

## 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, APRIL 12, 2016.

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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. March 08, 2016 meeting

### ZONING APPEAL REQUEST:

3. **APPEAL #16-07Z 3120 Golden Springs Drive:** A request to vary from Subsection 9.700 (.3) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended, to allow encroachment of an attached, screened, covered patio into the required 15 feet sideyard buildline by 6.5 feet. This appeal is requested by property owner Nikhil Kapadia, to be represented by Rob Baldwin with Baldwin Associates
4. **APPEAL #16-08Z 5880 State 121 Highway:** A request to vary from Subsection 23.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow:
  - a) South exterior wall to be 39% metal over the allowed 25% (over by 14%) and;
  - b) West exterior wall to be 84% metal over the allowed 25% (over by 59%) and;
  - c) North exterior wall to be 35% metal over the allowed 25% (over by 10%) and;
  - d) East exterior wall to be 26% metal over the allowed 25% (over by 1%).This appeal is requested by and will be represented by property owner David Cunningham.
5. **APPEAL #16-09Z 5872 State 121 Highway:** A request to vary from Subsection 22.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow the south exterior wall to be 41% metal over the allowed 25% (over by 16%). This appeal is requested by and will be represented by property owner David Cunningham.
6. **APPEAL #16-10Z 5864 State 121 Highway:** A request to vary from Subsection 22.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow:
  - a) South exterior wall to be 40% metal over the allowed 25% (over by 15%) and;
  - b) West exterior wall to be 84% metal over the allowed 25% (over by 59%) and;
  - c) North exterior wall to be 98% metal over the allowed 25% (over by 73%) and;
  - d) East exterior wall to be 82% metal over the allowed 25% (over by 57%).This appeal is requested by and will be represented by property owner David Cunningham.

**SIGN APPEAL REQUEST:**

7. **APPEAL # 16-11S 7250 Dallas Parkway Suite #110:** A request to vary from Subsection 22.300 (.1) (K)(iii) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a canopy sign to exceed the allowed 12" by 1.94' for an overall height of 2.94'. This request applies to identical signs at the north and east elevations of the same canopy. This appeal is requested by Flemings Steakhouse and will be represented by Shawn Smith of Site Enhancement Services.

**OTHER:**

8. **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 15<sup>th</sup> day of April 20 16, at 5:00 o'clock p.m.  
Alicia D. Syde  
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  
March 8, 2016**

Board Members Present

Robert Miller, Vice Chairman  
Jim Norton  
Ban Alali  
Joyce Beach  
Phil Head, Alternate  
Phillip Pierceall, Alternate

Absent

Carolyn Kalchthaler, Chairperson  
Peter Krause  
William Gibson  
Enghlab Eftekhari

Staff

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

Vice Chair Robert Miller called the meeting to order at 3:05 p.m., Tuesday, March 8, 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.

Vice Chair Miller announced that there were only six members present and gave the applicant the opportunity to table their request until there were eight members present. The Applicant did not wish to table the request.

Vice Chair 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 February 23, 2016**

Board Member Jim Norton made the motion to approve the minutes from February 23, 2016, Ban Alali seconded the motion. The Board voted 6/0 in favor of approving the minutes from February 23, 2016.

**3. APPEAL # 16-06S 3800 Dallas Parkway: 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:**

- a). allow an additional wall sign to exceed the allowable 908.92 square feet by 164.78 square feet for an overall of 1073.7 square feet and,**
- b). allow a wall sign to exceed the height of 6 feet by 1 foot for an overall of 7 feet in height.**

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

Debbie Moltz, with Chandler Signs, representing the property owner, testified that the building is set back so far from street with large parking area, it is difficult to get visibility for the theater from the highway, and they are trying to let the public know what is available. The front of the building does not have excessive signage for the size of the building. Ms. Moltz addressed the four factors for granting the variance request and answered questions from the Board.

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

After discussion, Board Member Jim Norton made the motion to approve Appeal #16-06S. Phil Head seconded the motion. The Board voted 6/0 in favor of the motion, the variance request was approved.

#### **4. Items for future Agenda.**

No cases for the March 22, 2016

Meeting adjourned at 3:33 p.m.

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Robert Miller, Vice Chairman



**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

APPEAL #: 16-072

\$ 75-RESIDENTIAL (HOMESTEAD ENCROACHMENTS ON HOMES BUILT PRIOR TO MAY 1987)

\$150-RESIDENTIAL (HOMESTEAD)

\$265-RESIDENTIAL/COMMERCIAL

PLEASE TYPE OR PRINT USING BLACK INK

**APPEAL LOCATION:**

Street Address: 3120 Golden Springs Drive Zoning District: SF-6 Single Family

Lot Number: 1 Block: D Addition: Spring Ridge Phase II

**TO THE HONORABLE BOARD OF ADJUSTMENT:**

Mr. Nikhil Kapadia		214-597-7440	
(Applicant)		(Applicant's Phone Number)	
3120 Golden Springs Drive	Plano	TX	75025
(Applicant's Street Address)	City	State	Zip

In accordance with the provisions of Section 6-204, et seq. of the City of Plano Zoning Ordinance, appeal is now made to the Honorable Board of Adjustment to grant the following variance request. (Please be specific in request):

A variance of 6.5' along the west building line to allow for a screened patio in the 15-foot side yard setback.

In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial nor self-induced.

a. The requested variance does not violate the intent of the ordinance or its amendments:

The placement of the screened porch was chosen to allow my family to maintain a back yard. The back yard is limited due to the driveway which accesses the alley where it curves east.

The screened porch is accessed through the back yard, not from inside the house. The screened porch functions like an accessory structure, but abuts the single family structure.

The screened porch is located behind the existing solid wood fence and only the peaked roofs are visible from the street.

b. Special conditions of restricted area, shape, topography or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district:

The property is bounded by streets on three sides and an alley on the fourth. If this property was an interior lot, the screened porch would only be subject to a 7-foot side yard setback (10% of lot width).

c. The hardship is in no way the result of the applicant's own actions:

I hired a contractor who ensured me that he would obtain all necessary approvals from the City and Homeowner's Association. I travel globally for my work and I am frequently out of the country for

weeks at a time. When I returned from a trip, the construction was completed, but I had received letters from the Homeowner's Association about a permit. I was told by

the contractor that I did not need a permit. They completed the job and were paid in full. The contractor will not return my calls.

d. The interpretation of the provisions of this ordinance or its amendments would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions:

The screened patio is screened from view of the street and does not negatively impact surrounding properties.

e. How is the property going to be used?

Single family residential



**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

- f. 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 (g) below)
- g. 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.

Nikhil K. Kapadia 8120 Golden Springs Dr. Plano TX 75025 2/29/16  
 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:

Rob Baldwin, Baldwin Associates 3904 Elm Street, Suite B Dallas TX 75226  
 Name Street Address City State Zip

\*\*\*\*\*

**NOTE TO APPLICANT:**

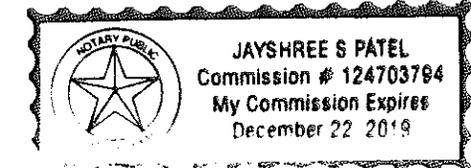
A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it may be two years before the variance can be reheard. The decision of the Board of Adjustment shall be final on all sign cases. Refer to The City of Plano Zoning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

[Signature]  
 Applicant's Signature  
Nikhil K. Kapadia  
 Please Print Name

STATE OF TEXAS  
 COUNTY OF COLLIN

Subscribed and sworn to before me this 29<sup>th</sup> day of February, 2016



(Seal)

[Signature]  
 Notary Public

My commission expires: 12/22/2019

December 14, 2015

To whom it may concern,

We are residents of the community and have, therefore, viewed the modifications made by Mr. Kapadia, the homeowner of said property located at 3120 Golden Springs Drive, Plano, TX 75025. Please note that we do not have any objections or complaints regarding the mentioned alterations. In fact, the covered patio constructed on his property is very pleasing and quite impressive. We feel that the amendments actually increase the value of the homes in Spring Ride Community and are very satisfied with them.

Yours Sincerely,

Penny Trivedi  
Name

3108 Golden Springs Drive  
Address

Vaikunda Moorthy  
Name

3116 Golden Springs Dr.  
Address

Joseph Ya-Tzu Wang  
Name

3200 Golden Springs Dr.  
Address

Sharon Garcia  
Name

3201 Golden Springs  
Address

Subhash  
Name

8000 SPRING RIDE DR  
Address

**Subject:** FW: Photos of broken wall. Spring Ridge HOA  
**Date:** Tuesday, January 19, 2016 8:43:34 AM Central Standard Time  
**From:** Minal Kapadia

**From:** "Nikhil Kapadia (EcoFusion)" <[nikhil@ecofusion.net](mailto:nikhil@ecofusion.net)>  
**Date:** Wednesday, December 16, 2015 9:01 AM  
**To:** "Sharon Roubinek (Interior Designer, S.R. & Asso.)" <[sroubinek@att.net](mailto:sroubinek@att.net)>  
**Subject:** Re: Photos of broken wall. Spring Ridge HOA

When Deck Masters (DM) who built it didn't apply for permit at all. Now for me this is first time having improvements outside my home so I didn't also know about application on permits as I thought I'm building within my property and fence.

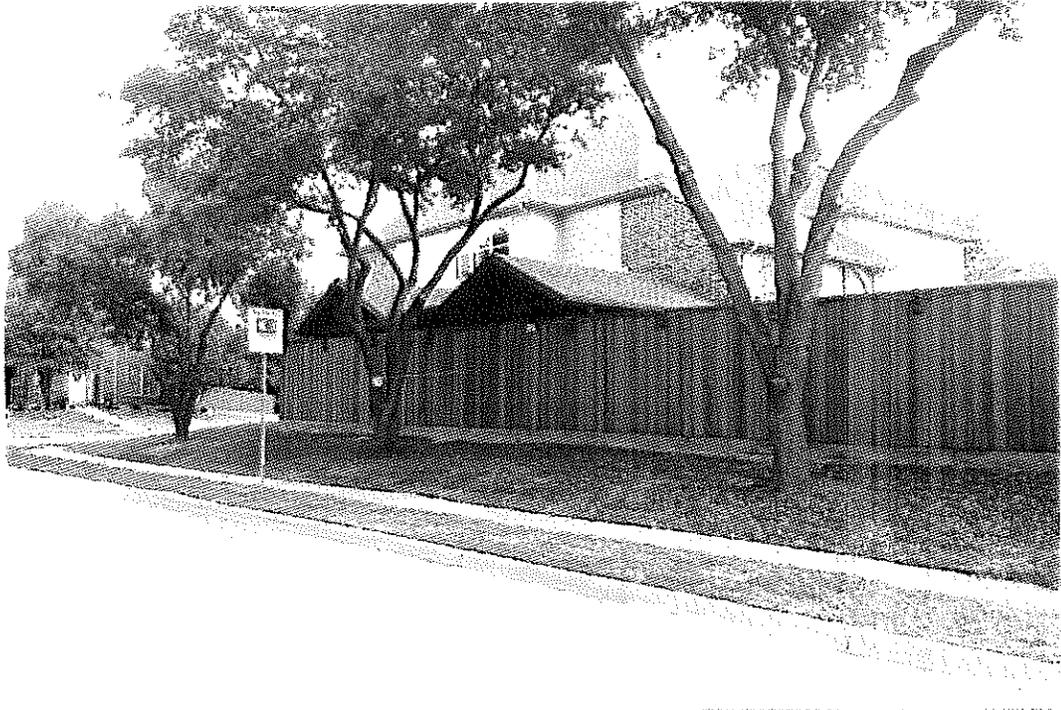
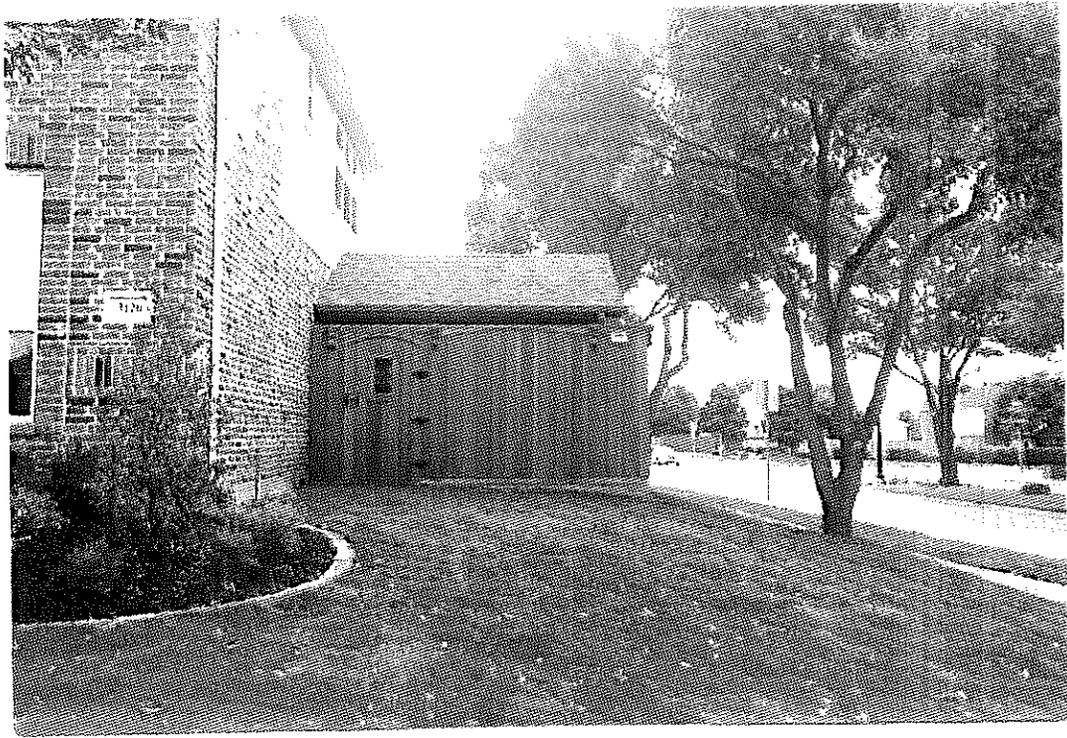
When they constructed most of the patio, I got notice from HOA asking for the permit. So, I contacted DM and said we need permits. First they said I don't need as its within my property and no one bothers to get permits. But when I started getting notices from HOA, I asked him to apply for one and get it sorted.

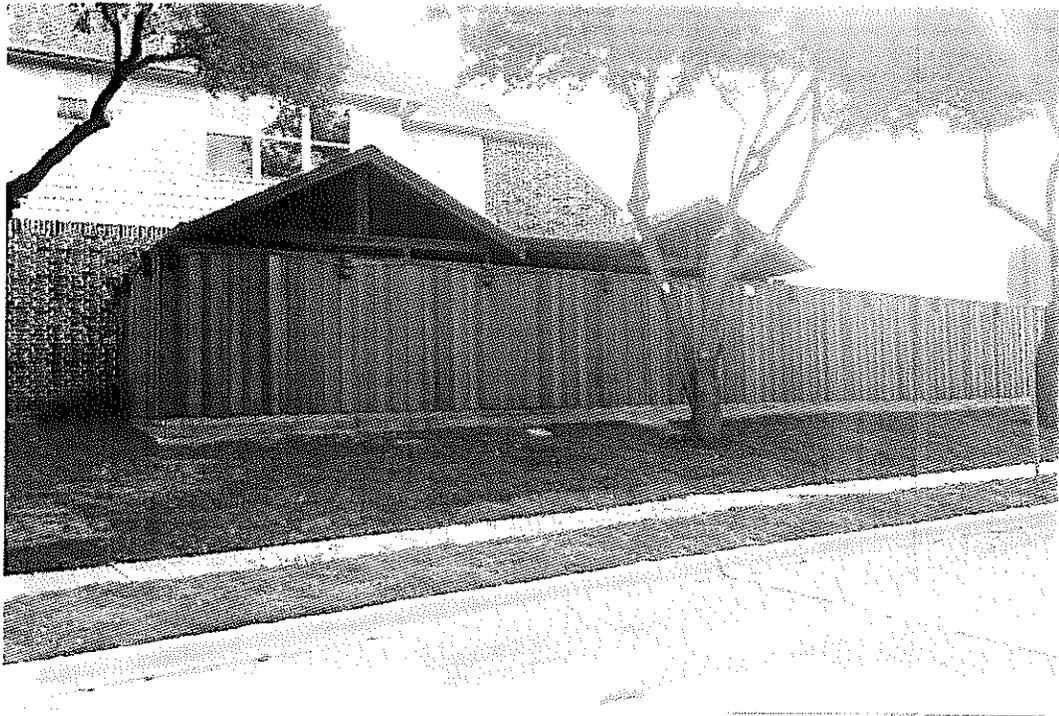
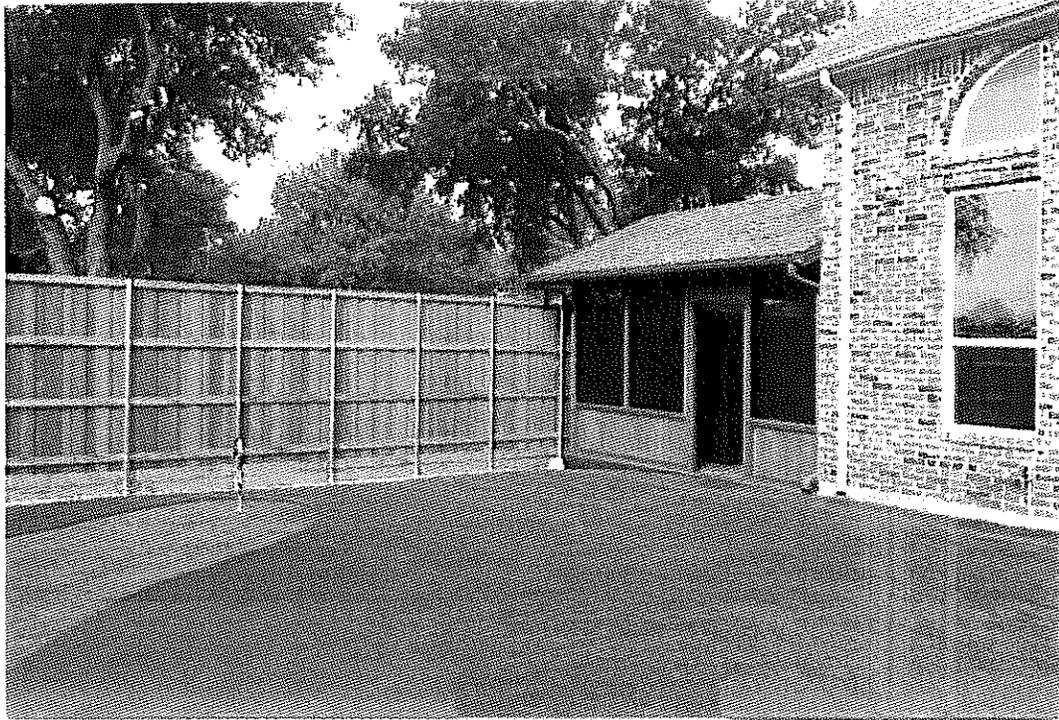
When he applied for city permits, he realized that he didn't see the 15' built line. Still he send the application hoping city might overlook that part. But, city did point out. That's when I got involved as we didn't get permit for almost 6 weeks and HOA was getting anxious and started posting legal notices.

Finally I went to city in November and asked them what is the problem and then they explained me. I have spoken with Ms. Patty in building permits dept. at City.

Let me know if you need any further information.

Thank you again and regards, Nikhil





# ENJOY YOUR PATIO YEAR 'ROUND



**Our Patio Covers Are Beautiful Inside Too!**



**\$6720**

Call for a **FREE ESTIMATE** in your back yard with **HUNDREDS** of recently completed jobs!



**\$5880**



**Dry Balconies**

## DECK MASTERS

*since Nixon was in office*

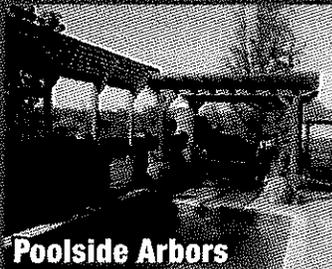
**972-422-3059**

**www.PatioRoofCovers.com**



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Our Screen Rooms Stop Mosquitos and Golf Balls



**Poolside Arbors**



**Painted**



**\$4456**



**Beautiful Stained Cedar**

*See More Photos at [www.DallasScreenRooms.com](http://www.DallasScreenRooms.com)*

3120 Golden Springs

House

Fence

Screen Walls

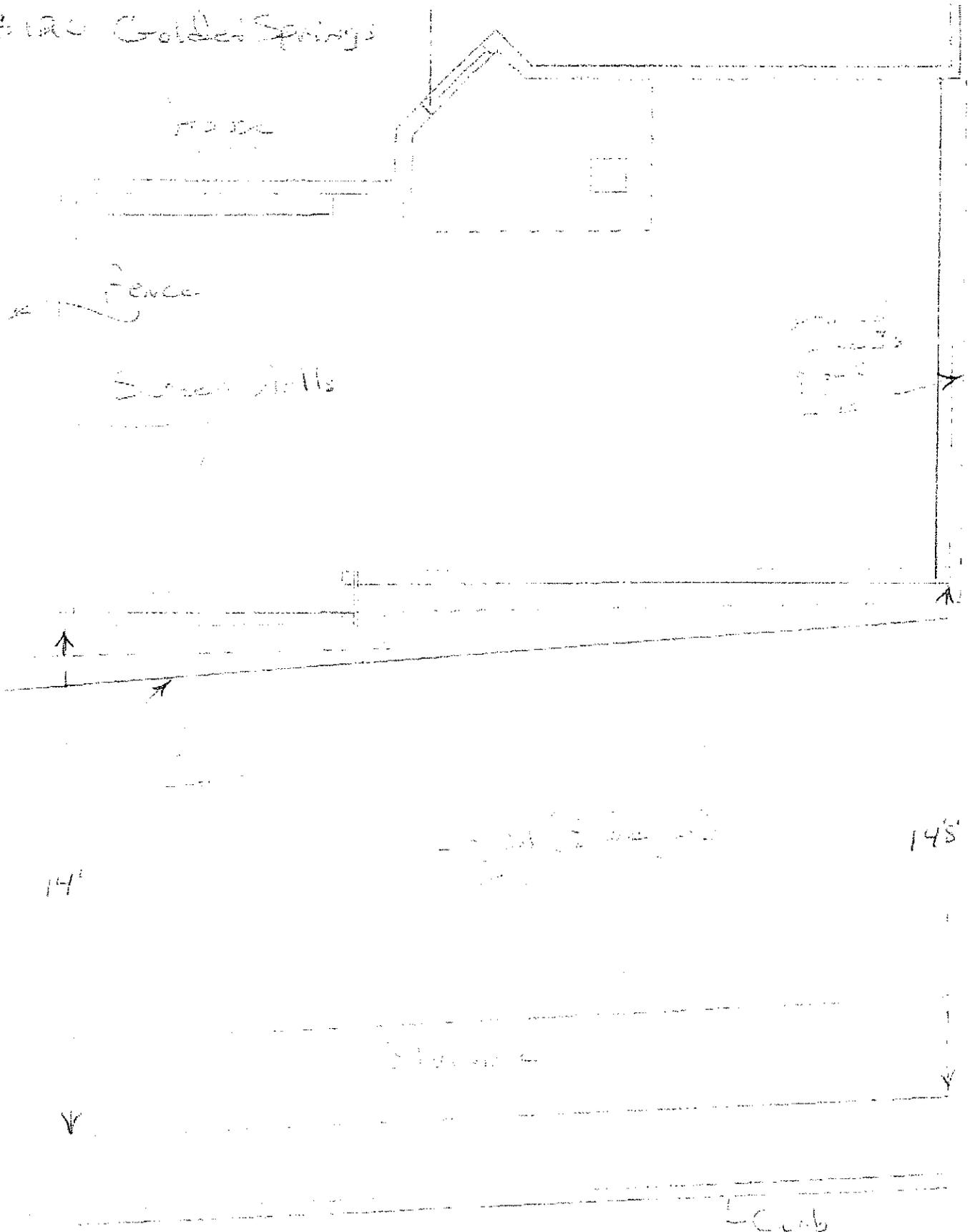
Screen Walls

14'

145'

Screen Walls

4 Corn



Nikkil Kapadia 214-597-2440

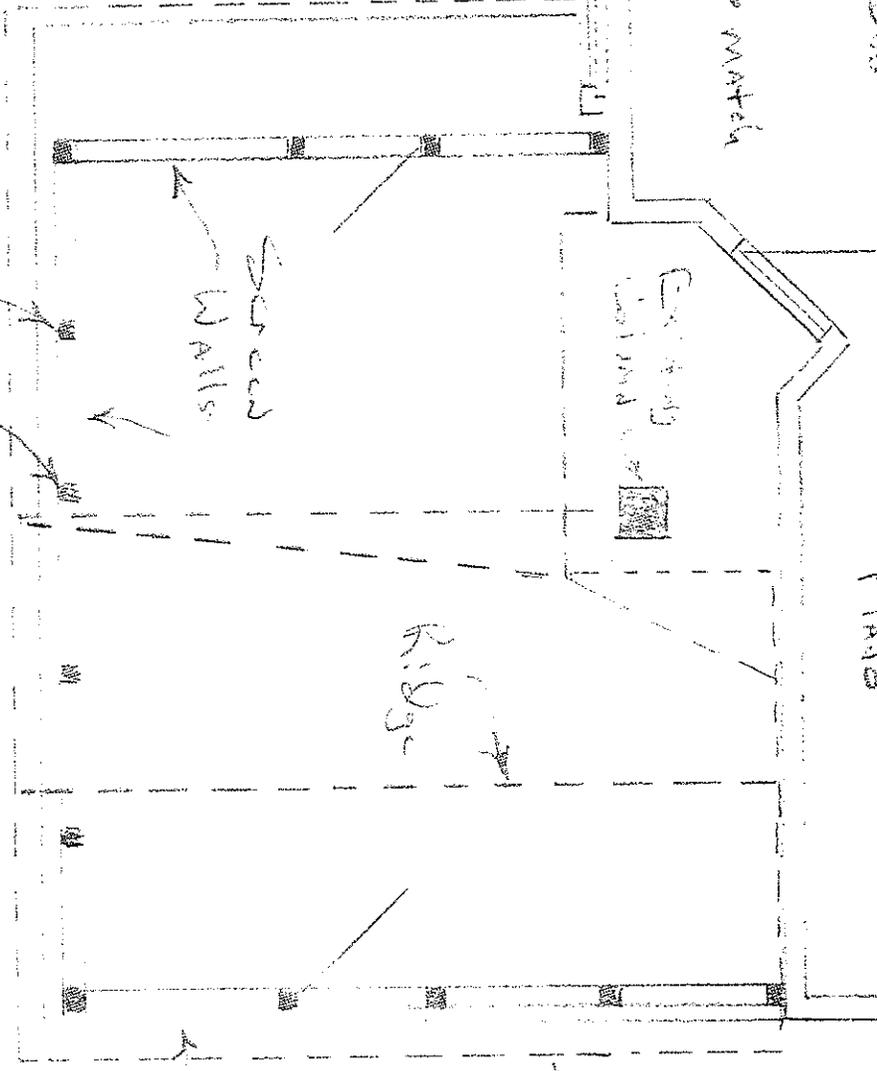
3120 Golden Springs  
Patio

\* Shingled Roof over  
Screen Room

\* Carry Shingles to match  
Patio

\* All Cedar -  
- 2x6 Rafters - 24" OC,  
- 1x6 Wall Decking

Shingled  
Roof



Screen  
Walls

4x4  
Cedar

2x4 Cedar (Chimney for Concrete)

4x4 Cedar (Approx. 5' only)

Screen  
Walls

Ridge

Patio  
Cover  
Ridge

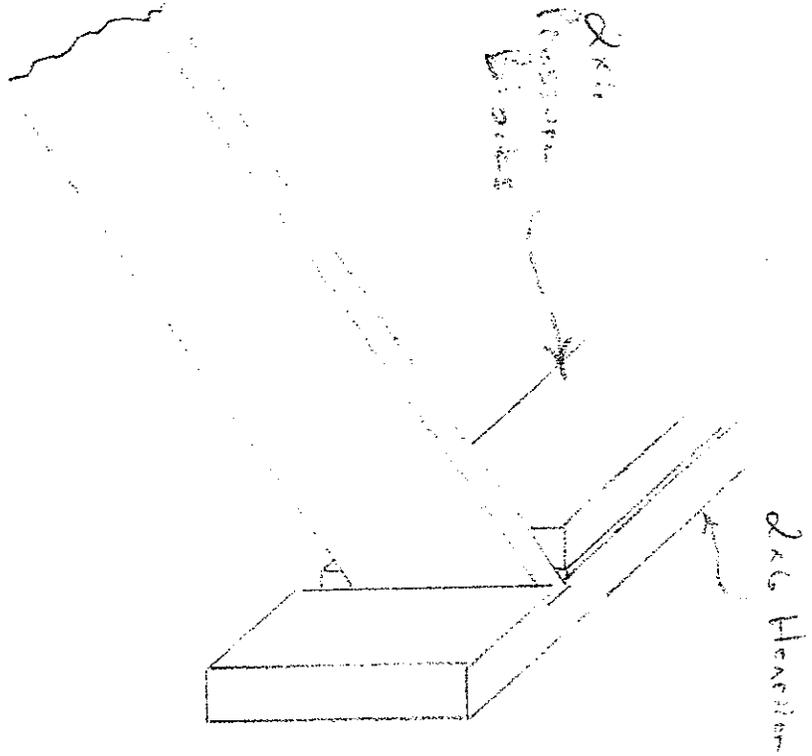
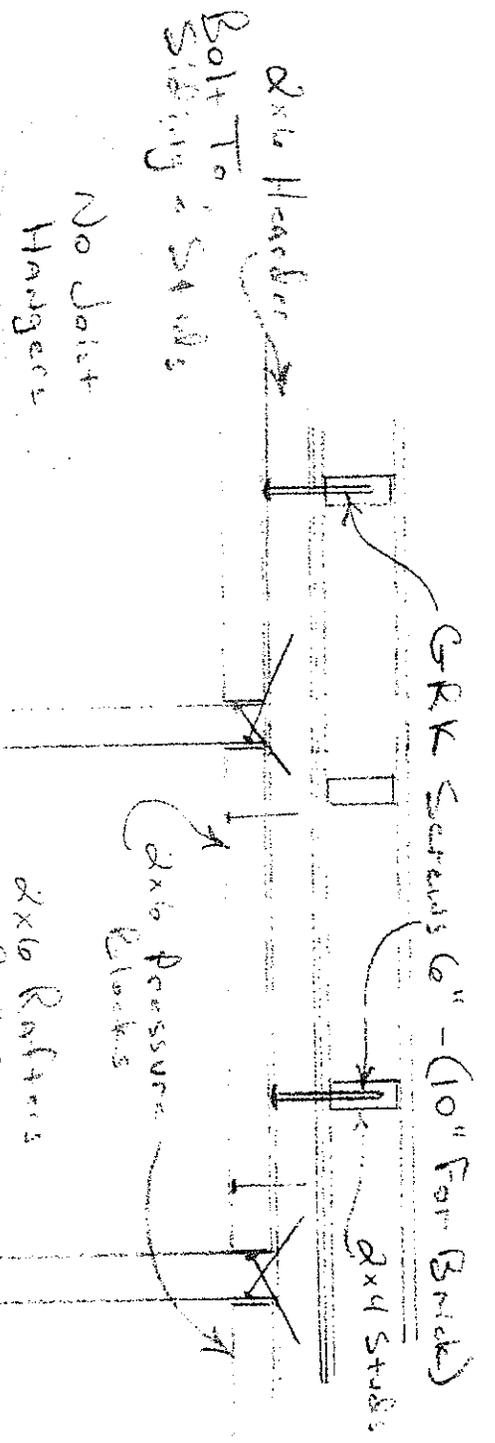
Perimeter  
of  
Concrete  
Patio

5" Concrete Slab

Chimney Services -

• N/A: 777

\$5500



- \* 3" Galvanized-Ring Shank Nails
- \* 2x10's Die / ULC Dimensional Rough Ceiling
- \* GRK's Will Not Split 2x4 Studs
- \* Note! Joist Hangers Do NOT Work on ULC DIMENSIONAL Timbers. Pressure Plates are superior to Joist Hangers.

# AS-BUILT SURVEY

This is to certify that persons under my direction have, this date, made an on-the-ground survey of property located at  
3120 GOLDEN SPRINGS DRIVE, in the City of PLANO, Texas,  
 Lot 1 Block D  
 of SPRING RIDGE, PHASE II, an addition  
 to the City of PLANO, COLLIN COUNTY, Texas, according to the MAP THEREOF  
 recorded in VOLUME K, PAGE 237 of the MAP Records of COLLIN County, Texas.

GOLDEN SPRINGS DRIVE

50' R.O.W.

L=76.81' R=1445.00'  
 CH=N79°50'53"E 76.80

CM  
 "X" FND.

CM  
 5/8" IRF

S 11°09'18" E  
 20.02'

1/2" IRS

20' BL

LOT  
 1  
 TWO STORY  
 BRIDGE

N 13°15'39" W 125.05'

S 08°17'31" E 105.00'

VARIABLE WIDTH ALLEY

SCREENED  
 IN PORCH

CONC. RUNNER

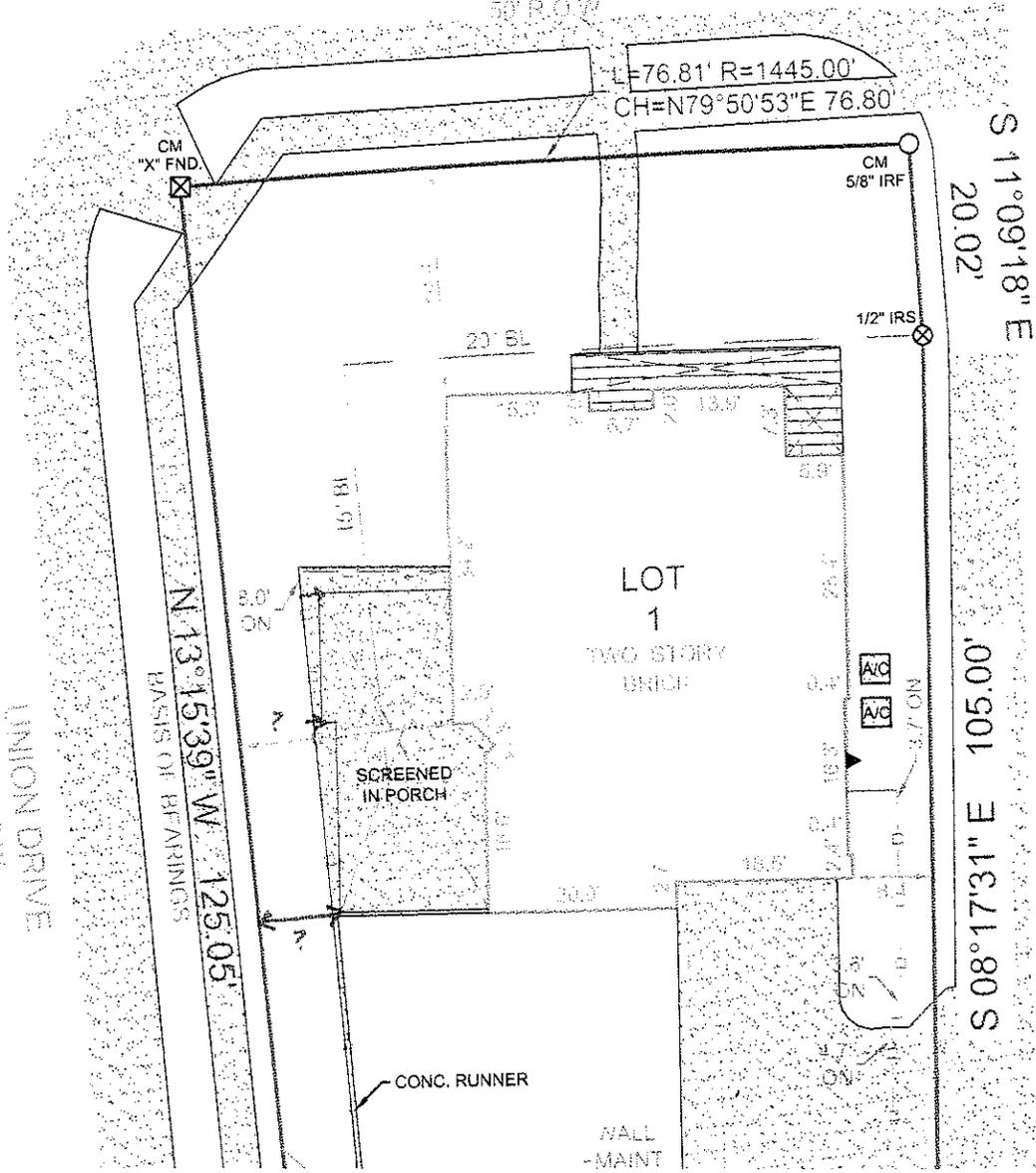
WALL  
 -MAINT

UNION DRIVE

50' R.O.W.

BASIS OF BEARINGS

WITHOUT BENEFIT OF ABSTRACT TITLE, TEXAS  
 THE LAND TITLE RECORDS FOR THE EXISTENCE  
 OTHER ENCUMBRANCES, ADDITIONAL MATTERS  
 ROUGH EXAMINATION OF THE RECORD TITLE.



## **APPEAL SUMMARY #16-07Z**

**APPLICANT:** Property owner Nikhil Kapadia, to be represented by Rob Baldwin with Baldwin Associates.

**ADDRESS:** 3120 Golden Springs Dr.  
Lot 1, Block D, Spring Ridge 2 Subdivision.

**ZONING:** Single Family 6 (SF-6)

**APPLICANT REQUEST:** The applicant is requesting to vary from Subsection 9.7 (.3) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended, to allow encroachment of an attached, screened in, covered patio, 6.5 feet into the required 15 foot, side yard build-line.

### **ORDINANCE REQUIREMENTS:**

Subsection 9.7 (.3) table states the minimum side yard setback of a corner lot shall be 15 feet on the street side.

### **STAFF FINDINGS:**

This property is located east of Independence Parkway and north of Hedgcoxe Road, situated within a residential zoning district.

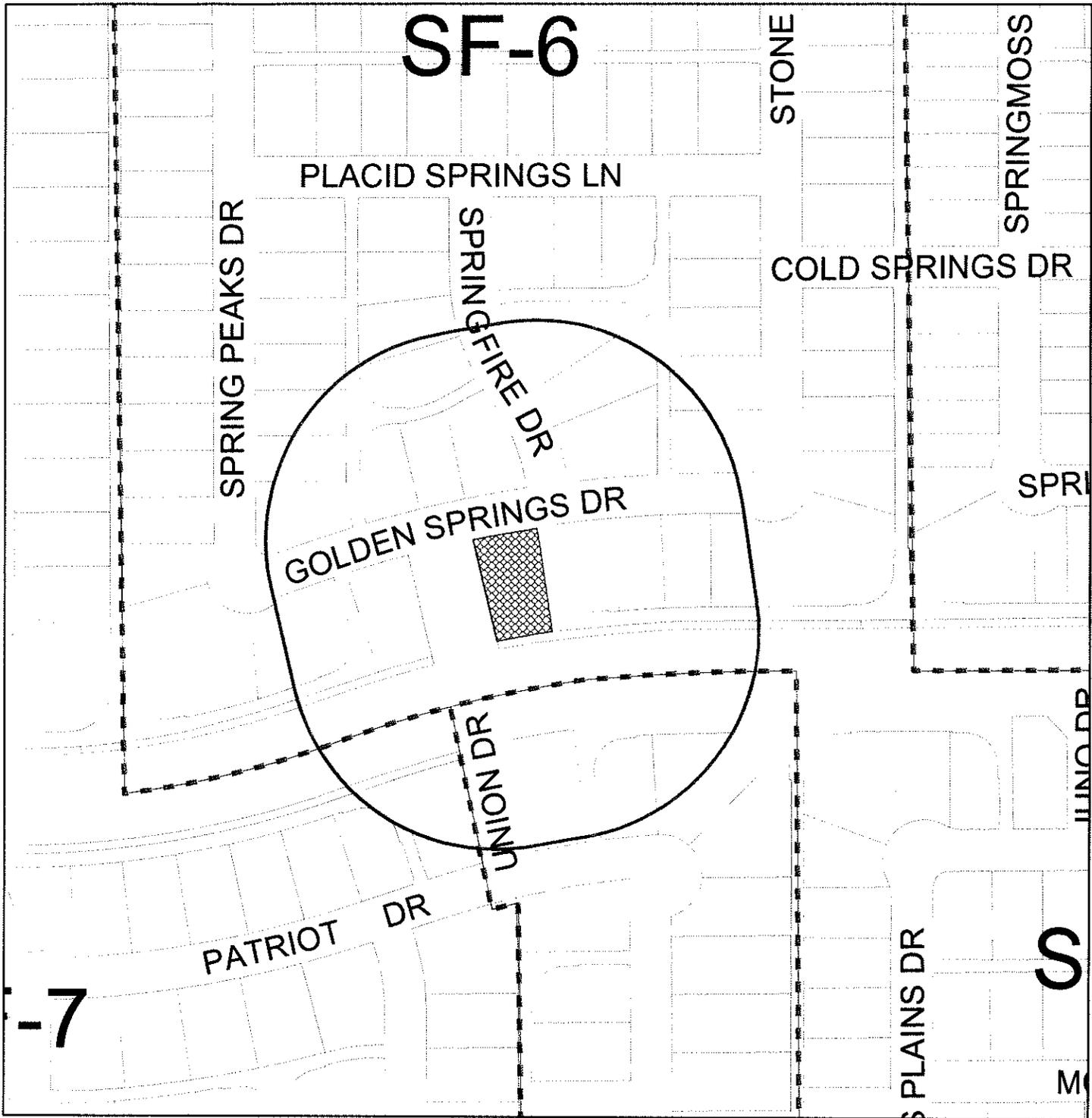
A permit was submitted on September 17, 2015 by Carpenter GC Services, by Stacy S. Carpenter. The permit was put into denied status on September 18, 2015 after plan review by Patti Hoffer. At that time she stated or requested the following:

- Need dimensions of the patio cover.
- The proposed addition was encroaching the platted 15' build line.
- Was this a screened room open to the air or an enclosed sunroom?
- Missing a scaled site plan.

Follow up correspondence occurred on September 30<sup>th</sup>, October 1<sup>st</sup> and October 7<sup>th</sup>, 2015 between the plan reviewer and the contractor. After that time, no further information from the contractor was received.

Per a copy of an email from the homeowner, Nikhil Kapadia had hired Deck Masters to build the addition. Deck Masters proceeded with construction, stating that the homeowner didn't require a permit because the addition was within his property lines, and no one bothers to get permits. At that point, the homeowner started receiving letters from the HOA asking for a permit.

The permit was submitted and denied for the reasons stated previously. The homeowner came to the building inspections office in November to enquire as to the status of the permit and was informed at that time of the issues with encroachment of the required 15' build line. By that time, the contractor had already completed construction and been paid in full. The contractor is not returning the phone calls of the homeowner.



Board of Adjustment  
 Appeal #: 16-07Z  
 Address: 3120 Golden Springs Drive  
 Zoning: SF-6 (Single Family Residence-6)



○ 250' Notification Buffer



7-2



SPRING RIDGE HOA INC  
C/O RTI/COMMUNITY MGMNT ASSOC INC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX, 75093-5198

DURVASULA ANIL  
3104 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3925

GARCIA SHARON & EDDIE  
3201 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3927

MCGEE RONALD K & CATHERINE M  
8001 STONE RIDGE DR  
PLANO, TX, 75025-3921

BHATTARAI KUMAR &  
MAMATA PANT  
8012 SPRING PEAKS DR  
PLANO, TX, 75025-3928

WANG CHANGXIN  
GU LIN  
3204 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3924

KAMEL NAGY &  
NELLY KAMEL  
3213 PATRIOT DR  
PLANO, TX, 75025-3643

AKKALA MOHANA R  
3112 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3925

DEKA RANJIT & INDRANI  
8008 SPRINGFIRE DR  
PLANO, TX, 75025-3922

LU TSUN-LIANG  
3121 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3926

FANG YAMING & HENG WANG  
8004 SPRING PEAKS DR  
PLANO, TX, 75025-3928

KAPADIA NIKHIL K & MINAL  
3120 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3925

TEJANI SALIM & NAZLIN  
PO BOX 250854  
PLANO, TX, 75025-0854

CHOKSHI MANISH & RUPAL M  
8000 SPRINGFIRE DR  
PLANO, TX, 75025-3922



SINGH GURPAL & KAUR MANDEEP

8013 SPRINGFIRE DR  
PLANO, TX, 75025-3923

GODBOLDO DALE

3209 PATRIOT DR  
PLANO, TX, 75025-3643

TRIVEDI ANINDYA & PENELOPE C

3108 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3925

VEMIREDDY SREENIVASA R & VIJAYA L VEMIREDDY

8008 SPRING PEAKS DR  
PLANO, TX, 75025-3928

WANG YA-FU JOSEPH

ZHAO XIN  
3200 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3924

ZHOU QI NENG

6704 MAGNUM DR  
PLANO, TX, 75024-6330

PARUCHURI SREEKANTH &

UMA DEVI CHIGURUPATI  
9690 WATERFORD PL APT 205  
LOVELAND, OH, 45140-6277

MOORE CHAD ERIC

3208 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3924

RODRIGUEZ MARIE K

3301 PATRIOT DR  
PLANO, TX, 75025-3646

SIEGEL LEE S

8005 STONE RIDGE DR  
PLANO, TX, 75025-3921

FRAZIER T RICK & MONTSUKANCH

3125 GOLDEN SPRINGS DR  
PLANO, TX, 75025-3926

HUDSON DEAN T & MONICA T

3201 PATRIOT DR  
PLANO, TX, 75025-3643

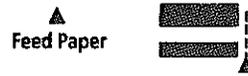
LIU YUEAI & CHANGSHENG

2704 FOXPOINT TRL  
ARLINGTON, TX, 76017-7972

STAXEN LIVING TRUST THE

3205 PATRIOT DR  
PLANO, TX, 75025-3643

Easy Peel® Labels  
Use Avery® Template 5162®



Bend along line to  
expose Pop-up Edge™



NAZIRUDDIN BASHOO & SYEDAH D

8000 SPRING PEAKS DR

PLANO, TX, 75025-3928



**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

APPEAL #: 16-08Z

**\$ 75-RESIDENTIAL (HOMESTEAD ENCROACHMENTS ON HOMES BUILT PRIOR TO MAY 1987)**

**\$150-RESIDENTIAL (HOMESTEAD)**

**\$265-RESIDENTIAL/COMMERCIAL**

**PLEASE TYPE OR PRINT USING BLACK INK**

**APPEAL LOCATION:**

Street Address: 5880 SH 121, Plano TX 75024 Zoning District: CB1

Lot Number: 5R Block: B Addition: Granite Park

**TO THE HONORABLE BOARD OF ADJUSTMENT:**

David Cunningham	972-731-2300		
(Applicant)	(Applicant's Phone Number)		
5601 Granite Parkway #800	Plano	TX	75024
(Applicant's Street Address)	City	State	Zip)

In accordance with the provisions of Section 6-204, et seq. of the City of Plano Zoning Ordinance, appeal is now made to the Honorable Board of Adjustment to grant the following variance request. (Please be specific in request):

We request that Granite Properties be allowed to use "Jarden Architectural Metals" as part of the finish pallet for Granite's "Boardwalk" project.

This metal finish is a "high-end" finish and should not be confused as a "metal building".

(See attached)

In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial nor self-induced.

a. The requested variance does not violate the intent of the ordinance or its amendments:

Section 3.302 allow architectural metal on Hi-Rise Buildings and in some instances on LT Industrial Building.

We believe that the code has a gap and doesn't address Architectural Metal panels as we propose to use.

b. Special conditions of restricted area, shape, topography or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district:

We believe that the prohibition of metal was intended to prevent cheap "metal buildings" and has unnecessarily included high-end Architectural Metals from use in highly creative uses such as Granite's Boardwalk.

c. The hardship is in no way the result of the applicant's own actions:

The requested use is an option we request. If denied Granite can and will use a finish material that is a downgrade in quality. Neither Granite's nor the City's interest are best served with this limitation of code.

d. The interpretation of the provisions of this ordinance or its amendments would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions:

The use of the "Architectural Metal Systems" is regularly used in other cities because it is a high quality system.

e. How is the property going to be used?

The property is an "eclectic mixed use" retail/restaurant project within Granite Park. Granite owns 100% of all the other buildings in Granite Park.



**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

- f. 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 (g) below)
- g. 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.

David Cunningham	5601 Granite Parkway #800	Plano	TX	75024	3.18.16
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:

Name	Street Address	City	State	Zip
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\*\*\*\*\*

**NOTE TO APPLICANT:**

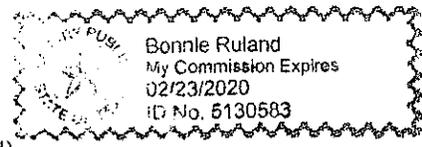
A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it may be two years before the variance can be reheard. The decision of the Board of Adjustment shall be final on all sign cases. Refer to The City of Plano Zoning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

*[Signature]*  
 Applicant's Signature  
David R. Cunningham  
 Please Print Name

STATE OF TEXAS  
COUNTY OF COLLIN

Subscribed and sworn to before me this 34th day of March, 2016



*[Signature]*  
 Notary Public

(Seal)

My commission expires: 02/23/2020



**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

APPEAL #: 16-09Z

**\$ 75-RESIDENTIAL (HOMESTEAD ENCROACHMENTS ON HOMES BUILT PRIOR TO MAY 1987)  
\$150-RESIDENTIAL (HOMESTEAD)  
\$265-RESIDENTIAL/COMMERCIAL**

**PLEASE TYPE OR PRINT USING BLACK INK**

**APPEAL LOCATION:**

Street Address: 5872 SH 121, Plano TX 75024 Zoning District: CB1

Lot Number: 5R Block: B Addition: Granite Park

**TO THE HONORABLE BOARD OF ADJUSTMENT:**

David Cunningham		972-731-2300
(Applicant)		(Applicant's Phone Number)
5601 Granite Parkway #800	Plano	TX 75024
(Applicant's Street Address)	City	State Zip)

In accordance with the provisions of Section 6-204, et seq. of the City of Plano Zoning Ordinance, appeal is now made to the Honorable Board of Adjustment to grant the following variance request. (Please be specific in request):

We request that Granite Properties be allowed to use "Jarden Architectural Metals" as part of the finish pallet for Granite's "Boardwalk" project.

This metal finish is a "high-end" finish and should not be confused as a "metal building".

(See attached)

In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial nor self-induced.

a. The requested variance does not violate the intent of the ordinance or its amendments:

Section 3.302 allow architectural metal on Hi-Rise Buildings and in some instances on LT Industrial Building.

We believe that the code has a gap and doesn't address Architectural Metal panels as we propose to use.

b. Special conditions of restricted area, shape, topography or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district:

We believe that the prohibition of metal was intended to prevent cheap "metal buildings" and has unnecessarily included high-end Architectural Metals from use in highly creative uses such as Granite's Boardwalk.

c. The hardship is in no way the result of the applicant's own actions:

The requested use is an option we request. If denied Granite can and will use a finish material that is a downgrade in quality. Neither Granite's nor the City's interest are best served with this limitation of code.

d. The interpretation of the provisions of this ordinance or its amendments would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions:

The use of the "Architectural Metal Systems" is regularly used in other cities because it is a high quality system.

e. How is the property going to be used?

The property is an "eclectic mixed use" retail/restaurant project within Granite Park. Granite owns 100% of all the other buildings in Granite Park.



**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

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

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\*\*\*\*\*

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.

David Cunningham	5601 Granite Parkway #800	Plano	TX	75024	3.18.16
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:

Name	Street Address	City	State	Zip
------	----------------	------	-------	-----

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*DC* (initial)

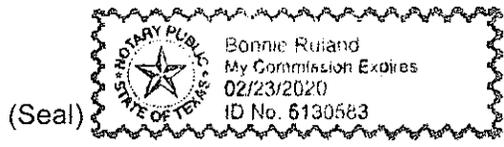
*DC* (initial)

\_\_\_\_\_  
Applicant's Signature  
**David R. Cunningham**  
Please Print Name

STATE OF TEXAS  
COUNTY OF COLLIN

Subscribed and sworn to before me this 24th day of March, 2016

Bonnie Ruland  
Notary Public



My commission expires: 2/23/2020



**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

APPEAL #: 16-10Z  
\$ 75-RESIDENTIAL (HOMESTEAD ENCROACHMENTS ON HOMES BUILT PRIOR TO MAY 1987)  
\$150-RESIDENTIAL (HOMESTEAD)  
\$265-RESIDENTIAL/COMMERCIAL

**PLEASE TYPE OR PRINT USING BLACK INK**

**APPEAL LOCATION:**

Street Address: 5864 SH 121, Plano TX 75024 Zoning District: CB1

Lot Number: 5R Block: B Addition: Granite Park

**TO THE HONORABLE BOARD OF ADJUSTMENT:**

David Cunningham		972-731-2300	
(Applicant)		(Applicant's Phone Number)	
5601 Granite Parkway #800	Plano	TX	75024
(Applicant's Street Address)	City	State	Zip)

In accordance with the provisions of Section 6-204, et seq. of the City of Plano Zoning Ordinance, appeal is now made to the Honorable Board of Adjustment to grant the following variance request. (Please be specific in request):

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This metal finish is a "high-end" finish and should not be confused as a "metal building".

(See attached)

In order to make a finding of hardship and to grant a variance, the Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial nor self-induced.

a. The requested variance does not violate the intent of the ordinance or its amendments:  
Section 3.302 allow architectural metal on Hi-Rise Buildings and in some instances on LT Industrial Building.

We believe that the code has a gap and doesn't address Architectural Metal panels as we propose to use.

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The use of the "Architectural Metal Systems" is regularly used in other cities because it is a high quality system.

e. How is the property going to be used?

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**ZONING APPEAL TO THE BOARD OF ADJUSTMENT**

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

\_\_\_\_\_

\_\_\_\_\_

\*\*\*\*\*

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David Cunningham	5601 Granite Parkway #800	Plano	TX	75024	3.18.16
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:

Name	Street Address	City	State	Zip
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\*\*\*\*\*

**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. DR (initial)

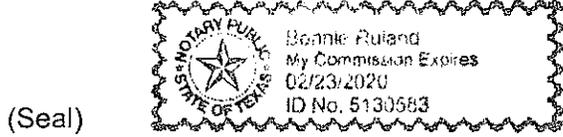
I hereby certify that the above statements are true and correct to the best of my knowledge. I acknowledge that I may withdraw my application prior to it being presented to the Board. To resubmit the application I understand I will need to submit another application fee. DR (initial)

[Signature]  
 Applicant's Signature  
David R. Cunningham  
 Please Print Name

STATE OF TEXAS  
 COUNTY OF COLLIN

Subscribed and sworn to before me this 24th day of March, 2016

[Signature]  
 Notary Public



My commission expires: 02/23/2020

# Granite Park Boardwalk

BOA Application

## Elevations Building A- 5880 SH 121, Plano, TX 75024 (15-16423)

Elevation	Max Metal Allowed	Total Metal Designed	Variance
South	25%	39%	+14%
West	25%	84%	+59%
North	25%	35%	+10%
East	25%	26%	+01%

## Elevations Building B- 5872 SH 121, Plano, TX 75024 (15-16423)

Elevation	Max Metal Allowed	Total Metal Designed	Variance
South	25%	41%	+16%
West	25%	12%	N/A
North	25%	0%	N/A
East	25%	20%	N/A

## Elevations Building C- 5864 SH 121, Plano, TX 75024 (15-16423)

Elevation	Max Metal Allowed	Total Metal Designed	Variance
South	25%	40%	+15%
West	25%	84%	+59%
North	25%	98%	+73%
East	25%	82%	+57%







**THE BOARDWALK**  
GRANITE PARK PLANO, TEXAS

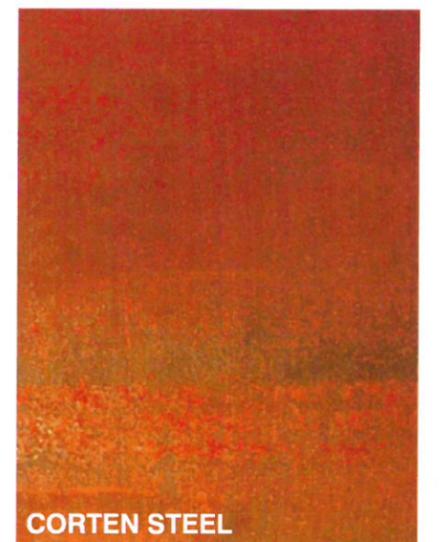
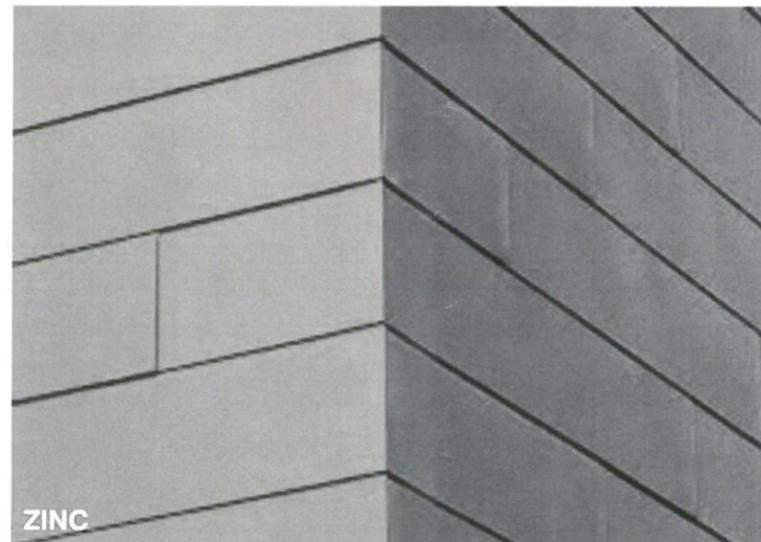
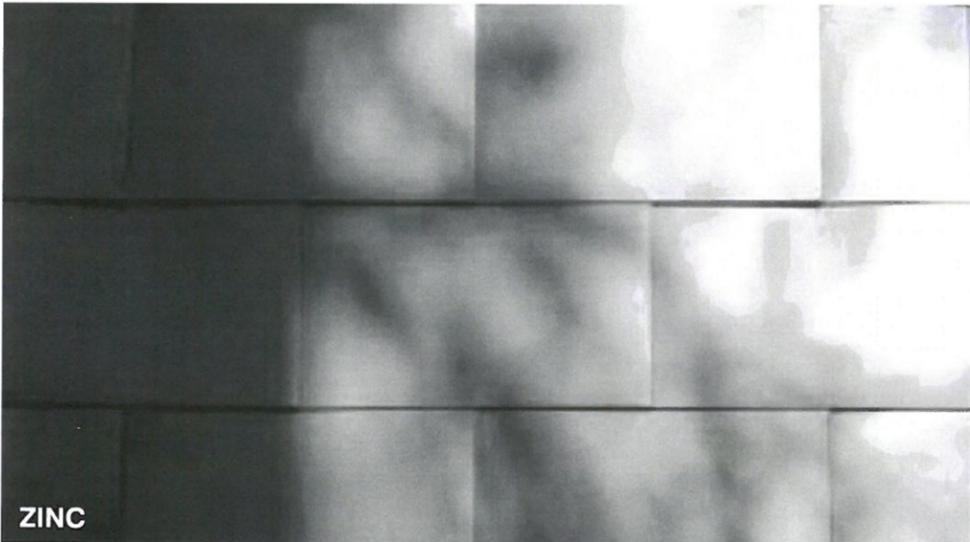
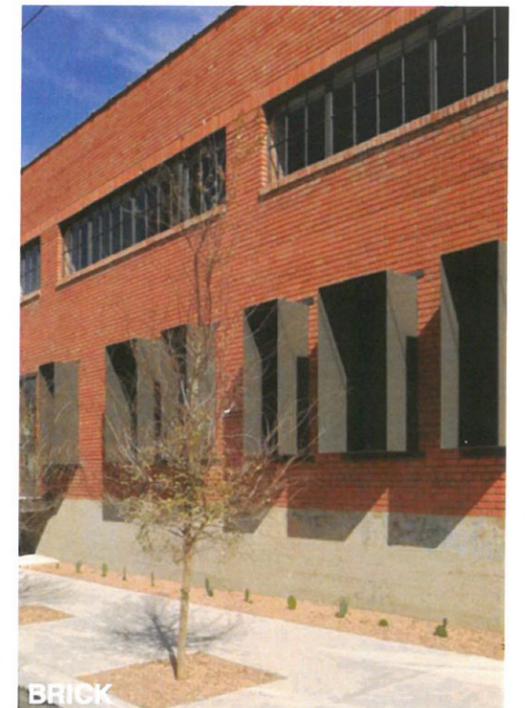
MARCH 25, 2016

**Granite**

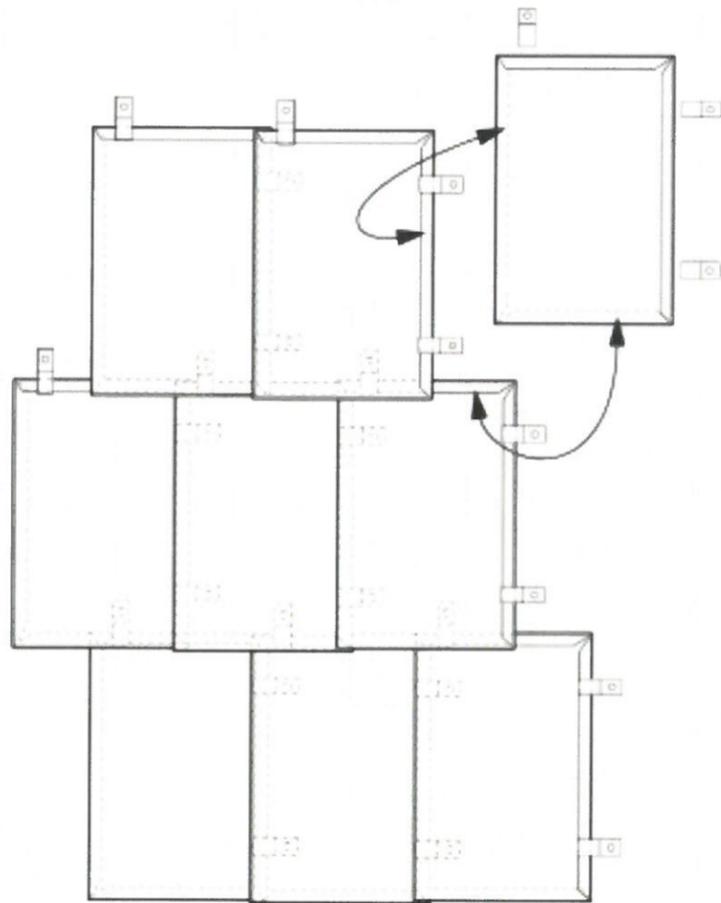
OMNIPLAN

**RSA**

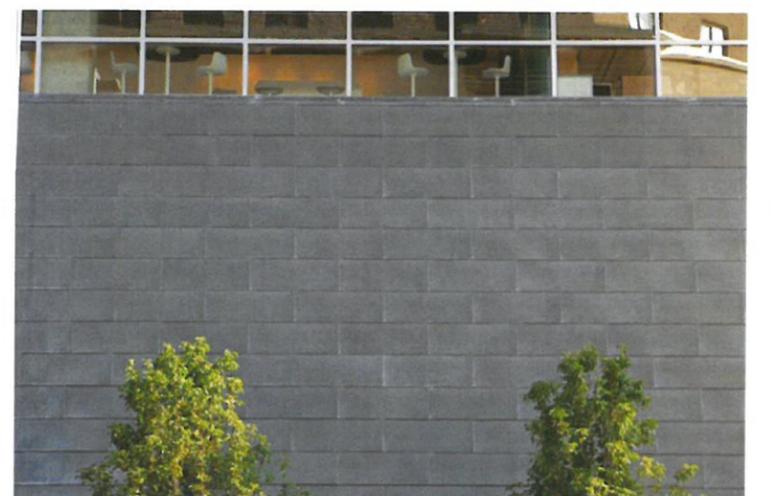
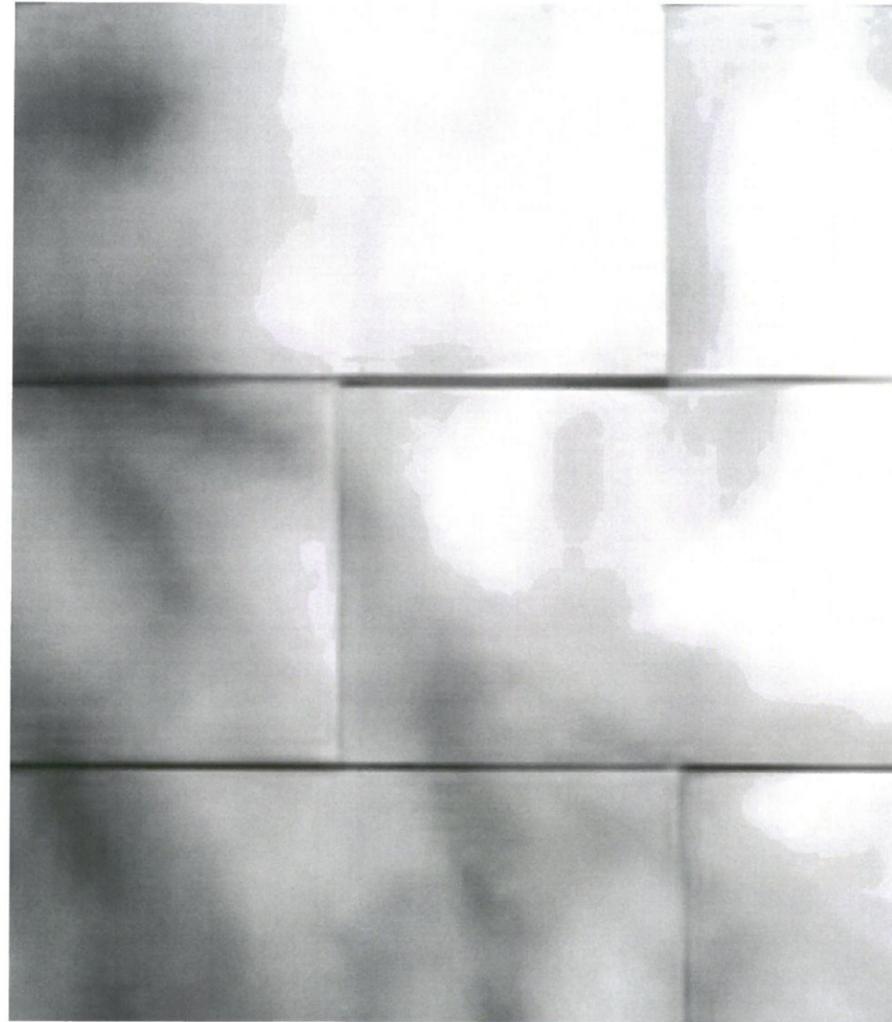




BUILDING MATERIAL PALLETTE



INTERLOCKING ZINC CLADDING





**Granite**

RSA

**THE BOARDWALK**  
GRANITE PARK PLANO, TEXAS

OMNIPLAN TBG   
Secker Brink Design



**Granite**

**RSA**

**THE BOARDWALK**  
GRANITE PARK PLANO, TEXAS

**OMNIPLAN** TBG e  
Secker Brink Design



**Granite**

RSA

**THE BOARDWALK**  
GRANITE PARK PLANO, TEXAS

OMNIPLAN T B G e  
Secker Brink Design



**Granite**

RSA

**THE BOARDWALK**  
GRANITE PARK PLANO, TEXAS

OMNIPLAN T B G e  
Secker Brink Design

**APPEAL SUMMARY**  
**#16-08Z**

**APPLICANT:** Property owner David Cunningham will be representing.

**ADDRESS:** 5880 State 121 Highway.  
Lot 5R, Block B, Granite Park.

**ZONING:** Central Business-1 (CB-1)

**APPLICANT REQUEST:** The applicant is requesting to vary from Subsection 23.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow:

- a) South exterior wall to be 39% metal over the allowed 25% (over by 14%) and;
- b) West exterior wall to be 84% metal over the allowed 25% (over by 59%) and;
- c) North exterior wall to be 35% metal over the allowed 25% (over by 10%) and;
- d) East exterior wall to be 26% metal over the allowed 25% (over by 1%).

**ORDINANCE REQUIREMENTS:**

Subsection 23.300 (.2) states that a maximum of 25% of any exposed exterior wall may consist of metal.

**STAFF FINDINGS:**

This property is located east of Dallas Parkway, south of State 121 Highway and north of Granite Parkway. The property is situated in Central Business-1 zoning district.

Per the applicant, the proposed building is an eclectic, mixed-use, retail restaurant project within Granite Park. The metal panels (Jarden Architectural Metals) are a high end finish and should not be confused as a metal building. The prohibition of metal was intended to prevent cheap metal buildings and has unnecessarily included high-end, architectural metals from use in projects such as Granite's Boardwalk.

**APPEAL SUMMARY**  
**#16-09Z**

**APPLICANT:** Property owner David Cunningham will be representing.

**ADDRESS:** 5872 State 121 Highway.  
Lot 5R, Block B, Granite Park.

**ZONING:** Central Business-1 (CB-1)

**APPLICANT REQUEST:** The applicant is requesting to vary from Subsection 23.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow the south exterior wall to be 41% metal over the allowed 25% (over by 16%).

**ORDINANCE REQUIREMENTS:**

Subsection 23.300 (.2) states that a maximum of 25% of any exposed exterior wall may consist of metal.

**STAFF FINDINGS:**

This property is located east of Dallas Parkway, south of State 121 Highway and north of Granite Parkway. The property is situated in Central Business-1 zoning district.

Per the applicant, the proposed building is an eclectic, mixed-use, retail restaurant project within Granite Park. The metal panels (Jarden Architectural Metals) are a high end finish and should not be confused as a metal building. The prohibition of metal was intended to prevent cheap metal buildings and has unnecessarily included high-end, architectural metals from use in projects such as Granite's Boardwalk.

## **APPEAL SUMMARY #16-10Z**

**APPLICANT:** Property owner David Cunningham will be representing.

**ADDRESS:** 5864 State 121 Highway.  
Lot 5R, Block B, Granite Park.

**ZONING:** Central Business-1 (CB-1)

**APPLICANT REQUEST:** The applicant is requesting to vary from Subsection 23.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow:

- a) South exterior wall to be 40% metal over the allowed 25% (over by 15%) and;
- b) West exterior wall to be 84% metal over the allowed 25% (over by 59%) and;
- c) North exterior wall to be 98% metal over the allowed 25% (over by 73%) and;
- d) East exterior wall to be 82% metal over the allowed 25% (over by 57%).

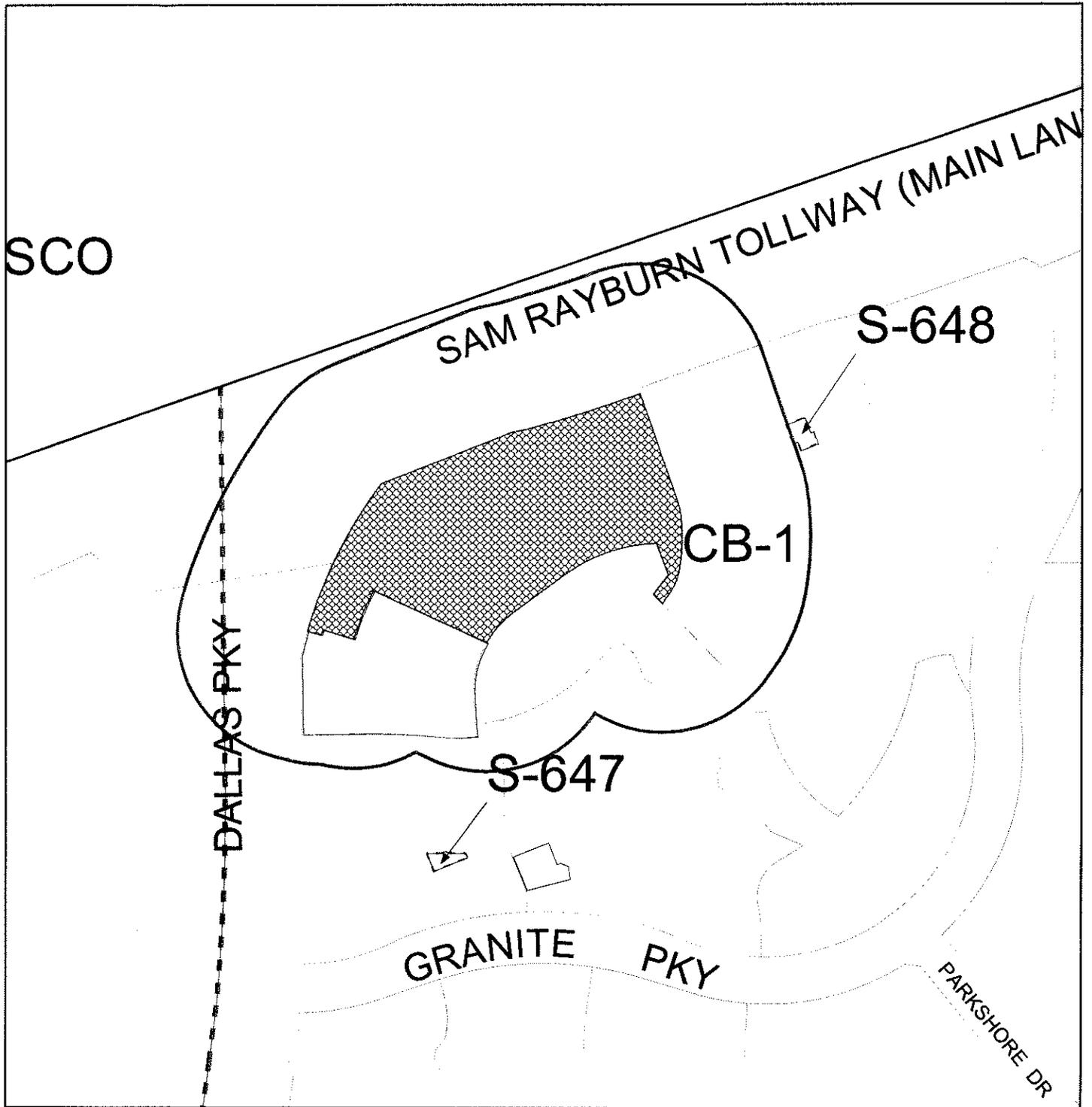
### **ORDINANCE REQUIREMENTS:**

Subsection 23.300 (.2) states that a maximum of 25% of any exposed exterior wall may consist of metal.

### **STAFF FINDINGS:**

This property is located east of Dallas Parkway, south of State 121 Highway and north of Granite Parkway. The property is situated in Central Business-1 zoning district.

Per the applicant, the proposed building is an eclectic, mixed-use, retail restaurant project within Granite Park. The metal panels (Jarden Architectural Metals) are a high end finish and should not be confused as a metal building. The prohibition of metal was intended to prevent cheap metal buildings and has unnecessarily included high-end, architectural metals from use in projects such as Granite's Boardwalk.



Board of Adjustment

Appeal #: 16-08Z, 16-09Z, 16-10Z

Address: 5880, 5872, 5864 State 121 Hwy

Zoning: CB-1 (Central Business-1)



○ 250' Notification Buffer

Easy Peel® Labels  
Use Avery® Template 5162®

▲  
Feed Paper



Bend along line to  
expose Pop-up Edge™

 AVERY® 5162®  
8, 9, 10 Z

TOLLWAY/121 PARTNERS LTD  
5601 GRANITE PKWY STE 800  
PLANO, TX, 75024-6682

GRANITE PARK ASSN INC  
5601 GRANITE PKWY STE 800  
PLANO, TX, 75024-6682





# SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL APPEAL NO.: 16-118

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

### PLEASE TYPE OR PRINT USING BLACK INK

#### APPEAL LOCATION:

Street Address: 7250 Dallas Parkway, Suite 110 Zoning District: CB-1 Central Business 1  
Lot Number: 1R Block: 1 Addition: Legacy Tower

#### TO THE HONORABLE BOARD OF ADJUSTMENT:

Fleming's Steakhouse/Shawn Smith 800-599-7696  
(Applicant) (Applicant Phone Number)  
6001 Nimitz Parkway South Bend IN 46530  
(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)

Fleming's Steakhouse is seeking relief from Section K. Canopy Signs iii of the zoning code to allow for additional letter height increase of 1.94' above the 12" allowance.

The request is for an OAH of 2'-11.25" for both canopy signs. The propose letter attached to the top of the canopy is 1'6" OAH and the tag line on the face of the canopy are is 6" OAH.

The proposed signage meets all other regulations of the zoning code. The request is for two (2) sides of the canopy structure.

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 proposed signage meets the intent of the ordinance in design and function both with the ordinance and surrounding area. The request is minor in nature and does not violate the intent of the zoning ordinance. The proposed signage will not harm the safety of the public.

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

The proposed signage is actually in harmony of the neighboring businesses in the area. This design of the proposed sign took in account of the neighboring business and surrounding area. The proposed sign will fit well with the neighboring properties and is not excessive for this area. Due to the mixed use intent of this area the proposed signage ballances by size and location. The proposed signage was also reviewed and approved by the Legacy Tower Design Review Board.

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

The proposed signage will not have an adverse affect on the safety of the public. The proposed request provides a quality way-finding devise for the public. The design and construction of this sign will assist both the motoring and pedestrian travelers.

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

This site is unique as it is a mixed use building and the traffic patterns, along with all the ingress/egress points warrant the minor relief to allow the public advanced notification, allowing them the opportunity to make safe decisions related to navigating their vehicles. The positions and height of the canopy signs are orientated towards the roadways to give advance notification to the drivers by begin placed in their cone of vision. This allows advanced notification and limits the need to glance or look around for their needs.

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.))



# 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?

This is not a religious request in nature.

\*\*\*\*\*  
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.

Shawn Smith	6001 Nimtz Parkway	South Bend	IN	46530	3/17/2016
Name	Address	City	State	Zip	Date

**PLEASE CHECK ONE:**

  X   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
------	---------	------	-------	-----	------

**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. STS \_\_\_\_\_ (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. STS \_\_\_\_\_ (initial)

\_\_\_\_\_  
Applicant's Signature

Shawn Smith  
Please Print Name

STATE OF TEXAS  
COUNTY OF COLLIN

Subscribed and sworn to before me this 16<sup>th</sup> day of March, 2016

\_\_\_\_\_  
Notary Public

(Seal)

My commission expires: 8/26/2017



July 21, 2015

**VIA EMAIL**

Owen McCrory  
HKS  
350 N. St. Paul Street  
Suite 100  
Dallas, Texas 75201

Re: **REQUEST FOR APPROVAL OF EXTERIOR SIGNAGE**

Project: Legacy Tower  
Plans: Exterior Canopy Signage Plans dated 6/19/15 prepared  
by HKS (the "Architect")  
Location: Legacy Drive and Dallas Parkway, Plano, Texas

Dear Mr. McCrory:

I am pleased to inform you that the Design Review Board (DRB) of Legacy Association has reviewed the Exterior Canopy Signage Plans and has approved same subject to the general limitations set forth herein and the specific exceptions as follows:

None

This letter constitutes written approval of the DRB of the Exterior Canopy Signage Plans as shown on Exhibit A attached hereto.

Please note that this approval is limited to (i) the site plan specifically reflected in the plans submitted, and, further, (ii) the design and construction elements for which DRB approval is specifically required under the applicable Legacy Association restrictions. Specifically, but without limitation, the approval set forth herein is not and should not be construed as an approval, confirmation or review of the Plans for compliance with applicable handicap/accessibility/ADA requirements, or existing recorded property restrictions (other than those restrictions expressly delegated to the DRB for approval), or applicable zoning or land use regulations of the City of Plano, or any other use or development restrictions or regulations. This approval is further subject to the receipt by the DRB of the Architect's written certification of compliance as required by the applicable Legacy Association restrictions or, if already received, is given in reliance on such certification.

Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fehmi Karahan", written over a horizontal line.

Fehmi Karahan  
President, Legacy Association



**Owen McCrory**  
AIA, LEED AP, PRINCIPAL AND SENIOR VICE PRESIDENT

July 08, 2015

Legacy Association Design Review Board  
c/o Mr. Fehmi Karahan  
7200 Bishop Road #250  
Plano, TX 75024

Re: Fleming's Restaurant Signage Proposal  
HKS Project # 14855

Dear Legacy Design Review Board:

Per the requirements of the DRB CCRs Article X (Section 4) 10.4.2c, HKS is pleased to submit signage information for Fleming's Restaurant. Attached please find the drawings and details which define the signage requested.

Previously the DRB approved signage for an Eddie V's restaurant in the same location, see previous approval attached. The Eddie V's signage consisted of a building mounted sign of approximately 48 sf at the third floor level of the building (sign 5A on their approval documents), a large "EV" logo mounted on the canopy structure of approximately 23 sf and monument signage.

The proposed Fleming's signage is limited to two canopy mounted signs of approximately 27.62 sf each. Fleming's is not requesting a large logo or monument signage. So, what they are requesting is somewhat smaller overall and at a lower height than Eddie V's was. Located on the canopy, the Fleming's signage is at a more consistent and complimentary elevation as it relates to the other adjacent retail and the retail throughout the Shops.

We respectfully request your approval for Fleming's signs as defined here. Feel free to contact us with any questions.

Best regards,

Owen McCrory AIA  
Principal

Main Line: 214.969.5599

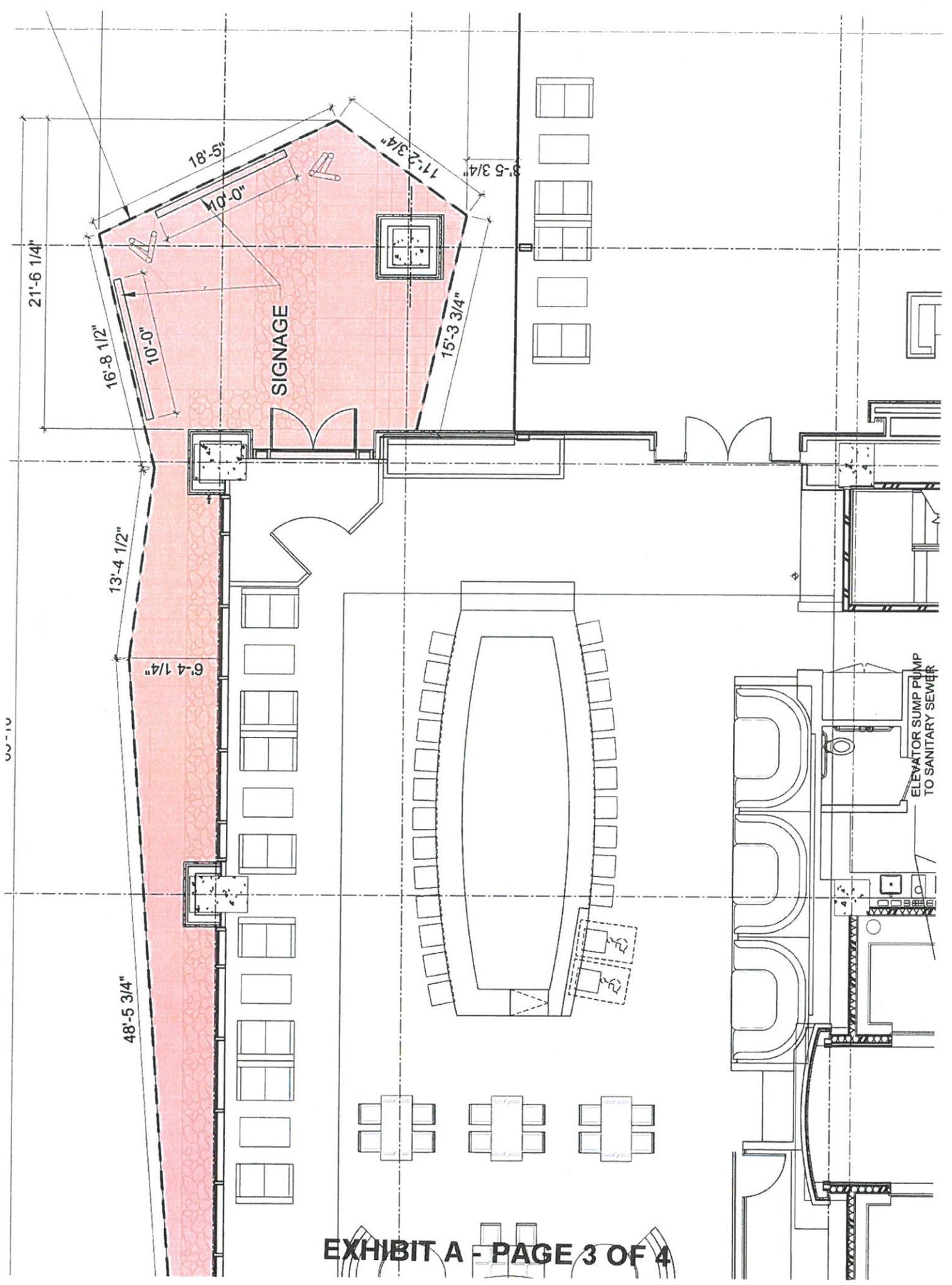
Direct Line: 214.969.3362

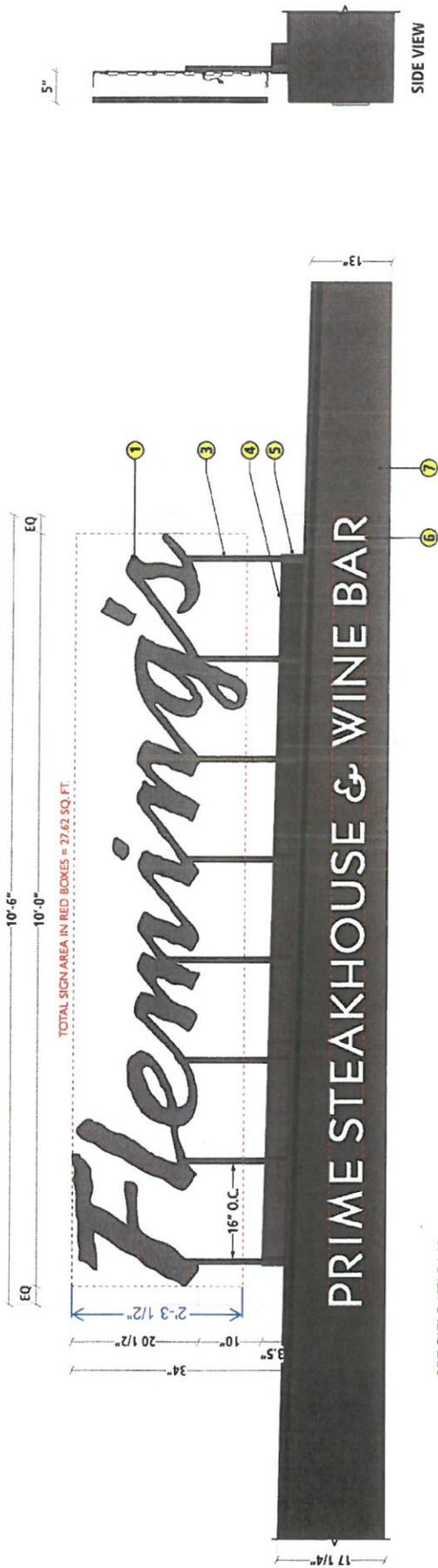
Copy: Adam Saphier - Trammell Crow Company  
Denton Walker - Trammell Crow Company



Canopy metal to match mullion color

Wood veneer with recessed can lights





TOTAL SIGN AREA IN RED BOXES = 27.62 SQ. FT.

**SPECIFICATIONS:**

- 1 Fabricated aluminum 5" deep dual-lit channel letters with 3/16" clear lean backs. .040 returns painted Dum Edwards DE5316 Rich Ivory with black trimcap edges. Face - 3/16" clear acrylic with 1st surface applied black dual-color (3635-222) vinyl and 2nd surface white diffuser (3635-70) film (black @ day/white @ night). Internally illuminated channel letters.
- 2 1" sq. alum. stems (one per letter) painted to match Benjamin Moore AC-3 "Texas Leather"
- 3 Continuous alum. raceway cabinet painted to match canopy (color TBV).
- 4 1 1/2" sq. X 3 1/2" steel receiver bracket painted to match canopy (color TBV).
- 5 Non-illuminated 1/2" acrylic cut out letters painted satin white. Letters to be flush mounted to metal canopy fascia.
- 6 Existing steel canopy fascia.



*Fleming's*<sup>®</sup>

PRIME STEAKHOUSE & WINE BAR

Store #TBD

7240 Dallas Parkway  
Plano, TX 75024

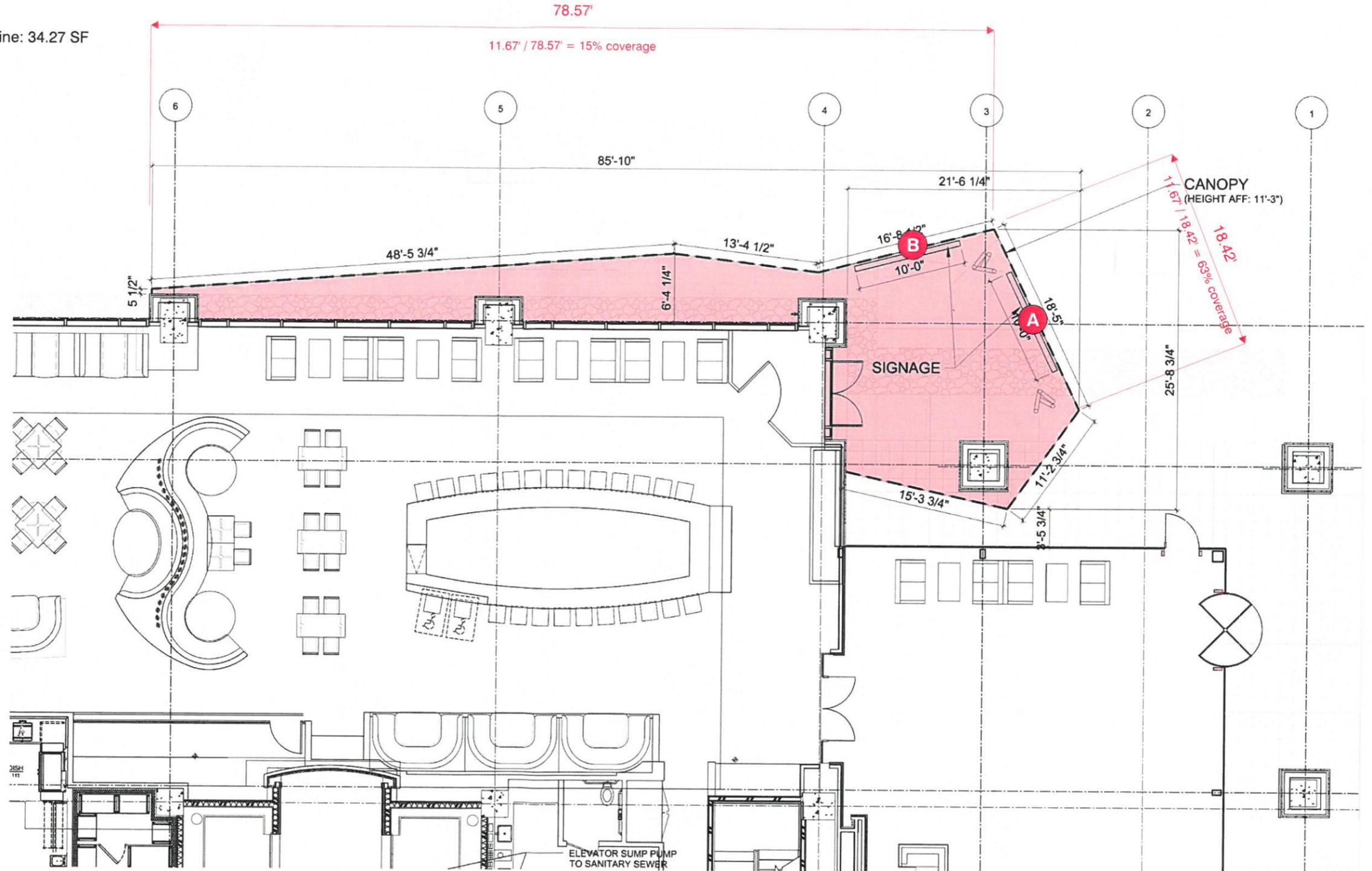
February 22, 2016 - Permit



Ph: 1 . 800 . 599 . 7696  
Fax: 1 . 574 . 237 . 6166  
[www.siteenhancementservices.com](http://www.siteenhancementservices.com)

**A** 2'-11 1/4" OAH x 11'-8" OAW Letters & Tagline: 34.27 SF

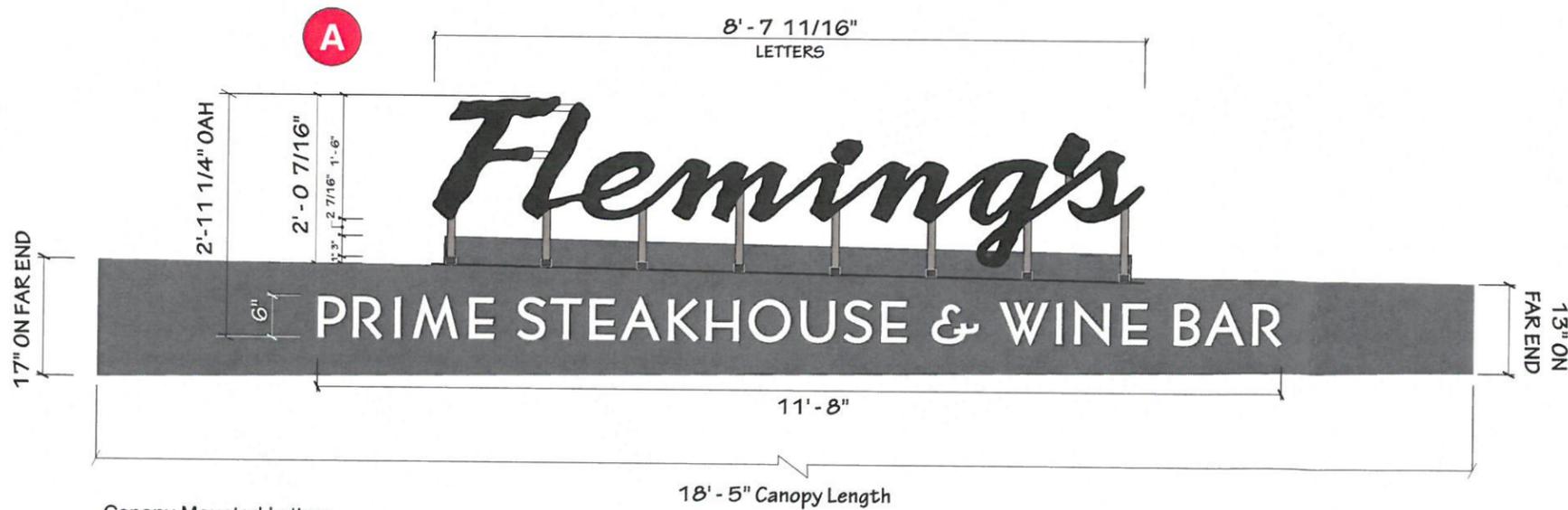
**B** 2'-11 1/4" OAH x 11'-8" OAW Letters & Tagline: 34.27 SF



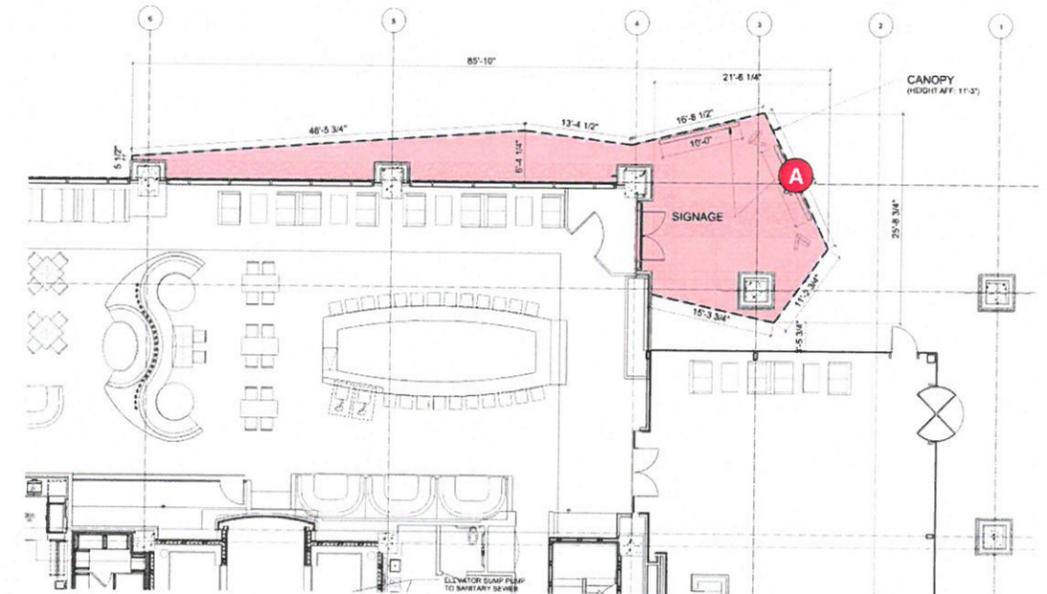
Scale: NTS



NTS  
 Drawings are for representational purposes only.  
 CAD elevations needed to determine dimensions.



Canopy Mounted Letters  
 34.27 SF  
 Scale 1/2"=1'

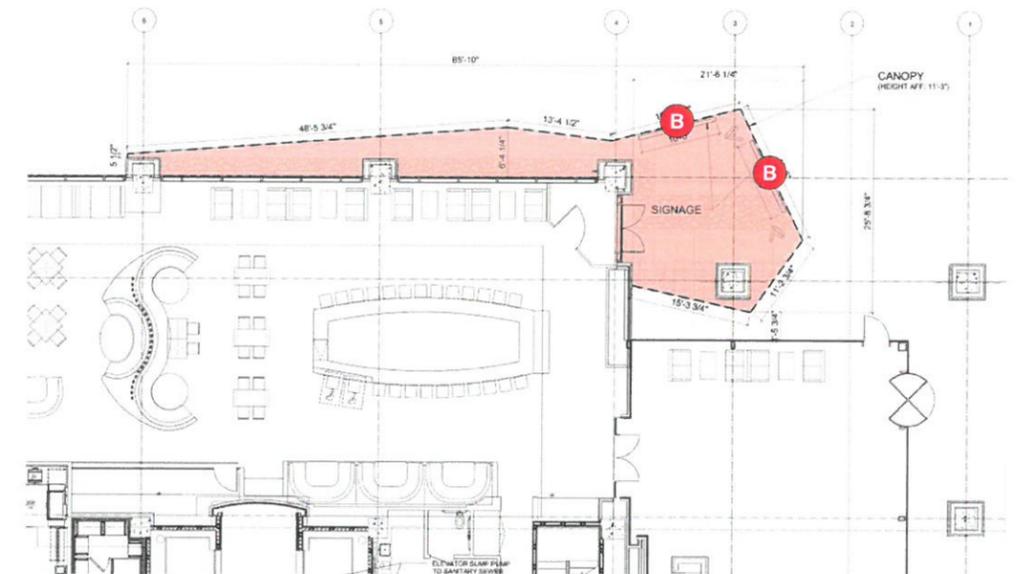


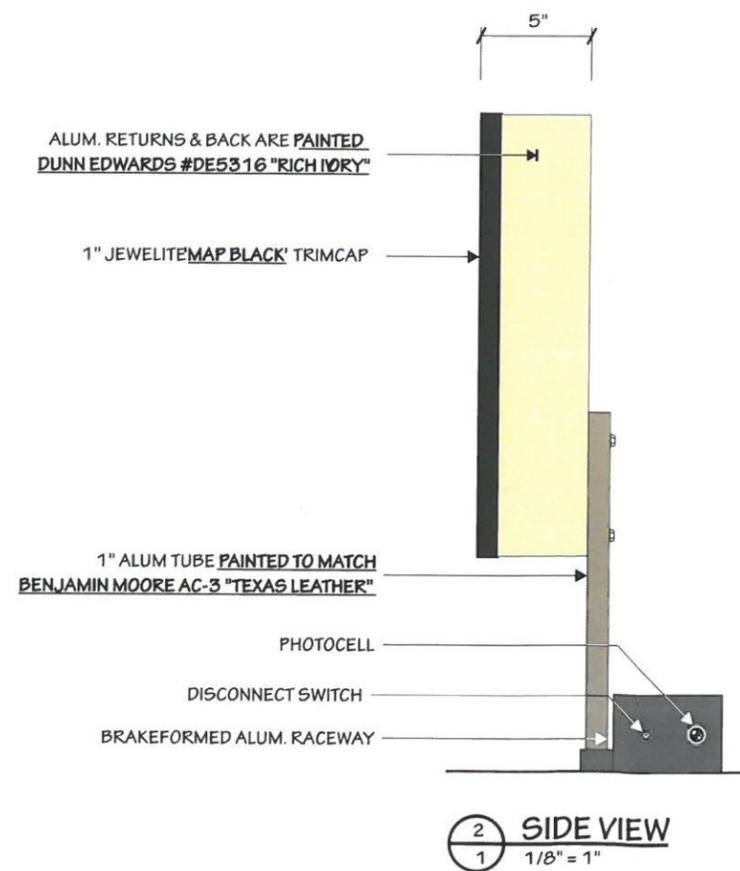
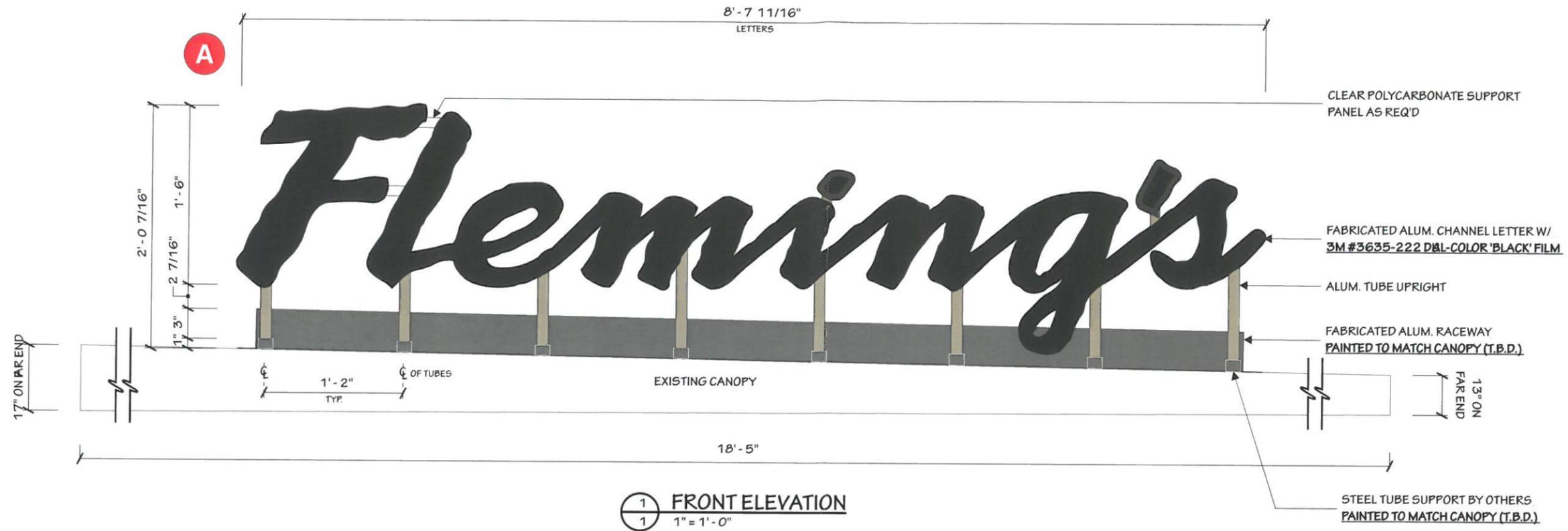


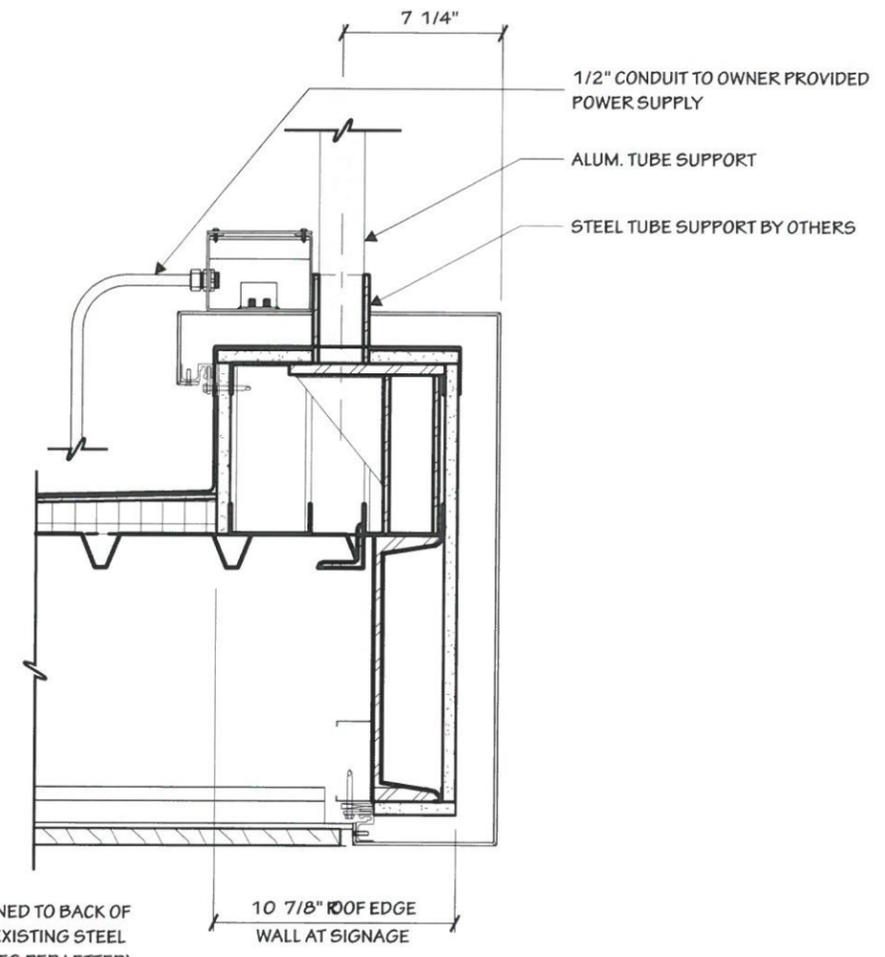
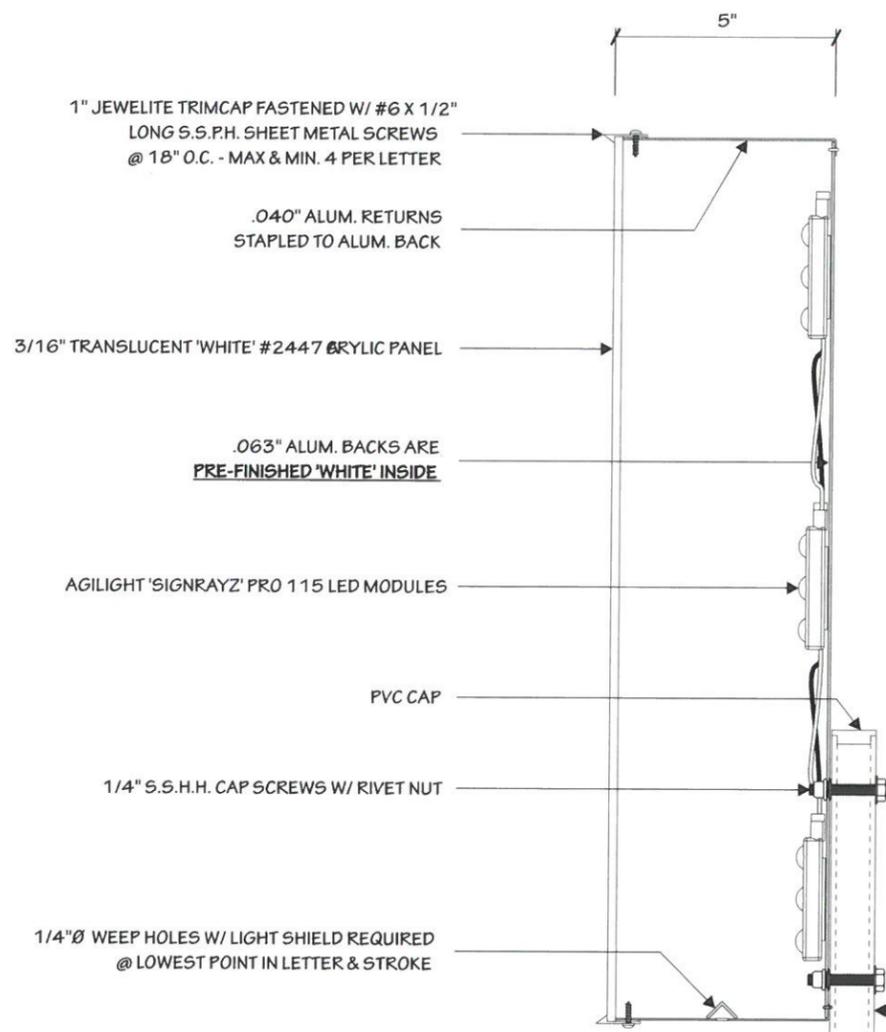
NTS  
 Drawings are for representational purposes only.  
 CAD elevations needed to determine dimensions.



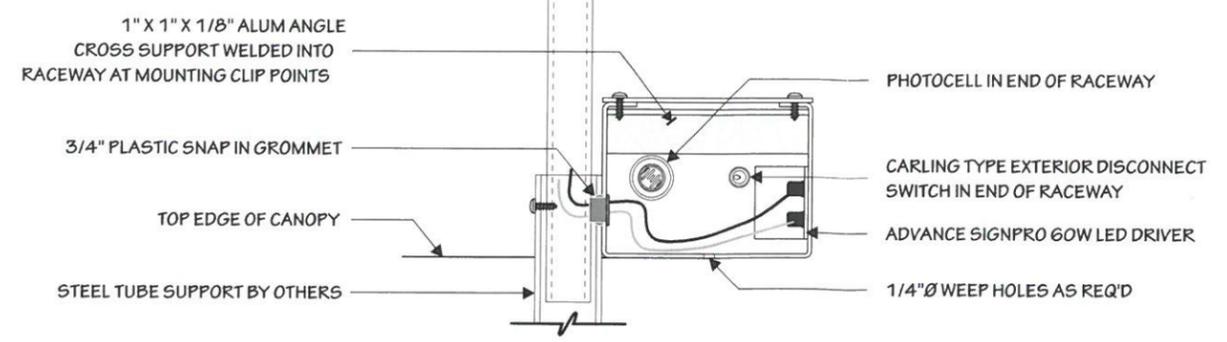
Canopy Mounted Sign  
 Utilized Square Footage: 5.83 (Qty 2)  
 Scale 1/2"=1'





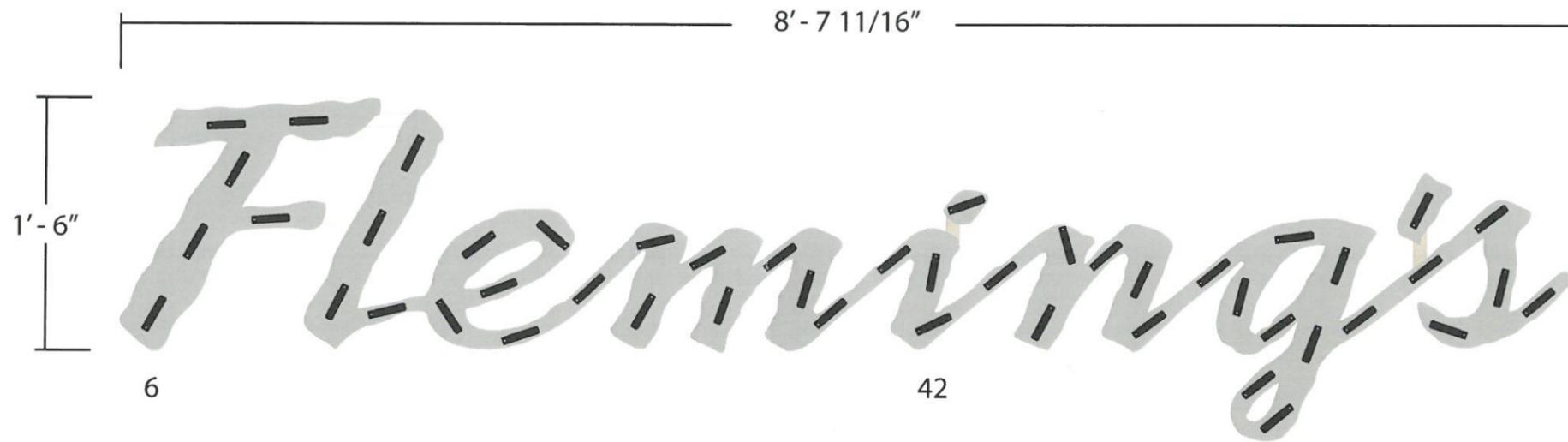


SECTION @ EXISTING CANOPY  
1/8" = 1"



SECTION VIEW W/ RACEWAY  
1/4" = 1"

- 1) **UNLESS OTHERWISE SPECIFIED:** All layouts are for a single face sign or a single set of letters and the depth of the application considered for the layout is 5 inches.
- 2) LED module placement is approximate. AgiLight recommends the sign manufacturer verify the LED placement and quantity to ensure even illumination and brightness expectations are achieved.
- 3) Estimations are based off the quality of art work and information provided by the customer, this includes: font style, letter height, depth, face material, and any special instructions.  
Missing information may cause delays in the delivery of estimates, as well as effect product selection, accurate quantities, and brightness.
- 4) For installation instructions of AgiLight LED systems please refer to [www.AgiLight.com](http://www.AgiLight.com) under the TOOLS & DOWNLOADS section or contact AgiLight's Inside Sales Team at: +1.866.482.0203



Notes:  
Layout based off a 5" depth.

24 feet LS-PRO115-65K-2L1 - 48 Modules  
1 - PS12-60WSL-100-277V

18" Flemings



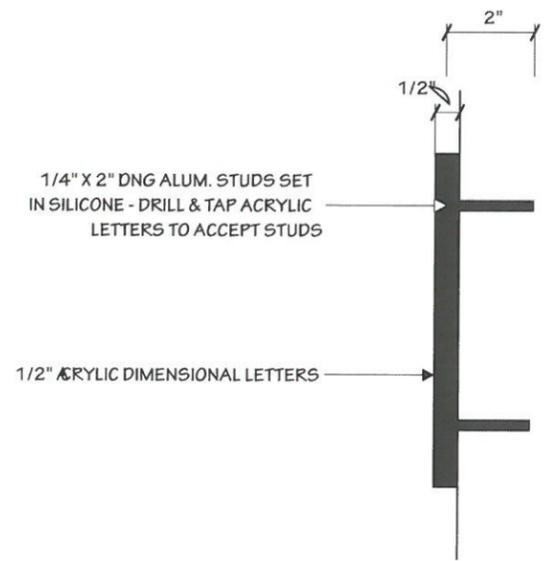
January 22, 2016

MP

1074 Arion Circle Suite 116, San Antonio, TX 78216  
PH: +1 (866) 482-0203 - Fax: +1 (210) 360-1454  
[www.AgiLight.com](http://www.AgiLight.com)



1 FRONT ELEVATION  
1 3/4" = 1'-0"



3 SIDE VIEW  
1 1/4" = 1"

## **APPEAL SUMMARY #16-11S**

**APPLICANT:** Property owner Flemings Steakhouse to be represented by Shawn Smith of SES (Site Enhancement Services).

**ADDRESS:** 7250 Dallas Parkway, Suite 110  
Lot 1R, Block 1, Robb & Stucky.

**ZONING:** Central Business-1 (CB-1) Planned Development-65 (PD-65)

**APPLICANT REQUEST:** The applicant is requesting to vary from Subsection 22.300 (.1)(K)(iii) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a canopy sign to exceed the allowed 12" by 1.94' for an overall height of 2.94'. This request applies to identical signs at the north and east elevations of the same canopy.

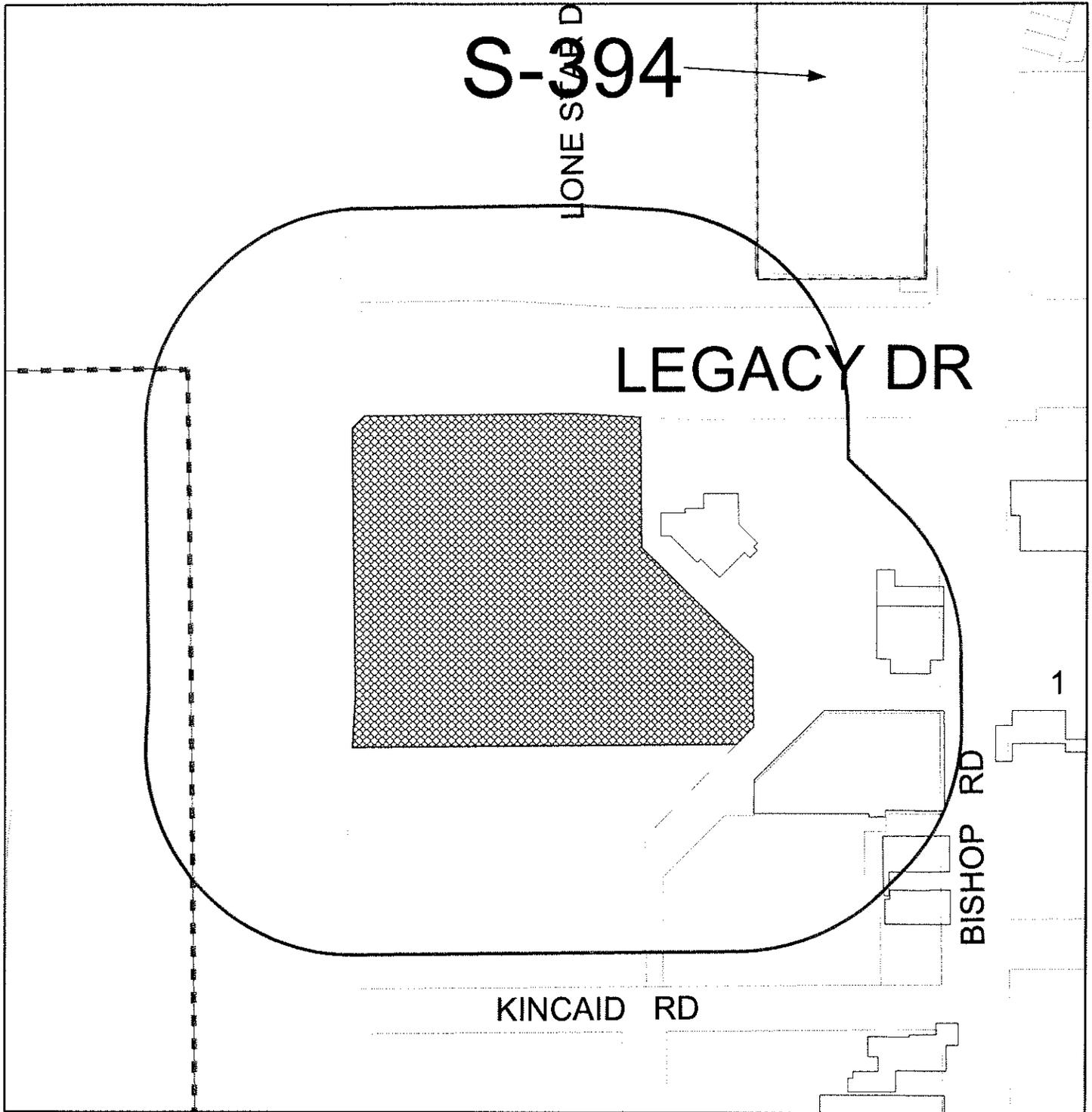
### **ORDINANCE REQUIREMENTS:**

Subsection 22.300 (.1)(K)(iii) states that Canopy signs shall not exceed 12 inches in height...

### **STAFF FINDINGS:**

This property is located east of Dallas Parkway, south of Legacy Drive and west of Parkwood Boulevard. The sign will meet required width coverage criteria. The property is situated in Central Business-1, PD-65 zoning district.

Per the applicant, the site is unique as it is a mixed use building and the traffic patterns along with all the ingress/egress points warrant the minor relief to allow the public advanced notification. The positions and height of the canopy signs are orientated towards the roadways to give advance notification to the drivers by being placed in their cone of vision. The design of the sign is in harmony with the neighboring businesses and surrounding area. The signs were reviewed and approved by the Legacy Tower Design Review Board.



Board of Adjustment

Appeal #: 16-11S

Address: 7250 Dallas Parkway, Suite #110

Zoning: CB-1 PD-65

(Central Business-1, Planned Development-65)



○ 250' Notification Buffer



Easy Peel® Labels  
Use Avery® Template 5162®



Bend along line to  
expose Pop-up Edge™



HEIRS OF H COOK CMTY  
  
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, , 00000

TC/P LEGACY TOWER I LLC  
  
2100 MCKINNEY AVE STE 800  
  
DALLAS, TX, 75201-6910

SHOPS AT LEGACY (NORTH) LP d/b/a SAL RETAIL OWNER LP  
  
7200 BISHOP RD STE 250  
  
PLANO, TX, 75024-3633

SHOPS AT LEGACY (INLAND) LP THE  
  
ATTN PROPERTY TAX DEPT  
  
PO BOX 9273  
  
OAK BROOK, IL, 60522-9273

