

**Board of Adjustment
October 08, 2019**

Board Members Present

Robert Miller, Chairperson
Jim Norton
Ban Alali
Phillip Pierceall
John Peskuski
Janet Stovall
Tianle Tong
Pat Morgan

Absent

Carolyn Kalchthaler
Phil Head

Staff

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

Chairperson Robert Miller called the meeting to order at 3:00 p.m. on October 08, 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 24, 2019:

Board Member Janet Stovall made the motion to approve the minutes from September 24, 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 #19-15S 1631 Dorchester Dr: A request to vary from Subsection 22.300 (.2) (C.) (i.) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a freestanding monument sign to have a reduction of 4.33 feet to the required 8 foot setback from a front property line, or any property line adjacent to a street, resulting in a setback of 3.67 feet. Request made by Warren Kinsey with Plano Independent School District, to be represented by Warren Casteel.

Laura Wigglesworth, Code Compliance Representative, gave a presentation on the variance request, and did not recommend approval.

Ms. Wigglesworth answered questions regarding the sign location on the property, zoning ordinance history for the property.

Warren Casteel, representative, testified that upon submitting an application for a sign permit to reface a sign, Plano ISD was informed that the sign did not meet the required 8 foot setback. Mr. Casteel testified the existing sign and the building were built at the same time back in the 90's to no detriment to the City, its citizen, or traffic on that street. Mr. Castell testified that to move the sign 4.33 feet to meet the sign ordinance would cause them to rebuild the sign which would not only be costly, but would need them to use different brick and no longer match the school's brick.

Mr. Casteel answered questions from Board Members on whether the new sign will be lite and the history of building and the sign.

Mr. Casteel testified that it would not be a lite sign.

Warren Kinsey, Plano ISD, testified that Plano ISD bought the property about three years ago. The previous occupants have rented the property from Plano while they finished construction on their new location. Now that the tenants have now vacated the property Plano ISD is changing the sign lettering to read to reflect the name of the school.

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 a motion to approve Appeal #19-15S as amended, subject to the rules and regulations of setbacks of the City of Plano. Board Member Tianle Tong seconded the motion. The Board voted 8-0 in favor of the motion. Therefore, the variance request was approved.

4. APPEAL #19-16S 4888 Dexter Dr: A request to vary from Subsection 22.300 (.2) (C.) (i.) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a freestanding monument sign to have a reduction of 18 feet to the required 30 foot setback from an adjoining private property line, resulting in a setback of 12 feet. Request made by property owner Office Perfect LLC to be represented by Li Zhou.

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

Laura Wigglesworth answered questions from Board members on other possible locations for sign, but all possible locations would need a variance and the Board of Adjustment approval to build or would take out parking spaces.

Li Zhou, applicant, testified that due to an oversight in the planning stages a monumental sign was not included, which is why they are asking for a sign variance. Mr. Zhou testified that the requested sign variance would not affect public safety or visibility of traffic. Mr. Zhou testified that placement of the sign anywhere else on the property would mean a change to the site plan.

The Board had no questions for the Applicant.

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 Ban Alali made the motion to approve Appeal #19-16S as amended, subject to the rules and regulations of setbacks of the City of Plano. Board Member Philip Pierceall seconded the motion. The Board voted 8-0 in favor of the motion. Therefore, the variance request was approved.

5. Items for future Agenda.

Lacey Thornton, Sr. Administrative Assistant, testified there would be cases brought before the Board at the October 22, 2019 meeting.

Meeting adjourned at 3:29 p.m.

A handwritten signature in cursive script, appearing to read "R. Miller", is written above a horizontal line.

Robert Miller, Chairperson