

City of McKinney Sign Variance Application

Date: 7-11-18
Applicant: DFA 205 LP Phone 214 405 2493
Property Address: 205 W. Louisiana City McKinney TX Zip 75069
Lot: 101b, 102b, 103c Block 15 Addition McKinney Original Donation
Owner Name if different than applicant: _____ Phone _____

Mailing address for notification of pending City Council determination:

Name: ~~110 E.~~ DON DAY
Address 110 E. Louisiana City McKinney ST TX Zip 75069
Owner is giving (print applicant name) DON DAY authority to represent him/her at the hearing.

Owner's printed name: DFA 205 LP

Owner's signature: 

In accordance with the provisions of the Sign Ordinance, appeal is now made to the McKinney City Council to grant the following variance request. (Please be specific.)

Allow a digital sign in downtown McKinney.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. No variance shall be granted if it conflicts with the spirit of the ordinance. In order to make a finding of hardship and to grant a variance, the McKinney City Council shall consider the following conditions:

A. The requested variance will not adversely affect surrounding properties:

Digital signs already exist in downtown McKinney with 2 digital signs on MPAC property with no adverse affect.

B. The requested variance will not adversely affect public safety:

Public Safety will not be affected

C. Special conditions exist which are unique to this applicant or property:

This is a new building in a historic setting and the sign allows all 9 tenants to use one rolling sign as opposed to one large monument sign.

Sign Variance Application

Applicant notified: _____

Please check one:

I will represent this variance request at the Council meeting

I will not be able to represent this variance at the Council meeting. My authorized representative who will represent this variance before the McKinney City Council is: _____

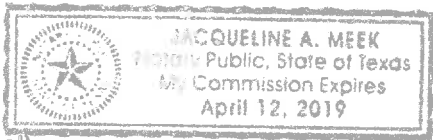
I hereby certify that the above statements are true and correct to the best of my knowledge.



Applicant's signature

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 12th day of July 2018



(seal)



Notary Public

My commission expires: April 12, 2019

Note to Applicant:

A notice of meeting will be sent only to the applicant, or to the authorized representative, if one is designated. If the variance is denied, it will be two years before the variance can be reconsidered. The decision of the City Council shall be final on all sign cases.

**DON DAY
DFA, LTD
110 E. LOUISIANA STREET
MCKINNEY, TEXAS 75069
972-562-0267
djd4599@yahoo.com**

June 27, 2018

CITY OF MCKINNEY
MCKINNEY, TEXAS 75069

**RE: PROPOSAL REQUEST FOR MERITORIOUS EXCEPTION FOR DIGITAL
SIGN LOCATED AT 205 W. LOUISIANA STREET, MCKINNEY TX**

CITY OF MCKINNEY:

Please accept this Letter of Intent requesting a Meritorious Exception for a Digital Sign to be placed on the west end of the new building under construction at 205 W. Louisiana.

THE BUILDING

The building is a 30,000 SF retail and office building with one floor of underground parking containing 30 parking spaces. The building is owned by DFA 205 LP, a Texas Limited Partnership. The building is 100% leased to Class A tenants and expects to be completed by October of 2018.

THE SIGN

The Tenants within the building have asked to be allowed to mount a digital sign on the west end of the building facing Church Street. The proposed sign is less than 20 SF is allowed by the City of McKinney Sign Ordinance. However, because the building is located within the Historic McKinney Town Center, Digital signs require an Exception to the Sign Ordinance.

MERITORIOUS EXCEPTION REQUEST.

It is reasonable to request the Meritorious Exception for several reasons:

- The building is the first building to be built in downtown McKinney with underground parking.

- The building is a new building but was designed to blend into the Historic Downtown Town Center and is similar in design to the Grand Hotel which is often mistakenly cited as a historic building when, in fact, it is less than ten years old. Therefore, it is expected that the new building at 205 McKinney will also soon be mistaken as also historic and that this design is worthy of a Meritorious Exception.
- The Digital Sign selected is the exact same sign as the two signs currently in operation on the Grounds of the Historic McKinney Performing Arts Center in the former Historic County Court House building. Since this same sign has been previously approved for the historic MPAC building, it only seems reasonable that the sign should also be allowed on a new building.

For these reasons we ask for your review and approval of this Request for Meritorious Exception for a digital sign for this new building in downtown McKinney.

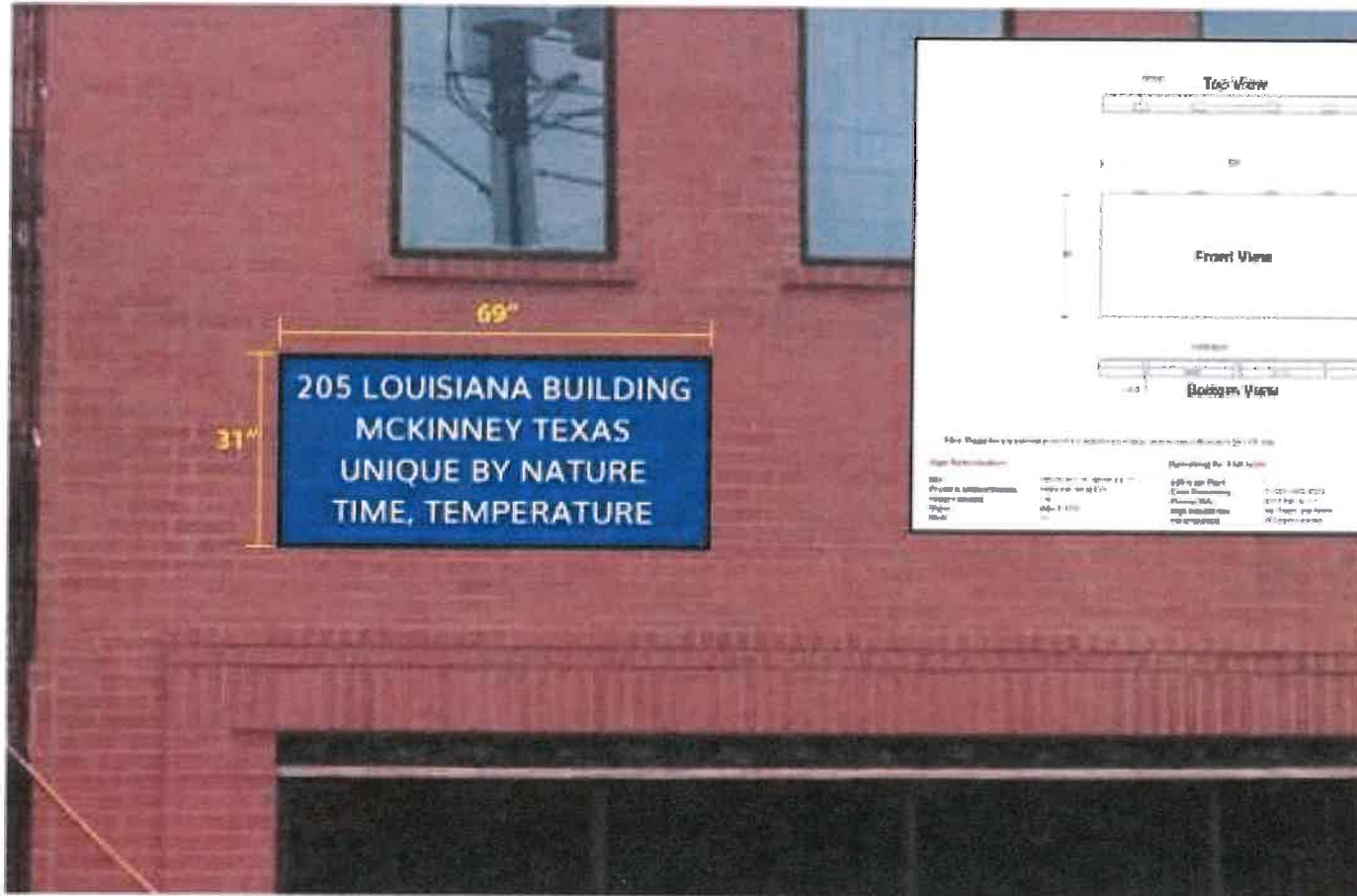
Sincerely

A handwritten signature in black ink, appearing to read 'Don Day', with a long horizontal flourish extending to the right.

Don Day
Manager
DFA, LTD
DFA 205 LP

**WE CANNOT PROCEED WITH YOUR ORDER UNTIL YOU SIGN AND FAX APPROVAL OF YOUR ARTWORK!
ALTHOUGH WE STRIVE FOR ACCURACY, SPELLING AND PROOFREADING IS YOUR RESPONSIBILITY.**

Due to varying monitor and printer profiles, colors on finished product may slightly vary from electronic proof. If color matching is critical for accurate completion of your order, we will provide a press proof for an additional charge of \$20.00.



1502 W. University Drive
Suite 108
McKinney, TX 75069

Phone 214.544.7446
Fax 972.542.7079

CLIENT

Don Day

PROOF DATE

6/27/18
Proof 2

SPECIAL INSTRUCTIONS

205 Louisiana
McKinney, TX

APPROVAL

PLEASE SIGN AND FAX TO 972-542-7079.

- APPROVED AS IS**
- CHANGES NOTED,
PLEASE SEND NEW PROOF***

Signature _____ Title _____
Print Name _____ Date _____

*First 3 proofs provided at no charge. Additional proofs are invoiced at \$15.00 per proof and charges for design services may apply.

JOB SPECIFICATIONS

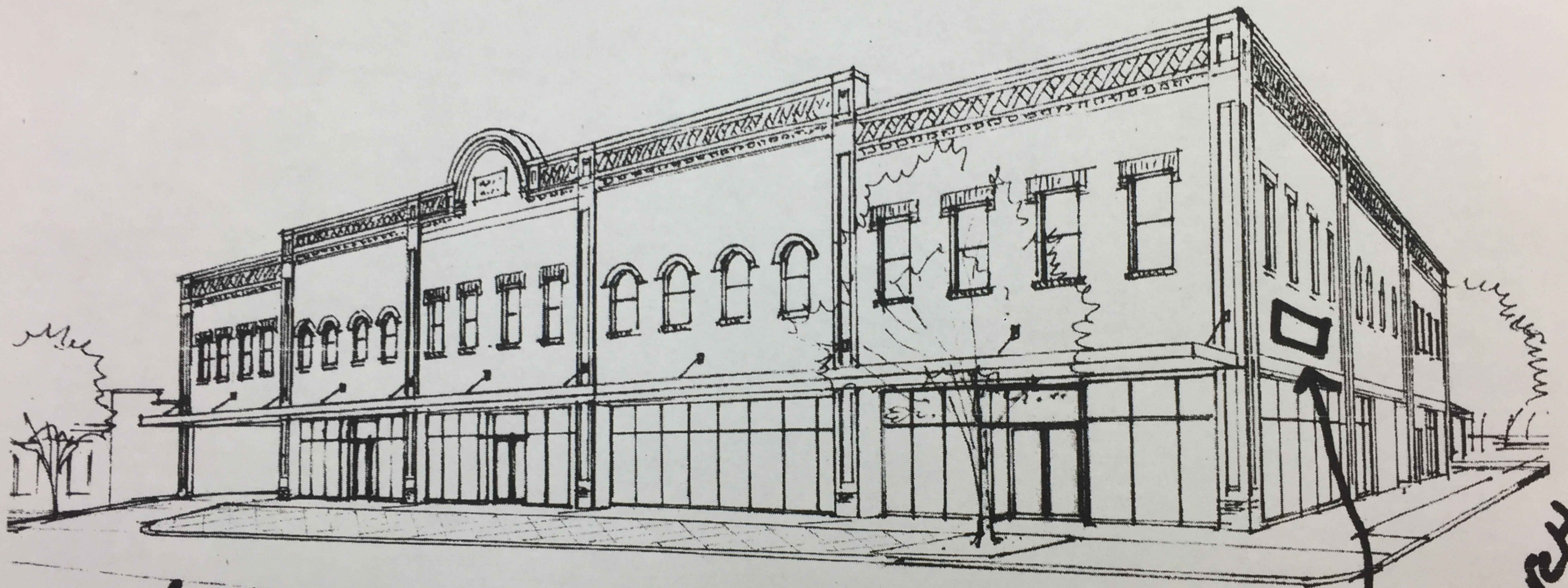
**LED Display Board
69" wide x 31" tall
West Elevation**

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1921

Tom Woodhouse



LOUISIANA

Sign

TRANS