



## RESOLUTION NO. 2024-233

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING AN EXCEPTION TO THE DETAILED SITE PLAN FOR SIGNAGE FOR LOTS 3 AND 4, BLOCK 1, PARK WEST PHASE TWO ADDITION, COMMONLY KNOWN AS 1501 AND 1505 LBJ FREEWAY, LOCATED IN PLANNED DEVELOPMENT NO. 78 (PD-78); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for an exception to the detailed site plan related to signage for Lot 4, Block 1, Park West Phase Two Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 85186, Page 3424, Deed Records Dallas County, Texas (commonly known as 1501 LBJ Freeway) and Lot 3, Block 1, Park West Phase Two Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 89157, Page 43, Deed Records Dallas County, Texas (commonly known as 1507 LBJ Freeway) (collectively “the Property”), which is located in Planned Development No. 78 (PD-78); and

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that an exception to the detailed site plan should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested amended detailed 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.** Except as provided in Section 2 of this Resolution, the Property shall be developed in accordance with the regulations applicable to the Property as set forth in Ordinance No. 2423 (“the PD-78 Ordinance”) as well as the Signage Plan attached hereto as Exhibit “A” and incorporated herein by reference, which is hereby approved.

**SECTION 2.** In accordance with the PD-78 Ordinance, having considered the request of the applicant and the recommendation of the Planning and Zoning Commission, and having made the required findings, the City Council approves the following special exception with respect to the development of the Property, provided the Property is developed in accordance with Section 1 above:

- A. Notwithstanding Section X of the PD-78 Ordinance, a maximum of three (3) wall signs may be affixed to the top level of each building located on the Property in the general locations shown on the Signage Plan attached hereto as “Exhibit A”; and
- B. Each wall sign shall consist of individual channel lettering or logos and shall comply with maximum dimension requirements established in Section 62-10 of the Code of Ordinances.

**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 10<sup>th</sup> DAY OF DECEMBER 2024.**

ATTEST:

APPROVED:

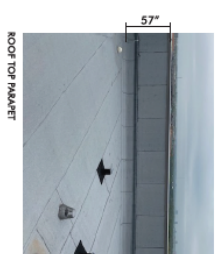
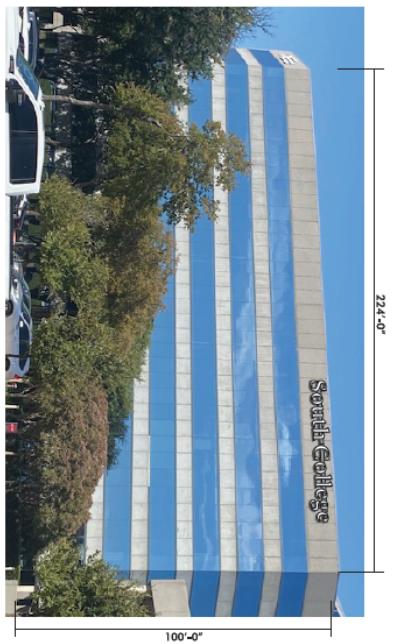
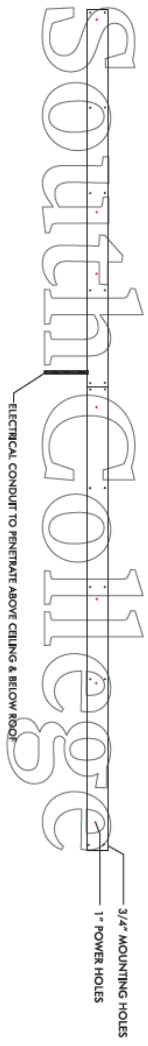
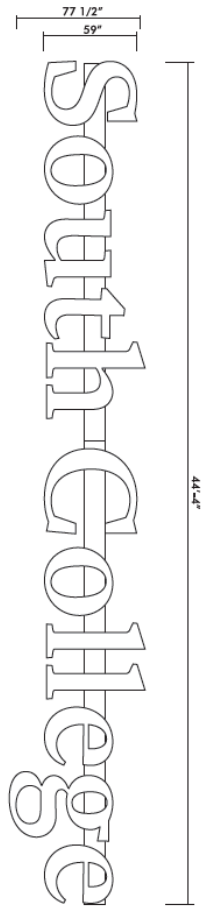
\_\_\_\_\_  
Stacy Henderson, City Secretary

\_\_\_\_\_  
Terry Lynne, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Whitt Wyatt, City Attorney  
[sr 11.07.2024]

Resolution No. 2024-233  
Exhibit "A" – Signage Plan



<b>ATOGRAFAX</b> 1033 Rounding Table Dr. Ft. Worth, TX 76116 214.348.1075 Phone 214.348.0877 Fax www.atografax.com	APPROVED BY:	PROJECT:	NOTES:	DESIGNER:	REVISIONS:	ELECTRICAL:	FILE NAME:	JOB NUMBER:	DATE:
	DATE:	SOUTH COLLEGE FAVENS BRANCH, TX CLIENT: SOUTH COLLEGE		GREG BRADKE SALES/MAINT. STEVE BENSON		VOLTS: AMPS: CIRCUITS:	SOUTH COLLEGE R1		8.15.24
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**Resolution No. 2024-233  
Exhibit "A" – Signage Plan**

**1501 LBJ Freeway – Wall Signage Locations:**



**1505 LBJ Freeway – Wall Signage Locations:**

