



RESOLUTION NO. 2018-122

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 SIGN PLAN FOR A 4.6701± ACRE TRACT OUT OF THE ELISHA FIKE SURVEY, ABST. NO. 478, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 95 (PD-95); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 4.6701± 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. 95 (PD-95); 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;”
- C. Elevations as shown in Exhibit “D;” and
- D. Sign Plan as shown in Exhibit “E.”

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 27TH DAY OF NOVEMBER 2018.

ATTEST:

APPROVED:

Amy Piukana, TRMC, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:10/31/18:103991)

Resolution No. 2018-122
Exhibit "A" – Description of Property

BEING a tract of land situated in the Elisha Fike Survey, Abstract No. 478, City of Farmers Branch, Dallas County, Texas and being all of Lot 3, Stanford Corporate Centre Filing No. 2, an addition to the City of Farmers Branch, Texas according to the plat recorded in Volume 88251, Page 4182, Deed Records of Dallas County, Texas and being all of a called 4.6701 acre tract described in Special Warranty Deed to Jefferson Centura (Phase 2), LLC recorded in Instrument No. 201700362053, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "R.L.G. INC." found in the west right-of-way line of Dallas Parkway (a variable width right-of-way), for the southeast corner of said Lot 3;

THENCE departing said west right-of-way line of Dallas Parkway and with the south line of said Lot 3, South 89°07'26" West, a distance of 395.08 feet to a 1/2-inch iron rod with plastic cap stamped "PATE RPLS 5647" found for the southwest corner of said Lot 3;

THENCE with the west line of Lot 2 of said Stanford Corporate Centre Filing No. 2, South 17°38'34" East, a distance of 18.62 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for the south corner of said 4.6701 acre tract;

THENCE departing said west line of Lot 2, and with the west line of said 4.6701 acre tract, the following courses and distances:

North 34°50'20" West, a distance of 287.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 17°38'34" West, a distance of 183.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 4.9184 acre tract described in Special Warranty Deed to Jefferson Centura, LLC recorded in Instrument No. 201700362052 of said Official Public Records and being the northwest corner of said 4.6701 acre tract;

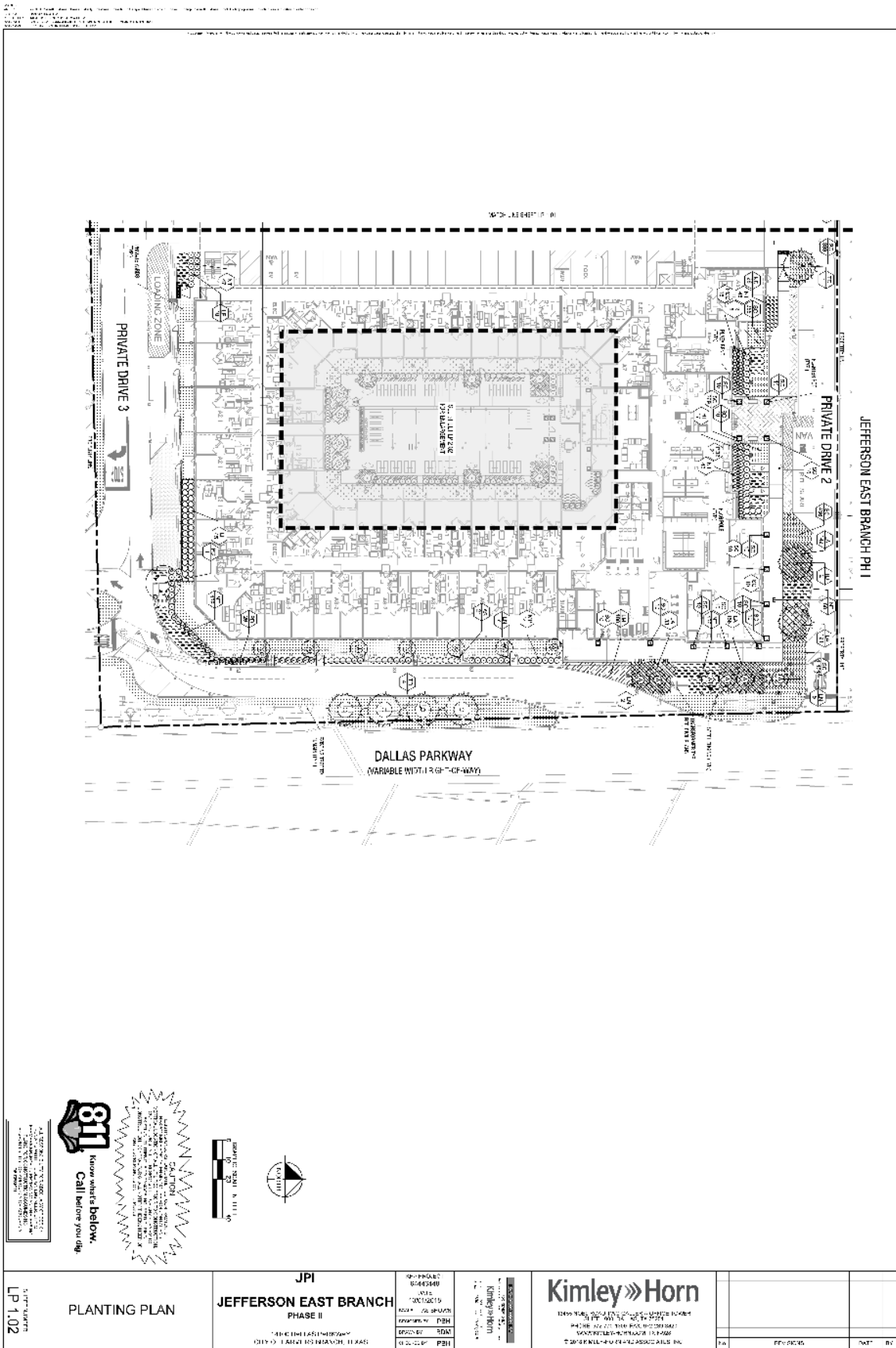
THENCE with the south line of said 4.9184 acre tract, North 90°00'00" East, a distance of 603.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said west right-of-way line of Dallas Parkway for the southeast corner of said 4.9184 acre tract and being the northeast corner of said 4.6701 acre tract;

THENCE with said west right-of-way line of Dallas Parkway, South 0°51'30" East, a distance of 386.71 feet to the **POINT OF BEGINNING** and containing 4.6701 acres or 203,431 square feet of land.

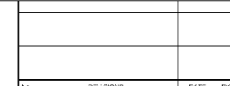
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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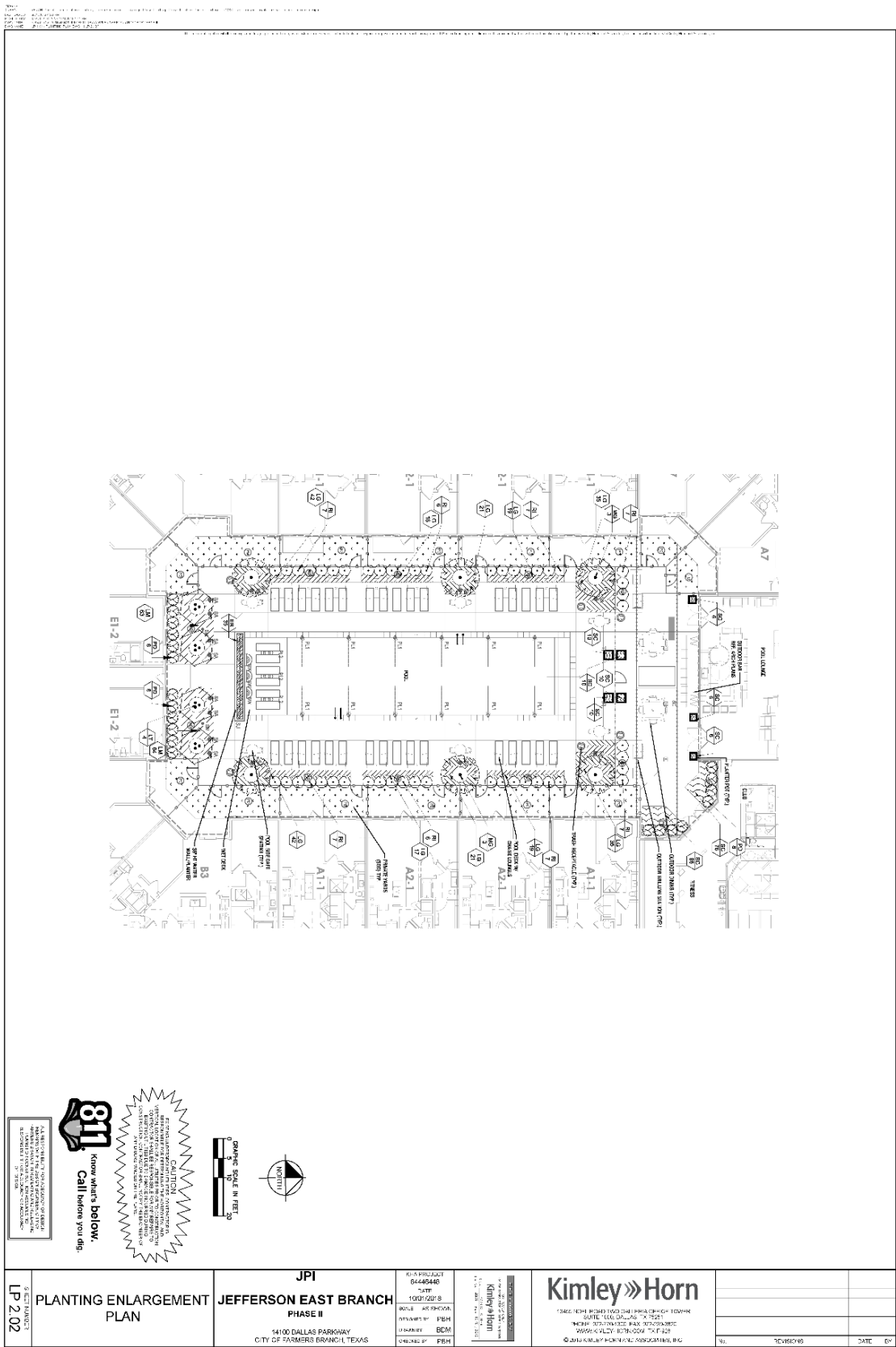
Resolution No. 2018-122
Exhibit "C" – Landscape Plan (cont.)



*The word *sublime* is derived from the Latin *sublimis*, which means 'high' or 'elevated'. It is often used to describe something that is of a high quality or of a high level of achievement.



Resolution No. 2018-122
Exhibit "C" – Landscape Plan (cont.)



Resolution No. 2018-122
Exhibit "C" – Landscape Plan (cont.)



SITE PLAN LEGEND

- A FOUNDATION PLANTING (SHRUBS/GC)
- B PARKING GARAGE ENTRANCE
- C STREET TREES (TYP)
- D FLEX UNIT SPACE
- E PRIVATE YARDS
- F PARALLEL PARKING STALLS
- G LEASING OFFICE ENTRANCE/PLAZA
- H POOL COURTYARD (7,533 SF)
 - WET DECK
 - POOL CHASE LOUNGES
 - DINING TABLES AND SEATING WITH UMBRELLAS
- I OUTDOOR KITCHEN
 - OUTDOOR KITCHEN (5,723 SF)
 - OUTDOOR KITCHEN
 - TV WITH SOFT SEATING
 - FIRE PIT WITH SOFT SEATING
 - OPEN NON-PROGRAMMED AREA (ARTIFICIAL TURF)
 - DINING TABLES, SEATING, AND UMBRELLAS
- J 10' SIDEWALK
- K FUTURE GREENBELT SYSTEM (BY OTHERS)

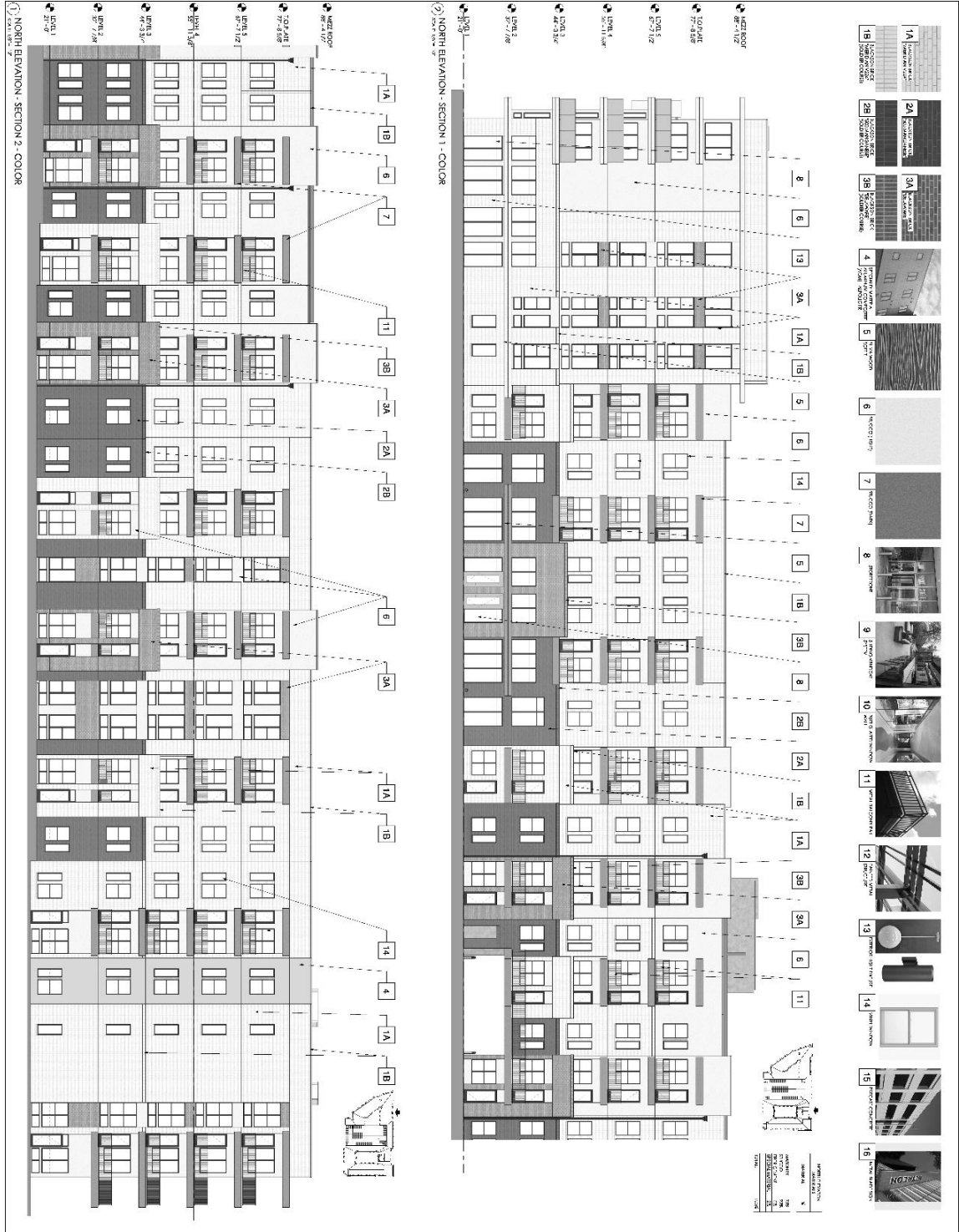
JPI EAST BRANCH PH II
FARMERS BRANCH, TEXAS

DETAILED SITE PLAN RENDERING



Kimley»Horn
SEPTEMBER 2018

Resolution No. 2018-122 Exhibit "D" – Elevations



JPI CENTURA PHASE II

14155 Dallas Parkway
Farmer's Branch, TX 75254



ARCHITECTURAL AND MECHANICAL

DATE: 11/15/2018

BY: JPI

REVISION: 1

DESCRIPTION: ELEVATIONS

PROJECT: JPI CENTURA PHASE II

LOCATION: 14155 DALLAS PARKWAY, FARMER'S BRANCH, TX 75254

DATE: 11/15/2018

BY: JPI

REVISION: 1

DESCRIPTION: ELEVATIONS

PROJECT: JPI CENTURA PHASE II

LOCATION: 14155 DALLAS PARKWAY, FARMER'S BRANCH, TX 75254

DATE: 11/15/2018

BY: JPI

REVISION: 1

DESCRIPTION: ELEVATIONS

PROJECT: JPI CENTURA PHASE II

LOCATION: 14155 DALLAS PARKWAY, FARMER'S BRANCH, TX 75254

DATE: 11/15/2018

BY: JPI

REVISION: 1

DESCRIPTION: ELEVATIONS

A8.01



WDG

WDG ARCHITECTURE ONLINE, P.L.C.
2000 West 10th Street
Suite 100
Dallas, TX 75201
Phone: 214.725.1100
Fax: 214.725.1101
www.wdgarch.com

Project: JPI CENTURA PHASE II

Location: 14155 DALLAS PARKWAY, FARMER'S BRANCH, TX 75254

Date: 11/15/2018

By: JPI

Revision: 1

Description: ELEVATIONS

Project: JPI CENTURA PHASE II

Location: 14155 DALLAS PARKWAY, FARMER'S BRANCH, TX 75254

Date: 11/15/2018

By: JPI

Revision: 1

Description: ELEVATIONS



Resolution No. 2018-122 Exhibit "D" – Elevations (cont.)



WEST ELEVATION - SECTION 1 - COLOR

WEST ELEVATION - SECTION 2 - COLOR

Material Palette:

- 1A: HICKORY WOOD
- 2A: HICKORY WOOD
- 3A: HICKORY WOOD
- 4: HICKORY WOOD
- 5: HICKORY WOOD
- 6: HICKORY WOOD
- 7: HICKORY WOOD
- 8: HICKORY WOOD
- 9: HICKORY WOOD
- 10: HICKORY WOOD
- 11: HICKORY WOOD
- 12: HICKORY WOOD
- 13: HICKORY WOOD
- 14: HICKORY WOOD
- 15: HICKORY WOOD
- 16: HICKORY WOOD

Project Information:

JPI CENTURA PHASE II

14155 Dallas Parkway
FARMER'S BRANCH, TX 75254

Architect: WDC ARCHITECTURAL DESIGN, LLC
3000 West Loop West
Suite 1000
Dallas, TX 75201
Phone: 214.400.1000
Fax: 214.400.1001

Interior Designer: JPI INTERIORS, LLC
3000 West Loop West
Suite 1000
Dallas, TX 75201
Phone: 214.400.1000
Fax: 214.400.1001

Engineer: JPI ENGINEERING, LLC
3000 West Loop West
Suite 1000
Dallas, TX 75201
Phone: 214.400.1000
Fax: 214.400.1001

Construction Manager: JPI CONSTRUCTION, LLC
3000 West Loop West
Suite 1000
Dallas, TX 75201
Phone: 214.400.1000
Fax: 214.400.1001

DATE: 07/27/2018

BY: JPI

PROJECT: JPI CENTURA PHASE II

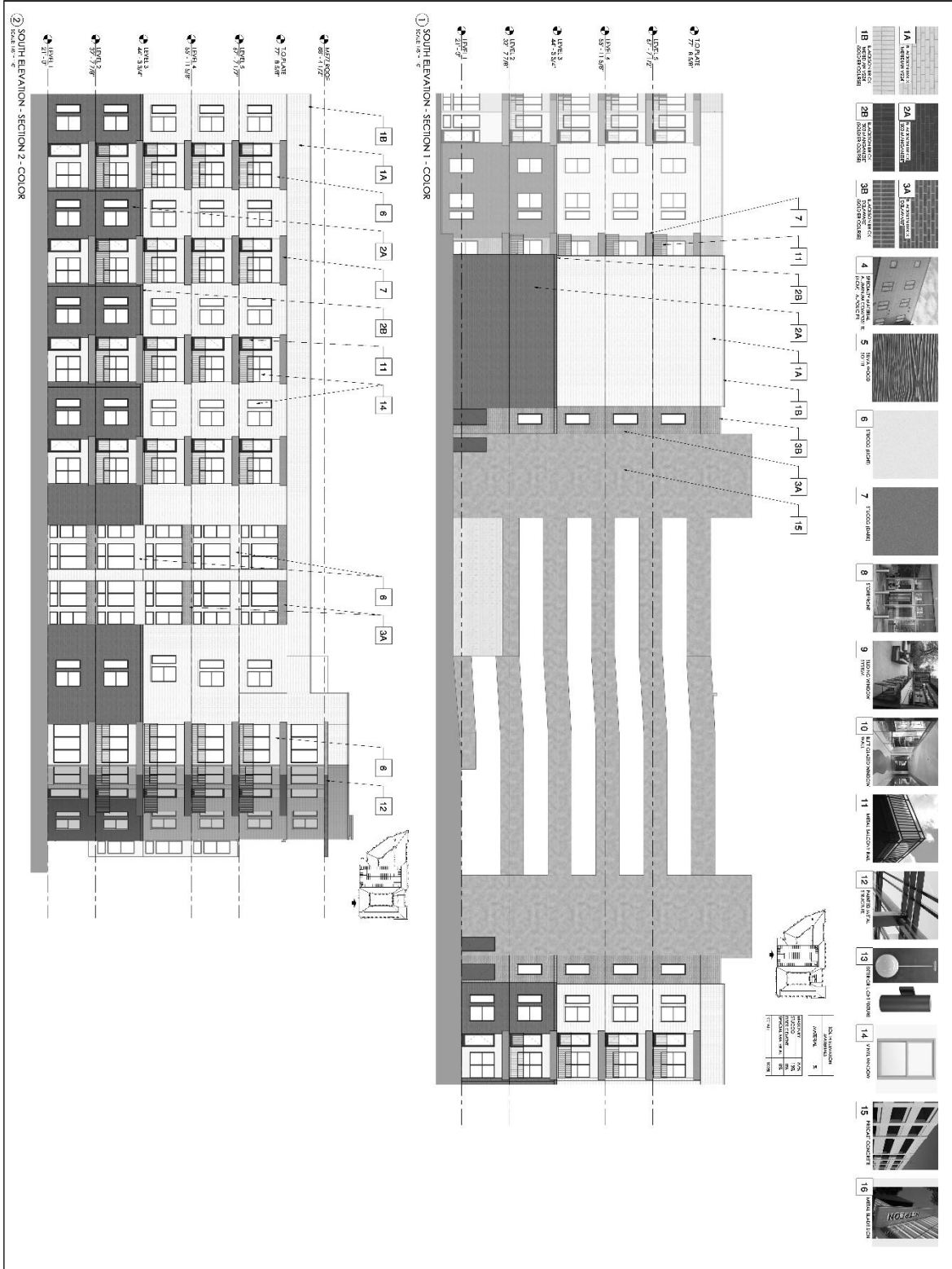
LOCATION: 14155 DALLAS PARKWAY, FARMER'S BRANCH, TX 75254

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

NOTES:

1. SEE ELEVATION - SECTION 1 - COLOR
2. SEE ELEVATION - SECTION 2 - COLOR
3. SEE ELEVATION - SECTION 3 - COLOR
4. SEE ELEVATION - SECTION 4 - COLOR
5. SEE ELEVATION - SECTION 5 - COLOR
6. SEE ELEVATION - SECTION 6 - COLOR
7. SEE ELEVATION - SECTION 7 - COLOR
8. SEE ELEVATION - SECTION 8 - COLOR
9. SEE ELEVATION - SECTION 9 - COLOR
10. SEE ELEVATION - SECTION 10 - COLOR
11. SEE ELEVATION - SECTION 11 - COLOR
12. SEE ELEVATION - SECTION 12 - COLOR
13. SEE ELEVATION - SECTION 13 - COLOR
14. SEE ELEVATION - SECTION 14 - COLOR
15. SEE ELEVATION - SECTION 15 - COLOR
16. SEE ELEVATION - SECTION 16 - COLOR

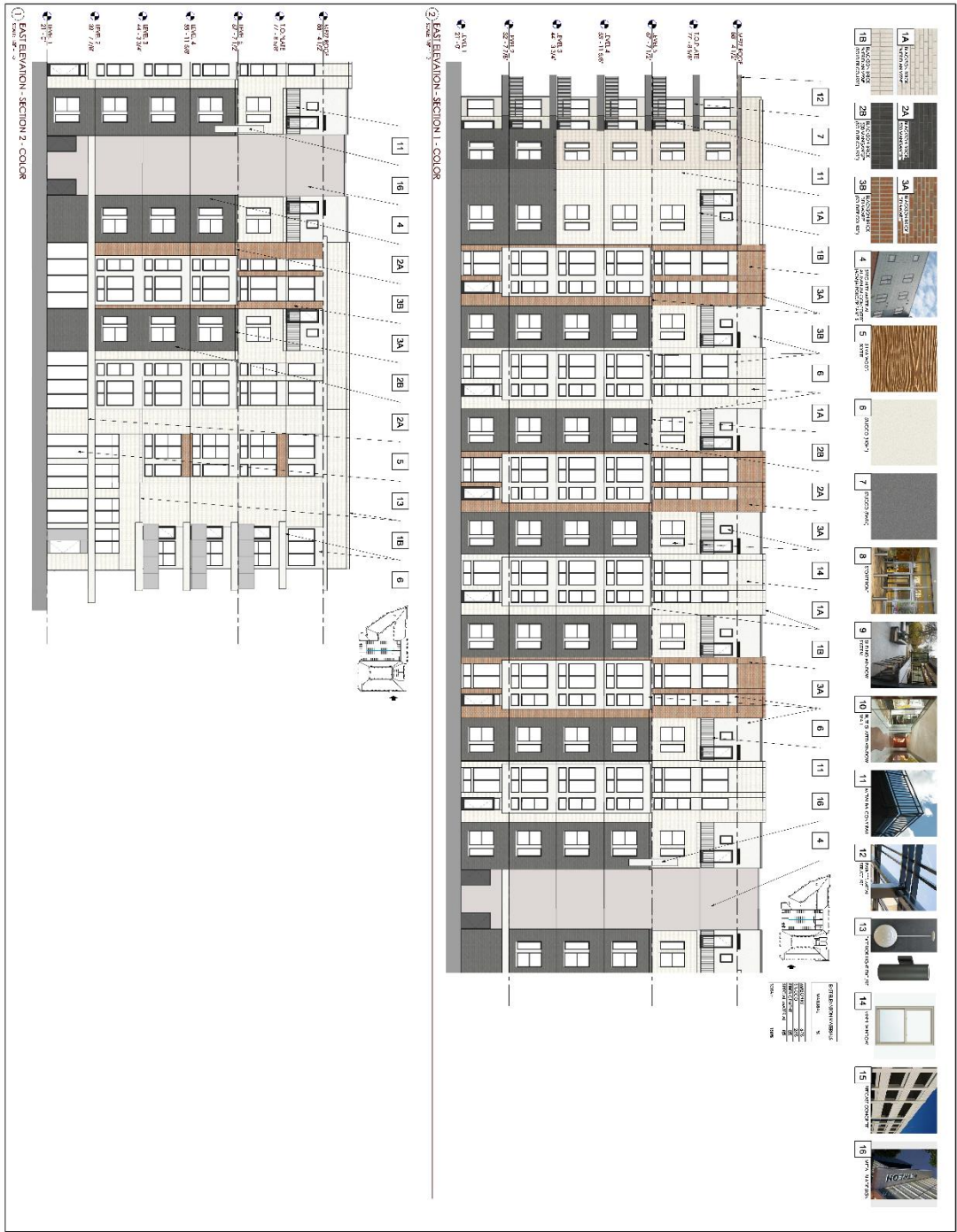
Resolution No. 2018-122
Exhibit "D" – Elevations (cont.)



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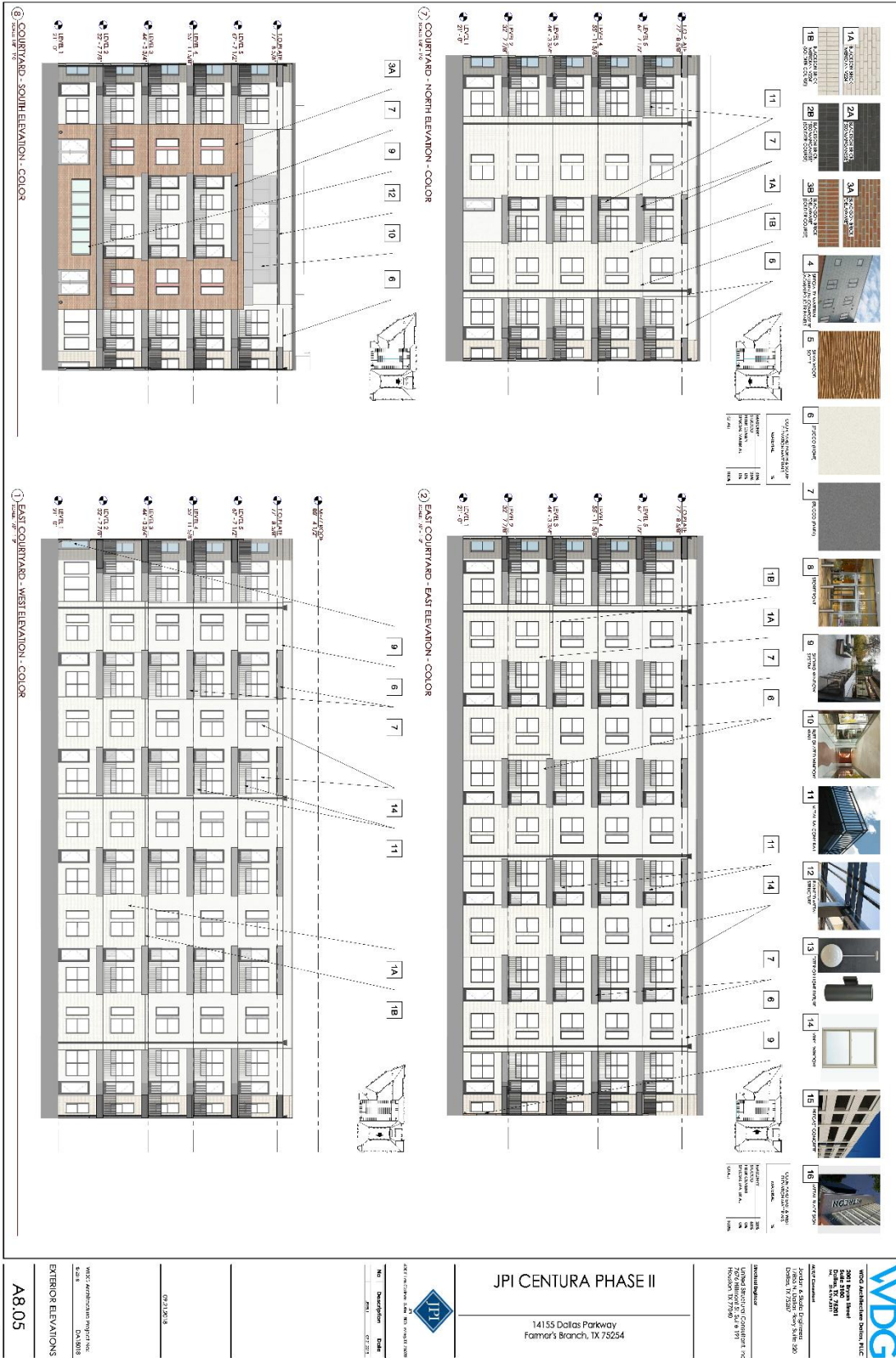
Resolution No. 2018-122
Exhibit "D" – Elevations (cont.)



Resolution No. 2018-122 Exhibit "E" – Sign Plan



Resolution No. 2018-122 Exhibit "E" – Sign Plan (cont.)



JPI CENTURA PHASE II

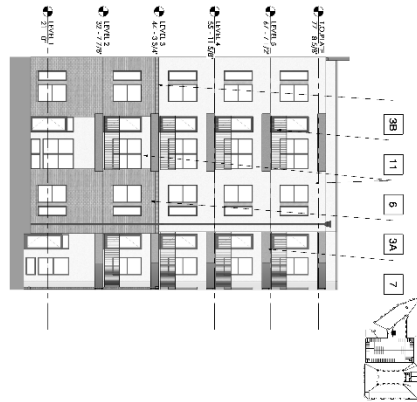
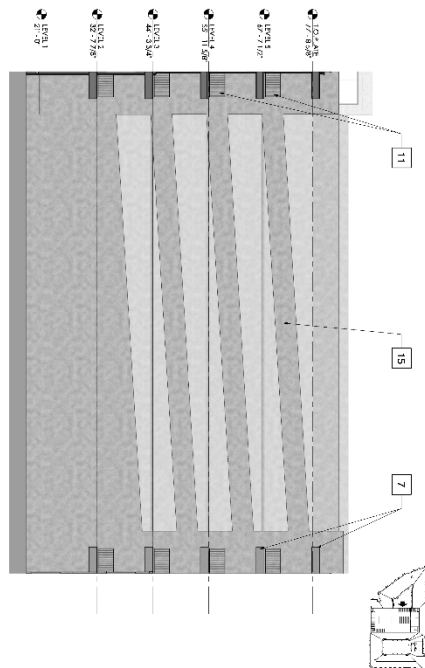
14155 Dallas Parkway
Farmers Branch, TX 75254

JPI
JPI CENTURA PHASE II
NO. Description Date
JPI 1/1/2018

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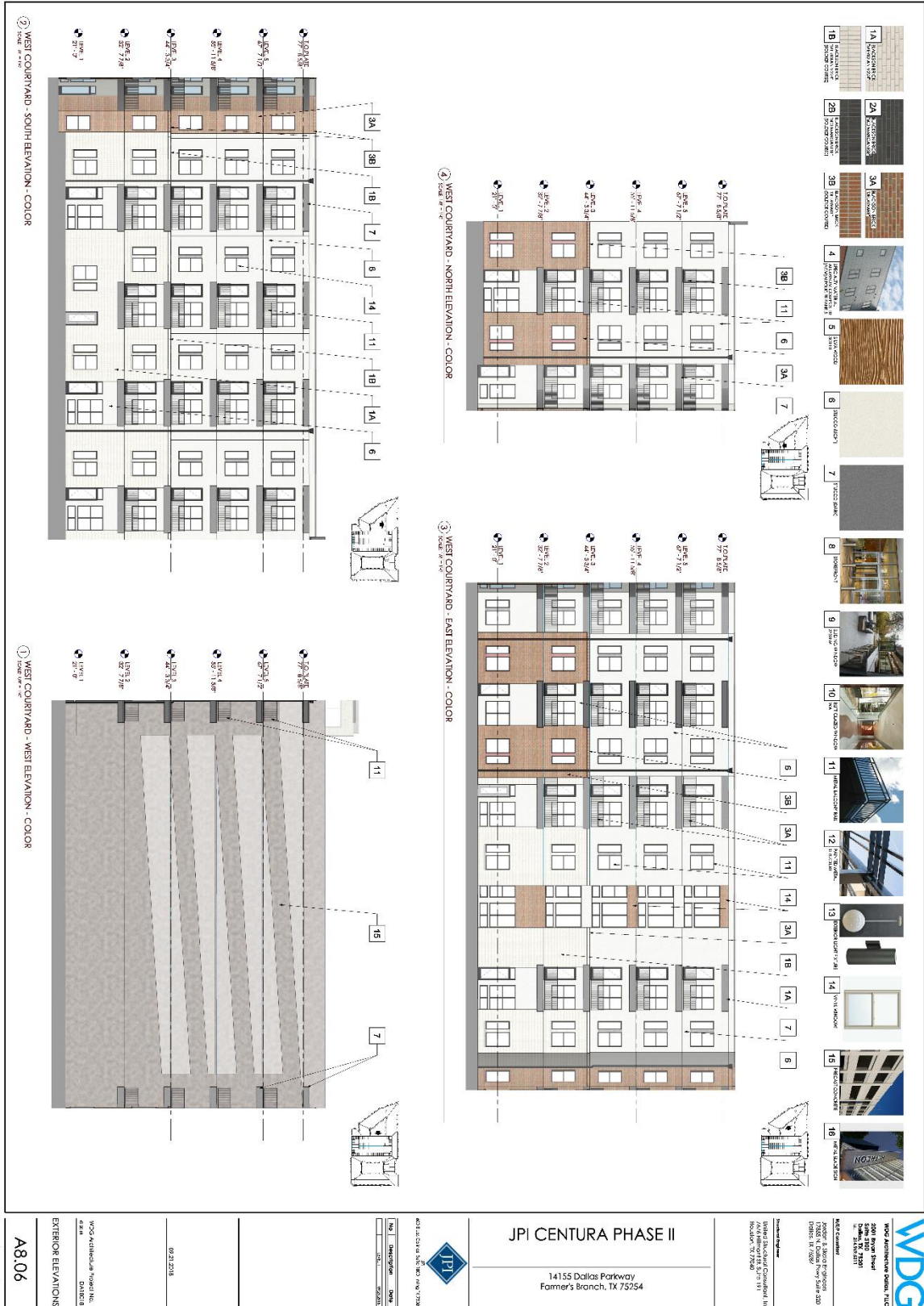
WDC
WDC Architecture Interiors LLC
3001 Bryan Street
Dallas, TX 75201
Tel: 214.442.4411
www.wdcarch.com
JPI & JPI are Equal Opportunity
Employers. M/F/V
JPI is an Equal Opportunity Employer.
JPI is an Equal Opportunity Employer.
JPI is an Equal Opportunity Employer.

1A	BRICKWORK PREFAB. 1970s	
2A	BRICKWORK PREFAB. 1970s	
3A	BRICKWORK PREFAB. 1970s	
4	CONCRETE PREFAB. 1970s	
5	CONCRETE PREFAB. 1970s	
6	CONCRETE PREFAB. 1970s	
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16	CONCRETE PREFAB. 1970s	

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① WEST COURTYARD - WEST ELEVATION - COLOR

Resolution No. 2018-122 Exhibit "D" – Elevations (cont.)

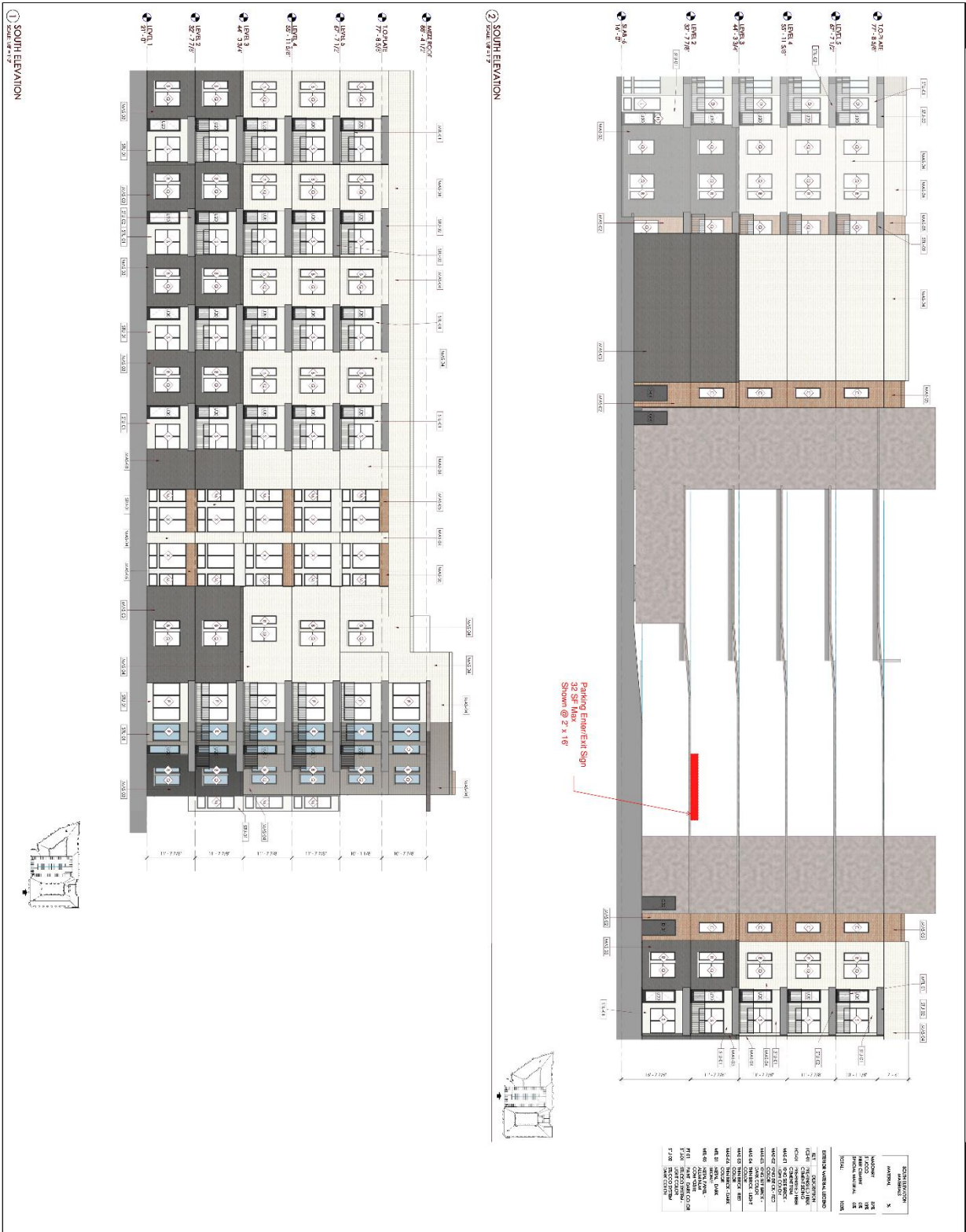


Resolution No. 2018-122 Exhibit "E" – Sign Plan (cont.)



[illegible]

Resolution No. 2018-122 Exhibit "E" – Sign Plan (cont.)



Resolution No. 2018-122 Exhibit "E" – Sign Plan (cont.)

