



RESOLUTION NO. 2019-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUDING A LANDSCAPE PLAN AND BUILDING ELEVATIONS FOR 7.467± ACRES OUT OF THE FRANCIS MILLER SURVEY, ABSTRACT NO. 926, COMMONLY KNOWN AS 13330 DAVIS ROAD, LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 7.467± acre tract out of the Francis Miller Survey, Abstract No. 926, Farmers Branch, Dallas County, Texas, more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference (commonly known as 13330 Davis Road)(“the Property”), which is located in Planned Development No. 77 (PD-77); 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 detailed 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 Detailed Site Plan as shown in Exhibit “B,” the Landscape Plan as shown in Exhibit “C,” and the Building Elevations as shown in Exhibit “D,” all of which are attached hereto and incorporated herein by reference.

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 7TH DAY OF MAY 2019.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:4/15/19:107378)

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Exhibit “A” – Boundary Description of Property

Being 7.467 acre tract of land situated in the Francis Miller Survey, Abstract Number 926, in the City of Farmers Branch, Dallas County, Texas; said tract being part of a called 46.15 acre tract of land described in a Judgment Deed Number 70-491-C to the City of Farmers Branch, as recorded in Volume 70137, Page 1011, of the Deed Records of Dallas County, Texas; and as affected by a Boundary Line Agreement between the City of Farmers Branch and GTD/JWD, Joint Venture, as recorded in Volume 86131, Page 5878, of the Deed Records of Dallas County, Texas; said tract being more particularly described together by metes and bounds as follows:

Commencing, at an X-cut set in concrete on the southerly line of said 46.15 acre tract of land, said corner being at the intersection of the northerly line of Keenan Bridge Road, a called variable width right of way and the westerly line of Davis Lane, a 32-foot right of way by Street Right of Way Deed to the City of Farmers Branch as recorded in Volume 86190, Page 6191, of the Deed Records of Dallas County, Texas, North 09 degrees 15 minutes 50 seconds West, a distance of 430.03 to the Place of Beginning;

THENCE North 09 degrees 15 minutes 50 seconds West, a distance of 516.45 feet to point for corner on the south line of an Easement Deed to Farmers Branch - Carrollton Flood Control District, as recorded in Volume 77051, Page 33, of the Deed Records of Dallas County, Texas;

THENCE North 83 degrees 18 minutes 08 seconds East, along the south line of said Farmers Branch - Carrollton Flood Control District tract, a distance of 1,007.64 feet to a 1/2-inch iron rod found (Controlling Monument) at the northwest corner of El Chico Addition, as recorded in Volume 77180, Page 3067, of the Map Records of Dallas County, Texas, same being a tract of land described in a Special Warranty Deed to VV 1925, LLC, as recorded in Instrument Number 201200250436, of the Official Public Records of Dallas County, Texas, said corner also being on the east line of said 46.15 acre tract of land;

THENCE South 04 degrees 55 minutes 50 seconds East, along the common line of said El Chico Addition and said 46.15 acre tract of land, a distance of 335.67 feet to a 5/8-inch iron rod found stamped “5199” (Controlling Monument) at the southwest corner of said El Chico Addition and the most easterly southeast corner of said 46.15 acre tract of land, said corner being on the northerly line of Lot 1, Block A, of Landon Commerce Center, as recorded in Volume 2005134, Page 202, of the Map Records of Dallas County, Texas, same being a tract of land described in a Special Warranty Deed to 1861 Valley View Invertors, L.P., as recorded in Instrument Number 20110051773, of the Official Public Records of Dallas County, Texas, said corner also being the most easterly point of said Boundary Line Agreement;

THENCE South 86 degrees 21 minutes 10 seconds West, along the north line of Lot 1, Block A, of Landon Commerce Center and along said Boundary Line Agreement, passing at a distance of 142.36 feet a 1/2-inch iron rod found red cap stamped “Graham” (Controlling Monument) at the common northerly corner of said Lot 1, Block A, of Landon Commerce Center and Lot 1, Block A, of 1801 Valley View Addition, as recorded in Volume 97161, Page 167, of the Map Records of Dallas County, Texas, and continuing along the north line of said Lot 1, Block A, of 1801 Valley View Addition, passing at a distance of 731.62 feet a 1/2-inch iron rod found red cap stamped “4183”, for a point on the property line, and continuing along the north line of said Lot 1, Block

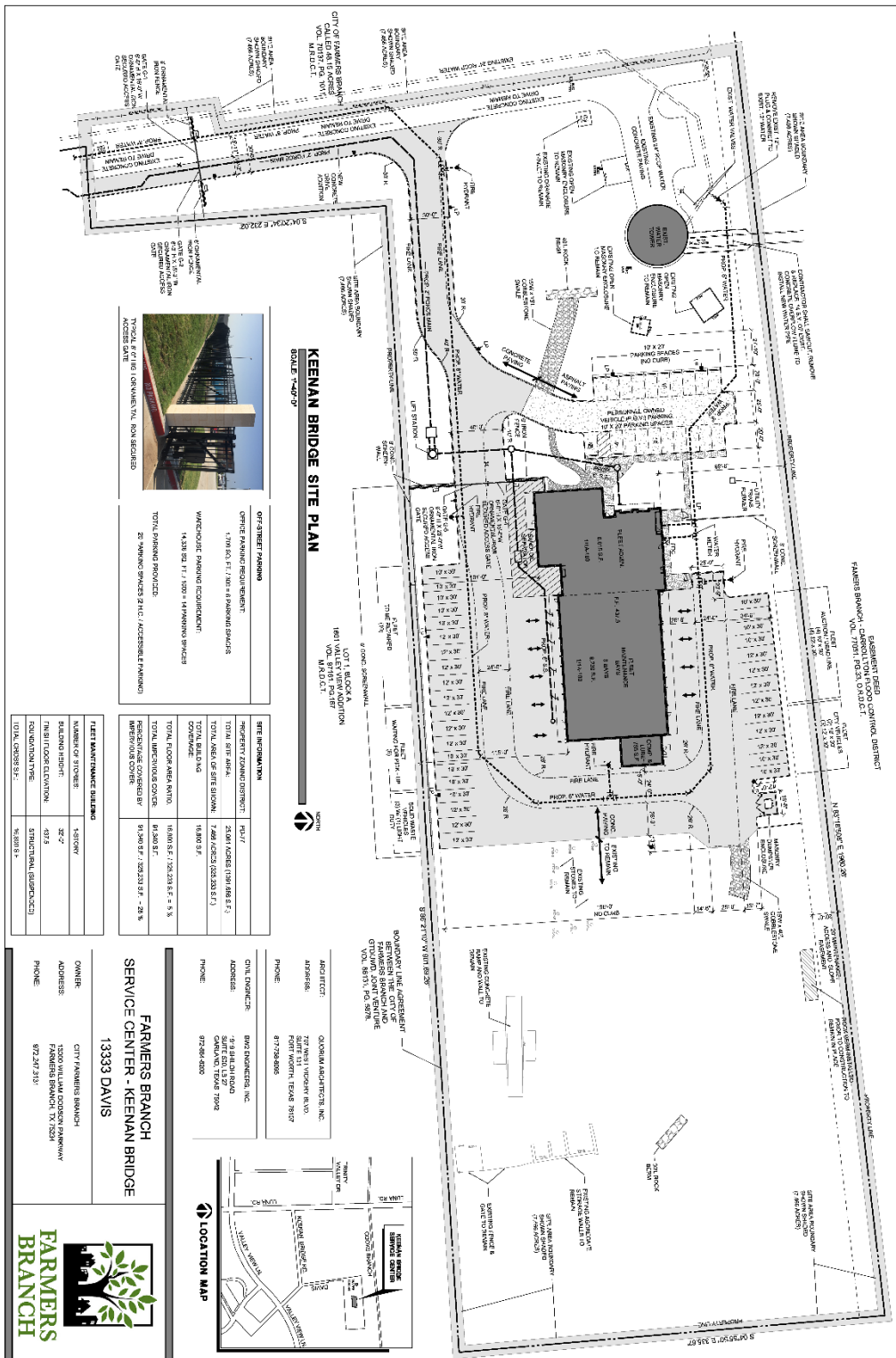
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A, of 1801 Valley View Addition, for a total distance of 901.69 feet to a 1/2-inch iron rod set stamped “TXHS” at the northwest corner of said Lot 1, Block A, of 1801 Valley View Addition, said corner being the northeast corner of a tract of land described in a Quit Claim Deed to the City of Farmers Branch for the extension of Davis Lane, by Resolution Number 97-128, to be recorded;

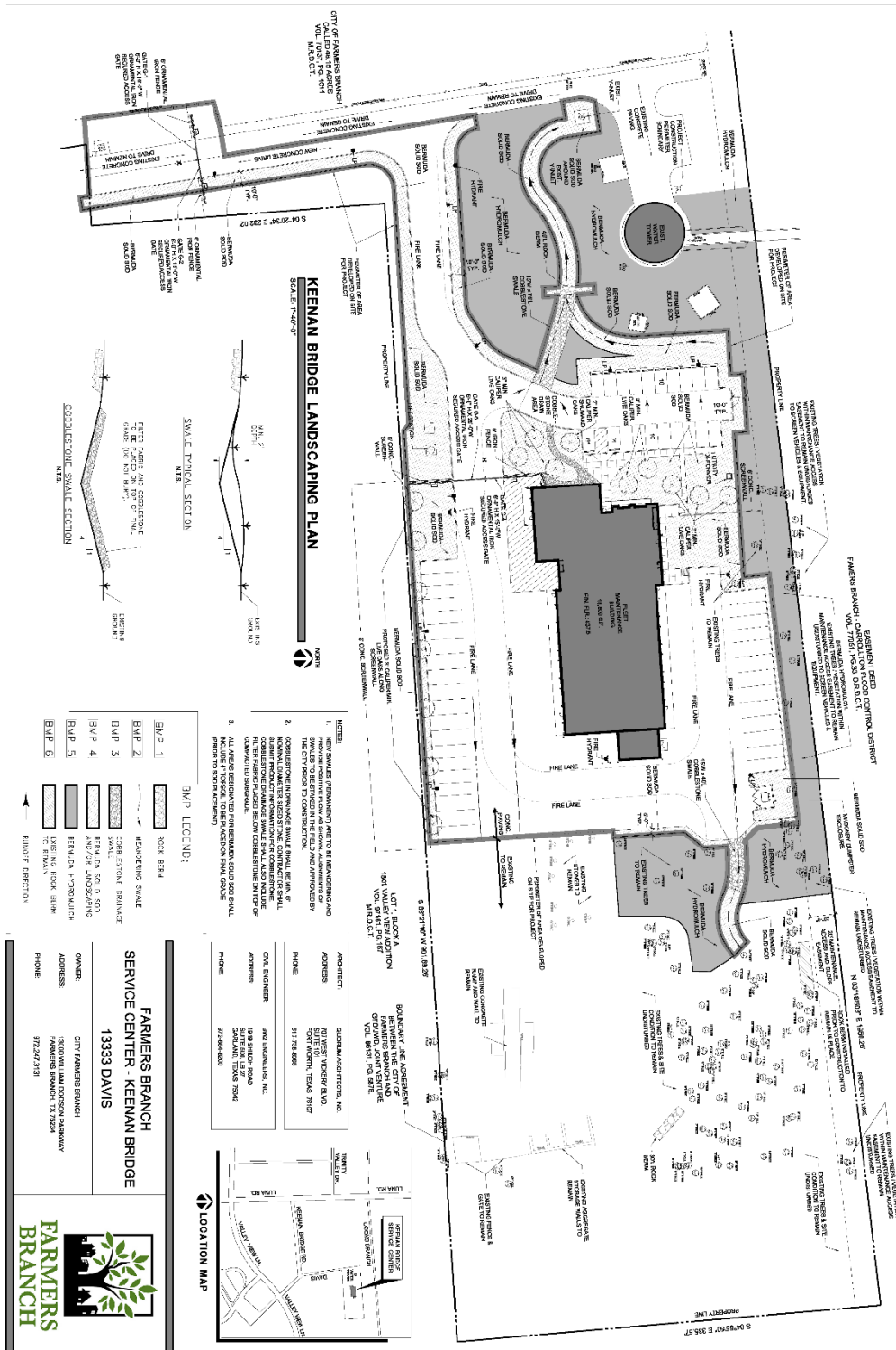
THENCE South 04 degrees 20 minutes 34 seconds East, along the common line between said Lot 1, Block A, of 1801 Valley View Addition and said Quit Claim Deed to the City of Farmers Branch, a distance of 232.02 feet to a 1/2-inch iron rod set stamped “TXHS” at the common corner between three tracts of land, said Lot 1, Block A, of 1801 Valley View Addition, said Quit Claim Deed to the City of Farmers Branch, and a tract of land described in a Street Right of Way Deed to the City of Farmers Branch (Davis Lane, a called 64-foot right of way);

THENCE South 86 degrees 20 minutes 40 seconds West, along the north line of said Davis Lane, a distance of 64.31 feet to the POINT OF BEGINNING and containing 7.467 Acres or 325,285 square feet of land, more or less.

Resolution No. 2019-052 Exhibit "B" – Detailed Site Plan



Resolution No. 2019-052 Exhibit "C" – Landscape Plan



NORTH ELEVATION		WEST ELEVATION		EAST ELEVATION		SOUTH ELEVATION	
MATERIALS	AREA (SQ. FT.)	MATERIALS	AREA (SQ. FT.)	MATERIALS	AREA (SQ. FT.)	MATERIALS	AREA (SQ. FT.)
MASONRY	3,915.50 SQ. FT.	MASONRY	2,039.50 SQ. FT.	MASONRY	2,039.50 SQ. FT.	MASONRY	3,845.50 SQ. FT.
WOODING	1,150.50 SQ. FT.	WOODING	271.50 SQ. FT.	WOODING	271.50 SQ. FT.	WOODING	1,154.50 SQ. FT.
METAL WALL PANELS	0	METAL WALL PANELS	33.50 SQ. FT.	METAL WALL PANELS	33.50 SQ. FT.	METAL WALL PANELS	0
TOTAL	5,066.00 SQ. FT.	TOTAL	2,344.50 SQ. FT.	TOTAL	2,344.50 SQ. FT.	TOTAL	5,050.00 SQ. FT.
PERCENTAGE	100%	PERCENTAGE	46%	PERCENTAGE	46%	PERCENTAGE	100%

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TOTAL	5,066.00 SQ. FT.	TOTAL	2,344.50 SQ. FT.	TOTAL	2,344.50 SQ. FT.	TOTAL	5,050.00 SQ. FT.
PERCENTAGE	100%	PERCENTAGE	46%	PERCENTAGE	46%	PERCENTAGE	100%

CML-1 (TEXTURED)	MASONRY
MANUFACTURER:	TEXAS BUILDING PRODUCT
COLOR:	W24 APPL LOOK
CML-2 (GROUND-FACE)	MASONRY
MANUFACTURER:	TEXAS BUILDING PRODUCT
COLOR:	BLANCO
CML-3 (SMOOTH-FACE)	MASONRY
MANUFACTURER:	TEXAS BUILDING PRODUCT
COLOR:	SONORA RED IF

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COLOR:	BLANCO
CML-3 (SMOOTH-FACE)	MASONRY
MANUFACTURER:	TEXAS BUILDING PRODUCT
COLOR:	SONORA RED IF

CS-1	CAST STONE
MANUFACTURER:	ADVANCED ARCHITECTURAL STONE
COLOR:	CLASSIC WHITE

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MANUFACTURER:	ADVANCED ARCHITECTURAL STONE
COLOR:	CLASSIC WHITE

COLOR:	ZINC GREY
REF. #	STANDING SEAM ROOF PANEL
MANUFACTURER:	BERRIDGE MANUF. CO.
MODEL:	CEE-LOCK (24 GAUGE)
COLOR:	ZINC GREY


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MODEL:	CEE-LOCK (24 GAUGE)
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MODEL:	TRIFAB 451T - CENTER GLAZED
COLOR:	CLEAR ANODIZED ALUMINUM
P. I	PAINT (EXTERIOR METAL DOORS & FRAMES)
MANUFACTURER:	SHERWIN WILLIAMS
CO. OR	MAINTENANCE RECORD

MODEL:	TRIFAB 451T - CENTER GLAZED
COLOR:	CLEAR ANODIZED ALUMINUM
P. I	PAINT (EXTERIOR METAL DOORS & FRAMES)
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- GENERAL NOTES:**
- DUMPSTER ENCLOSURE UTILIZES CML-1 MASONRY THROUGHOUT WITH AMP-1 METAL PANELS ON THE GATE ENCLOSURES.
 - ALL MECHANICAL / HVAC UNITS ON ROOF SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY ZONING ORDINANCE.



**FARMERS
BRANCH**

**FARMERS BRANCH
SERVICE CENTER -
KEENAN BRIDGE**

13333 DAVIS

LOT 1, BLOCK A
1801 VALLEY VIEW/ADDITION
VOL. 16, PG. 67
MADDC 1

OWNER

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CERTIFICATE DATED 09/04/2014