



## **RESOLUTION NO. 2025-050**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING AN EXCEPTION TO THE DETAILED SITE PLAN FOR SIGNAGE FOR LOT 1, BLOCK A, 1801 VALLEY VIEW ADDITION, COMMONLY KNOWN AS 1801 VALLEY VIEW LANE, LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for an exception to the detailed site plan related to signage for Lot 1, Block A, 1801 Valley View Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 97161-0167, Page 67355, Map Records, Dallas County, ("the Property") which is located in Planned Development No. 77 (PD-77); 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 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. 3618 ("the PD-77 Ordinance"), Ordinance 3919 ("the SUP Ordinance"), and the Signage Plan attached hereto as Exhibit "A" and incorporated herein by reference, which is hereby approved.

**SECTION 2.** In accordance with the PD-77 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 IX of the PD-77 Ordinance, a maximum of three (3) wall signs may be affixed to the 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 1<sup>st</sup> DAY OF APRIL 2025.**

ATTEST:

APPROVED:

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Stacy Henderson, City Secretary

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Terry Lynne, Mayor

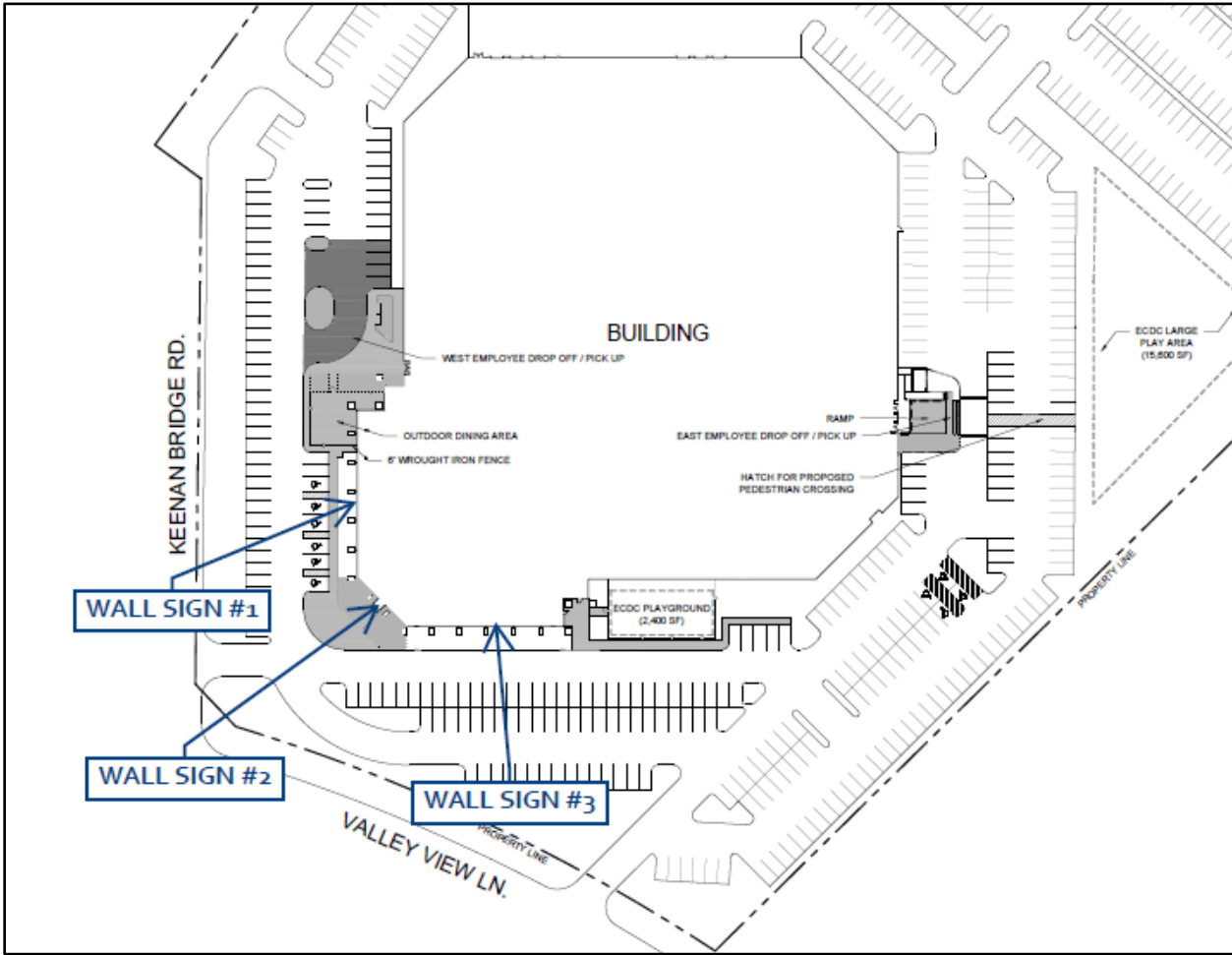
APPROVED AS TO FORM:

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Whitt Wyatt, City Attorney  
[sr 03.06.2025]

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**Exhibit “A” – Signage Plan**

**Proposed Signage Locations:**



**Example Lettering:**

