Board of Adjustment
April 12, 2016

Board Members Present
Robert Miller, Vice Chairman
Jim Norton
Ban Alali
William Gibson
Enghlab Eftekhari
Joyce Beach
Phil Head, Alternate

Absent
Carolyn Kalchthaler, Chairperson
Peter Krause
Phillip Pierceall, Alternate

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

Vice Chair Robert Miller called the meeting to order at 3:04 p.m., Tuesday, April 12, 2016 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Vice Chair Miller announced that there were only seven members present and gave the applicant the opportunity to table their request until there were eight members present. The Applicant for 16-07Z 3120 Golden Springs Drive wished to table until all eight members were present.

Vice Chair Miller admitted all documents and testimony given into the official Board of Adjustment record.

1. **Public comments: There was no public comment.**

2. **Approval of Minutes from March 8, 2016**

Board Member Phil Head made the motion to approve the minutes from March 8, 2016, Bill Gibson seconded the motion. The Board voted 7/0 in favor of approving the minutes from March 8, 2016.

3. **APPEAL #16-07Z 3120 Golden Springs Drive: A request to vary from Subsection 9.700 (.3) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended, to allow encroachment of an attached, screened, covered patio into the required 15 feet sideyard buildline by 6.5 feet.**

The applicant requested this item be tabled until the May 10, 2016 meeting when eight members will be present. Jim Norton made the motion to table Appeal 16-07Z, Ban Alali seconded the motion. The Board voted 7/0 to table this request

4. **APPEAL #16-08Z 5880 State 121 Highway:** A request to vary from Subsection 23.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow:
   a) South exterior wall to be 39% metal over the allowed 25% (over by 14%) and;
   b) West exterior wall to be 84% metal over the allowed 25% (over by 59%) and;
   c) North exterior wall to be 35% metal over the allowed 25% (over by 10%) and;
   d) East exterior wall to be 26% metal over the allowed 25% (over by 1%).

Vice Chairman Miller read into record the Request to Withdraw letter from the applicant Granite Properties.

5. APPEAL #16-09Z 5872 State 121 Highway: A request to vary from Subsection 22.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow the south exterior wall to be 41% metal over the allowed 25% (over by 16%).

Vice Chairman Miller read into record the Request to Withdraw letter from the applicant Granite Properties.

6. APPEAL #16-10Z 5864 State 121 Highway: A request to vary from Subsection 22.300 (.2) of Division 4, Article 23, Zoning Ordinance No. 2015-5-2 as amended, to allow:
   a) South exterior wall to be 40% metal over the allowed 25% (over by 15%) and;
   b) West exterior wall to be 84% metal over the allowed 25% (over by 59%) and;
   c) North exterior wall to be 98% metal over the allowed 25% (over by 73%) and;
   d) East exterior wall to be 82% metal over the allowed 25% (over by 57%).

Vice Chairman Miller read into record the Request to Withdraw letter from the applicant Granite Properties

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

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

Shawn Smith testified they are allowed to place multiple signs on a large multi-story tower. However, they would like to place only one sign to identity the new restaurant. The way the awning is constructed, it doesn't allow for the sign to attach to the building. The sign must be attached to the awning similar to how other awnings are constructed in the surrounding area. The purpose of the sign is only to identify the restaurant for street and walking traffic within the area. Mr. Smith answered questions from the Board.

Jim Sackett, representative from Trammel Crow, testified there are other signs on the building, but this is the only sign for Flemings Steakhouse.

Stacy Miller, Development Manager with Lew and Bran, Parent Company of Flemings Steakhouse, testified that they are excited about opening the restaurant in Plano in July, and is available to answer any questions the Board may have.

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

After discussion, Board Member Jim Norton made the motion to approve Appeal #16-11S for both the North and East elevations. Bill Gibson seconded the motion. The Board voted 7/0 in favor of the motion, the variance request was approved.

8. Items for future Agenda.

No cases for April 26, 2016

Meeting adjourned at 3:25 p.m.

Robert Miller, Vice Chairman