

## 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, NOVEMBER 08, 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. October 25, 2016 meeting

### SIGN APPEAL REQUEST:

3. **APPEAL #16-19S 7601 Windrose Avenue Suite #F100:** A request to vary from Subsection 22.300 (.1) (K) (iii) of Division 2, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow two canopy signs to exceed the allowable height of 12 inches by 43.38 inches for an overall height of 55.38 inches (4.62 feet in height). This appeal is requested by property owner Fehmi Karahan with the Karahan Companies to be represented by Chandler Signs.
4. **APPEAL #16-20S 3901 W. 15<sup>th</sup> Street:** A request to vary from Subsection 22.300 (.2) (I) (i) of Division 2, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow two directional signs to  
a. exceed the allowable 30 inches in height by 22 inches for an overall of 52 inches in height and,  
b. exceed the allowable 8 square feet by 4.51 square feet for an overall of 12.51 square feet. This appeal is requested by Wray Borland, with The Medical Center of Plano to be represented by Keith Klingsporn.

### OTHER:

5. **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 27<sup>th</sup> day of October 2016, at 5:00 o'clock pm

Lisa C. Endrey

City Secretary



### **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

**Board of Adjustment  
October 25, 2016**

Board Members Present

Carolyn Kalchthaler, Chairperson  
Robert Miller  
Peter Krause  
Jim Norton  
William Gibson  
Ban Alali  
Joyce Beach  
Enghlab Eftekhari

Absent

Phillip Pierceall, Alternate  
Phil Head, Alternate

Staff

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

Chairperson Carolyn Kalchthaler called the meeting to order at 3:00 p.m., Tuesday, October 25, 2016 in the Building Inspections Training Room 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 23, 2016**

Board Member Bill Gibson made the motion to approve the minutes from August 23, 2016, Joyce Beach seconded the motion. The Board voted 8/0 in favor of approving the minutes from August 23, 2016.

**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.**

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

Randall Reiners, Chairman of the Board for Yorktown Education, testified that they have applied for a permit for a fence around the playground, but it has not been approved yet. He said they are not building anything without permission from the City. Mr. Reiners answered questions from the Board.

Purvi Ajmera, Dean of Schools for Yorktown Education, testified they are waiting to see where they are with the variance process to move forward with the fence. She said they intend to follow rules and guidelines for the school, and their understanding through the fact-finding process was they were in the

clear to install the playground. She said there is no other location on their property for the playground since the school is in an office park. Ms. Ajmera answered questions from the Board.

Jaylene Richardson, Employee of Yorktown Education, testified that she contacted the City to see if any permits were needed or restrictions for the playground equipment. Ms. Richardson spoke to Erica Marohnic in the Planning Department and asked if they needed a permit. At that time, she did not know where the playground would be placed or the size of the playground. She said she was advised they would need one for the fence. She said she asked Ms. Marohnic to send an email so she could forward on to administration. The school then moved forward with the search for a playground. Ms. Richardson answered questions from the Board.

Moshe Golan, Owner of the Property, testified that when the school approached him about the playground that he told them to call the City and make sure this was allowed. Mr. Golan said Ms. Richardson is not in the building business, and she followed what she was supposed to do by calling the City and getting approval over the phone. Mr. Golan also testified that when the Tenant leaves the property, they will remove the playground and take down the fence. Mr. Golan said there are other playgrounds in this area so this structure does not really stand out.

Tom Watson, Owner of Adjacent property, testified that as a construction person, he thinks that it was the school's duty to check with all current codes and ordinances before installing the playground. He said the ordinance that is in place today is the same one that was in place when the building was constructed, other than being amended in 2015, which covers build lines, height, etc. Mr. Watson stated that he, along with other surrounding property owners, were opposed to the variance request. He said the school proceeded to do something that was not allowed by law or consistent with the intent of the ordinance. He said he does not oppose children having playgrounds in Plano; however, it must be safe and consistent with all applicable ordinances. He said they proceeded to put the playground up in violation of City Code and are now asking for permission. He testified this playground is 400 % taller than what is allowed. He reiterated that he was opposed to this and has signatures of all the building owners because it impacts their site line from the street, and property values. He also said the surrounding property owners believe the playground is out of place, and not consistent with the use in their zoning district. Mr. Watson further testified that contrary to the school's testimony, the children are not supervised at all times, and he has video of kids playing on this playground with no supervision next to a street that has 500 cars going by daily. In his view, this playground needs to be removed.

Erica Marohnic, Lead Planner of Development Review Division for City of Plano Planning Department, testified she took the phone call on May 5, 2016 from Ms. Richardson and followed up with an email concerning whether a revision to the site plan was required for a playground, to which she responded it was not. She does not recall discussing about the specific details about the playground such as height, size, or placement. She provided an email as requested which essentially stated that they did not need an amended site plan for a playground. Since a revised site plan was not needed for a playground, Ms. Marohnic said she did not comprehensively review the site plan to consider such matters as the build line, zoning district or set back requirements.

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 #16-17Z. Bill Gibson seconded the motion. The Board voted 0/8 in favor of the motion, the motion failed and the variance request was denied.

**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.

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

Melanie Hancock, Hancock Sign Company, representing the applicant, testified that due to the location of the facility and the height of the building and tower, it is imperative for Woodspring Suites to identify themselves to their clientele. Ms. Wigglesworth testified this sign would be in compliance if the logo was not stacked, since the letters themselves are not that large. She stated each letter is only two feet tall, and given the height of the building, the signs are not very large. She said Woodspring Suites have strict restrictions on logos and she is not allowed to change them. She further said they have designed this for the size of the tower, and the ordinance does not take into consideration the height of the buildings. Ms. Hancock answered questions from the Board.

Greg McNeal, 4090 Mapleshade Lane, representing the owners and occupant of that building, and the occupants of 4100 Mapleshade Lane, testified they have developed several buildings along the Corridor and are looking to develop a third one. He said they have maintained strict compliance with the sign ordinance and had to make changes to their logos to accommodate the Plano ordinances. They have done so by removing the stacking, or changing or reducing their logos. He is opposed to the variance request. He said the Mapleshade corridor is currently under great development and everyone in the corridor has complied with the required standards.

Chairperson Kalchthaler closed the floor to public comment, and discussion was confined to the Board.

After discussion, Board Member Robert Miller made the motion to approve Appeal #16-18S. Ban Alali seconded the motion. The Board voted 0/8 in favor of the motion, the motion failed and the variance request was denied.

## **5. Items for future Agenda.**

There have two cases for the November 8, 2016 meeting.

Chairman Kalchthaler announced that this is the last meeting for Peter Krause and Bill Gibson, and she thanked them for their service to the Board over the years. Ms. Kalchthaler also introduced Pat Morgan who will begin serving as an alternate starting November 1, 2016.

Meeting adjourned at 4:13 p.m.

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Carolyn Kalchthaler, Chairperson



**SIGN APPEAL TO THE BOARD OF ADJUSTMENT**

SIGN APPEAL # 16-195  
APPEAL NO.: \_\_\_\_\_

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

**PLEASE TYPE OR PRINT USING BLACK INK**

**APPEAL LOCATION:**

Street Address: 7601 Windrose Ave. F100, Legacy West, Plano, TX 75024 Zoning District: \_\_\_\_\_  
Lot Number: \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_

**TO THE HONORABLE BOARD OF ADJUSTMENT:**

The Karahan Companies - Fehmi Karahan 214-473-9700  
(Applicant) (Applicant Phone Number)  
7200 Bishop Rd #250, Plano, TX 75024  
(Applicant Street Address City State Zip)

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

We request the allowance of two canopy signs (A & B on included art design 814271AR5).

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 is well below the actual allowed square footage of wall signs, thereby meeting the intent of the sign code.

b. The requested variance will not adversely affect surrounding properties:  
The signage is in keeping with the scale of the building and consistent with other tenant allowances.  
There is no adverse affect on the surrounding tenants, properties, or pedestrian and traffic experiences.

c. The requested variance will not adversely affect public safety:  
The size and location of signs have no bearing on public safety.

d. Special conditions exist which are unique to this applicant or property:  
The normal sign band is intersected with a large patio canopy. Therefore the only uninterrupted site lines to the proposed signs would be on the leading edge of the canopy.  
Additionally the proposed sign locations maintain the intimate pedestrian feel of the development.

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

Handwritten initials



**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.

Fehmi Karahan 7200 Bishop Ave. TX 75024 10-10-16  
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:

Chandler SIMS 3201 Manor Way Dallas TX 75235 10/10/2016  
Name Address City State Zip Date

\*\*\*\*\*

**NOTE TO APPLICANT:**

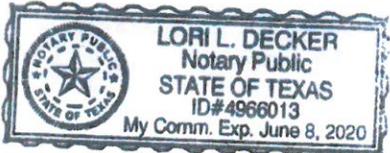
A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it may be two years before the variance can be reheard. The decision of the Board of Adjustment shall be final on all sign cases. Refer to The City of Plano Zoning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

[Signature]  
Applicant's Signature  
Fehmi Karahan  
Please Print Name

STATE OF TEXAS  
COUNTY OF COLLIN

Subscribed and sworn to before me this 10th day of October, 2016

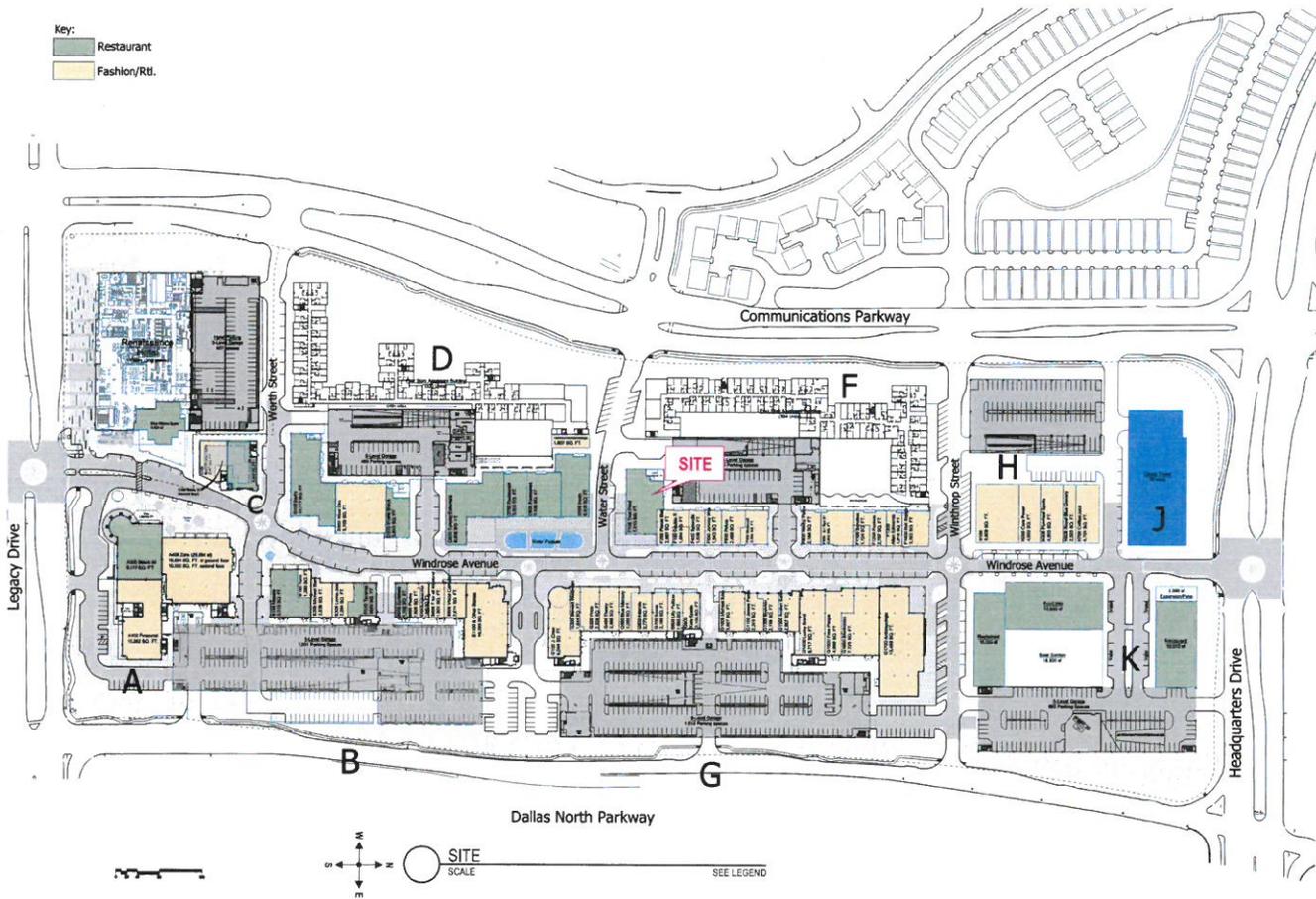


[Signature]  
Notary Public

(Seal)

My commission expires: June 8, 2020

Key:  
 Restaurant  
 Fashion/Rtl.



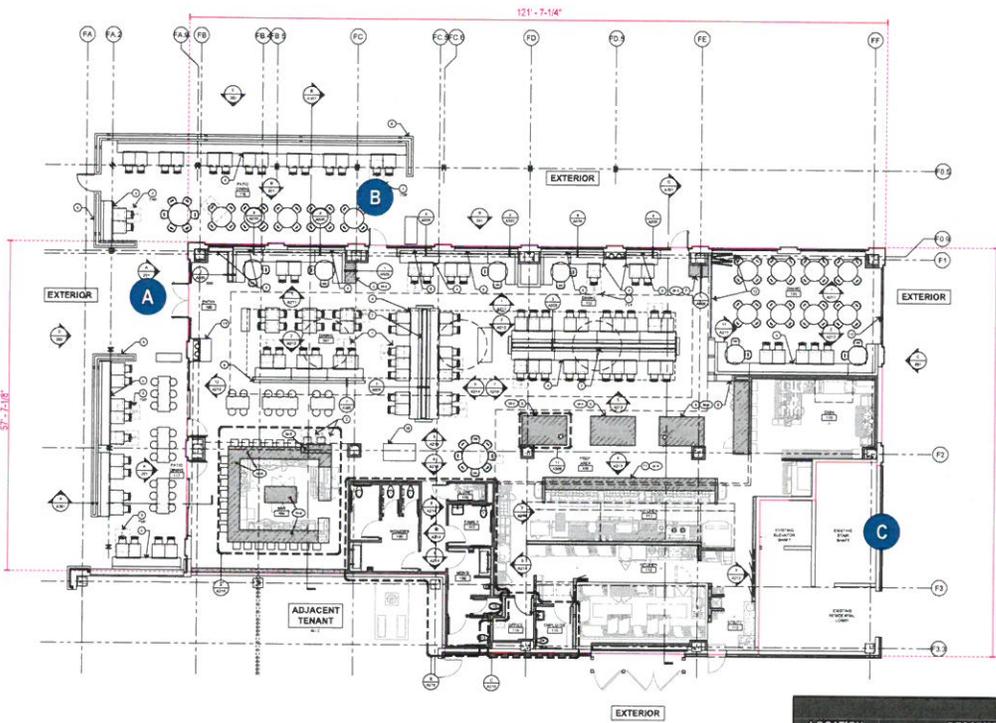
**True Food Kitchen**  
 Client  
**TRUE FOOD KITCHEN**  
 Design #  
**0814271ARS\_PERMITS**  
 Sheet 1 of 5  
 Address  
 LEGACY WEST  
 PLANO, TX  
 Account Rep. J MUELLER  
 Designer J HUDDLESTON  
 Date 04/21/2015  
 Approval Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date  
 R1: R04/20/15 MAY OUT SIGN PER CLIENT REQUEST AND NOTES INDICATING WALL ELEMENT CONFLICT  
 R2: EC 10/16/15 CHANGE OUT ELEVATIONS REV (AMB) TO BE CANOPY SIGN  
 R3: EC 10/16/15 REV (AMB) TO STACKED LAYOUT ON CANOPY  
 R4: EC 10/16/15 REV (AMB) ELEVATION WITH STANDARD WALL SIGN  
 R5: EC 10/16/15 ADDITIONAL DIMS TO ELEVATIONS

**Chandler Signs**  
 chandler signs.com  
 National Headquarters: 228 W. 10th St., Suite 100, Dallas, TX 75201  
 West Coast: 1000 S. Main St., Suite 100, Los Angeles, CA 90015  
 San Antonio: 1214 San Antonio Ave., Suite 100, San Antonio, TX 78205  
 Northeast US: 1000 Market St., Suite 100, Philadelphia, PA 19106  
 Florida: 2000 W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33309  
 Georgia: 1000 Peachtree St., Suite 100, Atlanta, GA 30309  
 South Texas: 1000 W. 10th St., Suite 100, Houston, TX 77001

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**



SIGN KEY			
LOCATION	DESCRIPTION	SQ FOOTAGE ALLOWED	SQ FOOTAGE PROPOSED
A	EXTERIOR SIGNS	115.33	
	EAST ELEVATION CANOPY SIGN		63
B	SOUTH ELEVATION	153.17	
	CANOPY SIGN		63
C	WEST STOREFRONT ELEVATION	76.16	
	WALL SIGN		34.89
<b>TOTAL</b>		<b>344.66 SF</b>	<b>160.89 SF</b>

CODE ALLOWS 40SQ.FT. MAX. OR THE PRODUCT OF 2 x LINEAR FOOTAGE OF WALL AREA

**True Food Kitchen**

Client: TRUE FOOD KITCHEN  
 Design #: 0814271AR5\_PERMITS  
 Sheet 2 of 5  
 Address: LEGACY WEST PLANO, TX  
 Account Rep: J MUELLER  
 Designer: J HIDDLESTON  
 Date: 04/21/2015  
 Approval Date:

Client: \_\_\_\_\_  
 Sales: \_\_\_\_\_  
 Estimating: \_\_\_\_\_  
 Art: \_\_\_\_\_  
 Engineering: \_\_\_\_\_  
 Landlord: \_\_\_\_\_  
 Revision / Date: \_\_\_\_\_

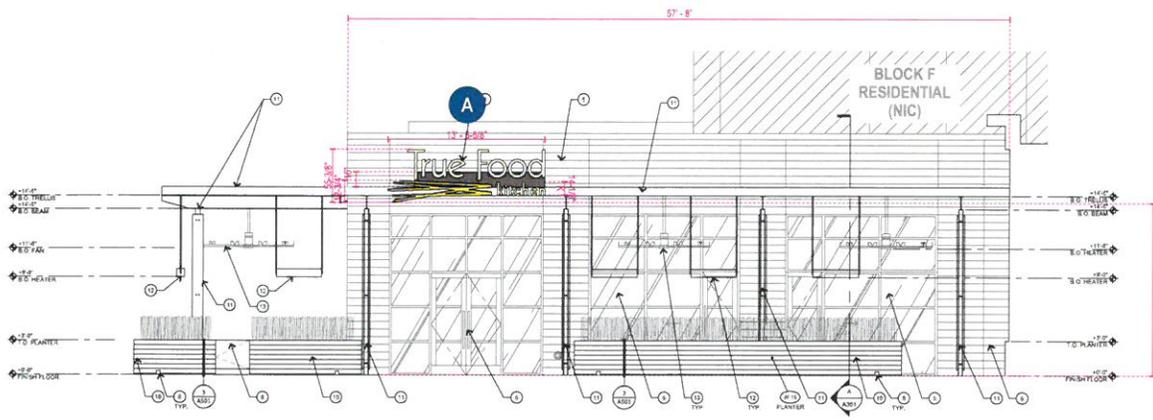
R1-HIG-04/23/15 MAX OUT SIGNS PER 2. REV 15/15 ADD NOTES INDICATING WALL ELEMENT CONFLICT  
 R2-EC-11/23/15 CHANGE OUT ELEVATIONS REV 15/15 TO BE CANOPY SIGNS  
 R3-EC-12/16/15 REV 15/15 TO STACKED LAYOUT ON CANOPY  
 R4-BK-12/16/15 REV 15/15 WEST ELEVATION WITH STANDARD WALL SIGN  
 R5-ENS-10/26/16 ADDITIONAL DIMS TO ELEVATIONS

**Chandler Signs**  
 Brand Your Signs Here!  
 chandler signs.com

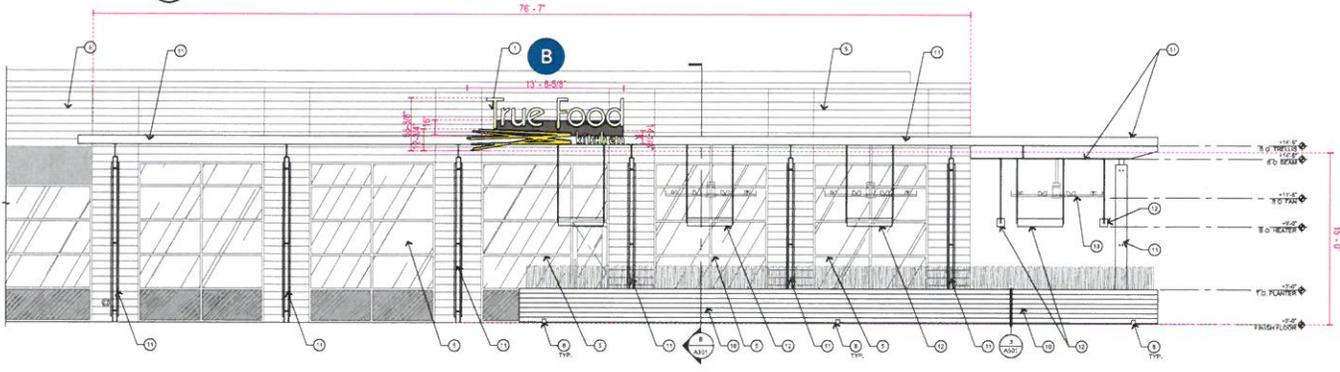
National Headquarters: 2280 W. 15th St., Suite 100, Irving, TX 75039-1000  
 West Coast: 1330 Olive Garden Drive, Suite C, San Diego, CA 92108  
 San Antonio: 10000 N. Loop West, Suite 400, San Antonio, TX 78247  
 Northeast US: 22300 Rte 100, Suite 100, Newark, NJ 07102  
 Florida: 2200 S.W. 15th St., Suite 200, Ft. Lauderdale, FL 33304  
 Georgia: 27 Hampton Way, Suite 200, Marietta, GA 30066  
 South Texas: 1600 S. Loop West, Suite 200, Houston, TX 77058

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

UL



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

BLOCK F  
RESIDENTIAL  
(NIC)

**True Food**  
Kitchen

Client	TRUE FOOD KITCHEN
Design #	0814271ARS_PERMITS
Sheet	3 of 5
Address	LEGACY WEST PLANO, TX
Account Rep.	J MUELLER
Designer	J HUDDLESTON
Date	04/2/2015
Approval Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

**Chondor Signs**  
chondorsigns.com

**Headquarters**  
12000 W. 12th St.  
Dallas, TX 75244  
972.412.1234

**West Coast**  
10000 W. 12th St.  
Dallas, TX 75244  
972.412.1234

**San Antonio**  
12000 W. 12th St.  
Dallas, TX 75244  
972.412.1234

**Northeast US**  
12000 W. 12th St.  
Dallas, TX 75244  
972.412.1234

**Florida**  
12000 W. 12th St.  
Dallas, TX 75244  
972.412.1234

**Georgia**  
12000 W. 12th St.  
Dallas, TX 75244  
972.412.1234

**South Texas**  
12000 W. 12th St.  
Dallas, TX 75244  
972.412.1234

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

**UL**



**EAST RENDERING**  
SCALE 3/32" = 1'-0"



**SOUTH RENDERING**  
SCALE 3/32" = 1'-0"

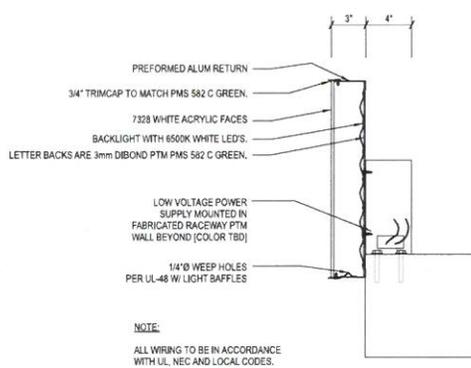
**True Food Kitchen**

Client  
TRUE FOOD KITCHEN  
Design #  
0814271ARS\_PERMITS  
Sheet 4 of 5  
Address  
LEGACY WEST  
PLANO, TX  
Account Rep. J MUELLER  
Designer J HUDDLESTON  
Date 04/21/2015  
Approval Date  
Client  
Sales  
Estimating  
Art  
Engineering  
Landlord  
Revision / Date  
R1 HIG 04/23/15 MAX OUT SIGNS  
R2 HIG 04/23/15 SUBJECT ADD  
PODS TO SIGNAGE WALL  
ELEMENT CONFLICT  
R3 EC 11/09/15 CHANGE OUT  
ELEVATIONS, REV (A) TO BE  
CANOPY SIGN  
R4 EC 11/09/15 REV (A) TO  
STACKED LAYOUT ON CANOPY  
R5 EC 11/09/15 ADD WEST  
ELEVATION WITH STANDARD  
WALL SIGN  
R6 ENS 08/08/16 ADDITIONAL  
DIMS TO ELEVATIONS

**Chandler Signs**  
World Wide Signs, Inc.  
chandler signs.com  
National  
Manufacturers  
West Coast  
San Antonio  
NorthEast US  
Florida  
Georgia  
South Texas  
FINAL ELECTRICAL CONNECTION BY CUSTOMER

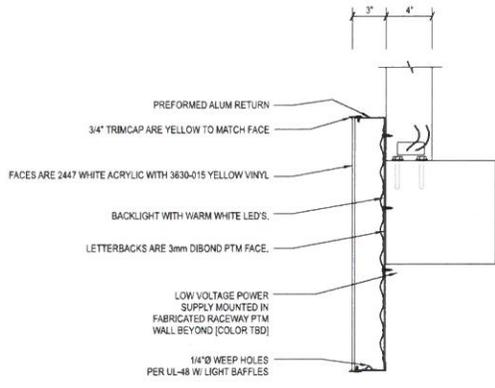


**A B** FACE-LIT CANOPY SIGN 53 SOFT  
3/8" = 1' - 0"



**NOTE:**  
ALL WIRING TO BE IN ACCORDANCE WITH UL, NEC AND LOCAL CODES.

**TRUE FOOD/ KITCHEN  
4-1/2" RACEWAY DETAIL  
1-1/2" = 1' - 0"**



**NOTE:**  
ALL WIRING TO BE IN ACCORDANCE WITH UL, NEC AND LOCAL CODES.

**WHEAT  
4-1/2" RACEWAY DETAIL  
1-1/2" = 1' - 0"**

**Client**  
TRUE FOOD KITCHEN

**Design #**  
081421ARS\_PERMITS

**Sheet** 5 of 5

**Address**  
LEGACY WEST  
PLANO, TX

**Account Rep.** J MUELLER

**Designer** J HUDDLESTON

**Date** 04/21/2015

Client	Approval	Date

**Revision / Date**

01 NO. 04/21/15. SMALL DIFF. SIGNS PER CLIENT REQUEST ADD NOTICE SIGNATING WALL ELEMENT CONFLICT

RF EC 11/23/15. CHANGE OUT ELEVATIONS RE: (AMB) TO BE CANOPY SIGNS.

R2 EC 1/16/16. REV (AMB) TO STACKED LAYOUT ON CANOPY

R4 EC 1/21/16/16. ADD WEST ELEVATION WITH STANDED WALL SIGN.

R5 DNS SIGN IS ADDITIONAL DIMS TO ELEVATIONS

---

**Chandler Signs**  
Signs and More

chandleresigns.com

National Headquarters	West Coast	San Antonio	Northeast US	Florida	Georgia	South Texas
222 West 10th Dallas, TX 75201 972.447.1000 Fax: 972.447.1004	2000 W. Loop West, Suite 100 Houston, TX 77056 281.488.8888 Fax: 281.488.8889	1730 San Antonio Ave., Ste. #100 San Antonio, TX 78202 210.348.8888 Fax: 210.348.8814	2500 North Central Ave., Ste. 100 Dallas, TX 75201 972.447.1000 Fax: 972.447.1004	2500 North Central Ave., Ste. 100 Dallas, TX 75201 972.447.1000 Fax: 972.447.1004	2700 Peachtree Industrial Blvd., Ste. 100 Atlanta, GA 30329 770.427.1000 Fax: 770.427.1004	600 West 10th, Ste. 200 Dallas, TX 75201 972.447.1000 Fax: 972.447.1004

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

## **APPEAL SUMMARY #16-19S**

**APPLICANT:** Property owner Fehmi Karahan with the Karahan Companies to be represented by Chandler Signs.

**ADDRESS:** 7601 Windrose Avenue Ste #F100

**ZONING:** Commercial Business (CB-1)  
PD-65/ Dallas North Tollway Overlay District

**APPLICANT REQUEST:** The applicant is requesting to vary from Subsection 22.300 (.1) (K) (iii) of Division 2, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow two canopy signs to exceed the allowable height of 12 inches by 43.38 inches for an overall height of 55.38 inches (4.62 feet in height).

### **ORDINANCE REQUIREMENTS:**

Subsection 22.300 (.1) (K) (iii) states the canopy signs shall not exceed 12 inches in height and shall not extend above the roofline of the building.

### **STAFF FINDINGS:**

This property is located at the northwest corner of Windrose Avenue and Water Street just west of the Dallas North Tollway (DNT), situated within a commercial zoning district.

Per the applicant the signs will have no bearing on the public safety. Additionally, the proposed sign locations maintain the intimate pedestrian feel of the development.

Both signs are over the allowable height by 43.38 inches for an overall of 53.38 inches (4.62' in height). The canopy signs will be facing the south and the east elevations, and will also meet the allowable square footage per elevation and are 62.6 square feet per sign. The signs will not exceed the required 75% coverage of the length of the each canopy.

**G. Subdivision Wall Signs or Plaques**

Subdivision wall signs or plaques are limited to residential zoning districts and shall not exceed 30 square feet. Subdivision wall signs or plaques are limited to 2 per subdivision entry and may be illuminated by means of spotlighting only. Subdivision wall signs or plaques shall only be attached to an approved masonry screening wall or entry feature. The homeowners association or developer must enter into a maintenance agreement with the City of Plano Planning Department. Subdivision wall signs or plaques shall only be allowed in the absence of a freestanding subdivision entry sign.

**H. Window Signs**

Window signs are permitted. The total area of all window signs on any given elevation of a building may not exceed 25% of the window area of that elevation.

**I. Occupational Signs**

Occupational signs shall not exceed 2 square feet in area and shall denote only the name and profession of an occupant in a commercial building or public institutional building.

**J. Murals**

*(ZC 2004-24; Ordinance No. 2004-8-21)*

- i. Murals shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.
- ii. Murals denied by the Building Official shall be subject to review pursuant to Sec. [22.100.9](#).

**K. Canopy Signs**

*(ZC 2013-21; Ordinance No. 2014-1-9)*

- i. Canopy signs may be placed on top of or may be attached to the face of a canopy.
- ii. The combined total area of wall signs and canopy signs on any wall shall not:
  - a. Exceed the area and size allowed for a single wall sign and;
  - b. Exceed more than 75% of the length of the canopy.
- iii. Canopy signs shall not exceed 12 inches in height and shall not extend above the roofline of the building.

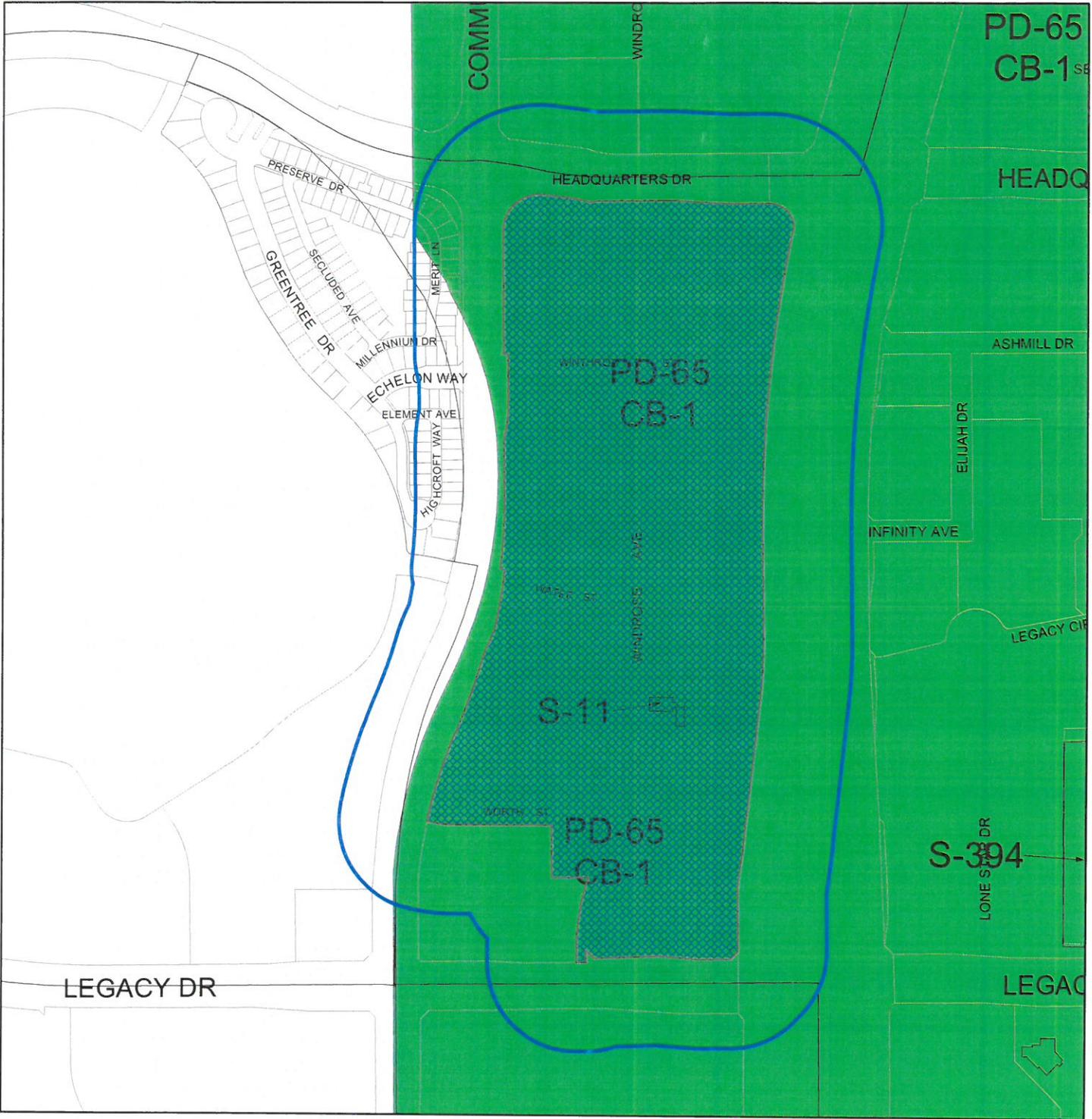
**.2 Freestanding Signs**

**A. Agricultural Signs**

Agricultural signs, limited to advertising produce, crops, or animals on a farm, may be erected in any Agricultural zoning district and shall not exceed 50 square feet. Maximum height of an agricultural sign shall be 15 feet with a required setback of 30 feet from the front and side property lines. Spacing between signs shall be a minimum of 200 feet.

**B. Apartment Signs**

Apartment signs may be erected in any residential zoning district and shall not exceed 25 square feet. Maximum height of an apartment sign shall be 10 feet for a monument sign and 12 feet for a pole sign with a required setback of 15 feet from the front property line. Apartment signs are limited to one per street front.

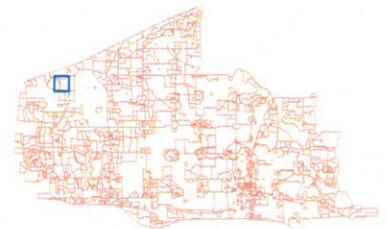


Board of Adjustment

Appeal #: 16-19S

Address: 7601 WINDROSE AVENUE

Zoning: CENTRAL BUSINESS (CB-1)  
PD-65



○ 250' Notification Buffer





(16-195)

LEGACY WEST INVESTORS LP  
7200 BISHOP RD STE 250  
PLANO, TX 75024-3633

KDC LEGACY HQ INVESTMENTS ONE LP  
ATTN SCOTT OZYMY  
8115 PRESTON RD STE 700  
DALLAS, TX 75225-6344

BEAL BANK SSB  
6000 LEGACY DR  
PLANO, TX 75024-3601

LW LAND COMPANY LLC  
8401 N CENTRAL EXPY STE 350  
DALLAS, TX 75225-4404

MOON HOTEL LEGACY LTD  
C/O SAM MOON REALTY  
11826 HARRY HINES BLVD  
DALLAS, TX 75234-5917

WINDROSE TOWER CONDOMINIUMS LP  
7500 SAN JACINTO PL  
PLANO, TX 75024-3233

~~COLUMBIA MEDICAL CENTER OF PLANO  
SUBSIDIARY LP  
C/O HCA INC  
1 PARK PLZ  
NASHVILLE, TN 37203-1548~~





# SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL APPEAL NO.: # 16-20S

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

### PLEASE TYPE OR PRINT USING BLACK INK

#### APPEAL LOCATION:

Street Address: 3901 West 15th Street Zoning District: \_\_\_\_\_  
Lot Number: IR Block: 1 Addition: \_\_\_\_\_

#### TO THE HONORABLE BOARD OF ADJUSTMENT:

The Medical Center of Plano 972-519-1481  
(Applicant) (Applicant Phone Number)  
3901 West 15th Street Plano TX 75075  
(Applicant Street Address City State Zip)

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

Allow campus directional signs to be 12.51 square feet in size in lieu of 8 square feet and 52 inches in height in lieu of 30 inches.

Locate 2 signs in locations to maximize effectiveness of visitor wayfinding.

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:

Due to the complexity of The Medical Center of Plano campus and the expansion of services offered to the community, larger signs are needed to provide adequate information for patients to access hospital services. The larger signs do not violate the intent of the ordinance as the number of signs on the campus are not excessive.

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

The larger signs will provide additional information for visitors and patients. This will reduce confusion subsequently reducing traffic congestion, which will positively affect the surrounding properties.

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

The campus of The Medical Center of Plano is large and complicated. There are several entry points to the campus. The larger signs will provide additional information which will reduce confusion for the visitors, which will in turn reduce traffic congestion. This will reduce the potential for traffic problems on Coit Road and 15th Street.

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

The variance we are requesting increases the number of larger signs that were allowed by the previous variance that was granted in 1995.

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

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.

Wray Borland                      3901 West 15th Street                      Plano                      TX                      75075                      09/20/16  
Name                                      Address                                      City                                      State                                      Zip                                      Date

**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:

Keith Klingsporn                      3901 West 15th Street                      Plano                      TX                      75075                      09/20/16  
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.   NB   (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.   NB   (initial)

  Wray Borland    
Applicant's Signature  
Wray Borland, Assistant Administrator  
Please Print Name

STATE OF TEXAS  
COUNTY OF COLLIN

Subscribed and sworn to before me this   20th   day of   September  , 20   16  

  Marion Pinfey    
Notary Public

(Seal)

My commission expires:   7/15/2017



08/18/2016 08:24:51 AM AG 1/5

**HOLD HARMLESS, INDEMNIFICATION AND REIMBURSEMENT AGREEMENT**

**THIS AGREEMENT** by and between **HSP OF TEXAS, INC.**, a Texas Corporation, (hereinafter, whether one or more, called "HSP"), and the **CITY OF PLANO, TEXAS**, a Texas Home Rule Municipal Corporation (hereinafter called "City").

**WHEREAS**, HSP is the owner of that certain lot, tract or parcel of land situated in the City of Plano, Collin County, Texas, being Lot 1R, Block 1, Plano Medical Plaza Addition, an addition to the City of Plano, and designated as 3901 West 15<sup>th</sup> Street, within the City of Plano (the "Property"); and

**WHEREAS**, the City has easement rights in a certain 10' Sanitary Sewer Easement abutting and upon a portion of the Property, which Easement was recorded on the Plat for the Property in Volume 1071, Page 602, of the Land Records of Collin County, Texas (the "Easement"); and

**WHEREAS**, HSP desires to construct and maintain three monument signs on the Property which encroach into the Easement as depicted on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Encroachment") and has requested the City of Plano to allow such Encroachment; and

**WHEREAS**, the pertinent departments within the City of Plano having reviewed HSP's request recommend approval thereof, subject to the execution of a hold harmless, indemnification and reimbursement agreement by HSP releasing the City from liability for any damage to property or injury to any person(s) caused by any work done by the City, its agents or contractors within the said Easement.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, the parties agree as follows:

1. HSP, being the present owner of the Property, for and in consideration of the foregoing, which is expressly made a part of this Agreement, and in consideration of the City's approval of his request, does hereby agree to release, defend, indemnify and hold the City, its officers, employees, officials, agents, contractors, successors and assigns, harmless against any claim, loss, liability, lawsuit, expense, damage to property or injury to persons (including death) arising from the presence of the encroachment in the Easement or arising from any work performed by the City, its agents or contractors, within the existing Easement and caused by the construction, maintenance or presence of the Encroachment.

2. In the event that the City needs to remove the Encroachment to access or work within the Easement the City shall give HSP seven (7) days following written notice to remove the Encroachment from the Easement at his sole expense. If HSP fails to remove the Encroachment within seven (7) days from the date of the City's notice, the City may dismantle, demolish or remove the Encroachment using City contractors or laborers.

3. If the City has to remove or demolish the Encroachment at the City's expense then HSP agrees to reimburse the City for all costs and expenses incurred by the City and related to the repair, removal or replacement of the Encroachment.

4. This Agreement shall be binding upon HSP, its successors and assigns, and shall be a covenant running with the land, and shall be recorded in the Land Records of Collin County, Texas as notice to all subsequent owners.

EXECUTED this 28<sup>th</sup> day of July, 2016.

HSP OF TEXAS, INC., a Texas Corporation

By: M. McLeroy  
Melissa McLeroy  
M. McLeroy

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Melissa McLeroy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 28<sup>th</sup> day of July, 2016.

Sharon Purifoy  
Notary Public, State of Texas

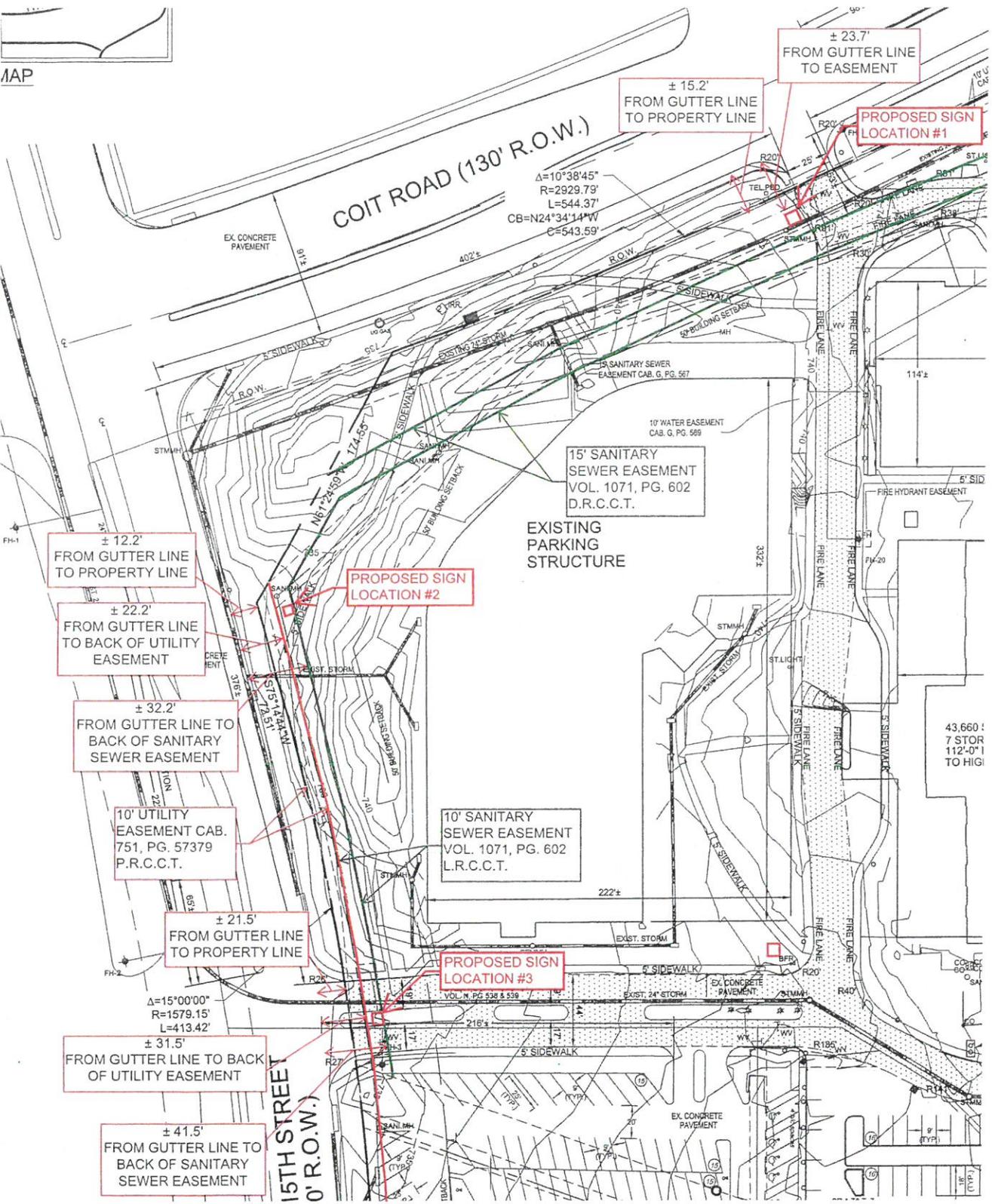
**After Recording Return to:**  
Michael A. Martin, P.E.  
Engineering Department  
P. O. Box 860358  
Plano, TX 75086-0358



# Exhibit "A"



MAP



COIT ROAD (130' R.O.W.)  
 $\Delta=10^{\circ}38'45''$   
 $R=2929.79'$   
 $L=544.37'$   
 $CB=N24^{\circ}34'14''W$   
 $C=543.59'$

$\Delta=15^{\circ}00'00''$   
 $R=1579.15'$   
 $L=413.42'$

$\pm 15.2'$   
 FROM GUTTER LINE  
 TO PROPERTY LINE

$\pm 23.7'$   
 FROM GUTTER LINE  
 TO EASEMENT

PROPOSED SIGN  
 LOCATION #1

15' SANITARY  
 SEWER EASEMENT  
 VOL. 1071, PG. 602  
 D.R.C.C.T.

EXISTING  
 PARKING  
 STRUCTURE

$\pm 12.2'$   
 FROM GUTTER LINE  
 TO PROPERTY LINE

$\pm 22.2'$   
 FROM GUTTER LINE  
 TO BACK OF UTILITY  
 EASEMENT

PROPOSED SIGN  
 LOCATION #2

$\pm 32.2'$   
 FROM GUTTER LINE TO  
 BACK OF SANITARY  
 SEWER EASEMENT

10' UTILITY  
 EASEMENT CAB.  
 751, PG. 57379  
 P.R.C.C.T.

10' SANITARY  
 SEWER EASEMENT  
 VOL. 1071, PG. 602  
 L.R.C.C.T.

$\pm 21.5'$   
 FROM GUTTER LINE  
 TO PROPERTY LINE

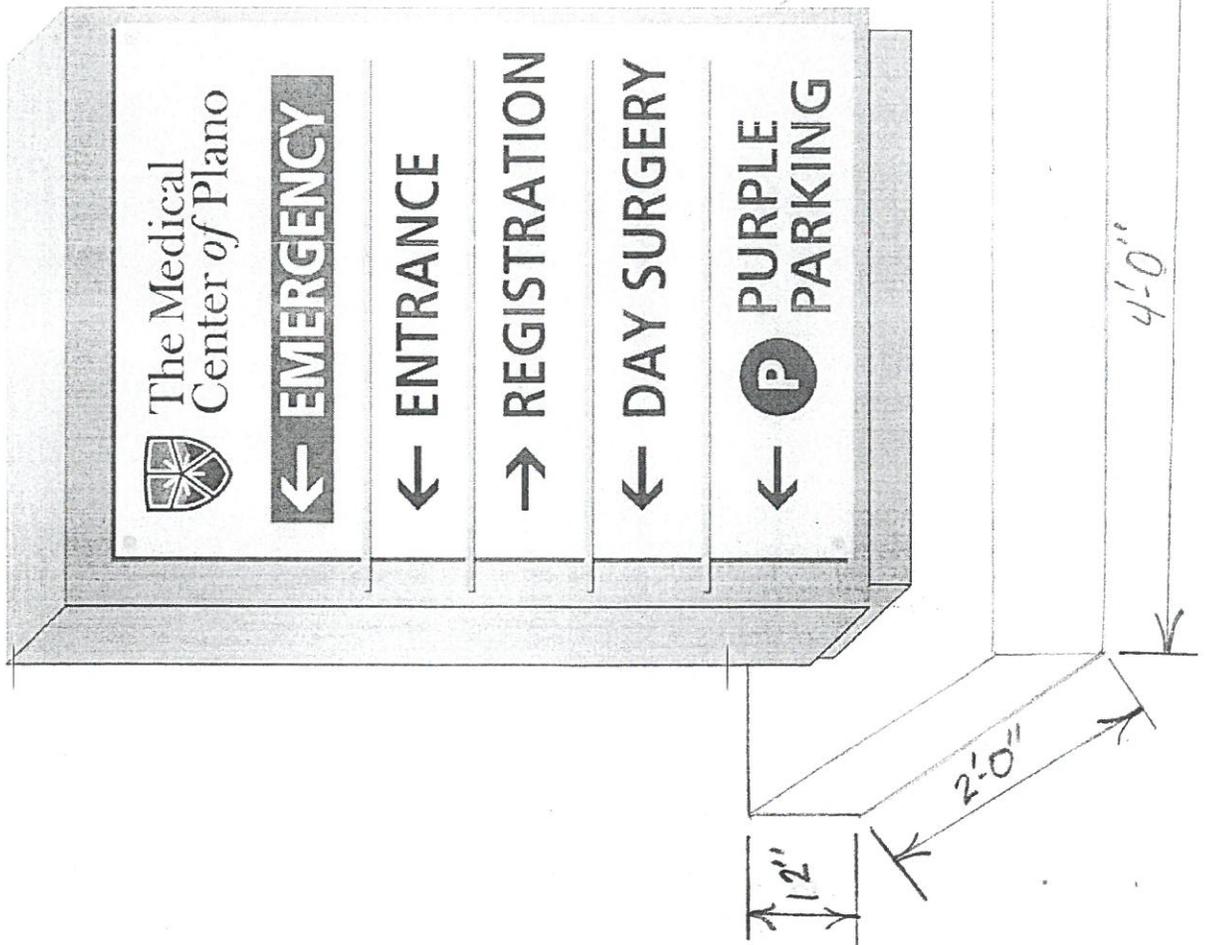
PROPOSED SIGN  
 LOCATION #3

$\pm 31.5'$   
 FROM GUTTER LINE TO  
 BACK OF UTILITY  
 EASEMENT

$\pm 41.5'$   
 FROM GUTTER LINE TO  
 BACK OF SANITARY  
 SEWER EASEMENT

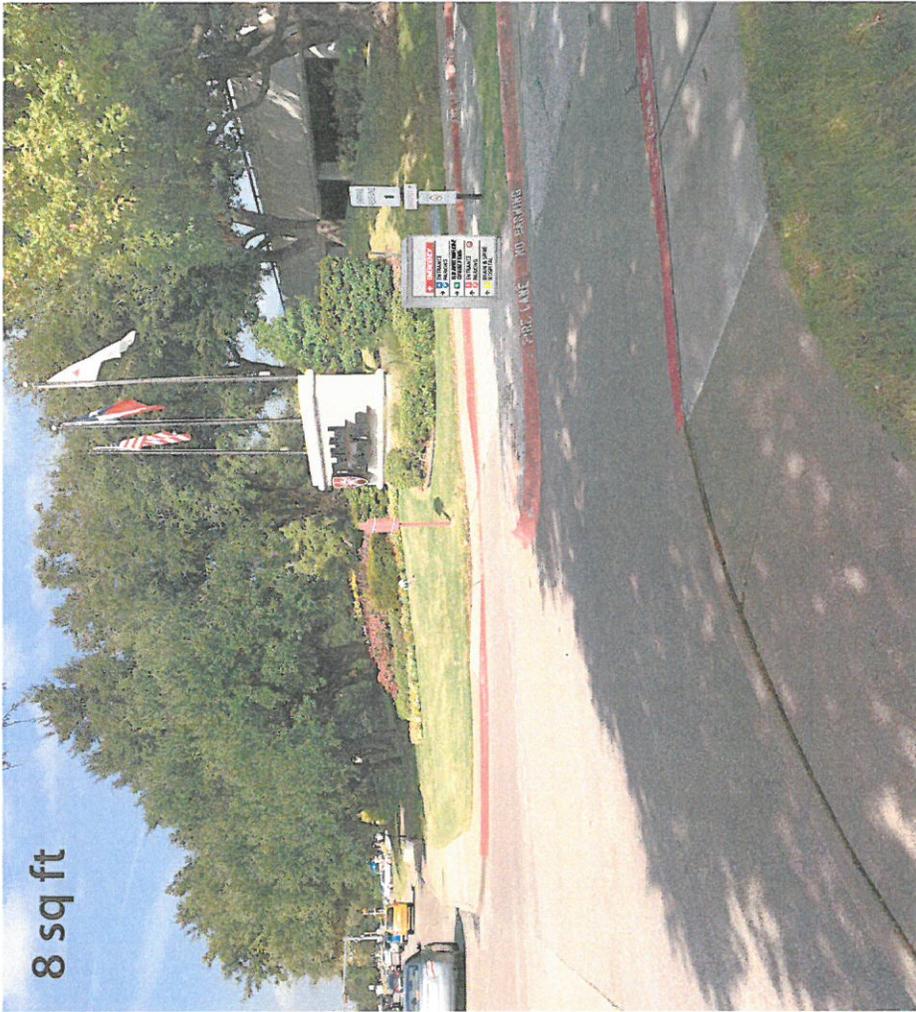
15TH STREET  
 0' R.O.W.

43,660 :  
 7 STOR  
 112'-0" I  
 TO HIGH

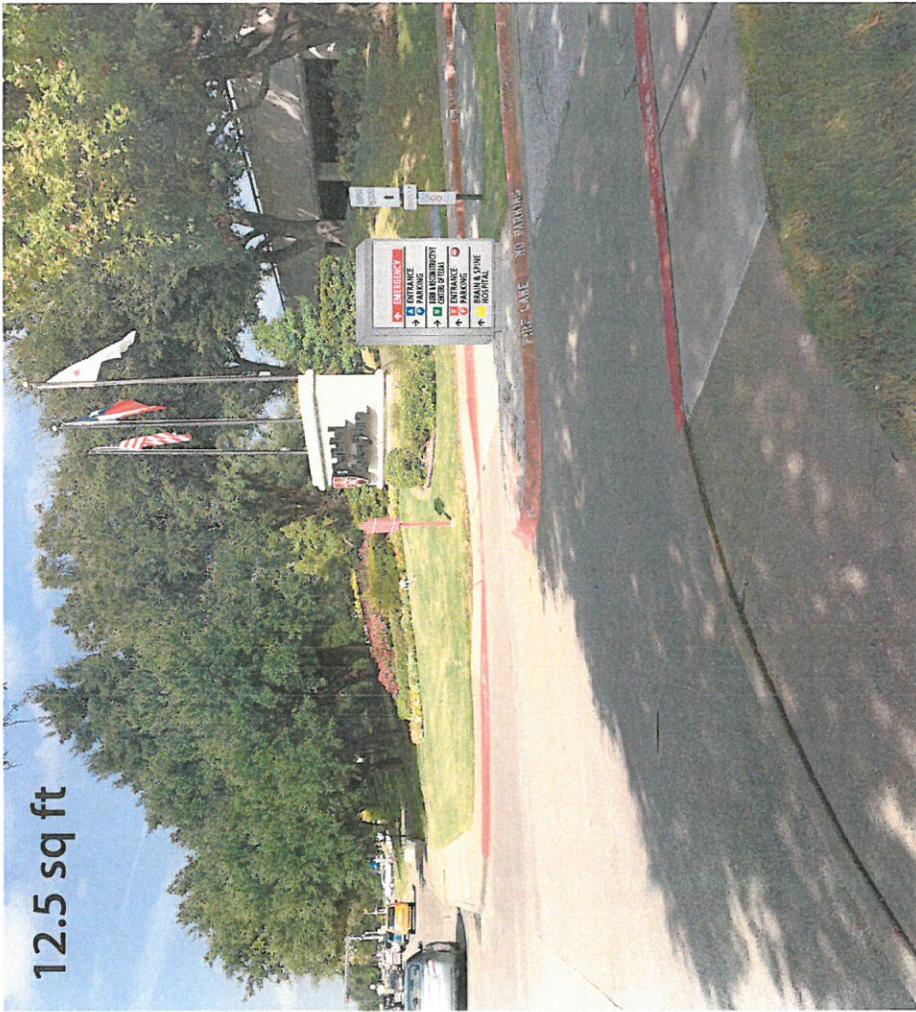


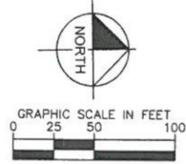


8 sq ft

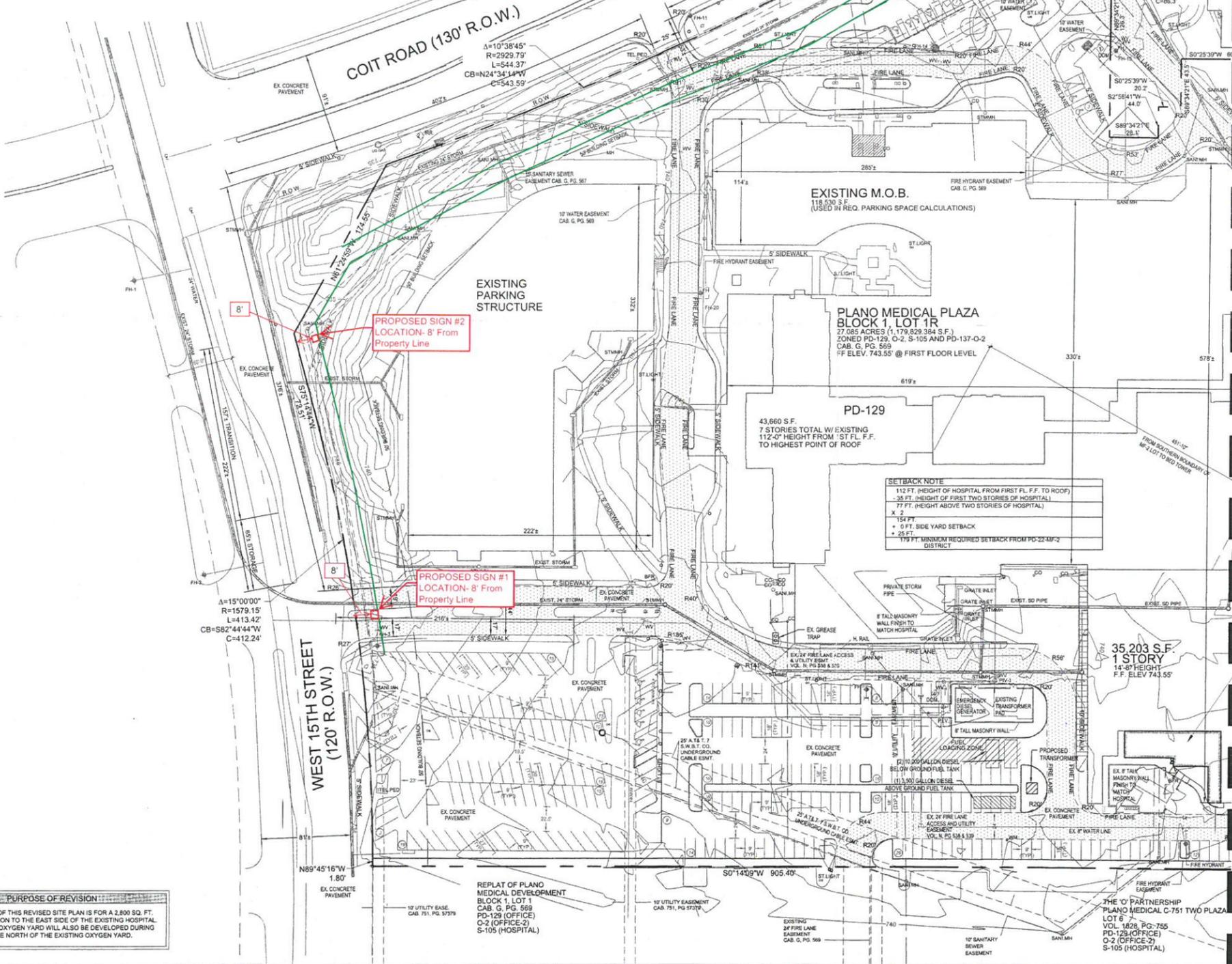


12.5 sq ft





PLANO MEDICAL CENTER 2  
 BLOCK A, LOT 1  
 9.52 ACRES (393,123 S.F.)  
 ZONED PD-129, O-2, S-105  
 CAB. G, PG. 569



CITY OF PLANO SITE PLAN GENERAL NOTES

- BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
- HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
- FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.
- PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
- ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
- USES SHALL CONFORM TO OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 3-1300 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

SITE DATA SUMMARY TABLE:

Item	Lot 1R
<b>General Site Data</b>	
Zoning (from zoning map)	PD-129-O-2, S-105, & PD-137-O-2, S-609
Land Use (from zoning ordinance)	Hospital
Lot Area (square feet & acres)	1,098,884 SF - 25.227 AC
Building Footprint Area (square feet)	327,443 SF
Total Building Area (square feet)	524,896 SF
Building Height (# stories)	7
Building Height (feet - distance to tallest building element)	112
Lot Coverage (percent - X.XX%)	29.57%
Floor Area Ratio (ratio - X.XX:1)	0.49:1
<b>Parking</b>	
Parking Ratio (from zoning ordinance)	1 Space : 175 SF
Required Parking (# spaces)	839
Provided Parking (# spaces)	1,182
Accessible Parking Required (# spaces)	22
Accessible Parking Provided (# spaces)	25
Parking in Excess of 110% of Required Parking (# spaces)	290
<b>Landscape Area (including turf area)</b>	
Landscape Edge Area Provided (square feet)	N/A
Required interior landscape area (parking lot landscaping) (square feet)	9,736 SF
Additional Interior Landscape Area Provided (square feet)	141,907 SF
Other Landscape Area within the lot including Storm Water Conservation Areas (square feet)	259,499 SF
Total Landscape Area (square feet)	411,142 SF
<b>Permeable Area (not including landscaping or turf areas)</b>	
Permeable Pavement (square feet)	N/A
Other Permeable Area within the lot not including landscaping or turf areas (square feet)	N/A
Total Permeable Area (square feet)	N/A
<b>Impervious Area</b>	
Building Footprint Area (square feet)	327,472 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)	361,127 SF
Other Impervious Area	
Total Impervious Area	688,599 SF
Sum of Total Landscape Area + Total Permeable Area + Total Impervious Area (square feet)	
Note: Sum must equal Lot Area	
<b>Total Impervious Area</b>	
Less BMP Impervious Area Credit	N/A
Billable Impervious Area	N/A

WATER METER SCHEDULE:

BUILDING	I.D.	TYPE	SIZE	NO.	SAN SEWER	NOTES
MEDICAL	1	DOMESTIC	4"	1	8"	EXISTING
MEDICAL	2	IRRIGATION	4"	1	N/A	EXISTING
PHYCHAR	3	DOMESTIC	4"	1	8"	EXISTING
MEDICAL	4	DOMESTIC	4"	1	8"	EXISTING
MEDICAL	5	IRRIGATION	2"	1	N/A	EXISTING

SETBACK NOTE  
 112 FT. (HEIGHT OF HOSPITAL FROM FIRST FL. F.F. TO ROOF)  
 35 FT. (HEIGHT OF FIRST TWO STORIES OF HOSPITAL)  
 77 FT. HEIGHT ABOVE TWO STORIES OF HOSPITAL  
 X 2  
 + 0 FT. SIDE YARD SETBACK  
 + 25 FT.  
 179 FT. MINIMUM REQUIRED SETBACK FROM PD-22-307 DISTRICT

MATCH LINE

**PURPOSE OF REVISION:**  
 THE PURPOSE OF THIS REVISED SITE PLAN IS FOR A 2,800 SQ. FT. BUILDING ADDITION TO THE EAST SIDE OF THE EXISTING HOSPITAL. AN ADDITIONAL OXYGEN YARD WILL ALSO BE DEVELOPED DURING THIS TIME TO THE NORTH OF THE EXISTING OXYGEN YARD.

REPLAT OF PLANO MEDICAL DEVELOPMENT  
 BLOCK 1, LOT 1  
 CAB. G, PG. 569  
 PD-129 (OFFICE)  
 O-2 (OFFICE-2)  
 S-105 (HOSPITAL)

PROPOSED HOSPITAL EXPANSION  
 2,800± S.F.  
 1 STORY ADDITION  
 14'-8" HEIGHT  
 FF ELEV: 743.55

REVISED SITE PLAN

FOR  
 LOT 1R, BLOCK 1  
 PLANO MEDICAL PLAZA  
 25.227 ACRES  
 SITUATED IN THE  
 MARTHA McBRIDE SURVEY, ABSTRACT No. 553  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

BY  
**Kimley»Horn**

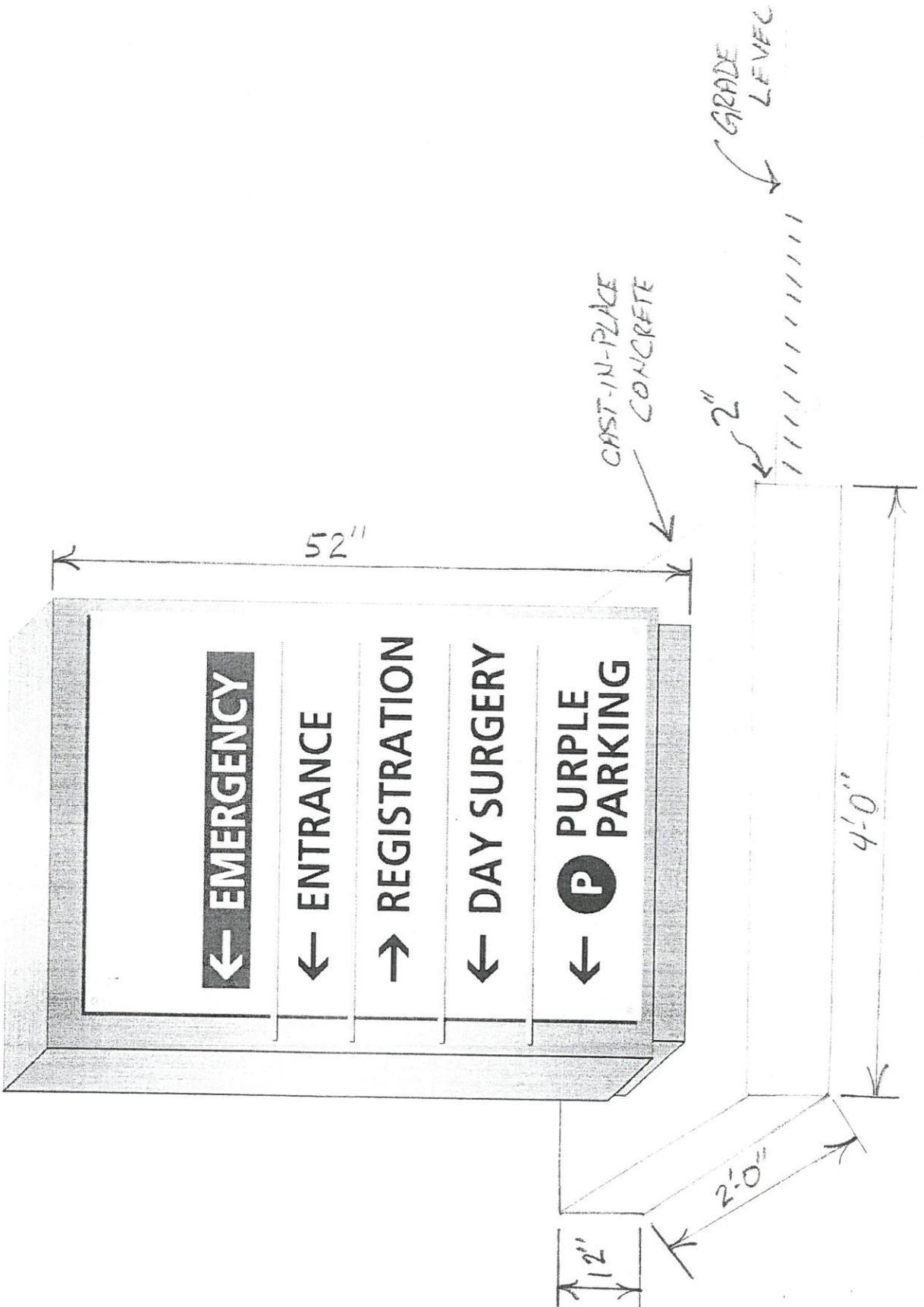
ARCHITECT:  
 MOODY NOLAN  
 300 SPRUCE ST., SUITE 300  
 COLUMBUS, OH 43215  
 CONTACT: CHARLES TARR  
 PHONE: (614) 461-4654  
 CTARR@MOODYNOLAN.COM

PROPERTY OWNER:  
 HSP OF TEXAS, INC.  
 P.O. BOX 1504  
 NASHVILLE, TENNESSEE 37202-1504  
 LOCAL CONTACT: KETH KLINGSPOREN  
 PHONE: (672) 519-1481  
 KEITHKLINGSPOREN@HCAHEALTHCARE.COM

© 2014 KIMLEY-HORN AND ASSOCIATES, INC.  
 801 CHERRY ST., SUITE 950, FORT WORTH, TX 76102  
 PHONE: 817-335-6511 FAX: 817-335-0070  
 WWW.KIMLEY-HORN.COM  
 STATE OF TEXAS REGISTRATION NO. F-928  
 CONTACT: DEVIN D. KING, P.E.  
 devin.king@kimley-horn.com

EXPIRES  
 SEP 08 2017  
 City of Plano





← EMERGENCY

← ENTRANCE

→ REGISTRATION

← DAY SURGERY

← P PURPLE PARKING

52"

4'-0"

12"

2'-0"

CAST-IN-PLACE  
CONCRETE

2"

GRADE  
LEVEL

## **APPEAL SUMMARY #16-20S**

**APPLICANT:** Wray Borland, with The Medical Center of Plano to be represented by Keith Klingsporn.

**ADDRESS:** 3901 W. 15<sup>th</sup> Street

**ZONING:** General Office (0-2)  
PD-129/ S-105

**APPLICANT REQUEST:** The applicant is requesting to vary from Subsection 22.300 (.2) (I) (i) of Division 2, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow two directional signs to

- a. exceed the allowable 30 inches in height by 22 inches for an overall of 52 inches in height and,
- b. exceed the allowable 8 square feet by 4.51 square feet for an overall of 12.51 square feet.

### **ORDINANCE REQUIREMENTS:**

Subsection 22.300 (.1) (I) (i) states that Onsite directional signs shall not exceed 8 square feet and 30 inches in height and shall not contain advertising.

### **STAFF FINDINGS:**

This property is located at the northeast corner of 15<sup>th</sup> Street & Coit Road and situated within a commercial zoning district.

Per the applicant, the larger signs will provide additional information for visitors and patients, which reduce confusion for the visitors which will in turn reduce traffic congestion.

This request to add two additional directional signs to be over the allowable 8 square feet by 4.51 square footage for an overall of 12.51 square feet. Also, the signs will exceed the maximum height of 30 inches by 22 inches for an overall of 52 inches in height for these signs. These signs will not contain a business name or logo.

In 1995, the Board of Adjustments approved 7 additional directional signs at 12 square feet and did not contain business name or logo. These signs will be refaced at the approved locations and the signs will not be modified to exceed the approved square footage and height.

quired setback shall be 8 feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front.

**F. Multipurpose Signs**

- i. The total area of multipurpose pole signs shall not exceed 150 square feet. In the case of multipurpose monument signs, the maximum overall area shall be 225 square feet; however, the copy area shall be limited to 150 square feet leaving a base area of 75 square feet.
- ii. The identification portion of multipurpose signs shall not exceed 50 square feet. Any combination of directory and electronic signs shall not exceed 100 square feet. (*ZC 2013-21; Ordinance No. 2014-1-9*).
- iii. Multipurpose signs may be erected in nonresidential zoning districts.
- iv. Maximum height shall be 10 feet for multipurpose monument signs and 20 feet for multipurpose pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted.
- v. Required setback for multipurpose signs shall be 30 feet from front and adjoining private property lines. Multipurpose signs are limited to one per street front per development and a minimum spacing of 60 feet from any other freestanding sign, except directional signs, must be maintained. Multipurpose signs that meet the size and height requirements of a general business sign shall be allowed an 8-foot front setback. (*ZC 2009-04; Ordinance No. 2009-6-15*)
- vi. Multipurpose signs shall be constructed of materials not subject to deterioration when exposed to the weather and when internally illuminated must be constructed of noncombustible materials or approved plastics.

**G. Municipally-owned Signs**

Municipally-owned signs may be erected in any zoning district and if exceeding 100 square feet shall be reviewed by the Board of Adjustment for specific approval. Municipally-owned signs shall not be placed in any sight visibility triangle and shall be located at least 25 feet from any privately-owned parcel of land. Maximum height of monument styled municipally-owned signs shall not exceed 10 feet and pole signs shall not exceed 20 feet in overall height.

**H. Subdivision Entry Signs**

Subdivision entry signs may be erected in residential zoning districts and shall not exceed 30 square feet with a maximum height of 2.5 feet. Required setback shall be 3 feet from the front property line, and signs are limited to 2 per subdivision entryway. Freestanding subdivision entry signs shall only be allowed in the absence of subdivision wall signs or plaques. The homeowners association or developer shall enter into a maintenance agreement with the City of Plano Planning Department.

**I. Onsite Directional Signs**

(*ZC 2009-04; Ordinance No. 2009-6-15*)

- i. Onsite directional signs shall not exceed 8 square feet and 30 inches in height and shall not contain advertising.

- ii. Directional signs shall be located a minimum of 30 feet from other freestanding signs, including other directional signs.
- iii. Sign provisions specifically addressed by State or Federal government regulations which are in conflict with local sign ordinance shall be exempt from local sign ordinance regulations.

**J. Menu Board Signs**

Menu board signs may be erected in nonresidential zoning districts and shall not exceed 50 square feet with a maximum height of 6 feet. Required setback shall be a minimum of 8 feet from any property line and shall be a minimum of 10 feet from any other menu board sign. (*ZC 2013-21; Ordinance 2014-1-9*)

**K. Unified-lot Signs**

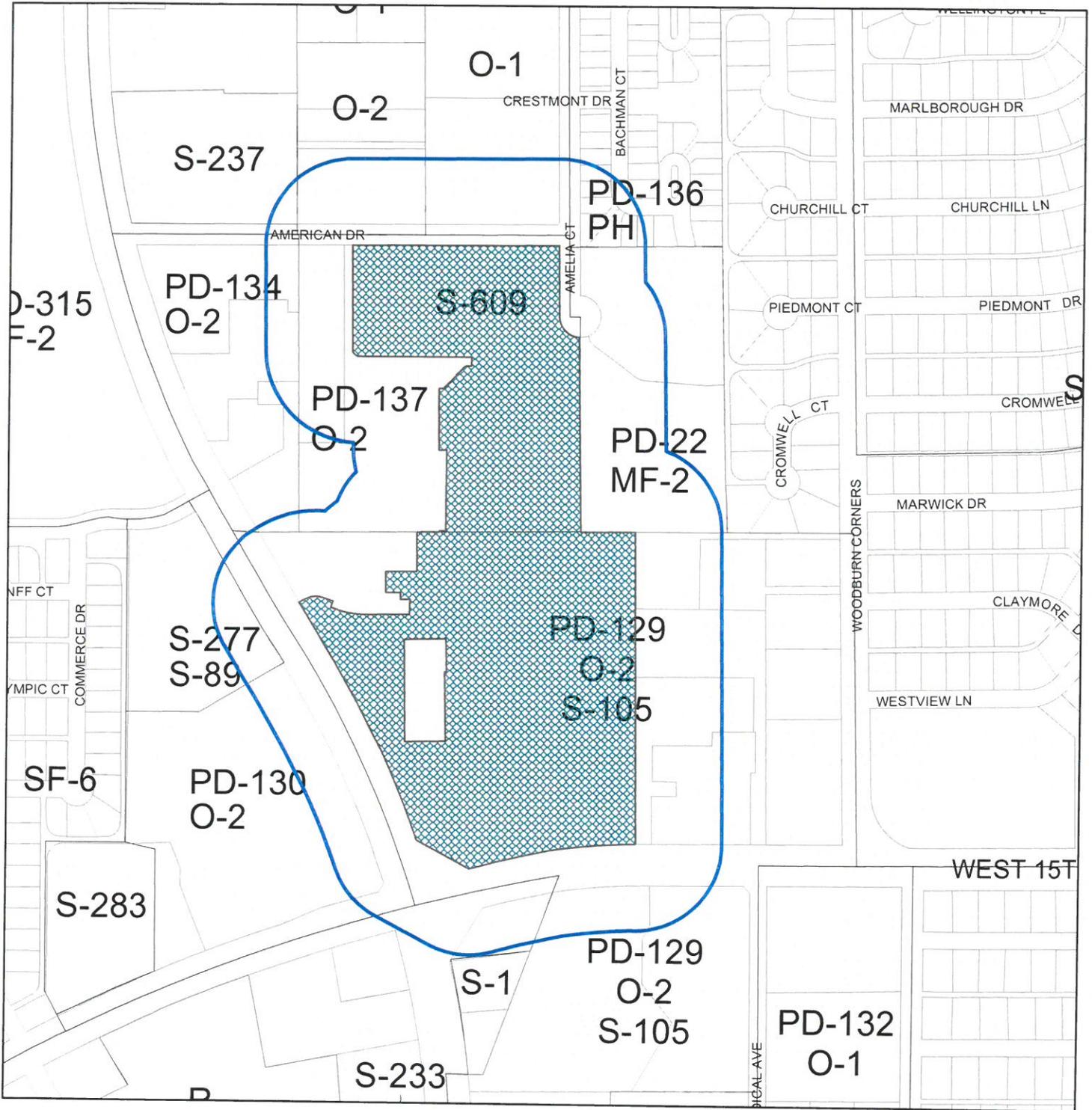
(*ZC 2010-17; Ordinance No. 2010-11-5*)

- i. Unified-lot signs may be erected in nonresidential zoning districts and shall comply with restrictions for freestanding signs in Sec. 22.300.
- ii. Unified-lot sign may be placed on, a premise consisting of two or more contiguous lots where each lot owner has entered into a binding agreement to treat their separate lots as one lot for the limited purpose of signage. The agreement shall contain a legal description of the properties subject to the agreement; the agreement is a covenant running with the land to be filed and made a part of the Deed Records of Collin or Denton County, Texas; and that the agreement cannot be amended or terminated without the consent of the Building Official. A unified-lot sign agreement shall not be effective until a true and correct copy of the approved agreement is filed in the Deed Records of the applicable county and a file-marked copy is filed with the Building Official.

**L. Directory Signs**

(*ZC 2009-04; Ordinance No. 2009-6-15*)

- i. Directory signs shall not exceed 40 square feet.
- ii. Directory signs shall not exceed 15 feet in height, measured from grade.
- iii. For multiple-sided signs, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.
- iv. All accessibility and visibility requirements must be met for public sidewalks and streets.
- v. Directory signs shall be located a minimum of 60 feet from any other freestanding sign, except directional signs.
- vi. Changes to tenant names/locations on an existing permitted directory sign shall not require a permit.
- vii. Any directory sign shall be located within the established build line for that property.
- viii. Directory signs shall be used only to provide way finding information to tenants within a property.

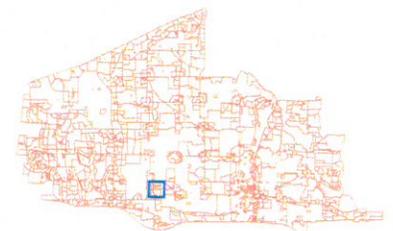


Board of Adjustment

Appeal #: #16-20S

Address: 3901 W. 15th Street

Zoning: General Office (O-2)  
 PD-129  
 S-105



○ 250' Notification Buffer



(16.205)

1621 COIT ROAD REALTY LLC  
6101 NIMTZ PARKWAY  
SOUTH BEND, IN 46628

ACHUTHAN RAM M CHEERATH &  
REKHA MANOHAR  
1825 BACHMAN CT  
PLANO, TX 75075-6160

ACRES OF SUNSHINE LTD  
800 CENTRAL PKWY E STE 100  
PLANO, TX 75074-5578

BPCH -LC  
11501 SILVER LAKE CT  
AUSTIN, TX 78732-2229

CHAI MEI YOON & YUNG YANG TSHOI  
1700 AMELIA CT APT 413  
PLANO, TX 75075-6115

CHAN KENNETH Y &  
DEBORAH C YOUNG  
1700 AMELIA CT APT 423  
PLANO, TX 75075-6118

CHEN CHENG CHIEH  
4129 SAINT ALBANS DR  
PLANO, TX 75093-3135

CHERNG FAMILY LIVING TRUST  
SHU-YI HSU CHERNG- TR  
1700 AMELIA CT APT 416  
PLANO, TX 75075-6118

CHIALASTRI TOM & JANET  
2032 MAITLAND LN  
PLANO, TX 75025-3028

CHU YIYUAN &  
ZHIJUN DU  
1700 AMELIA CT APT 626  
PLANO, TX 75075-6116

CNL RETIREMENT MOP PLANO TX LP  
C/O CPAC  
PO BOX 92129  
SOUTHLAKE, TX 76092-0102

COIT MEDICAL PLAZA LLC  
9600 N CENTRAL EXPY STE 100  
DALLAS, TX 75231-5078

COLUMBIA MEDICAL CENTER OF PLANO  
SUBSIDIARY LP  
C/O HCA INC  
1 PARK PLZ

COLUMBIA MEDICAL CNTR  
C/O COLUMBIA/HCA HEALTHCARE CORP  
ATTN: TAX DEPT 34310  
NASHVILLE, TN 37202-1504

COREY EDNA-CUSTODIAN  
3901 CLEAR CREEK CT  
RICHARDSON, TX 75082-5602

DANZI OLETA  
11144 COUNTY ROAD 442  
PRINCETON, TX 75407-4616

DHC PLANO MEDICAL CENTER LLC ETAL  
14881 QUORUM DR STE 190  
DALLAS, TX 75254-6723

DING XIN & ZHANG YIFENG  
2321 HUNTERS RUN DR  
PLANO, TX 75025-7001

DING XIUXIANG  
1700 AMELIA CT APT 624  
PLANO, TX 75075-6116

DO HOANG  
1829 BACHMAN CT  
PLANO, TX 75075-6160

DOYLE JAMES &  
CRISTINA DOYLE  
3209 TEAKWOOD LN  
PLANO, TX 75075-1712

ELSTER DONALD MARK  
C/O ASPEN CT  
1600 AMELIA CT  
PLANO, TX 75075-6169

EPT 909 INC  
909 WALNUT ST STE 200  
KANSAS CITY, MO 64106-2003

EVERLAST INVESTMENTS LLC EI SERIES D  
1412 TIMBERLINE DR  
MCKINNEY, TX 75070-7125

FERRARI VINCENT & MARYANNE  
3941 LEGACY DR STE 204 B229  
PLANO, TX 75023-8331

FREDERICK R SUTTON TRUST  
FREDERICK R SUTTON TRUSTEE  
1512 DANUBE LN  
PLANO, TX 75075-6845

GAO YUNTANG  
3213 SANTANA LN  
PLANO, TX 75023-3602

GARRISON JIM & KATHY  
105 BEE CAVES RD  
ALLEN, TX 75002-7380



GENTILE CHRISTOPHER  
1700 AMELIA CT APT 725  
PLANO, TX 75075-6117

GERVERS SHIRLEY  
4625 MAVERICK WAY  
CARROLLTON, TX 75010-4412

GIDDENS LESLIE ANN  
GIDDENS TIMOTHY  
1700 AMELIA CT APT 323  
PLANO, TX 75075-6115

GIDDENS TIMOTHY  
GIDDENS LESLIE  
1700 AMELIA CT APT 323  
PLANO, TX 75075-6115

GROYSMAN ROMAN  
3208 LANARC DR  
PLANO, TX 75023-8133

H C A REALTY INC  
ATTN: TAX 34310  
PO BOX 1504  
NASHVILLE, TN 37202-1504

HCA HEALTH SERVICES OF TEXAS INC  
C/O HCA INC  
PO BOX 1504  
NASHVILLE, TN 37202-1504

HCA REALTY INC  
ATTN: TAX DEPT #34310  
PO BOX 1504  
NASHVILLE, TN 37202-1504

HE JIE &  
XING MIN  
1700 AMELIA CT APT 314  
PLANO, TX 75075-6115

HEALTH CARE PROPERTY INVESTORS INC  
3000 MERIDIAN BLVD STE 200  
FRANKLIN, TN 37067-6388

HOU ANGELINA GRANT  
3122 COLLINS BLVD  
GARLAND, TX 75044-8114

HSP OF TEXAS INC  
ATTN: TAX DEPT #34310  
PO BOX 1504  
NASHVILLE, TN 37202-1504

HU HSIANG-FENG  
1921 BACHMAN CT  
PLANO, TX 75075-6162

HUBBARD HEIDI  
1700 AMELIA CT APT 724  
PLANO, TX 75075-6117

HYJY INVESTMENT PARTNERS LTD  
1700 COIT RD # 100  
PLANO, TX 75075-6185

JAGANNATH SUDHA  
4624 COURTYARD TRL  
PLANO, TX 75024-2113

JAN Y.H. LIVING TRUST  
Y.H. JAN TRUSTEE  
6817 ALCOVE LN  
PLANO, TX 75024-6329

JOSHI SANGITA  
1700 AMELIA CT APT 621  
PLANO, TX 75075-6116

KALMYKOVA LYUDMILA  
1700 AMELIA CT APT 722  
PLANO, TX 75075-6117

KAUR PARAMJIT & KULRAJ SINGH  
1809 BACHMAN CT  
PLANO, TX 75075-6160

KHAN MAHMOOD R MD  
3900 W 15TH ST STE 507  
PLANO, TX 75075-4732

KIBRIK PETER  
1801 BACHMAN CT  
PLANO, TX 75075-6160

KNAPP KAREN RUTH  
1700 AMELIA CT APT 516  
PLANO, TX 75075-6118

KT & T ENTERPRISES LLC  
208 BRANDON LN  
MURPHY, TX 75094-3731

LEE MEI CHI  
3036 BROOKSHIRE DR  
PLANO, TX 75075-7644

LI BEICHUAN  
6725 SADDLETREE TRL  
PLANO, TX 75023-1347

LIFE CARE CENTERS OF AMERICA INC  
3001 KEITH ST NW  
CLEVELAND, TN 37312-3713

LIN CHING-TE &  
 TSAI SHA-LI  
PO BOX 864843  
PLANO, TX 75086-4843



LUNDBERG MARY N - LE  
MARY ELIZABETH AIONA  
1700 AMELIA CT APT 525  
PLANO, TX 75075-6116

MAH CHARLES C  
1700 AMELIA CT APT 513  
PLANO, TX 75075-6118

MALANDRUCCOLO JUDY L  
1700 AMELIA CT APT 721  
PLANO, TX 75075-6117

MAO TOM  
20036 SNUG HBR  
FRISCO, TX 75034-9398

MARTIN BEVERLY  
1700 AMELIA CT APT 112  
PLANO, TX 75075-6121

MCCARTHY DENNIS J  
2220 COIT RD STE 480-209  
PLANO, TX 75075-3797

MCCRARY BILLYE NELL  
1700 AMELIA CT APT 113  
PLANO, TX 75075-6121

MCCREEK MEDICAL LTD  
17120 DALLAS PKWY STE 235  
DALLAS, TX 75248-1189

MEDHANIE GHEZZAI  
ISSAK NADIA  
1805 BACHMAN CT  
PLANO, TX 75075-6160

MOSSOR ROBERT  
1700 AMELIA CT APT 625  
PLANO, TX 75075-6116

NACCARELLA STEVEN J  
1700 AMELIA CT APT 421  
PLANO, TX 75075-6118

NGUYEN PHUONG H  
1700 AMELIA CT APT 126  
PLANO, TX 75075-6121

OGG ANITA M  
1700 AMELIA CT APT 616  
PLANO, TX 75075-6116

ONG CAROL &  
JAMES ONG  
833 JAQUET DR  
BELLAIRE, TX 77401-2814

PARKER SONIA F  
5125 VINEYARD LN  
MCKINNEY, TX 75070-7651

PLANO COMMUNITY HOME PHASE III  
1608-1612 AVENUE L  
PLANO, TX 75074

PLANO PARTNERS LTD  
3901 W 15TH ST  
PLANO, TX 75075-7738

RAEZ SHIRLEY A  
%THE SMITH LAW FIRM PC  
11660 CREEK POINT DR  
FRISCO, TX 75035-8278

RICHARDSON ALEC GEORGE  
6017 ROOSEVELT BLVD APT 34  
JACKSONVILLE, FL 32244-3345

RIVERA MARIA I &  
DAVID L COWEN  
1700 AMELIA CT APT 614  
PLANO, TX 75075-6116

RSS NO 1 FAMILY LP  
FAMILY LP RSS  
3200 HAMPSHIRE CT  
FRISCO, TX 75034-6817

RUFF DEBORAH L  
1700 AMELIA CT APT 316  
PLANO, TX 75075-6115

SANDERS MARILYN  
1700 AMELIA CT APT 426  
PLANO, TX 75075-6118

SCHMIDT MARK & HSING-YING LUK  
6420 PALMETTO PT  
JEFFERSON CITY, MO 65109-4109

SHAMSHIRI ROOZBEH  
1700 AMELIA CT APT 713  
PLANO, TX 75075-6116

SOLOMON PAUL & DEBRA  
4740 HOLLY TREE DR  
DALLAS, TX 75287-7219

TANG WENDY HAHUE  
1700 AMELIA CT APT 223  
PLANO, TX 75075-6115

TASSANO BRIAN LEE &  
SNYDER NORMAN ETUX SHARLENE  
1700 AMELIA CT APT 123  
PLANO, TX 75075-6121

TAYLOR RICHARD WAYNE  
1700 AMELIA CT APT 322  
PLANO, TX 75075-6115

TESCHE CHARLES G &  
LOBZA-TESCHE MALGORZATA  
1813 BACHMAN CT  
PLANO, TX 75075-6160

TEXAS PSYCHIATRIC CO INC  
ATTN: TAX DEPT #34310  
PO BOX 1504  
NASHVILLE, TN 37202-1504

TING HAE RUEY  
8241 FOUNTAIN RIDGE DR  
PLANO, TX 75025-3930

TIPTON DARREN  
1700 AMELIA CT APT 214  
PLANO, TX 75075-6121

TOWNSEND THOMAS JR  
1700 AMELIA CT APT 222  
PLANO, TX 75075-6121

TRUJILLO HECTOR DAVID JR  
1700 AMELIA CT APT 225  
PLANO, TX 75075-6115

TSENG CAROLINE & LUKE  
4201 WHIPPOORWILL LN  
PLANO, TX 75093-6035

W DOUGLAS DISTRIBUTING LTD  
325 E FOREST AVE  
SHERMAN, TX 75090-8832

WANG QI  
1700 AMELIA CT APT 523  
PLANO, TX 75075-6118

WANG XIAORU  
1700 AMELIA CT APT 524  
PLANO, TX 75075-6118

WHITLOW DUANE & CO INC  
4950 KELLER SPRINGS RD STE 415  
ADDISON, TX 75001-6277

YE FAZONG  
1700 AMELIA CT APT 116  
PLANO, TX 75075-6121

KEITH KLINGSPORN  
3901 W 15<sup>TH</sup> STREET  
PLANO, TEXAS 75075