



RESOLUTION NO. 2017-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, BUILDING ELEVATIONS, AND SPECIAL EXCEPTIONS FOR A PORTION OF LOT 1, BLOCK 1, VALLEY VIEW COMMERCE PARK, AN ADDITION TO THE CITY OF FARMERS BRANCH, LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for a portion of a 3.451 acre tract out of Lot 1, Block 1, Valley View Commerce Park, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 84084, Page 2455, Deed Records, Dallas County, Texas, said tract being more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference (“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 site plan and special exceptions 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 southern approximately 1.581-acre portion of 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.”

The approval of the Detailed Site Plan by this resolution does not constitute approval of (i) a subdivision of the Property such that title to the southern portion of the Property to which the Detailed Site Plan applies may be conveyed by metes and bounds description without the approval of a subdivision plat pursuant to state law and the City’s Subdivision Ordinance, as amended, or (ii) approval of the use and development of the Property for a use indicated on the Detailed Site Plan which otherwise requires the approval of an amendment to the zoning regulations applicable to the Property, including, but not limited to, approval of a specific use permit.

SECTION 2. In addition to the requirements set forth in Section 1, above, notwithstanding the provisions of PD-77, the parking lot may be developed in accordance with the setback from Senlac Drive as shown on the Detailed Site Plan attached hereto provided the building to be constructed on the Property is also set back 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 2nd DAY OF OCTOBER, 2017.


ATTEST:

APPROVED:


Amy Piukana, City Secretary


Robert C. Dye, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl:9/22/17:90711)

Resolution No. 2017-108
Exhibit "A" – Description of Property

Metes and Bounds Description
3.451 Acres Out of Lot 1, Block 1,
Valley View Commerce Park
City of Farmers Branch, Dallas County, Texas

All that certain 3.451 acres of land, described in the deed from Merit W Land 1995 Industrial Portfolio Limited Partnership to AIP-SWAG Operating Partnership, L.P., recorded in Volume 97193, Page 6302, in the Deed Records of Dallas County, Texas, which is out of Lot 1, Block 1, Valley View Commerce Park, an addition to the City of Farmers Branch, recorded in Volume 84084, Page 2455 in the Deed Records of Dallas County, Texas, in the City of Farmers Branch, Dallas County, Texas (all bearings shown hereon based on the Texas State Plane Coordinate System, North Central Zone);

BEGINNING at a 5/8" iron rod found for northeast corner of said Lot 1, Block 1, Valley View Commerce Park, in the south right-of-way line of Valley View Lane (100' R.O.W.) and the west line of Tayloe Addition, an addition to the City of Farmers Branch, recorded in Volume 69040, Page 7, in the Deed Records of Dallas County, Texas;

THENCE South 00° 35' 57" East, 610.12 feet along the west line of said Tayloe addition, to a 5/8" iron rod found for the southeast corner of the herein described tract, in the north line of Lot 1, Block B, Replat of Farmers Branch Industrial Park West, an addition to the City of Farmers Branch, recorded in Volume 80231, Page 171 in the Deed Records of Dallas County, Texas;

THENCE South 89° 30' 20" West, 196.26 feet along the north line of said Lot 1, Block B, to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract, common to the northeast corner of Lot 2, Block 1, Replat of Valley View Commerce Park, on addition to the City of Farmers Branch, recorded in Volume 85107, Page 5695 in the Deed Records of Dallas County, Texas;

THENCE North 55° 54' 51" West, 177.58 feet along the north line of said Lot 2, Block 1, to an "X" in concrete found for the southwest corner of the herein described tract, common to the northwest corner of said Lot 2, Block 1, in the east right-of-way line of Senlac Drive (70' R.O.W.), which is a point on a curve to the left, having a central angle of 37° 22' 31", a radius of 635.00 feet, and a chord bearing and distance of North 18° 23' 14" East, 406.92 feet;

THENCE along said curve to the left, along the east right-of-way line of said Senlac Drive, an arc length of 414.22 feet to a 5/8" iron rod with a cap stamped "PATE" set for the end of curve;

THENCE North 00° 18' 02" West, 108.93 feet continuing along the east right-of-way line of said Senlac Drive to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract, common to the south corner of the southeast right-of-way cutback line at the intersection of said Senlac Drive and aforesaid Valley View Lane;

THENCE North 44° 41' 58" East, 22.75 feet along said southeast right-of-way cutback line, to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract, common the east corner of said cutback in the south right-of-way line of said Valley View Lane;

THENCE North 89° 41' 58" East, 193.16 feet along the south right-of-way line of said Valley View Lane, to the POINT OF BEGINNING of the herein described tract and containing 3.451 acres of land.

COMPLETE SITE PLAN
KOMERICA PLAZA ONE & TWO
 131XX SENLAC DRIVE
 FARMERS BRANCH, TEXAS 75234

EZZELL & ASSOCIATES
 2211 TEXAS DRIVE, SUITE 1700
 PHONE: 972-798-0791
 TEXAS FIRM REG. NO. F-4775

Released for Site Plan Application

[illegible]

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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7/24/17

