

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, DECEMBER 13, 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. November 08, 2016 meeting

ZONING APPEAL REQUEST:

3. **APPEAL #16-21Z 2601 E Parker Road:** A request to vary from Subsection 20.200 (.1) of Division 4, Article 20, Zoning Ordinance No. 2015-5-2 as amended, to allow a fence that is 4.67 feet over the allowed 40 inches in height for an overall height of 8 feet in the required front yard. This appeal is requested by property owner Hong Zhuang.

SIGN APPEAL REQUEST:

4. **APPEAL #16-22S 7401 Windrose Avenue, Suite 150:** A request to vary from Subsection 22.300 (.1) (K) (ii) (b) and (iii) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow two canopy signs:
 - a. To exceed the allowable height of 12 inches by 10 inches for an overall height of 1.83 feet.
 - b. To exceed the allowed 75% coverage of the length of the canopy by 25% for a total of 100% coverage.

This appeal is requested by property owner Fehmi Karahan with the Karahan Companies to be represented by Cody Dishman and/or Peyton McMinn with Paladin Signs.

5. **APPEAL #16-23S 8255 Preston Road Suite 100:** A request to vary from Subsection 22.300 (.2) (J) and (.3) (D) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a menu board sign:
- a. To exceed the allowed height of 6 feet by 5.64 feet for an overall height of 11.64 feet.
 - b. To be separated by 3 feet from a second menu board, reducing the minimum required separation of 10 feet by 7 feet.
 - c. To exceed the allowed 50 square feet overall by 4 square feet for a total size of 54 square feet.
 - d. To be reduced from the overall height requirement of 14 feet for a freestanding sign over a driving surface by 2.36 feet from to 11.64 feet.

This appeal is requested by Tim Smith, a representative for property owner Lincoln Property Company Commercial and will be represented by Wayne Rhodes with Hilton Displays.

6. **APPEAL #16-24S 4017 14th Street:** A request to vary from Subsection 22.300 (.2) (I) (i) and (ii) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow:
- a. This onsite directional sign (designated as CSD-62) located at the 14th street entrance to the store, an additional 9.5 feet in height over the allowed 2.5 feet for an overall height of 12 feet and for an additional 4 square feet over the allowed 8 square feet for an overall size of 12 square feet.
 - b. All of the following signs located in the designated parking area to the right of the front entrance of the store to be:
 - i. An additional 9.5 feet in height over the allowed 2.5 feet for an overall height of 12 feet and for an additional 4 square feet over the allowed 8 square feet for an overall size of 12 square feet for two onsite directional signs (designated as CSD-62). Also, a reduction from the required 30 feet separation between signs A & B by 14.17 feet to 15.83 feet, and between signs G & H by 16.58 feet to 13.42 feet.
 - ii. An additional 4 feet in height over the allowed 2.5 feet for an overall height of 6.5 feet for 6 onsite directional signs (designated as CSD-63). Also, a reduction from the required 30 feet separation between signs B-G by 18 feet to 12 feet.

This appeal is requested by Ana Gonzalez, a representative for property owner Kroger Texas LP and will be represented by Don Nicolini with LPI Development Group.

OTHER:

7. 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