



City of Farmers Branch

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

Electronic Agenda Packet Planning and Zoning Commission

Monday, February 22, 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-1644](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

- B.1 [TMP-1645](#) Consider approval of the minutes of the February 8, 2016 Planning and Zoning Commission meeting and take appropriate action.
- B.2 [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-ZA-05a](#) Continue a public hearing and consider a request from Billingsley Company to amend Planned Development No. 88 (PD-88) and take appropriate action. The proposed amendment includes changing an approximate 25.27 acre tract from "Office-1" subdistrict into "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan.

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 Friday, February 19, 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-1644

Agenda Date: 2/22/2016

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-1645

Agenda Date: 2/22/2016

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 February 8, 2016 Planning and Zoning Commission meeting and take appropriate action.

BACKGROUND:

RECOMMENDATION:

Staff recommends approval of the minutes of the February 8, 2016 meeting.

ACTIONS:

1. Motion to approve the minutes of February 8, 2016.
2. Any other action desired by the Commission.

ATTACHMENTS:

1. **Minutes of February 8, 2016.**



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, February 8, 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

- Absent** 2 - Vice Chairman Chuck Beck, and Commissioner David Honnoll
- Present** 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, 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-1630](#) Discuss regular agenda items.

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 7:01 pm

B.1 [TMP-1631](#) Consider approval of the minutes of the January 25, 2016

Planning and Zoning Commission meeting and take appropriate action.

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

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

C. PUBLIC HEARING

C.1 ORD-3359 Conduct a public hearing and consider adopting Ordinance No. 3359 to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99); and take appropriate action. The proposed PD-99 includes specific Development Standards and a Conceptual Site Plan that would allow the development of a master planned community consisting of single family residential, multi-family residential, retail, restaurant, office, entertainment and hotel land uses.

Andy Gillies, Community Services Director, gave a brief presentation stating that the 268 acre site is comprised of two sections of land: Tract I and II. Tract I (approximately 248 acres) is located north of IH 635 and Tract II (approximately 20 acres) is located south of IH 635, east of Luna Rd. The applicant is proposing the creation of PD-99 within PD-88 for the development of a low density master planned community that will allow mixed uses, noting that two subdistricts are within the proposed area: the Urban Commerce subdistrict (129 acres) which would allow by right, full service hotels, restaurants, multi-family development, and retail and the Urban Residential subdistrict (139 acres) which would allow a variety of single family detached and single family attached residences. The proposed land use plan includes the development of single family (71 acres ≈ 26%), townhomes (21 acres ≈ 8%), multi-family (61 acres ≈ 23 %), commerce (49 acres ≈ 18%), parks and open spaces (31 acres ≈ 13%), and streets and roadways (36 acres ≈ 13%).

Tract I of the property will include a linear park composed of open space, park land, and a trail that will run along the east side of Chartwell Crest Rd. West of Chartwell Rd. will be a variety of single family lot sizes and 1,500 units of multi-family. To the west of Luna Rd., the applicant is proposing to develop 173 single family homes, 204 townhomes, another 1,000 units of multi-family use, a hotel, and other commerce development. An existing gas well site is located on the property near

Mercer Pkwy. A 600 ft. no build zone surrounding this gas well site has been established. The applicant is aware that development in this “no build zone” is prohibited until the gas well site has been removed or relocated.

Tract II runs south along LBJ Fwy with frontage along eastbound IH 635 and is located in the Urban Commerce subdistrict which would allow a variety of uses. The applicant is proposing the development of a 150 room hotel, restaurants, retail, a large boardwalk that will allow access to the lake, and an entertainment venue.

The proposed conceptual site elevations will include 75% masonry requirement throughout the subdivision as well as limited other elevation requirements. The subdivision will consist of various lot sizes to include 60 ft. wide lots, 50 ft. rear loaded lots, 50 ft. front loaded lots, 40 ft. rear loaded lots, and townhomes with minimal setback requirements. Staff notes that the Urban Commerce subdistrict requires a 1-story minimum to a 12-story maximum for the development, which will require the multi-family residences to meet a 4-story minimum and an 80% structured parking requirement. The applicant is also proposing an amenity center at the corner of Chartwell Crest and future Mercer Pkwy, and a trail that will run through the linear park and around the amenity center. Over 13% of the conceptual site plan is dedicated to parks, open space, and over 14,000 linear ft. of trail. The proposed street system will include the future Mercer Pkwy, Wittington, local streets and alley ways with traffic signals located at Wittington and future Mercer Pkwy.

The applicant has agreed to a phasing plan to limit single family development in Tract I to 300 lots until Tract II has been developed with at least 25,000 sq. ft. of retail space as well as 25,000 sq. ft. of retail space in the Urban Commerce subdistrict near Valley View and Luna Rd. and a 65,000 sq. ft. office building located at Chartwell Crest and Wittington. Only when these nonresidential developments have been substantially started will the applicant will be permitted to apply for additional residential permits to continue developing other areas of the proposed site.

Another element of the proposed master planned community includes the formation of a Public Improvement District (PID). The estimated amount of this PID is between \$30 - \$40 million. The PID will span a 30 year term and the improvement funds will be used for streets, parks, and public infrastructure and will be assessed to the future property owners in the community. The City of Farmers Branch will participate in the administration of the PID Assessment. The applicant is also requesting a Tax Increment Refinance Fund (TIRF) designation to provide a rebate to the property owner.

38 zoning notifications were mailed to the surrounding properties; though 14 letters of opposition were received, only 3 were from property owners within 200 ft. of the affected site which comprises 15.6% of the total area adjacent to the proposed rezoning case.

Staff has the following concerns regarding the proposed rezoning request:

- Too many small lots
- Too many multi-family units
- Proximity to future gas well
- No school site
- Soil conditions
- No strong Identity
- No commerce open space requirement
- Economic value
- Inconsistency with West Side Plan
- Incompatible land uses

Based on these concerns City staff is recommending denial of the rezoning request. Chairperson Hardie asked if any of the Commissioner had any questions regarding this agenda item; there being none, Chairperson Hardie advised that questions would be held until the applicant and neighboring property owners complete their presentations.

Mr. Mehrdad Moayed (1800 Valley View Ln.), President of Centurion American LLC, approached the podium and gave a brief presentation reviewing the details of the proposed conceptual site plan and rezoning request. Mr. Moayed also noted that he is open to site plan modifications as requested by the Commissioners.

Commissioner Lynne asked Mr. Moayed to consider increasing the number of single family units and reducing the number of multi-family units. Mr. Moayed advised that he must adhere to the certain loan restrictions however, the number of proposed multi-family units on the northern portion of the property have been reduced from 2,500 units to 1,500 units as well as 500 units on the southern portion of the property.

Commissioner Blackson asked Mr. Moayed to review the PID and TIRZ calculations. Mr. Moayed advised that the PID funds will be used to maintain the community and will equate to approximately \$2,400 annual assessment per household. Mr. Kirk Wilson, representing Centurion American, presented the details of the PID fund management, distribution, tax increment reinvestment zone, and fiscal impact. Commissioner Blackson asked Mr. Wilson How the TIRZ works. Mr. Wilson explained that the TIRZ is used to lessen the financial burden on the homeowner. Mr. Wilson stated that Centurion American was talking with the City about using a TIRZ of approximately 48% of the overall PID assessment. The goal of this TIRZ is to keep the overall tax burden of the future property close to \$3.05 per \$100 of value. Mr. Moayed stated that any cost over the \$3.05 level would be the responsibility

of Centurion American to resolve.

Commissioner Blackson asked for more details of the senior living facility and accommodations. Mr. Moayedí advised that the details of the senior living facility are currently in the planning stages with a 3rd party company.

Commissioner Lynne asked if the size and location of the proposed school will easily accommodate the student demand or if other schools within the district will need to help absorb the student population. Commissioner Lynne also stated that the City's anticipated absorption rate is much different than that of RSI and is concerned about meeting the schools attendance requirements and asked about the value of the various residences. Mr. Moayedí stated that the proposed community will be of the best quality and notes that the associated homebuilders companies provide excellent results.

Commissioner Reed asked which agency would be responsible for park maintenance. Mr. Moayedí advised that Centurion American or the property owner association will be responsible for the park maintenance.

Commissioner Brewer asked if the community will meet the required number of residences to support a grocer. Mr. Moayedí advised that approximately 1,000 additional units will need to be developed before the community qualifies to acquire a grocer.

Commissioner O'Quinn asked Mr. Moayedí to briefly discuss Centurion American's perspective of the current East Side of the lake and how it relates to the proposed conceptual site plan. Mr. Moayedí stated that the Billingsley development does not hurt the proposed community.

Commissioner O'Quinn asked for clarity regarding the proposed land use in Phase I and Phase II. Mr. Michael Beaty stated that before the 301st residential building permit can be issued, Centurion American must substantially start 25,000 sq. ft. of retail space south of LBJ, 25,000 sq. ft. of retail space at Luna and Valley View, and 65,000 sq. ft. of office space at Wittington and Chartwell Crest. Mr. Moayedí asked Mr. Gillies if construction on more than 300 units can occur if all other permitting requirements are met to allow developing companies a steady construction schedule. Mr. Gillies stated that no additional residential permits would be allowed until the above mentioned retail and office developments were underway.

Commissioner O'Quinn asked if a detailed site plan would be more appropriate for review after the rezoning request has been addressed. Mr. Moayedí agrees.

Commissioner Blackson asked Mr. Moayedí if the approval of 1,100 residential units rather than the proposed 1,500 units would be feasible. Mr. Moayedí advises that he is willing to compromise as long as he remains in compliance with the restrictions of his construction loan. Commissioner Blackson asked Mr. Moayedí to confirm that he is willing to limit development to 1,250 units on the northern portion of the property. Mr. Moayedí agrees.

Commissioner Reed expresses concerns for the various residential lot sizes and asked for the percentages of each type. Mr. Moayedhi notes that a mixture of residences will increase the absorption rate for the developed community. Mr. Gillies stated that the following lot sizes were proposed: 60 ft. lots (25 units), 50 ft. lots (128 units), 40 ft. lots (209 units), and 204 townhome lots. Mr. Gillies stated that currently, approximately 73% of the property is composed of 40 ft. lots and townhomes lots. Staff feels there are too many small lots, and the conceptual plan needs to include more 50 ft. and 60 ft. wide lots.

Commissioner Blackson and Commissioner De Los Santos advised that smaller lots are less desirable and asked Mr. Moayedhi to consider increasing the percentage of proposed 50 ft. lots. Mr. Moayedhi asked Mr. Gillies to provide insight on the percentages that would be appropriate for each lot size. Mr. Gillies advises that staff will need review the suggested changes in detail in order to provide a proper recommendation and requests two weeks to conduct a detailed review.

Commissioner O'Quinn asked if any specifications can be established between a conceptual site plan and a detailed site plan to address land use percentages. Mr. Gillies stated that these specifications or percentages need to be established at this time - not later.

Kevin Laughlin, City Attorney, notes that the detailed site plan must conform to the conceptual site plan and any changes between either will make it challenging to draft an objective, enforceable Ordinance, particularly without staff having the opportunity to review and prepare an informed recommendation. Mr. Moayedhi agrees to continue working with staff to meet the suggested land use percentages.

Robert Michaelson, Attorney for Centurion American, stated that it is possible to have a concept plan that allows certain uses as long as the ordinance requirements are satisfied. Mr. Laughlin advises that the percentages must be satisfactory to both City Council and the Planning Commission.

Dave Denison (1440 Briarcroft Circle, Carrollton, TX) President of Valwood Improvement Authority, gave a brief presentation in opposition of the proposed rezoning and submitted a resolution (Resolution 86) signed by the Valwood Improvement Authority Board of Directors. The Resolution was based on the results of a fiscal impact analysis conducted by MetroStudy that revealed potentially negative implications that the proposed development presents to Valwood and the Authority's ability to provide responsible flood control management to the entire district. Mr. Denison stated that John Boyle, Attorney for Valwood Improvement Authority, is available for questions.

Commissioner Blackson asked for more information on the difference in the tax revenues generated from the undeveloped land vs. developed land. Mr. Denison stated that approximately \$2 million dollars of improvements have been established in the area over 35-40 years and ongoing service and maintenance is expensed from the tax revenues in the PD-88 area. Commissioner Blackson asked

if Valwood's fiscal responsibilities would be negatively impacted by allowing the applicant to begin developing the proposed property. Mr. Blackson stated currently Valwood Improvement Authority was not getting any significant revenue from this 268 acres. Mr. Denison replied that fiscal projections and future estimated taxes for development of PD-88 is much greater than the development value of PD-99.

Commissioner O'Quinn asked how many Board members participate on the Valwood Improvement Authority and the voting process for Resolution No. 86. Mr. Denison stated that all 7 Board members are appointed by the City of Farmers Branch and the City of Carrollton; noting that an official vote was taken on Jan. 15th, 2016 with the following tally: 4 in favor, 2 abstained due to conflict of interest, and 1 absentee.

Mr. John F. Boyle (4201 Wingren Rd. Suite 108, Irving, TX), Legal Counsel for Valwood Improvement Authority, approached the podium and gave a brief presentation stating that the Valwood Improvement Authority is opposed to the proposed rezoning request to create PD-99 based on the results of the fiscal impact study conducted by Metro Study Consulting firm. Mr. Garrett Gray approached the podium and presented the research results on the current and future property values, density assumptions, and cost assumptions of PD-88 and their effect on planned uses, taxes, and land values within PD-88 and PD-99. Mr. Gray advised that PD-88 has a 30% greater property value buildout than that of PD-99 as well as the greater potential for PD-88 to generate \$544 million more in tax revenue over 25 years than PD-99.

Commissioner Lynne asked for the total amount of revenues earned by Valwood Improvement Authority last year. Mr. Gray stated that total revenues exceeded \$4 million. Mr. Denison stated that the 2016 annual budget totals \$4.75 million which were allocated as follows: \$3.5 million for debt service and \$1.25 million for operations and maintenance. Mr. Gray notes that from 2040 - 2060, Farmers Branch is estimated to collect \$178.5 million from PD-88 vs. \$77 million from the proposed PD-99.

Commissioner Lynne asked about the retirement of debts noting that the estimated tax revenues would help relieve the total debt. Mr. Denison advised that Valwood Improvement is anticipated to relieve all debt within 10 -12 years, however necessary levy adjustments, pump maintenance, or other projects may require additional loans to complete.

Commissioner Blackson asked if it is possible to forecast the potential stagnation of PD-88 compared to the potential growth of PD-99. Mr. Gray advised that an accelerated forecast would likely show positive revenues within PD-99 but noted that Valwood Improvement Authority is more concerned about sustaining adequate funding for operations and flood management over the long term.

At 9:10 pm, Chairperson Hardie calls a 10 min. intermission. The session reconvenes at 9:20 pm.

Chairperson Hardie calls Mrs. Lucy Billingsley to the podium. Mrs. Billingsley (6701 Turtle Creek Blvd), representing the Billingsley Company, gives a brief presentation in opposition of the proposed rezoning and discusses the fiscal and physical challenges that the development will present to Monitronics Inc. and future Billingsley projects east of Mercer Crossing Lake. Mrs. Billingsley also discusses the potential liability and fiscal effects of PIDS and TIRZ expenses on community property values.

Commissioner Blackson asked Mrs. Billingsley to highlight the differences between the applicant's proposal and the Cypress Waters project as proposed by the Billingsley Company. Mrs. Billingsley notes that the Cypress Waters development is a 1,000 acre property that includes 7 commercial buildings that will be used as an economic generator with the goal of attracting families and other residents and retaining them as the labor force for the established commercial businesses. Commissioner Blackson advised that the applicant's proposed project may have the potential to become a similar success on a smaller scale. Mrs. Billingsley replied that the rezoning will stagnate the growth of Monitronics and future commercial and office projects and requests a significant entry access roadway be built to allow direct access to the business.

Commissioner Lynne asked if is possible for commercial businesses to succeed in areas of close proximity to residential developments. Mrs. Billingsley advises that the visibility of the Plano Legacy area is key to the success of the surrounding businesses.

Chairperson Hardie invites Mr. Ben Robinson (13824 Wooded Creek Court) to the podium. Mr. Robinson gave a brief presentation in opposition of the proposed rezoning, advising that a change in ownership of PD-88 several years ago, prompted the City Council to establish a TIF to encourage development. Mr. Robinson stated the creation of this TIF has not really stimulated growth. Mr. Robinson stated that Staff presented reliable information in opposition of the rezoning request. Mr. Robinson also mentioned that the City should avoid getting involved in a PID for this area resulting in carrying the subsequent liability.

Mr. David Verret (1990 Wittington Place), Monitronics Representative, gave a brief presentation in opposition of the proposed rezoning, noting the steady growth of the Monitronics property and the lack of security that the applicant's development will create regarding the location and continued growth of the business.

Ms. Pat Edmonson (14215 Tanglewood Dr.) gave a brief presentation in opposition of the proposed rezoning and discussed the issue of aging multi-family properties.

Ms. Judy Byrd (2980 Eric Ln) gave a brief presentation in opposition of the proposed rezoning, expressed concern that a rezoning will discourage future commercial developers from coming to Farmers Branch and requests that the Commissioners consider supporting PD-88.

Mr. David Koch (3243 Brincrest Dr.) gave a brief presentation in support of the proposed rezoning, noting that the development property will attract young families with children that will support local businesses. Mr. Koch suggests that PD-88 is growing obsolete and no longer supports revitalization.

Mr. Lucilo Peña (1722 Routh St., Suite 200, Dallas, TX 75201) Billingsley Company Representative, gave a brief presentation in opposition of the proposed rezoning, advising that while mixed uses are successful, high-density multi-family and high-density office are in high demand because they are pedestrian friendly. Mr. Pena also notes that Billingsley is actively pursuing commercial property in the proposed area by developing office, industrial, and multi-family projects. Allowing PD-99 will discourage this future development east of the lake.

Chairperson Hardie asked if anyone from the public audience would like to make a presentation. Mr. Moayedí approached the podium to offer responses to the public hearing presentations and discusses the tax revenues, construction schedule, developer partnerships, and professional reputation of Centurion American. Mr. Moayedí also advises his willingness to modify the land use percentages as follows: (50%) 50 ft. lots, (20%) 40 ft. lots, (10%) 60 ft. lots, (20%) townhomes, and 1,250 multi-family units.

Commissioner O'Quinn asked Mr. Moayedí to clarify the residential percentages. Mr. Moayedí advised the following: (50%) 50 ft. lots, and a reduction of the remaining 73% of residential to (10%) 60 ft. lots, (20%) 40 ft. lots, (20%) townhomes, and 1,250 multi-family units. These changes will lower the 73% proposed residential land use to 40%.

Mr. Ted Dameris, Park West Hold Co. Representative, approached the podium and gave a brief presentation in opposition of the proposed rezoning, noting that the issue regarding PD-88 rests with the land owner not the requirements within PD-88.

Mr. Gillies stated that further discussion with Mr. Moayedí regarding the proposed changes within PD-99 is needed and recommended giving staff time to revise the proposed PD before the Planning and Zoning Commission take action. Mr. Gillies also stated that larger lot sizes will help enhance a single family development however these concepts need to be better displayed on a revised conceptual site plan.

Chairperson Hardie closed the public hearing and advised that further discussion is needed to address concerns regarding soil testing, traffic, light pollution, and population density, and to allow staff the proper time to gather more concrete data. Chairperson Hardie recommends a continuation of the case until February 22, 2016.

Commissioner De Los Santos agrees with the suggested continuation and notes that the number of proposed 40 ft. lots should be reduced.

Commissioner Reed agrees with the suggested lot reduction and asked that the number of townhomes be reduced as well.

Commissioner Blackson asked when the case will be presented to City Council and if the continuation will affect the City Council's review schedule. Mr. Gillies stated that the case is tentatively scheduled to be presented to City Council on March 1, 2016, and notes that a motion to continue this case on February 22, 2016 will move the Council presentation date to March 15, 2016.

Commissioner Blackson notes the potential of PD-88 but expresses concerns that the area may remain undeveloped, severely limiting the City's growth and discouraging young families from becoming residents.

Commissioner O'Quinn advised that the Demo Rebuild Program is beneficial but not enough to keep pace with the demand for new residential development to attract and retain young professional families who are looking for a sense of community.

Commissioner Brewer agrees with the need for quality residential development and supports the idea that young professional families will significantly grow the City.

Commissioner Lynne advised that home owners have equity in the City and thus should be prioritized when considering further residential development in the City and asked the Commissioners to review the information presented, allow staff to prepare an updated conceptual site plan, and continue the discussion at the next meeting. Mr. Lynne also expresses his appreciation for Mr. Moayed's vision and asked that he also consider the feedback regarding his proposal when working with staff.

Commissioner O'Quinn notes that he has full faith and confidence that Mr. Moayed will make his plan happen. He disagrees with the Chairperson's recommendation to continue this case to the next meeting. Commissioner O'Quinn makes a motion to recommend approval to change the zoning of an approximately 268 acre tract from PD-88 to PD-99 with the following modifications: a maximum of 1,250 multi-family units on the northern tract, a 50% of 50 ft. wide residential lots, 20% of 40 ft. wide residential lots, a 20% for townhomes, and a 10% for 60 ft. wide residential lots.

Commissioner Lynne seconds the motion.

Chairperson Hardie asked all Commissioners to clearly state their voting preference. Commissioner De Los Santos votes in favor of the motion, Commissioner Reed votes in favor of the motion, Chairperson Hardie votes against the motion, Commissioner Blackson votes in favor of the motion, and Commissioner Brewer votes in favor of the motion. Chairperson Hardie advised that the motion passed by a 6 to 1 vote.

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

Nay: 1 - Chairman Hardie

Aye: 6 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Commissioner Terry Lynne and Commissioner Chris Brewer

C.2 [15-ZA-05](#)

Conduct a public hearing and consider a request from Billingsley Company to amend Planned Development No. 88 (PD-88) and take appropriate action. The proposed amendment includes changing an approximate 25.27 acre tract from "Office-1" subdistrict and an approximate 19.51 acre tract from "Commerce" subdistrict into "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan for a multi-family residential community containing approximately 1,059 dwelling units.

Chairperson Hardie read the overview of the rezoning request into the record and opened the public hearing. Andy Gillies, Community Services Director, approached the podium to and recommended the continuation of the zoning case until the next meeting.

Mr. Gillies asked Mrs. Billingsley if she would like to make a presentation or request a continuance for the next Planning and Zoning meeting on February 22, 2016.

Mrs. Billingsley agreed to continue the case until the next meeting. Mr. Gillies asked the Commissioners to continue the proposed zoning amendment until the February 22, 2016 meeting and reconvene as an open public hearing.

A motion was made by Commissioner Blackson and seconded by Commissioner De Los Santos to continue the zoning amendment request until the next Planning and Zoning Commission meeting scheduled for February 22, 2016. The motion passed by all 7 Commissioners.

A motion was made by Commissioner Blackson, seconded by Commissioner De Los Santos, that this Zoning Amendment be continued. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, 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 10:35 pm. The motion carried by the following vote:

Aye: 7 - Commissioner Jamie Reed, Commissioner Sergio De Los Santos, Commissioner Bronson Blackson, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

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 planing 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 February 4, 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: 15-PL-10

Agenda Date: 2/22/2016

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 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 at the northwest corner of Luna Road and Royal Lane. The property is addressed as 11451 Luna Road and presently platted as Lincoln Royal Revised, Lot 2, Block A.

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 Lot 2 as Waters Edge Addition, Lot 1, Block A. The re-plat is required for abandoning and reconfiguring previously dedicated easements, and for dedicating new easements needed for this development. Waters Edge Addition, Lot 1, Block A is the Phase II development 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

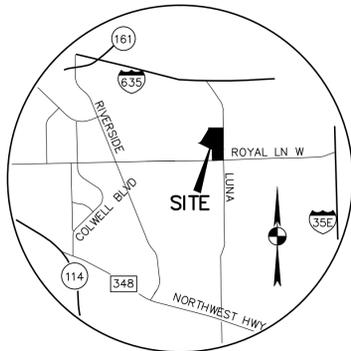
Case Number: 15-PL-10
Request: Final Plat Approval for Waters Edge Addition, Lot 1, Block A
Address: 11451 Luna Road
Lot Size: 22.396 acres
Petitioner: Waters Edge Apartments Phase II, LLC

Waters Edge Apartments Phase II, LLC is the owner of 22.396 acres tract of land at the northwest corner of Luna Road and Royal Lane. The property is addressed as 11451 Luna Road and presently platted as Lincoln Royal Revised, Lot 2, Block A.

On June 5th, 2012, Resolution 2012-030 was passed, approving the site plan for Phase I and II of Lincoln Royal, Lots 1 and 2, Block A, platted in 2012. The property was re-platted in 2014 as Lincoln Royal Revised, Lot 1 and 2, Block A to reconfigure easements on Lot 1, Phase I. The Phase I construction has been completed and Phase II construction on Lot 2 is underway.

The owner desires to re-plat Lincoln Royal Revised, Lot 2, Block A as Waters Edge Addition, Lot 1, Block A for the purpose of abandoning, reconfiguring, and dedicating easements needed for the their Phase II construction.

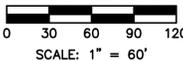
The proposed final plat of Waters Edge Addition, Lot 1, Block A is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with Resolution No. 2012-030.



VICINITY MAP
N.T.S.
MAPSCO 22E



GRAPHIC SCALE IN FEET

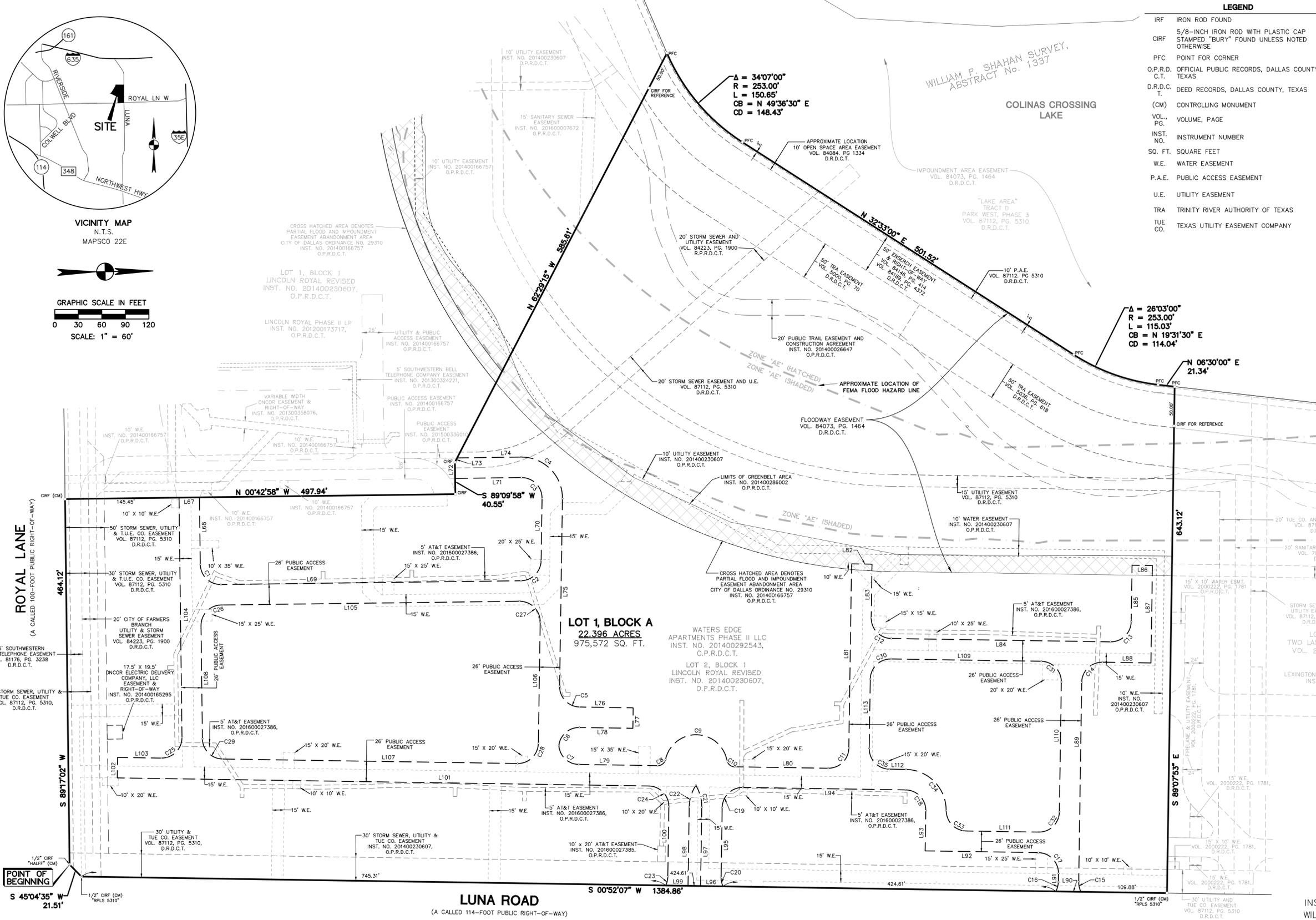


LEGEND

- IRF IRON ROD FOUND
- CIRF 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY" FOUND UNLESS NOTED OTHERWISE
- PFC POINT FOR CORNER
- O.P.R.D. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C. DEED RECORDS, DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- W.E. WATER EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- TRA TRINITY RIVER AUTHORITY OF TEXAS
- TUE CO. TEXAS UTILITY EASEMENT COMPANY

PUBLIC ACCESS 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
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



PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
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'
L77	S89°07'53"E	26.00'
L78	S0°52'07"W	68.24'

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
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'

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L85	N89°07'53"W	71.67'
L86	N0°52'07"E	26.00'
L87	S89°07'53"E	123.67'
L88	S0°52'07"W	61.95'
L89	S89°07'53"E	253.04'
L90	S0°52'07"W	31.94'

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L91	N89°07'54"W	10.93'
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'
L96	S0°52'07"W	28.59'

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L97	N89°07'53"W	100.00'
L98	S89°07'52"E	100.00'
L99	S0°52'07"W	28.52'
L100	N89°07'53"W	88.83'
L102	N89°07'53"W	26.00'
L103	N0°52'07"E	55.86'

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L97	N89°07'53"W	100.00'
L98	S89°07'52"E	100.00'
L99	S0°52'07"W	28.52'
L100	N89°07'53"W	88.83'
L102	N89°07'53"W	26.00'
L103	N0°52'07"E	55.86'

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L105	N0°42'58"W	380.69'
L106	S89°07'53"E	154.03'
L107	S0°52'07"W	376.58'
L108	S89°17'02"W	143.55'
L109	N0°52'07"E	191.76'
L110	S89°07'53"E	164.92'

PUBLIC ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L111	S0°52'07"W	92.38'
L112	S0°52'07"W	21.39'
L113	N89°07'53"W	87.92'

FINAL PLAT
WATERS EDGE ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK 1
OF LINCOLN ROYAL REVISED
INSTRUMENT NUMBER 201400230607, O.P.R.D.C.T.
WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
BEING 22.396 ACRES

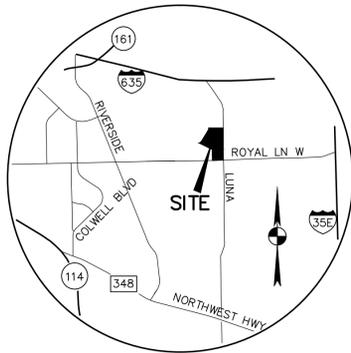
PUBLIC ACCESS EASEMENT DEDICATION SHEET

SEE SHEET 2 OF 4 FOR WATER EASEMENT

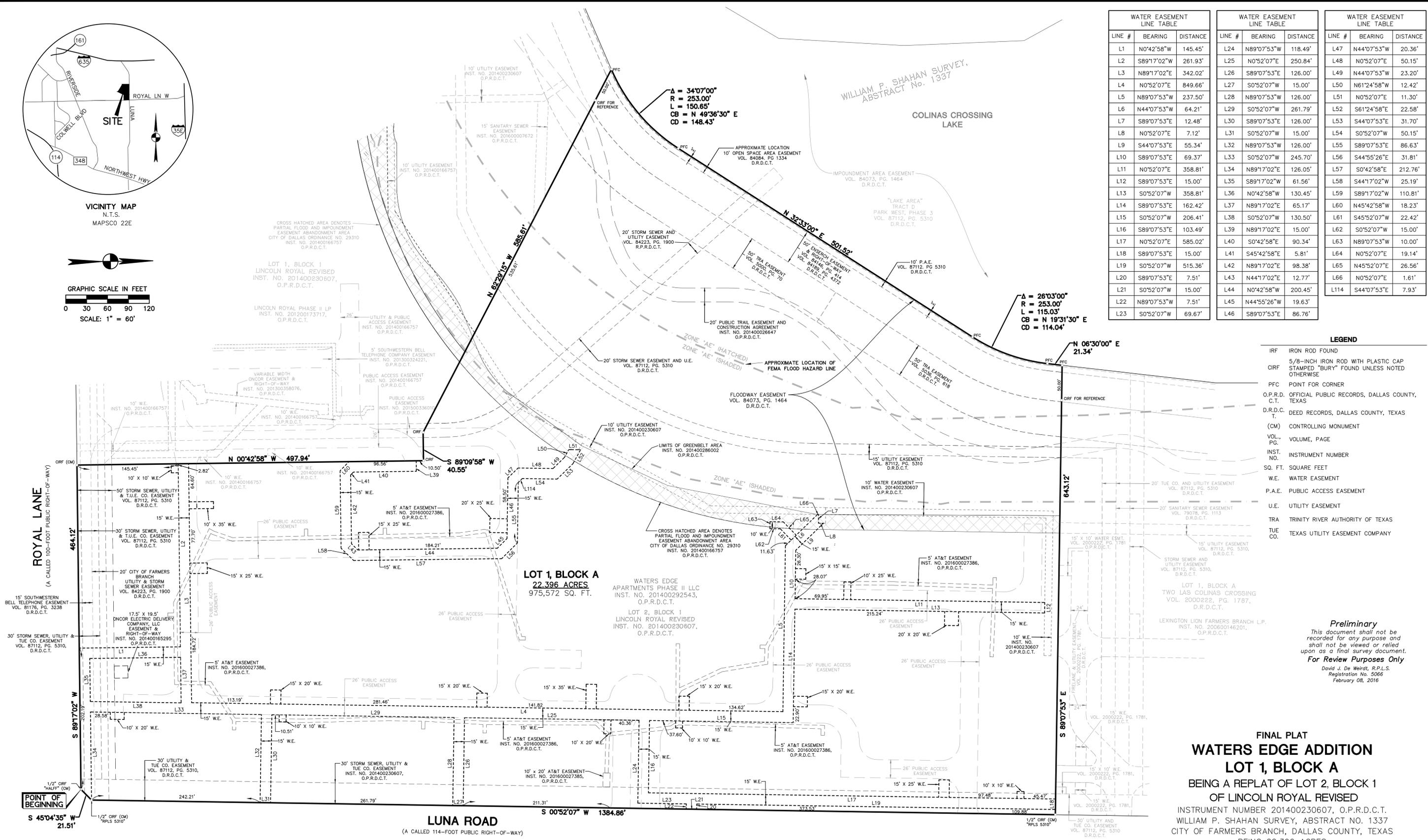
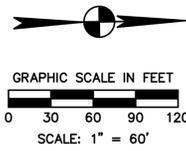
EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION ARE HEREBY DEDICATED BY THIS PLAT.

APPLICANT/OWNER
WATERS EDGE APARTMENTS PHASE II LLC
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
PH: (214) 740-3300

SURVEYOR:
BURY-DWF, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
Registration No. 5066
February 08, 2016



VICINITY MAP
N.T.S.
MAPSCO 22E



WATER EASEMENT LINE TABLE			WATER EASEMENT LINE TABLE			WATER EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N0°42'58"W	145.45'	L24	N89°07'53"W	118.49'	L47	N44°07'53"W	20.36'
L2	S89°17'02"W	261.93'	L25	N0°52'07"E	250.84'	L48	N0°52'07"E	50.15'
L3	N89°17'02"E	342.02'	L26	S89°07'53"E	126.00'	L49	N44°07'53"W	23.20'
L4	N0°52'07"E	849.66'	L27	S0°52'07"W	15.00'	L50	N61°24'58"W	12.42'
L5	N89°07'53"W	237.50'	L28	N89°07'53"W	126.00'	L51	N0°52'07"E	11.30'
L6	N44°07'53"W	64.21'	L29	S0°52'07"W	261.79'	L52	S61°24'58"E	22.58'
L7	S89°07'53"E	12.48'	L30	S89°07'53"E	126.00'	L53	S44°07'53"E	31.70'
L8	N0°52'07"E	7.12'	L31	S0°52'07"W	15.00'	L54	S0°52'07"W	50.15'
L9	S44°07'53"E	55.34'	L32	N89°07'53"W	126.00'	L55	S89°07'53"E	86.63'
L10	S89°07'53"E	69.37'	L33	S0°52'07"W	245.70'	L56	S44°55'26"E	31.81'
L11	N0°52'07"E	358.81'	L34	N89°17'02"E	126.05'	L57	S0°42'58"E	212.76'
L12	S89°07'53"E	15.00'	L35	S89°17'02"W	61.56'	L58	S44°17'02"W	25.19'
L13	S0°52'07"W	358.81'	L36	N0°42'58"W	130.45'	L59	S89°17'02"W	110.81'
L14	S89°07'53"E	162.42'	L37	N89°17'02"E	65.17'	L60	N45°42'58"W	18.23'
L15	S0°52'07"W	206.41'	L38	S0°52'07"W	130.50'	L61	S45°52'07"W	22.42'
L16	S89°07'53"E	103.49'	L39	N89°17'02"E	15.00'	L62	S0°52'07"W	15.00'
L17	N0°52'07"E	585.02'	L40	S0°42'58"E	90.34'	L63	N89°07'53"W	10.00'
L18	S89°07'53"E	15.00'	L41	S45°42'58"E	5.81'	L64	N0°52'07"E	19.14'
L19	S0°52'07"W	515.36'	L42	N89°17'02"E	98.38'	L65	N45°52'07"E	26.56'
L20	S89°07'53"E	7.51'	L43	N44°17'02"E	12.77'	L66	N0°52'07"E	1.61'
L21	S0°52'07"W	15.00'	L44	N0°42'58"W	200.45'	L114	S44°07'53"E	7.93'
L22	N89°07'53"W	7.51'	L45	N44°55'26"W	19.63'			
L23	S0°52'07"W	69.67'	L46	S89°07'53"E	86.76'			

LEGEND

- IRF IRON ROD FOUND
- CIRF 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY" FOUND UNLESS NOTED OTHERWISE
- PFC POINT FOR CORNER
- O.P.R.D. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C. DEED RECORDS, DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- W.E. WATER EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- TRA TRINITY RIVER AUTHORITY OF TEXAS
- TUE CO. TEXAS UTILITY EASEMENT COMPANY

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 Weirdt, R.P.L.S.
Registration No. 5066
February 08, 2016

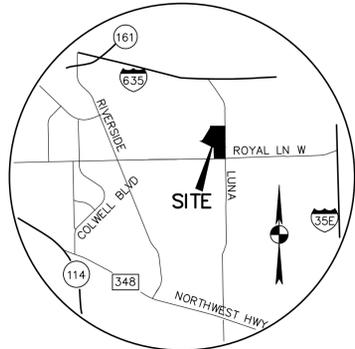
FINAL PLAT
WATERS EDGE ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK 1 OF LINCOLN ROYAL REVISED
INSTRUMENT NUMBER 201400230607, O.P.R.D.C.T.
WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
BEING 22.396 ACRES

WATER EASEMENT DEDICATION SHEET
SEE SHEET 1 OF 4 FOR PUBLIC ACCESS EASEMENT

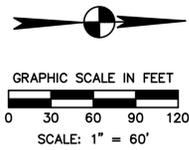
EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION ARE HEREBY DEDICATED BY THIS PLAT.

APPLICANT/OWNER
WATERS EDGE
APARTMENTS PHASE II LLC
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
PH: (214) 740-3300

SURVEYOR:
BURY-DWF, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRDT, R.P.L.S.



VICINITY MAP
N.T.S.
MAPSCO 22E

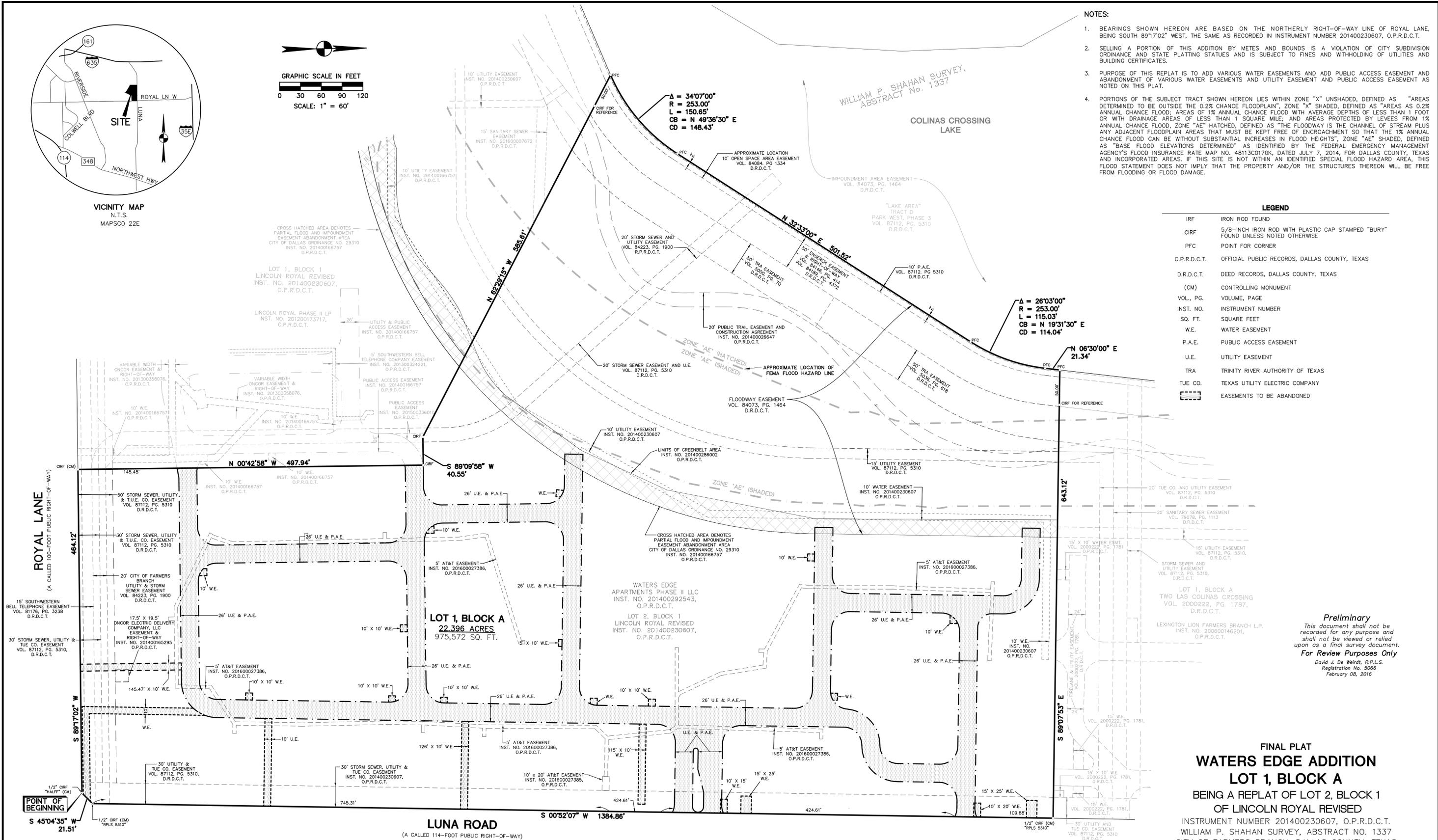


NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL LANE, BEING SOUTH 89°17'02" WEST, THE SAME AS RECORDED IN INSTRUMENT NUMBER 201400230607, O.P.R.D.C.T.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- PURPOSE OF THIS REPLAT IS TO ADD VARIOUS WATER EASEMENTS AND ADD PUBLIC ACCESS EASEMENT AND ABANDONMENT OF VARIOUS WATER EASEMENTS AND UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT AS NOTED ON THIS PLAT.
- PORTIONS OF THE SUBJECT TRACT SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN", ZONE "X" SHADED, DEFINED AS "AREAS AS 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ZONE "AE" HATCHED, DEFINED AS "THE FLOODWAY IS THE CHANNEL OF STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS", ZONE "AE" SHADED, DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 481100170K, DATED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

LEGEND

IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY" FOUND UNLESS NOTED OTHERWISE
PFC	POINT FOR CORNER
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
W.E.	WATER EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
U.E.	UTILITY EASEMENT
TRA	TRINITY RIVER AUTHORITY OF TEXAS
TUE CO.	TEXAS UTILITY ELECTRIC COMPANY
[Dashed Box]	EASEMENTS TO BE ABANDONED



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 Weirdt, R.P.L.S.
Registration No. 5066
February 08, 2016

FINAL PLAT
WATERS EDGE ADDITION
LOT 1, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK 1 OF LINCOLN ROYAL REVISED

INSTRUMENT NUMBER 201400230607, O.P.R.D.C.T.
WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
BEING 22.396 ACRES

[Dashed Box] EASEMENTS ABANDONED BY THIS PLAT

EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION WERE DEDICATED BY PLAT RECORDED IN INST. NO. 201400230607 O.P.R.D.C.T. AND ARE HEREBY ABANDONED BY THIS PLAT.

APPLICANT/OWNER
WATERS EDGE
APARTMENTS PHASE II LLC
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
PH: (214) 740-3300

SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0111
CONTACT: DAVID DE WEIRDT, R.P.L.S.

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 MM WATERS EDGE PHASE II LLC,
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
February 08, 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

FINAL PLAT
WATERS EDGE ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF LOT 2, BLOCK 1
OF LINCOLN ROYAL REVISED
INSTRUMENT NUMBER 201400230607, O.P.R.D.C.T.
WILLIAM P. SHAHAN SURVEY, ABSTRACT NO. 1337
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
BEING 22.396 ACRES

APPLICANT/OWNER _____
WATERS EDGE
APARTMENTS PHASE II LLC
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
PH: (214) 740-3300

SURVEYOR: _____
BURY-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.



**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.

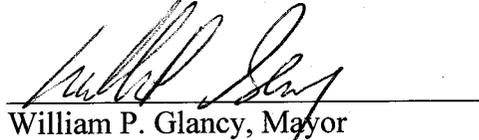
SECTION 2. This resolution shall become effective immediately upon its approval.

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

ATTEST:

APPROVED:

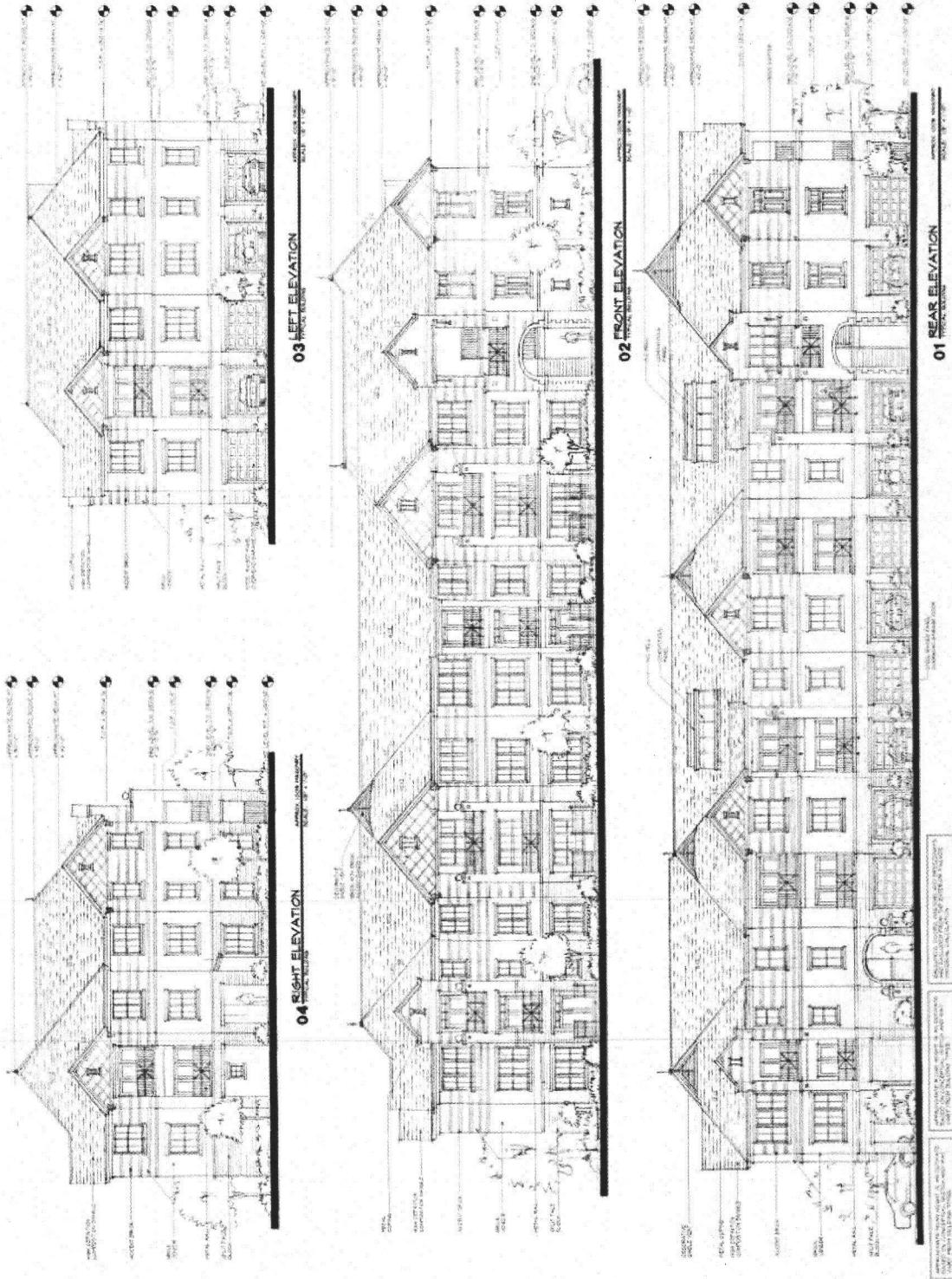

Angela Kelly, City Secretary


William P. Glancy, Mayor

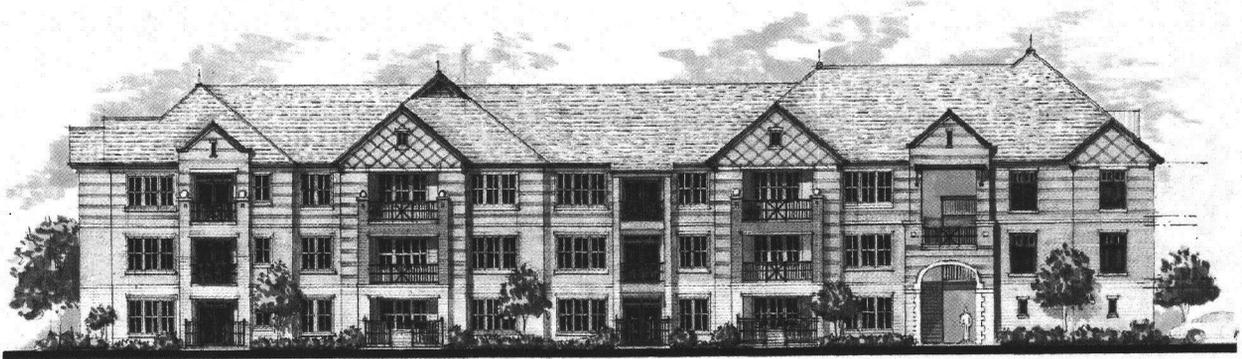
APPROVED AS TO FORM:


Peter G. Smith, City Attorney

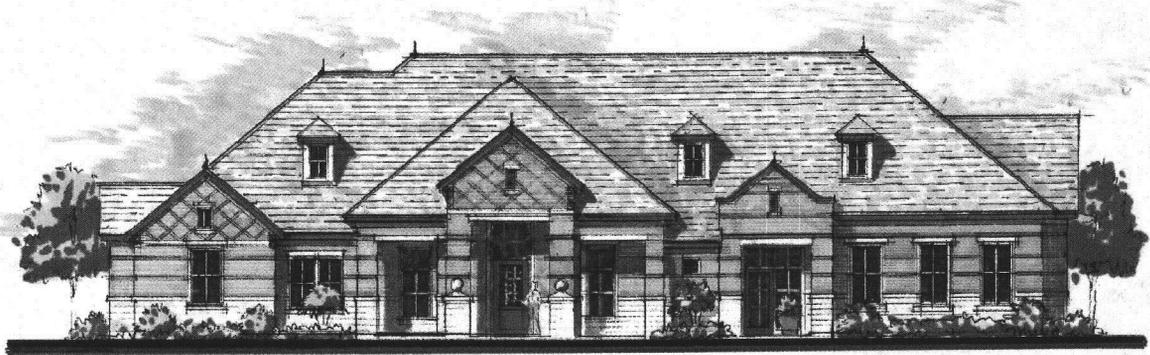
Resolution No. 2012-030
Exhibit "B" – Site Plan: Building Elevations



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

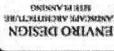


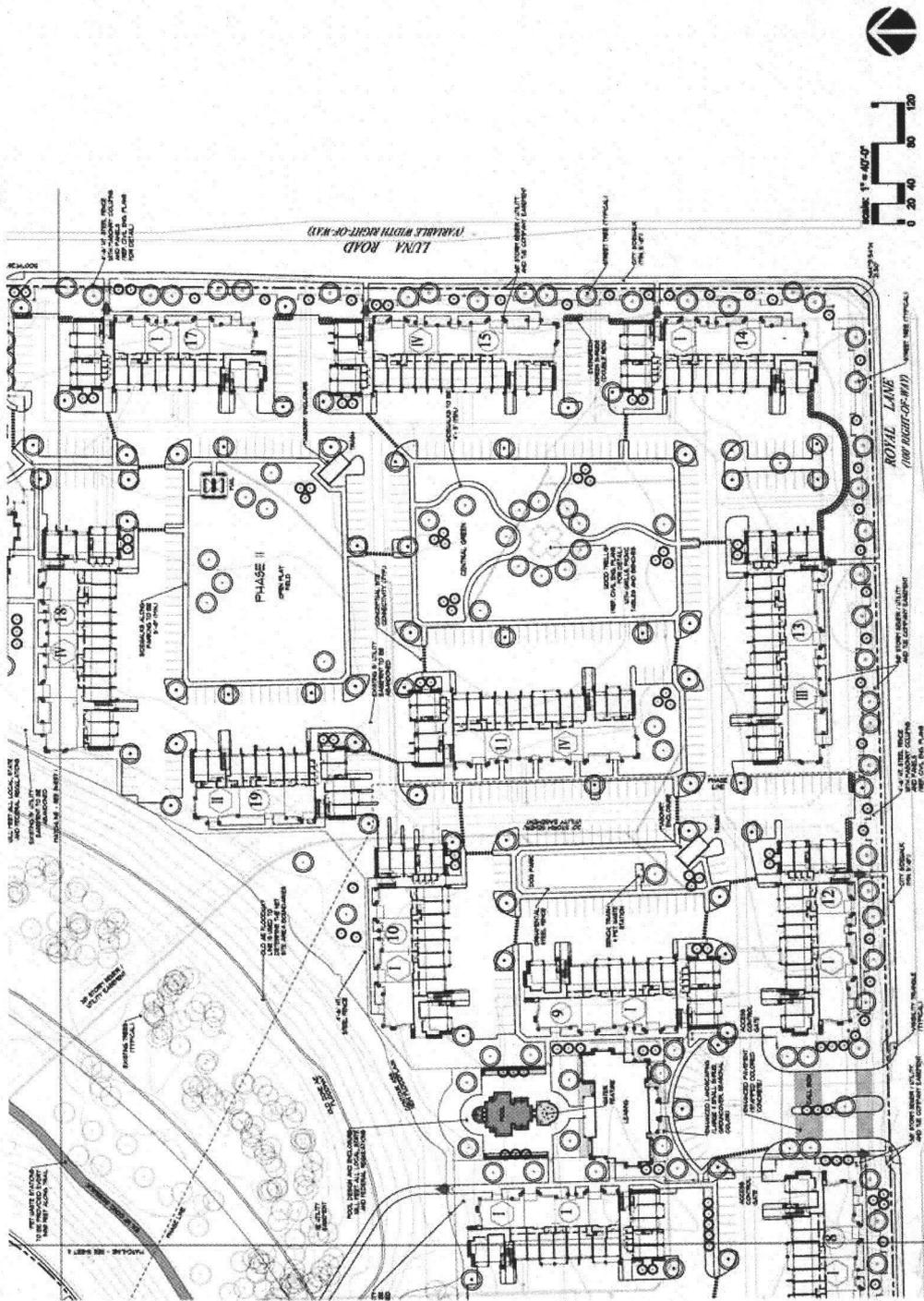
Proposed Residential Building



Proposed Community Center and Lease Center

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

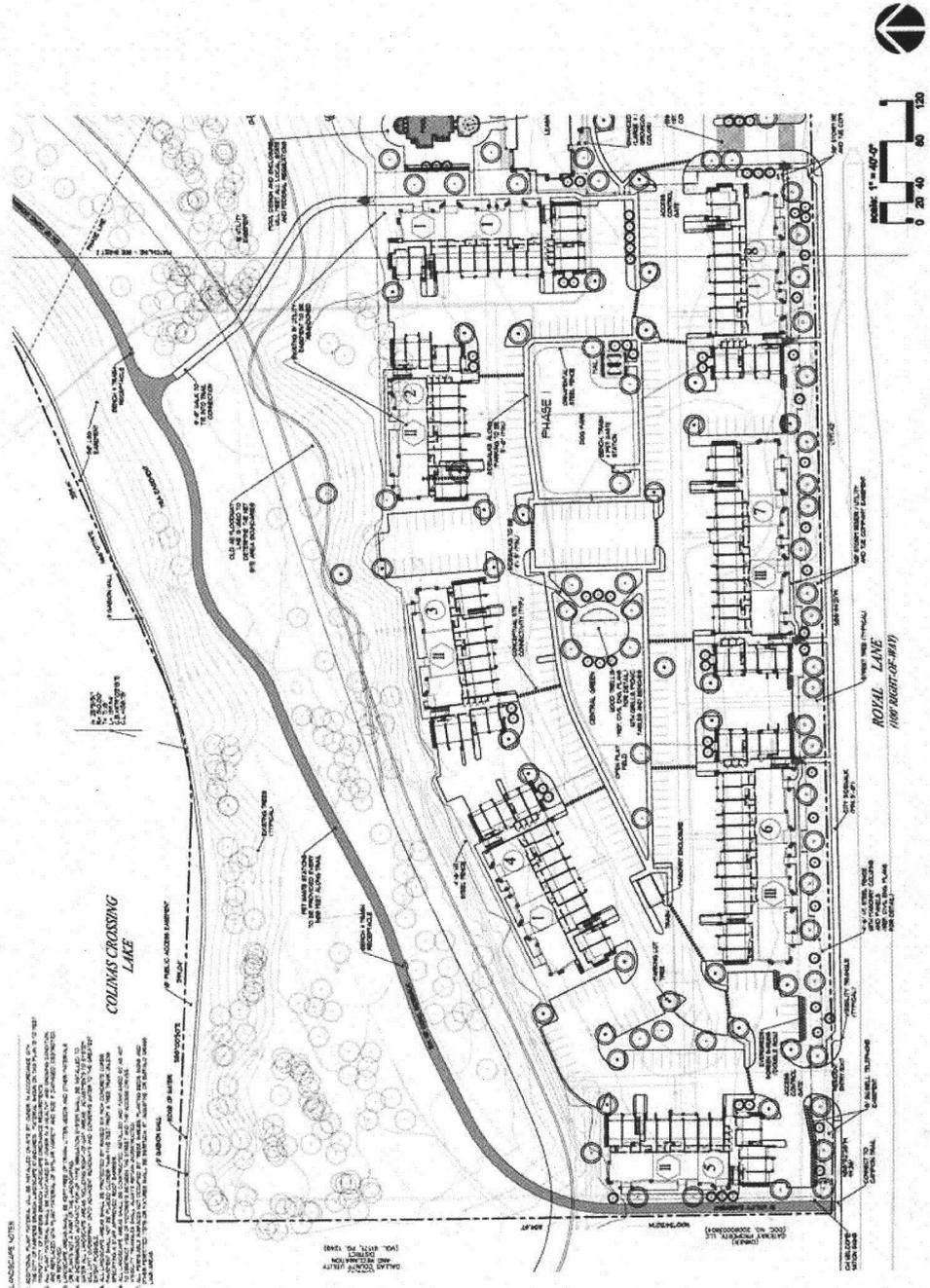
 <p>ENVIRO DESIGN LANDSCAPE ARCHITECTURE 2001 COMMERCE AND TRADE CENTER, SUITE 1000 HOUSTON, TEXAS 77002 (713) 861-8733</p>	<p>PRELIMINARY</p> <p>THIS PLAN IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A SUPPLEMENTAL PLAN. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>	<p>REVISIONS</p>	<p>LINCOLN ROYAL FARMERS BRANCH, TEXAS LINCOLN PROPERTY COMPANY</p>	<p>SCALE 1" = 40'-0"</p>	<p>DATE 08 MAY 2012</p>	<p>PROJECT CONCEPTUAL LANDSCAPE PLAN</p>	<p>SHEET 2L OF 3</p>
				<p>DATE: 08 MAY 2012</p>			



File Name: 081203012 - 123338.rvt
 Date Plotted: 05/09/2012 11:53:58 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>
---	--	--	---------------------------------------	--------------------------------------	-----------------------------------



LANDSCAPE NOTES

1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

7. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

8. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE AND THE LATEST EDITIONS OF THE TEXAS LANDSCAPE ARCHITECTURE BOARD'S PLANTING SCHEDULE.

File Name: 04/04/2012 - 1300am



City of Farmers Branch

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

Staff Report

File Number: 15-ZA-05a

Agenda Date: 2/22/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Amendment

Agenda Number: C.1

Continue a public hearing and consider a request from Billingsley Company to amend Planned Development No. 88 (PD-88) and take appropriate action. The proposed amendment includes changing an approximate 25.27 acre tract from "Office-1" subdistrict into "Mid-Density Residential" subdistrict and establishing a Conceptual Site Plan.

BACKGROUND:

The applicant, Billingsley Company, is proposing to develop a residential community that will contain 2, 3 and 4 stories high buildings. The proposed Site Plan includes several Special Exceptions. The site is located approximately 450 feet south of the intersection of Wittington Drive and Senlac Drive within Planned Development No. 88 (PD-88).

RECOMMENDATION:

City staff does not support this zoning amendment to change the two tracts from "Office-1" and "Commerce" subdistricts into "Mid-Density Residential" subdistrict, the Conceptual Site Plan and the Special Exceptions.

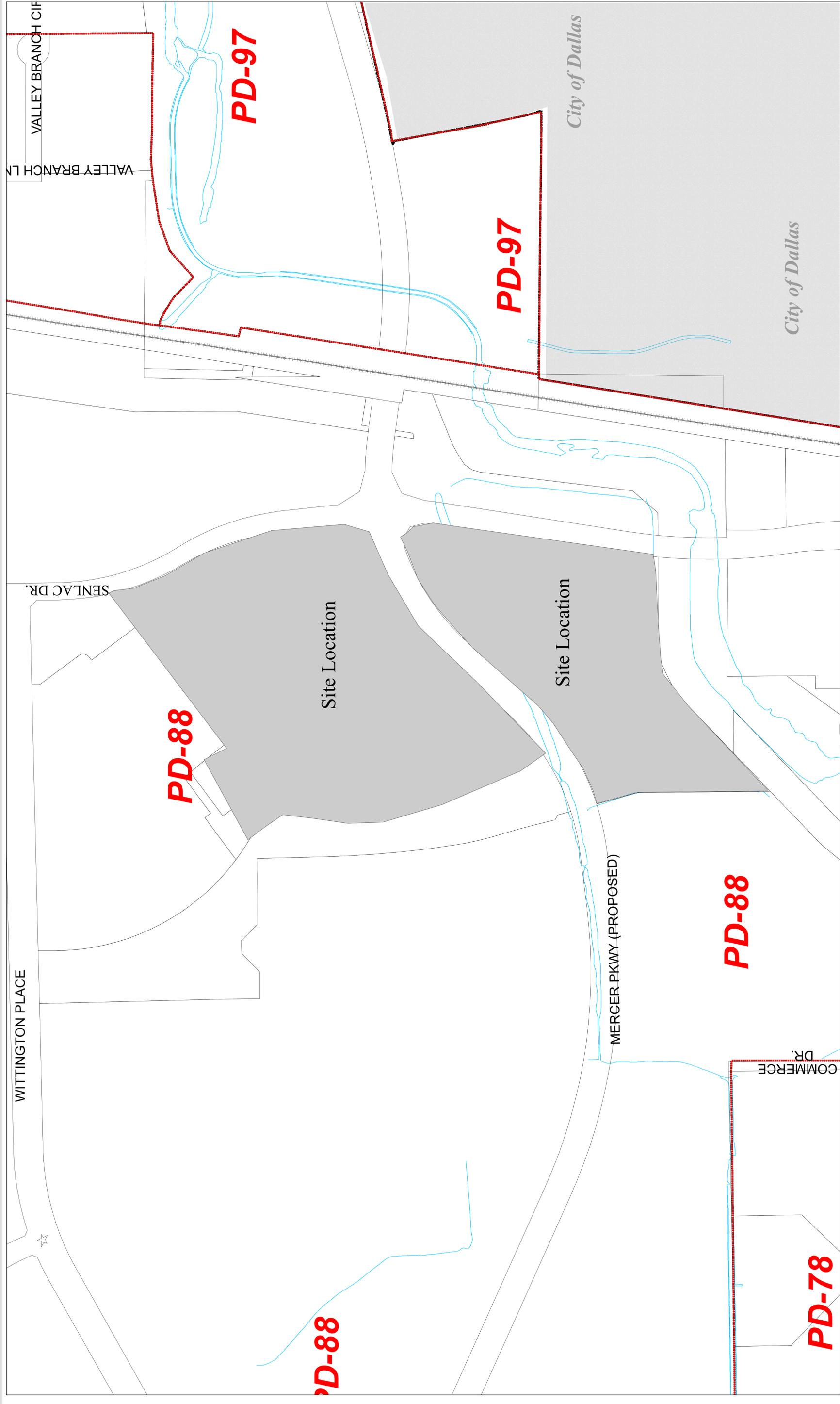
ACTIONS:

1. Motion to recommend APPROVAL to change the zoning of an approximate 25.27 acre tract from "Office-1" subdistrict into "Mid-Density Residential" subdistrict including the Conceptual Site Plan and the Special Exceptions.
2. Motion to recommend DENIAL to change the zoning of an approximate 25.27 acre tract from "Office-1" subdistrict into "Mid-Density Residential" subdistrict including the Conceptual Site Plan and the Special Exceptions.
3. Motion to recommend APPROVAL to change the zoning of an approximate 25.27 acre tract from "Office-1" subdistrict into "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. Mercer Crossing Regulating Plan, 2014
4. Staff Report
5. Previous Exhibits, version 2.8.2016
6. Conceptual Site Plan, updated version 2.18.2016
7. Conceptual Landscape Plan, updated version 2.18.2016

8. Colored Landscape Plan, updated version 2.18.2016
9. Conceptual Renderings
10. Overall Site Plan, version 2.18.2016
11. Site Photographs
12. Notification Map
13. Summary of Mailed Notices



- Zoning District Boundary
- Parcels
- Rail Lines
- City Limit



Case 15-ZA-05 - 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.





Case 15-ZA-05 - Aerial

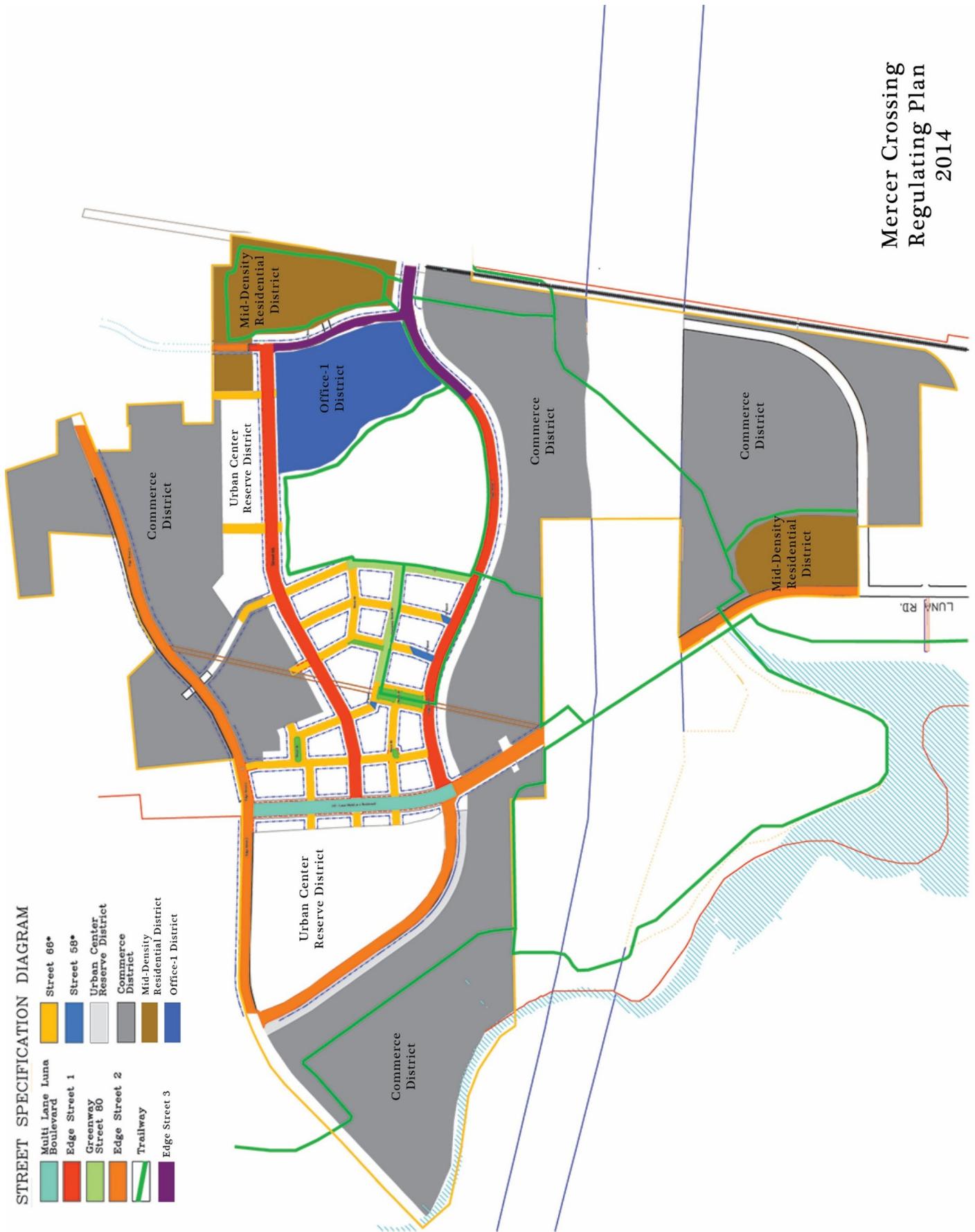


Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.

- Rail Lines
- City Limit

0 415 830 Feet

North



STAFF REPORT

Case Number: 15-ZA-05
Request: Zoning Map amendment from “Office-1” and “Commerce” subdistricts to “Mid-Density Residential” subdistrict within Planned Development No. 88 (PD-88)
Address: Approximately 450 feet south of the intersection of Wittington Place and Senlac Drive
Lot Size: Approximately 44.78 Acres – previous submittal
Approximately 25.26 Acres – updated submittal
Petitioner: Billingsley Company

Summary:

Site design: *40 multifamily buildings, 2, 3 and 4 stories in height to be developed in 4 phases*

Units: *approximately 1,059*

Architectural style: *minimum 75% masonry, the predominant and unifying exterior material for the community will be brick; common architectural theme of an older industrial warehouse complex*

Parking: *1,748 parking spaces, combination of structured parking, “tuck-under” garages and surface parking lots, average of 1.60 ps/DU*

Landscape: *54% of the property consisting of a linear park and landscaped open space; 2,303 linear feet of new trails*

Special Exceptions: *3 Special Exceptions:*

- to allow principal buildings of two stories in height but with an average height no less than three stories,*
- to allow more flexibility for the finished floor elevation requirement due to the particular configuration of land in this area*
- a greater setback from the RBL for a portion along the southern side of Mercer Parkway*

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.

Earlier in 2014 the Billingsley Company rezoned the tract just south of the intersection of Wittington Dr. and Senlac Dr., along the eastern shore of Mercer Crossing lake, from “Urban Center Reserve” district and created a new subdistrict “Office-1” within Planned Development District No. 88 (PD-88) and began construction on the new headquarters for Monitronics, a corporate campus that houses more than 1,000 employees. As part of their long range

development plans for this area, the Billingsley Company also rezoned the tract east of this development, from “Urban Center” subdistrict into “Mid-Density Residential” and proposed the creation of a new multi-family residential community, called “the Brickyard”, to help meet the future housing needs of the new office park area. The Brickyard residential community, consisting of 24 acres, was proposed to be developed in two phases to include a total of 13 buildings containing 861 dwelling units, one or two bedroom. Both of these phases are currently under construction.

With this current application, Billingsley Company is proposing the continuation/extension of the Brickyard community on two tracts located south of the Monitronics Campus. Tract 1 is 25.27 acres and is located just south of the Monitronics Campus and is proposed to be rezoned from “Office-1” subdistrict into “Mid-Density Residential” subdistrict. Tract 2 is 19.51 acres and is located south of Tract 1 and is proposed to be rezoned from “Commerce” District to “Mid-Density” subdistrict.

The overall site is bordered to the north by the Monitronics headquarters, to the east by the approved Brickyard community (Phase 2) and by a gas and flood control easements that continues to the south of the site, and to the west by undeveloped land and by the expanding Mercer crossing lake. (See Aerial Map). The site is located within Planned Development District No. 88 (PD-88). (See Location Map).

Site Design:

The overall site contains 44.8 acres. This site will consist of 40 buildings containing approximately 1,059 dwelling units in a combination of one, two and three bedroom units (70% one-bedroom units, 17 % two-bedroom units, 13% three-bedroom units) and proposes a density of 23.63 units/acre. The buildings will average from two to four stories in height as follows: 4 two-story buildings (Building 8, 9, 11 and 12 on the Conceptual Site Plan, version 2.8.2016), 33 three-story buildings and 3 large four-story buildings (Building 7, 10 and 24 on Conceptual Site Plan, version 2.8.2016). The four-story buildings will contain interior multi-level parking facilities and interior courtyards.

The applicant is proposing this new community to be constructed in four phases:

- Phase One will consist of approximately 10.77 acres and 8 buildings (Building 1 through 8 on Conceptual Site Plan, version 2.8.2016). Phase One will include 357 dwelling units, all one or two bedroom apartments (81% one-bedroom units).
- Phase Two will consist of approximately 7.44 acres and 6 buildings (Building 9 through 14 on Conceptual Site Plan, version 2.8.2016). Phase Two will include 299 dwelling units, all one or two bedroom apartments (80% one-bedroom units).
- Phase Three will consist of approximately 7.05 acres and 9 buildings (Building 15 through 23 on Conceptual Site Plan, version 2.8.2016). Phase Three will include 57 dwelling units, all three bedroom apartments.
- Phase Four will consist of approximately 19.51 acres and 17 buildings (Building 24 through 40 on Conceptual Site Plan, version 2.8.2016). Phase Four will include 346 dwelling units, one, two and three bedroom apartments (60% one bedroom units, 15% two-bedroom units).

This proposed extension of the Brickyard community will be accessible by two main streets: the southern extension of Senlac Drive that will intersect the future extension of Mercer Parkway. (See Conceptual Site Plan, [version 2.8.2016](#)).

The general layout of the proposed Site Plan was designed around two amenities: the expanded Mercer Crossing Lake to the west and the existing mature grove of trees at the corner of future Mercer Parkway and Senlac Dr. The flood control easement along the south side of future Mercer Parkway was also a major design consideration. Thus, the Site Plan proposes a mix of mid-density and higher density residential development and a continuous spine of landscaped open spaces throughout the community that connect these three major elements. The design team intended to place all 40 buildings in a pattern to have a convenient access to the major natural open spaces. (See Colorized Landscape Plan, [version 2.8.2016](#)).

Architectural style

The architectural style of this proposed development will resemble the existing (under construction) Brickyard residential community and will include a variety of building types and architecture over a common architectural theme of an older industrial warehouse complex. The predominant and unifying exterior material for the community will be brick. A variety of different brick types and colors will be used throughout the community to give each building a unique look and character, but the common elements of brick facades and industrial metal balconies and stair wells will be used throughout the entire community, for all phases. Specific materials proposed for the facades are brick and smooth faced block with cementitious siding and panels for accents. All exterior facades will comply with the 75% masonry requirement. All units will contain an outdoor patio or balcony. All buildings will incorporate the use of parapet walls and hidden sloped roofs in keeping with the vintage industrial architecture look. (See Conceptual Renderings, [version 2.8.2016](#)).

Parking

This new extension of the Brickyard community will incorporate both structured and surface parking throughout all four phases. Buildings 7, 10 and 24 will include large interior multi-level parking structures (896 parking spaces). All mid-density buildings will provide individual “tuck-under” parking garages into each unit (339 parking spaces). In addition, 463 surface parking spaces will be incorporated into the community. These surface parking spaces include both parallel parking along the private streets and small parking courtyards.

Overall, 1,748 on-site parking spaces are provided within the community (average 1.60 spaces per dwelling unit). Approximately 70% of the proposed on-site parking is structured or enclosed parking (1235/1748 spaces). (See Conceptual Site Plan, [version 2.8.2016](#)).

Landscaping and Open Spaces

In order to take advantage of the natural amenities and to create an inviting outdoor environment throughout this large residential community, the applicant has proposed an inclusive Conceptual Landscape Plan. This plan includes a large public open space around the existing mature tree grove, a generous linear park along the flood control easement south side of Mercer Parkway, ample open amenity spaces between buildings and large enclosed courtyards, network of trails and adequate pedestrian access throughout the community. This location also benefits from the immediate vicinity with the extending Mercer Crossing Lake shore that will be developed as public open space. (See Colorized Landscape Plan, version 2.8.2016).

Following the design of the first phases of the Brickyard, the Billingsley Company proposes to install a network of private local streets throughout this proposed extension of the Brickyard community. These private streets will include parallel parking, street trees, urban style sidewalks and other urban streetscape elements.

As a special feature of this community, the applicant is including the possibility of creating a unique concept of ground floor units with private fenced yards for 13 buildings. (See Conceptual Landscape Plan, version 2.8.2016)

Additionally, the applicant is proposing to install a 12' wide trail along the southern side of future Mercer Parkway and along the southeastern edge of the development and to continue the existing 10' wide trail along Mercer Crossing Lake and along the northern side of future Mercer Parkway. The applicant is proposing approximately 2,303 linear feet of new trails to be installed within this community and connect it to the existing community and citywide network of trails. (See Conceptual Landscape Plan, version 2.8.2016).

The proposed Conceptual Landscape Plan contains approximately 54% landscaped open space. A dense canopy of trees is proposed to be planted along all streets, thoroughfares and interior local streets and along all trails and pedestrian walkways and parking lots. (See Colorized Landscape Plan, version 2.8.2016).

Signage

The applicant is proposing free standing monument signs at 3 locations, one on the north eastern corner along future Senlac Drive and two more along future Mercer Parkway. All monument signs will be maximum 72 square feet in area (18 ft. by 4 ft.) and 6 feet in height. The applicant is also proposing four optional locations for painted wall signs on buildings along Senlac Drive and Mercer Parkway (See Conceptual Landscape Plan, version 2.8.2016 - Buildings 19, 14, 24 and 35). All proposed signage for this development will be consistent with City's Signage Ordinance.

Special Exceptions:

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 - Building Height: PD-88 / The Mid-Density Residential subdistrict requires that each building shall be no less than three (3) stories or more than four (4) stories in height. The applicant is proposing principal buildings of two stories in height but with an average height no less than three (3) stories.

Special Exception #2 - Finished Floor Elevation: PD-88 / The Mid-Density Residential subdistrict requires a maximum finished floor of the ground floor shall be 18 inches above the sidewalk elevation. Due to the existing terrain and the floodplain elevations on this site, the applicant is requesting the finished floor elevation requirement to be more flexible.

Special Exception #3 - PD-88 / The Mid-Density Residential subdistrict requires that 85% of the building façade for each building facing a street shall be built to the Required Building Line (RBL). The buildings south of Mercer Parkway cannot be placed in this location to meet this requirement due to the flood control easement along the southern side of Mercer Parkway. (See Conceptual Site Plan, version 2.8.2016)

Comprehensive Plan:

The 2003 West Side Plan designated much of this area as an “Urban Center”. The Urban Center is to be used for a mix of high intensity land uses such as offices, retail, and “high density” housing. The remaining areas included in this zoning request are designated as “Employment Districts”. These Employment Districts serve as areas primarily used for commercial land uses, not residential. This site is not located in any of the designated areas for future residential development.

In addition, the West Side Plan made the recommendation to limit future residential development to 5,000 dwelling units west of Stemmons Freeway. Currently the City has 1,101 existing dwelling units in place, and another 2,600 under construction or approved on the West Side. If this zoning request is approved, the total number of dwelling units would exceed 6,700. Two other zoning amendments are also currently under consideration by the City that would far exceed the recommended 5,000 dwelling units.

Therefore the proposed zoning map is not consistent with the 2003 West Side Plan. If the City decides to approve this zoning request, a significant revision or update to the West Side Plan should be initiated in the next 12 months.

Market Study:

Earlier this year, two Market Studies regarding Multi-Family supply and demand for Farmers Branch have been submitted to the City (Meyers Research, Catalyst Commercial). The Meyers report (submitted by JPI for a zoning amendment south of LBJ on Knightsbridge) projected the City could absorb approximately 980 year until 2019. The Catalyst Commercial report (performed for the City) projected a more conservative absorption figure of approximately 400

multi-family units a year. Currently the City has 1,101 existing multi-family units on the West Side, with 2,600 additional units already approved for development (total existing and approved = 3,701 du). The applicant is requesting adding another 1,059 multi-family units to this total.

Thoroughfare Plan:

The 2013 Thoroughfare Plan identifies future Senlac Drive as a 4-lane divided roadway and future Mercer Parkway as a 6-lane divided roadway. This Conceptual Site Plan proposes Mercer Parkway as a 4-lane divided roadway. City Staff has determined the 4 lane configuration of the Mercer Parkway to be adequate and that ample existing ROW (100' wide) could be better used creating off-street trails and landscaped open space.

The developer will be responsible for installing both future Senlac Dr. and this portion of Mercer Parkway, which will include a landscaped median and street trees, sidewalks and trails and landscape islands.

City Staff Recommendation:

The City Staff is recommending denial of this zoning amendment from “Office-1” and “Commerce” subdistricts to “Mid-Density Residential” subdistrict within Planned Development No. 88 (PD-88) based on its inconsistency with the 2003 West Side Plan and the possible overdevelopment of multifamily housing of the west side.

PD-88, also known as the Mercer Crossing Code, was established in 2006 to encourage the undeveloped land on the west side to become a high density mixed-use community. By establishing the “Office-1” subdistrict in 2013, the Billingsley Company's vision for this area improved and complimented the development standards contained in PD-88. However, the current zoning amendment request for “Mid-Density Residential” would not compliment the development standards set forth for this area and would isolate the remaining “Office-1” subdistrict (Monitronics).

Public Response:

Twelve (12) zoning notification letters were mailed to the surrounding property owners on January 28th, 2016. Several zoning notification signs were also placed on the site the same day. As of February 18th, no letters of opposition had been received.

**Updated Submittal Information from the Applicant
February 18th, 2016:**

Based on the results of the February 8th Planning and Zoning Commission meeting and the recommendation to approve the rezoning application (15-ZA-04 Centurion American), the Billingsley Company decided to modify their rezoning request as follows:

Summary:

Site design: 23 buildings, 2, 3 and 4 stories in height to be developed in 3 phases

Units: approximately 698

Parking: 1,157 parking spaces, combination of structured parking, “tuck-under” garages and surface parking lots, average of 1.66 ps/DU

Landscape: 49.5 % of the property consisting of a linear park and landscaped open space

Existing Conditions:

With this version of the application, Billingsley Company is proposing the continuation/extension of the Brickyard community on one tract located south of the Monitronics Campus. This 25.26 acre-tract is proposed to be rezoned from “Office-1” subdistrict into “Mid-Density Residential” subdistrict.

Site Design:

The overall site contains 25.26 acres. This site will consist of 23 buildings containing approximately 698 dwelling units in a combination of one, two and three bedroom units (76 % one-bedroom units, 17 % two-bedroom units, 7 % three-bedroom units) and proposes a density of 27.63 units/acre. The buildings will average from two to four stories in height as follows: 4 two-story buildings (Building 8, 9, 11 and 12 on the Conceptual Site Plan, version 2.18.2016), 17 three-story buildings and 2 large four-story buildings (Building 7 and 10 on Conceptual Site Plan, version 2.18.2016). The four-story buildings will contain interior multi-level parking facilities and interior courtyards.

The applicant is proposing this new community to be constructed in three phases:

- Phase One will consist of approximately 10.77 acres and 8 buildings (Building 1 through 8 on Conceptual Site Plan, version 2.18.2016). Phase One will include 351 dwelling units, all one or two bedroom apartments (81% one-bedroom units).

- Phase Two will consist of approximately 7.44 acres and 6 buildings (Building 9 through 14 on Conceptual Site Plan, version 2.18.2016). Phase Two will include 299 dwelling units, all one or two bedroom apartments (80% one-bedroom units).

- Phase Three will consist of approximately 7.05 acres and 9 buildings (Building 15 through 23 on Conceptual Site Plan, version 2.18.2016). Phase Three will include 48 dwelling units, all three bedroom apartments.

Parking:

This new extension of the Brickyard community will incorporate both structured and surface parking throughout all four phases. Buildings 7 and 10 will include large interior multi-level parking structures (600 parking spaces). All mid-density buildings will provide individual “tuck-under” parking garages into each unit (185 parking spaces). In addition, 372 surface parking

spaces will be incorporated into the community. These surface parking spaces include both parallel parking along the private streets and small parking courtyards.

Overall, 1,157 on-site parking spaces are provided within the community (average 1.66 spaces per dwelling unit). Approximately 68% of the proposed on-site parking is structured or enclosed parking (785/1,157 spaces). (See Conceptual Site Plan, version 2.18.2016).

Landscaping and Open Spaces:

As a special feature of this community, the applicant is including the possibility of creating a unique concept of ground floor units with private fenced yards for 10 buildings. (See Conceptual Landscape Plan, version 2.18.2016)

Additionally, the applicant is proposing to continue the existing 10' wide trail along Mercer Crossing Lake and to install 10' wide sidewalks along both northern side of future Mercer Parkway and west side of future Senlac Dr. All interior driveways will have 6' wide sidewalks. (See Conceptual Landscape Plan, version 2.18.2016).

The proposed Conceptual Landscape Plan contains approximately 49.5% landscaped open space. A dense canopy of trees is proposed to be planted along all streets, thoroughfares and interior local streets and along all trails and pedestrian walkways and parking lots. (See Colorized Landscape Plan, version 2.18.2016).

Signage:

The applicant is proposing free standing monument and optional painted wall signs at 2 locations, along future Senlac Drive and future Mercer Parkway (See Conceptual Landscape Plan, version 2.18.2016 - Buildings 19 and 14). All monument signs will be maximum 72 square feet in area (18 ft. by 4 ft.) and 6 feet in height. All proposed signage for this development will be consistent with City's Signage Ordinance.

Conceptual Landscape Plan, version 2.8.2016



WWW.HLRARCHITECTS.COM
 PH: 312.725.1800
 CHICAGO, IL



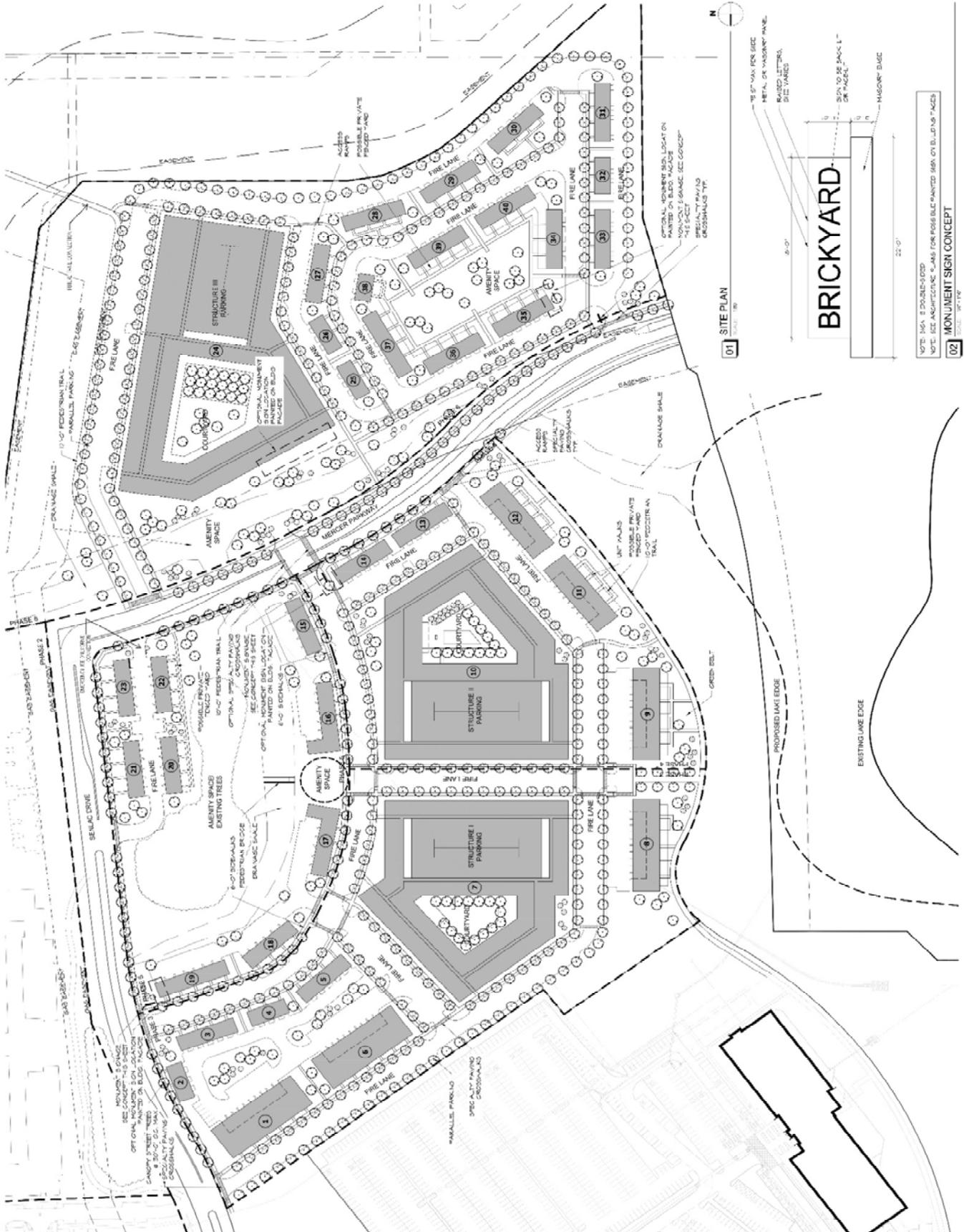
THIS DOCUMENT IS UNOFFICIAL FOR REG. & APPROVAL. PERMIT OR CONSTRUCTION WILL BE AT THE USER'S RISK. CONTACT US AT 312.725.1800 FOR MORE INFORMATION. © 2016 HLR ARCHITECTS

PROJECT NO: 15360
 DATE: 08.18.15
 SHEET NO: 01 OF 11
 DRAWING TITLE: BRICKYARD MASTER PLAN

BRICKYARD MASTER PLAN

15360
 08.18.15
 01 OF 11
 BRICKYARD MASTER PLAN

ZONING EXHIBIT
 LANDSCAPE
 SITE PLAN
 CONCEPT



01 SITE PLAN

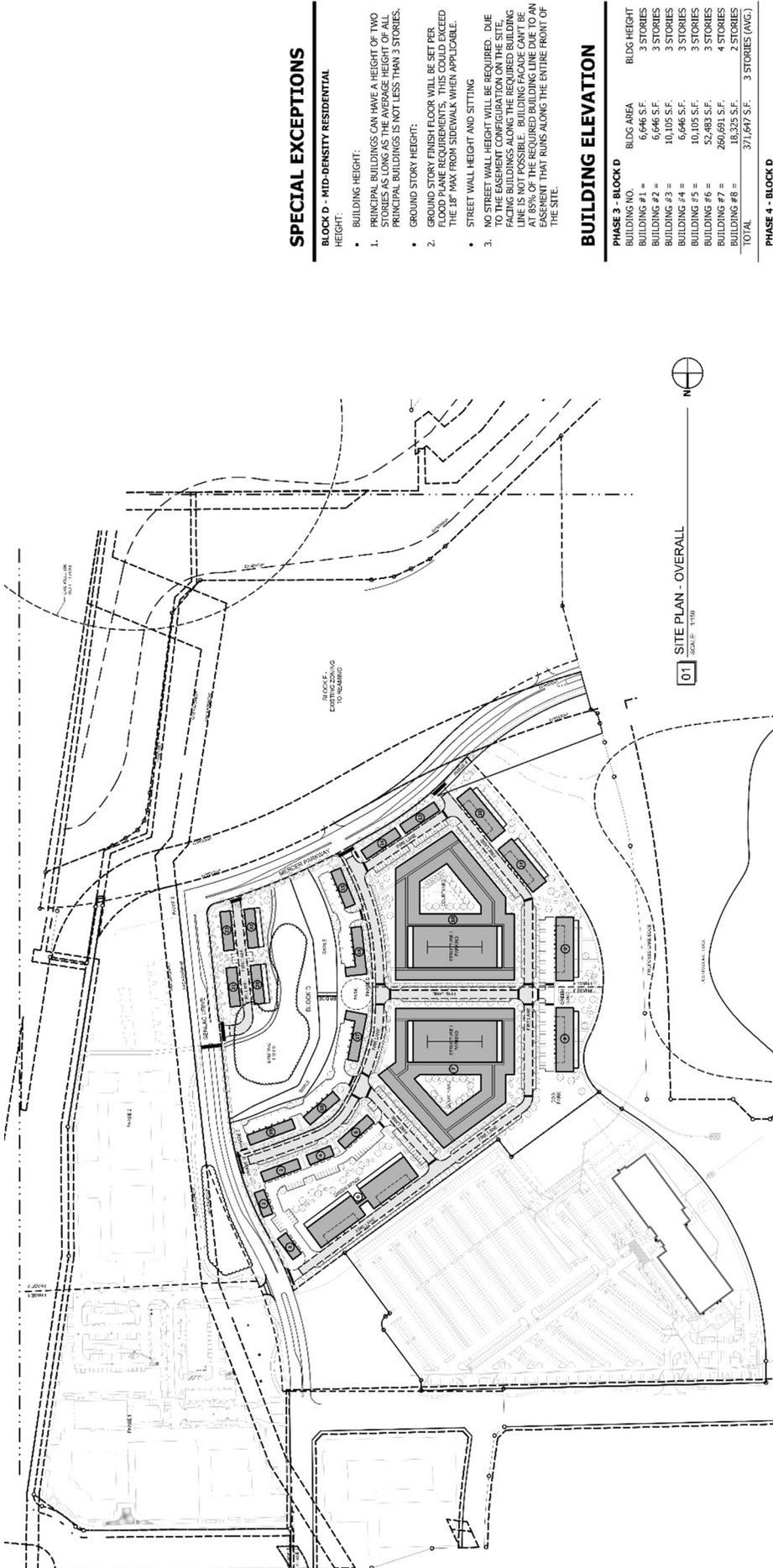
BRICKYARD

NOTE: SIGNAGE IS COORDINATED WITH THE ARCHITECTURAL PLAN FOR POSSIBLE PAINTED SIGN ON BUILDING FACADES.
 02 MONUMENT SIGN CONCEPT

Colorized Landscape Plan, version 2.8.2016



Conceptual Site Plan, updated version 2.18.2016



SPECIAL EXCEPTIONS

- BLOCK D - MID-DENSITY RESIDENTIAL**
- HEIGHT:
- BUILDING HEIGHT:
 - PRINCIPAL BUILDINGS CAN HAVE A HEIGHT OF TWO STORIES AS LONG AS THE AVERAGE HEIGHT OF ALL PRINCIPAL BUILDINGS IS NOT LESS THAN 3 STORIES.
 - GROUND STORY HEIGHT:
 - GROUND STORY FINISH FLOOR WILL BE SET PER CITY REQUIREMENTS AND SHALL NOT EXCEED THE 3RD MAX FROM SIDEWALK WHEN APPLICABLE.
 - STREET WALL HEIGHT AND SITTING:
 - NO STREET WALL HEIGHT WILL BE REQUIRED. DUE TO THE EASEMENT CONFIGURATION ON THE SITE, FACING BUILDINGS ALONG THE REQUIRED BUILDING EASEMENT OF THE REQUIRED BUILDING LINE DUE TO AN EASEMENT THAT RUNS ALONG THE ENTIRE FRONT OF THE SITE.

BUILDING ELEVATION

PHASE 3 - BLOCK D	BLDG AREA	BLDG HEIGHT
BUILDING #1 =	6,646 S.F.	3 STORIES
BUILDING #2 =	6,646 S.F.	3 STORIES
BUILDING #3 =	10,105 S.F.	3 STORIES
BUILDING #4 =	6,646 S.F.	3 STORIES
BUILDING #5 =	10,105 S.F.	3 STORIES
BUILDING #6 =	57,483 S.F.	3 STORIES
BUILDING #7 =	260,481 S.F.	4 STORIES
BUILDING #8 =	18,325 S.F.	3 STORIES
TOTAL	371,647 S.F.	3 STORIES (AVG.)

PHASE 4 - BLOCK D	BLDG AREA	BLDG HEIGHT
BUILDING #9 =	18,325 S.F.	2 STORIES
BUILDING #10 =	267,134 S.F.	4 STORIES
BUILDING #11 =	15,825 S.F.	2 STORIES
BUILDING #12 =	15,825 S.F.	2 STORIES
BUILDING #13 =	10,105 S.F.	3 STORIES
BUILDING #14 =	10,105 S.F.	3 STORIES
TOTAL	337,319 S.F.	2.7 STORIES (AVG.)

PHASE 3 - BLOCK D - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	3 BEDRM	NO. OF UNITS
BUILDING #1 =	4	0	0	4 UNITS
BUILDING #2 =	4	0	0	4 UNITS
BUILDING #3 =	6	0	0	6 UNITS
BUILDING #4 =	4	0	0	4 UNITS
BUILDING #5 =	6	0	0	6 UNITS
BUILDING #6 =	48	12	0	60 UNITS
BUILDING #7 =	200	50	0	250 UNITS
BUILDING #8 =	14	3	0	17 UNITS
TOTAL (PHASE 3)	286	65	0	351 UNITS

PHASE 4 - BLOCK D - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	3 BEDRM	NO. OF UNITS
BUILDING #9 =	14	3	0	17 UNITS
BUILDING #10 =	192	48	0	240 UNITS
BUILDING #11 =	12	3	0	15 UNITS
BUILDING #12 =	12	3	0	15 UNITS
BUILDING #13 =	6	0	0	6 UNITS
BUILDING #14 =	6	0	0	6 UNITS
TOTAL (PHASE 4)	242	57	0	299 UNITS

TOTAL (PHASE 3 & 4)

NO. OF UNITS	PROPOSED DENSITY:
688 UNITS	27.63 UNITS / ACRE

BUILDING MATERIALS

- PROPOSED MATERIALS USED ON EXTERIOR ELEVATIONS ARE:
- BRICK VENEER
 - SMOOTH FACED BLOCK
 - CEMENTITIOUS SIDING
 - CEMENTITIOUS PANELS
- ELEVATIONS FACING THE STREET SPACE WILL FOLLOW THE CITY REQUIREMENTS FOR BUILDING WALLS MATERIALS PERCENTAGES.

SITE DATA

LAND USE DISTRICT	PROPOSED ZONING	COMMENTS
COMMERCIAL	MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS	
CURRENT ZONING	COMMERCIAL	
STREET FACADE	SEE SPECIAL EXCEPTION	
SIDE SETBACK	0 FT	

PHASE 3 - BLOCK D	PHASE 4 - BLOCK D
BUILDING COVERAGE: 30% / 140,087.33 S.F. / 3.22 AC	BUILDING COVERAGE: 39% / 127,748.67 S.F. / 2.92 AC
PAVING: 31% / 144,206.99 S.F. / 3.31 AC	PAVING: 41% / 131,530.35 S.F. / 3.02 AC
OPEN SPACES: 39% / 184,972.67 S.F. / 4.24 AC	OPEN SPACES: 20% / 64,728.65 S.F. / 1.49 AC
SITE AREA: 460,266.99 S.F. / 10.77 AC	SITE AREA: 324,007.67 S.F. / 7.44 AC

PHASE 3 - BLOCK D	PHASE 4 - BLOCK D
BUILDING COVERAGE: 11% / 34,076.52 S.F. / 0.78 AC	BUILDING COVERAGE: 11% / 34,076.52 S.F. / 0.78 AC
PAVING: 15% / 44,993.29 S.F. / 1.03 AC	PAVING: 15% / 44,993.29 S.F. / 1.03 AC
OPEN SPACES: 74% / 228,237.68 S.F. / 5.24 AC	OPEN SPACES: 74% / 228,237.68 S.F. / 5.24 AC
SITE AREA: 307,307.49 S.F. / 7.05 AC	SITE AREA: 307,307.49 S.F. / 7.05 AC

PHASE 3 - BLOCK D - ZONING SUMMARY - PARKING

PHASE 3 (BLOCK D) - RESIDENTIAL PARKING	PHASE 4 (BLOCK D) - RESIDENTIAL PARKING
GARAGE SPACES: 50 SPACES	GARAGE SPACES: 38 SPACES
PARKING SPACES: 109 SPACES	PARKING SPACES: 54 SPACES
STRUCTURE I SPACES: 291 SPACES	STRUCTURE I SPACES: 77 SPACES
STRUCTURE II SPACES: 552 SPACES	STRUCTURE II SPACES: 309 SPACES
TOTAL SPACES PROVIDED: (351 UNITS @ 1.57/UNIT)	TOTAL SPACES PROVIDED: (299 UNITS @ 1.60/UNIT)
SPACES PROVIDED: 945 SPACES	SPACES PROVIDED: 778 SPACES
REQUIREMENT: 1,100,382.19 S.F. / 25.26 AC	REQUIREMENT: 1,100,382.19 S.F. / 25.26 AC

PHASE 3 - BLOCK D - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	3 BEDRM	NO. OF UNITS
BUILDING #1 =	4	0	0	4 UNITS
BUILDING #2 =	4	0	0	4 UNITS
BUILDING #3 =	6	0	0	6 UNITS
BUILDING #4 =	4	0	0	4 UNITS
BUILDING #5 =	6	0	0	6 UNITS
BUILDING #6 =	48	12	0	60 UNITS
BUILDING #7 =	200	50	0	250 UNITS
BUILDING #8 =	14	3	0	17 UNITS
TOTAL (PHASE 3)	286	65	0	351 UNITS

PHASE 4 - BLOCK D - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	3 BEDRM	NO. OF UNITS
BUILDING #9 =	14	3	0	17 UNITS
BUILDING #10 =	192	48	0	240 UNITS
BUILDING #11 =	12	3	0	15 UNITS
BUILDING #12 =	12	3	0	15 UNITS
BUILDING #13 =	6	0	0	6 UNITS
BUILDING #14 =	6	0	0	6 UNITS
TOTAL (PHASE 4)	242	57	0	299 UNITS

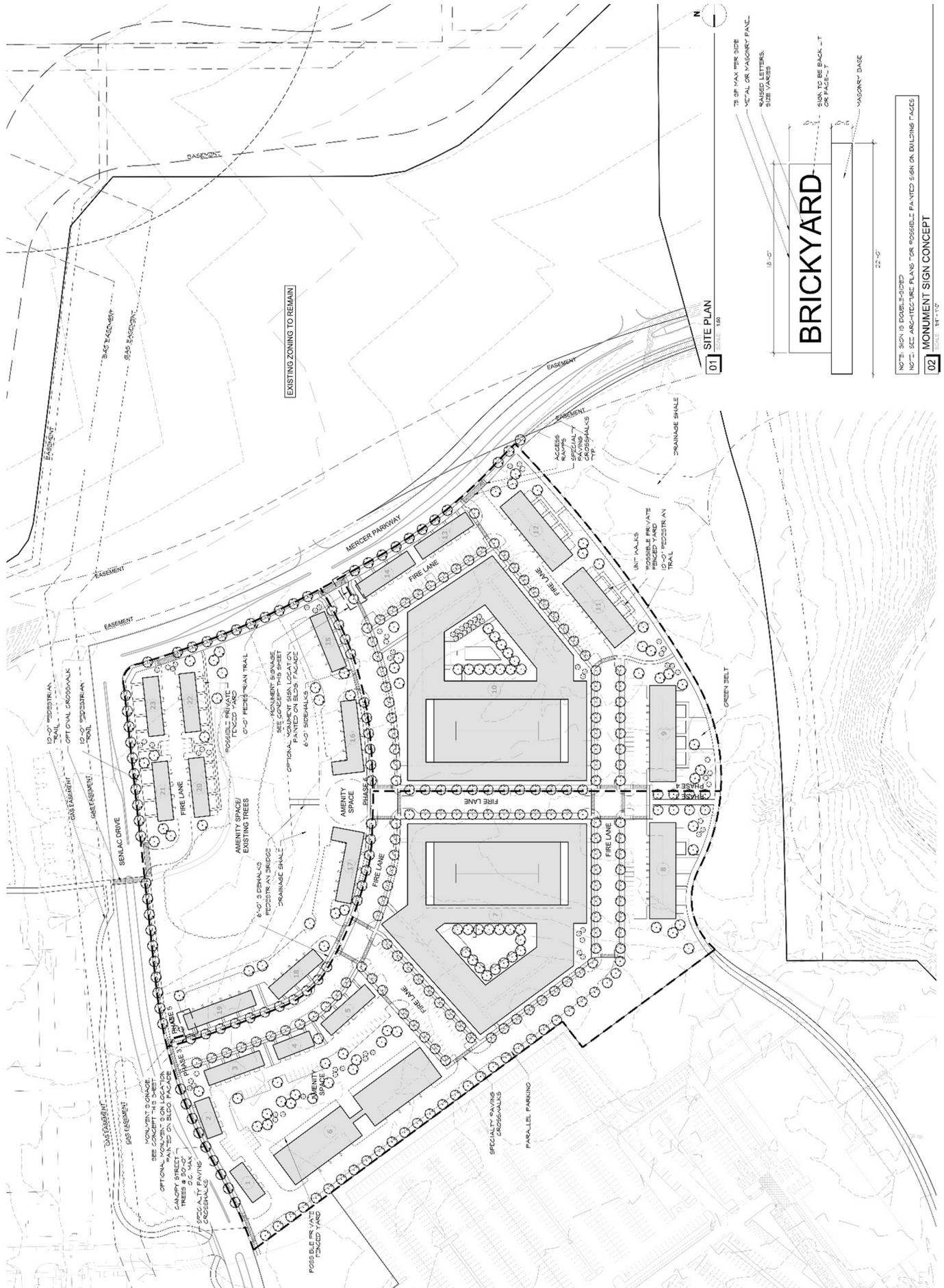
TOTAL (PHASE 3 & 4)

NO. OF UNITS	PROPOSED DENSITY:
688 UNITS	27.63 UNITS / ACRE

BUILDING MATERIALS

- PROPOSED MATERIALS USED ON EXTERIOR ELEVATIONS ARE:
- BRICK VENEER
 - SMOOTH FACED BLOCK
 - CEMENTITIOUS SIDING
 - CEMENTITIOUS PANELS
- ELEVATIONS FACING THE STREET SPACE WILL FOLLOW THE CITY REQUIREMENTS FOR BUILDING WALLS MATERIALS PERCENTAGES.

Landscape Site Plan, updated version 2.18.2016



Conceptual Renderings





Overall Site Plan, version 2.18.2016



- Legend**
- A. Brickyard Phase 1
 - B. Brickyard Phase 2
 - C. Brickyard Phase 3
 - D. Brickyard Phase 4
 - E. Brickyard Phase 5
 - F. Existing Zoning to Remain
 - Pedestrian Trail

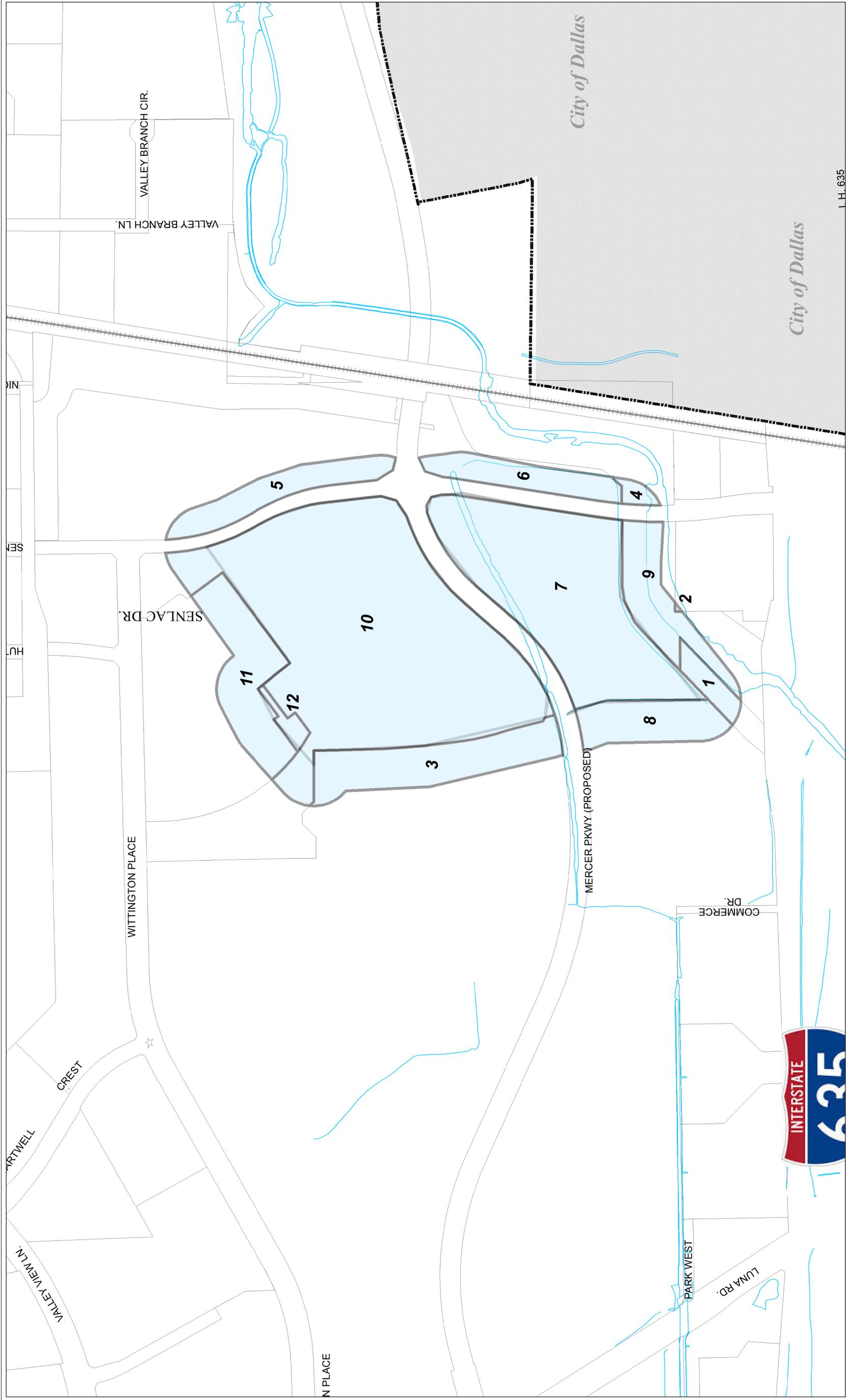
Site Photographs



View from Wittington Dr



View from LBJ Frontage Road



- 200' Notification Area
- Parcels
- Rail Lines
- City Limit

I. H. 635



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: 2/1/2016

Case 15-ZA-05 - Notification

**Summary of Mailed Notices
Property Owner List
15-ZA-05 Wittington Drive and Senlac Drive**

Map	First Name	Address	City	State	Zip	Written Response
1	VALWOOD IMPROVEMENT AUTHORITY	1430 VALWOOD PKWY STE 160	CARROLLTON	TEXAS	750068378	No response
2	GRAHAM MORTGAGE CORPORATION	3838 OAK LAWN AVE STE 1500	DALLAS	TEXAS	752194516	No response
3	INCOME OPPORTUNITY REALTY	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No response
4	VALWOOD IMPT AUTHORITY	1430 VALWOOD PKWY STE 160	CARROLLTON	TEXAS	750068378	No response
5	MERCER CROSSING LAND LTD	1772 ROUTH ST STE 1313	DALLAS	TEXAS	752012514	No response
6	MERCER CROSSING LAND LTD	1722 ROUTH ST STE 1313	DALLAS	TEXAS	752012517	No response
7	MERCER CROSSING LAND LTD	1722 ROUTH ST STE 1313	DALLAS	TEXAS	752012517	No response
8	INCOME OPPORTUNITY REALTY	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No response
9	VALWOOD IMPT AUTHORITY	1430 VALWOOD PKWY STE 160	CARROLLTON	TEXAS	750068378	No response
10	MERCER CROSSING LAND LTD	1722 ROUTH ST STE 1313	DALLAS	TEXAS	752012517	No response
11	MONITRONICS HEADQUATERS	1722 ROUTH ST STE 1313	DALLAS	TEXAS	752012517	No response
12	MERCER CROSSING LAND LTD	1722 ROUTH ST STE 1313	DALLAS	TEXAS	752012517	No response