NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET IN A REGULAR SESSION IN THE SENATOR FLORENCE SHAPIRO COUNCIL CHAMBERS LOCATED AT, 1520 K AVENUE, PLANO, TEXAS AT 3:00 P.M. TUESDAY, JANUARY 12, 2016.

The Board of Adjustment may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

PUBLIC COMMENTS:

1. The Board of Adjustment will hear comments of public interest. Time restraints may be directed by the Chair of the Board of Adjustment. Specific factual information, explanation of current policy, or clarification of Board of Adjustment authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.

APPROVAL OF MINUTES:

2. November 10, 2015 meeting

SIGN APPEAL REQUEST:

3. **APPEAL # 16-01S 2601 Cross Bend Road:** A request to vary from Subsection 22.300 (.2) (E) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow an illuminated, free-standing sign to be over the allowed 32 square feet by 39.9 square feet for a total size of 71.9 square feet. This appeal is requested by property owner Plano Independent School District, to be represented by Doug Guynes.

4. **APPEAL # 16-02S 3427 Mission Ridge Road:** A request to vary from Subsection 22.300 (.2) (E) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow an illuminated, free-standing sign to be over the allowed 32 square feet by 7.53 square feet for a total size of 39.53 square feet. This appeal is requested by property owner Plano Independent School District, to be represented by Doug Guynes.

5. **APPEAL # 16-03S 3801 Rainier Road:** A request to vary from Subsection 22.300 (.2) (E) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow an illuminated, free-standing sign to be over the allowed 32 square feet by 41.49 square feet for a total size of 73.49 square feet. This appeal is requested by property owner Plano Independent School District, to be represented by Doug Guynes.

OTHER:

6. **Items for future Agenda**

Council Liaison: Deputy Mayor Pro Tem Ben Harris and Council Member Rick Grady

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Ave., with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers are located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Building Inspection Department at 972-941-7140

I certify that the above notice of meeting was posted on the bulletin board in the Municipal Building, 1520 Avenue K, Plano, Texas on the 30th day of December 20 15, at 5:00 o'clock. p.m.

Alice D. Snyder

Asst. City Secretary

THE CITY OF PLANO TEXAS JUNE 2, 1873

Board of Adjustment
November 10, 2015

Board Members Present
Robert Miller, Vice Chairman
Ban Alali
William Gibson
Jim Norton
Peter Krause
Phillip Pierceall, Alternate
Phil Head, Alternate

Absent
Carolyn Kalchthaler, Chairperson
Enghlab Eftekhari
Susan Plonka

Staff
Victoria Huynh, Deputy City Attorney
Selso Mata, Building Official
Laura Wigglesworth, Code Compliance Rep
Diana Casady, Sr. Administrative Assistant

Vice Chairman Robert Miller called the meeting to order at 3:02 p.m., Tuesday, November 10, 2015 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Vice Chairman Miller admitted all documents and testimony given into the official Board of Adjustment record.

1. Public comments: There was no public comment.

2. Approval of Minutes from October 27, 2015

Board Member Phillip Pierceall made the motion to approve the minutes from October 27, 2015, Ban Alali seconded the motion. The Board voted 7/0 in favor of approving the minutes from October 27, 2015.

3. Appeal #15-17Z 6801 W. Park Boulevard: A request to vary from Subsection 20.200 (.2) of Division 4, Article 20, Zoning Ordinance No. 2015-5-2, as amended and Board of Adjustment decision of January 24, 2012 for an additional 4' for an overall fence height of 20'. The Board of Adjustment previously granted a variance allowing 8 additional feet over the 8' allowed by Code.

Laura Wigglesworth, Code Compliance Representative, gave a presentation on the variance request and answered questions from the Board.

Jill Styron-Smith, testifying on behalf of Prestonwood Baptist Church, stated they are requesting an additional 4 feet to the fence directly behind the centerfield which is the batter's eye to improve player safety, i.e. blocking the horizon from the batter's view and keeping the batter safe from getting hit by the ball. They intend to pad this wall in the future; however, there is no specific date for doing so. Ms. Styron-Smith answered questions from the Board.

Mr. Miller closed the floor to public comment, and discussion was confined to the Board.

After discussion, Board Member Peter Krause made the motion to approve Appeal #15-17Z. Bill Gibson seconded the motion. The Board voted 7/0 in favor of the motion,

4. **Appeal # 15-18S 5760 Legacy Drive, Suite B11: A request to vary from Subsection 22.300 (.1)(B) (i, ii) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a wall sign to:**
   a. Exceed the allowed 42.5 square feet by 92.59 square feet for a total of 135.09 square feet.
   b. Exceed the allowed adjusted width coverage of 62% by 27% for a total of 89% width coverage.

Laura Wigglesworth, Code Compliance Representative, gave a presentation on the variance request and answered questions from the Board.

Tim Moorehead, General Manager of Shops at Legacy, testified that they are in support of the proposed sign as it is consistent with the property management's goals of keeping the retail in that area contemporary, trendy and appealing in a competitive market. He said what makes this sign unique is that it looks like an awning without being an awning and has chase lights pointing to the door. The property management for that area wants to move away from having fabric awnings because of its tendency to deteriorate more easily. The sign approval process for the Shops at Legacy is consisted of the tenant submitting the plan for the proposed sign to the management office where an architectural review committee evaluates to ensure compliance with their standards. After that, the proposed plan goes to the Legacy Association for review and approval. If approved, the proposed plan for the sign is submitted to the City for consideration and approval.

Mr. Moorehead answered questions from the Board and elaborated on the 4 points for receiving a variance.

Ms. Glynis Doyle, of Benefit San Francisco, testified that all of the boutiques they have either have a pink awning or a metal front. Since the temperature in Texas is extreme in the summer, they decided to go with the metal awning for better durability. The space where the store will be located in a tucked-away area between two restaurants, which have outdoor patios, and a wheel chair ramp directly in front of their store.

Ms. Doyle answered questions from the Board.

Mr. Miller closed the floor to public comment, and discussion was confined to the Board.

After discussion, Board Member Ban Alali made the motion to approve Appeal #15-18S with the condition that the lettering for the proposed sign <u>not</u> be more than two feet, six and one eighth inches (2'6 1/8 inches). Bill Gibson seconded the motion. The Board voted 7/0 in favor of the motion,

5. Items for future Agenda.

Date for the cut off for the December 8th meeting is not until November 20th.

Meeting adjourned at 4:02 p.m.

_____

Robert Miller, Vice Chairman

Plano

SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL APPEAL NO.: 16-015

FILING FEE $265.00
RECEIPT NO. _____
RECEIPT DATE: _____

PLEASE TYPE OR PRINT USING BLACK INK

APPEAL LOCATION:
Street Address: 2601 Cross Bend Road Zoning District: _____
Lot Number: _____ Block: _____ Addition: _____

TO THE HONORABLE BOARD OF ADJUSTMENT:
Plano Independent School District - Doug Guynes 214-679-6274
(Applicant) (Applicant Phone Number)
6600 Alma Drive Plano Texas 75075
(Applicant Street Address City State Zip)

In accordance with the provisions of the Sign Ordinance, appeal is now made to the Honorable Board of Adjustment to grant the following variance request. (Please be specific)

We are asking you to allow an institution sign that is over the 32 sq. ft. by 39.9 sq. ft. for a total of 71.9 sq. ft.

The square footage of the actual electronic sign is 31.07 sq. ft., including the school name panel.

The existing posts & brick base, when included in the sign square footage, puts it over.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. No variance shall be granted if it conflicts with the spirit of the ordinance. In order to make a finding of hardship and to grant a variance, the Board of Adjustment shall consider the following conditions:

a. The requested variance does not violate the intent of the ordinance:
The square footage of the actual electronic sign is within the Sign Ordinance. The masonry base, designed to improve the aesthetics and appearance of the sign, and match the school building is running the sign over. The sign would be within the Ordinance were it not for the masonry. It would not look as compatible with the building, but would comply.

b. The requested variance will not adversely affect surrounding properties:
This sign, visually, is similar in size and scale to the existing sign that has been there for many years. Actually it is slightly smaller.

c. The requested variance will not adversely affect public safety:
This type of sign is in use at other PISD campuses, and others throughout North Texas. We are not aware of any public safety issues. Actually, they can have, in the event of an emergency at the school or in the community, it can enhance safety as a quick, effective communications device.

d. Special conditions exist which are unique to this applicant or property:
None. This school is similar to many others in the District, including ones which have similar signs to the one proposed.

e. Is the denial of the variance going to cause a substantial burden on religious activities of the property owner/user? Circle one: Yes / (No) If Yes, see question (f.)

Plano
City of Excellence

SIGN APPEAL TO THE BOARD OF ADJUSTMENT

f. If yes, please explain how the denial of the variance will cause a burden on religious activities of the property owner/user?

_____

_____

_____

****

The undersigned officer(s) and/or agent(s) of the property owner(s) are the properly authorized officials and by signing below have the necessary authority to execute this application on behalf of applicant hereto.

Name	Address	City	State	Zip	Date
DOUG GUYNES	6600 ALMA DR.	PLANO	TX	75023	12/21/15

PLEASE CHECK ONE:

✓ I will represent this variance request at the Board meeting

_____ I will not be able to represent this variance at the Board meeting. My authorized representative who will represent this variance before the Board of Adjustment is:

Name	Address	City	State	Zip	Date
~~DOUG GUYNES~~	~~6600 ALMA DR.~~	~~PLANO~~	~~TX~~	~~75023~~	~~12/21/15~~

****

NOTE TO APPLICANT:

A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it may be two years before the variance can be reheard. The decision of the Board of Adjustment shall be final on all sign cases. Refer to The City of Plano Zoning Ordinance: Article 6, Section 6-209(3) to appeal the decision of the Board regarding a zoning case. DG (initial)

I hereby certify that the above statements are true and correct to the best of my knowledge. I acknowledge that I may withdraw my application prior to it being presented to the Board. To resubmit the application I understand I will need to submit another application fee. DG (initial)

Doug Guynes
Applicant's Signature

Doug Guynes
Please Print Name

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 21st day of December, 2015

NOTARY PUBLIC STATE OF TEXAS
DESMOND I CHIZOBA
My Commission Expires
March 7, 2019

Desmond Chizoba
Notary Public

(Seal)

My commission expires: March 7, 2019

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

December 16, 2015

City of Plano
1520 Avenue K
Plano, TX 75074

Re: Lighting Analyses for Proposed Electronic Message Centers at Christie, Hughston and Wells Elementary Schools

To Whom This May Concern:

The accompanying graphs pertain to the double-sided red monochrome electronic message center proposed for Christie, Hughston and Wells Elementary Schools in Plano. We hope you find the following information beneficial.

The accompanying graphs depict the illumination level in footcandles that the proposed display will produce based on nighttime running levels[i] at a measurement height of five feet above ground level (which is approximately eye height). [ii] This level is based on a worst-case scenario of an all-red display. Actual levels will be much lower than what is represented on the graph, as typical content runs at 25 to 35 percent of the brightness of an all-red display.

It is important to note that the accompanying graphs assume absolute darkness with regard to surrounding ambient light. In other words, the presence of ambient light producing elements at night including but not limited to roadway lighting, residential lighting, commercial lighting, the moon, etc. will further diminish the impact of the light output from the proposed displays.

Christie ES
The highest calculated light level near the adjacent residential properties is 0.01 footcandles measured at a distance of 150 ft and angle of 40 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 1 percent of the light of a single wax candle.

Hughston ES
The highest calculated light level near the adjacent residential properties is 0.06 footcandles measured at a distance of 75 ft and angle of 20 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 6 percent of the light of a single wax candle.

Wells ES
The highest calculated light level near the adjacent residential properties is 0.02 footcandles measured at a distance of 150 ft and angle of 20 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 2 percent of the light of a single wax candle.

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

Conclusion
As stated above, the presence of other ambient lighting elements such as parking lot and roadway lighting along will further reduce any lighting impact from the sign itself. The displays are also all equipped with a light sensor, allowing for automatic dimming utilizing 64 levels of dimming. Based on the lighting analyses completed, Daktronics estimates the proposed displays will have a minimal impact on the neighboring residential properties.

Finally, it is important to note the illumination level provided is only representative of Daktronics Galaxy GS6 red monochrome series electronic message centers. Other digital display manufacturers may use different LEDs which have different light emissions.

Daktronics is committed to providing digital displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
Daktronics, Inc.

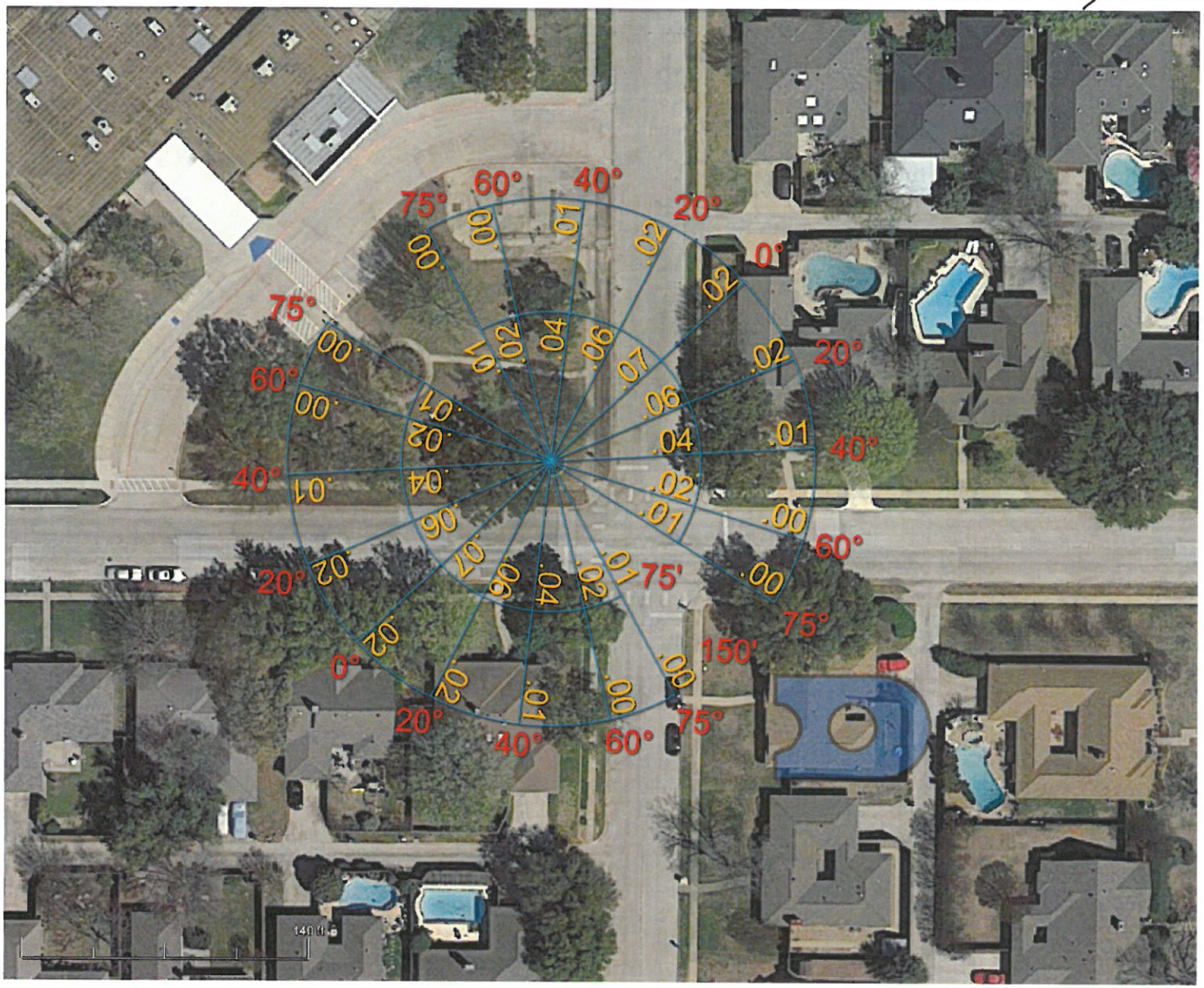
Eric Johnson
Applications Engineer
605-692-0200

---

[i] Please note, while the sign's brightness during daylight hours would be almost always incidental, there may be times in which the sign would produce illumination levels above ambient light during such hours. Examples when such an occurrence could happen would be during a very dark and stormy day. It is important to note, however, that the sign is equipped with a working photo-sensor that automatically adjusts its brightness based on ambient light. The photo-sensor adjusts the sign's brightness to lower levels, preventing the sign from appearing overly bright during those rare occasions where its brightness would exceed ambient light.

[ii] Also note, the illumination levels cited take into account a height above ground level of 2.5' feet and provide the illumination which will be measured by the testing meter located 5 feet above ground level.

DAKTRONICS	Light Analysis for GS6-32X120-19.8-R-2V	Date: 12/15/2015
	Hughston Elementary School: 2601 Cross Bend Road Plano, TX 75023	Prepared by: Eric Johnson
	Casteel Associates	
	Values expressed are specific to Daktronics product only	

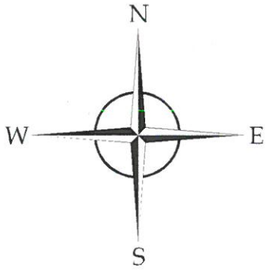


-Display at 3% of Maximum Daytime Brightness
-Calculations take into account a 2.5' HAGL
-Any rise or fall in elevation or physical blockage is not shown in calculations

*Calculations are based on Red LEDs powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

1 SITE PLAN
SCALE: 1" = 100'-0"

Location of existing sign



CASTEEL & ASSOCIATES Inc.
10031 Monroe Dr., Suite 105
Dallas, TX 75229
T 214.352.7446 F 214.352.7448
www.casteelsign.com

Hughston
Elementary School
2601 Cross Bend Road
Plano, TX 75023

Site Plan

Sign Type

Date 11.10.2015

Scale See Drawing

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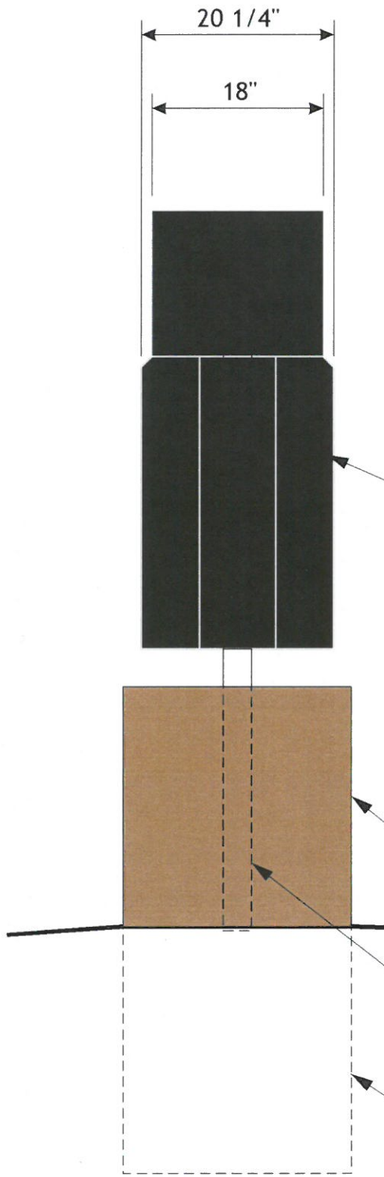
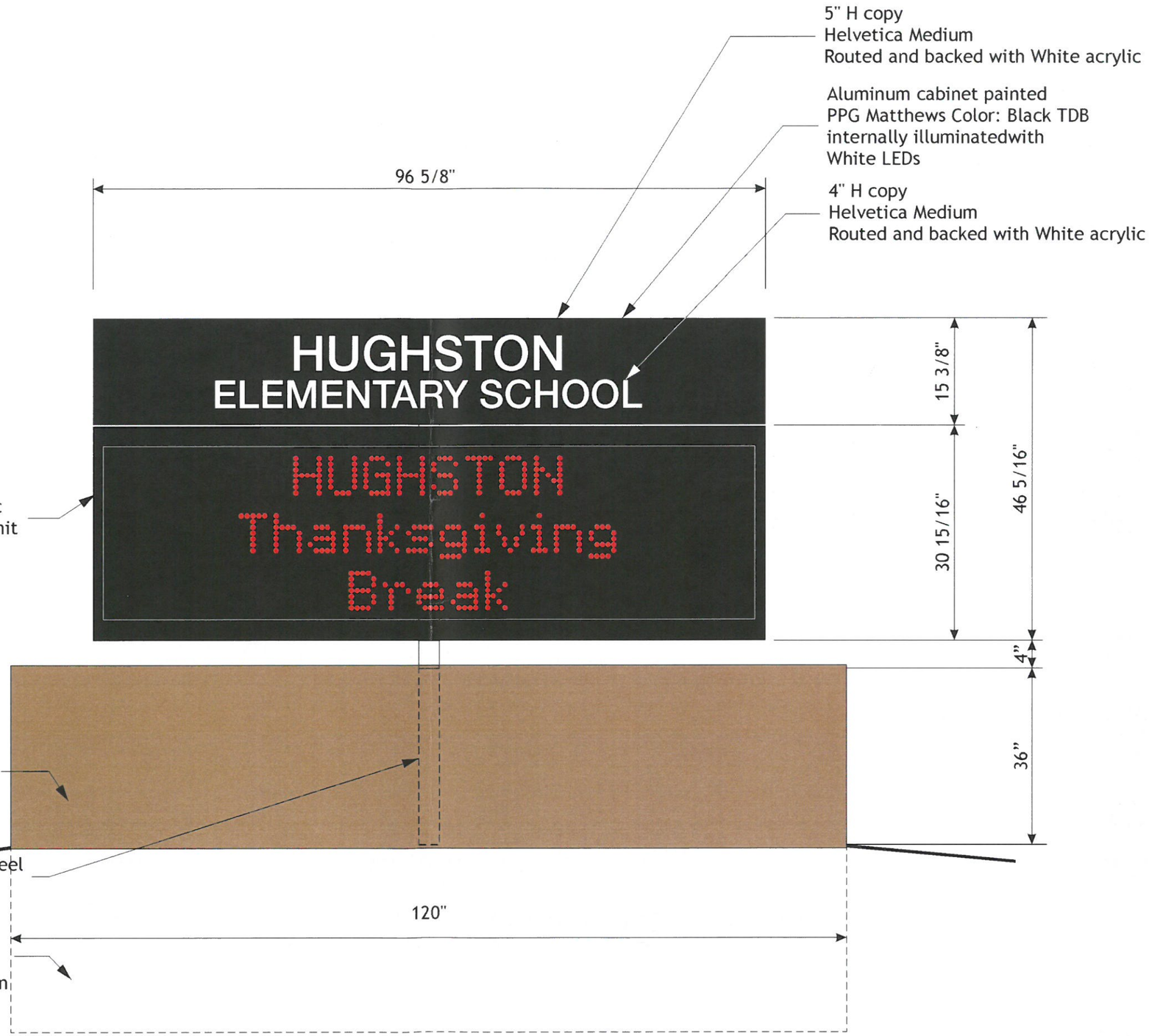
SITE.01



2 SIDE ELEVATION
SCALE: 3/4" = 1'-0"



1 NORTHEAST ELEVATION
SCALE: 3/4" = 1'-0"

CASTEEL & ASSOCIATES
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T 214.352.7446 F 214.352.7448
www.casteelsign.com

Hughston
Elementary School
2601 Cross Bend Road
Plano, TX 75023

Pole Sign with Planter

Specifications
Top Cabinet:
- 15 3/8" x 96 5/8"
  Identification panel
  - Aluminum Routed copy with a white Acrylic backer
  - Internally Illuminated with white LEDs
  - Painted PPG Matthews; standard color TBD

Bottom Cabinet:
- 30 15/16" x 96 5/8"
  Electronic Display Unit
  - 32 x 120 matrix unit: Daktronics Galaxy: GS6-32x120-19.81-R-2V
  - 19.81 mm Monochrome Galaxy GS6 Series
- Communication method: Wireless Ethernet Bridge
- Includes Training hosted Web Based
- Electrical to sign by others
- Standard 5 year Daktronic Product Assurance; 5 year parts only
- One (1) year labor and material on non-Daktronics portion; 1 year labor on Daktronics units by Casteel

Base & Foundation
- Remove existing sign;Post, foundation & masonry base by others

Existing sign 32.9 SF
Proposed sign 31.1 SF

Sign Type ID.1

Date 11.10.2015
12.18.2015 r1

Scale See Drawing

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EXT.01

1 EXISTING
NORTHEAST ELEVATION
SCALE: 3/4" = 1'-0"

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Hughston
Elementary School
2601 Cross Bend Road
Plano, TX 75023

Existing Pole Sign
with Planter

Sign Type ID.1

Date 11.10.2015

Scale See Drawing

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EXT.02

APPEAL SUMMARY
#16-01S

APPLICANT: Property owner Plano Independent School District, to be represented by Doug Guynes.

ADDRESS: 2601 Cross Bend Road

ZONING: Single Family 9 (SF9)

APPLICANT REQUEST: The applicant is requesting to vary from Subsection 22.300 (.2) (E) of Division 4, Article 22, Zoning Ordinance number 2015-5-2 as amended, to allow an illuminated, free-standing monument sign to be over the allowed 32 square feet by 39.9 square feet for a total size of 71.9 square feet.

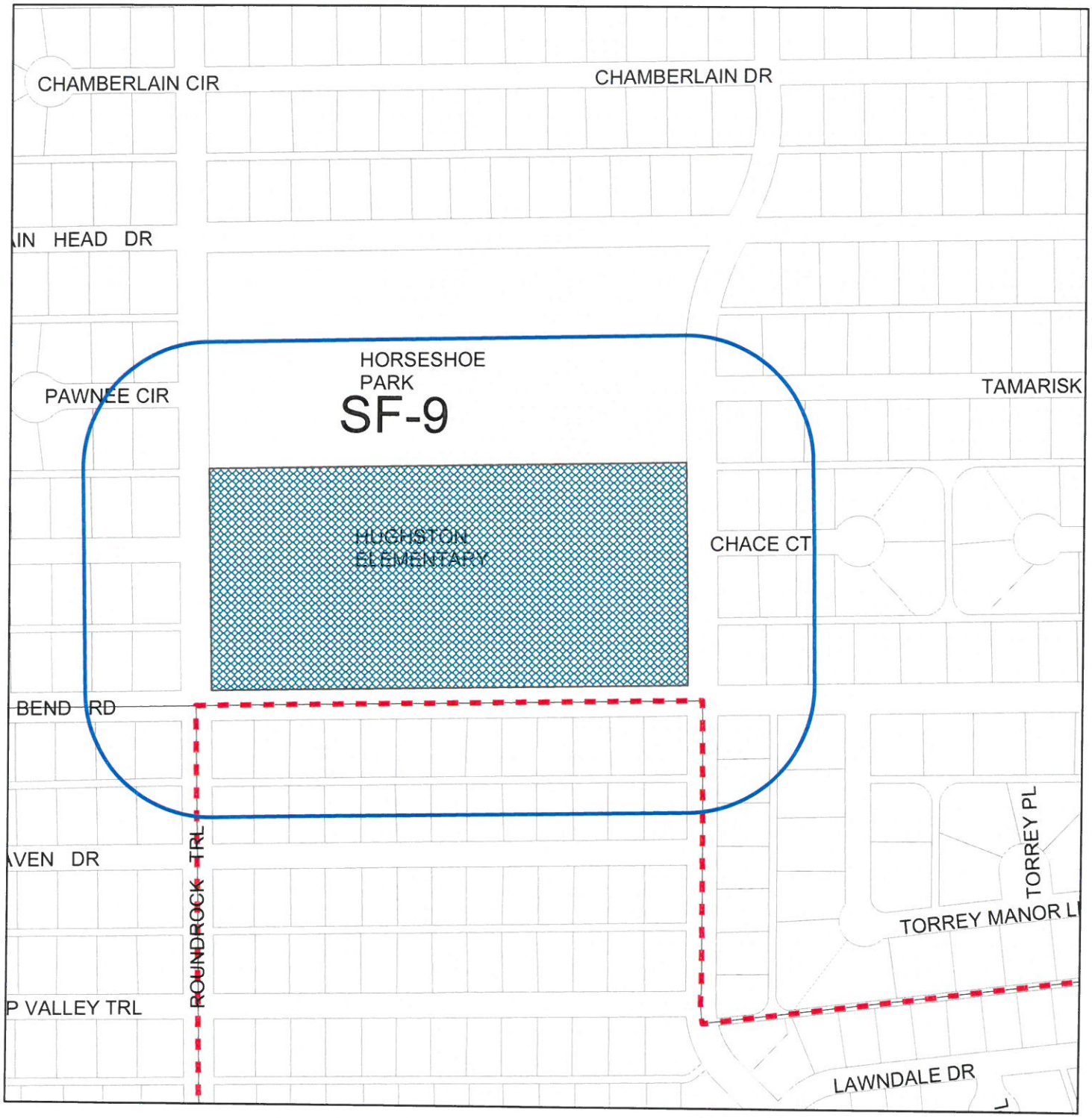
ORDINANCE REQUIREMENTS:

Subsection 22.300 (.2)(E) states that Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of 10 feet.

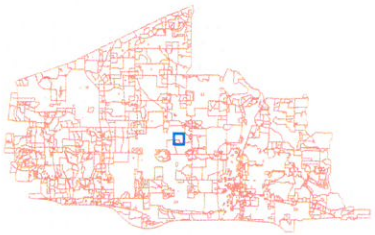
STAFF FINDINGS:

This property is in a single family 9 zoned district. The sign is located on the corner of Cross Bend Road and Silverstone Drive. The sign is being installed on an existing monument. The new sign meets all setback and height requirements. The illumination requirements have also been met, as shown by the photometric survey.

Per the applicant, they are requesting that they be allowed to install a new electronic sign that will be 39.9 square feet over the allowed 32 square feet, resulting in a sign that is 71.9 square feet overall. The square footage of the actual sign is 31.07 square feet and is within the requirements. The existing masonry base is designed to improve the overall aesthetic of the sign, and match the building. This type of sign is in use at other PISD campuses and in the event of emergency can be used as an effective communications device.



Board of Adjustment
Appeal #: 16-01S
Address: 2601 Cross Bend Rd
Zoning: SINGLE FAMILY 9 (SF9)



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ALEXANDER JUSTIN C

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PLANO, TX, 75023-7845

JONES DAVID T

3813 TORREY MNR

PLANO, TX, 75023-7725

JOHNSON MATTHEW C ETUX PATTI

2604 CROSS BEND RD

PLANO, TX, 75023-6403

HORRES C J JR

2337 TAMARISK LN

PLANO, TX, 75023-6422

PREAS BUDDY ELDON & MARY G

2705 CROSS BEND RD

PLANO, TX, 75023-6301

BYNUM DWAYNE PAUL

2333 CROSS BEND RD

PLANO, TX, 75023-6407

COLLIER HAYWOOD & JACQUELINE

2341 TAMARISK LN

PLANO, TX, 75023-6422

TRANCHILLA FRANK

2505 GLENHAVEN DR

PLANO, TX, 75023-7867

RITCHIE RONALD L & DANA R

2625 GLENHAVEN DR

PLANO, TX, 75023-7824

DICKINSON MOLLY

2624 CROSS BEND RD

PLANO, TX, 75023-6403

ABBOTT MONICA B

2605 GLENHAVEN DR

PLANO, TX, 75023-7824

MIER RICARDO

2705 PAWNEE CIR

PLANO, TX, 75023-6321

FARLEY LAURA PEPPER

2704 PAWNEE CIR

PLANO, TX, 75023-6321

TROUT COREY A & RACHEL

2405 GLENHAVEN DR

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HARRIS WILLIAM V & ALICIA A
2617 GLENHAVEN DR
PLANO, TX, 75023-7824

GAUGER KELLY M & SHANNON E
2612 CROSS BEND RD
PLANO, TX, 75023-6403

BEEBE RICHARD E & MARY JO
2705 CROW VALLEY TRL
PLANO, TX, 75023-6309

BOERNER DEBBIE D
2504 CROSS BEND RD
PLANO, TX, 75023-6402

CRISTE PAUL V & CYNTHIA L
2700 CROSS BEND RD
PLANO, TX, 75023-6304

ROBERTSON PHILIP M JR & NORMA S
2337 CHACE CT
PLANO, TX, 75023-6404

ROSS KAREN K
3840 SILVERSTONE DR
PLANO, TX, 75023-7845

BREEN PETER J JR ETUX
2509 GLENHAVEN DR
PLANO, TX, 75023-7867

COBB DAVID H & ANGELA B
2332 TAMARISK LN
PLANO, TX, 75023-6423

MCCLURE MARK S JR & CACI JO
2332 CHACE CT
PLANO, TX, 75023-6404

BACHAND MARJORIE J
2701 GLENHAVEN DR
PLANO, TX, 75023-7919

SHIRIAN FATEMEH
2400 CROSS BEND RD
PLANO, TX, 75023-6401

GALLOWAY LAURA M &
DANNY F GALLOWAY
7000 INDEPENDENCE PKWY STE 160 207
PLANO, TX, 75025-5742

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BAARS KERRI S
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PLANO, TX, 75023-6404

CZECHOWSKI DOUGLAS A ETUX
2600 CROSS BEND RD
PLANO, TX, 75023-6403

GLINKMAN LIVING TRUST
GLINKMAN JACK V & MARY-TRUSTEES
2609 GLENHAVEN DR
PLANO, TX, 75023-7824

METTLER CHRISTOPHER FRANKLIN
2337 CROSS BEND RD
PLANO, TX, 75023-6407

DEMOSS EDWIN M ETUX
2708 CROSS BEND RD
PLANO, TX, 75023-6304

DOUCETTE LIVING TRUST
DOUCETTE PAUL & NANCY-TR
2708 PAWNEE CIR
PLANO, TX, 75023-6321

MILLER RONALD A
2821 PIEDRA DR
PLANO, TX, 75023-5413

WHITMORE DAVID L &
WHITMORE MARCIA K
2629 GLENHAVEN DR
PLANO, TX, 75023-7824

BELL AYNED M & MORRISE M
6523 RIVERVIEW LN
DALLAS, TX, 75248-2835

GIDEON CHARLES T
2620 CROSS BEND RD
PLANO, TX, 75023-6403

ADAMS ANDREW L
558 S CENTRAL EXPY
RICHARDSON, TX, 75080-6126

GRAY JANE DAVIS
2709 CROSS BEND RD
PLANO, TX, 75023-6301

COURSEY ROSEMARY W & COREY
2709 CROW VALLEY TRL
PLANO, TX, 75023-6309

PLANO CITY OF
4840 EAST PLANO PARKWAY
PLANO, TX, 75086

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2501 GLENHAVEN DR
PLANO, TX, 75023-7867

DENNIS PATRICK L ETIX ANN
2621 GLENHAVEN DR
PLANO, TX, 75023-7824

KUTZ ANNA B & RUSSELL C
2628 CROSS BEND RD
PLANO, TX, 75023-6403

HAERR MARGARET L
2601 GLENHAVEN DR
PLANO, TX, 75023-7824

KLINGMAN LOUIS W & JULIANNE W-LE
L&J KLINGMAN LIVING TRUST
2333 CHACE CT
PLANO, TX, 75023-6404

THOMAS DAVID A & HOLLY M
2401 GLENHAVEN DR
PLANO, TX, 75023-7869

ROBINSON BRADLEY D & ALYSON
2701 CROSS BEND RD
PLANO, TX, 75023-6301

KLINGELE FAMILY LIVING TRUST
JAMES L KLINGELE & PAMELA A TRUSTEES
3817 TORREY MNR
PLANO, TX, 75023-7725

SMITH TED W III
2608 CROSS BEND RD
PLANO, TX, 75023-6403

SANDRIDGE GARY W & DEBORAH
2341 CHACE CT
PLANO, TX, 75023-6404

SECREST VIRGINA
2329 CROSS BEND RD
PLANO, TX, 75023-6407

ESTATE OF JACK P WALLACE &
GLORIA J WALLACE
2705 GLENHAVEN DR
PLANO, TX, 75023-7919

PORTER DOLLY JEAN
2704 CROW VALLEY TRL
PLANO, TX, 75023-6310

LUFT RICHARD L & JENNIFER M
2701 PAWNEE CIR
PLANO, TX, 75023-6321

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3848 SILVERSTONE DR

PLANO, TX, 75023-7845

SHAH SHANTILAL & MENNAXI

2508 CROSS BEND RD

PLANO, TX, 75023-6402

HUDSON DAN R ETUX

2613 GLENHAVEN DR

PLANO, TX, 75023-7824

NORKETT DONALD &

TARA NORKETT

2616 CROSS BEND RD

PLANO, TX, 75023-6403

LEE SARAH A & LONNIE

2701 CROW VALLEY TRL

PLANO, TX, 75023-6309

MARTELL PETER GERARD

2704 CROSS BEND RD

PLANO, TX, 75023-6304

MORGAN ROBERT

2336 TAMARISK LN

PLANO, TX, 75023-6423

OSGOOD GEMMA

2336 CHACE CT

PLANO, TX, 75023-6404

PLANO ISD

2700 W 15TH ST

PLANO, TX, 75075-7524

TROST MATTHEW & KRISTEN

2404 CROSS BEND RD

PLANO, TX, 75023-6401

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City of Excellence

SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL APPEAL NO.: 16-025

FILING FEE $265.00
RECEIPT NO. _____
RECEIPT DATE: _____

PLEASE TYPE OR PRINT USING BLACK INK

APPEAL LOCATION:
Street Address: *3427 Mission Ridge Road* Zoning District: _____
Lot Number: _____ Block: _____ Addition: _____

TO THE HONORABLE BOARD OF ADJUSTMENT:
Plano Independent School District - Doug Guynes *214-679-6274*
(Applicant) (Applicant Phone Number)
6600 Alma Drive *Plano* *Texas* *75075*
(Applicant Street Address City State Zip)

In accordance with the provisions of the Sign Ordinance, appeal is now made to the Honorable Board of Adjustment to grant the following variance request. (Please be specific)

We are asking you to allow an institution sign that is over the 32 sq. ft. by 7.53 sq. ft. for a total of 39.53 sq. ft.

The square footage of the actual electronic sign is 20.76 sq. ft., 11.24 sq. ft under the ordinance.

The existing posts & brick base, when included in the sign square footage, puts it over.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. No variance shall be granted if it conflicts with the spirit of the ordinance. In order to make a finding of hardship and to grant a variance, the Board of Adjustment shall consider the following conditions:

a. The requested variance does not violate the intent of the ordinance:
The square footage of the actual electronic sign is within the Sign Ordinance. The masonry base, designed to improve the aesthetics and appearance of the sign, and match the school building is running the sign over. The sign would be within the Ordinance were it not for the masonry. It would not look as compatible with the building, but would comply.

b. The requested variance will not adversely affect surrounding properties:
This sign, visually, is similar in size and scale to the existing sign that has been there for many years. IT is less in height and more in width.

c. The requested variance will not adversely affect public safety:
This type of sign is in use at other PISD campuses, and others throughout North Texas. We are not aware of any public safety issues. Actually, they can have, in the event of an emergency at the school or in the community, it can enhance safety as a quick, effective communications device.

d. Special conditions exist which are unique to this applicant or property:
None. This school is similar to many others in the District, including ones which have similar signs to the one proposed.

e. Is the denial of the variance going to cause a substantial burden on religious activities of the property owner/user? Circle one: Yes / No (If Yes, see question (f.)

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SIGN APPEAL TO THE BOARD OF ADJUSTMENT

f. If yes, please explain how the denial of the variance will cause a burden on religious activities of the property owner/user?

_____

_____

_____

****

The undersigned officer(s) and/or agent(s) of the property owner(s) are the properly authorized officials and by signing below have the necessary authority to execute this application on behalf of applicant hereto.

Name	Address	City	State	Zip	Date
DOUG GUYNES	6600 ALMA DR.	PLANO	TX	75023	12/21/15

PLEASE CHECK ONE:

✓ I will represent this variance request at the Board meeting

_____ I will not be able to represent this variance at the Board meeting. My authorized representative who will represent this variance before the Board of Adjustment is:

Name	Address	City	State	Zip	Date
~~DOUG GUYNES~~	~~6600 ALMA DR.~~	~~PLANO,~~	~~TX~~	~~75023~~	~~12/21/15~~

****

NOTE TO APPLICANT:
A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it may be two years before the variance can be reheard. The decision of the Board of Adjustment shall be final on all sign cases. Refer to The City of Plano Zoning Ordinance: Article 6, Section 6-209(3) to appeal the decision of the Board regarding a zoning case. DG (initial)

I hereby certify that the above statements are true and correct to the best of my knowledge. I acknowledge that I may withdraw my application prior to it being presented to the Board. To resubmit the application I understand I will need to submit another application fee. DG (initial)

Doug Guynes
Applicant's Signature

DOUG GUYNES
Please Print Name

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 21st day of December, 20 15

NOTARY PUBLIC STATE OF TEXAS
DESMOND I CHIZOBA
My Commission Expires
March 7, 2019

Desmond I Chizoba
Notary Public

(Seal)

My commission expires: March 7th, 2019

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0321

www.daktronics.com

December 16, 2015

City of Plano
1520 Avenue K
Plano, TX 75074

Re: Lighting Analyses for Proposed Electronic Message Centers at Christie, Hughston and Wells Elementary Schools

To Whom This May Concern:

The accompanying graphs pertain to the double-sided red monochrome electronic message center proposed for Christie, Hughston and Wells Elementary Schools in Plano. We hope you find the following information beneficial.

The accompanying graphs depict the illumination level in footcandles that the proposed display will produce based on nighttime running levels[i] at a measurement height of five feet above ground level (which is approximately eye height). [ii] This level is based on a worst-case scenario of an all-red display. Actual levels will be much lower than what is represented on the graph, as typical content runs at 25 to 35 percent of the brightness of an all-red display.

It is important to note that the accompanying graphs assume absolute darkness with regard to surrounding ambient light. In other words, the presence of ambient light producing elements at night including but not limited to roadway lighting, residential lighting, commercial lighting, the moon, etc. will further diminish the impact of the light output from the proposed displays.

Christie ES
The highest calculated light level near the adjacent residential properties is 0.01 footcandles measured at a distance of 150 ft and angle of 40 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 1 percent of the light of a single wax candle.

Hughston ES
The highest calculated light level near the adjacent residential properties is 0.06 footcandles measured at a distance of 75 ft and angle of 20 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 6 percent of the light of a single wax candle.

Wells ES
The highest calculated light level near the adjacent residential properties is 0.02 footcandles measured at a distance of 150 ft and angle of 20 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 2 percent of the light of a single wax candle.

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

Conclusion
As stated above, the presence of other ambient lighting elements such as parking lot and roadway lighting along will further reduce any lighting impact from the sign itself. The displays are also all equipped with a light sensor, allowing for automatic dimming utilizing 64 levels of dimming. Based on the lighting analyses completed, Daktronics estimates the proposed displays will have a minimal impact on the neighboring residential properties.

Finally, it is important to note the illumination level provided is only representative of Daktronics Galaxy GS6 red monochrome series electronic message centers. Other digital display manufacturers may use different LEDs which have different light emissions.

Daktronics is committed to providing digital displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
Daktronics, Inc.

Eric Johnson
Applications Engineer
605-692-0200

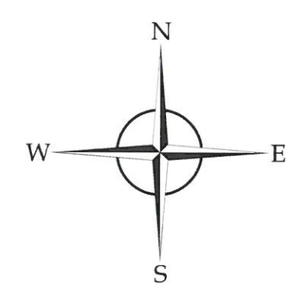
---

[i] Please note, while the sign's brightness during daylight hours would be almost always incidental, there may be times in which the sign would produce illumination levels above ambient light during such hours. Examples when such an occurrence could happen would be during a very dark and stormy day. It is important to note, however, that the sign is equipped with a working photo-sensor that automatically adjusts its brightness based on ambient light. The photo-sensor adjusts the sign's brightness to lower levels, preventing the sign from appearing overly bright during those rare occasions where its brightness would exceed ambient light.

[ii] Also note, the illumination levels cited take into account a height above ground level of 2.5' feet and provide the illumination which will be measured by the testing meter located 5 feet above ground level.

Location of existing sign, per the City GIS map the property line is about 3 feet behind sidewalk

1 SITE PLAN
SCALE: 1" = 100'-0"



CASTEEL & ASSOCIATES Inc.
10031 Monroe Dr., Suite 105
Dallas, TX 75229
T 214.352.7446 F 214.352.7448
www.casteelsign.com

Wells
Elementary School
3427 Mission Ridge Road
Plano, TX 75023

Site Plan

Sign Type

Date 11.10.2015

Scale See Drawing

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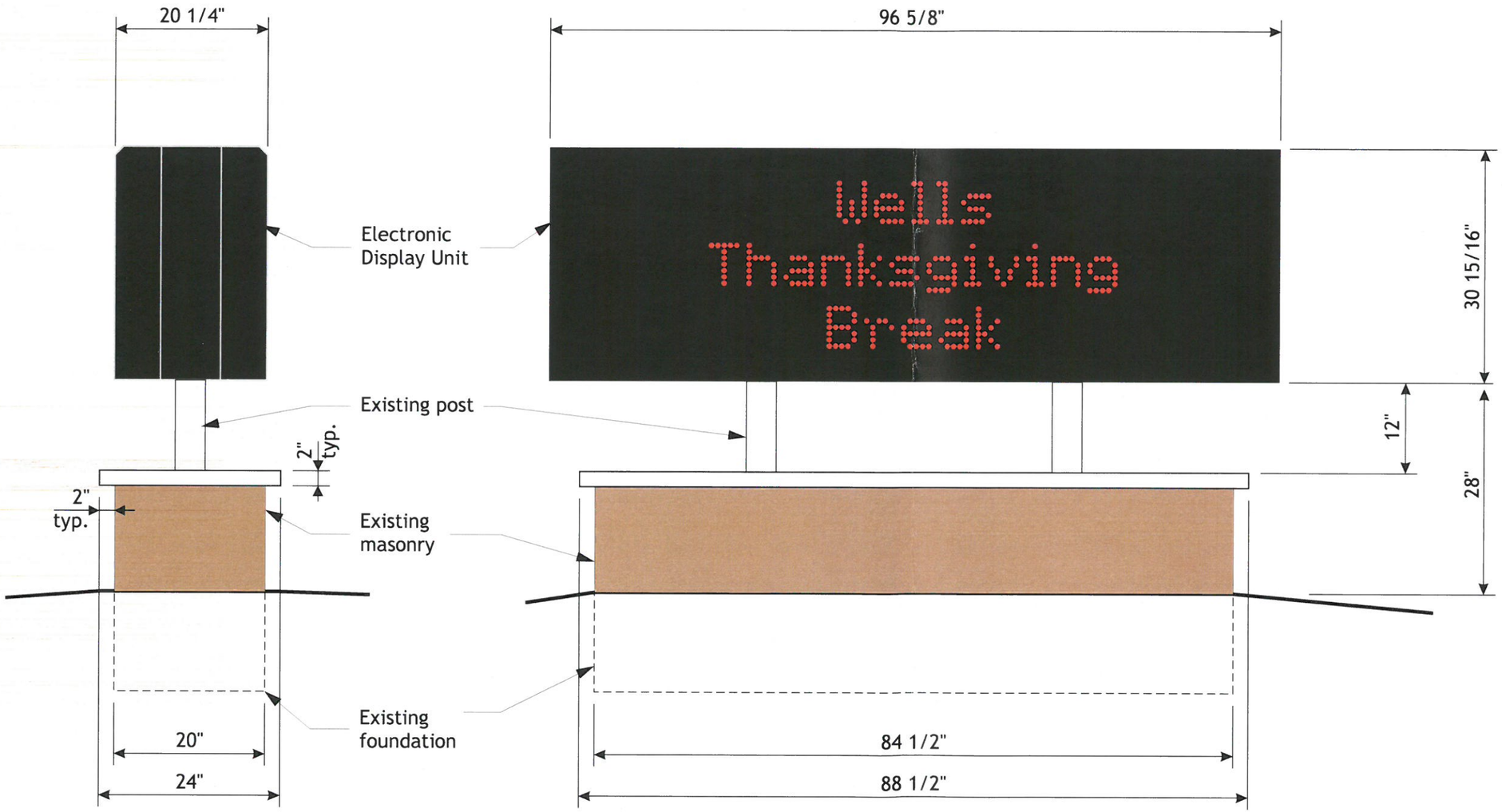
SITE.01



2 SIDE ELEVATION
SCALE: 3/4" = 1'-0"

1 SOUTHWEST ELEVATION
SCALE: 3/4" = 1'-0"

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Inc.

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Dallas, TX 75229

T 214.352.7446 F 214.352.7448

www.casteelsign.com

Wells
Elementary School
3427 Mission Ridge Road
Plano, TX 75023

Pole Sign

Specifications
- 30 15/16" x 96 5/8"
  Electronic Display Unit
  - 32 x 120 matrix unit: Daktronics Galaxy: GS6-32x120-19.81-R-2V
  - 19.81 mm Monochrome Galaxy GS6 Series
- Communication method: Wireless Ethernet Bridge
- Includes Training hosted Web Based
- Electrical to sign by others
- Standard 5 year Daktronic Product Assurance; 5 year parts only
- One (1) year labor and material on non-Daktronics portion; 1 year labor on Daktronics units by Casteel

Base & Foundation
- Remove existing sign; Reuse existing post, foundation & masonry

Existing sign 15 SF
Proposed sign 20.8 SF

Sign Type ID.1

Date 11.10.2015

Scale See Drawing

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EXT.01

1 EXISTING
NORTHEAST ELEVATION
SCALE: 3/4" = 1'-0"

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www.casteelsign.com

Wells
Elementary School
3427 Mission Ridge Road
Plano, TX 75023

Existing Pole Sign

Sign Type Existing

Date 11.10.2015

Scale See Drawing

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EXT.02

APPEAL SUMMARY
#16-02S

APPLICANT: Property owner Plano Independent School District, to be represented by Doug Guynes.

ADDRESS: 3427 Mission Ridge Road

ZONING: Single Family 9 (SF9)

APPLICANT REQUEST: The applicant is requesting to vary from Subsection 22.300 (.2) (E) of Division 4, Article 22, Zoning Ordinance number 2015-5-2 as amended, to allow an illuminated, free-standing monument sign to be over the allowed 32 square feet by 7.53 square feet for a total size of 39.53 square feet.

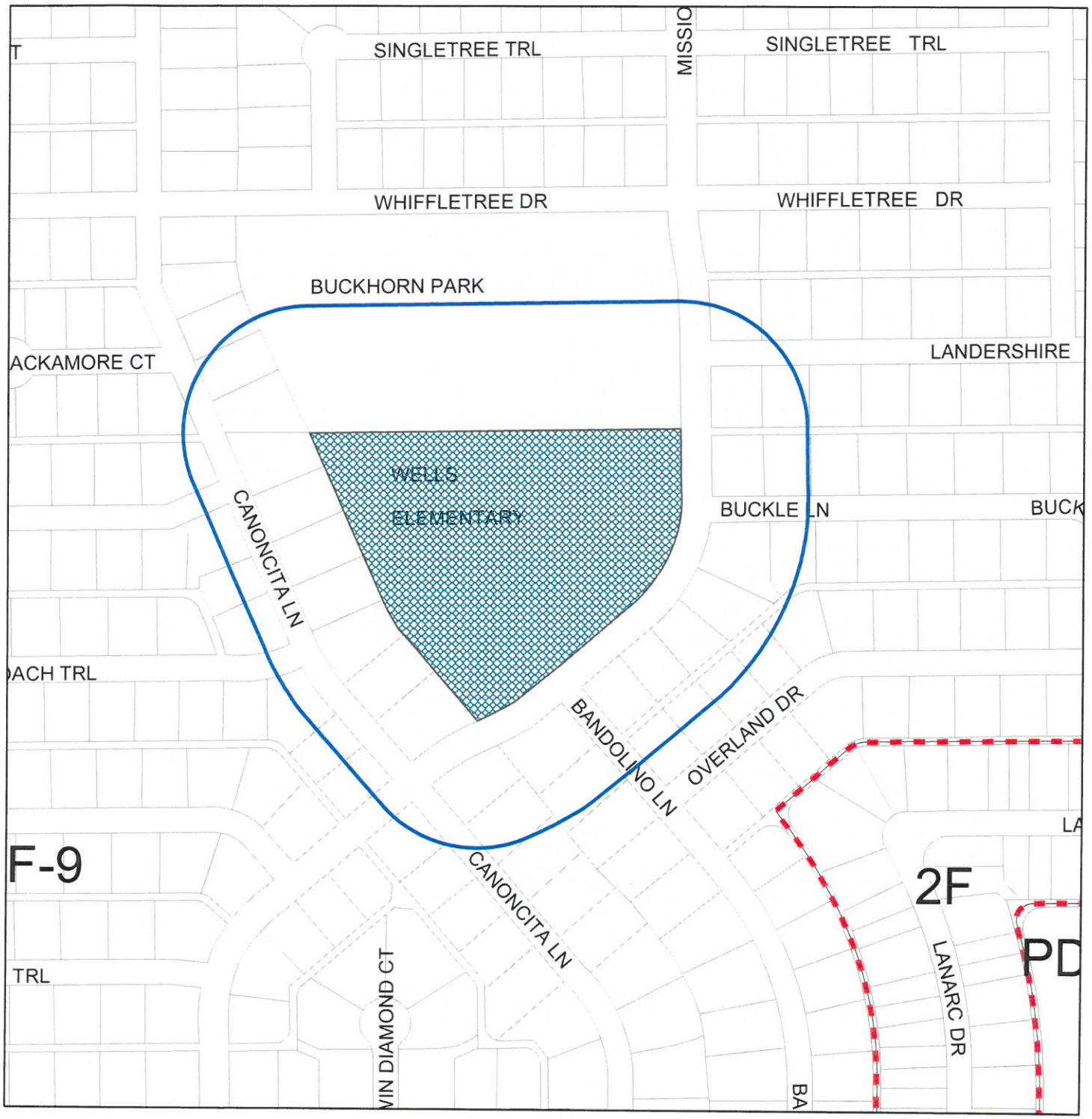
ORDINANCE REQUIREMENTS:

Subsection 22.300 (.2)(E) states that Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of 10 feet.

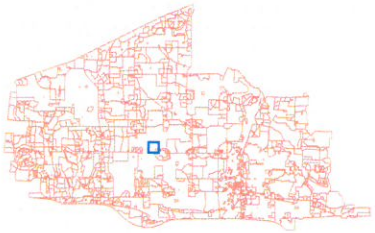
STAFF FINDINGS:

This property is in a single family 9 zoned district. The sign is located on Mission Ridge Road at Bandolino Lane. The sign is being installed on an existing monument. The new sign meets all setback and height requirements. The illumination requirements have also been met, as shown by the photometric survey.

Per the applicant, they are requesting that they be allowed to install a new electronic sign that will be 7.53 square feet over the allowed 32 square feet, resulting in a sign that is 39.53 square feet overall. The square footage of the actual sign is 20.76 square feet and is within the requirements. The existing masonry base is designed to improve the overall aesthetic of the sign, and match the building. This type of sign is in use at other PISD campuses and in the event of emergency can be used as an effective communications device.



Board of Adjustment
Appeal #: 16-02S
Address: 3427 Mission Ridge Rd.
Zoning: SINGLE FAMILY 9 (SF9)



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16-025

TULBERT MARK

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PLANO, TX 75023-6104

MCGINNES KYLE

PO BOX 864495

PLANO, TX 75086-4495

FLEURY DALE R & THERESA K FERGUSON

3404 CANONCITA LN

PLANO, TX 75023-8108

WANG ALLEN &

WANG CHIRAPA

3416 CANONCITA LN

PLANO, TX 75023-8100

PLANO ISD

2700 W 15TH ST

PLANO, TX 75075-7524

WORTENDYKE DOUGLAS J & AIMEE S

3413 CANONCITA LN

PLANO, TX 75023-8121

KRENIK VALE

3420 MISSION RIDGE RD

PLANO, TX 75023-8128

BYERS KODY

3600 HACKAMORE CT

PLANO, TX 75023-6108

FISCHER MARK E & CATHRYN FIONA

3509 CANONCITA LN

PLANO, TX 75023-6103

CRAIG RICHARD A & SALLY A

3504 CANONCITA LN

PLANO, TX 75023-6104

JOHNSON DAVID A & AMANDA M

3339 OVERLAND DR

PLANO, TX 75023-8116

STRICKLAND JOHNNY L & KATHLEEN P

3401 BANDOLINO LN

PLANO, TX 75023-8103

PRATHER JEFFREY W & ROBYN D

3400 CANONCITA LN

PLANO, TX 75023-8108

APPLEBAUM ROBERT V

3524 CANONCITA LN

PLANO, TX 75023-6104

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3421 CANONCITA LN
PLANO, TX 75023-8121

GANSON ROBERT W
3432 MISSION RIDGE RD
PLANO, TX 75023-8128

HARP LEON P & SARAH A
3336 LANDERSHIRE LN
PLANO, TX 75023-6217

WEISS JASON CORD & DEDRA
3420 CANONCITA LN
PLANO, TX 75023-8100

MANUEL JAMES &
NUNCIA C MANUEL
3341 BUCKLE LN
PLANO, TX 75023-6201

MCKINNEY LIVING TRUST THE
2601 CHAMBERS LN
PLANO, TX 75093-5926

DAVIS MAX G & SUSAN K
3408 CANONCITA LN
PLANO, TX 75023-8108

DANZIGER HOWARD S
3341 OVERLAND DR
PLANO, TX 75023-8116

VANCE MICHAEL R &
AYALA-VANCE CHRISTINA
3405 CANONCITA LN
PLANO, TX 75023-8107

KUGELSTADT THOMAS
3424 MISSION RIDGE RD
PLANO, TX 75023-8128

LITTLE LYNN M ETUX
3333 LANDERSHIRE LN
PLANO, TX 75023-6218

TRAVIS CHARLES P
3516 CANONCITA LN
PLANO, TX 75023-6104

STEWART DONALD R & CYNTHIA S
3505 CANONCITA LN
PLANO, TX 75023-6103

DAVIDSON SUZANNE
3508 CANONCITA LN
PLANO, TX 75023-6104

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MARTIN BARON C & LACEY

3336 BUCKLE LN

PLANO, TX 75023-6200

PLANO CITY OF

4840 EAST PLANO PARKWAY

PLANO, TX 75086

COALTER LEWIS III & JACQUELYN

3340 BUCKLE LN

PLANO, TX 75023-6200

EASTON JOHN T & BETTY J

3605 SANDIA DR

PLANO, TX 75023-6112

SALVATORE MARK F & KARLA K

3337 BUCKLE LN

PLANO, TX 75023-6201

HAWLEY LIVING TST

3405 BANDOLINO LN

PLANO, TX 75023-8103

LAROE FREDRICK J

3501 CANONCITA LN

PLANO, TX 75023-6103

POLLARD GARY A & T JAN

3412 CANONCITA LN

PLANO, TX 75023-8100

SCHMIDT DAVID G

3417 CANONCITA LN

PLANO, TX 75023-8121

MOTTER JON G &

MOTTER JANNE CONGER

3332 LANDERSHIRE LN

PLANO, TX 75023-6217

GAGNON CHRISTINA MARIE

3500 CANONCITA LN

PLANO, TX 75023-6104

HAGGARD CARMEN CARPENTER - LE

HAGGARD LIVING TRUST

CARMEN CARPENTER HAGGARD TRUSTEE

PLANO, TX 75023-8116

BROOKS CURTIS R & HERBERT L M

3520 CANONCITA LN

PLANO, TX 75023-6104

BEE READY PROPERTIES LLC

3308 PRESTON RD STE 350-373

PLANO, TX 75093-7453

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KUBICK PATRICIA & THEODORE R

3428 MISSION RIDGE RD

PLANO, TX 75023-8128

PIPER ASHLEY & TRAVIS

3337 LANDERSHIRE LN

PLANO, TX 75023-6218

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SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL APPEAL NO.: 16-03s

FILING FEE $265.00
RECEIPT NO. _____
RECEIPT DATE: _____

PLEASE TYPE OR PRINT USING BLACK INK

APPEAL LOCATION:
Street Address: *3801 Rainier Road* Zoning District: _____
Lot Number: _____ Block: _____ Addition: _____

TO THE HONORABLE BOARD OF ADJUSTMENT:
Plano Independent School District - Doug Guynes *214-679-6274*
(Applicant) (Applicant Phone Number)
6600 Alma Drive *Plano* *Texas* *75075*
(Applicant Street Address City State Zip)

In accordance with the provisions of the Sign Ordinance, appeal is now made to the Honorable Board of Adjustment to grant the following variance request. (Please be specific)

We are asking you to allow an institution sign that is over the 32 sq. ft. by 41.49 sq. ft. for a total of 73.49 sq. ft.

The square footage of the actual electronic sign is 31.08 sq. ft.

The existing posts & brick base, when included in the sign square footage, puts it over.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. No variance shall be granted if it conflicts with the spirit of the ordinance. In order to make a finding of hardship and to grant a variance, the Board of Adjustment shall consider the following conditions:

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The square footage of the actual electronic sign is within the Sign Ordinance. The masonry base, designed to improve the aesthetics and appearance of the sign, and match the school building is running the sign over. The sign would be within the Ordinance were it not for the masonry. It would not look as compatible with the building, but would comply.

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This sign, visually, is similar in size and scale to the existing sign that has been there for many years. Actually it is slightly smaller.

c. The requested variance will not adversely affect public safety:
This type of sign is in use at other PISD campuses, and others throughout North Texas. We are not aware of any public safety issues. Actually, they can have, in the event of an emergency at the school or in the community, it can enhance safety as a quick, effective communications device.

d. Special conditions exist which are unique to this applicant or property:
None. This school is similar to many others in the District, including ones which have similar signs to the one proposed.

e. Is the denial of the variance going to cause a substantial burden on religious activities of the property owner/user? Circle one: Yes / No (If Yes, see question (f.)

Plano
City of Excellence

SIGN APPEAL TO THE BOARD OF ADJUSTMENT

f. If yes, please explain how the denial of the variance will cause a burden on religious activities of the property owner/user?

_____

_____

_____

****

The undersigned officer(s) and/or agent(s) of the property owner(s) are the properly authorized officials and by signing below have the necessary authority to execute this application on behalf of applicant hereto.

DOUG GUYNES 6600 ALMA DR. PLANO TX 75023 12/21/15

Name Address City State Zip Date

PLEASE CHECK ONE:

✓ I will represent this variance request at the Board meeting

_____ I will not be able to represent this variance at the Board meeting. My authorized representative who will represent this variance before the Board of Adjustment is:

~~DOUG GUYNES 6600 ALMA DR. PLANO, TX 75023 12/21/15~~

Name Address City State Zip Date

****

NOTE TO APPLICANT:

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I hereby certify that the above statements are true and correct to the best of my knowledge. I acknowledge that I may withdraw my application prior to it being presented to the Board. To resubmit the application I understand I will need to submit another application fee. DG (initial)

Doug Guynes
Applicant's Signature

DOUG GUYNES
Please Print Name

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 21st day of December, 20 15

NOTARY PUBLIC STATE OF TEXAS
DESMOND I CHIZOBA
My Commission Expires
March 7, 2019

Desmond I Chizoba
Notary Public

(Seal)

My commission expires: March 7th, 2019

DAKTRONICS

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tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

December 16, 2015

City of Plano
1520 Avenue K
Plano, TX 75074

Re: Lighting Analyses for Proposed Electronic Message Centers at Christie, Hughston and Wells Elementary Schools

To Whom This May Concern:

The accompanying graphs pertain to the double-sided red monochrome electronic message center proposed for Christie, Hughston and Wells Elementary Schools in Plano. We hope you find the following information beneficial.

The accompanying graphs depict the illumination level in footcandles that the proposed display will produce based on nighttime running levels[i] at a measurement height of five feet above ground level (which is approximately eye height). [ii] This level is based on a worst-case scenario of an all-red display. Actual levels will be much lower than what is represented on the graph, as typical content runs at 25 to 35 percent of the brightness of an all-red display.

It is important to note that the accompanying graphs assume absolute darkness with regard to surrounding ambient light. In other words, the presence of ambient light producing elements at night including but not limited to roadway lighting, residential lighting, commercial lighting, the moon, etc. will further diminish the impact of the light output from the proposed displays.

Christie ES
The highest calculated light level near the adjacent residential properties is 0.01 footcandles measured at a distance of 150 ft and angle of 40 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 1 percent of the light of a single wax candle.

Hughston ES
The highest calculated light level near the adjacent residential properties is 0.06 footcandles measured at a distance of 75 ft and angle of 20 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 6 percent of the light of a single wax candle.

Wells ES
The highest calculated light level near the adjacent residential properties is 0.02 footcandles measured at a distance of 150 ft and angle of 20 degrees. Distances and angles beyond this location would see even less illumination. To put this level into perspective, it is essentially the equivalent to than 2 percent of the light of a single wax candle.

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Conclusion
As stated above, the presence of other ambient lighting elements such as parking lot and roadway lighting along will further reduce any lighting impact from the sign itself. The displays are also all equipped with a light sensor, allowing for automatic dimming utilizing 64 levels of dimming. Based on the lighting analyses completed, Daktronics estimates the proposed displays will have a minimal impact on the neighboring residential properties.

Finally, it is important to note the illumination level provided is only representative of Daktronics Galaxy GS6 red monochrome series electronic message centers. Other digital display manufacturers may use different LEDs which have different light emissions.

Daktronics is committed to providing digital displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
Daktronics, Inc.

Eric Johnson
Applications Engineer
605-692-0200

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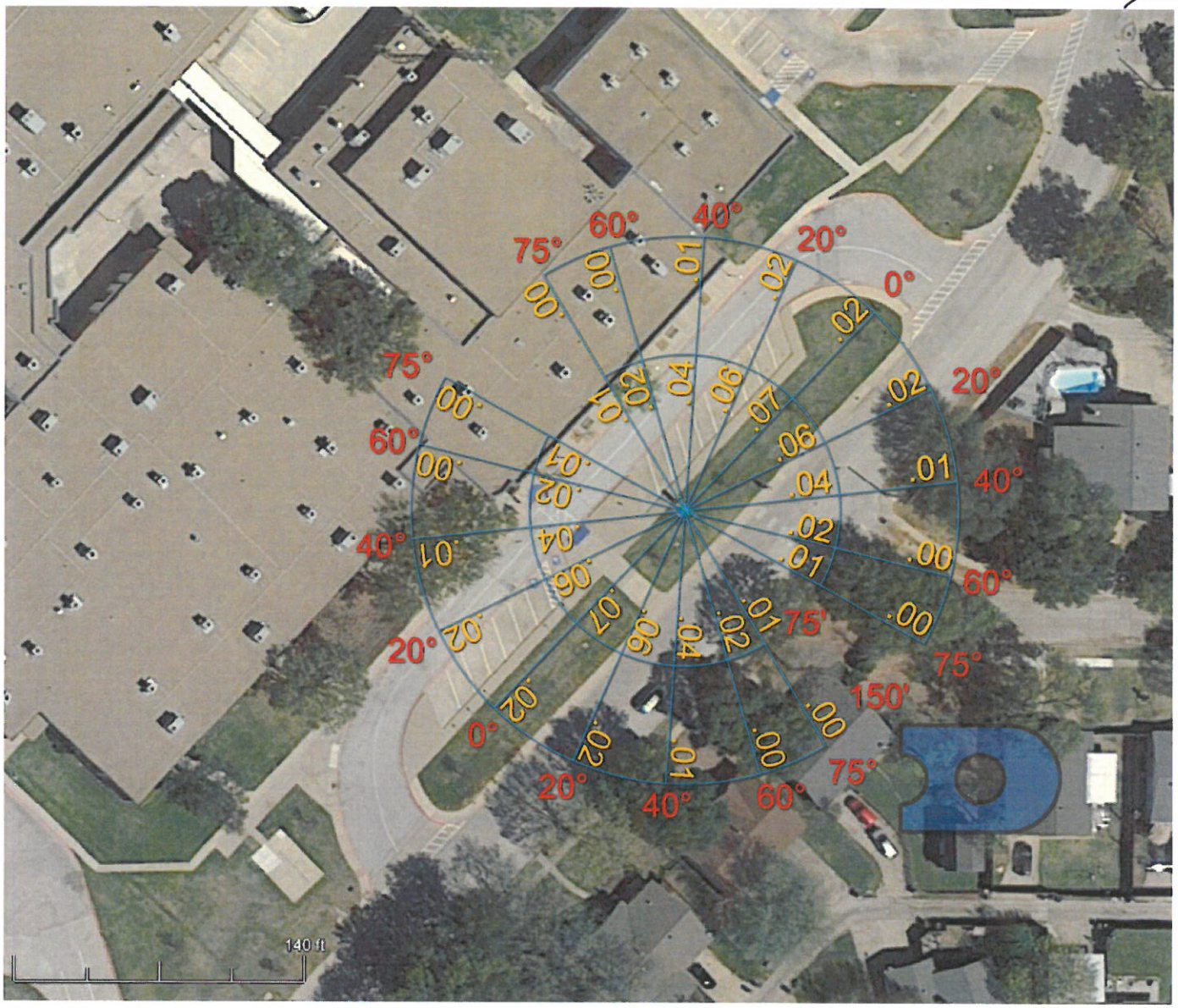
[i] Please note, while the sign's brightness during daylight hours would be almost always incidental, there may be times in which the sign would produce illumination levels above ambient light during such hours. Examples when such an occurrence could happen would be during a very dark and stormy day. It is important to note, however, that the sign is equipped with a working photo-sensor that automatically adjusts its brightness based on ambient light. The photo-sensor adjusts the sign's brightness to lower levels, preventing the sign from appearing overly bright during those rare occasions where its brightness would exceed ambient light.

[ii] Also note, the illumination levels cited take into account a height above ground level of 2.5' feet and provide the illumination which will be measured by the testing meter located 5 feet above ground level.

DAKTRONICS	Light Analysis for GS6-32X120-19.8-R-2V	Date: 12/15/2015
	Christie Elementary School: 3801 Rainier Road Plano, TX 75023	Prepared by: Eric Johnson
	Casteel Associates	
	Values expressed are specific to Daktronics product only	



-Display at 3% of Maximum Daytime Brightness
-Calculations take into account a 2.5' HAGL
-Any rise or fall in elevation or physical blockage is not shown in calculations

*Calculations are based on Red LEDs powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

Location of existing sign masonry surround

1 SITE PLAN
SCALE: 1" = 100'-0"

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www.casteelsign.com

Christie
Elementary School
3801 Rainier Road
Plano, TX 75023

Site Plan

Sign Type

Date 11.11.2015
12.21.2015 Rev.

Scale See Drawing

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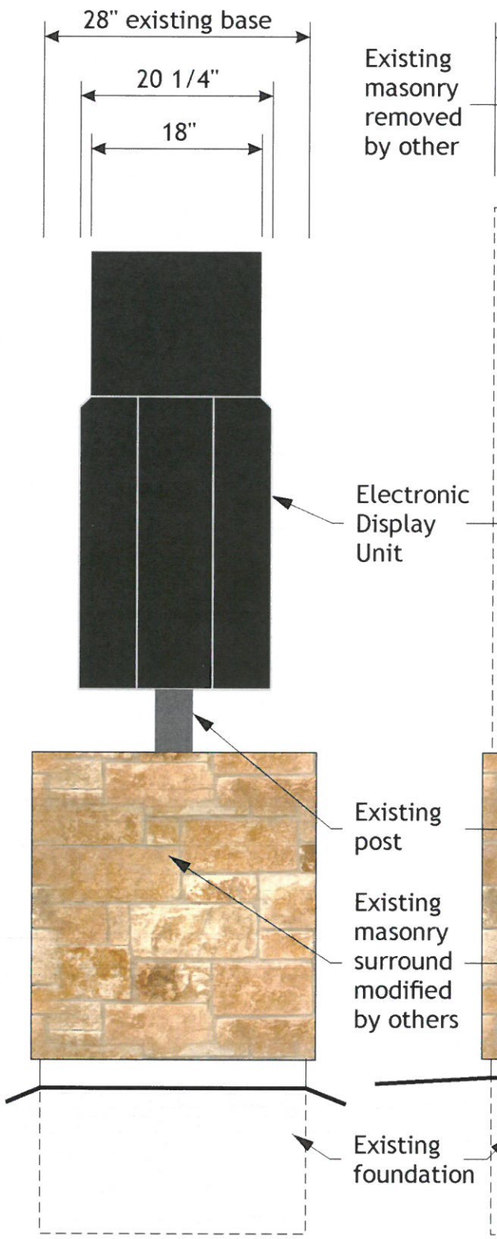
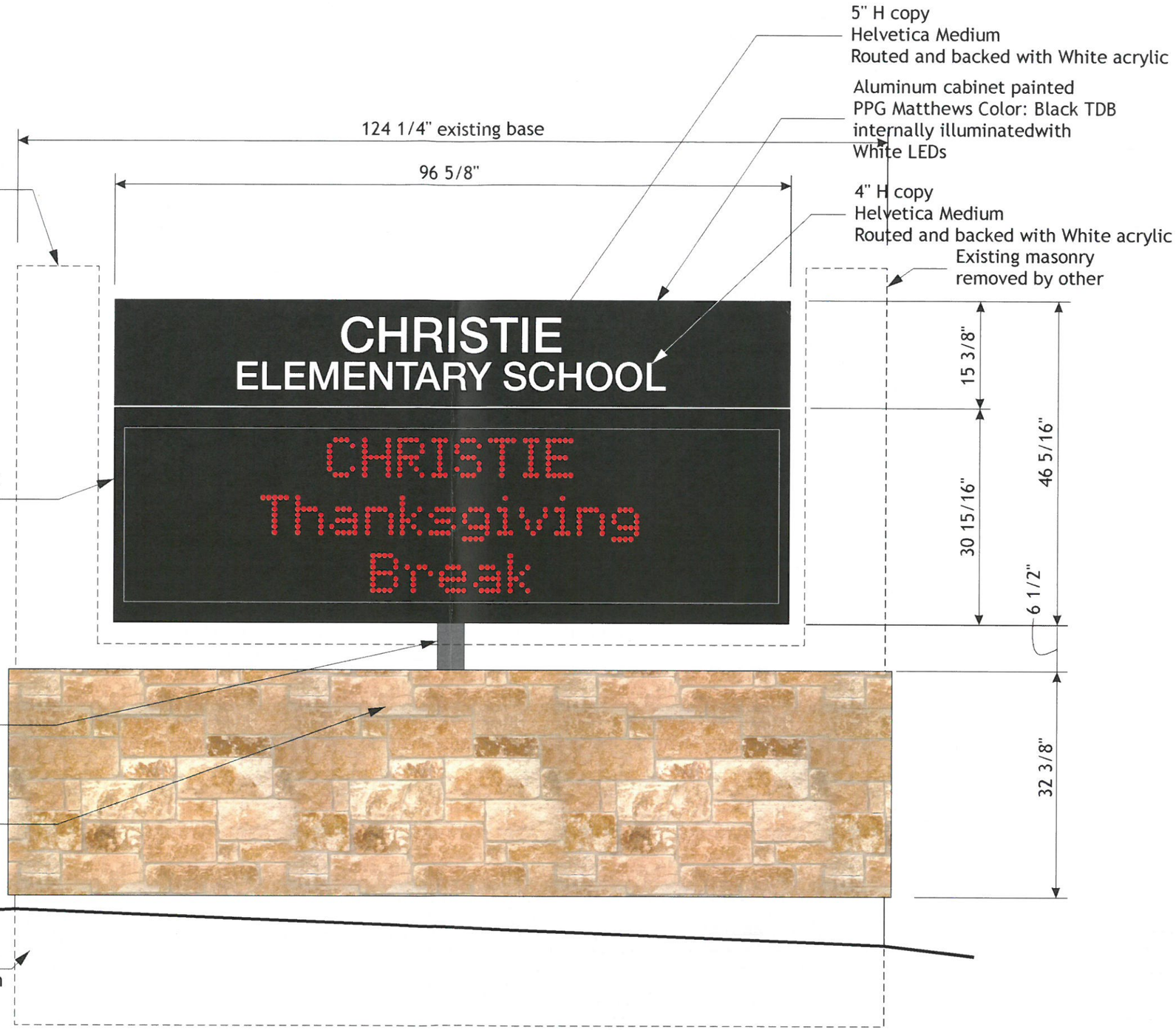
SITE.01



1 SECTION
SCALE: 3/4" = 1'-0"



1 SOUTHWEST ELEVATION
SCALE: 3/4" = 1'-0"

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Christie
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3801 Rainier Road
Plano, TX 75023

Marquee Sign

Specifications
Top Cabinet:
- 15 3/8" x 96 5/8" Identification panel
  - Aluminum Routed copy with a white Acrylic backer
  - Internally Illuminated with white LEDs
  - Painted PPG Matthews; standard color TBD

Bottom Cabinet:
- 30 15/16" x 96 5/8" Electronic Display Unit
  - 32 x 120 matrix unit: Daktronics Galaxy: GS6-32x120-19.81-R-2V
  - 19.81 mm Monochrome Galaxy GS6 Series
- Communication method: Wireless Ethernet Bridge
- Includes Training hosted Web Based
- Electrical to sign by others
- Standard 5 year Daktronic Product Assurance; 5 year parts only
- One (1) year labor and material on non-Daktronics portion; 1 year labor on Daktronics units by Casteel

Base & Foundation
- Remove existing sign;Post, foundation & masonry base by others

Existing sign 35 SF
Proposed sign 31.1 SF

Sign Type ID.1
Date 11.11.2015

Scale See Drawing

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EXT.01

1 EXISTING
SOUTHWEST ELEVATION
SCALE: 3/4" = 1'-0"

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Existing Marquee Sign

Sign Type Exisitng

Date 11.11.2015

Scale See Drawing

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EXT.02

APPEAL SUMMARY
#16-03S

APPLICANT: Property owner Plano Independent School District, to be represented by Doug Guynes.

ADDRESS: 3801 Rainier Road

ZONING: Single Family 9 (SF9)

APPLICANT REQUEST: The applicant is requesting to vary from Subsection 22.300 (.2) (E) of Division 4, Article 22, Zoning Ordinance number 2015-5-2 as amended, to allow an illuminated, free-standing monument sign to be over the allowed 32 square feet by 41.49 square feet for a total size of 73.49 square feet.

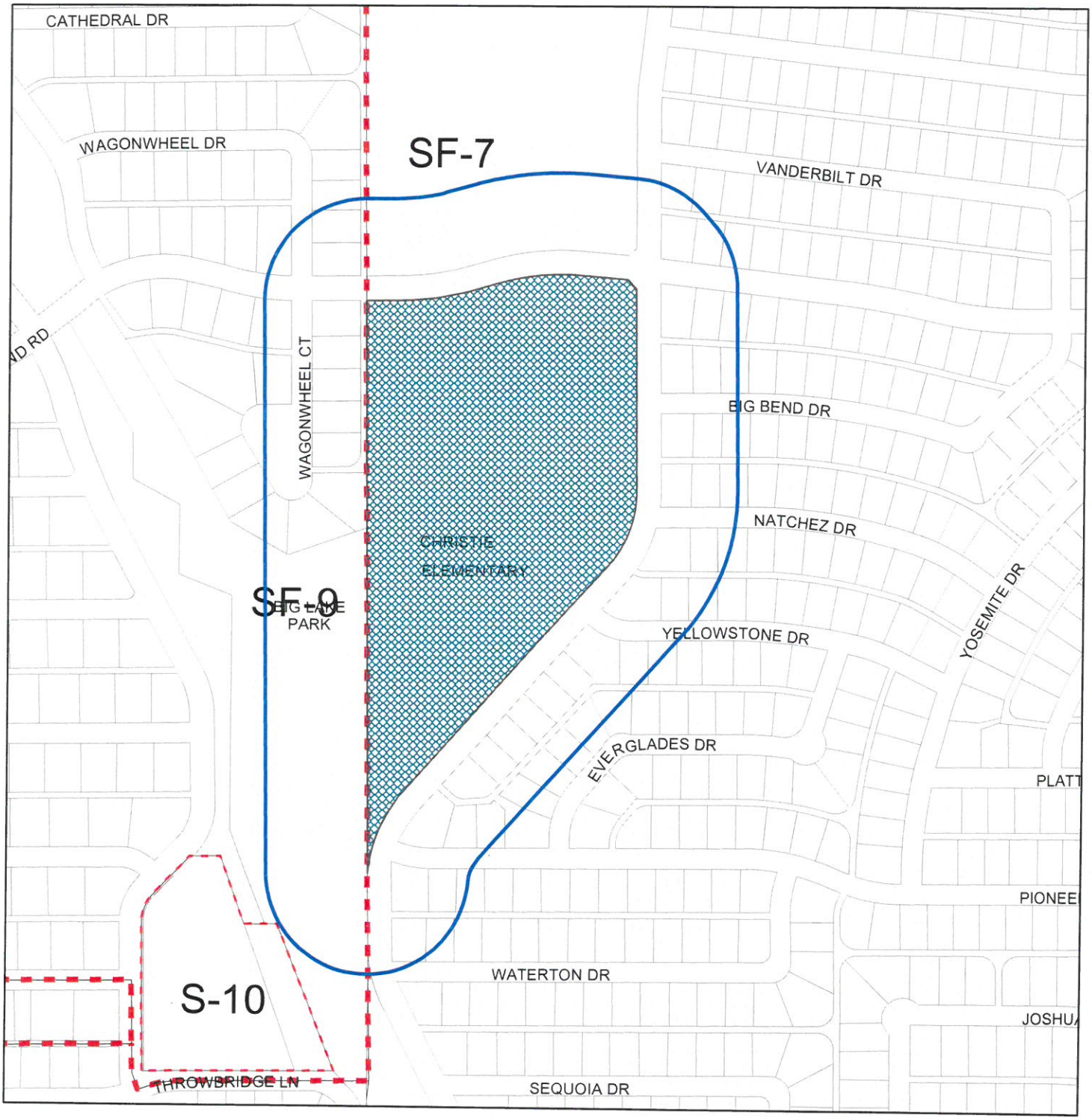
ORDINANCE REQUIREMENTS:

Subsection 22.300 (.2)(E) states that Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of 10 feet.

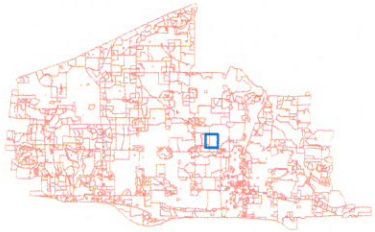
STAFF FINDINGS:

This property is in a single family 9 zoned district. The sign is located on Rainier Road at Yellowstone Drive. The sign is being installed on an existing monument. The new sign meets all setback and height requirements. The illumination requirements have also been met, as shown by the photometric survey.

Per the applicant, they are requesting that they be allowed to install a new electronic sign that will be 41.49 square feet over the allowed 32 square feet, resulting in a sign that is 73.49 square feet overall. The square footage of the actual sign is 31.08 square feet and is within the requirements. The existing masonry base is designed to improve the overall aesthetic of the sign, and match the building. This type of sign is in use at other PISD campuses and in the event of emergency can be used as an effective communications device.



Board of Adjustment
Appeal #: 16-03S
Address: 3801 Rainier Road
Zoning: SF9



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PLANO ISD
2700 W 15TH ST
PLANO, TX 75075-7524

EIDSON BARON & MEGAN
1451 EVERGLADES DR
PLANO, TX 75023-7238

ANDERSON DOUGLAS J
1417 YELLOWSTONE DR
PLANO, TX 75023-7227

ITZHAK ALIAL
7535 BROMWICH CT
DALLAS, TX 75252-6451

JIMENEZ MARIA L
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GARNER BARBARA F
3808 WAGONWHEEL CT
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TULLOCH COLIN A
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ROGERS BRIDGET E
1444 VANDERBILT DR
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HOCKETT EMMA MARGARET
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HORTON LANIER
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ARROYO CAROLINA

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