



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Electronic Agenda Packet Planning and Zoning Commission

Monday, January 25, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

Additionally, the agenda packet is available for download from the City's web site at www.farmersbranchtx.gov. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

A. STUDY SESSION

- A.1** [TMP-1607](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

- B.1** [TMP-1606](#) Consider approval of the minutes of the January 11, 2016 Planning and Zoning Commission meeting and take appropriate action.
- B.2** [15-PL-06](#) Consider a request for final plat approval of The Brickyard, Lots 1 and 2, Block A and take appropriate action.
- B.3** [15-PL-07](#) Consider a request for final plat approval of Lakeside Lofts, Lot 1, Block A and take appropriate action.
- B.4** [15-PL-10](#) Consider a request for final plat approval of Waters Edge Addition, Lot 1, Block A and take appropriate action.

C. PUBLIC HEARING

- C.1 [15-PL-12](#) Consider a request for final plat approval of Vita On Spring Valley, Lots 1-34, Block A and Lot 1X, Block B, take appropriate action.
- C.2 [15-ZA-06](#) Consider a request from JPI Real Estate Acquisition LLC. to amend Planned Development No. 88 (PD-88) and take appropriate action. This amendment includes rezoning the 30.1-acre site from “Commerce” subdistrict to “Mid-Density Residential” subdistrict and establishing a Conceptual Site Plan for a new multi-family residential community containing approximately 840 dwelling units. This site plan includes several Special Exceptions.

D. ADJOURNMENT

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday, January 21, 2016 by Kenecia Brown.

City Administration



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1607

Agenda Date: 1/25/2016

Version: 1

Status: Study Session

In Control: Planning and Zoning Commission

File Type: Report

Agenda Number: A.1

Discuss regular agenda items.



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: TMP-1606

Agenda Date: 1/25/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.1

Consider approval of the minutes of the January 11, 2016 Planning and Zoning Commission meeting and take appropriate action.

BACKGROUND:

RECOMMENDATION:

Staff recommends approval of the minutes of the January 11, 2016 meeting.

ACTIONS:

1. Motion to approve the minutes of January 11, 2016.
2. Any other action desired by the Commission.

ATTACHMENTS:

1. **Minutes of January 11, 2016.**



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy
Farmers Branch, TX 75234

Meeting Minutes

Planning and Zoning Commission

Monday, January 11, 2016

7:00 PM

City Hall

Study Session Meeting to be held at 6:30 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

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A. STUDY SESSION

- Present** 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Chuck Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Nancy Hardie, Commissioner Terry Lynne, and Commissioner Chris Brewer
- Staff** 4 - Andy Gillies Director of Community Services, Alexis Jackson Senior Planner, Andreea D. Udrea Planner II, and Kenecia Brown Administrative Assistant I

- A.1** [TMP-1593](#) **Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 7:00 pm.

- B.1** [TMP-1592](#) **Consider approval of the minutes of the December 14, 2015 Planning and Zoning Commission meeting and take appropriate action.**

A motion was made by Commissioner Blackson, seconded by Commissioner O'Quinn, that the Minutes be approved. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

B.2 [15-PL-09](#)

Consider a request for final plat approval of Royal Hospitality Addition, Lots 1 and 2, Block A.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 6.104 acre site is located east of Luna Rd and south of Mercer Pkwy in PD-88. The site includes a dedication of an easement in the center of the property to be used for utilities and the abandonment of a second easement for a proposed monument sign as well as entry access for the project site. This case was originally presented to the Commissioners in June 2015 as a request for a Specific Use Permit for the development of a full service hotel and a 5-story multi-family development with retail space on the ground floor; the Ordinance was approved by City Council. There are no proposed changes to the site plan or facade materials.

Chairperson Hardie asked the Commissioners if they have any questions regarding this agenda item; Commissioner O'Quinn asked if any additional monument signs were proposed and if the land owner or developer had expressed concerns regarding a need for them; noting that the style of the proposed monument sign is inconsistent with the existing signage. Mrs. Jackson advised that neither the developer nor land owner have expressed concerns with the inconsistent sign styles or have proposed any additional signage. Commissioner O'Quinn asked if the removal of the signage easement would be detrimental to the total Mercer Crossing area. Mrs. Jackson advised that Planning staff does not foresee the removal of the easement as detrimental to the area.

Commissioner Blackson asked the applicant to review the construction schedule for the hotel and multi-family development. Mrs. Jackson invites the developer, Zahra Makhani, to the podium. Mr. Makhani (5721 Adair Lane, Plano, TX 75024) advised that the development is currently in the planning phase and that construction of both buildings is expected to begin in July or August 2016.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner O'Quinn, seconded by Commissioner Blackson, that this Plat be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

C. PUBLIC HEARING

C.1 [15-SP-09](#) Consider a request from Minsuk Kim / Komerica Building Maintenance Inc. for a detailed Site Plan for a retail building located at 13150 Senlac Drive and take appropriate action. This 3.451-acre site is located within Planned Development 77 (PD-77) zoning district. This Site Plan request includes one Special Exception.

Andreea Udrea, Planner II, gave a brief presentation stating that the site is located on the southeast corner of Valley View Lane and Senlac Dr. and is surrounded by Light Industrial and Retail uses on all sides. Of the 3.451 acre site, the applicant is proposing the development of only the northern portion of the property (1.88 acres) and will develop the remaining 1.57 acres at a later date. This portion of the site will include a 21 ft. retail building that is composed of 9 suites to accommodate retail and office uses. The applicant has also proposed restaurant use in 1 or 2 suites, however PD-77 requires restaurant uses to obtain a Specific Use Permit. The applicant has indicated this on the site plan and understands the necessary approval process. Additionally, the applicant has proposed two driveways for access to the site from Senlac and Valley View, a 6-ft wide sidewalk along Senlac Dr. and Valley View Lane, 94 parking spaces with 4 ADA parking spaces that will be distributed around all sides of the building, a 19,000 sq. ft. retail building with 29 ft. towers and Spanish style architecture. The proposed landscape plan includes approximately 27% of the site and due to the constraints of the narrow corner of the site, the applicant has to remove 29 existing trees along the eastern property line and randomly distribute them in the center of the lot. As a compensation the applicant will plant a total of 35 new trees along Senlac Dr. and Valley View Lane as well as the landscape islands inside the parking lot. Staff supports the new tree distribution as it enhances the curb appeal of the site. Additionally, the applicant is proposing to install a 3 ft. high landscape berm to screen the parking area along Valley View and Senlac and a single 6 ft. x 10 ft. monument sign.

The special exception for this detailed Site Plan is a request for off street parking within PD-77. Currently, PD-77 does not allow any paving forward of the building setback line and the building setback line for secondary streets such as Senlac Dr. must be at minimum twice the building height from the street right-of-way line. In this case, the building setback line should be 59 ft. This detailed Site Plan proposes a setback for the parking lot along Senlac Dr. that will be approximately 15 ft. from

the street right-of-way. The proposed building will be located at a minimum 67 ft. setback from the property line. Staff supports the proposed site layout with this special exception, a parking lot setback encroachment, due to the quality of the proposed landscape plan, the screening along Senlac Dr., the placement of the proposed building, and the configuration of the surrounding properties. 8 zoning notifications were mailed to the surrounding properties; no letters of opposition were received.

Chairperson Hardie invites the applicant to the podium. Mr. Joe Ezell (507 S. Durango, Irving, TX), project Engineer, begins his presentation by noting the importance of the tree disbursement that will prevent the branches from entangling with the power lines. Mr. Ezell notes that the applicant recently completed a similar style development in Irving and encouraged the Commissioners to review the property to address any concerns they may have about the finished product.

Commissioner Lynne notes that the on-street parking will need to be addressed to maintain an easy flow of traffic. Mr. Gillies advised that on-street parking issues are typically handled by the Public Works Department and notes that Planning staff will meet with them to review any parking impediments. At this time staff approves the portion of Senlac that applies to the applicant's proposed parking plan.

Mr. Ezell mentions that the parking from the commercial building to the west of the Komerica site frequently had overflow patrons that would use the on-street parking on Senlac Dr. and suggests that the issue may be resolved once the commercial tenant vacates the building in coming months.

Commissioner Lynne notes that the parking issue will likely become more complex if the neighboring commercial tenant does not relocate, in addition to daily business traffic, and the applicant's business patrons.

Commissioner O'Quinn asked if the rear of the building would be used for customer entry or if the building will be used as an office warehouse facility. Mr. Ezell advises that the rear of the building will only be used as an employee entrance and the building will be used for retail, office, and restaurants if approved.

Chairperson Hardie asked if anyone from the public would like to make a presentation or ask any questions regarding this agenda item; there being none, Chairperson Hardie closed the public hearing.

Commissioner Lynne asked the applicant if the one dumpster enclosure would be

sufficient for the property. Mr. Ezell notes that the 12 ft. x 12 ft. enclosure is large enough and could be expanded if needed.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding this agenda item; there being none, Chairperson Hardie asked for a motion.

A motion was made by Commissioner Lynne, seconded by Commissioner O'Quinn, that this detailed Site Plan be recommended for approval. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

D. ADJOURNMENT

A motion was made by Commissioner O'Quinn, seconded by Commissioner Brewer, that this meeting be adjourned at 7:23 pm. The motion carried by the following vote:

Aye: 9 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

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Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday, January 7, 2015 by Kenecia Brown.

City Administration



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 15-PL-06

Agenda Date: 1/25/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number: B.2

Consider a request for final plat approval of The Brickyard, Lots 1 and 2, Block A and take appropriate action.

BACKGROUND:

Mercer Crossing Land, Ltd., and Bric Land, Ltd. are the owners of 17.094 acres tract of land on the east side of Senlac Drive at the intersection of Wittington Place, north of Mercer Parkway. The property is presently part of Blocks D, E, H, and I of Westside Addition Section 1, last platted in 2006.

Ordinance No. 3300 was passed on September 2nd, 2014 changing the designation of the land to mid-density residential and approving the conceptual site plan for the development. Later that year the Detailed Site Plan for Phase 1 was approved with Resolution 2014-098. The owners desire to re-plat the property as The Brickyard, Lots 1 and 2, Block A. Lot 1 is a 10.696 acre tract that is being developed for apartments. Lot 2 is a 0.148 acre lot that will be conveyed to the City for the operation of a sanitary sewer lift station that is presently in operation. The conveyance of Lot 2 to the City will be required by developer's contract. Outside of Lots 1 and 2, the balance of acreage within the boundary of the plat consists of street right of way that has been abandoned and rededicated on the plat to realign portions of Senlac Drive and Mercer Parkway.

The proposed final plat of The Brickyard, Lots 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with both Ordinance No. 3300 and Resolution 2014-098.

RECOMMENDATION:

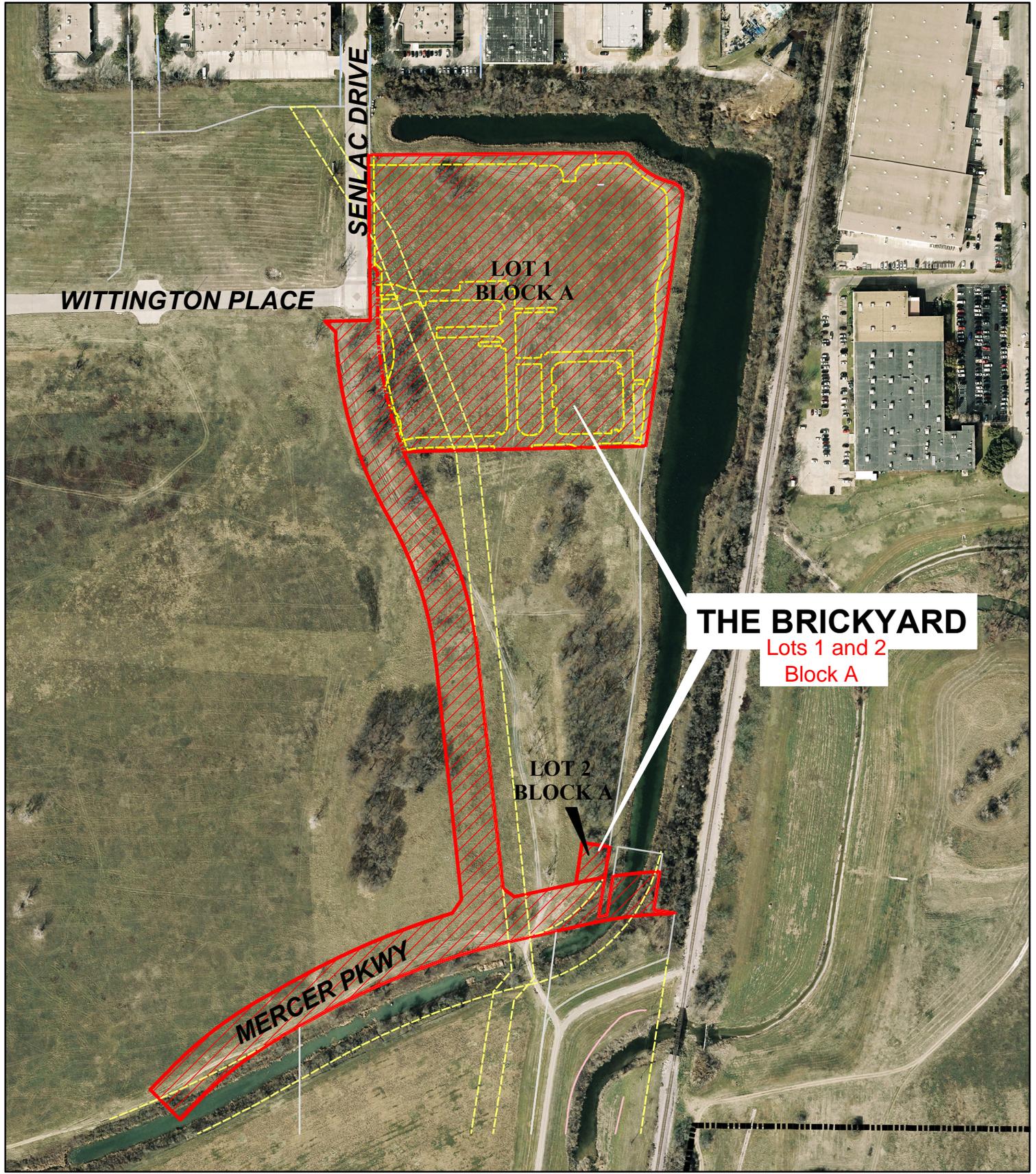
City Administration recommends the approval of the final plat for The Brickyard, Lots 1 and 2, Block A.

ACTIONS:

1. Motion to APPROVE the final plat of The Brickyard, Lots 1 and 2, Block A.
2. Motion to DENY the final plat of The Brickyard, Lots 1 and 2, Block A.
3. Any other action desired by the Planning and Zoning Commission.

ATTACHMENTS:

1. Location Map
2. Staff Report
3. Final Plat of The Brickyard, Lots 1 and 2, Block A.
4. Ordinance No. 3300



Location Map



Date: 11/12/2015

STAFF REPORT

Case Number: 15-PL-06

Request: Final Plat Approval for The Brickyard, Lots 1 and 2, Block A

Address: Senlac Drive at Wittington Place

Lot Size: 17.094 acres

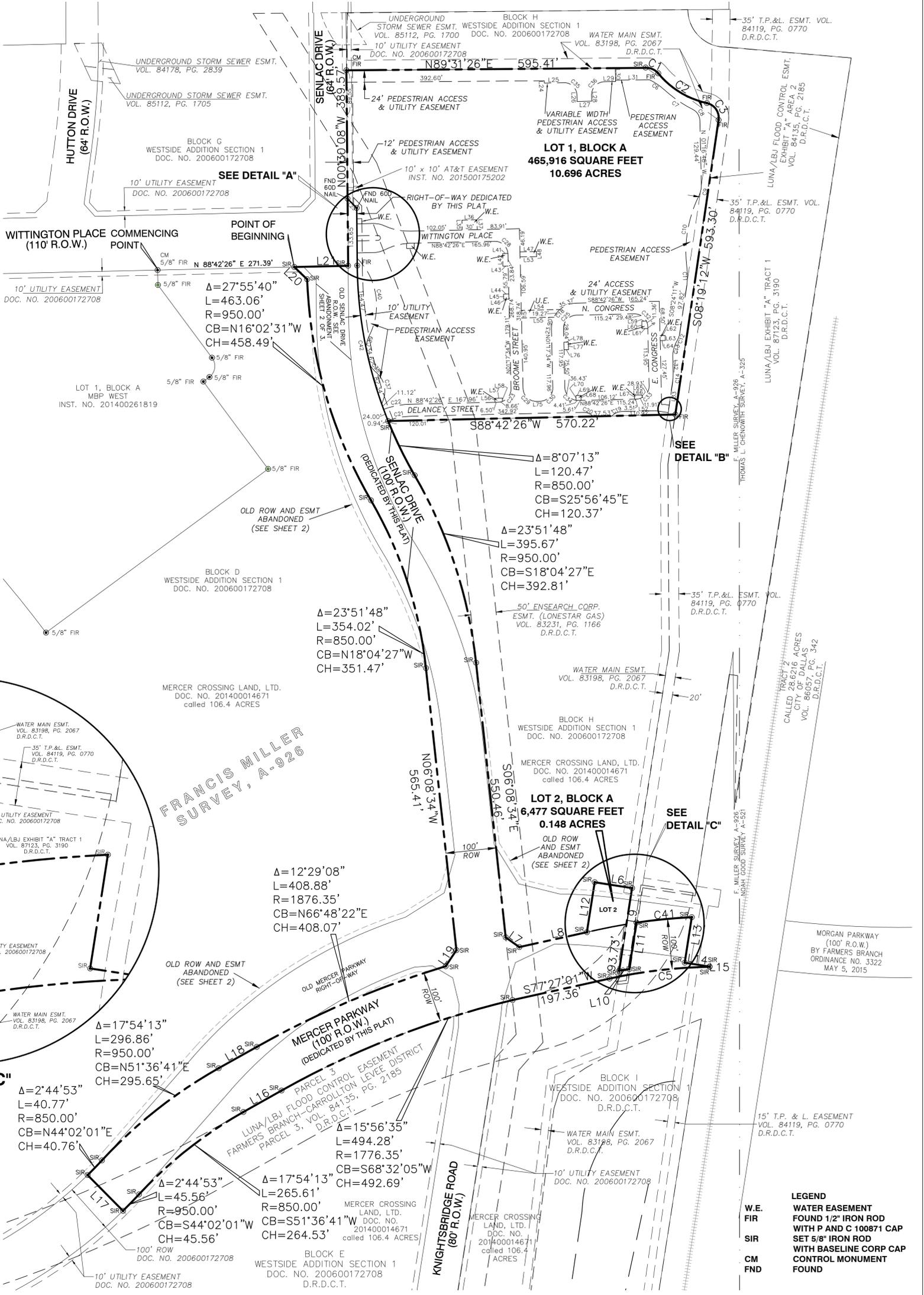
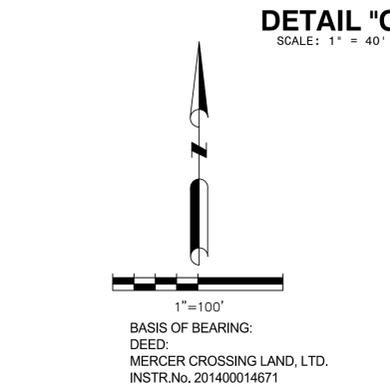
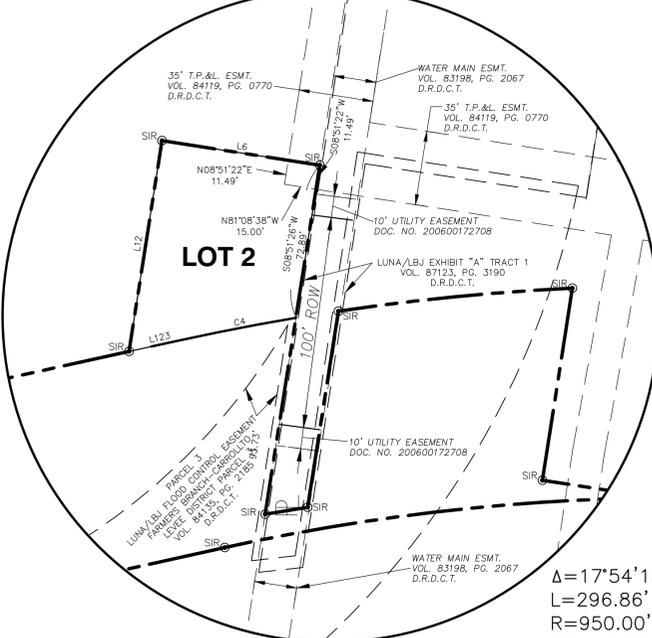
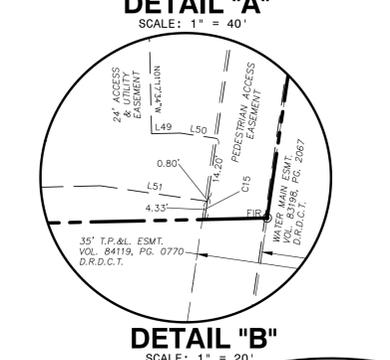
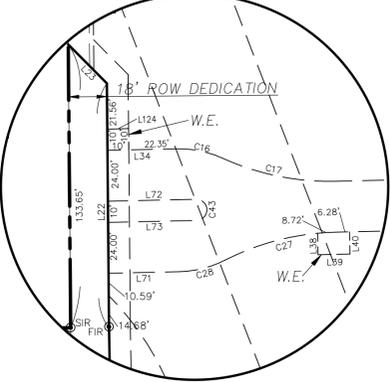
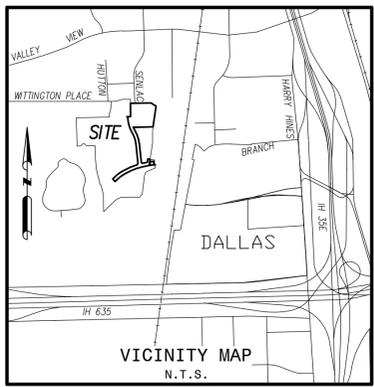
Petitioner: Mercer Crossing Land, Ltd. and Bric Land, Ltd.

Mercer Crossing Land, Ltd., and Bric Land, Ltd. are the owners of 17.094 acres tract of land on the east side of Senlac Drive at the intersection of Wittington Place, north of Mercer Parkway. The property is presently part of Blocks D, E, H, and I of Westside Addition Section 1, last platted in 2006.

Ordinance No. 3300 was passed on September 2nd, 2014 changing the designation of the land to mid-density residential and approving the conceptual site plan for the development. The owners desire to re-plat the property as The Brickyard, Lots 1 and 2, Block A. Lot 1 is a 10.696 acre tract that is being developed for apartments. Lot 2 is a 0.148 acre lot that will be conveyed to the City for the operation of a sanitary sewer lift station that is presently in operation. The conveyance of Lot 2 to the City will be required by developer's contract.

Outside of Lots 1 and 2, the balance of acreage within the boundary of the plat consists of street right of way that has been abandoned and rededicated on the plat to realign portions of Senlac Drive and Mercer Parkway.

The proposed final plat of The Brickyard, Lots 1 and 2, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.



LEGEND
 W.E. WATER EASEMENT
 FIR FOUND 1/2" IRON ROD WITH P AND C 100871 CAP SET 5/8" IRON ROD WITH BASELINE CORP CAP CONTROL MONUMENT FOUND
 SIR
 CM
 FND

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L6	S81°08'34"E	75.00'	L46	N88°42'26"E	10.50'
L7	S54°26'10"E	33.27'	L47	N88°42'24"E	32.93'
L8	N77°31'59"E	137.32'	L48	S01°17'38"E	10.00'
L9	S08°51'26"W	166.62'	L49	S88°42'26"W	6.76'
L10	N80°43'47"E	20.22'	L50	S81°42'47"E	8.61'
L11	N08°51'26"E	93.64'	L51	S81°42'47"E	25.37'
L12	N08°51'26"E	100.63'	L52	N88°42'26"E	67.48'
L13	S08°49'27"W	91.87'	L53	N88°42'24"E	32.93'
L14	S81°10'33"E	50.00'	L54	S88°42'26"W	76.46'
L15	S08°50'17"W	0.64'	L55	N88°42'26"E	84.56'
L16	S60°33'48"W	86.74'	L56	S01°17'34"E	8.00'
L17	N44°35'33"W	100.00'	L57	S88°42'26"W	15.00'
L18	N60°33'48"E	86.74'	L58	S01°17'34"E	6.57'
L19	N33°38'38"E	38.42'	L59	S88°42'26"W	9.22'
L20	N46°18'44"W	35.37'	L60	S01°17'34"E	15.00'
L21	N88°42'26"E	107.01'	L61	N88°42'26"E	11.66'
L22	N00°30'08"W	114.84'	L62	S88°42'26"W	10.00'
L23	S44°40'58"E	25.88'	L63	S01°17'34"E	10.00'
L24	N01°17'42"W	4.71'	L64	S88°42'26"W	10.00'
L25	N88°42'18"E	38.64'	L65	S01°17'34"E	5.32'
L26	S01°17'42"E	12.61'	L66	S88°42'26"W	15.00'
L27	N88°42'18"E	29.00'	L67	N01°17'34"W	8.00'
L28	N01°17'42"W	12.61'	L68	N01°17'34"W	10.00'
L29	N88°42'18"E	22.87'	L69	N88°42'26"E	10.00'
L30	S01°17'42"E	26.70'	L70	N01°17'34"W	9.63'
L31	S89°31'26"W	67.56'	L71	N88°42'26"E	33.17'
L32	N01°16'44"W	33.42'	L72	S88°42'26"W	41.39'
L33	N08°19'17"E	57.98'	L73	S88°42'26"W	41.53'
L34	N88°42'26"E	32.35'	L75	S88°42'26"W	6.95'
L35	N01°17'34"W	19.60'	L76	S88°42'26"W	9.00'
L36	S88°42'26"W	30.00'	L77	S01°17'34"E	15.00'
L37	S01°17'34"E	19.60'	L78	N88°42'26"E	9.00'
L38	N01°17'34"W	10.18'	L95	N01°17'34"W	69.76'
L39	N88°42'26"E	15.00'	L123	S77°31'59"W	23.93'
L40	N01°17'34"W	10.50'	L124	S88°42'26"W	10.00'
L41	S88°42'26"W	10.47'			
L42	S01°17'34"E	25.00'			
L43	S88°42'26"W	10.50'			
L44	N88°42'23"E	10.50'			
L45	S01°17'34"E	10.00'			

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	51°10'05"	26.79'	30.00'	S64°53'42"E	25.91'
C2	38°18'19"	115.33'	172.50'	S58°27'58"E	113.19'
C3	85°56'53"	45.00'	30.00'	S34°38'57"E	40.90'
C4	2°55'10"	56.05'	1100.00'	N78°59'34"E	56.04'
C5	11°28'16"	200.21'	1000.00'	S83°16'07"W	199.88'
C6	17°22'01"	34.69'	114.44'	N56°11'07"W	34.55'
C7	15°26'38"	70.19'	260.40'	N55°33'37"W	69.88'
C8	64°24'32"	28.09'	24.99'	S30°44'40"E	26.63'
C9	21°46'29"	19.74'	51.95'	N13°14'48"E	19.63'
C10	33°12'15"	144.77'	249.82'	N09°48'53"E	142.78'
C11	12°06'19"	37.20'	176.08'	N00°44'05"W	37.13'
C12	23°02'38"	14.77'	36.73'	S19°44'24"W	14.67'
C13	30°47'27"	33.22'	61.82'	S15°51'59"W	32.83'
C14	91°8'12"	21.00'	129.35'	N03°22'16"E	20.98'
C15	0°50'46"	5.13'	347.20'	S08°43'59"W	5.13'
C16	25°50'31"	22.55'	50.00'	N78°22'18"W	22.36'
C17	25°50'31"	54.12'	120.00'	N78°22'18"W	53.67'
C18	90°00'00"	78.54'	50.00'	S43°42'26"W	70.71'
C19	47°39'26"	21.63'	26.00'	N64°52'44"E	21.01'
C20	47°43'44"	21.64'	25.98'	S67°28'46"E	21.02'
C21	19°07'47"	46.08'	138.00'	S79°08'33"W	45.86'
C22	19°13'03"	54.34'	162.00'	S79°05'55"W	54.08'
C23	70°54'32"	32.18'	26.00'	N34°09'43"E	30.61'
C25	90°00'00"	40.84'	26.00'	S43°42'26"W	36.77'
C26	16°22'26"	7.43'	26.00'	S80°31'14"W	7.40'
C27	25°50'34"	54.12'	120.00'	S75°47'12"W	53.67'
C28	90°00'00"	40.84'	26.00'	N46°17'34"W	36.77'
C29	90°00'00"	40.84'	26.00'	N46°17'34"W	36.77'
C30	90°00'00"	40.84'	26.00'	N43°42'26"E	36.77'
C32	90°00'00"	40.84'	26.00'	S46°17'34"E	36.77'
C33	90°00'00"	40.84'	26.00'	S43°42'26"E	36.77'
C34	90°00'00"	40.84'	26.00'	N46°17'34"W	36.77'
C35	90°00'00"	40.06'	25.50'	N46°17'42"W	36.06'
C36	90°00'00"	40.06'	25.50'	N43°42'18"E	36.06'
C37	67°54'39"	57.65'	48.64'	S13°19'50"E	54.33'
C38	21°07'07"	22.46'	60.94'	N39°49'59"W	22.33'
C39	23°43'17"	25.19'	60.85'	N15°38'21"E	25.01'
C40	17°22'19"	166.39'	133.57'	S08°54'30"E	155.84'
C41	5°45'13"	110.46'	1100.00'	N84°22'52"E	110.42'
C42	21°24'05"	31.70'	850.00'	N11°10'09"W	31.65'
C43	180°00'00"	15.71'	5.00'	N01°17'34"W	10.00'

GROSS AREA = 17.094 ACRES OR 744,642 SQUARE FEET
 RIGHT-OF-WAY DEDICATION AREA = 6.250 ACRES OR 272,249 SQUARE FEET
 NET AREA = 10.844 ACRES OR 472,393 SQUARE FEET

NOTE: ACCESS DRIVES NAMED WITHIN THE BOUNDARY OF LOT 1 ARE PRIVATE DRIVES THAT ARE SHOWN FOR ADDRESSING PURPOSES ONLY.

FINAL PLAT OF THE BRICKYARD

LOTS 1 AND 2, BLOCK A

(17.094 ACRES OR 744,642 SQUARE FEET)

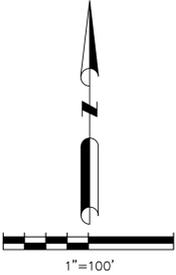
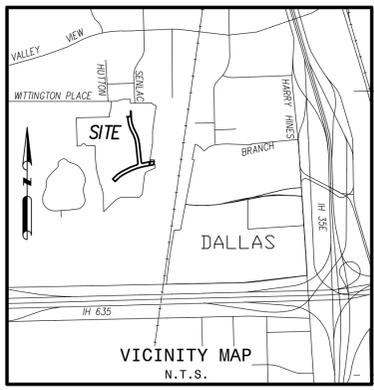
BEING A REPLAT OF PART OF BLOCKS D, E, H, AND I OF WESTSIDE ADDITION SECTION 1 RECORDED INSTRUMENT NO. 200600172708 AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS SITUATED IN THE FRANCIS MILLER SURVEY, ABSTRACT No. 926

MERCER CROSSING LAND, LTD. BRICKLAND, LTD.

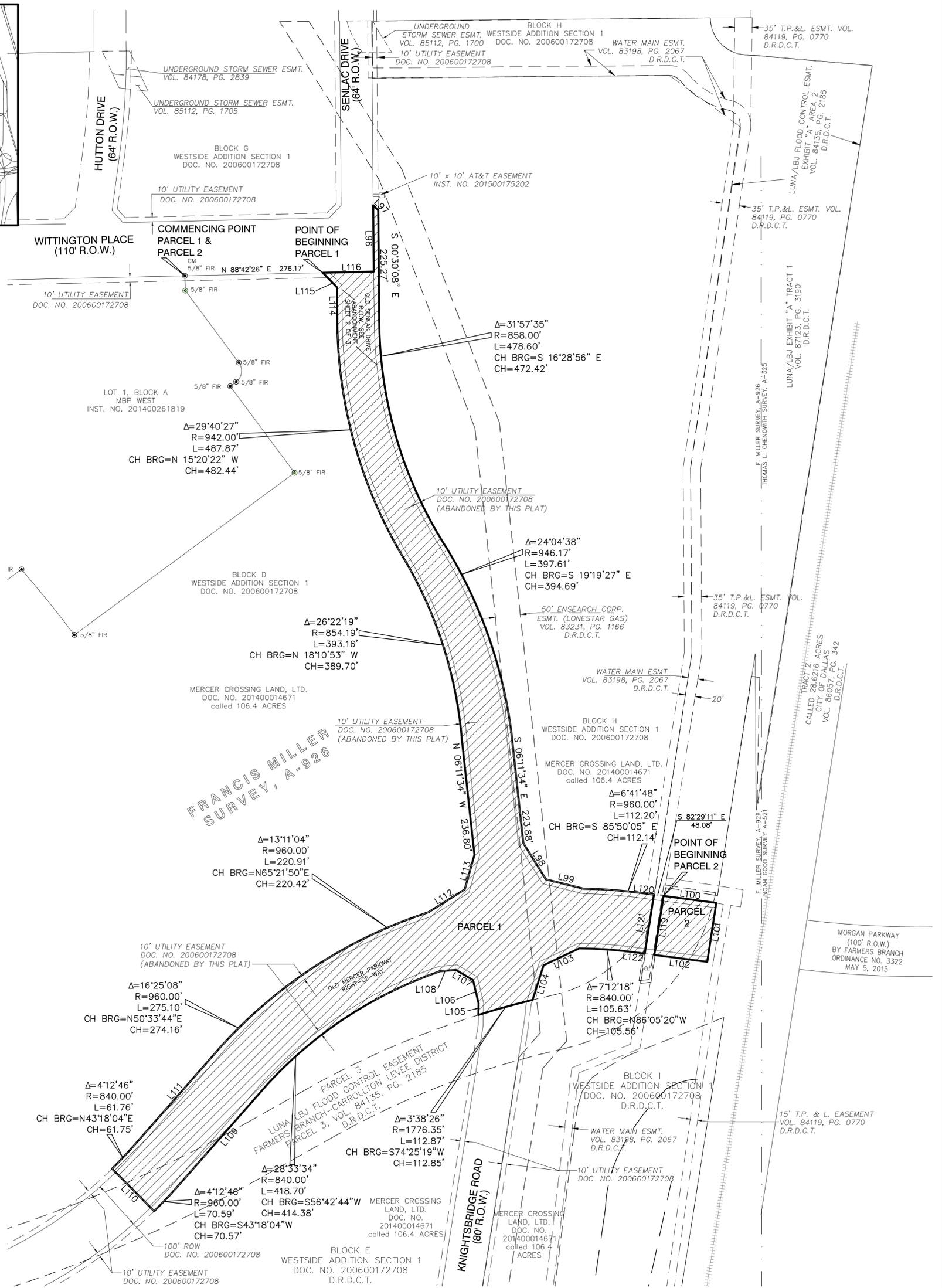
BASELINE BASELINE CORPORATION Professional Surveyors

Binkley & Barfield | C&P consulting engineers

SCALE: 1" = 100'



BASIS OF BEARING:
DEED:
MERCER CROSSING LAND, LTD.
INSTR.No. 201400014671



**STREET RIGHT-OF-WAY AND 10' UTILITY EASEMENT
TO BE ABANDONED BY THIS PLAT**

PREVIOUSLY DEDICATED BY WESTSIDE ADDITION SECTION 1
RECORDED INSTRUMENT NO. 200600172708

NOTE: EASEMENTS AND STREET ROW ABANDONED AND NOT
RE-DEDICATED BY THIS PLAT SHALL BECOME PART OF THE ADJACENT,
PRIVATELY OWNED LANDS.

LINE	BEARING	DISTANCE
L96	N 00°30'08" W	133.65'
L97	S 44°40'58" E	14.35'
L98	S 31°44'21" E	85.80'
L99	S 76°03'58" E	78.32'
L100	S 82°29'11" E	106.70'
L101	S 08°42'54" W	120.03'
L102	N 82°29'11" W	106.99'
L103	S 64°34'48" W	79.08'
L104	S 17°36'33" W	73.08'
L105	N 01°06'45" E	23.20'
L106	N 13°23'34" W	48.29'
L107	N 59°09'20" W	39.50'
L108	S 85°46'27" W	31.31'
L109	S 41°11'41" W	271.33'
L110	N 44°35'33" W	120.00'
L111	N 41°11'41" E	272.58'
L112	N 57°42'02" E	85.51'
L113	N 15°42'27" E	72.33'
L114	N 00°30'08" W	71.01'
L115	N 44°14'49" W	40.81'
L116	N 88°42'26" E	102.23'
L119	N 08°51'26" E	120.03'
L120	S 82°29'11" E	28.86'
L121	S 08°51'27" W	120.03'
L122	N 82°29'11" W	26.04'

FINAL PLAT OF
THE BRICKYARD
LOTS 1 AND 2, BLOCK A
(17.094 ACRES OR 744,642 SQUARE FEET)

BEING A REPLAT OF
PART OF BLOCKS D, E, H, AND I OF WESTSIDE ADDITION SECTION 1
RECORDED INSTRUMENT NO. 200600172708
AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
SITUATED IN THE FRANCIS MILLER SURVEY, ABSTRACT No. 926

MERCER CROSSING LAND, LTD. d
BRICKYARD, LTD. d

BASELINE
BASELINE CORPORATION
Professional Surveyors

3 Binkley & Barfield | C&P
consulting engineers

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS MERCER CROSSING LAND LTD and BRIC LAND LTD are parties to the certain plat of MERCE...
MERCER CROSSING LAND LTD and BRIC LAND LTD are parties to the certain plat of MERCE...
COMMENCING...
COMMENCING...
COMMENCING...

COMMENCING...
COMMENCING...
COMMENCING...

THENCE North 88°42'26" East 107.01 feet along the south line of Wittington Place to a set 5/8 inch iron rod with Baseline Corp cap on the east line of Senlac Drive;

THENCE North 00°3'008" West 389.57 feet along the east line of Senlac Drive (64' wide right-of-way) to a found 1/2 inch iron rod with P and C 100871 cap;

THENCE North 89°31'26" East 595.41 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 64°53'42" East 25.91 feet to a found 1/2 inch iron rod with P and C 100871 cap;

THENCE South 58°27'58" East 113.19 feet to a found 1/2 inch iron rod with P and C 100871 cap;

THENCE South 34°38'57" East 40.90 feet to a found 1/2 inch iron rod with P and C 100871 cap;

THENCE South 08°19'12" West 593.30 feet to a found 1/2 inch iron rod with P and C 100871 cap;

THENCE South 88°42'26" West 570.22 feet departing the east side of said 106.4 acres tract to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 25°56'45" East 120.47 feet to a found 1/2 inch iron rod with P and C 100871 cap;

THENCE South 18°04'27" East 392.81 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 06°08'34" East 550.46 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 54°26'10" East 33.27 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 77°31'59" East 137.32 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 08°51'26" East 100.63 feet, not tangent to the previous curve, to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 81°08'34" East 75.00 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 08°51'26" West 166.62 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 80°43'47" East 20.22 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 08°51'26" East 93.64 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 84°22'52" East 110.42 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 08°49'27" West 91.67 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 81°10'33" East 50.00 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 08°50'17" West 0.64 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 83°16'07" West 199.88 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 77°27'01" West 197.36 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 68°32'05" West 492.69 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 60°33'48" West 86.74 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 51°36'41" West 264.53 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 44°02'01" West 45.56 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 44°35'33" West 100.00 feet not tangent to the previous curve, to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 83°16'07" West 199.88 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 44°02'01" East 40.76 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 51°36'41" East 295.65 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 60°33'48" East 86.74 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 51°36'41" East 295.65 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 44°02'01" East 40.76 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 46°18'44" East 295.65 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE North 46°18'44" East 295.65 feet to a set 5/8 inch iron rod with Baseline Corp cap;

STREET RIGHT-OF-WAY AND 10' UTILITY EASEMENT ABANDONMENT

WHEREAS MERCER CROSSING LAND LTD and BRIC LAND LTD are parties to the certain plat of MERCE...
MERCER CROSSING LAND LTD and BRIC LAND LTD are parties to the certain plat of MERCE...
COMMENCING...
COMMENCING...
COMMENCING...

COMMENCING...
COMMENCING...
COMMENCING...

THENCE North 88°42'26" East 276.17 feet along the south line of Wittington Place to the POINT OF BEGINNING;

THENCE North 88°42'26" East 102.23 feet along the south line of Wittington Place to a set 5/8 inch iron rod with Baseline Corp cap on the east line of Senlac Drive;

THENCE North 00°3'008" West 133.65 feet along the east line of Senlac Drive (64' wide right-of-way) to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 44°40'58" East 14.35 feet;

THENCE South 00°3'008" East 225.27 feet;

THENCE South 16°28'56" East 472.42 feet;

THENCE South 19°19'27" East 394.69 feet;

THENCE South 06°11'34" East 223.88 feet;

THENCE South 31°44'21" East 85.80 feet;

THENCE South 76°03'58" East 78.32 feet;

THENCE South 06°41'48" East 112.14 feet;

THENCE South 82°29'11" East 28.86 feet;

THENCE South 08°51'27" West 120.03 feet;

THENCE North 82°29'11" West 26.04 feet;

THENCE South 86°05'20" West 105.56 feet;

THENCE South 64°34'48" West 79.08 feet;

THENCE South 17°36'33" West 73.08 feet;

THENCE South 74°25'19" West 112.85 feet;

THENCE North 01°06'45" East 23.20 feet;

THENCE North 13°23'34" West 48.29 feet;

THENCE North 59°09'20" West 39.50 feet;

THENCE South 85°46'27" West 31.31 feet;

THENCE South 56°42'44" West 414.38 feet;

THENCE South 41°11'41" West 271.33 feet;

THENCE South 43°18'04" West 70.57 feet;

THENCE North 44°35'33" West 120.00 feet;

THENCE North 04°12'46" East 61.75 feet;

THENCE North 41°11'41" East 272.58 feet;

THENCE North 50°33'44" East 274.16 feet;

THENCE North 65°21'50" East 220.42 feet;

THENCE North 57°42'02" East 85.51 feet;

THENCE North 15°42'27" East 72.33 feet;

THENCE North 06°11'34" West 236.80 feet;

THENCE North 18°10'53" West 389.70 feet;

THENCE North 15°20'22" West 482.44 feet;

THENCE North 00°3'008" West 71.01 feet;

THENCE North 44°14'49" West 40.81 feet to the Point of Beginning and Containing 288,132 square feet or 6.615 acres of land more or less.

THENCE North 44°14'49" West 40.81 feet to the Point of Beginning and Containing 288,132 square feet or 6.615 acres of land more or less.

OWNER'S DEDICATION

NO OTHER PERSONS SHALL BE BOUND BY THESE PRESENTS...
MERCER CROSSING LAND LTD and BRIC LAND LTD...
THE BRICKYARD, LOTS 1 AND 2, BLOCK A...
COMMENCING...
COMMENCING...
COMMENCING...



FINAL PLAT OF
THE BRICKYARD
LOTS 1 AND 2, BLOCK A
(17.094 ACRES OR 744,642 SQUARE FEET)

BEING A REPLAT OF
PART OF BLOCKS D, E, H, AND I OF WESTSIDE ADDITION SECTION 1
RECORDED INSTRUMENT NO. 200600172708
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SITUATED IN THE FRANCIS MILLER SURVEY, ABSTRACT No. 926

MERCER CROSSING LAND LTD and BRIC LAND LTD
BASELINE CORPORATION Professional Surveyors
Binkley & Barfield C&P consulting engineers



ORDINANCE NO. 3300

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE DESIGNATION OF AN APPROXIMATELY 20.073± ACRE TRACT OF LAND OUT OF BLOCK H, WESTSIDE ADDITION, SECTION 1, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, DESCRIBED AS TRACT 2 IN EXHIBIT "A," HERETO, AND LOCATED WITHIN PD-88 (MERCER CROSSING CODE) FROM "COMMERCE DISTRICT" TO "MID-DENSITY RESIDENTIAL"; ADOPTING A CONCEPTUAL SITE PLAN AND CONCEPTUAL LANDSCAPE PLAN FOR SAID TRACT 2 AND ALL OF BLOCK G, WESTSIDE ADDITION, SECTION 1, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, DESCRIBED AS TRACT 1 IN EXHIBIT "A," HERETO; PROVIDING FOR ADDITIONAL DEVELOPMENT REGULATIONS WITH RESPECT TO SAID PROPERTY; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Zoning Map of the City of Farmers Branch, Texas, is hereby amended by amending Planned Development No. 88 (PD-88) Mercer Crossing Code ("the Mercer Crossing Code"), as previously amended, with respect to the property described in Exhibit "A," attached hereto and incorporated herein by reference ("the Property"), as follows:

- A. The property described as Tract 2 in Exhibit "A," attached hereto, shall be used and developed in accordance with the use and development regulations for "Mid-Density Residential" as set forth in Planned Development No. 88 (PD 88 -Mercer Crossing Code) except as set forth in Section 1, Paragraph C, below.

- B. The Property shall be used and developed in accordance with the Conceptual Site Plan and Conceptual Landscape Plan attached hereto as Exhibits “B” and “C,” respectively and incorporated herein by reference.
- C. Notwithstanding the provisions of PD-88, the Property may be developed in accordance with the following development regulations:
 - (1) The Required Building Line relating to buildings located on Tract 1 adjacent to Senlac Drive and Whittington Place shall be established at the time of Detailed Site Plan approval relating to the development of the portion of the Property including Tract 1; provided such Detailed Site Plan must be approved by the City Council. The buildings located on Tract 2 facing Senlac Drive shall generally conform to the location shown on the Conceptual Site Plan.
 - (2) Notwithstanding the Minimum Height requirements set forth in Article VIII, Section A.1.a.(2) of the PD-88 Development Regulations applicable to properties within the Mid-Density Residential District, the minimum height for Buildings 3, 6, and 12 as identified on the Conceptual Site Plan shall be two (2) stories.
 - (3) Article VIII, Section A.1.c.(1) of the PD-88 Development Regulations relating to ground story finished floor height within the Mid-Density Residential District shall not be applicable to development of the Property.

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 2ND DAY OF SEPTEMBER, 2014.

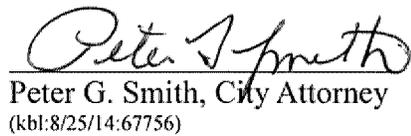
ATTEST:


Angela Kelly, City Secretary

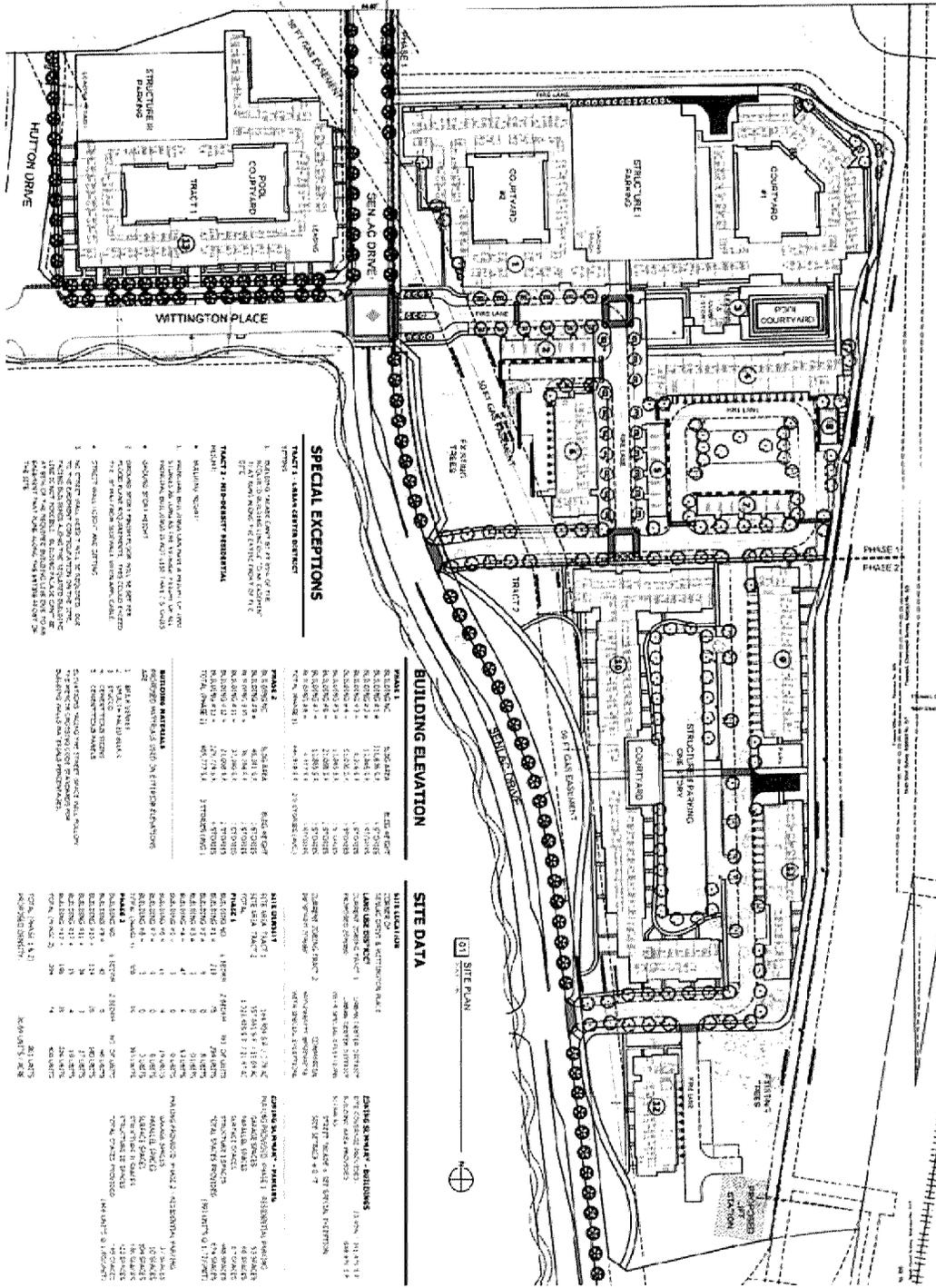
APPROVED:


Bob Phelps, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl:8/25/14:67756)

Ordinance No. 3300 Exhibit "B" Conceptual Site Plan



SPECIAL EXCEPTIONS

- TRACT 1 - LAMAR CENTER DISTRICT**
1. REQUEST FOR SPECIAL USE PERMIT FOR TRACT 1.
 2. REQUEST FOR SPECIAL USE PERMIT FOR TRACT 2.
 3. REQUEST FOR SPECIAL USE PERMIT FOR TRACT 3.
- TRACT 2 - RESIDENTIAL NEIGHBORHOOD**
1. REQUEST FOR SPECIAL USE PERMIT FOR TRACT 2.
 2. REQUEST FOR SPECIAL USE PERMIT FOR TRACT 3.
- TRACT 3 - RESIDENTIAL NEIGHBORHOOD**
1. REQUEST FOR SPECIAL USE PERMIT FOR TRACT 3.
- TRIGGER MATERIALS**
1. TRIGGER MATERIALS FOR TRACT 1.
 2. TRIGGER MATERIALS FOR TRACT 2.
 3. TRIGGER MATERIALS FOR TRACT 3.

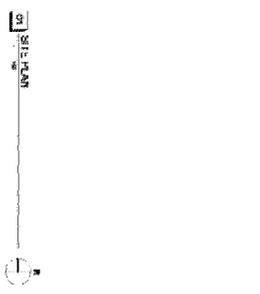
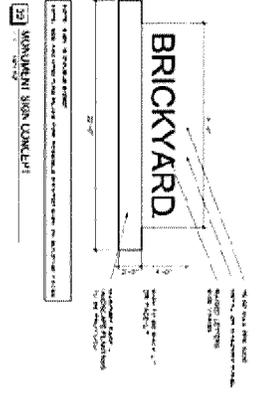
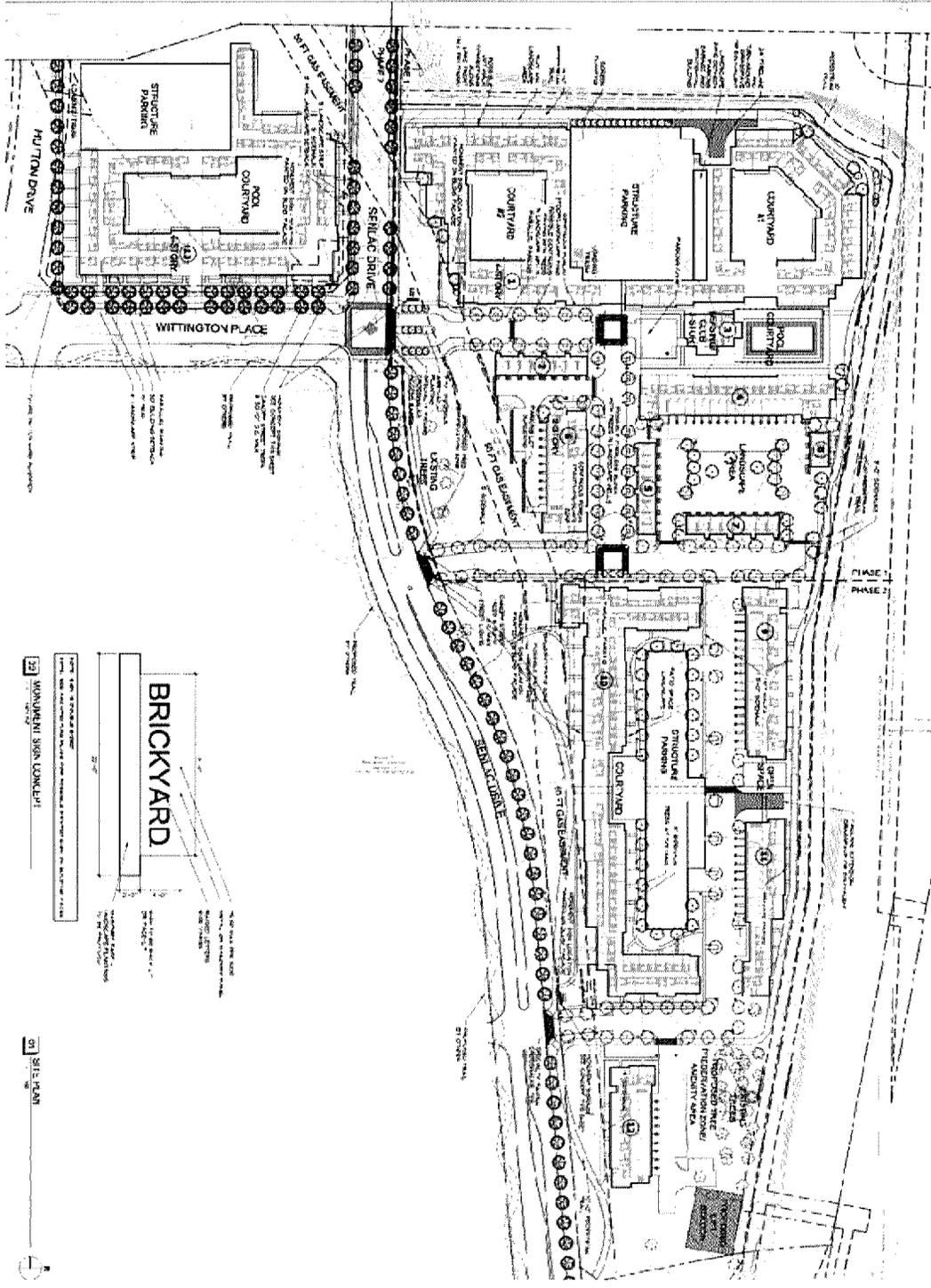
BUILDING ELEVATION

TRACT	PARCEL	AREA (SQ FT)	HEIGHT (FT)	TYPE
TRACT 1	1.01	12,500	15	RESIDENTIAL
	1.02	12,500	15	RESIDENTIAL
	1.03	12,500	15	RESIDENTIAL
	1.04	12,500	15	RESIDENTIAL
	1.05	12,500	15	RESIDENTIAL
	1.06	12,500	15	RESIDENTIAL
	1.07	12,500	15	RESIDENTIAL
	1.08	12,500	15	RESIDENTIAL
	1.09	12,500	15	RESIDENTIAL
	1.10	12,500	15	RESIDENTIAL
TRACT 2	2.01	12,500	15	RESIDENTIAL
	2.02	12,500	15	RESIDENTIAL
	2.03	12,500	15	RESIDENTIAL
	2.04	12,500	15	RESIDENTIAL
	2.05	12,500	15	RESIDENTIAL
	2.06	12,500	15	RESIDENTIAL
	2.07	12,500	15	RESIDENTIAL
	2.08	12,500	15	RESIDENTIAL
	2.09	12,500	15	RESIDENTIAL
	2.10	12,500	15	RESIDENTIAL
TRACT 3	3.01	12,500	15	RESIDENTIAL
	3.02	12,500	15	RESIDENTIAL
	3.03	12,500	15	RESIDENTIAL
	3.04	12,500	15	RESIDENTIAL
	3.05	12,500	15	RESIDENTIAL
	3.06	12,500	15	RESIDENTIAL
	3.07	12,500	15	RESIDENTIAL
	3.08	12,500	15	RESIDENTIAL
	3.09	12,500	15	RESIDENTIAL
	3.10	12,500	15	RESIDENTIAL

SITE DATA

TRACT	PARCEL	AREA (SQ FT)	HEIGHT (FT)	TYPE
TRACT 1	1.01	12,500	15	RESIDENTIAL
	1.02	12,500	15	RESIDENTIAL
	1.03	12,500	15	RESIDENTIAL
	1.04	12,500	15	RESIDENTIAL
	1.05	12,500	15	RESIDENTIAL
	1.06	12,500	15	RESIDENTIAL
	1.07	12,500	15	RESIDENTIAL
	1.08	12,500	15	RESIDENTIAL
	1.09	12,500	15	RESIDENTIAL
	1.10	12,500	15	RESIDENTIAL
TRACT 2	2.01	12,500	15	RESIDENTIAL
	2.02	12,500	15	RESIDENTIAL
	2.03	12,500	15	RESIDENTIAL
	2.04	12,500	15	RESIDENTIAL
	2.05	12,500	15	RESIDENTIAL
	2.06	12,500	15	RESIDENTIAL
	2.07	12,500	15	RESIDENTIAL
	2.08	12,500	15	RESIDENTIAL
	2.09	12,500	15	RESIDENTIAL
	2.10	12,500	15	RESIDENTIAL
TRACT 3	3.01	12,500	15	RESIDENTIAL
	3.02	12,500	15	RESIDENTIAL
	3.03	12,500	15	RESIDENTIAL
	3.04	12,500	15	RESIDENTIAL
	3.05	12,500	15	RESIDENTIAL
	3.06	12,500	15	RESIDENTIAL
	3.07	12,500	15	RESIDENTIAL
	3.08	12,500	15	RESIDENTIAL
	3.09	12,500	15	RESIDENTIAL
	3.10	12,500	15	RESIDENTIAL

**Ordinance No. 3300
Exhibit "C"
Conceptual Landscape Plan**



HLR ARCHITECTS
 1000 W. 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 www.hlrarchitects.com

STUDIOS: HIRSH LLP
 1000 W. 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 www.studios-hirsh.com

THE BRICKYARD
 1000 W. 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 www.thebrickyard.com

CONCEPT SITE PLAN
 SHEET 14050
 DATE: 10/15/10
 DRAWN BY: J. HIRSH
 CHECKED BY: J. HIRSH
 APPROVED BY: J. HIRSH



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 15-PL-07

Agenda Date: 1/25/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number: B.3

Consider a request for final plat approval of Lakeside Lofts, Lot 1, Block A and take appropriate action.

BACKGROUND:

Transcontinental Realty Investors, Inc. is the owner of a 13.849 acre tract of land located south of Lago Vista East and Lago Vista West, south of Mira Lago Boulevard. The property is presently platted as Lago Vista West Addition, Lot 1, Block A that was platted in 2006. Resolution No. 2015-037 was passed on May 19th, 2015 approving the detailed site plan for Lago Vista West Addition, Lot 1, Block A. The owner desires to re-plat the property as Lakeside Lofts, Lot 1, Block A for the purpose of dedicating public access easements and water easement needed for the development.

The proposed final plat of Lakeside Lofts, Lot 1, Block A is consistent with the Texas Local Government Code, the City's platting requirements, and Resolution No. 2015-037.

RECOMMENDATION:

City Administration recommends final plat approval of Lakeside Lofts, Lot 1, Block A.

ACTIONS:

1. Motion to APPROVE the final plat of Lakeside Lofts, Lot 1, Block A.
2. Motion to DENY the final plat of Lakeside Lofts, Lot 1, Block A.
3. Any other action desired by the Planning and Zoning Commission.

ATTACHMENTS:

1. Location Map
2. Staff Report
3. Final Plat of Lakeside Lofts, Lot 1, Block A.
4. Resolution No. 2015-037

LBJ FREEWAY

MIRA

LAGO

BLVD

LAGO VISTA WEST

LAGO VISTA EAST

LUNA ROAD

**LOT 1
BLOCK A**



LAKESIDE LOFTS



Date: 1/18/2016

STAFF REPORT

Case Number: 15-PL-07

Request: Final Plat Approval for Lakeside Lofts, Lot 1, Block A

Address: Lago Vista East and Lago Vista West on the south peninsula

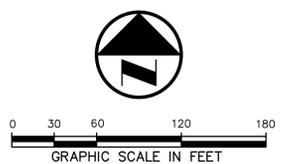
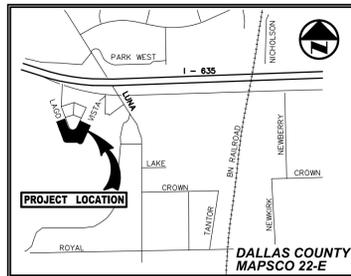
Lot Size: 13.849 acres

Petitioner: Transcontinental Realty Investors, Inc.

Transcontinental Realty Investors, Inc. is the owner of a 13.849 acre tract of land located on Lago Vista East and Lago Vista West, south of Mira Lago Boulevard. The property is the southerly most tract on the peninsula, presently platted as Lago Vista West Addition, Lot 1, Block A that was platted in 2006.

Resolution No. 2015-037 was passed on May 19th, 2015 approving the detailed site plan for Lago Vista West Addition, Lot 1, Block A. The owner desires to re-plat the property as Lakeside Lofts, Lot 1, Block A for the purpose of dedicating public access easements and water easement needed for the proposed live/work development.

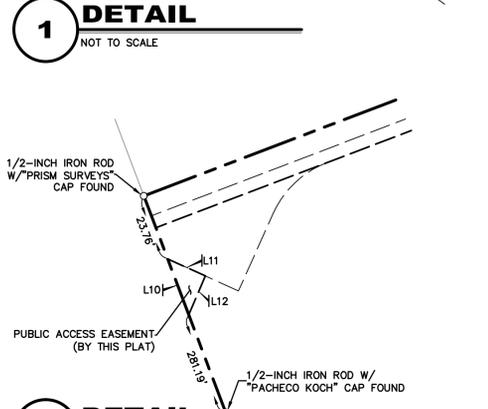
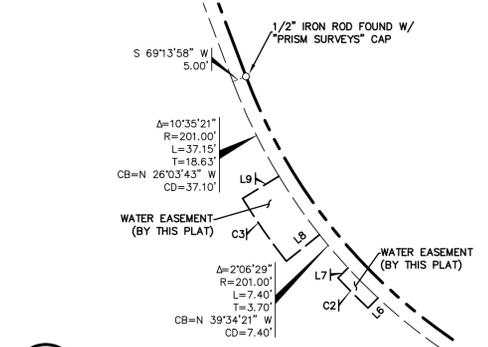
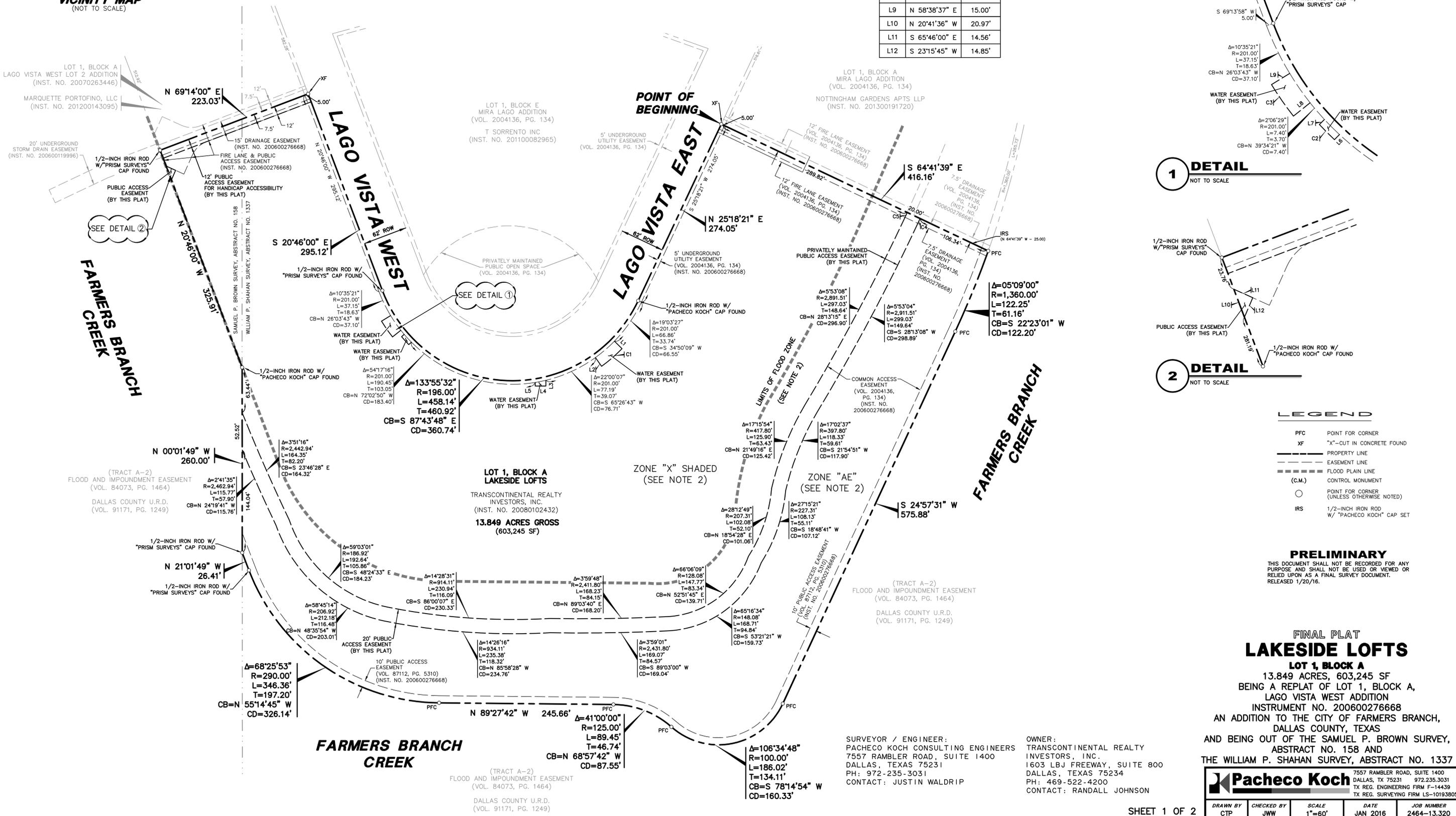
The proposed final plat of Lakeside Lofts, Lot 1, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	10°04'47"	216.00'	38.00'	19.05'	S 49°24'16" W	37.95'
C2	4°10'23"	206.00'	15.00'	7.50'	N 42°45'54" W	15.00'
C3	7°09'43"	216.00'	27.00'	13.52'	N 34°56'15" W	26.98'
C4	0°11'26"	2911.51'	9.69'	4.84'	S 24°47'16" W	9.69'
C5	0°11'37"	2891.51'	9.77'	4.88'	N 24°47'06" E	9.77'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 45°38'08" E	15.00'
L2	N 35°33'20" W	15.00'
L3	DUE SOUTH	8.02'
L4	DUE WEST	15.00'
L5	DUE NORTH	5.00'
L6	S 44°56'48" W	5.00'
L7	N 44°56'48" E	5.00'
L8	S 51°28'54" W	15.00'
L9	N 58°38'37" E	15.00'
L10	N 20°41'36" W	20.97'
L11	S 65°46'00" E	14.56'
L12	S 23°15'45" W	14.85'

- NOTES**
- Bearing system for this survey is based on a bearing of South 64 degrees, 41 minutes, 39 seconds East, for the southwest line of Lot 1, Block A, Mira Lago Addition, an addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 2004136, Page 134 of the Deed Records of Dallas County.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and incorporated Areas, Map No. 481130120K, Community Panel No. 480174 0170 K, Effective revised date July 7, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said flood zones is based on the said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "AE" - Special Flood Hazard Areas inundated by 100-year flood; Base Flood elevations determined.
Zone "X" (Shaded) - Other Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - The net acreage is the gross area minus the area approximately located within Flood Zone "AE".
 - The survey abstract lines shown hereon are approximate and are not located on the ground.



LEGEND

- PFC POINT FOR CORNER
- XF "X"-CUT IN CONCRETE FOUND
- PROPERTY LINE
- EASEMENT LINE
- FLOOD PLAIN LINE
- (C.M.) CONTROL MONUMENT
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- IRS 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELEAED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 1/20/16.

FINAL PLAT
LAKESIDE LOFTS
LOT 1, BLOCK A
13.849 ACRES, 603,245 SF
BEING A REPLAT OF LOT 1, BLOCK A,
LAGO VISTA WEST ADDITION
INSTRUMENT NO. 200600276668
AN ADDITION TO THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS
AND BEING OUT OF THE SAMUEL P. BROWN SURVEY,
ABSTRACT NO. 158 AND
THE WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JUSTIN WALDRIP

OWNER:
TRANSCONTINENTAL REALTY INVESTORS, INC.
1603 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75234
PH: 469-522-4200
CONTACT: RANDALL JOHNSON

DRAWN BY CTP	CHECKED BY JWW	SCALE 1"=60'	DATE JAN 2016	JOB NUMBER 2464-13.320
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C:\WORKSPACE\017027916 - 3.48PM
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LOT 1, BLOCK A, LAKESIDE LOFTS - FINAL REPLAT

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Transcontinental Realty Investors Inc., a Nevada corporation, is the owner of a 13.849 acre tract of land situated in the William P. Shahan Survey, Abstract No. 1337 and the Samuel P. Brown Survey, Abstract No. 158, Dallas County, Texas; said tract being all of Lot 1, Block A, Lago Vista West, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 200600276668 of the Official Public Records of Dallas County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Transcontinental Realty Investors, Inc., recorded in Instrument No. 20080102432 of said Official Public Records; said 13.849 acre tract being more particularly described as follows:

BEGINNING, at an "x" cut in concrete found for the northern most northeast corner of said Lot 1 and the southwest corner of Lot 1, Block A, Mira Lago Addition, an addition to the City of Farmers Branch, Texas according to the plat recorded in Volume 2004136, Page 134 of said Official Public Records; said point also being in the east right-of-way line of Lago Vista East (a 62-foot wide right-of-way);

THENCE, South 64 degrees, 41 minutes, 39 seconds East, along the northeast line of said Lot 1, Block A, Lago Vista West and the southwest line of said Lot 1, Block A, Mira Lago, a distance of 416.16 feet to a point for corner in Farmers Branch Creek; said point being the most easterly northeast corner of said Lot 1, Block A, Lago Vista West and the southeast corner of said Lot 1, Block A, Mira Lago; from which a 1/2-inch iron rod with "PACHECO KOCH" cap set for witness bears North 64 degrees, 41 minutes, 39 seconds West, a distance of 25.00 feet; said point also being a non-tangent curve to the right;

THENCE, along the southeast line of said Lot 1, Block A, Lago Vista West, in Farmers Branch Creek, the following six (6) calls;

Southwesterly, along said curve to the right, having a central angle of 05 degrees, 09 minutes, 00 seconds, a radius of 1,360.00 feet, a chord bearing and distance of South 22 degrees, 23 minutes, 01 seconds West, 122.20 feet, an arc distance of 122.25 feet to a point for the end of said curve;

South 24 degrees, 57 minutes, 31 seconds West, a distance of 575.88 feet to a point for corner; said point being the beginning of a tangent curve to the right;

Southwesterly, along said curve to the right, having a central angle of 106 degrees, 34 minutes, 48 seconds, a radius of 100.00 feet, a chord bearing and distance of South 78 degrees, 14 minutes, 54 seconds West, 160.33 feet, an arc distance of 186.02 feet to a point for the end of said curve; said point being the beginning of a curve to the left;

Northwesterly, along said curve to the left, having a central angle of 41 degrees, 00 minutes, 00 seconds, a radius of 125.00 feet, a chord bearing and distance of North 68 degrees, 57 minutes, 42 seconds West, 87.55 feet, an arc distance of 89.45 feet to a point for the end of said curve;

North 89 degrees, 27 minutes, 42 seconds West, a distance of 245.66 feet to a point for corner; said point being the beginning of a tangent curve to the right;

Northwesterly, along said curve to the right, having a central angle of 68 degrees, 25 minutes, 53 seconds, a radius of 290.00 feet, a chord bearing and distance of North 55 degrees, 14 minutes, 45 seconds West, 326.14 feet, an arc distance of 346.36 feet to 1/2-inch iron rod found with "PRISM SURVEYS" cap found for the end of said curve; said point being in the southwest line of said Lot 1, Block A, Lago Vista West;

THENCE, North 21 degrees, 01 minutes, 49 seconds West, along the said south line of said Lot 1, Block A, Lago Vista West, a distance of 26.41 feet to a 1/2-inch iron rod found with "PRISM SURVEYS" cap found for the southwest corner of the Lot 1, Block A, Lago Vista West;

THENCE, North 00 degrees, 01 minutes, 49 seconds West, along the west line of said Lot 1, Block A, Lago Vista West, a distance of 260.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner;

THENCE, North 20 degrees, 46 minutes, 00 seconds West, continuing along the west line of said Lot 1, Block A, Lago Vista West, a distance of 325.91 feet to a 1/2-inch iron rod with "PRISM SURVEYS" cap found for the most westerly northwest corner of Lot 1, Block A, Lago Vista West; said point also being the southwest corner of Lot 1, Block A, Lago Vista West Lot 2 Addition, an addition to the City of Farmers Branch, Texas according to the plat recorded in Instrument No. 20070263446 of said Official Public Records;

THENCE, North 69 degrees, 14 minutes, 00 seconds East, along the northwest line of said Lot 1, Block A, Lago Vista West and the southeast line of said Lot 1, Block A, Lago Vista West Lot 2, a distance of 223.03 feet to an "x" cut in concrete found for the northern most northwest corner of said Lot 1, Block A, Lago Vista West and the southeast corner of said Lot 1, Block A, Lago Vista West Lot 2; said point also being in the west right-of-way line of Lago Vista West (a 62-foot right-of-way);

THENCE, South 20 degrees, 46 minutes, 00 seconds East, along the said west line of Lago Vista West and the north line of said Lot 1, Block A, Lago Vista West, a distance of 295.12 feet to a 1/2-inch iron rod with "PRISM SURVEYS" cap found for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, continuing along the said north line of said Lot 1, Block A, Lago Vista West, along said curve to the left, having a central angle of 133 degrees, 55 minutes, 32 seconds, a radius of 196.00 feet, a chord bearing a distance of South 87 degrees, 43 minutes, 48 seconds East, 360.74 feet, an arc distance of 458.14 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for the end of said curve; said point being in the said Lot 1, Block A, Lago Vista West and the east right-of-way of said Lago Vista East;

THENCE, North 25 degrees, 18 minutes, 21 seconds East, along the said east line of Lago Vista East and the north line of said Lot 1, Block A, Lago Vista West, a distance of 274.05 feet to the POINT OF BEGINNING

CONTAINING, 603,245 square feet or 13.849 acres of land, more or less

NOTES

- 1. Bearing system for this survey is based on a bearing of South 64 degrees, 41 minutes, 39 seconds East, for the southwest line of Lot 1, Block A, Mira Lago Addition, an addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 2004136, Page 134 of the Deed Records of Dallas County.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0170K, Community-Panel No. 480174 0170 K, Effective revised date: July 7, 2014. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
Zone "AE" - Special Flood Hazard Areas inundated by 100-year flood: Base Flood elevations determined.
Zone "X" (Shaded) - Other Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- 3. The net acreage is the gross area minus the area approximately located within Flood Zone "AE".
- 4. The survey abstract lines shown hereon are approximate and are not located on the ground.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Randall Johnson, acting by and through Transcontinental Realty Investors, Inc., a Nevada Corporation, does hereby adopt this plat designating the herein above described property as **LAKESIDE LOFTS, LOT 1, BLOCK A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall occur no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the _____ day of _____, 2016.

TRANSCONTINENTAL REALTY INVESTORS, INC., a Nevada corporation

By: _____
Randall Johnson, Vice President, Development

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appear Randall Johnson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

FLOOD PLAIN CERTIFICATE

This plat is approved by the City Council of the City of Farmers Branch and accepted by the Owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors, and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in **LAKESIDE LOFTS, LOT 1, BLOCK A**. The City of Farmers Branch will not be responsible for any maintenance of operation of said water courses, creek or creeks for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Flood Plain.

No obstruction to the natural flow of storm water run-off shall be permitted by filing or by construction of any type of dam, building, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in **LAKESIDE LOFTS, LOT 1, BLOCK A**, unless approved by the City Engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Farmers Branch shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the homeowners association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through **LAKESIDE LOFTS, LOT 1, BLOCK A**, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Date: _____, 2016
Marc Bentley, P.E., CFM
City Engineer/ Flood Plain Administrator

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Justin W. Waldrip, R.P.L.S., do hereby declare that this plat was prepared from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Farmers Branch, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 1/5/16.

Justin W. Waldrip
Registered Professional Land Surveyor
No. 6179

SATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin W. Waldrip, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 2016.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT
LAKESIDE LOFTS
LOT 1, BLOCK A
13.849 ACRES, 603,245 SF
BEING A REPLAT OF LOT 1, BLOCK A,
LAGO VISTA WEST ADDITION
INSTRUMENT NO. 200600276668
AN ADDITION TO THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS
AND BEING OUT OF THE SAMUEL P. BROWN SURVEY,
ABSTRACT NO. 158 AND
THE WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JUSTIN WALDRIP

OWNERS / DEVELOPERS:
TRANSCONTINENTAL REALTY
INVESTORS INC.
1603 LBJ FREEWAY, SUITE 800
DALLAS, TEXAS 75234
PH: 469-522-4200
CONTACT: RANDALL JOHNSON

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805		
DRAWN BY CTP	CHECKED BY JWW	SCALE 1"=60'	DATE JAN 2016	JOB NUMBER 2464-13.320



RESOLUTION NO. 2015-037

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 LOT 1, BLOCK A, LAGO VISTA WEST ADDITION, LOCATED IN PLANNED DEVELOPMENT NO. 81 (PD-81); AUTHORIZING SPECIAL EXCEPTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for Lot 1, Block A, Lago Vista West, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded as Instrument No. 200600276668, Official Public Records, Dallas County, Texas (“the Property”) which is located in Planned Development No. 81 (PD-81); 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 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 “A;”
- B. Landscape Plan as shown in Exhibit “B;” and
- C. Elevations as shown in Exhibit “C.”

SECTION 2. The Property may be developed in accordance with the following exceptions to the development regulations of PD-81:

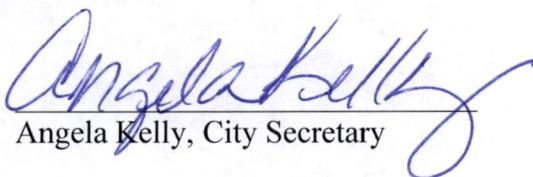
- A. Notwithstanding Article Four “Development Standards” Section A.1.a., as set forth in Ordinance No. 2578, as amended, Building Nos. 1 and 2 may be developed with a front set back of greater than ten feet (10.0’), but in no case greater than the front set back indicated on the Detailed Site Plan; and
- B. Notwithstanding Article Three, Section A of the Development Standards as set forth in Ordinance No. 2578, as amended, the development of 20 square feet of commercial use for each residential unit developed shall not apply to the Property as long as the Property is developed with Live/Work Units as follows:

- (1) There shall be at least four thousand eight hundred (4800) square feet of units located on the ground level of the Property on the building facing Lago Vista East as generally shown on the Detailed Site Plan (Exhibit A, hereto) that shall be designed for use as retail space or convertible from residential use to retail use ("Live/Work Units");
- (2) For purpose of this Paragraph B, "Live/Work Units" shall mean attached units located on street level of a building which are designed and constructed to standards required for Commercial Use in PD-81 but which include space for both Residential Uses and Commercial Uses with the area for Residential Use and the area for Commercial Use connected (a) if on separate floors, with the Residential Use area being on the floor immediately above the Commercial Use area or (b) if located on the same floor, separated by a wall and one or more connecting doorways, with the Commercial Use area of the unit facing and entering onto the sidewalk and street area;
- (3) At the time of initial construction, the Live/Work Units may be used for residential purposes; and
- (4) Not later than five (5) years from the date that 98% of the existing, constructed retail space within PD-81 is occupied and leasing for an average rent of \$20.00 per square foot based on a triple net leasing arrangement ("the Conversion Date"), the owner of the Property shall gradually convert the Live/Work Units to a Retail Services, Retail Trade, Personal Services, Professional Office, or Retail Specialty Shop use as defined in Article Three, Section A.1.(b) of the Development Standards as the then current residential leases for the Live/Work Units terminate. Continued use of the Live/Work Unit for a residential use after the Conversion Date and the termination of the then current residential lease shall not constitute a non-conforming use and shall be a violation of the regulations adopted pursuant to PD-81.

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 19th DAY OF MAY, 2015.

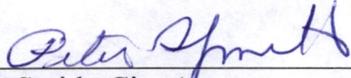
ATTEST:


Angela Kelly, City Secretary

APPROVED:


Bob Phelps, Mayor

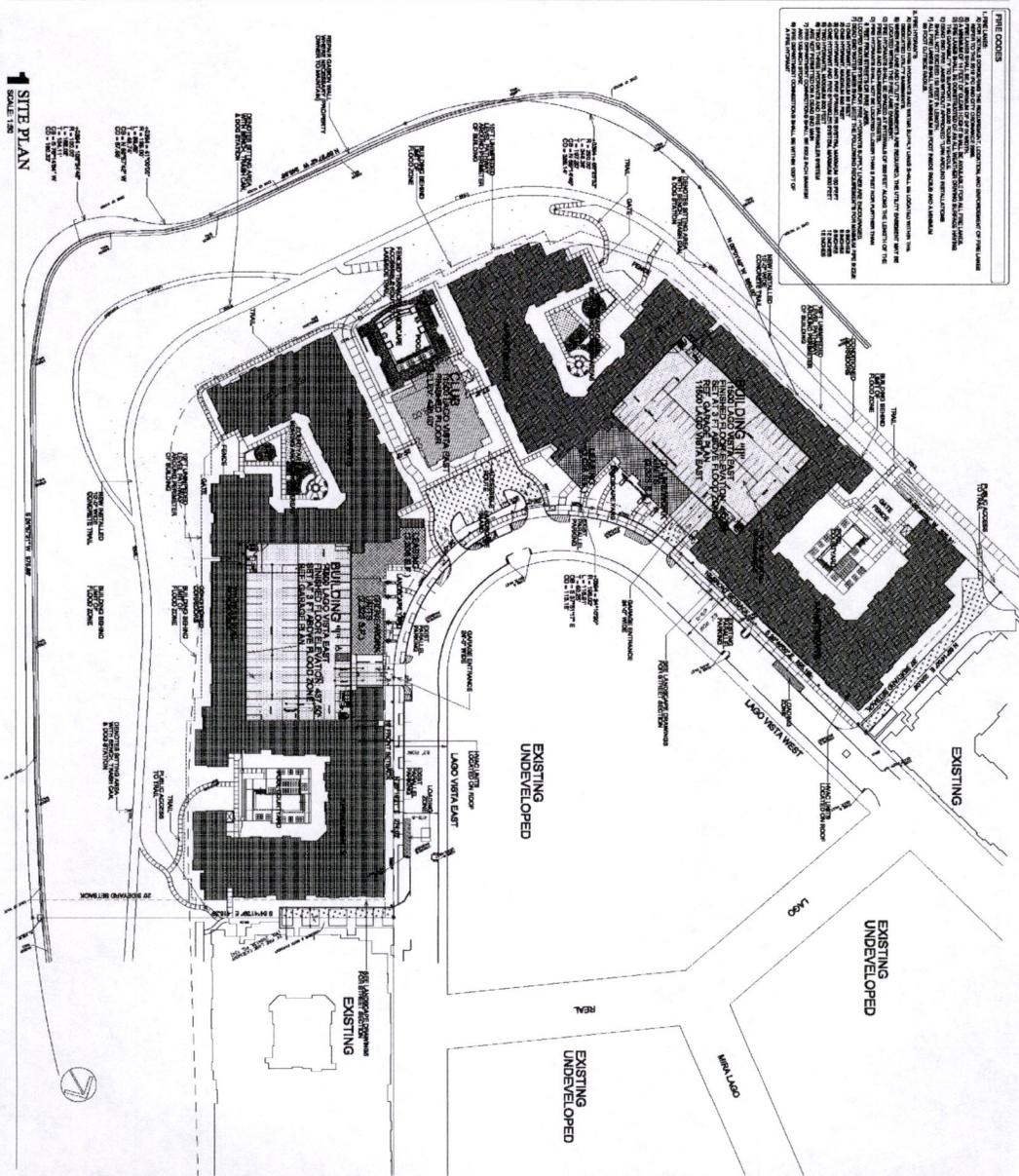
APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Peter G. Smith", written over a horizontal line.

Peter G. Smith, City Attorney

(kbl:5/5/2015:70887)

Resolution No. 2015-037 Exhibit "A" – Detailed Site Plan



FILE CODES

1. THE APPLICANT HAS OBTAINED THE NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT OF THE JURISDICTION OF THE PROJECT AND THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE LOCAL GOVERNMENT OF THE JURISDICTION.

2. THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE LOCAL GOVERNMENT OF THE JURISDICTION.

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9. THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE LOCAL GOVERNMENT OF THE JURISDICTION.

10. THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE LOCAL GOVERNMENT OF THE JURISDICTION.

SITE PLAN
SCALE: 1/8" = 1'-0"

APARTMENT MIX	
APARTMENT MIX	18 BRANCHES
BUILDING 1	18 BRANCHES
BUILDING 2	18 BRANCHES
BUILDING 3	18 BRANCHES
BUILDING 4	18 BRANCHES
BUILDING 5	18 BRANCHES
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BUILDING 97	18 BRANCHES
BUILDING 98	18 BRANCHES
BUILDING 99	18 BRANCHES
BUILDING 100	18 BRANCHES

BGO
BRONKHORST
ARCHITECTS
7740 W. 14TH ST.
DALLAS, TX 75244
(214) 343-1234
www.bgoarchitects.com

LAKE SIDE LOFTS
Farmers Branch, Texas

03-09-15
PROJECT
10147
SHEET NUMBER
A1-01
SITE PLAN

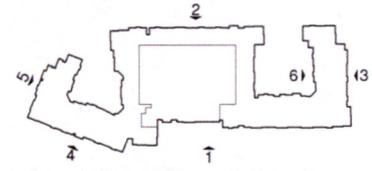
03-09-15

Resolution No. 2015-037
Exhibit "C" – Elevations



2 WEST ELEVATION
SCALE: 1/16"=1'

11 BURNISHED STONE MANUFACTURE: CORONADO COLOR: SANDRA MATERIAL: BRICK MORTAR: BRICK SHOWN	12 BRICK MANUFACTURE: ACME SET: KING COLOR: CRAMSON VEINING: MORTAR: PLAIN GRAY	13 SMOOTH BODY MANUFACTURE: SHERWIN WILLIAMS COLOR: FRANGIPANE SW702	14 TRIM DOORS MANUFACTURE: SHERWIN WILLIAMS COLOR: CREAMY SW702	15 ACCENT SHUTTERS MANUFACTURE: SHERWIN WILLIAMS COLOR: BOLD BRICK SW707	16 SIDING BALCONIES MANUFACTURE: SHERWIN WILLIAMS COLOR: MOIRE SW707	17 ROOF MANUFACTURE: IMPERIAL HD COLOR: ANTIQUE SLATE	18 METAL ROOF MANUFACTURE: BERNICE COLOR: BRICK/CHALK



1 EAST ELEVATION
SCALE: 1/16"=1'



03-09-15

REVISIONS

LAKESIDE LOFTS
Farmers Branch, Texas

REVIEW PRINTS NOT TO BE USED FOR CONSTRUCTION

BGO
architects
4032 Redwing Drive
Addicks, TX 75001
214.520.8878
bgo@bgoarch.com

DATE
03-09-15

PROJECT
10147

SHEET NUMBER

A4-00
BLDG A
ELEVATION

CONSULTANT & ARCHITECT: BGO ARCHITECTS, L.L.C. ALL RIGHTS RESERVED



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 15-PL-10

Agenda Date: 1/25/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number: B.4

Consider a request for final plat approval of Waters Edge Addition, Lot 1, Block A and take appropriate action.

BACKGROUND:

Waters Edge Apartments Phase II, LLC is the owner of 22.396 acres tract of land on the west side of Luna Road, north of Royal Lane, platted in 2014 as Lincoln Royal Revised, Lot 2, Block A, addressed as 11451 Luna Road.

Resolution No. 2012-030 was passed on June 5th, 2012 approving the site plan for Phase I and Phase II of Lincoln Royal, Lot 1 and Lot 2, Block A. Phase I has been completed and Phase II, Lot 2 is under construction.

The owner desires to re-plat the Lot 2 as Waters Edge Addition, Lot 1, Block A. The re-plat is required for abandoning and reconfiguring previously dedicated easements needed for this development. Waters Edge Addition, Lot 1, Block A is the second phase of Lincoln Royal Revised, Lot 2, Block A.

The proposed final plat of Waters Edge Addition, Lot 1, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with Resolution No. 2012-030.

RECOMMENDATION:

City Administration recommends final plat approval of Waters Edge Addition, Lot 1, Block A.

ACTIONS:

1. Motion to APPROVE the final plat of Waters Edge Addition, Lot 1, Block A.
2. Motion to DENY the final plat of Waters Edge Addition, Lot 1, Block A.
3. Any other action desired by the Planning and Zoning Commission.

ATTACHMENTS:

1. Location Map
2. Staff Report
3. Final Plat of Waters Edge Addition, Lot 1, Block A
4. Resolution No. 2012-030



Location Map



Date: 10/23/2015

STAFF REPORT

Case Number: 15-PL-10

Request: Final Plat Approval for Waters Edge Addition, Lot 1, Block A

Address: 11451 Luna Road

Lot Size: 22.396 acres

Petitioner: Waters Edge Apartments Phase II, LLC

Waters Edge Apartments Phase II, LLC is the owner of 22.396 acres tract of land on the west side of Luna Road, north of Royal Lane, platted in 2014 as Lincoln Royal Revised, Lot 2, Block A, addressed as 11451 Luna Road.

Resolution No. 2012-030 was passed on June 5th, 2012 approving the site plan for Phase I and Phase II of Lincoln Royal, Lot 1 and Lot 2, Block A. Phase I has been completed and Phase II, Lot 2 is under construction.

The owner desires to re-plat the Lot 2 as Waters Edge Addition, Lot 1, Block A. This re-plat is required for abandoning and reconfiguring previously dedicated easements needed for this development. Waters Edge Addition, Lot 1, Block A is the second phase of of Lincoln Royal Revised, Lot 2, Block A.

The proposed final plat of Waters Edge, Lot 1, Block A is consistent with the Texas Local Government Code, the City's platting requirements, and Resolution 2012-030.

OWNER'S CERTIFICATION

WHEREAS WATERS EDGE APARTMENTS PHASE II LLC IS THE SOLE OWNER OF A 22.396 ACRE TRACT OF LAND SITUATED IN THE WILLIAM P. SHAHAN SURVEY, ABSTRACT NUMBER 1337, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK 1 OF LINCOLN ROYAL REVISED, AN ADDITION TO THE CITY OF FARMERS BRANCH, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN INSTRUMENT NUMBER 201400230607, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO WATERS EDGE APARTMENTS, PHASE II, L.L.C., RECORDED IN INSTRUMENT NUMBER 201400292543, O.P.R.D.C.T., SAID 22.396 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "HALFF" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF LUNA ROAD (A 114-FOOT PUBLIC RIGHT-OF-WAY), WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL LANE, (A 100-FOOT WIDE PUBLIC RIGHT-OF-WAY) AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1;

THENCE SOUTH 89°17'02" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 464.12 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID LINCOLN ROYAL REVISED;

THENCE ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 AND SAID LOT 1, BLOCK 1, THE FOLLOWING;

NORTH 00°42'58" WEST, A DISTANCE OF 497.94 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER;

SOUTH 89°09'58" WEST, A DISTANCE OF 40.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR CORNER;

NORTH 62°29'15" WEST, AT A DISTANCE OF 535.61 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR REFERENCE, CONTINUING IN ALL FOR A DISTANCE OF 585.61 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 2, BLOCK 1 AND THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 1, AND BEING IN THE SOUTHEASTERLY LINE OF AN IMPOUNDMENT AREA EASEMENT DESCRIBED AS "LAKE AREA" IN TRACT D OF PARK WEST, PHASE 3, AN ADDITION TO THE CITY OF FARMERS BRANCH, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 87112, PAGE 5310, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE POINT CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 23°20'00" WEST, A DISTANCE OF 253.00 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 AND SAID IMPOUNDMENT AREA EASEMENT, THE FOLLOWING;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34°07'00" FOR AN ARC LENGTH OF 150.65 FEET, A CHORD BEARING OF NORTH 49°36'30" EAST AND A CHORD DISTANCE OF 148.43 FEET TO THE POINT OF TANGENCY;

NORTH 32°33'00" EAST, A DISTANCE OF 501.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS 253.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'00" FOR AN ARC LENGTH OF 115.03 FEET, A CHORD BEARING OF NORTH 19°31'30" EAST AND A CHORD DISTANCE OF 114.04 FEET TO THE POINT OF TANGENCY;

NORTH 06°30'00" EAST, A DISTANCE OF 21.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF TWO LAS COLINAS CROSSING, AN ADDITION TO THE CITY OF FARMERS BRANCH, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 2000222, PAGE 1787, D.R.D.C.T.;

THENCE SOUTH 89°07'53" EAST ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 1 AND SAID LOT 1, BLOCK A, AT A DISTANCE OF 50.00 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR REFERENCE, CONTINUING IN ALL FOR A DISTANCE OF 643.12 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5310" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A AND BEING IN THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF LUNA ROAD;

THENCE SOUTH 00°52'07" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,384.86 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5310" FOUND FOR THE NORTH END OF THE AFOREMENTIONED CORNER CLIP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF LUNA ROAD WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL LANE;

THENCE SOUTH 45°04'35" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 21.51 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 975,572 SQUARE FEET OR 22.396 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, JEFF COURTWRIGHT, ACTING BY AND THROUGH WATERS EDGE APARTMENTS PHASE II LLC, A DELAWARE LIMITED LIABILITY COMPANY, DULY AUTHORIZED SO TO ACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **WATERS EDGE ADDITION, LOT 1, BLOCK A**, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON, THE EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. NO PERMANENT STRUCTURES (BUILDINGS, FENCES, TREES, SHRUBS, OR PAVING) SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS SAID EASEMENTS AS SHOWN, EXCEPT WITH THE WRITTEN PERMISSION OF THE CITY OF FARMERS BRANCH, TEXAS, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES, ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT AND PRIVILEGE TO REMOVE AND KEEP REMOVED ALL OR ANY PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, PAVING OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE UTILITY SYSTEM LOCATED WITHIN THE EASEMENT, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE RECONSTRUCTION, RELOCATION, OR OTHER REPLACEMENT OF ANY BUILDINGS, FENCES, TREES, SHRUBS, PAVING OR OTHER IMPROVEMENTS OR GROWTHS WITHIN SUCH EASEMENTS SHALL ACCRUE NO RESPONSIBILITY OR LIABILITY TO THE CITY OF FARMERS BRANCH, TEXAS. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.) THERE WILL BE NO PERMANENT STRUCTURES (BUILDINGS, FENCES, TREES, SHRUBS, PAVING OR OTHER IMPROVEMENTS OR GROWTHS) OR OBSTRUCTIONS BUILT, PLACED OR PLANTED WITHIN THE 100 YEAR FLOOD PLAIN. THE MAINTENANCE OF ALL EASEMENTS SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF FARMERS BRANCH, TEXAS.

EXECUTED THIS THE ____ DAY OF _____, 2016.

WATERS EDGE APARTMENTS PHASE II LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LPC MANAGER, INC.,
A TEXAS LIMITED LIABILITY COMPANY

BY: LPC MANAGER, INC.,
A DELAWARE CORPORATION,
MANAGING MEMBER

BY: JEFF COURTWRIGHT, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF COURTWRIGHT, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOOD PLAIN STATEMENT:

THIS PLAT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEEES, SUCCESSORS, AND ASSIGNS:

THE EXISTING WATER COURSES, CREEK WITH ITS FLOOD PLAIN TRAVERSING WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN AREA AT ALL TIMES AND WILL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE IN WATERS EDGE ADDITION, THE CITY OF FARMERS BRANCH WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OR OPERATION OF SAID WATER COURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOOD PLAIN.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN 100 YEAR FLOOD PLAIN, AS HERINAFTER DEFINED IN WATERS EDGE ADDITION, UNLESS APPROVED BY THE CITY ENGINEER. THE PROPERTY OWNER SHALL KEEP THE 100 YEAR FLOOD PLAIN TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF FARMERS BRANCH SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATER COURSES THROUGH WATERS EDGE ADDITION, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF FARMERS BRANCH SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE 100 YEAR FLOOD PLAIN.

BUILDINGS ADJACENT TO THE FLOOD PLAIN WITHIN THIS SUBDIVISION SHALL BE BUILT TO MINIMUM FLOOR ELEVATIONS AS REQUIRED BY FLOOD PLAIN ADMINISTRATOR.

MARC BENTLEY, P.E., CFM
CITY ENGINEER/FLOOD PLAIN MANAGER

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED) AND THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a) (b) (c) (d) & (e); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE ____ DAY OF _____, 2016.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

Preliminary
This document shall not be recorded for any purpose and shall not be viewed or relied upon as a final survey document.
For Review Purposes Only
David J. De Weird, R.P.L.S.
Registration No. 5066
January 18, 2016

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE: _____

APPROVED BY THE CITY OF FARMERS BRANCH, TEXAS ON THIS THE ____ DAY OF _____, 2016.

MAYOR, CITY OF FARMERS BRANCH, TEXAS

ATTEST:

CITY SECRETARY

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	40.84'	26.00'	90°00'00"	36.77'	N44°17'02"E
C2	40.12'	26.00'	88°24'55"	36.26'	N44°55'26"W
C3	41.56'	26.00'	91°35'05"	37.27'	S45°04'35"W
C4	83.12'	52.00'	91°35'05"	74.55'	S45°04'35"W
C5	40.84'	26.00'	90°00'00"	36.77'	N45°52'07"E
C6	38.29'	26.00'	84°23'22"	34.93'	S41°19'34"E
C7	38.29'	26.00'	84°23'22"	34.93'	N43°03'48"E
C8	13.69'	10.00'	78°27'44"	12.65'	N38°21'45"W
C9	109.55'	40.00'	156°55'29"	78.38'	S00°52'07"W
C10	13.69'	10.00'	78°27'44"	12.65'	N40°05'59"E
C11	40.84'	26.00'	90°00'00"	36.77'	N44°07'53"W
C12	40.84'	26.00'	90°00'00"	36.77'	N45°52'07"E
C13	40.84'	26.00'	90°00'00"	36.77'	N44°07'53"W
C14	40.84'	26.00'	90°00'00"	36.77'	S44°07'53"E
C15	13.35'	27.68'	27°37'33"	13.22'	N77°54'31"E
C16	12.54'	28.13'	25°32'14"	12.43'	N75°17'50"W
C17	40.88'	26.00'	90°04'45"	36.79'	S45°54'29"W
C18	40.84'	26.00'	90°00'00"	36.77'	S45°52'07"W

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C19	40.84'	26.00'	90°00'00"	36.77'	S44°07'53"E
C20	11.71'	26.00'	25°48'06"	11.61'	N77°58'04"E
C21	29.23'	52.00'	32°12'15"	28.84'	S74°46'00"W
C22	29.23'	52.00'	32°12'14"	28.84'	S73°01'45"E
C23	11.55'	26.00'	25°26'31"	11.45'	N76°24'37"W
C24	40.84'	26.00'	90°00'00"	36.77'	S45°52'07"W
C25	41.56'	26.00'	91°35'05"	37.27'	N44°55'26"W
C26	40.84'	26.00'	90°00'00"	36.77'	S45°42'58"E
C27	41.56'	26.00'	91°35'05"	37.27'	S45°04'34"W
C28	40.84'	26.00'	90°00'00"	36.77'	N44°07'53"W
C29	40.12'	26.00'	88°24'55"	36.26'	N45°04'34"E
C30	40.84'	26.00'	90°00'00"	36.77'	S44°07'53"E
C31	40.84'	26.00'	90°00'00"	36.77'	S45°52'07"W
C32	40.84'	26.00'	90°00'00"	36.77'	N44°07'53"W
C33	40.51'	26.00'	89°15'57"	36.53'	N45°30'05"E
C34	81.02'	52.00'	89°15'57"	73.07'	S45°30'05"W
C35	40.84'	26.00'	90°00'00"	36.77'	N45°52'07"E

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S0°42'58"E	145.45'
L2	S89°17'02"W	261.93'
L3	S89°17'02"W	342.02'
L4	N0°52'07"E	849.66'
L5	S89°07'53"E	237.50'
L6	S44°07'53"E	64.21'
L7	S89°07'53"E	12.48'
L8	N0°52'07"E	7.12'
L9	S44°07'53"E	55.34'
L10	S89°07'53"E	69.37'
L11	N0°52'07"E	358.81'
L12	S89°07'53"E	15.00'
L13	N0°52'07"E	358.81'
L14	S89°07'53"E	162.42'
L15	N0°52'07"E	206.41'
L16	N89°07'53"W	103.49'
L17	S0°52'07"W	585.02'
L18	S89°07'53"E	15.00'
L19	S0°52'07"W	515.36'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L20	N89°07'53"W	7.51'
L21	N0°52'07"E	15.00'
L22	N89°07'53"W	7.51'
L23	S0°52'07"W	69.67'
L24	N89°07'53"W	118.49'
L25	N0°52'07"E	250.84'
L26	S89°07'53"E	126.00'
L27	N0°52'07"E	15.00'
L28	S89°07'53"E	126.00'
L29	N0°52'07"E	261.79'
L30	S89°07'53"E	126.00'
L31	N0°52'07"E	15.00'
L32	S89°07'53"E	126.00'
L33	N0°52'07"E	245.70'
L34	N89°17'02"E	126.05'
L35	N89°17'02"E	61.56'
L36	S0°42'58"E	130.45'
L37	S89°17'02"W	65.17'
L38	N0°52'07"E	130.50'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L39	S89°17'02"W	15.00'
L40	N0°42'58"W	90.34'
L41	S45°42'58"E	5.81'
L42	S89°17'02"W	98.38'
L43	N44°17'02"E	12.77'
L44	N0°42'58"W	200.45'
L45	N44°55'26"W	19.63'
L46	S89°07'53"E	86.76'
L47	S44°07'53"E	20.36'
L48	S0°52'07"W	50.15'
L49	S44°07'53"E	23.20'
L50	S61°24'58"E	12.42'
L51	N0°52'07"E	11.30'
L52	S61°24'58"E	22.58'
L53	S44°07'53"E	31.70'
L54	S0°52'07"W	50.15'
L55	S89°07'53"E	86.63'
L56	N44°55'26"W	31.81'
L57	N0°42'58"W	212.76'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L58	N44°17'02"E	25.19'
L59	S89°17'02"W	110.81'
L60	S45°42'58"E	18.23'
L61	N45°52'07"E	22.42'
L62	N0°52'07"E	14.99'
L63	N89°07'53"W	10.00'
L64	N0°52'07"E	19.13'
L65	N45°52'07"E	26.56'
L66	N0°52'07"E	1.61'
L67	N89°07'53"W	26.00'
L68	N89°17'02"E	84.97'
L69	N0°42'58"W	382.85'
L70	N89°07'53"W	78.99'
L71	S0°42'58"E	84.58'
L72	S89°09'58"W	20.57'
L73	N62°29'15"W	6.17'
L74	N0°42'58"W	81.71'
L75	N89°07'53"W	238.13'
L76	N0°52'07"E	68.24'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L77	S89°07'53"E	26.00'
L78	S0°52'07"W	68.24'
L79	N0°52'07"E	100.68'
L80	N0°52'07"E	119.42'
L81	N89°07'53"W	233.92'
L82	N0°52'07"E	26.00'
L83	S89°07'53"E	68.00'
L84	N0°52'07"E	279.71'
L85	N89°07'53"W	71.67'
L86	N0°52'07"E	25.99'
L87	S89°07'53"E	123.67'
L88	S0°52'07"W	61.95'
L89	N89°07'53"W	253.04'
L90	S0°52'07"W	31.94'
L91	N89°03'08"W	10.89'
L92	S0°52'07"W	144.38'
L93	N89°07'53"W	51.00'
L94	S0°52'07"W	207.79'
L95	S89°07'53"E	88.68'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L96	S0°52'07"W	28.59'
L97	S89°07'53"E	100.00'
L98	N89°07'52"W	100.00'
L99	S0°52'07	



**FARMERS
BRANCH**

RESOLUTION NO. 2012-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A SITE PLAN, INCLUSIVE OF BUILDING ELEVATIONS AND LANDSCAPE PLAN, FOR A 43.30 ACRE TRACT OF LAND CURRENTLY DESCRIBED AS LOTS 4, 5, 6 AND 7, BLOCK 2, PARK WEST PHASE 3, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, AND LOCATED IN PLANNED DEVELOPMENT NO. 96 (PD-96); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the prospective purchaser of a 43.3 acre tract of land presently described as Lots 4, 5, 6 and 7, Block 2, Park West Phase 3, an Addition to the City of Farmers Branch, Dallas County, Texas (“the Property”), which is located in Planned Development No. 96 (“PD-96”), has, with the consent of the owner of the Property, made application for a site plan for the development on the Property; and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the site plan and associated drawings, including, but not limited to, building elevations and landscape plan, 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 in accordance with the Site Plan, Building Elevations, and Landscape Plan attached hereto as Exhibits “A,” “B,” and “C,” respectively, which are hereby approved.

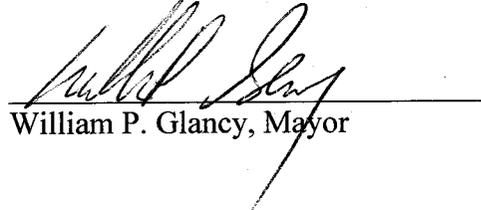
SECTION 2. This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, THIS 5TH DAY OF JUNE, 2012.**

ATTEST:


Angela Kelly, City Secretary

APPROVED:


William P. Glancy, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney

Resolution No. 2012-030 Exhibit "A" – Site Plan

THE SHEET IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS, L.L.C. ANY CHANGES TO THE SHEET MUST BE MADE BY THE ARCHITECTS, L.L.C. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SHEET.

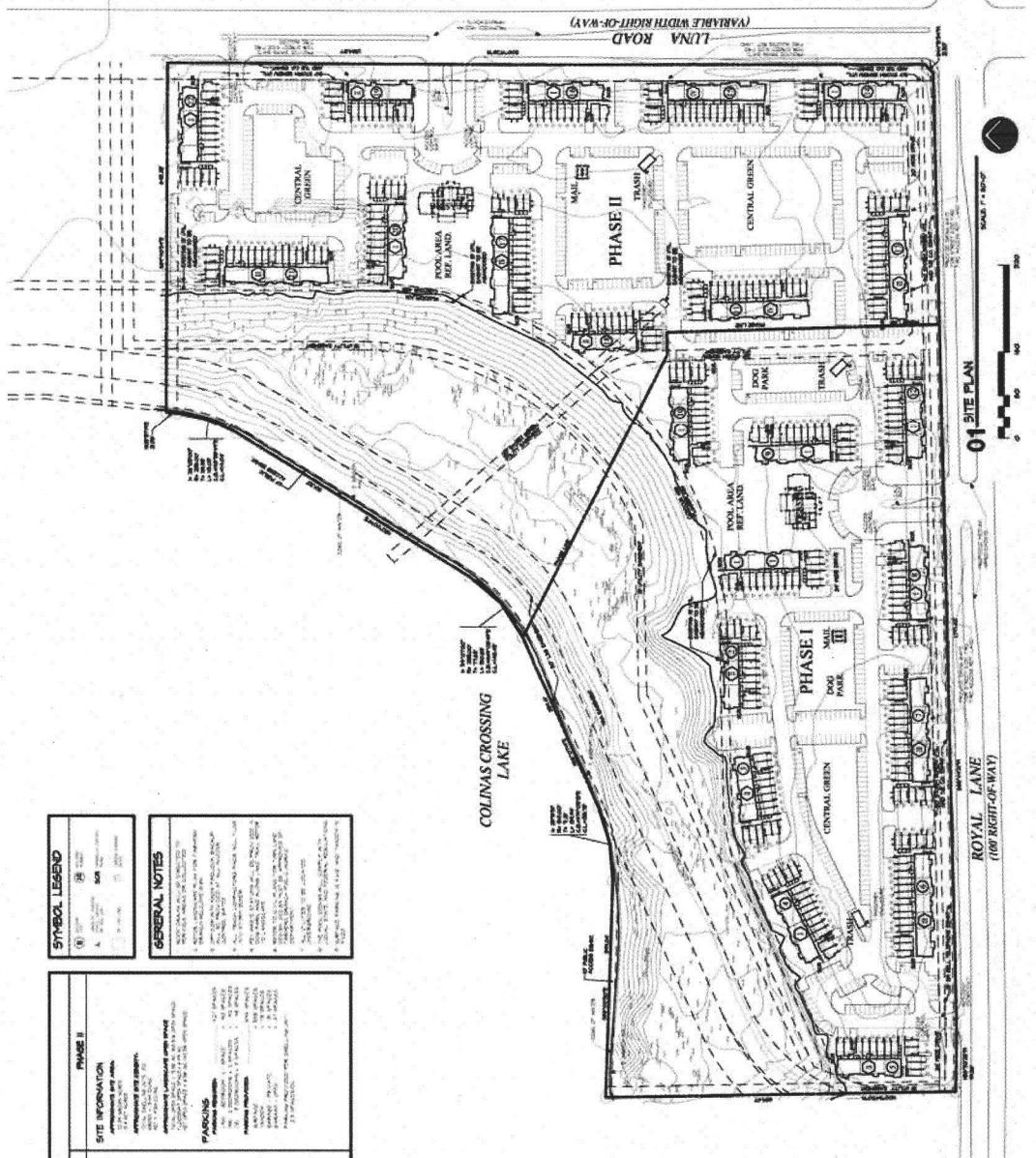
INCOMPLETE

THIS SHEET IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS, L.L.C. ANY CHANGES TO THE SHEET MUST BE MADE BY THE ARCHITECTS, L.L.C. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SHEET.

Womack+Hampton
ARCHITECTS, L.L.C.

LINCOLN ROYAL
PROPERTY COMPANY

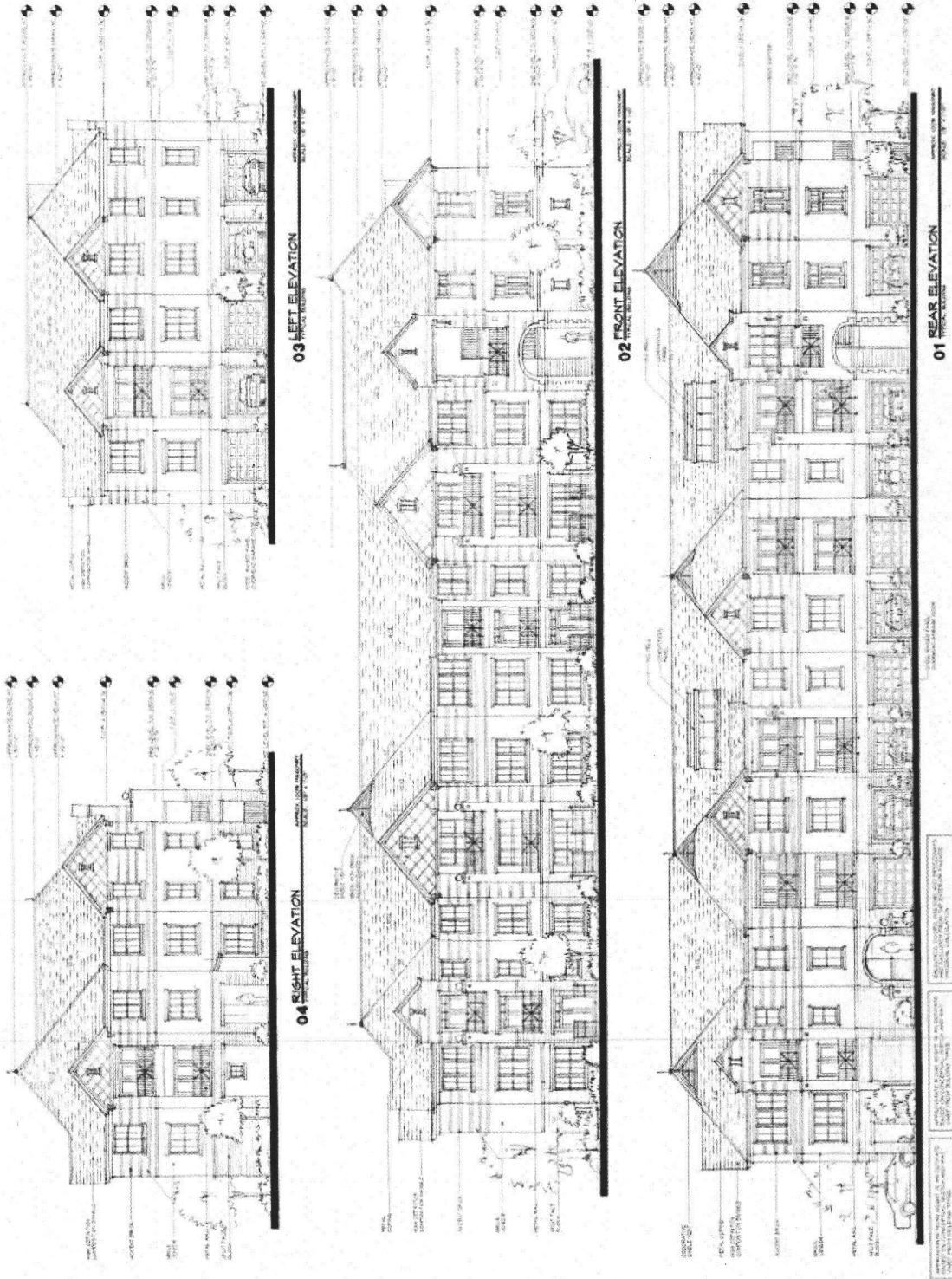
A1.1
SITE



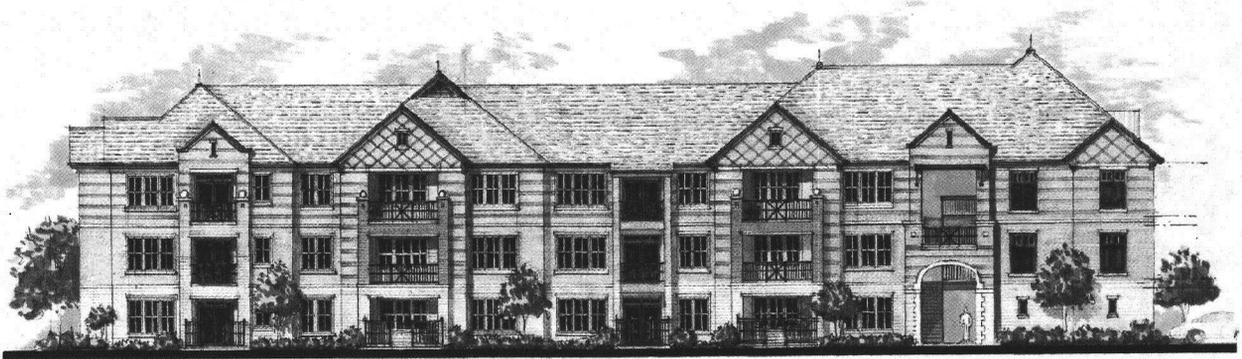
SITE SUMMARY	
<p>PHASE I</p> <p>SITE INFORMATION</p> <p>APPROXIMATE AFT AREA: 100,000 SQ FT</p> <p>APPROXIMATE GROUND COVER: 100,000 SQ FT</p> <p>APPROXIMATE TOTAL AREA: 100,000 SQ FT</p> <p>PARKING</p> <p>PHASE I: 100 SPACES</p> <p>PHASE II: 100 SPACES</p> <p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. 2. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SHEET. 3. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS. 4. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY PERMITS OR REGULATIONS. 5. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY UTILITIES OR SERVICES. 6. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY LANDSCAPING OR PLANTING. 7. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY FURNITURE OR FIXTURES. 8. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY MATERIALS OR FINISHES. 9. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY CONTRACTORS OR SUBCONTRACTORS. 10. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY DELAYS OR SCHEDULE CHANGES. 	<p>PHASE II</p> <p>SITE INFORMATION</p> <p>APPROXIMATE AFT AREA: 100,000 SQ FT</p> <p>APPROXIMATE GROUND COVER: 100,000 SQ FT</p> <p>APPROXIMATE TOTAL AREA: 100,000 SQ FT</p> <p>PARKING</p> <p>PHASE I: 100 SPACES</p> <p>PHASE II: 100 SPACES</p> <p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. 2. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SHEET. 3. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION COSTS. 4. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY PERMITS OR REGULATIONS. 5. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY UTILITIES OR SERVICES. 6. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY LANDSCAPING OR PLANTING. 7. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY FURNITURE OR FIXTURES. 8. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY MATERIALS OR FINISHES. 9. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY CONTRACTORS OR SUBCONTRACTORS. 10. THE ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY DELAYS OR SCHEDULE CHANGES.

01 SITE PLAN

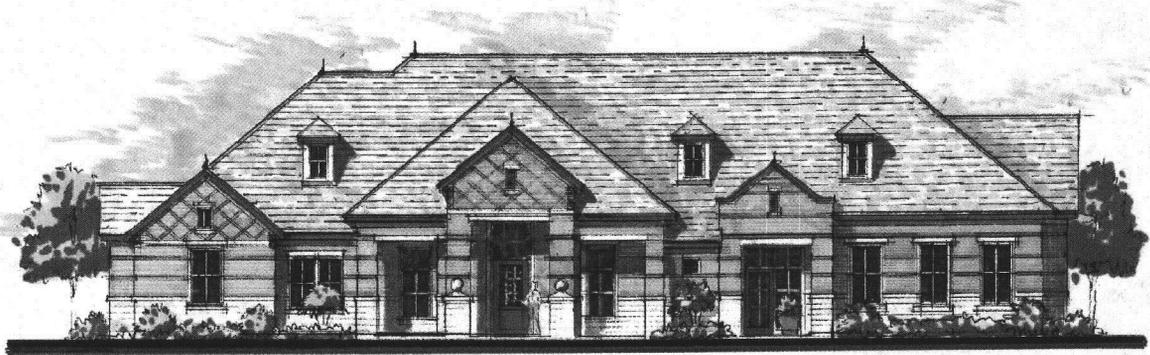
Resolution No. 2012-030
Exhibit "B" – Site Plan: Building Elevations



Resolution No. 2012-030
Exhibit "B" – Site Plan: Building Elevations (cont')



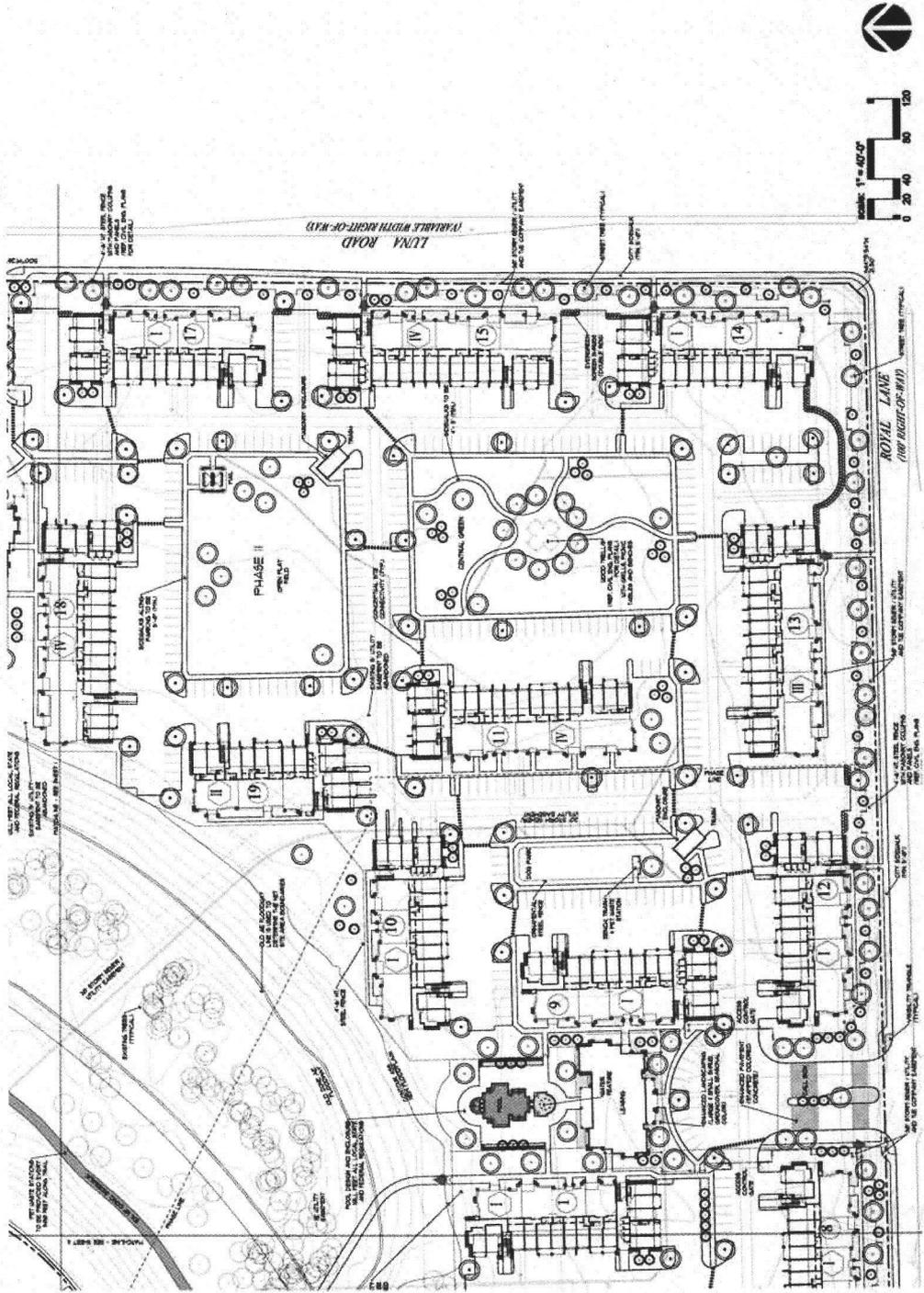
Proposed Residential Building



Proposed Community Center and Lease Center

Resolution No. 2012-030
Exhibit "C" – Site Plan: Landscape Plan (Central Section)

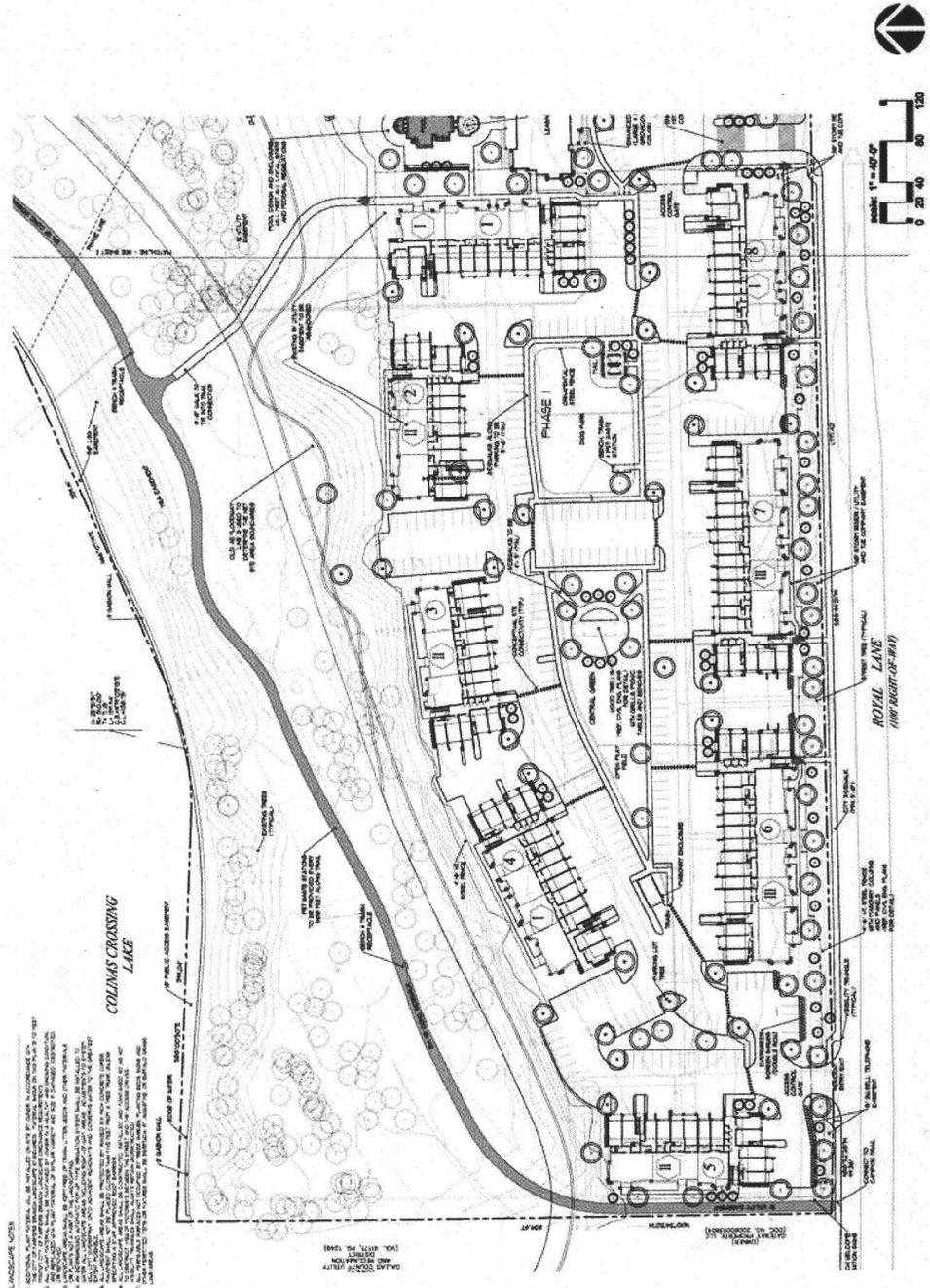
	<p>PRELIMINARY</p> <p>THIS DRAWING AND ANY PART THEREOF IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ENVIRO DESIGN LANDSCAPE ARCHITECTURE. ANY REVISIONS TO THIS DRAWING SHALL BE INDICATED BY A REVISION TABLE.</p>	<p>REVISIONS</p>	<p align="center">LINCOLN ROYAL FARMERS BRANCH, TEXAS LINCOLN PROPERTY COMPANY</p>	<p>SCALE 1" = 40'-0"</p>	<p>DATE 08 MAY 2012</p>	<p>CONVENTIONAL LANDSCAPE PLAN</p>	<p>SHEET 2L OF 3</p>
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File Name: 08120303.dwg
 Date Plotted: 05/09/2012 11:03:58 AM

Resolution No. 2012-030
Exhibit "C" – Site Plan: Landscape Plan (South Section)

	<p>PRELIMINARY</p> <p>LANDSCAPE ARCHITECTURE</p> <p>1000 WEST 10TH STREET, SUITE 100 FORT WORTH, TEXAS 76102</p>	<p>LINCOLN ROYAL</p> <p>LINCOLN PROPERTY COMPANY FARMERS BRANCH, TEXAS</p>	<p>SCALE 1" = 40'-0"</p>	<p>DATE 06 MAY 2012</p>	<p>SHEET 3L of 3</p>
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File Name: 04/04/2012 - 130000



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 15-PL-12

Agenda Date: 1/25/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Plat

Agenda Number: C.1

Consider a request for final plat approval of Vita On Spring Valley, Lots 1-34, Block A and Lot 1X, Block B, take appropriate action.

BACKGROUND:

River Road Development is the owner of 1.659 acres tract of land addressed as 4060 Spring Valley Road. The property, also located at the southeast corner of Spring Valley Road and Parkside Boulevard, is presently platted as Lot 1, Block B, Parkside Center, platted in 1997. Ordinance No. 3338 was passed on September 18th, 2015 granting a specific use permit and site plan approval for the development. The owner desires to re-plate the property as Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B for development as townhomes.

Texas Local Government Code requires that a public hearing be conducted for all residentially zoned re-plats that do not vacate a preceding plat. Public hearing notices were published in the newspaper and mailed to all property owners within 200 feet of the proposed development as required on a residential re-plat.

The proposed final plat of Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B is consistent with the Texas Local Government Code, the City's platting requirements, and Ordinance No. 3338.

RECOMMENDATION:

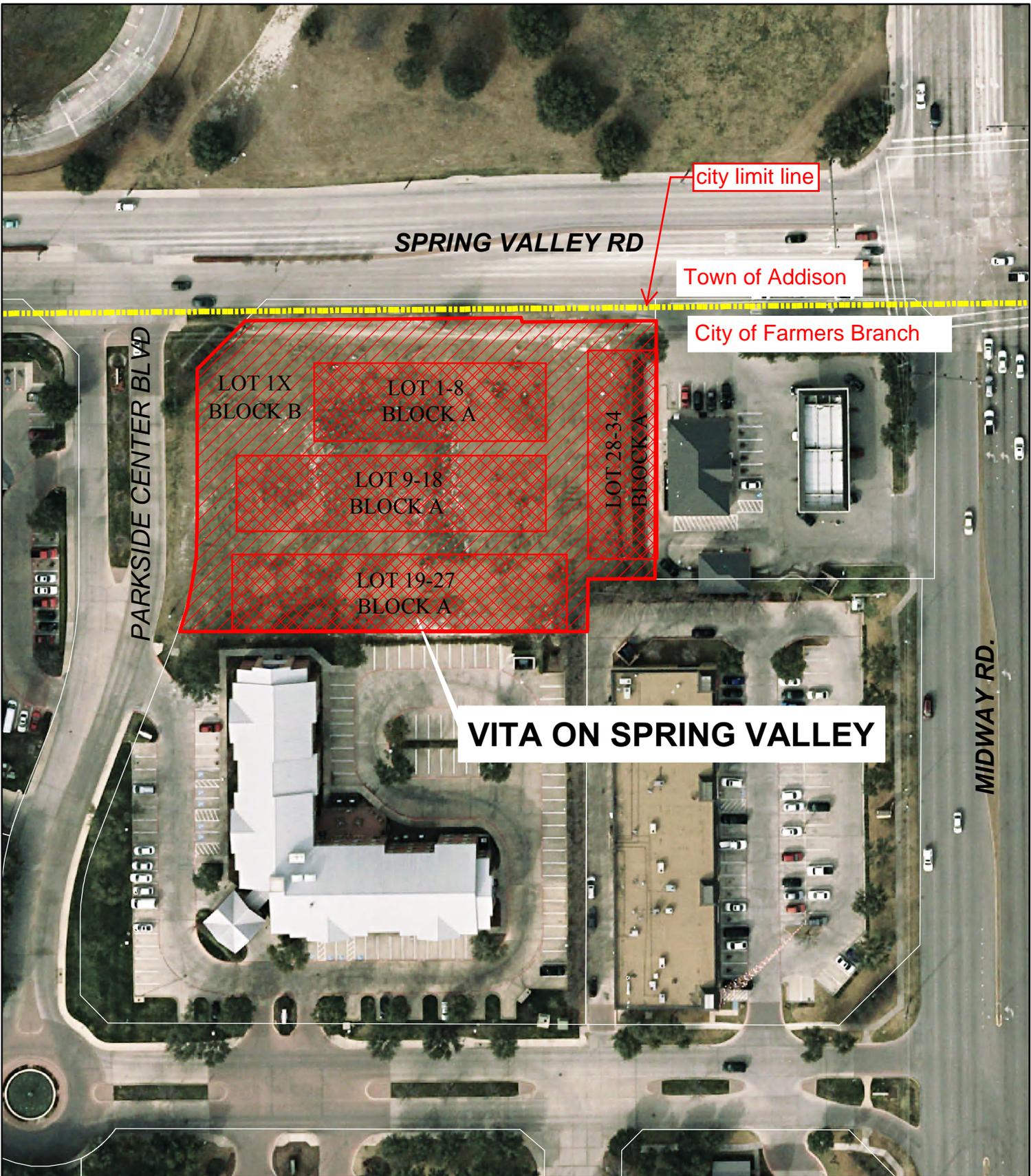
City Administration recommends final plat approval of Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B.

ACTIONS:

1. Motion to APPROVE the final plat of Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B.
2. Motion to DENY the final plat of Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B.
3. Any other action desired by the Planning and Zoning Commission

ATTACHMENTS:

1. Location Map
2. Staff Report
3. Final Plat of Vita On Spring Valley, Lots 1 through 34, Block A and Lot 1X, Block B.
4. Ordinance No. 3338



Location Map



Date: 10/23/2015

STAFF REPORT

Case Number: 15-PL-12

Request: Public Hearing: Consider Final Plat Approval for Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B

Address: 4060 Spring Valley Road

Lot Size: 1.659 acres

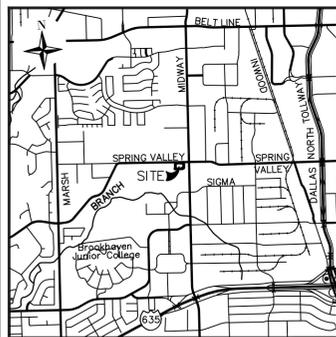
Petitioner: River Road Development, LLC

River Road Development is the owner of 1.659 acres tract of land addressed as 4060 Spring Valley Road. The property, also located at the southeast corner of Spring Valley Road and Parkside Boulevard, is presently platted as Lot 1, Block B, Parkside Center, platted in 1997.

Ordinance No. 3338 was passed on September 18th, 2015 granting a specific use permit and site plan approval for the development. The owner desires to re-plat the property as Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B for development as townhomes.

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The proposed final plat of Vita On Spring Valley, Lots 1 through 34, Block A, and Lot 1X, Block B is consistent with the Texas Local Government Code, the City's platting requirements, and Ordinance No. 3338.



VICINITY MAP
NOT TO SCALE

NOTES

- 1. Bearings and coordinates are based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Elevations based on City of Farmers Branch datum using the following benchmarks: Monument 18 at the NE corner of Simonton Rd. and Midway Rd. Elevation = 599.761' Monument 19 at the NW corner of Spring Valley Rd. and Gillis Rd. Elevation = 597.8' 2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, incorporated Areas, Panel 160 of 725, Map Numbers 481300180K, Map Revised Date: JULY 7, 2014, the subject property is located in ZONE X "Areas determined to be outside the 0.2% annual chance floodplain. This statement does not reflect any type of flood study by this firm.

- 3. Lot 1X, Block B, (0.7474 acres), includes all areas within the boundaries of this plot lying outside the residential lots (1 through 34, Block A) and is designated as a Mutual Access, Common Area lot owned and maintained by Home Owners Association which includes existing utility, sidewalk, and access easements. All paved areas within Lot 1X, Block B, are for public vehicular access, and pedestrian access and parking as defined by the approved site plan. Lot 1X provides area necessary for the installation of non-City utilities. Placement locations of non-City utilities are subject to city of Farmers Branch approval.

- 4. HOME OWNERS ASSOCIATION is responsible for all maintenance within the limits of Lot 1X, Block B except for public water mains and fire hydrants. Home Owners Association maintenance responsibility includes, but is not limited to maintenance of sanitary sewer and storm sewer infrastructure, fire lanes, common areas, water features, private utilities, parking spaces, all paving, striping and markers, driveways, walks, monument signs, building exteriors, gates, fences, access easements, medians, street lights, special paved surfaces, streetscape and landscaping, including all sidewalk surfaces in easements within the boundaries of this plot.

- 5. Previously platted building lines as shown on Lot 1, Block B, Parkside Center Addition, recorded in Volume 97244, Page 87, OPRDCT are hereby abandoned by this plat.

LEGEND table with columns for SYMBOL and DESCRIPTION, including OPRDCT, OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS, and PLAT CALL.

OWNER: RIVER ROAD DEVELOPMENT, LLC 9 PROFESSIONAL DRIVE BELLA VISTA, AR 72715

ENGINEER: EVOLVING TEXAS 420 THROCKMORTON STREET, SUITE 930 FORT WORTH, TX 76102

SURVEYOR: YAZEL PEEBLES & ASSOCIATES LLC PO BOX 210097 BEDFORD, TX 76095 PHONE: 682.233.2030



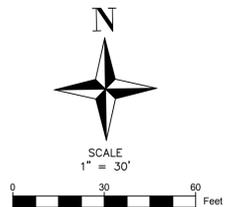
YAZEL PEEBLES & ASSOCIATES LLC P.O. Box 210097 Bedford, TX 76095

WATER EASEMENT LINE TABLE with columns for BEARING, LENGTH, BEARING, and LENGTH, listing 32 water easement lines (WL1-WL32).

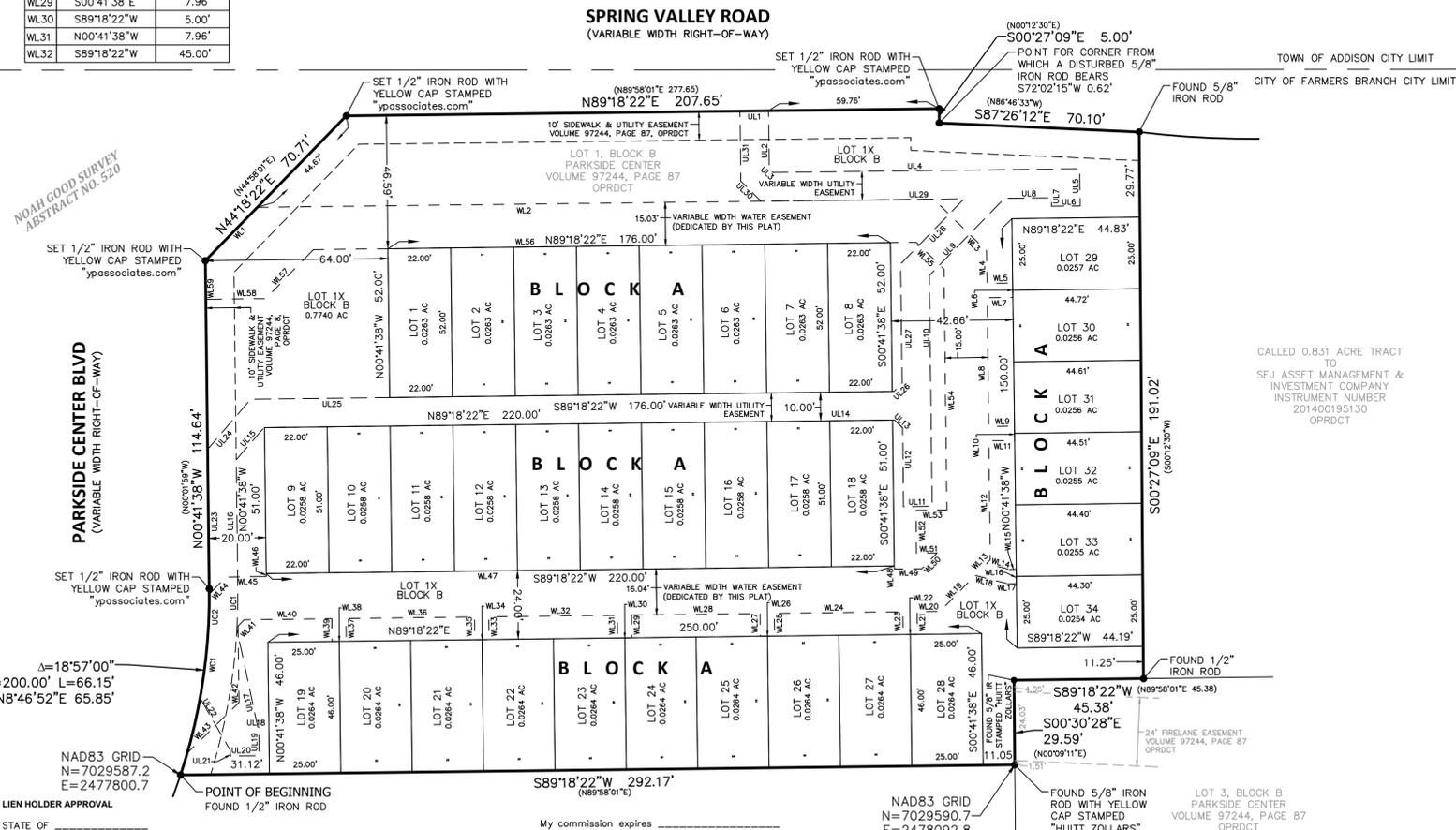
WATER EASEMENT CURVE TABLE with columns for DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD DISTANCE, listing two curve entries (WC1, WC2).

UTILITY EASEMENT CURVE TABLE with columns for DELTA, RADIUS, LENGTH, CHORD BEARING, and CHORD DISTANCE, listing two curve entries (UC1, UC2).

UTILITY EASEMENT LINE TABLE with columns for BEARING, LENGTH, BEARING, and LENGTH, listing 16 utility easement lines (UL1-UL16).



SPRING VALLEY ROAD (VARIABLE WIDTH RIGHT-OF-WAY)



LIEN HOLDER APPROVAL STATE OF COUNTY OF

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Mutual of Omaha Bank, A Federal Savings Bank being the Lien Holder of the above described property, acting by and through...

EXECUTED this the ___ day of ___, 2016.

By: Title:

STATE OF TEXAS COUNTY OF DALLAS

Before Me, the undersigned authority, on this day personally appeared for Mutual of Omaha Bank, A Federal Savings Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ___ day of ___, 2016.

Notary Public in and for the State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

THAT, I, KENNETH H. YAZEL JR., do hereby declare that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Farmers Branch.

Kenneth H. Yazel Jr. Date Registered Professional Land Surveyor No. 6182

STATE OF TEXAS COUNTY OF DALLAS

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ___ day of ___, 2016.

Notary Public in and for the State of Texas

CALLED 0.831 ACRE TRACT TO SEJ ASSET MANAGEMENT & INVESTMENT COMPANY INSTRUMENT NUMBER 201400195130 OPRDCT

OWNER'S CERTIFICATION STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, River Road Development, LLC, is the sole owner of all of the following tract of land, described in Special Warranty Deed to River Road Development, LLC, recorded in Instrument Number 201500236313 Official Public Records, Dallas County, Texas, (OPRDCT), situated in the N. Good Survey, Abstract Number 520, located in the City of Farmers Branch, Dallas County, Texas and being all of Lot 1, Block B, Parkside Center, an addition to the City of Farmers Branch, Dallas County, Texas according to the plat thereof recorded in Volume 97244, Page 87, OPRDCT, said tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod at the southwest corner of said Lot 1, Block B, Parkside Center, the northwest corner of Lot 2, Block B, Parkside Center, recorded in Volume 97244, Page 87, OPRDCT, and on the east Right-of-Way line of Parkside Center Boulevard (Variable Width) in a curve to the left having a radius of 200.00 feet, and whose chord bears North 08 degrees 46 minutes 52 seconds East, a distance of 65.85 feet;

THENCE in a northerly direction with the east Right-of-Way line of Parkside Center Boulevard, the west line of said Lot 1, and along said curve to the left, through a central angle of 18 degrees 57 minutes 00 seconds and an arc-length of 66.15 feet to a set 1/2" iron rod with yellow cap stamped "ypassociates.com";

THENCE North 00 degrees 41 minutes 38 seconds West, continuing with the west line of said Lot 1 and the east Right-of-Way line of said Parkside Center Boulevard a distance of 114.64 feet, to a set 1/2" iron rod with yellow cap stamped "ypassociates.com" at the western most northwest corner of said Lot 1 at a flare in the east Right-of-Way line of Parkside Center Boulevard;

THENCE North 44 degrees 18 minutes 22 seconds East, continuing with the west line of said Lot 1 and Right-of-Way flare between the east Right-of-Way line of Parkside Center Boulevard and the south Right-of-Way line of Spring Valley Road (Variable Width), a distance of 70.71 feet to a set 1/2" iron rod with yellow cap stamped "ypassociates.com" at the northern most northwest corner of said Lot 1, and on the south Right-of-Way line of said Spring Valley Road;

THENCE North 89 degrees 18 minutes 22 seconds East, with the north line of said Lot 1 and the south Right-of-Way line of Spring Valley Road, a distance of 207.65 feet, to a set 1/2" iron rod with yellow cap stamped "ypassociates.com", at an angle point in the north line of said Lot 1;

THENCE South 00 degrees 27 minutes 09 seconds East, with the north line of said Lot 1, to an angle point for corner in the north line of said Lot 1 and the south Right-of-Way line of said Spring Valley Road, a distance of 5.00 feet, to a point for corner, from which a disturbed 5/8" iron rod bears South 72 degrees 02 minutes 15 seconds West, a distance of 0.62 feet;

THENCE South 87 degrees 26 minutes 12 seconds East, continuing with the north line of said Lot 1 and the south Right-of-Way line of said Spring Valley Road, a distance of 70.10 feet to a found 5/8" iron rod at the northeast corner of said Lot 1 and the northwest corner of a called 0.831 acre tract described in the Special Warranty Deed to SEJ Asset Management & Investment Company, recorded in Instrument Number 201400195130, OPRDCT;

THENCE South 00 degrees 27 minutes 09 seconds East, with the east line of said Lot 1 and the west line of said 0.831 acre tract, a distance of 191.02 feet, to a found 1/2" iron rod at the southeast corner of said Lot 1, the southwest corner of said 0.831 acre tract, and on the north line of Lot 3, Block B, Parkside Center, recorded in Volume 97244, Page 87, OPRDCT;

THENCE South 89 degrees 18 minutes 22 seconds West, with the south line of said Lot 1 and the north line of said Lot 3, a distance of 45.38 feet, to a found 5/8" iron rod with yellow cap stamped "HUITT ZOLLARS", at an ell corner of said Lot 1, also being the northwest corner of said Lot 3, Block B;

THENCE South 00 degrees 30 minutes 28 seconds East, with the east line of said Lot 1 and the west line of said Lot 3, a distance of 29.59 feet, to a found 5/8" iron rod with yellow cap stamped "HUITT ZOLLARS", at the southernmost southeast corner of said Lot 1, and the northeast corner of said Lot 2;

THENCE South 89 degrees 18 minutes 22 seconds West, along the south line of said Lot 1, and the north line of said Lot 2, a distance of 292.17 feet to the POINT OF BEGINNING and containing 1.659 acres, or 72,264 square feet, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS: That, Bradford Montgomery acting by and through River Road Development, LLC, duly authorized so to act, does hereby adopt this plat designating the herein above described property as VITA ON SPRING VALLEY, LOTS 1 THROUGH 34, BLOCK A, AND LOT 1X, BLOCK B, an addition to the City of Farmers Branch, Dallas County, Texas, being a replat of Lot 1, Block B, Parkside Center, an addition to the City of Farmers Branch, Texas, recorded in Volume 97244, Page 0087, Official Public Records, Dallas County Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the ___ day of ___, 2016.

RIVER ROAD DEVELOPMENT, LLC, an Oklahoma limited liability company

By: Bradford Montgomery Its: Manager

STATE OF TEXAS COUNTY OF DALLAS

Before Me, the undersigned authority, on this day personally appeared Bradford Montgomery, for RIVER ROAD DEVELOPMENT, LLC, an Oklahoma limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the ___ day of ___, 2016.

Notary Public in and for the State of Texas

My commission expires

CERTIFICATE OF APPROVAL

Chairman, Planning and Zoning Commission Date:

Approved by the City of Farmers Branch, Texas on this the ___ day of ___, 2016.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT

VITA ON SPRING VALLEY LOTS 1 THROUGH 34, BLOCK A AND LOT 1X, BLOCK B

1.659 ACRES, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS, AND BEING A REPLAT OF LOT 1, BLOCK B, PARKSIDE CENTER, AN ADDITION TO THE CITY OF FARMERS BRANCH, TEXAS, RECORDED IN VOLUME 97244, PAGE 0087, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY TEXAS, AND BEING SITUATED IN THE NOAH GOOD SURVEY, ABSTRACT 520 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS



ORDINANCE NO. 3338

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS PREVIOUSLY AMENDED, BY GRANTING A SPECIFIC USE PERMIT FOR A RESIDENTIAL USE (TOWNHOMES) FOR LOT 1, BLOCK B, PARKSIDE CENTER, FARMERS BRANCH, TEXAS (COMMONLY KNOWN AS 4060 SPRING VALLEY ROAD), LOCATED IN THE PLANNED DEVELOPMENT NO. 64 (PD-64) ZONING DISTRICT; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND ELEVATIONS; PROVIDING FOR SPECIAL EXCEPTIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICT RESOLUTION CLAUSE; REPEALING RESOLUTION NO. 2000-070; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

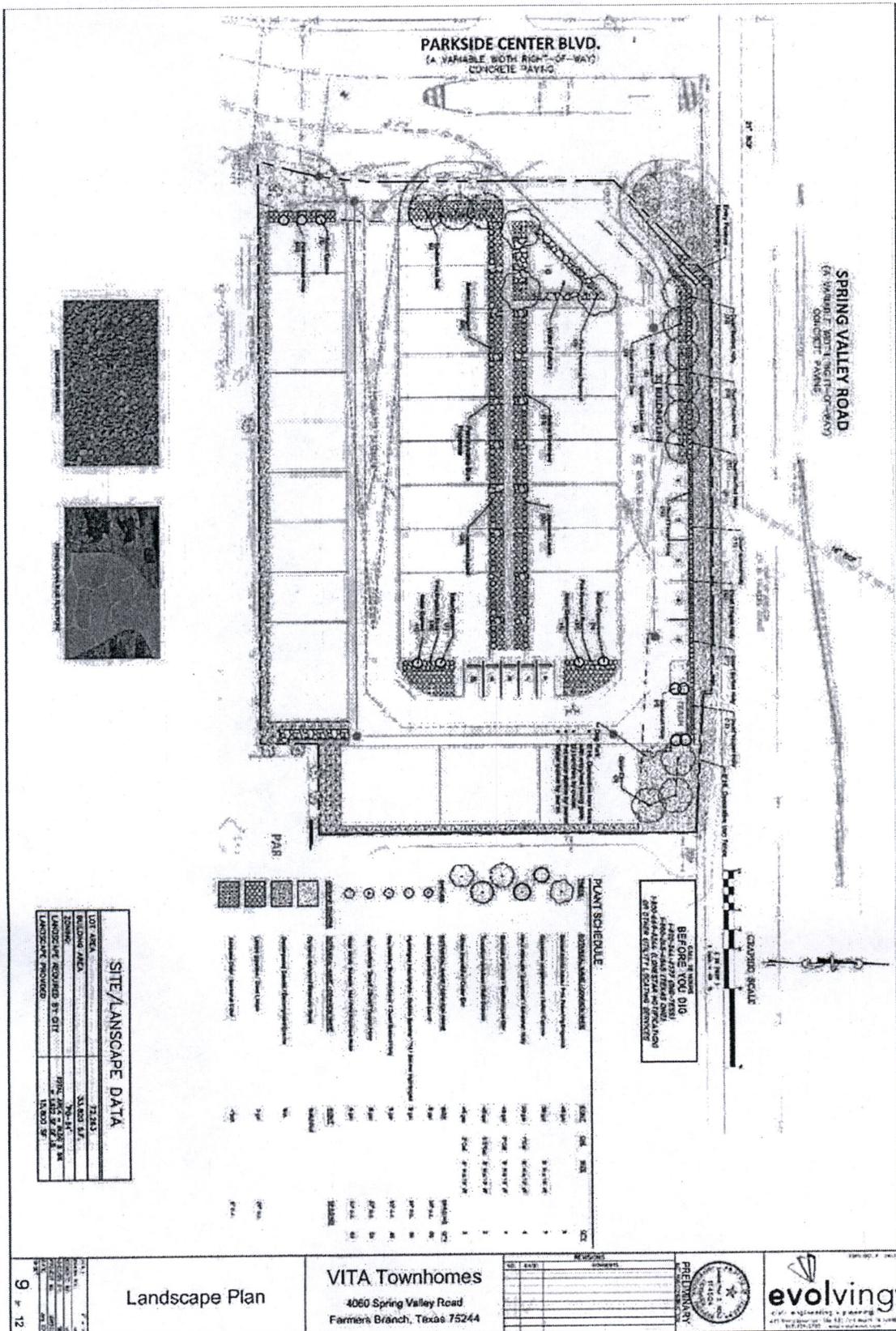
WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by granting a Specific Use Permit for a Residential Use (Townhomes) for property described as Lot 1, Block B, Parkside Center, an Addition to the City of Farmers Branch, Dallas County, Texas according to the plat thereof recorded in Volume 97244, Page 87, Map Records, Dallas County, Texas ("the Property")(commonly known as 4060 Spring Valley Road, Farmers Branch, Texas).

SECTION 2. The Property shall be developed and used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch and the use and development regulations of the Planned Development No. 64 (PD-64) Zoning District, as heretofore amended; provided, however, if the Property is developed and used as a Residential Use (Townhomes) as authorized pursuant to Section 1, above, such development and use shall be in accordance with the following conditions and special exceptions:

**Ordinance No. 3338
Exhibit "B" - Landscape Plan**

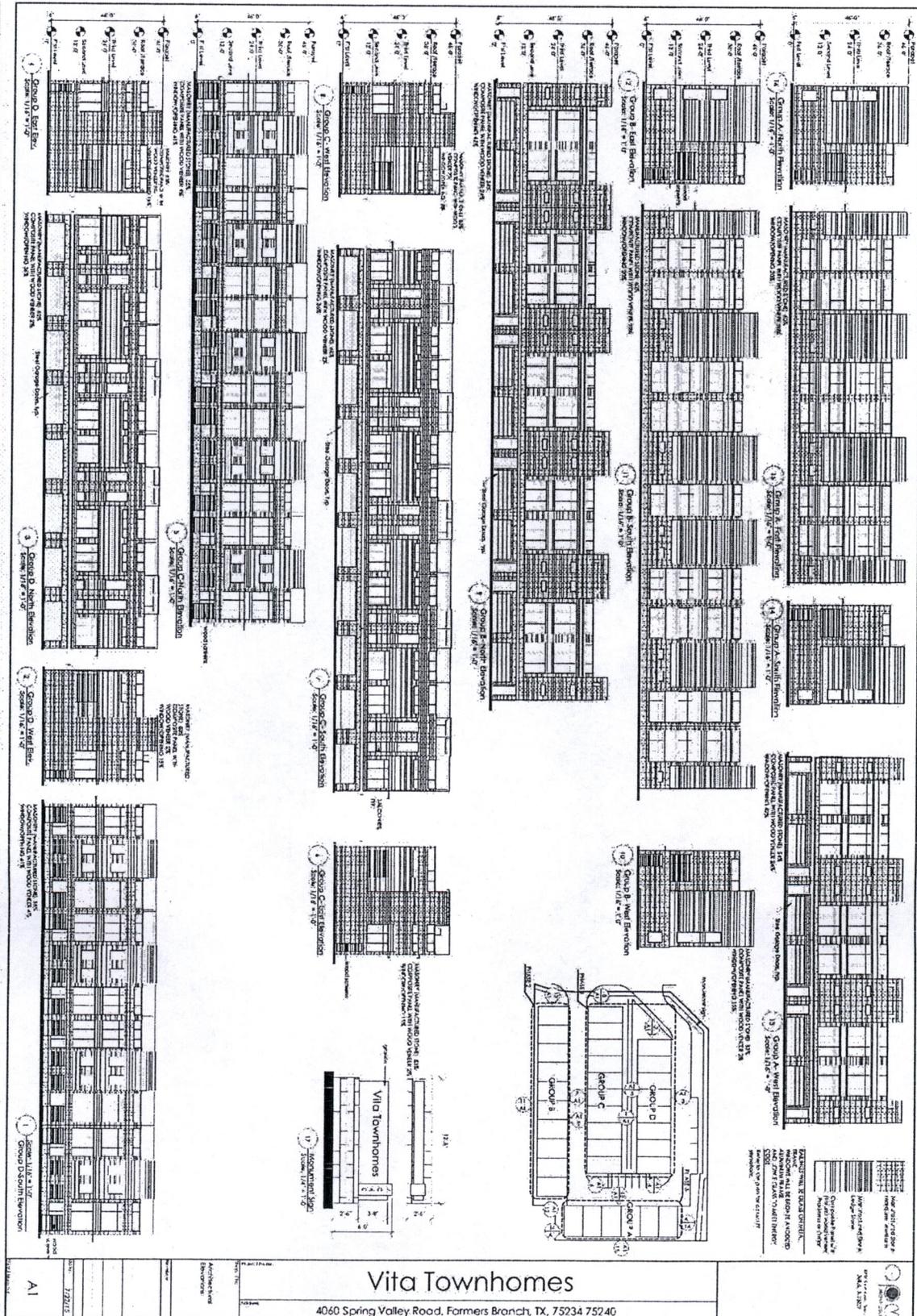


Landscape Plan

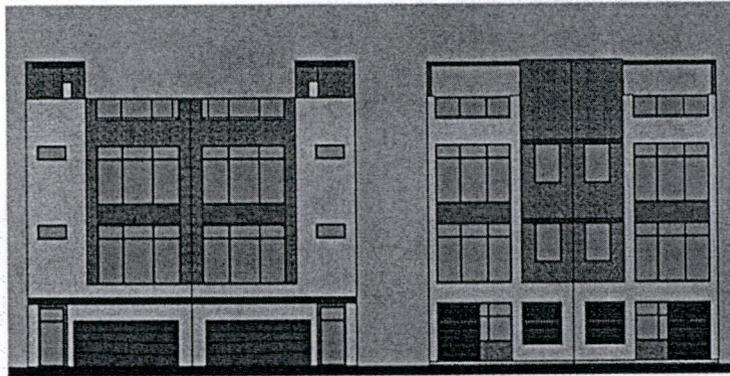
VITA Townhomes
4060 Spring Valley Road
Farmer's Branch, Texas 75244



Ordinance No. 3338 Exhibit "C" - Elevations

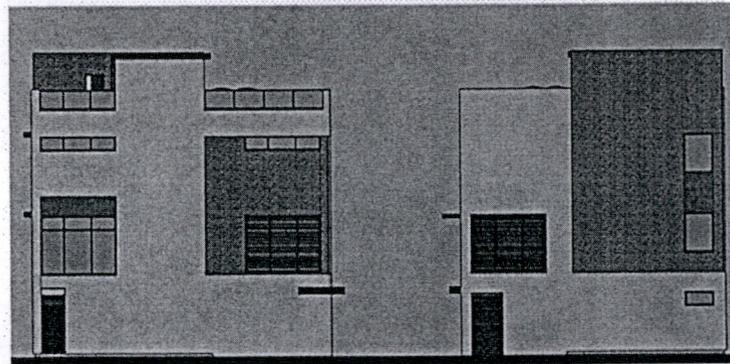


Ordinance No. 3338
Exhibit "C" – Elevations (cont.)



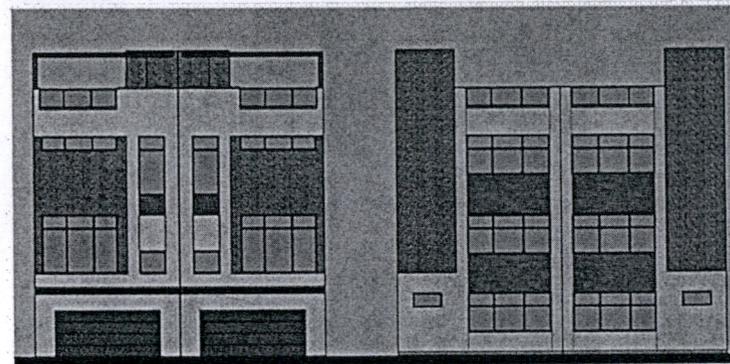
TYPICAL ELEVATION TYPE B UNIT

TYPICAL ELEVATION TYPE A UNIT



TYPICAL CORNER TYPE A UNIT

TYPICAL CORNER TYPE B UNIT



TYPICAL ELEVATION TYPE A UNIT

TYPICAL ELEVATION TYPE B UNIT



MARRAZZO MARCITE



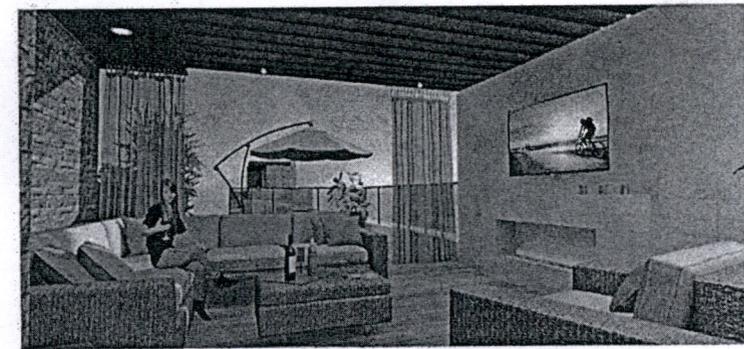
BLACK FOREST LITTOLO STONE



POLYMER WOOD COMPOSITE/PAINTED BLACK/PANORAMIC ALLY/BLACK WINDOW FRAME



STAMPED CONCRETE/PAINTED



ROOM FURNISHINGS INCLUDE A VENTURA GLASS REFRIG., COMFORT ORICE, MANUFACTURED GRASS, GLASS TABLES AND STONE FINISHES.



A. The Property shall be developed in substantial conformity with the Site Plan, Landscape Plan, and Elevations attached hereto respectively as Exhibits "A," "B," and "C," and incorporated herein by reference.

B. Notwithstanding any provision of Ordinance No. 2848 ("the PD 64 Ordinance") to the contrary, the Property may be developed with a Floor-to-Area Ratio of 1.5:1.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Resolution No. 2000-070 approving a site plan for the Property is hereby repealed.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

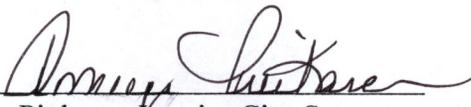
SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

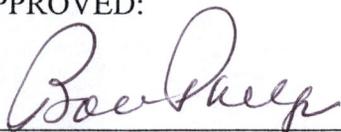
**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, ON THIS THE 18TH DAY OF SEPTEMBER, 2015.**

ATTEST:



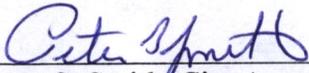
Amy Piukana, Interim City Secretary

APPROVED:



Bob Phelps, Mayor

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Peter G. Smith". The signature is written in a cursive style and is positioned above a horizontal line.

Peter G. Smith, City Attorney
(kbl:8/10/15:72817)



City of Farmers Branch

Farmers Branch City Hall
13000 Wm Dodson Pkwy
Farmers Branch, Texas
75234

Staff Report

File Number: 15-ZA-06

Agenda Date: 1/25/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Amendment

Agenda Number: C.2

Consider a request from JPI Real Estate Acquisition LLC. to amend Planned Development No. 88 (PD-88) and take appropriate action. This amendment includes rezoning the 30.1-acre site from "Commerce" subdistrict to "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan for a new multi-family residential community containing approximately 840 dwelling units. This site plan includes several Special Exceptions.

BACKGROUND:

The applicant, JPI, is proposing to develop a new mid-density multi-family community that will include 3 and 4 stories high buildings and approximately 840 dwelling units. The proposed Conceptual Site Plan includes several Special Exceptions. This site is located long the future Knightsbridge Road within Planned Development District No. 88 (PD-88).

RECOMMENDATION:

City staff supports the zoning amendment that changes the subject tract from "Commerce" subdistrict to "Mid-Density Residential" subdistrict, the Conceptual Site Plan and the Special Exceptions associated with this request.

ACTIONS:

1. Motion to recommend APPROVAL to change the zoning of an approximate 30.1-acre site from "Commerce" subdistrict to "Mid-Density Residential" including the Special Exceptions.
2. Motion to recommend DENIAL to change the zoning of an approximate 30.1-acre site from "Commerce" subdistrict to "Mid-Density Residential" including the Special Exceptions.
3. Motion to recommend APPROVAL to change the zoning of an approximate 30.1-acre site from "Commerce" subdistrict to "Mid-Density Residential" WITH THE FOLLOWING MODIFICATIONS ...
4. Motion to CONTINUE DISCUSSION on this case to the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Conceptual Site Plan
5. Landscape Plan and Trails Diagrams
6. Conceptual Elevation
7. Market Study (excerpt)
8. Site Photographs

- 9. Notification Map
- 10. Summary of Mailed Notices



JPI Case 15-ZA-06 - Site Location

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

Feet NORTH

800

400

0

FARMERS BRANCH

Document Path: C:\Users\pacer\SharePoint\Development Review Committee - Docu\15-ZA-06 Knightsbridge&Crown MF (JPI)\GIS Maps and Mailing Data\15-ZA-06A.mxd

Legend

- Zoning Boundary
- Parcels
- City Limit



Site Location

LUNA RD.
KNIGHTSBRIDGE RD.

CROWN DR.

RELL DR.
ATHIS AVE.

MIRA LAGO
LAGO VISTA EAST
LAGO VISTA WEST



JPI Case 15-ZA-06 - Aerial View



Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.



Feet NORTH
Date: 1/11/2016

STAFF REPORT

Case Number: 15-ZA-06
Request: Zoning map amendment from “Commerce” subdistrict to “Mid-Density Residential” subdistrict within Planned Development No. 88 (PD-88)
Address: Knightsbridge Road
Lot Size: Approximately 30.1 acres
Petitioner: JPI Real Estate Acquisition

Summary

Site design: *19 multifamily buildings, 2 amenity centers, 3 stories in height*
Units: *approximately 840 DU*
Masonry: *minimum 75% brick, art deco architectural style*
Parking: *1,302 parking spaces, combination of “tuck-under” garages and surface parking lots, 1.55 ps/DU*
Landscape: *33% of the property consisting of a linear park and landscaped open space, 10,500 linear feet of new trails including a boardwalk along the new lake shore*
Special Exceptions: *2 Special Exceptions to allow a bigger footprint for the amenity center and a greater setback from the RBL for a portion along Knightsbridge Road*

Existing Conditions

The “Medium Density Residential” subdistrict within Planned Development 88 (PD-88) zoning district, commonly known as Mercer Crossing Code, was created in 2012 for the development of Mercer Crossing Apartments, a new mid-density multifamily community along Luna Road, just south of Farmers Branch creek and LBJ Freeway. Just east of these Mercer Crossing Apartments is the subject tract.

The site is located approximately 600 feet east of Luna Road and 1,000 feet south of LBJ Freeway, at the interior city limit line between the City of Farmers Branch and the City of Dallas. The site is accessible by Crown Road and the future Knightsbridge Road.

The site is bordered to the west by a 10 acre undeveloped tract and Mercer Crossing Apartments. Adjacent to the site, south of Knightsbridge is the Mar Thoma Church of Dallas. To the south of this site is PD-22 that allows for light industrial uses and to the north the site is bordered by a newly created retention lake.

This site is currently located within the “Commerce” subdistrict of PD-88 which does not allow the intended multifamily use. (See Location Map).

Conceptual Site Design

The applicant, JPI Real Estate Acquisition is proposing to develop a mid-density residential community containing approximately 840 dwelling units of one, two and three bedrooms, to be constructed in two phases. Phase One will consist of approximately 15 acres and 10 buildings. Phase One is located north of Knightsbridge Road. Phase Two include the remaining southern portion of the project along Crown Road. Phase Two will consist of approximately 15.1 acres and 11 buildings. Both phases propose a density of 28 dwelling units per acre as established by the Mid-Density Subdistrict within PD-88. (See Conceptual Site Plan).

The site plan configuration was designed around two amenities: the new lake that folds around the north and east sides of the property and a proposed linear park through the middle of the property from north (the lake shore) to south (Crown Road) that will assemble a network of east-to-west trails. The design team intended to place all 21 buildings to face either a natural amenity or a major street. There are no proposed fences around this development, thus a continuous walkable community is created to link with the surrounding developments.

This new community will include two large amenity centers (20,000 sf) located along Knightsbridge Road. The centers will include a leasing office and clubhouse with community pools and outdoor areas orientated towards the linear park. (See Colorized Landscape Plan).

They are currently proposing 65% 1 bedrooms, 30% 2 bedrooms and a maximum of 5% 3 bedrooms. The breakdown of units and square feet is as follows;

- 1 Bed 1 Bath: 650 - 875 Square Feet
- 1 Bed 1.5 Bath Loft Units: 925 -1,125 Square Feet
- Live/Work Units: 900 - 1,150 Square Feet
- 2 Bedrooms: 1,000 - 1,350 Square Feet
- 2 Bed 2.5 Bath Loft Units: 1,500 -1,700 Square Feet
- 3 Bedrooms: 1,250 - 1,500 Square Feet

The units are proposed to have the following amenities: 10 foot ceilings, granite countertops, and oversized kitchen islands.

The estimated cost for the proposed development (both phases) is approximately \$120 million.

Elevations

For this development, the applicant is proposing the art deco architectural style specifically adapted for North Texas. All elevations will comply with the 75% masonry requirement, with a combination of brick and stucco. The buildings will have flat roofs and art deco proportions and details: large windows, well-defined edge/cornice and strong horizontal elements. The elevations will also have LED lighting accents. All units will contain an outdoor patio or balcony. The

balconies and patios will have metal fence parapets and awnings at the upper floors. (See Elevations).

All buildings will be 3 stories high with 36 feet average height except the buildings along Crown Road that are proposed to be 4 stories in height. For these buildings, the applicant is proposing a special type of live-work units that will have an interior mezzanine level (with interior stairs). (See Renderings).

Parking

The applicant is proposing a parking ratio of 1.55 parking spaces per unit. The community will be served by 1,302 on-site parking spaces with a combination of “tuck-under” garages (410 parking spaces) and surface parking lots (892 parking spaces). All buildings will have “tuck-under” garages that will be connected into a common semi-open hallway system. The surface parking lots are grouped within small (open) courtyards behind the buildings. In order to create a walkable community, the applicant paid special attention and included a generous system of pedestrian and shared trails and landscaped open spaces over the surface parking system. (See Conceptual Site Plan).

Landscaping and Open Space

In order to create an inviting outdoor environment throughout the proposed residential community, the applicant has proposed an inclusive Conceptual Landscape Plan. This Conceptual Landscape Plan includes a linear park, trails and adequate pedestrian access to the new lake.

In addition to the internal linear park, the green spine of the community, the applicant proposes to install a network of wide trails throughout the community. A 12’ wide boardwalk trail is proposed along the lake shore, a 10’ and 8’ wide trail throughout the community and along Knightsbridge Rd. and Crown Rd. An overall 10,500 linear feet of trails will serve this multifamily community and connect it with the existing community to the west. (See Trails Diagram).

The proposed Conceptual Site Plan contains approximately 33% landscaped open space. A dense cluster/canopy of trees planted along Crown Rd. and Knightsbridge Rd. and along the internal trails and pedestrian walkways and in the parking lots. The applicant is proposing a tree ratio of 1 tree per 5 cars for the parking lots.

Special Exception

With the eventual review of the Detailed Site Plan for this development, several Special Exceptions can be anticipated. At the time of the Conceptual Site Plan review the following Special Exceptions to the Mid-Density Subdistrict within PD-88 have been identified:

Special Exception #1- stipulates that leasing offices affiliated shall not exceed 7,500 square feet in area. The applicant is proposing the leasing offices for both phase combined with the clubhouse to form a large amenity center (the amenity center for phase I is 11,500 sf and the one for phase II is 8,500 sf).

Staff supports Special Exception #1

Special Exception #2- requires that the building façade for each building facing a street shall be built to the Required Building Line (RBL) at 85% of the RBL length. Due to the curvilinear configuration of Knightsbridge Road, no on-street parking along this thoroughfare is possible. In order to create a fluid access needed for the leasing centers, the applicant is proposing parking lots in front of the buildings, thus shifting the buildings back from the RBL. (See Conceptual Site Plan)

Staff supports Special Exception #2

City Staff is in support of these Special Exceptions, and anticipates a few more at the time of Detailed Site Plan review.

Comprehensive Plan

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District and Open Space. In the 2003 Plan, residential development was limited to the north side of Colinas Crossing Lake (PD-81). In addition, the West Side Plan specified that no more than 5,000 additional dwelling units should be permitted west of Stemmons Freeway (US 35East). Most of the future residential units were designated to be developed within the Urban Center area as part of the proposed Mercer Crossing development.

Currently there are 1,101 existing units in multifamily communities and another approximate 2,600 units in multifamily developments entitled or under construction in this part/portion of the city (north and south of LBJ), for a total of 3,701 units. Therefore, the city is approaching the Comprehensive Plan's threshold for multifamily units in this area of the city. Staff suggests an update to the Comprehensive Plan in order to comply with the recommendations that anything over the 5,000 multifamily units would require a reexamination of City facilities.

The existing multifamily communities are as follows: Portofino at Mercer Crossing (224 units), Evergreen at Farmers Branch (90 units), Laguna Vista (206 units), Waters Edge Phase I (281 units), and Mercer Crossing Apartments Phase I (300 units). Total units = 1,101.

The entitled communities are as follows: Dominion (448 units), Lakeside Lofts (494 units), Riverside Park (136 units), Waters Edge Phase II (301 units), Mercer Crossing Apartments Phase II (208 units), Royal Hospitality (150 units) and The Brickyard (861 units). Total units = 2,598.

Market Study

The applicant submitted a Supply and Demand Forecast Study completed by the Meyers Research Company. In their analysis of this area and the specific location of this site, the research determined that, “Farmers Branch apartment market can absorb an average of 980 units per year”. The largest existing concentration of multifamily is on the East Side with 1,598 units. They also concluded, “the apartment market is growing and strongly tied to the metro’s job growth”.

Thoroughfare Plan

Knightsbridge Road is currently a four lane divided boulevard. This road is proposed to be extended to connect with Crown Road. A new configuration with two medians will be created for the portion adjacent to this proposed development, to serve the access needs for this project. The City recently entered into a development agreement regarding Knightsbridge Road and anticipates completing a new design for the roadway soon.

The City of Farmers Branch is currently undertaking a Traffic Impact Analysis for Luna Road between LBJ Freeway and Royal Lane, to assess the impact of the upcoming developments in this area of the city. The analysis will also identify potential locations for a new traffic signal that will ease traffic fluency on this tract of this major thoroughfare. JPI has agreed to participate in the cost associated with the installment of this new traffic signal.

Public Response:

Nine (9) zoning notification letters were mailed to the surrounding property owners on January 13th, 2016. Two zoning notification signs were also placed on the site on January 14th. As of January 22nd, no letters of opposition have been received.

Conceptual Site Plan

PROJECT DATA	
ZONING:	EXISTING - PD-88 PROPOSED - PD
UNIT AVERAGE NET SF:	500 S.F. 540
TOTAL UNIT:	PHASE I: 420 PHASE II: 420
TOTAL ACREAGE:	30.1 NET ACRES 15.0 NET ACRES
DENSITY:	PHASE I: 15.1 NET ACRES 28 UNITS/ACRE TOTAL ACREAGE PHASE II: 28 UNITS/ACRE 28 UNITS/ACRE
BUILDING AREA:	PHASE I: 550,000 S.F. PHASE II: 555,000 S.F.
AMENITY SPACE:	PHASE I: 11,500 S.F. PHASE II: 8,500 S.F.
PARKING:	PROVIDED 1302 (1.55 PARKING/UNIT) PHASE I: SURFACE - 451 GARAGE - 200 PHASE II: SURFACE - 441 GARAGE - 210



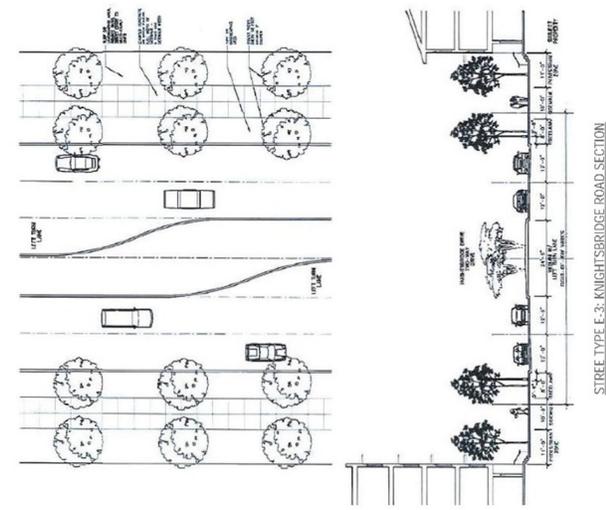
JPI Mercer Crossing
Farmers Branch, Texas
01/19/2016

Conceptual Site Plan
Scale: 1" = 100' - 0"



ARCHITECTURE DEMAREST
220 Maple St., Dallas, TX 75207 | 214.748.6855 | 214.748.2860

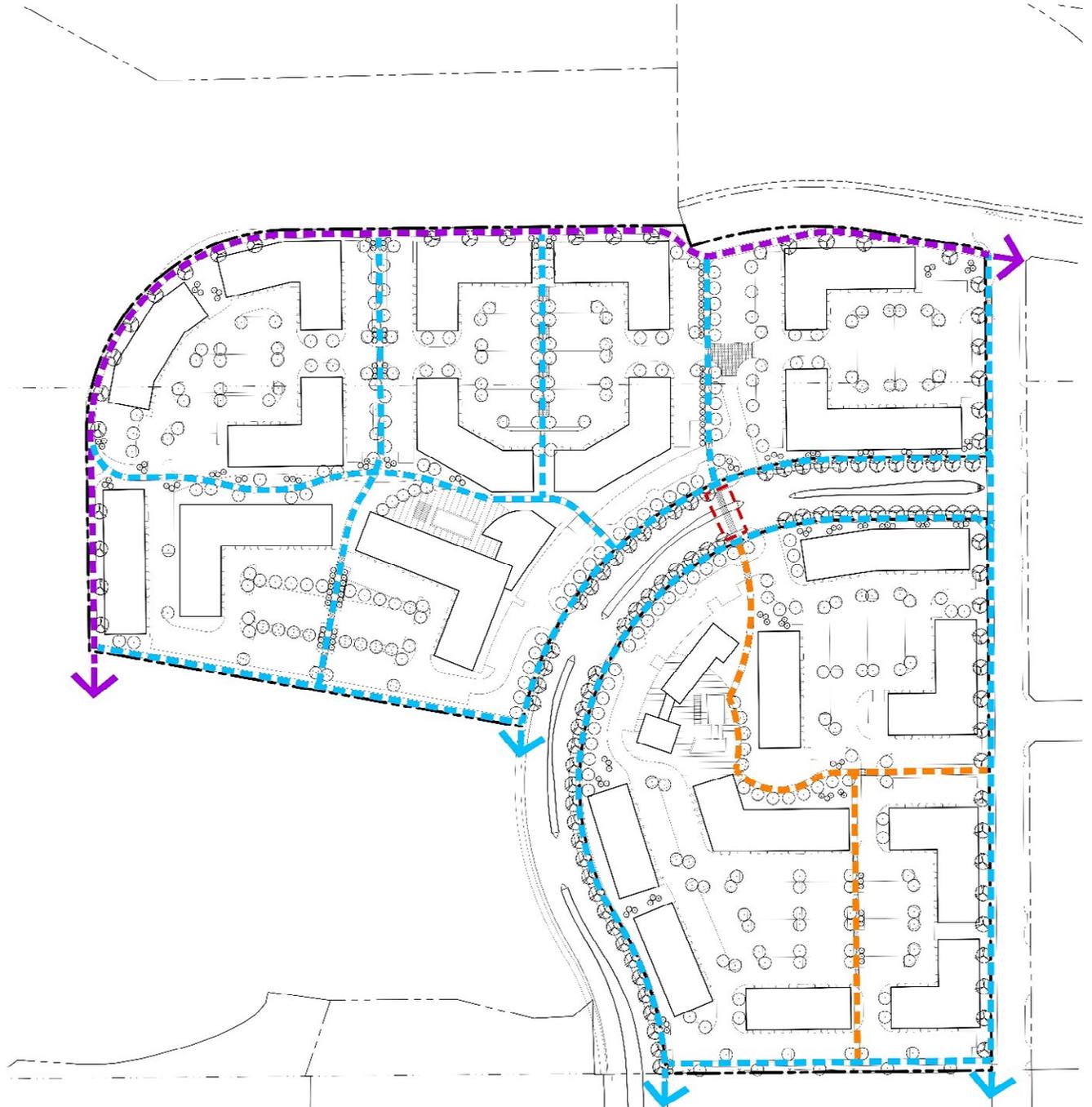
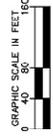
Landscape Plan



PD Ordinance 2688	
REQUIRED	PROVIDED
Minimum Landscape Area Requirements:	
Minimum Landscape Area	33% (429,473 SF)
Minimum Public Realm	12' Wide Trail within 16' easement
Minimum Street Trees	57' Street Trees 30' O.C. Typ. 23' Street Trees 50' O.C. Typ.
Knightsbridge Road (1,513' of frontage)	
Crown Road (1,311' of frontage)	
Parking Tree Ratio	Approximately: 1 tree per 3 spaces



Trails Diagram



LEGEND

-  PROPOSED CROSSING ZONE
-  PROPOSED 8' SIDEWALK (APPROX. 1,300 LF)
-  PROPOSED 10' TRAIL (APPROX. 7,200 LF)
-  PROPOSED 12' TRAIL (APPROX. 2,000 LF)
- TOTAL (APPROX. 10,500 LF)

Conclusions

Metro Economy is Growing

Year-over-year job growth (November 2015) in the Dallas-Plano-Irving, TX MSD is in line with current forecasts for the creation of 89,100 jobs by year-end 2015. The MSD is noted as one of the fastest growing in the nation as measured by total population and households. The economy is growing in all super sectors especially high paying jobs in the professional and business services and financial activities sectors. Farmers Branch is conveniently located near major transportation arteries leading to strong job centers in North Dallas, Far North Dallas/Plano, and Las Colinas. Employment opportunities in Farmers Branch are expanding with the addition of Mercer Business Park in West Farmers Branch.

Farmers Branch's Apartment Market is Growing and Strongly Tied to Metro's Job Growth

The Farmers Branch apartment market has grown its base of unit inventory by 1.5x from 2007 to present. The market's performance has been closely tied to the metro's economy which has been outperforming the nation since 2010. Properties that have opened and leased up over the past two and a half years have moved in new residents at an average rate of 31 units per month which is considered extremely robust by industry leasing standards. From 2010 to 2015, the apartment market absorbed 1,371 units while delivering a total of 1,166 units resulting in a market penetration rate of 1.2. During the same time period, job growth averaged 3.0% per year. Rent growth has been strong averaging 4.7% per year since 2007 and over 6% per year in 2015.

Farmers Branch's Multifamily Pipeline is Concentrated in Two Geographic Areas

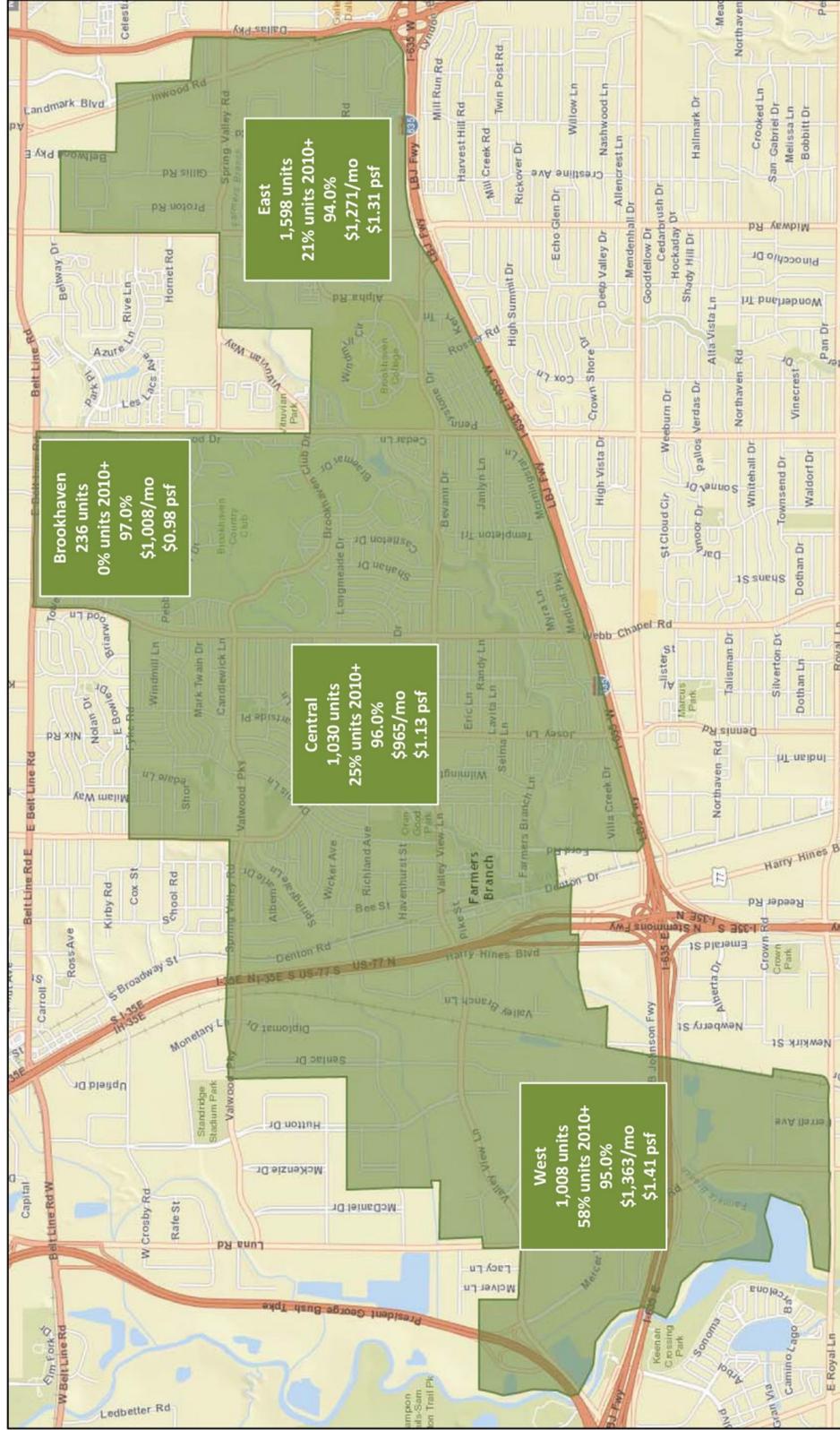
Occupancy is reported at 94%+ in all neighborhoods in Farmers Branch with the strongest rental rates being achieved in East Farmers Branch and West Farmers Branch where the newest inventory is located. Currently, the East Farmers Branch area contains the largest inventory of multifamily units followed by West Farmers Branch. Over the next few years, the new deliveries will shift the bulk of the new offerings in favor of West Farmers Branch where several large newly developed mixed-use projects are under construction or planned.

Farmers Branch Will Absorb Units and Occupancy Will Remain Strong

In anticipation of four years of solid job growth (2.8% per year per Economy.com), Meyers expects the Farmers Branch apartment market to add an average of 980 units per year with occupancy averaging 94.8%. Rent growth will moderate to 2.8% per year as the new units are added. This rent growth forecast is lower than recent performance but expected as the pipeline competes with other popular apartment submarkets to absorb new residents.

Distinct Neighborhoods

The multifamily units in Farmers Branch are located in four distinct neighborhoods. The largest offering of units is in the East followed closely by the Central and West. The newest inventory is located in the West which also reports the highest rental rates. The oldest inventory and the lowest rents are offered in the Central and Brookhaven neighborhoods. The smallest inventory of units is located in Brookhaven.



Site Photographs

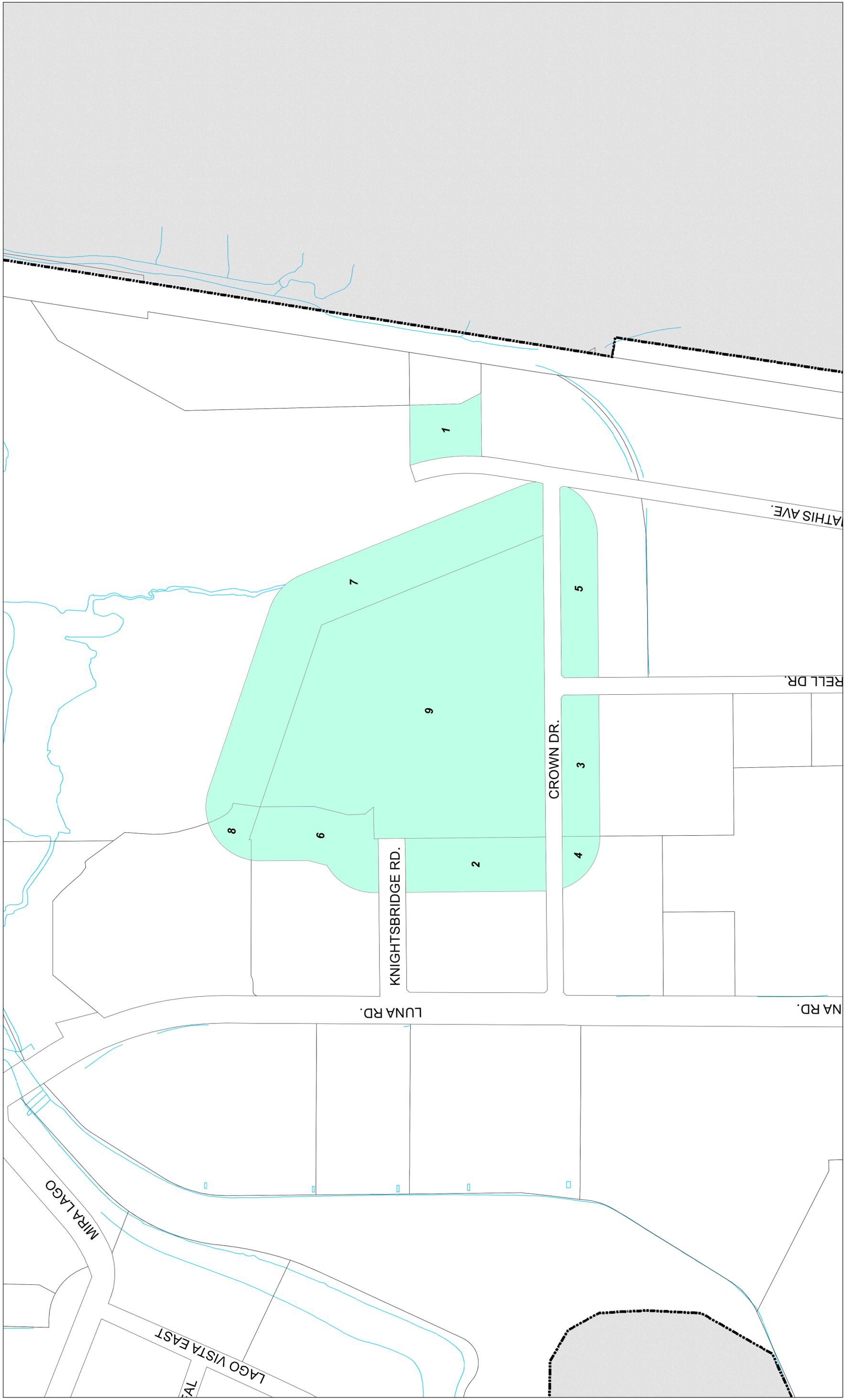


View from Knightsbridge Rd



Views from Crown Rd





- Notification Area
- Parcels
- City Limit

JPI Case 15-ZA-06 - Notification



Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.



Feet NORTH
 Date: 1/11/2016

**Summary of Mailed Notices
Property Owner List
15-ZA-06 Knightsbridge Road**

Map	First Name	Address	City	State	Zip	Written Response
1	2M HOLDINGS LP	1221 N I 35 Suite 200	Carrollton	TX	75006-3806	No response
2	MAR THOMA CHURCH OF	11550 Luna Rd	Dallas	TX	75234-6021	No response
3	PSBP WESTWOOD LP	701 Western Ave	Glendale	CA	91201-2349	No response
4	CROWN ROAD HOLDING LP	PO BOX 631191	Irving	TX	75063-0014	No response
5	COBALT INDUSTRIAL REIT II	5605 N MacArthur Blvd Suite 350	Irving	TX	75038-2620	No response
6	MERCER LUNA PROPERTY LLC	10210 N Central Expwy Suite 300	Dallas	TX	75231-3470	No response
7	2M HOLDINGS LP	1221 N I 35 Suite 200	Carrollton	TX	75006-3806	No response
8	MERCER LUNA PROPERTY LLC	10210 N Central Expwy Suite 300	Dallas	TX	75231-3470	No response