

AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

MAY 10, 2017

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

AN AGENDA INFORMATION PACKET IS AVAILABLE
ONLINE AT WWW.FLOWER-MOUND.COM/AGENDACENTER

A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

The purpose of this item is to allow the public an opportunity to address the Board on issues that are not the subject of a Public Hearing. Any item requiring a Public Hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing."

D. CONSENT AGENDA

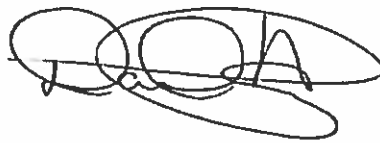
This agenda consists of non-controversial or "housekeeping" items and may be approved with a single motion. A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of the minutes of the April 12, 2017, Board of Adjustment meeting.

E. PUBLIC HEARING

2. (BOA17-0004) Hold a public hearing and consider a request from Mahesh Gajjala for a variance from Section 86-68(a)(8) "Wall Signs," of the Code of Ordinances. The property is generally located east of Morris Rd. and south of Justin Rd. and is locally known as 1611 Justin Rd., Lot 8-R1A, Block A, of the Stone Hill Farms Retail Addition Subdivision.

F. ADJOURNMENT



Danny Hartz
Chief Building Official

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: May 5, 2017, at 11:00 a.m., at least 72 hours prior to the scheduled time of said meeting.



Kathy Allgood
Administrative Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Board of Adjustment reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda. The Flower Mound Town Hall and Council Chambers is wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Building Inspections at 972.874.6355.

THE FLOWER MOUND ZONING BOARD OF ADJUSTMENT MEETING HELD ON THE 12TH DAY OF APRIL, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 P.M.

The Zoning Board of Adjustment met in a regular session with the following members present:

Kent Johnson	Member	Place 3
Sky Jay Schoggins	Member	Place 4
Gail Scheepers	Member	Place 5
Jim Engel	Member	Place 7

Constituting a quorum with the following members absent:

Stephen Harris	Chair	
Doug Fulmer	Vice-Chair	
Thomas Moore	Member	Place 6
Joe Musgrave	Member	Place 8

Constituting a quorum with the following members of the Town Staff participating:

Ashley Dierker	Town Attorney
Danny Hartz	Chief Building Official
Joelle Hainley	Assistant Building Official
Kathy Allgood	Administrative Assistant

A. CALL TO ORDER – REGULAR SESSION

Board Member Johnson called the meeting to order at 6:41 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Board Member Johnson led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

None

D. CONSENT AGENDA

1. Consider approval of the minutes of the March 8, 2017, Board of Adjustment meeting.

VOTE ON THE MOTION

AYES:	Johnson, Schoggins, Scheepers, Engel
NAYS:	None

E. PUBLIC HEARING

1. **(BOA17-0003)** Hold a public hearing and consider a request from Bernie Thomas for a variance from Section 98-1026 (b) and (e), "Minimum Front Yard Setback," of the Code of Ordinances. The property is generally located south of Meadow Lark Road and west of Deer Path Road, and is locally known as 1804 Rue de Isabelle, Lot 57, Block D, of Enclave at Chateau du Lac subdivision.

Staff Presentation

Joelle Hainley, Assistant Building Official

Applicant Presentation

Bernie Thomas, 3705 Winding Oaks Drive, Flower Mound, TX

Public Comment

Linda Bird, 1801 Deer Path, Flower Mound, TX, spoke in opposition of granting the variance. Mrs. Bird expressed her concern that the size of the home on such an odd shaped lot could potentially affect the property values of surrounding homes.

Board Member Johnson closed the public hearing at 6:57 p.m.

Board Member Engel moved to deny the request for variance from Section 98-1026 (b) and (e)," of the Code of Ordinances. The property is generally located south of Meadow Lark Road and west of Deer Path Road, and is locally known as 1804 Rue de Isabelle, Lot 57, Block D, of Enclave at Chateau du Lac subdivision. Board Member Scheepers seconded the motion.

VOTE ON THE MOTION

AYES: Engel, Scheepers, Schoggins
NAYS Johnson

The motion to deny the request for variance was approved with a 3-1 Vote.

G. ADJOURNMENT OF REGULAR SESSION

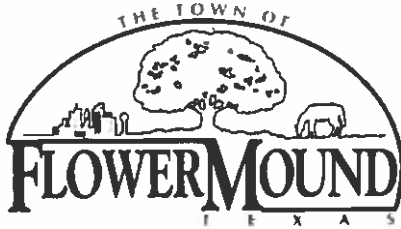
Board Member Johnson adjourned the meeting at 7:17 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Danny Hartz
Chief Building Official

ATTEST:

Kathy Allgood, Administrative Assistant



**BOARD OF ADJUSTMENT MEETING
AGENDA ITEM NO:
May 10, 2017**

FROM: Andrea Schricker, Water Protection Officer

THROUGH: Danny Hartz, Chief Building Official *DH*

PRESENTER:

APPLICANT: Mahesh Gajjala

STAFF: Joelle Hainley, Assistant Building Official *JH*

ITEM: (BOA17-0004) Hold a public hearing and consider a request from Mahesh Gajjala for a variance from Section 86-68(a)(8) "Wall Signs," of the Code of Ordinances. The property is generally located east of Morris Rd. and south of Justin Rd. and is locally known as 1611 Justin Rd., Lot 8-R1A, Block A, of the Stone Hill Farms Retail Addition Subdivision.

I. BACKGROUND INFORMATION:

APPLICANT: Mahesh Gajjala
3801 W. Spring Creek Pkwy, #523
Plano, TX 75023

II. LOCATION:

PROPERTY ADDRESS: 1611 Justin Rd.
Flower Mound, TX 75028

SUBDIVISION: Lot 18-R1A, Block A
Stone Hill Farms Retail Addition Subdivision

ZONING: C2

III. STAFF ANALYSIS:

A request has been made to hold a public hearing and consider a request from Mahesh Gajjala for a variance from Section 86-68(a)(8) "Wall Signs," of the Code of Ordinances.

Section 86-68(a)(8) states, "A single-tenant building within a corner development that faces an arterial or collector street and does not have the legal address may place an additional wall sign on this side wall, subject to the standards set forth in subsection (6) of this section." The building at 1611 Justin Road does not have secondary frontage. Mr. Gajjala is requesting a second wall sign on the north elevation of the building. In exercising its power to grant a variance in accordance with this chapter, the Board of Adjustment shall make findings and show in its minutes that:

- a. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not generally apply to other property in the same area and the same zoning districts.
- b. A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed under the Ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- c. The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Land Use Plan and will not adversely affect any other feature of the Comprehensive Master Plan of the Town of Flower Mound.
- d. The variance, if granted, will be no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.

IV. ATTACHMENTS:

- Attachment 1: Variance application
- Attachment 2: Information from applicant
- Attachment 3: Section 86-68
- Attachment 4: Zoning Map
- Attachment 5: 200' property owner notice map
- Attachment 6: Aerial photograph of property
- Attachment 7: Published public hearing notice
- Attachment 8: Property owner notification
- Attachment 9: List of property owners within 200 feet

APPLICATION - REQUEST FOR VARIANCE OR APPEAL ZONING BOARD OF ADJUSTMENT TOWN OF FLOWER MOUND

DATE: Mar 21, 2017

BOA17-0004

I, the undersigned owner or authorized agent of the following described real property located in the Town of Flower Mound, Texas, heret make application for a request for a variance from the terms of section Sign Ordinance of the Town of Flow Mound Zoning Ordinance.

LOCATION OF PROPERTY

Street Address: 1611 Justin Rd, Flower Mound, TX 75028

Legal Description: Lot/Tract _____, Block _____, of Subdivision/Abstract _____

REQUEST: (If there is additional information which you feel would be helpful to the Board in making a decision, be sure to include th information in your request. If additional space is required to explain your request, please attach the explanation to this application.)

We do not have any sign facing the street, its going to be very difficult for the people to identify the property. The building has very clear visibility from the stre

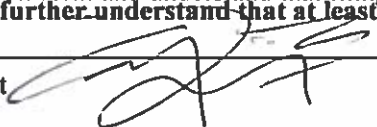
but no sign to identify the building. Its very critical for any business to have some sign that people can identify and come.

A non-refundable application fee of \$250 + \$40 public hearing notice fee required at the time of application. \$2.50 per property notice fee due upon notification by case manager.

For a variance to be granted by the Board of Adjustment, the Board **must** determine that **all** of the following conditions apply:

- (a) There are special circumstances existing on the property on which the application is made related to size, shape, are topography, surrounding conditions and location that do not apply generally to other property in the same area and the san zoning district.
- (b) That a variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoy under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which tl application is made.
- (c) That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by th Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town Flower Mound.
- (d) That the variance, if granted, will be not be materially detrimental to the public welfare or injure the use, enjoyment or val of property in the vicinity.

I have read this application form and understand that filing the application and paying the fee does not guarantee an affirmative action by th Board of Adjustment. I further understand that at least four (4) affirmative votes must be cast in order to receive a variance.

Signature of Applicant  Print Name mahesh GajjalaMailing Address 3801 W Spring Creek Pkwy, #523, Plano, TX 75023 Telephone (Home) _____ Telephone (Day Number) 214 392 2304

Staff Member's Signature _____ Date _____ Receipt Number _____

BOARD OF ADJUSTMENT DECISION: () DENIED () GRANTED

TERMS AND/OR CONDITIONS: _____

BOARD OF ADJUSTMENT CHAIRMAN: _____ DATE: _____

Filed with office of the Secretary this _____ day of _____, _____.

The Learning Experience Illuminated Building Signage

Pan Channel Lettering - Facade Mounted - Remote Wiring
Internal White LED Illumination - 120 volts AC
White 3/16 in. Acrylic Cap with Black Jewelrite Trim
Translucent Vinyl Film Applied as per specified colors
Magenta, Yellow, Orange, Green



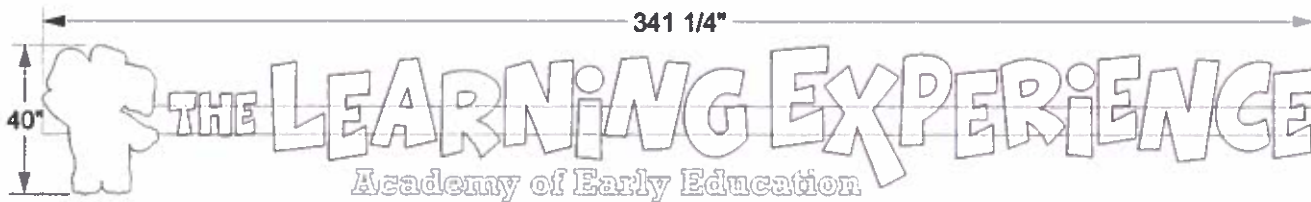
The Learning Experience
1611 Justin Road
Flower Mound, TX 75077



A&F Sign Company LLC
28 East Railway Avenue, Paterson, New Jersey 07503
973 278-3707 fax 973 278-3707 afsignco@gmail.com

Facade Mount Channel Lettering & Installation

Constructed as per NEC
UL Listed & Labeled



Channel Lettering
Fastened to
Raceway
Mechanically
with #8 Sheet
Metal Screws

3/8 In. Thru-Bolt
w/Nuts &
Washers

Electrical
Disconnect

1/4 In. Acrylic Letter

3/16 in. Threaded
Aluminum Stud
2-4 Per Letter
Mechanically Fastened
Silicon Caulk or Adhesive

Channel Lettering Securely Fastened to Facade
with Fasteners Appropriate to Wall Materials
Wiring Through Facade
12 ft. From Grade to Bottom of Sign

Facade Constructed of
Wood Framing with
Wood Sheathing &
Vinyl Siding or EIFS

Electrical Service by Others
Dedicated 120V - 20A Circuit
Disconnect Switch

Specifications

Faces: 3/16" 2447 White with various
vinyl colors on letters and
digital print on logo

Returns: 4" .040 aluminum

Backs: .050 aluminum

Trim: 1" Standard black

Illumination: Aurora 1 White L.E.D.

Transformers: 120 volt power packs

Raceway: 4.5" x 4.5" x 204"
Aluminum Extrusion

Mounting: 1 1/2" x 1/4" aluminum
tabs

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Flower Mound, TX 75077



A&F Sign Company LLC

28 East Railway Avenue, Paterson, New Jersey 07503
973 278-3707 fax 973 278-3707 afsignco@gmail.com

LED INSTALLATION GUIDE

EXAMPLE OF INSTALLATION INSTRUCTIONS & TECHNICAL DATA SHEET

CHANNEL LETTER

RACEWAY MOUNTED (Option 1) With Plastic Face

LETTER



Channel

WIRING



Wiring

FACE TYPE



Plastic

LOCATION



Wall

Listed Sign or Sign Section NEC 600.3

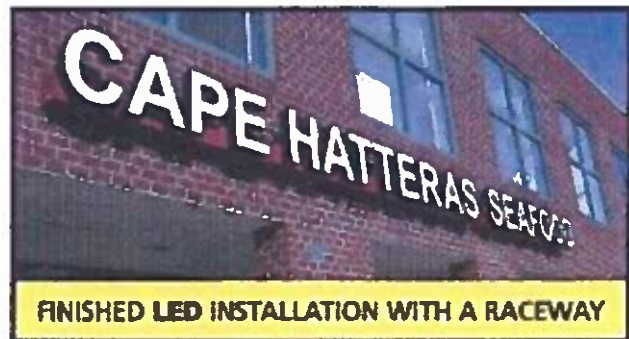
All electric signs shall be listed & installed in conformance with that listing.

-Channel letters with LED's, power supply and a disconnect switch.
-Acceptable for wet, damp or dry locations.

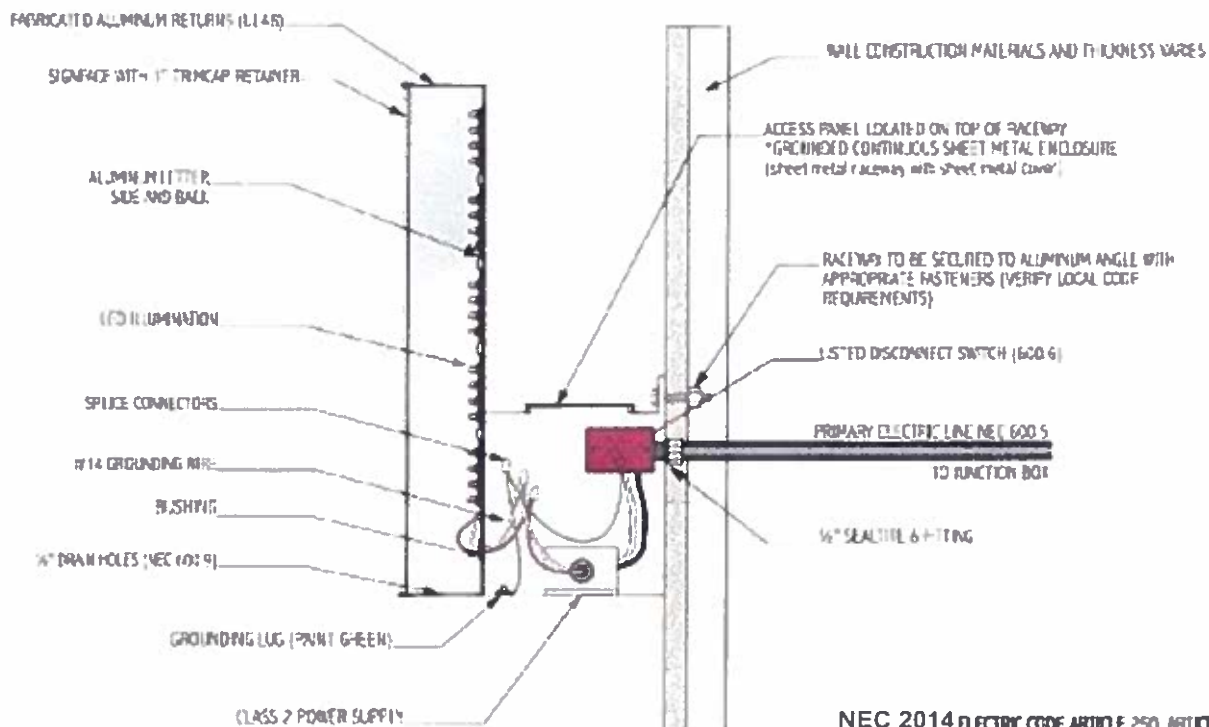


ELECTRIC
SIGN
LISTED
No. 00000000

-TYPICAL UL LABEL SHOWN
SIGN MUST BE LISTED BY QUALIFIED
ELECTRICAL TESTING LABORATORY



FINISHED LED INSTALLATION WITH A RACEWAY



NEC 2014 ELECTRIC CODE ARTICLE 250, ARTICLE 600 AND ARTICLE 725 REQUIRE THAT ALL NON-CURRENT CARRYING METAL PARTS INCLUDING THE METAL LETTERS OF A SECTION SIGN MUST BE GROUNDED. THIS INCLUDES LOW VOLTAGE CIRCUITS OF LED ILLUMINATED SIGNS. MAKE SURE TO READ AND UNDERSTAND THESE SECTIONS PRIOR TO INSTALLATION.

NOTE:

CLASS 2 POWER SUPPLIES THAT HAVE NO PROVISIONS FOR ATTACHMENT OF EQUIPMENT GROUND ON THE LINE SIDE OR SECONDARY SIDE REQUIRES A METAL ENCLOSURE.

LED CIRCUITS FOR SIGN LIGHTING PRESENTLY ARE GENERALLY ALL DC. BECAUSE OF THIS, MANY LED COMPONENT MANUFACTURERS ARE USING BLACK WIRE FOR THE GROUND, WHITE FOR NEGATIVE OR NEUTRAL SIDE AND RED FOR THE POSITIVE SIDE. READ POWER SUPPLY INSTRUCTIONS CAREFULLY.

Sign Company
0000 Main Street
Anytown, USA

DATE

VOLTAGE

APPROVES

NEC 2014
MARKINGS REQUIRED

NOTE: This section contains recommendations. It is not intended to be interpreted as a requirement. The installation instructions in this section are intended to be used as a guide only. The user is responsible for ensuring that the installation meets all applicable codes and standards. The user is responsible for ensuring that the installation meets all applicable codes and standards. The user is responsible for ensuring that the installation meets all applicable codes and standards.

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The Learning Experience
1611 Justin Road
Flower Mound, TX 75077

A&F Sign Co.
Established 1946

A&F Sign Company LLC
28 East Railway Avenue, Paterson, New Jersey 07503
973 278-3707 fax 973 278-3707 afsignco@gmail.com

ARCHITECTS AND ENGINEERS INC
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973.994.9669
FAX: 973.994.4169

Architecture
Engineering
Interior Design
Implementation Services

Address 1/4 Acrylic Lettering

scale: $1/B' = 1.0$

scale: 1/8" = 1'-0"

scale: 1/8" = 1'-0"

scale: 1/8" = 1'-0"

NAME	MANUFACTURER	SIZE / TYPE	COLOR
EPS-1	DRYVIT	-	COLOR: BENJAMIN MOORE, RED PRODUCT 1061-10
EPS-2	DRYVIT	-	COLOR: BENJAMIN MOORE, YELLOW PRODUCT 1020-40
EPS-3	DRYVIT	-	COLOR: BENJAMIN MOORE, BLUE PRODUCT 1061-30
EPS-4	DRYVIT	-	COLOR: BENJAMIN MOORE, GREEN PRODUCT 1030-30
COLUMN ENCLOSURE	-	-	COLOR: BENJAMIN MOORE, WHITE
LETTERING	PROVIDED BY SIGNAGE VENDOR	-	WHITE
BRICK 1	HANSON BRICK	MODULAR, TEXTURED STYLE	COLOR: TUSCANY PRODUCT
BRICK 2	HANSON BRICK	MODULAR, TEXTURED STYLE	COLOR: ANTIQUE SANDSTONE PRODUCT
BRICK 3	HANSON BRICK	THIN BRICK, TEXTURED STYLE	COLOR: ANTIQUE SANDSTONE PRODUCT
STONE 1	-	-	COLOR: WHITE PRODUCT
VNTL-1	PLASTICLAD	VNTL FREEZE BOARD 3/4"x30" 17X17-1/4" (NET SIZE) BY PVC BOARD	-
VNTL-2	ROYAL BUILDING PRODUCTS	COLOR SCAPES NOMINAL THICKNESS 3/4"	TRIPLY 4 SOFT MATTE FINISH COLOR: WHITE PRODUCT: "PERFORATED"
VNTL-3	PYPON	TRADITIONAL WINDOW CROSS HEAD BOTH 6-4" HEIGHT: 3-1/8" PROJECTION 4-5/8"	COLOR: WHITE PRODUCT: COB-4X6
VNTL-4	PYPON	DOORS CROSSHEAD BOTH 30" HEIGHT: 9"	COLOR: WHITE PRODUCT: DOB-6X3
VNTL-5	PYPON	KEYSTONE BOTH 6-4" HEIGHT: 8" PROJECTION 6-1/2"	COLOR: WHITE PRODUCT: KSM
VNTL-6	PYPON	DOORS CROSSHEAD BOTH 30" HEIGHT: 9"	COLOR: WHITE PRODUCT: DOB-6X3
PREFCAST 1	ANCHOR CONCRETE	PRODUCT A 6-2	COLOR: LITE GRAY
LOUVER	PYPON	30" D.A	COLOR: WHITE PRODUCT: PLY-25TK
ROOF SHINGLES	GAF	THEBERLINE PRESTIGE HIGH DEFINITION 30 YEAR WARRANTY	COLOR: BISCAYNE BLUE PRODUCT
STOREFRONT 1	-	-	-
EXT DOOR-2	-	-	-
FIXED WINDOW-3	-	-	-

NO.	DATE	DESCRIPTION	BY
1	6/19/15	FOR BID	MBJ
2	6/23/15	FOR PERM	MBJ
3	7/28/15	RE-CRIPED & RE-NEW CURBSIDE	MBJ

[illegible]

IF GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS, ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBA, REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS FOR PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & THE OWNER APPROVAL.

[illegible]

OSCARIS
GORDON A. GORDON-DELM, PO
Box 6 L. LINDSEY, WA

NY LC 08-0951
NY LC AL 523
NY LC C24 19
PA SA-02005
☐ MC AB EDH 748
WA LC 31423

MICHAEL J. VOGLAND, BA
GERALD P. GERARD, BA
PO BOX 100000 KENNESAW, WA

NY LC 036493
NY LC 08038266
NI SC 71A 011294

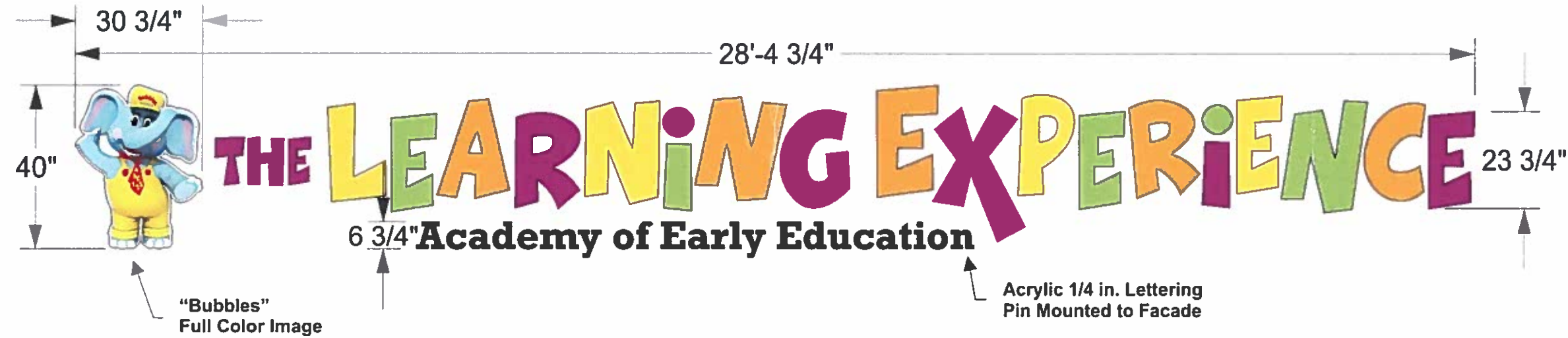
NI State Board of Technical Assistance No. 24
NI State Board of Technical Assistance No. 24

Project
THE LEARNING EXPERIENCE
STONE HILL FARMS RETAIL ADDITION
FLOWER MOUND, TEXAS

Project Number: TLTX-S-15-004	Scale: AS NOTED
Drawn By: FAA	Approved By: MRJ

The Learning Experience Illuminated Building Signage

Pan Channel Lettering - Facade Mounted - Remote Wiring
Internal White LED Illumination - 120 volts AC
White 3/16 in. Acrylic Cap with Black Jewelite Trim
Translucent Vinyl Film Applied as per specified colors
Magenta, Yellow, Orange, Green



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Sec. 86-68. - Wall signs.

(a)

Generally. All wall signs shall be subject to the following requirements:

(1)

Wall signs shall only be attached to building walls, mansard roofs with slopes of 60 degrees or greater, or subdivision screening walls.

(2)

No wall signs attached to a mansard roof shall extend above the roofline, nor shall wall signs attached to building walls or fences extend above those structures.

(3)

No wall sign shall protrude more than 12 inches from the principal structure to which it is attached (i.e., the depth of the sign shall not exceed 12 inches).

(4)

No wall sign shall exceed 300 square feet of surface area. Wall signs used for identification of residential subdivisions shall not exceed 32 square feet in sign area.

(5)

For tenants with 60 feet or more of lineal frontage of building wall, one primary sign shall be allowed, with up to two secondary signs allowed. The total dimensions for all primary and secondary signs shall not exceed the maximum allowed dimensions shown in subsection (6) of this section.

(6)

The maximum allowable height and width of wall signs shall be as follows:

Lineal Footage of Building Wall	Maximum Sign Width	Maximum Sign Height
Less than 20 feet	80% of lineal footage	36 inches
20 feet up to 25 feet	75% of lineal footage	42 inches
25 feet up to 35 feet	70% of lineal footage	48 inches
35 feet up to 45 feet	65% of lineal footage	54 inches
45 feet up to 60 feet	60% of lineal footage	60 inches
60 feet or more	55% of lineal footage	72 inches

(7)

No wall sign shall be closer than one foot from the edge of the storefront on which the sign can be placed.

(8)

A single-tenant building within a corner development that faces an arterial or collector street and does not have the legal address may place an additional wall sign on this side wall, subject to the standards set forth in subsection (6) of this section.

(b)

Specific signs. Specific wall signs shall be subject to the following requirements:

(1)

Nonresidential multitenant buildings with exterior access to more than two individual office or business suites may be allowed more than two wall signs for tenant identification, subject to the following:

a.

Each tenant with exterior access shall be permitted one wall sign, with the height and width of such sign based on the lineal footage of the storefront and the standards set forth in subsection (a)(6) of this section.

b.

An end or corner tenant with secondary frontage may place an additional wall sign on this side wall, subject to the standards set forth in subsection (a)(6) of this section.

c.

A tenant in a building that backs up to a street, does not have parking between the building and the street, and does not have an entrance facing the street shall be allowed one additional wall sign on that back elevation, subject to the standards set forth in subsection (a)(6) of this section.

d.

Wall signs authorized in this section are to be allowed in lieu of, and not in addition to, the general limitations on wall signs set forth in subsections (a)(2) and (3) of this section.

(2)

Nonresidential buildings (multitenant interior access).

a.

One wall sign shall be permitted per building wall not to exceed two walls to identify a maximum of two tenants.

b.

One additional wall sign shall be permitted, to be utilized as a "directory" sign to list building tenants, with uniform lettering and oriented so as not to be readable from a public street. Such additional wall sign shall not exceed six feet in height, shall not exceed 18 square feet of sign area, shall not contain lettering exceeding two inches in height, and shall not be visible from any public street.

(3)

Nonresidential buildings (other).

a.

One wall sign shall be permitted per tenant, plus one additional wall sign for each end or corner tenant that has secondary frontage.

(4)

Building identification wall signs. Building identification wall signs shall be permitted in accordance with section 86-68 et seq., subject to the following:

a.

Building identification wall signs are in addition to wall signs allowed for multitenant buildings.

b.

Building identification wall signs must be designed with an architectural focal point to accommodate such wall signs.

c.

Building identification wall signs must be placed on the designated focal point and must be a minimum of five feet from any other sign located on the same building wall.

d.

Multi-building complexes shall be allowed only one building identification wall sign.

e.

Building identification wall signs shall be limited to a maximum of 25 percent of the lineal building wall length with a maximum sign surface area not exceeding 150 square feet.

f.

The maximum allowable height and width of building identification wall signs shall be as follows:

Lineal Footage of Shell Building Wall	Maximum Sign Width	Maximum Sign Height
Less than 150 feet	25% of lineal footage	18 inches
151 feet up to 300 feet	25% of lineal footage	24 inches
301 feet or more	25% of lineal footage	30 inches

g.

When building identification wall signs are to identify a building/development, the tenant signs for that building must be reduced by 50 percent of the allowed width, height and overall square footage pursuant to subsection (a)(6) of this section.

h.

Building identification wall signs shall be allowed only on the primary building wall.

i.

Building identification wall signs shall only be attached to building walls, mansard roofs with slopes of 60 degrees or greater.

j.

No building identification wall sign attached to a mansard roof or building wall shall extend above the roofline.

k.

No building identification wall sign shall protrude more than 12 inches from the principal structure to which it is attached (i.e., the depth of the sign shall not exceed 12 inches).

l.

No building identification sign shall be closer than one foot from the edge of the building wall or mansard roof that it is attached to.

(5)

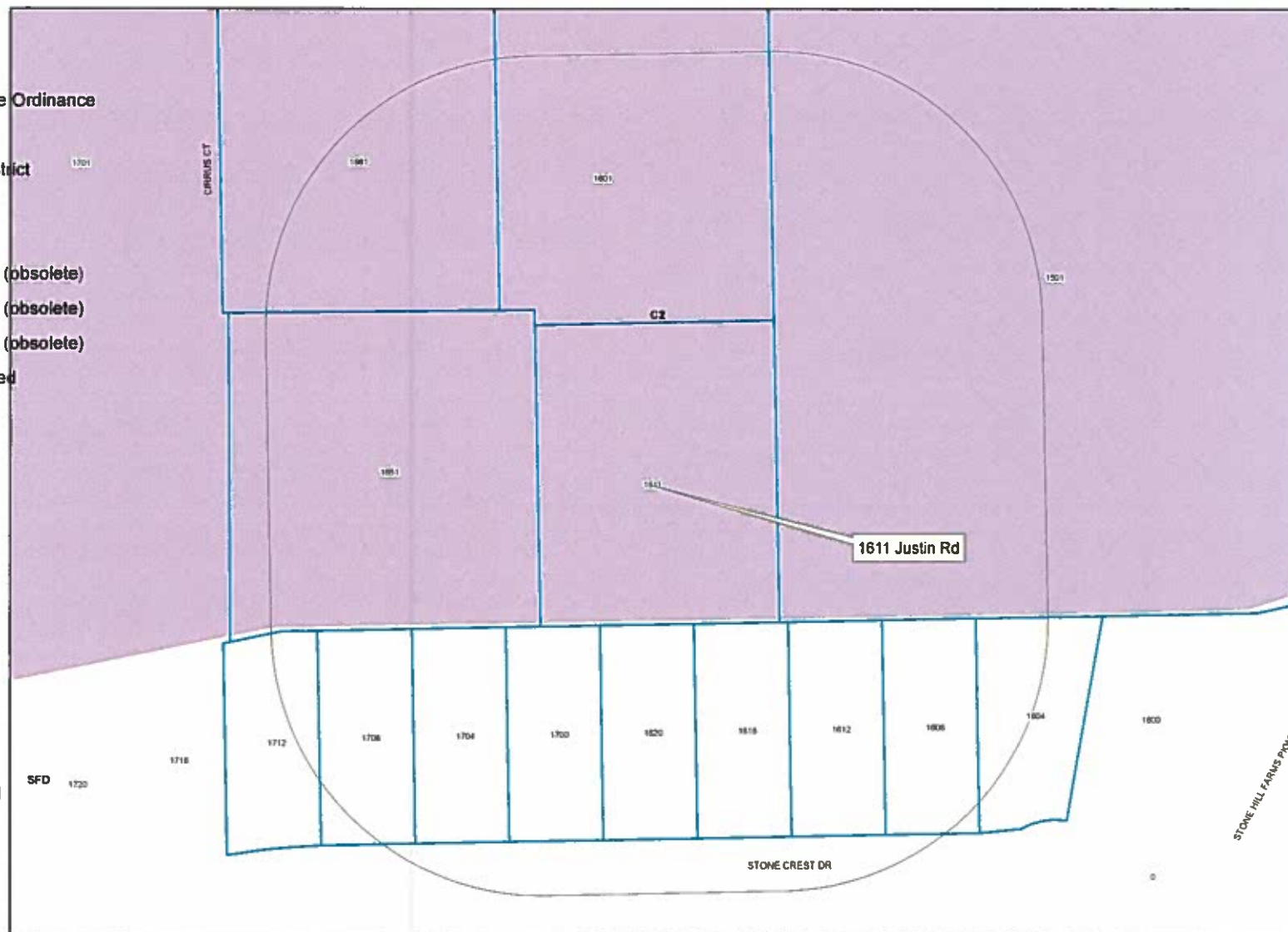
Multifamily developments. Multifamily developments of eight units or more shall be permitted one wall sign for identification of the development for each street frontage.

(Ord. No. 04-11, § 2, 2-7-2011)

1611 Justin Rd.

Legend

-  Interim Holding
-  *Combined Uses-See Ordinance
-  Mixed Use
-  Central Business District
-  Agriculture
-  Single Family Estate
-  Single Family 30 & 1 (obsolete)
-  Single Family 15 & 2 (obsolete)
-  Single Family 10 & 3 (obsolete)
-  Single Family Attached
-  SFD (obsolete)
-  SFDM (obsolete)
-  SF-5
-  Multi-Family
-  Mobile Home
-  Office
-  Retail 1
-  Retail 2
-  Commercial 1
-  Commercial 2
-  Campus Industrial
-  Campus Commercial
-  Industrial 1
-  Industrial 2
-  Water Recreation
-  Recreation
-  Lake



1611 Justin Rd.



200

Feet

200' Property Owner Notification



1611 Justin Rd.



Aerial Map



PUBLIC HEARING

Notice is hereby given that the Board of Adjustment of the Town of Flower Mound, Texas, will hold a public hearing on Wednesday, May 10, 2017 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171). The purpose of the hearing is to consider a request from Mahesh Gajjala for a variance from Section 86-68(a)(8) "Wall Signs," of the Code of Ordinances. The property is generally located east of Morris Rd. and south of Justin Rd. and is locally known as 1611 Justin Rd., Lot 8-R1A, Block A, of the Stone Hill Farms Retail Addition Subdivision.

Andrea Schricker
Water Protection Officer
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, April 28, 2017

Denton Record Chronicle:

FAX: 940-381-9667

Attn: Ann

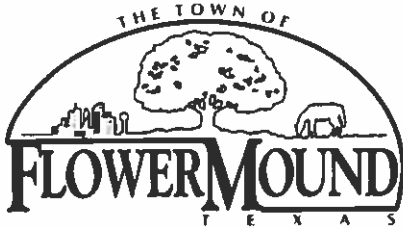
e-mail: classads@dentonrc.com

Attn: Legal Notice Rep

ANY QUESTIONS OR PROBLEMS PLEASE CALL Andrea Schricker at 972-874-6374.

(Ref: Case No. BOA17-0004)

Town of Flower Mound Account Number: 100041132



April 28, 2017

Board of Adjustment Case No. BOA17-0004

**NOTICE OF APPLICATION
FOR A VARIANCE TO THE LAND DEVELOPMENT CODE
TOWN OF FLOWER MOUND, TEXAS**

A request has been made from Mahesh Gajjala for a variance from Section 86-68(a)(8) "Wall Signs," of the Code of Ordinances. The property is generally located east of Morris Rd. and south of Justin Rd. and is locally known as 1611 Justin Rd., Lot 8-R1A, Block A, of the Stone Hill Farms Retail Addition Subdivision.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, May 10, 2017 at 6:30 p.m. at the Flower Mound Town Hall, 2121 Cross Timbers Road (FM 1171)**. As an interested property owner, you are requested to make your views known by attending this hearing. If you cannot attend the hearing, it is requested that you express your views by mail to the address listed below to my attention or in person to the office of Development Services.

The Board of Adjustment will review the merits of the case, based on the following criteria:

- a. There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and the same zoning district.
- b. That a variance is necessary to permit the applicant the same right in the use of this property that are presently enjoyed under the ordinance by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.
- c. That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the Master Land Use Plan and will not adversely affect any other features of the Comprehensive Master Plan of the Town of Flower Mound.
- d. That the variance, if granted, will not be materially detrimental to the public welfare or injure the use, enjoyment or value of property in the vicinity.

Sincerely,

Andrea Schricker
Water Protection Officer

**1611 Justin Rd
200' Property Owner Notification**

Attachment 9

Name	Address	City	State	Zip
1 BETTENDORF PARTNERS LTD	4609 PACER WAY	FLOWER MOUND	TX	75028
2 BOYD, CHARLES A & JESSICA M	1616 STONE CREST DR	FLOWER MOUND	TX	75028
3 CLOUD NINE MANAGEMENT LLC	1651 JUSTIN RD	FLOWER MOUND	TX	75028
4 CONFIDENTIAL	1712 STONE CREST DR	FLOWER MOUND	TX	75028
5 DAWSON, DAVID & SUSAN	1612 STONE CREST DR	FLOWER MOUND	TX	75028
6 FM407 PARTNERS LTD	3001 KNOX ST STE 207	DALLAS	TX	75205
7 HOLLIDAY, MICHELLE LEE	1608 STONE CREST DR	FLOWER MOUND	TX	75028
8 LETBETTER, PAUL & PAMELA	1704 STONE CREST DR	FLOWER MOUND	TX	75028
9 MARSHALL, ROBERT A	1708 STONE CREST DR	FLOWER MOUND	TX	75028
10 O'REILLY AUTO ENTERPRISES LLC	PO BOX 6116	CHICAGO	IL	60606
11 SHAW, RICK L & AUDREY D	1700 STONE CREST DR	FLOWER MOUND	TX	75028
12 STONE, LYNDA L	1604 STONE CREST DR	FLOWER MOUND	TX	75028
13 WALDRUM, DANIEL & SHANNON	1620 STONE CREST DR	FLOWER MOUND	TX	75028