

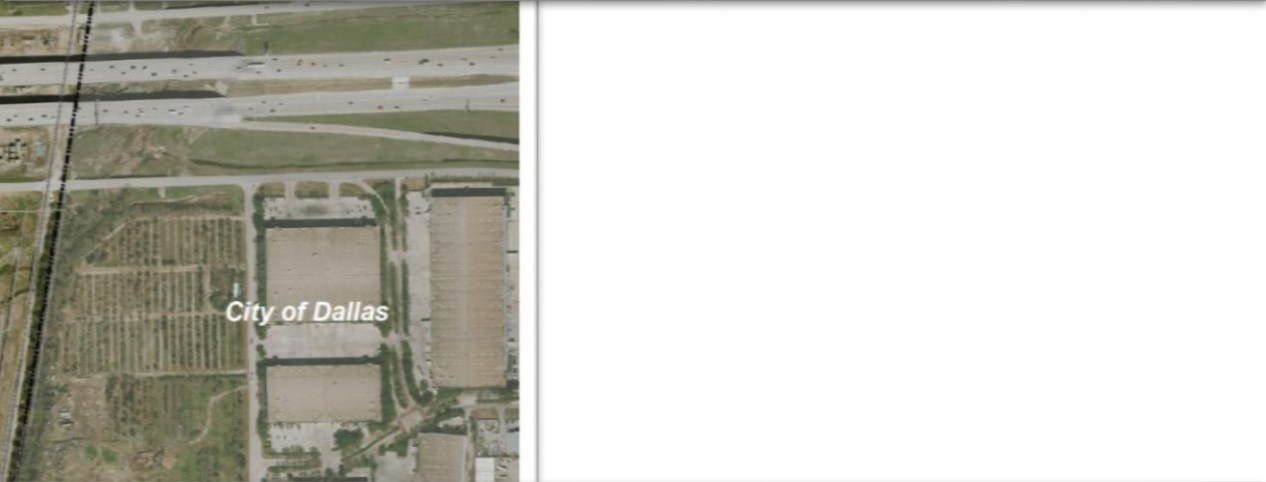


City Council

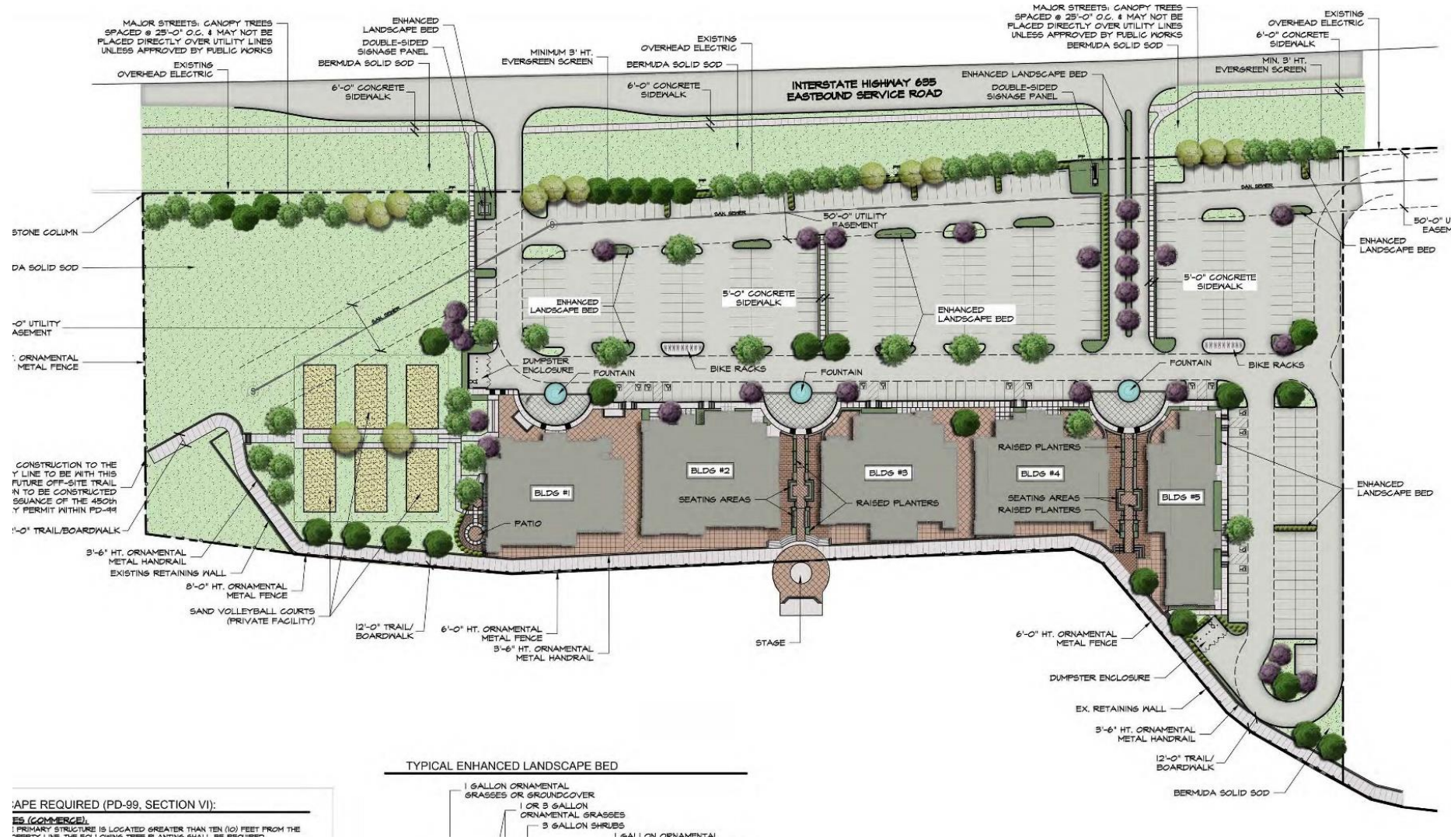
December 10, 2019

**FARMERS
BRANCH**

Detailed Site Plan w/ Special Exceptions – 1900-1980 LBJ Fwy



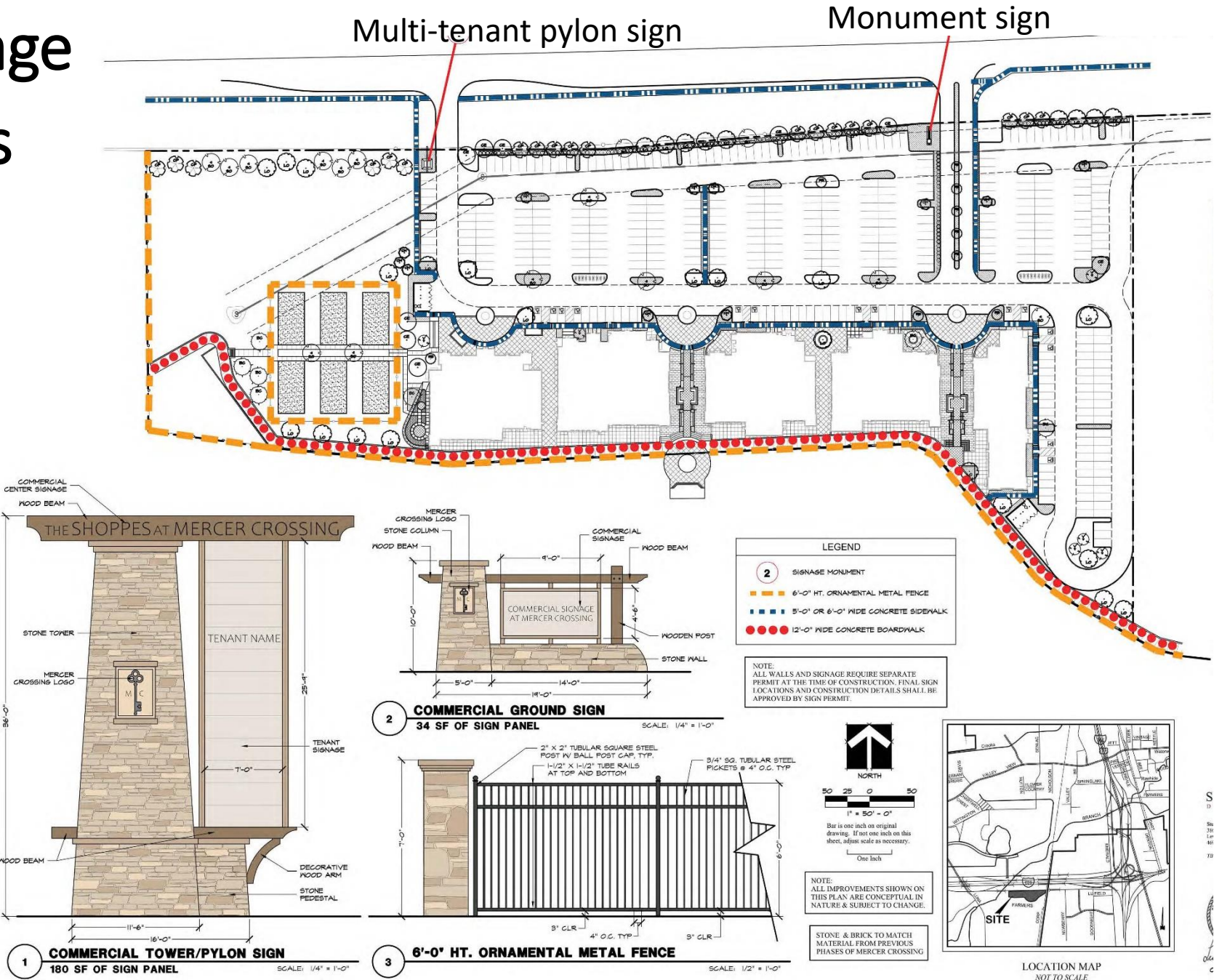
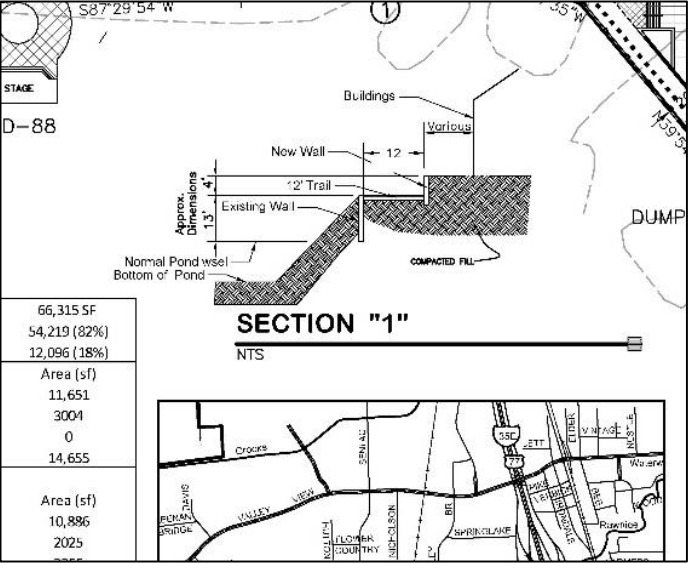
Detailed Site Plan – 5 Retail/Restaurant buildings



- **Building 1:**
14,655 SF
restaurant
- **Building 2:**
15,166 SF
restaurant & retail
- **Building 3:**
13,682 SF
restaurant & retail
- **Building 4:**
12,610 SF
restaurant & retail
- **Building 5:**
10,256 SF
restaurant & retail

Freestanding Signage

Hike and Bike Trails



Special Exceptions

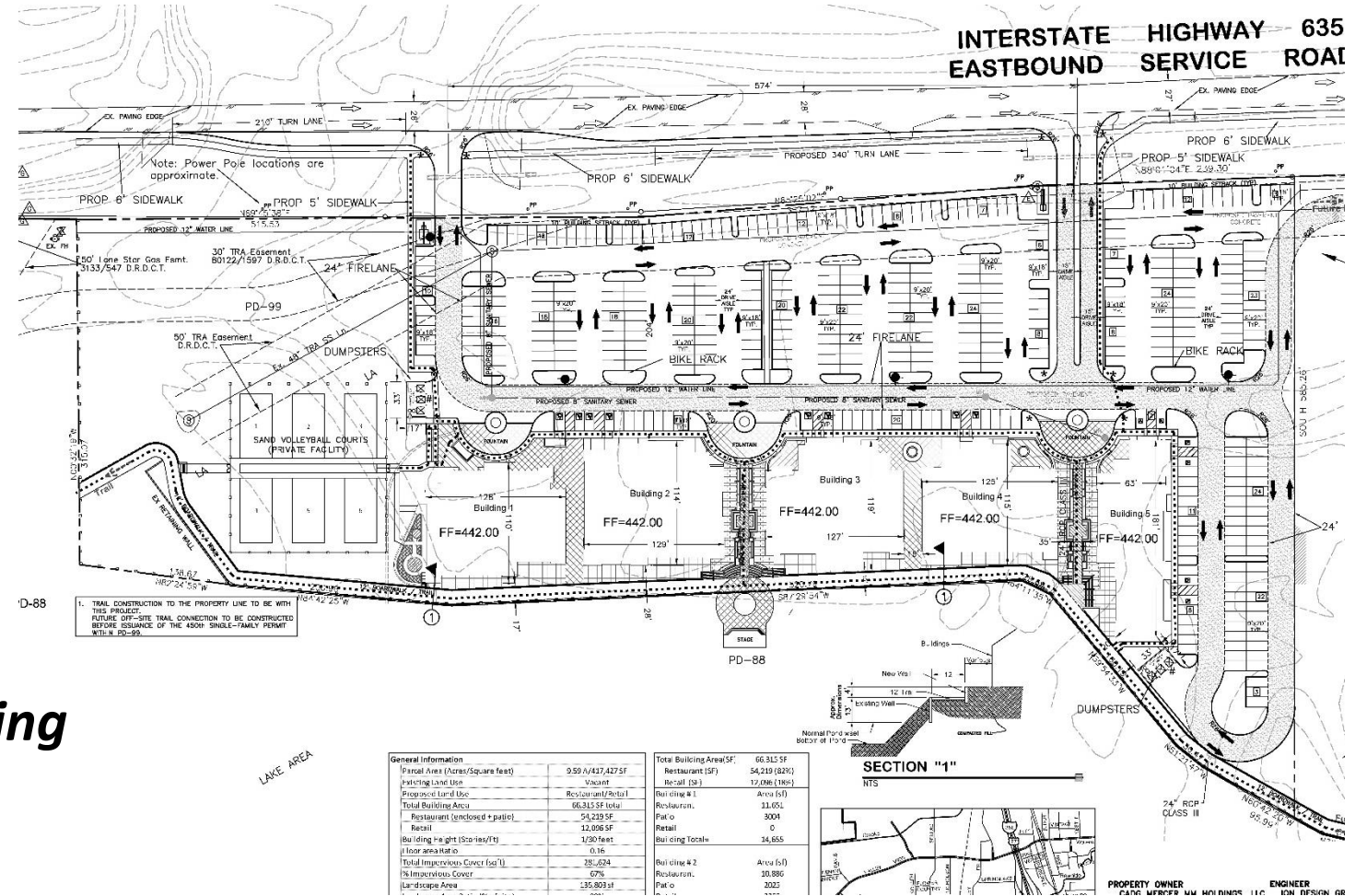
Special Exception #1 – Wall openings and window mullions (Building 5 – north elevation)

Special Exception #2 – Building placement from the required front setback (all buildings)

Special Exception #3 – Minimum window fenestration requirements (all buildings)

Special Exception #4 – Surface parking located behind the front façade

Special Exception #5 – Wall Signage



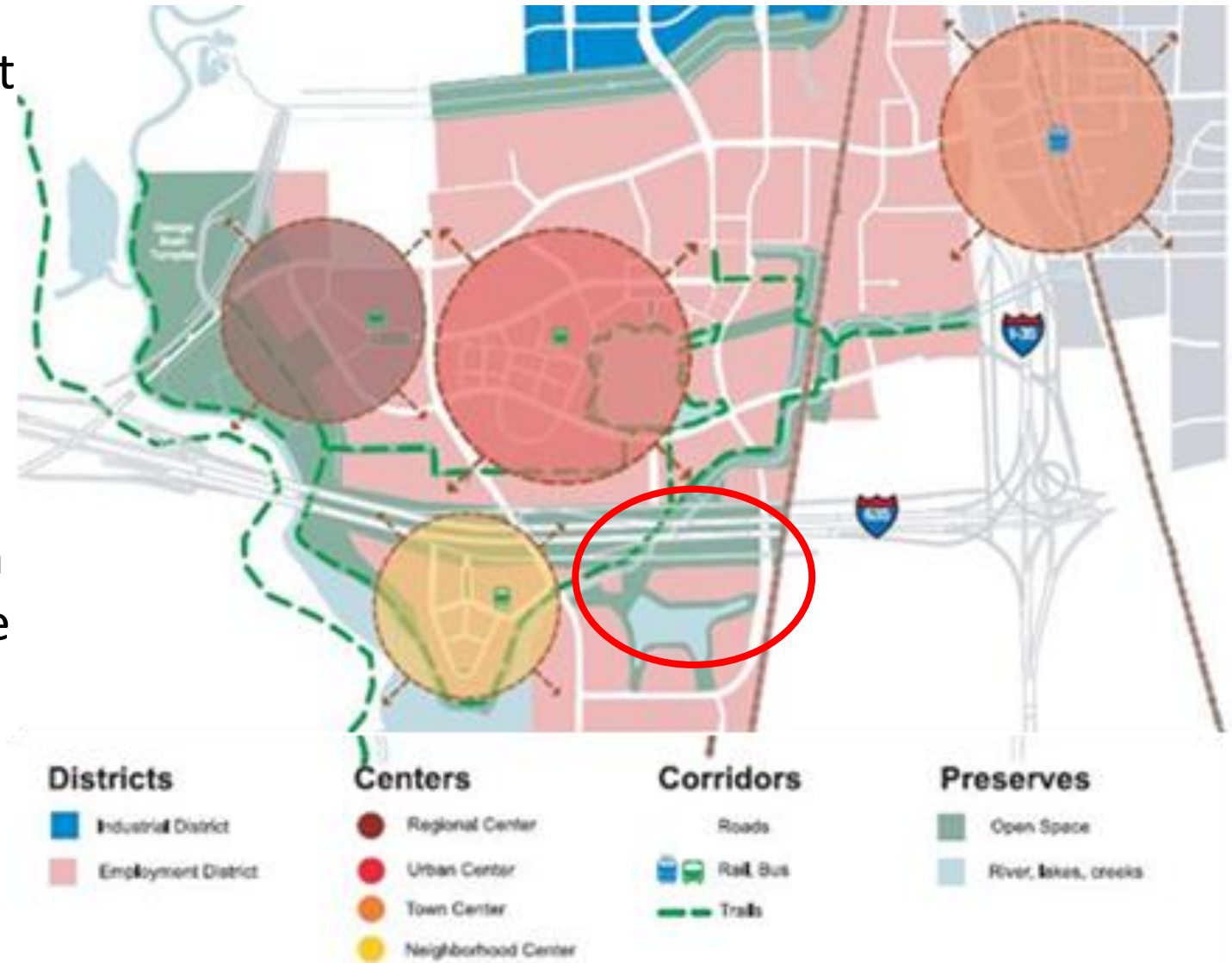
Comprehensive Plan

West Side Plan designates the subject property as **Employment District**

Existing PD-99 zoning **allows for restaurant and retail uses by right**

Proposed development seeks to create an environment that is **supportive of nearby amenities** such as the adjacent lake, and includes the **construction of hike and bike trail amenities**.

November 18, 2019 Planning and Zoning Commission **recommended approval**





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Questions