



RESOLUTION NO. 2019-037

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 54.532± ACRES OF LAND LOCATED IN THE FRANCIS MILLER SURVEY, ABSTRACT NO. 926, AND A PORTION OF BLOCK F, WESTSIDE ADDITION, SECTION 1, FARMERS BRANCH, TEXAS, AND MORE PARTICULARLY DESCRIBED ON EXHIBIT “A” AND ILLUSTRATED ON EXHIBIT “B,” RESPECTIVELY, ATTACHED, LOCATED IN PLANNED DEVELOPMENT NO. 100 (PD-100); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for 54.532± acres of land located in the Francis Miller Survey, Abstract No. 926, and a portion of Block F, Westside Addition, Section 1, Farmers Branch, Texas, and more particularly described on Exhibit “A” and illustrated on Exhibit “B,” respectively, attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 100 (PD-100); 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. 3480, as amended by Ordinance No. 3512 (collectively, “the PD-100 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 “C” 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:** 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 and Screening Plan set forth in Exhibit “D,” attached hereto and incorporated herein by reference.
- C. Special Exceptions:** The Property may be developed in accordance with the following special exceptions:

- (1) Notwithstanding Exhibit “C”, Article II, Section B.1.b. of the PD-100 Ordinance, the two intersections of Diyaa Court with Couture Drive may be less than 125 feet, but not less than 94 feet, from each other as shown on the Site Plan.
- (2) In accordance with Exhibit “C”, Article VI, Section B.1 of the PD-100 Ordinance, additional front yard trees may be planted on lots on a one-for-one basis in lieu of planting required street trees in the adjacent parkway when planting of the street tree(s) in the required location has been determined to be in conflict with existing or future planned utilities or sidewalks.
- (3) In accordance with Exhibit “C”, Article VI, Section B.7 of the PD-100 Ordinance:
 - (a) Autumn Blaze Maple; Crape Myrtle; Oakleaf Holly; and Chaste Trees shall be included as tree species authorized for planting as required front yard trees;
 - (b) Cedar Elm and Autumn Blaze Maple shall be included as tree species authorized for planting as required street trees.

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 2ND DAY OF APRIL 2019.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:3/25/19:106689)

Resolution No. 2019-037
Exhibit "A" – Description of Property

BEING a tract of land situated in the Francis Miller Survey, Abstract Number 926, Dallas County, Texas, and being all of those tracts of land described by deed to Edina Park Plaza Associates, LP, recorded in Instrument Number 20070299861, and ART GNB Inc., recorded in Instrument Number 20070248392, and being a portion of Block F, Westside Addition, Section 1, recorded in Instrument Number 200600172708, all of County Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Edina Park tract, being in the south right-of-way line of Valley View Lane, being the beginning of a curve to the right;

THENCE with the common north line of said Edina Park and said south right-of-way line the following bearings and distances:

with said curve to the right, an arc distance of 230.90 feet, through a central angle of $07^{\circ}30'06''$, having a radius of 1763.60 feet, the long chord which bears $N\ 58^{\circ}\ 52'\ 15''\ E$, 230.74 feet, to the beginning of a curve to the right;

with said curve to the right, an arc distance of 347.09 feet, through a central angle of $14^{\circ}\ 32'\ 26''$, having a radius of 1367.69 feet, the long chord which bears $N\ 68^{\circ}\ 43'\ 04''\ E$, 346.16 feet, to the beginning of a curve to the left;

with said curve to the left, an arc distance of 759.20 feet, through a central angle of $05^{\circ}\ 59'\ 37''$, having a radius of 7257.62 feet, the long chord which bears $N\ 74^{\circ}\ 08'\ 39''\ E$, 758.85 feet, to the beginning of a curve to the left;

with said curve to the left, an arc distance of 384.50 feet, through a central angle of $03^{\circ}\ 35'\ 42''$, having a radius of 6128.08 feet, the long chord which bears $N\ 68^{\circ}\ 52'\ 24''\ E$, 384.44 feet;

THENCE $N\ 67^{\circ}\ 04'\ 16''\ E$, 251.16 feet;

THENCE $S\ 01^{\circ}\ 19'\ 18''\ E$, 308.82 feet, departing said common line;

THENCE $N\ 89^{\circ}\ 36'\ 19''\ E$, 252.32 feet;

THENCE $S\ 01^{\circ}\ 10'\ 40''\ E$, 835.58 feet to the southwest corner of Lot 2, Block 4, Valley View Commerce Park, recorded in Instrument Number 201400014671, County Records, Dallas County, Texas;

THENCE $N\ 89^{\circ}\ 29'\ 14''\ E$, 196.38 feet, with the south line of said Lot 2;

THENCE $S\ 01^{\circ}\ 10'\ 43''\ E$, 121.49 feet;

THENCE N 88° 42' 52" E, 3.98 feet, to the beginning of a curve to the right;

THENCE with said curve to the right, an arc distance of 199.73 feet, through a central angle of 07° 37' 4 5", having a radius of 1500.00 feet, the long chord which bears S 03° 53' 22" W, 199.58 feet;

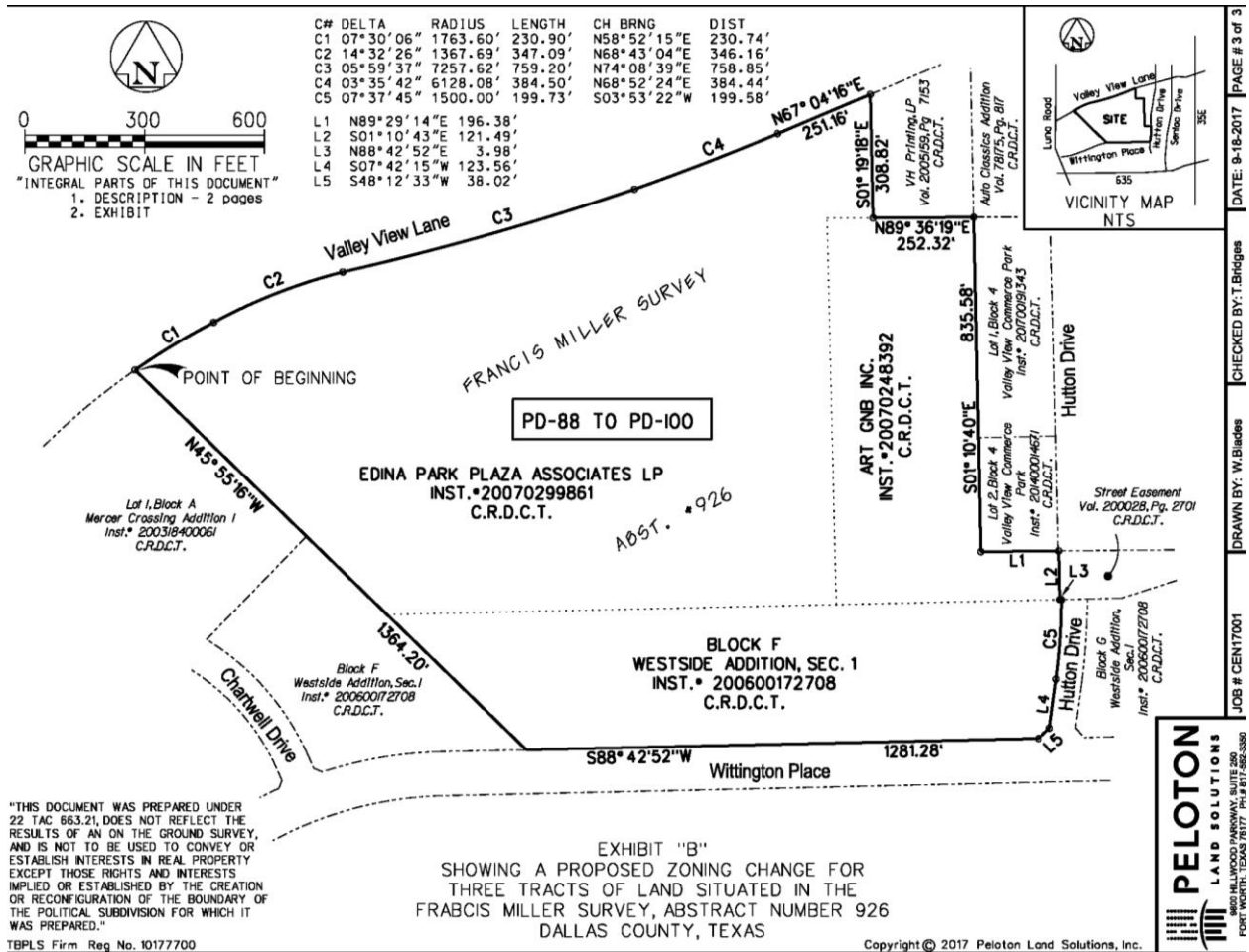
THENCE S 07° 42' 15" W, 123.56 feet;

THENCE S 48° 12' 33" W, 38.02 feet, to the north right-of-way line of Wittington Place;

THENCE S 88° 42' 52" W, 1281.28 feet, with said north right-of-way line;

THENCE N 45° 55' 16" W, 1364.20 feet, departing said north right-of-way line, to the Point of Beginning and containing 2,375,420 square feet or 54.532 acres of land more or less.

Resolution No. 2019-037 Exhibit "B" – Property Boundary Map



[illegible]

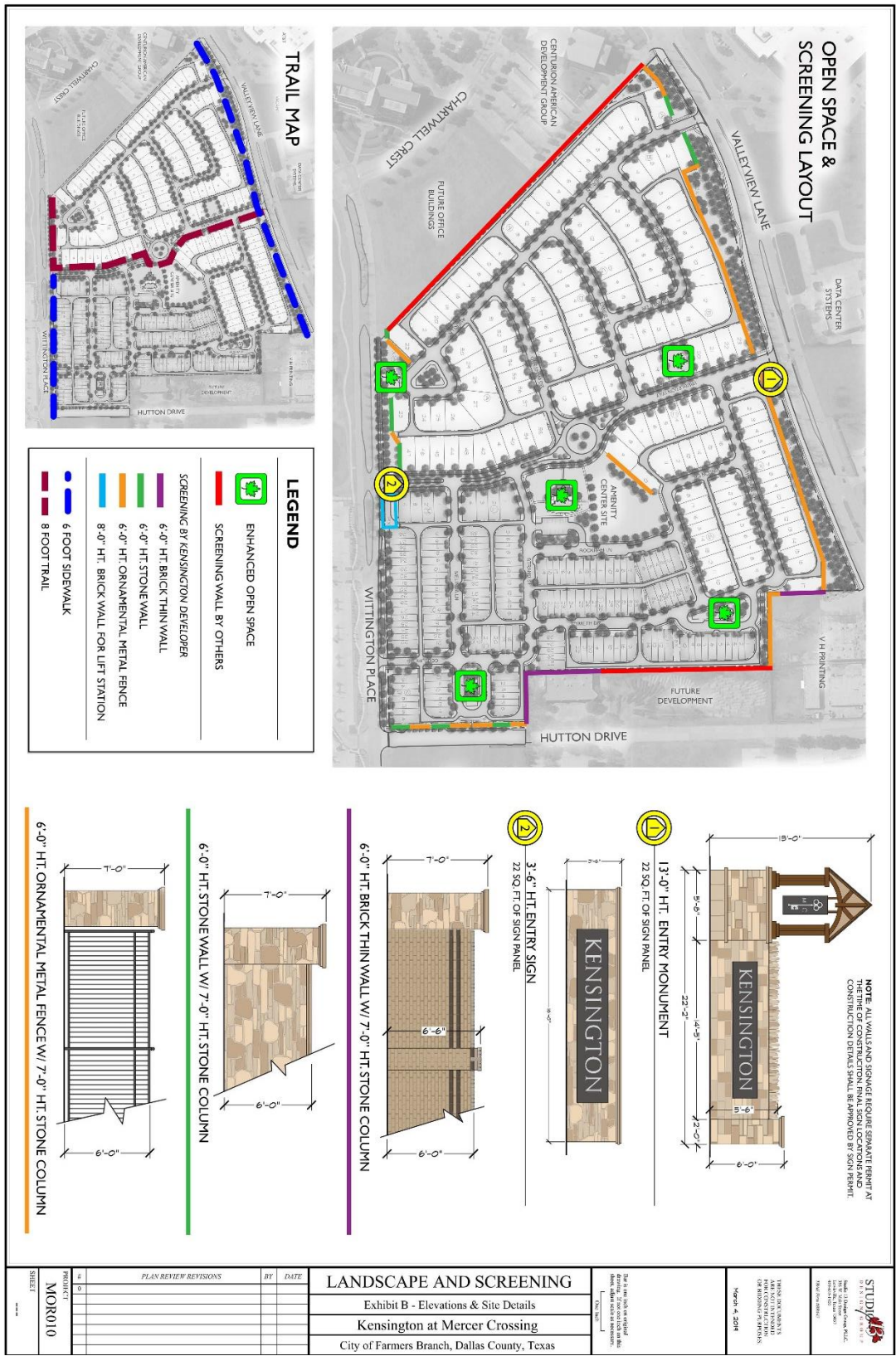
Resolution No. 2019-037
Exhibit "C" – Detailed Site Plan (cont.)



| | | | |
|---|-----|-----|-------|
| <div>LOT AREA BLOCK G</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 1 | 60' | 7,911 |
| | 2 | 60' | 6,887 |
| <div>LOT AREA BLOCK H</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 21 | 60' | 6,887 |
| | 22 | 60' | 6,887 |
| <div>LOT AREA BLOCK I</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 41 | 60' | 6,887 |
| | 42 | 60' | 6,887 |
| <div>LOT AREA BLOCK J</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 61 | 60' | 6,887 |
| | 62 | 60' | 6,887 |
| <div>LOT AREA BLOCK K</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 81 | 60' | 6,887 |
| | 82 | 60' | 6,887 |
| <div>LOT AREA BLOCK L</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 101 | 60' | 6,887 |
| | 102 | 60' | 6,887 |
| <div>LOT AREA BLOCK M</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 121 | 60' | 6,887 |
| | 122 | 60' | 6,887 |
| <div>LOT AREA BLOCK N</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 141 | 60' | 6,887 |
| | 142 | 60' | 6,887 |
| <div>LOT AREA BLOCK O</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 161 | 60' | 6,887 |
| | 162 | 60' | 6,887 |
| <div>LOT AREA BLOCK P</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 181 | 60' | 6,887 |
| | 182 | 60' | 6,887 |
| <div>LOT AREA BLOCK Q</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 201 | 60' | 6,887 |
| | 202 | 60' | 6,887 |
| <div>LOT AREA BLOCK R</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 221 | 60' | 6,887 |
| | 222 | 60' | 6,887 |
| <div>LOT AREA BLOCK S</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 241 | 60' | 6,887 |
| | 242 | 60' | 6,887 |
| <div>LOT AREA BLOCK T</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 261 | 60' | 6,887 |
| | 262 | 60' | 6,887 |
| <div>LOT AREA BLOCK U</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 281 | 60' | 6,887 |
| | 282 | 60' | 6,887 |
| <div>LOT AREA BLOCK V</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 301 | 60' | 6,887 |
| | 302 | 60' | 6,887 |
| <div>LOT AREA BLOCK W</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 321 | 60' | 6,887 |
| | 322 | 60' | 6,887 |
| <div>LOT AREA BLOCK X</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 341 | 60' | 6,887 |
| | 342 | 60' | 6,887 |
| <div>LOT AREA BLOCK Y</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 361 | 60' | 6,887 |
| | 362 | 60' | 6,887 |
| <div>LOT AREA BLOCK Z</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 381 | 60' | 6,887 |
| | 382 | 60' | 6,887 |
| <div>LOT AREA BLOCK AA</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 401 | 60' | 6,887 |
| | 402 | 60' | 6,887 |
| <div>LOT AREA BLOCK AB</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 421 | 60' | 6,887 |
| | 422 | 60' | 6,887 |
| <div>LOT AREA BLOCK AC</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 441 | 60' | 6,887 |
| | 442 | 60' | 6,887 |
| <div>LOT AREA BLOCK AD</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 461 | 60' | 6,887 |
| | 462 | 60' | 6,887 |
| <div>LOT AREA BLOCK AE</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 481 | 60' | 6,887 |
| | 482 | 60' | 6,887 |
| <div>LOT AREA BLOCK AF</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 501 | 60' | 6,887 |
| | 502 | 60' | 6,887 |
| <div>LOT AREA BLOCK AG</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 521 | 60' | 6,887 |
| | 522 | 60' | 6,887 |
| <div>LOT AREA BLOCK AH</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 541 | 60' | 6,887 |
| | 542 | 60' | 6,887 |
| <div>LOT AREA BLOCK AI</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 561 | 60' | 6,887 |
| | 562 | 60' | 6,887 |
| <div>LOT AREA BLOCK AJ</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 581 | 60' | 6,887 |
| | 582 | 60' | 6,887 |
| <div>LOT AREA BLOCK AK</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 601 | 60' | 6,887 |
| | 602 | 60' | 6,887 |
| <div>LOT AREA BLOCK AL</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 621 | 60' | 6,887 |
| | 622 | 60' | 6,887 |
| <div>LOT AREA BLOCK AM</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 641 | 60' | 6,887 |
| | 642 | 60' | 6,887 |
| <div>LOT AREA BLOCK AN</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 661 | 60' | 6,887 |
| | 662 | 60' | 6,887 |
| <div>LOT AREA BLOCK AO</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 681 | 60' | 6,887 |
| | 682 | 60' | 6,887 |
| <div>LOT AREA BLOCK AP</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 701 | 60' | 6,887 |
| | 702 | 60' | 6,887 |
| <div>LOT AREA BLOCK AQ</div> <div>LOT NO. WIDTH SQUARE FEET</div> | 721 | 60' | 6,887 |
| | 722 | 60' | 6,887 |
| | | | |

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Resolution No. 2019-037
Exhibit “C” – Detailed Site Plan (cont.)



Resolution No. 2019-037
Exhibit “D” – Landscape and Screening Plan (cont.)

