

**REVISED**  
**NOTICE OF MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET IN A REGULAR SESSION IN THE COUNCIL CHAMBER OF THE MUNICIPAL CENTER, 1520 AVENUE K, PLANO, TEXAS AT 3:00 P.M. TUESDAY, FEBRUARY 14, 2012.**

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The Board of Adjustment may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

**PUBLIC COMMENTS:**

1. The Board of Adjustment will hear comments of public interest. Time restraints may be directed by the Chair of the Board of Adjustment. Specific factual information, explanation of current policy, or clarification of Board of Adjustment authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.

**APPROVAL OF MINUTES:**

2. January 24, 2012 meeting.

**ZONING APPEAL REQUEST**

3. **APPEAL # 12-03Z 800 Woodburn Corners:** A request to vary Subsection 3.1002 (2) of the Zoning Ordinance number 2006-4-24 to:
- a) allow a fence to be 144 inches over the allowable 96 inches in height for an overall height of 240" (20 feet) and
  - b) allow two fence poles to be 150 inches over the allowable 96" in height for an overall height of 246 inches (20 feet 6 inches) and two fence poles to be 216 inches over the allowable 96 inches in height for an overall length of 312 inches (26 feet) and
  - c) allow a fence to be 204 inches over the allowable 96 inches in height for an overall height of 300 inches (25 feet) and
  - d) allow two fence poles to be 210 inches over allowable 96 inches in height for an overall height of 306 inches (25 feet 6 inches) and two poles to be 276 inches over the allowable 96 inches in height for an overall height of 372 inches (31 feet) and
  - e) allow a fence to be 144 inches above the allowable 96 inches in height for an overall height of 240 inches (20 feet) and the fence poles to be 150 inches over the allowable 96 inches height for an overall height of 246 inches (20 feet 6 inches) and
  - f) allow two fences to be 48 inches above the allowable 96 inches in height for an overall height of 144 inches (12 feet). This appeal is requested by Thomas Poore, with John Paul II High School.

**SIGN APPEAL REQUEST**

4. **APPEAL #12-04S 1000 E. 14<sup>th</sup> Street:** A request to vary Subsection 3.1605 (3) and Subsection 3.1605 (7) of the Zoning Ordinance number 2006-4-24:

East elevation:

- a) To allow signs on an elevation not fronting a public street.
- b) To allow a building identification sign to be 28.89 square feet over the allowed 115.29 square feet for a total square footage of 144.18.
- c) To allow more than one building identification sign on a building.
- d) To allow the combination of wall signs to be 130.04 square feet over the allowed 115.29 square feet for a total square footage of 245.33.

West elevation:

- a) To allow the combination of wall signs to be 46.84 square feet over the allowed 107.52 square feet for a total square footage of 154.36.
- b) To allow internal illumination of signs.
- c) To allow plastic faces on the signs.

South elevation:

- a) To allow signs on an elevation not fronting a public street.
- b) To allow internal illumination of signs.
- c) To allow plastic faces on the signs.

North elevation:

- a) To allow a building identification sign to be 47.72 square feet over the allowed 96.46 square feet for a total square footage of 144.18.
- b) To allow internal illumination of signs.
- c) To allow plastic faces on the signs.

This appeal is requested by Bonny and Nathan Shea, Eastside 14<sup>th</sup> Street, LLC

**OTHER:**

**5. Items for future Agenda.**

**Council Liaisons: Councilmen Ben Harris and Patrick Gallagher**

Municipal Center is wheelchair accessible. A slope curb entry is available at the main entrance facing Ave. L, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Council Chamber is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting by calling the Building Inspection Department at 972-941-7140.

## Board of Adjustment January 24, 2012

### Present

Michael Pirek, Chairman  
Carolyn Kalchthaler  
Ed Stankunas  
Steven Patten  
Bill Gibson, Alternate  
Jackie Hagar, Alternate, Present, not seated

### Staff

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

A public hearing of the Board of Adjustment was called to order by Chairman Mike Pirek on Tuesday January 24, 2012 at 3:00 p.m. in the Council Chamber of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. Chairman Pirek admitted all records and testimony given into the official Board of Adjustment record.

Below is a summary of the actions taken under each of the posted items.

1. Public comments: **There was no public comment.**
2. Approval of Minutes from December 13, 2011

**Board member Steven Patten made the motion to approve the minutes from December 13, 2011. Board Member Carolyn Kalchthaler seconded the motion. The Board voted 5/0 to approve the meeting minutes from December 13, 2011.**

3. **APPEAL # 12-01Z 5701 ARCADY PLACE:** A request to vary Subsection 3.508 and 3.1002 (1) of the Zoning Ordinance number 2006-4-24 to allow a fence to be located in the front yard to exceed the maximum allowed 40 inch height by 26 inches, for an overall of 66 inches in height. This appeal is requested by property owners CO TR - Pamela M. Hagerty and Ignacio M. Duarte to be represented by Luis A. Ortiz.

**Patti Hoffer, Code Compliance Representative, gave a presentation on the property at 5701 Arcady Place and answered questions from the Board.**

**Luis Ortis, representing the Property Owner, testified that people use the front yard to cross through and the owner would like to make it more secure and install security cameras. Mr. Ortis further stated there are currently ten (10) properties in the area that have fences at 66 inches.**

**Catherine Ortis testified that this fence would be in keeping with other fences in the area, while providing additional security for the property owner. A shorter forty-inch fence would not be proportional to the house.**

**Ignacio Duarte, Property Owner, testified that his wife is a television personality and he would like to put in the fence for security and safety precautions. They also have dogs, and he wants to let the dogs in the front yard as well. There are other fences in the area that are six feet tall. He spoke to his HOA and told him to get approval from the City. Mr. Duarte went on to testify that he has lived in his home for ten years.**

**Chairman Pirek re-read the criteria for granting the variance for the applicant, and presented as record a letter received from a neighbor asking that the variance request be denied.**

**Chairman Pirek closed the floor to public testimony.**

**After discussion, Mr. Duarte asked that his appeal be tabled so that he can bring pictures of the sixteen houses in the neighborhood that have these same types of fences, and to better explain the four (4) variance criteria.**

**Carolyn Kalchthaler made the motion to table Appeal #12-01Z, Ed Stankunas seconded the motion. The Board voted 5/0 in favor of tabling the variance request.**

- 4. APPEAL # 12-02Z 6801 W. PARK BOULEVARD:** A request to vary Subsection 3.1002 (2) of the Zoning Ordinance number 2006-4-24 to:
- a).** allow two fence poles to be 744 inches over the allowable 96 inches in height, for an overall height of 840 inches and;
  - b).** allow three fence poles to be 624 inches over the allowable 96 inches in height, for an overall height of 720 inches and;
  - c).** allow two anchor fence poles to be 24 inches over the allowable 96 inches in height for an overall height of 120 inches and;
  - d).** allow a fence to be 96 inches over the allowable 96 inches in height for an overall 192 inches. This appeal is requested by Ronald B. Johnson with Prestonwood Christian Academy.

**Patti Hoffer, Code Compliance Representative, gave a presentation on the property at 6801 W. Park Boulevard and answered questions from the Board.**

**Staff and the Board discussed ball fields and fence criteria throughout the City.**

**Assistant Building Official Cliff Bormann gave the Board a brief history of this area, and that this facility was built prior to being annexed by the City of Plano.**

**Ben Lovvorn, representing Prestonwood Christian Academy, provided information on the two-part appeal, one for the center field fence and one for the batters eye. Mr. Lovvorn went on to explain the safety factors to the players and the public which have led to asking for improvements to the facility.**

**Mr. Lovvorn testified to the four factors to grant a variance and how they pertain to his appeal. He said the fence ordinance applies to residential homes. He said granting this variance will not affect any residential areas. This fence will actually be closer to home plate after it is built. They want the sports complex to be safer for the guests. Mr. Lovvorn answered questions from the Board.**

**Mike Mack, coach at Prestonwood Christian Academy, explained how the batter's eye fence protects the batter. He said sixteen (16) foot is a national average. Mr. Mack also testified on the backstop fence request and how the height would protect the public. The poles would be seventy (70) feet tall and the fence measured at sixty (60) foot with the poles pulling the net to make it taut.**

**Since the baseball training season is about to begin, Mr. Lovvorn requested that the Board vote on item "d" while tabling items "a", "b", and "c".**

**Chairman Pirek closed the public comments.**

**After hearing testimony, Ed Stankunas made the motion to table Appeal #12-02Z, items 'a', 'b', and 'c', Carolyn Kalchthaler seconded the motion. The Board voted 5/0 in favor of tabling #12-02Z, items "a", "b", and "c" of the variance request.**

**Ed Stankunas then made the motion to approve Appeal #12-02Z, item "d". Steven Patten seconded the motion and the Board voted 5/0 in favor of granting item 'd' of the variance request.**

5. There are no cases for the February 14, 2012 meeting as of yet. However, the deadline to file is January 27, 2012

The Public Hearing adjourned at 4:55 P.M.

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Mike Pirek, Chairman

# CITY OF PLANO

## ZONING APPEAL TO THE BOARD OF ADJUSTMENT

**APPEAL #:** \_\_\_\_\_  
**\$ 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:** 800 Woodburn Corners **Zoning District:** LI-1  
**Lot Number:** 1 **Block:** A **Addition:** Martha McBride Survey Abstract #0533

**TO THE HONORABLE BOARD OF ADJUSTMENT:**

John Paul II High School		972-867-0005	
900 Coit Road	Plano	(Applicant's Phone Number) Texas	75075
(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):

- See attached Exhibit A for Softball Netting Backstop System,
- See attached Exhibit B for Baseball Netting Backstop System,
- See attached Exhibit C for Baseball Safety Netting Fence at 3rd base fence line &
- See attached Exhibit D for Softball and Baseball Batters Eye in center field.

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:  
With regard to the intent of the ordinance, we do not believe the requested netting systems, R-panel metal walls (batter's eye), proposed heights of these systems or geographic location, would impose a hardship. We instead, seek to provide maximum crowd protection and avoid safety concerns from potential foul balls to that unexpected spectator, with these systems.

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:  
Based on the original topography and specific existing features of this property, the challenges were many. Our greatest design opportunity involved the ditch which carved through the property over years from the storm water drainage from north of this property. Base on the CORPS findings, this ditch was deemed to be a governed ditch when water actually flowed. Based on this, our challenges to fit the 3 sports venues became a very difficult opportunity of which we believe has resulted in a very unique and functional Multi-Sports Complex.

c. The hardship is in no way the result of the applicant's own actions:  
We view the hardship as Safety driven. As the Educational Sports venues have over the past few years moved toward using a Netting System for the Safety Barrier between the field and the spectators, in lieu of the galvanized chain-link system to reduce injuries to players and spectators alike. The results of the netting system have also produced a more clear view by limiting the number of post by placing 2 of the 4 post behind the spectators, which results in a more enjoyable experience.

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:  
Based on research, we are not asking the Board of Adjustments to approve a system that doesn't already exist within the City of Plano for the same purposes of the design of this facility. We do believe the venues in the current locations along with the proposed netting/fencing systems will provide a safe and pleasingly attractive sports complex for our neighbors, as designed.

e. How is the property going to be used?  
The purpose of this Sports Complex is to allow John Paul II High School to continue to mold students into critical thinkers and effective communicators, committed to service and rooted with a faith base. The values learned during sports activities are lifelong and produce productive health driven citizens.

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF PLANO makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state and federal laws pertaining to projects within the city. Copies of the CITY OF PLANO adopted codes and Zoning Ordinances can be found on the City website at [www.ci.plano.tx.us](http://www.ci.plano.tx.us) or at the CITY OF PLANO Municipal Center at 1520 Avenue K, Plano, Texas.



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### **Section 3** Reduced Civil Site Plan Exhibit, Sheet EXH

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**Section 1**

**City of Plano Zoning Appeal to the  
Board of Adjustment Application**

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## Section 1

### Exhibit A

## Softball Field Backstop Netting System

The variance requested for the softball field backstop netting system is based on an allowed 8' fence height and our netting system is 20' with 2 pole at 20'6" and 2 poles at 26'. Based on this, our variance request is for the additional height of 12' for the net and 18' for the highest poles. This particular backstop netting system was chosen for its safety advantage for the player, enhancing the view from the spectators perspective and reducing expenses for baseballs.

The system will be comprised of the following materials:

- 2 – 10" heavy wall galvanized post at the retainer wall location which will be 20'6" +/- from top of pole to the playing field and bolted to a concrete pier as seen in Section 7-k on sheet XA-1.6
- 2 – 10" heavy wall galvanized post located behind the main bleachers which will be 26'0" +/- from top of pole to the ground and bolted to a concrete pier as seen in Section 7-l on sheet XA-1.7.
- The netting will be a #36 twisted knotted nylon netting which is a product of Burbank Sports Nets. The treated weight per sq.ft is 0.04lbs, 2.8 mm diameter twine size which is double treated all weather UV Black BSF paint, 210/90/Denier (unit of measure) and a 87% open mesh with a minimum breaking strength of 365lbs and the height will be 20'0" +/- above the playing field. (ref: Section 7 sheet 7-a-1, Burbanks Sports Nets Material Specifications)
- The cabling and connections (ref: Section 7-a, Burbanks Material Specifications):
  - Main Cables and Support Cables (cables at the top of the netting system), which will be ¼" galvanized Aircraft Cables 7x19, having a 7,000 lb nominal strength and weighting 110 lbs per 1,000 lft, all connected with Galvanized U-bolt clamps meeting the required ASTM specifications. (ref: Section 7-a-2 & 3 pole and cable connection)
  - Bottom and Side Hold-down Cables (cables at the bottom and sides of the netting system), which will be ¼" galvanized Aircraft Cables 7x19, having a 7,000 lb nominal strength and weighting 110 lbs per 1,000 lft, all connected with Galvanized U-bolt clamps meeting the required ASTM specifications and sewn through the eye-bolts embedded in to the retainer wall. (ref: Section 7-a-4 eye-bolt connection)

## Section 1

### Exhibit B

## Baseball Field Backstop Netting System

**The variance requested for the baseball field backstop netting system is based on an allowed 8' fence height and our netting system is 25' above the playing field with 2 poles at 25'6" and 2 poles at 31'. Based on this, our variance request is for the additional height of 18' for the net and 23' for the highest poles.** This particular backstop netting system was chosen for its safety advantage for the player, enhancing the view from the spectators perspective and reducing expenses for baseballs.

The system will be comprised of the following materials:

- 2 – 12" heavy wall galvanized post at the retainer wall location which will be 25'6" +/- from top of pole to the playing field, and bolted to a concrete pier as seen in Section 7-l on sheet XA-1.4
- 2 – 12" heavy wall galvanized post located behind the main bleachers which will be 31'0" +/- from top of pole to the ground, and bolted to a concrete pier as seen in Section 7-j on sheet XA-1.5
- The netting will be a #36 twisted knotted nylon netting which is a product of Burbank Sports Nets. The treated weight per sq.ft is 0.04lbs, 2.8 mm diameter twine size which is double treated all weather UV Black BSF paint, 210/90/Denier (unit of measure) and a 87% open mesh with a minimum breaking strength of 365lbs and the height will be 25'0" +/- above the playing field. (ref: Section 7 sheet 7-a-1, Burbanks Sports Nets Material Specifications)
- The cabling and connections (ref: Section 7-a, Burbanks Material Specifications):
  - Main Cables and Support Cables (cables at the top of the netting system), which will be ¼" galvanized Aircraft Cables 7x19, having a 7,000 lb nominal strength and weighting 110 lbs per 1,000 lft, all connected with Galvanized U-bolt clamps meeting the required ASTM specifications. (ref: Section 7-a-2 & 3 pole and cable connection)
  - Bottom and Side Hold-down Cables (cables at the bottom and sides of the netting system), which will be ¼" galvanized Aircraft Cables 7x19, having a 7,000 lb nominal strength and weighting 110 lbs per 1,000 lft, all connected with Galvanized U-bolt clamps meeting the required ASTM specifications and sewn through the eye-bolts embedded in to the retainer wall. (ref: Section 7-a-4 eye-bolt connection)

## Section 1

### Exhibit C

## Baseball Field Safety Netting System

**The variance requested for the baseball field 3<sup>rd</sup> base line netting system is based on an allowed 8' fence height and our netting system is 20' above the playing field with all of the poles at 20'6". Based on this, our variance request is for the additional height of 12' for the net and 12'6" for the poles.**

The baseball field safety netting system placed along the 3<sup>rd</sup> base fence is being used to provide a safety screen for the spectators that are at the concession stand or traveling to the softball or tennis court area.

The system will be comprised of the following materials:

- 6" heavy wall galvanized post spaced at 20'+/- on-center within the 3<sup>rd</sup> base fence line, in conjunction with a 4' Vinyl Chain Link fence between each 4" post. Each post will be , and bolted to a concrete pier leaving the top of the posts at 20'6"+/-, as seen in Section 7-h and 7-m on sheets XA-1.3 and XA-1.8.
- 1– 10" heavy wall galvanized post to be located adjacent (east side) to the Visitors' Dugout which will be 20'6"+/- to the top of the pole and bolted to a concrete pier as seen in Section 7-h on sheets XA-1.3
- The netting will be a #36 twisted knotted nylon netting which is a product of Burbank Sports Nets. The treated weight per sq.ft is 0.04lbs, 2.8 mm diameter twine size which is double treated all weather UV Black BSF paint, 210/90/Denier (unit of measure) and a 87% open mesh with a minimum breaking strength of 365lbs and the height will be 25'0"+/- above the playing field. (ref: Section 7 sheet 7-a-1, Burbanks Sports Nets Material Specifications)
- The cabling and connections (ref: Section 7-a, Burbanks Material Specifications):
  - Main Cables and Support Cables (cables at the top of the netting system), which will be ¼" galvanized Aircraft Cables 7x19, having a 7,000 lb nominal strength and weighting 110 lbs per 1,000 lft, all connected with Galvanized U-bolt clamps meeting the required ASTM specifications. (ref: Section 7-a-2 & 3 pole and cable connection)
  - Bottom and Side Hold-down Cables (cables at the bottom and sides of the netting system), which will be ¼" galvanized Aircraft Cables 7x19, having a 7,000 lb nominal strength and weighting 110 lbs per 1,000 lft, all connected with Galvanized U-bolt clamps meeting the required ASTM specifications and sewn through the eye-bolts embedded in to the retainer wall. (ref: Section 7-a-4 eye-bolt connection)

**Section 1**  
*Exhibit D*

**Softball and Baseball Batter's Eye  
at Center Field**

**The variance requested for the baseball and softball batter's eye is based on an allowed 8' fence height and our fence systems at these areas are 12' above the playing field. Based on this, our variance request is for the additional height of 4' for the batter's eye fence systems.**

A Batter's Eye is a solid colored backboard used to reduce the distractions of the Batter losing sight of the ball in a background of trees, or any other change of colors or shapes, therefore reducing his risk of injury. Each Batter's Eye will consist of the following materials:

- Each post will be 5"x5"x3/8" galvanized steel tubing with welded caps on top layout at 5'0"+/- on-center and 12'0"+/- to the top of the post. They will be embedded in a 10'0" concrete pier and tied into a 12"x18" concrete mow strip which will run the full distance of the fencing system, semi flush with the finish grade.
- The lateral runners will be 2"x2"x1/8" galvanized steel tubing fastened at each 5'0"+/- on-center post. There will be 5 rows spaced equally ( 3'0" maximum) and will run the full distance of the Batter's Eye system and rake (turn) down at each end on a 45 degree angle to the 8'0" fence height.
- The face of the fence will be 24 gauge Pre-Engineered R-Panel, baked enamel finish with screws to match the R-Panel color. The cap trim will also be 24 gauge materials, baked enamel finish with screws to match and at the top and bottom of the trim piece they will hem under (fold) to prevent exposed edges.
- Softball – the Softball Batter's Eye will be 32'0"+/- in length at the top and 42'0"+/- in length at the bottom of the 45 degree wings, which is at the top of the 6'0"+/- R-panel outfield fence. (ref: Section 5-E and Section 7-f sheet XA-1.2)
- Baseball – the Baseball Batter's Eye will be 32'0"+/- in length at the top and 40'0"+/- in length at the bottom of the 45 degree wings, which is at the top of the 8'0"+/- R-panel outfield fence. (ref: Section 6-d and Section 7-e sheet XA-1.1)







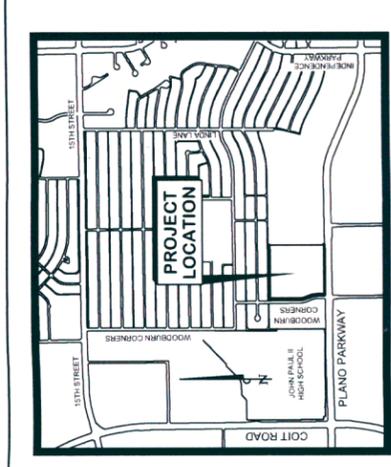
NO.	REVISIONS	DATE	BY

12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TX 75251  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM - 928  
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**Kimley-Horn and Associates, Inc.**

KHA PROJECT 067147023  
 DATE SEPT. 13, 2011  
 SCALE AS SHOWN  
 DESIGNED BY JCR  
 DRAWN BY MSM  
 CHECKED BY JCR

PLANO EAST SPORTS COMPLEX  
 JOHN PAUL II HIGH SCHOOL EAST SPORTS COMPLEX  
 TEXAS



- Softball Back-stop
- Baseball Back-stop
- Baseball Safety Net
- Softball Outfield Fence
- Baseball Outfield Fence

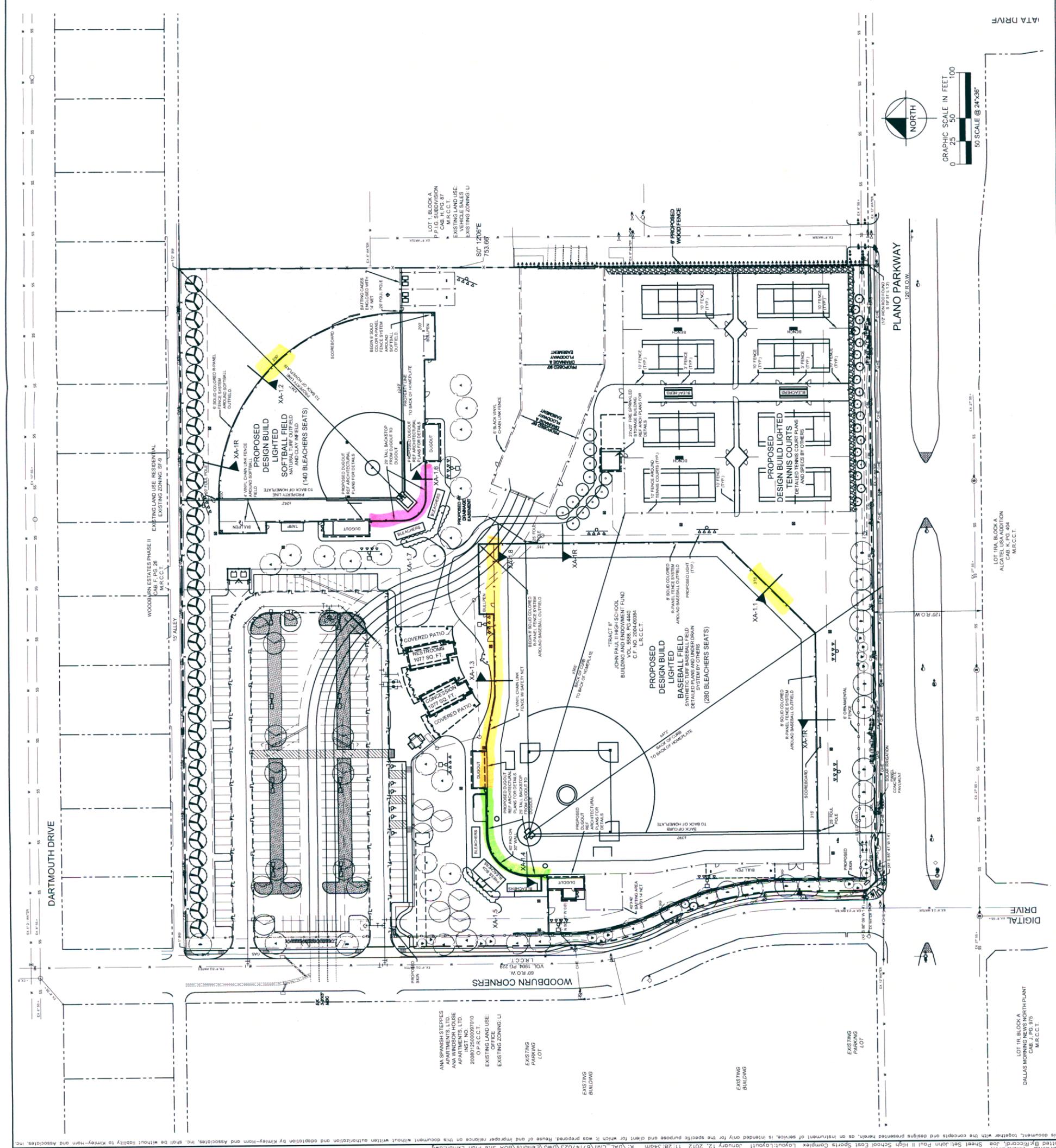
**LEGEND**

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[Symbol]	EXISTING CONCRETE PAVEMENT	[Symbol]	PROPOSED FIRELANE
[Symbol]	EXISTING STORM SEWER	[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING SANITARY SEWER	[Symbol]	MANHOLE
[Symbol]	EXISTING WATERLINE	[Symbol]	SEWER CLEANOUT
[Symbol]	EXISTING UNDERGROUND ELECTRIC	[Symbol]	CO
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[Symbol]	PROPOSED FIRELANE	[Symbol]	BARRIER FREE RAMP
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[Symbol]	EXISTING FIRE HYDRANT	[Symbol]	RADIUS
[Symbol]	HEADWALL	[Symbol]	SIDEWALK
[Symbol]	TRANSFORMER	[Symbol]	PROP. STREET LIGHT
[Symbol]	TREE	[Symbol]	BOLLARD
[Symbol]	BENCHMARK	[Symbol]	AREA DRAIN
[Symbol]	PARKING COUNT	[Symbol]	CITY OF PLANO/BFR
[Symbol]	CPBFR		

**SITE PLAN**  
**JOHN PAUL II HIGH SCHOOL EAST SPORTS COMPLEX**  
**LOT 1, BLOCK A**  
 Being ±12.52 Acres Out Of The Martha McBride Survey Abstract No. 0553  
 Zoned: LI-1  
 City of Plano, Collin County, Texas  
 City Project No. 5485-2

**OWNER:** John Paul II Building and Endowment Fund  
 1000 Con Road  
 Plano, Texas 75075

**Applicant/Engineer/Surveyor:** Kimley-Horn and Associates, Inc.  
 12700 Park Central Dr., Ste. 1800  
 Dallas, Texas 75251  
 Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820  
 Contact: Joseph Riccardi, P.E.



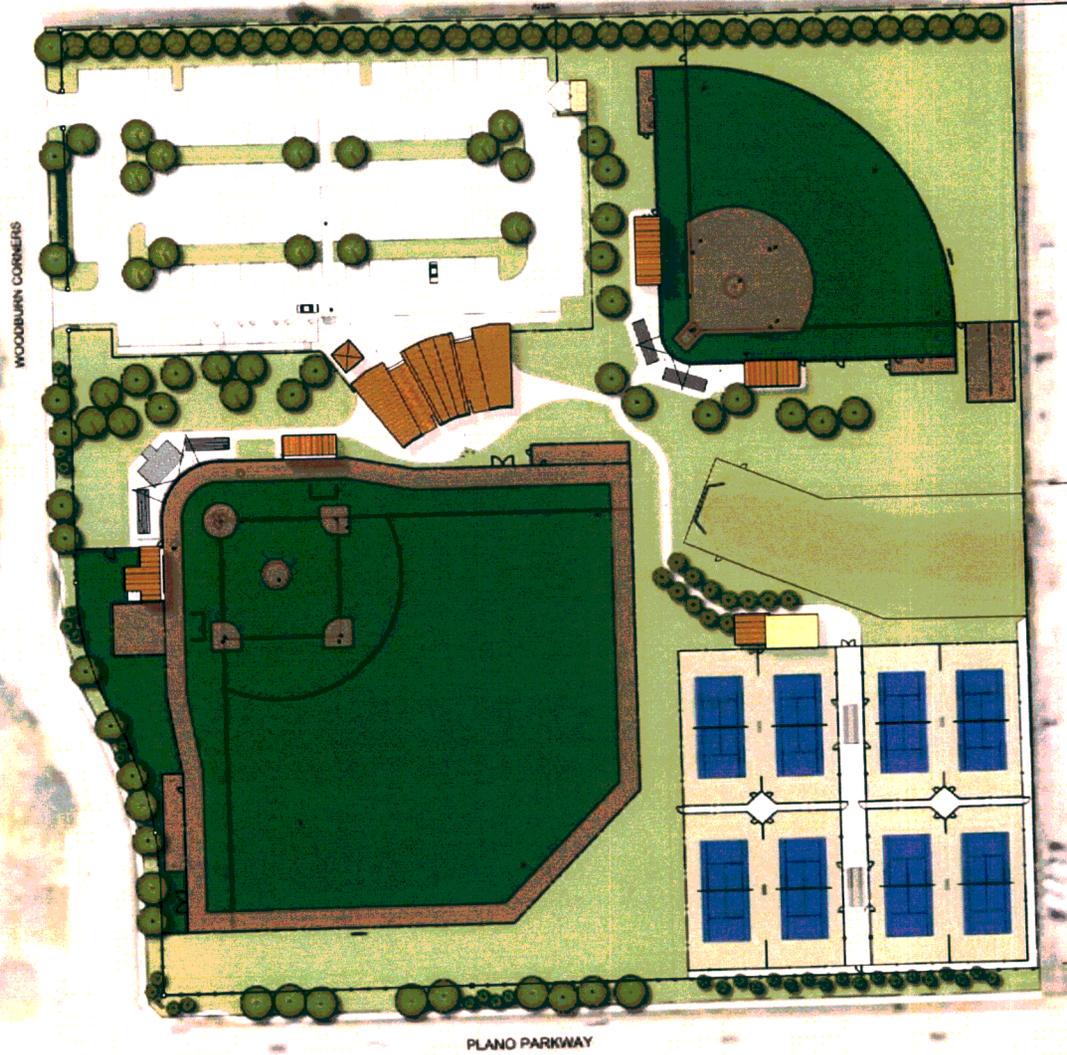
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DATE: 09/13/11  
 DRAWN BY: MSM  
 CHECKED BY: JCR  
 PROJECT NO: 067147023  
 SHEET NO: 1 OF 1

**Section 4**

**Aerial Site Rendering of  
JPII HS East Sports Complex**

---



DRIVE

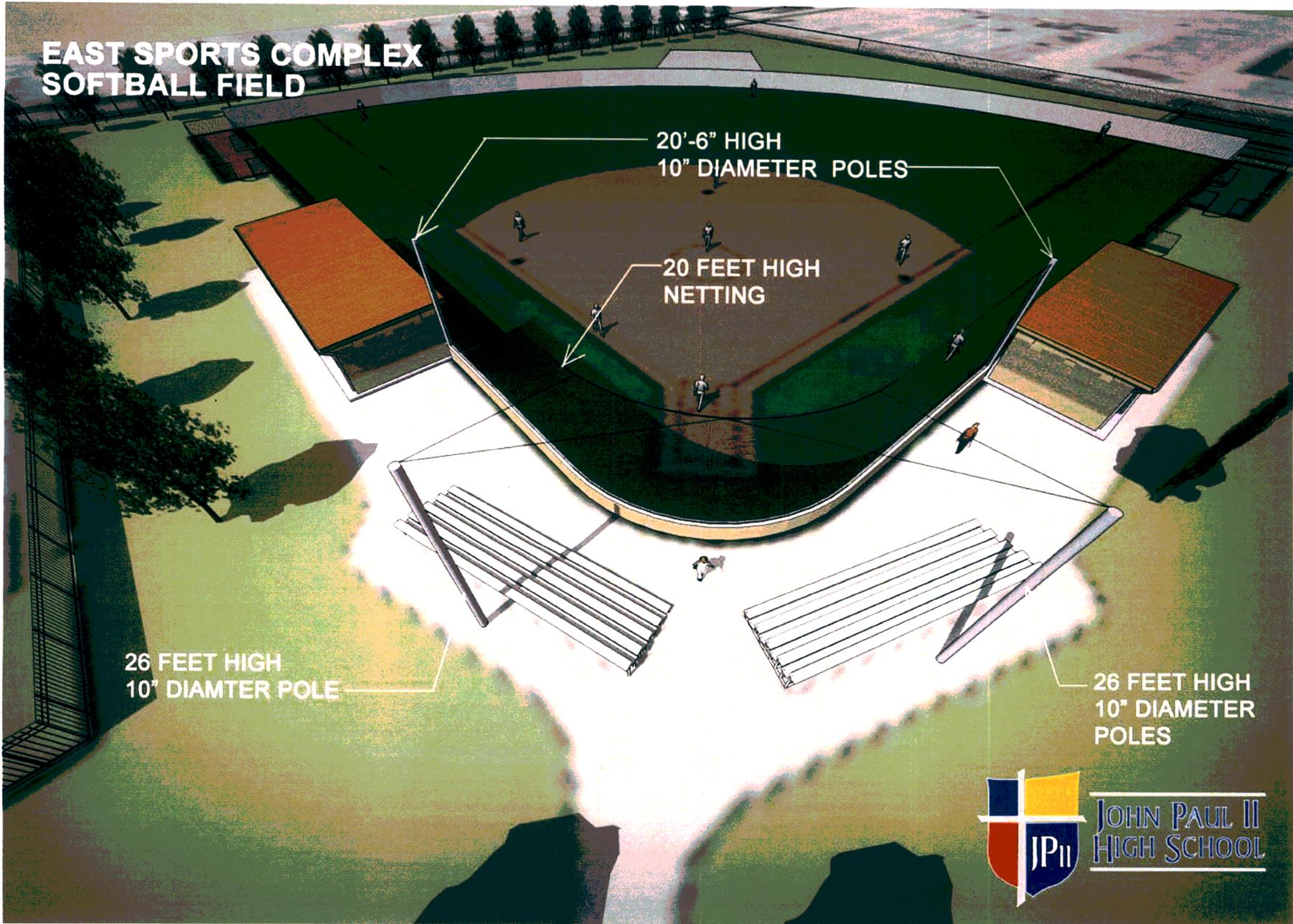
PLANO PARKWAY

IVE

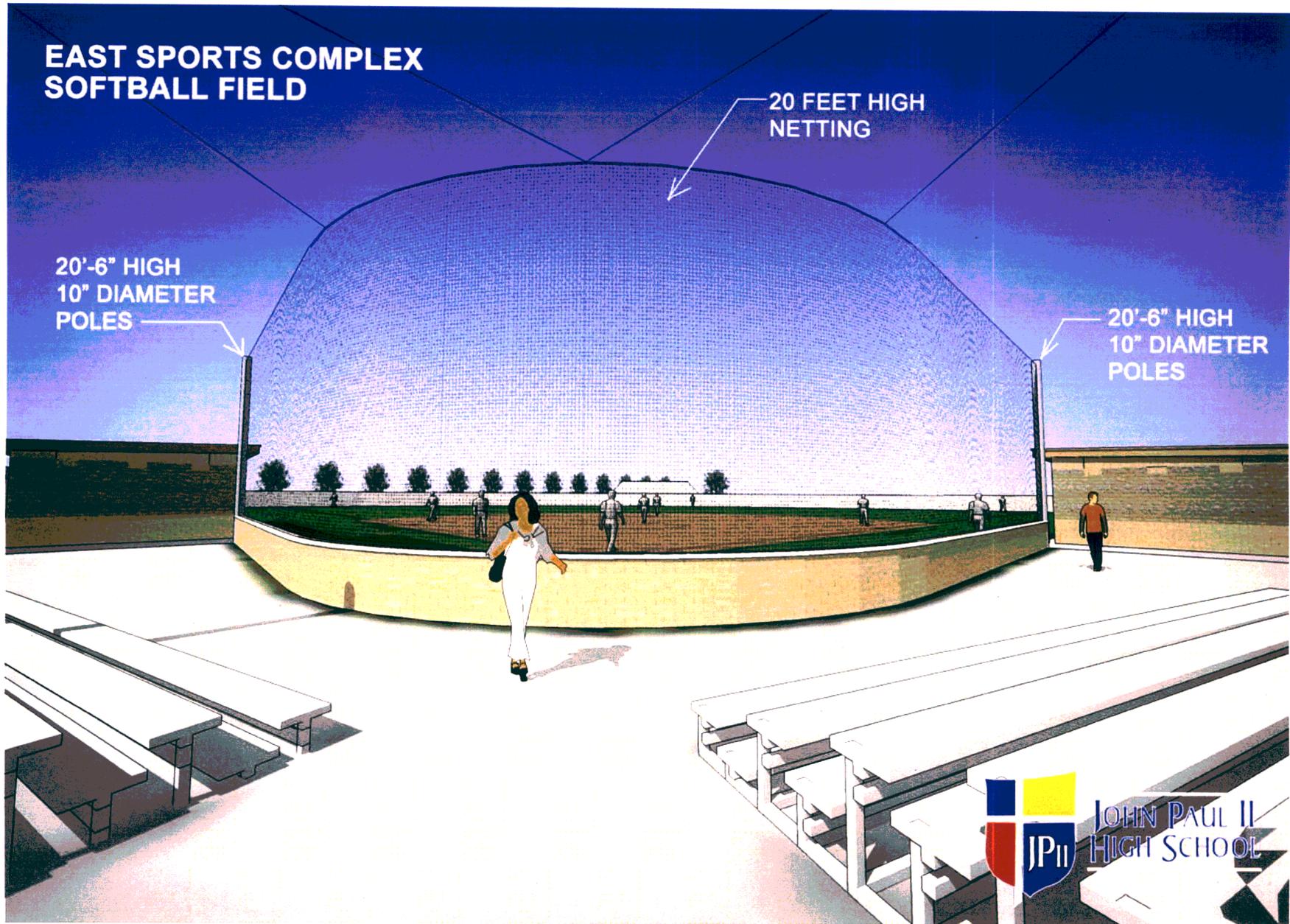
Section 4: Aerial Site Rendering of JPII HS East Sports Complex

**Section 5** Softball Field Renderings of Fences for Requested Variance

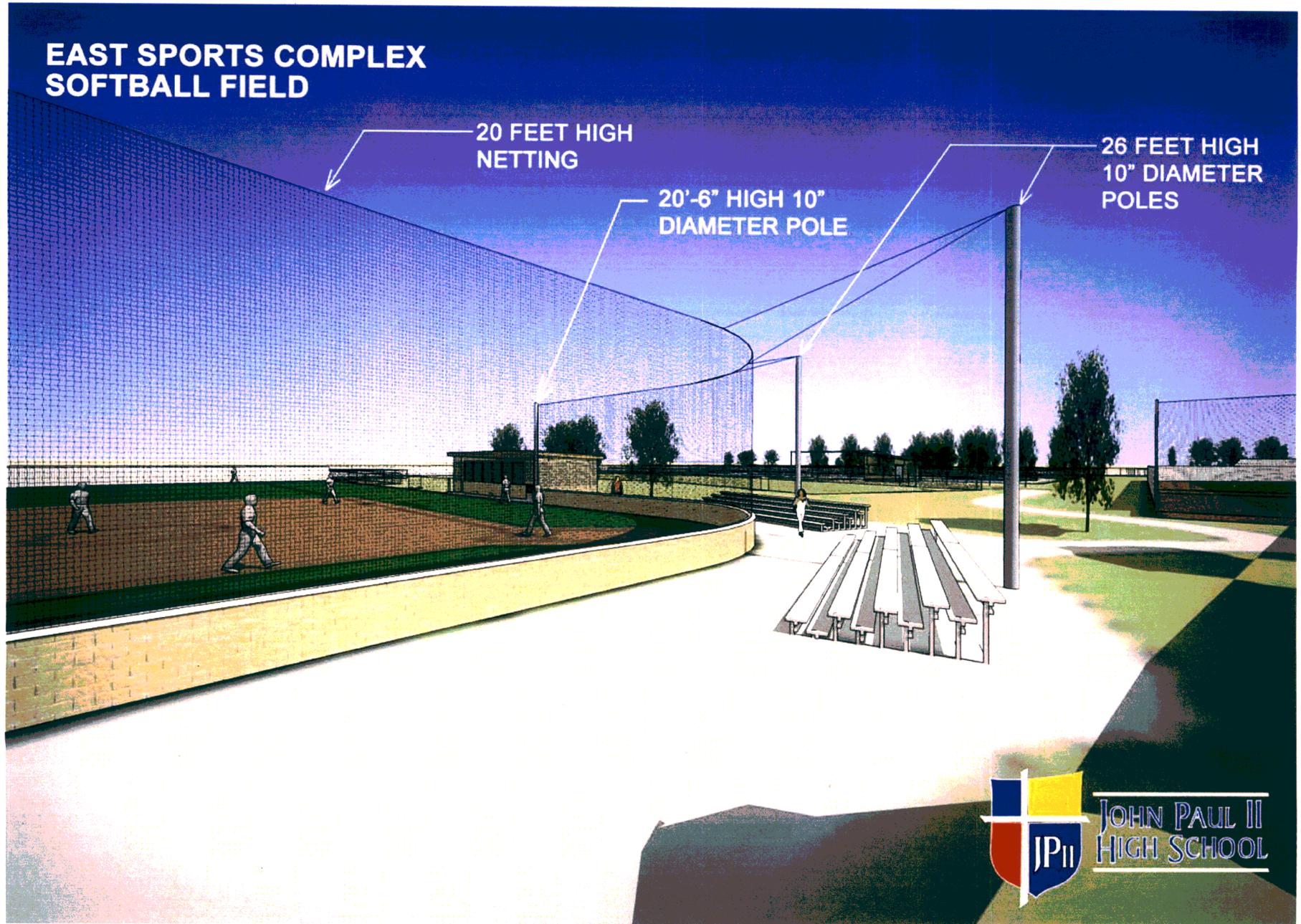
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Section 5, Exhibit A: View of Field From Spectator's Perspective



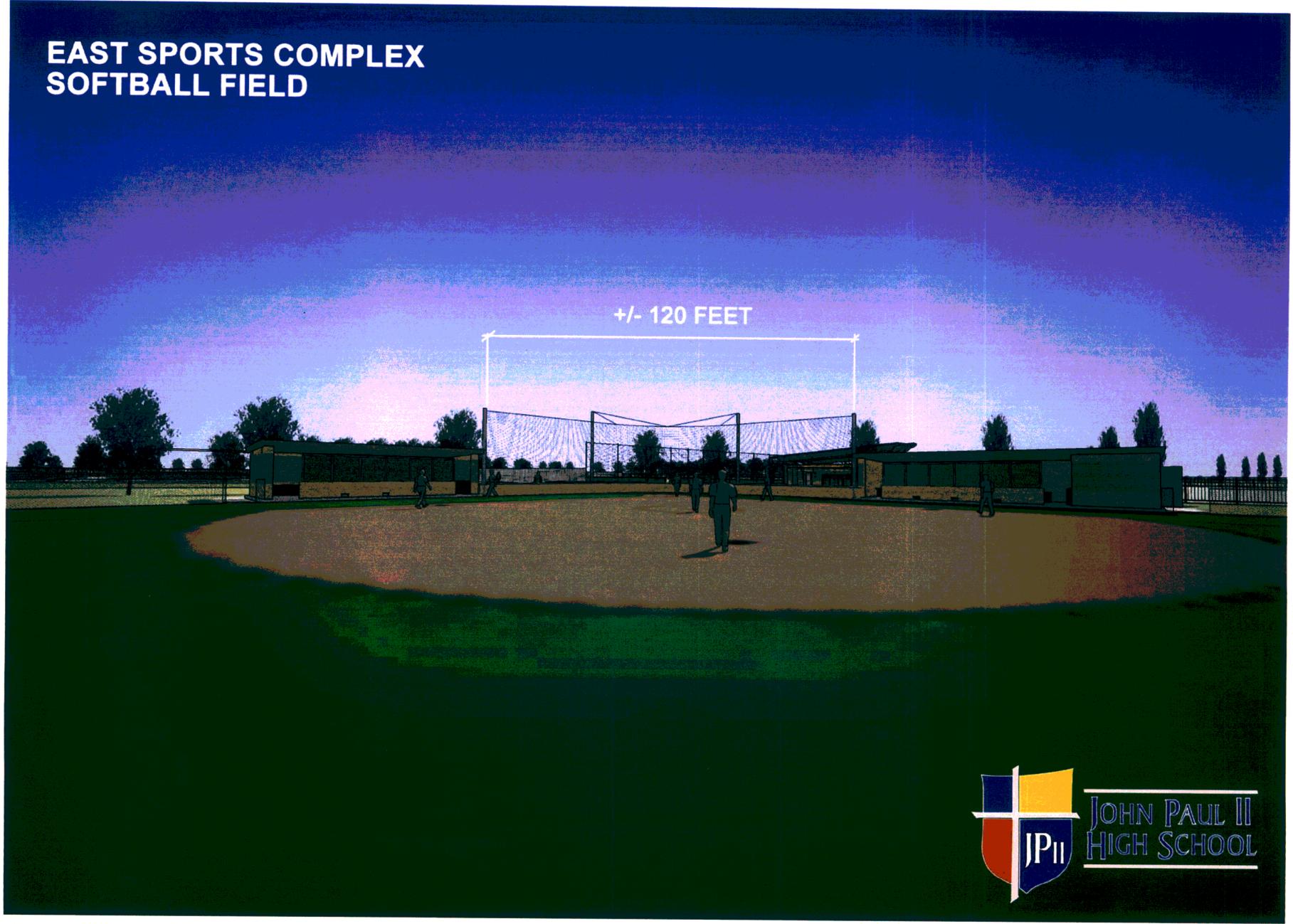
Section 5, Exhibit B: View of Backstop From Spectator's Perspective



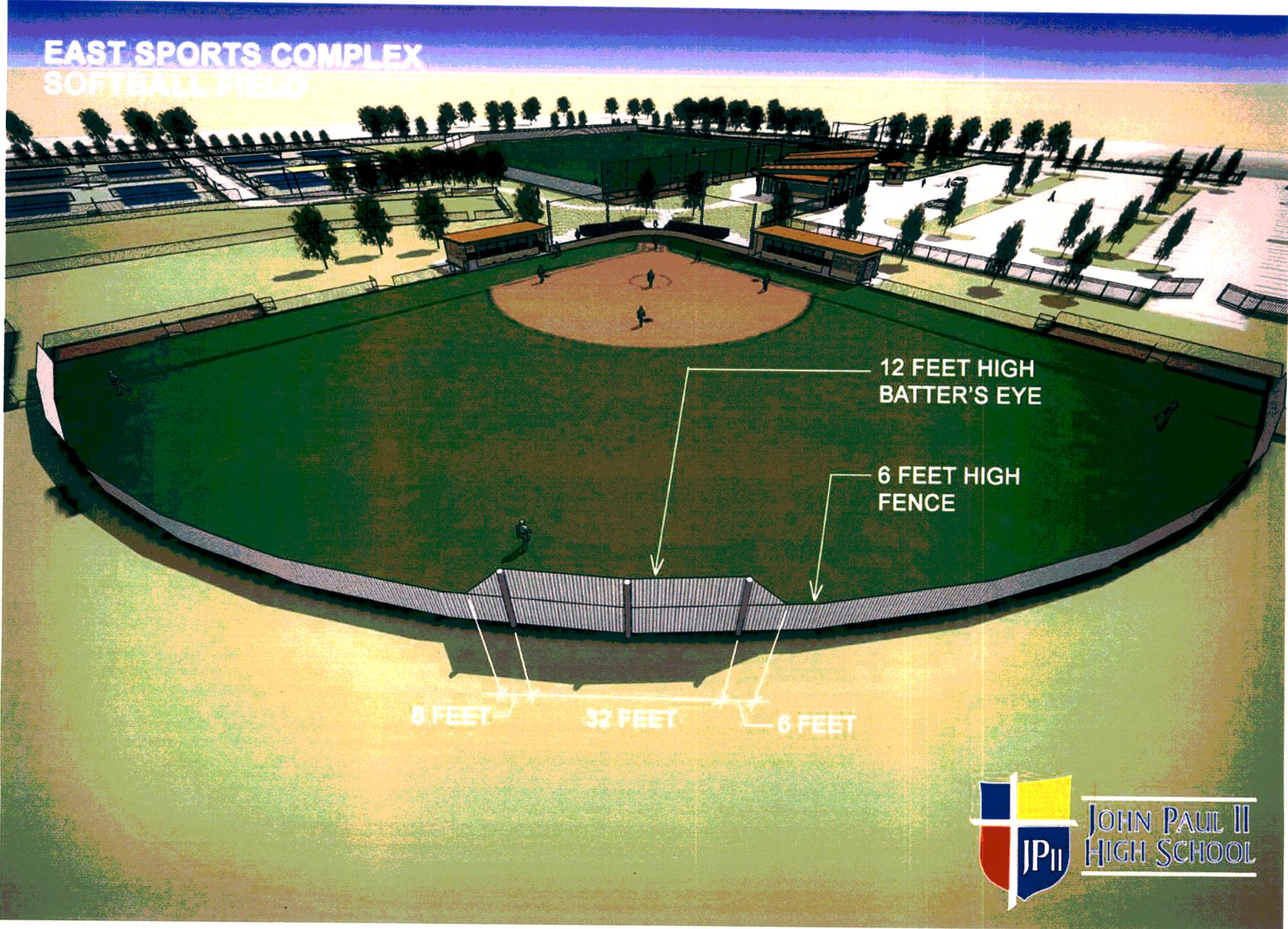
Section 5, Exhibit C: Side View of Backstop From Outfield Perspective

# EAST SPORTS COMPLEX SOFTBALL FIELD

+/- 120 FEET



Section 5, Exhibit D: View of Backstop From Outfield Perspective



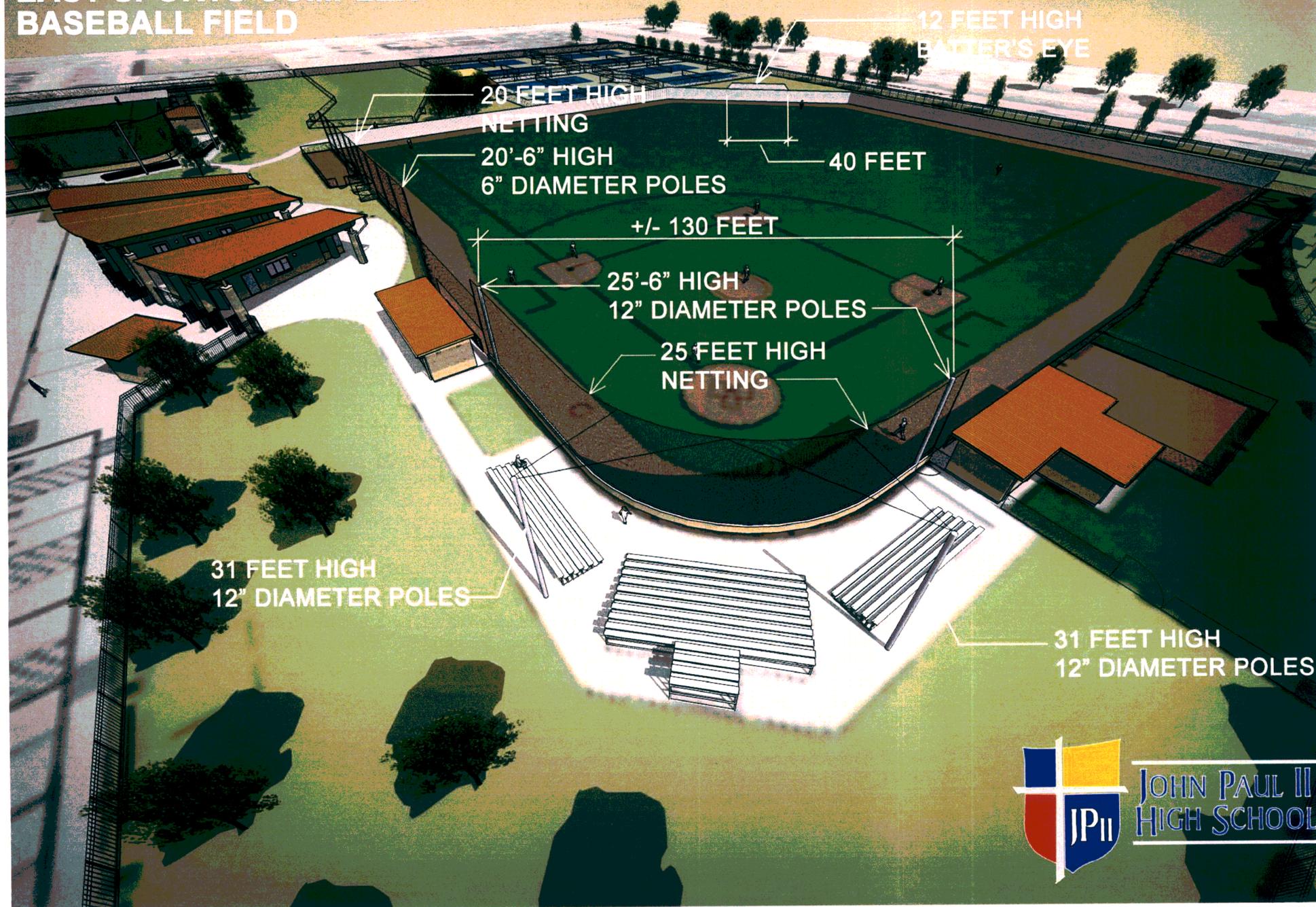
Section 5, Exhibit E: View of Batter's Eye From Back of Field Perspective

**Section 6**

**Baseball Field Renderings of Fences  
for Requested Variance**

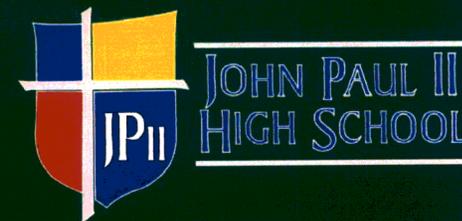
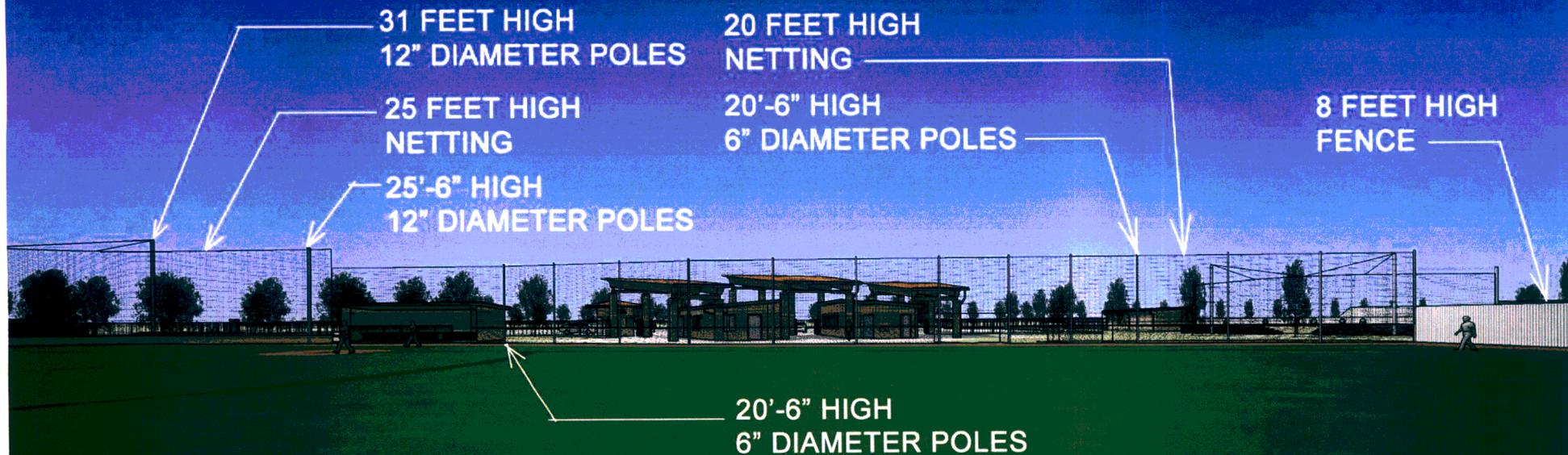
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# EAST SPORTS COMPLEX BASEBALL FIELD



Section 6a - View of Backstop and Field From Spectator's Perspective

# EAST SPORTS COMPLEX BASEBALL FIELD



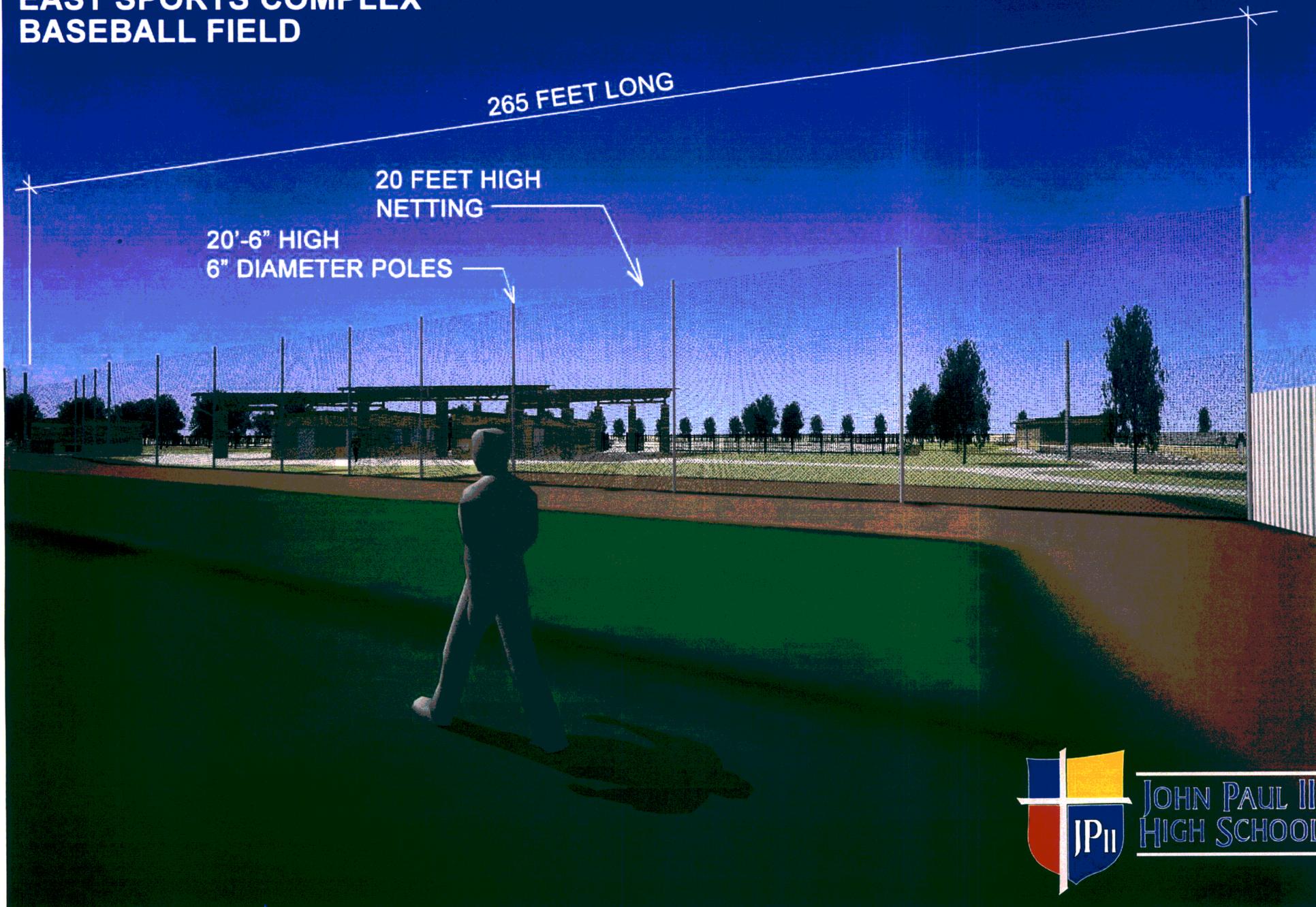
SECTION 6b - View of Backstop and 3rd Base Safety Fence From Field Perspective

# EAST SPORTS COMPLEX BASEBALL FIELD

265 FEET LONG

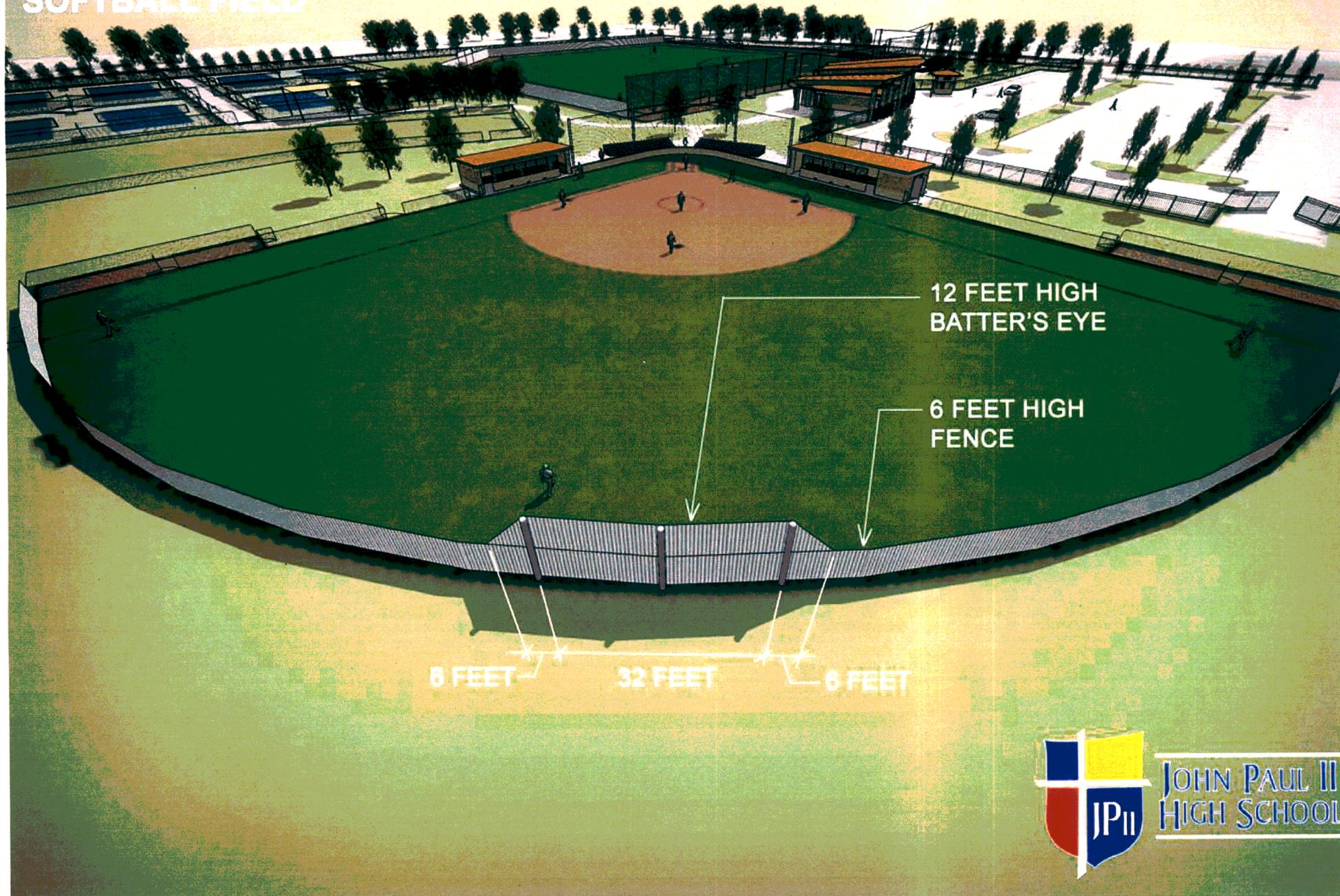
20 FEET HIGH  
NETTING

20'-6" HIGH  
6" DIAMETER POLES



SECTION 6c - View of 3rd Base Safety Fence From Outfield Perspective

# EAST SPORTS COMPLEX SOFTBALL FIELD



SECTION 6d - View of Batter's Eye From Back of Field Perspective

**Section 7** **Product Data and Details for Fencing Systems**

---

Burbank Sport Nets  
PO Box 16198  
Fernandina Beach, FL 32035-3120  
Toll Free: 866-349-0057  
[www.burbanksportnets.com](http://www.burbanksportnets.com)  
[info@burbanksportnets.com](mailto:info@burbanksportnets.com)

Burbank Sport Nets

**Materials Specifications**

**Baseball / Softball Backstop Netting**

- #36 Twisted Knotted Nylon netting
- 0.04 lbs / sq. ft. treated weight
- 2.8 mm diameter twine size
- 210/90 Denier
- 87% open mesh
- Minimum breaking strength 365 lbs.
- Double treated all weather UV Black BSF paint

**Cabling and Connections**

Main Cables and Support Cables

- 1/4" Galvanized Aircraft Cable 7 x 19
- 7,000 lb Nominal Strength
- Weight 110 lbs/1000 ft.

Bottom and Side Hold-Down Cables

- 1/4" Galvanized Aircraft Cable 7 x 19
- 7,000 lb Nominal Strength
- Weight 110 lbs/1000 ft.

Fittings and Connections

- Galvanized ASTM

Softball Back-stop

Baseball Back-stop

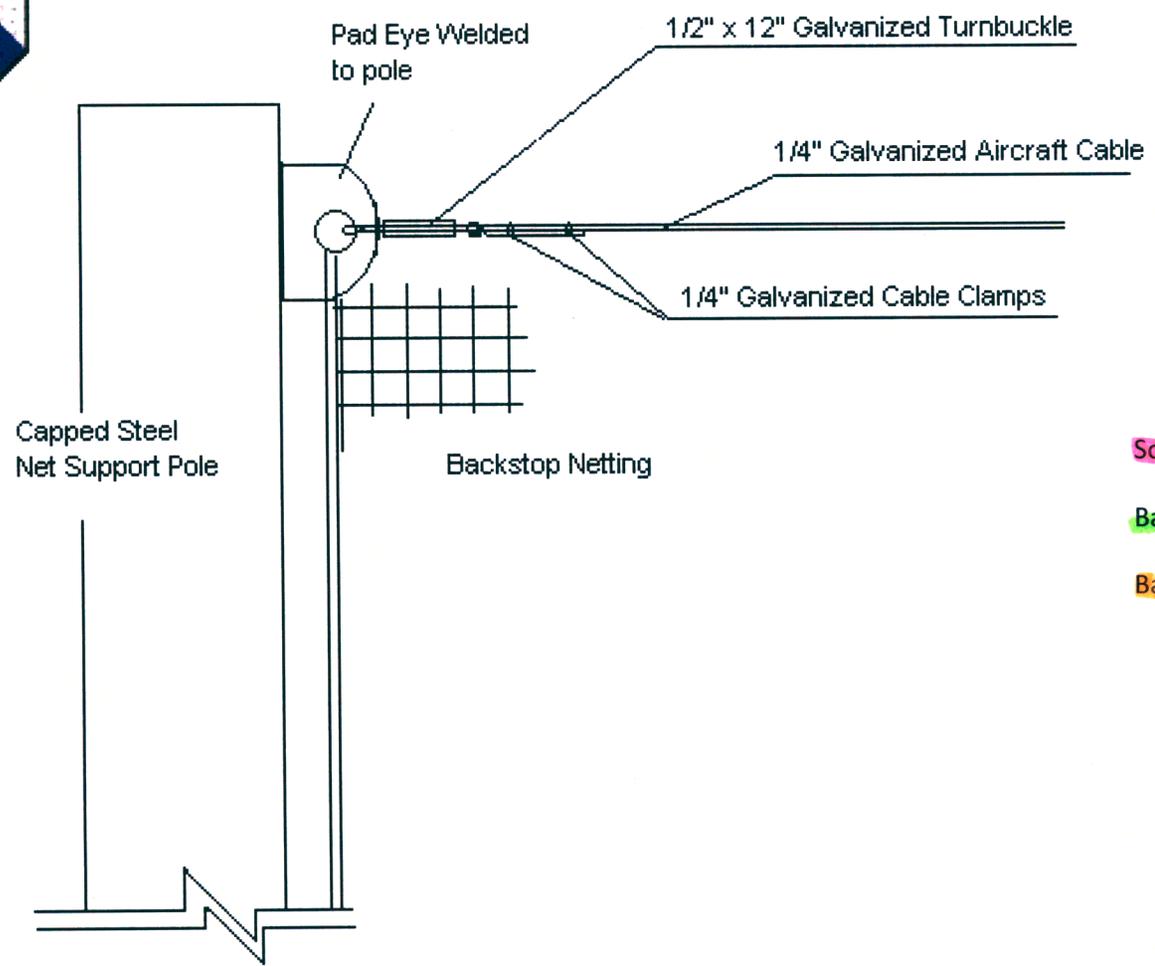
Baseball Safety Net

Softball Back-stop

Baseball Back-stop

Baseball Safety Net





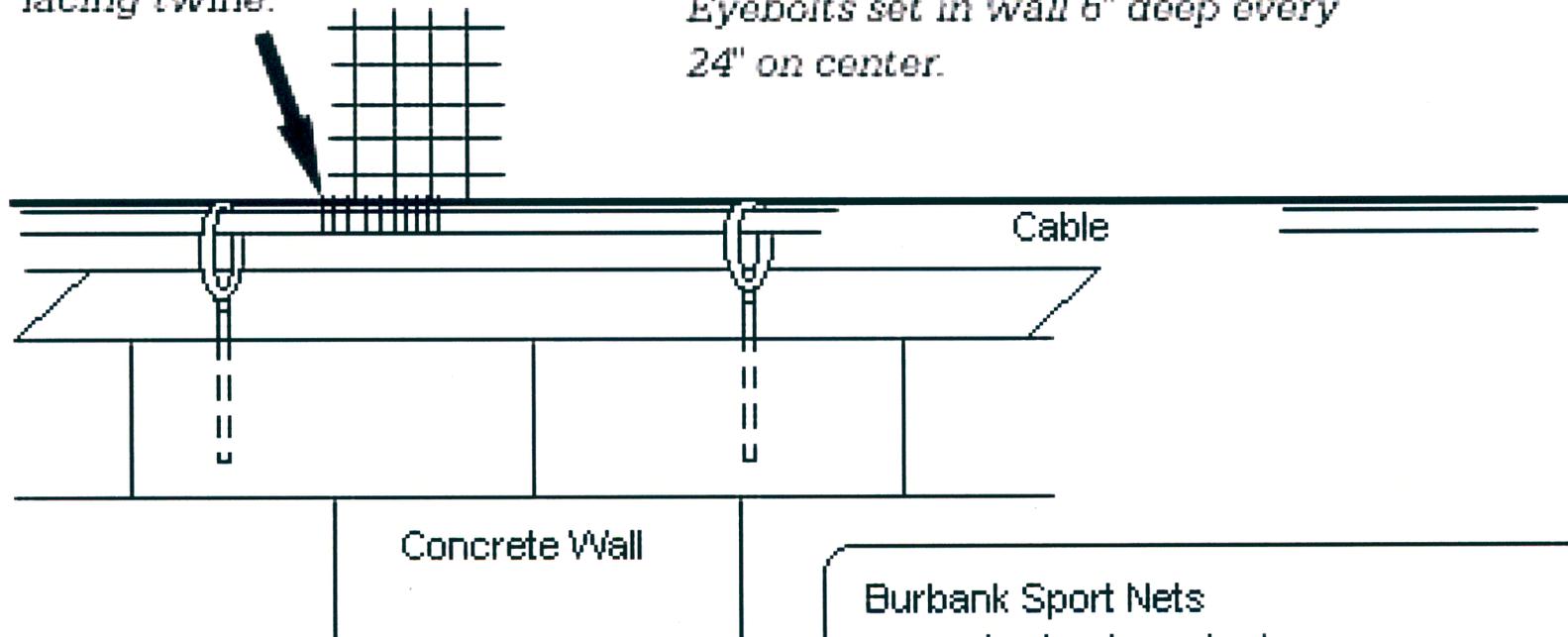
- Softball Back-stop
- Baseball Back-stop
- Baseball Safety Net

Burbank Sport Nets  
P.O. Box 16198  
Fernandina Beach, FL 32035  
P. 866.349.0057  
F. 866.349.6775  
[www.burbanksportnets.com](http://www.burbanksportnets.com)

Backstop Detail / Design  
\*Not to Scale\*

Lace netting to cable  
with #84 braided black  
lacing twine.

Bottom of backstop attached to  
cable running through eyebolts.  
Eyebolts set in wall 6" deep every  
24" on center.



Burbank Sport Nets  
Backstop Net Attachment At Wall

Burbank Sport Nets  
[www.burbanksportnets.com](http://www.burbanksportnets.com)  
[info@burbanksportnets.com](mailto:info@burbanksportnets.com)  
Toll Free: 866-349-0057  
Fax: 866-349-6775

Softball Back-stop

Baseball Back-stop



SUPPLEMENTARY DRAWING  
No. SDA-001  
PROJECT: JOHN PAUL II - BASEBALL FIELD OUTFIELD  
FENCE AND BACK STOP NETTING SUPPORT  
DATE: 11.29.2011



11.29.2011

NOTE: SEE DIMENSIONS  
BELOW FOR MAX FENCE  
HEIGHTS.

Softball Outfield Fence

Baseball Outfield Fence

02/SDA-002

36" WIDE PREFINISHED 24  
GA R-PANEL. COLOR BY  
ARCHITECT. ATTACH WITH  
PAN-HEAD SCREWS.

16" DIA. CONCRETE  
FOOTING. TYP.

REF PLANS FOR HEIGHT

4'-0" @ 6'H & 8'H FENCES

5'-0" @ 12'H & 16'H FENCES

8'-0" @ 6'H & 8'H FENCES  
TYP.  
5'-0" @ 12'H & 16'H FENCES

G:\GEMISCH\H001\John Paul II Baseball\ fencing\Outfield wall details\_FOUL\_POLE REMOVED.dwg

MATT STRATMANN 29 November 2011

# 01 OUTFIELD WALL ELEVATION

SCALE: 1/4" = 1'-0"

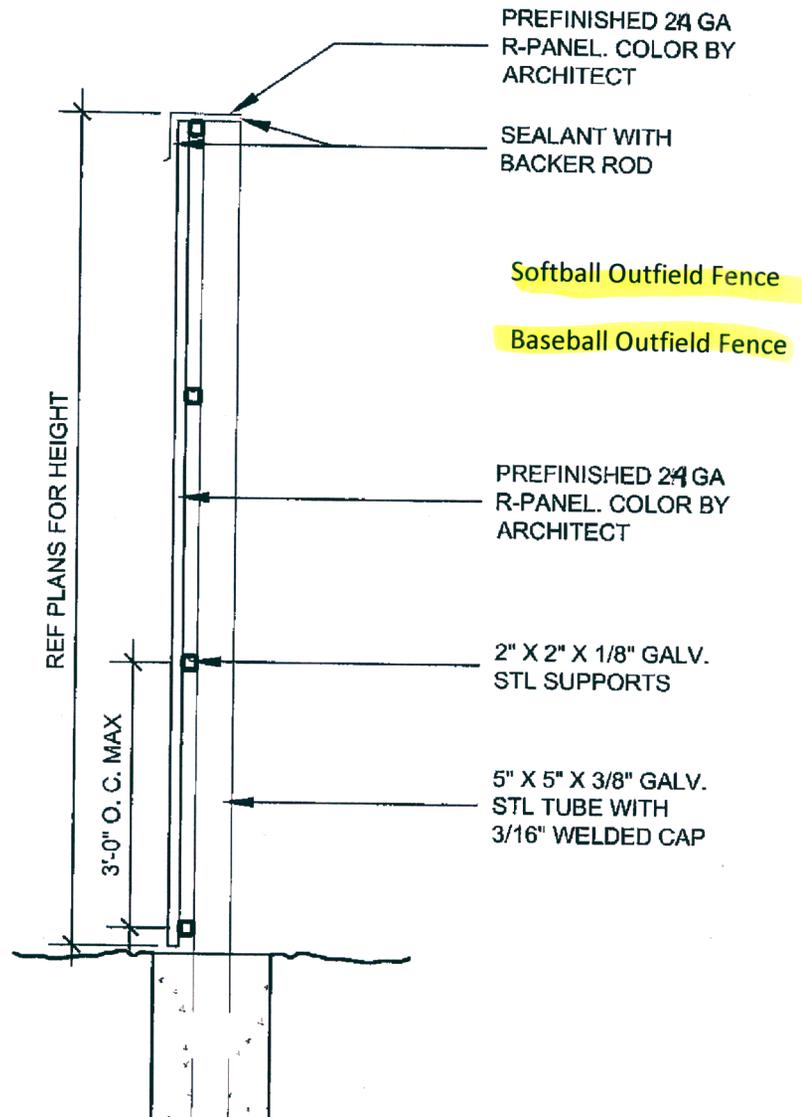


SUPPLEMENTARY DRAWING  
No. SDA-002  
PROJECT: JOHN PAUL II - BASEBALL FIELD OUTFIELD  
FENCE AND BACK STOP NETTING SUPPORT  
DATE: 11.29.2011



11.29.2011

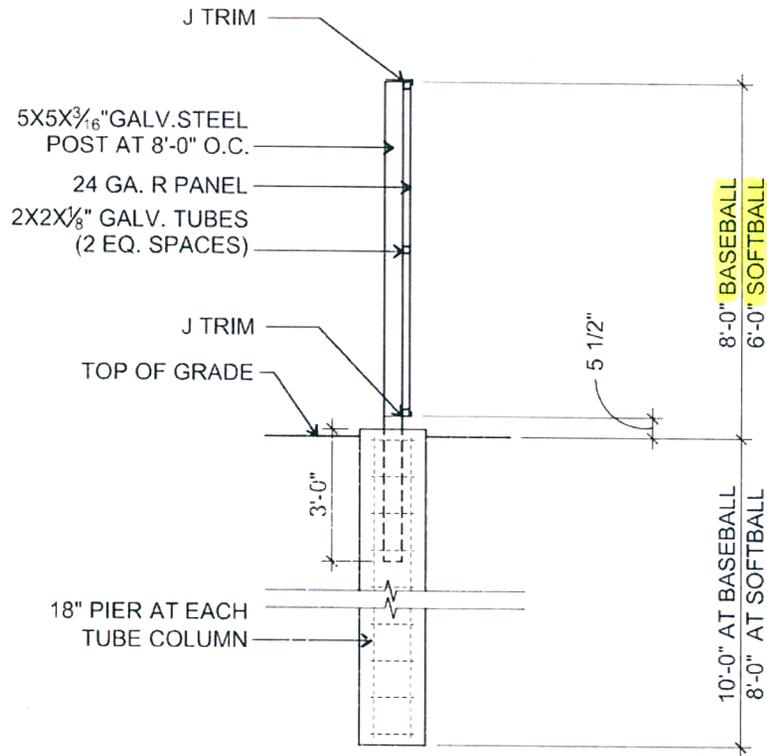
NOTE: MAX FENCE HEIGHT  
IS 16'-0".



G:\GENISCHOO\S\John Paul II baseball fencing\Outfield wall details\_FOUJ\_POLE REMOVED.dwg

MATT STRATMANN 29 November 2011

**02** OUTFIELD WALL SECTION  
SCALE: 1/2" = 1'-0"



REFER TO 4  
NS1.1

**R-PANEL FENCE DETAIL -  
BASEBALL AND SOFTBALL OUTFIELD**

1

SCALE: 1/4" = 1'-0"

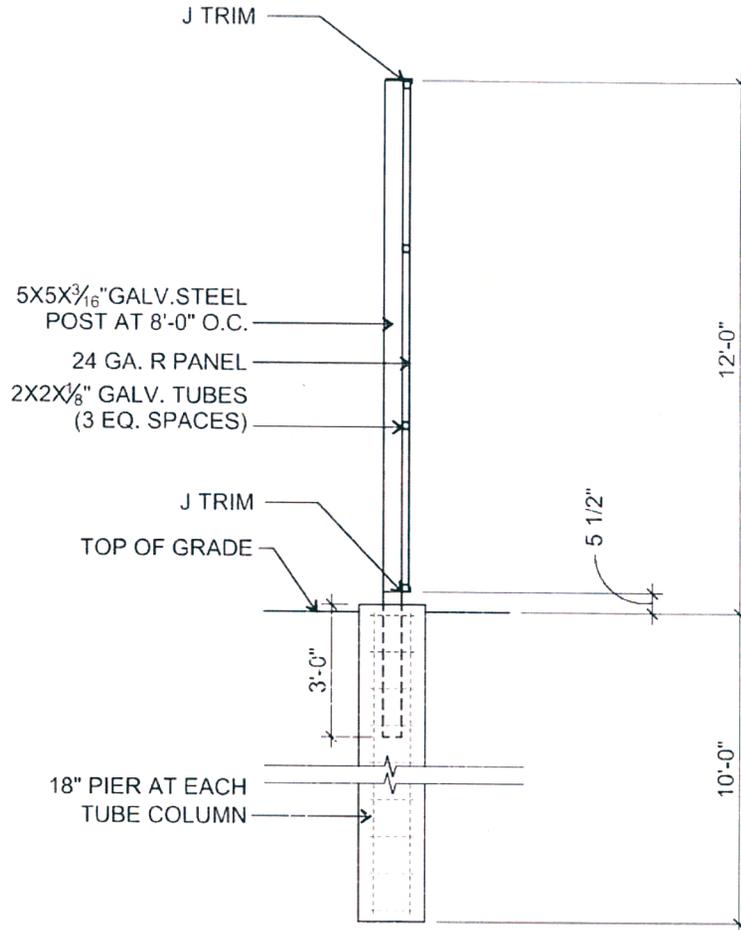
**quorum**  
Design. Spaces. People

**JOHN PAUL II HIGH SCHOOL  
EAST SPORTS COMPLEX**

PROJECT NO. 011011  
DATE: 01-20-12  
DRAWN BY: MV  
SCALE: AS NOTED

Architecture Interior Design  
707 W. Vickery Blvd. #101  
Fort Worth, Texas 76104  
ph. (817) 718-8095  
fx. (817) 718-0524  
www.qarch.com

FILE: **XA-1R**



REFER TO 

3
NS1.1

# BASEBALL - BATTER'S EYE

1

SCALE: 1/4" = 1'-0"

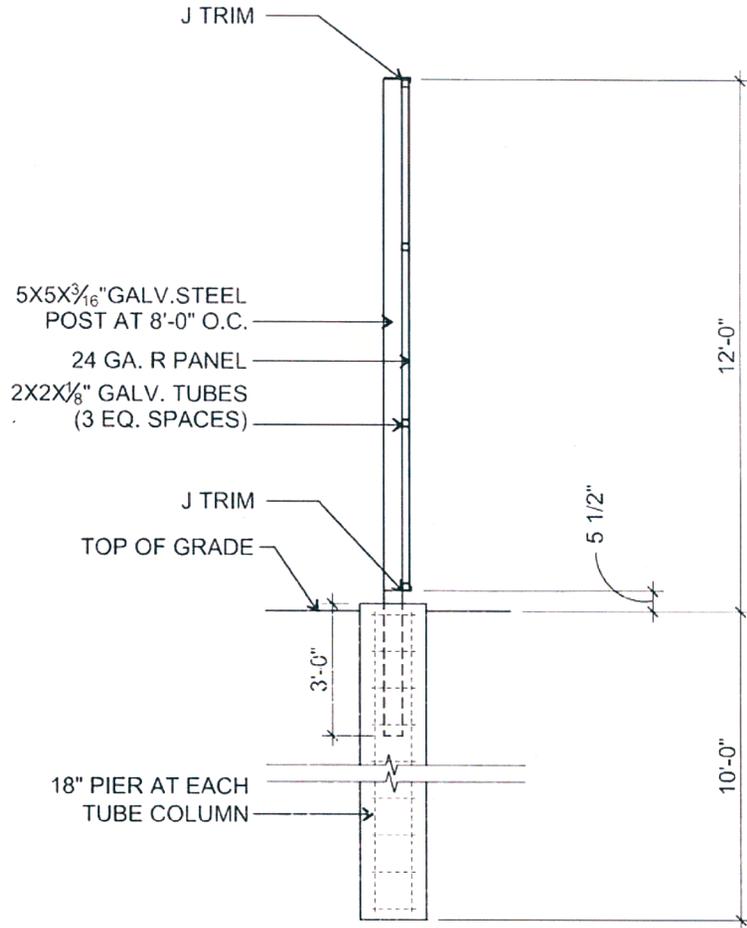
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Fort Worth, Texas 76104  
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fx: (817) 738-9174  
www.quorum.com

JOHN PAUL II HIGH SCHOOL  
EAST SPORTS COMPLEX

PROJECT NO. 011011  
DATE: 01-20-2012  
DRAWN BY: MV  
SCALE: AS NOTED  
FILE: **XA-1.1**

SECTION 7-f



REFER TO 3  
NS1.1

**SOFTBALL - BATTER'S EYE**

1

SCALE: 1/4" = 1'-0"

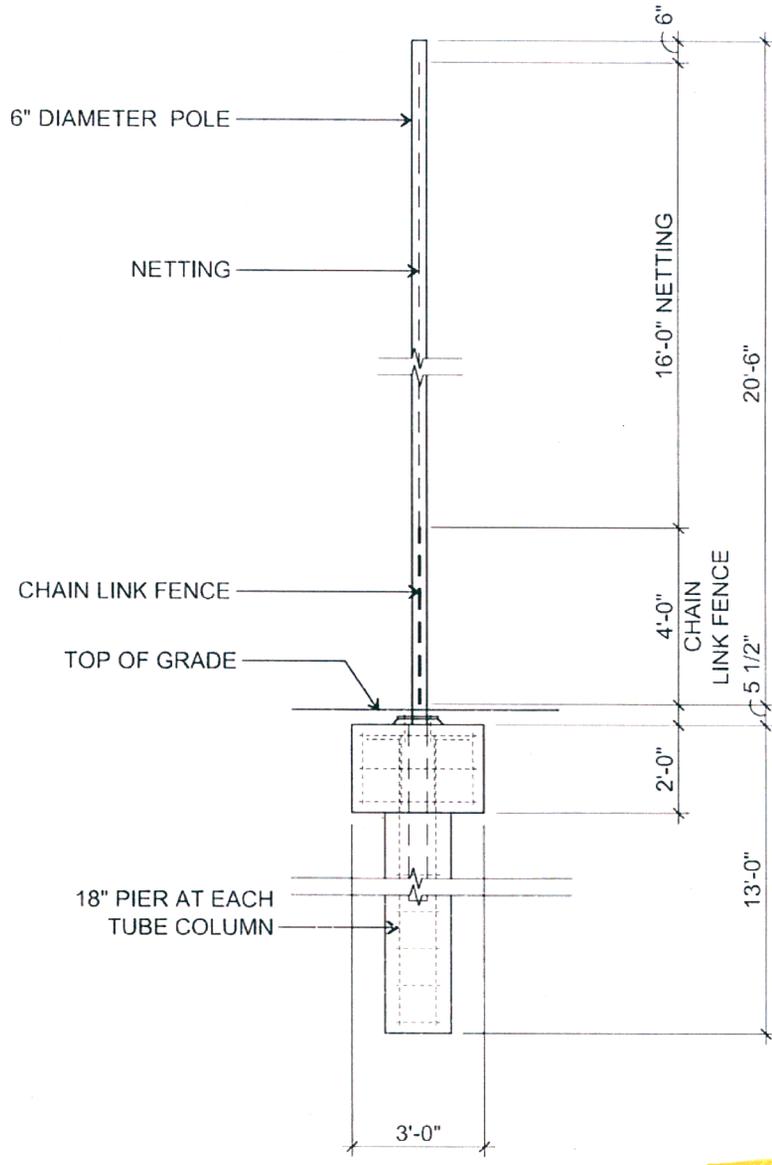
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**JOHN PAUL II HIGH SCHOOL  
EAST SPORTS COMPLEX**

PROJECT NO. 011011  
DATE: 01-20-2012  
DRAWN BY: MV  
SCALE: AS NOTED  
FILE: **XA-1.2**

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Fort Worth, Texas 76104  
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fx. (817) 738-9514  
www.qaich.com

SECTION 7-g



REFER TO 5 NS1.1

**BASEBALL - SAFETY NET**

1

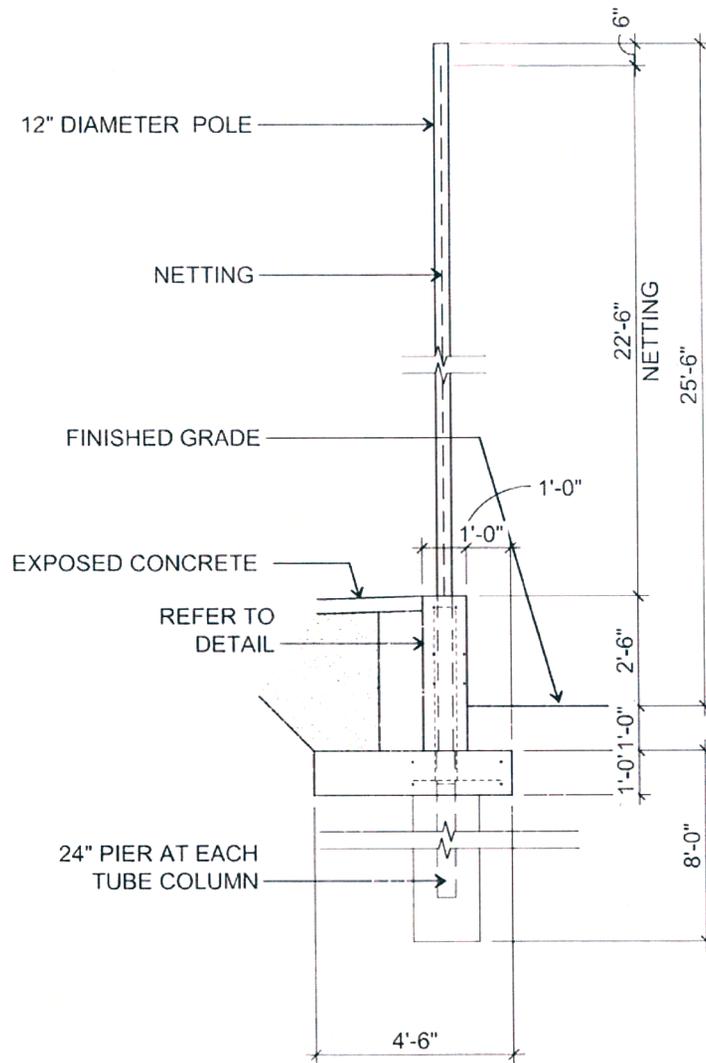
SCALE: 1/4" = 1'-0"

Quorum

JOHN PAUL II HIGH SCHOOL  
EAST SPORTS COMPLEX

PROJECT NO. 01-20-2012  
DATE: 01-20-2012  
DRAWN BY: MV  
SCALE: AS NOTED

FI XA-1.3



**BASEBALL - BACKSTOP**

1

SCALE: 1/4" = 1'-0"

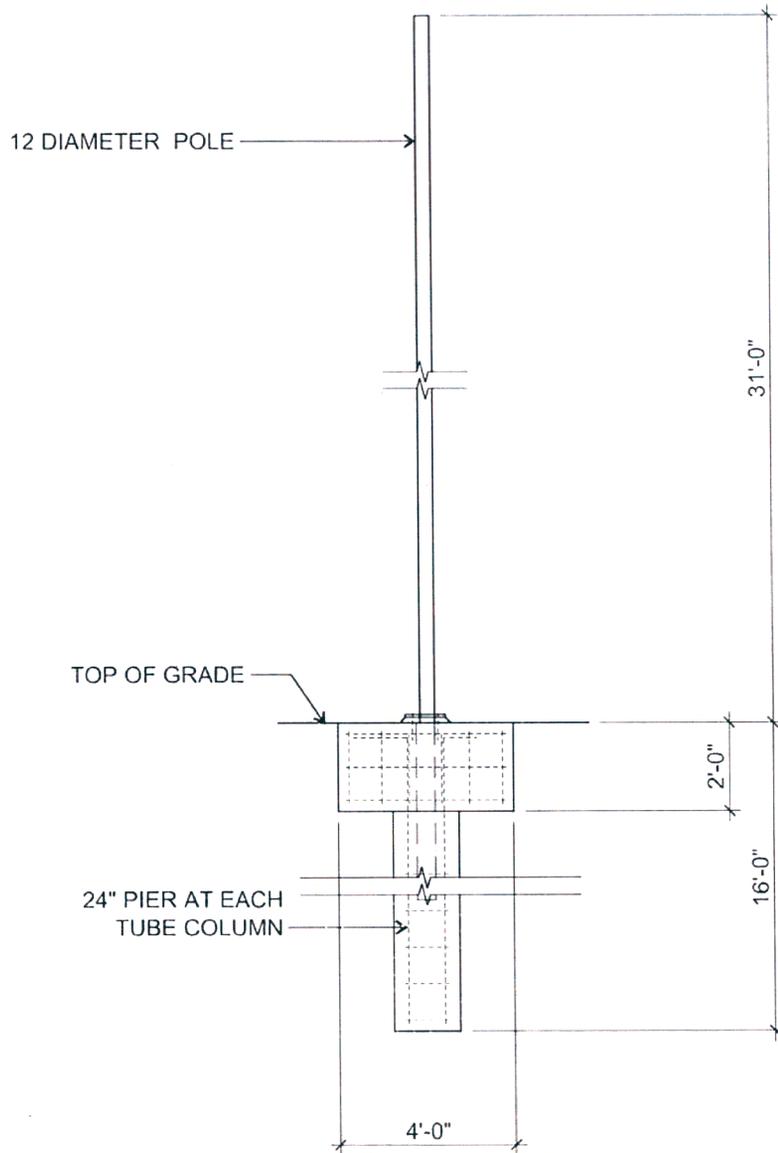
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EAST SPORTS COMPLEX**

PROJECT NO. 011011  
DATE: 01-20-2012  
DRAWN BY: MV  
SCALE: AS NOTED

FILE: **XA-1.4**



REFER TO 1A  
NS0.1

# BASEBALL - BACKSTOP

1

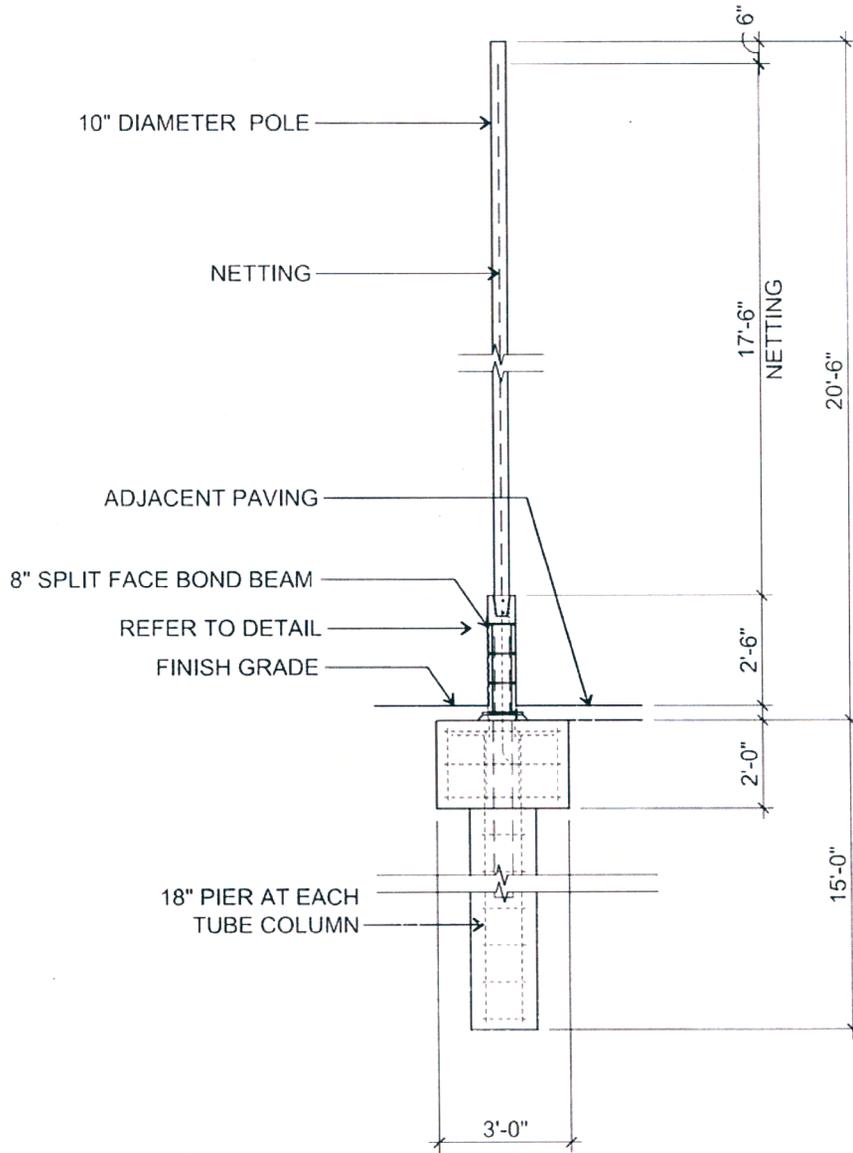
SCALE: 1/4" = 1'-0"

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JOHN PAUL II HIGH SCHOOL  
EAST SPORTS COMPLEX

PROJECT NO. 011011  
DATE: 01-20-2012  
DRAWN BY: MV  
SCALE: AS NOTED  
FILE: **XA-1.5**



REFER TO 6 NS1.1

**SOFTBALL - BACKSTOP**

1

SCALE: 1/4" = 1'-0"

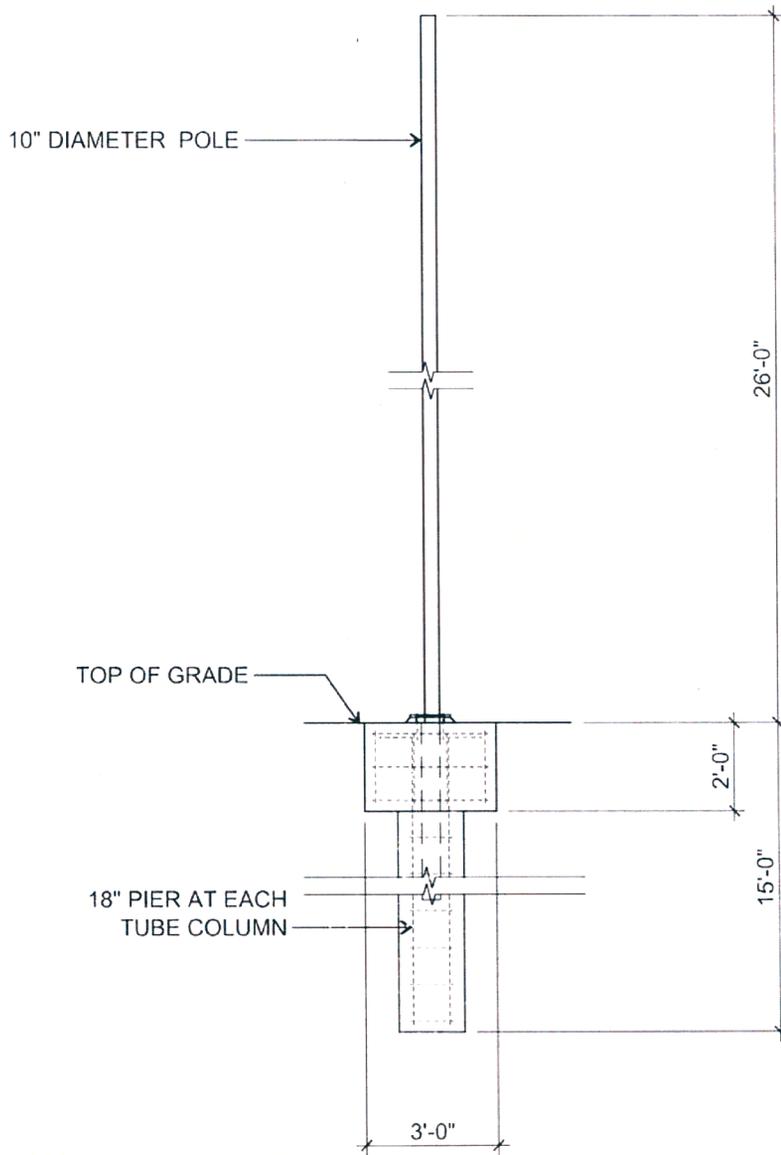
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fx. (817) 738-9524  
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**JOHN PAUL II HIGH SCHOOL  
EAST SPORTS COMPLEX**

PROJECT NO. 011011  
DATE: 01-18-2012  
DRAWN BY: MV  
SCALE: AS NOTED

FILE: **XA-1.6**



REFER TO 6A  
NS1.1

**SOFTBALL - BACKSTOP**

**1**

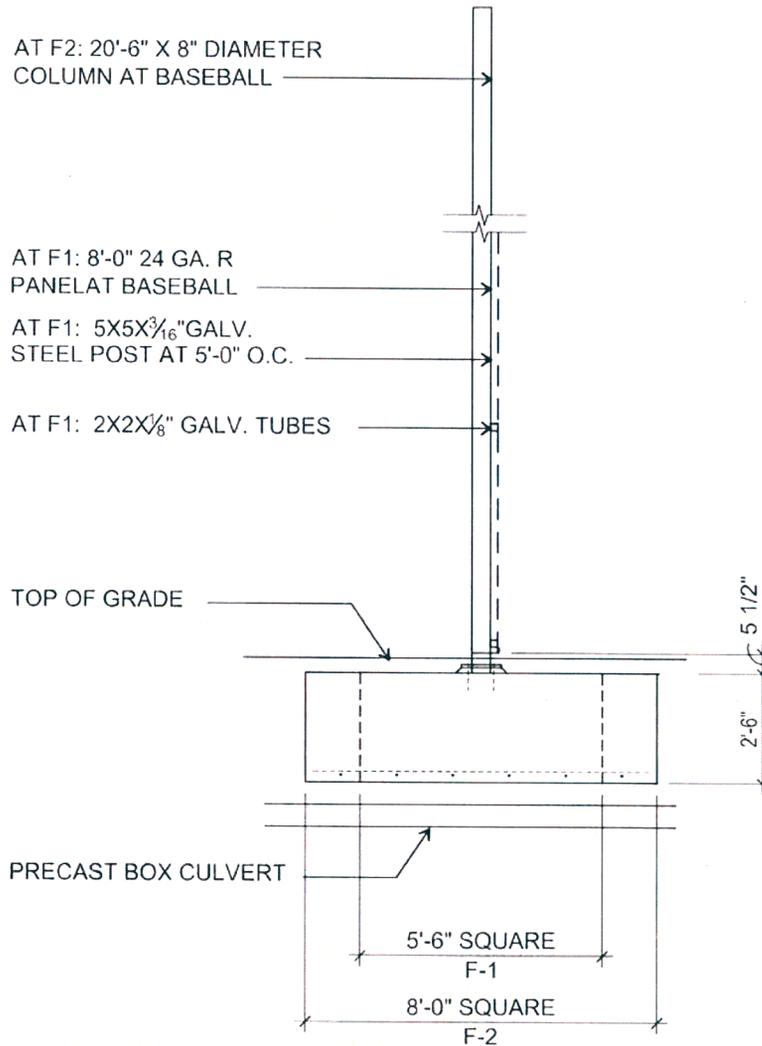
SCALE: 1/4" = 1'-0"

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Fort Worth, Texas 76101  
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**JOHN PAUL II HIGH SCHOOL  
EAST SPORTS COMPLEX**

PROJECT NO. 011011  
DATE: 01-18-2012  
DRAWN BY: MV  
SCALE: AS NOTED  
FILE: **XA-1.7**



NOTE:  
 ALL FOOTINGS AT AREA  
 ABOVE BOX CULVERT TO BE  
 CONNECTED BY 1'-0" X 2'-6"  
 CONCRETE BEAM

REFER TO  
 FOOTING SCHEDULE NS1.1

**FOUNDATION AT 8'-0' R-PANEL FENCE SYSTEM  
 AND 20' SAFETY NET AT EASEMENT**

1

SCALE: 1/4" = 1'-0"

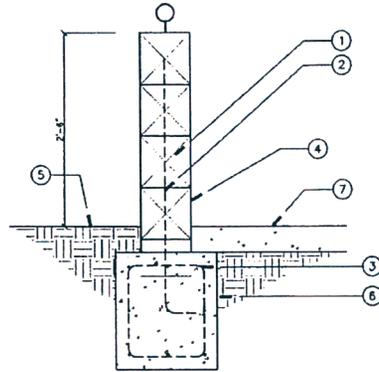
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 ph. (817) 738-8095  
 fx. (817) 738-2514  
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 EAST SPORTS COMPLEX**

PROJECT NO. 011011  
 DATE: 01-18-2012  
 DRAWN BY: MV  
 SCALE: AS NOTED

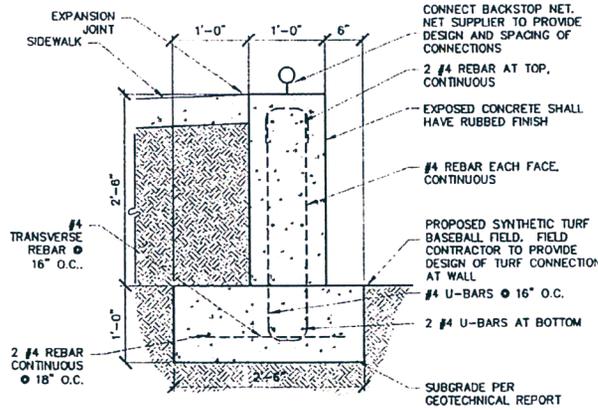
FILE: **XA-1.8**



- ① 8" X 8" SPLIT FACE CMU CONSTRUCTION MORTAR FILL ALL VOIDS
- ② #4 VERTICAL REINFORCING BARS @ 24" O.C.
- ③ CONTINUOUS CONCRETE GRADE BEAM, REINFORCE WITH #3 STIRRUPS 18" O.C.E.W. AND CONTINUOUS #4 BARS @ 9" O.C.E.W.
- ④ SPLIT FACE SIDE TO BLEACHERS
- ⑤ FINISHED GRADE - SOFTBALL FIELD
- ⑥ COMPACTED SUBGRADE
- ⑦ ADJACENT PAVING

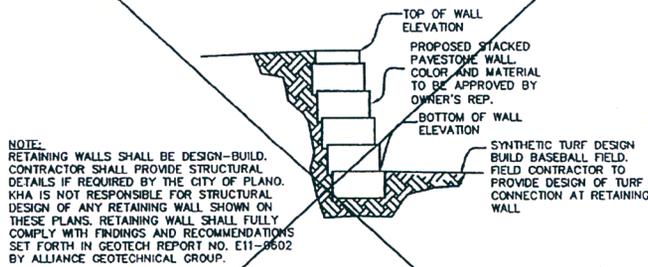
**30" SOFTBALL WALL DETAIL**

N.T.S.



**30" BASEBALL WALL DETAIL**

N.T.S.



**RETAINING WALL TYPICAL SECTION  
WALL ADJACENT TO WOODBURN CORNERS**

N.T.S.

NOTE:  
Notify City of Plano Public Works & Engineering  
Construction Inspection at least 48 hours prior to any  
construction. Failure does not waive the intent  
of the standard specifications or construction  
documents.

SEP 27 2011

By: *Gerald P. Casgrove*  
(Gerald P. Casgrove, Engineering Mgr.)

Softball Back-stop

Baseball Back-stop

KHA PROJECT 067147022		DATE SEPT. 13, 2011	DESIGNED BY JCR	DRAWN BY MSH	CHECKED BY JCR
SCALE AS SHOWN		STATE OF TEXAS JOSEPH C. RICCARDI 100472 LICENSED PROFESSIONAL ENGINEER		09-12-11	
KIMLEY-HORN and Associates, Inc. 12700 PARK CENTRAL DRIVE, SUITE 1800, DALLAS, TX 75251 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928 © 2011 KIMLEY-HORN AND ASSOCIATES, INC.		REVISIONS		DATE	
CONSTRUCTION DETAILS		JOHN PAUL II HIGH SCHOOL EAST SPORTS COMPLEX		FLANO	
SHEET NUMBER C-06A		TE-XAS			

**Section 8 Full Scale Civil Site Plan Exhibit, Sheet EXH**

---

**APPEAL SUMMARY**  
**#12-03Z**

**APPLICANT:** Thomas Poore with John Paul II High School, to be represented by Jim Mckee with Mario Sinacola Co.

**ADDRESS:** 800 Woodburn Corners

**ZONING:** Light Industrial – 1 (LI-1) & 190 Overlay District

**APPLICANT REQUEST:**

The applicant is requesting to vary Subsection 3.1002 (2) of the Zoning Ordinance number 2006-4-24 to:

- a) allow a fence to be 144 inches over the allowable 96 inches in height for an overall height of 240" (20 feet) and
- b) allow two fence poles to be 150 inches over the allowable 96" in height for an overall height of 246 inches (20 feet 6 inches) and two fence poles to be 216 inches over the allowable 96 inches in height for an overall length of 312 inches (26 feet) and
- c) allow a fence to be 204 inches over the allowable 96 inches in height for an overall height of 300 inches (25 feet) and
- d) allow two fence poles to be 210 inches over allowable 96 inches in height for an overall height of 306 inches (25 feet 6 inches) and two poles to be 276 inches over the allowable 96 inches in height for an overall height of 372 inches (31 feet) and
- e) allow a fence to be 144 inches above the allowable 96 inches in height for an overall height of 240 inches (20 feet) and the fence poles to be 150 inches over the allowable 96 inches height for an overall height of 246 inches (20 feet 6 inches) and
- f) allow two fences to be 48 inches above the allowable 96 inches in height for an overall height of 144 inches (12 feet).

**ORDINANCE REQUIREMENTS:**

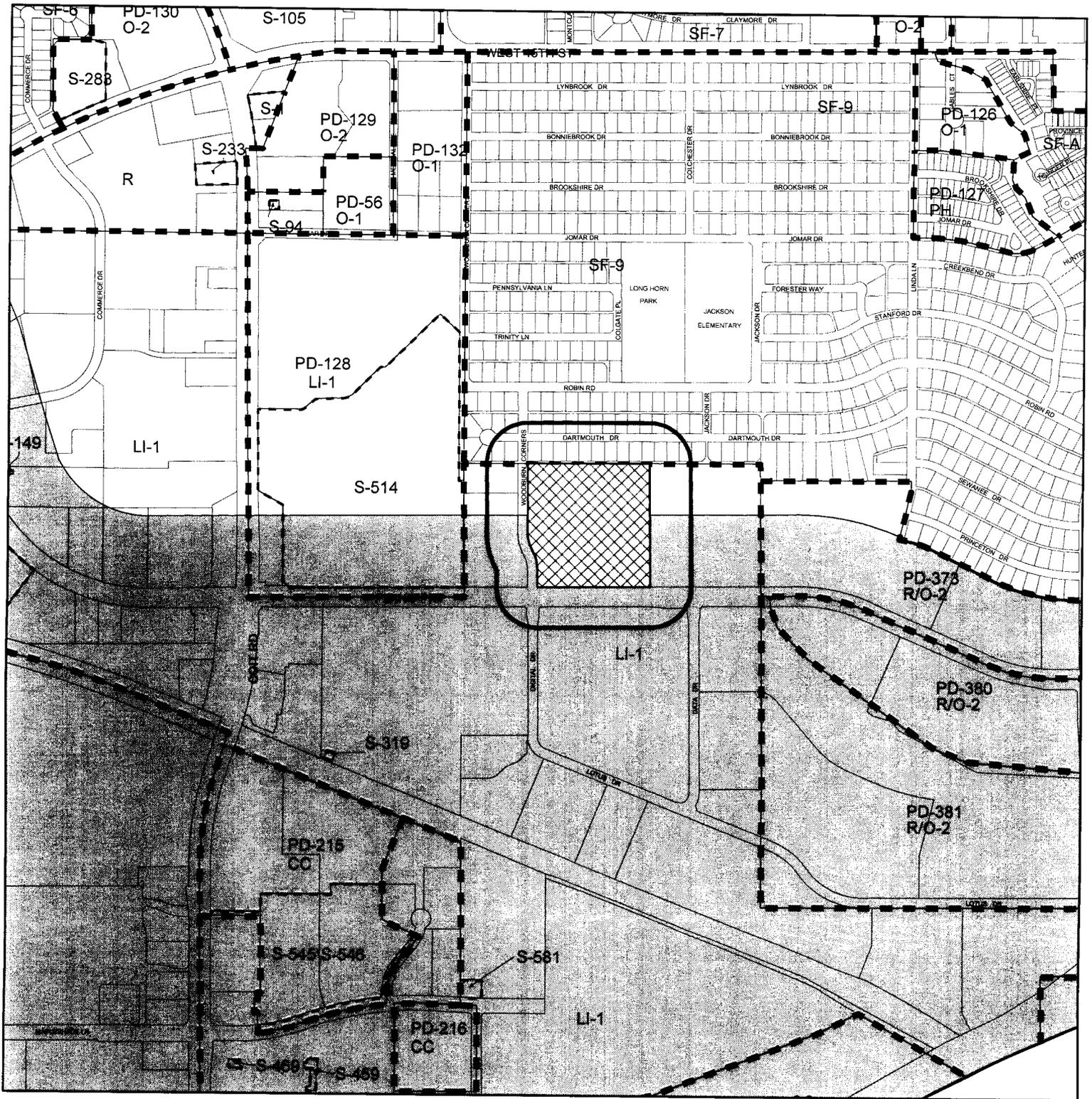
Subsection 3.1002 (2) states that any fence or wall located to the rear of the front yard setback shall not exceed eight feet in height above the grade of the adjacent property or eight feet when placed on a retaining wall.

**STAFF FINDINGS:**

This property is located at the northeast corner of Plano Parkway and Woodburn Corners located within LI-1 and 190 Overlay zoning district.

Per the applicant, the proposed softball field backstop fence will have an overall width of 120 feet and an overall width of 32 feet at the batter's eye. The proposed baseball field backstop fence will have an overall width of 130 feet and along the 3<sup>rd</sup> base line the overall width of the proposed fence will be 265 feet long. The batters eye at the baseball field will also have an overall width of 32 feet.

The 3<sup>rd</sup> base line fence will be encroaching onto a floodway and drainage easement along the northeast corner of the fence; a Hold Harmless Agreement has been obtained thru Engineering Department allowing a fence to encroach within the easement.

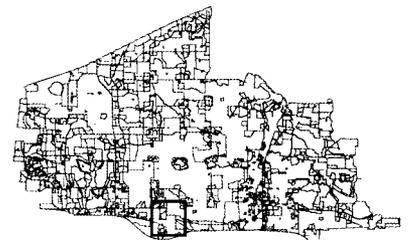


Board of Adjustment

Appeal #: 12-03Z

Address: 800 Woodburn Corners

Zoning: LI-1



○ 200' Notification Buffer



WANG CHI FU & JING YU FONG

3605 DARTMOUTH CIR

PLANOTX75075-7842

JOHN PAUL II HIGH SCHOOL BUILDING AND  
ENDOWMENT FUND

1000 COIT RD

PLANOTX75075-5813

LIANG TEHAU D ETUX

3600 DANDELION DR

PLANOTX75093-7229

HUTSON JOHN C & HILARY T

3513 DARTMOUTH DR

PLANOTX75075-7825

HELLING SONJIA A

3529 DARTMOUTH DR

PLANOTX75075-7825

ALCATEL USA SOURCING INC

3400 W PLANO PKWY

PLANOTX75075-8011

MOORE TERRY A

3516 DARTMOUTH DR

PLANOTX75075-7824

BELANGER ROBERT ETUX MARGARET

3405 DARTMOUTH DR

PLANOTX75075-7823

PARKER CECIL I JR ETUX

3508 DARTMOUTH DR

PLANOTX75075-7824

BALLMAN FAMILY LIVING TRUST THE  
FRED R BALLMAN & CAROL BALLMAN  
TRUSTEES

3420 DARTMOUTH DR

PLANOTX75075-7822

YANG CHUNG-TIEN ETUX

3500 DARTMOUTH DR

PLANOTX75075-7824

FORD LEASING DEVELOPMENT CO

330 TOWN CENTER DR STE 1100

DEARBORNMI48126-2711

KRAUSE MATT

3404 DARTMOUTH DR

PLANOTX75075-7822

POUR-ABBAS MORTEZA ETUX

12361 HILLCREST RD

DALLASTX75230-2334



MACMANUS M TIMOTHY & PATRICIA A  
3505 DARTMOUTH DR  
PLANOTX75075-7825

CHANG I-TZE Z &  
CHANG CHAO-O H  
3212 HILLSDALE CT  
PLANOTX75093-3449

ZAWI HUSSEIN T ETUX YASMI  
3408 DARTMOUTH DR  
PLANOTX75075-7822

DALLAS MORNING NEWS LP  
508 YOUNG ST  
DALLASTX75202-4808

VEKSLER EVGUENI ETUX NINA  
3608 DARTMOUTH CIR  
PLANOTX75075-7842

LIU JIEN-SUN ETUX BEA-CHY  
3524 DARTMOUTH DR  
PLANOTX75075-7824

GRIBBIN MARK S & BRENDA C  
3521 DARTMOUTH DR  
PLANOTX75075-7825

LIU MIN HUA AKA GENIE BIRNBAUM  
BIRNBAUM LEE  
3417 DARTMOUTH DR  
PLANOTX75075-7823

HRASKO DUSAN &  
CEREDEJEVOVA JANA  
3600 DARTMOUTH CIR  
PLANOTX75075-7842

JOHNSTON HEATHER M  
3413 DARTMOUTH DR  
PLANOTX75075-7823

HABECKER HAROLD B ETUX  
3517 DARTMOUTH DR  
PLANOTX75075-7825

GOTTSCHALT MARK A  
3409 DARTMOUTH DR  
PLANOTX75075-7823

CHIN DAVID ETUX  
979 SOUTHWICK LN  
ALLENTX75013-5671

WANG BILL TIEH ETUX JENNIFER  
3604 DARTMOUTH CIR  
PLANOTX75075-7842

NUNAN TIMOTHY & CARA  
3421 DARTMOUTH DR  
PLANOTX75075-7823

LIEN JIIN-YAO ETUX  
3504 DARTMOUTH DR  
PLANOTX75075-7824

NOROUZI SHAHPAR &  
AZARPARAND MOHAMMED  
3512 DARTMOUTH DR  
PLANOTX75075-7824

SKEES JOSEPH K  
3520 DARTMOUTH DR  
PLANOTX75075-7824

WANG CHI-FU &  
FENG JING-YU  
3605 DARTMOUTH CIR  
PLANOTX75075-7842

ANA SPANISH STEPPES APTS LTD &  
ANA WINDSOR HOUSE APTS LTD  
10000 N CENTRAL EXPY STE 1400  
DALLASTX75231-2319

AMUMDSON DANIEL & AMY  
3501 DARTMOUTH DR  
PLANOTX75075-7825

FRNKA HARRY D ETUX  
3416 DARTMOUTH DR  
PLANOTX75075-7822





# SIGN APPEAL TO THE BOARD OF ADJUSTMENT

PAGE 2

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) below)

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.

Name Address City State Zip Date

**PLEASE CHECK ONE:**

I will represent this variance request at the Board meeting

I will not be able to represent this variance at the Board meeting. My authorized representative who will represent this variance before the Board of Adjustment is:

Name Street Address City State Zip

I hereby certify that the above statements are true and correct to the best of my knowledge.

Bonnie Shea  
Applicant's Signature  
Bonnie Shea  
Please Print Name

STATE OF TEXAS  
COUNTY OF COLLIN

Subscribed and sworn to before me this 30th day of January, 2012

(seal)



Kelly M. Briceno  
Notary Public  
My commission expires: June 24, 2012

**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.

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF PLANO makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state and federal laws pertaining to projects within the city. Copies of the CITY OF PLANO adopted codes and Zoning Ordinances can be found on the city website at [www.plano.gov](http://www.plano.gov) or at the CITY OF PLANO Municipal Center at 1520 Avenue K, Plano, Texas.



## Susan Williams

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**Subject:** FW: Icehouse signs

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**From:** Susan Williams  
**Sent:** Friday, January 27, 2012 4:00 PM  
**To:** cal young ([cyoung@cyaweb.com](mailto:cyoung@cyaweb.com))  
**Cc:** Patti Hoffer; Selso Mata  
**Subject:** Icehouse signs

Cal,  
Here is a breakdown of the request needed for each elevation.

**East:**

1. To allow signs on an elevation not fronting a public street.
2. To allow a building identification sign to be 28.89 square feet over the allowed 115.29 square feet.  
(allowed 115.29-144.18 proposed= 28.89 over square footage)
3. To allow more than one building identification sign on a building.
4. To allow the combination of wall signs to be 52.12 square feet over the allowed 115.29 square feet.  
(allowed 115.29-245.33 proposed=130.04 over square footage)

**West:**

1. To allow the combination of wall signs to be 46.84 square feet over the allowed 107.52 square feet.  
(allowed 107.52-154.36 proposed=46.84 over square footage)
2. To allow internal illumination of signs.
3. To allow plastic faces on the signs.

**South:**

1. To allow signs on an elevation not fronting a public street.
2. To allow internal illumination of signs.
3. To allow plastic faces on the signs.

**North:**

1. To allow a building identification sign to be 47.72 square feet over the allowed 96.46 square feet.  
(allowed 96.46-144.18 proposed=47.72 square feet over)
2. To allow internal illumination of signs.
3. To allow plastic faces on the signs.

I don't have a detail for the can signs to determine how far they project from the wall. The ordinance allows a maximum 6" projection from the wall. If the proposed signs exceed the 6" you would need to add it as a request for applicable elevations.

Your submittal fee will be \$265.00 plus and additional \$25.00 fee for multiple signs for a total of \$290.00.

Please let me know if you have any questions.

Thanks,  
Susan

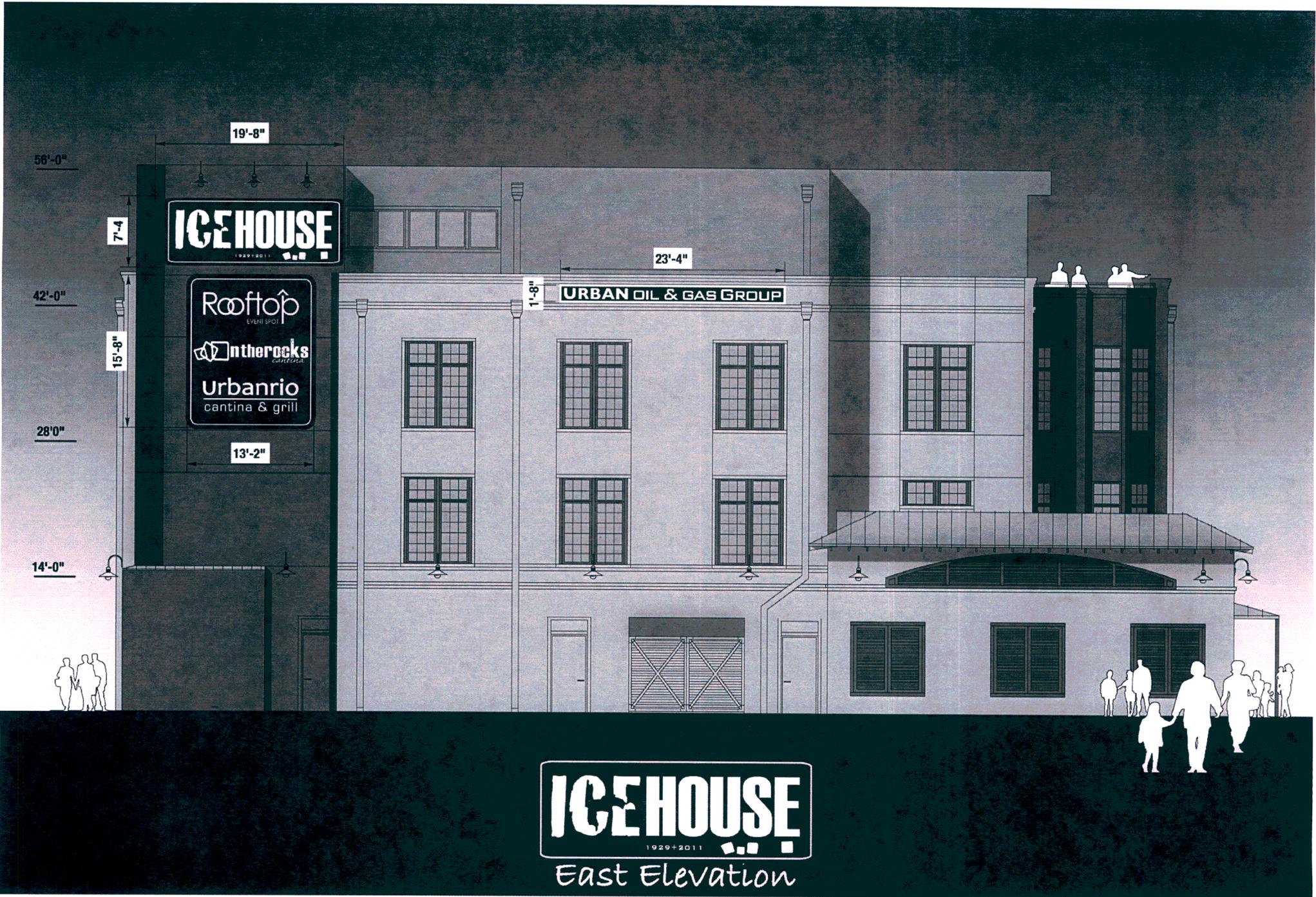




**ICE HOUSE**  
 1929+2011  
 North Elevation



**ICEHOUSE**  
1999+2011  
South Elevation



**ICE HOUSE**  
1929+2011

East Elevation



# Appeal Summary

## #12-04S

**APPLICANT:** Eastside 14<sup>th</sup> St., LLC  
Nathan and Bonnie Shea

**ADDRESS:** 1000 E. 14<sup>th</sup> St.

**ZONING:** Business Government (BG)

### APPLICANT REQUESTS:

The applicant is requesting a variance:

East elevation:

- a. To allow signs on an elevation not fronting a public street.
- b. To allow a building identification sign to be 28.89 square feet over the allowed 115.29 square feet for a total square footage of 144.18.
- c. To allow more than one building identification sign on a building.
- d. To allow the combination of wall signs to be 130.04 square feet over the allowed 115.29 square feet for a total square footage of 245.33.

West elevation:

- a) To allow the combination of wall signs to be 46.84 square feet over the allowed 107.52 square feet for a total square footage of 154.36.
- b) To allow internal illumination of signs.
- c) To allow plastic faces on the signs.

South elevation:

- a) To allow signs on an elevation not fronting a public street.
- b) To allow internal illumination of signs.
- c) To allow plastic faces on the signs.

North elevation:

- a) To allow a building identification sign to be 47.72 square feet over the allowed 96.46 square feet for a total square footage of 144.18.
- b) To allow internal illumination of signs.
- c) To allow plastic faces on the signs.

### ORDINANCE REQUIREMENTS:

**Subsection 3.1605(3)(d)(v):** The use of plastic on the exterior of a sign is prohibited, except on a marquee or institution sign.

**Subsection 3.1605(3)(e)(iv):** No sign, except marquee or institution signs, may be illuminated by fluorescent or back lighting.

**Subsection 3.1605(7)(a)(iii):** Each building is permitted one building identification sign.

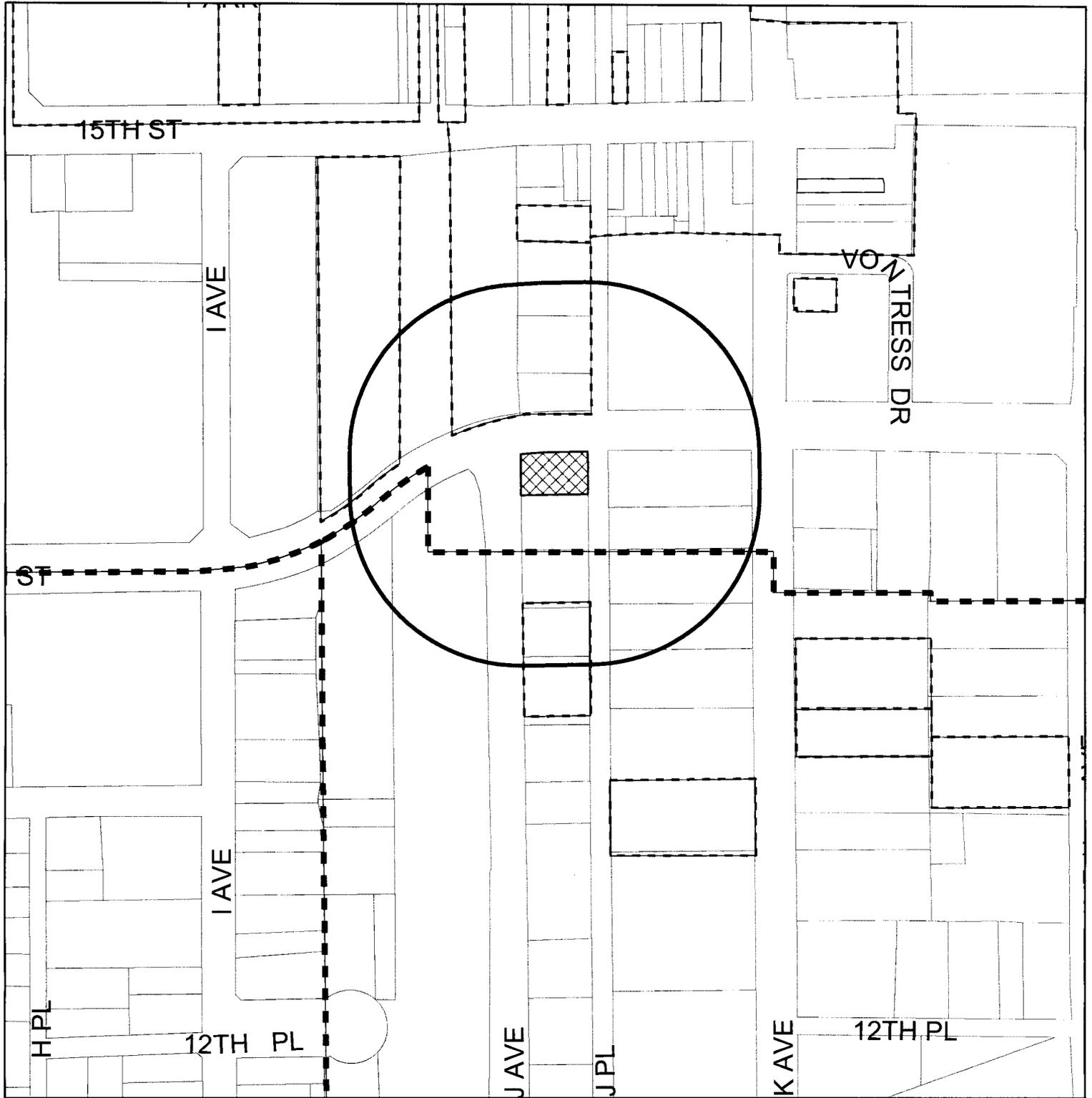
**Subsection 3.1605(7)(o)(ii)-Walls signs attached:** The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. (Wall signs painted, have the same allowance per 3.1605(7)(p)(ii))

**Subsection 3.1605(7)(p)(iii):** The sign area for a painted sign used for building identification purposes shall be calculated based on the width of the building façade to which the sign is attached. (The maximum square footage uses the same one square foot per linear foot of frontage).

**STAFF FINDINGS:**

This property is located on the southeast corner of 14<sup>th</sup> St. and J Place allowing for 2 street frontages. It is part of the downtown Business Government district. There are sign requirements specific to this district in the zoning ordinance. The purpose of the Downtown Sign District is to ensure consistency with the historic, urban, pedestrian-oriented nature of the district.

The applicant is currently constructing a 4 story multi-use building at this location. The building has a combination of restaurant and office uses. The proposed signs are for each elevation of the building and consist of wall signs (painted and attached) and building identification signs.

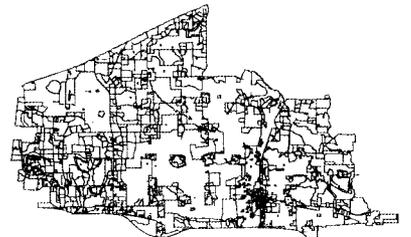


Board of Adjustment

Appeal #: 12-04S

Address: 1000 E 14 Street

Zoning: BG



○ 200' Notification Buffer

HYATT HOLDINGS LTD  
3326 SHIELD LN  
GARLANDTX75044-4526

EASTSIDE 14TH STREET LLC  
3106 DUBLIN RD  
ALLENTX75002-6571

PLANO CITY OF  
PO BOX 860358  
PLANOTX75086-0358

JACKSON BROTHERS  
1301 K AVE  
PLANO TX 75074-690775086

DALLAS AREA RAPID TRANSIT  
PO BOX 660163  
DALLASTX75266-0163

MAYES ALINE  
1311 K AVE  
PLANOTX75074-6907

J & A FAMILY PARTNERS LTD  
3311 OAK LAWN AVE STE 300  
DALLASTX75219-4264

WRAY WILLIAM E JR 2005 REVOCATED  
THE  
WRAY WILLIAM E JR TRUSTEE3632  
BRIARCLIFF DR  
PLANOTX75025-3757

LISLE BILL III  
1219 K AVE  
PLANOTX75074-6905

FIRST CMC PROPERTIES LLC  
C/O TIMOTHY ALAN CHRISTIE103 POPPY LN  
MC KINNEYTX75070-3731

BRODHEAD FAMILY LIMITED PARTNER  
7600 AFTON VILLA CT  
PLANOTX75025-3600

