

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 AVENUE K, PLANO, TEXAS AT 3:00 P.M. TUESDAY, FEBRUARY 23, 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. February 09, 2016 meeting

SIGN APPEAL REQUEST:

3. **APPEAL # 16-05S 680 Executive Drive:** A request to vary from Subsection 22.300 (.1)(A)(ii) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a projecting sign to exceed the allowed 4 feet height by 6.67 feet for an overall height of 10.67 feet. This appeal is requested by property owner Adam Brown with Trinsic Residential, to be represented by Murphy Webster III with Fource Communications

OTHER:

4. Items for future Agenda.

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 11th day of February 2016, at 5:00 o'clock, p.m.

Alicia D. Spake
Asst. City Secretary



Council Liaisons: 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

**Board of Adjustment
February 9, 2016**

Board Members Present

Carolyn Kalchthaler, Chairperson
Robert Miller
Peter Krause
William Gibson
Enghlab Eftekhari
Phil Head, Alternate
Phillip Pierceall, Alternate
Ban Alali

Absent

Jim Norton

Staff

Victoria Huynh, Deputy City Attorney
Selso Mata, Building Official
Patti Hoffer, Code Compliance Rep
Diana Casady, Sr. Administrative Assistant

Chair Carolyn Kalchthaler called the meeting to order at 3:00 p.m., Tuesday, February 9, 2016 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.

Chairperson Kalchthaler 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 January 12, 2016**

Board Member Robert Miller made the motion to approve the minutes from January 12, 2016, Bill Gibson seconded the motion. The Board voted 8/0 in favor of approving the minutes from January 12, 2016.

- 3. APPEAL # 16-04Z 1001 Southwestern Avenue: A request to vary from Subsection 9.1200 (.3) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a reduction of the required 90 foot lot depth to 76.82 feet.**

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

Larry Rex, representing the Christ United Methodist Church, testified that he is the Chairman for the program "House on the Corner". As part of the program, they build one house per year at the church parking lot, and deliver it to the property they have purchased. In June of 2015, they acquired the property in question and in order to make it more usable, they would like the ability to build two houses on there.

The applicant has been before the Planning and Zoning Commission to request a replat to divide the property into two lots. The Planning and Zoning has approved the replat subject to the Board of Adjustment's approval of the variance to the lot depth. Although the lot itself is large, the triangular shape limits their ability to build and use the lot effectively. The variance to the lot depth requirement will allow them to build another affordable house for a qualified low income family. Mr. Rex went over the four factors for the Commission and answered their questions.

Chairperson Kalchthaler 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 #16-04Z. Phillip Pierceall seconded the motion. The Board voted 8/0 in favor of the motion,

4. Items for future Agenda.

There is one case for the February 23, 2016 meeting.

Meeting adjourned at 3:26 p.m.

Carolyn Kalchthaler, Chairperson

SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL
APPEAL NO.: _____

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

PLEASE TYPE OR PRINT USING BLACK INK

APPEAL LOCATION:

Street Address: 680 EXECUTIVE DRIVE, PLANO 75074 Zoning District: 190 OVERLAY PD. 207
 Lot Number: 1 Block: A Addition: AURA PLANO ADDITION

TO THE HONORABLE BOARD OF ADJUSTMENT:

ADAM BROWN 214-663-0025
(Applicant) (Applicant Phone Number)

INTRINSIC RESIDENTIAL 3000 MONTICELLO #900 DALLAS 75205
(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)

SEE ATTACHED HEIGHT VARIANCE OF PROJECTING
SIGN 4'0" to 10'67" = 6.67'

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:
SEE ATTACHED

b. The requested variance will not adversely affect surrounding properties:
SEE ATTACHED

c. The requested variance will not adversely affect public safety:
SEE ATTACHED

d. Special conditions exist which are unique to this applicant or property:
SEE ATTACHED

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.)

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.

Trinsic Residential requests a variance based on the following conditions concerning exterior Projecting sign/ID as related to AURA ONE90 Apartments located at 680 Executive Drive, Plano, Texas 75074. An urban design, the project is a 4-story product with limited setback on East Plano Parkway frontage and a volume of easements (City & Utility) that enable the project from installing a ground monument.

It is the desire of the developer, Trinsic Residential to create a more “urban feel” of signage for the product being developed, while maintaining an essence of “urban” to the sign design to fit the design of the building creating a visual impact message and ID for the high speed and volume of traffic on E. Plano Parkway. Trinsic ask for a 32 square foot blade/projecting sign at the proposed height 10.67’ (per Exhibit attached) as opposed to the city allowed maximum of 4’ high for a projecting sign for a variance height of 6.67’. The mass of the building would engulf a 4’ high projecting sign and the sign would have no true affect for visual impact or marketing the property.

Below are descriptions of the signs submitted for variance and how the differentiate from sign allowed by code. (exhibits of the sign design, placement & spotting are attached)

- 1. Projecting/Blade Sign:** *(attached)* With minimal setback (9-12’), there is no room for a freestanding monument style sign at any location on the project to meet the required setbacks or do not infringe on an easement. Though the sign does not meet code in size height as written, it is size tolerant for the structure. Fitting for the project in scale, it offers the message for north and south bound traffic patterns on E. Plano Parkway. It is asked of the Board to allow this projecting sign in the scale in exhibit, illuminated with reverse channel letters & push-thru acrylic copy. The sign meets the clearance of 7’ minimum (21’ minimum in the case of Aura One90) and based on the total heights of the wall it attaches to, are less then 1/4 the height of the walls/building elevation. The sign projects 3’6”, within the 6’ projecting by city code. (code below)

A. Projecting Signs

- i. The horizontal portion of any projecting sign shall not be more than 6 feet in length measured from the building face and shall not be closer than 2 feet from the back of the curb line.
- ii. The height of the sign shall not exceed 4 feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements in Sec. *22.300.1D*.

D. Projection over Private Property

Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways, and corridors but not to exceed the following:

Vertical Clearance	Maximum Projection
Less than 7 feet	3 inches
7 feet to 8 feet	12 inches
Over 8 feet	6 feet

(ZC 13-21; Ordinance No. 2014-1-9)

- 2. **Site Plan attachment:** The sign layout & placement siteplan are key coordinated and attached.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be solely based 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 Adjustments shall consider the following conditions:

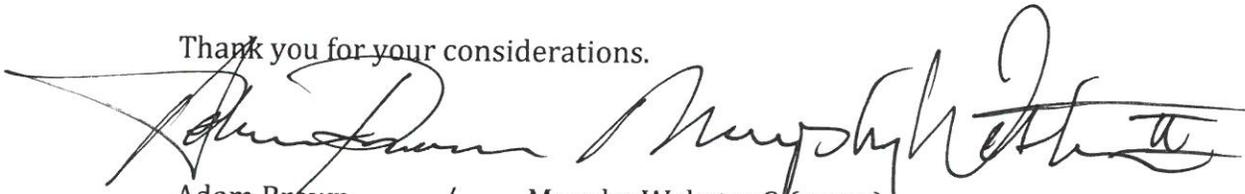
- a. **The requested variance does not violate the intent of the ordinance:** The sign fits comfortably to the design and building product of an urban development. It is the intention of this submittal that at the time the code was written, it did not have considerations for urban-style products of this nature. The 190 Overlay District allows for other signs not typical to the standard Plano ordinances for apartment signage & in particular, projecting signs for a project of this nature.
- b. **The requested variance will not adversely affect the surrounding properties:** To the North is BAE Systems building and they will be closed when the sign is illuminated at night. Fry's Electronics is to the west with a large parking lot and executive drive separating the properties. It is our belief that there is no adverse affect to surrounding properties.
- c. **The requested variance will not adversely affect public safety:** The sign plan submitted would have no affect on public safety, it will identify the project only and does not impede pedestrian and vehicular paths.

- d. **Special conditions exist which are unique to this applicant and property:** Again we reflect on the nature of the project itself, an urban development with minimal setback and a volume of easements on the E. Plano Parkway frontage of this project. The larger blade/projecting sign is a creative solution that resolves the setback and easement conditions while still allowing an identification sign that if it were a ground monument it would be permissible by code.

The sign design is urban by nature with a modern finish/treatment that will meld to the "urban" feel of the project and emulates other approved signage on the balance of the project and fitting to the Plano Parkway and 190 corridors.

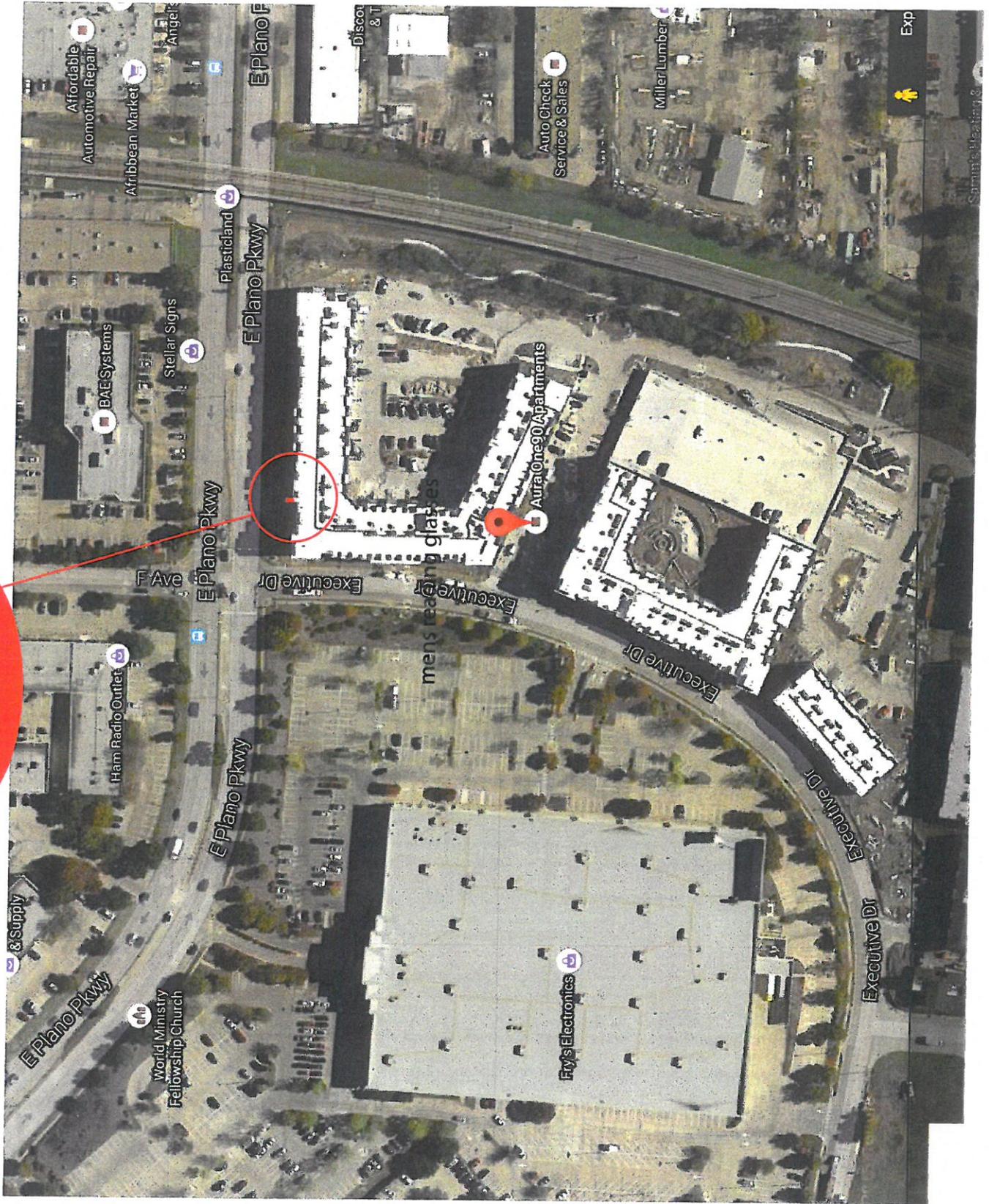
We gratefully submit this request in the interest of creating a higher profile project, and creating lasting impressions for the General Public's wayfinding and the project's identification.

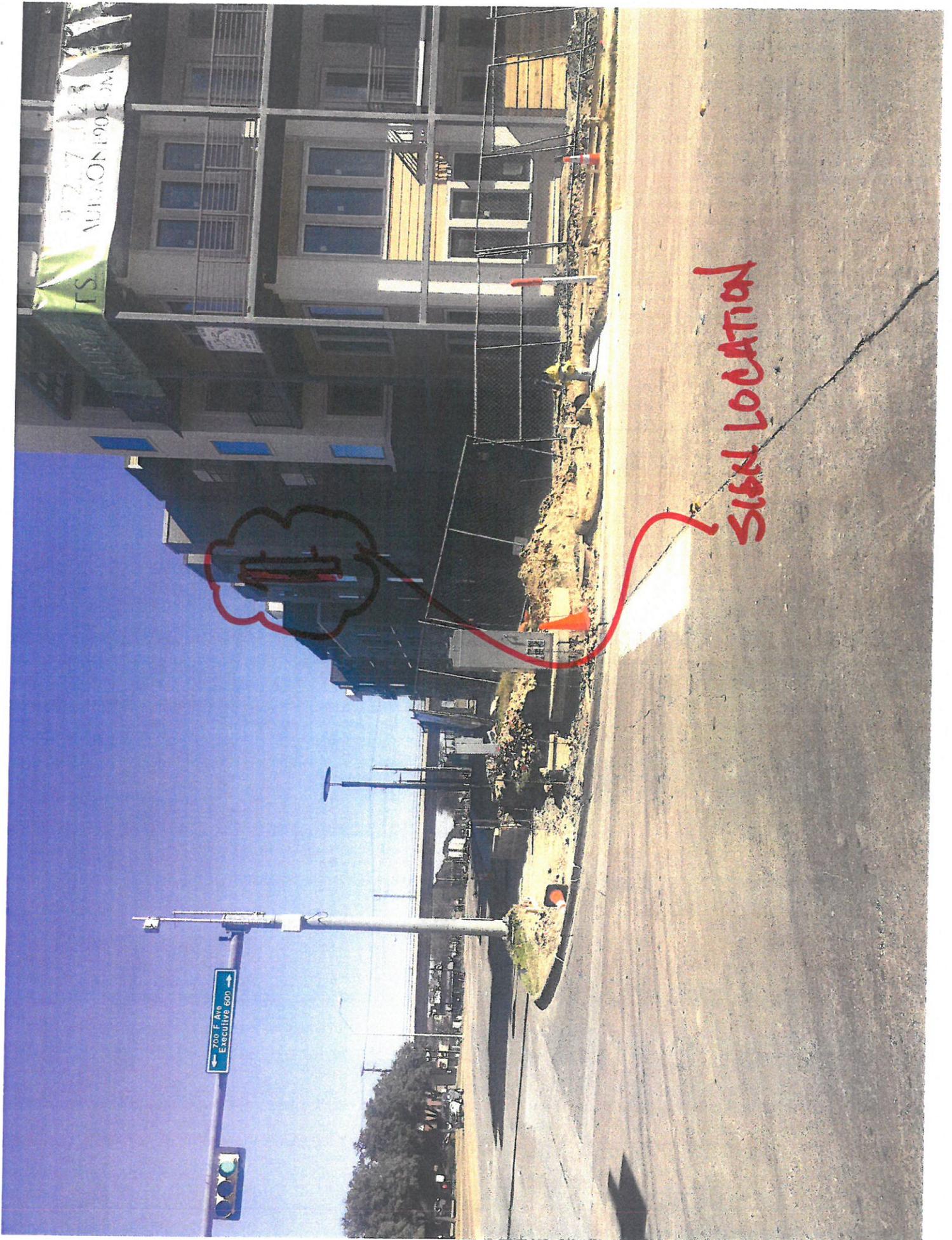
Thank you for your considerations.



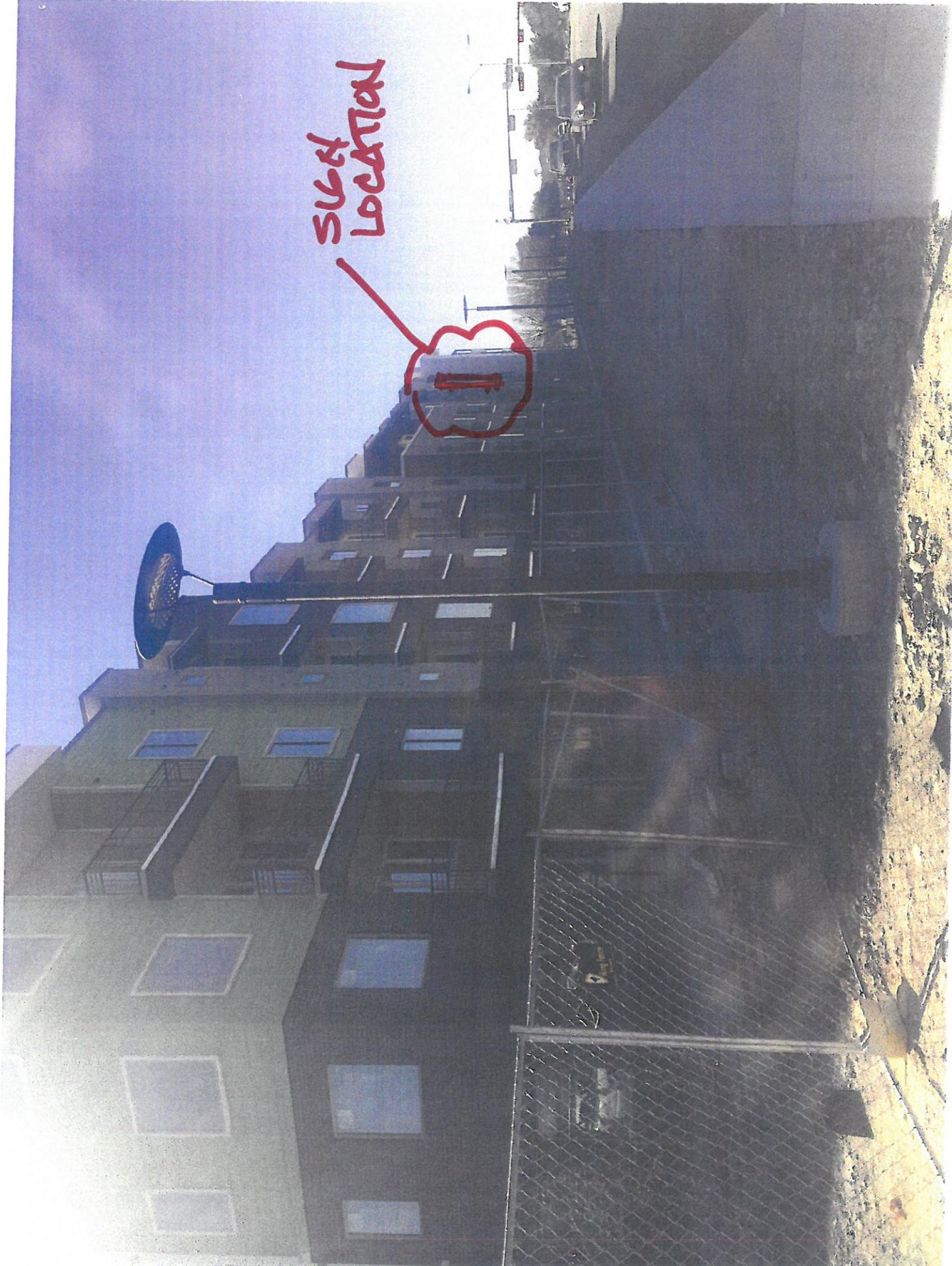
Adam Brown / Murphy Webster 3 (agent)
Trinsic Residential. / Fource Communications

SIGN LOCATION OVERVIEW





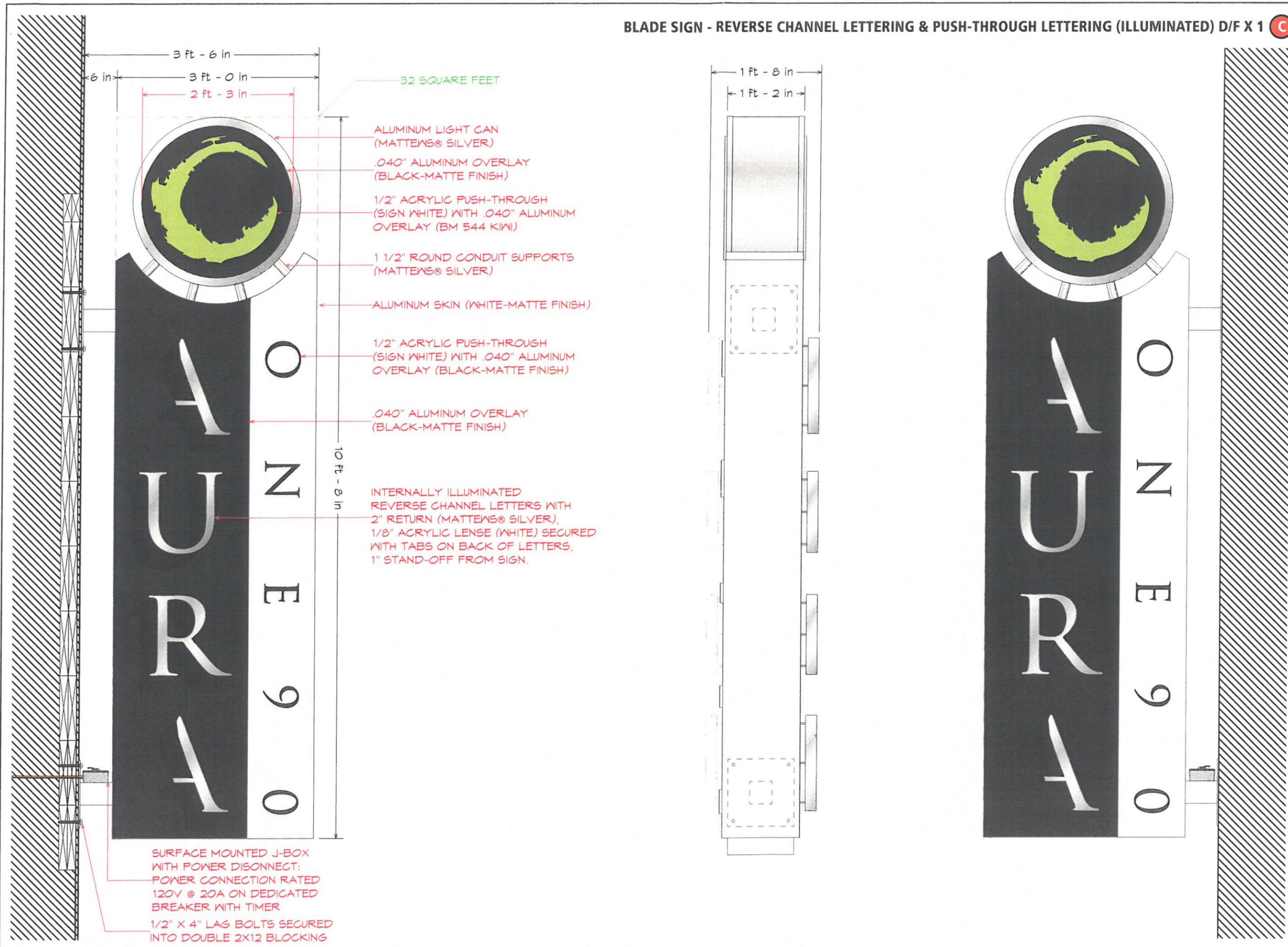
SIGN LOCATION



SUGGEST
LOCATION



BLADE SIGN - REVERSE CHANNEL LETTERING & PUSH-THROUGH LETTERING (ILLUMINATED) D/F X 1 C



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JOB NO.
TRG-115-2S

AURA One 90
Trinsic Residential Group
Plano, Texas

APPROVAL

Signature _____
Date _____
Your signature acknowledges full approval of the design layout and its content, releasing Fource Communications, Ltd. from any responsibility regarding incorrect information and design.
Any colors shown are only representative of actual colors to be used. Final colors will be matched as closely as possible. Colors shown tend to vary due to some materials used in the industry.

DESIGNER INITIALS

JEH/DH

DATE

02/04/2016

SHEET TITLE

EXTERIOR SIGNAGE

SHEET NO.

ES.03.05



FOURCE COMMUNICATIONS

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JOB NO. TRG-115-2S

AURA One 90 Trinsic Residential Group Plano, Texas

APPROVAL

Signature

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DESIGNER INITIALS

JEH/DH

DATE

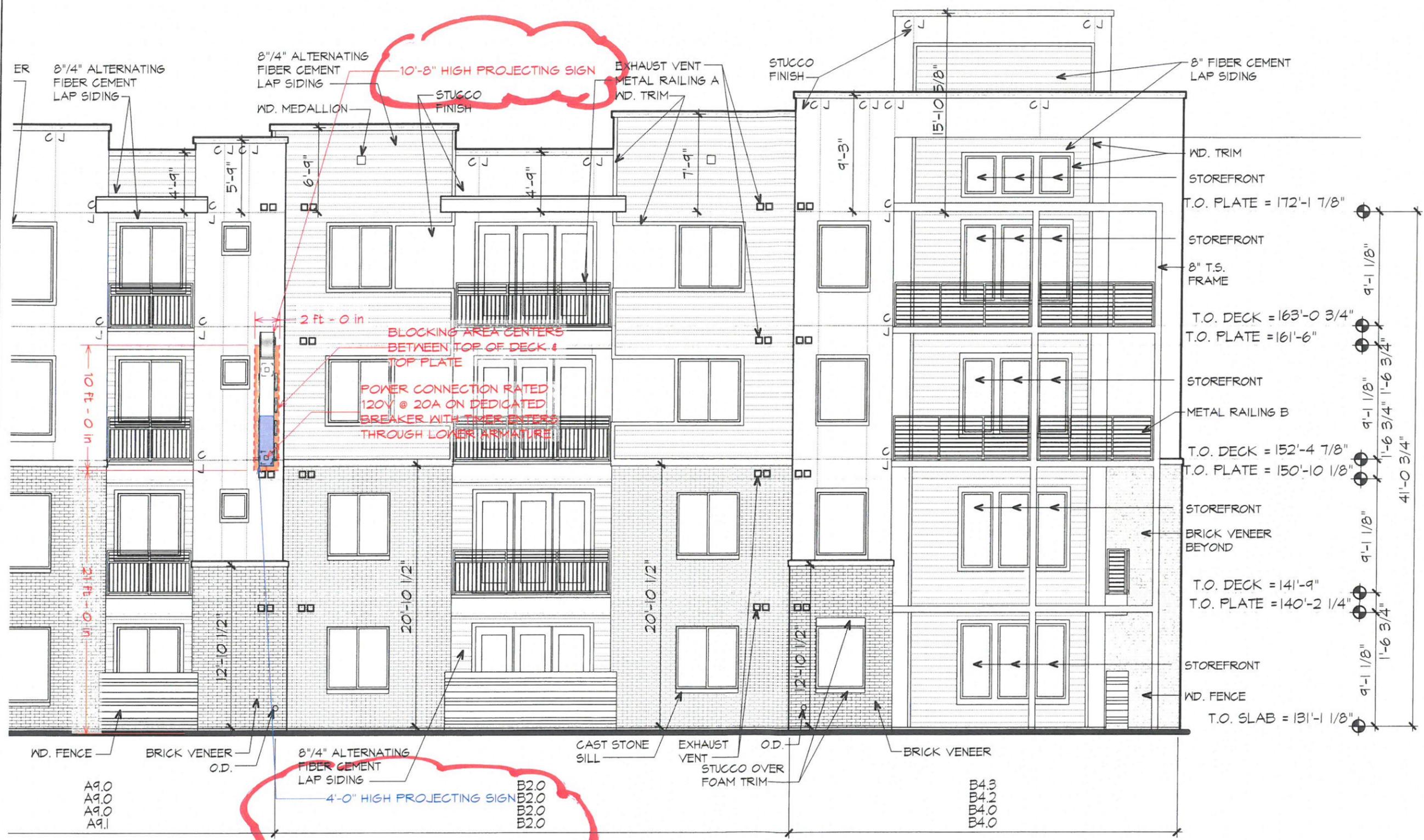
01/04/2016

SHEET TITLE

EXTERIOR SIGNAGE

SHEET NO.

ES.03A.05



02 NORTH ELEVATION

BUILDING NO. 11 SCALE: 1/8"=1'-0"

SIGN HEIGHT COMPARISON

BLADE SIGN - REVERSE CHANNEL LETTERING & PUSH-THROUGH LETTERING (ILLUMINATED) D/F X 1 C



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JOB NO.
TRG-115-2S

AURA One 90
Trinsic Residential Group
Plano, Texas

APPROVAL

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DESIGNER INITIALS

JEH

DATE

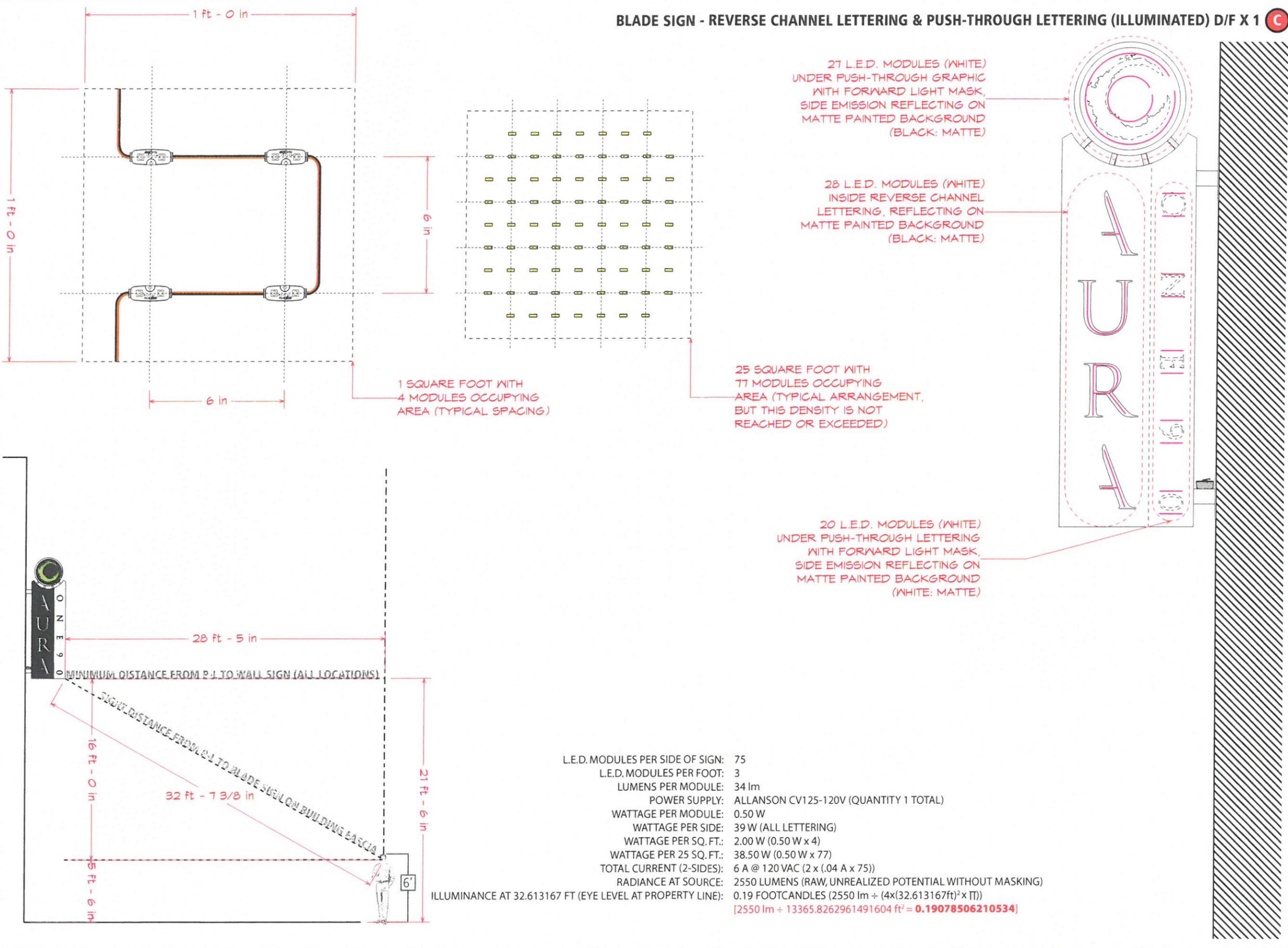
12/23/2015

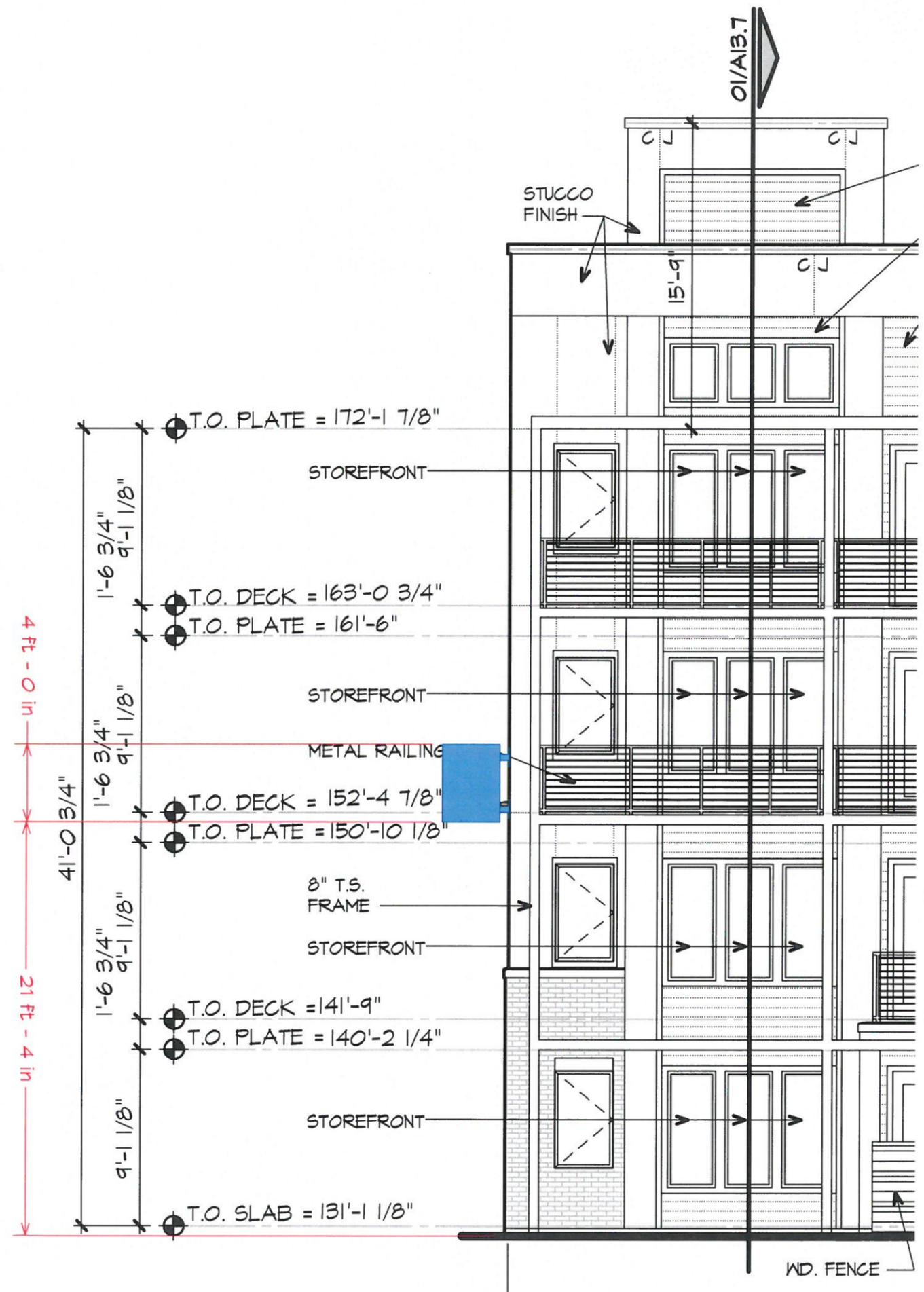
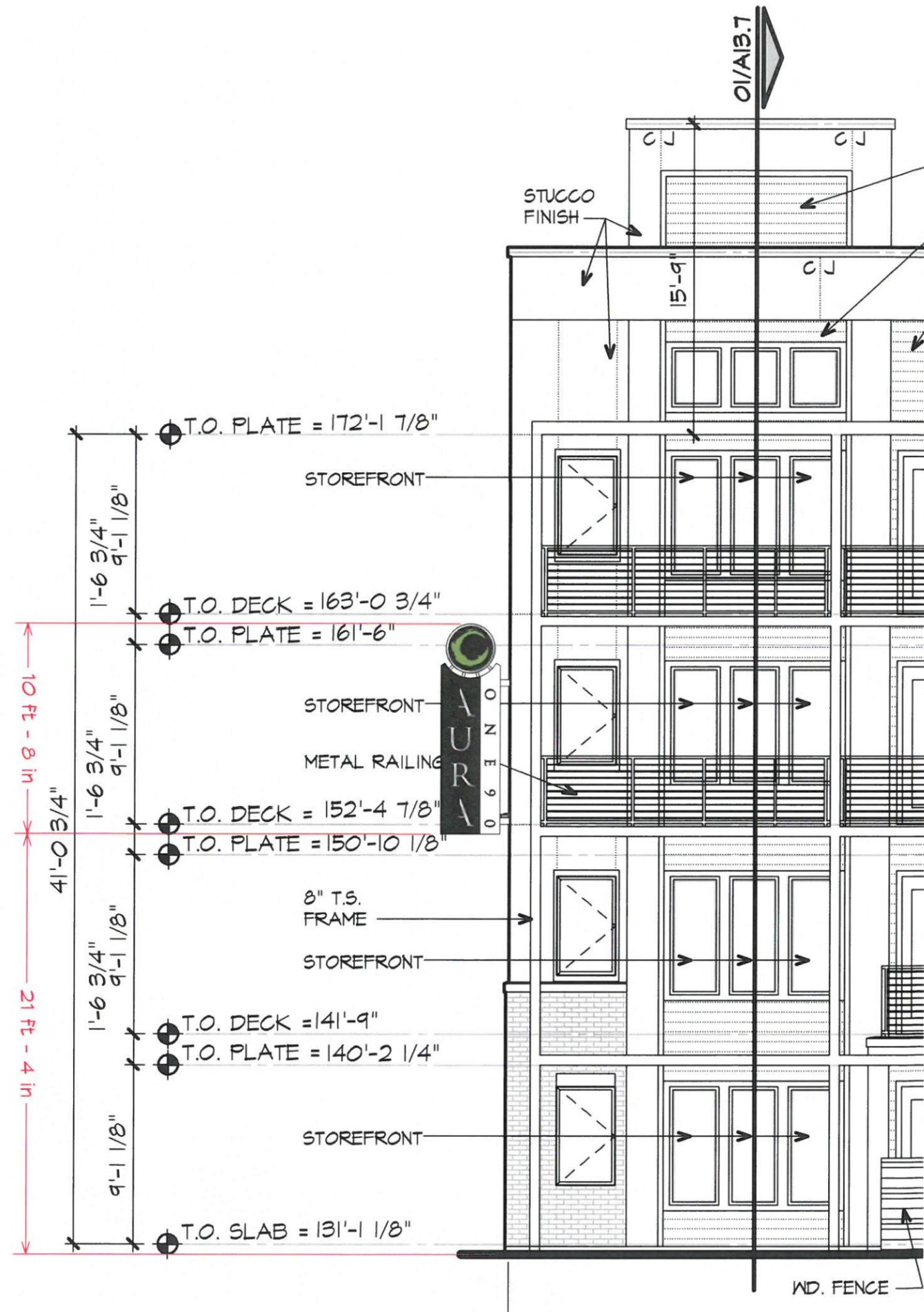
SHEET TITLE

EXTERIOR
SIGNAGE

SHEET NO.

ES.03B.03





APPEAL SUMMARY #16-05S

APPLICANT: Property owner Trinsic Residential, to be represented by Murphy Webster III with Fource Communications

ADDRESS: 680 Executive Drive

ZONING: Corridor Commercial, PD-491, 190 Tollway/Plano Parkway Overlay

APPLICANT REQUEST: The applicant is requesting to vary from Subsection 22.300 (.1) (A) (ii) of Division 4, Article 22, Zoning Ordinance number 2015-5-2 as amended, to allow a projecting sign to exceed the allowed 4 feet height by 6.67 feet for an overall height of 10.67 feet.

ORDINANCE REQUIREMENTS:

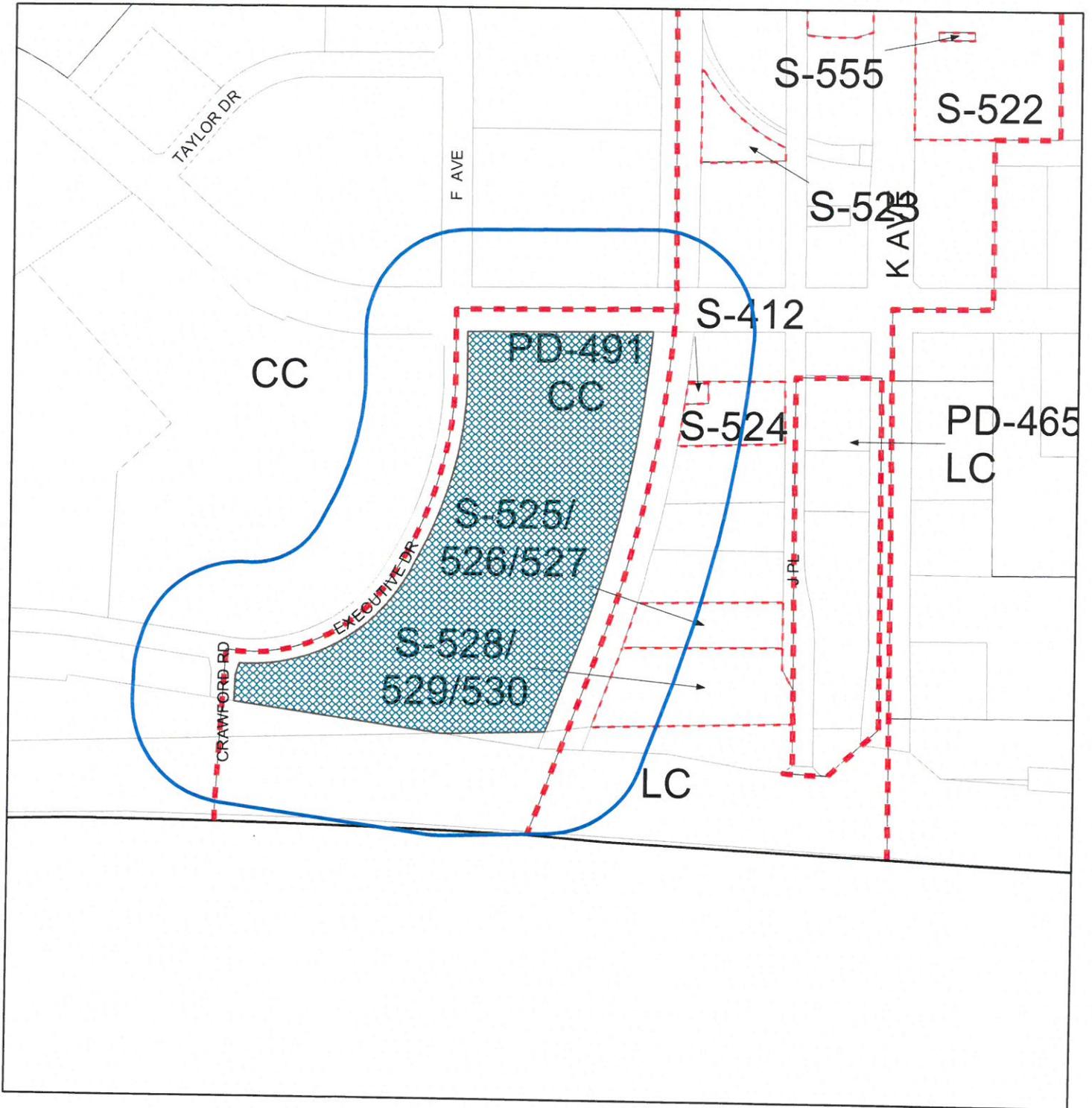
Subsection 22.300 (.1)(A)(ii) states that projecting signs shall not exceed 4 feet.

STAFF FINDINGS:

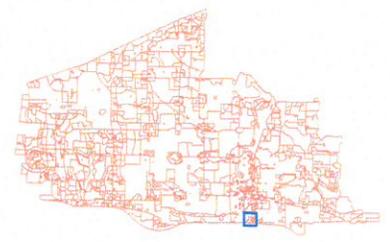
This property is in corridor commercial zoning and the 190 Tollway/Plano Parkway overlay district. The property is situated north of President George Bush Turnpike, east of Executive Drive and south of Plano Parkway. The sign is located on the north elevation of the building on Plano Parkway. The sign complies with the projection and vertical clearance requirements.

Per the applicant, they are requesting that they be allowed to install a projecting sign that exceeds the allowed 4' height by 6.67' for an overall height of 10.67'. Aura One90 apartments is a 4 story, urban design with limited setback on East Plano Parkway and a variety of easements that do not allow for a monument sign to be installed.

Trinsic Residential, the developer, desires to create a more urban feel with the sign being designed to fit the architecture of the building and create a visual impact. The overall mass of the building would engulf a 4' sign. The requested height of 10.67' also allows ease of readability, taking into account the speed and volume of traffic on East Plano Parkway.



Board of Adjustment
 Appeal #: 16-05S
 Address: 680 Executive Drive
 Zoning: Corridor Commercial,
 190 Tollway/Plano Pky (PD-491)



○ 250' Notification Buffer



ONALP LP
C/O QUALITY REAL ESTATE MANAGEMENT
440 N 1ST ST STE 200
SAN JOSE, CA 95112-4072

BAILEY MARSHALL
PO BOX 240
MELISSA, TX 75454-0240

HOWARD & SHOWALTER INVESTMENTS
929 22ND ST STE 100
PLANO, TX 75074-5556

MARTIN JAN &
BOB DAY
541 J PL
PLANO, TX 75074-8584

DALLAS AREA RAPID TRANSIT
PO BOX 660163
DALLAS, TX 75266-0163

PARKWAY SQUARE JV
PO BOX 794005
DALLAS, TX 75379-4005

BGC SH190TPS LL PLANO TX LAND ACQUISITION LLC
2101 CEDAR SPRINGS RD STE 600
DALLAS, TX 75201-7201

TRG BUSH TURNPIKE LP
ATTN BRIAN J TUSA
3100 MONTICELLO AVE STE 900
DALLAS, TX 75205-3450

TOOBIAN ABRAHAM
18816 PRESTON RD STE 100
DALLAS, TX 75252-8570

PARKWAY POINT JV
PO BOX 794005
DALLAS, TX 75379-4005

STATE OF TEXAS
PO BOX 3067
DALLAS, TX 75221-3067

PAIP LLC
ATTN: STEPHEN SCOTT ASBURY
6210 PRESTON CREEK DR
DALLAS, TX 75240-3518

DYKES JOHN D &
MARY M DYKES
3337 CANYON VALLEY TRL
PLANO, TX 75023-7805

LAKE BARBARA A
C/O JIM LAKE CO
1350 MANUFACTURING ST STE 101
DALLAS, TX 75207-6509