

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, FEBRUARY 28, 2017.

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. February 14, 2017 meeting.

SIGN APPEAL REQUEST:

3. **APPEAL #17-07S 6565 Headquarters Drive:** A request to vary from Subsection 22.300 (.1) (B) (i) (ii) and (vi) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow an illuminated wall sign:
 - a. To allow an electronic sign type to be located on a wall.
 - b. To allow an electronic sign type to exceed the allowed 1,866 square feet by 2,134 square feet for an overall size of 4,000 square feet.
 - c. To allow an electronic sign type to exceed the allowed height of 6 feet by 4 feet for an overall height of 10 feet and to exceed the allowed area coverage of 27% by 15.87% for an overall coverage of 42.87%.

This appeal is requested by Douglas Beebe, TMNA Corporate Manager, Real Estate Facilities, Toyota Motors North America.

4. **APPEAL #17-08S 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 3.8 feet for an overall 9.8 feet in height, and to be reduced from the overall clearance height requirement of 14 feet for a freestanding sign over a driving surface by 4.2 feet to 9.8 feet.
 - b. To be separated by 3 feet from a second menu board, reducing the minimum required separation of 10 feet by 7 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.

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 15th day of February

20 17, at 5:00 o'clock, p.m.

Alvin D. Syde
Asst 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
February 14, 2017

Board Members Present

Carolyn Kalchthaler, Chairperson
Jim Norton
Robert Miller
Ban Alali
Enghlab Eftekhari
Phil Head
Phillip Pierceall,
Pat Morgan, Alternate

Staff

Victoria Huynh, Deputy City Attorney
Selso Mata, Building Official
Wayne Snell, Assistant Building Official
Patti Hoffer, Code Compliance Rep
Kristina Shiroma, Sr. Administrative Assistant

Chairperson Carolyn Kalchthaler called the meeting to order at 3:00 p.m. on Tuesday, February 14, 2017 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed:

Chairperson Kalchthaler admitted all documents and testimony given into the official Board of Adjustment record.

1. Public comments: There was no public comment.

2. Approval of Minutes from January 24, 2017:

Board Member Phil Head made the motion to approve the minutes from January 24, 2017; Board Member Robert Miller seconded the motion. The Board voted 8-0 in favor of approving the minutes.

3. APPEAL #17-05S 5905 Legacy Drive Suite A300: 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 inch height by 41 inches for an overall height of 53 inches. This appeal is requested by property owner Fehmi Karahan and will be represented by Cody Dishman & Peyton McMinn with Paladin Signs & Graphics Inc.

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

Chairperson Kalchthaler swore in Cody Dishman and Peyton McMinn who came in after the initial oath provided to the audience.

Cody Dishman, along with Peyton McMinn, gave testimony on the variance request. Mr. Dishman testified the sign will be backlit illuminated with letters channel set. Mr. Dishman further testified this sign will be similar to others that have already been approved for the commercial project, specifically citing Shake

Shack. Mr. Dishman testified that there are construction hindrances for affixing to the building façade. Mr. Dishman testified the proposed sign will offer the main identification signage as well as visibility from Legacy drive.

Cody Dishman and Peyton McMinn answered questions from the Board.

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

After discussion, Board Member Phil Head made the motion to approve Appeal #17-05S. Board Member Phillip Pierceall seconded the motion. The Board voted 8-0 in favor of the motion. Therefore, the variance request was approved.

4. APPEAL #17-06Z 6565 Headquarters Drive: A request to vary from Subsection 10.1000 (.3) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a nonresidential structure to encroach 6 feet 7 inches into the required 50 foot front building line setback. This appeal is requested by property owner Douglas R. Beebe TMNA Corporate Manager and will be represented by Corgan.

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

Joe Haver of Corgan testified concerning the campus description and challenges faced due to multiple easement agreements. Further, Mr. Haver explained that the Texas Department of Transportation had worked in partnership to address roadway geometries, turning radii, and other necessary safety precautions in regards to the drive and placement of the guard station. Mr. Haver testified the specific location requested facilitates the nature of this special use building as a checkpoint security station from both a visibility and access aspect. Mr. Haver testified the special use building will be architecturally consistent with the rest of the campus and will be of nominal height as presented. Furthermore, Mr. Haver reviewed the five considerations for hardships for receiving a variance.

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

After discussion, Board Member Pat Morgan made the motion to approve Appeal #17-06Z. Board Member Phillip Pierceall seconded the motion. The Board voted 6-2 in favor of the motion. The two dissenting votes were Board Member Ban Alali and Board Member Enghlab Eftekhari.

5. Items for future Agenda.

There are two cases on the upcoming meeting agenda.

Meeting adjourned at 3:36 p.m.

Carolyn Kalchthaler, Chairperson



SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL
APPEAL NO.: 17-075

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

PLEASE TYPE OR PRINT USING BLACK INK

APPEAL LOCATION:

Street Address: 6565 Headquarters Drive, Plano, Texas 75024 Zoning District: Commercial Employment
Lot Number: 1 Block: A Addition: Toyota Motors North America Addition

TO THE HONORABLE BOARD OF ADJUSTMENT:

Douglas Beebe, TMNA Corporate Manager, Real Estate Facilities 469-292-1022
(Applicant) Toyota Motors North America 5630 Legacy Drive, Building 1 Plano TX 75024
(Applicant Phone Number)

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)

- Request to vary from subsection 22.300(.1)(B)(i), (ii), and (vi) to allow a wall sign:
- 22.300(.1)(B)(i): to exceed the allowable area of 1,866 SF by 2,134 SF for a total of 4,000 SF.
- 22.300(.1)(B)(ii): to exceed the sign height of 6 FT by 4 FT for a total 10 FT.
- 22.300(.1)(B)(ii): to exceed the allowable area of 27% by an increase of 15.87% for a total of 42.87% area
- 22.300(.1)(B)(vi): to allow use of an electronic sign.

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:
This request respects the purpose of this ordinance. The general purpose of the sign regulations of this article is to provide public safety, adequate lighting, open space and air, conservation of land, protection of property values, and encourage the highest and best use of land.

b. The requested variance will not adversely affect surrounding properties:
This request respects the surrounding properties. This display is an expression of Toyota's pride and enthusiasm about our new corporate home. It will allow Toyota to engage with the community in a way that enhances the visual landscape along 121, and communicates our pride in the new campus. It will celebrate our new community, and demonstrate Toyota's commitment to Plano, its people and the Toyota brand.

c. The requested variance will not adversely affect public safety:
This request protects public safety. This display will be populated with static images, of sufficient size, clarity and resolution, to be accessible in an instant by vehicles at speed.

d. Special conditions exist which are unique to this applicant or property:
The City of Plano sign ordinance does not anticipate a project of the size and scale of the Toyota North American Headquarters. A 100-acre project, the Toyota NA HQ presents two highly visible perspectives to the public, it's southerly, main entry on Headquarters Drive and it's northerly, rear frontage along SH 121. The scale of the campus and the resulting size of the Toyota Quality Center that fronts SH 121 is simply larger than the sign ordinance anticipates. As a consequence, the constraints within the sign ordinance would necessitate a sign whose small proportions are not appropriate for the scale of the building. Additionally, given the distance of the sign from SH 121 and it's frontage road, the sign ordinance would necessitate a sign whose size would not be effective in communicating its static messaging to the public. In other words, the maximum size of the sign in relation to the size of Toyota's building will render the sign ineffective for its purposes. Finally, the sign ordinance does not anticipate an LED display and the necessity for a technologically-focused mobility company like Toyota to showcase it's embracement of technology and it's ability to easily change its static message to the public.

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?

No to Item "e" above.

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.

Douglas Beebe	5630 Legacy Drive, Building 1	Plano	TX	75024	02.10.2017
Name	Address	City	State	Zip	Date

PLEASE CHECK ONE:

X 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	Address	City	State	Zip	Date
------	---------	------	-------	-----	------

NOTE TO APPLICANT:

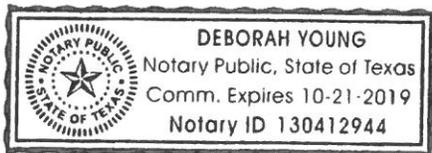
A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it may be two years before the variance can be reheard. The decision of the Board of Adjustment shall be final on all sign cases. Refer to The City of Plano Zoning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

Douglas R Beebe
 Applicant's Signature
Douglas R Beebe
 Please Print Name

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 13th day of February, 2017



Deborah Young
Notary Public

My commission expires: 10-21-2019

ONE TOYOTA

TQC NORTH GRAPHIC

Board of Adjustments Sign Review

02/28/2017

Toyota's Request:

Demonstrate Toyota's community commitment and brand values through best in class digital art display.

Digital Graphic Display:

- Illustrate Toyota Values
- Demonstrate Dedication to Community
- Best in Class Technology
- Digital Art Form
- Integral with Campus Scale, Quality and Character

ONE TOYOTA

AERIAL VIEW



HWY 121

Location of North Wall
at Building S1

ONE TOYOTA

AERIAL VIEW



Location of North Wall
at Building S1

HWY 121

ONE TOYOTA

AERIAL VIEW



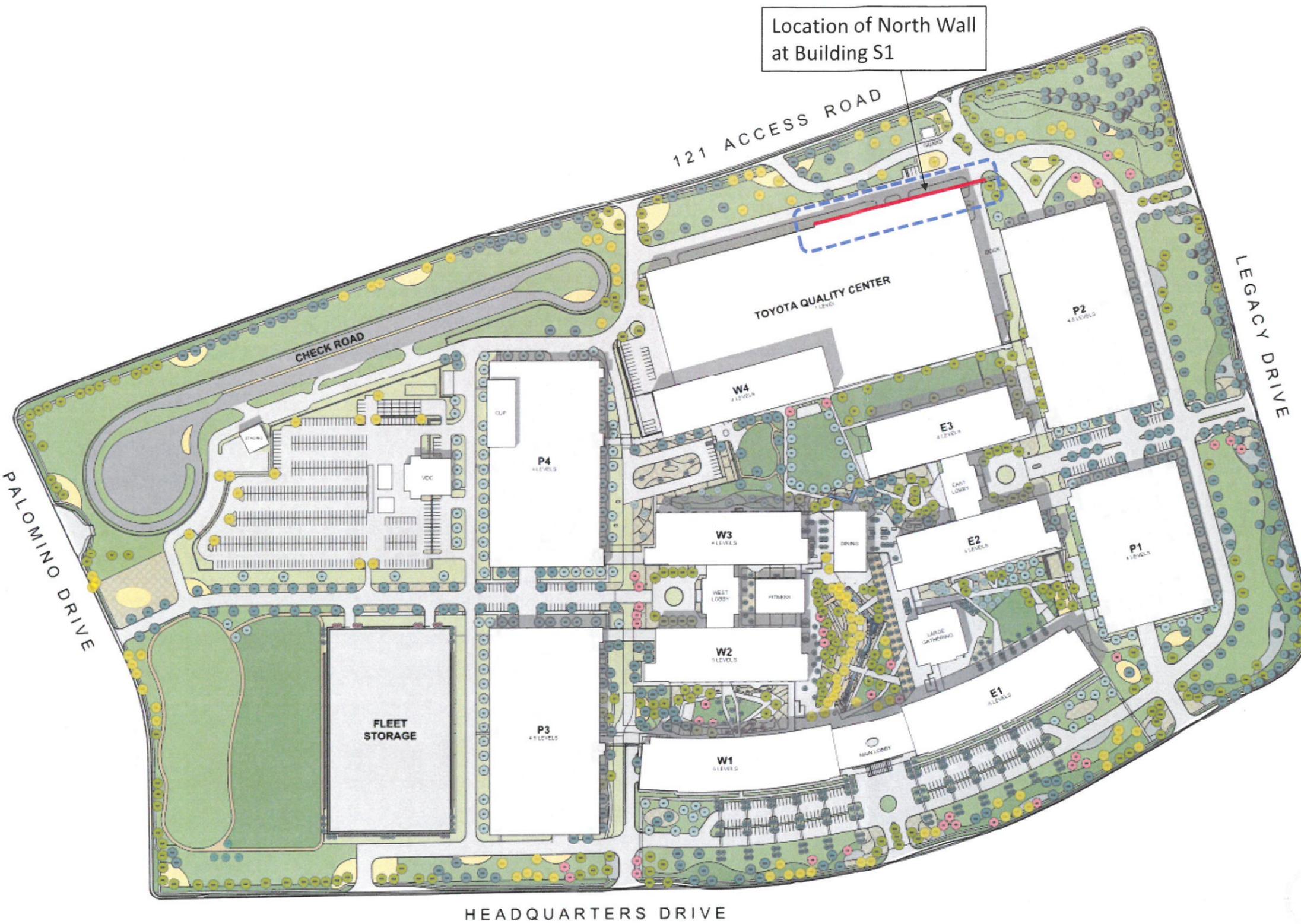
ONE TOYOTA

NORTH ELEVATION VIEW



ONE TOYOTA

CAMPUS PLAN VIEW

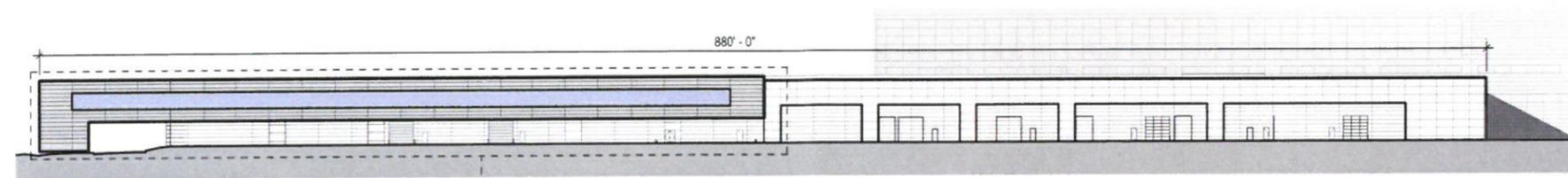
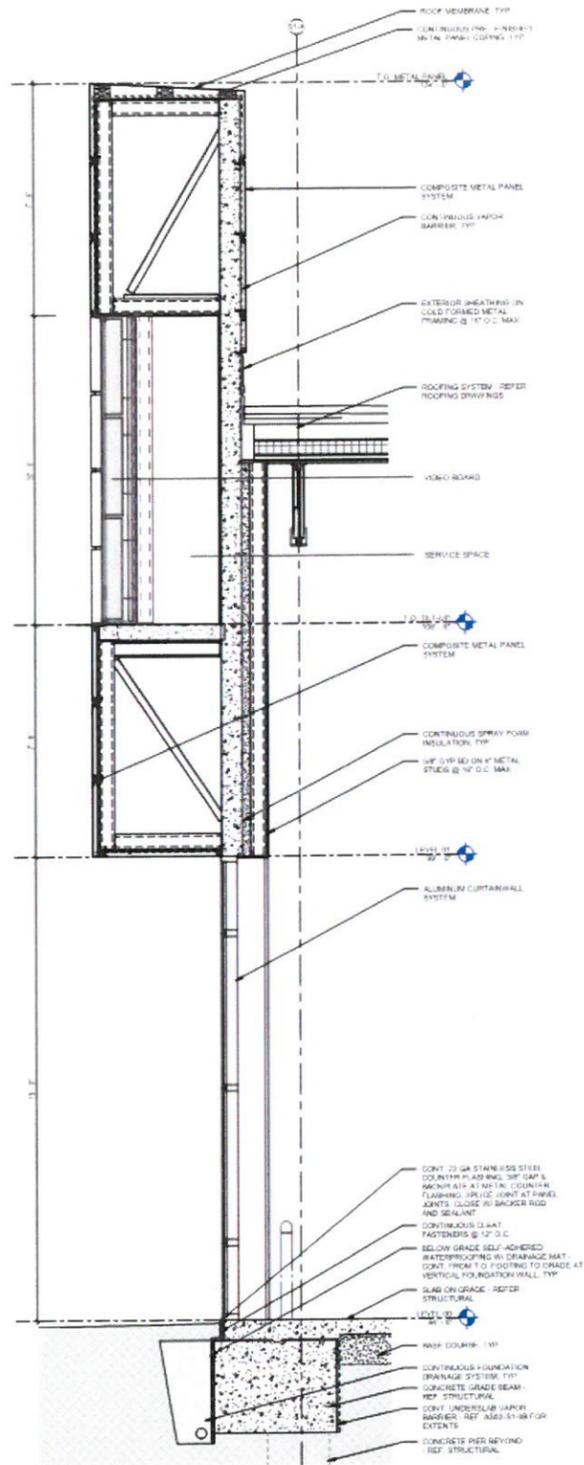


Graphic Medium:

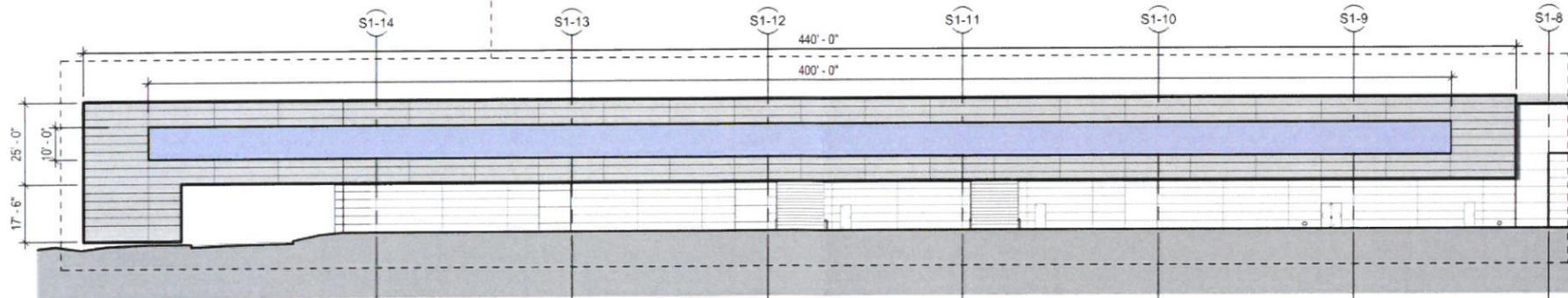
- LED DIGITAL SYSTEM
- CONTENT MANAGED BY TOYOTA CORPORATE
- ARCHITECTURALLY INTEGRATED
- SCALED TO FIT CAMPUS ELEMENTS
- PUBLIC IMAGE FOR TOYOTA'S NORTH BOUNDARY
- EXHIBITS TOYOTA QUALITY, VALUES, MISSION

ONE TOYOTA

DISPLAY WALL - SECTION VIEW ELEVATION VIEWS



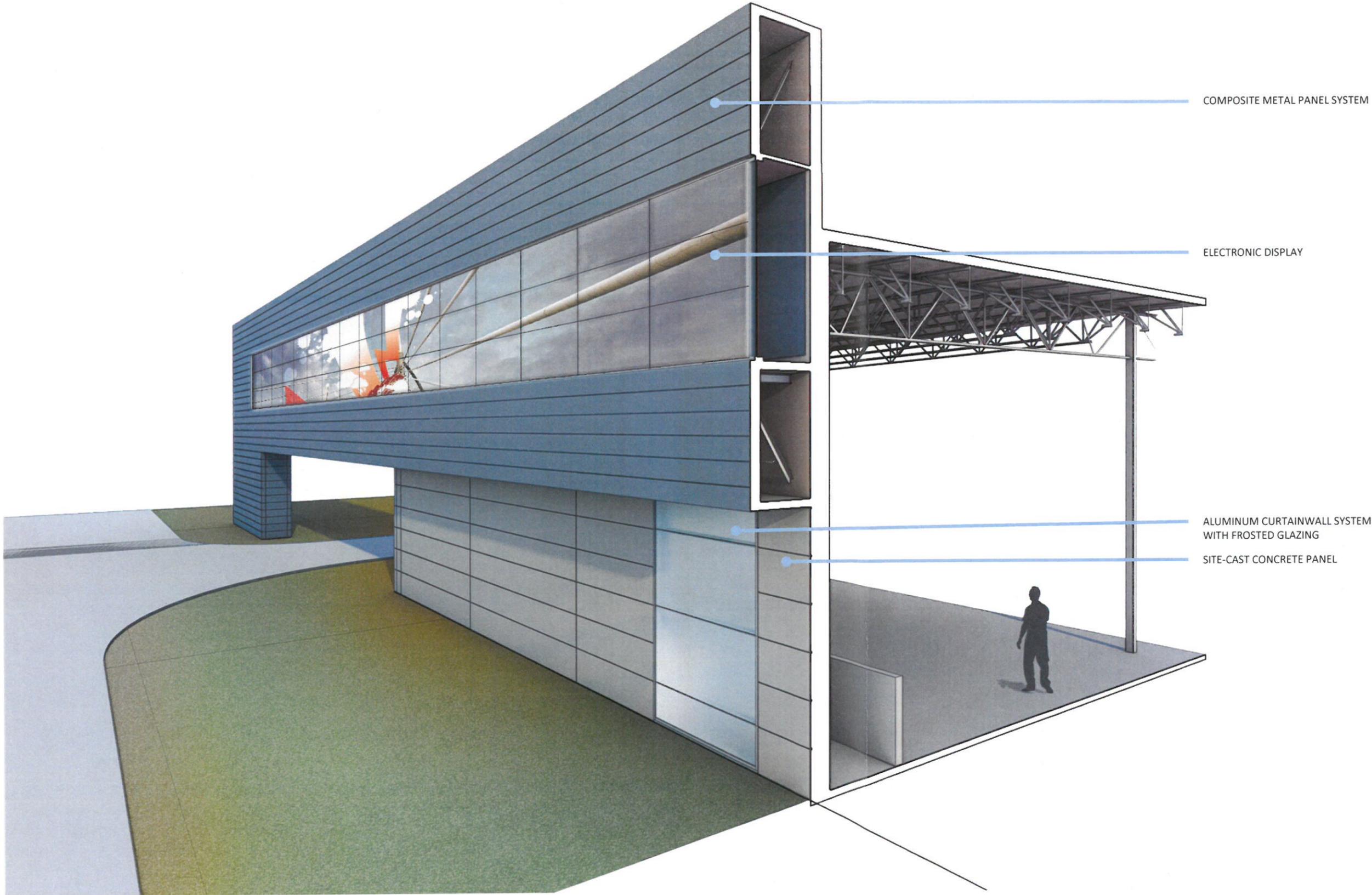
01 S1 - NORTH ELEVATION
1/64" = 1'-0"



02 S1 - NORTH ELEVATION - ENLARGED
1/32" = 1'-0"

ONE TOYOTA

DISPLAY WALL – SECTION VIEW



COMPOSITE METAL PANEL SYSTEM

ELECTRONIC DISPLAY

ALUMINUM CURTAINWALL SYSTEM WITH FROSTED GLAZING

SITE-CAST CONCRETE PANEL

Graphic Concepts:

- SUITABLE FOR NTTA AND TXDOT
- SCALED FOR FREEWAY ENVIRONMENT
- USE OF SIMPLE ELEMENTS AND COLORS
- CONVEY TOYOTA VALUES TO COMMUNITY
- DEMONSTRATING TOYOTA USE OF TECHNOLOGY
- ABSTRACT AUTOMOTIVE ELEMENTS – Headlights, Details, Forms, etc.
- CANDID ELEMENTS – Trees, People, Clouds, etc.
- NO: Training, Flashing, Advertisement text



ONE TOYOTA

BLUE SKY
OPEN ROAD





ONE TOYOTA

GO TEAM!



ONE TOYOTA

ABSTRACTED LOGO



ONE TOYOTA

HAPPY!



ONE TOYOTA

FLOWER SUNBURST





ONE TOYOTA

ANGLED OVERHEAD AUTOS





ONE TOYOTA

TAKE FLIGHT





ONE TOYOTA

FRONT AND CENTER



ONE TOYOTA

PIECES AND PARTS



ONE TOYOTA

TOYOTA COLORS



ONE TOYOTA

GRAPHIC FACADE





ONE TOYOTA

ABSTRACT AND
UNDERSTATED



ONE TOYOTA

FUN TIMES





ONE TOYOTA

ABSTRACT FIGURES



ONE TOYOTA

TIRE ART



imgsource.com

748873



ONE TOYOTA

ABSTRACT GRILL

Toyota's Request:

Demonstrate Toyota's community commitment and brand values through best in class digital art display.

Digital Graphic Display:

- Illustrate Toyota Values
- Demonstrate Dedication to Community
- Best in Class Technology
- Digital Art Form
- Integral with Campus Scale, Quality and Character

Variance Request:

22.300(.1)(B)(i)

Increase the allowable area of 1,866 SF by 2,134 SF for a total of 4,000 SF

22.300(.1)(B)(ii)

Increase the allowable height of 6 FT by 4FT for a total of 10 FT

Increase the allowable width of 252 FT by 148 FT for a total 400 FT

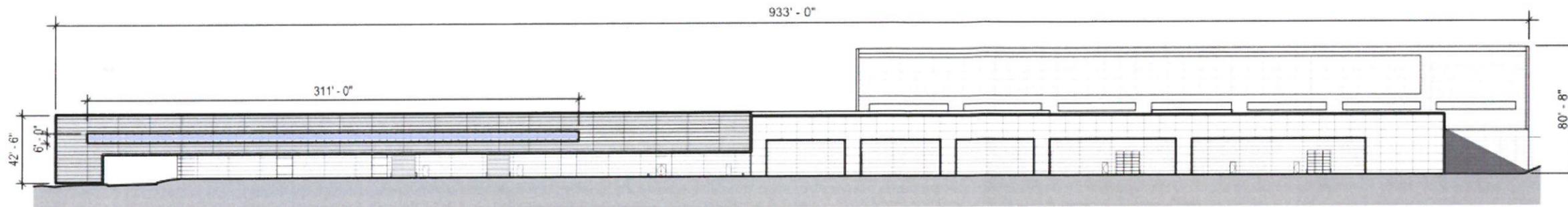
22.300(.1)(B)(vi)

Allow use of an digital signage technology

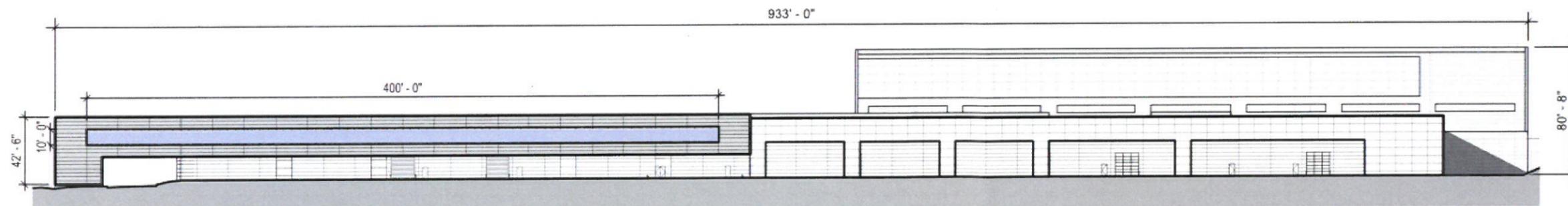
“Increase the image size and employ digital signage system to compliment campus scale and character, and to address visual acuity from Sam Rayburn Tollway - 121.”

ONE TOYOTA

DISPLAY WALL - ORDINANCE PARAMETERS



01 - TQC - NORTH ELEVATION - PER ORDINANCE



02 - TQC - NORTH ELEVATION - AS REQUESTED

ONE TOYOTA

ONE TOYOTA

TOYOTA MOTORS
NORTH AMERICA

PLANO, TEXAS
HEADQUARTERS DRIVE



APPEAL SUMMARY

#17-07S

APPLICANT: Douglas Beebe, TMNA Corporate Manager, Real Estate Facilities, Toyota Motors North America

ADDRESS: 6565 Headquarters Drive

ZONING: Commercial Employment (CE)

APPLICANT REQUEST:

The applicant is requesting to vary from Subsection 22.300 (.1) (B) (i) (ii) and (vi) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow an illuminated wall sign:

1. To allow an electronic sign type to be located on a wall.
2. To allow an electronic sign type to exceed the allowed 1,866 square feet by 2,134 square feet for an overall size of 4,000 square feet.
3. To allow an electronic sign type to exceed the allowed height of 6 feet by 4 feet for an overall height of 10 feet and to exceed the allowed area coverage of 27% by 15.87% for an overall coverage of 42.87%.

ORDINANCE REQUIREMENTS:

Subsection 22.300 (.1) (B) (i) states that wall signs shall not exceed 40 square feet or the product of 2 times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater...

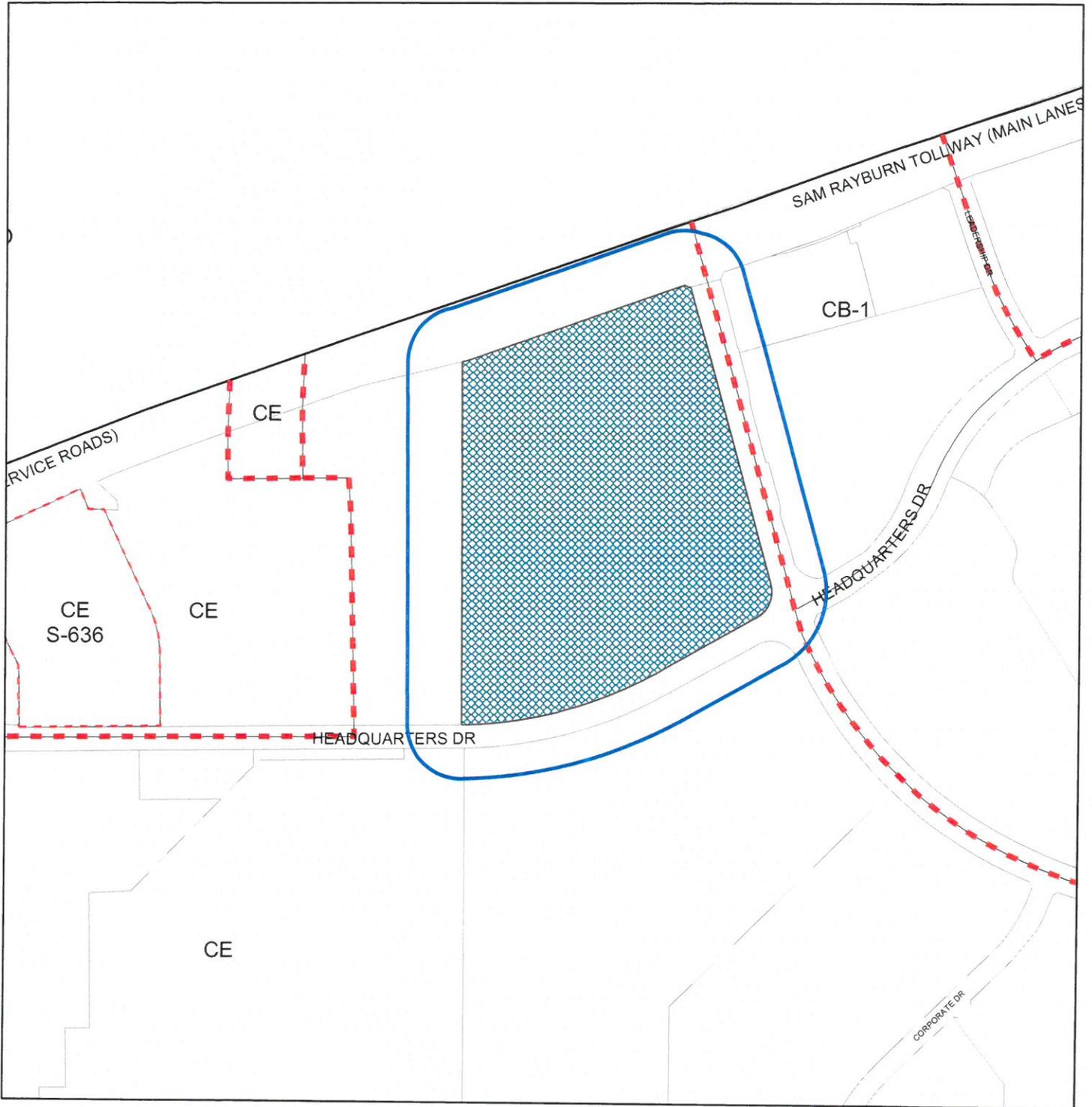
Subsection 22.300 (.1) (B) (ii) states that the height of a horizontal wall sign shall not exceed 6 feet... and that wall signs shall not exceed...75% of coverage area of each elevation.

Subsection 22.300 (.1) (B) (vi) states that wall signs shall not be electronic sign type.

STAFF FINDINGS:

The property is currently under construction and located on the north side of Headquarters Drive, west of Legacy Drive, South of Sam Rayburn Tollway and east of W. Spring Creek Parkway in an area zoned Commercial Employment.

Per the applicant, the City of Plano sign ordinance does not anticipate a project of the size and scale of the Toyota North American Headquarters. A 100 acre project, Toyota HQ presents two highly visible perspectives to the public; its south, main entry on Headquarters Drive and its north, rear frontage along State 121 Highway. The scale of the campus and the resulting size of the Toyota Quality Center that fronts State 121 Hwy is simply larger than the ordinance anticipates. As a consequence, the constraints within the ordinance would necessitate a sign whose small proportions are not appropriate for the scale of the building. Additionally, given the distance of the sign from State 121 Hwy and its frontage road, the sign ordinance would necessitate a sign whose size would not be effective in communicating its static message to the public and would therefore render the sign ineffective for its purposes. Finally, the ordinance does not anticipate an LED display and the necessity for a technologically focused mobility company like Toyota to showcase its embracement of technology and its ability to easily change its static message to the public.

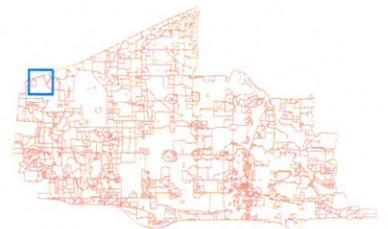


Board of Adjustment

Appeal #: 17-07S

Address: 6565 Headquarters Drive

Zoning: Commercial Employment (CE)



○ 250' Notification Buffer





FRITO LAY INC
TAX DEPT MAIL DROP 2B 157
DALLAS, TX 75266-0634

GAEDEKE HOLDINGS XI LTD
3710 RAWLINS ST STE 1100
DALLAS, TX 75219-6405

TOYOTA MOTOR NORTH AMERICA INC
C/O CORPORATE TAX DEPT
19001 S WESTERN AVE # G301
TORRANCE, CA 90501-1196

J C PENNEY CORPORATION INC
PROPERTY TAX OFFICE
PO BOX 10001
DALLAS, TX 75301-0001

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

TOYOTA MOTOR NORTH AMERICA INC
19001 S WESTERN AVE G301
TORRANCE, CA 90501

FRITO-LAY INC
PO BOX 660634
DALLAS, TX 75266-0634

*Surrounding
mailed homeowner letter 2/15/17
P. LITCOSS*



SIGN APPEAL TO THE BOARD OF ADJUSTMENT

SIGN APPEAL
APPEAL NO.: 17-095

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

PLEASE TYPE OR PRINT USING BLACK INK

APPEAL LOCATION:

Street Address: 8255 Preston Road Zoning District: Preston Road Overlay
Lot Number: 3 Block: 1 Addition: _____

TO THE HONORABLE BOARD OF ADJUSTMENT:

Tim Smith - Lincoln Property Company Commercial - 214.740.4486

(Applicant) _____ (Applicant Phone Number) _____

2000 McKinney Ave, Suite 1000, Dallas, TX 75201

(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)

1. Consideration to exceed the 6' height requirement by 3.8 ft for an overall height of 9.8 ft to allow for a rain canopy for customers ordering
2. To allow the order canopy to be 3 ft from the menu board versus the 10 ft required by code so that customers can read the menu
3. Reduction of 4.2 ft of the 14' minimum clearance required by code

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:

Since the display will not be used to display products but only interact with the barrista and confirm the order, consideration is requested to allow the order screen to be close enough to the menu board so the customers can read the menu board for order placement

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

There is no affect of the request in any way to surrounding properties. The request involves moving the order screen 7' closer to the menu board and allowing a rain canopy to help keep the customers dry when ordering

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

The requested variance will support public safety by allowing drive thru customers to be close enough to see the menu board and therefore increase the overall speed of the drive thru, preventing a large stack back into the shopping center.

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

Because the order screen is defined as a menu board, it does not allow the element to be close enough to the menu board for the customer to see the products and place the order

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.

Tim Smith - 2000 McKinney Ave, Suite 1000, Dallas, TX 75201					
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:

Wayne Rhodes - 125 Hillside Drive	Greenville	SC	29607	2/9/2017	
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. TS (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. TS (initial)



 Applicant's Signature
 Tim Smith

 Please Print Name

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 9 day of January 2017





 Notary Public

(Seal) My commission expires: 06/09/19

STARBUCKS 29495
8255 PRESTON ROAD
PLANO, TX



QID#16-34559

HILTONDISPLAYS

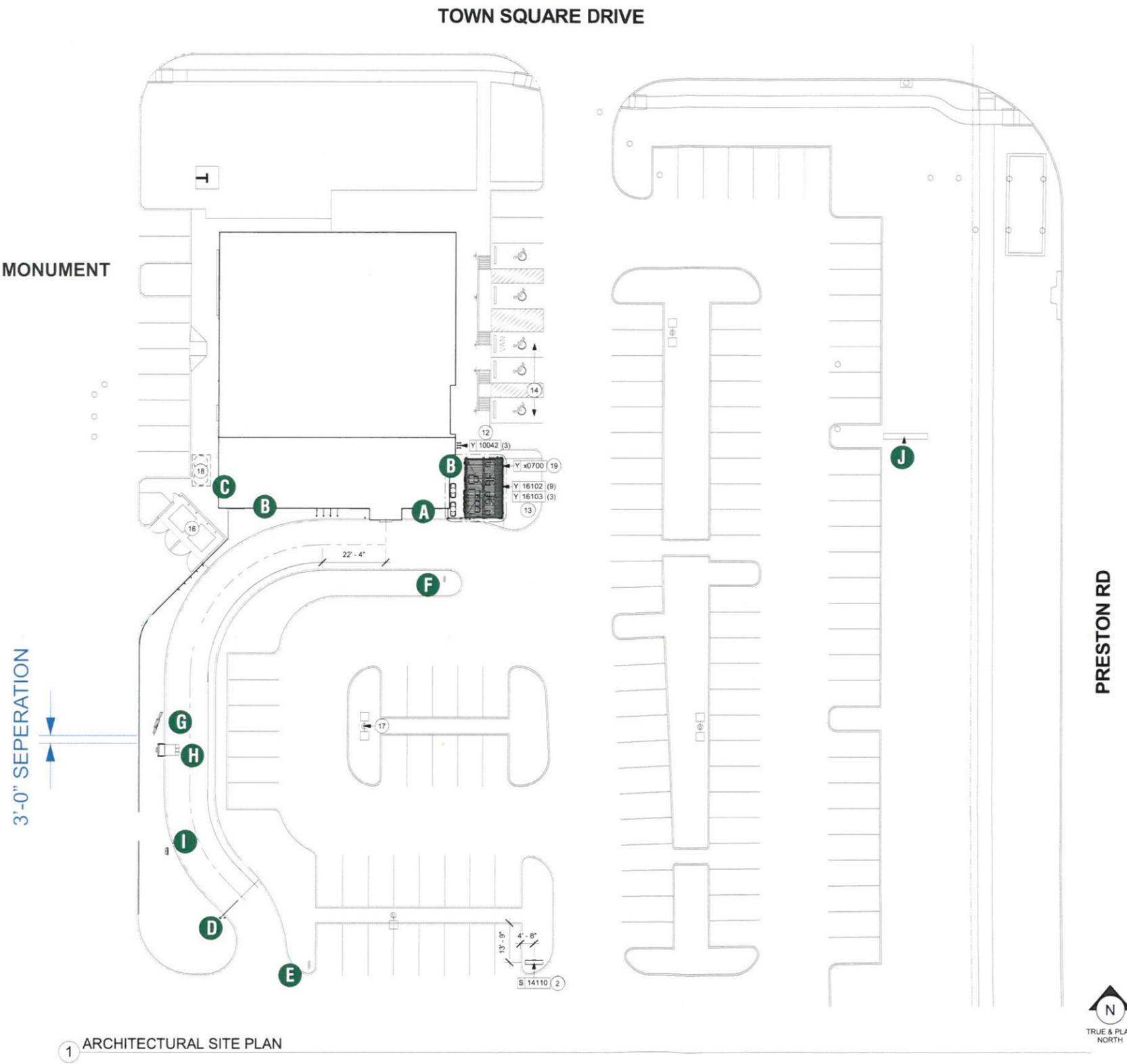
125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

SITE PLAN

- A** 24" CHANNEL LETTERS
- B** DT WALL SIGN
- C** 60" SIREN
- D** CLEARANCE BAR
- E** 46" DIRECTIONAL <DT / DT>
- F** 46" DIRECTIONAL TY / EO
- G** MENU BOARD
- H** ORDER SCREEN / CANOPY
- I** PRE-MENU BOARD
- J** TENANT PANELS IN SHARED MONUMENT



1 ARCHITECTURAL SITE PLAN

QID 16-34559

JOB NAME

Starbucks #29495

LOCATION

SH121 & Preston Road
 Plano, TX

CUSTOMER CONTACT

SALESMAN / PM

Wayne Rhodes

DESIGNER

Brian Sowder

DWG. DATE

10-11-16

REV. DATE / REVISION

11-16-16 CW

SCALE

As Noted

FILE

2016/Starbucks/
 Plano TX/16-34559/
 SB Plano TX 29495

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

UL Underwriters Laboratories Inc.

DRY
 DAMP
 WET x

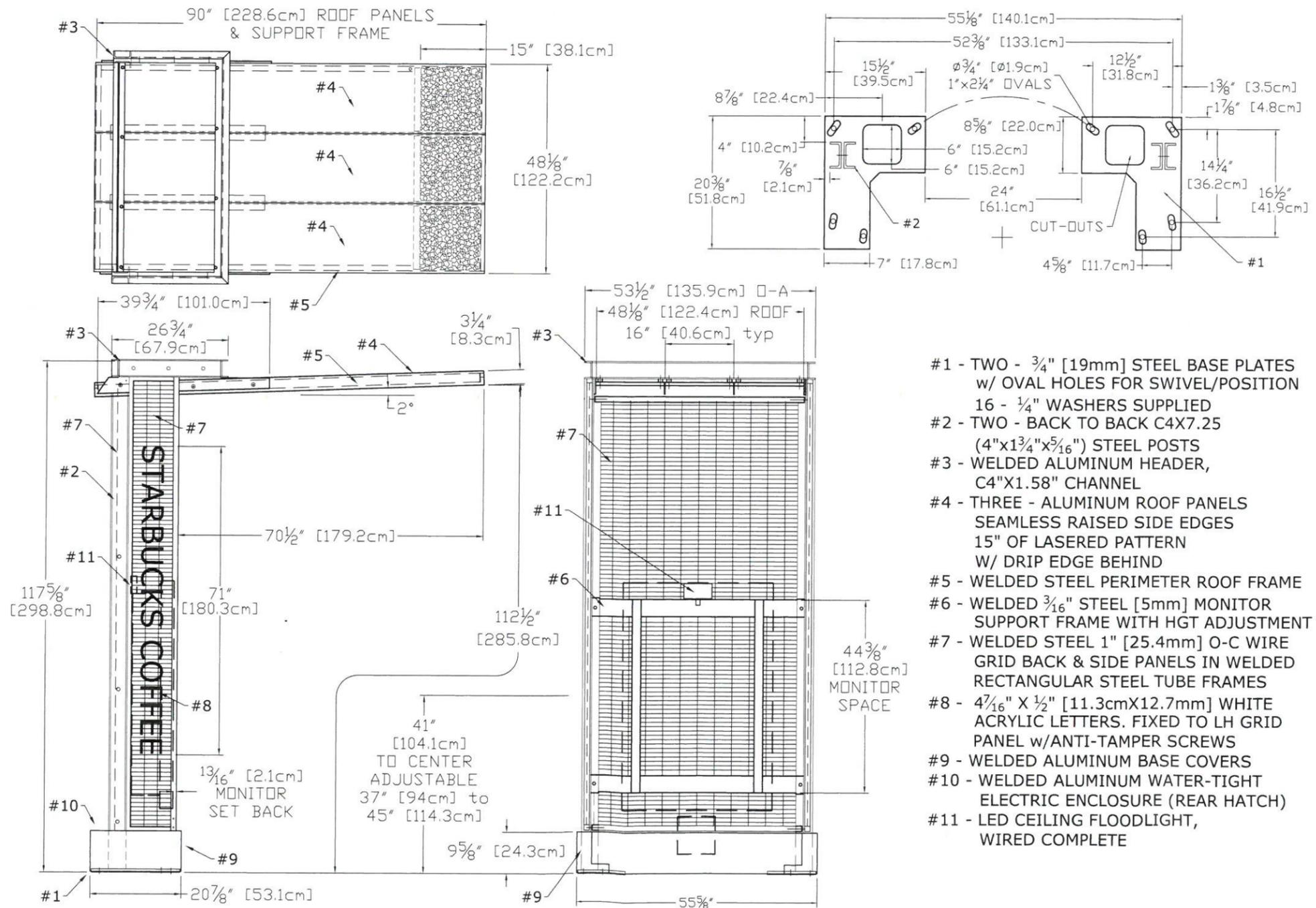
ORDER SCREEN / CANOPY

Qty. 1



order screen: 29" wide x 42" tall = 8.50 sq. ft.

DT ORDER POINT CANOPY FREESTANDING



HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 16-34559

JOB NAME

Starbucks #29495

LOCATION

SH121 & Preston Road
Plano, TX

CUSTOMER CONTACT

SALESMAN / PM

Wayne Rhodes

DESIGNER

Brian Sowder

DWG. DATE

10-11-16

REV. DATE / REVISION

11-16-16 CW

SCALE

As Noted

FILE

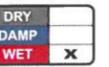
2016/Starbucks/
Plano TX/16-34559/
SB Plano TX 29495

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





Rendering: showing placement of menu board elements in drive thru



Example: existing order screen / menu board
Note: brick base not required in this municipality

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 16-34559

JOB NAME

Starbucks #29495

LOCATION

SH121 & Preston Road
Plano, TX

CUSTOMER CONTACT

SALESMAN / PM

Wayne Rhodes

DESIGNER

Brian Sowder

DWG. DATE

10-11-16

REV. DATE / REVISION

11-16-16 CW

SCALE

As Noted

FILE

2016/Starbucks/
Plano TX/16-34559/
SB Plano TX 29495

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



Underwriters
Laboratories Inc.



APPEAL SUMMARY #17-08S

APPLICANT: Tim Smith, a representative for property owner Lincoln Property Company Commercial and will be represented by Wayne Rhodes with Hilton Displays.

ADDRESS: 8255 Preston Road, Suite 100

ZONING: Commercial Employment (CE)
Preston Overlay District

APPLICANT REQUEST: The applicant is requesting to 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 3.8 feet for an overall 9.8 feet in height, and to be reduced from the overall clearance height requirement of 14 feet for a freestanding sign over a driving surface by 4.2 feet to 9.8 feet.
- b. To be separated by 3 feet from a second menu board, reducing the minimum required separation of 10 feet by 7 feet.

ORDINANCE REQUIREMENTS:

Subsection 22.300 (.2) (J) and (.3) (D)

(.2) (J)a maximum height of 6 feet and shall be a minimum of 10 feet from any other menu board sign. (ZC 2013-21; Ordinance 2014-1-9)

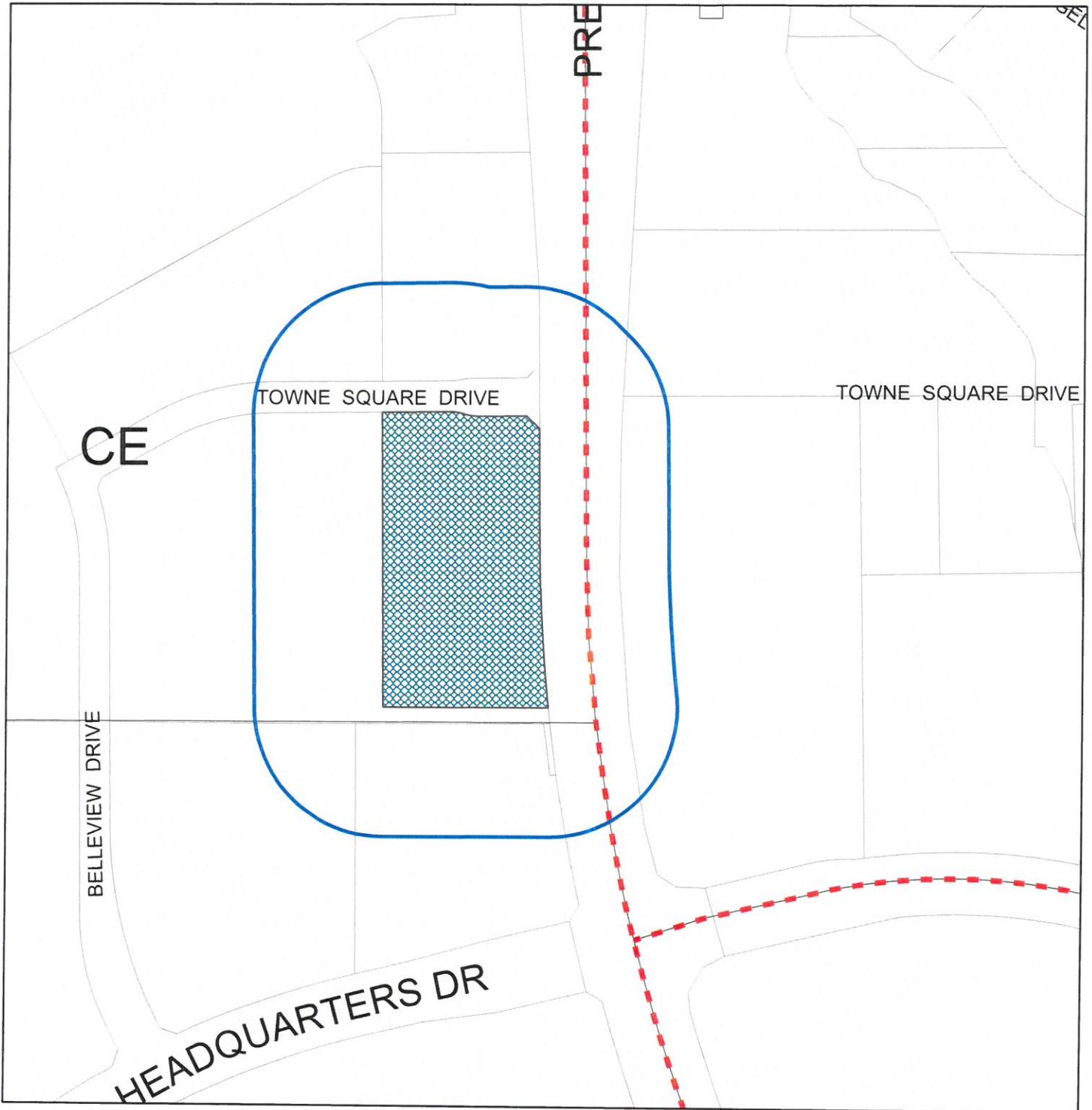
(.3) (D) States that any projecting or overhanging portion of a freestanding sign must be a minimum of 10 feet above any walking surface and 14 feet above any driving surface.

STAFF FINDINGS:

This case was presented at the December 13, 2016 meeting with a lengthy testimony concerning the proposed menu board sign by Mr. Rhodes, a representative of the applicant. The case was presented again on January 10, 2017 and withdrawn at that time. An agreement was reached between Starbucks and Harborchase Of Plano at 5340 Towne Square Drive, regarding the visibility easement. Staff requests that the Board considers the factual information as previously presented concerning the case.

This property is located at the north side of Headquarters Drive, west of Preston Road and south of Towne Square Drive in Commercial Employment zoning and the Preston Road overlay district.

Per the applicant, because the order screen is defined as a menu board, it does not allow the element to be close enough to the menu board for the customer to see the products and place the order. The rain canopy over the attached order screen/menu board is to keep the customers dry while ordering.

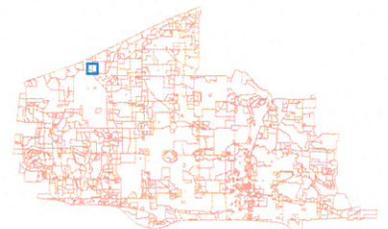


Board of Adjustment

Appeal #: 17-08S

Address: 8255 Preston Road, Suite #100

Zoning: Commercial Employment (CE)



○ 250' Notification Buffer



17095

L&B SHC SERIES 2 PLANO LLC
C/O SILVERSTONE HEALTHCARE COMPANY
3710 RAWLINS ST STE 800
DALLAS, TX 75219-6416

WHITESTONE HEADQUARTERS VILLAGE LLC
C/O WHITESTONE REIT OPERATING PARTNERSHIP LP
2600 S GESSNER RD STE 500
HOUSTON, TX 77063-3223

121 VILLAGE LOTS 2/3 LTD
2000 MCKINNEY AVE STE 1000
DALLAS, TX 75201-2027

STATE OF TEXAS
PO BOX 133067
DALLAS, TX 75313-3067

PRIMERA 121 PROPERTIES LLC
1445 ROSS AVE STE 5150
DALLAS, TX 75202-2720

121 VILLAGE LOTS 2/3 LTD
2000 MCKINNEY AVE STE 1000
DALLAS, TX 75201-2027

PRIMERA HEADQUARTERS PARTNERS LLC
1445 ROSS AVE STE 5150
DALLAS, TX 75202-2720

ASG PRESTON CRK RETAIL CTR LTD
2220 COIT RD STE 360
PLANO, TX 75075-3776

BT HOTEL PLANO LLC
C/O BAUHOUSE GROUP
100 W PUTNAM AVE STE 3
GREENWICH, CT 06830-5361

mailed first class 2/15/17