



AGENDA

TOWN OF FLOWER MOUND BOARD OF ADJUSTMENT REGULAR MEETING

DECEMBER 12, 2018

**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 COMMENT**

To address the Board of Adjustment, please fill out a comment form.

- Turn in form by 6:30 p.m. to Administrative Assistant
- Speakers are limited to 3 minutes, however this can be adjusted by the Chair
- Please state your name and address when speaking

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” on this agenda. 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 A member of the Board of Adjustment may request an item(s) be withdrawn from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.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 November 14, 2018, Board of Adjustment meeting.

E. PUBLIC HEARING

(BOA18-0009) Hold a public hearing and consider a request from Kyle Anderson for a variance from Section 86-68 (b)(1)(b), “Wall Signs,” of the Code of Ordinances. The property is generally located East of Long Prairie Rd and North of Forest Vista Dr. and is locally known as 2628 Long Prairie Rd, Suite 110. Lot 1-R, of the Chaparral Cove Plaza.

F. ADJOURNMENT

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: December 7, 2018, 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.



ZONING BOARD OF ADJUSTMENT AGENDA ITEM NO. 1

CONSENT ITEM

DATE: December 12, 2018

FROM: Kathy Allgood, Administrative Assistant

ITEM: Consider approval of minutes from the Zoning Board of Adjustment meeting held on November 14, 2018.

BACKGROUND INFORMATION: This agenda item is to consider approval of the minutes from the Zoning Board of Adjustment meeting.

CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. A copy of the draft minutes from the November 14, 2018, meeting of the Zoning Board of Adjustment.
2. **RECOMMENDATION:** Move to approve the minutes from the November 14, 2018, joint meeting of the Zoning Board of Adjustment.

THE FLOWER MOUND ZONING BOARD OF ADJUSTMENT MEETING HELD ON THE 14TH DAY OF NOVEMBER 2018, 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.

[Click here](#) for meeting video link.

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

Stephen Harris	Chairman	
Greg Schultz	Member	Place 1
Sky Jay Schoggins	Member	Place 4
Brad Painter	Alternate	Place 6
Denis Toth	Alternate	Place 7
Greg Wilson	Alternate	Place 8

Constituting a quorum with the following members absent:

Kent Johnson	Vice-Chair	
David Moraine	Member	Place 5

And the following members of Town staff present:

James Donovan	Town Attorney
Joelle Hainley	Building Official
Chris Pamplin	Assistant Building Official
Ved Gupta	Plans Review Manager
Kathy Allgood	Administrative Assistant

A. CALL TO ORDER – REGULAR SESSION

Chairman Harris called the meeting to order at 6:30 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Harris led the Pledge of Allegiance.

C. PUBLIC COMMENT

None

D. CONSENT AGENDA

1. Consider approval of the minutes of the October 10, 2018, Zoning Board of Adjustment and Oil and Gas Board of Appeals joint meeting.

Board Member Schoggins made a motion to approve the October 10, 2018, minutes as written. Board Member Painter seconded the motion.

VOTE ON THE MOTION

AYES: Schultz, Schoggins, Harris, Painter, Toth
NAYS: None
ABSTAIN: None

E. PUBLIC HEARING

1. **(BOA18-0007)** Hold a public hearing and consider a request from Don Happe for a variance from Section 14-173 (a), "Location Requirements," of the Code of Ordinances. The property is generally located East of High Rd and South of Sunnyview Lane and is locally known as 7300 Thomas Rd., Lot 11, of the Hickory Springs Subdivision.

Staff Presentation

Chris Pamplin, Assistant Building Official, gave a presentation and answered questions.

Applicant Presentation

Don and Wanda Happe, (7300 Thomas Rd., Flower Mound, TX) presented background information on item 1 and answered any questions presented by the Board.

Public Comment

None.

Chairman Harris closed the Public Hearing at 6:54 p.m.

Board Member Deliberation

2. Board Member Schoggins made a motion to approve the variance from Section 14-173 (a), "Location Requirements," of the Code of Ordinances. The property is generally located East of High Rd and South of Sunnyview Lane and is locally known as 7300 Thomas Rd., Lot 11, of the Hickory Springs Subdivision.
 - 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 under 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 of injury to the use, enjoyment, or value of property in the vicinity.

Board Member Schultz seconded the motion.

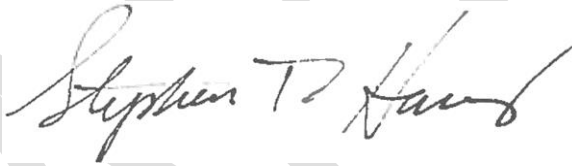
VOTE ON THE MOTION

AYES: Toth, Painter, Harris, Schoggins, Schultz
NAYS None
ABSTAIN: None

Motion to approve passed with a 5-0-0 vote.

G. ADJOURNMENT OF REGULAR SESSION

Chairman Harris adjourned the meeting at 6:56 p.m. and all were in favor.

A handwritten signature in black ink, appearing to read "Stephen T. Harris", is written over a large, light gray "DRAFT" watermark.

Stephen Harris, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read "Kathy Allgood", is written over a large, light gray "DRAFT" watermark.

Kathy Allgood, Administrative Assistant



BOARD OF ADJUSTMENT MEETING AGENDA ITEM NO.

REGULAR ITEM

DATE: December 12, 2018
FROM: Andrea Schricker, Water Protection Officer
THROUGH: Joelle Hainley, Chief Building Official
PRESENTER:
APPLICANT: Kyle Anderson
STAFF: Chris Pamplin, Assistant Building Official

ITEM: (BOA18-0009) Hold a public hearing and consider a request from Kyle Anderson for a variance from Section 86-68 (b)(1)(b), "Wall Signs," of the Code of Ordinances. The property is generally located East of Long Prairie Rd and North of Forest Vista Dr and is locally known as 2628 Long Prairie Rd, Suite 110. Lot 1-R, of the Chaparral Cove Plaza.

BACKGROUND INFORMATION:

APPLICANT: Kyle Anderson
5300 Clear Creek Dr
Flower Mound, TX 75022

LOCATION:

PROPERTY ADDRESS: 2628 Long Prairie Rd, Suite 110
Flower Mound, TX 75022

SUBDIVISION: Lot 1-R
Chaparral Cove

ZONING: R-1/ R-2

STAFF ANALYSIS:

A request has been received from Kyle Anderson for a variance from Section 86-68 "Wall Signs" of the Code of Ordinances.

- The request is to allow a permanent wall sign to be placed on the south elevation
- A wall sign permit application could not be approved as the proposed wall sign was located on the south elevation. Section 86-68(b)(1)(b) of the Code of Ordinances states "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"

Mr. Anderson is requesting a variance to allow additional wall signs on the south elevation of Costa Vida that does not face an arterial or collector street.

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.

ATTACHMENTS:

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

**PROCEDURE - REQUEST FOR VARIANCE OR APPEAL
BOARD OF ADJUSTMENT
TOWN OF FLOWER MOUND**

1. The Board of Adjustment consists of five (5) members and all cases must be heard by at least four (4) members. The Board is a quasi-judicial board. It is not a legislative body with the authority to amend ordinances or create new laws. The Board conducts hearings on matters dealing with the Flower Mound Zoning Ordinance and determines if strict compliance with the ordinance will create a hardship. The Board also considers whether the variance will comply with the spirit and intent of the ordinance. In order for a variance to be granted, all four (4) items (a through d) identified on the application must apply. If any of the items do not apply, the Board does not have the ability to grant a variance.
2. The Board also has the authority to hear and decide appeals where it is alleged that there is an error in an order, requirement, decision or determination made by any administrative official of the Town in the enforcement of the Land Development Code. Such appeals must be filed within fifteen (15) days of the rendering of the decision by the administrative official.
3. A pre-filing interview may be held if requested by the applicant or if deemed necessary by the Town.
4. The application must be signed by the property owner. If the applicant is not the owner, a notarized document showing authority to request the variance must accompany the application.
5. The following must also accompany the application packet:
 - A. A \$250.00 application fee plus a \$40.00 legal notice fee.
 - B. A site plan of the lot showing all property lines as well as a depiction of the requested variance. If a variance from building setback requirements is requested, the site plan must be stamped by a licensed surveyor.
6. Application fee, necessary documents, etc. in completed form must be submitted to the Development and Environmental Services Department. You must supply six (6) copies of any supporting documents larger than 8.5 X 11 inches or any colored rendering.
7. After the above items have been completed, the variance request will begin the following process:
 - A. The applicant and all property owners within 200 feet of the property where the variance is requested will be notified of a Public Hearing to be held by the Board of Adjustment by notice deposited in the U.S. mail. Said notices are to be mailed at least 10 days prior to the Public Hearing. The applicant will be charged \$2.50 per property notification, which must be paid prior to the notices being mailed out by the Town.
 - B. The applicant or representative must be present at the Board of Adjustment public hearing. Failure to attend the public hearing will cause the Board to deny the item without prejudice to re-filing. The letter, referenced in 7 A, above, will be your notification of any hearing.
 - C. Persons who are in favor or who oppose the request are allowed to appear before the Board in order to present their views.
8. Any additional information such as renderings, elevations, models or other supporting documents that you wish to submit may be introduced at the meeting.

According to state law, no variance can be granted without the concurring vote of at least four (4) members of the Board.

**APPEALS TO A DECISION RENDERED
BY THE BOARD OF ADJUSTMENT**

The only appeal to a decision rendered by the Board of Adjustment is to State District Court. The appeal must be filed with the district court within ten (10) days of the Board's decision. State law prohibits the Town Council from hearing an appeal.

BOA Packet Page 1
(Rev. 11/14/12)
(New fees effective 11/12/02)

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

DATE: 11/07/18

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

LOCATION OF PROPERTY

Street Address: 2628 Long Prairie Rd, Ste 110

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 this information in your request. If additional space is required to explain your request, please attach the explanation to this application.)

Please see attached

A non-refundable application fee of \$250 - \$40 public hearing notice fee required at the time of application. \$2.50 per property notice fee is 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, 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 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) 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 be not be materially detrimental to the public welfare or injure the use, enjoyment or value 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 the 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: Kyle Anderson Print Name: Kyle Anderson
Mailing Address: 5300 Clear Creek Dr, Flower Mound TX 77022 Telephone (Home): 435 531-6410
Telephone (Day Number): _____

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 _____

CHAPARRAL PLAZA FLOWER MOUND, TX. LLC

270 Commerce Drive, Rochester, NY 14623-3506
(585) 359-3000, Fax (585) 359-4690

December 3, 2018

Splash Fam LLC
d/b/a: Costa Vida
Attn: Kyle Anderson
2628 Long Prairie Rd., Suite 110
Flower Mound, TX 75022

Re: Sign Variance

Dear Mr. Anderson:

Be advised Splash Fam LLC is hereby has approval to seek a variance to install a sign as depicted on the attached rendering, to the south elevation of the building at 2628 Long Prairie Road provided doing so does not limit the owner's right to install signs on the front (western) building elevation in the future.

If you have any questions feel free to contact me.

Very truly yours,
CHAPARRAL PLAZA FLOWER MOUND, TX. LLC

A handwritten signature in black ink, appearing to read 'Alan Ripley', written over the printed name.

Alan Ripley
Director of Operations

Cc: Tenant File (Buildouts and Signs)

Outdoor Signage Costa Vida Pan Channel Letters on Raceway

STANDARD FEATURES:

- Exterior Cabinets: Black 0.40 aluminum returns - 5" wide 0.63 aluminum back & 1"x1" angle for structure
- 1" Black trim cap
- Faces: White Acrylic
- Illumination: L.E.D. Lighting Internally on Pan Channel Letters
- Raceway: Black 0.63 aluminum with 0.25"x2" aluminum plate for mounting
- Backing Plate: 0.125 aluminum with baked on finish - color: Brown
- Logo Mount: 0.63 Black aluminum with 3/8" hardware & 0.25"x2" aluminum plate for mounting to raceway

INSTALLATION:

- Mounted through stucco to wood wall into studs
- 3/8" x 4" Steel Lag Bolts
- 3/8" All Thread and Nut
- Mounted through rock wall into wood studs
- 3/8" x 4" Steel Lag Bolts
- 3/8" All Thread and Nut

ELECTRICAL:

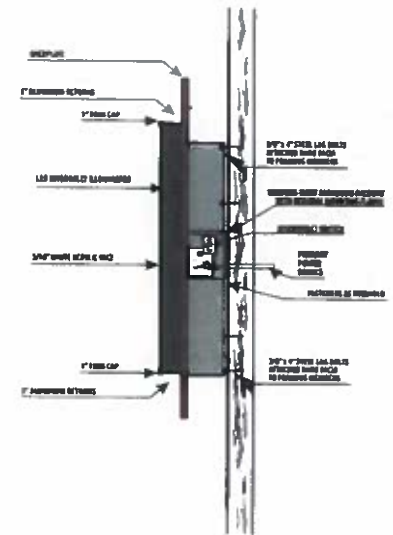
- Carries UL listings



FMG letter height: 11"

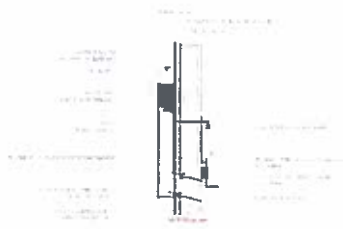


SIDE VIEW



LOGO ONLY and DRIVE THRU

THIS CUTAWAY IS FOR: PAN CHANNEL LETTERS OR
PAN CHANNEL LOGO CABINETS.



DRIVE-THRU

16" x 108" - 12.6 sqft

Outdoor Signage Costa Vida Pan Channel Letters on Raceway

STANDARD FEATURES:

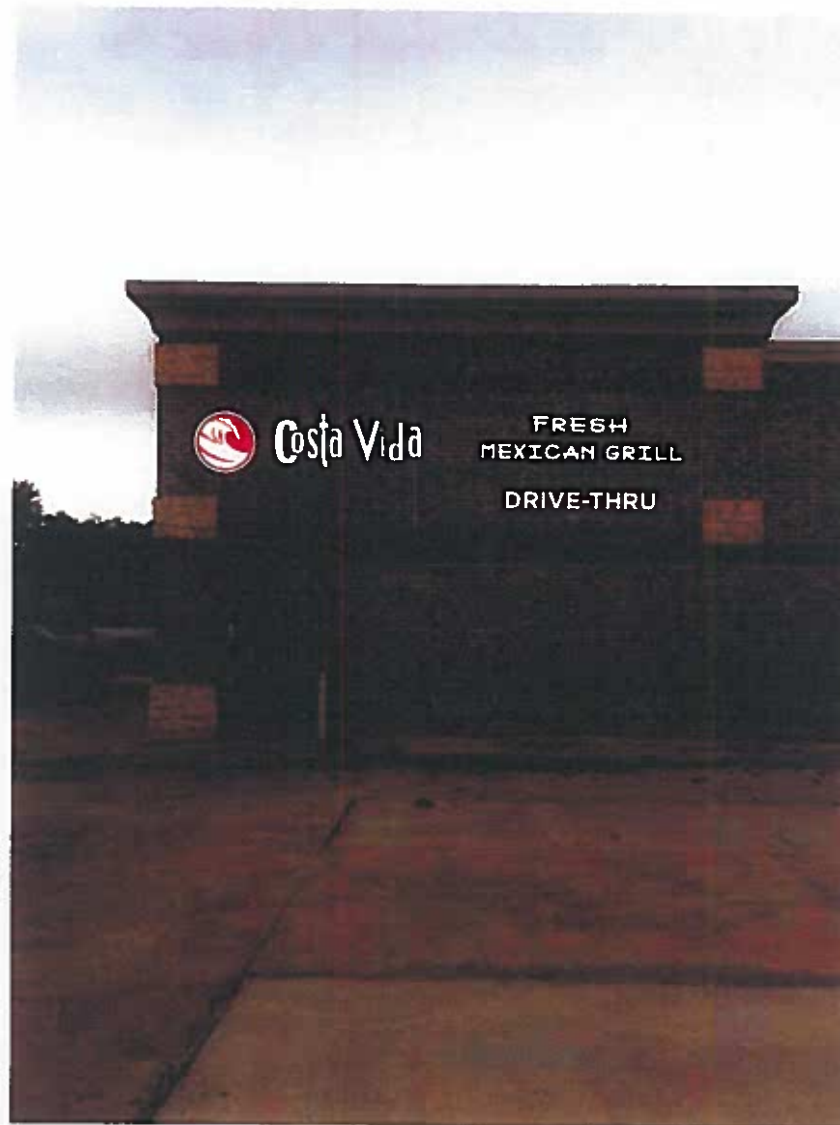
- Exterior Cabinets: Black 0.40 aluminum returns - 5" with 0.63 aluminum back & 1"x1" angle for structure
- 1" Black trim cap
- Faces: White Acrylic
- Illumination: L.E.D. Lighting Internally on Pan Channel Letters
- Raceway: Black 0.63 aluminum with 0.25"x2" aluminum plate for mounting
- Backing Plate: 0.100 aluminum with baked on finish - color: Brown
- Logo Mount: 0.63 Black aluminum with 3/8" hardware & 0.25"x2" aluminum plate for mounting to raceway

INSTALLATION:

- Mounted through stucco to wood wall into studs
- 3/8" x 4" Steel Lag Bolts
- 3/8" All Thread and Strut
- Mounted through rock wall into wood studs
- 3/8" x 4" Steel Lag Bolts
- 3/8" All Thread and Strut

ELECTRICAL:

- Carries UL listings



OVERALL SIGNAGE SQUARE FOOTAGE = 65 sq.ft. Per Elevation

Outdoor Signage Costa Vida Drive-Thru Menu

STANDARD FEATURES:

- Exterior Cabinets: Black 0.63 aluminum returns - 8" with 0.63 aluminum back
- Faces: White Acrylic with translucent printed vinyl
- Illumination: L.E.D. Lighting
- Steel Mounting Plate and pole

INSTALLATION:

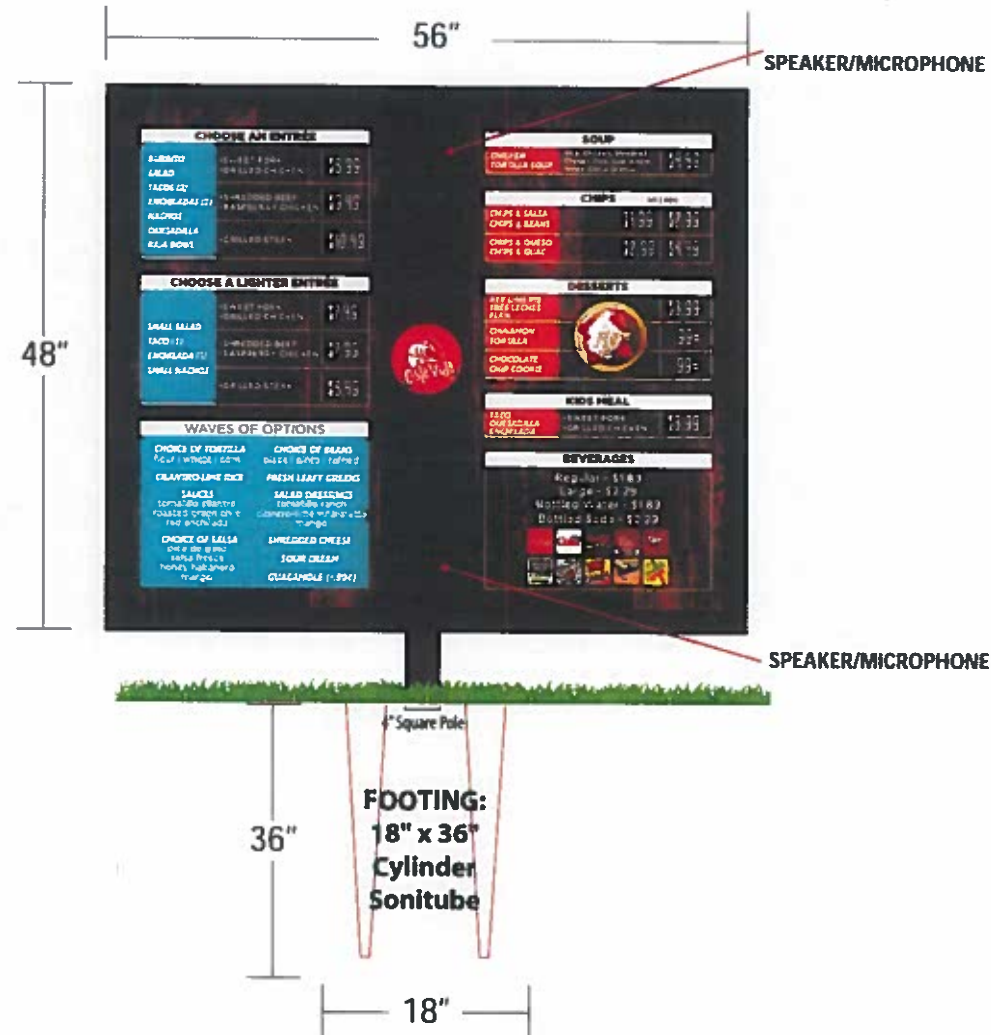
- Mounted in Concrete
- 1/2" x 6" Redheads

ELECTRICAL:

- Carries UL listings

ELECTRICAL:

12 thhn copper branch circuit to feed the menu board from existing parking lot lighting pipe system
120 Volts 2.6 Amps 60 HZ





10375 Alta Vista Rd

Ft. Worth, TX 76244

11.06.2018

To Whom It May Concern,

We are filing a request for a sign variance for the Costa Vida location. The business currently has one sign on their front elevation and are requesting a side elevation for visibility purposes. The following conditions apply:

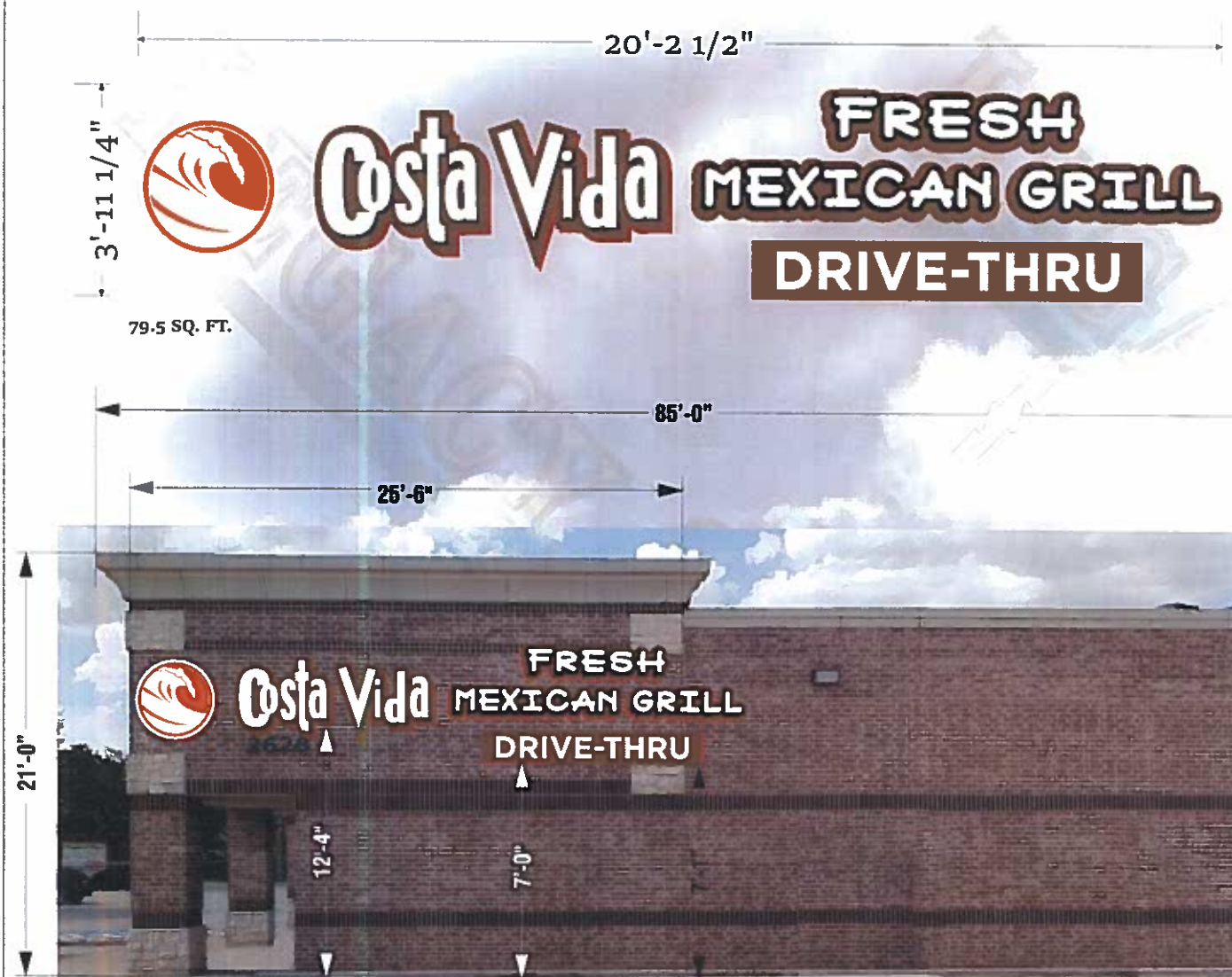
- (a) The special circumstances for this location is due to the request for second elevation sign permit on the South wall has been denied. Part of the South elevation of current suite 110 used to be occupied by a bank drive-thru. However, the drive-thru portion has been demolished, leaving the South elevation exposed similar to a typical "endcap" retail space. Tenant currently occupying this space is requesting a variance to treat this space as a typical "endcap" space, which would typically be granted a permit to install second wall sign.
- (b) Typical "endcap" space would be allowed a second wall sign. However, suite 110's tenant has been denied a second sign which severely limits visibility of the restaurant for traffic traveling South to North on the Long Prairie Rd.
- (c) As far as the tenant can discern, the granting of the variance does 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) As far as the tenant can discern, 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.

Thank you,

A handwritten signature in cursive script that reads "Kylie Brown".

Kylie Brown
OTS Legacy Signs of Texas, Inc.
817-431-5700



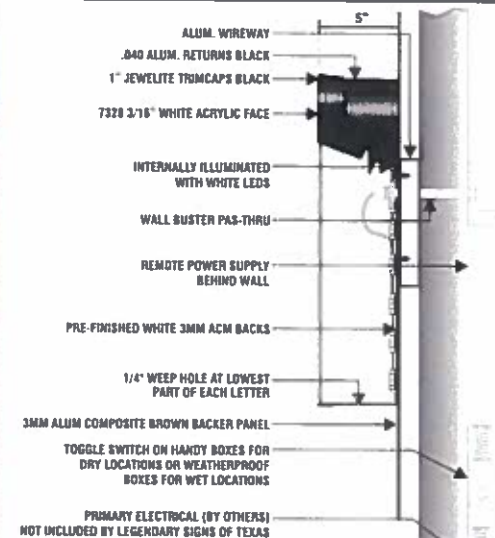


SCOPE OF WORK:
FABRICATE & INSTALL (1) SET OF FACE LIT
CHANNEL LETTERS / CHANNEL LOGO WIREWAY
MOUNT ON BUILDING FASCIA

FACE LIT CHANNEL LETTERS / LOGO

MATERIALS	COLORS
ACRYLIC	WHITE
TRIM CAP	BLACK
RETURNS	BLACK
BACKS	WHITE
LEDS	WHITE
VINYL 3M 3630-44	ORANGE
ACM BACKER PANEL	BROWN
ALUM WIREWAY	TBD

DETAIL SECTION - FACE-LIT CHANNEL LETTERS / LOGO



PROPOSE NEW FACE LIT CHANNEL LETTERS / LOGO MOUNT ON WIREWAY

SCALE: 1/8" = 1'



10375 Alta Vista Road, Keller, TX 76244 | O 817.431.5700 / F 817.431.5799

UL 100525-147

TDLR 81934

CONCEPT ART, NOT FOR PRODUCTION

JOB DESCRIPTION	FACE LIT CHANNEL LETTERS / LOGO MOUNT ON WIREWAY	DATE	BY
COMPANY OR JOB NAME	COSTA VIDA	6-19-18	SG
STOREFRONT LF	85'-0"	REVISED	SG
SIGN SF	191.38 SQ/FT TOTAL	6-20-18	
THIS IS AN ORIGINAL UN-PUBLISHED DRAWING CREATED BY LEGACY SIGNS OF TEXAS IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY LEGACY SIGNS OF TEXAS IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.			
		SALES REP	
		DALE T.	
		PAGE	
		2 OF 3	

CUSTOMER APPROVAL: Note: The colors depicted on this rendering may not match actual colors used on the finished display. Note: The proportion of signs shown on building and landscape area photos is an approximate representation.

PLEASE READ CAREFULLY: Before you OK this proof, please read your copy carefully and completely. Check for spelling errors and copy omissions. Any changes or alterations from the original instructions will be charged according to time and material.

FINAL PROOF APPROVAL: By signing this form I am approving the above described job and I hereby acknowledge that I have read and accept the proofing policy and Terms and Conditions of Legacy Signs of Texas. Please sign and return so that we may process your order.

CLIENT SIGNATURE:

DATE:

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 walls 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 walls 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

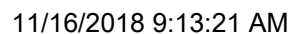
- g. When building identification wall signs are to identify a building/development, the tenant signs for that building must be reduced by 50 percent of the allowed width, height and overall square footage pursuant to subsection (a)(6) of this section.

- 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)

ATTACHMENT 4



1:2,257

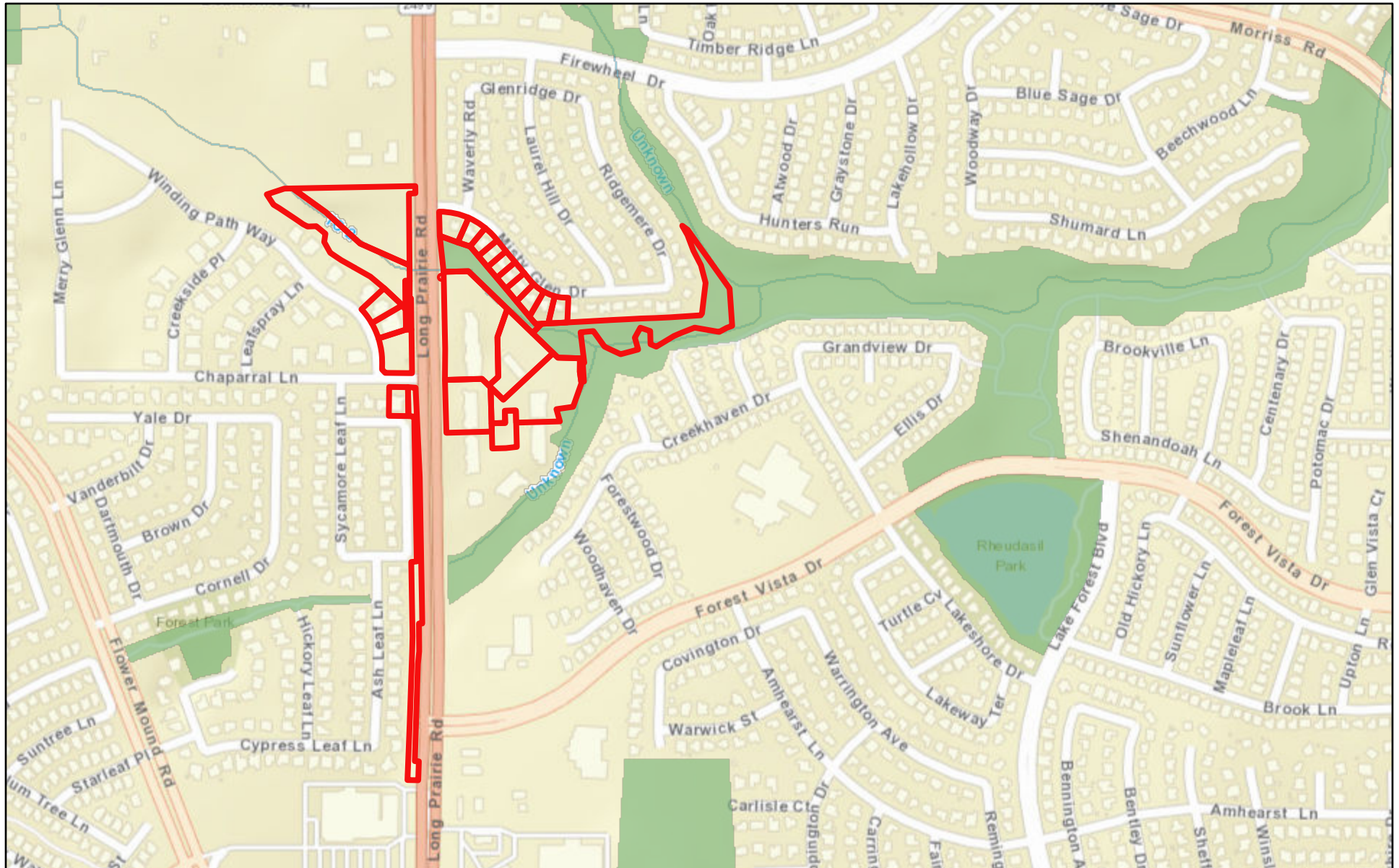
0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

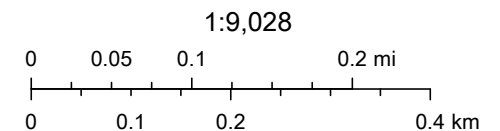
200' PROPERTY OWNER NOTICE

ATTACHMENT 5



11/16/2018 9:21:18 AM

- Buffer (Step 2) _Query result
- Town Limits
- Park Location
- County Line
- Address Points
- Streams



Town of Flower Mound, DCAD, TAD, Sources: Esri, HERE, Garmin, USGS,

AERIAL PHOTO



11/16/2018 9:16:58 AM

2017 AERIAL PHOTOGRAPHY

Blue: Band_3

Red: Band_1

Green: Band_2

Parcel

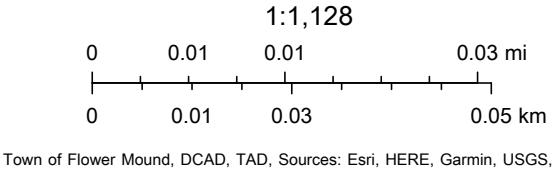
County Line

Town Limits

Address Points

Park Location

Streams



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, December 12th, at 6:30pm at the Flower Mound Town Hall, 2121 Cross Timbers Rd (FM1171). The purpose of the hearing is to consider a request from Kyle Anderson for a variance from Section 86-68 (b) (1) (b), "Wall Signs," of the Code of Ordinances. The property is generally located East of Long Prairie Rd and North of Forest Vista Dr and is locally known as 2628 Long Prairie Rd, Suite 110, Lot 1-R, of the Chaparral Cove Plaza.

Andrea Schricker
Water Protection Officer
Town of Flower Mound

To Run in Denton Record Chronicle: Friday, November 30, 2018
To Run in Lewisville/Flower Mound/Highland Village Neighbors: Friday,
November 30, 2018

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. BOA18-0009)

Town of Flower Mound Account Number: 100041132



December 12, 2018

Board of Adjustment Case No. BOA18-0009

**NOTICE OF APPLICATION
FOR A VARIANCE TO THE WALL SIGN CODE
FOR THE TOWN OF FLOWER MOUND**

A request has been made from Kyle Anderson for a variance from Section 86-68 (b)(1)(b), "Wall Signs," of the Code of Ordinances. The property is generally located East of Long Prairie Rd and North of Forest Vista Dr and is locally known as 2628 Long Prairie Rd, Lot 1-R, of the Chaparral Cove Plaza.

The Board of Adjustment of the Town of Flower Mound, Texas will hold a public hearing on this request on **Wednesday, December 12, 2018, 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 in writing by mail to the address listed below to my attention or dropping off 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 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. 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

Mailing address:
Town of Flower Mound
Building Inspections
2121 Cross Timbers Road
Flower Mound, TX 75028

PID	SUBNAME	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Site Address
M200711	Unknown						
R122998	A1346A J. WIZWELL	FLOWER MOUND, TOWN OF	2121 CROSS TIMBERS RD	FLOWER MOUND	TX	75028	0 Firewheel Dr & Fm2499
R162051	ESTATES AT CREEKWOOD III PH 1	FLOWER MOUND, TOWN OF	2121 CROSS TIMBERS RD	FLOWER MOUND	TX	75028	
R162114	ESTATES AT CREEKWOOD III PH 1	SCHRECKENGAST, RICHARD D	2601 MISTY GLEN DR	FLOWER MOUND	TX	75028	2601 Misty Glen Dr
R162115	ESTATES AT CREEKWOOD III PH 1	FLORES, RUBEN Y	2605 MISTY GLEN DR	FLOWER MOUND	TX	75028	2605 Misty Glen Dr
R162116	ESTATES AT CREEKWOOD III PH 1	KIM, DAVID & JOANNE	4216 CROWN KNOLL CIR	FLOWER MOUND	TX	75028	2609 Misty Glen Dr
R162117	ESTATES AT CREEKWOOD III PH 1	MCBAIN, SCOTT & LEAH	2613 MISTY GLEN DR	FLOWER MOUND	TX	75028	2613 Misty Glen Dr
R162118	ESTATES AT CREEKWOOD III PH 1	MORRIS, DONNIE P & ROBIN EDWARDS TRS MORRIS REVOCABLE TRUST	2617 MISTY GLEN DR	FLOWER MOUND	TX	75028	2617 Misty Glen Dr
R162119	ESTATES AT CREEKWOOD III PH 1	DUNLAP, STEPHANIE	2621 MISTY GLEN DR	FLOWER MOUND	TX	75028	2621 Misty Glen Dr
R162120	ESTATES AT CREEKWOOD III PH 1	MARTIN, KELLY P	2625 MISTY GLEN DR	FLOWER MOUND	TX	75028	2625 Misty Glen Dr
R162121	ESTATES AT CREEKWOOD III PH 1	HPA TEXAS SUB 2016-1 LLC	180 N STETSON AVE STE 3650	CHICAGO	IL	60601	2629 Misty Glen Dr
R162122	ESTATES AT CREEKWOOD III PH 1	MEJORADO, JESUS & LENA	2633 MISTY GLEN DR	FLOWER MOUND	TX	75028	2633 Misty Glen Dr
R162123	ESTATES AT CREEKWOOD III PH 1	BERNIER, STEVE E	2637 MISTY GLEN DR	FLOWER MOUND	TX	75028	2637 Misty Glen Dr
R183451	FOREST PARK ESTATES	SMITH, RANDAL R & CONNIE D	2700 PECAN LEAF LN	FLOWER MOUND	TX	75022	2700 Pecan Leaf Ln
R183452	FOREST PARK ESTATES	FOREST PK EST HOMEOWNERS	PO BOX 270862	FLOWER MOUND	TX	75027	2401 Long Prairie Rd
R202966	CHAPARRAL COVE	H&K DEVELOPMENT LTD	1001 CROSS TIMBERS RD STE 1000	FLOWER MOUND	TX	75028	2614 Long Prairie Rd
R211192	A1346A J. WIZWELL	TOLL DALLAS TX LLC	2557 SW GRAPEVINE PKWY STE 100	GRAPEVINE	TX	76051	2751 Long Prairie Rd
R211404	CHAPARRAL COVE	CHAPARRAL PLAZA FLOWER MOUND, TX, LLC	270 COMMERCE DR	ROCHESTER	NY	14623	2616 Long Prairie Rd
R211408	CHAPARRAL COVE	BRONZE WAY PROPERTIES LP	699 ENSENADA AVE	BERKELEY	CA	94707	2620 Long Prairie Rd
R232194	CHAPARRAL COVE	CHAPARRAL PLAZA FLOWER MOUND, TX, LLC	270 COMMERCE DR	ROCHESTER	NY	14623	2628 Long Prairie Rd
R232195	CHAPARRAL COVE	ROSNELL PROPERTIES LLC	2624 LONG PRAIRIE RD	FLOWER MOUND	TX	75022	2624 Long Prairie Rd
R495671	A1346A J. WIZWELL	PRESERVE AT FLOWER MOUND RESIDENTIAL COMMUNITY, THE	401 CONGRESS AVE STE 2100	AUSTIN	TX	78701	2600 Winding Path Way
R495672	A1346A J. WIZWELL	PRESERVE AT FLOWER MOUND RESIDENTIAL COMMUNITY, THE	401 CONGRESS AVE STE 2100	AUSTIN	TX	78701	2629 Long Prairie Rd
R498969	A1346A J. WIZWELL	FARHATAZIZ, EBRAM ETUX, ALLISON GOLDSMITH-FARHATAZIZ	2604 WINDING PATH WAY	FLOWER MOUND	TX	75022	2604 Winding Path Way
R498970	A1346A J. WIZWELL	UK, VAN ETAL	2608 WINDING PATH WAY	FLOWER MOUND	TX	75022	2608 Winding Path Way
R498979	A1346A J. WIZWELL	PRESERVE AT FLOWER MOUND RESIDENTIAL COMMUNITY, THE	401 CONGRESS AVE STE 2100	AUSTIN	TX	78701	2725 Long Prairie Rd