



City of Farmers Branch

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

Meeting Agenda - Final

City Council

Tuesday, December 6, 2016

6:00 PM

Study Session

Special Called Meeting

A. CALL TO ORDER

B. REGULAR AGENDA ITEMS

- B.1 16-309 Receive an overview of the proposed development Tax Increment Reinvestment Zone No. 3.**

The City Council may convene into executive session at anytime during the Study Session or Regular Session pursuant to Texas Government Code Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney on any regular or study session agenda item.

C. EXECUTIVE SESSION

- C.1 16-312 Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding:**
- *Economic Development Incentives for development of projects proposed to be located in City of Farmers Branch Tax Increment Reinvestment Zone No. 3*

D. RECONVENE INTO REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED SESSION

E. 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 at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Posted by: _____
City Secretary

Date posted: _____



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Staff Report

File Number: 16-309

Agenda Date: 12/6/2016

Version: 1

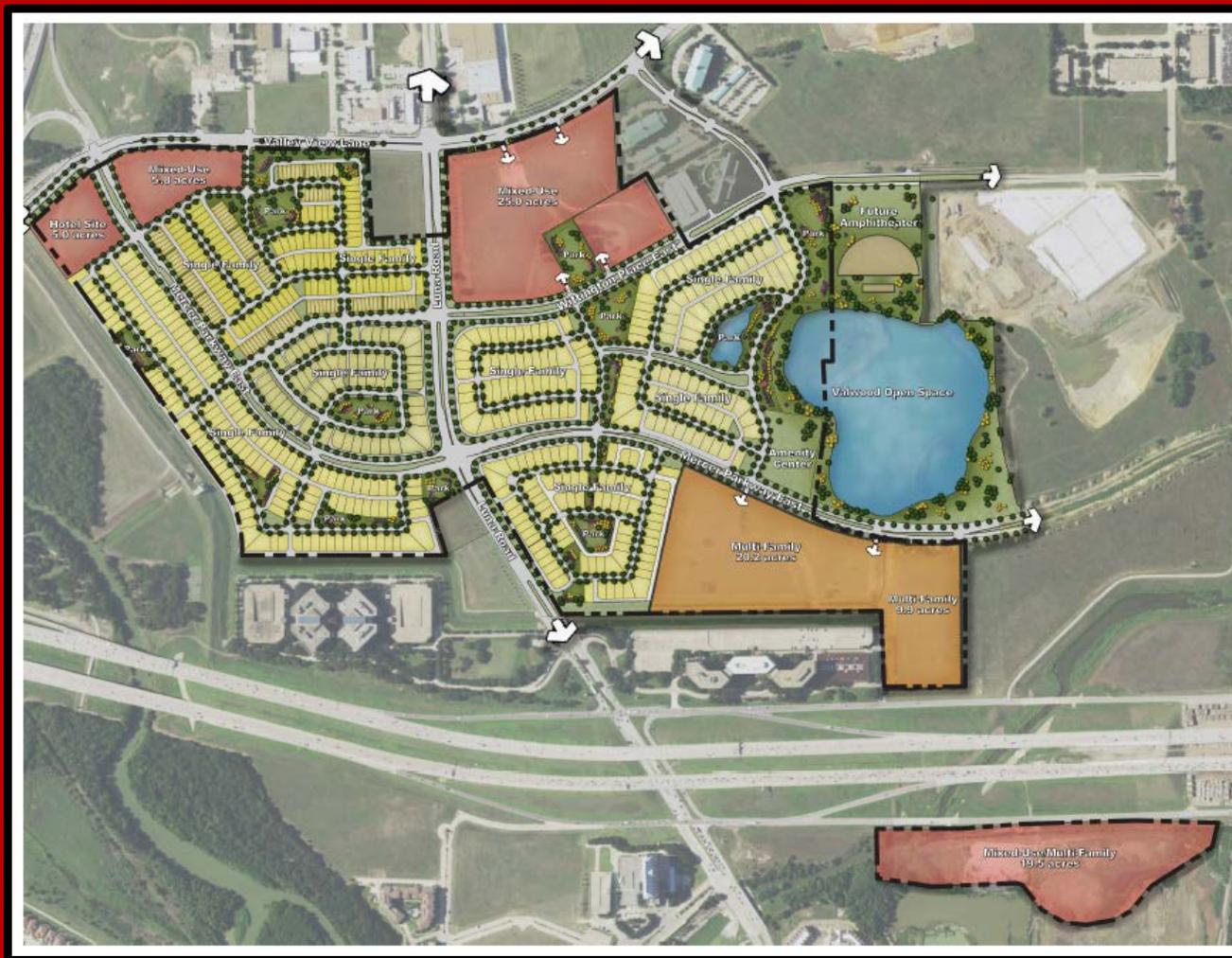
Status: Draft

In Control: City Council

File Type: Report

Agenda Number: B.1

**Receive an overview of the proposed development Tax Increment Reinvestment
Zone No. 3.**



MERCER CROSSING UPDATE

Workshop Meeting: 2016-12-06

- **Design Guidelines & Pattern Book**
- **Detailed Site Plan Submittal for Ashington and Brighton**
- **Overall Development Plan Update**

Key Progress since March 15th, 2015

- Design Guidelines & Pattern Book
- Builder Contracts
- Residential Detailed Site Plans
- Commercial Detailed Site Plans
 - Whittington Office
 - Valley View / Luna Commercial
 - Mercer South
(Hotel/MF/Restaurant Row)
- Site Infrastructure:
 - Mercer Parkway Road Plans
 - Lift Station Upgrade
 - Signalization along Luna
 - Individual Community Public Infrastructure
- Development Finance and PPP:
 - TIF/TIRZ Creation
 - PID Formation

Residential Detailed Site Plans



Design Guidelines & Pattern Book



Design Guidelines & Pattern Book

- The Product of over 6 months of collaborative effort between the City’s Planning Department, the Developer and G&A Consultants
- 103-page detailed book outlining the architectural, signage and development standards that will expertly guide the development of Mercer Crossing and deliver on the commitments made to the City and Residents during the zoning process
- Key feature is an overall unifying theme branded as ‘Texas Tudor’
- Texas Tudor creates the common visual elements to be included in all areas of the Master-Planned Community to create a cohesive built environment without restricting creativity and individual Builder and Developer expression

Vol 1: Design Guidelines TOC

SECTION 1: INTRODUCTION	SECTION 6: SITE AMENITIES
1.1 THEME AND CHARACTER.....6	6.1 LIGHTING.....46
1.2 PURPOSE OF DESIGN GUIDELINES.....7	6.2 SEATING.....47
1.3 ARCHITECTURAL REVIEW COMMITTEES.....8	6.3 BOLLARDS AND PLANTERS.....48
SECTION 2: LAND USE	6.4 TRASH RECEPTACLE.....49
2.1 DEVELOPMENT DISTRICTS.....10	6.5 BIKE RACKS AND PET WASTE.....50
2.2 SUBAREAS.....11	6.6 SHADE STRUCTURES.....51
2.3 LAND USE PLAN.....12	6.7 AMENITY CENTER.....52
SECTION 3: STREETScape	SECTION 7: URBAN COMMERCE DISTRICT
3.1 STREET CLASSIFICATION.....14	7.1 INTRODUCTION.....54
3.2 CROSS SECTIONS.....15	7.2 ARCHITECTURAL STANDARDS.....55
3.3 ENHANCED PAVEMENT AND CROSSWALKS.....19	FACADES.....55
SECTION 4: SIGNAGE	MATERIALS.....56
4.1 GROUND SIGN LOCATIONS.....21	WINDOWS.....57
4.2 GROUND SIGNS.....21	ENTRANCES, AWNINGS, AND CANOPIES.....58
LARGE COMMUNITY MONUMENTATION.....22	ROOFS.....59
SMALL COMMUNITY MONUMENTATION.....23	MULTI-FAMILY.....60
NEIGHBORHOOD ENTRANCES.....24	7.3 SITE DEVELOPMENT STANDARDS.....61
COMMERCIAL TOWER SIGNS.....27	CONCEPTUAL LAYOUT.....62
COMMERCIAL GROUND SIGNS.....28	PARKING.....62
WAYFINDING.....29	LANDSCAPING.....63
4.3 COMMERCIAL BUILDING SIGNS.....30	FENCING AND RETAINING WALLS.....64
SIGNITY POLICY.....30	FENCING PLAN.....65
DIRECTORY SIGNS.....31	
AWNING SIGNS.....32	
HANGING AND WINDOW SIGNS.....33	
BLADE SIGNS.....34	
BANNER SIGNS.....35	
SECTION 5: OPEN SPACE, PARKS & TRAILS	
5.1 HISTORICAL INSPIRATION.....38	
5.1 PLAN.....39	
5.2 PARKS, RECREATIONAL FACILITIES & OPEN SPACE.....40	
PARKS.....40	
LINEAR PARKS.....41	
VALWOOD OPEN SPACE.....42	
RECREATIONAL TRAILS.....43	
MULTI-FAMILY OPEN SPACE.....44	



TABLE OF CONTENTS

Vol 2: Pattern Book

SECTION 1: INTRODUCTION
1.1 NEIGHBORHOODS.....69
1.2 NEIGHBORHOOD LOGOS.....70
SECTION 2: LOT PATTERNS
2.1 LOT DESIGN STANDARDS.....72
2.2 LOT LANDSCAPE.....79
SECTION 3: ARCHITECTURAL STANDARDS
3.1 ARCHITECTURAL STANDARD MATRIX.....83
3.1 NEIGHBORHOOD DIVERSITY.....84
3.2 FACADE & MATERIALS.....85
3.3 WINDOWS.....86
3.4 DOORS & ENTRANCES.....88
3.5 ROOF ELEMENTS.....89
3.6 CHIMNEYS.....90
3.7 GARAGES.....91
3.8 MAILBOXES & ADDRESSING.....92
3.9 CONCEPTUAL ELEVATIONS.....93
SECTION 5: APPENDIX
5.1 PLANT PALETTE.....98
5.2 SHINGLE PALETTE.....107
5.3 BRICK PALETTE.....108
5.4 STONE PALETTE.....109
5.5 SHEET METAL PALETTE.....110
5.6 EXTERIOR PAINT PALETTE.....111

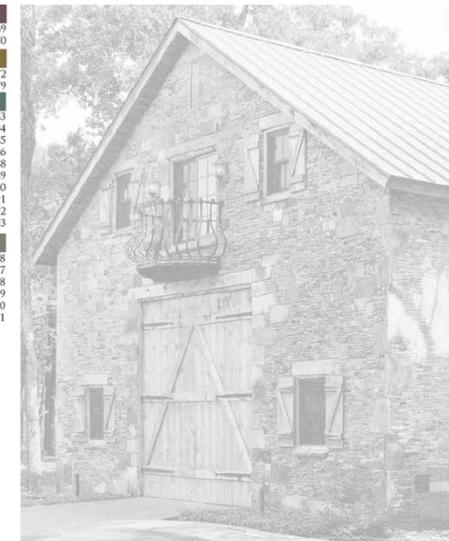
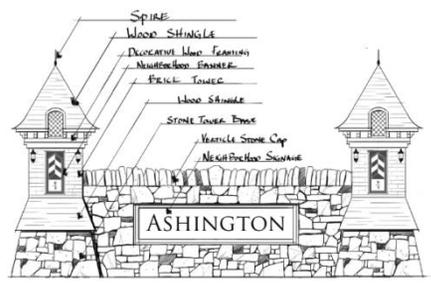
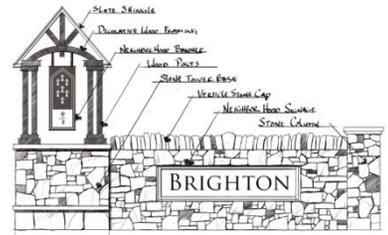


TABLE OF CONTENTS



Vol 1: All-encompassing Residential and Commercial Standards



Details such as the Street and Site Amenities



This is a great example of an approved ADA crosswalk using stamped and stained concrete.



The combination of sloped corner curbs and bollards may be incorporated with crosswalks within the commercial areas.

Enhanced pavement must be used at major intersections within the Mercer Crossing development. Decorative brick or stone elements shall be used to create a visual distinction between vehicular and pedestrian traffic. This creates a human scale that gives a sense of security when crossing a busy street, and notifies motorists to reduce their speed. All materials must follow ADA requirements and provide safe passage for all pedestrian traffic.

The use of bollards and other pedestrian-friendly enhancements may also be used at intersections and in the commercial areas. All bollards will adhere to the materials chosen in the site amenities section.



The above brick patterned crosswalk is what is in current use. All crosswalks within the Mercer Development must match this paving pattern and color.



This ideal enhanced crosswalk gives the street a human scale and provides a sophisticated urban feel.



3.3 ENHANCED PAVEMENT & CROSSWALKS

Amenity Center for the Single-Family Residential

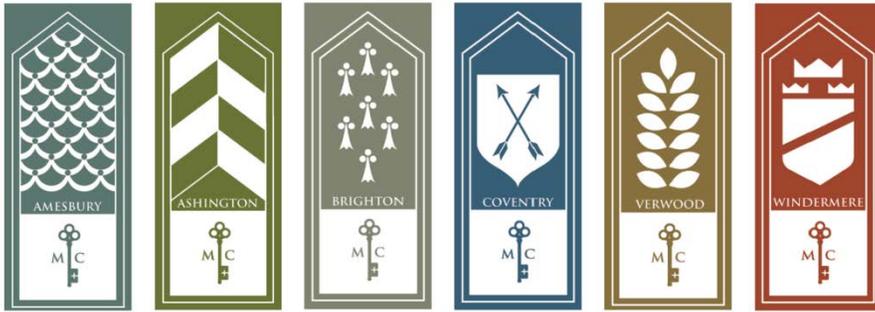


6.7 AMENITY CENTER

Open Space, Trails and Parks



Pattern Book Neighborhood Logos:



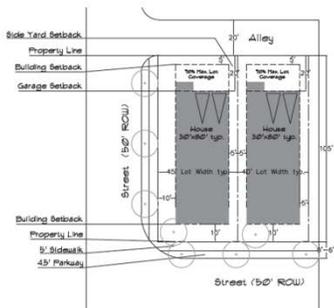
Pattern Book governs the homes:

- Common Architectural theme and elements across the Communities
- Promotes Diversity within each of the Communities
- Specifies details such as:
 - Façade design and Materials
 - Windows
 - Doors & Entrances
 - Roof Elements
 - Chimneys
 - Garages
 - Mailboxes & Addressing
- Material Selection Palettes detailed:
 - Plants
 - Shingles
 - Brick
 - Stone Sheet Metal
 - Exterior Paint Colors



1.2 NEIGHBORHOOD LOGOS

Lot Design Standards Specified:



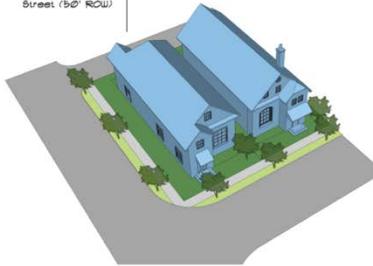
Type 3 - Single Family Residential

SFD-40 - Single Family Detached, 40' Width

Located in the same neighborhood as the attached townhomes, the 40' wide detached lots continue the transition from urban commerce to lower-density residential. Lots may feature a 5' side yard setback on either side, or a 5/9.5' side yard setback for a zero-lot-line configuration.

SFD-40 Regulations: Architectural Elements:

- Min. Lot Area: 4,200 SF
- Min. Lot Width: 40'
- Min. Lot Depth: 105'
- Max. Height: 35'
- Max. Stories: 2.5
- Min. Front Yard Setback: 10' Rear-Load/ 10' J-Swing/25' Front-Load
- Min. Rear Yard Setback: 5' Rear-Load
- Min. Interior Side Yard Setback: 5' or 5/9.5' for zero-lot line houses
- Garage Orientation: Rear
- Min. Square Footage: 1,800 SF
- Max. Lot Coverage: 70%



2.1 LOT DESIGN STANDARDS
40' REAR LOADING



Single Family Home Conceptual Elevations as included in the Pattern Book:



There are very few front entry lots in Mercer Crossing, but this is a prime example to be used. The brick details, half timbering inlay reinforce the Texas Tudor style.



This is another great front entry elevation. The intricate detail on the chimney and the use of native materials are the very definition of Texas Tudor.



The multiple Texas Tudor elements include: eyebrow windows, cedar shutters, herringbone brick details, and native building materials.



The above townhome elevation includes Standing seam accents, multi-paned windows, half timbering, and an acceptable color palette.



4.0 CONCEPTUAL ELEVATIONS

Single Family Home Conceptual Elevations as included in the Pattern Book:



The brick detailing and standing seam accents make this a great rear entry example.



The above image sets an ideal standard for the Texas Tudor Design theme. The chimney detail, brick patterns, and color palette are all strong architectural elements.



The image above is an excellent variation of the top left elevation. By varying colors of materials the same look can easily be accomplished.



In this image the half timbering and multi-paned windows are the highlighted Texas Tudor elements to replicate.



4.0 CONCEPTUAL ELEVATIONS

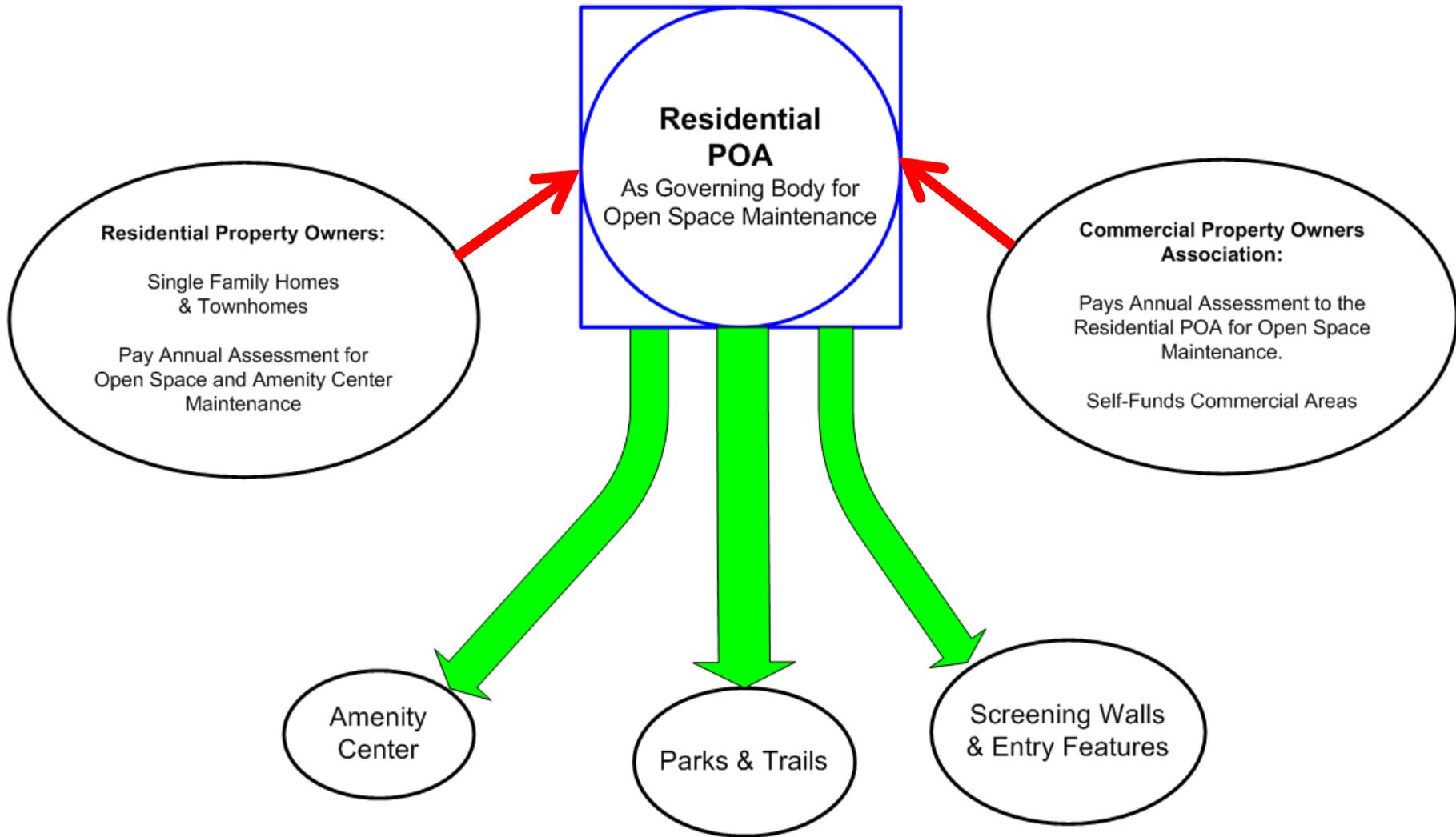
Residential and Multi-Family Builders under contract in Mercer Crossing:



LUXURY
LIVING



Relationship between Residential and Commercial POA



Residential Communities:

- Submitted this evening for your consideration:
 - Ashington
 - Brighton
- Upcoming Submittals:
 - Amesbury
 - Coventry
 - Windmere
 - Verwood (which includes a Zoning Modification for the former School Site)

Commercial, Office and Mixed-Use

- **Valley View / Luna Commercial Corner**
 - Retail
 - Grocer
- **Whittington Office**
 - Completes the Hickory Centre Development
 - 102,000 sqft, 4-story building
- **Mercer South:**
 - Hotel
 - 500-units Multi-Family
 - Restaurant Row with Boardwalk

Residential Communities:



Valley View / Luna Commercial Corner



Detailed Site Plan Submittal being prepared by G&A Consultants.

Site Plan includes:

- ~25,000 sqft of Commercial, Bank and Restaurant Pad Sites
- ~35,000 sqft of future Grocer and Inline Retail
- *Adjacent Senior Living Site is under Contract to Beazer*
- *They are preparing their own DSP*

North-East Corner of Whittington and Chartwell Crest

- 4 stories with 102,000 gross sqft
- Identical to One Hickory Centre



105,000 SF. OFFICE BUILDING.
350 PARKING SPACES

SITE PLAN LEGEND	
	ACCESSIBLE PARKING SPACE
	KNEE STOP
	SIGN
	EXISTING TURNING FLOOR DIVISION
	PROPOSED TURNING FLOOR DIVISION
	OPEN AREA
	ACCESSIBLE ROUTE

- GENERAL NOTES**
- EXISTING TYPICALS FEELINGS, INCLUDING CONTIGUOUS, ARE TO BE MAINTAINED. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF FARMERS BRANCH, AND BY THE STANDARD SPECIFICATIONS BY MILLER SURVEYING, INC.
 - ALL PROPOSED WALLS AND BENCHMARS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND NOT BEYOND THESE LIMITS ON THE SET PLAN.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINE
- LOT NETWORK
- WATER MAIN
- SEWERY MAIN (48")
- STORM SEWER LINE
- MASONRY WALL
- TRAIL
- BARRIER FREE RAMP
- ORNAMENTAL IRON FENCE

BENCHMARKS

BM #1
Cross on the southwest corner of an inlet on the southern right-of-way line of Whittington Place, 450' westerly from the center of Chartwell Drive.
E: 7018923.309 N: 2452404.616 EL: 432.43

BM #2
Cross on the southwest corner of an inlet on the westerly right-of-way line of Lane Road, 310' westerly from the center of Mercer Parkway.
E: 7018165.710 N: 2452163.369 EL: 431.31

ION DESIGN GROUP

3078 Twin Hills Ave
Suite 300
Dallas, Texas 75231
Phone: 214.370.8701
214.370.3470 Fax

**MERCER CROSSING
OFFICE ADDITION**

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

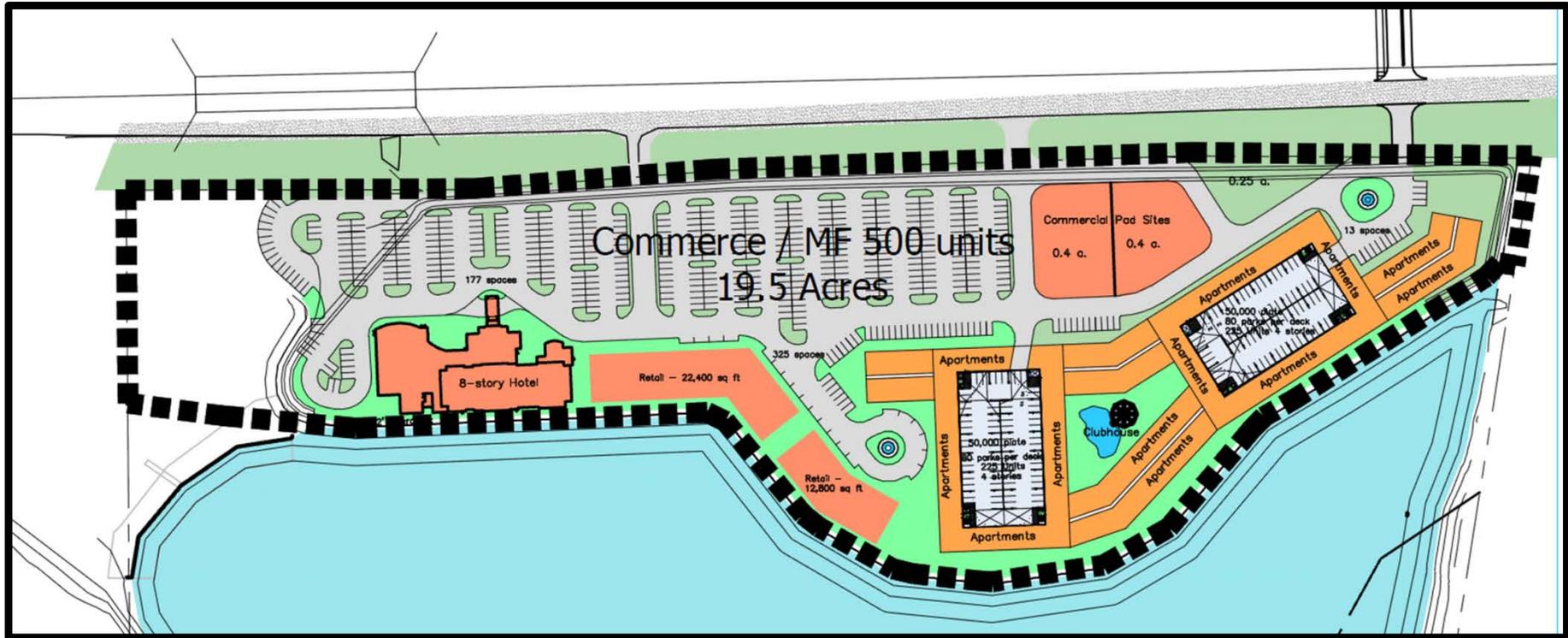
C1.01 SITE PLAN

DATE: 11.10.2016
TIME: 11:00 AM
SCALE: 1" = 40'

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11.10.2016
TIME: 11:00 AM
SCALE: 1" = 40'

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Mercer South Site Plan

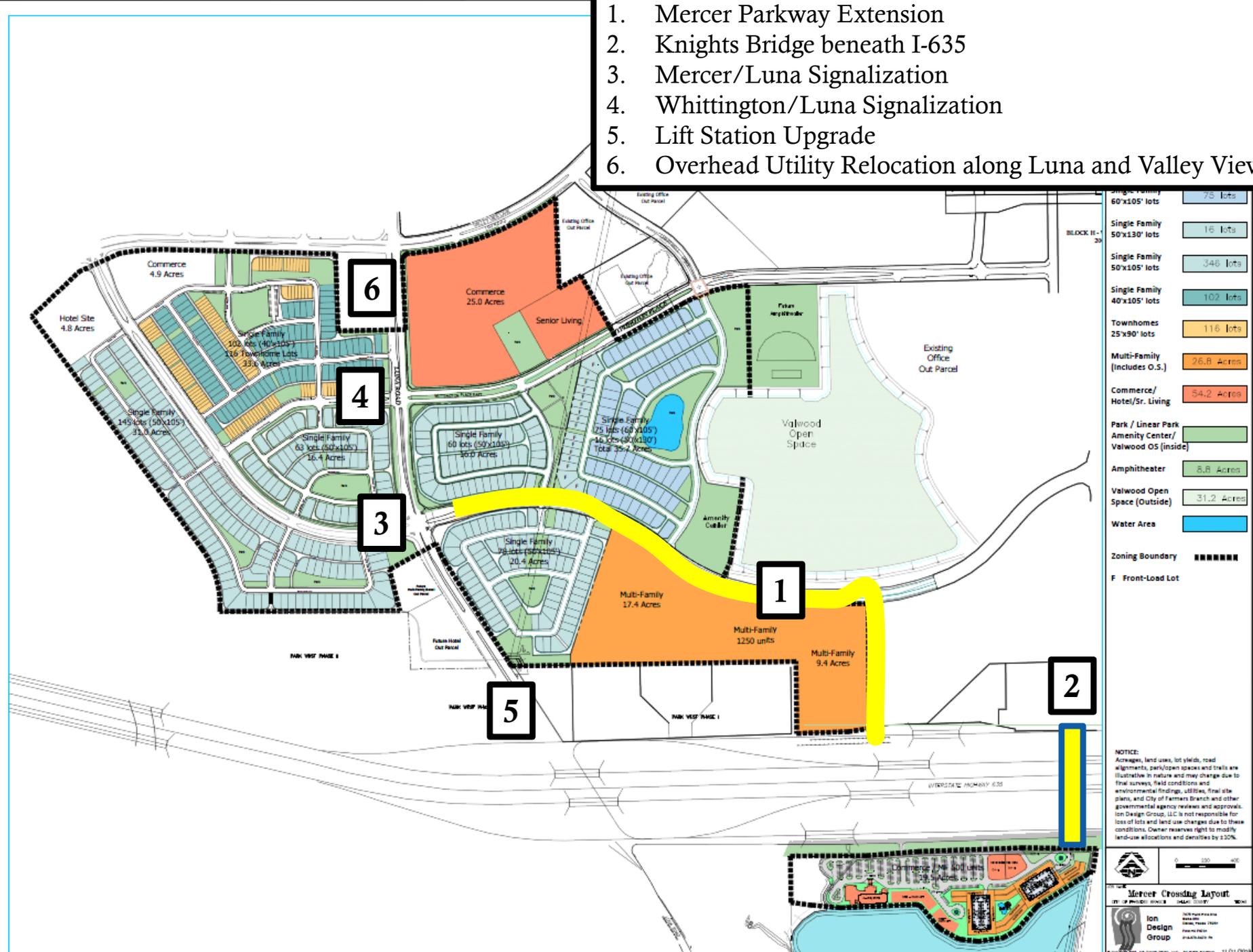


Mercer South:

- ~120 Room Hotel
- ~29,000 sqft of Restaurants on the Boardwalk
- Retail/Bank Pad Sites along Frontage Road
- 500 units of Urban Lofts with Structured Parking

Major Site Infrastructure Status:

1. Mercer Parkway Extension
2. Knights Bridge beneath I-635
3. Mercer/Luna Signalization
4. Whittington/Luna Signalization
5. Lift Station Upgrade
6. Overhead Utility Relocation along Luna and Valley View



Single Family 60'x105' lots	75 Lots
Single Family 50'x130' lots	16 Lots
Single Family 50'x105' lots	346 Lots
Single Family 40'x105' lots	102 Lots
Townhomes 25'x90' lots	116 Lots
Multi-Family (Includes O.S.)	26.8 Acres
Commerce/Hotel/Sr. Living	54.2 Acres
Park / Linear Park Amenity Center/Valwood OS (inside)	
Amphitheater	5.8 Acres
Valwood Open Space (Outside)	31.2 Acres
Water Area	

Zoning Boundary ■■■■■■
 F Front-Load Lot

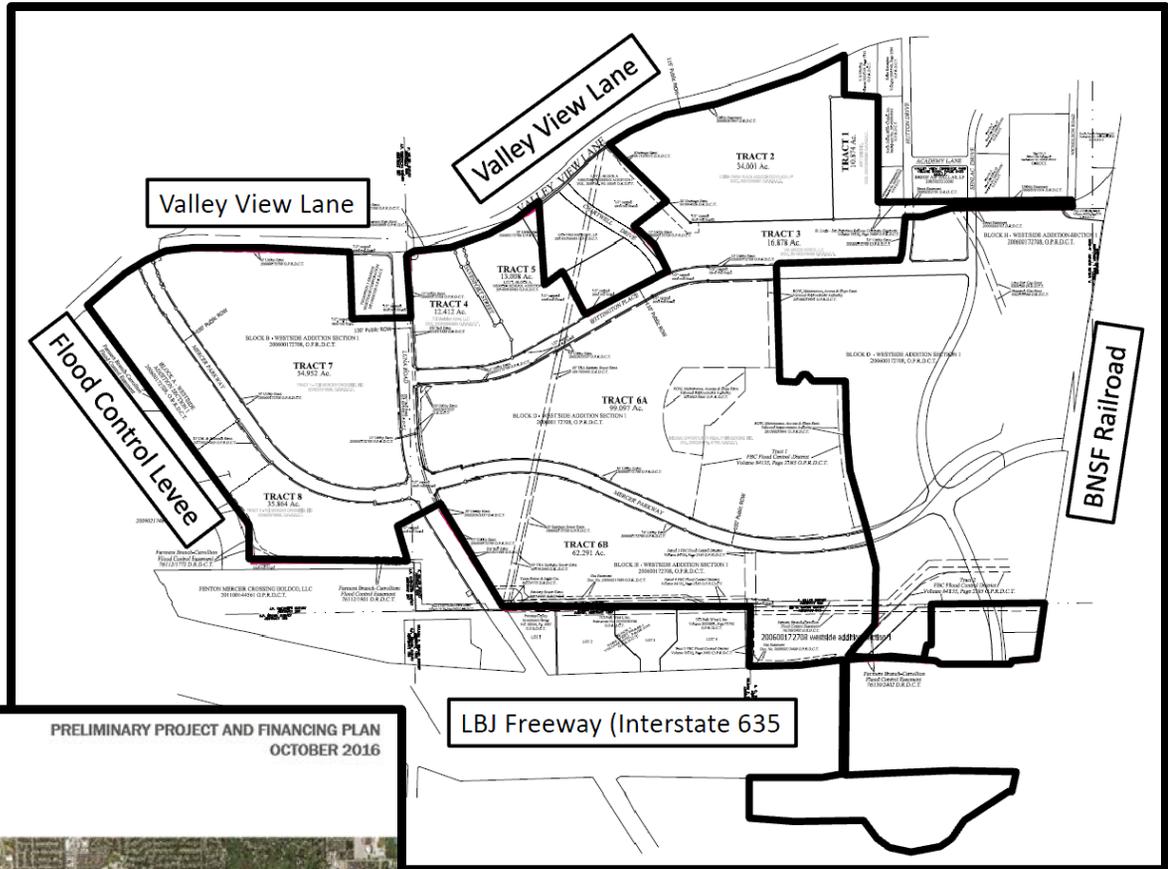
NOTICE:
 Acreages, lot uses, lot yields, road alignments, park/open spaces and trails are illustrative in nature and may change due to final surveys, field conditions and environmental findings, utilities, final site plans, and City of Farmers Branch and other governmental agency reviews and approvals. Ion Design Group, LLC is not responsible for loss of lots and land use changes due to these conditions. Owner reserves right to modify land-use allocations and densities by ±10%.

Mercer Crossing Layout
 CITY OF FARMERS BRANCH (SCALE: 1"=100')

Ion Design Group
 10000 W. Loop West, Suite 100, Dallas, TX 75243
 Phone: (972) 412-1111
 Fax: (972) 412-1112
 Website: www.iondesigngroup.com

11/11/2019

Mercer Crossing TIRZ Creation



Tax Increment Reinvestment Zone #3
City of Farmers Branch, Texas





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