



City of Colleyville Sign Board of Appeals Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, June 14, 2022

City Council Chambers

**7:00 P.M.
CITY COUNCIL CHAMBERS
THIRD FLOOR**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

1a Sign Board of Appeals Minutes - April 12, 2022

2. PUBLIC HEARING AGENDA ITEMS

2a Request for variances to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classifications and Regulations of the Land Development Code, on Lot 1R, Block 1, Southgate Addition Colleyville, located at 919 Cheek-Sparger Road, Case SC22-002

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards June 10, 2022 by 5:00 p.m.

Dakari Hill
Planner

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Sign Board of Appeals Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 1a	Agenda Date 6/14/2022	Number
Type Approval of Minutes		
Department Sign Board of Appeals		

Title

Sign Board of Appeals Minutes - April 12, 2022

Explanation

Approval of minutes from the Sign Board of Appeals Meeting on April 12, 2022.

Recommendation

Approve

Attachments

1. 4.12.2022 - SBA Minutes



City of Colleyville Sign Board of Appeals Minutes

City Hall
100 Main Street
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Tuesday, April 12, 2022

City Council Chambers

Call to Order

The Sign Board of Appeals Meeting of the City of Colleyville was called to order by Board Member Carroll on April 12, 2022 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Dan Shadle, Frank Carroll, Michael Deakin, Mary Dede, and Eric Holland

Staff Present: Jacquelyn Reyff and Dakari Hill

1. APPROVAL OF MINUTES

- 1a Board Member Shadle made a motion to approve the December 14, 2021 minutes. Board Member Deakin seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for variances to the provisions of Section 7-175, Permanent Attached Signs – Classifications and Regulations of the Land Development Code, on Lot 7, Block 1, Town Center Colleyville, located at 5655 Colleyville Boulevard, Case SC22-001

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding the recommendation being based on technical noncompliance and similar variance cases.

An associate of the applicant, Deborah Moltz, 14201 Sovereign Road, Fort Worth, TX came forward and answered questions of the Board regarding other potential places to promote their services.

The applicant, Andrew Bucki, 12222 Merit Drive, Suite 1700, Dallas, TX, came forward and answered questions of the Board regarding the

size of the sign permitted by code, the sign's impact on business, and the visibility of the sign from the street.

The public hearing was opened at 7:14 p.m.

With no one wishing to speak, the public hearing was closed at 7:14 p.m.

Board Member Deakin made a comment regarding the building's large footprint making it difficult to find tenants for the location.

Board Member Vallario made a motion to approve Case SC22-001. Board Member Deakin seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0**

3. ADJOURNMENT

The meeting adjourned at 7:17 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on _____, _____ by a vote of _____.



City of Colleyville Sign Board of Appeals Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 2a	Agenda Date 6/14/2022	Number
Type Public Hearing Agenda Items		
Department Sign Board of Appeals		

Title

Request for variances to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classifications and Regulations of the Land Development Code, on Lot 1R, Block 1, Southgate Addition Colleyville, located at 919 Cheek-Sparger Road, Case SC22-002

Explanation

Kristy Smith, the applicant, has submitted a request for a variance for a monument sign located at 919 Cheek Sparger Road.

Existing Conditions/Background: The subject property is generally located southwest corner of Bedford Road and Cheek Sparger Road. It is zoned CC-1 Village Retail and is currently platted as Lot 1R, Block 1, Southgate Addition Colleyville.

Requested Variances: The applicant is requesting a variance for a new institutional monument sign.

Ordinance – Section 7.150, Permanent Freestanding Signs – Sign Classification and Regulations of the Land Development Code establishes regulations for general business signs or “Institutional Signs”:

“1. On-Premises Institutional Sign –... The purpose of an on-premises institutional sign is to identify schools, churches, hospitals or similar public or quasi-public institutions:

b. Base and Column Requirements: At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.

ii. Columns: A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18”) in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.

Chapter 1 (General Provisions) of the Land Development Code authorizes the Sign

Board of Appeals to grant variances to the requirements of Chapter 7 – Signs given the following considerations:

“...In considering a request for a variance, the Sign Board of Appeals shall consider, among other things, the degree of variance, the reason for the variance requested, the location of the variance request, the duration of the requested variance, the effect on public safety, the protection of neighborhood property, the degree of hardship or injustice involved, and the effects of the variance on the general plan of regulation of signs within the City.”

Analysis: The applicant desires to have a new freestanding institutional monument sign for a daycare business known as The Pillars. The Sign Code requires the columns to be constructed of brick, stone, or of a material similar to that of the primary building on the lot. A portion of the proposed columns are requested to be of a material which differs from the brick, stone or of a material similar to that of the primary building on the lot.

Public Notification: Staff mailed notices to property owners within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Based on current regulations, staff does not recommend approval of the requested sign variance due to technical non-compliance.

Recommendation

Denial

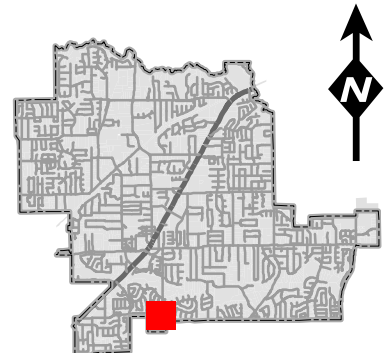
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Sign Exhibit - Aerial
6. Sign Exhibit - Conceptual
7. Existing Sign - Front View
8. Existing Sign - Side View
9. Building - Front View
10. Building - Side View
11. Notification Map
12. Notification Letter
13. Notification List


Aerial Map



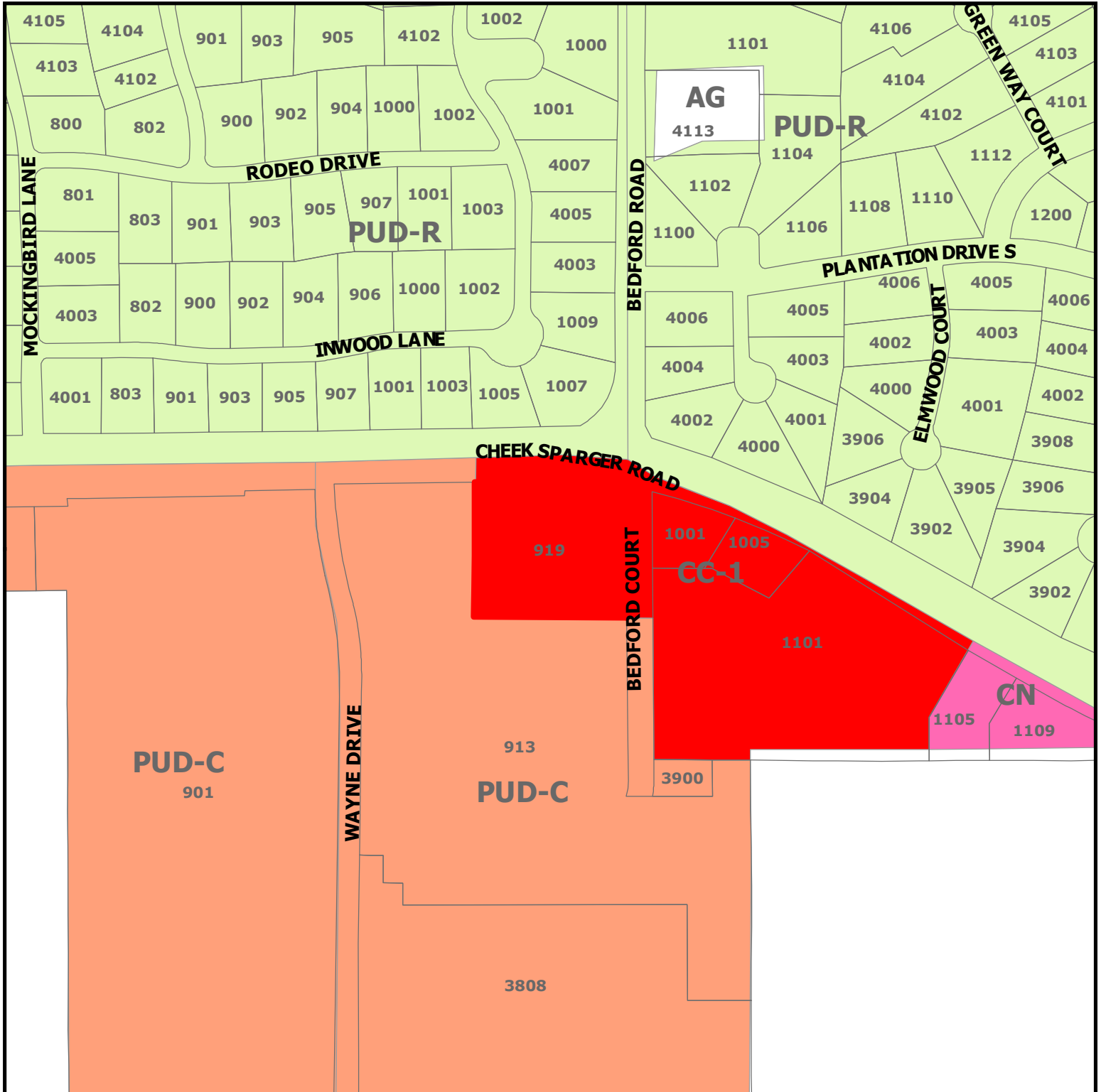
SC22-002
919 Cheek-Sparger Road



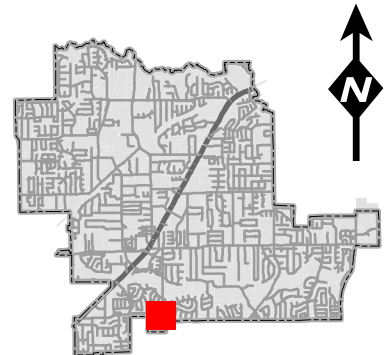
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 Subject Property


Zoning Map



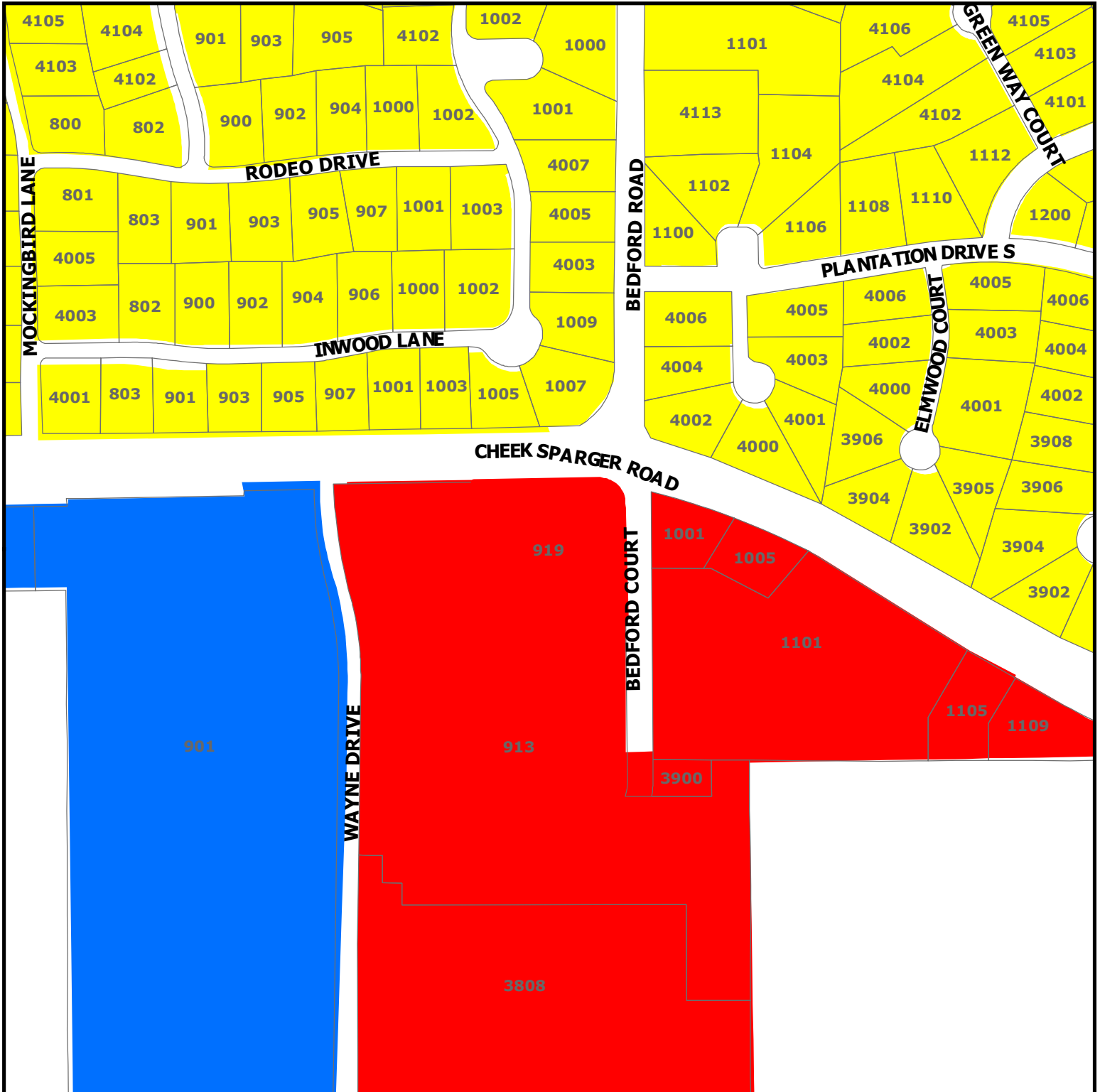
SC22-002
919 Cheek-Sparger Road



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 Subject Property

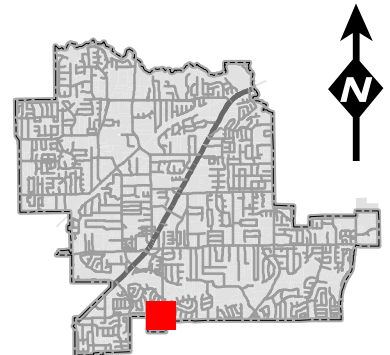
Future Land Use Map



SC22-002

919 Cheek-Sparger Road

- Subject Property
- Residential
- Commercial
- Institutional



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The Ordinance requires that the columns of the sign be constructed using "brick, stone, or of a material similar to that of the primary building on the lot." We have attached photos showing the primary building is constructed using brick, wood, plastic and metal.

In addition, the ordinance was written to ensure quality signs that do credit to a great township. Specifically, it seeks signs that are:

- A. Compatible with their surroundings;
- B. Appropriate to the activity that displays them;
- C. Expressive of the identity of individual activities and the community as a whole;
- D. Consistent within the corridors of the city;
- E. Legible in the circumstances in which they are seen; and
- F. Protective of property values.

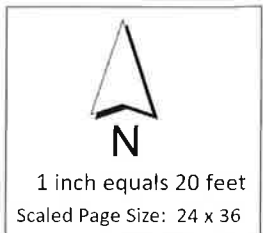
What we are proposing is a very nice, high-quality sign that no one would be ashamed to own. The sign highlights a great school and includes the property address in an illuminated manner for the convenience of first-responders. The sign is architecturally similar to the property in its use of colors and materials.

We ask that the sign be allowed.



BLD-112-145

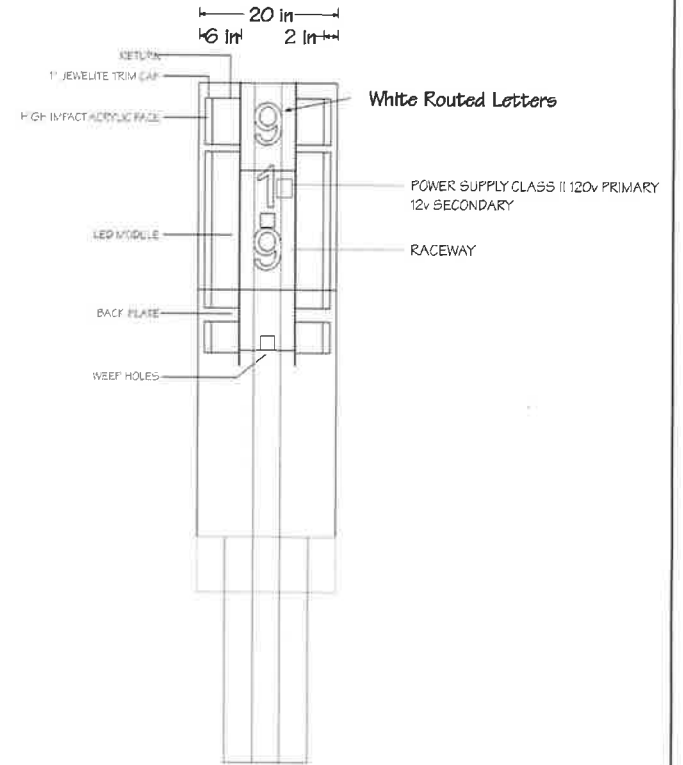
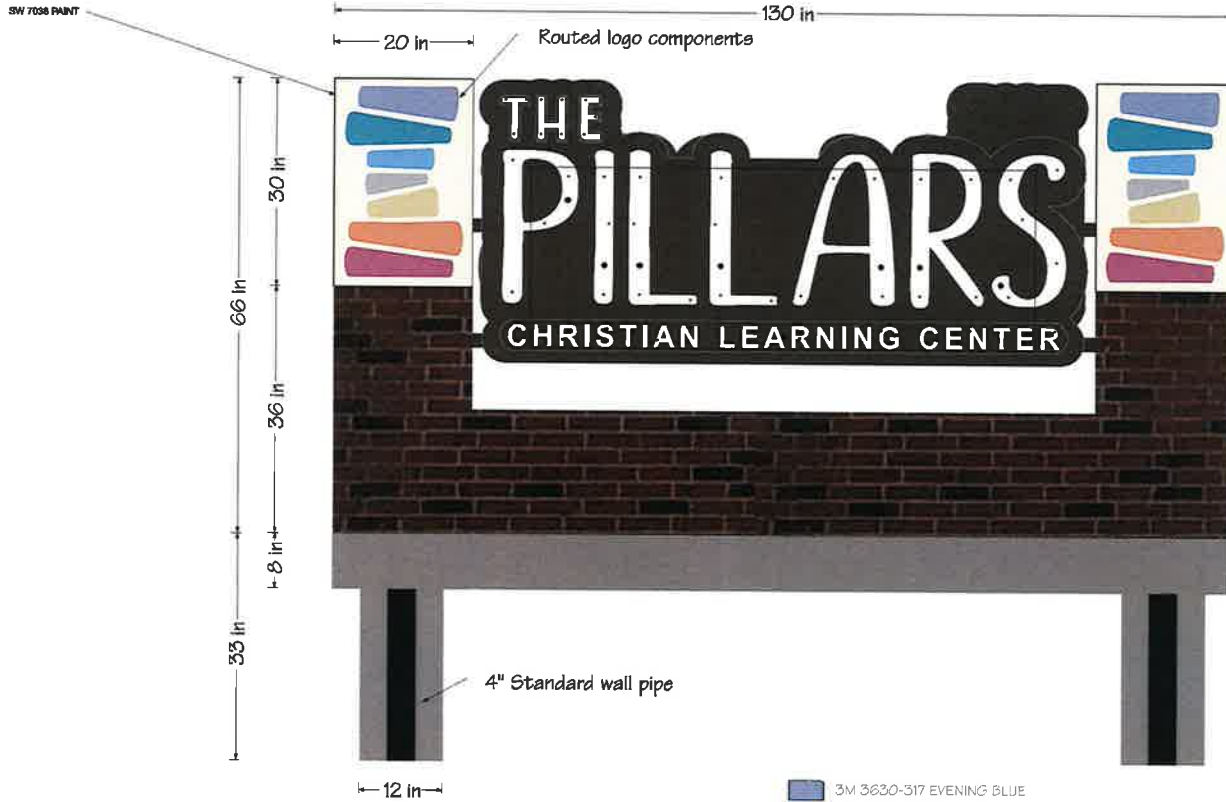
Legend
Existing Property Boundaries



The Pillars Christian Learning Center 919 Cheek Sparger Monument Sign Exhibit



Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville
Date: 3/2/2022



- 3M 3630-317 EVENING BLUE
- 3M 3630-246 TEAL GREEN
- 3M 3630-57 OLYMPIC BLUE
- 3M 3630-51 SILVER GREY
- 3M 3630-149 LIGHT BEIGE
- ORACAL 083 NUT BROWN
- 3M 3630-119 INTENSE MAGENTA
- DURANODIC BRONZE TRIM AND RETURNS
- 3M 3630-69 DURANODIC VINYL
- SW 7576 SEAL SKIN BACKPLATE AND WIREWAY
- FACES ARE WHITE ACRYLIC
- SW 7038

The Pillars Monument v7 - William fs



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Customer Approval







THE PILLARS
CHRISTIAN LEARNING CENTER

919

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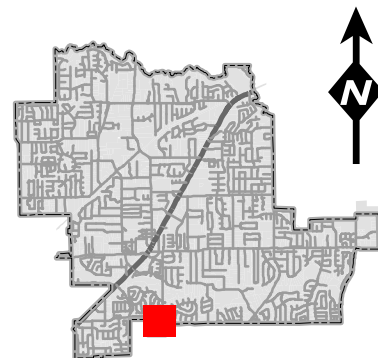
FIRE LANE






Notification Map



SC22-002
919 Cheek-Sparger Road



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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

**Sign Board of Appeals Meeting: Tuesday, June 14, 2022 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classifications and Regulations of the Land Development Code, to include the columns for an institutional sign be entirely clad in masonry. The purpose of the request is to allow for a new institutional sign that varies from the columns being entirely clad in masonry for the business known as the Pillars Christian Learning Center.

Zoning Case: SC22-002

Applicant: Kristy Smith

Owner: Geren Anderson

Location: 919 Cheek-Sparger Road

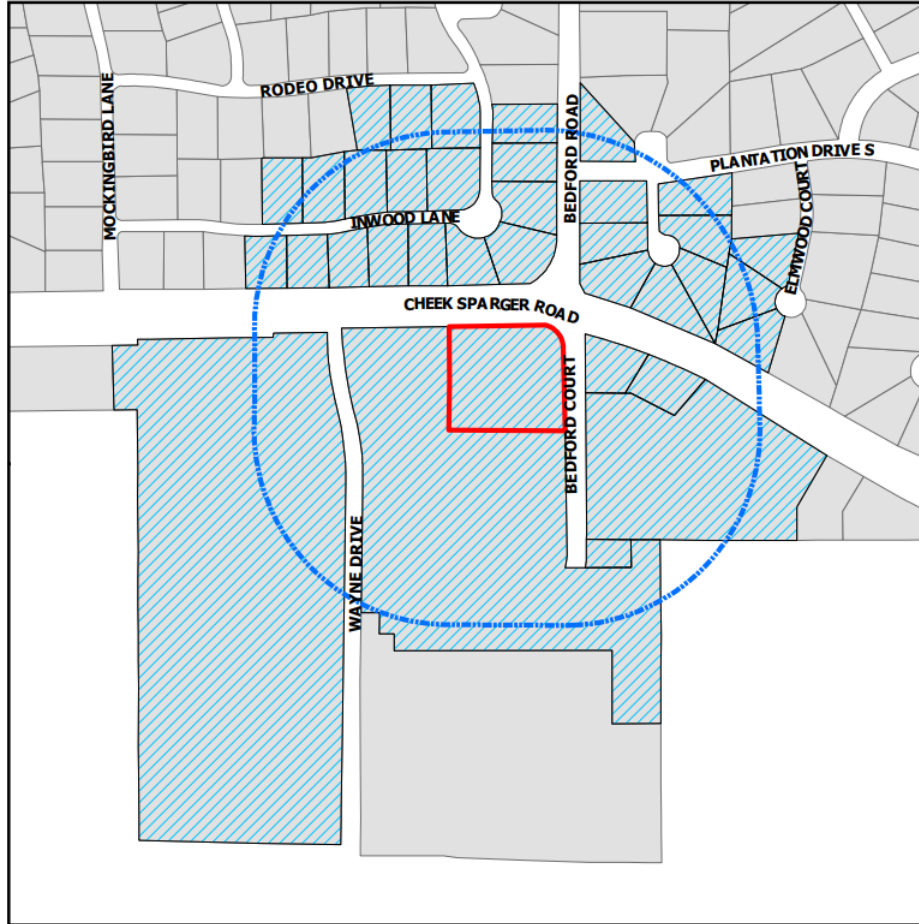
Property Description: Lot 1R, Block 1, Southgate Addition Colleyville

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved city tax roll. Denial of the proposal by the Sign Board of Appeals is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Board. If appealed, the request will be placed on the next available City Council agenda and all property owners within 500 feet will be re-notified of the hearing.

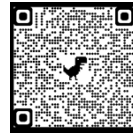
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX
ALVAREZ, DAVID	4004 PLANTATION CT	COLLEYVILLE, TX
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
BELL HAVEN LIVING TRUST	1001 INWOOD LN	COLLEYVILLE, TX
BERG, ROBERT E	4003 INWOOD LN	COLLEYVILLE, TX
BLOWEN, JACQUELINE A	714 CARDINAL LN #2	BOONE, NC
BUHL, MARY	1001 RODEO DR	COLLEYVILLE, TX
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX
COLLEYVILLE COVENANT CHRISTIAN	901 CHEEK SPARGER RD	COLLEYVILLE, TX
EDWARDS, SHERIDAN B	4003 PLANTATION CT	COLLEYVILLE, TX
FALKENSTEIN, LOUANN	1002 INWOOD LN	COLLEYVILLE, TX
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX
HERMUS, JASON	1100 PLANTATION CT	COLLEYVILLE, TX
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX
JONES, GREGORY	903 INWOOD LN	COLLEYVILLE, TX
KELLY, DAVID	905 INWOOD LN	COLLEYVILLE, TX
MCDONALD, RICHARD A	904 INWOOD LN	COLLEYVILLE, TX
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX
PURSLEY, TEX	4000 ELMWOOD CT	COLLEYVILLE, TX
RAWLINGS, RICHARD	4005 INWOOD LN	COLLEYVILLE, TX
REID, TERRY BRYANT	907 INWOOD LN	COLLEYVILLE, TX
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX
ROJAS, JAMES	4005 PLANTATION CT	COLLEYVILLE, TX
SADDLEBROOK ADDITION	PO BOX 382	COLLEYVILLE, TX
SALEEM, NAZEER A	1000 INWOOD LN	COLLEYVILLE, TX
SANDIFER, COLLIN	906 INWOOD LN	COLLEYVILLE, TX
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ
STRAUB, ROBERT C	902 INWOOD LN	COLLEYVILLE, TX
TARA PLANTATION ADDITION	PO BOX 565	COLLEYVILLE, TX
WOLLIN, MARK	907 RODEO DR	COLLEYVILLE, TX