



CITY OF
FARMERS BRANCH
TEXAS

24-SP-07: 1501 & 1505 LBJ Freeway

PLANNING & ZONING COMMISSION | NOVEMBER 11, 2024



Subject Property



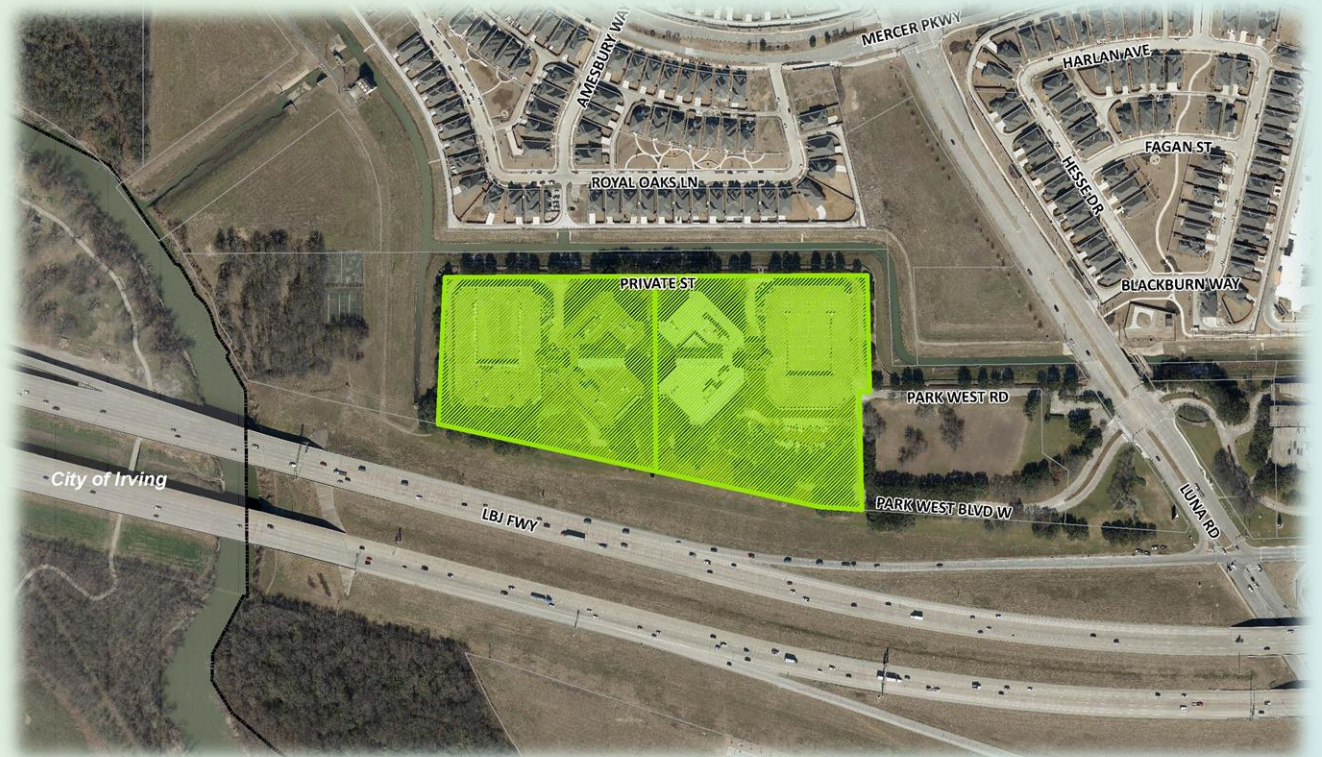
1501 & 1505 LBJ Freeway



Zoned Planned Development No. 78 (PD-78).



Detailed Site Plan with special exception for signage.



Proposed Signage

Current:

- PD-78 permits 2 signs per site.
- 2 existing wall signs (eastern building).
- Special Exception required for additional signage.

Proposed:

- 4 new wall signs (for a total of 6 signs).
- Maximum sign area: 300 square feet.
- Maximum 3 signs per building.



1501 LBJ Freeway



Existing



Proposed

1505 LBJ Freeway



Existing



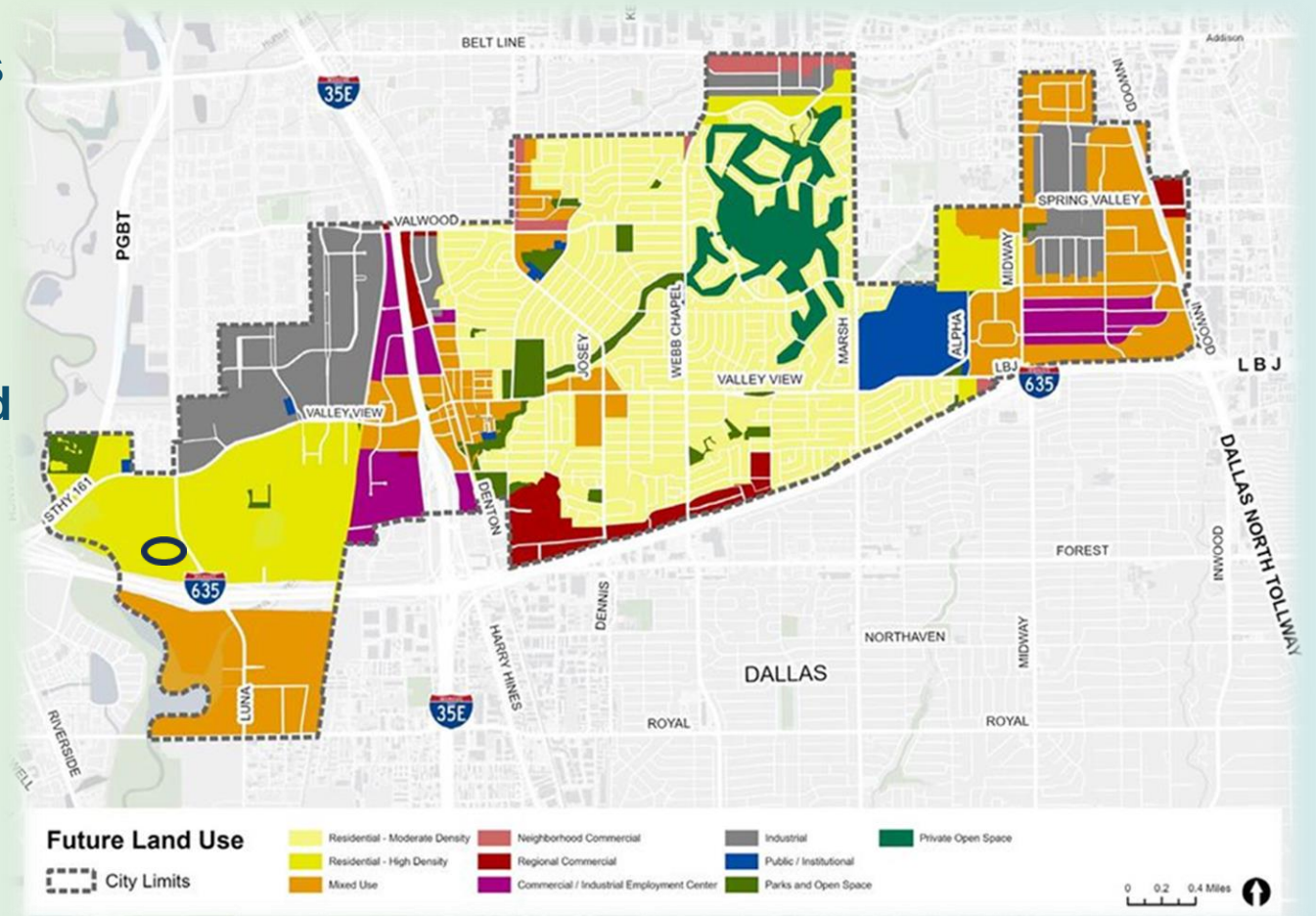
Proposed

Farmers Branch 2045 Plan

- High Density Residential District (applies to all of Mercer Crossing)
- No change to existing office use or site layout.
- Signage is oriented towards highway and away from residential development.

Public Response

- On October 31, 2024, 29 notification letters sent to surrounding property owners.
- No correspondence received by staff.



Questions?

