



# Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

## APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-134 RECEIVED  
OCT 17 REC'D  
BY: \_\_\_\_\_

Data Relative to Subject Property: \_\_\_\_\_ Date: \_\_\_\_\_  
Location address 6240 E Mockingbird Dallas Tx 75214 Zoning District: CR - Community Retail  
Lot No. 1A Block No. B/2869 Acreage: 0.6587 Census Tract: \_\_\_\_\_  
Street Frontage (in Feet): 1) 100' 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

### To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): 6240 Mockingbird LLC  
Applicant: Charles D. Corson Telephone: 214-365-4810  
Mailing Address: 8333 Douglas Avenue, Suite 1500 Dallas TX Zip Code: 75225  
E-mail Address: ccorson@centriccapitalinc.com  
Represented by: Pattison Signs, Inc dba Chandler Signs, LLC Telephone: 972-739-6547  
Mailing Address: 14201 Sovereign Rd. Ft. Worth Tx Zip Code: 76155  
E-mail Address: jrobertson@chandlersigns.com  
Affirm that an appeal has been made for a Variance  or Special Exception  of Detached Sign.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

pre-existing pylon removed, would like to return, due to usability on mockingbird. Both businesses on each side have pylons.

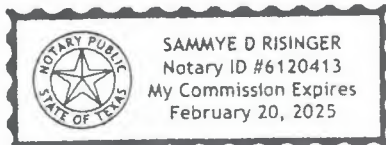
Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

### Affidavit

Before me the undersigned on this day personally appeared Charles D. Corson  
(Affiant/Applicant's name printed)  
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property

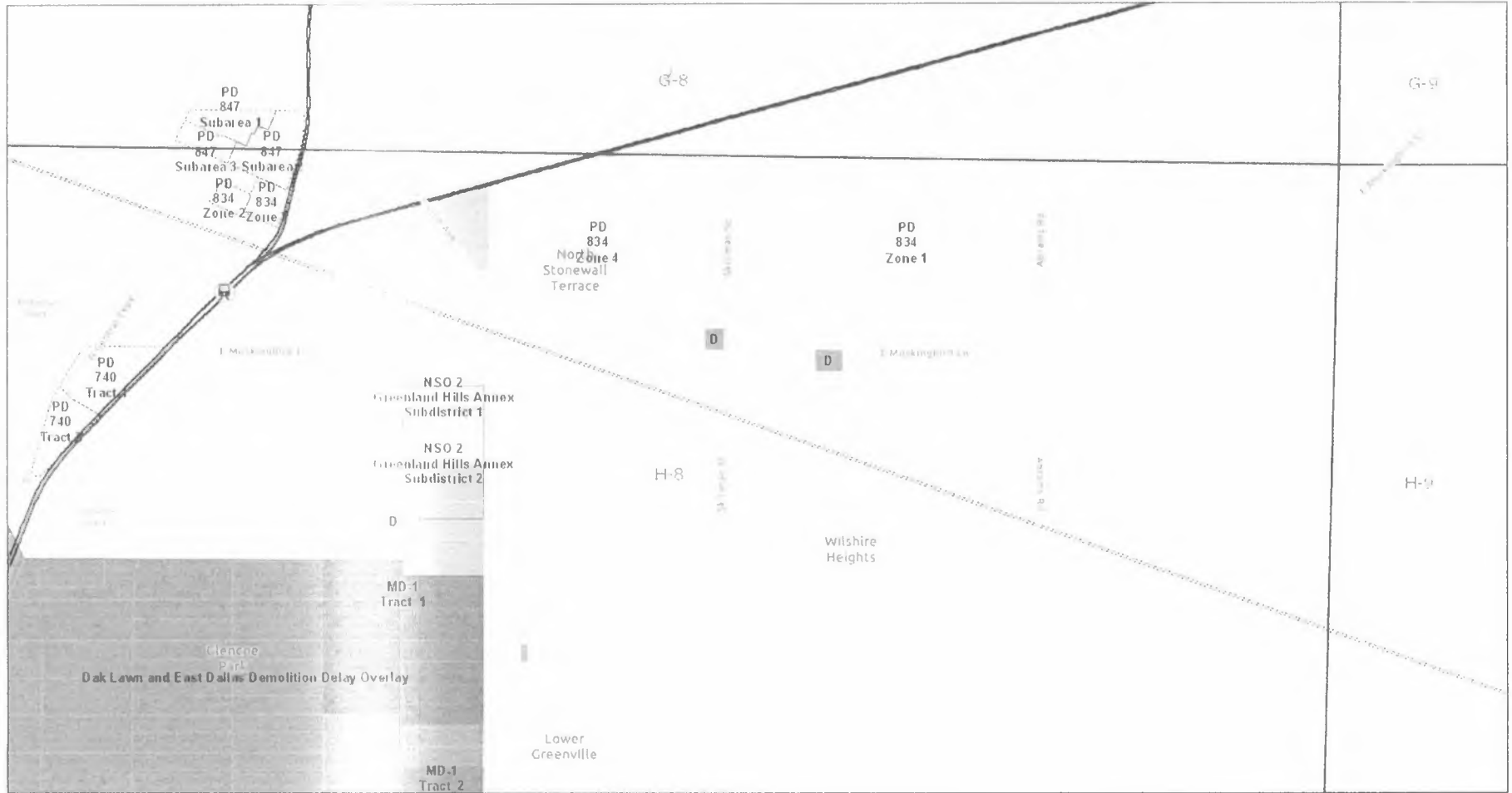
Respectfully submitted: Charles D. Corson  
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 18<sup>th</sup> day of June, 2024

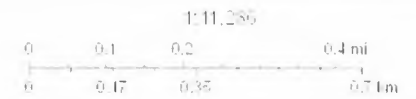


Sammie D. Risinger  
Notary Public in and for Dallas County, Texas

# ArcGIS Web Map



8/6/2024, 11:17:10 AM





**REFERRAL FORM FOR BOARD OF ADJUSTMENT**

APPLICANT: CHANDLER SIGNS, INC		OWNER: BLACK SHEEP COFFEE
ADDRESS: 6240 E MOCKINGBIRD LN	STATE: DALLAS	ZIP: 75214
LOT: 1A	BLOCK: B-2869	ZONING: CR

<input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> Yard setback <input type="checkbox"/> Lot width <input type="checkbox"/> Lot Depth <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Floor area for accessory structures for single family uses <input type="checkbox"/> Height <input type="checkbox"/> Minimum width of sidewalk <input type="checkbox"/> Off-street parking <input type="checkbox"/> Off-street loading <input type="checkbox"/> Landscape regulations <input type="checkbox"/> Other	<input type="checkbox"/> <b>Special Exception</b> <input type="checkbox"/> Fence height and standards <input type="checkbox"/> Visibility triangle obstructions <input type="checkbox"/> Parking demand <input type="checkbox"/> Landscaping <input type="checkbox"/> Additional dwelling unit for a single-family <input type="checkbox"/> Carport <input type="checkbox"/> Non-conforming use <input checked="" type="checkbox"/> Other
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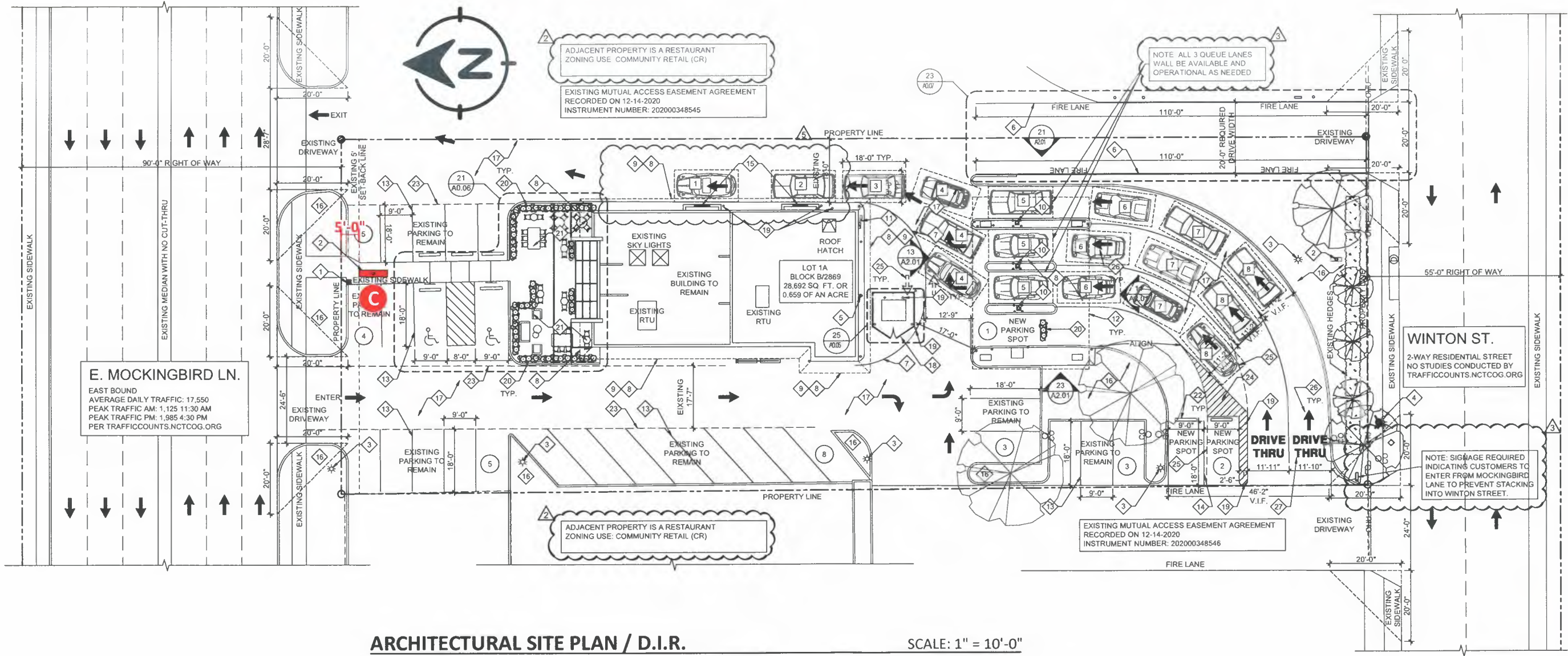
**Please list the City of Dallas Development Code(s) this project is non-compliant with:**  
 SEC. 51A-7.304. (b)(3) DETACHED SIGNS.

**Description:** Non-monument signs are not allowed within 250 feet of either private property in a non-business zoning district or a public park of more than one acre. The board of adjustment may grant a special exception to this provision when, in the opinion of the board, the special exception will not adversely affect neighboring property.

**Alternative resolutions discussed/offered:** Property owner removed the original non-monument sign and replaced with a monument sign. Applicant prefers to have a non-monument sign so chose this option in lieu of using monument sign.

Referred by: Scott Roper, Sr Plans Examiner Contact: scott.roper@dallas.gov Date: 8/23/23





**ARCHITECTURAL SITE PLAN / D.I.R.**

SCALE: 1" = 10'-0"

Design #  
**0418794Ar18**

Sheet **1** of **3**

Client  
**BLACK SHEEP COFFEE**

Address  
6240 E. MOCKINGBIRD LN.  
DALLAS, TEXAS 75214

Account Rep. **WLF/JMR**

Designer **AC**

Date **1/6/23**

- Revision / Date
- r1-AC-1/12/23: Add A opt. 2, E, F, G, H
  - r2-TS-1/5/23: Change Sign A - Add B
  - r3-AC-2/2/23: Rev. A opt's - Rev. E
  - r4-JMC-2/28/23: Remove opt's 1 & 3 of Sign A - Remove "pick your poison" writing from Sign B
  - r5-BR-4/11/23: Update B - Delete F
  - r6-TS-4/12/23: Adjust B specs
  - r6-TS-4/18/23: Add visibility pg. for C
  - r7-MR-7/12/23: Remove Monument page & specs - Repl. w/ Pylon Sign C
  - r8-TS-11/6/23: Adj. Signs A & C
  - r9-JMC-11/9/23: Revise Sign A opt. 2
  - r10-MR-1/11/24: Revise Sign A option 1 - Remove Sign A option 2 - Remove Signs G1, G2 & H
  - r11-LDB-3/12/24: Revise Sign A - Move C/L's up - Decrease DT cabinet
  - r12-AC-2/12/24: Rev. A & D - Add E
  - r13-TS-2/21/24: Update Site - Paint bldg - Add to D
  - r14-LDB-3/12/24: Relocate Sign A & add bottom DT cabinet/mounting braces - Remove E1 & E2
  - r15-TS-4/9/24: Omit orange on bldg.
  - r16-MAB-5/14/24: Update site plan & show Sign C setback
  - r17-MAB-6/4/24: Sign A backer stats to panel - B brand - C face material
  - r17-JMC-6/20/24: REVISED SIGN A
  - r18-TS-6/27/24: new wood sample for QPC Super Oak.



chandler signs.com

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Suite 200  
San Antonio, TX 78232  
(210) 349-3804 Fax (210) 349-8724

Georgia 111 Woodstone Place  
Dawsonville, GA 30534  
(678) 725-8852 Fax (210) 349-8724

South Texas PO BOX 125 206 Doral Drive  
Portland, TX 78374  
(361) 543-5599 Fax (361) 643-6533

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN SIGN WILL TEAR UL LABEL(S).



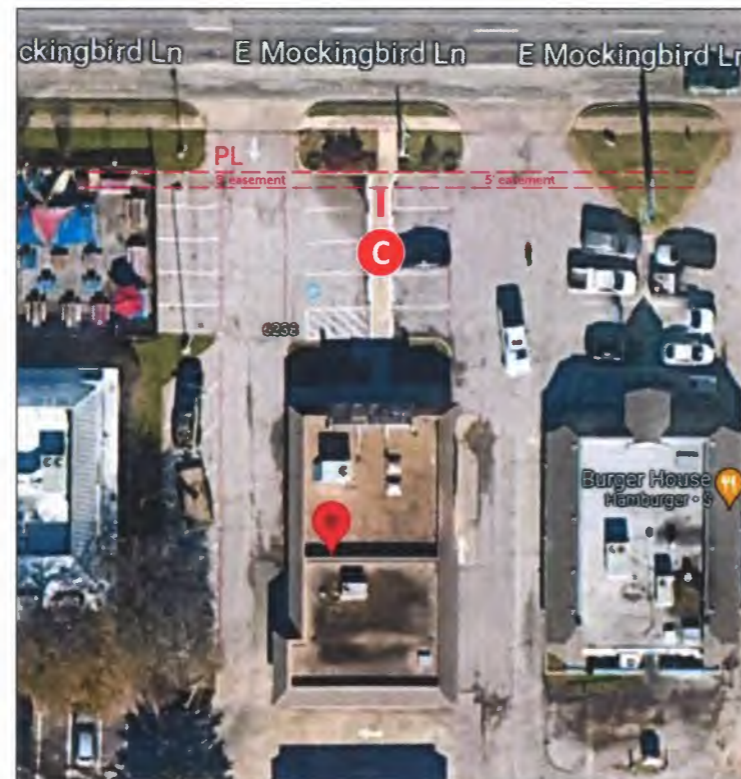


EXISTING MONUMENT



**C** PROPOSED PYLON

EXISTING MONUMENT SIGN TO BE REMOVED & REPLACED w/ NEW PYLON SIGN 5'-0" SETBACK FROM PROPERTY LINE



AERIAL VIEW



Design #	0418794Ar18
Sheet	2 of 3
Client	BLACK SHEEP COFFEE
Address	6240 E. MOCKINGBIRD LN. DALLAS, TEXAS 75214
Account Rep.	WLF/JMR
Designer	AC
Date	1/6/23

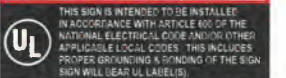
Revision / Date
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r3-AC-2/2/23: Rev. A opt's - Rev. E
r4 JMC 2/28/23 Remove opt's 1 & 3 of Sign A - Remove "pick your poison" writing from Sign B
r5-BR-4/11/23: Update B - Delete F
RT-BR-4/21/23: Adjust B specs
r6 TS-4/48/23: Add visibility pg. for C
r7-MR-7/12/23: Remove Monument page & specs - Repl. w/ Pylon Sign C
r8-TS-11/6/23: Adj. Signs A & C
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R17 JMC 6/20/24: REVISED SIGN A
R18 TS-6/27/24: new wood sample for QPC Super Oak.



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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**







SITE SIDE

STREET SIDE

**C D/F PYLON SIGN - CUSTOM** SCALE: 3/8" = 1'-0"  
ONE [1] REQUIRED - MANUFACTURE & INSTALL

**FIELD SURVEY REQUIRED  
PRIOR TO MANUFACTURE**

**PRIMARY ID CABINET:**

24" DEEP D/F ALUMINUM SIGN CABINET 1/2" RETAINERS PAINTED BLACK - INTERIOR PAINTED LIGHT-ENHANCING WHITE

WHITE FLEXIBLE FACES w/ DIGITALLY-PRINTED ROUND & WHITE SHOW-THRU GRAPHICS (BLOCK OUT FILM AS REQ'D)

INTERNALLY ILLUMINATED w/ GE TETRAMER LED'S - GE LED POWER SUPPLIES LOCATED INSIDE CUSTOMER TO PROVIDE POWER TO SIGN

**DRIVE THRU CABINET:**

24" DEEP D/F ALUMINUM SIGN CABINET 1/2" RETAINERS PAINTED BLACK - #7328 WHITE ACRYLIC FACES w/ 1st SURFACE BLACK VINYL BACKGROUND w/ WHITE SHOW-THRU COIL FILM AS REQ'D)

**SUPPORT:**

8" NEW STEEL PIPE SUPPORT PAINTED BLACK SET INTO CONCRETE PIER TYPE FOUNDATION (SURVEY REQUIRED) - ENGINEERING TO DETERMINE SIZES & DEPENDENT CONDITIONS & CODE COMPLIANCE - ELECTRICAL SERVICE TO SIGN BY CUSTOMER

**COLOR KEY**

■ PANTONE PROCESS BLACK c/  
3M 7725-12 BLACK VINYL



**SIGHT VIEW**



**END VIEW**



**TYPICAL ELEVATION**

**OPPOSITE VIEW**  
SCALE: 3/16" = 1'-0"



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0418794Ar18	
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BLACK SHEEP COFFEE	
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