

47.08  
 31.38  
 90.00  
 168.88 SQ. FT. TOTAL

**A** SIGN ELEVATION

SCALE 1/4" = 1'-0"

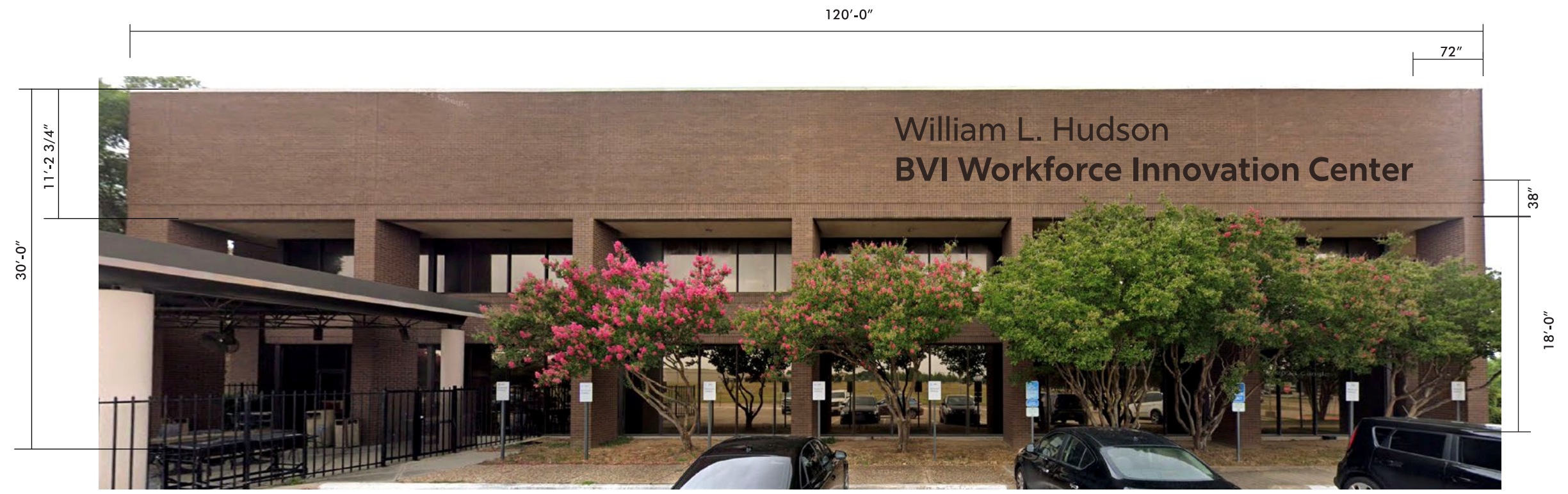
QTY: 1  
 1" DEEP NON-LIT REVERSE CHANNEL LETTERS PAINTED 313 DK. BRONZE. STUD MOUNT FLUSH



**APPROVED**

Approval does not authorize any work in conflict with the Building code, Fire Code or Zoning Ordinance. Approval does not apply to construction in easements or on public right-of-way or adjacent properties. This review is limited to the contents of these plans. Alterations or occupancy uses not disclosed with require a separate review. City approved plans to be kept on site at all times.

SEE BUILDING PERMIT FOR ADDITIONAL REQUIREMENTS  
 [Signature] 04/12/2024



**B** BUILDING ELEVATION

SCALE 3/32" = 1'-0"

<b>ArtOGRAFAX</b> 1233 Round Table Dr. Dallas, Texas 75247 214.349.1075 Phone 214.349.0877 Fax www.artografax.com	<b>APPROVED BY:</b>  <b>DATE:</b>	<b>PROJECT:</b> 1801 VALLEY VIEW FARMERS BRANCH, TX  <b>CLIENT:</b> ENVISION DALLAS	<b>NOTES:</b>	<b>DESIGNER:</b> GREG BRACKE  <b>SALESMAN/PM:</b> STEVE BENSON	<b>REVISIONS:</b>	<b>ELECTRICAL:</b>  <b>VOLTS:</b>  <b>AMPS:</b>  <b>CIRCUITS:</b> WET ___ DRY ___		<b>JOB NUMBER:</b> # _____	<b>FONTS:</b>	<b>FILE NAME:</b> ENVISION DALLAS / BVI WORKFORCE CENTER  <b>DATE:</b> 3.21.24	<b>SIGN TYPE:</b>
	<b>PAGE</b>										<b>1</b>





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 1233 Round Table Dr.  
 Dallas, Texas 75247  
 214.349.1075 Phone  
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 www.artograf.com

**APPROVED BY:**  
  
**DATE:**

**PROJECT:**  
 1809 VALLEY VIEW LN.  
 FARMERS BRANCH, TX.  
  
**CLIENT:**  
 ENVISION US

**NOTES:**

**DESIGNER:**  
 GREG BRACKE  
  
**SALESMAN/PM:**  
 STEVE BENSON

**REVISIONS:**

**ELECTRICAL:**  
  
**VOLTS:**  
  
**AMPS:**  
  
**CIRCUITS:**    WET \_\_\_ DRY \_\_\_



**JOB NUMBER:**  
 # \_\_\_\_\_

**FONTS:**

**FILE NAME:**  
 ENVISION / 1809 VALLEY VIEW

**DATE:**  
 1.7.25

**PAGE**

**SIGN TYPE:**  
  
  
 1





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**VOLTS:**  
  
**AMPS:**  
  
**CIRCUITS:**    WET \_\_\_ DRY \_\_\_



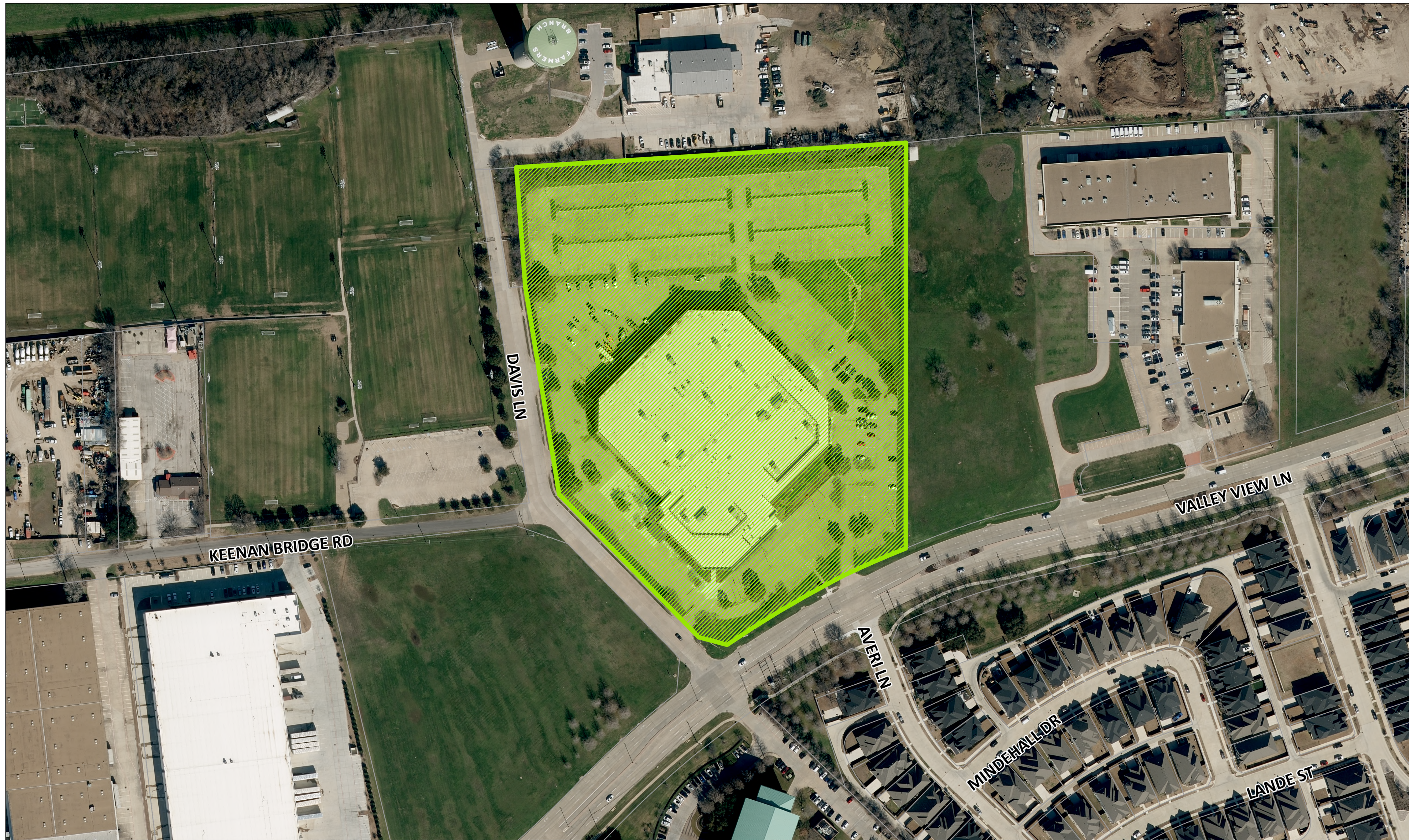
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 # \_\_\_\_\_




**FONTS:**

**FILE NAME:**  
 ENVISION / 1809 VALLEY VIEW  
  
**DATE:**  
 1.7.25  
  
**PAGE**

**SIGN TYPE:**  
  
  
**2**





-  Subject Property
-  Tax Parcels
-  City Limit

## 25-SP-01 and 25-SU-03 Aerial Map

### 1801 Valley View Lane



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011





PD-22

PD-88

PD-77





PD-88

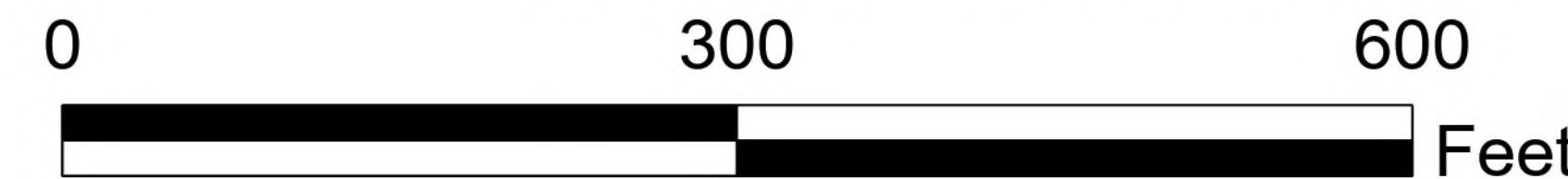
PD-100



# 25-SP-01 and 25-SU-03 Location Map

## 1801 Valley View Lane

-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit



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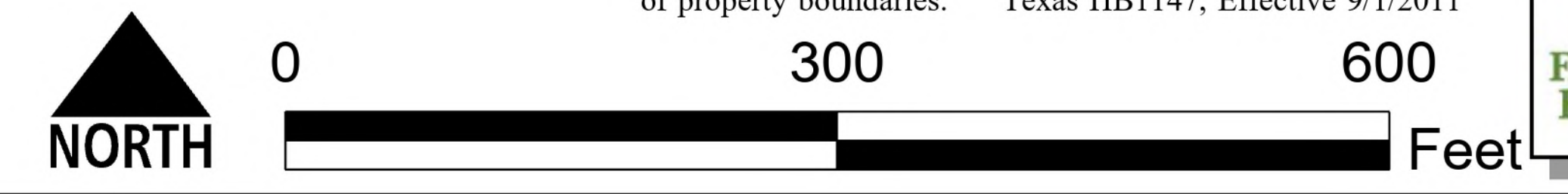




- 200FT Notification
- Subject Property
- Tax Parcels
- City Limit

## 25-SP-01 and 25-SU-03 Notification Map

### 1801 Valley View Lane



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**Summary of Mailed Notices  
Property Owner List  
25-SP-01  
1801 Valley View Lane**

<b>Map</b>	<b>First Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Written Response</b>
1.	MERCER RESIDENTIAL WEST	1512 CRESCENT DR STE 112	CARROLLTON	TX	75006	None
2.	SOCCER MGMT OF TEXAS INC	205 HONEYSUCKLE WAY	FLOWER MOUND	TX	75028	None
3.	VALLEY VIEW LAND HOLDINGS LLC	1925 VALLEY VIEW LN	FARMERS BRANCH	TX	75234	None
4.	KENNINGTON VALLEY VIEW LLC	4514 TRAVIS ST STE 312	DALLAS	TX	75205	None
5.	MERCER RESIDENTIAL WEST	1512 CRESCENT DR STE 112	CARROLLTON	TX	75006	None
6.	TELLAMSETTY SUNEETHA &	12997 AVERI LN	FARMERS BRANCH	TX	75234	None
7.	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TX	75381	None
8.	FARMERS BRANCH GROUP	16027 VENTURA BLVD STE 550	ENCINO	CA	91436	None
9.	DALLAS LIGHTHOUSE FOR THE BLIND INC	1801 VALLEY VIEW LN	FARMERS BRANCH	TX	75234	None
10.	KANDUKURI RAGHAVENDRA &	12998 AVERI LN	FARMERS BRANCH	TX	75234	None
11.	CADG ONE HICKORY LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH	TX	75234	None
12.	VALLEY VIEW LANE LLC	1700 GEORGE BUSH DR E STE 240	COLLEGE STATION	TX	77840	None
13.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None
14.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None



# City of Farmers Branch

City Hall  
13000 Wm. Dodson Pkwy  
Farmers Branch, TX 75234

## Action Meeting Minutes - EXCERPT

### Planning and Zoning Commission

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Monday, March 10, 2025

7:00 PM

City Hall

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The full video of this meeting is available on the City website here: <https://farmersbranch.legistar.com/Calendar.aspx>

**Commissioners Present (9):** Chair Amber Raley, Vice-Chair Marcus Miller, Commissioner Alden Sultzbaugh, Commissioner Pat Trapp, Commissioner Harold Froehlich, Commissioner Colin Kirby, Commissioner Dan Heard, Alternate Commissioner Scott Noris, and Alternate Commissioner Breeanna Banks

#### **A. STUDY SESSION (6:30 PM)**

##### **A.1 25-79 Discuss Regular Agenda Items.**

Regarding Item D.2, Mr. Mangum and Ms. Tavera answered questions from the Commissioners regarding: clarification on the number of existing signs; the approval process for signage; whether the requested signage would be for the current occupant of the building or for a planned sublease by the applicant; and whether approval of the request would set a precedent regarding signage approval for the entirety of Planned Development District No. 77 (PD-77).

#### **D. PUBLIC HEARING**

##### **D.2 25-SP-01 Conduct a public hearing and consider the request for a Detailed Site Plan with Special Exceptions related to signage for the property located at 1801 Valley View Lane within Planned Development District No. 77 (PD-77); and take appropriate action.**

Mr. Mangum gave a presentation regarding the proposed signage.

Hearing no questions or comments from the Commissioners, Chair Raley opened the public hearing. No one came forward to address this agenda item.

A motion was made by Commissioner Kirby, seconded by Commissioner Trapp, that the public hearing be closed. The motion carried unanimously.

*Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard*

**A motion was made by Vice-Chair Miller, seconded by Commissioner Froehlich, that this Detailed Site Plan, including the requested Special Exceptions, be recommended for approval. The motion carried unanimously.**

*Aye: 7 – Chair Raley, Vice-Chair Miller, Commissioner Sultzbaugh, Commissioner Trapp, Commissioner Froehlich, Commissioner Kirby, Commissioner Heard*