



RESOLUTION NO. 2019-060

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 A 1.702± ACRE TRACT OUT OF BLOCK B, WESTSIDE ADDITION SECTION 1, CITY OF FARMERS BRANCH, TEXAS DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 99 (PD-99); APPROVING SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 1.702± acre tract out of Block B, Westside Addition Section 1, City of Farmers Branch, Texas, described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 99 (PD-99); 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. Except as provided in Section 2 of this Resolution, the Property shall be developed in accordance with the regulations applicable to the Property as set forth in Ordinance No. 3359 (“the PD-99 Ordinance”) as well as the Detailed Site Plan, the Landscape Plan, and the Elevations, attached hereto respectively as Exhibit “B,” Exhibit “C,” and Exhibit “D” and incorporated herein by reference, which are hereby approved.

SECTION 2. In accordance with Section VII.D. of Exhibit “C” to the PD-99 Ordinance, having considered the request of the applicant and the recommendation of the Planning and Zoning Commission, and having made the required findings, the City Council approves the following special exceptions to Exhibit “C” of the PD-99 Ordinance (“the PD-99 Development Regulations”) with respect to the development of the Property, provided the Property is developed in accordance with Section 1, above:

- A. Notwithstanding Section IV.B.1.b.5 of the PD-99 Development Regulations, the front façade of the building constructed on the Property may be setback from Valley View Lane the distances shown on the Detailed Site Plan, but not further back from Valley View than such distances;
- B. Notwithstanding Section IV.B.4.b.2 of the PD-99 Development Regulations, the building constructed on the Property may have 29.4% fenestration on the north building façade

facing Valley View Lane and 14.9% fenestration on the south building façade facing Perrin Lane as shown on the Elevations attached hereto;

- C. Notwithstanding Section IV.B.7.b.1.a of the PD-99 Development Regulations, the pitch of the roof of the building constructed on the Property may be as shown on the Elevations, attached hereto; and
- D. Notwithstanding Section V.C.1.c.2 of the PD-99 Development Regulations, 57.6% of the surface parking (30 spaces) constructed on the Property may be located between Valley View Lane and the front of the building as shown on the Detailed Site Plan.

SECTION 3. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 21ST DAY OF MAY 2019.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:5/8/19:107875)

Resolution No. 2019-060
Exhibit "A" – Description of Property

Being all that certain lot, tract or parcel of land located in the J. F. CHENOETH SURVEY, Abstract No. 267, Dallas County, Texas, and being a portion of Block B, Westside Addition Section 1, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200600172708, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in the South line of Valley View Lane, a variable width right-of-way, at the Northwest corner of Lot 1X, Block B, Windermere Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20180014149, Official Public Records, Dallas County, Texas;

Thence South 01° 22' 06" West, a distance of 233.65 feet to a ½ inch iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line Perrin Lane, a 50-foot right-of-way and being the Southwest corner of said Lot 1 X;

Thence South 87° 15 '31" West, along said North line, a distance of 180.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, and being the beginning of a tangent curve to the left, having a central angle of 32° 37' 35", a radius of 225.00 feet and a chord bearing and distance of South 70° 56' 43" West, 126.40 feet;

Thence Southwesterly, continuing along said North line, an arc distance of 128.12 feet to a ½ inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 01° 22' 06" East, a distance 290.67 feet to a ½ inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in said South line of Valley View Lane;

Thence South 88° 37' 48" East, along said South line, a distance of 297.99 feet to the PLACE OF BEGINNING and containing 74,159 square feet or 1.702 acres of land.

PROPERTY OWNER
 DOWNEY & SONS, INC.
 1500 N. W. 100th Ave., Suite 100
 Fort Lauderdale, FL 33322
 TEL: 754/466-0000

PROJECT TITLE
 WINDPARK MONTROSS
 1500 N. W. 100th Ave., Suite 100
 Fort Lauderdale, FL 33322
 TEL: 754/466-0000

DESIGNER
 A & B ENGINEERING, INC.
 1500 N. W. 100th Ave., Suite 100
 Fort Lauderdale, FL 33322
 TEL: 754/466-0000

DATE
 1/1/2010

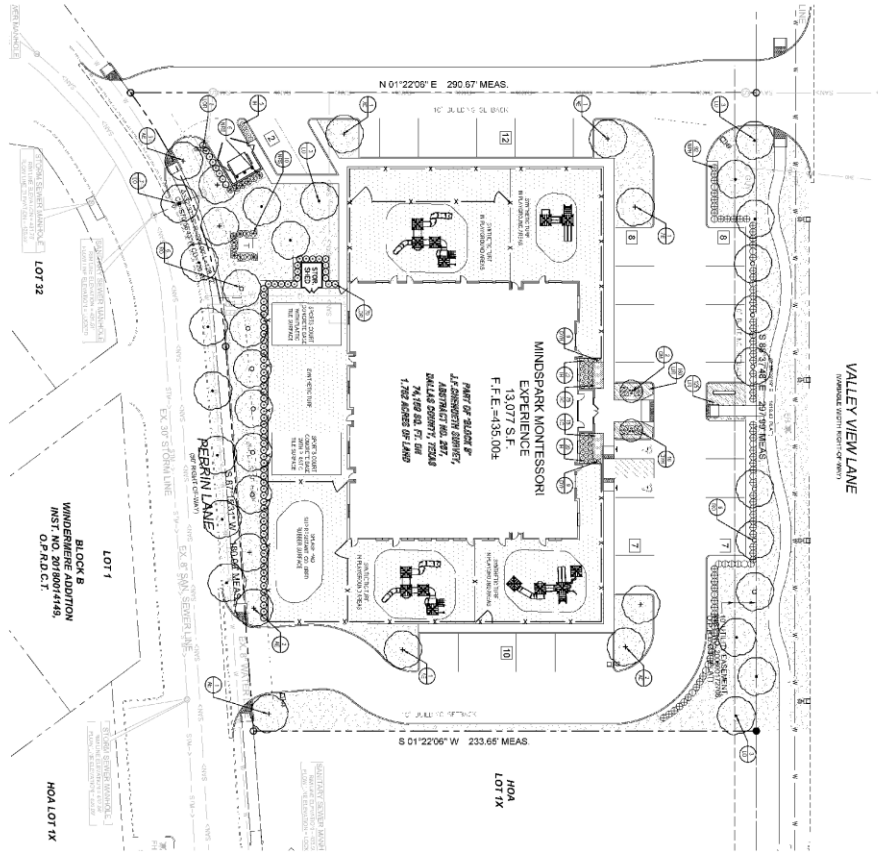
PROJECT NO.
 1500 N. W. 100th Ave., Suite 100
 Fort Lauderdale, FL 33322
 TEL: 754/466-0000

SCALE
 1" = 100'

LEGEND

EXISTING	NEW
1. EXISTING BUILDING	2. NEW BUILDING
3. EXISTING PARKING LOT	4. NEW PARKING LOT
5. EXISTING DRIVEWAY	6. NEW DRIVEWAY
7. EXISTING FENCE	8. NEW FENCE
9. EXISTING LANDSCAPE	10. NEW LANDSCAPE
11. EXISTING UTILITY	12. NEW UTILITY
13. EXISTING SIGN	14. NEW SIGN
15. EXISTING LIGHT	16. NEW LIGHT
17. EXISTING TREE	18. NEW TREE
19. EXISTING WATER	20. NEW WATER
21. EXISTING SEWER	22. NEW SEWER
23. EXISTING GAS	24. NEW GAS
25. EXISTING ELECTRIC	26. NEW ELECTRIC
27. EXISTING TELEPHONE	28. NEW TELEPHONE
29. EXISTING CABLE	30. NEW CABLE
31. EXISTING RAILROAD	32. NEW RAILROAD
33. EXISTING HIGHWAY	34. NEW HIGHWAY
35. EXISTING AIRPORT	36. NEW AIRPORT
37. EXISTING PORT	38. NEW PORT
39. EXISTING CANAL	40. NEW CANAL
41. EXISTING DAM	42. NEW DAM
43. EXISTING BRIDGE	44. NEW BRIDGE
45. EXISTING TUNNEL	46. NEW TUNNEL
47. EXISTING CAUSEWAY	48. NEW CAUSEWAY
49. EXISTING DIKE	50. NEW DIKE
51. EXISTING LEVEE	52. NEW LEVEE
53. EXISTING BARRAGE	54. NEW BARRAGE
55. EXISTING LOCK	56. NEW LOCK
57. EXISTING WEIR	58. NEW WEIR
59. EXISTING GATE	60. NEW GATE
61. EXISTING VALVE	62. NEW VALVE
63. EXISTING PUMP	64. NEW PUMP
65. EXISTING MOTOR	66. NEW MOTOR
67. EXISTING GENERATOR	68. NEW GENERATOR
69. EXISTING TRANSFORMER	70. NEW TRANSFORMER
71. EXISTING SWITCH	72. NEW SWITCH
73. EXISTING CABLE	74. NEW CABLE
75. EXISTING FIBER	76. NEW FIBER
77. EXISTING COAXIAL	78. NEW COAXIAL
79. EXISTING SATELLITE	80. NEW SATELLITE
81. EXISTING ANTENNA	82. NEW ANTENNA
83. EXISTING DOME	84. NEW DOME
85. EXISTING TOWER	86. NEW TOWER
87. EXISTING MAST	88. NEW MAST
89. EXISTING FLAGPOLE	90. NEW FLAGPOLE
91. EXISTING MONUMENT	92. NEW MONUMENT
93. EXISTING OBELISK	94. NEW OBELISK
95. EXISTING STELE	96. NEW STELE
97. EXISTING COLUMN	98. NEW COLUMN
99. EXISTING PILLAR	100. NEW PILLAR
101. EXISTING BALUSTRADE	102. NEW BALUSTRADE
103. EXISTING RAILING	104. NEW RAILING
105. EXISTING FENCE	106. NEW FENCE
107. EXISTING WALL	108. NEW WALL
109. EXISTING DOOR	110. NEW DOOR
111. EXISTING WINDOW	112. NEW WINDOW
113. EXISTING ROOF	114. NEW ROOF
115. EXISTING FLOOR	116. NEW FLOOR
117. EXISTING CEILING	118. NEW CEILING
119. EXISTING WALL	120. NEW WALL
121. EXISTING DOOR	122. NEW DOOR
123. EXISTING WINDOW	124. NEW WINDOW
125. EXISTING ROOF	126. NEW ROOF
127. EXISTING FLOOR	128. NEW FLOOR
129. EXISTING CEILING	130. NEW CEILING
131. EXISTING WALL	132. NEW WALL
133. EXISTING DOOR	134. NEW DOOR
135. EXISTING WINDOW	136. NEW WINDOW
137. EXISTING ROOF	138. NEW ROOF
139. EXISTING FLOOR	140. NEW FLOOR
141. EXISTING CEILING	142. NEW CEILING
143. EXISTING WALL	144. NEW WALL
145. EXISTING DOOR	146. NEW DOOR
147. EXISTING WINDOW	148. NEW WINDOW
149. EXISTING ROOF	150. NEW ROOF
151. EXISTING FLOOR	152. NEW FLOOR
153. EXISTING CEILING	154. NEW CEILING
155. EXISTING WALL	156. NEW WALL
157. EXISTING DOOR	158. NEW DOOR
159. EXISTING WINDOW	160. NEW WINDOW
161. EXISTING ROOF	162. NEW ROOF
163. EXISTING FLOOR	164. NEW FLOOR
165. EXISTING CEILING	166. NEW CEILING
167. EXISTING WALL	168. NEW WALL
169. EXISTING DOOR	170. NEW DOOR
171. EXISTING WINDOW	172. NEW WINDOW
173. EXISTING ROOF	174. NEW ROOF
175. EXISTING FLOOR	176. NEW FLOOR
177. EXISTING CEILING	178. NEW CEILING
179. EXISTING WALL	180. NEW WALL
181. EXISTING DOOR	182. NEW DOOR
183. EXISTING WINDOW	184. NEW WINDOW
185. EXISTING ROOF	186. NEW ROOF
187. EXISTING FLOOR	188. NEW FLOOR
189. EXISTING CEILING	190. NEW CEILING
191. EXISTING WALL	192. NEW WALL
193. EXISTING DOOR	194. NEW DOOR
195. EXISTING WINDOW	196. NEW WINDOW
197. EXISTING ROOF	198. NEW ROOF
199. EXISTING FLOOR	200. NEW FLOOR
201. EXISTING CEILING	202. NEW CEILING
203. EXISTING WALL	204. NEW WALL
205. EXISTING DOOR	206. NEW DOOR
207. EXISTING WINDOW	208. NEW WINDOW
209. EXISTING ROOF	210. NEW ROOF

Exhibit “C” – Landscape Plan

[illegible]

**MINDSPARK MONTESSORI EXPERIENCE
OF MECER CROSSING**

VALLEY VIEW LANE
FARMERS BRANCH, TEXAS



LANDSCAPE ARCHITECT
STUDIO-CENTEN SPOT, 50
1724 W. UNIVERSITY DR
SUITE 110
ALLEN, TEXAS 75013
(972) 504-4441
CHENGS@STUDIOCENTENSPOT.COM

DATE: 04/27/2018
SHEET NAME: 1.000-250-0100-00-A11
SHEET NUMBER: L.1

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Exhibit "D" – Elevations

