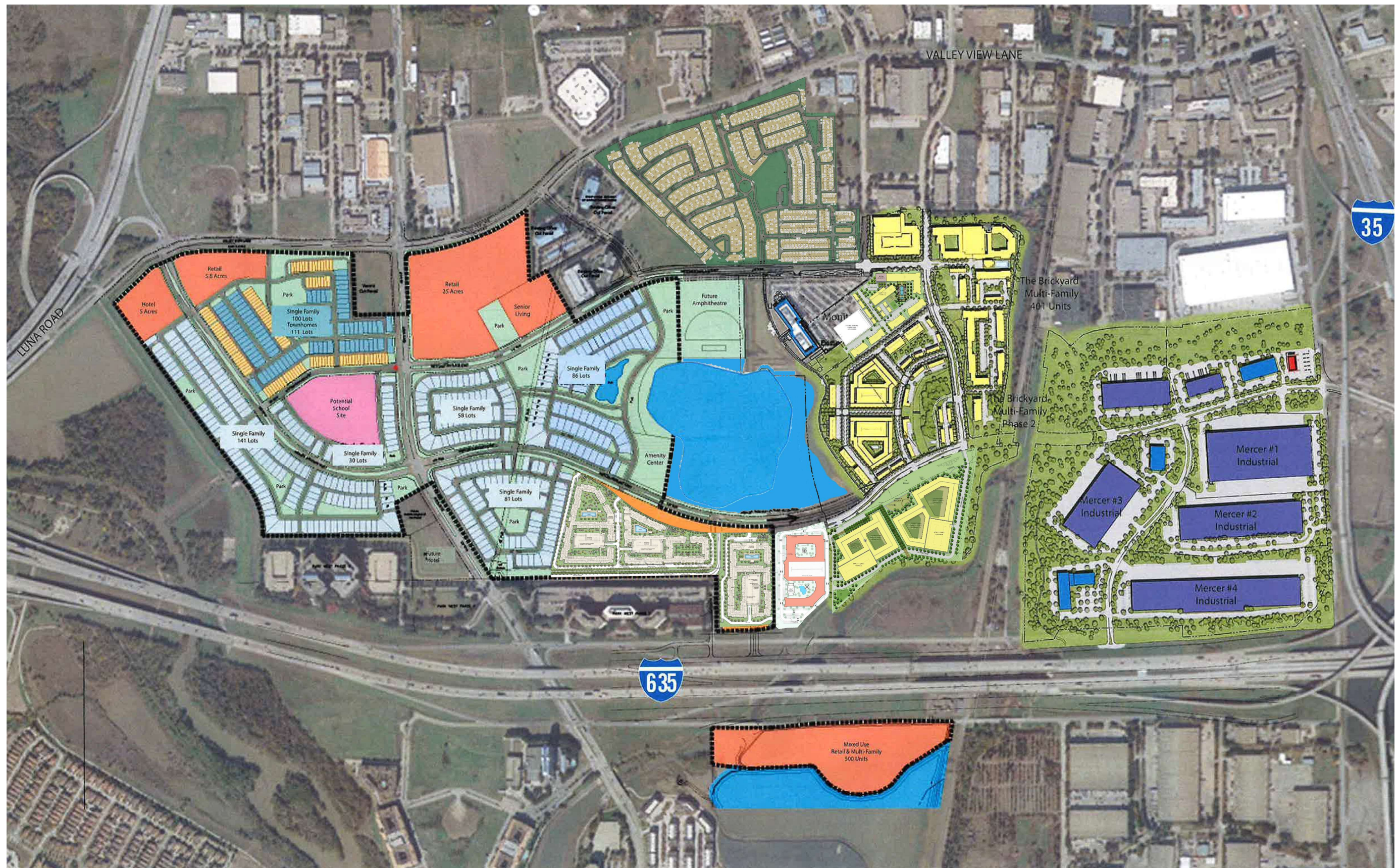
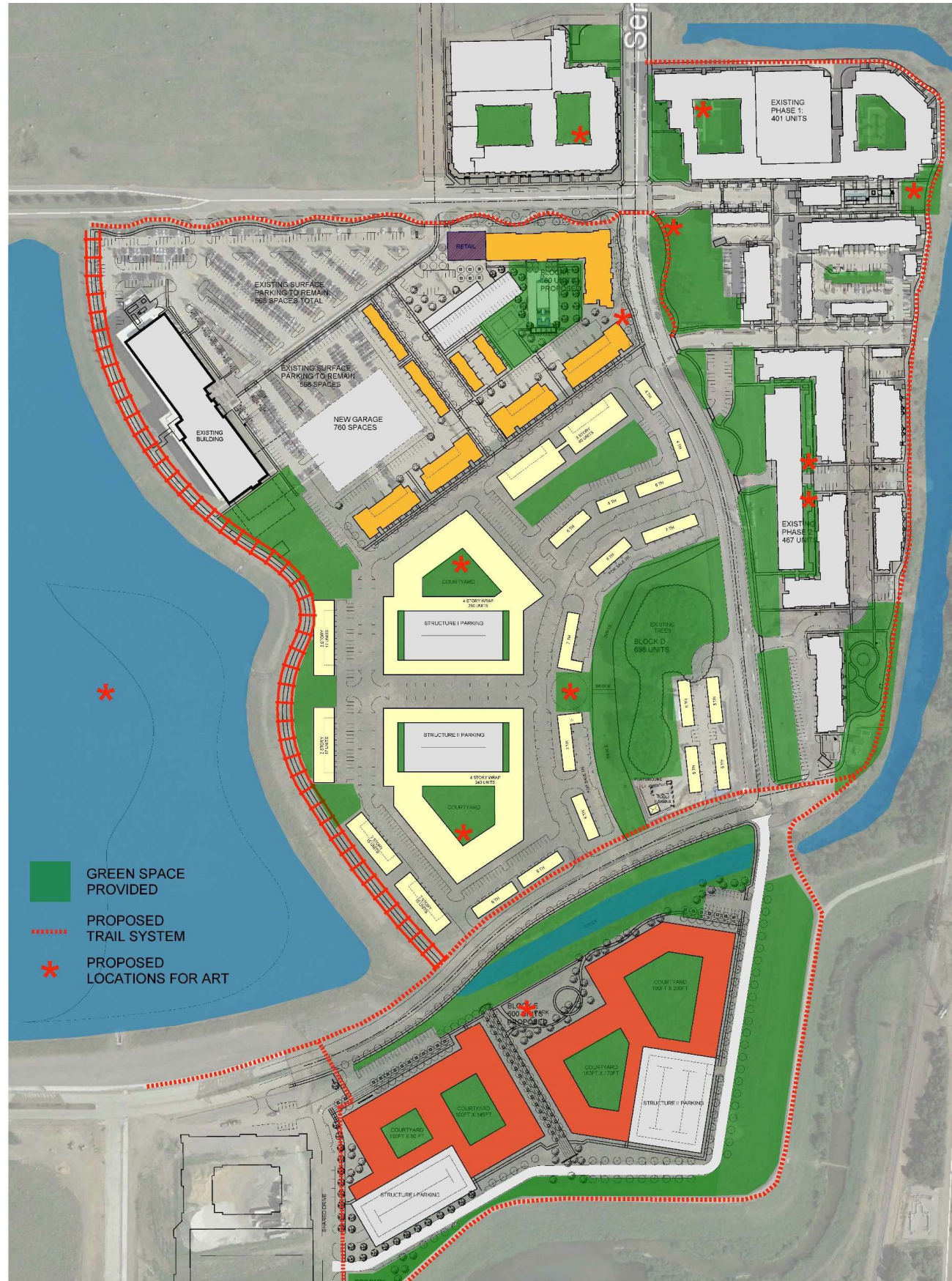




**Zoning Presentation By**

**BILLINGSLEY**  
COMPANY

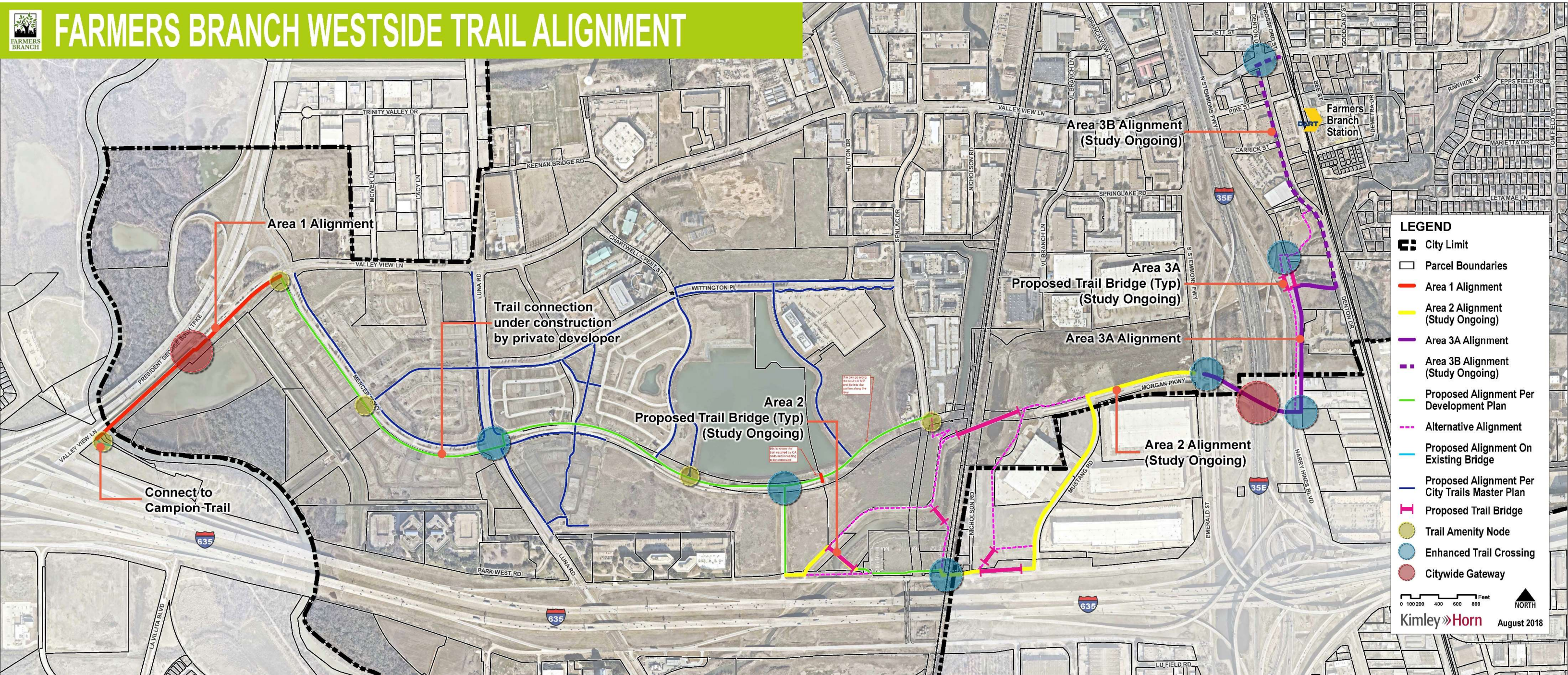




Brickyard Masterplan



# FARMERS BRANCH WESTSIDE TRAIL ALIGNMENT



**LEGEND**

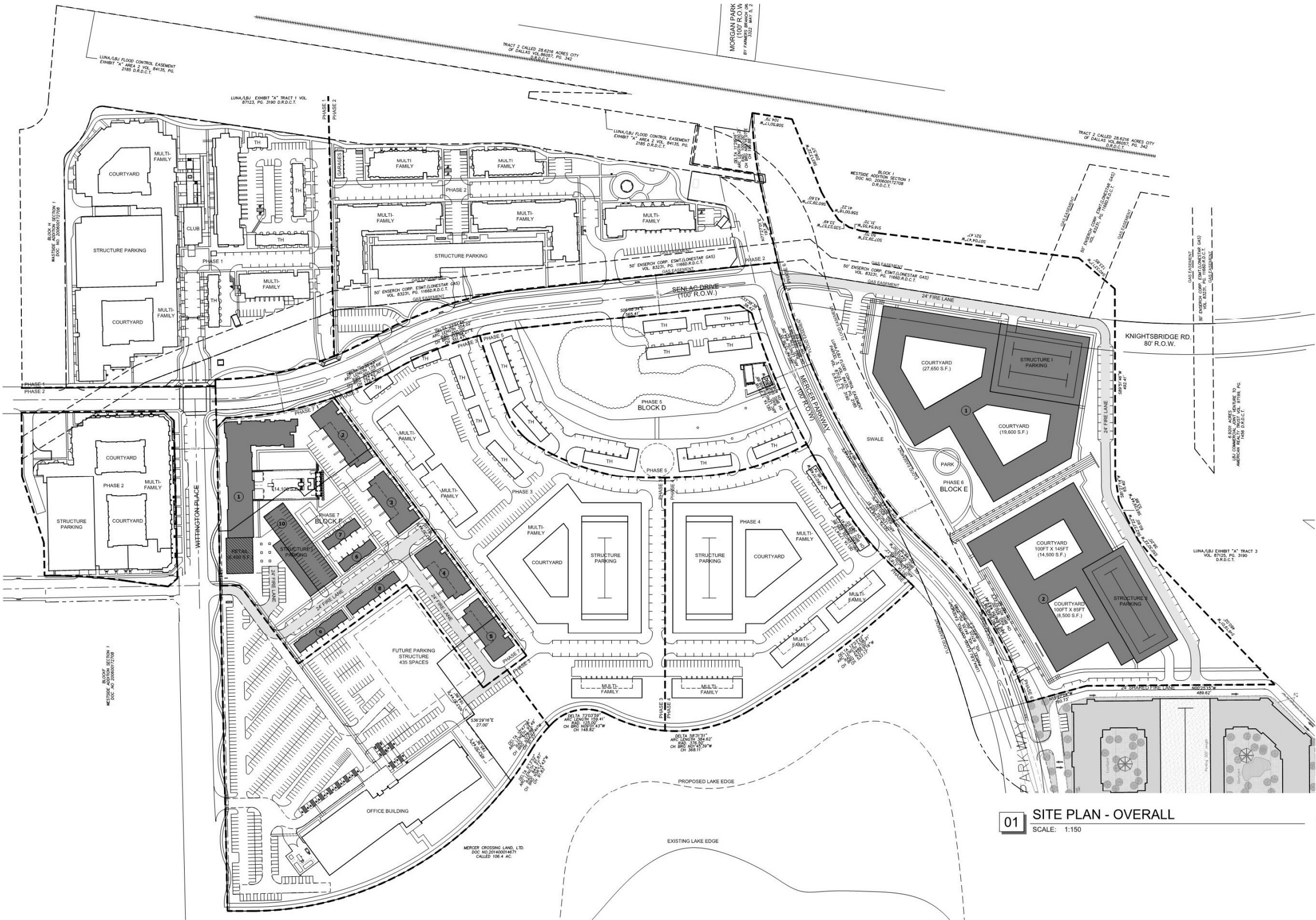
- City Limit
- Parcel Boundaries
- Area 1 Alignment
- Area 2 Alignment (Study Ongoing)
- Area 3A Alignment
- Area 3B Alignment (Study Ongoing)
- Proposed Alignment Per Development Plan
- Alternative Alignment
- Proposed Alignment On Existing Bridge
- Proposed Alignment Per City Trails Master Plan
- Proposed Trail Bridge
- Trail Amenity Node
- Enhanced Trail Crossing
- Citywide Gateway

0 100 200 400 600 800 Feet  
NORTH  
Kimley»Horn August 2018



## Farmers Branch Westside Trail System





01 SITE PLAN - OVERALL  
SCALE: 1:150



## SITE DATA

### SITE LOCATION

PHASE 1: CORNER OF SENLAC DRIVE & WITTINGTON PLACE  
PHASE 2: CORNER OF SENLAC DRIVE & WITTINGTON PLACE  
PHASE 3: CORNER OF SENLAC DRIVE & MERCER PARKWAY  
PHASE 4: CORNER OF SENLAC DRIVE & MERCER PARKWAY  
PHASE 5: CORNER OF SENLAC DRIVE & MERCER PARKWAY  
PROPOSED PHASE 6: CORNER OF SENLAC DRIVE & MERCER PARKWAY  
PROPOSED PHASE 7: CORNER OF SENLAC DRIVE & WITTINGTON PLACE

### LAND USE DISTRICT

CURRENT ZONING: MERCER CROSSING CODE  
PHASE 1 - 5: MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS  
PROPOSED PHASE 6: COMMERCE DISTRICT  
PROPOSED ZONING: MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS  
PROPOSED PHASE 7: OFFICE - 1  
PROPOSED ZONING: MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS

STREET FACADE = SEE SPECIAL EXCEPTION  
SIDE SETBACK = 0 FT

### SITE DENSITY

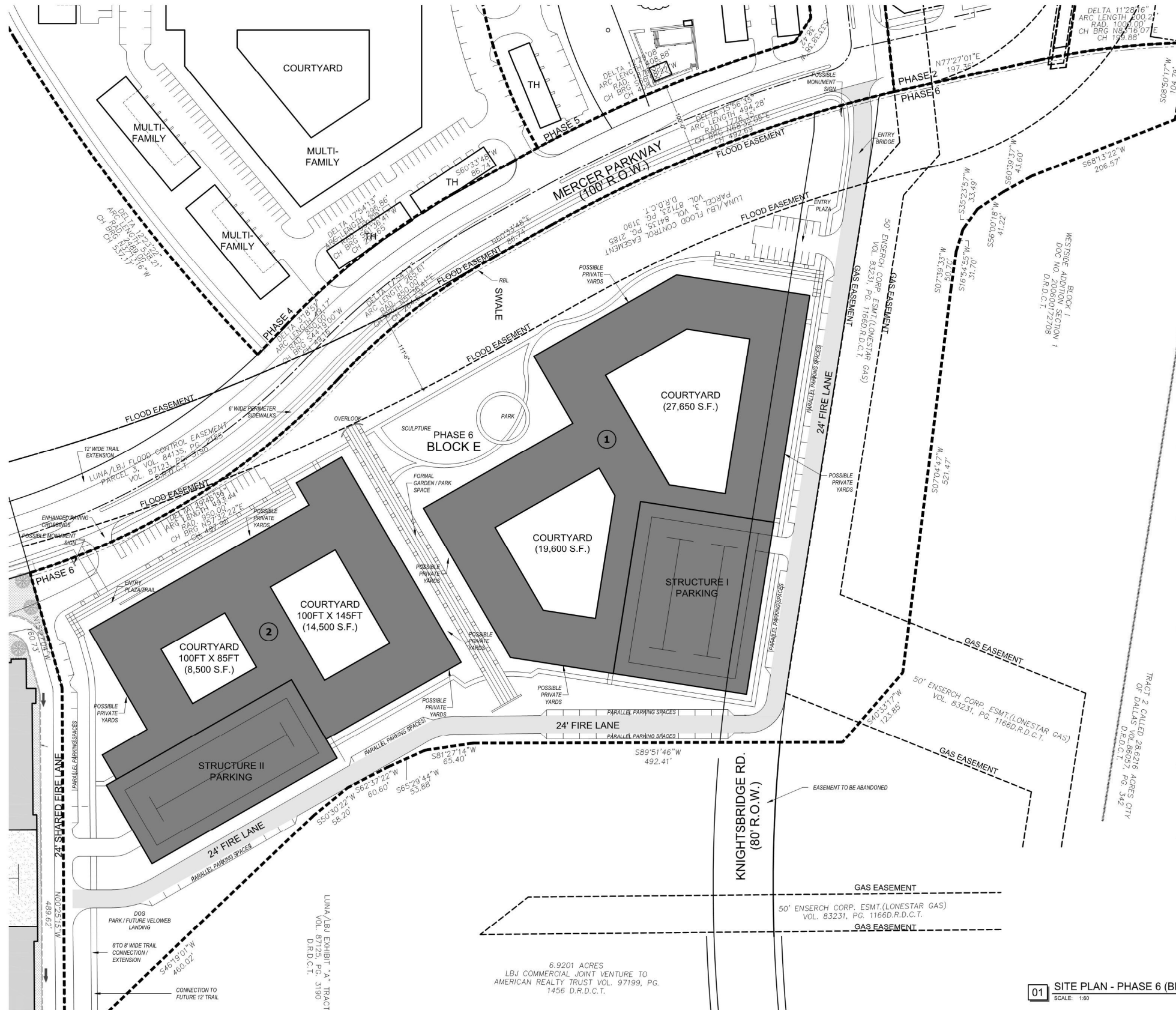
|                   |             |
|-------------------|-------------|
| PHASE 1:          | 10.75 ACRES |
| PHASE 2:          | 12.48 ACRES |
| PHASE 3:          | 10.77 ACRES |
| PHASE 4:          | 7.44 ACRES  |
| PHASE 5:          | 7.05 ACRES  |
| PROPOSED PHASE 6: | 19.51 ACRES |
| PROPOSED PHASE 7: | 7.14 ACRES  |
| TOTAL:            | 75.14 ACRES |

### ZONING SUMMARY - PARKING

PARKING PROVIDED:  
PHASE 1 - RESIDENTIAL PARKING  
TOTAL SPACES PROVIDED 659 SPACES  
(397 UNITS @ 1.65/UNIT)  
PHASE 2 - RESIDENTIAL PARKING  
TOTAL SPACES PROVIDED 758 SPACES  
(466 UNITS @ 1.62/UNIT)  
PHASE 3 (BLOCK D) - RESIDENTIAL PARKING  
TOTAL SPACES PROVIDED 552 SPACES  
(351 UNITS @ 1.57/UNIT)  
PHASE 4 (BLOCK D) - RESIDENTIAL PARKING  
TOTAL SPACES PROVIDED 479 SPACES  
(299 UNITS @ 1.60/UNIT)  
PHASE 5 (BLOCK D) - RESIDENTIAL PARKING  
TOTAL SPACES PROVIDED 126 SPACES  
(48 UNITS @ 2.62/UNIT)  
PROPOSED PHASE 6 (BLOCK E) - RESIDENTIAL PARKING  
TOTAL SPACES PROVIDED 1,003 SPACES  
(590 UNITS @ 1.7/UNIT)  
PROPOSED PHASE 7 (BLOCK F) - RESIDENTIAL PARKING  
TOTAL SPACES PROVIDED 303 SPACES  
(178 UNITS @ 1.7/UNIT)  
TOTAL PARKING PROVIDED:  
SPACES PROVIDED 3,880 SPACES  
(2,329 UNITS @ 1.67/UNIT)

### UNIT COUNT

|                           |               |
|---------------------------|---------------|
| TOTAL (PHASE 1):          | 397 UNITS     |
| TOTAL (PHASE 2):          | 446 UNITS     |
| TOTAL (PHASE 3):          | 351 UNITS     |
| TOTAL (PHASE 4):          | 299 UNITS     |
| TOTAL (PHASE 5):          | 48 UNITS      |
| TOTAL (PROPOSED PHASE 6): | 590 UNITS     |
| TOTAL (PROPOSED PHASE 7): | 178 UNITS     |
| TOTAL (PHASE 1-7)         | 2,309 UNITS   |
| PROPOSED PHASE 6 DENSITY: | 30 UNITS/ACRE |



## SITE DATA

| SITE LOCATION                                    |   |
|--|---|
| PHASE 6: CORNER OF SENLAC DRIVE & MERCER PARKWAY |   |
| LAND USE DISTRICT                                |   |
| CURRENT ZONING:                                  | MERCER CROSSING CODE                            |
| PHASE 6 (BLOCK E):                               | COMMERCIAL                                      |
| PROPOSED ZONING:                                 | MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS |

| SITE DENSITY - PHASE 6 (BLOCK E) |                                  |
|----------------------------------|----------------------------------|
| BUILDING COVERAGE:               | 30% / 254,959.30 S.F. / 5.85 AC  |
| PAVING:                          | 10% / 84,097.37 S.F. / 1.93 AC   |
| OPEN SPACES:                     | 60% / 510,915.75 S.F. / 11.72 AC |
| SITE AREA:                       | 849,972.42 S.F. / 19.51 AC       |

| ZONING SUMMARY - PARKING               |            |
|--|------------|
| PARKING PROVIDED:                      |            |
| PHASE 6(BLOCK E) - RESIDENTIAL PARKING |            |
| HEAD-IN SPACES                         | 39 SPACES  |
| PARALLEL SPACES                        | 58 SPACES  |
| STRUCTURE I SPACES                     | 538 SPACES |
| STRUCTURE II SPACES                    | 361 SPACES |
| TOTAL SPACES PROVIDED                  | 996 SPACES |
| (590 UNITS @ 1.7/UNIT)                 |            |

| UNIT COUNT - PHASE 6 (BLOCK E): |         |                    |              |
|---------------------------------|---------|--------------------|--------------|
| BUILDING NO.                    | 1 BEDRM | 2 BEDRM            | NO. OF UNITS |
| BUILDING #1 =                   | 287     | 73                 | 360 UNITS    |
| BUILDING #2 =                   | 183     | 47                 | 230 UNITS    |
| TOTAL                           | 470     | 120                | 590 UNITS    |
| PROPOSED DENSITY:               |         | 30.24 UNITS / ACRE |              |

## BUILDING ELEVATION

| PHASE 6 - BLOCK E |              |                  |
|-------------------|--------------|------------------|
| BUILDING NO.      | BLDG AREA    | BLDG HEIGHT      |
| BUILDING #1 =     | 570,820 S.F. | 4 STORIES        |
| BUILDING #2 =     | 368,458 S.F. | 4 STORIES        |
| TOTAL             | 939,278 S.F. | 4 STORIES (AVG.) |

**BUILDING MATERIALS**  
PROPOSED MATERIALS USED ON EXTERIOR ELEVATIONS ARE:  
1. BRICK MASONRY  
2. SMOOTH FACED BLOCK MASONRY  
3. CEMENTITIOUS SIDING  
4. CEMENTITIOUS PANELS

ELEVATIONS FACING THE STREET-SPACE WILL FOLLOW THE MERCER CROSSING CODE STANDARDS FOR BUILDING WALLS MATERIALS PERCENTAGES.





01 CONCEPT LANDSCAPE PLAN: BLOCK E  
SCALE: 1" = 60'-0"

## Block E Landscape Plan



Block E Rendering



Block E Elevation with similar design at an existing project (Wharf)



Block E Rendering



Block E Elevation with similar design at an existing project (Bleecker)



Block E with adjacent non-Billingsley project

SITE DATA

|  |                         |
|--|-------------------------|
| SITE LOCATION                                      |                         |
| PHASE 7: CORNER OF SENLAC DRIVE & WITTINGTON PLACE |                         |
| LAND USE DISTRICT                                  |                         |
| CURRENT ZONING:                                    | MERCER CROSSING CODE    |
| PHASE 7 (BLOCK F):                                 | COMMERCIAL              |
| PROPOSED ZONING:                                   | MID-DENSITY RESIDENTIAL |
|  | WITH SPECIAL EXCEPTIONS |
| STREET FACADE = SEE SPECIAL EXCEPTION              |                         |
| SIDE SETBACK = 0 FT                                |                         |

|                                  |                                 |
|----------------------------------|---------------------------------|
| SITE DENSITY - PHASE 7 (BLOCK F) |                                 |
| BUILDING COVERAGE:               | 35% / 108,619.23 S.F. / 2.50 AC |
| PAVING:                          | 25% / 76,959.87 S.F. / 1.78 AC  |
| OPEN SPACES:                     | 40% / 125,473.37 S.F. / 2.86 AC |
| SITE AREA:                       | 311,052.47 S.F. / 7.14 AC       |

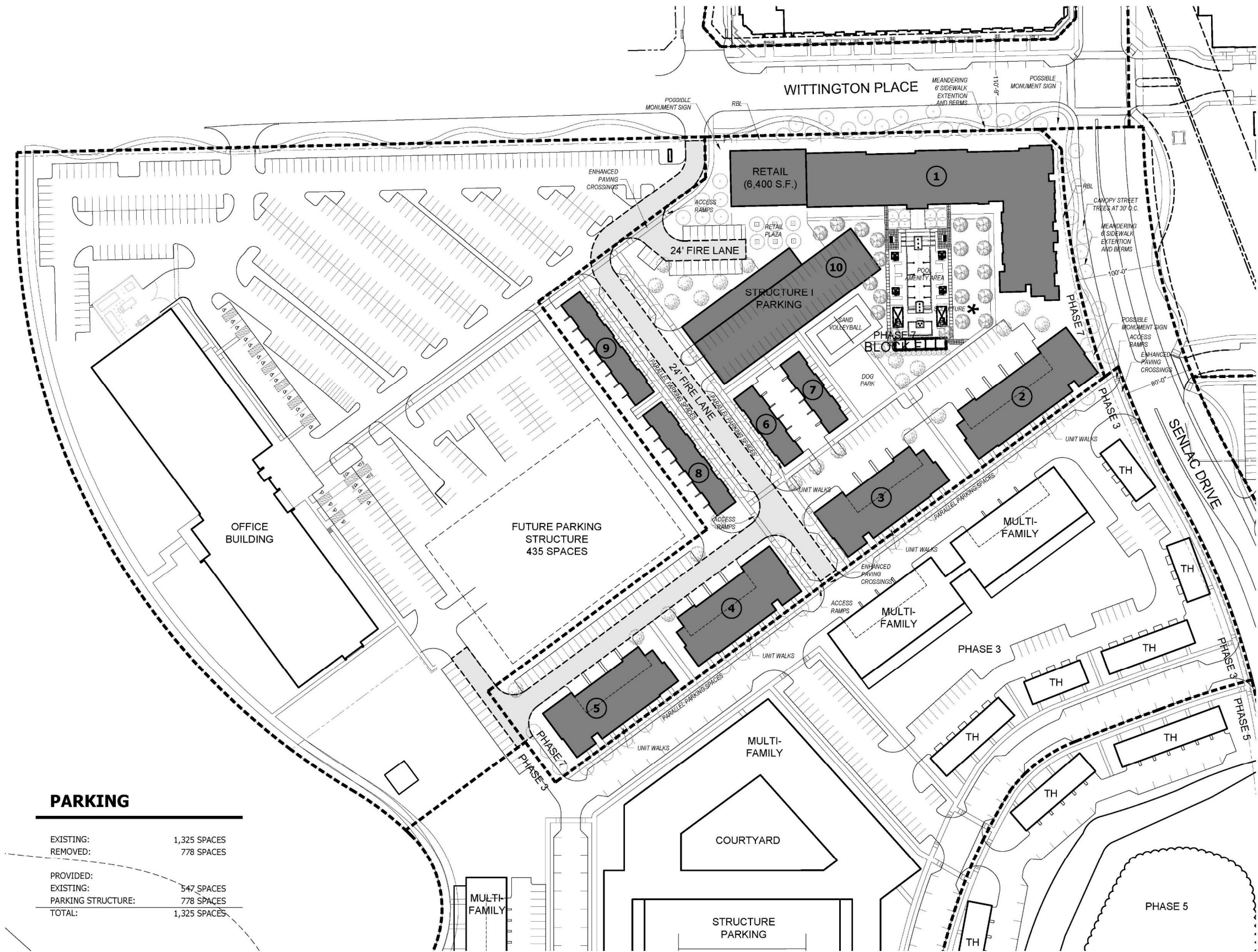
|  |            |
|--|------------|
| ZONING SUMMARY - PARKING               |            |
| PARKING PROVIDED:                      |            |
| PHASE 7(BLOCK F) - RESIDENTIAL PARKING |            |
| GARAGE SPACES                          | 94 SPACES  |
| PARALLEL SPACES                        | 28 SPACES  |
| SURFACE SPACES                         | 99 SPACES  |
| STRUCTURE I SPACES                     | 82 SPACES  |
| TOTAL SPACES PROVIDED                  | 303 SPACES |
| (178 UNITS @ 1.7/UNIT)                 |            |

|                                 |         |                    |              |
|---------------------------------|---------|--------------------|--------------|
| UNIT COUNT - PHASE 7 (BLOCK F): |         |                    |              |
| BUILDING NO.                    | 1 BEDRM | 2 BEDRM            | NO. OF UNITS |
| BUILDING #1 =                   | 65      | 16                 | 81 UNITS     |
| BUILDING #2 =                   | 15      | 4                  | 19 UNITS     |
| BUILDING #3 =                   | 12      | 4                  | 16 UNITS     |
| BUILDING #4 =                   | 12      | 4                  | 16 UNITS     |
| BUILDING #5 =                   | 12      | 4                  | 16 UNITS     |
| BUILDING #6 =                   | 6       | 0                  | 6 UNITS      |
| BUILDING #7 =                   | 6       | 0                  | 6 UNITS      |
| BUILDING #8 =                   | 9       | 0                  | 9 UNITS      |
| BUILDING #9 =                   | 9       | 0                  | 9 UNITS      |
| TOTAL                           | 146     | 32                 | 178 UNITS    |
| PROPOSED DENSITY:               |         | 24.93 UNITS / ACRE |              |

BUILDING ELEVATION

|                   |              |                    |
|-------------------|--------------|--------------------|
| PHASE 7 (BLOCK F) |              |                    |
| BUILDING NO.      | BLDG AREA    | BLDG HEIGHT        |
| BUILDING #1 =     | 102,464 S.F. | 3 STORIES          |
| BUILDING #2 =     | 22,655 S.F.  | 2 STORIES          |
| BUILDING #3 =     | 19,542 S.F.  | 2 STORIES          |
| BUILDING #4 =     | 19,542 S.F.  | 2 STORIES          |
| BUILDING #5 =     | 19,542 S.F.  | 2 STORIES          |
| BUILDING #6 =     | 8,845 S.F.   | 3 STORIES          |
| BUILDING #7 =     | 8,845 S.F.   | 3 STORIES          |
| BUILDING #8 =     | 13,167 S.F.  | 3 STORIES          |
| BUILDING #9 =     | 13,167 S.F.  | 3 STORIES          |
| BUILDING #10 =    | 32,152 S.F.  | 2 STORIES          |
| TOTAL             | 259,921 S.F. | 2.5 STORIES (AVG.) |

|   |  |
|---|--|
| BUILDING MATERIALS  |  |
| PROPOSED MATERIALS USED ON EXTERIOR ELEVATIONS ARE:   |  |
| 1. BRICK VENEER   |  |
| 2. SMOOTH FACED BLOCK   |  |
| 3. CEMENTITIOUS SIDING  |  |
| 4. CEMENTITIOUS PANELS  |  |
| ELEVATIONS FACING THE STREET-SPACE WILL FOLLOW THE MERCER CROSSING CODE STANDARDS FOR BUILDING WALLS MATERIALS PERCENTAGES. |  |
| NOTES:  |  |
| 1. TREE PLACEMENT AND COUNT IS CONCEPTUAL AT THIS POINT   |  |



PARKING

|                    |              |
|--------------------|--------------|
| EXISTING:          | 1,325 SPACES |
| REMOVED:           | 778 SPACES   |
| PROVIDED:          |              |
| EXISTING:          | 547 SPACES   |
| PARKING STRUCTURE: | 778 SPACES   |
| TOTAL:             | 1,325 SPACES |

Block F Site Plan





01 CONCEPT LANDSCAPE PLAN: BLOCK F  
SCALE: 1" = 60'-0"





Block F Elevation and Site Plan



Block F Rendering



Block F Rendering



Block F Rendering



|   |       |                     | <u><i>Ratio/1,000 sf</i></u> |
|---|-------|---------------------|------------------------------|
| Office Current Surface Parking Spaces               | 1325  | spaces              | 8.030                        |
| Spaces in Garage                                    | 778   | spaces              |                              |
| Remaining Surface Parking                           | 547   | spaces              |                              |
|   |       |                     |                              |
| Original Monitronics Site                           | 15.12 | acres               |                              |
| Current Acreage of Monitronics Surface Parking Land | 4.8   | acres convert to MF |                              |
| Final Future Monitronics Land                       | 10.32 | acres               |                              |



Billingsley

*Brickyard II  
Building 14*

Print #181128249

Date: 11/28/18

Lat/Lon: 32.918325 -96.912205

Order No. 64057

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Billingsley

*Brickyard II  
Building 14*

Print #181128252

Date: 11/28/18

Lat/Lon: 32.918325 -96.912205

Order No. 64057



Aerial Photography, Inc. 954-568-0484



Billingsley

*Brickyard II*

Print #181128240

Date: 11/28/18

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Order No. 64056



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Billingsley

*Brickyard II*

Print #181128239

Date: 11/28/18

Lat/Lon: 32.914514 -96.909074

Order No. 64056



Aerial Photography, Inc. 954-568-0484