

**Board of Adjustment
September 24, 2019**

Board Members Present

Robert Miller, Chairperson
Jim Norton
Carolyn Kalchthaler
Phil Head
Ban Alali
Phillip Pierceall
John Peskuski
Janet Stovall

Absent

Tianle Tong
Pat Morgan

Staff

Victoria Huynh, Deputy City Attorney
Selso Mata, Chief Building Official
Jeanna Scott, Building Inspections Manager
Lacey Thornton, Sr. Administrative Assistant
Laura Wigglesworth, Code Compliance Representative

Chairperson Robert Miller called the meeting to order at 3:00 p.m. on September 24, 2019 in the Senator Florence Shapiro Council Chambers. 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:

1. Public comments: There was no public comment.

2. Approval of Minutes from September 10, 2019:

Board Member Phillip Pierceall made the motion to approve the minutes from September 10, 2019; Board Member Ban Alali seconded the motion. The Board voted 8-0 in favor of approving the minutes.

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

- 3. APPEAL #19-12Z 4124 Carrizo Dr:** A request to vary from Subsection 9.500 (.3) and (.4) (A.) of Division 2, Article 9, Zoning Ordinance No. 2015-5-2 as amended, to:
- a. allow a garage addition to have a reduction of 2 feet 9-5/8 inches to the required sideyard setback of 10 feet, resulting in a setback of 7 feet 2-3/8 inches and,
 - b. a reduction of 6 feet to the required 20 feet setback from the lot line adjacent to the alley, resulting in a setback of 14 feet. This appeal is requested by property owner Lewis L. Faulkner, Jr.

Laura Wigglesworth, Code Compliance Representative, gave a presentation on the variance request, and recommended approval.

Ms. Wigglesworth and staff answered questions on the Code requirements.

Lewis Faulkner Jr., testified as to the four factors in his case. Mr. Faulkner testified that due to the cul-de-sac, lot shape, and size the only location to build a garage is within the setback.

Chairperson Robert Miller opened the floor to public comment.

A letter of support from a neighbor was entered into the record.

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

Chairperson Robert Miller opened the floor back up for the Applicant. Mr. Faulkner testified that the garage would not obstruct the alley.

The Board asked questions of Mr. Faulkner regarding his plans on construction of the garage.

Building Official, Selso Mata testified that there is room for parking in the alley and would not impede traffic or emergency vehicles.

Board Member Phil Head made a motion to approve Appeal #19-12Z as amended, subject to the rules and regulations of setbacks of the City of Plano. 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 #19-13S 1300 W. Plano Pky:** A request to vary from Subsection 22.300 (F.) (v.) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow:
- a. a reduction of 10.51 feet from the required 30 feet setback for a multi-purpose sign, resulting in a setback of 19.49 feet from the lot line adjacent to Plano Parkway and,
 - b. a reduction of 17 feet from the required 30 feet setback for a multi-purpose sign, resulting in a setback of 13 feet from Powell Lane. This appeal is requested by property owner Rosewood Property Company.

Laura Wigglesworth, Code Compliance Representative, gave a presentation on the variance request, recommended approval.

Laura Wigglesworth answered questions from Board members.

Applicant, Kay Adkins testified to the variance request granting additional setback to allow for a multi-purpose sign. Ms. Adkins testified that the owner went through Planning and Zoning to zone the property as UMU. Ms. Adkins testified that when the owner bought the property they asked for feedback from the community as to what tenants and signs they wanted. Ms. Adkins then testified to the four factors in this case.

The Board asked Ms. Adkins questions regarding the property and the signage. Ms. Adkins testified that there was no other locations on the property to place the sign where they wouldn't have to request a variance.

Chairperson, Robert Miller opened the floor to public comment.

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

Board Member Janet Stovall made the motion to approve Appeal #19-13S as amended, subject to the rules and regulations of setbacks of the City of Plano. Board Member Carolyn Kalchthaler seconded the motion. The Board voted 8-0 in favor of the motion. Therefore, the variance request was approved.


5. APPEAL #19-14S 626 Norris Dr: A request to vary from Subsection 22.300 (F.) (v.) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a reduction of 14.85 feet from the required 30 feet setback for a multi-purpose sign, resulting in a setback of 15.15 feet from the lot line adjacent to Bateman Avenue. This appeal is requested by property owner Rosewood Property Company.

A letter provided by the Applicant to withdraw this item was entered into evidence. Therefore, the case was not heard by the Board.

6. Items for future Agenda.

Lacey Thornton, Sr. Administrative Assistant, testified there would be cases brought before the Board at the next meeting. Laura Wigglesworth testified the next meeting were sign variances.

Meeting adjourned at 3:34 p.m.



Robert Miller, Chairperson