



City of Farmers Branch

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

Meeting Agenda 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

- A.1 [TMP-1630](#) Discuss regular agenda items.**

B. REGULAR AGENDA ITEMS

- B.1 [TMP-1631](#) Consider approval of the minutes of the January 25, 2016 Planning and Zoning Commission meeting and take appropriate action.**

C. PUBLIC HEARING

- C.1 [15-ZA-04](#) Conduct a public hearing and consider a request from Centurion American Acquisitions LLC 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.**

- 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.

D. ADJOURNMENT

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

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Thursday 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: TMP-1630

Agenda Date: 2/8/2016

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
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75234

Staff Report

File Number: TMP-1631

Agenda Date: 2/8/2016

Version: 1

Status: Regular Agenda

In Control: Planning and Zoning Commission

File Type: Minutes

Agenda Number: B.1

Consider approval of the minutes of the January 25, 2016 Planning and Zoning Commission meeting and take appropriate action.

RECOMMENDATION:

Staff recommends approval of the minutes of the January 25, 2016 meeting.

ACTIONS:

1. Motion to approve the minutes of January 25, 2016.
2. Any other action desired by the Commission.

ATTACHMENTS:

1. Minutes of January 25, 2016.



City of Farmers Branch

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

Meeting Minutes

Planning and Zoning Commission

Monday, January 25, 2016

7:00 PM

City Hall

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

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A. STUDY SESSION

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

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

B. REGULAR AGENDA ITEMS

Chairperson Hardie called the Regular Session meeting to order at 6:58 pm

- B.1 [TMP-1606](#) Consider approval of the minutes of the January 11, 2016 Planning and Zoning Commission meeting and take appropriate action.

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

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

B.2 [15-PL-06](#)

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

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 17 acre tract is located east of Senlac Dr. at the intersection of Wittington and the future Mercer Parkway in PD-88. This case was originally presented to the Commissioners in August 2014 and Ordinance 3300 was approved by City Council in September 2014 which changed the designation of the land to Mid-Density Residential and approved a Conceptual Site Plan for the development of the multi-family residential community called 'The Brickyard.' The site is comprised of Tracts I and II which the owners desire to replat as Lots I and II. Lot I is a 10 acre tract that is under development for The Brickyard Apartments and Lot II is a .14 acre tract that will be conveyed to the City for the operation of a sanitary sewer lift station that is currently in operation. The conveyance of Lot II to the City will be required by the developer's contract. Outside of Lots I and II, the balance of the acreage within the boundary of the plat consists of a street right-of-way that has been abandoned and rededicated on the plat to realign the portions of Senlac and the future Mercer Pkwy. The proposed final plat of The Brickyard is consistent with the Texas Local Government Code. There are no proposed changes to the site plan.

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

Kyle Bennett (1801 Gateway Blvd., Richardson, TX), Engineer at Brinkley Barfield CNP, approached the podium to advise that the construction schedule for the project is set to begin in May 2015.

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

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

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

B.3 [15-PL-07](#)

Consider a request for final plat approval of Lakeside Lofts, Lot 1,

Block A and take appropriate action.

Alexis Jackson, Planning Manager, gave a brief presentation stating that the 3.894 acre tract is located at the intersection of Lago Vista East and Lago Vista West. This case was originally presented to the Commissioners in May 2015 and City Council approved the Resolution 2015-037 which then approved the Detailed Site Plan. In 2006, the property was platted as Lago Vista West Addition, Lot I, Block A, however, the owner desires to replat the property as Lakeside Lofts Lot I, Block A for the purpose of dedicating public access easements and water easements that are needed for the proposed live-work development. The proposed final plat is consistent with the Texas Local Government Code. In December 2015, Staff administratively approved slight changes to the façade.

Commissioner Lynne asked Mrs. Jackson to offer details regarding the façade changes. Mrs. Jackson advises that the original elevation included charcoal grey roof materials and the proposed dark green roof materials are a closer match with the existing surrounding apartment buildings.

Chairperson Hardie asked if anyone from the public would like to make a presentation.

Mr. Alfred Crozier (1603 LBJ Fwy), TCI Manhattan and Realty Advisors Inc. Representative, approached the podium to give a brief presentation regarding the façade changes.

Chairman Blackson asked Mr. Crozier to discuss the construction schedule for the project. Mr. Crozier advises that construction should begin by the end of March 2016 or in early April 2016.

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

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

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

B.4 [15-PL-10](#) Consider a request for final plat approval of Waters Edge Addition, Lot 1, Block A and take appropriate action.

This item has been postponed by the applicant.

C. PUBLIC HEARING

C.1 [15-PL-12](#) Consider a request for final plat approval of Vita On Spring Valley,

Lots 1-34, Block A and Lot 1X, Block B, take appropriate action.

Andreea Udrea, Planner II, gave a brief presentation stating that the 1.65 acre site is located at 4060 Spring Valley Rd. in PD-64. This case was originally presented to the Commissioners in September 2015 as a Specific Use Permit for the development of 34 Townhomes in various phases; Ordinance 3338 was approved by City Council in September 2015. Since 1997 the property has been platted as Lot 1, Block B Parkside Center. The proposed property will include Lots 1 - 34, Block A and Lot 1X, Block B and is consistent with the Texas Local Government Code and the City Platting requirements. Lot 1X, Block B includes all areas within the boundaries of this plat lying outside of the residential Lots 1- 34, Block A as it is designated as a mutual-access, common area lot that is owned and maintained by a Home Owner’s Association. There are no proposed changes to the approved site plans or elevation.

Chairperson Hardie asked if anyone from the public would like to make a presentation or ask any questions regarding this agenda item.

Mr. Charles Anglin (1505 LBJ Fwy) approached the podium to note that construction has begun and noting that 18 units have been purchased.

Chairperson Hardie asked the Commissioners if they have any additional questions for Mr. Anglin; there being none, Chairperson Hardie asked if anyone from the public would like to make a presentation or ask additional questions.

Commissioner O’Quinn asked if any letters of opposition were received. Mrs. Udrea advised that no letters were received.

Chairperson Hardie asked if anyone from the public or Commission would like to speak regarding this agenda item; there being none, Chairperson Hardie closed the public hearing.

A motion was made by Commissioner De Los Santos, seconded by Commissioner Blackson, that this Plat be recommended for approval. The motion carried by the following vote:

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

C.2 [15-ZA-06](#)

Consider a request from JPI Real Estate Acquisition LLC. to amend Planned Development No. 88 (PD-88) and take appropriate action. This amendment includes rezoning the 30.1-acre site from “Commerce” subdistrict to “Mid-Density Residential” subdistrict and establishing a Conceptual Site Plan for a new multi-family

residential community containing approximately 840 dwelling units. This site plan includes several Special Exceptions.

Andy Gillies, Community Services Director, gave a brief presentation stating that the 30.1 acre site is located approximately 600 ft. east of Luna Rd. and approximately 1,000 ft. south of LBJ Fwy, adding that the property sits adjacent to Mercer Crossing Phase I and II, Waters Edge Phase II, and an existing business park. Though a large percentage of the site is currently undeveloped, construction of the lake in the northern and eastern portion of the site has begun. To take advantage of this water feature, the applicant is requesting rezoning of PD-88 to allow residential use. Currently, only Light Industrial use, Commercial use, or office uses are permitted in the Commerce subdistrict. In 2012, the Mid-Density Residential subdistrict was approved for the development of the Mercer Crossing Apartment project and allows a medium level of density between 25-50 dwellings per unit, surface parking, and 3-story apartment building configurations. Additionally, the Mid-Density Residential sub-district was used for the development of The Brickyard Apartment project and a similar apartment building configuration is permitted within the Urban Center district.

The proposed site plan will be completed in two Phases and includes the development of 21 buildings that will house 840 live-work style and loft-style apartment units (1, 2, and 3 bedroom), 410 garage spaces, 892 surface parking spaces, as well as an amenity center and clubhouse in both Phases of the project. Phase I is the development of 10 buildings on a 15 acre tract in the north-east corner of the site; Phase II will develop the remaining 11 buildings in the south-east corner and interior portion of the site which is located between the future Knightsbridge Rd. and Crown Rd., pending the construction of the divided, 4-lane roadway. The proposed conceptual site elevations will include 36 ft. 3-story and 4-story buildings that consist of 75% masonry. The proposed landscape plan is comprised of 33% of the site and includes a 2-mile linear park system that will run from Crown Rd. to the 35 acre lake and will which will eventually connect to Colinas Crossing lake and continue on to the Mercer Crossing property to the north. In addition to the Conceptual Site Plan, the applicant submitted a Supply and Demand Market study for PD-88 which notes that approximately 900 multi-family units could be absorbed within the Farmers Branch area over the next 4 years.

This Conceptual Site Plan includes two special exceptions. The original site plan proposed the development of a 7,500 sq. ft. amenity center. The applicant is currently requesting to develop an 11,500 sq. ft. amenity center in Phase I and an 8,500 sq. ft. amenity center in Phase II; each facility will include a fitness center, leasing office, swimming pool, and outdoor dining. Staff recommends approval of the first special exception. The second special exception for the property is a request for a larger setback along Knightsbridge. Within PD-88 there is a strict

building line that is designed to keep a more urbanized street scape and to allow parallel parking along the street. To accommodate space for surface parking in front of the leasing center in combination with the curved configuration of future Knightsbridge Rd., staff supports the removal of parallel parking as it does not affect the property landscape. Staff recommends approval of the second special exception.

Since 2003, PD-88 has become extremely valuable for multi-family development and provides easier access to Royal Lane and LBJ Fwy. The development of 5,000 multi-family units was recommended as part of the 2016 West Side Plan. To date, there are approximately 1,100 existing units and an additional 2,700 units under construction. During the height of the gas exploration period in North Dallas, Specific Use Permits for several gas well sites were approved but all remain undeveloped. Of these sites, the area located at the corner of Mathis and Crown Rd. is immediately adjacent to the proposed property. Plans for the approved gas well included a gathering line that connected to the compressor station for cleaning and gas sales as well as an easement. With the development of the proposed lake, the easement is no longer in existence and the location of the gathering line is questionable and will need to be recreated. City regulation prohibits the development of gas wells within a minimum of 600 ft. of a residential zone. The applicant is aware that development will be suspended in areas of the site that fall within close range of any gas wellheads. This notation will be included within the approved Ordinance for this property. 9 zoning notifications were mailed to the surrounding properties; 1 letter from Trinity East was received referencing the gas well site that is located to the east of the proposed property. The letter also notes the company's concern of an overlap in the approved site plan and the 600 ft. no build zone between the properties.

Commissioner Blackson asked Mr. Gillies to display a map that depicts an overlay of the proposed 35 acre lake atop of the adjacent gas well sites. Mr. Gillies advised that the map used in the presentation offers an accurate view of the plausible excavation and further development.

Commissioner Lynne asked if there was any security fencing that will enclose the property. Mr. Gillies advised that no fencing has been proposed, however landscaping and a 10 ft. trail is anticipated along the north edge of Crown Rd. Pending review with the applicant, Mr. Gillies notes that it is possible for a reasonable portion of the area to be secured. Commissioner Lynne adds that Light Industrial zoning is adjacent to the proposed property and should be guarded against unsolicited guests.

Commissioner Blackson asked if parallel parking would be feasible along Crown Rd.

Mr. Gillies advised that the narrow curvature of the roadway will not allow for parallel parking, noting that Knightsbridge will provide primary access to the property.

Commissioner Brewer asked Mr. Gillies to discuss the requirements for structured parking for the proposed property. Mr. Gillies advised that the Mid-Density Residential subdistrict is much more flexible than what is allowed in the Urban Center District. To offer a wider variety of apartment products, a combination of structured parking and surface parking was proposed to accommodate the tuck-under garage configuration.

Commissioner Lynne asked Mr. Gillies to review a neighboring property that had a similar garage and parking design. Mr. Gillies notes that a hotel and mixed-use development project at the corner of Mercer Pkwy and Luna Rd may have been had similar specifications.

Chairperson Hardie asked the Commissioners if they have any additional questions regarding Mr. Gillies' presentation; there being none, Chairperson Hardie invited the applicant to the podium.

Mr. Tommy Mann (2728 North Harwood) Attorney with Winsted Law Firm. and Mr. Matt Brindle (600 Las Colinas Blvd, Suite 18020, Irving, TX 75039) Developing Partner approach the podium and make a brief presentation reviewing successful project profiles and discussing the development plan for the proposed site noting that they will abide by all gas well setbacks should the Specific Use Permit remain in existence.

Commissioner Lynne asked Mr. Mann if the applicant has plans to allow commercial activity within the amenity centers. Mr. Mann advised that the live-work layout of the ground-level residences will allow tenants to conduct business if desired. Mr. Brindle notes that previous tenants have operated small businesses from their residence and were able to use the main roadway for their light business traffic.

Commissioner O'Quinn asked if the live-work units had an open floor plan and if other cities have encountered any issues with the live-work style units with Ordinance compliance. Mr. Brindle advised that the living room areas of the live-work units were designed to allow for more open space to give the unit a style similar to a studio apartment. Mr. Brindle noted that he is not aware of any issues regarding compliance and advised that the residences are not treated as retail space which allows for more varied use. Mr. Gillies noted that these residences would be more related to home occupation rather than retail use and staff

encouraged the mix of residential and potential retail use in light of coming trends. Commissioner O'Quinn notes that he anticipates a greater need for commercial space in the area noting that he desires to attract and sustain young professionals in the community. Mr. Brindle advised that approximately 5% of area residents have small children and their future needs were considered in the project's design.

Commissioner Lynne asked Mr. Brindle if the lake will be extended to the south of the property towards Crown Rd. Mr. R. L. Lempke (1603 LBJ Fwy) approached the podium and advised that the lake will extend to Crown Rd., the gas lease expires on February 14, 2016 with an unlikely renewal, Trinity East is in support of withdrawing the Specific Use Permit, and notes that the project will be beneficial to the residents. Commissioner Lynne asked if recreational activity will be allowed on the lake. Mr. Lempke advised that the lake is only a visual amenity and stone walls have been constructed to create a barrier between the property and the Trinity River.

Commissioner O'Quinn asked Mr. Gillies if February 14, 2016 was an accurate date for the Specific Use Permit expiration and if Trinity East had the option to renew. Mr. Gillies confirms and advised that the property owner could submit a request for a Specific Use Permit to have the gas well site removed, though the current owner has not submitted a request for the removal at this time.

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

Chairperson Hardie asked if the Commissioners had any questions regarding this agenda item. Commissioner Lynne noted that it would be an added amenity to allow recreational activity on the lake.

A motion was made by Commissioner Blackson, seconded by Commissioner Lynne, that this Zoning Amendment be recommended for approval. The motion carried by the following vote:

Nay: 1 - Commissioner Jamie Reed

Aye: 8 - Commissioner Sergio De Los Santos, Vice Chairman Beck, Commissioner Bronson Blackson, Commissioner David Honnoll, Commissioner Jason O'Quinn, Chairman Hardie, Commissioner Terry Lynne and Commissioner Chris Brewer

D. ADJOURNMENT

A motion was made by Commissioner Blackson, seconded by Commissioner Honnoll, that the meeting be adjourned at 8:18 pm. The motion carried by the following vote:

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

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Certification

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City Administration



City of Farmers Branch

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

Staff Report

File Number: 15-ZA-04

Agenda Date: 2/8/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Amendment

Agenda Number: C.1

Conduct a public hearing and consider a request from Centurion American Acquisitions LLC 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.

BACKGROUND:

The applicant, Centurion American Acquisitions LLC, is proposing the development of a master planned community consisting of single family residential, multi-family residential, retail, restaurant, office, entertainment and hotel land uses. These 268 acres within the proposed PD-99 are composed of two tracts. Tract 1 consists of approximately 248 acres and is generally located along both sides of Luna Road south of Valley View Lane. Tract 2 consists of approximately 20 acres and is located approximately 1,100 feet east of intersection of Luna Road and along the eastbound frontage road of LBJ Freeway (I-635). The site is located within Planned Development District No. 88 (PD-88).

RECOMMENDATION:

City staff does not support the zoning change of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99) and the Conceptual Site Plan.

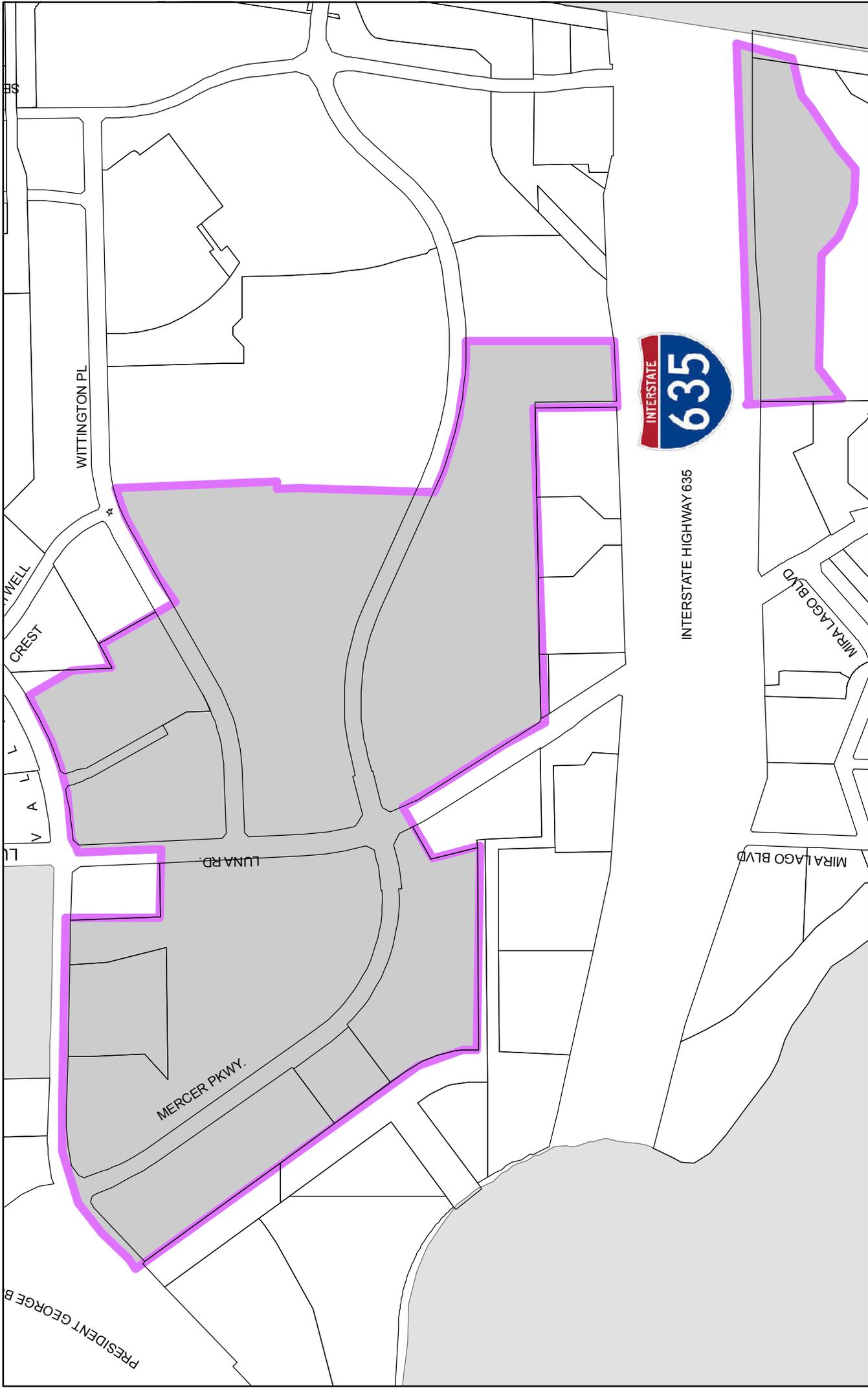
ACTIONS:

1. Motion to recommend APPROVAL to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99).
2. Motion to recommend DENIAL to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99).
3. Motion to recommend APPROVAL to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99) WITH THE FOLLOWING MODIFICATIONS ...
4. Motion to CONTINUE DISCUSSION on this case to the next meeting.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Staff Report
4. Development District Map

5. Land Use Map
6. Gas Well Site Map
7. Parks, Open Space, Trails and other Recreation Facilities Map
8. Street Classification Map
9. Street Sections
10. Conceptual Elevations
11. Typical Lot Configuration
12. Development Phasing Map
13. Mercer Crossing West Code, proposed PD - 99
14. RSI Market Study
15. Catalyst Land Use Value Comparison
16. Site Photographs
17. Notification Map
18. Summary of Mailed Notices
19. Opposition Letters



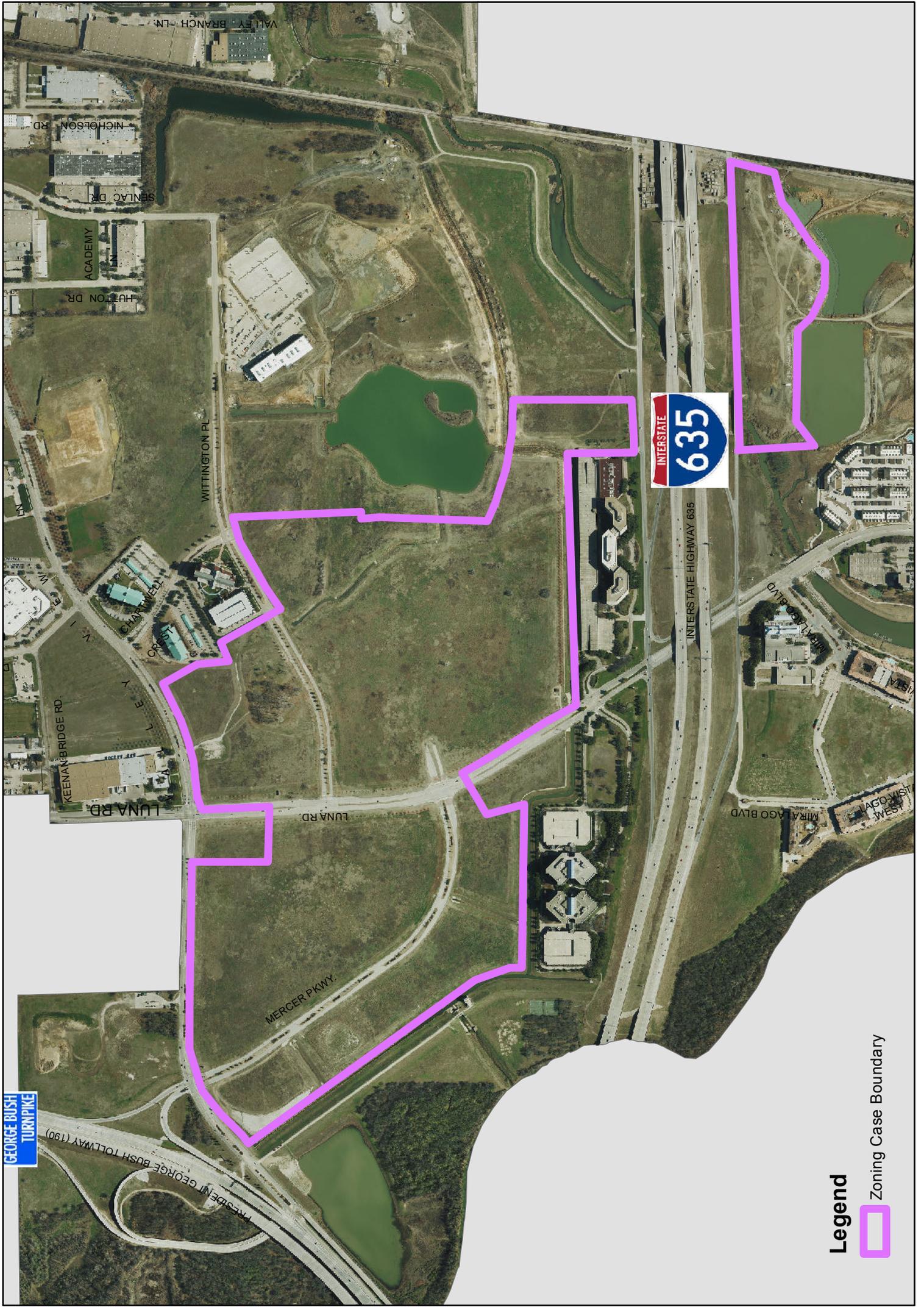
Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.



Case 15-ZA-04 - Location Map

-  Parcels2015
-  Zoning Case Boundary





GEORGE BUSH
TURNPIKE

PRESIDENT GEORGE BUSH TOLLWAY (190)

MERCER PKWY.

LUNA RD.

LUNA RD.

KEENAN BRIDGE RD.

CHANTWELL
CRIST

WITTINGTON PL.

HUTTON DR.

SENAC DR.

NICHOLSON RD.

VALLEY BRANCH PLN.



INTERSTATE HIGHWAY 635

MIRALAGO BLVD

INTERSTATE

Legend

 Zoning Case Boundary

STAFF REPORT

Case Number: 15-ZA-04
Request: Zoning Amendment to create new Planned Development No. 99 (PD-99)
Address: Luna Road
Lot Size: 268Acres
Petitioner: Centurion American

Existing Conditions:

This site extends from the intersection of Valley View Lane and PGBT southeasterly to the LBJ Freeway (See Location Map). It is composed of two main tracts. Tract 1 contains approximately 248 acres and is located north of LBJ Freeway (I-635). Tract 2 contains approximately 20 acres and is located just south of the LBJ Freeway eastbound frontage road, approximately 1100 feet east of the intersection of Luna Road and the LBJ Freeway. Both tracts are currently located within Planned Development No. 88 (PD-88), a large zoning district commonly known as the Mercer Crossing Code.

Tract 1

To the north of Tract 1 is Valley View Lane and a wide variety of commercial land uses, including light manufacturing, warehouse and distribution, and office. Along the eastern edge of Tract 1 is the expanding Mercer Crossing Lake, and the new Monitronics corporate headquarters. To the south of the tract are two large office complexes (Browning Place and Park West II) and the LBJ Freeway. To the west is Valwood Improvement District levee system and the floodplain of the West Fork of the Trinity River.

Tract 2

Immediately north of the site is the eastbound frontage road of the LBJ Freeway. To the east and south of the site is a new 30 acre man-made lake. To the west is the site of the recently approved QuikTrip fueling station and convenience store and Luna Road.

Overall Community Design:

The applicant, Centurion American (CA), proposes to develop a new master planned residential community consisting of single family detached residential, single family attached residential, multi-family residential, retail, retail service, restaurant, office, entertainment, and hotel land uses. In order for CA to effectively create this new master-planned community they are requesting a new Planned Development zoning district, Planned Development No. 99 (PD-99). Listed below is a summary of that proposed zoning district.

Proposed Planned Development No. 99

The primary purpose of PD-99 is to create an opportunity for introducing owner-occupied single family residential development within the large underdeveloped area commonly known as

Mercer Crossing. Within proposed PD-99, these single family neighborhoods will be grouped within the proposed "Urban Residential" subdistrict. The applicant has also included several areas within the PD for complimentary non-residential land uses. These commercial developments are grouped within the proposed "Urban Commerce" subdistrict. All allowed land uses within PD-99 fall within one of these two basic subdistricts.

Urban Commerce – 128 Acres

Tract 2 is proposed to be a new regional retail destination district containing a hotel, several restaurants, and an entertainment center all oriented along a new wide boardwalk on the northern shore line of the new lake.

Within Tract 1, a more neighborhood-oriented retail area is proposed on the southeast corner of Luna Road and Valley View Lane. This neighborhood shopping area is proposed to include a small grocery store as well as several small retail buildings containing a variety of retail services and restaurant opportunities. Another hotel site is proposed on the southwest corner of Valley View Lane and Mercer Parkway. Approximately 48% (61 acres) of the Urban Commerce subdistrict in Tract 1 is proposed for multi-family development.

Urban Residential- 140 Acres

The remaining area within Tract 1 will be essentially used for single family residential development. A major design feature of Tract 1 is the western edge of Mercer Crossing Lake as a large public open space or park. This lake is currently being expanded by the Valwood Improvement Authority to approximately 50 acres (almost doubling the original size). This expanded lake will serve the West Side as a large park and special event area. In addition to providing a public shoreline and perimeter trail along this western edge of the lake, the applicant is proposing a new outdoor amphitheater on the northwestern corner of the lake. This facility (with an approximate capacity of 2,000 people) will be used for a series of concerts and activities during the year. These events will be organized and sponsored by the developer, Centurion American, or the Property Owners Association (POA). This Amphitheater, however, is located outside of the requested new zoning district. On the southwest corner of the lake, CA is proposing an Amenity Center with community meeting rooms, fitness room, and swimming pool. The applicant has tried to create interconnectivity with the various proposed residential neighborhoods to this unique physical amenity (public lake area) through the use of a network of public trails and smaller neighborhood parks. (See Conceptual Land Use Plan).

To take full advantage of the lake views CA plans to use the land immediately west of future Chartwell Crest for traditional single family detached development. The lots closest to the lake will be the largest within the PD. These lots will be 60' wide by 105' in depth. These lots will feature rear loaded driveways to improve the curb appeal along this lake side street. These proposed 60' lots have minimal setbacks to take full advantage of the lot, and require a minimum house size of 2,500 square feet. As the residential development moves further westward, toward Luna Road, the lots become smaller. These lots will be approximately 50' wide and 105' in depth. Most of these lots will utilize rear loaded driveways and garages, but some (approximately 13) will use front loaded drives to take advantage of the linear park and trail access running through

the central part of the neighborhood. To the south of the lake and future Mercer Parkway the applicant has proposed a small enclave of narrower lots for single family development. These lots will be approximately 40' wide and 105' in depth. These lots will utilize a "zero lot line" (ZLL) configuration and will have rear loaded driveways. Surrounding this single family enclave of patio homes will be multi-family development consisting of approximately 1,500 dwelling units.

West of Luna Road, the applicant is proposing denser single family lot configurations. Immediately west of Luna, CA is proposing to continue their 40' wide ZLL configuration. However, as the community extends westward, CA is proposing a series of townhome developments, and eventually more multi-family developments along the western edge and terminus of the Mercer Parkway. (See Conceptual Land Use Plan).

Land Use Summary

Single Family Detached		
50-60' wide lots	34.5 acres	153 dwelling units
40' wide lots	<u>36.3 acres</u>	<u>209 dwelling units</u>
	70.8 acres	362 dwelling units
Single Family Attached		
Townhomes (25' wide)	20.5 acres	204 dwelling units
Multi-Family	61.0 acres	2,500 dwelling units (maximum)
Commerce/Hotel	48.6 acres	
Parks/Recreational Area	25.3 acres	
Valwood Open Space/Lake	6.0 acres	
<u>Streets/Easements/other.</u>	<u>35.8 acres</u>	
Total	268.0 acres	3,066 dwelling units

The following paragraphs generally outline the highpoints of this new proposed zoning district, Planned Development No. 99 (PD-99).

Permitted Uses:

The applicant is requesting a wider variety of land uses than currently allowed within PD-88. The proposed land uses can be categorized into two basic subdistricts:

Urban Commerce:

As mentioned earlier, this subdistrict allows for non-residential land uses such as retail, retail services, restaurants, entertainment and full service hotels. Multi-family development is also

allowed within this subdistrict. No single family development will be allowed within this subdistrict.

Within the **Urban Commerce** subdistrict, a Specific Use Permit (SUP) would be required for the following land uses:

- Limited Service or Extended Stay Hotel
- Drive-Through Businesses
- Outdoor Display
- Gas Station and or Carwash
- Assisted Living or Skilled Nursing Home

Within the **Urban Commerce** subdistrict the Prohibited Land Uses would include the following:

- Motor Vehicle Repair, Sales, or Rental
- Outside Storage
- Gas Wells
- Industrial uses
- Sexually Oriented Businesses
- Tattoo Studios

Urban Residential:

Only Single Family Detached and Single Family Attached development will be allowed within this subdistrict.

Within the **Urban Residential** subdistrict, a Specific Use Permit would be required for the following land uses:

- Accessory Unit
- Assisted Living or Skilled Nursing Home
- Amenity Center and Amphitheater
- Civic Building or School

Setbacks:

In order to have more flexibility developing this master planned community CA is proposing the following setbacks for each subdistrict:

Urban Commerce

- Front Setback- Minimum of 10 feet
- Side Setback- Minimum of 10 feet
- Rear Setback- Minimum of 5 feet (with alley), 10 feet (without alley)

Urban Residential

- 60' wide lots front 10'/side 5'/rear 5'
- 50' wide lots front 10'/side 5'/rear 5' (rear load), 10' (front load)
- 40' wide lots front 10'/side 5'/rear 5'
- Townhome lots front 10'/side 5'/rear 5'

Building Heights and Lot Coverage:

The proposed maximum height for each subdistrict shall be as follows:

Urban Commerce

- All multi-family developments must be at least 4 stories
- Maximum height for all buildings is 12 stories
- Maximum lot coverage of 90% for commercial development
- Maximum lot of coverage of 80% for multi-family development

Urban Residential

- Maximum height is 3 stories for 60' lots
- Maximum height is 2.5 stories for 50' and 40' lots
- Maximum height is 3.5 stories for Single Family Attached (Townhomes)

Parking:

Urban Commerce

The Urban Commerce subdistrict requires the majority (51%) of the required parking for each site to be located behind the front façade of the primary building. No more than 25% of the parking spaces shall be located between the street and the front façade. All required parking shall be accommodated at grade (surface) or in structures. All surface parking areas must be screened with vegetation. The following parking ratios shall be enforced as a minimum requirement for these basic land uses:

- Office Space- 1 parking space per 300 square feet
- Retail Space- 1 parking space per 250 square feet
- Restaurant - 1 parking space per 150 square feet
- Hotel- 1 parking space per room (plus banquet/restaurant)
- Multi-Family - 1 parking space per 1.6 dwelling units (80% structured required)

The standard parking space is 9 feet wide by 18 feet long. No economy car spaces shall be allowed.

Urban Residential

Each single family detached residential lot is required to provide at least two (2) parking spaces within a garage. In addition, rear loaded driveways are to be designed to provide adequate room for two more onsite surface parking spaces.

Townhouse units are required to provide at least one (1) parking space in a garage. Additional visitor and overflow parking (1 space for every 5 units) shall be included in the approved site plan for the development.

Signs:

Signs within PD-99 will follow the requirements outlined in the City-wide Sign Ordinance (Ordinance No. 3247).

Exterior Materials:

Urban Commerce

Exterior walls shall be constructed of at least 75% brick or stone material (interior courtyard facades require 60%). Stucco may be used only as a secondary material and shall not exceed 25% of the façade. EIFS may be used only as an accent material and shall not exceed 5% of the façade.

Urban Residential

All exterior walls shall be constructed of at least 75% masonry material, however, minimum 3/4" stucco will be allowed as a masonry material on SFD and SFA residential units.

All residential front facades must include at least two architectural items such as a balcony, porch, chimney, front courtyard, natural stone or stone accents, double entry doors, covered entry, gables, arch or circle top windows, or stained wood columns.

In order to prevent repetition of these facades, no facade can be repeated within 4 lots in any direction. No floorplan can be repeated within 3 lots in any direction.

Street Design:

PD-99 includes a wide variety of street types. These street types range from the 6 lane boulevard configuration required for Luna Road to the typical local street used throughout all of the single family neighborhoods. (See Street Types). These local streets will be 31' from curb to curb, and include 5' wide sidewalks on both sides. On street parking spaces will be allowed on most local streets.

Special emphasis has also been placed on the landscaping within the street right of way (ROW). Pedestrian movement along all streets is also encouraged, and wider sidewalks and trails have been incorporated throughout the community. In addition, the installation of ample landscaping, both in the boulevard medians, and on both sides of the street will be included in the approved site plan. The developer has agreed to install street trees (3" caliper minimum) every 25 feet along the wider boulevard streets and every 35 feet along all local streets. Special streetlights will be installed along both sides of the proposed street. All streetlight and landscape maintenance within the street ROW will be the responsibility of the developer or future Property Owners Association (POA). The City will be responsible only for the maintenance of the street pavement. (See Street Cross Section).

Parks and Trails:

PD-99 has incorporated a wide variety of parks and open space throughout the planned community. Over 18 acres of neighborhood parks and linear parks are proposed. Over 3 acres for the Amenity Center. Over 6 acres of landscaped open space is proposed within the various multi-family areas (10% minimum). In short, over 37 acres within PD-99 (approximately 13%) will be used for parks, recreation activities, and open space.

An extensive network of trails and sidewalks is proposed within PD-99. (See Trails and Open Space). Along the western shoreline of Mercer Crossing Lake CA proposes to install a 12' wide trail linking Wittington (and future Amphitheater) with Mercer Parkway (and the future Amenity Center) to the south. Additional trails extend westward along both Wittington and future Mercer Parkway and connect through the various neighborhoods and terminate close to the entrance of the John Burke Nature Preserve entrance and the PGBT. Approximately 14,700 linear feet of trails are proposed throughout the development. In addition to the miles of trails, all local streets will be installed with 5' sidewalks (See Parks, Open Space Trails Map).

Landscaping:

Urban Commerce

The applicant has not established a landscaped open space requirement for most uses within the Urban Commerce subdistrict. Instead, the applicant wants to encourage outdoor areas and enhance the pedestrian experience by creating informal seating areas within courtyards and plazas. Multi-family developments will require at least 10% of their site to be used for landscaped open space.

The perimeter of all commercial surface parking areas fronting a street or public area shall provide at least a 5' wide landscaped area containing evergreen shrubbery at least 3' in height. Parking areas with more than 20 spaces will provide internal landscaped parking islands containing at least 1 tree (3" caliper minimum). A landscaped area or island shall also be required for every 15 parking spaces within all surface parking areas.

Urban Residential

All 60' or 50' wide lots will require at least 2 trees to be planted in the front yard. All 40' lots will require at least 1 tree to be planted in the front yard. All yards will be sodded and or landscaped and include an automatic irrigation system. All residential local streets shall have street trees within the parkways planted every 35' on center.

All residential fences shall be wooden "board on board" design and no higher than 6 feet in height. All fences abutting a park, open space, or street shall be ornamental metal and no higher than 6'. CA proposes the use of masonry neighborhood walls along portions of Wittington, Mercer Parkway, and Luna Road.

Special Conditions:

City Staff has determined that eventually additional traffic signals will be needed along Luna Road as the community develops. These future traffic signals will be located at the intersection of Luna Road and Wittington, and the intersection of Luna Road and Mercer Parkway. In addition, the existing sanitary sewer lift station located southeast of the Luna/Mercer Parkway intersection must be expanded. The applicant has agreed to participate in the cost of these additional city facilities as determined by the City Public Works Department.

Comprehensive Plan:

The 2003 West Side Plan is the Comprehensive Plan for the western portion of the City. In that plan, the area just west of Mercer Crossing Lake was designated as the "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 area west of Luna Road is designated as a "Regional Center". Land uses within the Regional Center are to be less dense than the Urban Center, but to serve as employment and regional retail locations. The tracts south of Mercer Crossing Lake, and south of the LBJ freeway are designated as "Employment Districts". As the label implies, these Employment Districts serve as areas primarily for commercial land uses, not residential. In fact, the 2003 West Side Plan established no special land areas or districts for Single Family residential development. All future residential development on the West Side was anticipated to be of a higher density and be located within very urbanized area such as the Town Center or Urban Center.

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. With the approval of this zoning request, the total number of dwelling units would exceed 6,700. Two other zoning amendments are also currently under consideration by the City. These two requests include another 1,899 possible dwelling units.

Therefore the proposed PD-99 is not consistent with the 2003 West Side Plan.

Thoroughfare Plan:

The 2013 Thoroughfare Plan identifies both Wittington and Mercer Parkway as eventual 6 lane divided streets. However, with this “down-sizing” of land uses to single family residential, keeping these streets 6 lanes is not appropriate. The applicant is proposing to reduce the size of these streets to a 4 lane divided design. City Staff has determined the 4 lane configuration of the proposed boulevard to be adequate and that ample existing ROW could be better used creating off street trails and landscaped open space. (See Street Classification Map and Street Cross Sections)

Market Study:

One of the main concerns Staff has expressed regarding this case, is how marketable will 566 single family lots be in this area of the Metroplex. To help answer those concerns, the applicant has provided a Market Study, developed by Residential Strategies (RSI). In this market study RSI anticipates approximately 5 homebuilders (Sienna, Megatel, Lennar, Beazer, and M/I Homes) participating in the development of the approximate 566 units. The RSI report states that the proposed home prices are compatible with other home prices in the East Irving/Coppell/Farmers Branch submarket, and projects that the development could create and sell approximately 192 lots each year. (See RSI Market Study).

RSI Projected Values of the Single Family Housing Stock

<u>Description</u>	<u>Lot Count</u>	<u>Lot Price</u>	<u>Estimated Home Price</u>	<u>Builders</u>
60' lots	25	\$180,000	\$495,000-\$697,000	Lennar,Beazer,M/I
50' lots	128	\$150,000	\$445,000-\$688,000	Lennar,Beazer, M/I
40' lots	209	\$120,000	\$394,000-\$499,000	Lennar, Beazer,M/I
<u>Townhomes</u>	<u>204</u>	<u>\$ 75,000</u>	<u>\$279,000-\$395,000</u>	<u>Sienna, Megatel</u>
Total	566			

The RSI report did not include any market projections regarding future Multi-Family development within the East Irving/Coppell/ Farmers Branch submarket. Earlier this year, however, 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 dus). The applicant is requesting adding another 2,500 multi-family units to this total.

To confirm these projected values, the City contracted with MetroStudy to perform a Pricing and Product Types Opinion Report. The highlights of this report are as follows:

- Projected value of 50' wide lots with improvements could be between \$476,715 and \$615,296.

- Projected value of 40' wide lots with improvements could be between \$377,048 and \$486,656.
- Projected value of Townhome lots with improvements could be between \$361,696 and \$466,842.

The Inclusion of a Public Improvement District

In order to build all the proposed public improvements within PD-99 the applicant will be requesting the City participate in the formation and administration of a Public Improvement District (PID) for an estimated amount of \$30,000,000. The bond funds raised by the PID will be used by Centurion American to construct streets, water and sewer lines, parks and trails throughout the master planned community. Payment on these bonds will be assessed on all the future property owners within the designated district for 30 years. The preliminary estimated PID assessment to each ultimate property owner is approximately \$0.60 per \$100 of property value. To help offset this high PID assessment fee, CA is requesting the City rebate approximately \$0.15 back to the property owner each year.

Public Response:

Thirty-Eight (38) zoning notification letters were mailed to the surrounding property owners on January 28, 2016. Eight (8) zoning notification signs was also placed throughout the two tracts on that same day. As of February 4th, three (3) letters of opposition from adjacent property owners have been received. These opposing property owners represent approximately 22% of the notified property area within Farmers Branch, therefore a super majority of City Council (4 affirmative votes) must be obtained to adopt proposed PD-99. (See Mailed Notices Summary and Opposition Letters)

Staff Recommendation:

Based on current conceptual site plan and housing composition of the proposed PD-99, City Staff is recommending denial of this zoning amendment. The reasons for this position are based on the following elements:

Too much Multi-Family

The applicant is proposing 61 acres (23% of area) to be used for multi-family development within this plan (2,500 unit maximum). Staff has asked for this area and unit count to be reduced. In particular, the multi-family areas proposed east of Luna Road are too close to the premium single family neighborhoods. Staff has asked this area to be converted to more 50' and 60' wide single family detached lots.

No School Site

Staff has been asking for a 10 acre elementary school site to be incorporated into the neighborhoods west of Luna Road. Adding a school into the mix of single family homes would greatly improve the long term sustainability of the overall community. Although the applicant

has had some preliminary meetings with CFBISD, no agreements have been reached as of the date of this report.

Economic Value

The existing PD-88 creates more economic value than PD-99. PD-88 established this area for future high density urban land uses and activity. The City contracted with Catalyst Commercial to perform a land use value comparison between existing PD-88 and proposed PD-99. The basic findings of this study are as follows:

The projected total value of proposed PD-99 at ultimate buildout is approximately \$862,200,000. This value would generate approximately \$15,000,000 in taxes annually.

The projected total value for the same area using the development standards outlined in PD-88 would be \$1,212,000,000 (86% more than PD-99). This would generate approximately \$21,000,000 in taxes annually (40% more than PD-99).

Inconsistency with the Comprehensive Plan

As mentioned earlier in this report, 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. In fact, the 2003 West Side Plan established no land areas or districts for Single Family residential development. All future residential development on the West Side was anticipated to be higher density than single family detached housing and located within very urbanized areas such as the Town Center or Urban Center subdistricts.

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. With the approval of this zoning request, the total number of dwelling units would exceed 6,700. Two other zoning amendments are also currently under consideration by the City. These two requests include another 1,899 possible dwelling units.

Therefore the proposed PD-99 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.

Incompatible Land Uses

Most of the existing land uses on West Side are industrial. Single family residential development is not compatible with industrial land uses. Once these two conflicting land uses are placed in close proximity to one another, issues such as truck traffic, noise, hours of operation, light and even odor will become a growing problem between our corporate and residential citizens.

Too Many Small Residential Lots

Staff has asked for larger lots throughout the review process. The majority of the proposed Single Family housing stock is either 40' wide ZLL patio home lots or townhomes (413 lots out of 566 = 73%). Staff would like to see the majority of the proposed lots to be at least 50' and 60' wide. Including some larger premium lots along both Chartwell Crest and the internal Greenbelt area would also be beneficial to the plan.

No Commerce Open Space Requirement

Staff has asked for all proposed sites within the Urban Commerce subdistrict to include at least 10% of the area be dedicated for landscaped open space. CA has only offered a 10% landscaped open space requirement for Multi-Family developments.

No Strong Identity or Sense of Community

The proposed Conceptual Site lacks a unified sense of community. For example, the proposed development east of Luna Road has no real connection or link to the proposed development west of Luna. They are essentially two separate communities. Nothing proposed on the Conceptual Site Plan makes this community unique or special. No significant effort has been made by Centurion American to create a special identity or brand for this 268 acre master planned community. Without this strong identity, City staff is concerned with the long term sustainability of the community.

Soil Conditions

A good portion of the land within proposed PD-99 was used for gravel excavation operations in the 1940s-1960's. Upon the removal of the usable gravel material, many of these open pits were then used as official or unofficial land fill sites. Therefore the stability of the soil is very questionable and will require thorough testing and possible extensive reconditioning. Staff is concerned these areas may cause future foundation and structural problems for future homeowners. In addition, the old GNB battery plant site is located just north of Mercer Crossing Lake and the eastern portion of PD-99. The City staff still has concerns about the soil conditions south of this abandoned industrial site. Additional soil testing reports will be needed in the future before any kind of residential development can be allowed.

Gas Well Proximity

An approved undeveloped Gas Well Site is located on Mercer Parkway within proposed PD-99. Although the applicant has made efforts to remove this potential drilling site from the project area, the Specific Use Permit (SUP) is still valid and future gas well activities could legally develop in close proximity to the proposed single family homes along the western portion of Mercer Parkway. Until this SUP is completely removed, residential development in this area is inappropriate. (See Gas Well Exhibit).

LAND USE MAP

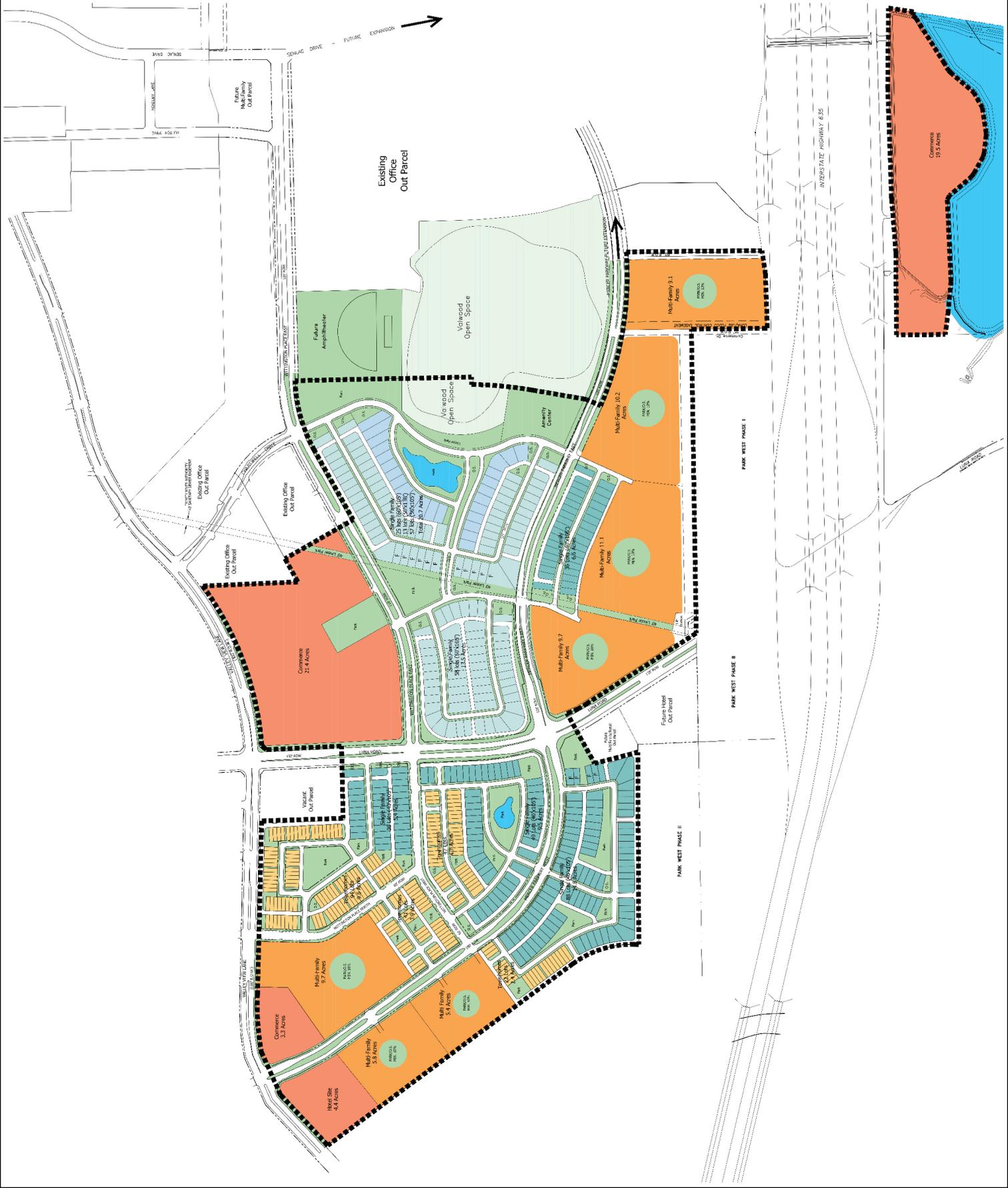
- Legend**
- Single Family 60'x105' lots
 - Single Family 50'x105' lots
 - Single Family 50'x130' lots
 - Single Family 40'x105' lots
 - Townhomes 25'x90' lots
 - Multi-Family (Includes O.S.)
 - Commerce/Hotel
 - Parks / Other Recreational Facilities
 - Valwood Open Space
 - Water Area
 - Zoning Boundary
 - O.S. Open Space
 - F Front-Load Lot
- * Final alignment of Wittington and Luna intersection to be addressed during street design.

NOTICE: Acresages, land uses, lot yields, road alignments, park/open spaces and trails are illustrative in nature and may change due to environmental findings, utilities, final site plans, and City of Farmers Branch and other governmental agency reviews and approvals. Owner reserves right to modify land-use allocations and densities by ±10%.

Mercer Crossing Layout
 CITY OF FARMERS BRANCH | DALLAS COUNTY | TEXAS

2024 Edition
 Date: 08/20/2024
 File: 19-00229
 214-353-9191 | FX

Ion Design Group



DRILL SITE
MAP

Legend

- Existing Drill Site Easement ---
- 300' Setback ---
- 600' Setback ---
- Zoning Boundary

Note:

Drill site proposed to be abandoned.

NOTICE:

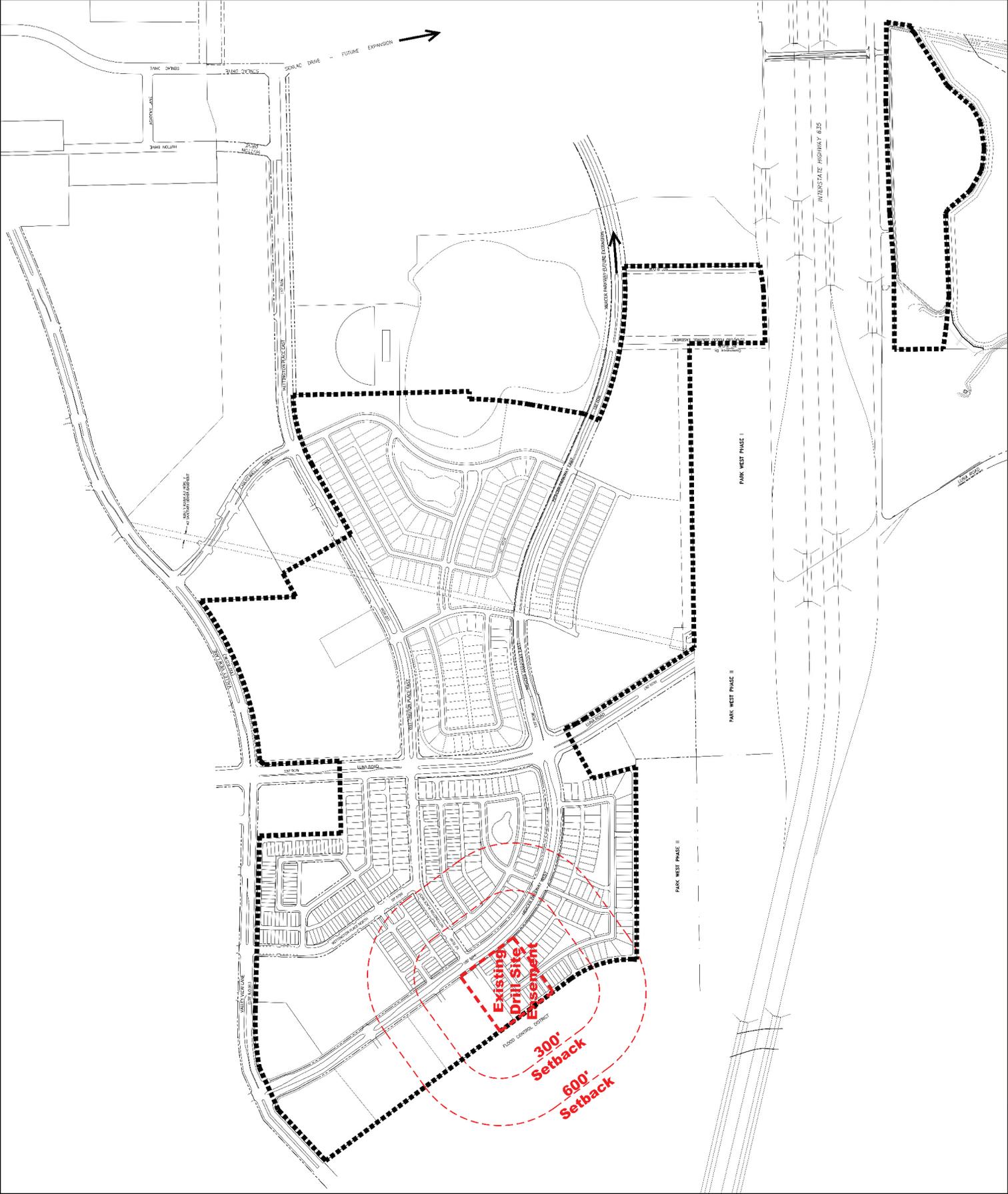
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Mercer Crossing Layout
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

1001 Lakes Area
Block 100
Phase 1020A
From TX 6220
742.910.9100 PM

ION DESIGN GROUP, L.L.C. 4410 GARDNER, CANTON, TX 75022



Existing
Drill Site
Easement

300'
Setback

600'
Setback

Parks and Open Spaces Map

PARKS, OPEN SPACE, TRAILS AND OTHER RECREATION FACILITIES MAP

Legend

- Parks & Other Recreation Facilities** 33.4 Ac.
 - Parks - 15.1 Ac.
 - Linear Parks - 3.0 Ac.
 - Amenity Center - 3.1 Ac.
 - Amphitheater - 8.8 Ac.
 - Miscellaneous Open Space - 3.4 Ac.
- Multi-Family Open Space - 10%** 6.1 Ac.
- Valwood Open Space** 36.4 Ac.
- Recreational Trails - 14,700 Feet**
 - 8' Trail
 - 10' Trail
 - 12' Trail
 - 12' Boardwalk
- Future City Trail (By Others)**
- Zoning Boundary**

NOTICE: Acreages, land uses, lot yields, road alignments, proposed open spaces and trails are illustrative and preliminary. They are subject to final surveys, field conditions and environmental findings, utilities, final site plans, and City of Farmers Branch and other agencies. Ion Design Group, LLC is not responsible for loss of lots and land use changes due to these conditions. Owner reserves right to modify and/or allocate and densities by 20%.

Mercer Crossing Layout
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS
 7575 Park West Ave.
 Dallas, Texas 75231
 Phone: 972.969.2000
 Fax: 972.969.2001
 www.iondesigngroup.com
 Ion Design Group
 214.252.5419
 07/23/2018



STREET CLASSIFICATION MAP

Legend

Major Street
≥ 100 ft ROW

Major Street
80 ft ROW

Minor Street

Alley

Zoning Boundary

* Final alignment of Wittington and Luna intersection to be addressed during street design.

NOTICE:
Accesses, land uses, lot yields, road alignments, park/open spaces and trails are illustrative in nature and may change due to environmental findings, utilities, final site plans, and City of Farmers Branch and other governmental agency reviews and approvals. The City of Farmers Branch reserves the right to modify lane-use allocations and penalties by ±10%.



PROJECT: Wittington Crossing Layout
CITY OF FARMERS BRANCH, TEXAS

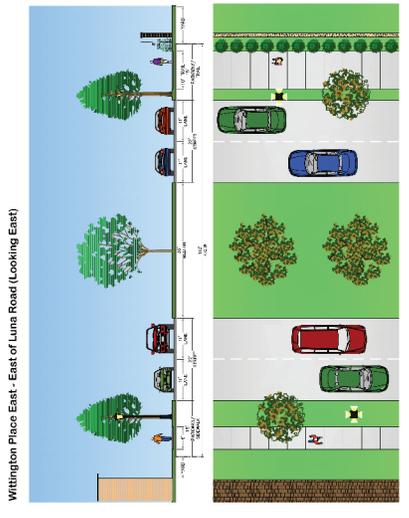
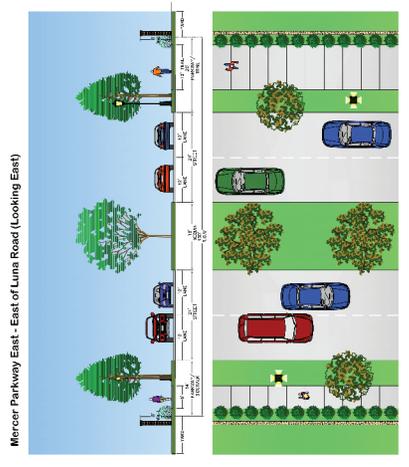
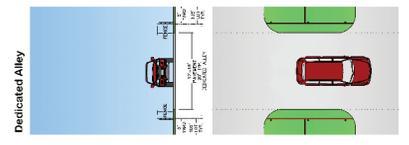
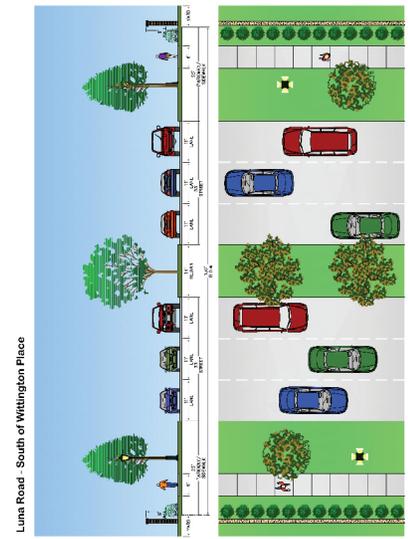
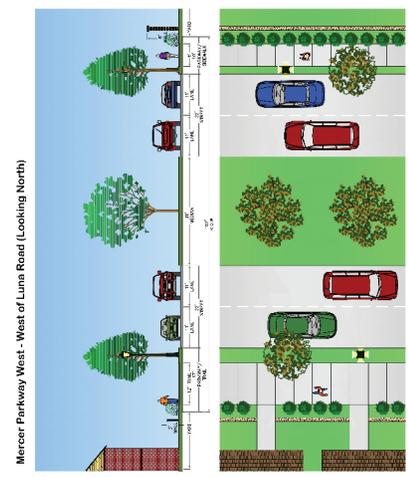
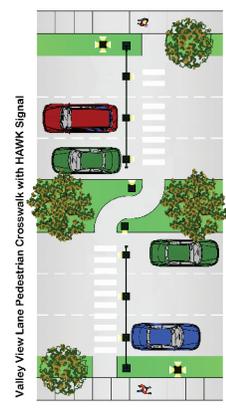
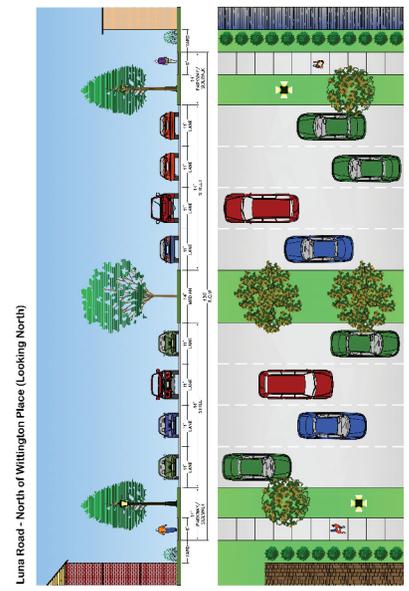
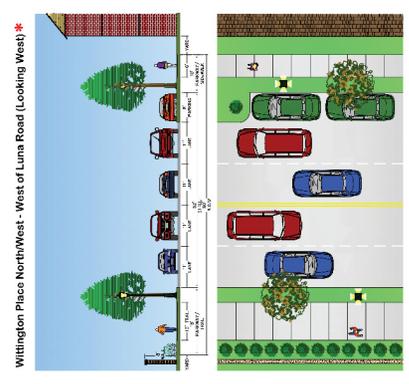
DATE: 02/02/2016
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN



STREET CROSS SECTIONS (TYP.)

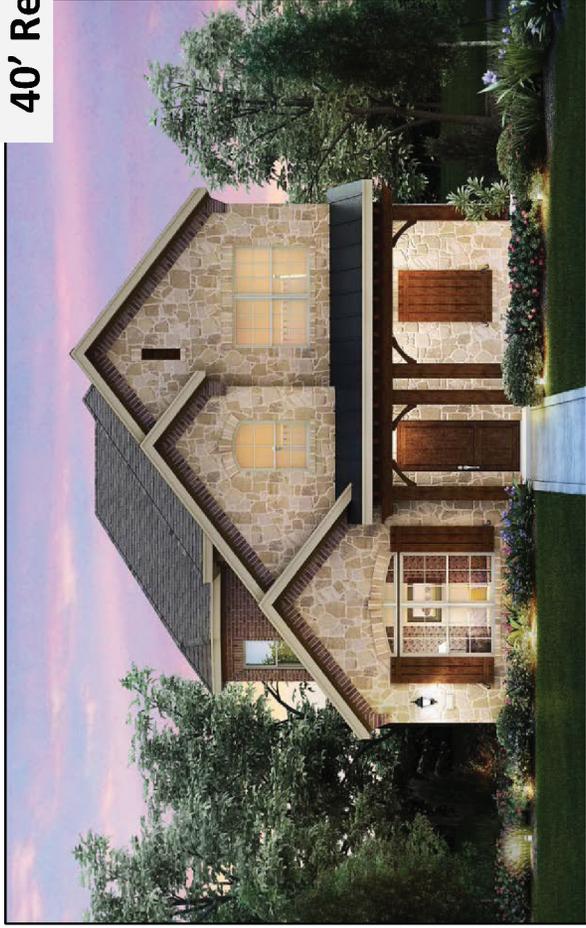
Note:
 Images are for illustration purposes only. Final street cross sections shall be determined at platting.

* Final alignment of Wittington and Luna intersection to be addressed during street design.

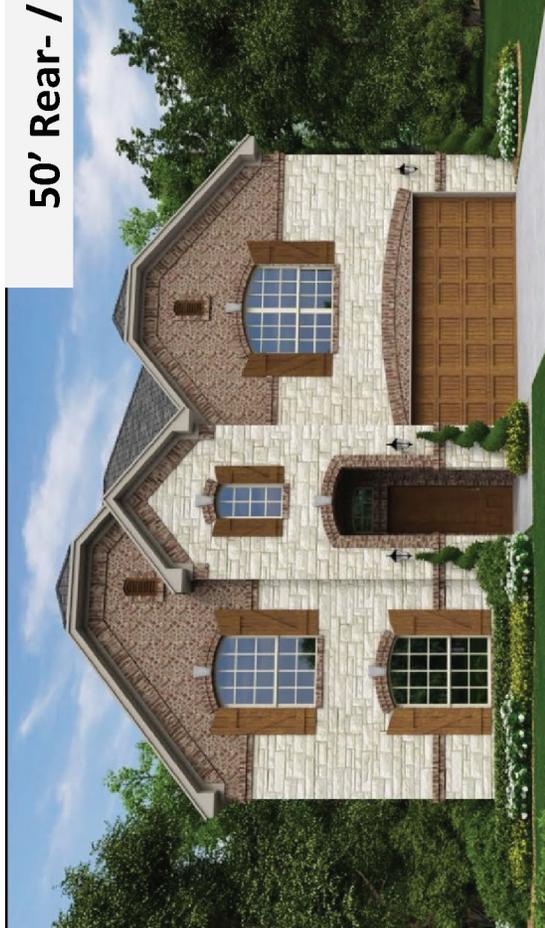
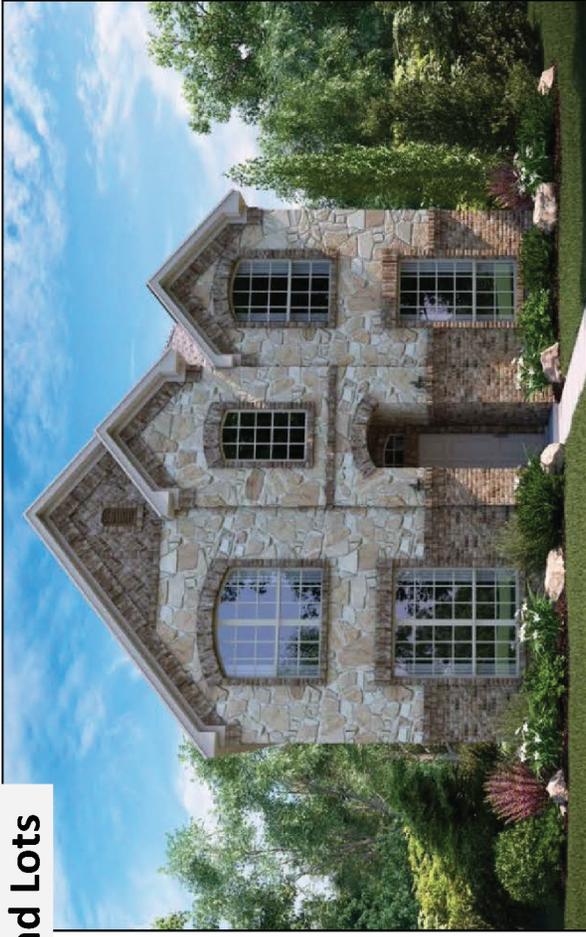


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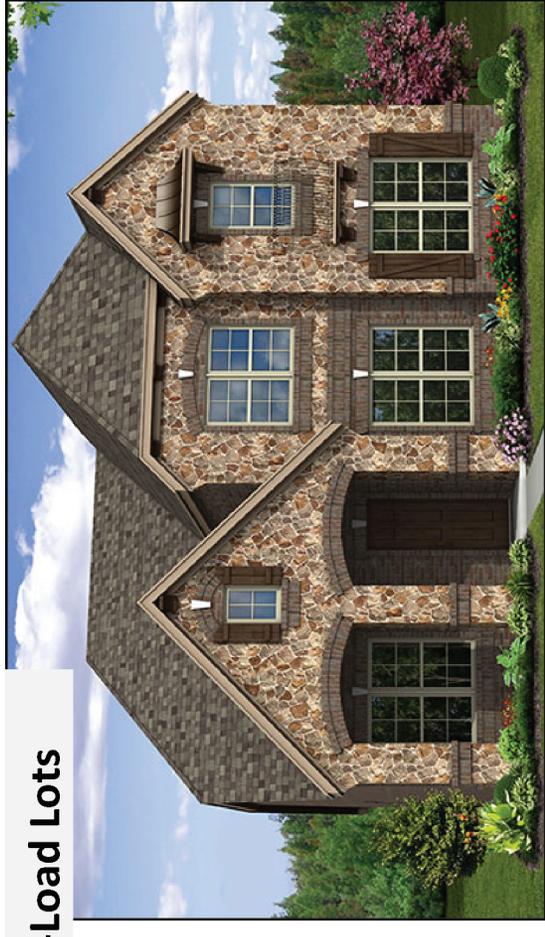
EXHIBIT K – Conceptual Building Elevations



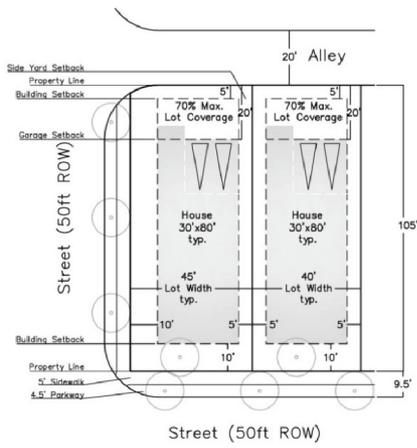
40' Rear-Load Lots



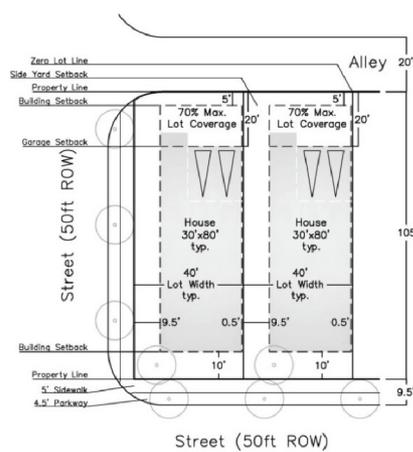
50' Rear- / Front-Load Lots



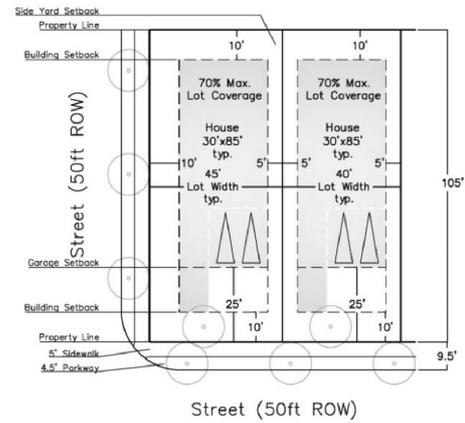
Typical Lot Configuration



40'
Rear-Loaded Lots
(Typical)



40'
Rear-Loaded Zero Lot Lines
(Typical)



40'
Front-Loaded Lots
(Typical)

Townhomes
(Typical)

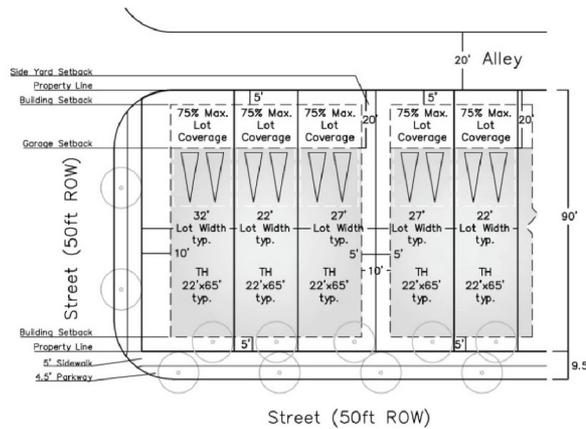
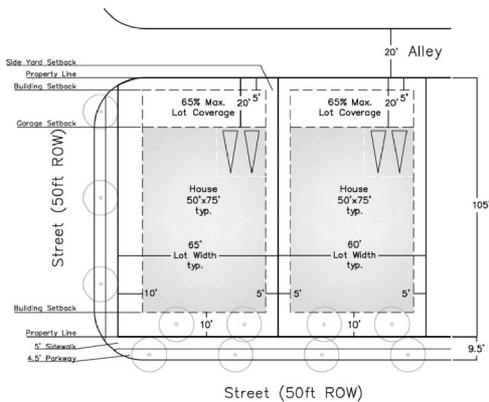
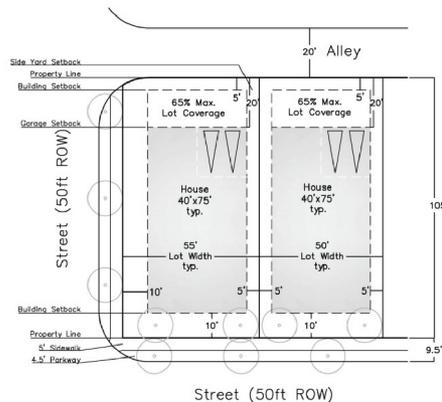


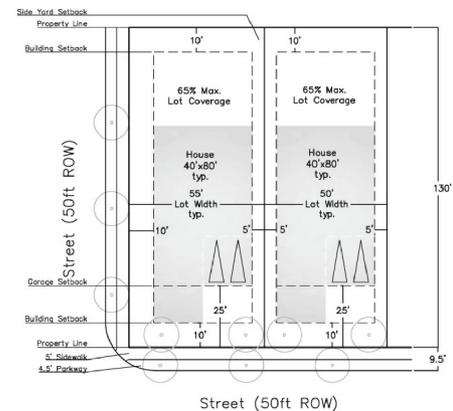
EXHIBIT J – Typical Building Lot Setbacks and Coverages



60'
Rear-Loaded Lots
(Typical)



50'
Rear-Loaded Lots
(Typical)



50'
Front-Loaded Lots
(Typical for 130' Deep Lot)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING THE ZONING DISTRICT CLASSIFICATION OF THE TRACTS OF LAND DESCRIBED ON **EXHIBIT "A"** AND ILLUSTRATED ON **EXHIBIT "B"** ATTACHED HERETO FROM THE CURRENT ZONING DISTRICT CLASSIFICATION OF **PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 88 TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 99** AND ESTABLISHING THE USE AND DEVELOPMENT REGULATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to change the zoning on the subject Property from Planned Development Zoning District Number 88 to Planned Development Zoning District Number 99 ("PD 99"). The Property is described on **Exhibit "A" Legal Description** and illustrated on **Exhibit "B" Zoning Boundary Map** attached hereto and incorporated into this **Ordinance No. _____** for all purposes (**APPENDIX**).

Section 2. That the Property in **PD 99** shall be only used for and conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch, except as amended herein by **Exhibit C. Mercer Crossing/West Planned Development District Ordinance**, and hereafter amended by future amendments hereto.

Section 3. That standards and criteria contained within **Exhibit C.** are standards for all new development within **PD 99** and shall apply and take precedence where the regulations are deemed to be in conflict with the City of Farmers Branch Comprehensive Zoning Ordinance; however, in the absence of a relevant standard regulating a use or condition in **Exhibit C.**, then the City's Zoning Comprehensive Ordinance shall take precedence unless clearly in conflict with the intent of **PD 99**.

Section 4. That if any section, paragraph, subdivision, clause, phrase or provision of this Ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.

Section 5. That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Section 6. That in addition to and accumulative of all other remedies or penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Section 7. That it is now necessary that the above described Property be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare, and requires that this Ordinance shall take effect immediately from and after its passage.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE _____ DAY OF _____, 2016.

ATTEST:

APPROVED:

CITY SECRETARY

MAYOR

APPROVED AS TO FORM:

EXHIBIT C

MERCER CROSSING/WEST PLANNED DEVELOPMENT DISTRICT ORDINANCE



FEBRUARY 1, 2016

Mercer Crossing/West Planned Development District Ordinance

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Exhibit C – Mercer Crossing/West Planned Development District Ordinance

I. Components of Mercer Crossing/West Planned Development

A. Introduction

The Mercer Crossing/West Planned Development District (Mercer Crossing/West PD) provides for and encourages development that contains a compatible mix of RESIDENTIAL and COMMERCE uses in close proximity to one another. It provides for a balanced and sustainable mix of land uses, siting and character of the improvements and structures that support increased interaction within the community and enjoyment of OPEN SPACES. Mercer Crossing/West fosters economic growth and diverse urban neighborhoods having DETACHED and ATTACHED SINGLE-FAMILY RESIDENTIAL, HIGH DENSITY MULTI-FAMILY RESIDENTIAL and vibrant COMMERCE centers linked together through a network of PEDESTRIAN PATHWAYS and TRAIL system.

Mercer Crossing/West PD addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through,

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Ensuring site design promotes efficient pedestrian and vehicle circulation patterns;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context; and,
- Ensuring large sites are developed in a manner scaled to the context of the community.

Mercer Crossing/West is located on the western edge of Farmers Branch, west of I-35E, south of Valley View Lane, and north of I-635, with a small 20-acre portion of commercial development planned immediately south of I-635. **(See Appendix: Exhibit D – Aerial Location Map)** The development area encompasses 267 acres, part of which is within the VALWOOD IMPROVEMENT AUTHORITY DISTRICT'S large flood control management easement area on the eastern border.

It should be noted that whenever a word is shown in all CAPITAL LETTERS, it is defined within Section IX. Definitions.

B. Key Elements

To better understand the format and provisions of the Mercer Crossing/West PD Ordinance, a summary of the Ordinance's key elements is provided. These elements regulate uses, building envelopes, public spaces, architecture, streetscape, and define terms used within Mercer Crossing/West Ordinance.

1. Development Districts and Subareas

Mercer Crossing/West DEVELOPMENT DISTRICTS consist of the URBAN COMMERCE DISTRICT and URBAN RESIDENTIAL DISTRICT and are comprised of SUBAREAS that delineate the variety of land uses within the DISTRICTS and are discussed below. (See Appendix: Exhibit E – Development District Map; Exhibit F – Development Subarea Map)

a. URBAN COMMERCE DISTRICT

The 128 acres of land designated as URBAN COMMERCE DISTRICT is intended for flexible development standards allowing for small, single lot, one story, single-purpose COMMERCE uses and larger RETAIL power centers, shopping centers, MIXED USE BUILDINGS, corporate OFFICES, and HIGH-DENSITY MULTI-FAMILY RESIDENTIAL.

SUBAREAS are: COMMERCE and MULTI-FAMILY RESIDENTIAL.

b. URBAN RESIDENTIAL DISTRICT

The 139 acres of land designated as URBAN RESIDENTIAL DISTRICT is intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

SUBAREAS are: SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL having 40-, 50- and 60-foot lot widths and SINGLE-FAMILY ATTACHED (SFA) RESIDENTIAL commonly developed as TOWNHOMES.

Although SUBAREAS specify the types of RESIDENTIAL development, these are for illustrative purposes only. As development plans become more concrete, areas shown as specific types of RESIDENTIAL uses may change.

2. Land Use

The LAND USE MAP is an illustrative depiction of land uses planned within the URBAN COMMERCE and URBAN RESIDENTIAL DISTRICTS. It illustrates the mix of COMMERCE, DETACHED, ATTACHED and MULTI-FAMILY RESIDENTIAL uses and designated PARK/OPEN SPACES. (See Appendix: Exhibit G – Land Use Map) The Land Use and Zoning District Table below breaks down acreages by uses and zoning districts.

Land Use and Zoning District Table

Land Uses	Acres ¹	Percent	Units	Typical Densities
Commerce/Hotel	47	17%		
Multi-Family (minus 10% Open Space)	55	20%	2500 ²	40 – 80 units /ac.
Single-Family Attached (Townhomes)	21 ³	8%	204 ³	10 – 16 units /ac.
Single-Family Detached	72 ³	27%		
50-ft & 60-ft Lots	35	49%	153 ³	4 – 7 units /ac.
40-ft Lots	37	51%	209 ³	5 – 8 units /ac.
Parks/Open Space/Recreation	76	28%		
Parks & Other Recreation	34	45%		
Valwood Open Space	36	47%		
Multi-Family (10%)	6	8%		
Total	271	100%		
Zoning Districts				
Urban Commerce District	128	48%		
Urban Residential District	139	52%		
Total	267			

¹ Acreage in “Land Uses” and “Zoning Districts” are not comparable. “Land Uses” exclude MAJOR STREETS rights-of-way; “Zoning Districts” exclude some Park/Open Space/Recreation acres located outside PD boundaries but available to the PD.

² Multi-family residential 2500-units applies to acreages identified as multi-family on the Land Use Map.

³ Single-family residential units and acreages are estimates; developer reserves right to increase totals by a cumulative of 10%.

As SITE PLANS are developed for respective development areas, the location of specific residential land uses may change. The location of certain single-family residential building products may be adjusted without an amendment being required to the PD, but in no case will the impact to the respective unit mix be increased or decreased by more than ten percent (10%).

3. General Development Standards

The GENERAL DEVELOPMENT STANDARDS section addresses standards that apply across DEVELOPMENT DISTRICTS, including STREET, block and ALLEY standards, rules for defining BUILDING HEIGHT and STORIES, lot setbacks, and permitted yard encroachments.

4. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, overall densities and required PARK/OPEN SPACE.

5. Architectural Standards

The ARCHITECTURAL STANDARDS section governs both COMMERCE and RESIDENTIAL building architectural elements and appurtenances related to the FAÇADE materials, FENESTRATION, windows, ENTRYWAYS, roofing, solar, service areas and related standards.

6. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

7. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping for COMMERCE and RESIDENTIAL uses and the planned PARK/OPEN SPACES, TRAILS and other recreation amenities.

8. Street Standards

The STREET STANDARDS section summarizes the Mercer Crossing/West classification of STREETS and the planned STREET cross sections.

9. Administration

The ADMINISTRATION section addresses processes for CITY review and approvals for development within Mercer Crossing/West.

10. Definitions

The DEFINITIONS section sets out how words used in the Mercer Crossing/West PD are defined. Words not defined within this section are defined in the CITY'S Comprehensive Zoning Ordinance, but if not defined within either source words shall have the same meaning as defined within Merriam-Webster Dictionary.

11. Appendix

The APPENDIX contains all of the ORDINANCE'S referenced maps and illustrations as well as the legal description for the Planned Development.

II. General Development Standards

A. Principles and Intent

- Provide an urban environment that allows for a healthy mix of COMMERCE, MULTI-FAMILY and SINGLE-FAMILY RESIDENTIAL uses
- Create SINGLE-FAMILY RESIDENTIAL development that offers a mix of DETACHED and ATTACHED homes providing a greater range of housing choices for families and individuals.

B. General Development Standards

1. Streets, BLOCKS and ALLEYS

- a. All lots shall front on a public right-of-way or PARK/OPEN SPACE.
- b. No STREET intersection shall occur within one hundred and twenty-five (125) feet of another STREET intersection.
- c. Curb cuts within the URBAN COMMERCE DISTRICT shall be determined during site plan review.
- d. No building shall encroach upon required corner sight distances.
- e. ALLEYS
 - (1) ALLEYS providing two-way traffic shall provide a paved surface of at least sixteen (18) feet in width.
 - (2) ALLEYS providing one-way traffic shall provide a paved surface of at least twelve (12) feet wide.

2. Buildings

- a. BUILDING HEIGHT for COMMERCE and MULTI-FAMILY uses shall be measured in STORIES.
- b. A PODIUM BUILDING'S STORY with usable area for ground floor and above parking and/or COMMERCE shall be included in the measurement of STORIES.
- c. BUILDING HEIGHT for SINGLE-FAMILY RESIDENTIAL uses shall be measured in feet from the existing grade to the midpoint of a gabled roof line or the top of the parapet or mansard roof.
- d. Mezzanines having a floor area greater than one-third (1/3) of the floor area of the story in which the mezzanine is located shall be counted as full story.
- e. ATTIC STORIES
 - (1) ATTIC STORIES shall be permitted on all sites and do not count against the maximum STORY limit.
 - (2) ATTIC STORIES having windows shall have only DORMER windows on the building FAÇADE.

3. Building Setbacks

- a. Buildings shall not occupy any portion of a required setback area.
- b. Corner lots shall have the same front building setback on both STREET frontages.
- c. Buildings located along the same STREET or PARK/OPEN SPACE frontage shall have the same front yard setback based upon whichever setback is the greater.
- d. Building abutting an ALLEY shall have a minimum side setback from the ALLEY of five (5) feet.
- e. No required side yard setback shall be required when building walls share a common side (abut one another).

4. Setback Encroachments/Building Projections

- a. No portion of a building or building appurtenance shall project into a right-of-way or across a property line of an adjacent property.
- b. Where RESIDENTIAL lots are developed as zero lot lines, there shall be provided a maintenance easement for conducting general maintenance/repairs.
- c. Ordinary building projections and building appurtenance, including, but not limited to sills, belt courses, EAVES, gutters, pilasters, and cornices shall not project more than twelve (12) inches into any setback area, except as provided below:
 - (1) Front building EAVES on COMMERCE uses may project into the front yard setback by no more than three (3) feet if a vertical clear height of at least ten (10) feet is maintained.
 - (2) AWNINGS for COMMERCE uses may project fully into the front yard setback area if a vertical clear height of at least ten (10) feet is maintained.
 - (3) BALCONIES on COMMERCE uses may project into the front yard setback by four (4) feet if a vertical clear height of at least twelve (12) feet is maintained.
 - (4) COMMERCE signs may project into the front yard setback up to three (3) feet beyond the FAÇADE of a building occupied by a COMMERCE use if a vertical clear height of at least ten (10) feet is maintained.
 - (5) Stairs and STOOPS may encroach fully into the front yard setback.
- d. Covered Sidewalks or COLONNADES
 - (1) Covered sidewalks or COLONNADES shall have a minimum interior clear height of thirteen (13) feet except as otherwise provided for signs, lighting and similar appurtenances which shall maintain a clear height of at least ten (10) feet
 - (2) Covered sidewalks or COLONNADES shall have a minimum ten (10) feet clear width between the FACADE and the outside support columns; columns shall be spaced a distance of at least twelve (12) feet on center.
 - (3) Covered sidewalks or COLONNADES shall provide a continuous unobstructed PEDESTRIAN PATHWAY of at least four (4) feet in width running adjacent and parallel to the outside supporting columns.

5. Utilities

All utilities shall be underground throughout the Planned Development District.

6. Gas Drill Site

As of the date of this ORDINANCE, there is an area immediately west of Mercer Parkway West that has been designated as a “drill site” for the extraction of natural gas. Prior to the start of construction in proximity to the Drill Site’s required setbacks, it is anticipated that the site will be abandoned and will have no impact on development within the PD. (See Appendix: Exhibit H – Drill Site Map)

7. Energy Efficiency

It is the intent of this PD to encourage all building (COMMERCIAL and RESIDENTIAL) to utilize energy efficiency at the standards that are commonly used by the building industry employing such practices as the Home Energy Rating System (HERS) Index, the International Energy Conservation Code (IECC) and International Code Council's (ICC's) International Green Construction Code (IGCC). The exact standards to be employed will be determined at issuance of building permits.

III. Use and Building Envelope Standards

A. Principles and Intent

The USE AND BUILDING ENVELOPE STANDARDS section sets forth the uses and building envelopment standards that are permitted, permitted with approval of a SPECIAL USE PERMIT, and prohibited for areas designated on the DEVELOPMENT DISTRICT MAP for the following DISTRICTS:

- Land designated as URBAN COMMERCE DISTRICT is intended for flexible development standards allowing for small, single lot, one story, single-purpose COMMERCE uses and larger RETAIL power centers, shopping centers with areas for smaller scale RETAIL, MIXED USE BUILDINGS, corporate OFFICES, and HIGH-DENSITY MULTI-FAMILY RESIDENTIAL, along with other uses permitted upon approval of a SPECIFIC USE PERMIT.
- Land designated as URBAN RESIDENTIAL is intended for a mix of DETACHED and ATTACHED RESIDENTIAL, along with other uses permitted upon approval of a SPECIFIC USE PERMIT.

B. Urban Commerce District

1. Urban Commerce – Uses

a. Permitted uses

- (1) COMMERCE uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this ORDINANCE or the CITY'S Comprehensive Zoning Ordinance.
- (2) COMMERCIAL INDOOR AMUSEMENT
- (3) FULL-SERVICE HOTEL
- (4) HIGH-DENSITY MULTI-FAMILY RESIDENTIAL, with or without ground-floor COMMERCE uses
- (5) SENIOR/ASSISTED LIVING FACILITY
- (6) ACCESSORY USE
- (7) SCHOOL, COLLEGE OR UNIVERSITY
- (8) SCHOOL, PRIMARY OR SECONDARY

b. Permitted ACCESSORY USES

- (1) AFFILIATED RESIDENTIAL USES
- (2) HOME OCCUPATIONS
- (3) OCCASIONAL "sidewalk sale" of merchandise located outside of a retail establishment
- (4) PARK/OPEN SPACE and accompanying non-commercial recreational facilities for use by residents and guests
- (5) Outdoor seating associated with a restaurant subject to CITY approval
- (6) Special events subject to review and approval by CITY
- (7) STRUCTURED PARKING and/or surface parking

- c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT
 - (1) Alcoholic beverage sales and for any qualified restaurants serving alcoholic beverages on site
 - (2) AMENITY CENTER
 - (3) AMPHITHEATER
 - (4) CIVIC BUILDING
 - (5) DRIVE-THROUGH BUSINESSES
 - (6) Gasoline service station with or without car wash
 - (7) LIMITED SERVICE OR EXTENDED STAY HOTEL
 - (8) Outside display
 - (9) SKILLED NURSING HOME FACILITY
 - (10) Telephonic, radio, television or microwave, communication antennas and tower
 - (11) Used goods or merchandise sales
- d. Prohibited uses
 - (1) COMMERCE use within a RESIDENTIAL unit other than a HOME OCCUPATION
 - (2) Gas wells
 - (3) Industrial, manufacturing, and warehousing uses
 - (4) Outside storage
 - (5) Sexually oriented business
 - (6) Any vehicle related sales, service, repair of any kind
 - (7) Tattoo parlors

2. Urban Commerce – Building Lot Dimensional Standards

a. Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft) Alley/No Alley	Min. Side Yard Setback (ft)	Min. Zero Side Yard Setback (ft)	Min./Max. Stories	Min. Int. Story Ht. Ground/Other (ft)	Max. Lot Coverage (%)
Commerce	N/A	N/A	10	5/10	10/10	N/A	1/12	10/9	90
High-Density Multi-Family Residential	N/A	N/A	10	5/10	10/10	N/A	4/12*	10/9	80

* Minimum number of stories includes the GROUND STORY of a PODIUM BUILDING; number of stories may be reduced to three (3) in COMMERCE DISTRICT located south of Interstate 635.

- b. Additional Dimensional Standards
 - (1) The maximum permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or SITE PLAN.
 - (2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.

- (3) Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:
 - (a) It is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or
 - (b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above.

C. Urban Residential District

1. Urban Residential – Uses

- a. Permitted uses
 - (1) SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)
 - (2) SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)
 - (3) ACCESSORY USE
- b. Permitted ACCESSORY USES
 - (1) ACCESSORY BUILDING or STRUCTURE
 - (2) AFFILIATED RESIDENTIAL USES
 - (3) HOME OCCUPATIONS
 - (4) PARK/OPEN SPACE and accompanying recreational facilities for use by residents and guests
- c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT
 - (1) ACCESSORY UNIT
 - (2) AMENITY CENTER
 - (3) AMPHITHEATER
 - (4) CIVIC BUILDING
 - (5) SCHOOL, PRIMARY OR SECONDARY
 - (6) SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING
 - (7) Special events subject to review and approval by CITY
- d. Prohibited uses

Any use that is not explicitly set forth as a permitted use in this URBAN RESIDENTIAL DISTRICT or not considered incidental to the primary permitted use.

2. Urban Residential – Building Lot Dimensional Standards

a. Dimensional Table

Lot Types	Min. Lot Width	Min. Lot Depth ¹	Minimum Building Setbacks				Max. Stories	Max. Height	Max. Lot Coverage
			Front Yard Rear-Load/ Front-Load	Rear Yard Rear-Load/ Front Load	Side Yard	Side Yard Zero Lot Line			
SFD-60	60'	105'	10' / N/A	5' / NA	5' / 5'	N/A	3.0	40'	65%
SFD-50	50'	105'	10' / 10' or 25' ²	5' / 10'	5' / 5'	N/A	2.5	35'	65%
SFD-40	40'	105'	10' / 10' or 25' ²	5' / 10'	5' / 5'	.5' / 9.5' ³	2.5	35'	70%
SFA (Townhome)	22'	90'	5' / NA	5' Rear Load	N/A	N/A	3.5	45'	75%

¹ For lots abutting an alley connector, the lot line furthest from the alley connector shall be used to determine required lot depth.

² Front-load lots: 10' garage front setback for garages perpendicular to STREET (j-swing); 25' garage front setback for garages parallel to street. (See Appendix, Exhibit I – Typical Building Lot Setbacks and Coverages)

³ Zero lot line side setback is specified as a .5 feet on one side to avoid encroachment of gutters or window sills into abutting lot.

b. Additional Dimensional Standards

- (1) Zero lot line development shall have a five (5) foot maintenance easement within the lot that abuts the “zero” side for needed maintenance.
- (2) SINGLE-FAMILY ATTACHED RESIDENTIAL (TOWNHOMES) shall be limited to building groupings that do not exceed two hundred (200) feet in length with each building grouping required to have a building separation of minimum ten (10) feet between building groupings.
- (3) The maximum permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or SITE PLAN.
- (4) Typical building setbacks and lot coverages are illustrated in the **Appendix, Exhibit I – Typical Building Lot Setbacks and Coverages**.

c. Minimum SINGLE FAMILY RESIDENTIAL Square Footages

- (1) 60-foot lot – 2500 square feet
- (2) 50-foot lot – 2200 square feet
- (3) 40-foot lot – 1800 square feet
- (4) Townhome – 1600 square feet
- (5) See, **Appendix, Exhibit J – Conceptual Building Elevations**

IV. Architectural Standards

A. Principles and Intent

The ARCHITECTURAL STANDARDS serve to establish a coherent character and encourage a high caliber, lasting quality development.

- Building Entrances – The design and location of building entrances are important to help define the pedestrian environment and the architectural significance of a building.
- Building Materials – Building walls should reflect construction techniques and structural constraints of traditional, long lasting, building materials.
- Equivalent or Better – While materials, techniques, and product types are prescribed herein, equivalent or better practices and products are encouraged and shall be submitted to the CITY for review.

B. Architectural Standards for Commerce and Multi-Family Structures

1. Building FAÇADES

- a. FAÇADE treatments are that portion of a building's STREET FRONTAGE FAÇADE elevation extending from the ground to the roof that consists of a single layer or architectural expression.
- b. The follow FAÇADE treatments shall be required:
 - (1) All building sides shall be consistent with respect to style, colors, and details only to the extent they establish continuity with the STREET FRONTAGE;
 - (2) All building sides shall be architecturally finished on all sides with articulation, detailing, and features unless exceptions are approved as part of SITE PLAN review;
 - (3) No building FACADE shall be longer than four hundred and thirty (430) feet without an unconnected physical separation of at least fifteen (15) feet between buildings;
 - (4) The horizontal dimension of a wall opening shall not exceed the vertical dimension;
 - (5) Wall openings shall not span vertically more than one story;
 - (6) MULTI-FAMILY BUILDING FAÇADES shall occupy at least sixty percent (60%) of the required front setback line; however, when utility easements impact this required setback standard, the building shall be permitted to be setback on the interior line of the utility easement.
 - (7) At least fifty percent (50%) of COMMERCE BUILDING FAÇADES shall be within fifty (50) feet of the required front setback line with parking permitted within this front building setback;
 - (8) COMMERCE BUILDINGS (not used solely for OFFICES) shall incorporate architectural elements such as AWNINGS, BALCONIES, and COLONNADES, to unify separate parts of a building, and to provide a human scale or backdrop for signage and graphics;
 - (9) COMMERCE and MULTI-FAMILY BUILDINGS shall be designed and constructed in tri-partite architecture so the buildings have a distinct base, middle, and top;
 - (10) COMMERCE BUILDINGS that occupy PAD SITES shall have similar architectural design characteristics as the remainder of the project such as building materials, patterns, rhythms, and proportions; and,
 - (11) Architectural design that does not conform with the specific requirements of this Section, but which has merit by making a positive contribution to the visual environment shall obtain a Special Exception at the SITE PLAN review.

2. Building FAÇADE Materials

- a. Permitted PRIMARY BUILDING MATERIALS (75% or greater) shall be:
 - (1) MASONRY/STONE
 - (2) Other PRIMARY BUILDING MATERIALS shall be required to obtain a Special Exception as a part of SITE PLAN approval
- b. Permitted SECONDARY BUILDING MATERIAL (no greater than 25%) may be:
 - (1) STUCCO/PLASTER
 - (2) Hardie-Plank™ equivalent or better siding
- c. ACCENT BUILDING MATERIALS (no greater than 5%) may be:
 - (1) Pre-cast masonry (for trim and cornice elements only)
 - (2) Gypsum reinforced fiber concrete (for trim elements only)
 - (3) Metal (for beams, lintels, trim elements and ornamentation only)
 - (4) Split-faced CMU block (only for piers, foundation walls and chimneys)
 - (5) EIFS
- d. Limits and Location of PRIMARY BUILDING MATERIALS
 - (1) All building elevations shall have seventy-five percent (75%) PRIMARY BUILDING MATERIALS.
 - (2) COURTYARD FAÇADES may have 60% PRIMARY BUILDING MATERIALS.
 - (3) ACCENT BUILDING MATERIALS may be used on any of the above building elevations but only in the permitted locations and not exceeding the maximum permitted five percent (5%) on any elevation.
- e. Calculation of the percentage of permitted materials shall not include FAÇADE area containing doors (including garage doors) and window or exterior wall areas built on top of a roof (DORMERS).
- f. Building Configurations and Techniques
 - (1) MASONRY/STONE shall be detailed and placed in an appropriate load-bearing configuration.
 - (2) STUCCO/PLASTER shall be smooth or sand only, no roughly textured finish.
 - (3) Wood simulation materials (such as Hardie-Plank™) shall be configured as horizontal lap siding except where used for trim, soffits, fascia, etc.

3. Building ENTRANCES

- a. Main entrances to buildings and exterior lease space shall be clearly identifiable as primary points of access to buildings so they are obvious to pedestrians and motorists.
- b. Entrances to COMMERCE BUILDINGS shall be accentuated by AWNINGS or architectural building features such as lintels, pediments, columns, porticos, overhangs, railings, balustrades, and other features as appropriate, compatible with the building's architectural style, materials, colors, and details.

4. Building FENESTRATION

- a. General
 - (1) FENESTRATION is defined as openings in the building wall allowing light and views between interior and exterior measured as glass area.
 - (2) FENESTRATION standards are applicable only to FAÇADES facing a STREET FRONTAGE.

b. COMMERCE and MULTI-FAMILY RESIDENTIAL FENESTRATION

- (1) MULTI-FAMILY RESIDENTIAL shall have FENESTRATION comprising at least forty percent (40%) but not more than ninety percent (90%) on the GROUND FLOOR FAÇADE.
- (2) COMMERCE buildings and MULTI-FAMILY RESIDENTIAL buildings with ground floor COMMERCE shall have FENESTRATION comprising at least sixty percent (60%) but not more than ninety percent (90%) on the GROUND FLOOR FAÇADE.
- (3) COMMERCE and MULTI-FAMILY RESIDENTIAL buildings shall have FENESTRATION on upper story FACADES comprising at least thirty percent (30%) of the FAÇADE as measured between STORIES.

5. Building Windows

Placement, type, and size of windows and doors help establish the scale and vitality of the PUBLIC SPACE and for RETAIL shops they allow interplay between the shop interiors and the PUBLIC SPACE.

a. Window Materials

- (1) Window glass shall be clear, with light transmission at the GROUND STORY of at least eighty percent (80%) and upper STORIES of at least seventy-five percent (70%) with modifications as necessary to meet any applicable building and energy ordinance requirements (except if used to provide RESIDENTIAL privacy).
- (2) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts.
- (3) Window screens shall be black or gray.
- (4) Solar screens are permitted only on FACADES not visible from the PUBLIC SPACE.

b. Window Configurations

- (1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as noted below.
- (2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is at least seven (7) inches wide.
- (3) Windows shall be vertical in proportion by a ratio of 1.25:1 or more (height to width).

6. Building AWNINGS and CANOPIES

a. General

- (1) Location – See “Building Projections” under “General Development Standards”
- (2) Structural AWNINGS are encouraged at ground level to enhance articulation of building volumes.

b. Materials, Illumination and Location

- (1) AWNINGS and CANOPIES shall be architectural and fully opaque materials that complement the building (no shiny or reflective materials).
- (2) AWNINGS and CANOPIES shall not encroach into a PEDESTRIAN PATHWAY or interfere with STREET TREES or STREET lighting.
- (3) AWNINGS and CANOPIES shall not be internally illuminated in a manner that illuminates the AWNINGS or CANOPY material (lighting limited to incidental building lights and for seating areas).
- (4) AWNINGS located on front building FAÇADES shall not exceed forty (40) feet without a break of at least five (5) feet.

- (5) CANOPIES shall not be used on front building FAÇADES and shall not exceed one hundred (100) linear feet without a break of at least five (5) feet when used elsewhere.
- (6) Structural columns that support CANOPIES shall be MASONRY, steel, or other approved materials.

7. Building Roofs and Parapets

Roofs and PARAPETS should demonstrate common sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence.

a. Permitted Roof Materials

(1) Materials

- (a) High definition architectural asphalt shingles (4 tab)
- (b) Tile, clay or concrete (faux clay)
- (c) Slate (equivalent synthetic or better)
- (d) Metal (standing seam, equivalent or better)
- (e) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by Building Official
- (f) Cornices and soffits may be a combination of wood, vinyl, and/or metal

(2) Roofing materials shall have a minimum 30-year rated warranty.

b. Roof Configurations

(1) Pitched Roofs

- (a) Hip and gable roofs shall be symmetrically pitched 4:12 or 12:12.
- (b) EAVES
 - (i) EAVES shall overhang a minimum of six (6) inches on the primary structure for the initial three (3) stories. For each additional story, six (6) inches shall be added to the minimum to a maximum projection of five (5) feet.
 - (ii) EAVES on accessory buildings and other smaller structures shall overhang at least six (6) inches.

(2) Flat Roofs

- (a) Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

- (1) DORMERS and chimney chases above the roof structure shall be finished with a permitted PRIMARY BUILDING MATERIAL or a siding material of Hardie-Plank™ equivalent
- (2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior; exposed pre-fabricated metal flue piping are prohibited.

8. Skylights, Solar Panels, Roof Vents and Wind Driven Devices

a. Skylights, solar panels and roof vents are permitted only on the roof plane opposite the STREET FRONTAGE and shall not be visible from a STREET.

b. Solar panels

- (1) Approval or denial

- (a) Solar panels and related components shall be only installed after receiving the approval during SITE PLAN review or by the PROPERTY OWNERS ASSOCIATION subsequent to SITE PLAN approval.
 - (b) Prior to installation, solar panels shall be required to have a permit issued by the CITY.
 - (c) The PROPERTY OWNERS ASSOCIATION may deny a request for the installation of solar panels if it determines that the placement of the solar panels would negatively impact the adjacent property owners.
- (2) Installation and color
- (a) Solar panels shall not project more than six (6) inches above the roof plane, shall conform to the slope of the roof, and have a top edge that is parallel to the roofline and laid in a uniform pattern.
 - (b) All viewable frames, brackets, and wiring shall be painted black or to match the color of the roof tiles or shingles to blend with the color of the roof to the greatest extent possible.
- (3) Maintenance
- (a) Solar panels must be properly maintained at all times.
 - (b) Non-functioning or inoperable solar panels shall be promptly replaced and/or removed.
- c. Wind driven devices such as windmills generating electricity of pumping water are prohibited

9. Mechanical, Disposal and Loading Facilities and Equipment

- a. Mechanical Equipment
- (1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the property where practical.
 - (2) Mechanical and electrical equipment shall not be stored or located where visible from the public space.
 - (3) Roof mounted equipment shall be screened from view from the PUBLIC SPACE.
- b. Solid Waste Collection and Disposal
- (1) Trash compaction and solid waste collection and disposal shall be incorporated into the overall design of the building and located to the rear of the building unless permitted to be located otherwise by an approved SITE PLAN.
 - (2) Solid waste facilities including trash compactors shall be screened by a MASONRY wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor.
 - (3) The screening wall shall be built with the same materials as used for the principal building, or an otherwise CITY approved material.
 - (4) Access shall be provided by a metal gate or door equal in height of the wall and shall generally remain closed at all times.
 - (5) Garbage bins (not including public sidewalk waste bins) shall not be stored or located where visible from the public space.
- c. Service and Loading Areas
- (1) Loading docks for the general delivery of goods and services, truck parking, and other service functions shall be incorporated into the overall design of the building and located to the rear of the building unless permitted to be located otherwise by an approved SITE PLAN.
 - (2) Service equipment and areas shall be screened so the visual impacts of these functions are fully contained and are not located where visible from the public space.

C. Architectural Standards for Single-Family Residential

Architectural standards are an important element to development of SINGLE-FAMILY RESIDENTIAL within the Mercer Crossing/West PD. Every effort will be made to deliver quality homes that are energy efficient and architecturally-diverse while maintaining cohesive building elements throughout the planned community. The following sets out these building standards.

1. Architectural Diversity

- a. Floor plans and front FAÇADES of the same PRIMARY BUILDING MATERIAL color for SINGLE-FAMILY DETACHED RESIDENTIAL shall be separated from one another by a minimum of three (3) lots for same floor plans and a minimum of four (4) lots for the same front FAÇADE..
- b. No combination of the same masonry color, mortar color, and sand color shall be repeated for adjacent dwellings.
- c. The following list of architectural elements shall be incorporated into FAÇADES of SINGLE-FAMILY DETACHED RESIDENTIAL buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4th) lot:
 - (1) BALCONY
 - (2) Porch (may occur more often than every 4th lot)
 - (3) Chimney
 - (4) Patio courtyard
 - (5) MASONRY, stone, or cast stone accents
 - (6) Double entry doors
 - (7) Covered entry
 - (8) DORMERS
 - (9) Cedar shutters
 - (10) Natural stone (30% front FAÇADE)
 - (11) 10:12 or great roof pitch (may occur more often than every 4th lot)
 - (12) Gables with architecture feature
 - (13) Arch top windows
 - (14) Circle top windows
 - (15) Stained wood columns
- d. Architectural diversity shall be approved at SITE PLAN review.

2. Building FAÇADES

FAÇADE treatments are that portion of a building's STREET FRONTAGE façade elevation extending from the ground to the roof that consists of a single layer or architectural expression.

- a. RESIDENTIAL buildings shall have a minimum finished floor elevation of one (1) foot above the front curb elevation.
- b. The horizontal dimension of a wall opening shall not exceed the vertical dimension.
- c. Wall openings shall not span vertically more than one story.

- d. An architectural design that does not conform with the specific requirements of this Section, but which has merit by making a positive contribution to the visual environment shall obtain a Special Exception at the SITE PLAN review.

3. Building FAÇADE Materials

- a. Permitted PRIMARY BUILDING MATERIALS (75% or greater) shall be:
 - (1) MASONRY/STONE
 - (2) STUCCO/PLASTER
 - (3) Other PRIMARY BUILDING MATERIALS shall be required to obtain a Special Exception as a part of SITE PLAN approval
- b. Permitted SECONDARY BUILDING MATERIAL (no greater than 25%) may be:
 - (1) Hardie-Plank™ equivalent or better siding
- c. ACCENT BUILDING MATERIALS (no greater than 5%) may be:
 - (1) Pre-cast masonry (for trim and cornice elements only)
 - (2) Gypsum reinforced fiber concrete (for trim elements only)
 - (3) Metal (for roofing, beams, lintels, trim elements and ornamentation only)
 - (4) Split-faced CMU block (only for piers, foundation walls and chimneys)
 - (5) EIFS
- d. Limits and Location of PRIMARY BUILDING MATERIALS
 - (1) All building elevations shall have seventy-five percent (75%) PRIMARY BUILDING MATERIALS.
 - (2) COURTYARD FAÇADES may have 60% PRIMARY BUILDING MATERIALS unless facing an OPEN SPACE wherein seventy-five percent (75%) shall be required.
 - (3) ACCENT BUILDING MATERIALS may be used on any of the above building elevations but only in the permitted locations and not exceeding the maximum permitted five percent (5%) on any elevation.
- e. Calculation of the percentage of permitted materials shall not include:
 - (1) FAÇADE area containing doors (including garage doors)
 - (2) Window or exterior wall areas built on top of a roof (DORMERS), and
 - (3) Other architectural features above roofline, or areas not in plane with first-floor wall.
- f. Building Configurations and Techniques
 - (1) MASONRY/STONE shall be detailed and placed in an appropriate load-bearing configuration.
 - (2) STUCCO/PLASTER shall be smooth or sand only, no roughly textured finish.
 - (3) Wood simulation materials (such as Hardie-Plank™) shall be configured as horizontal lap siding except where used for trim, soffits, fascia, architectural elements, etc.

4. Building Windows

Placement, type, and size of windows and doors help foster the “eyes on the street” surveillance, which provides for the security and safety for the area.

- a. Window Materials
 - (1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts.

- (2) Window screens shall be black or gray.
- (3) Solar screens are permitted only on FACADES not visible from the PUBLIC SPACE.

b. Window Configurations

- (1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as noted below.
- (2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is at least seven (7) inches wide.
- (3) Windows shall be vertical in proportion by a ratio of 1.25:1 or more (height to width).

5. Building Roofs and Parapets

Roofs and PARAPETS should demonstrate common sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence.

a. Permitted Roof Materials

- (1) Materials
 - (a) 30-year dimensional shingles.
 - (b) Tile, clay or concrete (faux clay).
 - (c) Slate (equivalent synthetic or better).
 - (d) Metal on porches and accent roofs.
 - (e) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by Building Official.
 - (f) Cornices and soffits may be a combination of wood, metal, and Hardie-Plank™ equivalent or better soffit.
- (2) Roofing materials shall have a minimum 30-year rated warranty.

b. Roof Configurations

- (1) Pitched Roofs
 - (a) Hip and gable roofs shall be symmetrically pitched 8:12 or greater.
- (2) Flat Roofs
 - (a) A flat roof (Contemporary style) shall be only permitted upon approval by the PROPERTY/HOME OWNERS ASSOCIATION.
 - (b) Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

- (1) DORMERS and chimney chases above the roof structure shall be finished with a permitted PRIMARY BUILDING MATERIAL or a siding material of Hardie-Plank™ equivalent
- (2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior; exposed pre-fabricated metal flue piping are prohibited (excludes gas appliance vent stacks).

6. Skylights, Solar Panels, Roof Vents and Wind Driven Devices

- a. Skylights, solar panels and roof vents are permitted only on the roof plane opposite the STREET FRONTAGE and shall not be visible from a STREET.

- b. Solar panels
 - (1) Approval or denial
 - (a) Solar panels and related components shall be only installed after receiving the approval during SITE PLAN review or by the PROPERTY/HOME OWNERS ASSOCIATION subsequent to SITE PLAN approval.
 - (b) Prior to installation, solar panels shall be required to have a permit issued by the City.
 - (c) The PROPERTY/HOME OWNERS ASSOCIATION may deny a request for the installation of solar panels if it determines that the placement of the solar panels would negatively impact the adjacent property owners.
 - (2) Installation and color
 - (a) Solar panels shall not project more than six (6) inches above the roof plane, shall conform to the slope of the roof, and have a top edge that is parallel to the roofline and laid in a uniform pattern.
 - (b) All viewable frames, brackets, and wiring shall be painted black or to match the color of the roof tiles or shingles to blend with the color of the roof to the greatest extent possible.
 - (3) Maintenance
 - (a) Solar panels must be properly maintained at all times.
 - (b) Non-functioning or inoperable solar panels shall be promptly replaced and/or removed by the property owners.
- c. Wind driven devices such as windmills generating electricity of pumping water are prohibited

7. Garages

- a. Rear loaded garage doors shall be constructed of decorative aluminum or real wood cedar veneer.
- b. Front-loaded garage doors shall be constructed of real wood cedar veneer.
- c. Front-loaded garage doors shall be recessed a minimum of five (5) feet from the front FAÇADE of the dwelling unless the garage door is perpendicular to the STREET (j-swing).

8. Mailboxes

- a. Unless prohibited by the U.S. Postal Services are allowed otherwise during SITE PLAN approval, mail boxes shall be located on the front of the lot between the sidewalk and the curb, situated to also service the neighboring lot;
- b. ATTACHED RESIDENTIAL shall utilize cluster mailboxes approved by the United States Postal Services or otherwise by the PROPERTY/HOME OWNERS ASSOCIATION.
- c. Mailbox materials shall be consistent throughout the development and constructed of decorative metal or masonry.

9. Mechanical Equipment

- a. Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the side or rear of the property where practical.
- b. Roof mounted equipment shall be screened from view from the PUBLIC SPACE.

V. Lighting, Parking and Signage Standards

A. Principles and Intent

LIGHTING, PARKING AND SIGNAGE STANDARDS for this ORDINANCE ensure the coherence of the development and serve to assist property owners with understanding the relationship between the PUBLIC SPACE and their own lots. These standards establish an environment that encourages and facilitates pedestrian activity and enjoyment of PUBLIC SPACES.

- Lighting, both within PUBLIC SPACES and private lots, is a strong amenity and as well as safety feature.
- Adequate parking, conveniently located and appropriately designed is an essential element of a successful and enjoyable community that offers a mix of residential, office and retail establishments and services.
- Signage appropriately located and tastefully executed is an asset for COMMERCE activities while ensuring compatibility with nearby residential communities.

B. Lighting

Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

1. PARKWAY Lights

- a. STREET LIGHTS shall be located within the PARKWAY spaced a maximum of seventy-five (75) feet on center per BLOCK with lighting elements placed between twelve (12) feet and sixteen (16) feet above grade.
- b. Standards
 - (1) Materials and equipment chosen for lighting fixtures should be durable and weather well.
 - (2) Lighting standards for STREETS shall meet the minimum standards of City Engineer (with the design criteria giving equal weight to the lighting of the pedestrian areas and the vehicle areas).
 - (3) STREET LIGHTS shall not cast a perceptively unnatural spectrum of light (such as low pressure sodium) or project light skyward (dark sky friendly lighting).

2. COMMERCE Building and Site Lighting

- a. An exterior Lighting Plan shall be approved at the time of SITE PLAN review.
- b. Front FAÇADE building lighting shall be mounted between six (6) feet and fourteen (14) feet above the adjacent grade.
- c. Lighting Standards
 - (1) The city may require a Photometric Study for any commercial site with internal outdoor lighting.
 - (2) No more than two (2) foot-candles at the property line shall be allowed without additional CITY approval.
 - (3) Site lighting shall be of a design, height and location so as to illuminate only the lot.
 - (4) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium); incandescent, metal halide, or halogen shall be preferred.
 - (5) No heavy intensity discharge (HID) or fluorescent lights (except compact fluorescent bulbs that screw into standard sockets) shall be used on the exterior of buildings.

- (6) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

d. Flood Lights

- (1) Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate ALLEYS, parking garages and maintenance areas, but must be shielded or aimed in such a way that they do not shine into other lots, STREET FRONTAGES, or direct light up toward the sky.
- (2) Floodlighting to illuminate building walls may be considered as a part of SITE PLAN approval or by the PROPERTY OWNERS ASSOCIATION subsequent to SITE PLAN approval.

C. Parking

1. Parking Standards

a. SINGLE-FAMILY RESIDENTIAL

- (1) A minimum of two (2) garage parking spaces per SINGLE-FAMILY RESIDENTIAL dwelling shall be provided and shall remain usable for parking of two (2) passenger vehicles.
- (2) Where building footprints allow, SINGLE-FAMILY RESIDENTIAL dwellings shall provide two (2) additional parking spaces onsite.
- (3) On-street visitor parking shall be provided for SINGLE-FAMILY ATTACHED dwellings at a rate of one (1) space per five (5) dwellings located within six hundred (600) feet of the dwelling.

b. MULTI-FAMILY RESIDENTIAL

- (1) A minimum of 1.6 parking spaces per MULTI-FAMILY RESIDENTIAL unit shall be provided.
- (2) MULTI-FAMILY RESIDENTIAL shall provide a minimum of eighty percent (80%) STRUCTURED PARKING; other parking options may be approved as a SPECIAL EXCEPTION as a part of SITE PLAN review.
- (3) Location and design of surface and STRUCTURED PARKING for MULTI-FAMILY RESIDENTIAL shall be subject to approval at time of SITE PLAN review.

c. COMMERCE

- (1) At the time of SITE PLAN review, a Parking Plan prepared by a professional engineer shall be submitted to the CITY that sets forth how COMMERCE uses will accommodate parking demand. The Parking Plan shall be based on the CITY’S Comprehensive Zoning Ordinance’s parking standards.
- (2) The majority of surface parking shall be located behind the front FAÇADE; a maximum of twenty-five percent (25%) of the parking spaces may be between the STREET and the front FAÇADE.
- (3) Required parking ratios for these COMMERCE uses shall be:
 - (a) Office – 1 space per 300 sf
 - (b) Retail – 1 space per 250 sf
 - (c) Restaurant – 1 space per 150 sf

d. Shared Parking

- (1) In the case of mixed uses, uses may share parking spaces where it can be demonstrated during SITE PLAN review that parking for two (2) or more uses occurs at alternating periods.
- (2) Up to fifty percent (50%) of the parking spaces required for a theater or other place of evening entertainment (after 6:00 P.M.), or for a religious facility, may be shared jointly with COMMERCE uses not open after 6:00 P.M. or open during the same hours as the religious facility.

2. On-Street Parking

- a. On-street parking spaces shall not exceed five (5) parallel parking spaces or twelve (12) head-in parking spaces without the provision of a planted curb bump-out as provided below:
 - (1) The bump-out shall be eight (8) feet deep and five (5) feet wide.
 - (2) The limitation of no more than five (5) parallel parking spaces or twelve (12) head-in parking spaces without a bump-out may be increased to six (6) parallel spaces or thirteen (13) head-in spaces if there remains only room for one (1) additional parking space.
- b. On-street parking may be counted towards meeting off-street parking requirements upon SITE PLAN approval.
- c. On-street surface parking spaces may encroach along the edges of designated PARK/OPEN SPACE to allow for public parking for PARK/OPEN SPACE users.
- d. On-street parking shall be eight (8) feet in depth and twenty-two (22) feet length.

3. Parking Structures

- a. PARKING STRUCTURES shall have an architecturally finished FAÇADE compatible with the surrounding buildings.
- b. PARKING STRUCTURES within forty (40) feet of a principal building shall not exceed the building EAVE or PARAPET HEIGHT.
- c. PARKING STRUCTURE entries shall be located at least seventy-five (75) feet from any BLOCK CORNER or any other GARAGE ENTRY on the same BLOCK,
- d. Entries shall have a clear height of no greater than twenty (20) feet, nor a width exceeding thirty (30) feet.
- e. When a PARKING STRUCTURES has at least forty percent (40%) of its street level FAÇADE adjacent to a MAJOR STREET it shall be developed for active nonresidential uses.
- f. Entries and exits to and from PARKING STRUCTURES shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety

D. Signage

Signage is desirable for advertising shops and offices, and as decoration. Signs should be scaled to the nature of the Planned Development District.

1. Signage Plan

Building signage provisions set forth herein are in addition to Farmers Branch Sign Ordinance (Ordinance 3247 / 2013) and Comprehensive Zoning Ordinance.

- a. At the time of SITE PLAN, a Comprehensive Signage Plan shall be submitted to the CITY for approval of all proposed signage within the Planned Development District.
- b. COMMERCE signage shall enhance the pedestrian character of the area by providing signs that are pedestrian in scale and located so as to be legible from PEDESTRIAN PATHWAYS.
- c. COMMERCE signage that is pedestrian-oriented and temporary in nature may be painted on the storefront glass upon approval of the PROPERTY OWNERS ASSOCIATION.
- d. COMMERCE signs may project from the building FAÇADE up to three (3) feet if a vertical clear height of at least ten (10) feet is maintained.
- e. COMMERCE directory signs may be provided to help direct the public to different businesses and services.
- f. Only individual lettering on a COMMERCE signage may be internally lit.

- g. Lettering on AWNINGS and CANOPIES shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside of AWNING.

2. Prohibited or Limited Signs

- a. Billboards, off premise, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building FAÇADE signs shall be prohibited.
- b. Portable or wheeled signs and advertising devices located outside any building shall be prohibited unless approved the Building Official and used only OCCASIONALLY and limited in frame.

VI. Landscaping and Park/Open Space Standards

A. Principles and Intent

The standards and criteria contained in this LANDSCAPING and PARK/OPEN SPACE STANDARDS section are the minimum standards for all new development. Where regulations of this Section conflict with those of the CITY Comprehensive Zoning Ordinance, the regulations of this Section shall apply. General principles are:

- Encourage the use of native and low water demand plants and low maintenance
- Encourage adequate treatment of soils where vegetation is proposed
- Encourage the alternation of ground covers and minimize turf areas
- Locate development in proximity to PARK/OPEN SPACE, PEDESTRIAN PATHWAYS and TRAILS.

B. Landscaping

1. Landscaping – Trees

a. STREET TREES

- (1) MAJOR STREETS shall have STREET TREES planted within the PARKWAY an average spacing of no greater than twenty-five (25) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.
- (2) MINOR STREETS shall have STREET TREES planted within the PARKWAY an average spacing of no greater than thirty-five (35) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.
- (3) One (1) STREET TREE shall be planted per bump-out for on-street parking spaces.
- (4) STREET TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and at least ten (10) feet in overall height.

b. COMMERCE and MULTI-FAMILY

- (1) Where the primary structure is located within ten (10) feet of the front property line the COMMERCE and MULTI-FAMILY use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.
- (2) Where the primary structure is located further than ten (10) feet from the front property line the following tree planting shall be required:
 - (a) One tree at least three (3) inches in diameter measured four (4) feet above grade and at least ten (10) feet in overall height per twenty-five (25) feet of linear STREET FRONTAGE and located within fifteen (15) feet of the front property line.
 - (b) Trees may be planted in groups with appropriate spacing for species.
 - (c) Required trees shall be in addition to the required STREET TREES.

c. SINGLE-FAMILY RESIDENTIAL

- (1) General
 - (a) Required FRONT YARD TREES shall be in addition to the required STREET TREES
 - (b) Required FRONT YARD TREES shall be based upon lot width as measured at the required front setback line.

- (c) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and at least ten (10) feet in overall height.
- (2) Required Trees
 - (a) Lot widths of fifty (50) feet or greater shall provide two (2) FRONT YARD TREES and a minimum of four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs.
 - (b) Lot widths of forty (40) feet but less than fifty (50) feet shall provide one (1) FRONT YARD TREE and a minimum of three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs.
 - (c) Lot widths of less than forty (40) feet shall provide one (1) FRONT YARD TREE and a minimum of two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs; the CITY may modify this requirement at the time of SITE PLAN approval if it is found inadequate room exists to effectively meet this FRONT YARD TREE requirement.
 - (d) For corner lots, in addition to the required FRONT YARD TREE(S), one (1) FRONT YARD TREE shall be provided within the secondary frontage and a minimum of four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be provided.

2. Landscaping – Yards

- a. Any unpaved ground area shall be planted with turf grass, vegetative groundcover, or flowering vegetation.
- b. Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.
- c. SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the yard area not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.
- d. All turf grass must be solidly sodded at installation—not seeded, sprigged, or plugged.

3. Landscaping – Parking Lots

- a. All parking areas within a parking lot abutting a STREET shall provide five (5) feet of landscaped evergreen screening at a height of three (3) feet between the STREET right-of-way and the parking area.
- b. Off-street, surface parking that contains twenty (20) or more parking spaces shall provide the following interior landscaping:
 - (1) Twenty (20) square feet of landscaping for each parking space shall be provided within the paved boundaries of the parking area;
 - (2) Landscaped islands shall be located at the terminus of all parking rows for every fifteen (15) parking spaces and shall contain at least one (1) tree, three inch (3) inch caliper minimum as measured four (4) feet above grade.
 - (3) Landscaped islands shall be not less than six (6) feet wide and the length of ninety percent (90%) of the abutting parking space with evergreen ground cover.
 - (4) Landscaped areas shall be protected by a raised six (6) inch concrete curb; pavement shall not be placed closer than three (3) feet from the trunk of a tree without a CITY-approved root barrier.
 - (5) Special thought should be given as to pedestrian circulation within the parking area such as special paving accents.

4. Landscaping – Fences/Walls and Street Furniture

- a. Fences/Walls – General
 - (1) Metal fencing shall be ornamental iron, tubular steel or similar material with a consistent design and finished in black.
 - (2) MASONRY walls shall be constructed with MASONRY compatible with adjacent development.
 - (3) Wood fencing shall be limited to board-on-board with capping, pre-stained cedar, with steel posts in a color approved during SITE PLAN review or by the PROPERTY/HOME OWNERS ASSOCIATION; however, standard fencing may be used on interior lots (excluding front returns).
 - (4) No fence/wall exceeding eight (8) feet in height shall be permitted except to screen service areas of COMMERCE and MULTI-FAMILY RESIDENTIAL.
 - (5) Fences/walls shall be located outside the public right-of-way and located within a maintenance easement under the responsibility of the PROPERTY/HOME OWNERS ASSOCIATION or the individual property owner.
- b. Walls – MAJOR STREETS
 - (1) MASONRY walls eight (8) feet in height shall be permitted along MAJOR STREETS.
 - (2) MASONRY walls may include decorative metal fencing of a similar height inserted at intervals no more often than every one hundred and fifty (150) feet unless approved during SITE PLAN review.
- c. Fences/Walls – RESIDENTIAL
 - (1) No fence/wall shall be permitted within front yards except on corner lots, wherein approved ornamental iron fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (side yard along the STREET).
 - (2) All fences/walls installed within five (5) feet of an ALLEY may be ornamental iron or board-on-board wood fencing not exceeding six (6) feet.
 - (3) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE only ornamental iron fencing shall be used on that side of the lot facing the PARK/OPEN SPACE unless another material shall be approved at SITE PLAN review.
 - (4) Fences/walls consisting of other materials or in other locations may be approved during SITE PLAN review or by the PROPERTY/HOME OWNERS ASSOCIATION subsequent to SITE PLAN review.
- d. Street Furnishings
 - (1) Street furnishings installed within PARK/OPEN SPACE and rights-of-way shall be consistent in design and materials and be approved at SITE PLAN review.
 - (2) Street furnishings may include seating, planters, trash receptacles, street lights, street signs, wayfinding signs, media boxes, public art, and water features.

5. Landscaping – Irrigation

- a. Permanent automatic irrigation systems shall be provided for all required landscaping as follows:
- b. A detailed irrigation design plan shall be provided as part of the landscape design for each area of development.
- c. Trees shall be irrigated by bubbler irrigation lines only.
- d. Other landscaping may be irrigated by spray irrigation with separate valves provided to turn off the spray irrigation line during periods of drought or water conservation.
- e. Rain and freeze detectors shall be installed on all irrigation lines.

6. Landscaping – Rainwater Harvesting Systems

- a. Rain barrels or rain water harvesting systems and related components shall require approval during SITE PLAN review or by the PROPERTY/HOME OWNERS ASSOCIATION subsequent to SITE PLAN approval.
- b. Rain barrels shall be located in the side or rear yards in a manner not visible from the PUBLIC SPACE.
- c. If the installation of rain barrels in the side or rear yards in compliance with the above requirements is not possible, the PROPERTY/HOME OWNERS ASSOCIATION may impose further requirements regarding the size, number and screening to the greatest extent possible; however, there must be sufficient area within the lot to accommodate to accommodate the additional requirements.
- d. Rain barrels shall be of color that is consistent with the color scheme of the primary use and may not contain any text or image not typically displayed on such rain barrels as manufactured.
- e. Rain barrels must be covered and properly maintained at all times or removed by the owner.

7. Landscaping – Maintenance

- a. Property owners or a PROPERTY/HOME OWNERS ASSOCIATION shall be responsible for maintaining the portion of the PUBLIC SPACE between their lot line(s) and the back of the curb and any portion of the ALLEY abutting their property.
- b. All landscaping and trees shall be maintained by the property owner or by a PROPERTY/HOME OWNERS ASSOCIATION including PARK/OPEN SPACE.
- c. Property owners or a PROPERTY/HOME OWNERS ASSOCIATION shall be responsible for the maintenance and preservation of the trees, shrubs and planting beds, and shall promptly replace dead trees and plants within sixty (60) days.
- d. Trees shall be maintained to provide a seven (7) foot clearance over PEDESTRIAN PATHWAYS and a fourteen (14) foot clearance over travel and parking lanes. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
- e. Shrubbery shall be maintained to keep a clear view between two (2) and eight (8) feet above grade and to prevent encroachment into PEDESTRIAN PATHWAYS or the STREET.
- f. All installed landscaping shall adhere to the CITY’S sight visibility standards.

8. Landscaping – Approved Tree and Shrub Species

- a. The following list of specified trees and shrubs is a preferred list of species. During SITE PLAN review a substitute list of species may be considered upon review and approval of the CITY.
 - (1) STREET TREES and FRONT YARD TREES – First Preference
 - (a) Gleditsia Triacanthos var. Inermis (Thornless Honey Locust)
 - (b) Pistacia Chinensis (Chinese Pistache, male only)
 - (c) Quercus Shurmardi (Shumard Oak – specified where grown to avoid Pin Oak)
 - (d) Quercus Buckleyi Red Oak
 - (e) Quercus Muhlenbergii (Chinquapin Oak)
 - (f) Quercus Virginia (Live Oak)
 - (g) Ulmus Parvifolia (Lacebark Elm)
 - (h) Texas Ash Fraxinus
 - (2) STREET TREES or FRONT YARD TREES – Second Preference
 - (a) Taxodium Ascendens (Pond Cypress)
 - (b) Taxodium Distichum (Bald Cypress)

- (3) Public space trees
 - (a) *Carya Illinoensis* (Pecan)
 - (b) *Cercis Canadensis* var. *Texensis* (Texas redbud)
 - (c) *Cercis x Texensis* (Oklahoma Redbud)
 - (d) *Lagerstromia Indica* (Crepe Myrtle)
 - (e) *Magnolia Grandiflora* (Magnolia)
 - (f) *Quercus Macrocarpa* (Bur Oak)
 - (g) *Vitex Agnus-Castrus*
 - (h) Desert Willow
- (4) Trees and shrubs along masonry walls between neighborhoods and streets
 - (a) Cedar
 - (b) Cypress (But NO Leyland Cypress)
 - (c) *Ilex Nellie R Stevens*
- (5) Other approved shrubs
 - (a) Abelia
 - (b) *Berberis Trifoliata* (Agarito)
 - (c) *Rhus Aromatic* (Aromatic Sumac)
 - (d) *Dasylyrion Wheeleri* (Desert Spoon)
 - (e) *Raphiolepis Indica* (Indian Hawthorn)
 - (f) *Ilex Cornuta Burfordii Nana'* (Burford Holly)
 - (g) (*Eysenhardtia Texana* (Texas Kidneywood)
 - (h) *Hesperaloe Parviflora* (Red Yucca)
 - (i) (*Leucophyllum* F. 'Silverado' (Texas Sage. Silverado)
 - (j) *Yucca Recurvifolia* (Soft-leaf Yucca)
 - (k) *Yucca Rupicola* (Twist-leaf Yucca)
 - (l) Rose of Sharon
 - (m) Dwarf Crape Myrtle
 - (n) Flowering Quince
 - (o) Nandina
 - (p) Ornamental Grasses
 - (q) *Salvia Gregii*
 - (r) Barberry
 - (s) Juniperus
- (6) Ground cover, plants and other recommended materials
 - (a) Vines
 - (b) Asian Jasmine
 - (c) Winter Creeper
 - (d) Coral Honeysuckle
 - (e) Cross Vine
- (7) Prohibited plants
 - (a) Bradford Pears
 - (b) Leyland Cypress

C. Park/Open Space

1. Available PARK/OPEN SPACE and other recreation amenities

Mercer Crossing/West PD includes an array of PARK/OPEN SPACE and other recreation amenities for the enjoyment of residents, employers and employees, and visitors to the community. NEIGHBORHOOD PARKS are scattered throughout Mercer Crossing/West in close proximity to SINGLE-FAMILY RESIDENTIAL. These are complemented by generous amounts of OPEN SPACE, one of the largest being the area within the VALWOOD IMPROVEMENT DISTRICT. This area contains over 36 acres of OPEN SPACE bordered by TRAILS, linear park and other park land, and an AMENITY CENTER and AMPHITHEATER are located in close proximity to these recreational areas. MULTI-FAMILY RESIDENTIAL development sets aside PARK/OPEN SPACE for the enjoyment of their tenants and visitors. In addition, there is a system of TRAILS running along MAJOR STREETS, a 12-foot boardwalk within commercial area south of I-635, an 8-foot TRAIL within a linear park, and 6-foot and 5-foot PEDESTRIAN PATHWAYS throughout the remainder of Mercer Crossing/West. (See Appendix, Exhibit K – Parks, Open Space, Trails, and Other Recreation Facilities Map)

The table below summarizes PARK/OPEN SPACE and other amenities of the Planned Development.

Park/Open Space, Trails and Other Recreation Facilities and Planned Development

Category	Type	Acres
Parks & Other Recreation Facilities		
	Parks	15.8
	Linear Parks	3.0
	Amenity Center	3.1
	Amphitheater	8.1
	Miscellaneous Open Space	3.4
	Subtotal	33.4
Valwood Open Space	5.16)Subtotal	36.4
Multi-Family Open Space (10%)	Subtotal	6.1
	Total Acres	75.9
Recreational Trails		14,700 LF
Proposed Development		
	Single-Family Residential	91.1
	Multi-Family Residential	60.7
	Subtotal	151.8
	Park & Open Space Ratio	.50
	Commerce	48.0
	Total Acres	199.8
	Park & Open Space Ratio	.38
Note: Total acres above differ from total acres within the PD due to the exclusion of MAJOR STREET rights-of-way and inclusion of the AMPHITHEATER and some VALWOOD acres located outside the boundaries of the PD; these recreation acres are included since they are owned by the developer and available to entities within MC/W.		

The ratio of PARK/OPEN SPACE acres to RESIDENTIAL acres is .50, which is one (1) acre of PARK/OPEN SPACE for every two (2) acres of SINGLE- and MULTI-FAMILY RESIDENTIAL acres within Mercer Crossing/West. Including acreage for COMMERCE uses, the PARK/OPEN SPACE ratio is .38, which is over one (1) acre of PARK/OPEN SPACE for every three (3) acres of total development.

2. PARK/OPEN SPACE – COMMERCE and MULTI-FAMILY RESIDENTIAL

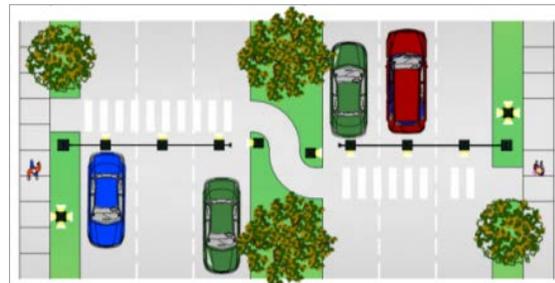
- a. COMMERCE uses shall not be required to set aside a percentage of lot area for PARK/OPEN SPACE. Development devoted to COMMERCE uses are encouraged to create outdoor areas that enhance the pedestrian experience through conveniently located informal seating areas, PLAZAS and COURTYARDS.
- b. MULTI-FAMILY RESIDENTIAL shall devote ten percent (10%) of the site to PARK/OPEN SPACE
 - (1) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.
 - (2) Areas designated as PARK/OPEN SPACE shall be shown on the SITE PLAN and if applicable, the Plat.
- c. PARK/OPEN SPACE shall be maintained by the PROPERTY OWNERS ASSOCIATION or individual property owner.

3. PARK/OPEN SPACE – SINGLE-FAMILY RESIDENTIAL

- a. All SINGLE-FAMILY RESIDENTIAL development shall be within nine hundred (900) feet of land designated as "PARK" on Exhibit G – Land Use Map or an approved SITE PLAN, as measured in a straight line from the nearest point of the lot to the PARK.
- b. The percentage of available PARK/OPEN SPACE for SINGLE-FAMILY RESIDENTIAL shall be based on the aggregate acreage of PARK/OPEN SPACE available throughout the Planned Development District, excluding acreage contained within MULTI-FAMILY RESIDENTIAL or part of a non-RESIDENTIAL use.
- c. Areas designated as PARK/OPEN SPACE shall be shown on all approved SITE PLANS.
- d. PARK/OPEN SPACE shall be maintained by the PROPERTY/HOME OWNERS ASSOCIATION.

4. RECREATIONAL TRAILS and PEDESTRIAN PATHWAYS

- a. RECREATIONAL TRAILS
 - (1) TRAILS shall be provided along one side of MAJOR STREETS as shown in **Exhibit K – Parks, Open Space and Trails Map** and as illustrated here.
 - (2) TRAILS shall be ten to twelve (10-12) feet in width along MAJOR STREETS and eight (8) feet in width in other locations.
- b. PEDESTRIAN PATHWAYS
 - (1) PATHWAYS shall be six (6) feet in width on MAJOR STREETS and five (5) feet on MINOR STREETS.
 - (2) PATHWAYS shall be installed at time adjacent development is nearing completion.
- c. TRAILS and PATHWAYS shall be constructed of concrete consistent with CITY specifications.
- d. A "HAWK" (High-Intensity Activated crosswalk) signal, used to allow pedestrians to cross highways safely, may be installed at Valley View Lane near Mercer Parkway as illustrated here.



VII. Street Standards

A. Principles and Intent

The STREET STANDARDS contained in this section establish the minimum rights-of-way, lane and parkway widths, RECREATIONAL TRAIL and PEDESTRIAN PATHWAY locations and widths and embody the following principles and intent:

- Balance the needs of all forms of vehicular and pedestrian traffic to maximize mobility and convenience while minimizing conflicts between pedestrians and automobiles.
- Create attractive, pedestrian-friendly streets for the enjoyment of residents, employers, employees and visitors.

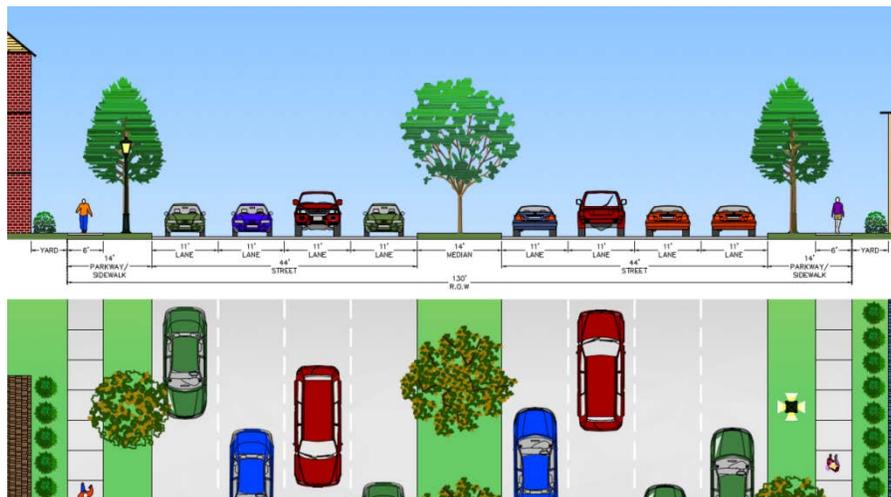
B. Existing Streets and Modifications

- a. Existing STREETS – STREETS existing at time of this ORDINANCE’S adoption that are not consistent with the STREET TYPE cross sections are exempted, except upon development of property abutting an existing STREET, the development shall provide improvements as shown in the STREET TYPE cross section of this ORDINANCE.
- b. STREET TYPE Modifications – Modifications to specific STREET TYPE cross sections contained within this ORDINANCE may be allowed if necessary to accommodate or respond to specific conditions once engineering design of improvements is underway. The modifications shall be the minimum necessary to address a specific situation or circumstance.

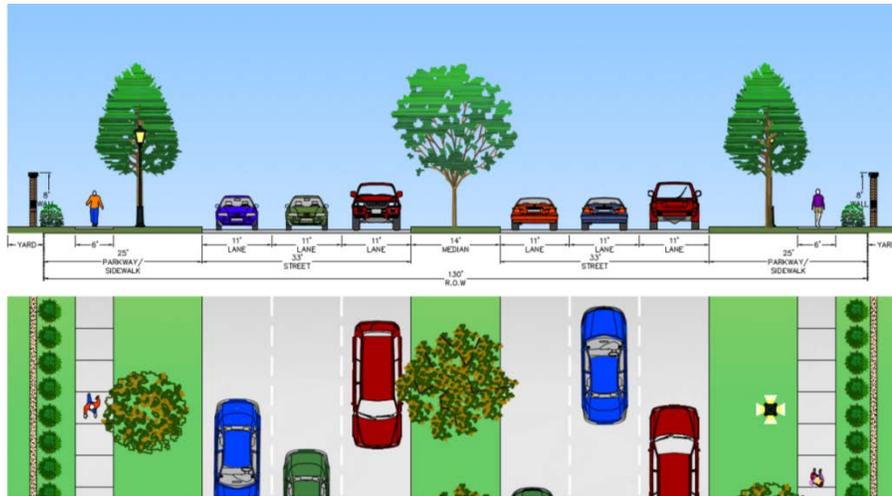
C. New Street Type Cross Sections

- a. STREET Classifications – The Street Classifications Map (see **Appendix, Exhibit L – Street Classifications**) identifies which STREET are classified as MAJOR STREETS and which as MINOR STREETS, and highlights where ALLEYS are located to serve rear-loaded RESIDENTIAL lots.
- b. STREET TYPE Cross Sections – Illustrated below are the typical STREET TYPE cross sections depicting lane and parkway widths, treatment of on-street parking, TRAILS and PEDESTRIAN PATHWAYS. These illustrations are also contained in the **Appendix, Exhibit M – Street Cross Sections**.

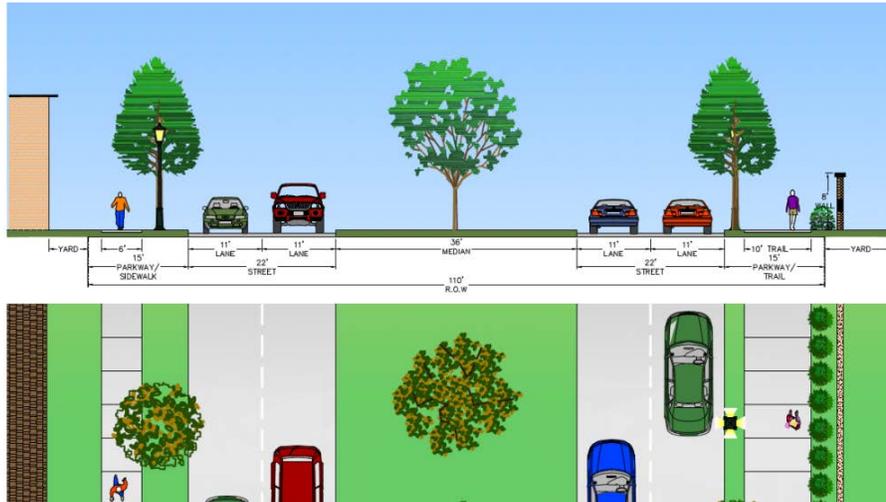
(1) Luna Road – North of Wittington Place (Looking North)



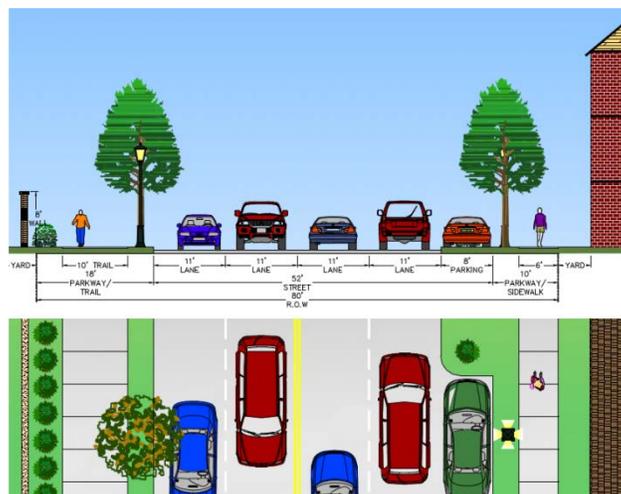
(2) Luna Road – South of Wittington Place (Looking South)



(3) Wittington Place East – East of Luna Road (Looking East)

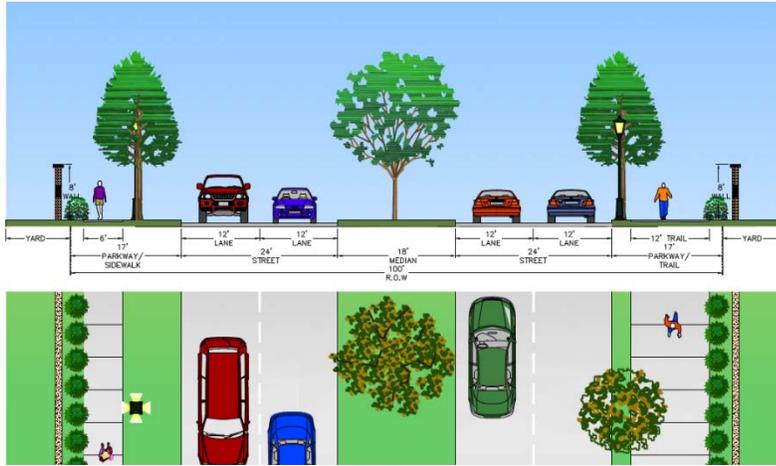


(4) Wittington Place North/West – West of Luna Road (Looking West) *

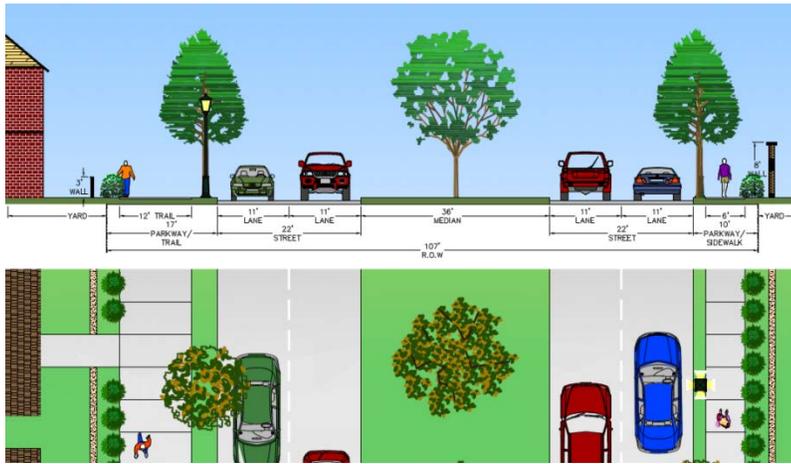


* Final alignment of Whittington and Luna intersection to be addressed during street design

(5) Mercer Parkway East – East of Luna Road (Looking East)



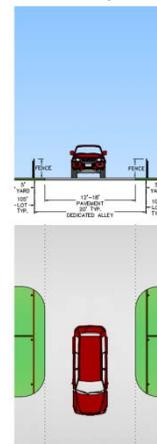
(6) Mercer Parkway West – West of Luna Road (Looking North)



(7) Residential Street – 50-Foot Right-of-Way



(8) Alley



VIII. Administration

A. Intent

This Section sets forth the provisions for reviewing and approving development applications within Mercer Crossing/West Planned Development District. The intent is to ensure that all development occurring in this Planned Development District is consistent with the provisions of this ORDINANCE.

B. Land Use Plan

1. Purpose

- a. The LAND USE PLAN establishes the general development intent of the entire Planned Development District which includes land uses, generalized densities, circulation plans, and PARK/OPEN SPACE.
- b. The LAND USE PLAN serves as a guide for the approval of any and all SITE PLAN submissions relating to the property, but shall not be construed to specify precise dimensions, uses, locations, or configurations; such details shall more accurately and appropriately be determined at time of SITE PLAN approval.

2. Review/Approval

- a. For purposes of the future development, the LAND USE PLAN contained within this ORDINANCE shall be made part of this ORDINANCE, and as such shall be reviewed by the PLANNING AND ZONING COMMISSION and recommended for approval by the CITY COUNCIL as a part of this ORDINANCE.
- b. City Staff shall determine if any proposed development or SITE PLAN is deemed a substantial or significant deviation from the LAND USE PLAN that will require a zoning amendment.

C. Site Plan

1. Purpose

- a. The purpose of the SITE PLAN provides detailed information as to building siting, provision of required parking, landscaping, signage, fences/walls, lighting, PARK/OPEN SPACE, RECREATION TRAILS and PEDESTRIAN PATHWAYS, egress and ingress into individual sites, site amenities, and relationship of buildings to adjacent development.
- b. Approval of the SITE PLAN shall be based on compliance with this ORDINANCE'S LAND USE PLAN, other EXHIBITS, standards, and intent.
- c. Submittal Requirements:
 - (1) Prior to beginning any development on a building site within the property a comprehensive SITE PLAN detailing the proposed development shall be submitted to City Staff for review.
 - (2) The following are the SITE PLAN submittal requirements:
 - (a) A vicinity map at a scale of 1" = 1000 feet as part of SITE PLAN.
 - (b) A boundary survey of the building site including the following:
 - (i) Metes and bounds of all boundary lines of the building site.
 - (ii) Total land area within the property.
 - (iii) Graphic scale and north arrow.
 - (iv) Names and route numbers of boundary streets and rights-of-way.
 - (v) Existing topography with a maximum contour interval of two feet.

- (3) A copy of the warranty deed showing current ownership of the property.
- (4) An aerial photograph of the building site and all adjacent properties within five hundred (500) feet stating the date of the photograph.
- (5) A detailed and to-scale SITE PLAN showing:
 - (a) Existing and proposed public or private STREETS and curb cuts.
 - (b) Existing and proposed building and PARKING STRUCTURE locations including size in number of square feet, number of floors, number of spaces and size of spaces in PARKING STRUCTURE, and height above grade.
 - (c) Existing and proposed utility easements and fire lanes.
 - (d) Building elevations for all facades including dimensions materials, and colors.
 - (e) Sign package.
 - (f) Lighting plans.
 - (g) Location and screening of mechanical equipment.
 - (h) Fences, walls, awnings, and other streetscape elements.
 - (i) A preliminary landscape plan for PARK/OPEN SPACE areas within the property showing the proposed locations, types and sizes at time of planting for trees and shrubs.
 - (j) A tree inventory.
- (6) Proposed at-grade parking lots and loading facilities. Efforts will be made by the applicant to develop parking, which can be shared by various users of the property.
- (7) A statement of proposed floor area ratio, building site coverage ratio and landscape area ratio.
- (8) Anticipated uses within the building site and accessory uses.
- (9) Existing and proposed utilities, including size and tap location and fire hydrants.
- (10) Any other information requested by City Staff reasonably necessary to determine compliance of the SITE PLAN with the COMPREHENSIVE ZONING ORDINANCE, as amended hereby.
- (11) An inventory of trees over six (6) inches in diameter existing at time of SITE PLAN submission.
- (12) Site utility plan.

2. Review/Approval

- a. City Staff shall submit the SITE PLAN to the PLANNING AND ZONING COMMISSION for review and recommendation to the CITY COUNCIL for its final approval.
- b. SITE PLAN approval shall be based on compliance of the SITE PLAN with the standards, guidelines, and intent set forth in this ordinance. No construction permits shall be issued prior to SITE PLAN approval.

3. Site Plan Modifications and Waivers

- a. The Planning Director or appointed designee may authorize minor modifications to approved SITE PLANS and waive the requirement of a SITE PLAN for minor construction of site improvements (e.g.: signs, limited parking lot modifications, small building additions, accessory structures, fences, etc.)
- b. Minor modifications to SITE PLANS or waivers are permitted provided that:
 - (1) The basic relationship of the improvements does not adversely affect adjacent property;
 - (2) There is no conflict or non-conformance with the requirements or intent of this ORDINANCE; and,

- (3) The fundamental character of the development as a whole is not detrimentally changed or altered.
- c. The Planning Director or appointed designee shall have the right to present any proposed SITE PLAN to the Planning and Zoning Commission / City Council for approval, even if it constitutes a minor modification.

D. Special Exceptions

1. Purpose

In circumstances where the owner/applicant believes that, due to unique characteristics of a site or other special circumstances, strict compliance with the standards outlined in this ORDINANCE is not feasible or desirable and that deviation from the standards will allow for equal or better results, the PLANNING AND ZONING COMMISSION and CITY COUNCIL may be petitioned to grant a special exception to this ORDINANCE'S standards.

2. Review and Approval

- a. The PLANNING AND ZONING COMMISSION and CITY COUNCIL shall consider all requests for SPECIAL EXCEPTIONS to the standards within the context of consistency with the overall LAND USE PLAN.

E. Specific Use Permit

1. Purpose

- a. This Planned Development District establishes certain land uses that are only permitted upon approval of a SPECIFIC USE PERMIT (SUP). A SUP is required for these uses to permit the CITY additional review and approval than is generally required for uses that are uses permitted by right within this ORDINANCE.

2. Review and Approval

- a. A request for approval of a SUP shall be submitted to the PLANNING AND ZONING COMMISSION for review and recommendation to the CITY COUNCIL for its final approval.
- b. As a part of the SUP approval, the CITY COUNCIL may require additional conditions to be placed on the land use that would ensure compatibility of the SUP use with adjacent land uses.

F. Controlling Ordinance Provisions

1. Conflicts and Disputes

- a. With respect to approvals by the CITY of any proposed uses, plats, or any other matters pertaining to any phase of development, to the extent that any conflicts, disputes, or variances occur between the interpretation and /or application of the terms and conditions contained in this ORDINANCE, including any EXHIBITS attached hereto, and any of the terms and conditions contained within the CITY'S Comprehensive Zoning Ordinance, or other ordinances, rules or regulations of the CITY, then in all cases, the terms and conditions, as well as EXHIBITS contained in this ORDINANCE shall control and govern.
- b. Wherever there appears to be a conflict between this ORDINANCE and other sections of the CITY'S Comprehensive Zoning Ordinance (as applied to a particular development subject to this ORDINANCE), the requirements specifically set forth in this ORDINANCE shall prevail.

2. Standards Not Covered

For development standards not covered by this ORDINANCE, the other applicable Sections in the CITY'S Comprehensive Zoning Ordinance shall be used as the requirement. Additionally, all development must comply with pertinent Federal, State or local regulations and ordinances.

G. Phasing of Development

Before the 301st building permit for SINGLE-FAMILY RESIDENTIAL is pulled within the Mercer Crossing West Planned Development the following will be substantially started (see **Appendix, Exhibit N – Development Phasing Map**):

1. Proposed Development North of Wittington Place East

- a. 25,000 square feet of restaurant and retail east of Luna Road, but with no commitment for a corner anchor tenant at this time
- b. 65,000 square feet office building east of Chartwell Crest Drive

2. Proposed Development South of I-635

- a. 135-room hotel
- b. 25,000 square feet of restaurants and retail

“Substantially started” means building permits have been secured, parking lots are underway and building foundations are being constructed.

Construction of utilities, streets, parks, open spaces, landscaping, and trails needed to service each development pod will be undertaken as part of the development of that pod.

IX. Definitions

The following terms are defined for the purpose of the Mercer Crossing/West Planned Development District Ordinance. Terms not defined here may be defined elsewhere in the CITY'S Comprehensive Zoning Ordinance. In such case, the definition contained in the Comprehensive Zoning Ordinance will be used, but if not defined within either source terms shall have the same meaning as defined within Merriam-Webster Dictionary. Certain terms in this ORDINANCE are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in CAPITAL LETTERS, it is being used as defined herein.

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY UNIT – A building that is not the primary structure, located on a lot that can be used as additional residential or HOME OCCUPATION space by the occupant of the primary structure.

ACCESSORY USE (see USE).

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – The public right-of-way for vehicles within a BLOCK that provides access to the rear of buildings, vehicle parking (e.g., garages), and utility meters.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by neighborhood residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AMPHITHEATER – an OPEN SPACE devoted to an open-air venue used for entertainment and similar events.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

ATTIC STORY – Space situated immediately below a pitched roof building not intended as habitable space or considered a regular STORY.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a ground story.

BAY WINDOW – Generally, a U-shaped interior enclosure extending outward from the building FACADE.

BLOCK – An increment of land comprised of LOTS, ALLEYS, and tracts circumscribed and not traversed by STREETS.

BLOCK CORNER – The outside corner of a BLOCK at the intersection of any two STREETS.

BUILDABLE AREA – The area of the LOT that building(s) may occupy behind the REQUIRED BUILDING SETBACK LINE, excluding any required setbacks or permitted encroachments into the REQUIRED BUILDING SETBACK LINE.

BUILDING ENVELOPE STANDARDS (BES) – The part of this ORDINANCE that establishes basic parameters regulating building form.

BUILDING HEIGHT – For COMMERCE and MULTI-FAMILY uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the parapet or mansard roof.

BUILDING LINE (FRONT SETBACK) – The line at which the building FACADE shall be located adjacent to or behind.

BUILDING MATERIALS, ACCENT – Pre-cast masonry (for trim and cornice elements only); gypsum reinforced fiber concrete (for trim elements only); metal (for beams, lintels, trim elements and ornamentation only); split-faced block (only for piers, foundation walls and chimneys), and EIFS.

BUILDING MATERIALS, PRIMARY – MASONRY/STONE or STUCCO/PLASTER.

BUILDING MATERIALS, SECONDARY – Hardie-Plank™ equivalent or better siding.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – City of Farmers Branch, Texas.

CITY COUNCIL – The City of Farmers Branch City Council.

CIVIC BUILDINGS – Publicly- or privately-owned buildings that are open to the public for non-COMMERCE purposes.

COLONNADE – A roofed or built structure, extending over the sidewalk open on all sides except for supporting columns, piers, or arches.

COMMERCE (see USE) – synonymous with “COMMERCIAL.”

COMMERCE BUILDING – Any building used for the purpose of COMMERCE and includes MIXED USE BUILDINGS.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMON LOT LINES – Lot lines shared by adjacent private lots.

COMPREHENSIVE ZONING ORDINANCE – The Comprehensive Zoning Ordinance of the City of Farmers Branch.

CONVENIENCE COMMERCIAL – COMMERCE uses such as convenience stores or small-scale strip centers.

COURTYARD – A paved or partly paved OPEN SPACE that is surrounded completely or partly by a building or a group of buildings; may also be defined as a PLAZA.

COVERED SIDEWALK – A roofed or built structure attached to the FAÇADE and extending beyond the REQUIRED BUILDING SETBACK LINE and over the sidewalk or SQUARE, open to the PUBLIC SPACE except for supporting columns, piers, or arches.

DEVELOPMENT DISTRICTS

URBAN COMMERCE DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as URBAN COMMERCE intended for more flexible development standards allowing for COMMERCE uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MULTI-FAMILY RESIDENTIAL uses.

URBAN RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as URBAN RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

DRIVE-THROUGH BUSINESSES – An establishment that sells products or provides services to occupants in vehicles, including drive-up, drive-through, and in-vehicle food services.

DRIVE-THROUGH BUSINESSES, NON-RESTAURANTS – A business that includes the operation of drive-up or a drive-through service at a bank or financial institution, food sales (for off-site preparation), personal services, and retail sales (e.g., pharmacy).

DRIVE-THROUGH BUSINESSES, RESTAURANTS – A business that includes the operation of drive-up or a drive-through service in conjunction with a restaurant or fast food restaurant, including food services offered to patrons seated in vehicles.

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EAVE – The overhanging edge of a roof.

FAÇADE – Exterior building face but does not include windows, doors or garage doors.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT YARD TREE (see TREE, FRONT YARD).

GARAGE ENTRY – An opening (with curb cut) in the building FAÇADE where vehicles may enter into the BLOCK interior for general parking and business servicing.

GROUND STORY (see STORY, GROUND).

HEIGHT (see BUILDING HEIGHT)

HOTEL, EXTENDED STAY – An establishment offering extended stay lodging facilities consisting of efficiency units, regular rooms or suites with complete or limited kitchens suitable for occupancy rentals by the week or month.

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

HOME OCCUPATION – An occupation conducted solely by a residing member of the occupant's family, in the main structure only and which does not: offer goods or services to a client(s) at the premises or; involve the employment or assemblage of assistants or other persons at the premises or; require structural alterations to the building or, involve the installation of machinery or equipment not customarily found at a residence or; involve any advertising or signage at the premises or; involve the dedication of greater than 20% of the building area to the storage or warehousing of any goods, equipment, materials, or other matter associated with the occupation at the premises or; cause the generation of additional traffic in the street or; cause additional parking at or around the premises or; cause the parking or storage of commercial vehicles at the premises or; create or emit any noise, odor, glare, or smoke outside of the main residence or; require additional utilities (other than telephone) to the premises. Exception: This definition is not intended to preclude the occasional visit of a person to a premises due to a home occupation such as tutoring, piano lessons, or other similar non-disruptive home occupation.

J-SWING GARAGE – A residential building design wherein the garage door is situated perpendicular to the STREET and results in the building FAÇADE projecting forward to the front building line.

LAND USE PLAN – Proposed land uses as shown on the LAND USE Map.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – A surveyed line delineating property ownership.

LOT WIDTH – The width of the lot as measured at the building line.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the CITY'S building official.

MINOR STREET (see STREET, MINOR).

MIXED USE BUILDINGS – Multi-storied building having a different use on the ground floor than on upper floors (e.g. ground floor RETAIL and upper floor RESIDENTIAL uses).

OCCASIONAL – No more than three (3) consecutive days and no more than six (6) days in any calendar month.

OFFICE BUILDING – A building used to house OFFICE USES.

ORDINANCE – The Mercer Crossing/West Planned Development District Ordinance.

PAD SITE – A freestanding parcel within a shopping center generally leased or sold to COMMERCE uses such as fast-food outlets, chain restaurants, financial institutions, and similar uses.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE)

PARK, LINEAR – A linear strip of primarily landscaped grassed OPEN SPACE land often traversed by PEDESTRIAN PATHWAYS in proximity to development to provide additional OPEN SPACE for passive recreational use.

PARK, NEIGHBORHOOD – An OPEN SPACE area of a size intended primarily for the outdoor recreational use of nearby residents and their guests.

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces and includes AMPHITHEATERS, AMENITY CENTERS, COURTYARDS, development entries, PLAZAS, NEIGHBORHOOD PARKS, PEDESTRIAN PATHWAYS, RECREATIONAL TRAILS, and undeveloped land under the control of the VALWOOD IMPROVEMENT AUTHORITY DISTRICT; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKING SETBACK LINE – A setback line from the street right-of-way or adjoining property line delineating the point at which surface parking may occur (does not include driveways).

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access throughout a community to COMMERCE and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PLANNING & ZONING COMMISSION – The Planning & Zoning Commission for the City of Farmers Branch.

PLAZA – A paved OPEN SPACE area offering places often surrounded in whole or in part by buildings; may also be defined as a COURTYARD.

PODIUM BUILDING – A multi-story building where the GROUND STORY (and sometimes above STORIES) serves as the building's foundation and may provide areas for parking and other uses.

PRIMARY BUILDING MATERIALS (see BUILDING MATERIAL, PRIMARY)

PROPERTY/HOME OWNERS ASSOCIATION – An association to oversee the management of commonly held property and to ensure property owner compliance with the covenants, restrictions and conditions governing the use of property within the PLANNED DEVELOPMENT DISTRICT.

PUBLIC ART – Art that is visually or physically accessible to the public (within the public realm e.g.) and that is provided by a public or private entity as a community benefit, including monuments and statues, or building ornament.

PUBLIC SPACE – The public domain commonly referred to as the public right-of-way but can include travel lanes, parkways, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property often abutting ALLEYS.

RECREATIONAL TRAIL (see TRAIL, RECREATIONAL)

REQUIRED BUILDING SETBACK LINE – A line/plane which extends vertically and generally parallel to a street, at which the building FAÇADE may not extend past.

RETAIL (see USE).

RESIDENTIAL (see USE)

RESIDENTIAL, MIXED-USE – A multi-storied building having ground floor retail and/office uses and residential on upper floors.

RESIDENTIAL, SINGLE-FAMILY ATTACHED (TOWNHOME) – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.

RESIDENTIAL, SINGLE-FAMILY DETACHED – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.

RESIDENTIAL, HIGH DENSITY MULTI-FAMILY – A MULTI-FAMILY RESIDENTIAL use with densities ranging from thirty-six (36) to one hundred (100) units per gross acre.

RESIDENTIAL, MULTI-FAMILY – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as “apartments” and includes HIGH DENSITY MULTI-FAMILY RESIDENTIAL uses; this definition does not include a HOTEL or any short-term stay facility (stays of less than six months).

RESIDENTIAL, SINGLE-FAMILY – A residential dwelling occupied by persons living as a single household unit (does not include MULTI-FAMILY RESIDENTIAL).

RESIDENTIAL, TOWNHOME (see SINGLE-FAMILY ATTACHED RESIDENTIAL)

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SECONDARY BUILDING MATERIALS (see BUILDING MATERIALS, SECONDARY).

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an accessory use, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SITE LIGHTING – Light fixtures and light standards located on a lot or parcel outside the public right-of-way.

SITE PLAN – A plan required to be submitted to the PLANNING AND ZONING COMMISSION for review and recommendation for approval to the CITY COUNCIL prior to beginning development within a Planned Development District

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

SPECIAL EXCEPTION – An exception granted by the PLANNING AND ZONING COMMISSION and CITY COUNCIL in circumstances where an owner/applicant believes that, due to unique characteristics of the site or other special circumstances, strict compliance with the standards outlined in this ORDINANCE is not feasible or desirable and that deviation from the standards will allow for equal or better results.

SPECIFIC USE PERMIT – A permit approved by the CITY COUNCIL after review by the PLANNING AND ZONING COMMISSION that grants an applicant permission to locate a use where that use is only permitted by approval of a SPECIFIC USE PERMIT.

STOOP – An unenclosed, roofed or unroofed entry platform at the front entry of a building.

STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above and includes a PODIUM BUILDING STORY when designed for parking or other uses. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET CLASSIFICATION – STREETS are classified as to their function as MAJOR or MINOR STREETS or ALLEYS.

STREET LIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way of greater than sixty (60) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding forty (40) feet.

STREET FRONTAGE – That portion of the lot or building that is coincident with the front building setback area.

STREET TREE (see TREE, STREET).

STREET TYPE – A specific STREET cross section that depicts number of lanes, widths of travel lanes, PARKWAYS, and PEDESTRIAN PATHWAYS.

STRUCTURED PARKING – A structure for parking of vehicles typically more than one STORY but can include parking within a PODIUM BUILDING and tuck-under parking.

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3 step process over diamond metal lath mesh to a 7/8 inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability and fire resistive specifications.

SUBAREAS – These are areas for development of distinct types of land uses such as SINGLE-FAMILY DETACHED and MULTI-FAMILY RESIDENTIAL, COMMERCE, etc.; SUBAREAS are not considered ZONING DISTRICTS.

TREE, STREET – A tree planted in the PARKWAY.

TREE, FRONT YARD – A tree planted in a front yard area.

TRAIL, RECREATIONAL – A paved pathway for use by pedestrians and bicyclists with widths of eight to twelve (8 – 12) feet intended to provide intra-CITY recreational opportunities; this definition does not include sidewalks primarily intended to serve pedestrians.

USES

ACCESSORY USE – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children’s play equipment, gazebo, picnic table, etc.

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CIVIC USE – Community uses including: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

COMMERCE USE (COMMERCIAL) – Any use that is defined herein as a BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MULTI-FAMILY uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by City of Farmers Branch Resolution No. 77-028 are specifically excluded.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

VALWOOD IMPROVEMENT AUTHORITY DISTRICT – A conservation and reclamation district established under Section 59, Article XVI, Texas Constitution that has all of the rights, powers, privileges, and functions provided by the general law of this state applicable to a levee improvement district.

X. Appendix

- A. Exhibit A – Legal Description
- B. Exhibit B – Zoning Boundary Map
- C. Exhibit C – Mercer Crossing Ordinance (Not in Appendix)
- D. Exhibit D – Aerial Location Map
- E. Exhibit E – Development Districts Map
- F. Exhibit F – Development Subareas Map
- G. Exhibit G – Land Use Map
- H. Exhibit H – Drill Site Location Map
- I. Exhibit I – Typical Building Lot Setbacks and Coverages
- J. Exhibit J – Conceptual Building Elevations
- K. Exhibit K – Parks, Open Space, Trails, and Other Recreation Facilities Map
- L. Exhibit L – Street Classifications Map
- M. Exhibit M – Street Cross Sections Map
- N. Exhibit N – Development Phasing Map

A. Exhibit – Legal Description

TRACT ONE 247.36 ACRES: Being a tract of land out of the J. F. Chenoeth Survey, Abstract No. 267, the F. Miller Survey, Abstract No. 926, the W. Shannon Survey, Abstract No. 1337 and the H. C. Marsh Survey, Abstract No. 916 and situated in the City of Farmers Branch, Dallas County, Texas, and being more particularly described by metes and bounds as follows (based on records and not an on-the-ground survey):

Beginning in the southerly right-of-way line of Valley View Lane at the northwest corner of Block A, Westside Addition Section 1, an addition to the City of Farmers Branch according to the plat recorded as Document No. 200600172708 in the Official Public Records of Dallas County;

Thence North 46 degrees 37 minutes 54 seconds East with said right-of-way line a distance of 445.85 feet;

Thence North 65 degrees 44 minutes 36 seconds East continuing with said right-of-way line a distance of 296.40 feet to the beginning of a curve to the right with a radius of 1585.95 feet and whose chord bears North 85 degrees 57 minutes 37 seconds East at 363.94 feet;

Thence easterly continuing with said right-of-way line and with said curve along an arc length of 364.74;

Thence South 88 degrees 36 minutes 17 seconds East continuing with said right-of-way line a distance of 1109.32 feet to the northwest corner of the same tract of land described in the deed to Thompson I Graham Mortgage Corporation recorded as Document No. 201100087228 in the Official Public Records of Dallas County, Texas;

Thence South 01 degrees 49 minutes 17 seconds East with the westerly boundary line of said Thomas tract a distance of 524.72 feet to the southwest corner thereof;

Thence North 88 degrees 50 minutes 25 seconds East a distance of 460.17 feet to the easterly right-of-way line of Luna Road;

Thence North 02 degrees 42 minutes 47 seconds West with said easterly right-of-way line a distance of 485.72 feet to the southwest end of a corner clip for said easterly right-of-way line and said southerly right-of-way line;

Thence North 42 degrees 29 minutes 34 seconds East with said corner clip a distance of 38.72 feet to the beginning of a curve to the left with a radius of 1975.08 feet and whose chord bears North 69 degrees 28 minutes 39 seconds East at 1085.28 feet;

Thence easterly with said southerly right-of-way line and with said curve along an arc length of 1099.42 feet to the northeast corner of Lot 1, Block A, Mercer School Addition, an addition to the City of Farmers Branch according to the plat recorded as Document No. 201400169982 in said plat records;

Thence South 02 degrees 23 minutes 57 seconds East with the easterly boundary line of said Lot 1 a distance of 613.05 feet;

Thence North 60 degrees 36 minutes 58 seconds East continuing with said easterly boundary line a distance of 169.79 feet;

Thence South 29 degrees 25 minutes 10 seconds East a distance of 504.54 feet to the southerly right-of-way line Wittington Place;

Thence North 60 degrees 37 minutes 23 seconds East with said southerly right-of-way line a distance of 513.71 feet to the beginning of a curve to the right with a radius of 947.93 feet and whose chord bears North 74 degrees 30 minutes 11 seconds East at 454.80 feet;

Thence northerly continuing with said southerly right-of-way line and with said curve along an arc length of 459.28 feet to the end of said curve;

Thence South 01 degrees 11 minutes 26 seconds East a distance of 1137.01 feet;

Thence WEST a distance of 48.23 feet to the beginning of a curve to the right with a radius of 2453.01 feet and whose chord bears South 05 degrees 04 minutes 42 seconds West at 388.76 feet;

Thence southerly with said curve along an arc length of 389.17 feet to the end of said curve;

Thence South 09 degrees 37 minutes 24 seconds West a distance of 359.71 feet to the northerly right-of-way line of Mercer Parkway;

Thence South 24 degrees 10 minutes 31 seconds West a distance of 100.00 feet to the southerly right-of-way line of Mercer Parkway being in a curve to the left with a radius of 2050.00 feet and whose chord bears South 80 degrees 27 minutes 30 seconds East at 993.90 feet;

Thence easterly with said southerly right-of-way line and with said curve along an arc length of 1003.90 feet to the end of said curve;

Thence South 00 degrees 31 minutes 28 seconds East a distance of 875.17 feet to the northerly right-of-way line of LBJ Freeway;

Thence South 81 degrees 14 minutes 51 seconds West with said northerly right-of-way line a distance of 142.92 feet;

Thence South 87 degrees 58 minutes 25 seconds West continuing with said northerly right-of-way line a distance of 353.54 feet to the southeast corner of said Block E;

Thence North 00 degrees 32 minutes 43 seconds West with the westerly boundary line of said Block E a distance of 489.36 feet to an inner corner thereof;

Thence South 89 degrees 04 minutes 07 seconds West with the southerly boundary line of said Block E a distance of 1936.36 feet to the easterly right-of-way line of Luna Road;

Thence North 32 degrees 27 minutes 13 seconds West with said easterly right-of-way line a distance of 842.56 feet to the beginning of a curve to the right with a radius of 1460.00 feet and whose chord bears North 31 degrees 23 minutes 58 seconds West at 53.72 feet;

Thence northerly continuing with said easterly right-of-way line and with said curve along an arc length of 53.73 feet to the end of said curve;

Thence North 22 degrees 45 minutes 01 seconds West continuing with said easterly right-of-way line a distance of 82.39 feet;

Thence South 60 degrees 51 minutes 06 seconds West, crossing said Luna road and continuing a total distance of 363.42 feet;

Thence South 14 degrees 15 minutes 54 seconds East a distance of 288.06 feet to the southerly boundary line of said Block E;

Thence South 89 degrees 43 minutes 14 seconds West with said southerly boundary line a distance of 1224.36 feet to the southwest corner of said Block E;

Thence North 01 degrees 08 minutes 40 seconds East with the westerly boundary line of said Block E a distance of 22.65 feet to the beginning of a curve to the left with a radius of 654.67 feet and whose chord bears North 17 degrees 15 minutes 53 seconds West at 426.05 feet;

Thence northerly continuing with said westerly boundary line and with said curve along an arc length of 433.95 feet to the end of said curve;

Thence North 36 degrees 12 minutes 51 seconds West continuing with said westerly boundary line a distance of 1952.80 feet to the point of beginning and containing **247.36 acres** of land, more or less.

TRACT TWO 19.51 ACRES: Being a tract of land out of the H. C. Marsh Survey, Abstract No. 916 and situated in the City of Farmers Branch, Dallas County, Texas, and being more particularly described by metes and bounds as follows (based on records and not an on-the-ground survey):

Beginning in the the southerly right-of-way line of LBJ Freeway and the easterly boundary line of the same tract of land described in the deed to 2M Holdings, LP recorded as Document No. 201100225464 in the Official Public Records of Dallas County, Texas;

Thence South 08 degrees 37 minutes 58 seconds West with said easterly boundary line a distance of 163.72 feet;

Thence North 81 degrees 22 minutes 02 seconds West a distance of 23.44 feet;

Thence South 43 degrees 21 minutes 29 seconds West a distance of 28.27 feet;

Thence South 57 degrees 30 minutes 35 seconds West a distance of 335.55 feet;

Thence South 59 degrees 56 minutes 34 seconds West a distance of 53.53 feet;

Thence South 44 degrees 06 minutes 28 seconds West a distance of 28.07 feet;

Thence South 40 degrees 07 minutes 44 seconds West a distance of 188.06 feet;

Thence South 60 degrees 18 minutes 47 seconds West a distance of 112.39 feet;

Thence South 81 degrees 31 minutes 25 seconds West a distance of 165.26 feet;

Thence North 84 degrees 15 minutes 23 seconds West a distance of 117.80 feet;

Thence North 76 degrees 30 minutes 38 seconds West a distance of 31.33 feet;

Thence North 60 degrees 43 minutes 54 seconds West a distance of 124.96 feet;

Thence North 51 degrees 23 minutes 21 seconds West a distance of 30.47 feet;

Thence North 39 degrees 56 minutes 07 seconds West a distance of 180.19 feet;

Thence North 64 degrees 13 minutes 09 seconds West a distance of 29.69 feet;

Thence South 87 degrees 28 minutes 20 seconds West a distance of 520.79 feet;

Thence North 84 degrees 43 minutes 59 seconds West a distance of 200.96 feet;

Thence North 82 degrees 26 minutes 33 seconds West a distance of 138.67 feet to the westerly boundary line of said 2M tract;

Thence North 00 degrees 33 minutes 53 seconds West with said westerly boundary line a distance of 315.07 feet to said southerly right-of-way line;

Thence North 89 degrees 44 minutes 04 seconds East with said southerly right-of-way line a distance of 514.53 feet;

Thence North 85 degrees 23 minutes 28 seconds East continuing with said southerly right-of-way line a distance of 357.12 feet;

Thence North 87 degrees 59 minutes 30 seconds East continuing with said southerly right-of-way line a distance of 707.23 feet;

Thence South 89 degrees 25 minutes 45 seconds East continuing with said southerly right-of-way line a distance of 503.97 feet to the point of beginning and containing **19.51 acres** of land, more or less.

Mercer Crossing
Farmers Branch, Texas
Development Review & Market Study

Prepared for: Centurion American
January 28, 2016

Residential Strategies

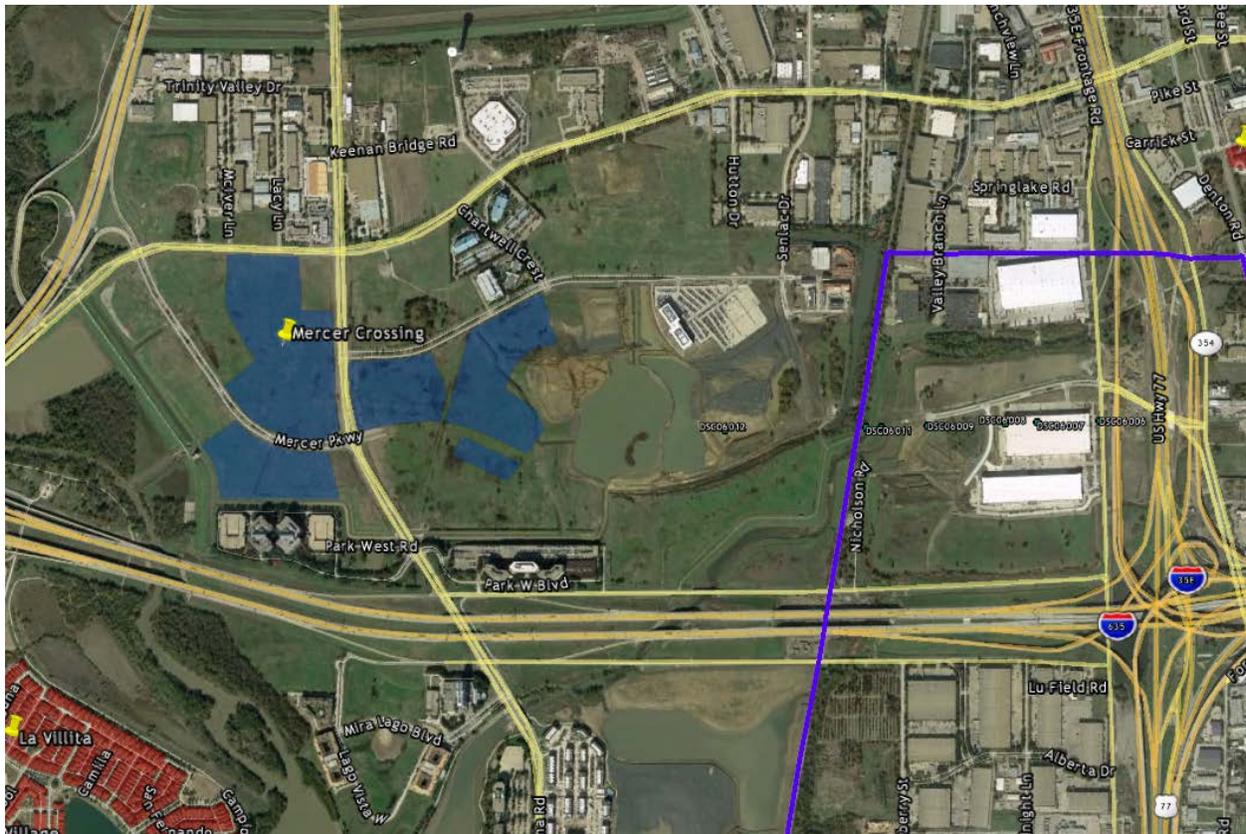
Mercer Crossing, Farmers Branch, Texas

Residential Strategies, Inc. (RSI) was asked to prepare a review of the proposed Mercer Crossing residential development for Centurion American including current and future market conditions, lot pricing, new home activity and absorption and potential future competition.

Project Description and Evaluation

Centurion American plans to develop the Mercer Crossing tract for single-family homes. The property is located within Farmers Branch and served by Carrollton-Farmers Branch School District. The site will yield approximately 600 total single-family lots ranging in size from 25' wide townhomes to 60' wide detached homesites.

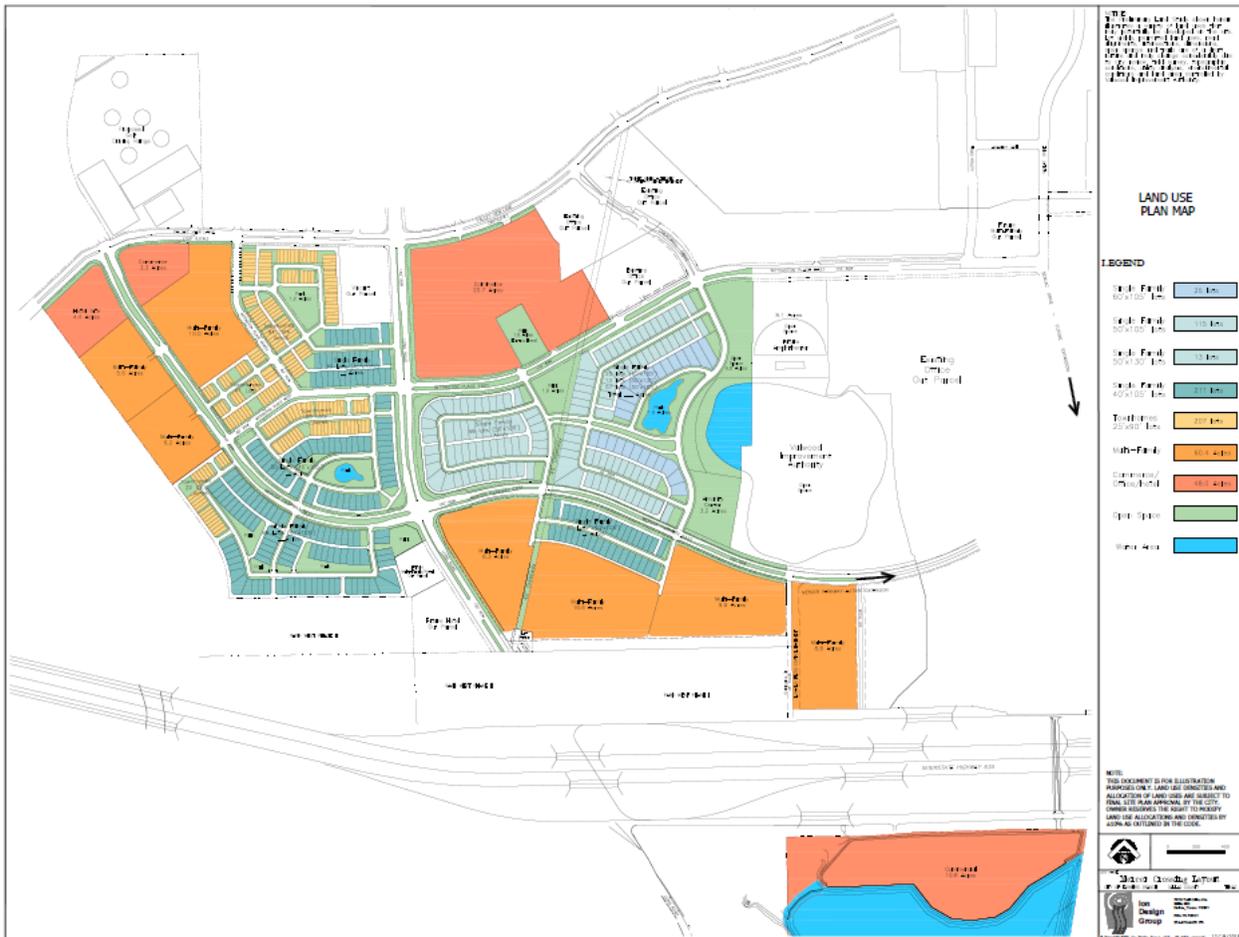
The property is located on the north side of the LBJ (I-635) Extension at Luna Road. The residential portion will be part of a larger, comprehensive mixed-use development.



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The breakdown of lots by size in the preliminary land use plan provided by the developer is as follows:

Lot Size	Lot Count
25'x90' TH	207
40'x105'	211
50'x105-130'	128
60'x105'	25



The developer has projected that lots will be delivered in 4Q17. Additionally, the developer has provided the following information regarding housing square footage banding and house unit pricing. Note that the lot counts differ slightly from the preliminary land use plan

- On the 25'x90' Townhome lots there will be two builders—Sienna and Megatel. Sienna will offer units 1800-2400 sf with pricing \$279-360K (\$150-155 psf) Megatel will offer units 2100-2600 sf with pricing \$325.5-395K (\$152-155 psf)

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Each builder will have approximately 100 lots with a takedown requirement of 8 units per quarter

- On the approximately 200 40'x105' lots, there will be three builders—Lennar (70 lots), Beazer (70 lots) and M/I Homes (60 lots)

Lennar will offer units 2100-3400 sf with pricing \$394-479K (\$141-188 psf)

Beazer will offer units 2100-3400 sf with pricing \$415-469.2K (\$138-198 psf)

M/I Homes will offer units 2100-3400 sf with pricing \$436-499.8K (\$147-208 psf)

Each builder will have a takedown requirement of 8 units per quarter

- On the approximately 150 50' lots, there will be three builders—Lennar (50 lots), Beazer (50 lots) and M/I Homes (50 lots)

Lennar will offer units 2400-4000 sf with pricing \$445-516K (\$160-185 psf)

Beazer will offer units 2400-4000 sf with pricing \$456-620K (\$155-190 psf)

M/I Homes will offer units 2400-4300 sf with pricing \$480-688K (\$160-200 psf)

Each builder will have a takedown requirement of 8 units per quarter

- On the approximately 50 60' lots, there will be three builders—Lennar (15 lots), Beazer (15 lots) and M/I Homes (20 lots)

Lennar will offer units 2600-4100 sf with pricing \$495-595K (\$185-190 psf)

Beazer will offer units 2800-4100 sf with pricing \$546-676.5K (\$165-195 psf)

M/I Homes will offer units 2800-4500 sf with pricing \$560-697.5K (\$155-200 psf)

Each builder will have a takedown requirement of 2 units per quarter

Schools

Mercer Crossing will be served by the Carrollton-Farmers Branch ISD. This school district received the Texas Education Agency (TEA) “Met Standard” distinction in 2015, the year for which the most current ratings are available.

The schools listed below represent the campuses that children would currently attend, according to district attendance zone boundaries as well as the Distinction Designations for each.

Tom Landry Elementary—“Met Standard”

Distinctions Earned: Top 25 % Student Progress; Postsecondary Readiness

Barbara Bush Middle School—“Met Standard”

Distinctions Earned: Academic Achievement in Reading/ELA; Academic Achievement in Social Studies; Top 25 % Student Progress; Top 25% Closing Performance Gaps; Postsecondary Readiness

Ranchview High School

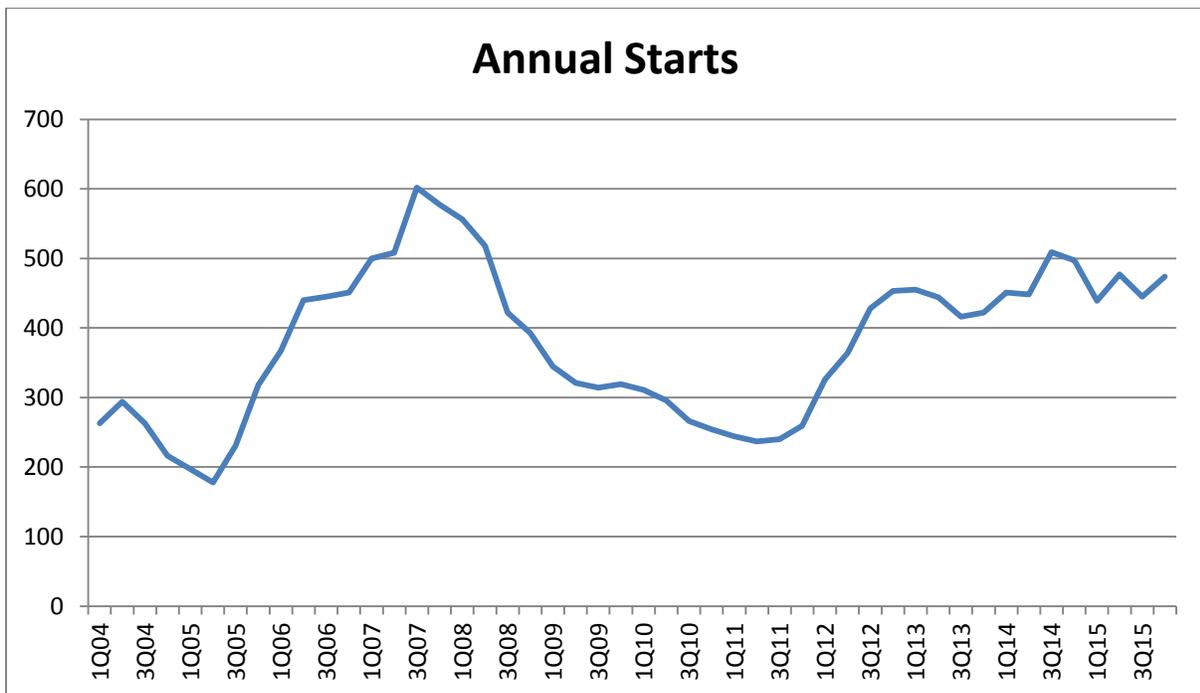
Distinctions Earned: Academic Achievement in Reading/ELA; Academic Achievement in Mathematics; Academic Achievement in Science; Academic Achievement in Social Studies; Top 25 % Student Progress; Top 25% Closing Performance Gaps; Postsecondary Readiness

Competitive Submarket Review

The subject property is extremely well located with high visibility on the I-635 extension. Households living in Mercer Crossing will have quick access to the large employment centers found at Las Colinas, the DFW Airport, and North Dallas.

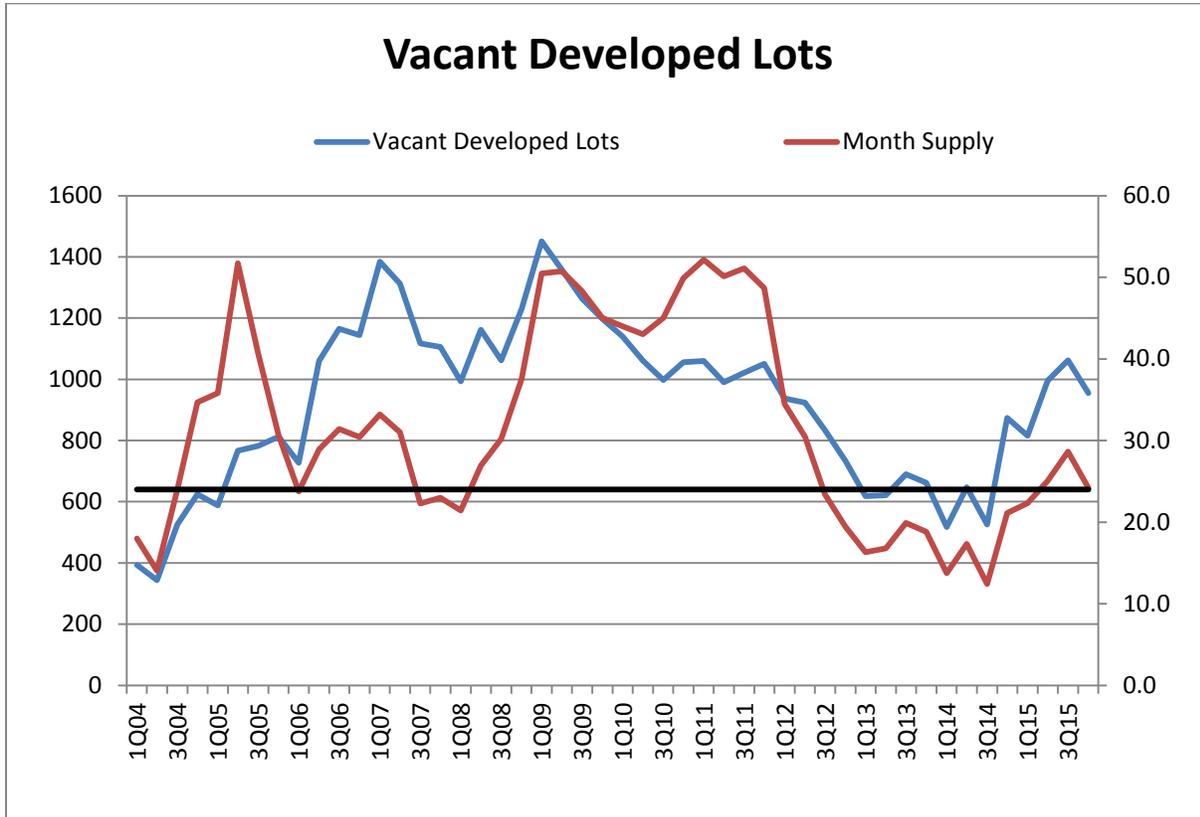
The recently improved I-635 Corridor has greatly improved commute times to points east. Likewise, the 190 George Bush Turnpike to the west and the I-35E corridor to the east (under construction) will afford quick drive times to points north and south.

A review of the annual start activity for the combined submarket areas of Irving-Las Colinas, Irving-Valley Ranch and Farmers Branch is outlined below.



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The vacant lot inventory and related month supply for this area is outlined in the following chart. Due to the infill nature of this submarket there is an ebb and flow to developments. New developments coming on line tend to cause the month supply of inventory to appear large due to a lack previous start activity; however, the month supply of lot inventory quickly subsides as the projects come on line.



There were several developments in the submarket area that had rapid startups. Two key historical comps located nearby were both located in the Carrollton-Farmers Branch ISD:

La Villita—Hines Development

Offered TH, 40', 50' & 60' lots for Darling, K Hovnanian, City Homes and Portrait

Active from 2005 to 2012, crested in activity in 2006 at 192 units per year

Median Price of \$368K in 2006

Riverside Village—Hines Development

Offered 40', 50', 60' & 70' lots for Darling, Highland and Coventry

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Active from 2007 to 2015, crested in activity at 106 units per year in 2Q12

Median Price of \$401K in 2012

RSI has defined the Competitive Submarket as consisting of the portions of Irving-Las Colinas, Irving-Valley Ranch and Farmers Branch that lie within the Coppell and Carrollton-Farmers Branch ISD.

The metrics for these areas at the conclusion of 4Q15 were as follows:

Competitive Submarket Carrollton-Farmers Branch ISD—2015 Activity

Annual Starts: 129

Annual Closings: 137

Finished Vacant Housing Supply: 28 units at YE (1.6 MS)

Vacant Developed Lot Supply: 50 (4.7 MS) 25-MS equilibrium

Lots Under Development: 226 (21.0 MS)

Median New Home Price: \$413,592

Competitive Submarket Coppell ISD—2015 Activity

Annual Starts: 264

Annual Closings: 173

Finished Vacant Housing Supply: 50 (3.5 MS)

Vacant Developed Lot Supply: 448 (20.4 MS)

Lots Under Development: 125 (5.7 MS)

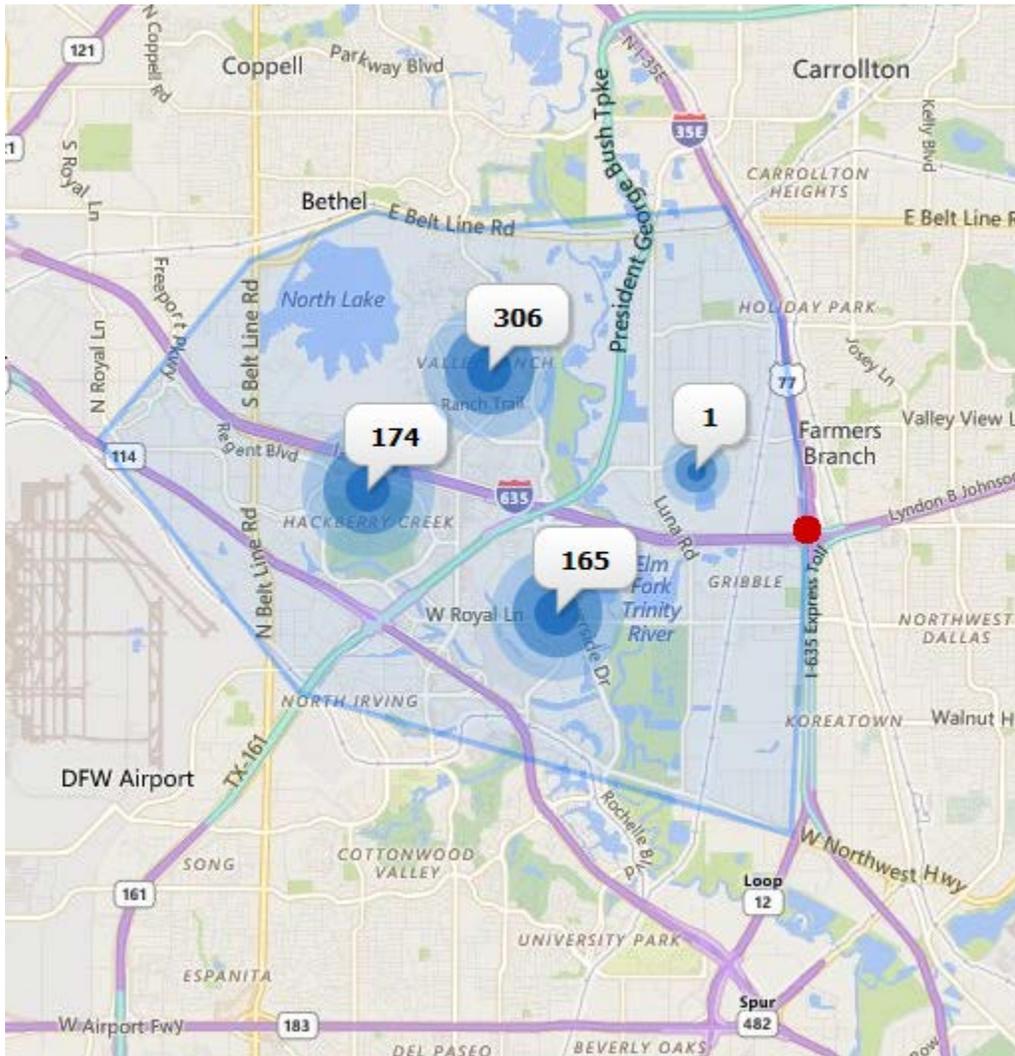
Median New Home Price: \$595,690

The metrics of the market look quite favorable at 2015YE with a balanced supply of existing vacant lots and only a modest amount of new lot inventory under development.

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Resale Overview

RSI gathered resale information for the geography that lies in the Mercer Crossing submarket. See map below:



During 2015, there were 646 sales recorded by MLS. The median existing home sale price was \$328,250 with a square footage of 2,422 (\$135.73 psf). The median age of the house was fairly young, built in 2001.

The proposed sales range for Mercer Crossing will be \$279-697K. 215 of the 646 sales (33%) were priced below the starting sales price of the proposed community. Detail of the houses sold in this area can be found in the addendum.

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Active Development Review

RSI has provided a review of the most relevant comparable developments within the custom market area below.

Bridges at Las Colinas: Developed by Hines Development, Bridges at Las Colinas yielded 118 starts in 2015. Highland (39 starts) and Meritage (21 starts) compete on the 50' lots with prices ranging \$479-584K. There are 31 VDLs remaining on the 50's with a final 23 lots under development. On the 60' program, Meritage (26 starts) and Darling (32 starts) compete with prices ranging \$528-713K. There are 47 VDLs with 28 60' lots under development. This community lies in the Coppell ISD. Bridges at Las Colinas likely will build-out by 2016YE.

Parkside East and West: Another community by Hines Development, Parkside East and West is situated on the south side of SH 114 at Belt Line, across from Bridges at Las Colinas in Coppell ISD. All phases of this development saw 141 starts in 2015. Lots in the initial phase of this development were priced at \$2850 pff with heavy takedown requirements. In Parkside East, Weekley (25 starts) operates in the Ivy Hill section on 35' lots with houses priced \$375-438K. There are 64 VDLs remaining here. In the 50' section called Memorial Place, Highland (28 starts) and Plantation (22 starts) are the builders with product priced \$468-616K. There are 111 VDLs remaining here. Parkside East should reach build-out by 2017YE. The Parkside West phase offers 40', 50' & 60' lots. Lennar (26 starts) operates on 40' lots in Promton Ridge with product priced \$449-509K. There are 57 VDLs here. In the 50' Arches Point section, Plantation (10 starts) and Village (14 starts) are the builders with houses priced \$468-600K. There are 69 VDLs here. In the 60' Arches Point section, Plantation (5 starts) and Darling (11 starts) are the builders with houses \$502-613K. There are 40 VDLs here. Parkside West was delivered after Parkside East, and current start activity only reflects about 8 months of construction activity. The current VDLs therefore likely will be worked through by 2017 YE. However, development activity has commenced on 74 new 35' lots as well as a blend of 320 50' and 60' lots. These phases should be delivered by 2016 YE and likely will push start activity to 2018YE.

Villas of Escena: David Weekley Homes has been building on 30'x115' RE lots in FRAM's Villas of Escena. Weekley had 32 starts on homes priced \$345-388K in 2015. There are only 11 lots remaining here, thus the community will be buyilt out by mid-2016. Ph. 3 lots were priced \$80K (\$2667 pff). This community is in Carrollton-FB ISD.

Campion Hollows: On the north side of I-635 in Carrollton-FB ISD is another Hines development called Campion Hollows. David Weekley (25 starts) and K Hovnanian (29

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starts) have been building on 50-54' lots with product priced \$390-517K. There are only 18 lots remaining here, thus this community will build out in mid-2016.

Avalon Square: There are a general lack of new townhome developments in the area. Avalon Square, located near the Exxon Mobil headquarters, offers 20'x80' lots with product priced \$293-332K. Ashton Woods had 24 starts here in 2015 and only 19 lots left, thus they should build out in 2016 as well.

Future Development Review

Future competition will be limited due to the lack of developable land in the submarket. However, RSI is aware of the following projects:

Encore of Las Colinas: Paul Taylor will receive 20 lots here for product on 50'x115 lots. Reportedly lots were initially marketed at \$3000 pff here. This community is in Carrollton-FB ISD. This should build out in 1 year.

Las Colinas Equestrian Center: Across Riverside Drive from here, Provident Development is set to break ground on Las Colinas Equestrian Center in March, 2016. This tract is in a split school district, divided between Carrollton-FB ISD (preferred) and Irving ISD. David Weekley Homes will receive 71 lots 45'x90' priced \$113,500 (\$2522 pff). This community should build out in 2 years.

Silver Leaf: Prime Ventures is developing Silver Leaf to the west of Campion Hollow. The timing of this community suggests it will be a replacement for Campion Hollow which operated at a 50+ start rate. There are 95 50'x120 lots here suggesting a build out by 2017YE. This community is in Carrollton-FB ISD.

Villas at Mustang Park: Hines Development is under way on 77 50'x100' lots in Villas at Mustang Park located on Kinwest Parkway adjacent to I-635. This community is in Carrollton-FB ISD. Reportedly, K Hovnanian will pay \$138,000 (\$2760 pff) for lots here with a takedown requirement of 8 units per quarter. This should be a 2 year development as well, with build out in mid-2018.

TREZ Tract: Trez Capital (Amalgamated Development) is moving forward with the development of 41 50' lots for American Legend Homes. The tract is situated near the intersection of Las Colinas Boulevard and Customer Way. This community is in Carrollton-FB ISD. Reportedly these lots will be sold for cash \$160K (\$3200 pff) at substantial completion. Development has not yet begun here. With 41 lots, this community should build out in under 2 years

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Irving ISD Tracts: While technically outside the Competitive Submarket area (to the west in Irving ISD near the intersection of SH 161 and Belt Line) are two other developments worth mentioning. First is The Dominion. Centurion American recently delivered 137 lots here for Ryland and Megatel. These 40' lots reportedly were priced \$75,000. Likewise, on the south side of SH 161, Hines is planning Estancia. This is a 95 50' lot development for K Hovnanian with lots priced \$95,000.

Conclusion: Evaluation of Market Potential

Residential Strategies, Inc. (RSI) was asked to prepare a review of the proposed Mercer Crossing development for Centurion American including current and future market conditions, lot pricing, new home activity and absorption and potential future competition.

Project Review and Summary

- The Mercer Crossing tract is one of the largest, vacant infill tracts remaining along the I-635 extension. With the potential to develop into approximately 600 total homesites, this project would be one of the largest planned developments in the DFW area and is especially significant given its proximity to the core DFW employment centers.
- Residents will have quick access to DFW Airport and Las Colinas, as well as ample restaurant, retail and medical amenities.
- Children will attend the Carrollton-Farmers Branch ISD. All campuses that the site is currently zoned for have met the basic state standards and each has also received at least one of the distinctions meant to distinguish schools that outperformed state standards. While the adjacent Coppell ISD has a higher valued perception among home buyers, there is ample track record showing success of sales to new homebuyers in this school district. It should also be reiterated that Carrollton-Farmer Branch ISD has a superior perception than Irving ISD.

Project Considerations

The subject property represents one of the last large infill locations along the I-635 extension and is one of the 'high-profile' land developments that will hit the DFW market in 2017-2018. Without question, the DFW builder community recognizes this location as one that will greatly benefit from the massive job growth emanating from the Las Colinas and DFW Airport areas.

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With the tremendous builder interest that this location has generated, it is not a surprise that Lennar, Beazer, M/I Homes, Siena and Megatel are willing to pay top of market lot prices and agree to strong deal terms. With today's high lot prices, there is some deal risk regarding the pace of housing absorption should mortgage rates suddenly surge, but these are more overall market risks as opposed to site specific challenges. Due to the infill nature of the property, there will be limited competition that could impact the future of this development.

The location of the property should have broad appeal to prospective home buyers that are seeking a convenient commute to work as well as proximity to nightlife, shopping and restaurants.

The initial house pricing on the TH, 40' and 50' lots (which represents the bulk of Mercer Crossing) is generally targeted at under \$600K. This should keep the proposed housing community within the price range of a large percentage of the surrounding neighborhoods. It is also reflective of the pricing of other area neighborhoods that are finding success today. A reasonably priced new home community that is well-executed in design will be imperative to reach the sales velocities anticipated by both the builders and developers—goals that should be achievable given the high levels of demand and lack of area competition in an infill position.

While RSI believes that its forecast is indicative of recent absorption characteristics elsewhere in the submarket and reflects the historical surges experienced at locations such as La Villita and Riverside, it also recognizes that the very tight inventory levels of both new and existing homes, in conjunction with the strong demand stemming from relocations, could potentially result in near-term absorption results that exceed this forecast.

Lot Pricing

Centurion American has represented that the proposed lot price for the Mercer Crossing development will be \$3,000 per front foot.

As noted in the above lot comparables, the generalized lot pricing for well-located developments currently on the ground (and planned 2-3 years ago), was for lots in Carrollton-Farmers Branch ISD to be priced \$2600-2700 pff and those in the Coppell ISD to be priced \$2900-3000 pff. With increased land and development costs, it now appears that the next generation of lots in Carrollton-Farmers Branch ISD are now pushing to the \$2900-3000 pff level. Clearly, Centurion American's ability to achieve these superior lot prices will be predicated on their ability to produce an extremely

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high quality development in a top-tier location as has been presented in their collateral material.

Lot prices in the \$2,900 to \$3,000 per front foot range can be found in other submarkets in DFW including Frisco, the State Farm corridor, Grapevine-Colleyville ISD, Southlake (for smaller 50' lots), and other desirable infill locations.

The areas mentioned above have similar characteristics to the Mercer Crossing submarket in terms of access to employment/commuter corridors, proximity to shopping, restaurants and medical services.

Centurion American has shared with RSI the following generalized house pricing

- Townhomes: \$279-395K
- 40' lots: \$394-500K
- 50' lots: \$445-688K
- 60' lots: \$495-698K

Considerations for Anticipated Buyer Demand

RE 25'x90' TH

There are few townhome communities currently active in the competitive submarket. The closest comparable has been Avalon Square which has yielded 2 upm for Ashton Woods. Sienna will be priced akin to the offering by Ashton Woods. While Mercer Crossing is a superior location to Avalon Square, it will have a building partner in Megatel. Megatel's product will be priced more closely to some of the TH offering in Las Colinas core area. Assuming Centurion American has the mixed-use component of Mercer Crossing underway, the higher priced Megatel offering should compete favorably with these other area Urban Center developments. Appropriately, Megatel's upper end offering is priced just below the starting price of the 40' detached product at the development. RSI projects 2.5 upm for Sienna and 1.5 upm for Megatel.

RE 40'x105' Zero Lot Line

Having three builders on each the 40', 50' and 60' lots in Mercer Crossing will make the development very competitive. Lennar is positioned to be the price-leader of the group and likely will have the strongest absorption. Its pricing of \$394-479K is below its offering on 40' lots in Parkside West-Prompton Ridge (\$449-509K) which is appropriate given the difference in school districts. RSI believes Lennar can achieve 24 upy here. Beazer's pricing is similar to Lennar's and the 2 builders should be able

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to go toe-to-toe. M/I's pricing is somewhat higher. Despite an assumed higher quality product offering, with the potential overlap with Coppell ISD offerings, RSI projects 1 upm for this builder.

RE 50'x105-130'

The Lennar offering on 50' lots with prices \$445-516K is also in the wheel-house of the market. Lennar is priced below the \$468-600K offering in the Parkside-East Arches Point section. Beazer is priced somewhat higher, and again, M/I appears to be providing an offering that is priced akin to the Coppell ISD builders. This could provide some challenges for M/I as the Parkside neighborhood likely will overlap with the first phase of Mercer Crossing.

RE 60'x105'

With only 60 or so 60' lots in Mercer Crossing, builders likely will treat this product as a move-up for 50' buyers. With a handful of lots on the water, builders will be able to command strong premiums for these lots. Lennar appears to be priced directly with the competition elsewhere in the submarket, while both Beazer and M/I would be offering houses at a premium.

Sources of Demand

Existing households: One source of demand for the project comes from households within relatively close proximity that are interested in moving up, but staying within the same general area. As noted in the resale portion of the report, about 2/3 of the existing homes in the submarket will have some overlap price-wise with the offerings in Mercer Crossing.

Relocation buyers: With large employers, such as those Fortune 500 companies found at Las Colinas and the DFW Airport area, located near the subject site, RSI anticipates a certain percentage of relocation buyers will also be interested in the subject community.

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Projections

RSI’s projections for the pace of new home starts during the initial year of sales are as follows:

Lot Size	Lot Price	Estimated Home Price Range	Builder	Monthly Starts	Annual Start Pace
25' x 90' TH	\$75K	\$279-360K	Sienna	2.5	30
		\$325.5-395K	Megatel	1.5	18
40' Lots	\$120K	\$394-479K	Lennar	2.0	24
		\$415-469.2K	Beazer	2.0	24
		\$436-499.8K	M/I	1.0	12
50' Lots	\$150K	\$445-516K	Lennar	2.0	24
		\$456-620K	Beazer	1.5	18
		\$480-688K	M/I	1.0	12
60' Lots	\$180K	\$495-595K	Lennar	1.5	18
		\$546-676.5K	Beazer	0.5	6
		\$560-697.5K	M/I	0.5	6
Total				16.0	192

As builder competition diminishes in competitive neighborhoods, absorption rates may be able to increase, assuming housing affordability in Mercer Crossing remains intact.

Assumptions & Limiting Conditions

Although Residential Strategies, Inc. (RSI) has used commercially reasonable efforts to obtain information from sources it believes to be reliable and accurate, RSI does not guarantee the accuracy or completeness of such information. Information presented in this report represents RSI’s estimates as of the date of the report and is subject to change without notice. This report is not intended as a recommendation or endorsement of any action taken by you or any third party in regard to the subject matter of this report or any other real estate activity. RSI WILL HAVE NO LIABILITY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING (BUT NOT LIMITED TO) LOST PROFITS, OR DIMINUTION IN VALUE OF YOUR BUSINESS OR PROPERTY, ARISING FROM OR RELATING TO RSI’S SERVICES HEREUNDER, REGARDLESS OF ANY NOTICE OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES ARE REASONABLE OR FORESEEABLE UNDER THE APPLICABLE CIRCUMSTANCES. RSI’S LIABILITY ON ANY CLAIM OF ANY KIND, INCLUDING NEGLIGENCE, FOR ANY LOSS OR DAMAGE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THIS REPORT OR THE SERVICES PROVIDED BY RSI SHALL IN NO SINGLE CASE, OR IN THE AGGREGATE, EXCEED THE AMOUNTS ACTUALLY PAID TO RSI IN CONNECTION WITH THE REPORT.

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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume:

- that the Dallas/Fort Worth metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report;
- that general population levels will continue to increase at or above the rate forecast;
- that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes;
- the proposed real estate development project described herein, when completed, will be designed, promoted, and managed in a manner that will have an impact on the local market that is reasonably consistent with other similar projects in the past; and
- that the recommendations set forth in this report will be acted upon within a reasonable period of time to preclude major changes in the factual conditions evaluated.

Any change in facts affecting the proposed project or any of the assumptions noted above or in the attached report could materially affect the conclusions set forth in this report or necessitate the re-evaluation of all or any portion of this report.

PD 88		Totals
Single Family		
New Single Family Units (2015 - 2040)		-
Total Ad Valorem (2015 - 2040)	\$	-
Total Single Family Value (Value in 2045)	\$	-
Single Family Cost of Service		
Cumulative Residents (2015 - 2040)		-
Estimated Cost of Service (Catalyst)	\$	-
Estimated Cost of Service (Farmers Branch)	\$	-
Multifamily		
New Multifamily Units		2,556
Total Ad Valorem	\$	173,898,832
Total Multifamily Value	\$	366,673,807
Multifamily Cost of Service		
Cumulative Residents		4,601
Estimated Cost of Service (Catalyst)	\$	18,470,314
Estimated Cost of Service (Farmers Branch)	\$	917,661,081
Retail		
Net New Retail SF		1,435,158
Retail Ad Valorem	\$	92,897,290
Retail Sales Tax	\$	100,352,011
Total Retail Value	\$	222,783,589
Retail Cost of Service		
Cumulative Employees		1,914
Estimated Cost of Service (Catalyst)	\$	4,816,089
Estimated Cost of Service (Farmers Branch)	\$	232,432,323
Office		
Net New Office SF		3,917,133
Office Ad Valorem	\$	224,322,083
Total Office Value	\$	572,995,592
Office Cost of Service		
Cumulative Employees		7,834
Estimated Cost of Service (Catalyst)	\$	17,444,347
Estimated Cost of Service (Farmers Branch)	\$	56,080,521
Hospitality		
Net New Hospitality SF		354,143
Hospitality Ad Valorem	\$	14,801,047
Hotel Tax	\$	13,466,808
Total Hospitality Value	\$	49,645,281
Hospitality Cost of Service		
Cumulative Employees		354
Estimated Cost of Service (Catalyst)	\$	645,136
Estimated Cost of Service (Farmers Branch)	\$	3,861,143
Civic		
Net New Civic SF		-

PD 99		Totals
Single Family		
New Single Family Units		571
Total Ad Valorem	\$	177,963,204
Total Single Family Value	\$	369,648,623
Single Family Cost of Service		
Cumulative Residents		1,001
Estimated Cost of Service (Catalyst)	\$	3,624,661
Estimated Cost of Service (Farmers Branch)	\$	42,111,985
Multifamily		
New Multifamily Units		2,346
Total Ad Valorem	\$	195,129,480
Total Multifamily Value	\$	380,694,017
Multifamily Cost of Service		
Cumulative Residents		4,222
Estimated Cost of Service (Catalyst)	\$	16,075,023
Estimated Cost of Service (Farmers Branch)	\$	85,658,490
Retail		
Net New Retail SF		260,489
Retail Ad Valorem	\$	18,566,539
Retail Sales Tax	\$	20,056,446
Total Retail Value	\$	42,911,436
Retail Cost of Service		
Cumulative Employees		347
Estimated Cost of Service (Catalyst)	\$	830,755
Estimated Cost of Service (Farmers Branch)	\$	4,006,100
Office		
Net New Office SF		324,740
Office Ad Valorem	\$	20,289,823
Total Office Value	\$	51,418,472
Office Cost of Service		
Cumulative Employees		433
Estimated Cost of Service (Catalyst)	\$	926,789
Estimated Cost of Service (Farmers Branch)	\$	4,469,197
Hospitality		
Net New Hospitality SF		129,888
Hospitality Ad Valorem	\$	4,172,602
Hotel Tax	\$	3,796,463
Total Hospitality Value	\$	17,501,217
Hospitality Cost of Service		
Cumulative Employees		130
Estimated Cost of Service (Catalyst)	\$	156,946
Estimated Cost of Service (Farmers Branch)	\$	1,009,111
Civic		
Net New Civic		-

Total PD 88 Numbers		
Total Net New Retail Sq. Ft.		1,435,158
Total Net New Office Sq. Ft.		3,917,133
Total Net New Hospitality Sq. Ft.		354,143
Total Net New Residential (Multifamily) Units		2,556
Total Net New Residential (Single Family) Units		-
Total Net New Added Sq. Ft.		8,693,217
Total PD 88 Values		
Total Retail Value (in 2040)	\$	222,783,589
Total Office Value (in 2040)	\$	572,995,592
Total Hospitality Value (in 2040)	\$	49,645,281
Total Multifamily Value (in 2040)	\$	366,673,807
Total Single Family Value (in 2040)	\$	-
Annual Ad Valorem	\$	17,445,491
Annual Sales Tax	\$	3,460,414
Annual Hotel Tax	\$	464,373
Annual Cost of Service (Catalyst)	\$	1,426,755
Estimated Cost of Service (Farmers Branch)	\$	6,032,141
Totals (2015 - 2040)		
Total Value (All by 2040)	\$	1,212,098,269
Total Added Employment (2015 - 2040)		10,102
Total Added Population (2015 - 2040)		4,601
Revenue Totals (2015 - 2040)		
Annual Revenue	\$	21,370,278
Annual Revenue (Minus CoS; Catalyst)	\$	19,943,524
Annual Revenue (Minus CoS; Farmers Branch)	\$	15,338,137

Total PD 99 Numbers		
Total Net New Retail Sq. Ft.		260,489
Total Net New Office Sq. Ft.		324,740
Total Net New Hospitality Sq. Ft.		129,888
Total Net New Residential (Multifamily) Units		2,346
Total Net New Residential (Single Family) Units		571
Total Net New Added Sq. Ft.		4,026,073
Total PD 99 Values		
Total Retail Value (in 2040)	\$	42,911,436
Total Office Value (in 2040)	\$	51,418,472
Total Hospitality Value (in 2040)	\$	17,501,217
Total Multifamily Value (in 2040)	\$	380,694,017
Total Single Family Value (in 2040)	\$	369,648,623
Annual Ad Valorem	\$	14,349,022
Annual Sales Tax	\$	691,602
Annual Hotel Tax	\$	130,913
Annual Cost of Service (Catalyst)	\$	745,316
Estimated Cost of Service (Farmers Branch)	\$	4,732,927
Totals (2015 - 2040)		
Total Value (All by 2040)	\$	862,173,765
Total Added Employment (2015 - 2040)		910
Total Added Population (2015 - 2040)		5,223
Revenue Totals (2015 - 2040)		
Annual Revenue	\$	15,171,536
Annual Revenue (Minus CoS; Catalyst)	\$	14,426,220
Annual Revenue (Minus CoS; Farmers Branch)	\$	10,438,609

Site Photographs



East of Luna Rd



West of Luna Rd



Existing Wittington Rd



existing Mercer Parkway from Luna Rd

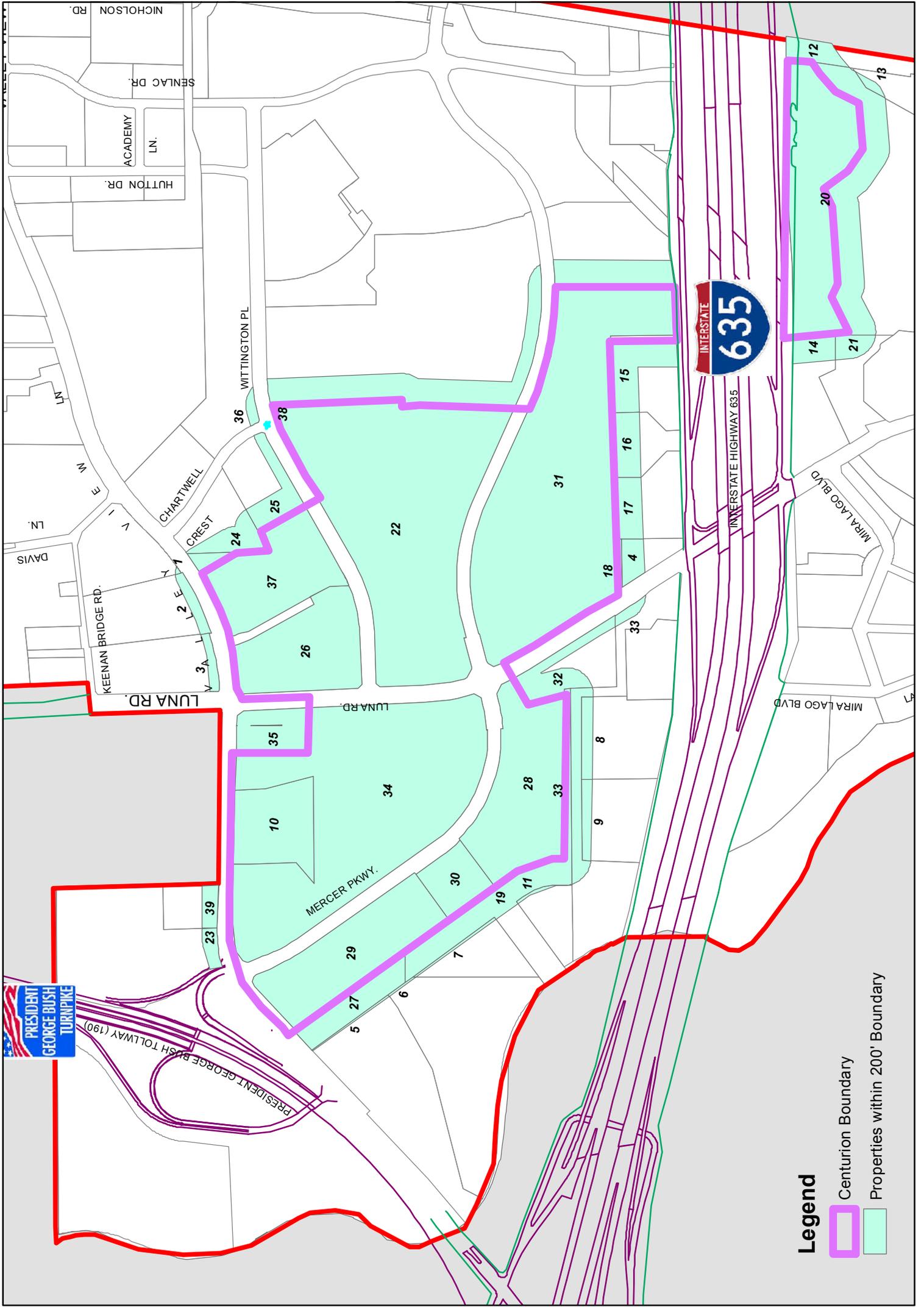


South of LBJ Freeway



Site along LBJ Freeway Frontage Rd, north of LBJ Freeway





Legend

- Centurion Boundary
- Properties within 200' Boundary



PRESIDENT GEORGE BUSH TOLLWAY (190)

INTERSTATE HIGHWAY 635

LUNA RD.

LUNARD.

MERCER PKWY.

MIRA LAGO BLVD

MIRA LAGO BLVD

WITTINGTON PL

CHARTWELL CREST

KEENAN BRIDGE RD.

HUTTON DR.

ACADEMY LN.

SENAC DR.

NICHOLSON RD.

DAVIS LN

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Summary of Mailed Notices
Property Owner List
15-ZA-04
Mercer West PD-99

Map	First Name	Address	City	State	Zip	Written Response
1	GRAHAM MORTGAGE CORPORATION	3838 OAK LAWN AVE STE 1500	DALLAS	TEXAS	752194516	No Response
2	ROSENZWEIG SAMUEL TRUSTEE	7012 DUFFIELD DR	DALLAS	TEXAS	752487402	No Response
3	COLFIN COBALT II OWNER LLC ATTN: DIRECTOR LEGAL DEPT	2450 BROADWAY STE 600	SANTA MONICA	CA.	904043591	No Response
4	PRENTISS COPLEY INV GROUP #400	3890 W NORTHWEST HWY STE 400	DALLAS	TEXAS	752205166	No Response
5	REALTY ADVISORS INC	1603 LBJ FWY STE 800	DALLAS	TEXAS	752346061	No Response
6	REALTY ADVISORS INC	1603 LBJ FWY STE 800	DALLAS	TEXAS	752346061	No Response
7	REALTY ADVISORS INC	1603 LBJ FWY STE 800	DALLAS	TEXAS	752346061	No Response
8	FENTON MERCER CROSSING HOLDCO LLC	1505 LBJ FWY #180	FB	TEXAS	752346074	Opposition
9	FENTON MERCER CROSSING HOLDCO LLC	1505 LBJ FWY #180	FB	TEXAS	752346074	Opposition
11	REALTY ADVISORS INC	1603 LBJ FWY STE 800	DALLAS	TEXAS	752346061	No Response
12	DALLAS CITY OF	1500 MARILLA ST	DALLAS	TEXAS	752016318	No Response
13	TCI MANHANTTAN 2 LLC	1603 LBJ FRWY STE 300	DALLAS	TEXAS	752346057	No Response
14	GRAHAM MORTGAGE CORPORATION	3838 OAK LAWN AVE STE 1500	DALLAS	TEXAS	752194516	No Response

15	TCI PARK WEST I INC	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No Response
16	TCI PARK WEST I INC	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No Response
17	TCI PARK WEST I INC	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No Response
18	PRENTISS PPTIES ACQUIS PARTNERS LP	2711 N HASKELL STE 2150 LB 13	DALLAS	TEXAS	752042912	No Response
19	VALWOOD IMPT AUTHORITY #160	1430 VALWOOD PKWY STE 160	CARROLLTON	TEXAS	750068378	Opposition
21	CONTINENTAL COMMON INC	1603 LBJ FWY STE 300	DALLAS	TEXAS	752346057	No Response
23	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TEXAS	753819010	No Response
24	CCI TWO HICKORY LP % PAUL D AGARWAL	800 BRAZOS ST SUITE 600	AUSTIN	TEXAS	787012770	No Response
25	LK FOUR HICKORY LLC	1755 WITTINGTON PL	FB	TEXAS	752341927	No Response
27	VALWOOD IMPT AUTHORITY #160	1430 VALWOOD PKWY STE 160	CARROLLTON	TEXAS	750068378	No Response
32	ROYAL HOSPITALITY TEXAS LLC	5721 ADAIR LN	PLANO	TEXAS	750243094	Opposition
33	FENTON MERCER CROSSING HOLDCO LLC	1505 LBJ FWY #180	FB	TEXAS	752346074	Opposition
35	GRAHAM MORTGAGE CORPORATION	3838 OAK LAWN AVE STE 1500	DALLAS	TEXAS	752194516	No Response
36	VALWOOD ACRES LLC #800	1603 LBJ FRWY SUITE 800	DALLAS	TEXAS	752346061	No Response
38	FARMERS BRANCH TIF# 1 ZONE 100 FARMERS BRANCH CITY	13000 WILLIAM DODSON PKWY	FB	TEXAS	752346253	No Response
39	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TEXAS	753819010	No Response



FARMERS
BRANCH

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING
ZONING CASE NO. 15-ZA-04

The City of Farmers Branch has received a request from Centurion American Acquisitions LLC to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99). 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. These 268 acres within the proposed PD-99 are composed of two tracts. Tract 1 consists of approximately 248 acres and is generally located along both sides of Luna Road south of Valley View Lane. Tract 2 consists of approximately 20 acres and is located approximately 1,100 feet east of intersection of Luna Road and the eastbound frontage road of LBJ Freeway (I-635). (See map on back).

The hearing will take place on Monday, February 8th, 2016 at 7:00p.m. in the City Council Chambers of City Hall located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

If you have any questions concerning this request, please call Andy Gillies, AICP, at (972) 919-2546.

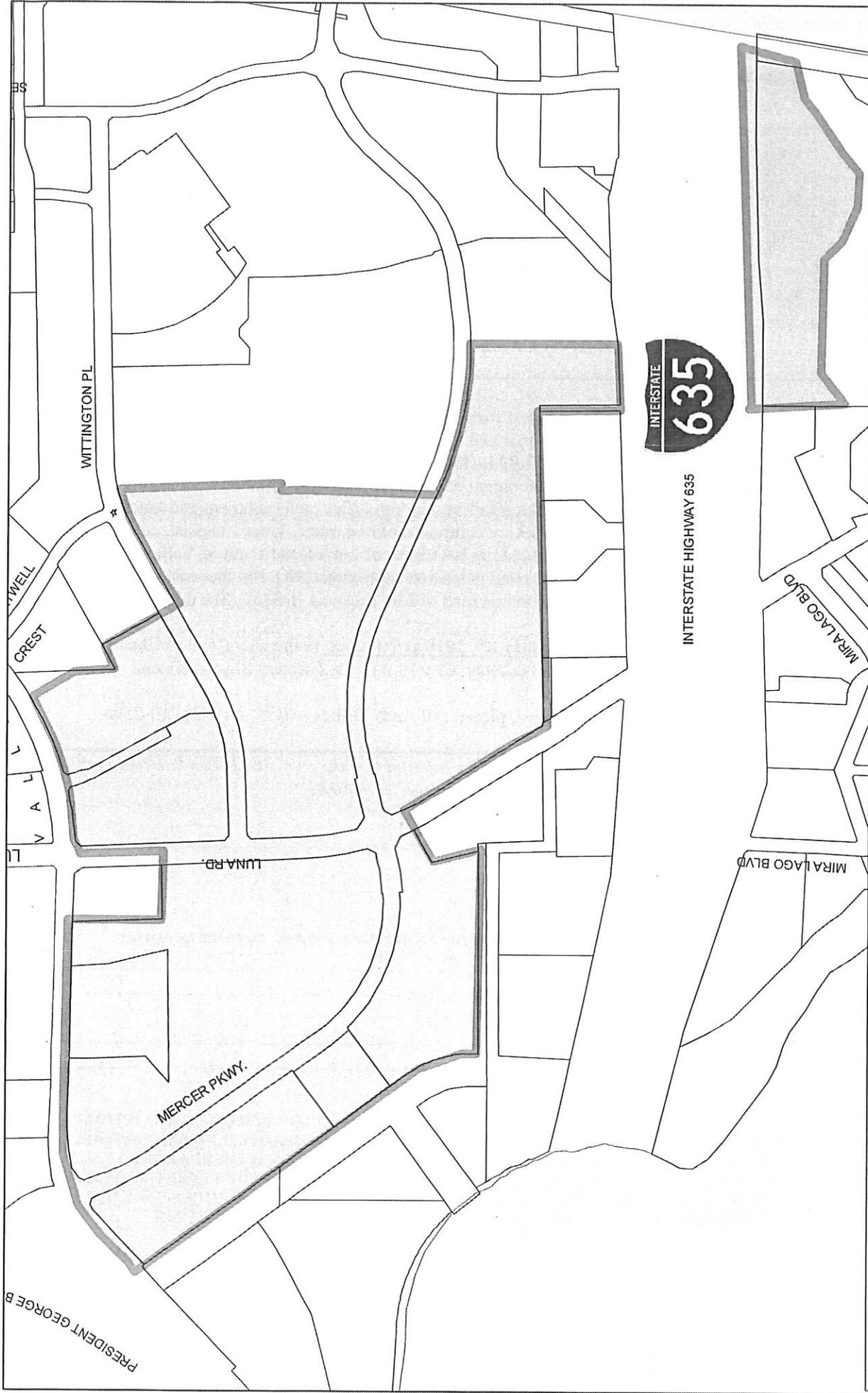
As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, please express your views on this form.

Return to: City of Farmers Branch Date: February 1, 2016
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

As a property owner likely to be affected by this request, I (oppose) (~~favor~~) the request for the following reasons:
THE PROPOSED CHANGE WILL ADVERSELY AFFECT OUR
PROPERTY ALONG WITH THE SURROUNDING AREA.

Name: PARK WEST HOLDCO, LLC
Address: 1505 LBJ FREEWAY, SUITE 180
FARMER'S BRANCH, TX 75234

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.



Parcels2015

Zoning Case Boundary

Case 15-ZA-04 - Location Map



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



INTERSTATE HIGHWAY 635

MIRALAGO BLVD
MIRALAGO BLVD

WITTINGTON PL

MERCER PKWY.

LUNA RD.

CREST

WELL

PRESIDENT GEORGE B



FARMERS
BRANCH

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING
ZONING CASE NO. 15-ZA-04

The City of Farmers Branch has received a request from Centurion American Acquisitions LLC to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99). 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. These 268 acres within the proposed PD-99 are composed of two tracts. Tract 1 consists of approximately 248 acres and is generally located along both sides of Luna Road south of Valley View Lane. Tract 2 consists of approximately 20 acres and is located approximately 1,100 feet east of intersection of Luna Road and the eastbound frontage road of LBJ Freeway (I-635). (See map on back).

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If you have any questions concerning this request, please call Andy Gillies, AICP, at (972) 919-2546.

As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, please express your views on this form.

Return to: City of Farmers Branch
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

Date: 2-1-16

As a property owner likely to be affected by this request, I (oppose) (favor) the request for the following reasons:

SEE ATTACHED

Name: ROYAL HOSPITALITY LLC
Address: 12101 & 12301 LUNA ROAD FARMERS BRANCH, TEXAS

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

I OPPOSE the request for the following reasons:

1. I believe the current zoning (PD88) will result in a better development and higher tax base for this area and for the overall City of Farmers Branch.
2. I oppose the city using a P.I.D. to assist development of this area as it could adversely affect the city tax base
3. This area on freeways with good visibility, near DFW Airport is ideal for a high quality commercial development such a development would a great asset for the city.

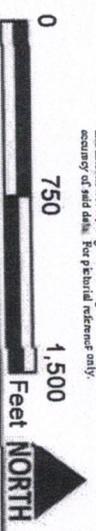
2/1/16

224

PRESIDENT GEORGE B

-  Parcels2015
-  Zoning Case Boundary

Case 15-ZA-04 - Location Map



Various official and unofficial sources were used to gather the 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 personal reference only.



FARMERS
BRANCH

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING
ZONING CASE NO. 15-ZA-04

The City of Farmers Branch has received a request from Centurion American Acquisitions LLC to change the zoning of an approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99). 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. These 268 acres within the proposed PD-99 are composed of two tracts. Tract 1 consists of approximately 248 acres and is generally located along both sides of Luna Road south of Valley View Lane. Tract 2 consists of approximately 20 acres and is located approximately 1,100 feet east of intersection of Luna Road and the eastbound frontage road of LBJ Freeway (I-635). (See map on back).

The hearing will take place on **Monday, February 8th, 2016 at 7:00p.m.** in the City Council Chambers of City Hall located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

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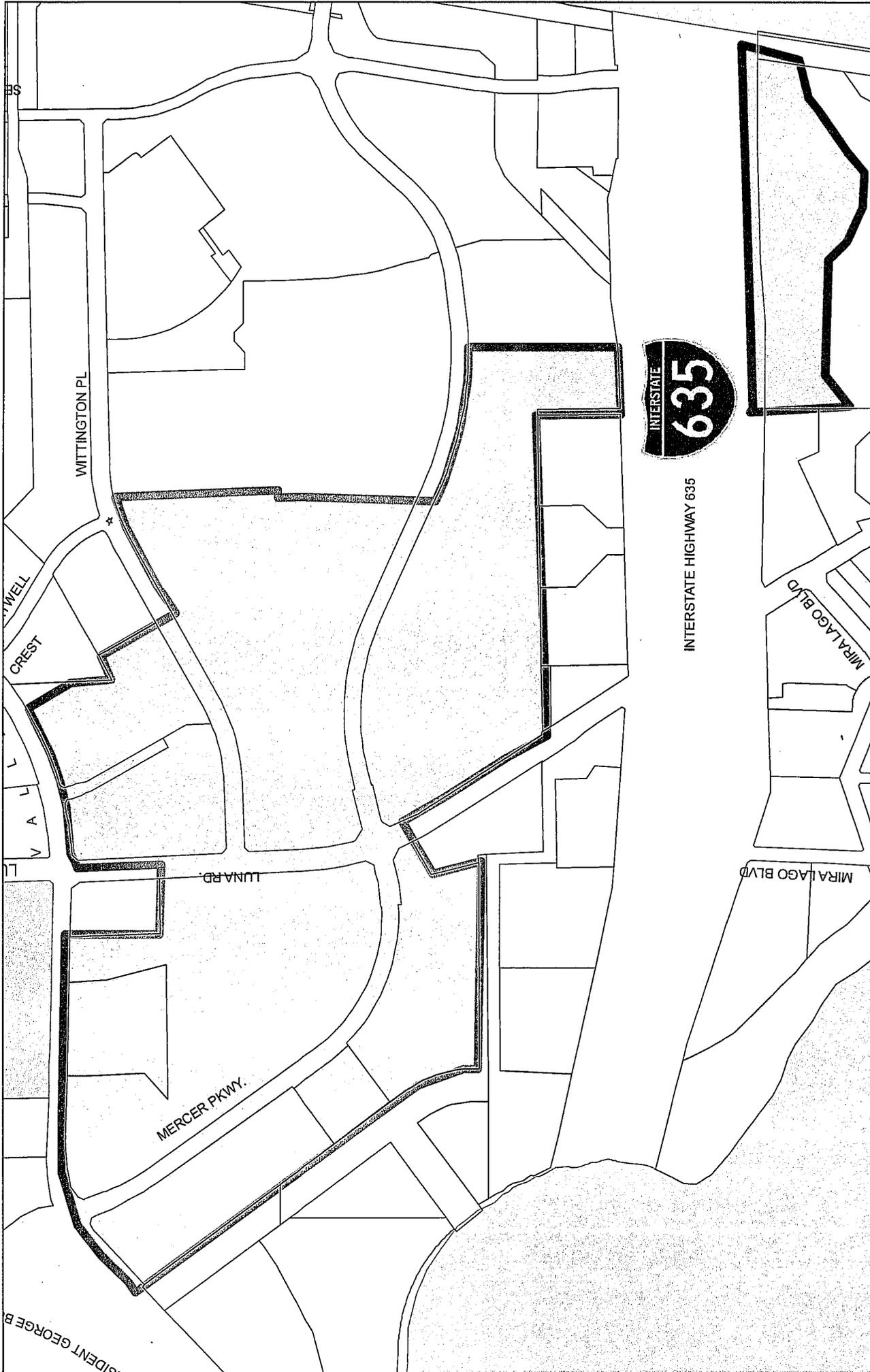
As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, please express your views on this form.

Return to: City of Farmers Branch Date: 2/2/16
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

As a property owner likely to be affected by this request, I (oppose) (favor) the request for the following reasons:

Name: Valwood Improvement Authority
Address: 1740 Briarcliff Court, Carrollton, TX 75006

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.



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Case 15-ZA-04 - Location Map

Parcels2015

Zoning Case Boundary



INTERSTATE HIGHWAY 635



City of Farmers Branch

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

Staff Report

File Number: 15-ZA-05

Agenda Date: 2/8/2016

Version: 1

Status: Public Hearing

In Control: Planning and Zoning Commission

File Type: Zoning Amendment

Agenda Number: C.2

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.

BACKGROUND:

The applicant, Billingsley Company, is proposing to develop a multi-family community that will include 2, 3 and 4 stories high buildings and approximately 1,059 dwelling units. 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 changing the two tracts from "Office-1" and "Commerce" subdistricts into "Mid-Density Residential" subdistrict, the Conceptual Site Plan and the Special Exceptions.

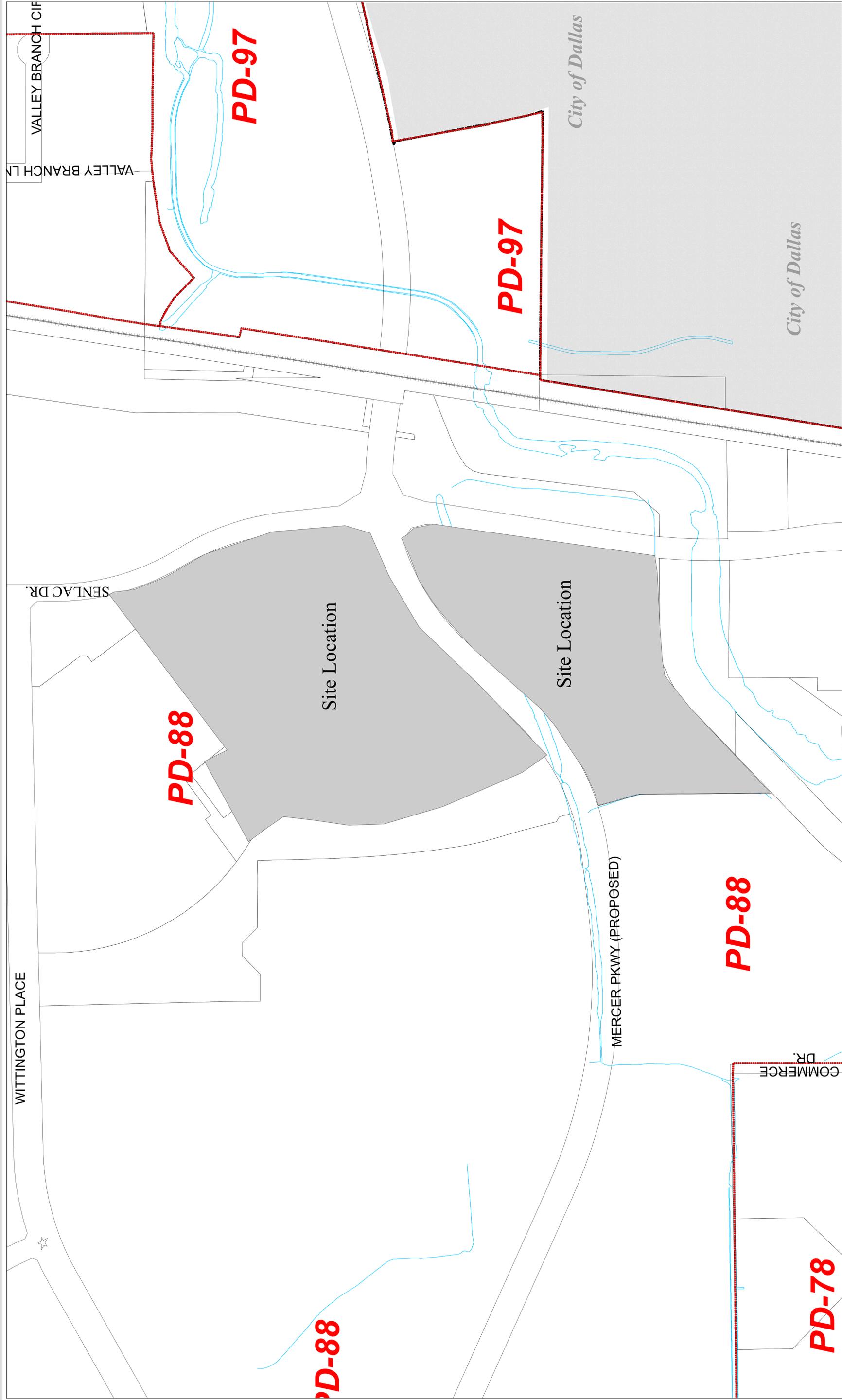
ACTIONS:

1. Motion to recommend APPROVAL to change the zoning of an approximate 25.27 acre tract from "Office-1" subdistrict and an approximate 19.51 acre tract from "Commerce" 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 and an approximate 19.51 acre tract from "Commerce" 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 and an approximate 19.51 acre tract from "Commerce" 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 regulation Plan, 2014
4. Staff Report

5. Conceptual Site Plan
6. Conceptual Landscape Plan
7. Colorized Landscape Plan
8. Conceptual Renderings
9. Site Photographs
10. Notification Map
11. Summary of Mailed Notices



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



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Case 15-ZA-05 - Site Location





Case 15-ZA-05 - Aerial

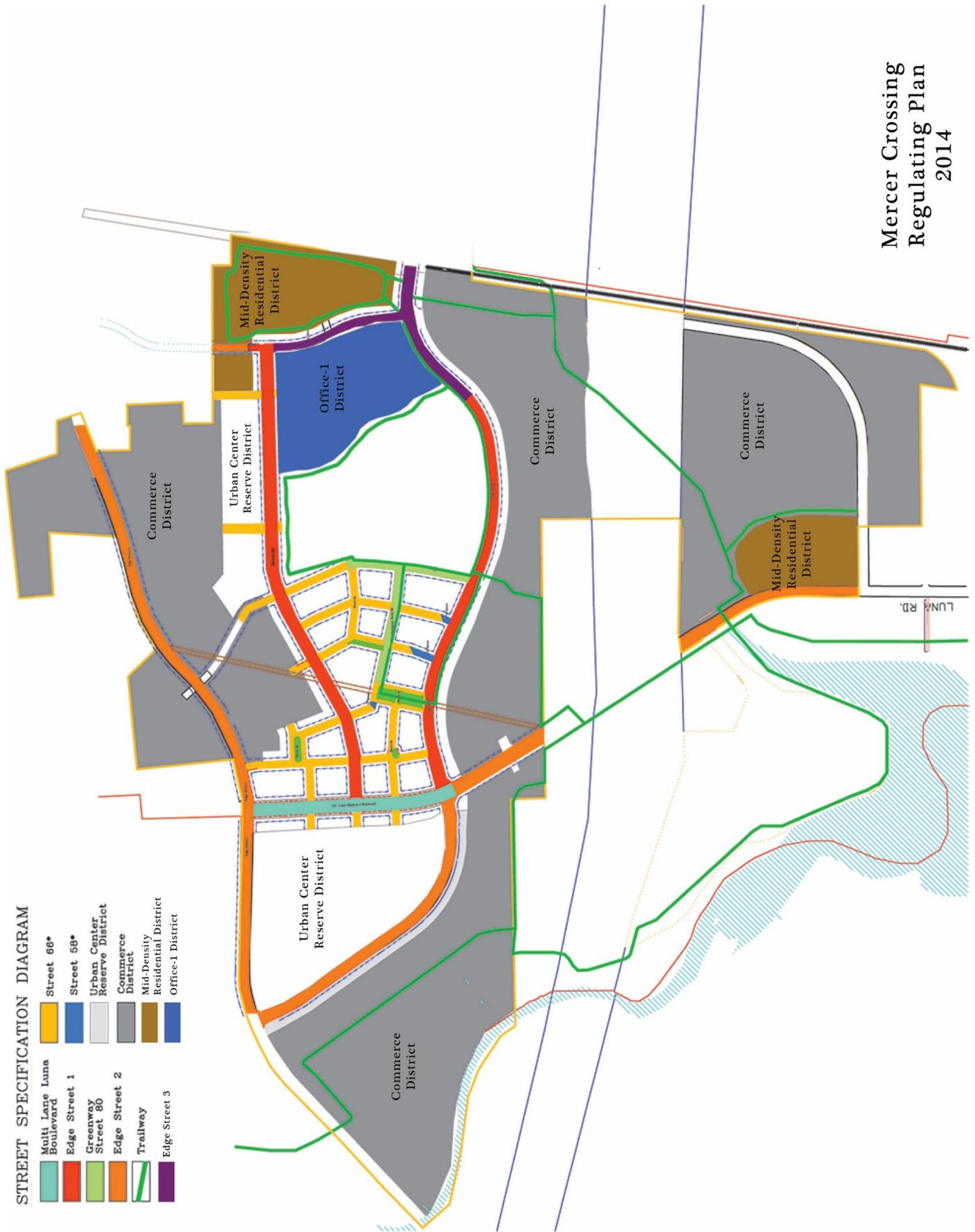


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- +++++ Rail Lines
- City Limit



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
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), 33 three-story buildings and 3 large four-story buildings (Building 7, 10 and 24 on Conceptual Site Plan). 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). 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). 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). 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). 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).

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).

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).

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).

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).

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)

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).

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).

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 - 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)

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 dus). 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).

If the City decided to approve this zoning request, a significant revision or update to the West Side Plan should be initiated in the next 12 months.

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 4th, no letters of opposition had been received.

Conceptual Site Plan

SPECIAL EXCEPTIONS

- BLOCK D & E - MID-DENSITY RESIDENTIAL**
- 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 THE CITY OF DENVER REQUIREMENTS WHEN APPLICABLE.
 - STREET WALL HEIGHT AND SITTING
 - NO STREET WALL HEIGHT WILL BE REQUIRED. DUE TO THE EASEMENT CONFIGURATION ON THE SITE, THE BUILDING FOOTPRINTS AND THE BUILDING LINE IS NOT POSSIBLE. BUILDING FACADE CAN BE AT 85% OF THE REQUIRED BUILDING LINE DUE TO AN EASEMENT THAT RUNS ALONG THE ENTIRE FRONT OF THE SITE.

BUILDING ELEVATION

PHASE 3 - BLOCK D

BUILDING NO.	BLDG AREA	BLDG HEIGHT
BUILDING #1	38,483 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	38,483 S.F.	3 STORIES
BUILDING #7	280,091 S.F.	4 STORIES
BUILDING #8	18,225 S.F.	2 STORIES
TOTAL (PHASE 1)	389,484 S.F.	3 STORIES (AVG.)

PHASE 4 - BLOCK D

BUILDING NO.	BLDG AREA	BLDG HEIGHT
BUILDING #9	18,225 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 (PHASE 2)	337,219 S.F.	2.7 STORIES (AVG.)

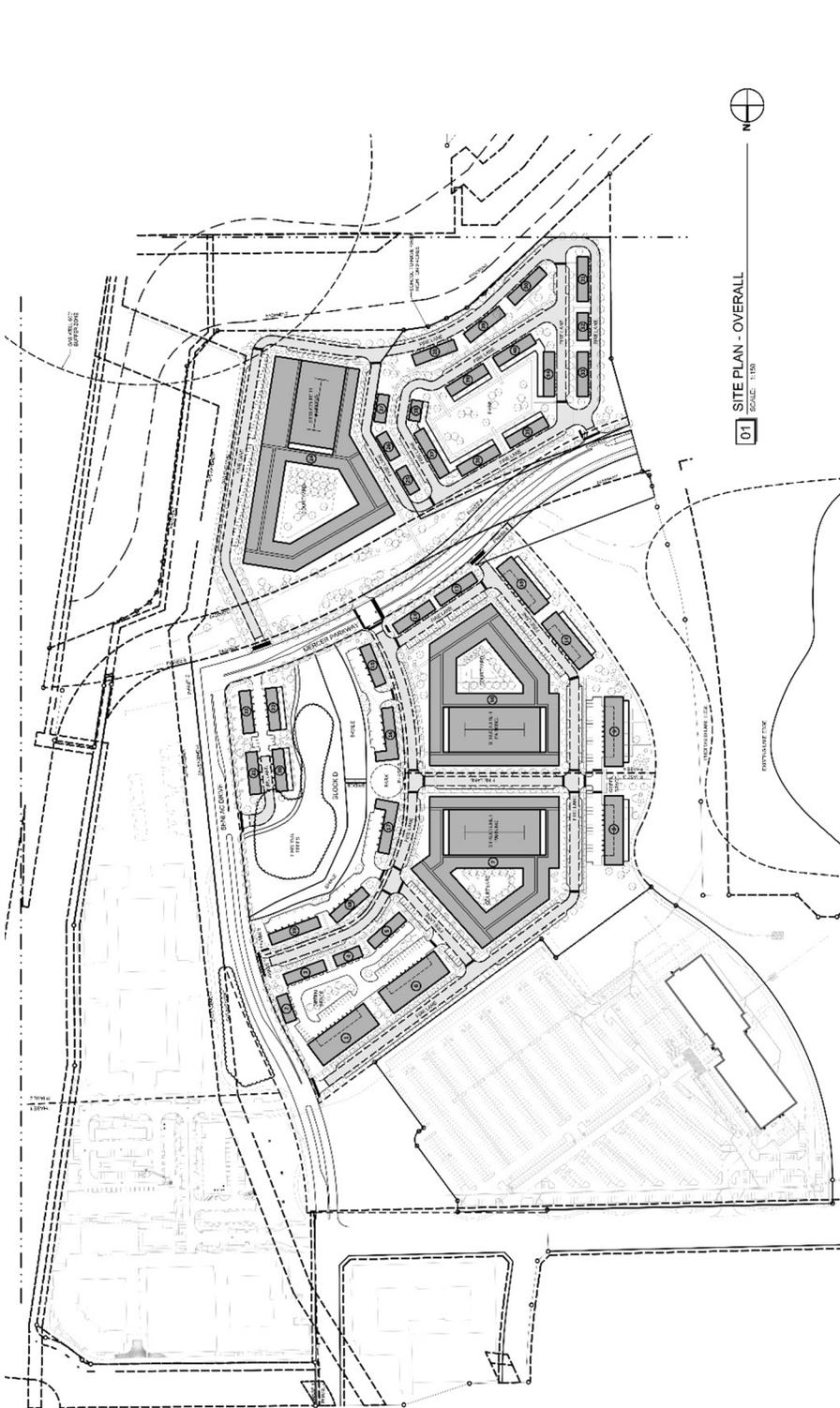
PHASE 5 - BLOCK D

BUILDING NO.	BLDG AREA	BLDG HEIGHT
BUILDING #15	10,105 S.F.	3 STORIES
BUILDING #16	10,105 S.F.	3 STORIES
BUILDING #17	14,517 S.F.	3 STORIES
BUILDING #18	10,105 S.F.	3 STORIES
BUILDING #19	12,172 S.F.	3 STORIES
BUILDING #20	10,105 S.F.	3 STORIES
BUILDING #21	10,105 S.F.	3 STORIES
BUILDING #22	10,105 S.F.	3 STORIES
BUILDING #23	10,105 S.F.	3 STORIES
TOTAL (PHASE 2)	102,036 S.F.	3 STORIES (AVG.)

PHASE 6 - BLOCK E

BUILDING NO.	BLDG AREA	BLDG HEIGHT
BUILDING #24	343,276 S.F.	4 STORIES
BUILDING #25	6,646 S.F.	3 STORIES
BUILDING #26	6,646 S.F.	3 STORIES
BUILDING #27	10,105 S.F.	3 STORIES
BUILDING #28	10,105 S.F.	3 STORIES
BUILDING #29	10,105 S.F.	3 STORIES
BUILDING #30	10,105 S.F.	3 STORIES
BUILDING #31	10,105 S.F.	3 STORIES
BUILDING #32	10,105 S.F.	3 STORIES
BUILDING #33	10,105 S.F.	3 STORIES
BUILDING #34	10,105 S.F.	3 STORIES
BUILDING #35	10,105 S.F.	3 STORIES
BUILDING #36	10,105 S.F.	3 STORIES
BUILDING #37	12,334 S.F.	3 STORIES
BUILDING #38	4,884 S.F.	3 STORIES
BUILDING #39	10,105 S.F.	3 STORIES
BUILDING #40	10,105 S.F.	3 STORIES
TOTAL (PHASE 2)	488,828 S.F.	3.06 STORIES (AVG.)

- BUILDING MATERIALS**
- PROPOSED MATERIALS USED ON EXTERIOR ELEVATIONS
 - BRICK VENEER
 - SMOOTH FACED BLOCK
 - CEMENTITIOUS SIDING
 - CEMENTITIOUS PANELS
- ELEVATIONS FACING THE STREET-SPACE WILL FOLLOW THE MEYER CROSSING CODE STANDARDS FOR BUILDING WALLS MATERIALS PERCENTAGES.



01 SITE PLAN - OVERALL
SCALE: 1/8"

SITE DATA

LAND USE DISTRICT	COMMERCIAL	MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS
CURRENT ZONING BLOCK D & E:	30% / 140,087.33 S.F. / 3.22 AC	31% / 144,206.99 S.F. / 3.31 AC
PROPOSED ZONING:	18% / 150,195.29 S.F. / 3.45 AC	39% / 184,972.42 S.F. / 4.24 AC
OPEN SPACES:	69% / 539,780.83 S.F. / 12.39 AC	41% / 131,520.35 S.F. / 3.02 AC
SITE AREA:	849,972.42 S.F. / 19.51 AC	469,266.99 S.F. / 10.77 AC
STREET FACADE - SEE SPECIAL EXCEPTION		
SIDE SETBACK = 0 FT		

PHASE 3 - BLOCK D

LAND USE DISTRICT	COMMERCIAL	MID-DENSITY RESIDENTIAL WITH SPECIAL EXCEPTIONS
CURRENT ZONING BLOCK D & E:	30% / 140,087.33 S.F. / 3.22 AC	31% / 144,206.99 S.F. / 3.31 AC
PROPOSED ZONING:	18% / 150,195.29 S.F. / 3.45 AC	39% / 184,972.42 S.F. / 4.24 AC
OPEN SPACES:	69% / 539,780.83 S.F. / 12.39 AC	41% / 131,520.35 S.F. / 3.02 AC
SITE AREA:	849,972.42 S.F. / 19.51 AC	469,266.99 S.F. / 10.77 AC
STREET FACADE - SEE SPECIAL EXCEPTION		
SIDE SETBACK = 0 FT		

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	6	0	0	6 UNITS
BUILDING #13	6	0	0	6 UNITS
BUILDING #14	242	57	0	299 UNITS
TOTAL (PHASE 4)	242	57	0	299 UNITS

PHASE 5 - BLOCK D - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	3 BEDRM	NO. OF UNITS
BUILDING #15	0	6	0	6 UNITS
BUILDING #16	0	7	0	7 UNITS
BUILDING #17	0	7	0	7 UNITS
BUILDING #18	0	6	0	6 UNITS
BUILDING #19	0	7	0	7 UNITS
BUILDING #20	0	6	0	6 UNITS
BUILDING #21	0	6	0	6 UNITS
BUILDING #22	0	6	0	6 UNITS
BUILDING #23	0	6	0	6 UNITS
BUILDING #24	0	6	0	6 UNITS
BUILDING #25	0	6	0	6 UNITS
BUILDING #26	0	6	0	6 UNITS
BUILDING #27	0	6	0	6 UNITS
BUILDING #28	0	6	0	6 UNITS
BUILDING #29	0	6	0	6 UNITS
BUILDING #30	0	6	0	6 UNITS
BUILDING #31	0	6	0	6 UNITS
BUILDING #32	0	6	0	6 UNITS
BUILDING #33	0	6	0	6 UNITS
BUILDING #34	0	6	0	6 UNITS
BUILDING #35	0	6	0	6 UNITS
BUILDING #36	0	6	0	6 UNITS
BUILDING #37	0	6	0	6 UNITS
BUILDING #38	0	6	0	6 UNITS
BUILDING #39	0	6	0	6 UNITS
BUILDING #40	0	6	0	6 UNITS
TOTAL (PHASE 5)	0	66	0	66 UNITS

PHASE 6 - BLOCK E - UNIT COUNT

BUILDING NO.	1 BEDRM	2 BEDRM	3 BEDRM	NO. OF UNITS
BUILDING #24	208	0	0	208 UNITS
BUILDING #25	0	0	4	4 UNITS
BUILDING #26	0	0	4	4 UNITS
BUILDING #27	0	0	4	4 UNITS
BUILDING #28	0	0	6	6 UNITS
BUILDING #29	0	0	6	6 UNITS
BUILDING #30	0	0	6	6 UNITS
BUILDING #31	0	0	6	6 UNITS
BUILDING #32	0	0	4	4 UNITS
BUILDING #33	0	0	6	6 UNITS
BUILDING #34	0	0	6	6 UNITS
BUILDING #35	0	0	6	6 UNITS
BUILDING #36	0	0	6	6 UNITS
BUILDING #37	0	0	7	7 UNITS
BUILDING #38	0	0	3	3 UNITS
BUILDING #39	0	0	6	6 UNITS
BUILDING #40	0	0	6	6 UNITS
TOTAL (PHASE 6)	208	0	66	274 UNITS

PHASE 3 - BLOCK D - RESIDENTIAL PARKING

TYPE	SPACES
PARALLEL SPACES	114 SPACES
SURFACE SPACES	24 SPACES
TOTAL SPACES PROVIDED	138 SPACES
REQUIRED SPACES	138 SPACES
EXCESS SPACES	0 SPACES

PHASE 4 - BLOCK D - RESIDENTIAL PARKING

TYPE	SPACES
PARALLEL SPACES	114 SPACES
SURFACE SPACES	24 SPACES
TOTAL SPACES PROVIDED	138 SPACES
REQUIRED SPACES	138 SPACES
EXCESS SPACES	0 SPACES

PHASE 5 - BLOCK D - RESIDENTIAL PARKING

TYPE	SPACES
PARALLEL SPACES	114 SPACES
SURFACE SPACES	24 SPACES
TOTAL SPACES PROVIDED	138 SPACES
REQUIRED SPACES	138 SPACES
EXCESS SPACES	0 SPACES

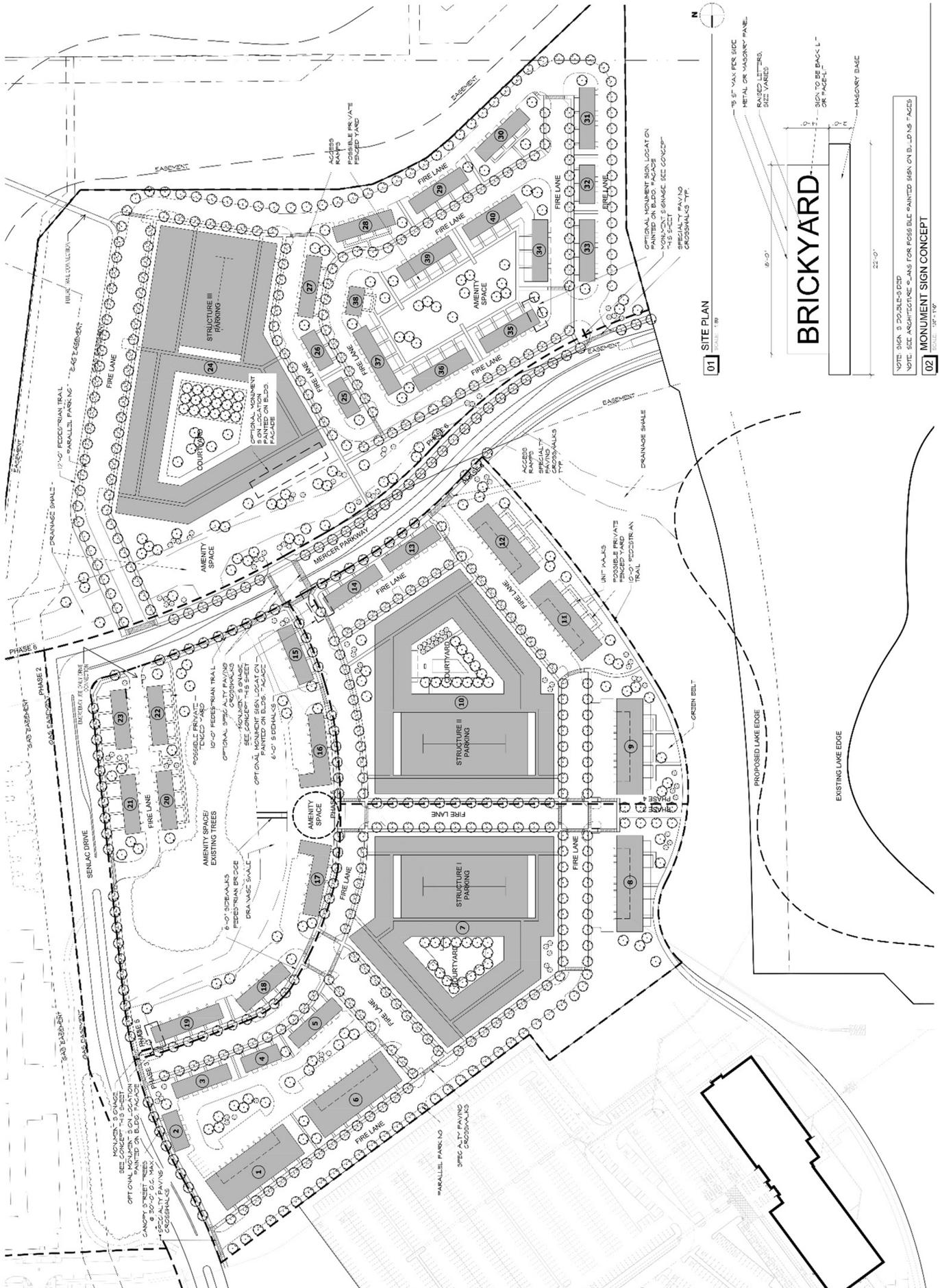
PHASE 6 - BLOCK E - RESIDENTIAL PARKING

TYPE	SPACES
PARALLEL SPACES	114 SPACES
SURFACE SPACES	24 SPACES
TOTAL SPACES PROVIDED	138 SPACES
REQUIRED SPACES	138 SPACES
EXCESS SPACES	0 SPACES

ZONING SUMMARY - PARKING

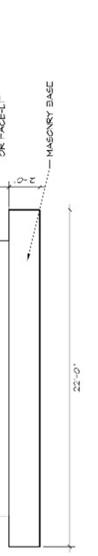
PHASE	BLDG AREA	RESIDENTIAL PARKING
PHASE 3 (BLOCK D)	1,100,822.15 S.F. / 25.26 AC	138 SPACES
PHASE 4 (BLOCK D)	849,972.42 S.F. / 19.51 AC	138 SPACES
PHASE 5 (BLOCK D)	1,950,354.57 S.F. / 44.78 AC	138 SPACES
PHASE 6 (BLOCK E)	150,996.30 S.F. / 3.47 AC	138 SPACES
TOTAL	3,851,103.44 S.F. / 88.02 AC	552 SPACES

Conceptual Landscape Plan



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

BRICKYARD



NOTE: SIGN IS DOUBLE-SIDED
NOTE: SEE ARCHITECTURE PLANS FOR POSSIBLE PAINTED SIGN ON BUILDING FACES

Colorized Landscape Plan



Conceptual Renderings





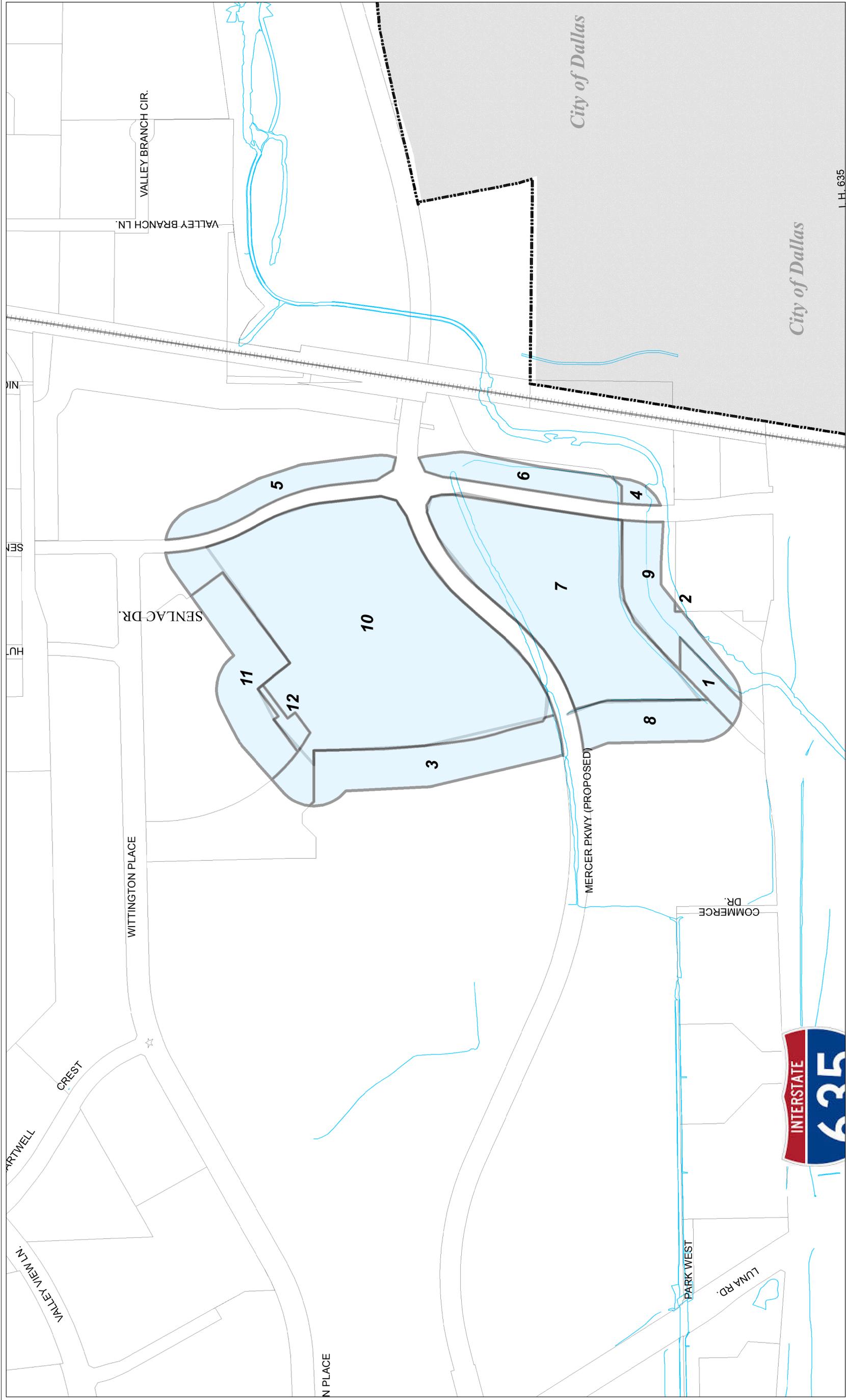
Site Photographs



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