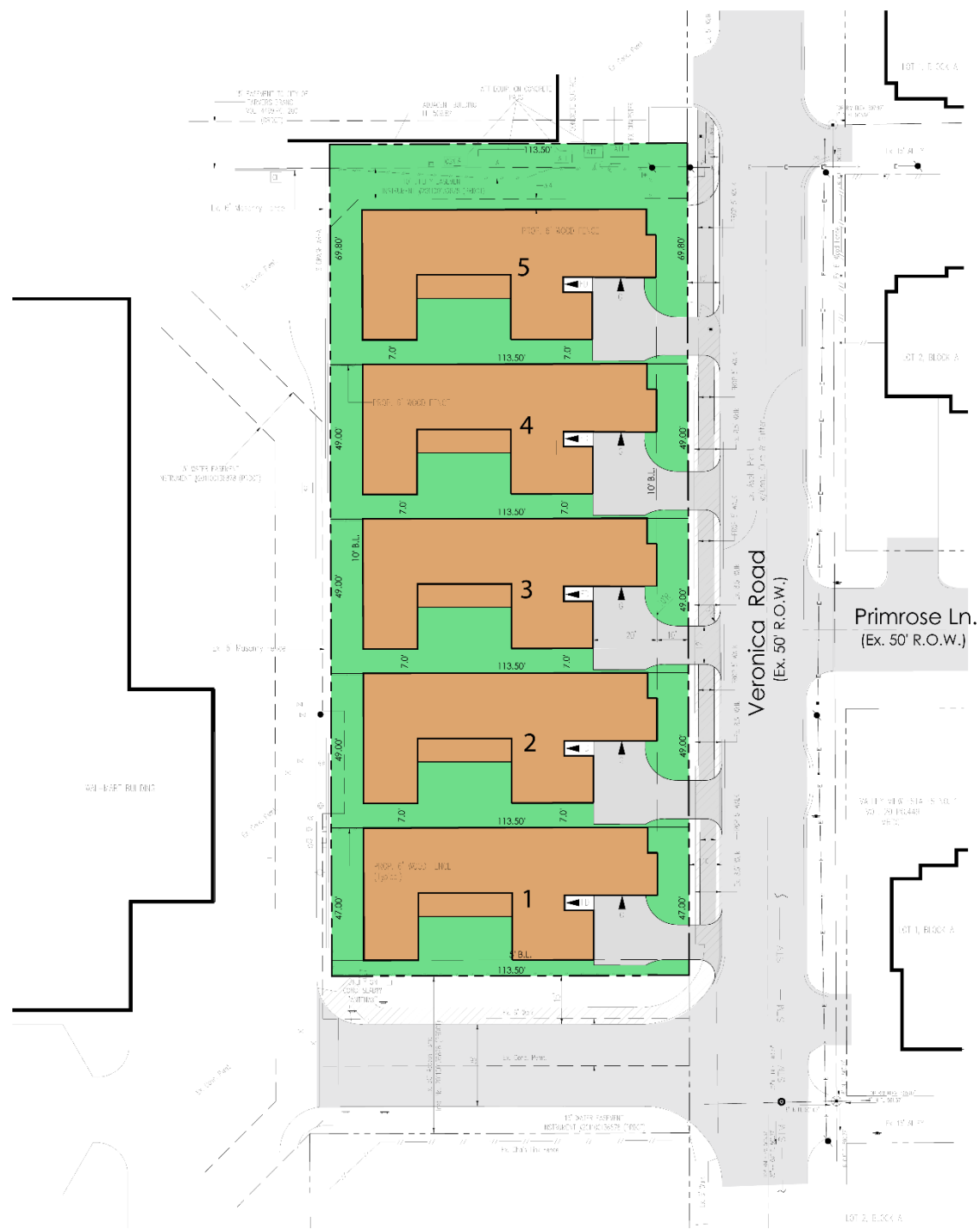
PKWY.

Subject Site

# DETAILED SITE PLAN



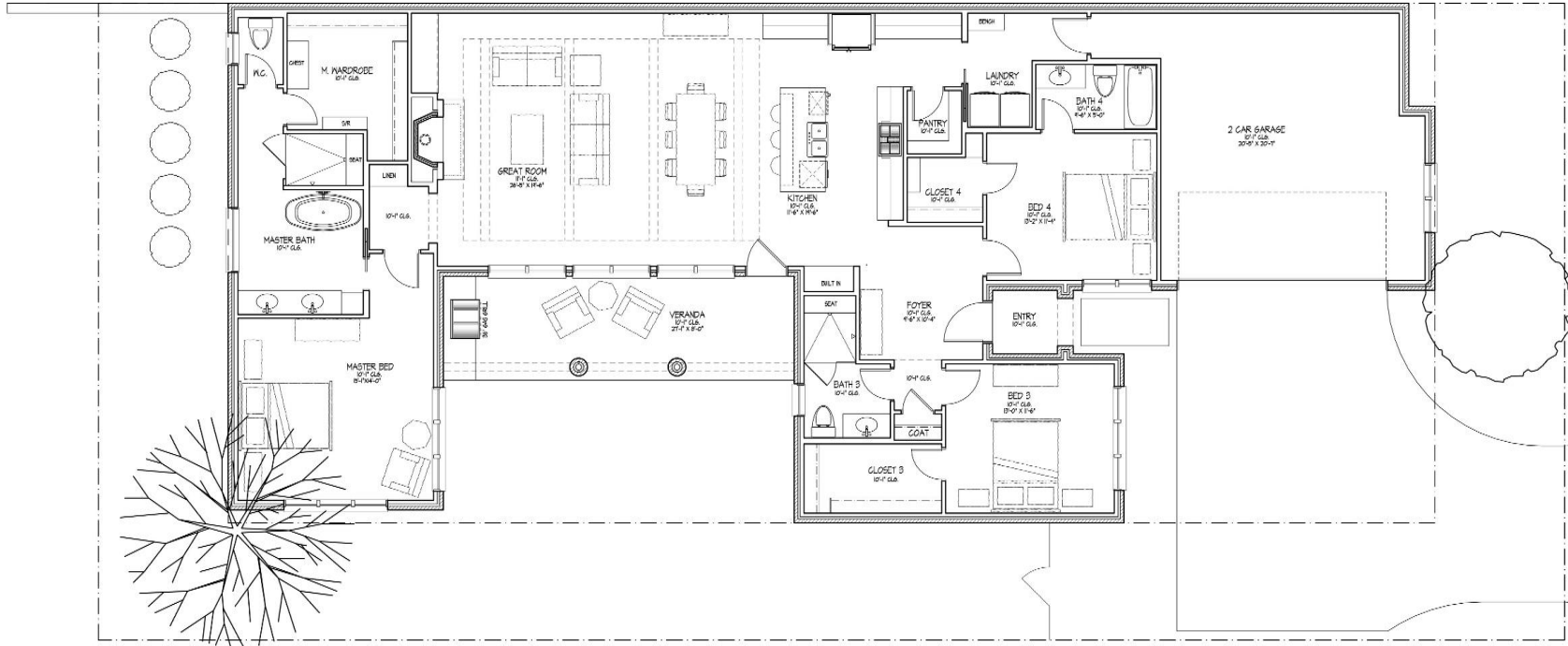
# CONCEPTUAL SITE PLAN



CONCEPTUAL VIEW OF PROPOSED HOME



DESIGN  
**FRMITAS**  
ARCHITECTURE & PLANNING

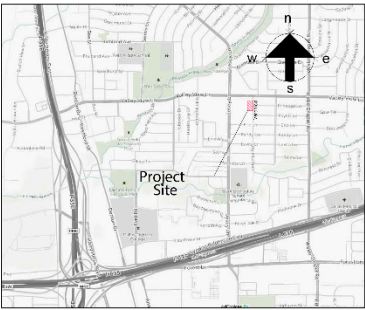
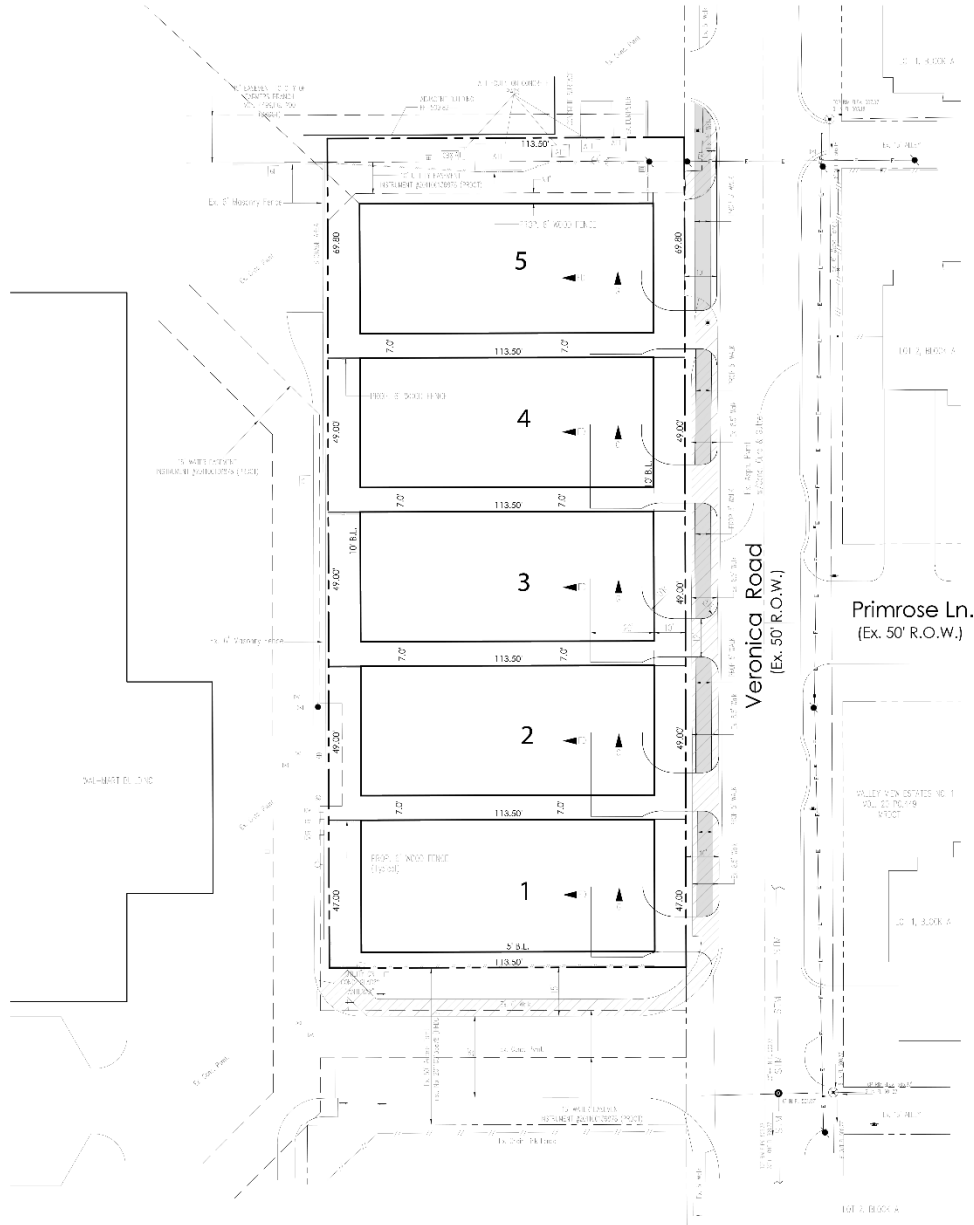
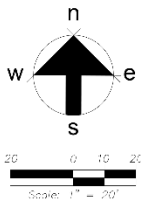


FIRST FLOOR / SITE PLAN

1/8" = 1'-0"

AREAS IN SQUARE FEET	
TOTAL A.C.	2221
GARAGE	473
VERANDA	216
ENTRY	31
TOTAL SLAB	2442
TOTAL COVERED	2442

# DETAILED SITE PLAN



Vicinity Map  
n.t.s.

**Legend**

- ▲ GARAGE DOOR LOCATION
- ◄ ENTRY DOOR LOCATION

Note:  
All garages shall be J-Swing entry.  
No garage doors shall face  
Veronica Road.

SITE DATA	
Prop. Zoning	PD-101
Total Area	0.678Ac.
Min. SF Lot	5334 SF
Min. SF House	2300 SF
Min. Lot Width	47'
Min. Lot Depth	113.5'
Max. No. Stories	2

## SITE PLAN

Exist. Zoning PD 7/LR-1  
Prop. Zoning PD-SF

## Bonneau Estates

Being 0.687 Acres  
Block A, Lot 2, Shops at Branch Crossing  
in the City of Farmers Branch, Dallas County, Texas

Owner:  
**TODD BONNEAU HOMES LLC**  
2710 Farmers Branch Ln.  
Farmers Branch, Texas 75234

Developer:  
**KPA**  
consulting, inc.  
Pat Atkins - Director  
3076 Hays Lane  
Rockwall, Texas 75087







