

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT WILL MEET IN A REGULAR SESSION IN THE BUILDING INSPECTIONS TRAINING ROOM OF THE MUNICIPAL CENTER, 1520 AVENUE K, PLANO, TEXAS AT 6:00 P.M. TUESDAY, APRIL 10, 2007.

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.

APPROVAL OF MINUTES:

1. March 27, 2007 meeting.

2.

PUBLIC COMMENTS:

The Board of Adjustment will hear comments of public interest. Time restraints 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.

ZONING APPEALS:

3. **APPEAL #07-09Z 1301 H AVENUE:** A request to vary subsection 2.803 (3) of the Zoning Ordinance number 2006-4-24 to allow a residential lot in the GR district to have a reduced minimum lot depth of 66' from the required 90'. This appeal is requested by Steve C. Brown, representing Frank H. Brown Foundation. This item was tabled at the February 27, and March 27, 2007 meetings.

4. **APPEAL #07-10Z 1305 H AVENUE:** A request to vary subsection 2.803 (3) of the Zoning Ordinance number 2006-4-24 to allow a residential lot in the GR district to have a reduced minimum lot depth of 66' from the required 90'. This appeal is requested by Steve C. Brown, representing Frank H. Brown Foundation. This item was tabled at the February 27 and March 27, 2007 meetings.

5. **APPEAL #07-15Z 4593 KENTUCKY DRIVE:** A request to vary subsection 3.1002 (1) of the Zoning Ordinance number 2006-4-24 to allow a solid wood fence within the front yard to be 56" over the allowed 40" in height for a total of 96". This appeal is requested by Ray Sanseverino representing Meritage Homes Inc.

SIGN APPEALS:

6. **APPEAL #07-16S 4720 DEXTER DRIVE:** A request to vary subsection 4.706 of the Zoning Ordinance number 2006-4-24 to allow an Identification Sign to:

- a) Exceed the maximum 125 sq. ft. in size by 198 sq. ft. for a total area of 323 sq. ft.
 - b) Exceed the maximum allowed copy area of 100 sq. ft. by 30 sq. ft. for a total of 130 sq. ft.
 - c) Exclude the 6" masonry requirement for a monument sign located within the 190 Tollway/Plano Pkwy Overlay district at the top of the sign.
 - d) Encroach 25' into the required 30' setback to adjacent property lines.
- This appeal is requested by Allan Ross, representing Dexter Professional Park LLC.

7. **APPEAL #07-17S 4701 PRESTON PARK BLVD:** A request to vary subsection 3.1603 (2) (b) of the Zoning Ordinance number 2006-4-24 to allow an Apartment sign to exceed the maximum allowed 25 sq. ft. by 25 sq ft for a total of 50 sq. ft. This appeal is requested by Garrett Faillaci representing Archstone Smith, owner of the property.

8.

OTHER BUSINESS

Discuss the Board of Adjustment Report to Council for June 25, 2007

9.

ITEMS FOR FUTURE AGENDA

Municipal Center is wheelchair accessible. A slope curb entry is available at the main entrance facing Ave. L, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Council Chamber is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting by calling the Building Inspection Department at 972-941-7140.