



RESOLUTION NO. 2020-126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING AN AMENDED DETAILED SITE PLAN, INCLUSIVE OF AMENDED LANDSCAPE PLAN AND BUILDING ELEVATIONS, FOR PART OF LOT 6 AND ALL OF LOTS 7, 8, AND 9, VALLEY VIEW ADDITION, LOCATED IN PLANNED DEVELOPMENT NO. 93 (PD-93); PROVIDING FOR SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made to amend the detailed site plan originally approved pursuant to Resolution No. 2955 with respect a portion of Lot 6, and all of Lots 7, 8, and 9, Valley View Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 13, Page 369, Map Records, Dallas County, Texas (“the Property”), which is located in Planned Development No. 93 (PD-93) and more particularly described in Exhibit “A” attached hereto and incorporated herein by reference; and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the amended detailed site plan and associated drawings, including, but not limited to, landscape plan and building elevations, and subject to certain special exceptions, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of its 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 Detailed Site Plan for the Property is hereby amended, and, on and after the effective date of this Resolution, the Property shall be used and developed substantially in accordance with:

- A. “Amended Detailed Site Plan” attached hereto as Exhibit “B” and incorporated herein by reference;
- B. “Amended Landscape Plan” attached hereto as Exhibit “C” and incorporated herein by reference; and
- C. “Elevations” attached hereto as Exhibit “D” and incorporated herein by reference.

SECTION 2. On and after the effective date of this Resolution, the Property may be developed in accordance with the following special exceptions to development regulations of PD-93 set forth in Exhibit “C” to Ordinance No. 2955 (“the PD-93 Regulations”):

- A. Notwithstanding Section I.F.2 of the PD-93 Regulations, the front, rear, and side yard setbacks for the Property shall be as set forth on the Amended Detailed Site Plan;

- B.** Notwithstanding Sections I.J.2 and I.K.1 of the PD-93 Regulations, the masonry wall required to be constructed along the southern property line of the Property shall not be required if the owner of the Property, prior to issuance of a certificate of occupancy or approval of final inspection for any building constructed on the Property, plants Mary Nell Holly shrubs (the “Shrubs”) between the eight (8) trees existing along said southern property line on the effective date of this Resolution, subject to the following:
- (1)** The Shrubs must be not less than five feet (5.0’) tall measured from the top of the root ball and two feet (2.0’) wide at the time of planting;
 - (2)** The Shrubs must be planted no further apart than five feet (5.0’) on center;
 - (3)** An automatic irrigation system shall be installed and operated and maintained in a manner that keeps the Shrubs properly watered and maintained in a healthy, growing condition;
- C.** Notwithstanding Section I.J.3 of the PD-93 Regulations, the masonry wall required to be constructed along the eastern property line of the Property shall not be required if the owner of the Property, prior to issuance of a certificate of occupancy or approval of final inspection for any building constructed on the Property, constructs an eight foot (8.0’) wood screening fence along said eastern property line;
- D.** The five-foot (5.0’) wide sidewalk described in Section I.J.5 of the PD-93 Regulations shall not be required; and
- E.** Notwithstanding Section I.J.6 of the PD-93 Regulations, the width of the sidewalk to be constructed on the Property adjacent to Valley View Lane may be reduced to six feet (6.0’).

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 SEPTEMBER 2020.

ATTEST:

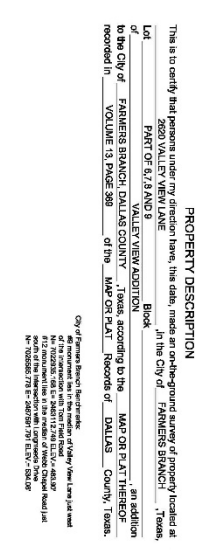
APPROVED:

Amy Piukana, City Secretary

































































Robert C. Dye, Mayor


APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:9/10/2020:117888)



REVISIONS		
No.	Revision/Issue	Date

- | |
|--|
|  UNCOATED BRICK
 ROUGH AND FLAKED
 BRICK WITH A "V" SHAPE
 BRICK WITH A "Y" SHAPE
 BRICK WITH A "Z" SHAPE
 BRICK WITH A "W" SHAPE
 BRICK WITH A "U" SHAPE
 BRICK WITH A "T" SHAPE
 BRICK WITH A "C" SHAPE
 BRICK WITH A "B" SHAPE
 BRICK WITH A "D" SHAPE
 BRICK WITH A "K" SHAPE
 BRICK WITH A "J" SHAPE
 BRICK WITH A "G" SHAPE
 BRICK WITH A "F" SHAPE
 BRICK WITH A "P" SHAPE
 BRICK WITH A "Q" SHAPE
 BRICK WITH A "R" SHAPE
 BRICK WITH A "S" SHAPE
 BRICK WITH A "L" SHAPE
 BRICK WITH A "M" SHAPE
 BRICK WITH A "N" SHAPE
 BRICK WITH A "H" SHAPE
 BRICK WITH A "I" SHAPE
 BRICK WITH A "O" SHAPE
 BRICK WITH A "X" SHAPE
 BRICK WITH A "Y" SHAPE
 BRICK WITH A "Z" SHAPE
 BRICK WITH A "W" SHAPE
 BRICK WITH A "V" SHAPE
 BRICK WITH A "U" SHAPE
 BRICK WITH A "T" SHAPE
 BRICK WITH A "C" SHAPE
 BRICK WITH A "B" SHAPE
 BRICK WITH A "D" SHAPE
 BRICK WITH A "K" SHAPE
 BRICK WITH A "J" SHAPE
 BRICK WITH A "G" SHAPE
 BRICK WITH A "F" SHAPE
 BRICK WITH A "P" SHAPE
 BRICK WITH A "Q" SHAPE
 BRICK WITH A "R" SHAPE
 BRICK WITH A "S" SHAPE
 BRICK WITH A "L" SHAPE
 BRICK WITH A "M" SHAPE
 BRICK WITH A "N" SHAPE
 BRICK WITH A "H" SHAPE
 BRICK WITH A "I" SHAPE
 BRICK WITH A "O" SHAPE
 BRICK WITH A "X" SHAPE
 BRICK WITH A "Y" SHAPE
 BRICK WITH A "Z" SHAPE
 BRICK WITH A "W" SHAPE
 BRICK WITH A "V" SHAPE
 BRICK WITH A "U" SHAPE
 BRICK WITH A "T" SHAPE
 BRICK WITH A "C" SHAPE
 BRICK WITH A "B" SHAPE
 BRICK WITH A "D" SHAPE
 BRICK WITH A "K" SHAPE
 BRICK WITH A "J" SHAPE
 BRICK WITH A "G" SHAPE
 BRICK WITH A "F" SHAPE
 BRICK WITH A "P" SHAPE
 BRICK WITH A "Q" SHAPE
 BRICK WITH A "R" SHAPE
 BRICK WITH A "S" SHAPE
 BRICK WITH A "L" SHAPE
 BRICK WITH A "M" SHAPE
 BRICK WITH A "N" SHAPE
 BRICK WITH A "H" SHAPE
 BRICK WITH A "I" SHAPE
 BRICK WITH A "O" SHAPE
 BRICK WITH A "X" SHAPE
 BRICK WITH A "Y" SHAPE
 BRICK WITH A "Z" SHAPE
 BRICK WITH A "W" SHAPE
 BRICK WITH A "V" SHAPE
 BRICK WITH A "U" SHAPE
 BRICK WITH A "T" SHAPE
 BRICK WITH A "C" SHAPE
 BRICK WITH A "B" SHAPE
 BRICK WITH A "D" SHAPE
 BRICK WITH A "K" SHAPE
 BRICK WITH A "J" SHAPE
 BRICK WITH A "G" SHAPE
 BRICK WITH A "F" SHAPE
 BRICK WITH A "P" SHAPE
 |
|--|

[illegible]

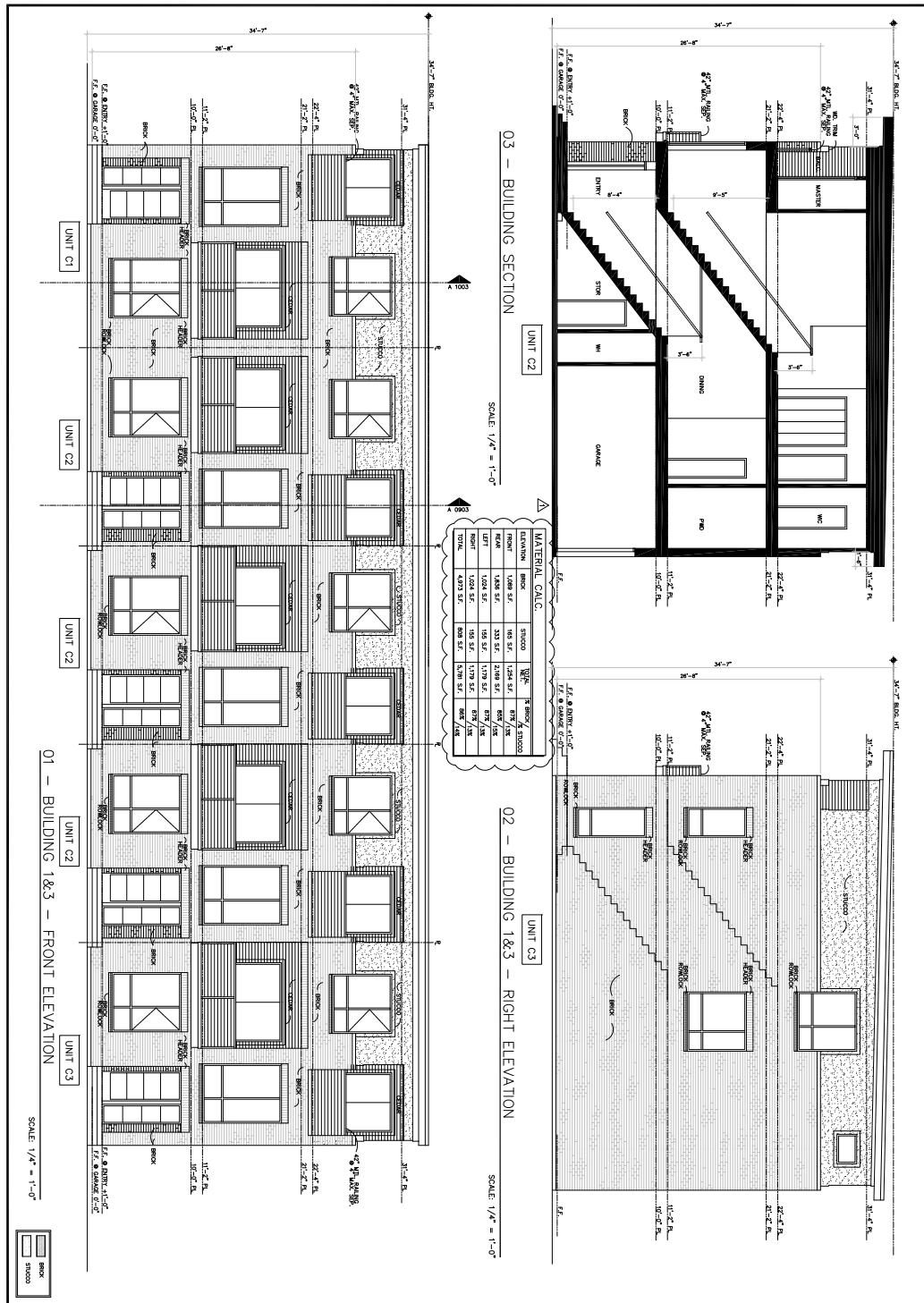
TEXAS HERITAGE
SURVEYING, LLC

16010 Mearc Drive, Suite 124, Dallas, TX 75243
Office: 214-340-9700 Fax: 214-340-9710
bhering@texas-heritage.com
P.O. Box 1009300

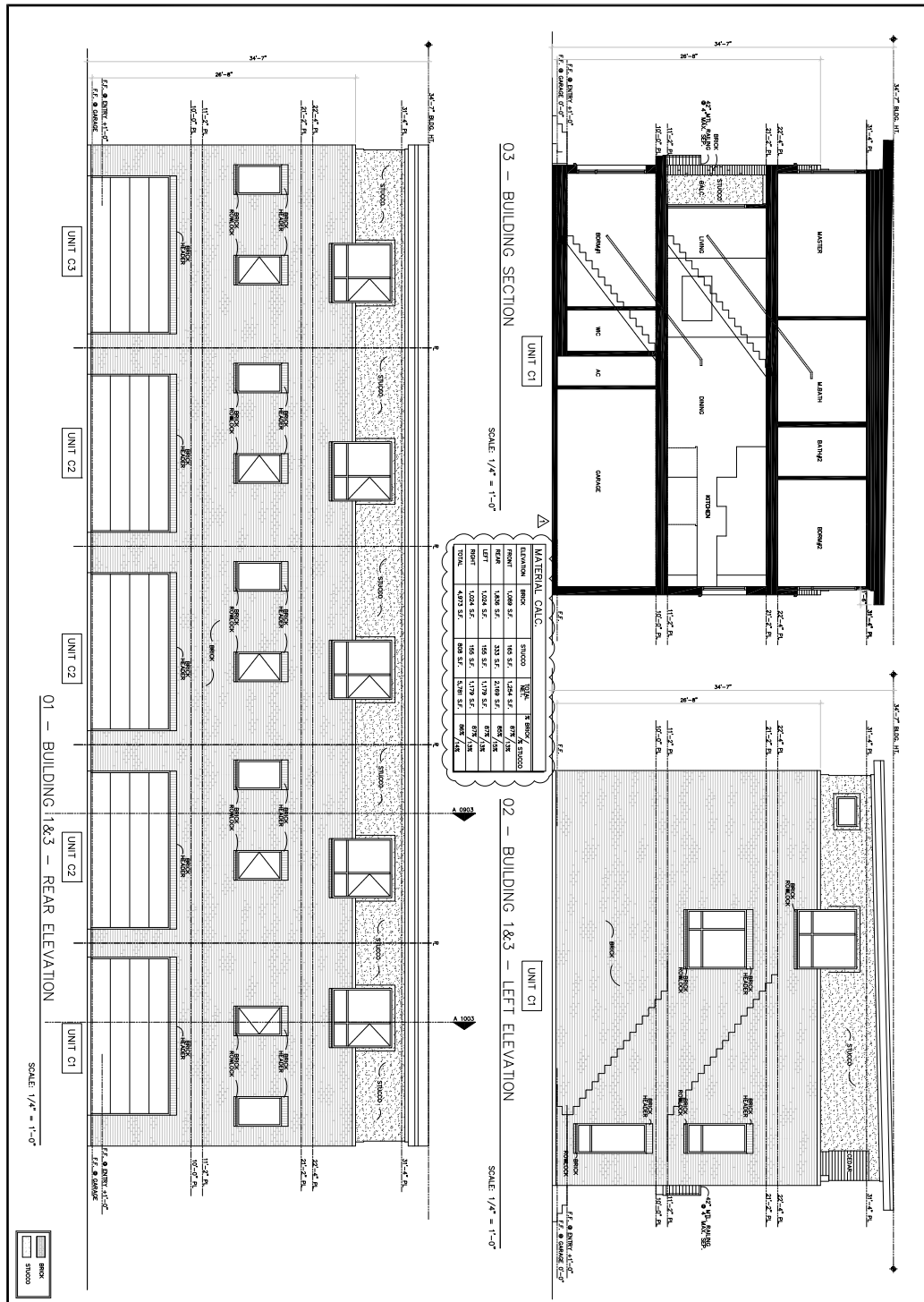
<p>FORM SURVEY</p> <p>2620 VALLEY VIEW LANE PART OF LOTS 6, 7, 8 AND 9 SECTION 10, T10N, R10E FARMERS BRANCH DALLAS COUNTY, TEXAS</p>	<p>Tract No.</p> <p>1807937-7</p> <p>Survey to</p> <p>KOBOWEN</p> <p>Date</p> <p>03/09/2020</p> <p>Drawn</p> <p>1-1/20</p>
---	--

DATE: 08/20/20
REVISIONS:
NAME: TC

Resolution No. 2020-126 Exhibit "D"- Elevations



Resolution No. 2020-126
Exhibit "D" - Elevations (cont.)



A10
 10 of 19
 JPM 8/25/2020

IKEMIRE ARCHITECTS LLC
 ARCHITECTURE • PLANNING • INTERIORS
 1660 DALLAS PKWY, SUITE 1100 DALLAS, TX 75245-2456 FAX 972-248-1557

Rose Creek Town Homes
 14 UNIT TOWNHOUSE PROJECT
 2620 Valley View Lane
 Farmers Branch, Texas

DATE: 11/17/20
 DRAWN BY: JPM
 CHECKED BY: JPM
 APPROVED BY: JPM

01 - BUILDING 2 - FRONT ELEVATION

02 - BUILDING 2 - RIGHT ELEVATION

MATERIAL SCHEDULE

ELEVATION	BRICK	STONE	UNIT	5 BRICK	5 STONE
FRONT	888 S.F.	113 S.F.	1,022 S.F.	\$75 / S.F.	\$125 / S.F.
RIGHT	1,042 S.F.	206 S.F.	1,248 S.F.	\$75 / S.F.	\$125 / S.F.
LEFT	1,024 S.F.	155 S.F.	1,179 S.F.	\$75 / S.F.	\$125 / S.F.
REAR	1,024 S.F.	155 S.F.	1,179 S.F.	\$75 / S.F.	\$125 / S.F.
TOTAL	4,978 S.F.	729 S.F.	5,707 S.F.	\$487,500	\$156,250

SCALE: 1/4" = 1'-0"

Resolution No. 2020-126 Exhibit "D"- Elevations (cont.)

