



## RESOLUTION NO. 2025-256

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN AND LANDSCAPE PLAN INCLUDING A VARIANCE TO ALLOW FENCING WITHIN THE FRONT YARD FOR LOT 1, BLOCK A OF THE SIGNATURE STONE ADDITION, COMMONLY KNOWN AS 13710 HUTTON DRIVE, LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 22 (PD-22); AND PROVIDING AN EFFECTIVE DATE. (CASE NO. 25-SP-07)

**WHEREAS**, an application has been made for approval of detailed site plan for Lot 1, Block A of the Signature Stone Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 98092, Page 6923 of the Deed of Records, Dallas County, Texas (commonly known as 13710 Hutton Drive) ("the Property"), which is located in Planned Development No. 22 (PD-22); and

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and landscape plan, including the requested variance to allow fencing within the front yard, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested site plan for the Property should be approved;

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

**SECTION 1.** The Property shall be developed substantially in accordance with the following exhibit, which is attached hereto and incorporated herein by reference:

A. Detailed Site Plan as shown in Exhibit "A;"

**SECTION 2.** The Property may be developed in accordance with the following variance:

A. Notwithstanding Section VII. Screening of the PD-22 Ordinance No. 2512, fencing shall be permitted within the required front yard.

**SECTION 3.** This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 17<sup>th</sup> DAY OF FEBRUARY 2026.**

ATTEST:

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Erin Flores, TRMC, City Secretary

APPROVED:

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Terry Lynne, Mayor

APPROVED AS TO FORM:

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David Berman, City Attorney

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**Exhibit "A" – "Detailed Site Plan"**

- Nellie R Stevens Holly (lex "Nellie R. Stevens")

