



RESOLUTION NO. 2018-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN AND BUILDING ELEVATIONS, FOR A 4.299± ACRE TRACT OUT OF THE ELISHA FIKE SURVEY, ABST. NO. 478, DESCRIBED IN EXHIBIT "A" HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 80 (PD-80); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 4.299± 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. 80 (PD-80); 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;" and
- C. Elevations as shown in Exhibit "D."

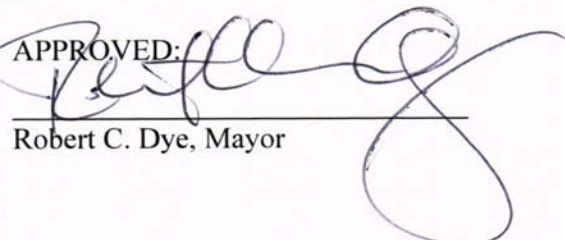
SECTION 2. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 5TH DAY OF JUNE, 2018.

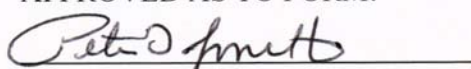
ATTEST:


Amy Piukana, City Secretary

APPROVED:


Robert C. Dye, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl.5/23/18-99608)

Resolution No. 2018-051
Exhibit "A" – Description of Property

Tract 1 (Being proposed Lot 3R):

BEING a tract of land situated in the Elisha Fike Survey, Abstract No 478, City of Farmers Branch, Dallas County, Texas; and being part of Lot 1, Block A, of Alpha West Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Instrument No. 201800047246, Official Public Records, Dallas County, Texas.

BEGINNING at a point for the northeast corner of a right-of-way corner clip in the south right-of-way line of Alpha Road (a variable width right-of-way)

THENCE with the south right-of-way line of said Alpha Road, North 89° 05' 35" East, a distance of 184.57 feet to a point for corner;

THENCE leaving the south right-of-way line of Alpha Road, the following courses and distances to wit:

South 0° 54' 25" East, a distance of 39.71 feet to a point for corner;

South 15° 10' 59" West, a distance of 124.45 feet to a point for corner;

South 17° 36' 21" East, a distance of 127.74 feet to a point for corner;

South 89° 06' 29" West, a distance of 264.40 feet to a point for corner;

North 30° 53' 31" West, a distance of 26.68 feet to a point for corner in the east line of an access and utility easement shown on the plat of said Alpha West Addition and being at the beginning of a non-tangent curve to the left having a central angle of 11° 29' 55", a radius of 366.56 feet, a chord bearing and distance of North 17° 34' 42" East, 73.44 feet;

THENCE with the east line of said access & utility easement, the following courses and distances to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 73.57 feet to a point for corner;

North 11° 49' 43" East, a distance of 156.11 feet to a point for corner;

North 11° 46' 59" East, a distance of 12.46 feet to a point for the southwest corner of said right of way corner clip;

THENCE with said right-of-way corner clip, North 50° 27' 45" East, a distance of 39.06 feet to the POINT OF BEGINNING and containing 1.46 acres of land.

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

Tract 2 (proposed Lot 1R):

BEING a tract of land situated in the Elisha Fike Survey, Abstract No 478, City of Farmers Branch, Dallas County, Texas; and being part of Lot 1, Block A, of Alpha West Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Instrument No. 201800047246, Official Public Records, Dallas County, Texas.

BEGINNING at a point for the southwest corner of said Lot 1, Block A and being in the north right-of-way line of Simonton Road (a 60-foot right-of-way);

THENCE leaving the north right-of-way line of said Simonton Road, and with the west line of said Lot 1, Block A, the following courses and distances to wit

North $0^{\circ} 54' 05''$ West, a distance of 379.89 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $50^{\circ} 12' 02''$, a radius of 321.51 feet, a chord bearing and distance of North $36^{\circ} 55' 56''$ East, 272.77 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 281.69 feet to a point for corner;

North $11^{\circ} 49' 55''$ East, a distance of 156.17 feet to a point for corner;

North $78^{\circ} 07' 47''$ West, a distance of 20.01 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $5^{\circ} 21' 02''$, a radius of 459.27 feet, a chord bearing and distance of North $9^{\circ} 08' 14''$ East, 42.87 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 42.89 feet to a point for the northwest corner of said Lot 1, Block A and being in the south right-of-way line of Alpha Road (a variable width right-of-way);

THENCE with the south right-of-way line of said Alpha Road, the following courses and distances to wit:

North $89^{\circ} 05' 35''$ East, a distance of 68.71 feet to a point for corner;

South $11^{\circ} 49' 55''$ West, a distance of 45.50 feet to a point for corner;

THENCE leaving the south right-of-way line of said Alpha Road, and with the east line of an access and utility easement as shown on the plat of said Alpha West Addition, the following courses and distances to wit:

South $11^{\circ} 46' 59''$ West, a distance of 12.46 feet to a point for corner;

South $11^{\circ} 49' 43''$ West, a distance of 156.11 feet to a point at the beginning of a tangent curve to the right having a central angle of $11^{\circ} 29' 55''$, a radius of 366.56 feet, a chord bearing and distance of South $17^{\circ} 34'$

$42''$ West, 73.44 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 73.57 feet to a point for corner;

THENCE leaving the east line of said access and utility easement, the following courses and distances to wit:

South $30^{\circ} 53' 31''$ East, a distance of 26.68 feet to a point for corner;

North $89^{\circ} 06' 29''$ East, a distance of 264.40 feet to a point for corner;

South $17^{\circ} 36' 21''$ East, a distance of 14.30 feet to a point for corner;

South $15^{\circ} 10' 59''$ West, a distance of 73.01 feet to a point for corner;

South $0^{\circ} 53' 31''$ East, a distance of 136.48 feet to a point for corner in the north line of Lot 2, Block A, of said Alpha West Addition plat;

THENCE with the north and west line of said Lot 2, Block A, the following courses and distances to wit:

South $89^{\circ} 06' 29''$ West, a distance of 60.00 feet to a point for corner;

South $0^{\circ} 53' 31''$ East, a distance of 12.00 feet to a point for corner;

South $89^{\circ} 06' 29''$ West, a distance of 344.55 feet to a point for corner;

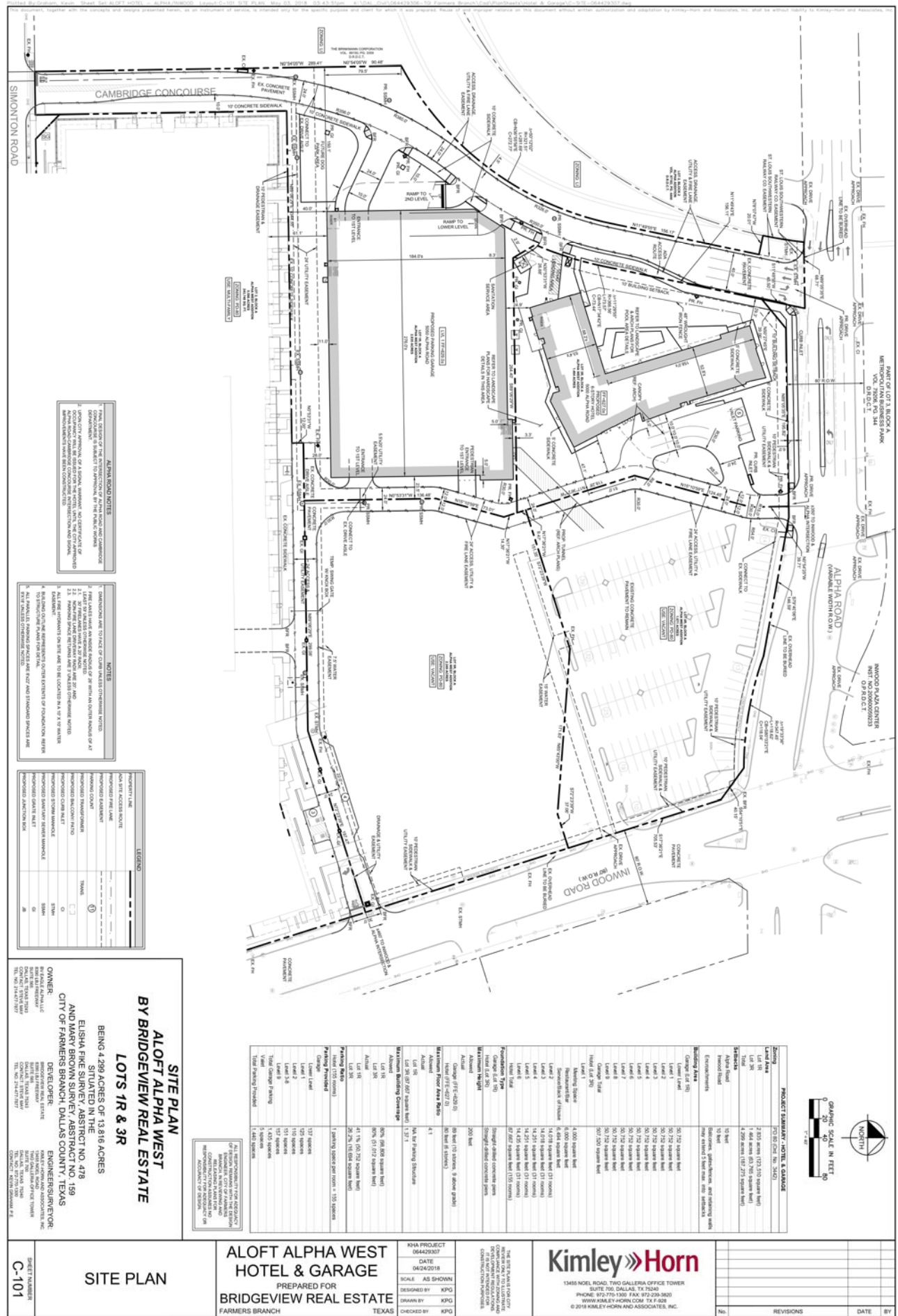
South $0^{\circ} 54' 05''$ East, a distance of 235.41 feet to a point for the northwest corner of a right-of-way corner clip in the north right-of-way line of said Simonton Road;

THENCE with said right-of-way corner clip, South $0^{\circ} 54' 05''$ East, a distance of 25.00 feet to a point for the southwest corner of said right-of-way corner clip;

THENCE with the north right-of-way line of said Simonton Road, South $89^{\circ} 06' 29''$ West, a distance of 45.00 feet to the POINT OF BEGINNING and containing 2.84 acres of land.

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

Plotted By: Graham, Kevin Sheet: Set: ALOFT HOTEL - ALPHA/NEWCOO Layout: C:\S\ SITE PLAN May 03, 2018 03:43:53pm K:\DAL_Civil\064429306-TQ Farmers Branch\Cad\PlanSheets\Hotel & Garage\C-SITE-064429307.dwg



SITE PLAN

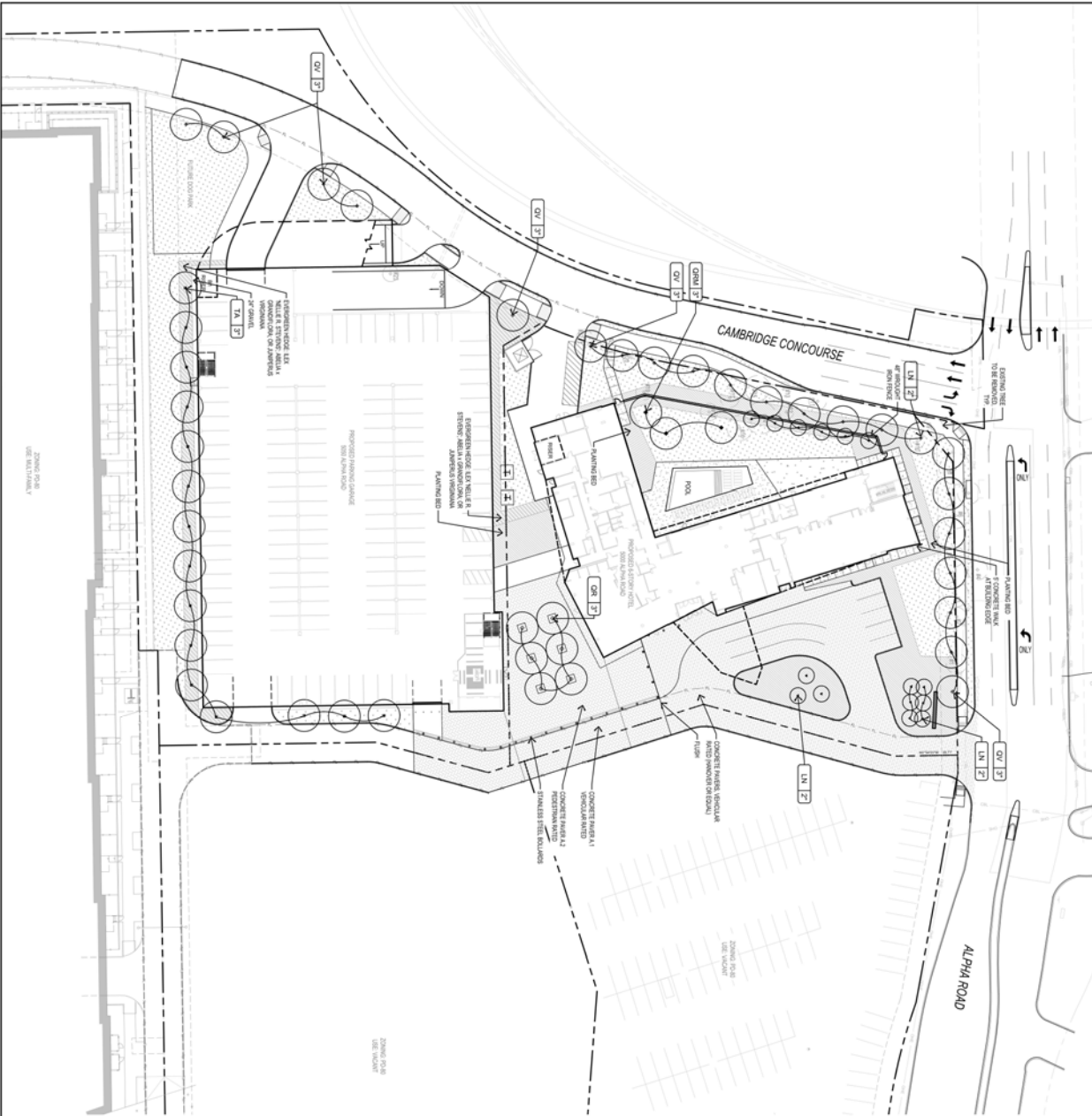
**ALOFT ALPHA WEST
HOTEL & GARAGE**
PREPARED FOR
BRIDGEVIEW REAL ESTATE
FARMERS BRANCH TEXAS

KHA PROJECT	
064429307	
DATE	
04/24/2018	
SCALE	AS SHOWN
DESIGNED BY	KPG
DRAWN BY	KPG
CHECKED BY	KPG

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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REVISIONS	DATE	BY
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Exhibit "C" – Landscape Plan



EXISTING TREES

Tree #	Tag #	Common Name	Botanical Name	Caliper	Preserve or Remove
1	SCB2618	Live Oak	Quercus virginiana	13.1"	Remove
2	SCB2617	Cedar Elm	Ulmus crassifolia	12.1"	Remove
3	SCB2616	Cedar Elm	Ulmus crassifolia	15.6"	Remove
4	SCB2615	Cedar Elm	Ulmus crassifolia	13.1"	Remove
5	SCB2614	Bald Cypress	Taxodium distichum	13.4"	Remove
6	SCB2613	Pine	Pinus	15.3"	Remove
7	SCB2612	Pine	Pinus	13.4"	Remove
8	SCB2611	Pine	Pinus	20.1"	Remove
9	SCB2610	Cedar Elm	Ulmus crassifolia	14.3"	Remove
10	SCB2609	Cedar Elm	Ulmus crassifolia	9.2"	Remove
11	SCB2608	Live Oak	Quercus virginiana	11.1"	Remove
12	SCB2607	Live Oak	Quercus virginiana	8.9"	Remove
13	SCB2605	Live Oak	Quercus virginiana	9.2"	Remove
14	NO 186	Pine	Pinus	19.4"	Remove
15	SCB2602	Pine	Pinus	15.6"	Remove
16	SCB2601	Live Oak	Quercus virginiana	12.5"	Remove
17	SCB2725	Live Oak	Quercus virginiana	12.1"	Remove
18	SCB2724	Live Oak	Quercus virginiana	11.1"	Remove
19	SCB2723	Live Oak	Quercus virginiana	9.9"	Remove
20	SCB2722	Live Oak	Quercus virginiana	11.1"	Remove
21	SCB2721	Live Oak	Quercus virginiana	9.2"	Remove
22	SCB2720	Live Oak	Quercus virginiana	9.5"	Remove
23	SCB2723	Cedar Elm	Ulmus crassifolia	10.2"	Remove

TREE REQUIREMENTS:

STREET TREES (PUBLIC)	LF	REQUIRED	PROVIDED
ALPHA ROAD	187	8	7
CAMBRIDGE CONCOURSE	389	16	17

SHADE TREES (PRIVATE SITE)	PROVIDED
EASTERN PLAZA & HOTEL ENTRY	6
POOL COURTYARD	3
PARKING GARAGE PERIMETER	14

TOTAL SHADE TREES PROVIDED (SEE LT FOR SPECIES) 47

TOTAL TREES REMOVED (SEE ADJACENT TABLE) 23

NOTE: ALL STREET TREES SELECTED HAVE A MIN. CALIPER SIZE OF 3" AND SHALL BE SPACED AT 25' ON CENTER PER PO. REFER TO PLANT LEGEND FOR TYPE AND SIZE. FINAL TREE SELECTION WILL BE CONFIRMED AT TIME OF BUILDING PERMIT, BUT WILL BE FROM THE APPROVED LIST

LANDSCAPE AREA CALCULATIONS: HOTEL

PERCENT OF SITE LANDSCAPED REQUIRED: 10% 6,377 SF

• SITE AREA: 63,774 SF

• LANDSCAPED AREA = 18,188 SF

• PERCENT OF SITE LANDSCAPED = 29%

LANDSCAPED AREAS INCLUDED:

• PERIMETER LANDSCAPE AREA = 13,700 SF

• POOL COURTYARD AREA = 3575 SF

• ENTRY PLAZA = 913 SF

LANDSCAPE AREA CALCULATIONS: GARAGE

PERCENT OF SITE LANDSCAPED REQUIRED: 10% 6,990 SF

• SITE AREA: 69,895 SF

• LANDSCAPED AREA = 10,388 SF

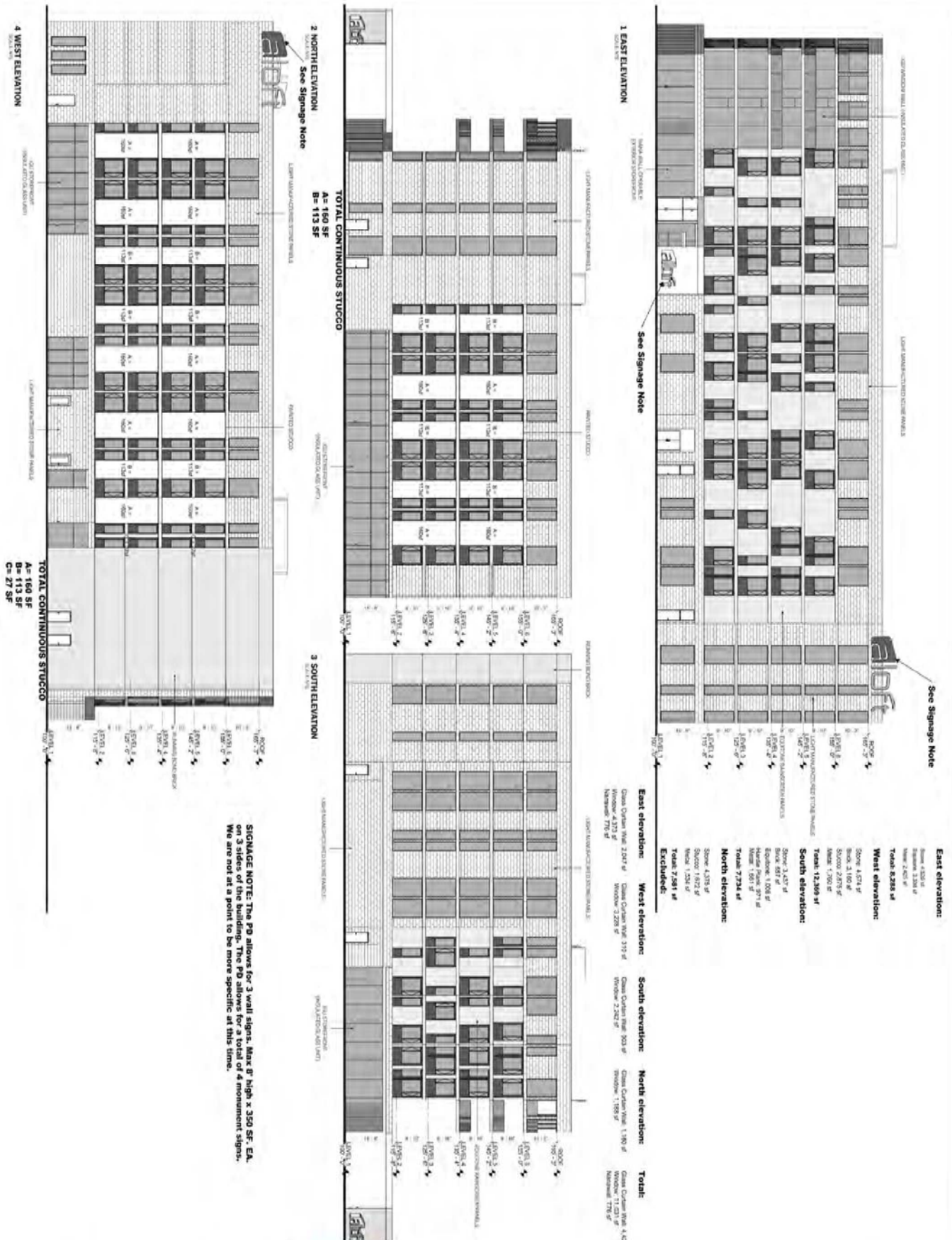
• PERCENT OF SITE LANDSCAPED = 15%

LANDSCAPED AREAS INCLUDED:

• PERIMETER LANDSCAPE AREA = 10,388 SF



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Exhibit “D” – Elevations



STORAGE NOTE: The PD allows for 3 wall signs. Max 8' high x 350 SF. EA on 3 sides of the building. The PD allows for a total of 4 monument signs. We are not at a point to be more specific at this time.

A DEVELOPMENT OF
Bridges and Real EstateF. Zimmer's Brand
Tennis, 756039

#1130 ALOFT
ALPHA WEST

REFLECTION LOG

ISSUE LOG

O'BRIEN
ARCHITECTS

5310 HARRIS HILL RD
SUITE 120
DALLAS, TEXAS 75236
972 788 1150
www.dchornbach.com

SECRET NO.	
DATE	

Resolution No. 2018-051
Exhibit “D” – Elevations (cont.)

