



Article 5: Signs

504 Permitted Signs

B. Attached Signs: Non-Residential Zoning Districts

2. Wall Signs

b. Sign Location

- III. No sign shall extend above the roofline of the building or more than 12 inches beyond the building wall.

F. Signs in the MTC -- McKinney Town Center Zoning District

1. Applicability

The MTC -- McKinney Town Center zoning district is that area established by the MTC regulating plan as shown in Appendix 2B: McKinney Town Center MTC. All signs within the MTC district shall adhere to the standards in this section.

2. Design

- a. Signs shall be designed and constructed in keeping with the historic character and pedestrian-oriented urban design of the district. Signs are subject to review by the Director of Planning and approval is a prerequisite for the issuance of a sign permit.

Cotton Mill Core Character District

7.6 Cotton Mill Core

7.6.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

The Cotton Mill Core District standards are intended to implement the recommendations for an Entrepreneurial Village at this location. It is intended to take advantage of its regional location, access to SH 5, proximity to the airport, and the historic Cotton Mill buildings.

The Cotton Mill Core would anchor the area, serving as a de facto incubator for emerging technology firms. The land around the mill could be developed to house “graduates” of the Cotton Mill who need more space but want to stay in the area and in a similar space. The main goal is to preserve the historic architecture of the Cotton Mill and facilitate its adaptive reuse, while at the same time creating a modern environment suitable for high tech businesses.

The concept plan shows a walkable “campus” of general office buildings that could support some small-service retail as well as additional space that support the large events within the Cotton Mill building. Higher density residential and civic/open space should be used to buffer the campus from the residential neighborhoods.



Images representative of the character of existing development and intended new development in the Cotton Mill Core Character District





BOARD OF ADJUSTMENT APPLICATION

*Application not applicable in the ETJ (Extra Territorial Jurisdiction)

APPEAL

SPECIAL EXCEPTION

VARIANCE

TODAY'S DATE: 11-17-2023

****CONTACT INFORMATION****

PROPERTY LOCATION (Street Address): 610 Elm St., McKinney, TX 75069

Subdivision: Cotton Mill Addition Lot: 1 Block: A

Property Owner: Terry Casey 610 Elm St., McKinney, TX 75069

Chandler@mckinneycottonmill.com 214.500.9762
(Email) (Phone)

Property Owner is giving Mello Signs authority to represent him/her at meeting.
(Applicant Name)

Property Owner Printed Name: Terry Casey Property Owner Signature: Chandler Casey

Applicant: Mello Signs, 990 Haltom Rd., Fort Worth, TX 79117
(Name) (Address) (City, State, & Zip Code)
karen.thompson@mello-signs.com 682.312.5338
(Email) (Phone)

****REQUEST****

Please list types requested:

Description	Ordinance Requirements	Requested Dimensions	Variance from Ordinance
Lot Size			
Lot Width			
Lot Depth			
Side Yard			
Side Yard			
Side at Corner			
Front Yard			
Rear Yard			
Driveway			
Other	attached to building/wall; not exceed roof line	67'h x 6'w	smoke stack signage extends over top of structure

PLEASE DESCRIBE THE REASON(S) YOU ARE REQUESTING TO BE HEARD BY THE BOARD OF ADJUSTMENT. YOU MAY ATTACH ADDITIONAL INFORMATION TO SUPPORT YOUR REQUEST.

APPEAL -

We are applying for a Meritorious exception for innovate, creative signs that add to the development of the area. Our proposing signage enhances the Cotton Mill smokestack to bring more awareness to the venue. We have proposed what we feel works well with the venue as well as the area for exterior signage. Our hope is to attract more visitors to McKinney and the Cotton Mill venue. The area is historic, beautiful and the venue stylish; all that visit love the experience! We hope to bring more attention to the city of McKinney through the signage efforts.

SPECIAL EXCEPTION -

Because the proposed signage is outside the standard city ordinance for signage we are requesting the special exception and applying for the Meritorious Exception.

VARIANCE -

Items Submitted: Completed application and fee Plot/Site Plan or Survey drawn to scale

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

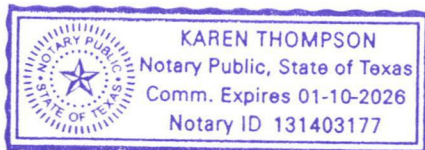
Chandler Casey
Property Owner Signature (If different from Applicant)

[Signature]
Applicant's Signature

STATE OF TEXAS

COUNTY OF Tarrant

Subscribed and sworn to before me this 17 day of November, 2023



[Signature]
Notary Public

My Commission expires: 01-10-2026

(seal)
NOTICE:

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org Please allow at least 48 hours for your request to be processed.

*****OFFICE USE ONLY*****

Seeking an appeal from Chapter 41, McKinney Zoning Ordinance, Section No:

BOA Number:

TOTAL FEE DUE: \$150.00 (non-refundable)

Received by:

Signature:

Date:



THE COTTON MILL

ARTS & DESIGN DISTRICT

McKinney, TX



UL E479782 TDLR 18785

990 HALTOM RD. FORT WORTH, TX 76117
682-312-5338 — www.mello-signs.com

FINAL APPROVAL

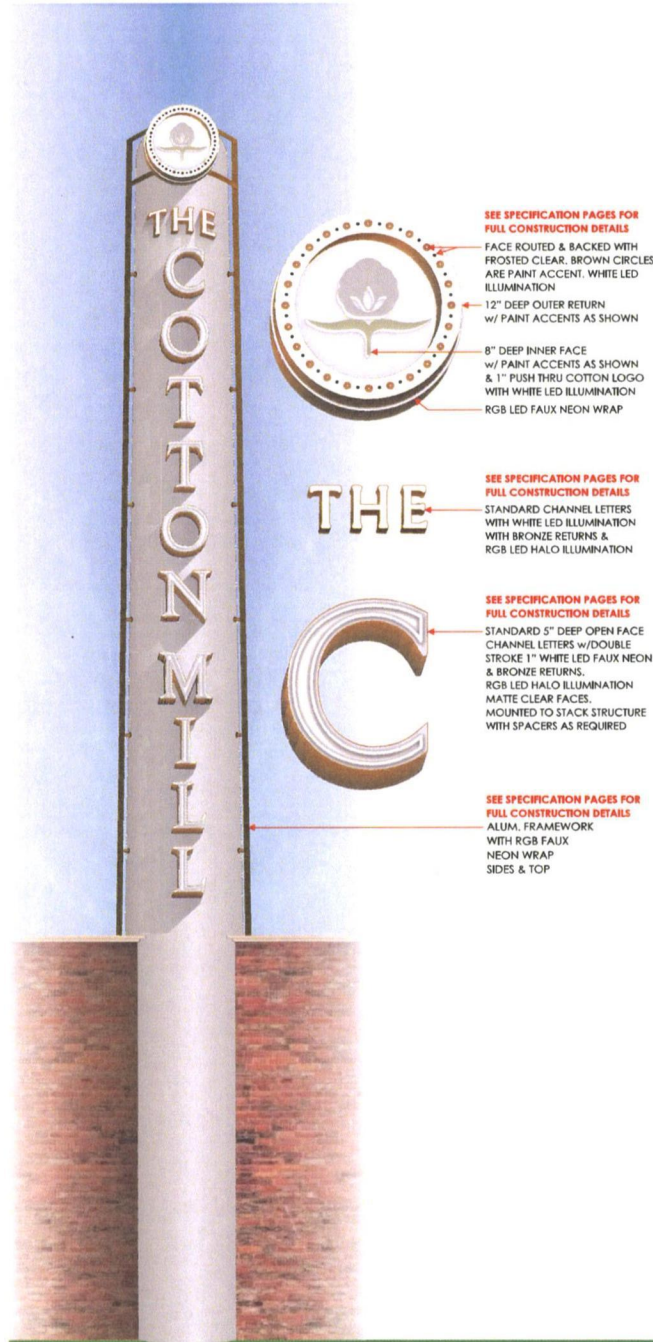
CLIENT SIGNATURE _____

PRINTED NAME _____

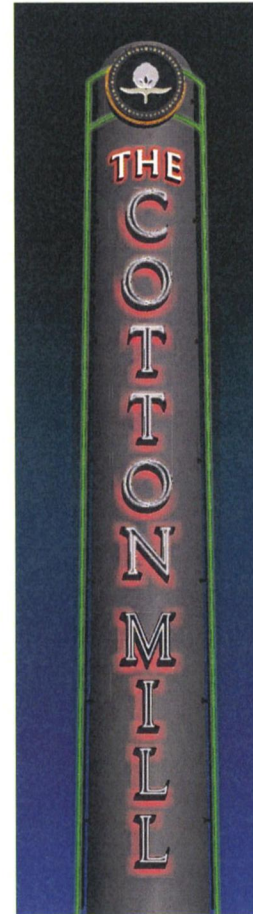
DATE: _____ SALESMAN: _____ JOB #: PRELIMINARY ART

- CONCEPT ART
- PERMIT / ENGINEERING ART (IF APPLICABLE)
- PRODUCTION READY ART

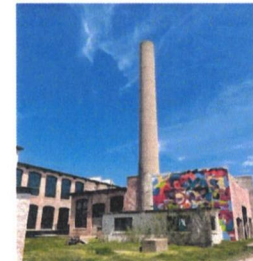
CONCEPT VIEW:



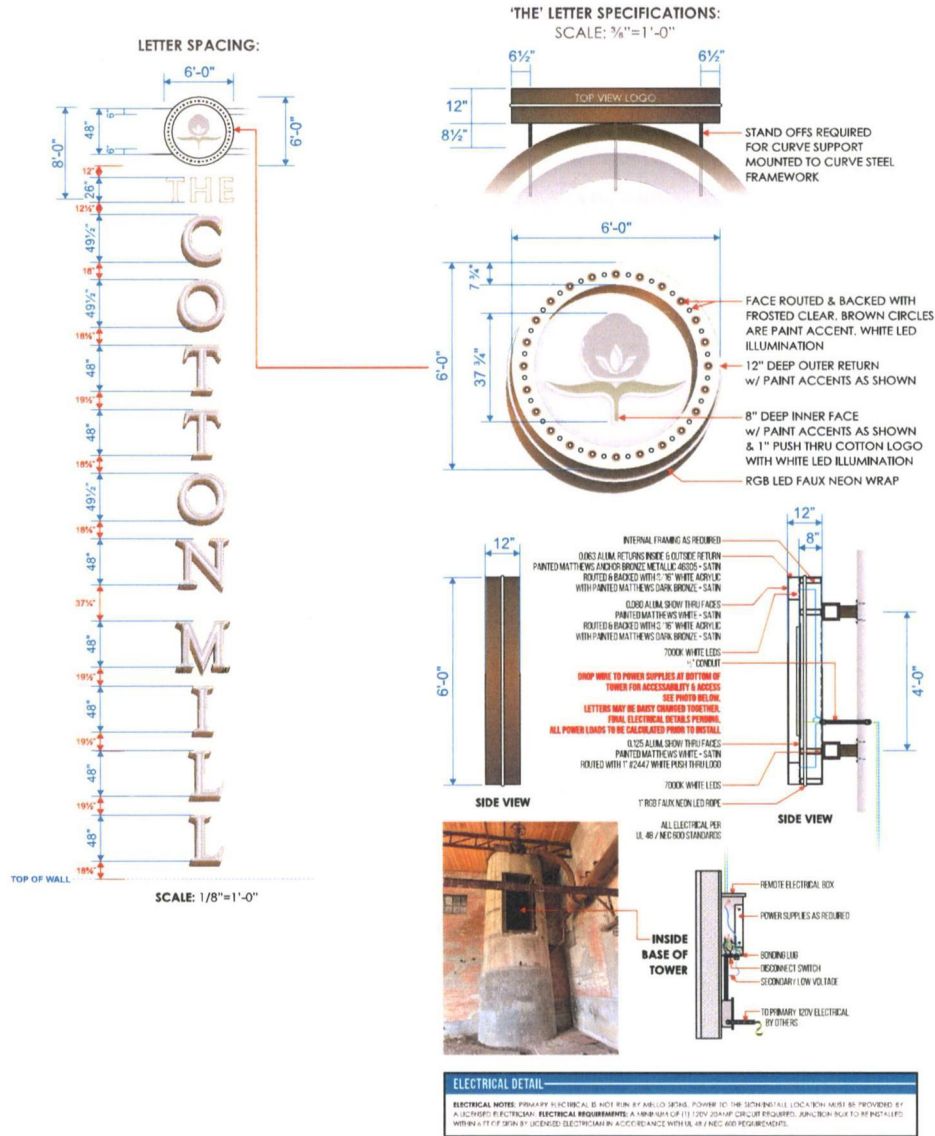
NIGHT VIEW:



EXISTING CONDITIONS



<p>MELLO SIGNS 710 HAZARD RD. FORT WORTH, TX 76117 850-310-0338 www.mello-signs.com</p>	<p>CLIENT SIGNATURE _____</p> <p>PRINTED NAME _____</p> <p>DATE _____ SALESMAN INITIALS _____</p>	<p>① E479782 TDLR 18785</p> <p>GENERAL DISCLAIMER: All signs to be manufactured and installed in accordance with local and state regulations. This document is the property of MELLO SIGNS. It shall not be reproduced, copied or distributed without the written permission of MELLO SIGNS.</p> <p>FINANCING APPROVAL: This is a credit line. Please call for details and make application. Credit subject to credit review and approval. MELLO SIGNS reserves the right to change this agreement without notice. Please read this agreement carefully before signing. This agreement is subject to the terms and conditions of the financing agreement. Please read this agreement carefully before signing. This agreement is subject to the terms and conditions of the financing agreement.</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REV #</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/20/2024</td> <td>AMC</td> <td>01</td> </tr> <tr> <td>2</td> <td>07/20/2024</td> <td>AMC</td> <td>02</td> </tr> <tr> <td>3</td> <td>07/20/2024</td> <td>AMC</td> <td>03</td> </tr> <tr> <td>4</td> <td>07/20/2024</td> <td>AMC</td> <td>04</td> </tr> <tr> <td>5</td> <td>07/20/2024</td> <td>AMC</td> <td>05</td> </tr> <tr> <td>6</td> <td>07/20/2024</td> <td>AMC</td> <td>06</td> </tr> <tr> <td>7</td> <td>07/20/2024</td> <td>AMC</td> <td>07</td> </tr> <tr> <td>8</td> <td>07/20/2024</td> <td>AMC</td> <td>08</td> </tr> <tr> <td>9</td> <td>07/20/2024</td> <td>AMC</td> <td>09</td> </tr> <tr> <td>10</td> <td>07/20/2024</td> <td>AMC</td> <td>10</td> </tr> </tbody> </table>	REV	DATE	BY	REV #	1	07/20/2024	AMC	01	2	07/20/2024	AMC	02	3	07/20/2024	AMC	03	4	07/20/2024	AMC	04	5	07/20/2024	AMC	05	6	07/20/2024	AMC	06	7	07/20/2024	AMC	07	8	07/20/2024	AMC	08	9	07/20/2024	AMC	09	10	07/20/2024	AMC	10
	REV	DATE	BY	REV #																																											
1	07/20/2024	AMC	01																																												
2	07/20/2024	AMC	02																																												
3	07/20/2024	AMC	03																																												
4	07/20/2024	AMC	04																																												
5	07/20/2024	AMC	05																																												
6	07/20/2024	AMC	06																																												
7	07/20/2024	AMC	07																																												
8	07/20/2024	AMC	08																																												
9	07/20/2024	AMC	09																																												
10	07/20/2024	AMC	10																																												



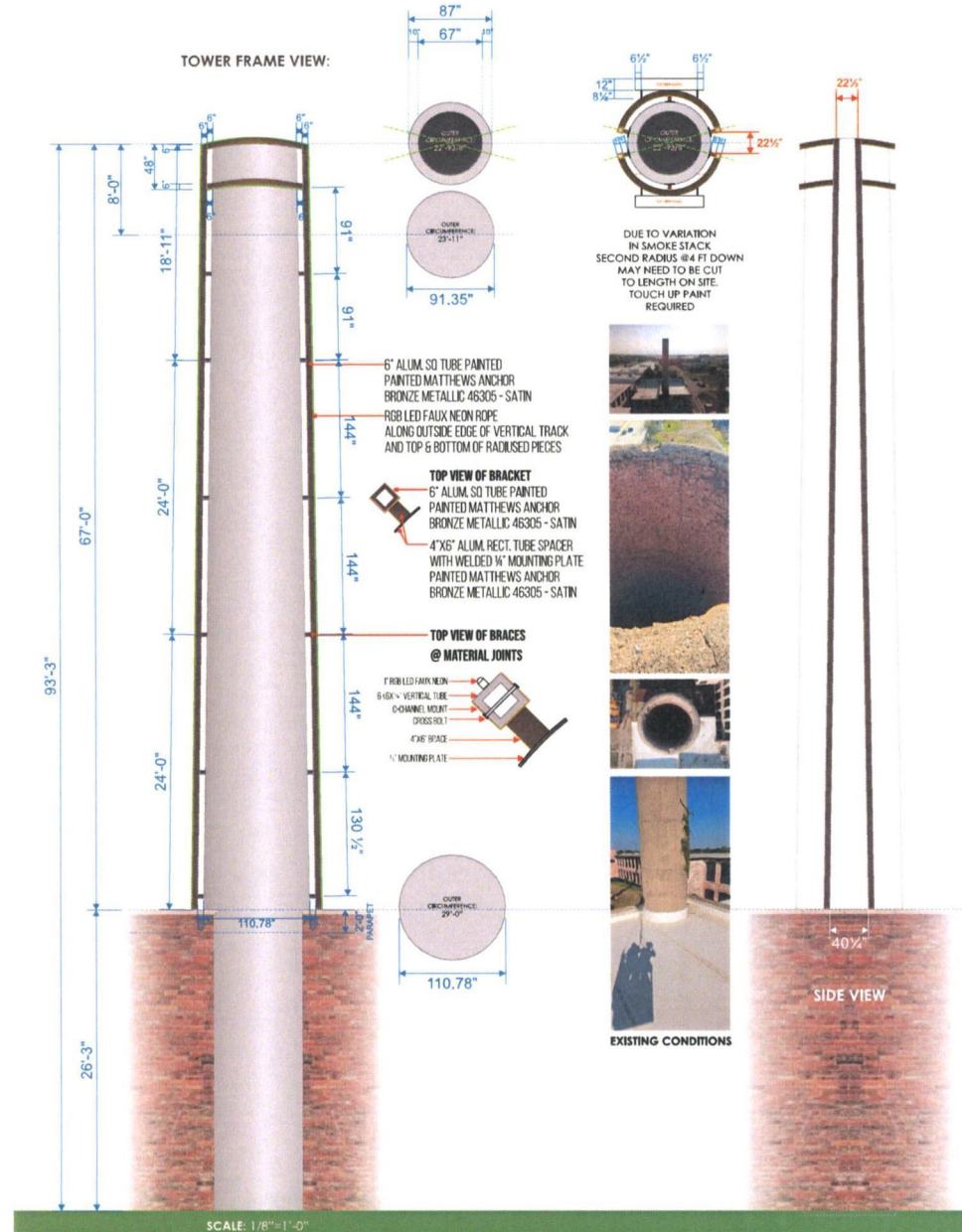
SIGN TYPE: PUSH-THRU ILLUMINATED LOGO DETAILS

SCALE: 3/8"=1'-0"

QUANTITY: (2) REQUIRED

DESCRIPTION OF WORK:
MANUFACTURE & INSTALL LOGOS & TOP OF TOWER FRAMEWORK

<p>PRO PRODUCTION CO. FORT WORTH, TX 76117 817-333-4338 - www.mello-signs.com</p>	<p>CLIENT SIGNATURE: _____</p> <p>PRINTED NAME: _____</p> <p>DATE: _____ SALESMAN INITIALS: _____</p>	<p>CLIENT NO: E479782 TDLR 18785</p>	<p>GENERAL DISCLAIMER: All signs for the manufacture and installation in accordance with local and state regulations. This drawing is the property of MELLO SIGNS and not an endorsement or approval of any product or service. MELLO SIGNS MAKES NO WARRANTY, EXPRESS OR IMPLIED, FOR THE QUALITY OF ANY PRODUCT OR SERVICE. MELLO SIGNS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. PLEASE READ CAREFULLY BEFORE FINAL APPROVAL. Review all files and check for all errors. MELLO SIGNS shall not be held responsible for any errors or omissions. Changes after approval shall be the responsibility of the client and will be charged accordingly.</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>REV #</th> </tr> </thead> <tbody> <tr> <td>11/19/2024</td> <td>ADRIANA</td> <td>1</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	DATE	BY	REV #	11/19/2024	ADRIANA	1												
	DATE	BY	REV #																			
11/19/2024	ADRIANA	1																				
<p>CLIENT SIGNATURE: _____</p> <p>PRINTED NAME: _____</p> <p>DATE: _____ SALESMAN INITIALS: _____</p>																						



<p>PROFESSIONAL SIGNAGE SOLUTIONS 602-310-4338 — www.mello-signs.com</p>	<p>CLIENT SIGNATURE: _____</p> <p>PRINTED NAME: _____</p> <p>DATE: _____ SALESMAN INITIALS: _____</p>	<p>UL E479782 TDLR 18785</p> <p>GENERAL DISCLAIMER: All signs, fixtures, and materials are subject to change without notice and are not intended to be used in any way that is not intended by the manufacturer. The manufacturer is not responsible for any damage or injury caused by the use of these products. Please read the instructions carefully before use. All signs and materials are subject to change without notice. The manufacturer is not responsible for any damage or injury caused by the use of these products. Please read the instructions carefully before use.</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>REV #</th> </tr> </thead> <tbody> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>1</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>2</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>3</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>4</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>5</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>6</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>7</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>8</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>9</td> </tr> <tr> <td>05/20/2024</td> <td>J. J. J.</td> <td>10</td> </tr> </tbody> </table>	DATE	BY	REV #	05/20/2024	J. J. J.	1	05/20/2024	J. J. J.	2	05/20/2024	J. J. J.	3	05/20/2024	J. J. J.	4	05/20/2024	J. J. J.	5	05/20/2024	J. J. J.	6	05/20/2024	J. J. J.	7	05/20/2024	J. J. J.	8	05/20/2024	J. J. J.	9	05/20/2024	J. J. J.	10
	DATE	BY	REV #																																	
05/20/2024	J. J. J.	1																																		
05/20/2024	J. J. J.	2																																		
05/20/2024	J. J. J.	3																																		
05/20/2024	J. J. J.	4																																		
05/20/2024	J. J. J.	5																																		
05/20/2024	J. J. J.	6																																		
05/20/2024	J. J. J.	7																																		
05/20/2024	J. J. J.	8																																		
05/20/2024	J. J. J.	9																																		
05/20/2024	J. J. J.	10																																		







**Be Published in the
McKINNEY COURIER-GAZETTE
SUNDAY, November 26, 2023
ONE (1) TIME**

**NOTICE OF REQUEST FOR VARIANCE
THE BOARD OF ADJUSTMENT**

BOARD OF ADJUSTMENT CASE NO. 23-03

Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Terry Casey, to Consider/Discuss/Act on the Appeal of the Building Official's decision for the consideration of a Meritorious Exception to the Sign Ordinance to allow an attached sign above the roof of the main structure, consisting of illuminated letters affixed to the existing smoke stack, at the site of the Cotton Mill, on the property located at **610 Elm Street, Lot 1 of Block A of the Cotton Mill Addition to the City of McKinney, Texas.**

NOTE:

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE CITY COUNCIL CHAMBERS, 222 N. TENNESSEE STREET MCKINNEY TEXAS.

WEDNESDAY, DECEMBER 13, 2013 - 6:00 P.M.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

**WITNESS MY HAND AND SEAL OF OFFICE ON THIS THE 21ST DAY OF
NOVEMBER, 2023.**

EMPRESS DRANE
City Secretary

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org. Please allow at least 48 hours for your request to be processed



**NOTICE OF REQUEST FOR A SPECIAL EXCEPTION
THE BOARD OF ADJUSTMENT**

Conduct a Public hearing to Consider/Discuss/Act on the request by Owner Terry Casey, to Consider/Discuss/Act on the Appeal of the Building Official’s decision for the consideration of a Meritorious Exception to the Sign Ordinance to allow an attached sign above the roof of the main structure, consisting of illuminated letters affixed to the existing smoke stack, at the site of the Cotton Mill, on the property located at **610 Elm Street, Lot 1 of Block A of the Cotton Mill Addition to the City of McKinney, Texas.**

NOTE:

A PUBLIC HEARING HAS BEEN SCHEDULED AND WILL BE HELD PURSUANT TO THIS REQUEST IN THE CITY COUNCIL CHAMBERS, 222 N TENNESSEE STREET MCKINNEY TEXAS.

**WEDNESDAY, DECEMBER 13, 2023
AT 6:00 P.M.**

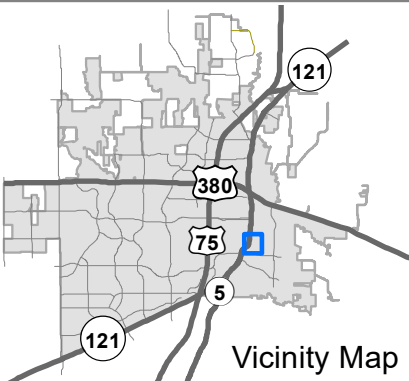
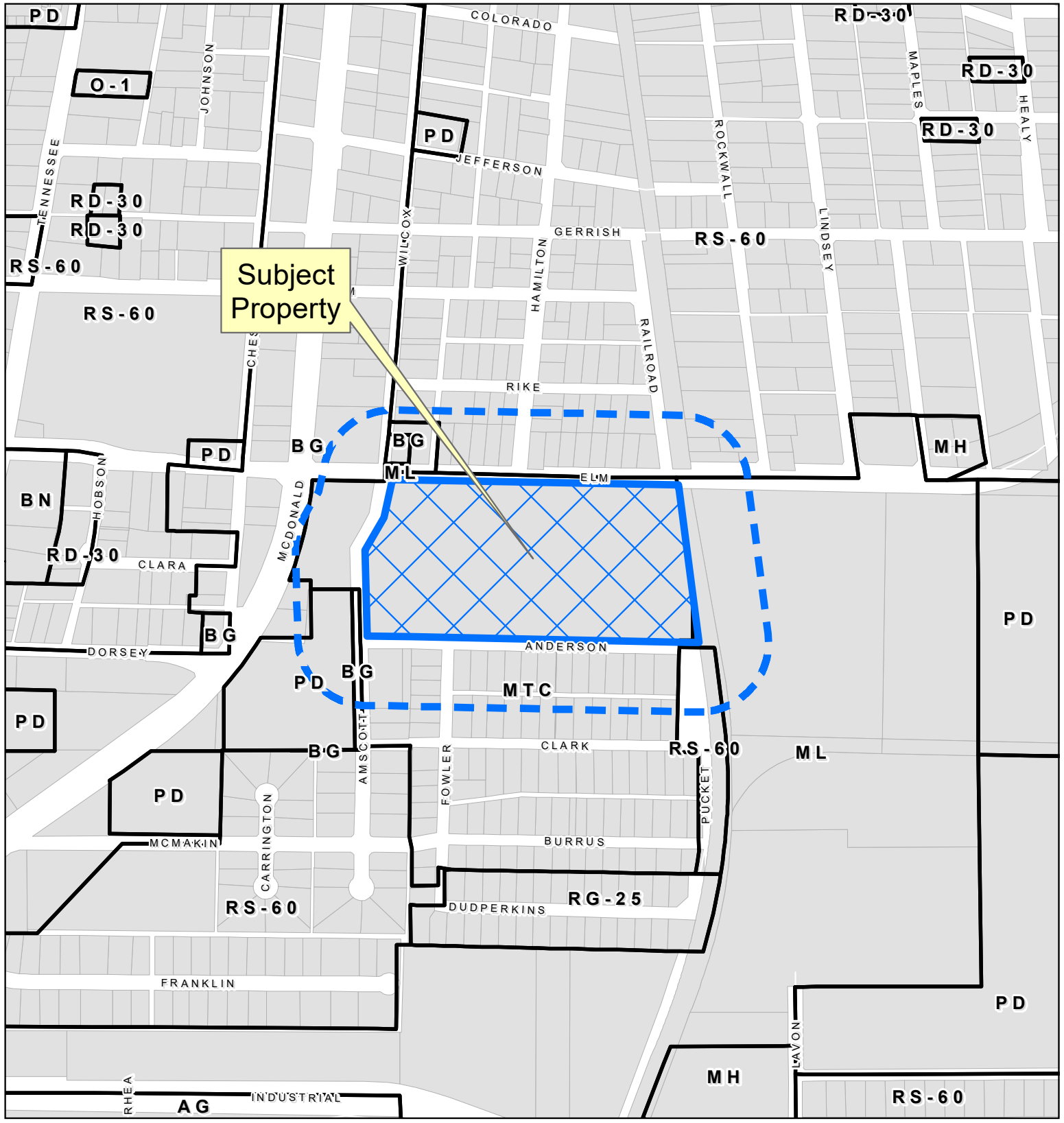
As an interested property owner, if you wish to make your views known, you may do so by attending the hearing or express your views on this Request by completing and returning the form below via mail or email.

The Agenda and Meeting Details for the Board of Adjustment meeting will be posted for viewing on the City of McKinney website, at least 72 hours before the meeting. Website link - <http://mckinney.legistar.com/Calendar.aspx>. Select Calendar tab. List view tab, drop down box, Board of Adjustment.

Return to: City of McKinney **BOA No. 23-03**
 Building Inspections **610 Elm St.**
 Brittany Sprague
 P.O. Box 517
 McKinney, TX 75070
 bsprague@mckinneytexas.org

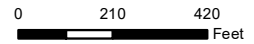
I PROTEST _____ APPROVE _____ of the Request for a Special Exception as requested by the above file number because (you may attach additional response)

Print Name: _____
Signature: _____
Address: _____



Board of Adjustment Map

610 Elm St

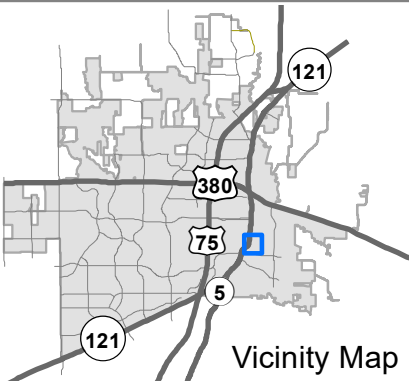


DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





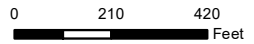
Subject Property



Vicinity Map

Board of Adjustment Map

610 Elm St



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

