NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET IN A REGULAR SESSION IN THE BUILDING INSPECTIONS TRAINING ROOM LOCATED AT, 1520 AVENUE K, PLANO, TEXAS AT 3:00 P.M. TUESDAY, OCTOBER 25, 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 constraints 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. August 23, 2016 meeting

ZONING APPEAL REQUEST:

3. **APPEAL #16-17Z 5170 Village Creek Drive:** A request to vary from Subsection 13.500 (.2) (C) of Division 2, Article 13, Zoning Ordinance No. 2015-5-2 as amended, to allow a structure that is 10.92 feet over the allowed 40 inches in height above grade, in the required front yard. This appeal is requested by property owner Moshe Golan and will be represented by Randall Reiners and Purvi Ajmera.

SIGN APPEAL REQUEST:

4. **APPEAL #16-18S 4250 Mapleshade Lane:** 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 the following:
   - **a.** Two wall signs (signs 1 & 3) on the north elevation to exceed the allowed 6 feet height by
     - i. Sign 1 - 5.84 feet resulting in an overall height of 11.84 feet and
     - ii. Sign 3 - 8.81 feet resulting in an overall height of 14.81 feet
   - **b.** Two wall signs (signs 2 & 4) on the south elevation to exceed the allowed 460.76 square feet by 57.76 square feet resulting in 518.52 square feet total, and the allowed 6 feet height by 8.81 feet for an overall height of 14.81 feet.
   - **c.** One wall sign (sign 5) on the east elevation to exceed the allowed 93.08 square feet by 166.18 square feet resulting in 259.26 square feet total, and the 6 feet height by 8.81 feet resulting in an overall height of 14.81 feet.

   This appeal is requested by property owner Three VP Texas, LP, per Ian McClure, President and will be represented by Melanie Hancock.

OTHER:

5. Items for future Agenda.

Council Liaisons: Deputy Mayor Pro Tem Ben Harris and Council Member Tom Harrison

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 14th day of October 2016, at 5:00 o'clock. p.m.

Alice A. Snyder

Asst. City Secretary

THE CITY OF PLANO TEXAS JUNE 2, 1873

Board of Adjustment
August 23, 2016

Board Members Present
Carolyn Kalchthaler, Chairperson
Peter Krause
Jim Norton
William Gibson
Ban Alali
Joyce Beach
Enghlab Eftekhari
Phil Head, Alternate

Absent
Phillip Pierceall, Alternate
Robert Miller

Staff
Victoria Huynh, Deputy City Attorney
Wayne Snell, Assistant Building Official
Patti Hoffer, Code Compliance Rep
Diana Casady, Sr. Administrative Assistant

Chairperson Carolyn Kalchthaler called the meeting to order at 3:00 p.m., Tuesday, August 23, 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 August 9, 2016**

Board Member Bill Gibson made the motion to approve the minutes from August 9, 2016, Peter Krause seconded the motion. The Board voted 8/0 in favor of approving the minutes from August 9, 2016.

3. **APPEAL #16-16S 3310 Dallas Parkway Ste#109: A request to vary from Subsection 22.300 (.1) (K) (iii) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended, to allow a canopy sign to exceed the allowable height of 12 inches by 13 inches for an overall height of 25 inches.**

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

David Palmer, Partner with Cencor Realty, testified when the PD in which this address is located was created in 2007 and amended several times. The northern most building (3310 Dallas Parkway) is 'H' shape in design, they incorporated the arches with full intentions of putting the signs on the arch so that those business in the courtyard areas of the 'H' design would be visible signage for customers. They did not consider this a canopy sign area. This will be the applicant's only sign for his space and has no visibility

from the tollway. Mr. Palmer read into record the four factors for granting the variance that he is requesting.

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 #16-16S. Phil Head seconded the motion. The Board voted 8/0 in favor of the motion, and the variance request was approved.

5. Items for future Agenda.

At this time there are no cases for the September 13, 2016 meeting at this time, however the cutoff is not until August 26, 2016.

Meeting adjourned at 3:16 p.m.

_____

Carolyn Kalchthaler, Chairperson

Plano
City of Excellence

ZONING APPEAL TO THE BOARD OF ADJUSTMENT

APPEAL #: 16-172

$ 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: 5170 Village Creek Drive Zoning District: PD-204/0-2 Planned Office Development

Lot Number: 5 Block: 1 Addition: Heavenly Village Creek

TO THE HONORABLE BOARD OF ADJUSTMENT:

Moshe Golan		972-267-3300	
(Applicant)		(Applicant's Phone Number)	
5164 Village Creek Dr., Suite 100	Plano	TX	75093
(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):

Yorktown Educaion is seeking a variance of the zoning ordinance section 13.500 Yard regulations. We are asking the Board to allow a playground structure in front of the build line, in the required front yard that exceeds the allowed 40" height by 10.92' for an overall height of 14.25'

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:

Based on our inquiry to the City of Plano we were told that no site plan update is required if installing play structures. Our staff member spoke with Ms. Erica Marohnic, a senior planner. We discussed size restrictions, location restrictions, and asked if we needed someone from the City of Plano to come out and view the property for approval since we are located in an office park. Please see attached letter and exchange of communication.

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:

There are no other grassy areas for the children since the building is surrounded by parking areas and concrete.

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

Yorktown Education made inquiries and communicated with the City of Plano staff. The intent of the communications were to ensure that we gathered the necessary information prior to incurring the significant expense of installing a play structure.

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:

Most K-12 accreditated schools have play structures similar or even larger than the one at the Yorktown facility. The students benefit from the physical activity the play structure encourages.

e. How is the property going to be used?

The play structure is used for students ages 5-12 to play during breaks. This allows them to enjoy physical activity, which results in better focus and learning in the classroom. The new playground has boosted morale of the students and parents in the school community.

Plano
City of Excellence

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.

Name	Address	City	State	Zip	Date
Randall Reiners	5170 Village Creek Dr.	Plano,	Tx	75093	10/5/16
Purvi Ajmera					

PLEASE CHECK ONE:

_____ I will represent this variance request at the Board meeting

X 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
Randall Reiners + Purvi Ajmera	Plano TX	75093	10/5/16	

****

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. MG (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. MG (initial)

Moshe Golan
Applicant's Signature

MOSHE GOLAN
Please Print Name

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 5th day of October, 2016

GLICELDA VILLARREAL
Notary Public, State of Texas
Comm. Expires 04-21-2019
Notary ID 130198098

Notary Public

(Seal)

My commission expires: 4-21-2019

Yorktown Education
5170 Village Creek Drive
Plano, TX 75093

September 29th, 2016

1520 K Avenue
Suite 250
Plano, TX 75074

To: The Honorable Board of Adjustment:

The following account details Yorktown Education's initiative to comply with the city of Plano's structure guidelines.

In a meeting on April 29th, 2016, Yorktown staff discussed the idea of adding a playground on school grounds. We brainstormed the benefits a playground would bring to our students, parents, and to the overall morale of the school. I offered to call the city of Plano to see if there were any restrictions in installing a playground. On May 2nd at 8:30 a.m., I called the City of Plano Planning Department. I informed my administrator I left a message and was waiting to hear back. On May 4th, I called the city of Plano once again and was informed that those who could address my questions were in meetings all day, and I should hear from someone on the 5th. I emailed the update to my administrator. On May 5th, I spoke to Erica Marohnic, Senior Planner.

The conversation between Ms. Marohnic and me included the following. I notified Ms. Marohnic that Yorktown wanted to add a playground to the property, and I wanted to know if there were any specific restrictions that would prohibit us from doing so. Ms. Marohnic looked up site plans while we were speaking on the phone and informed me that no modifications to the plans were needed. I proceeded to ask specific question, such as: 1) Does someone need to come out to view the property? 2) Is there a size restriction? 3) Is there a location restriction? Again, Ms. Marohnic assured me over and over again that none of these issues were of concern because it is just a play structure. I restated my questions and apologized for asking so many times, but I wanted to be sure that, indeed, there were no restrictions or special permits needed for adding a playground. In addition, I also informed Ms. Marohnic that Yorktown was located in what looked like a business facility. Again, Ms. Marohnic reassured me that there were no restrictions that pertained to a play structure; however, she did inform me that if we would be adding a canopy or shade structure, we would need updated plans, and if we were putting up a fence, we would need a permit.

5170 Village Creek Drive
Plano, TX 75093
(972) 733-0800
info@yorktowned.com
YorktownEd.com

Yorktown Education

After our lengthy conversation, I informed Ms. Maraohnic that I was a middleman; thus, I would like an email confirmation for documentation purposes stating that no further updates were needed. I received same day confirmation. I forwarded the email along to my administrator, and Yorktown began to proceed with playground plans.

Sincerely,

Jaylene Richard

5170 Village Creek Drive
Plano, TX 75093
(972) 733-0800
info@yorktowned.com
YorktownEd.com

Yorktown Education

1

From: **Purvi Ajmera** purvi.ajmera@yorktowned.com
Subject: city of plano
Date: May 2, 2016 at 9:07 AM
To: Jaylene Richard jaylene.richard@yorktowned.com

Hi Jaylene,
I have a playground person coming out to meet me at the end of the week (Thursday or Friday.) Do you mind calling the City of Plano (permits) prior to that so we know where we stand on the playground. Thanks for your help.

Sincerely,
Purvi Ajmera | Dean of School

Yorktown Education

5170 Village Creek Drive, Plano, TX 75093
Phone: 972.733.0800
E-Mail | purvi.ajmera@yorktowned.com

From: **Jaylene Richard** jaylene.richard@yorktowned.com
Subject: Re: city of plano
Date: May 2, 2016 at 9:29 AM
To: Purvi Ajmera purvi.ajmera@yorktowned.com

Hey Purvi,
I am actually waiting for them to give me a call back :). I left a message at 8:30 this morning but haven't heard back yet. I will try again this afternoon if I haven't heard form them.
Thanks,
Jaylene

From: **Jaylene Richard** jaylene.richard@yorktowned.com
Subject: Building Plans
Date: May 5, 2016 at 1:51 PM
To: ericama@plano.gov

Hello Erica,
My name is Jaylene Richard and I just spoke with you about building a playground at 5170 Village Creek Dr Plano, TX 75093 for our school, Yorktown Education. Thank you for confirming that we do not need our building plans updated.

Thanks,
Jaylene Richard

From: **Erica Marohnic** ericama@plano.gov
Subject: RE: Building Plans
Date: May 5, 2016 at 2:09 PM
To: Jaylene Richard jaylene.richard@yorktowned.com

Jaylene,

A revision to the approved site plan for this property will not be required if installing play structures. However, if a canopy or permanent shade structure is installed, a substantially conforming site plan (SCSP) will be required to be submitted to the Planning Department for approval with all required application materials and fees.

Sincerely,

Erica Marohnic

From: **Jaylene Richard** jaylene.richard@yorktowned.com
Subject: Re: Building Plans
Date: May 5, 2016 at 2:24 PM
To: Erica Marohnic ericama@plano.gov

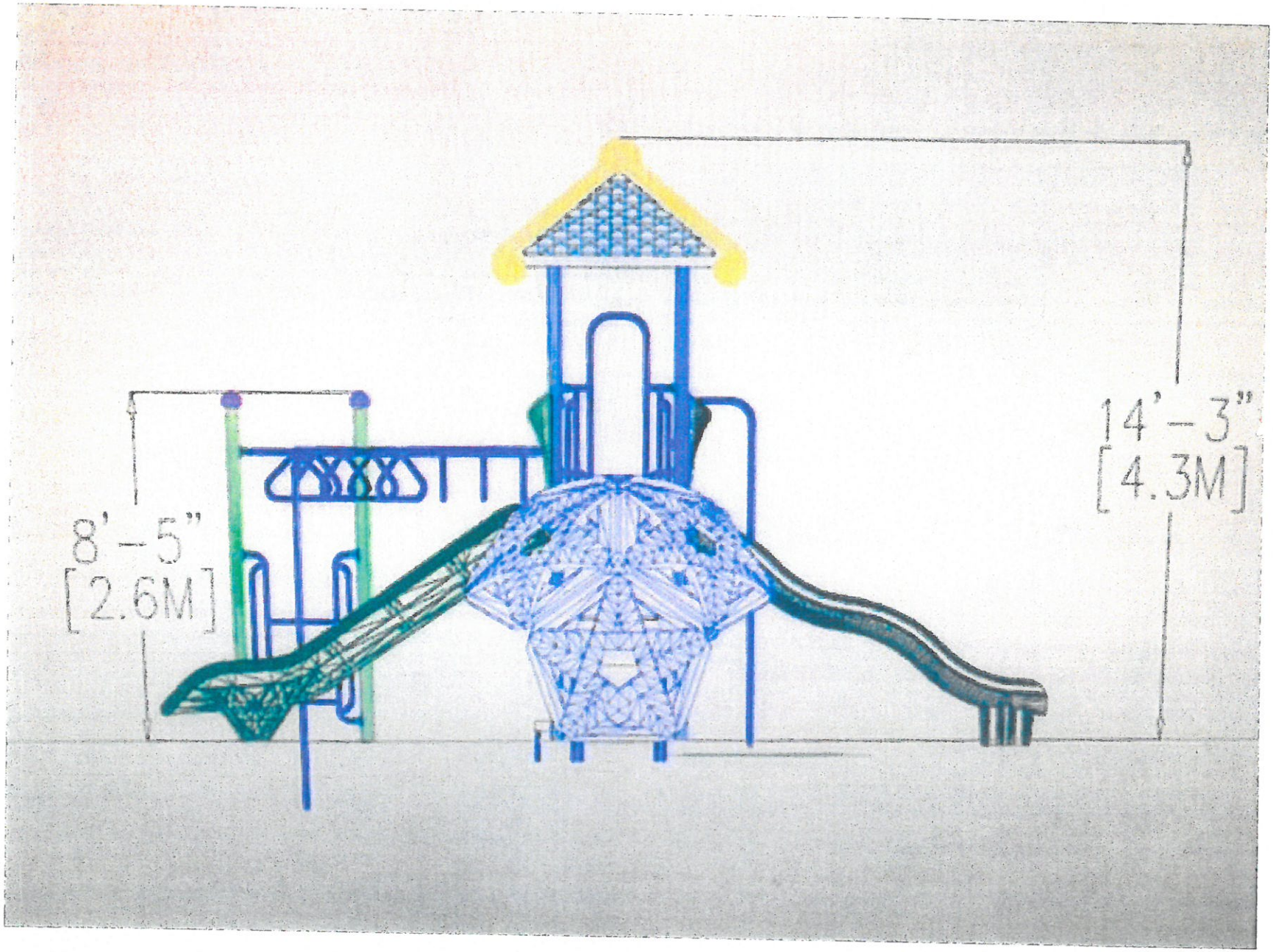
Thank you so much.

Have a wonderful day!
Jaylene Richard

From: **Jaylene Richard** jaylene.richard@yorktowned.com
Subject: Fwd: Building Plans
Date: May 5, 2016 at 2:12 PM
To: Purvi Ajmera purvi.ajmera@yorktowned.com

Hey Purvi,
Here is the conformation for the play structure. A permit is required for putting up a fence. The number for the fence permit is 1-972-941-7140. Let me know if you would like me to call and get the permit or if there is anything else I can do.

Thanks,
Jaylene


8'-5"
[2.6M]
14'-3"
[4.3M]

GENERAL NOTES

1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Building Inspection and Fire Departments.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted Uniform Building Code.
4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
5. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 6-468 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.

SITE TABULATIONS

ZONING	PD-204, 0-2
PROPOSED USE	OFFICE
AREA OF LAND	44,925 S.F. 1.0313 ACRES
AREA OF BUILDING	11,720 S.F.
COVERAGE	26%
FLOOR AREA RATIO	0.26 TO 1
BUILDING HEIGHT	ONE STORY 28'
PARKING REQUIREMENTS	
OFFICE 11,720 ÷ 300	39 SPACES
PARKING PROVIDED	42 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
GROSS AREA LANDSCAPING PROVIDED	16,455 S.F.
INTERIOR LANDSCAPING REQUIRED	336 S.F.
INTERIOR LANDSCAPING PROVIDED	1618 S.F.
AREA OF IMPERVIOUS SURFACE	28,470 S.F.

ALLOWABLE AREA

BASIC - 8,000

OPEN 3 SIDES (35'-20') = 15'

15 x 2.5% = 37.5% INCREASE

8,000 x 1.375 = 11,000 MAX.

2 BLDG'S COMBINED 11,720

720 ∅ OVER ALLOWABLE

ASSUME PROPERTY LINE BETWEEN 2 BLDG'S.

5168 & 5170 VILLAGE CREEK BUILDING DATA

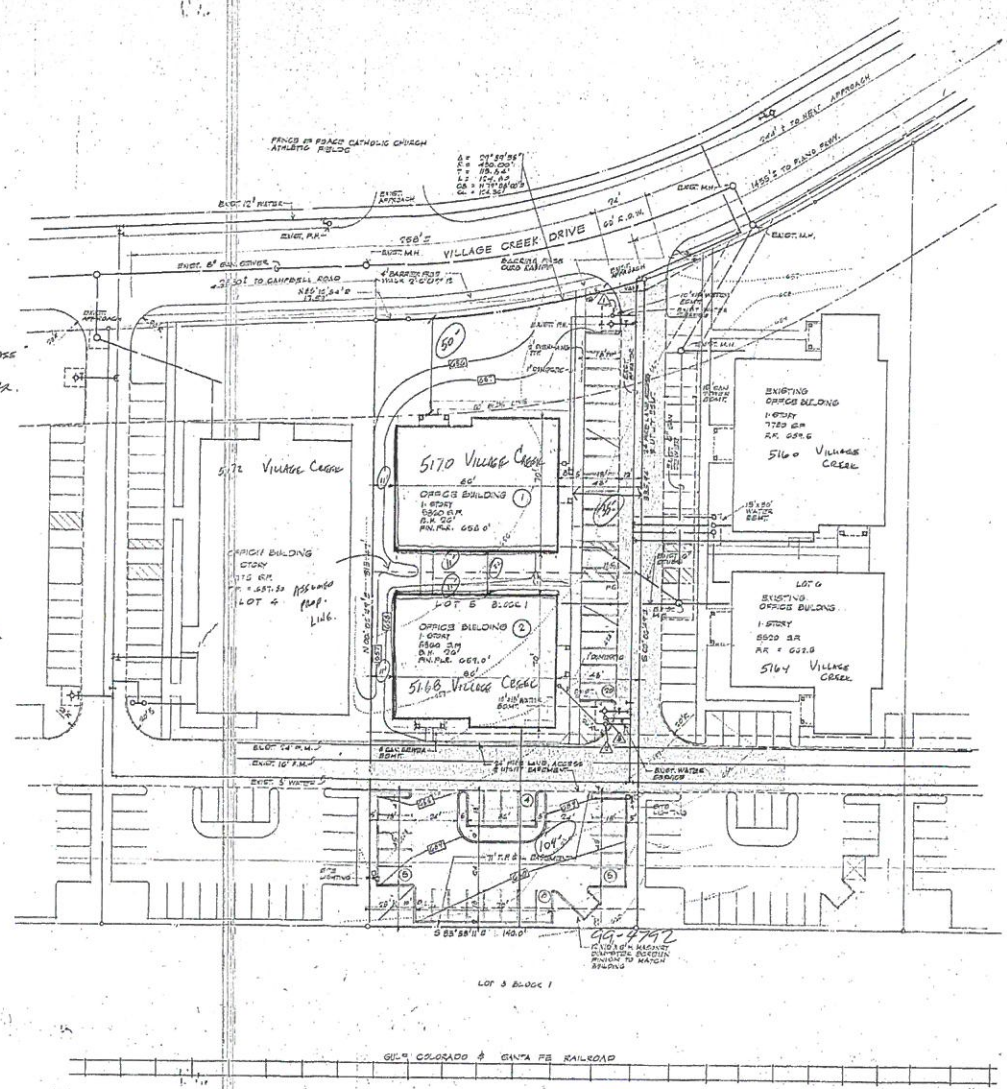
ZONING: PD-204-0-2

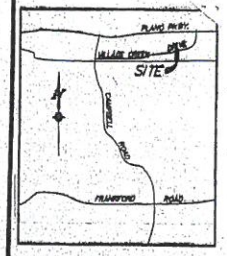
OCC: "B" SHELL OFFICE

CONST: V-N

STORY: 1

FIRE SPRINKLERED: NO





LOCATION MAP

N.T.S.

BUILDING NUMBER	WATER METER SCHEDULE			GAS SEWER
	I.D.	TYPE	SIZE	SIZE
(1)	△	DOMESTIC	1"	6"
(2)	△	DOMESTIC	1"	6"
N/A	△	IRRIGATION	1"	-

- 1 - HOUR

EXTERIOR WALL

ONE HOUR CONST. LESS THAN 20' FROM PROPERTY LINE

N.R. ELSEWHERE

OPENING PROTECTION

NOT PERMITTED LESS THAN 5'

PROTECTED LESS THAN 10'

SITE PLAN

1" = 30'

HEAVENLY VILLAGE CREEK

LOT 5 BLOCK 1

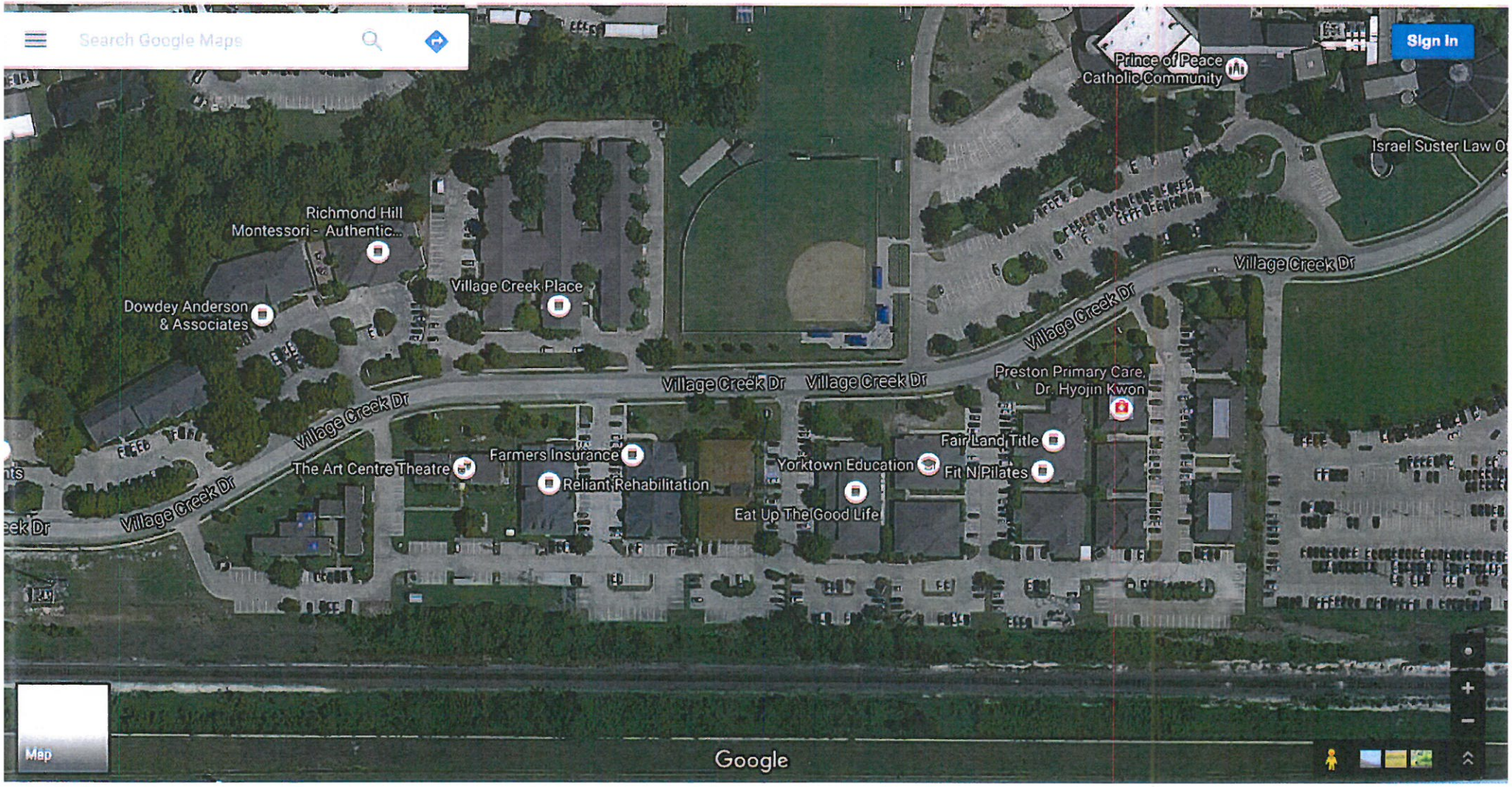
J.L. BRANTLEY, INC.
ARCHITECTS
612 EAST 16TH STREET
PLANO TEXAS 75074
972 422-5601

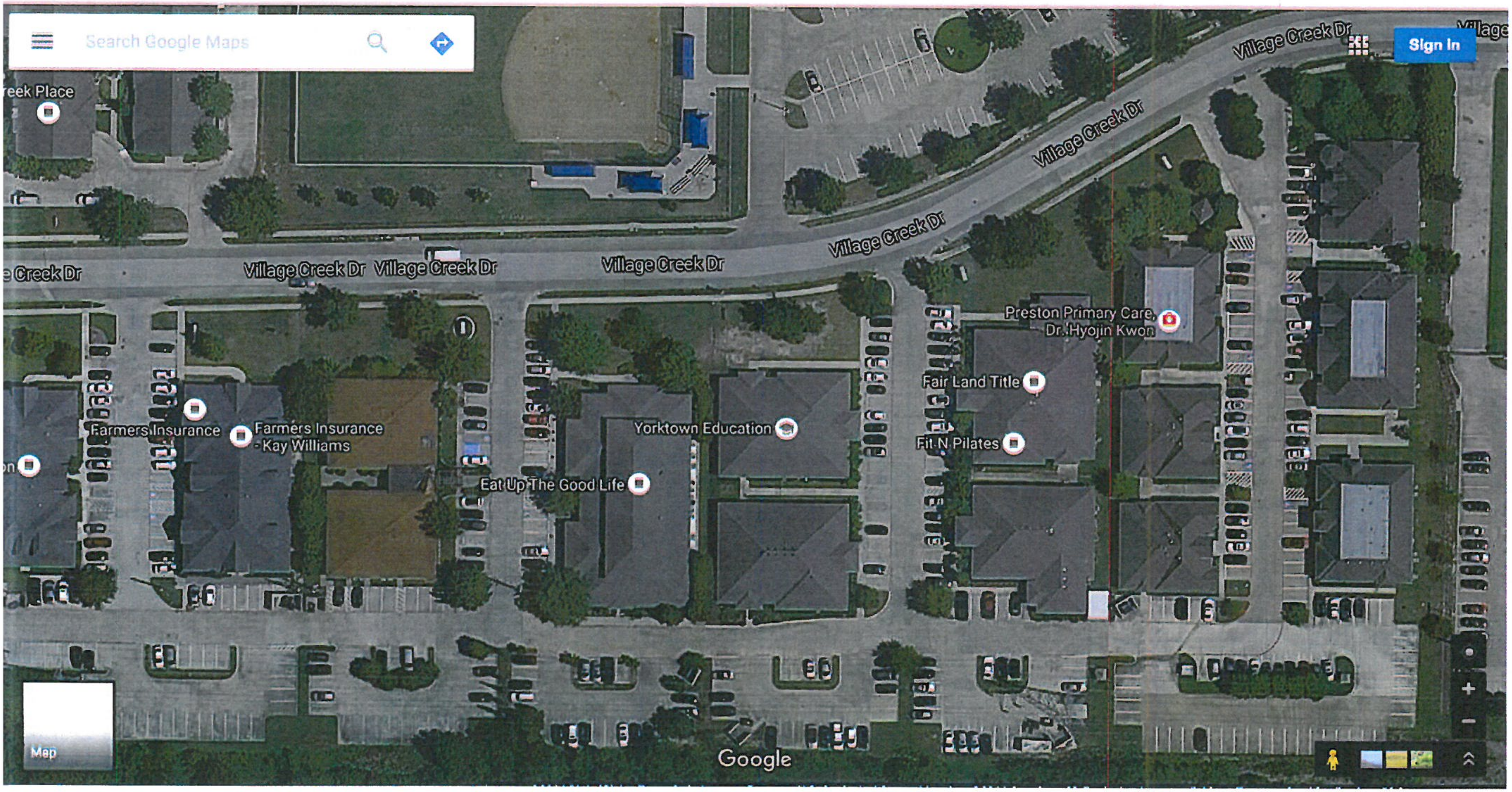
REGISTERED ARCHITECT
JOHN L. BRANTLEY
STATE OF TEXAS

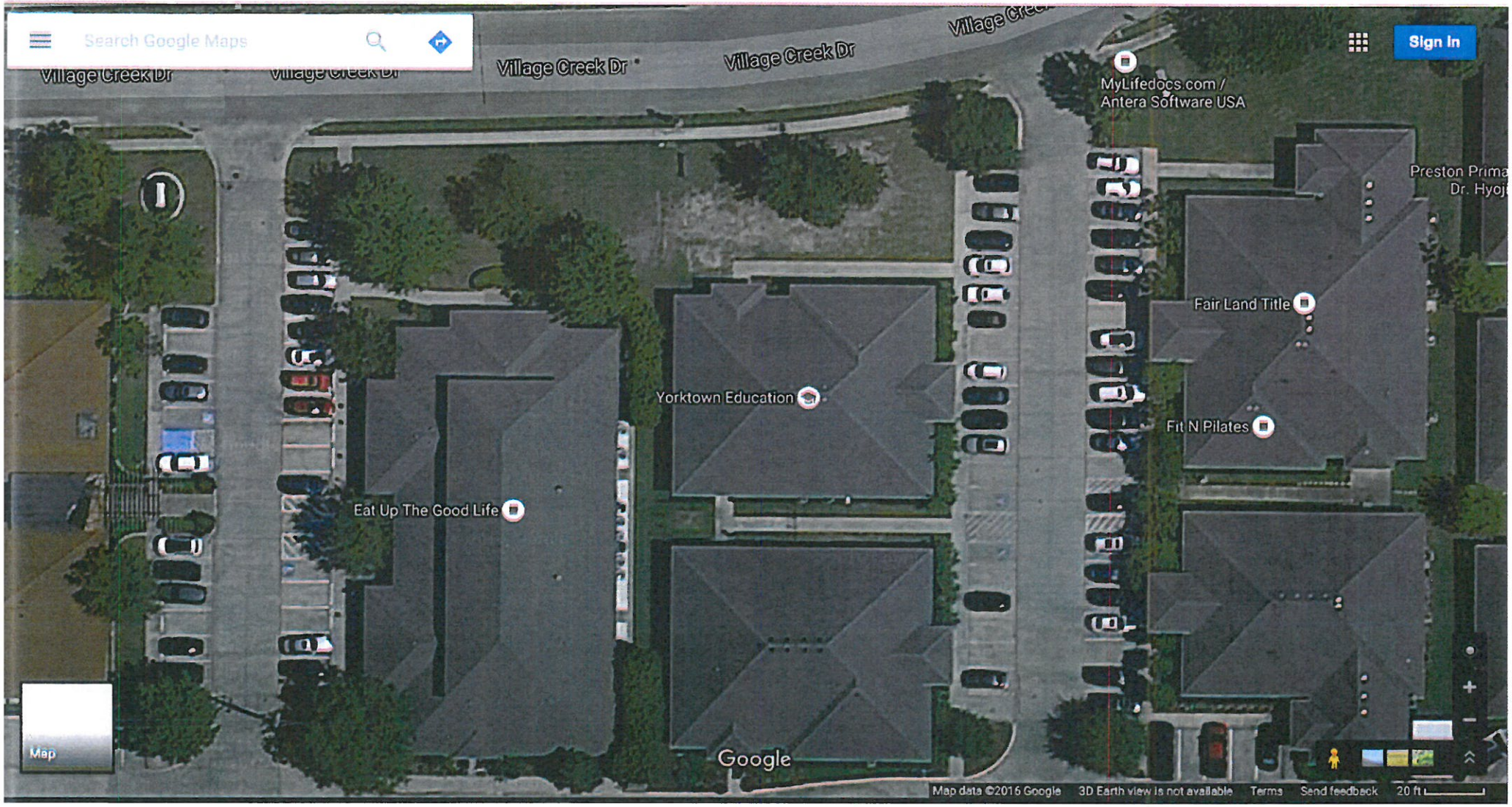
OFFICE BUILDINGS
GOLAN HOMES, INC.
VILLAGE CREEK DRIVE
PLANO, TEXAS

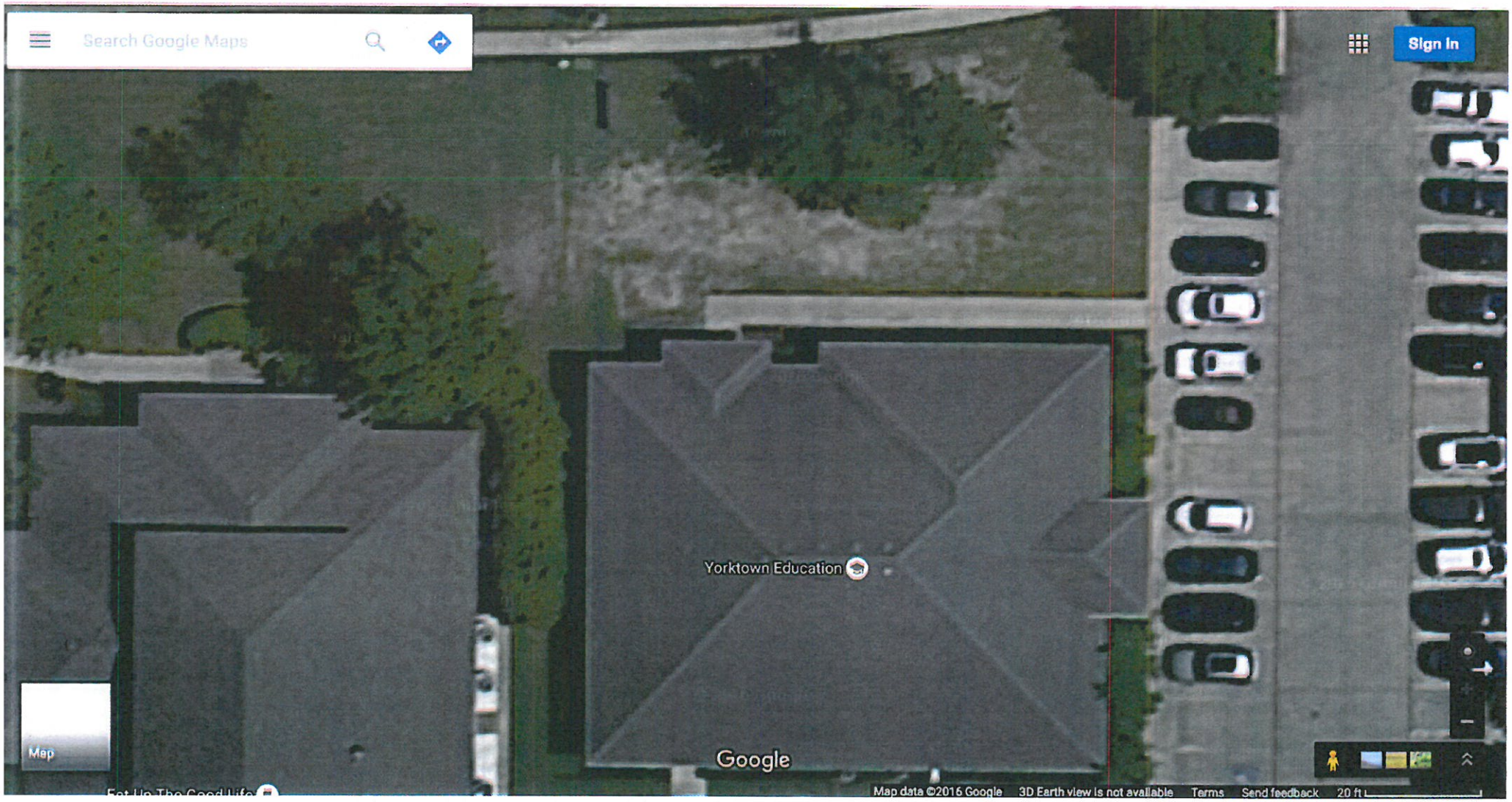
REVISIONS
2-16-99

JOB NO. 9901
DATE 2-3-99
SHEET NO.
A1
OF


Search Google Maps
Sign In
Prince of Peace Catholic Community
Israel Suster Law O
Richmond Hill Montessori - Authentic...
Village Creek Place
Dowdey Anderson & Associates
Village Creek Dr
Village Creek Dr
Village Creek Dr
Village Creek Dr
Village Creek Dr
Village Creek Dr
Preston Primary Care, Dr. Hyojin Kwon
Fair Land Title
Fit N Pilates
Yorktown Education
Farmers Insurance
The Art Centre Theatre
Reliant Rehabilitation
Eat Up The Good Life
Map
Google


Search Google Maps
Sign In
reek Place
Village Creek Dr
Village Creek Dr
Village Creek Dr
Village Creek Dr
Village Creek Dr
e Creek Dr
Village Creek Dr
Village Creek Dr
Village Creek Dr
Village
Preston Primary Care, Dr. Hyojin Kwon
Fair Land Title
Fit N Pilates
Yorktown Education
Farmers Insurance
Farmers Insurance - Kay Williams
Eat Up The Good Life
Map
Google


Search Google Maps
Village Creek Dr
Village Creek Dr
Village Creek Dr
Village Creek Dr
Sign In
MyLifedocs.com /
Antera Software USA
Preston Prima
Dr. Hyoj
Fair Land Title
Fit N Pilates
Yorktown Education
Eat Up The Good Life
Map
Google
Map data ©2016 Google
3D Earth view is not available
Terms
Send feedback
20 ft


Search Google Maps
Sign In
Yorktown Education
Map
Google
Map data ©2016 Google
3D Earth view is not available
Terms
Send feedback
20 ft

30
Prince of Peace Catholic School

20

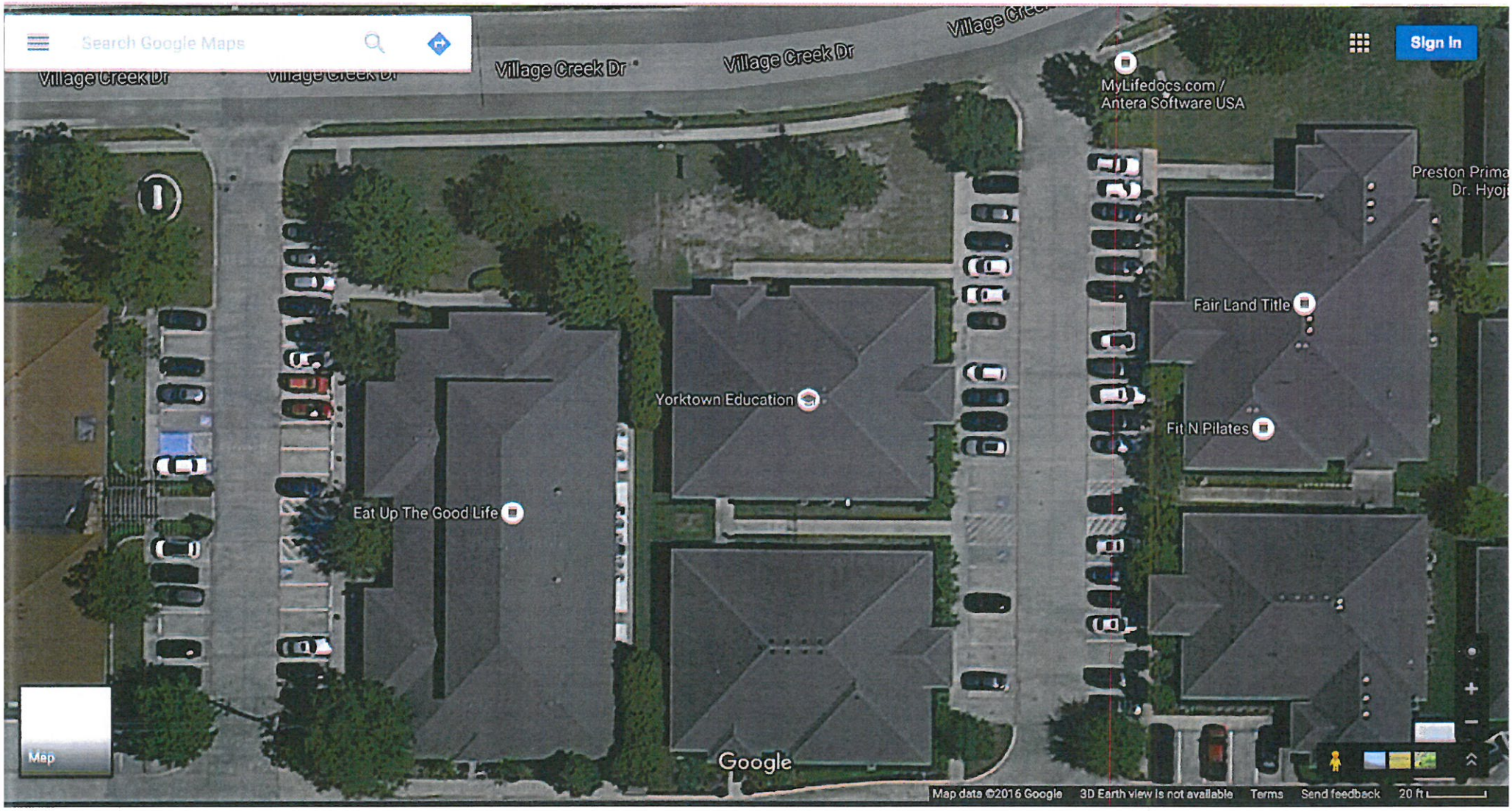
5172 Village Creek Drive
ROLL WITH IT

FIRE LANE
NO PARKING

RESERVED SPACE

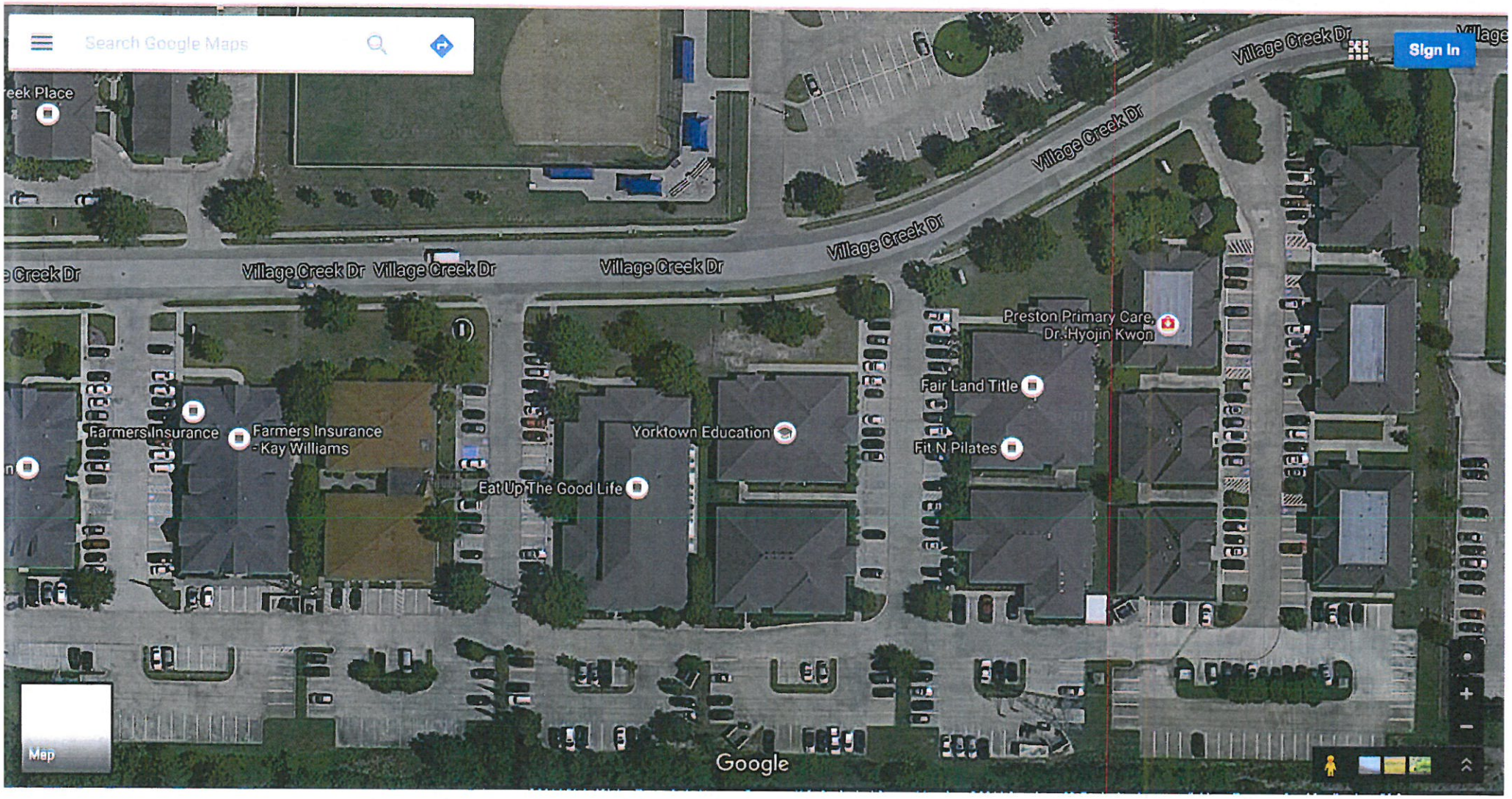
FIRE LANE

5168



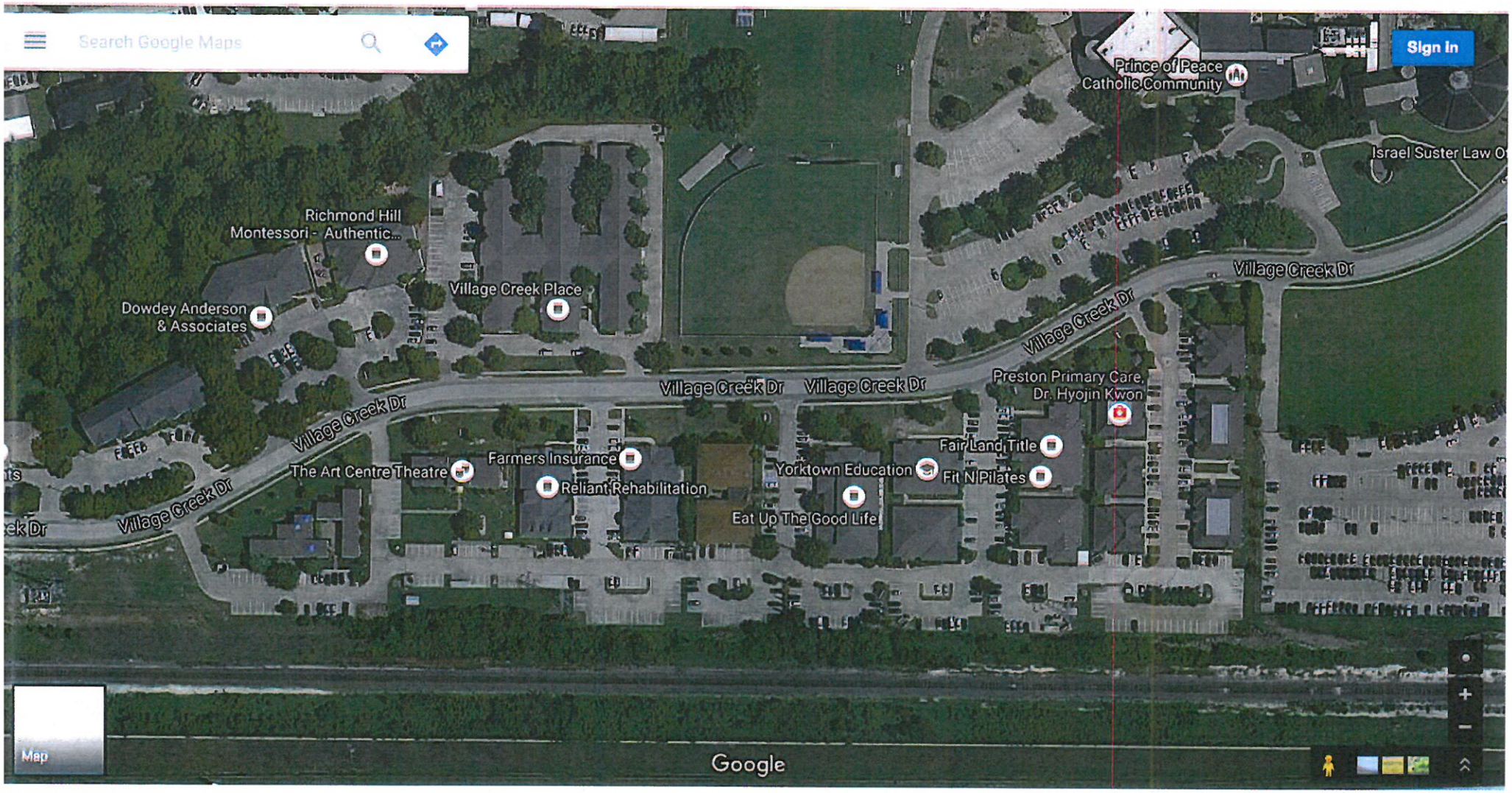
Google satellite of Yorktown Education
5170 Village Creek Dr.

N
W E
S



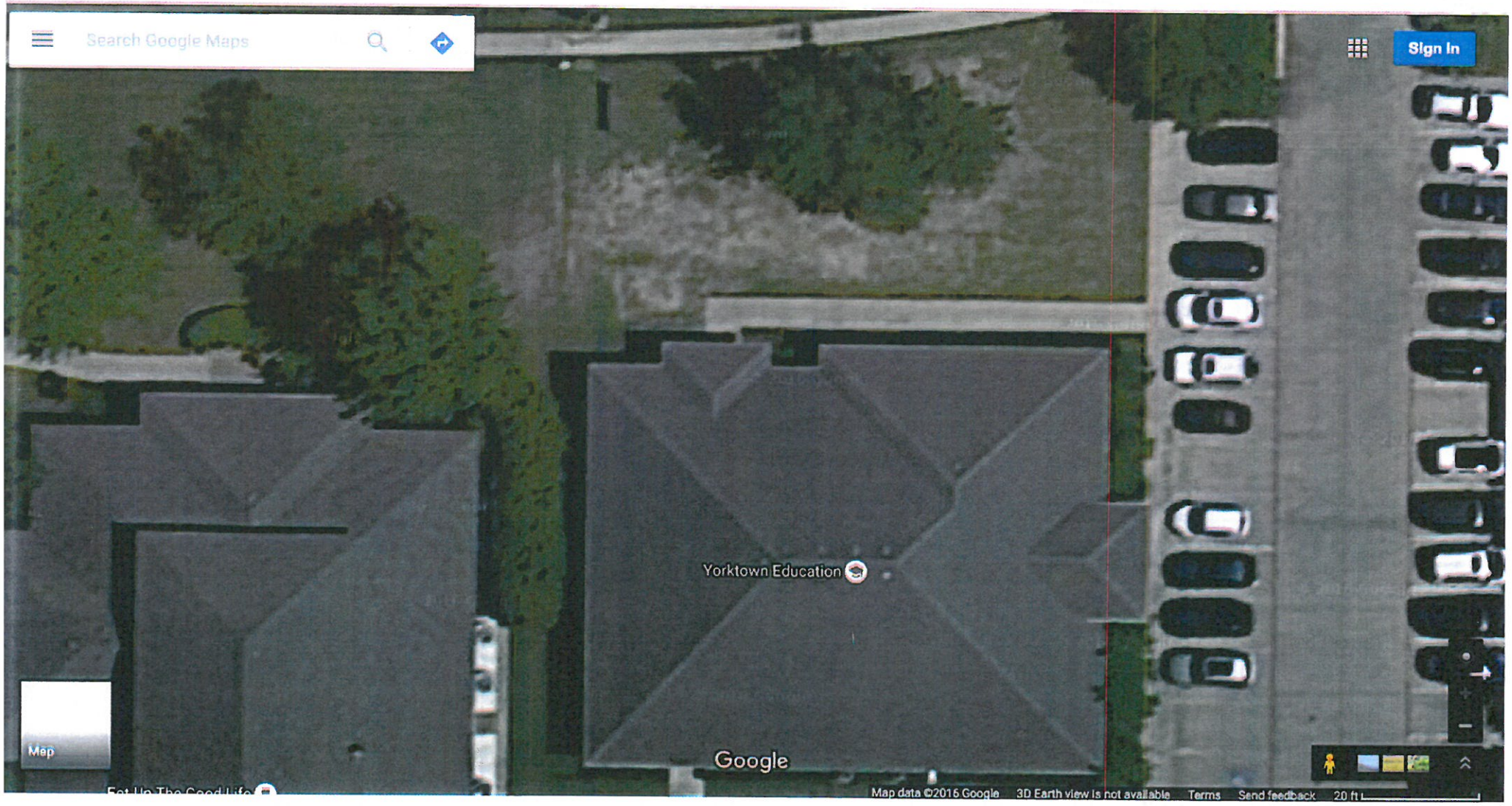
Google satellite of Golan Properties, LC

N
W E
S



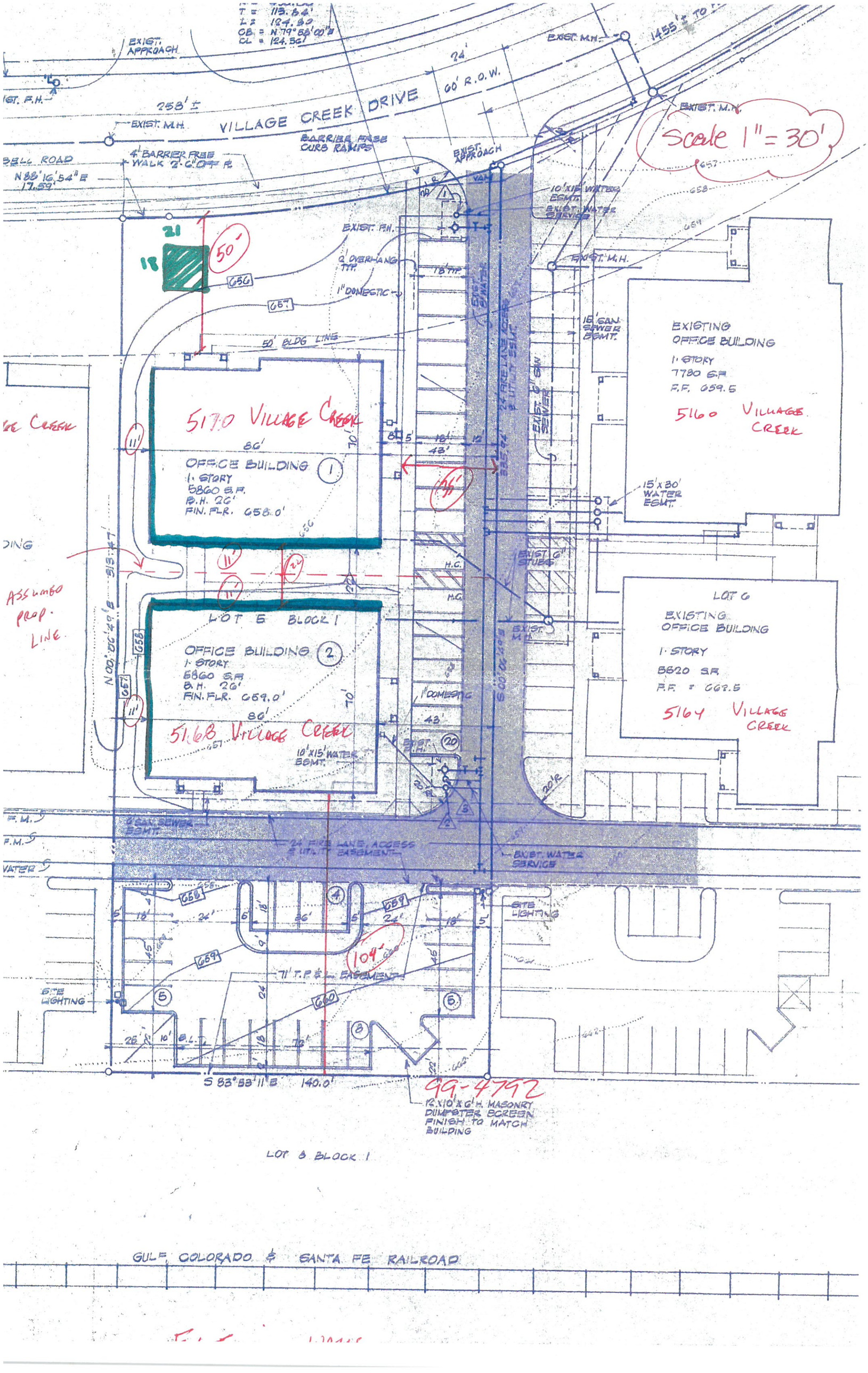
Google satellite of Village Creek Drive

N
W E
S



Google satellite of grassy area outside of Yorktown Education

N
W E
S



T = 113.84'
L = 124.80
CB = N 79°58'00"E
CL = 124.36'
EXIST. APPROACH
EXIST. M.H.
1455' ± TO
24'
60' R.O.W.
258' ±
VILLAGE CREEK DRIVE
BARRIER FREE CURB RAMPS
4' BARRIER FREE WALK 2'-6" OFF R.
BELL ROAD
N 88°16'54"E 17.59'
Scale 1" = 30'
10'x15' WATER ESMT.
EXIST. WATER SERVICE
EXIST. F.H.
2' OVERHANG TYP.
1" DOMESTIC
50' BLDG LINE
15' SAN SEWER ESMT.
EXISTING OFFICE BUILDING
1 STORY
7780 S.F.
F.F. 659.5
5160 VILLAGE CREEK
5170 VILLAGE CREEK
OFFICE BUILDING 1
1 STORY
5860 S.F.
B.H. 26'
FIN. FLR. 658.0'
15'x30' WATER ESMT.
EXIST. 6" STUBS
ASSUMED PROP. LINE
LOT 5 BLOCK 1
OFFICE BUILDING 2
1 STORY
5860 S.F.
B.H. 26'
FIN. FLR. 659.0'
5168 VILLAGE CREEK
10'x15' WATER ESMT.
LOT 6
EXISTING OFFICE BUILDING
1 STORY
5820 S.F.
F.F. = 662.5
5164 VILLAGE CREEK
1" DOMESTIC
24' FIRE LANE, ACCESS & UTILITY EASEMENT
EXIST. WATER SERVICE
SITE LIGHTING
71' T.P.&L. EASEMENT
S 83°53'11"E 140.0'
99-4792
12'x10'x6' H. MASONRY DUMPSTER SCREEN FINISH TO MATCH BUILDING
LOT 8 BLOCK 1
GULF COLORADO & SANTA FE RAILROAD

APPEAL SUMMARY
#16-17Z

APPLICANT: Property owner Moshe Golan

ADDRESS: 5170 Village Creek Drive

ZONING: PD-204 O2 General Office

APPLICANT REQUEST: The applicant is requesting to vary from Subsection 13.500 (.2) (C) of Division 2, Article 13, Zoning Ordinance No. 2015-5-2 as amended, to allow a structure that is 10.92 feet over the allowed 40 inches in height above grade, in the required front yard.

ORDINANCE REQUIREMENTS:

Subsection 13.500 (.2) (C) states: Except as herein provided, the front yard shall be open and unobstructed from a point 40 inches above the general ground level of the graded lot to the sky...

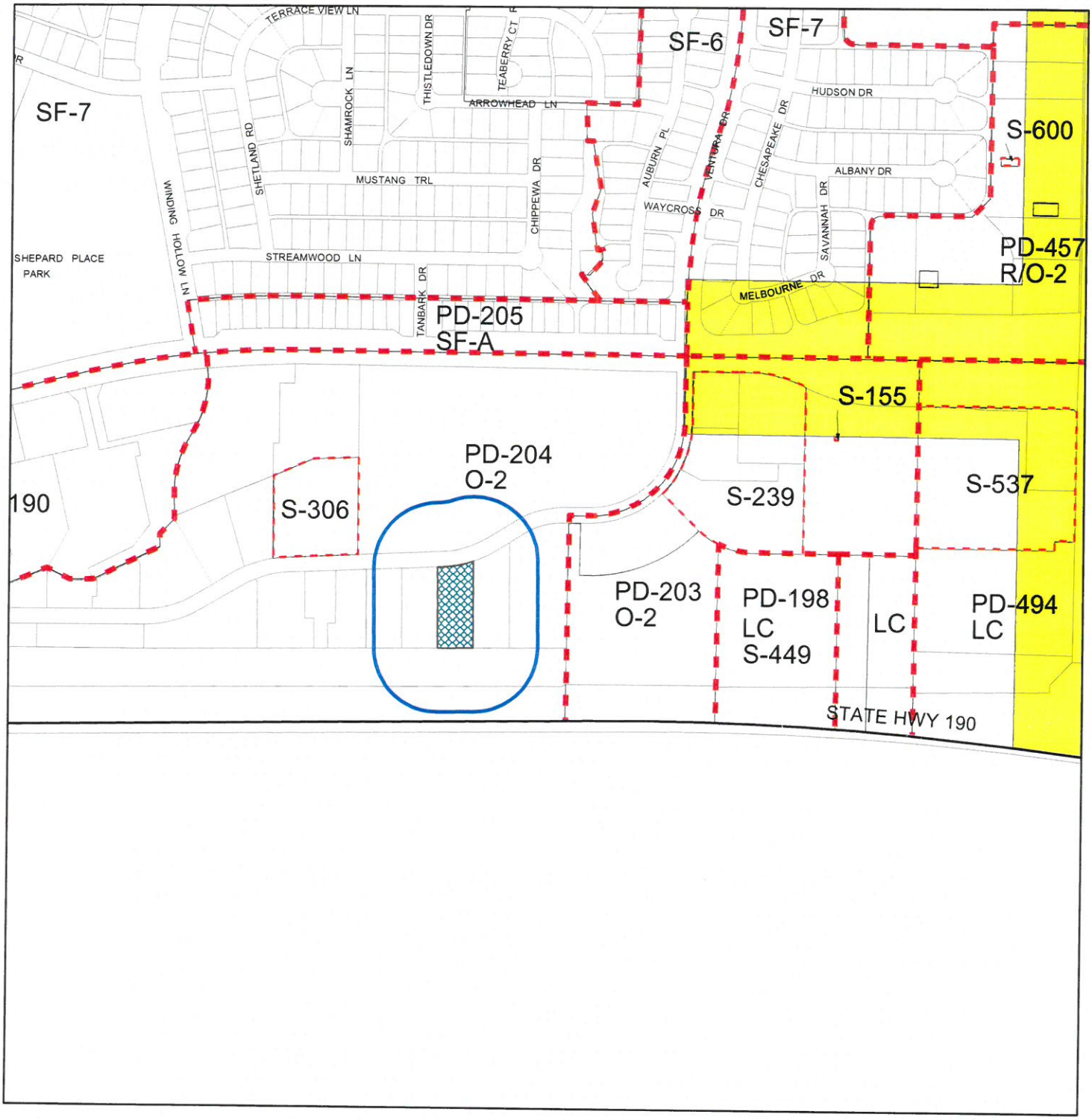
STAFF FINDINGS:

This property is located on the south side of Village Creek Drive, north of State Highway 190 and west of Preston Road. The south side of Village Creek Drive, in the general vicinity of the address in question, is all single story, general office tenants.

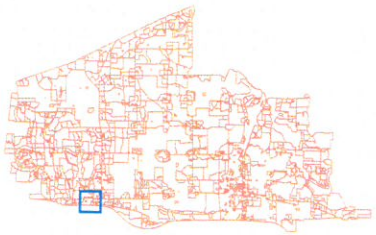
Per the applicant, they contacted a member of staff regarding any criteria such as size restrictions, location etc. that may need to be met to install the playground equipment and staff provided general information that neither a permit nor site plan was required.

Most K-12 accredited schools have play structures similar or larger. The play structure is used for students age 5-12 during breaks. The students benefit from the physical activity which results in better focus and learning in the classroom.

There are no other grassy areas in this office location due to the parking lots and concrete.



Board of Adjustment
Appeal #: 16-17Z
Address: 5170 VILLAGE CREEK DRIVE
Zoning: GENERAL OFFICE (PD-204 O-2)



250' Notification Buffer

Easy Peel® Labels
Use Avery® Template 5162®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5162®

16-172

VITA ANTHONY E & HEAVENLY
STREAK FAMILY LP
1713 EDGEWATER DR
PLANO, TX 75075-8520

5164 VILLAGE CREEK LTD
5164 VILLAGE CREEK DR STE 100
PLANO, TX 75093-4424

ROMAN CATHOLIC DIOCESE OF DALLAS
5100 W PLANO PKWY
PLANO, TX 75093-5007

KB EQUITIES THREE LP
4395 HICKORY CT
ORCHARD LAKE, MI 48323-1620

5164 VILLAGE CREEK LTD
5164 VILLAGE CREEK DR STE 100
PLANO, TX 75093-4424

WEYGANDT ROBERT E & MARTHA J
5200 VILLAGE CREEK DR STE 102
PLANO, TX 75093-4429

FARABI INVESTMENT INC
6767 CEDAR RIDGE DR
DALLAS, TX 75236-2524

AMWV LLC
435 RIDGE CREST DR
RICHARDSON, TX 75080-2533

JOPLING DOUGLAS E DDS
5200 VILLAGE CREEK DR STE 101
PLANO, TX 75093-4429

FARABI INVESTMENT INC
6767 CEDAR RIDGE DR
DALLAS, TX 75236-2524

AMWV LLC
435 RIDGE CREST DR
RICHARDSON, TX 75080-2533

JOPLING DOUGLAS E DDS
5200 VILLAGE CREEK DR STE 101
PLANO, TX 75093-4429

WEYGANDT ROBERT E & MARTHA J
5200 VILLAGE CREEK DR STE 102
PLANO, TX 75093-4429

AMWV LLC
435 RIDGE CREST DR
RICHARDSON, TX 75080-2533

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®

Sens de

Repliez à la hachure afin de

www.avery.com

16172

JOPLING DOUGLAS E DDS

5200 VILLAGE CREEK DR STE 101

PLANO, TX 75093-4429

WEYGANDT ROBERT E & MARTHA J

5200 VILLAGE CREEK DR STE 102

PLANO, TX 75093-4429

FARABI INVESTMENT INC

6767 CEDAR RIDGE DR

DALLAS, TX 75236-2524

BARTZEN FRED

5172 VILLAGE CREEK DR STE 102

PLANO, TX 75093-4444

GATOR REALTY LLC

5172 VILLAGE CREEK DR STE 103

PLANO, TX 75093-4444

E.A.R.N. MANAGEMENT LLC

5172 VILLAGE CREEK DR STE 104

PLANO, TX 75093-4444

TROTWOOD LEASING INC

5825 BASSINGHALL LN

PLANO, TX 75093-4722

GATOR REALTY LLC

5172 VILLAGE CREEK DR STE 103

PLANO, TX 75093-4444

E.A.R.N. MANAGEMENT LLC

5172 VILLAGE CREEK DR STE 104

PLANO, TX 75093-4444

TROTWOOD LEASING INC

5825 BASSINGHALL LN

PLANO, TX 75093-4722

BARTZEN FRED

5172 VILLAGE CREEK DR STE 102

PLANO, TX 75093-4444

E.A.R.N. MANAGEMENT LLC

5172 VILLAGE CREEK DR STE 104

PLANO, TX 75093-4444

TROTWOOD LEASING INC

5825 BASSINGHALL LN

PLANO, TX 75093-4722

BARTZEN FRED

5172 VILLAGE CREEK DR STE 102

PLANO, TX 75093-4444

Easy Peel® Labels
Use Avery® Template 5162®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5162®

16-172

GATOR REALTY LLC

5172 VILLAGE CREEK DR STE 103

PLANO, TX 75093-4444

Étiquettes faciles à peler

Sens de

Repliez à la hachure afin de

www.avery.com

16-23173

Plano
City of Excellence

REC'D OCT 1 0 2016

SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL APPEAL NO.: 16-185

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

PLEASE TYPE OR PRINT USING BLACK INK

APPEAL LOCATION:
Street Address: 4250 Mapleshade Lane, Plano TX Zoning District: CC / 190-PP OD
Lot Number: 1R Block: 2 Addition: _____

TO THE HONORABLE BOARD OF ADJUSTMENT:

Ian McClure 214-403-3642
(Applicant) (Applicant Phone Number)
VP Texas, LP 17950 Preston Road Ste 780 Dallas TX 75252
(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)

Please see attached letter.

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 ordinance's intent is to provide businesses with legible, efficient signage identifiable to the public. The sign ordinance does not take into effect taller than average building structures or the stacking of lettersets, which falsely inflates square footage and allowable widths of signage on the building.

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

No, it will not adversely affect the surrounding properties. The signs will not appear larger than signs on the surrounding properties, as it is the stacking of the lettersets that is causing the exaggerated size of the signs. The proposed signs meet code if they were not stacked into 3 lines of copy, and placed in 1 line of copy.

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

No, it will not adversely affect public safety. Actually, the signs will assist in public safety as they will allow the public to safely identify the building from Hwy. 190 and prepare to safely exit the freeway.

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

There are special conditions that exist to the property; the facility is located on Hwy 190 which has a speed limit of 70 mph. In the addition, the building is 47' tall to the roofline and 61' to the top of the tower, where the signage will be located on the building.

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?

N/A

****

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
Ian McClure	17950 Preston Road #780	Dallas	Texas	75252	10/3/16

PLEASE CHECK ONE:

_____ I will represent this variance request at the Board meeting

x_____ 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
Melanie Hancock	PO BOX 5966	Arlington	TX	76005	

****

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. IM (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. IM (initial)

Applicant's Signature

Ian McClure, President Fort UP GP Holdings Inc.

Please Print Name

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 3RD day of October, 20 16

Tammy M. Darnell
Notary Public

TAMMY M. DARNELL
Notary Public, State of Texas
My Commission Expires
August 14, 2018

(Seal)

My commission expires: 8/14/18

We are requesting variances on 3 elevations of the Woodspring Suites facility located at 4250 Mapleshade Ln.

On the North elevation, we are requesting a variance to exceed the allowed 6' overall height of a wall sign. On Sign 1, we exceed the allowable height by 5.84 feet, for an overall height of 11.84 feet. On Sign 3, we exceed the allowable height by 8.81 feet, for an overall height of 14.81.

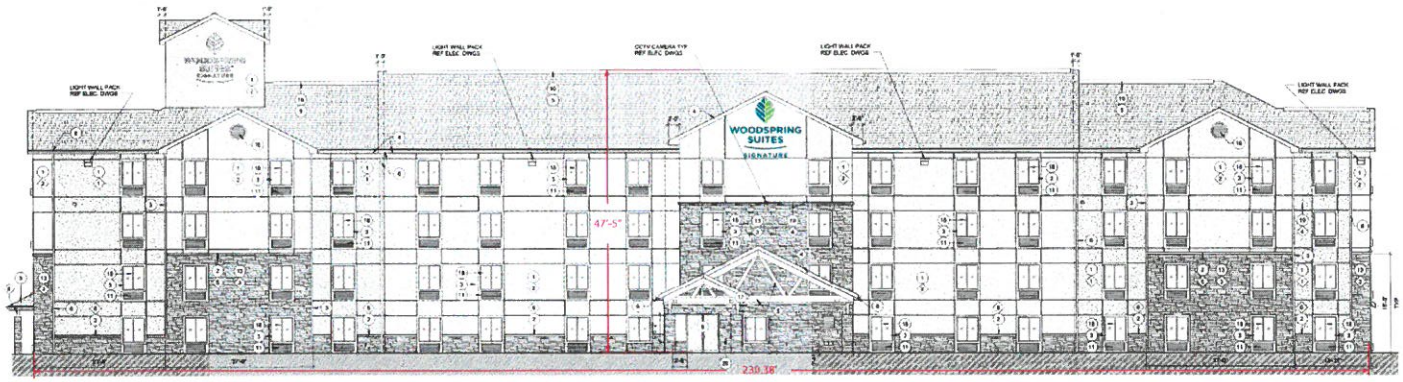
On the South elevation, we are requesting a variance to exceed the allowed 6' overall height of a wall sign. On Signs 2 and 4, we exceed the allowable height by 8.81 feet, for an overall height of 14.81. We are allowed 460.76 square feet of signage and have requested 518.52, exceeding the allowable square footage by 57.76 square feet.

On the East elevation, we are requesting a variance to exceed the allowed 6' overall height of a wall sign by 8.81 feet, for an overall height of 14.81. We are allowed 93.08 square feet of signage and have requested 259.26 square feet, exceed the allowable square footage by 166.18 square feet.

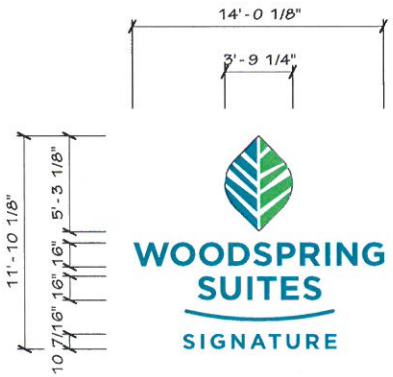
Due to the topography of this facility, specifically it being located on State Hwy. 190 and the high rate of speed along that highway, it is imperative the hotel be properly identified to the general public. In addition, this building is over 47' feet tall, with the top of the tower being located 61' above grade. With these two factors combined, it is imperative the signage be large enough to be easily identified so the public can exit the highway in a timely and safe fashion.
In addition, the lettersets themselves are not large and do not exceed the allowable square footages, it the stacking of the signs into multiple lines of copy and causing an exaggerated overall height of the lettersets that is causing the calculations to exceed the allowable.
The signs would meet code if it was in one line, instead of stacked into 3 lines. The size and width of signs are Woodspring Suites standard design that are used not only throughout the nation, but designed for the building specifically. Therefore, due to the location of the facility on Hwy. 190 and the sign ordinance not taking into account facilities that are above average height and the stacking of lettersets, we respectively ask you to grant the variances for Woodspring Suites.

EXISTING: SIGN 01

PROPOSED OPTION A



North Elevation



CLVS-16
165.93 Sq.Ft.
Scale: 1/8" = 1'-0"

SIGN DETAILS:

Sign Type: CLVS-16

Description: Channel Letters Vertical

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Landscaping SOW: N/A

Comments: Per code regulations, you're not allowed to exceed 6' OAH. This sign option will require a variance.

Proposed - 165.93 sq.ft.

WOODSPRING SUITES

ADDRESS: 4250 Mapleshade Ln
Plano, TX

DRAWN BY: C2C

DATE: 09/07/2016
REVISED: 09/29/2016

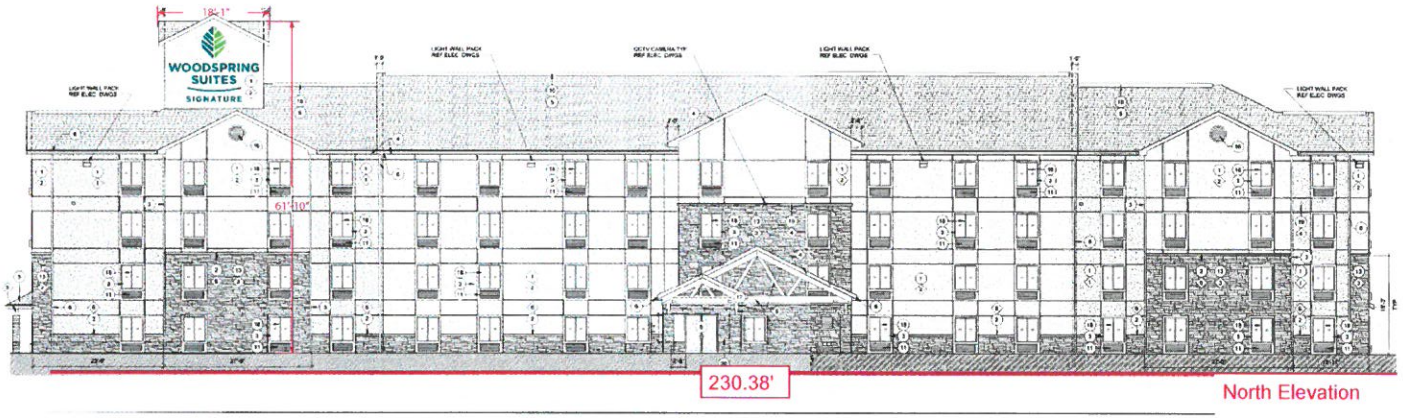
PAGE: 2

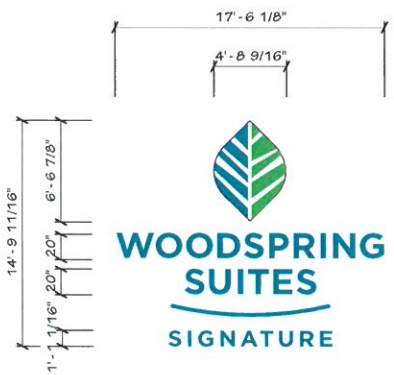
This document is the sole property of Architectural Graphics, Inc. ,and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be

AGI YOUR IMAGE. OUR PRIORITY.
2655 International Parkway
Virginia Beach, VA 23452

EXISTING: SIGN 03

PROPOSED OPTION A





CLVS-20
259.26 Sq.Ft.
Scale: 1/8" = 1'-0"

SIGN DETAILS:

Sign Type: CLVS-20

Description: Channel Letters Vertical

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Comments: Per code regulations, you're not allowed to exceed 6' OAH. This sign option will require a variance.

Proposed - 259.26 sq.ft.

WOODSPRING SUITES

ADDRESS: 4250 Mapleshade Ln
Plano, TX

DRAWN BY: C2C

DATE: 09/07/2016
REVISED: 09/29/2016

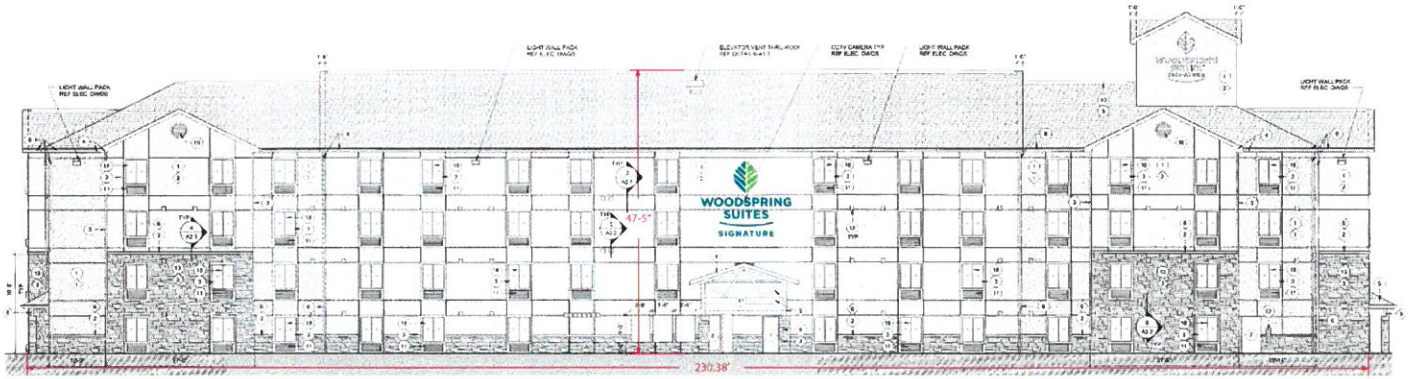
PAGE: 4

This document is the sole property of Architectural Graphics, Inc. ,and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be

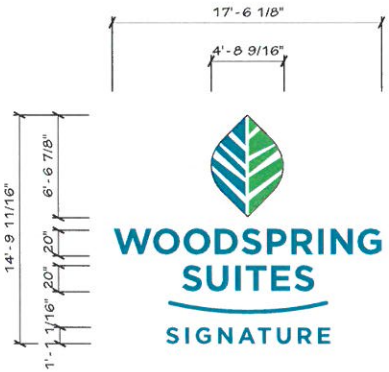
YOUR IMAGE. OUR PRIORITY.
2655 International Parkway
Virginia Beach, VA 23452

EXISTING: SIGN 02

PROPOSED OPTION B



South Elevation



CLVS-20
259.26 Sq.Ft.
Scale: 1/8" = 1'-0"

SIGN DETAILS:

Sign Type: CLVS-Custom

Description: Channel Letters Vertical

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Comments: Per code regulations, you're not allowed to exceed 6' OAH. This sign option will require a variance. Access behind the wall might be an issue and is TBD.

Proposed - 259.26 sq.ft.

WOODSPRING SUITES

ADDRESS: 4250 Mapleshade Ln
Plano, TX

DRAWN BY: C2C

DATE: 09/07/2016
REVISED: 09/29/2016

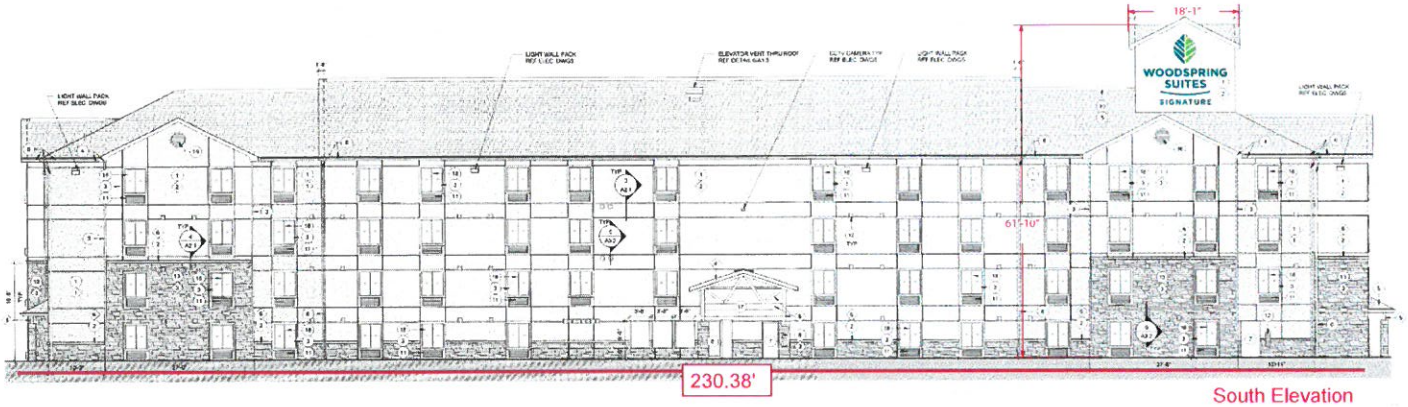
PAGE: 3

This document is the sole property of Architectural Graphics, Inc. ,and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be

YOUR IMAGE. OUR PRIORITY.
2655 International Parkway
Virginia Beach, VA 23452

EXISTING: SIGN 04

PROPOSED OPTION A



South Elevation

CLVS-20
259.26 Sq.Ft.
Scale: 1/8" = 1'-0"

SIGN DETAILS:

Sign Type: CLVS-20

Description: Channel Letters Vertical

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Comments: Per code regulations, you're not allowed to exceed 6' OAH. This sign option will require a variance.

Proposed - 259.26 sq.ft.

WOODSPRING SUITES

ADDRESS: 4250 Mapleshade Ln
Plano, TX

DRAWN BY: C2C

DATE: 09/07/2016
REVISED: 09/29/2016

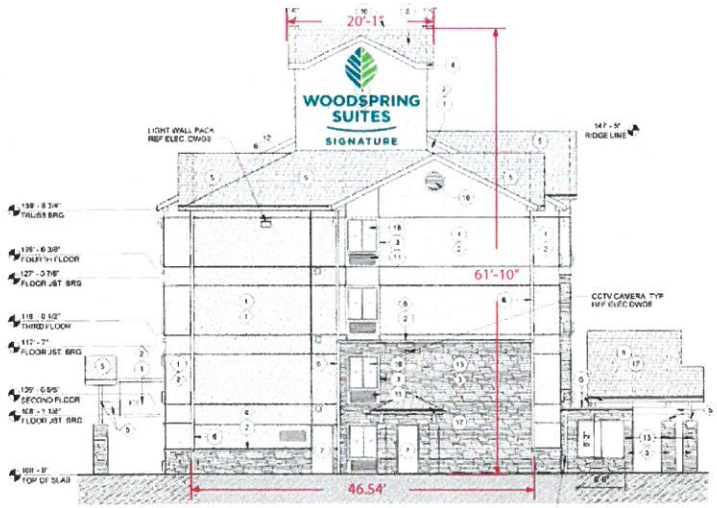
PAGE: 5

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be

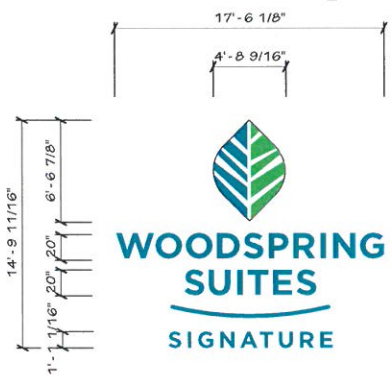
AGI YOUR IMAGE. OUR PRIORITY.
2655 International Parkway
Virginia Beach, VA 23452

EXISTING: SIGN 05

PROPOSED OPTION A



East Elevation



CLVS-20
259.26 Sq.Ft.
Scale: 1/8" = 1'-0"

SIGN DETAILS:

Sign Type: CLVS-20

Description: Channel Letters Vertical

Restoration SOW: N/A

Electrical SOW: To be provided to sign location by others

Comments: Per code regulations, you're not allowed to exceed 6' OAH. This sign option will require a variance.

Proposed - 259.26 sq.ft.

WOODSPRING SUITES

ADDRESS: 4250 Mapleshade Ln
Plano, TX

DRAWN BY: C2C

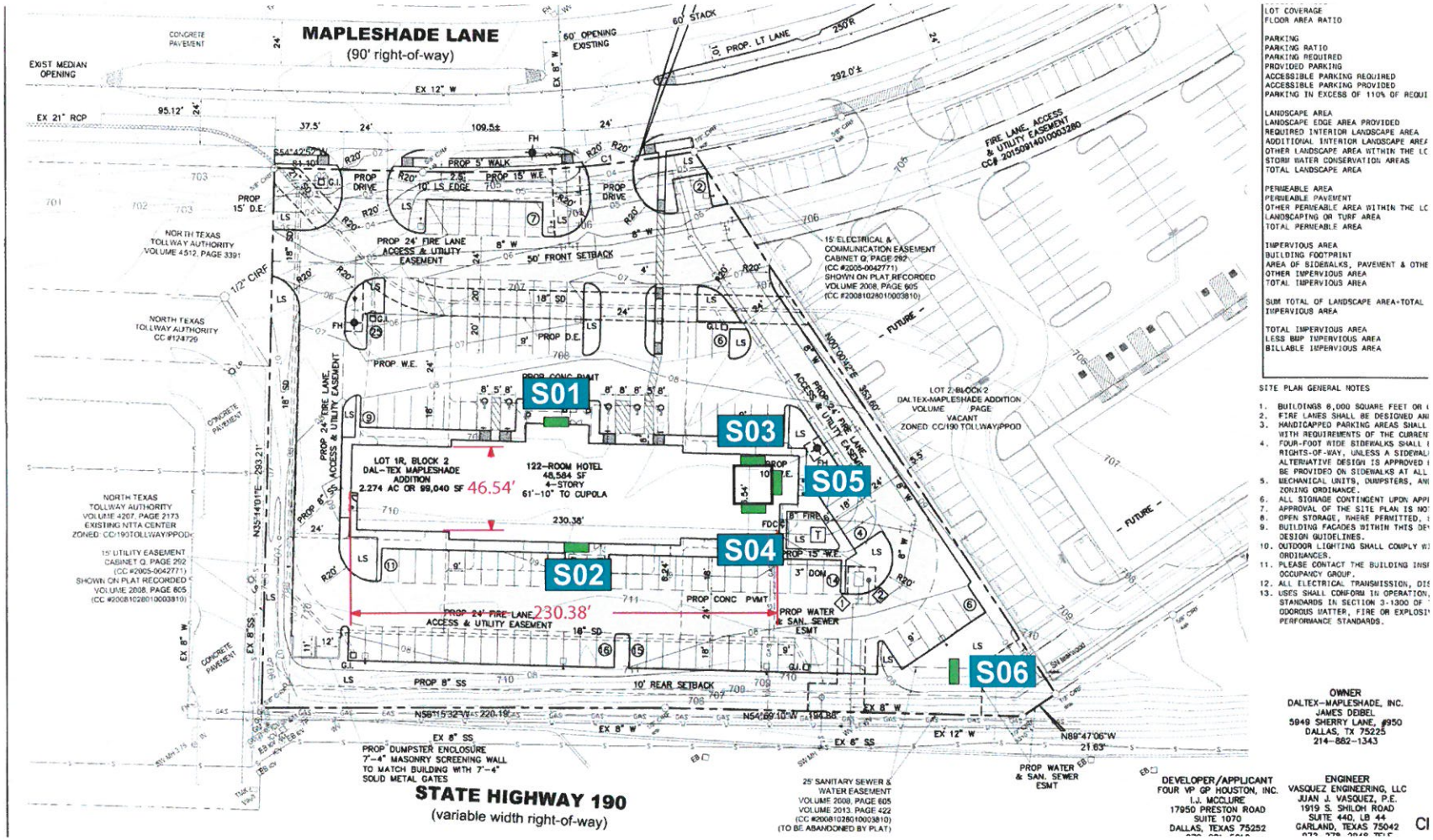
DATE: 09/07/2016
REVISED: 09/29/2016

PAGE: 6

This document is the sole property of Architectural Graphics, Inc. ,and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be

YOUR IMAGE. OUR PRIORITY.
2655 International Parkway
Virginia Beach, VA 23452

SITE MAP



ADDRESS: 4250 Mapleshade Ln Plano, TX	DATE: 09/07/2016 REVISED: 09/29/2016
DRAWN BY: C2C	PAGE: 1

This document is the sole property of Architectural Graphics, Inc. ,and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be

YOUR IMAGE. OUR PRIORITY.
2655 International Parkway
Virginia Beach, VA 23452

APPEAL SUMMARY
#16-18S

APPLICANT: Property owner VP Texas, LP to be represented by Melanie Hancock.

ADDRESS: 4250 Mapleshade Lane

ZONING: Corridor Commercial (CC)

APPLICANT REQUEST:

The applicant is requesting 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 the following:

- **a.** Two wall signs (signs 1 & 3) on the north elevation to exceed the allowed 6 feet height by
  - i. Sign 1 - 5.84 feet resulting in an overall height of 11.84' and
  - ii. Sign 3 - 8.81 feet resulting in an overall height of 14.81 feet
- **b.** Two wall signs (signs 2 & 4) on the south elevation to exceed the allowed 460.76 square feet by 57.76 square feet resulting in 518.52 square feet total, and the allowed 6 feet height by 8.81 feet for an overall height of 14.81 feet.
- **c.** One wall sign (sign 5) on the east elevation to exceed the allowed 93.08 square feet by 166.18 square feet resulting in 259.26 square feet total, and the 6 feet height by 8.81 feet resulting in an overall height of 14.81 feet.

ORDINANCE REQUIREMENTS:

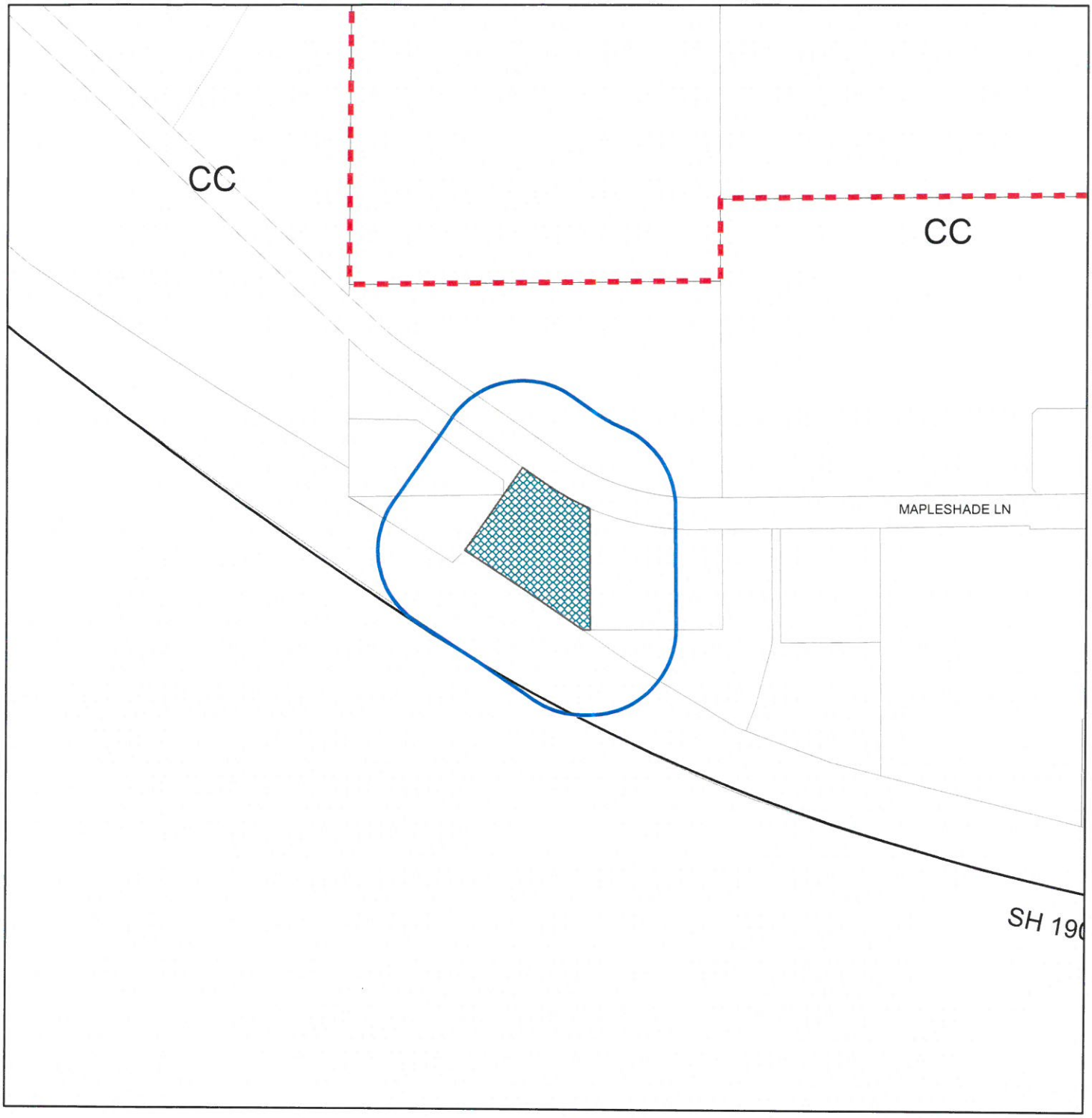
Subsection 22.300 (.1) (B)

1. (i) states that a wall sign shall not exceed 40 square feet or the product of 2 times the lineal footage of the wall area available to such signs or store frontage for which such sings are intended, whichever is greater.
2. (ii) states the height of a horizontal wall sign shall not exceed 6 feet...and 75% coverage area of each elevation.

STAFF FINDINGS:

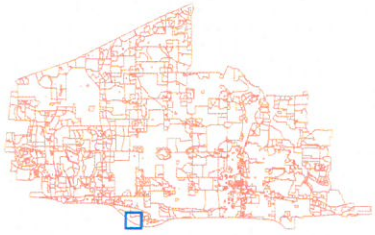
This is a new hotel, under construction. The property is located on the south side of Mapleshade Lane, north of State 190 highway, and west of Coit Road in Corridor Commercial zoning and the 190/Plano Parkway overlay district.

Per the applicant, highway 190 has a speed limit of 70 mph; the building is 47' tall to the roofline and 61' to the top of the tower where the signs will be located. The signage needs to be large enough to be easily identified so the public can exit the highway in a timely and safe fashion.



Board of Adjustment

Appeal #: 16-18S
Address: 4250 MAPLESHADE LANE
Zoning: CORRIDOR COMMERCIAL (CC)



250' Notification Buffer

Easy Peel® Labels
Use Avery® Template 5162®

Feed Paper

Bend along line to
expose Pop-up Edge™

AVERY® 5162®

MAPLEPLEX LLC

4700 DEXTER DR STE 100

PLANO, TX 75093-5299

NORTH TEXAS TOLLWAY AUTHORITY

PO BOX 260729

PLANO, TX 75026-0729

DALTEX MAPLESHADE INC

5949 SHERRY LN STE 950

DALLAS, TX 75225-8049

STAR MEDREAL LLC

10455 N CENTRAL EXPY STE 104-340

DALLAS, TX 75231-2213

NORTH TEXAS TOLLWAY AUTHORITY

PO BOX 260729

PLANO, TX 75026-0729

THREE VP TEXAS LP

17950 PRESTON RD STE 1070

DALLAS, TX 75252-5637

NORTH TEXAS TOLLWAY AUTHORITY

PO BOX 260729

PLANO, TX 75026-0729

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®

Sens de

Repliez à la hachure afin de

www.avery.com