



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, July 12, 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 Meeting Minutes - June 14, 2022

2. PUBLIC HEARING AGENDA ITEMS

2a Request for variances to the provisions of Section 7-175, Permanent Attached Signs - Classification and Regulations of the Land Development Code, on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road, Suite 130, Case SC22-003

2b Request for variances to the provisions of Section 7-175, Permanent Attached Signs - Classification and Regulations of the Land Development Code, on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road, Suite 140, Case SC22-004

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards July 8, 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
www.colleyville.com

Agenda Number 1a	Agenda Date 7/12/2022	Number
Type Approval of Minutes		
Department Sign Board of Appeals		

Title

Sign Board of Appeals Meeting Minutes - June 14, 2022

Explanation

Approval of minutes from the June 14, 2022 Sign Board of Appeals Meeting.

Recommendation

Approve

Attachments

1. 6.14.2022 - SBA Minutes



City of Colleyville Sign Board of Appeals Minutes

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

Tuesday, June 14, 2022

City Council Chambers

Call to Order

The Sign Board of Appeals Meeting of the City of Colleyville was called to order by Chair Carroll on June 14, 2022 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dan Shadle, Frank Carroll, Mary Dede, and Eric Holland

Staff Present: Ben Bryner and Dakari Hill

1. APPROVAL OF MINUTES

- 1a Board Member Shadle made a motion to approve the April 12, 2022 minutes. Board Member Vallario seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Vallario, Shadle, Carroll, Dede, and Holland
Nay: 0

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

Ben Bryner presented the case and briefed the Board.

An associate of the applicant, Geren Anderson, 25331 Estancia Circle, San Antonio, TX came forward and answered questions of the Board regarding the quality of the sign, the sign's connection to the brand of the learning center, and the its fit within the existing neighborhood.

An associate of the applicant, Nancy McCord, 2043 Pine Knot Drive, Heartland, TX, came forward and answered questions of the Board regarding the materials that will be used for sign, the lifespan of the plastic used on the sign, and the location of the proposed sign.

The public hearing was opened at 7:15 p.m.

With no one wishing to speak, the public hearing was closed at 7:15 p.m.

Chair Carroll made a comment regarding concern with the plastic deteriorating in a short span of time.

Board Member Shadle made a motion to approve Case SC22-002. Alternate Dede seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Vallario, Shadle, Carroll, Dede, and Holland
Nay: 0**

3. ADJOURNMENT

The meeting adjourned at 7:16 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
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www.colleyville.com

Agenda Number 2a	Agenda Date 7/12/2022	Number
Type Public Hearing Agenda Items		
Department Sign Board of Appeals		

Title

Request for variances to the provisions of Section 7-175, Permanent Attached Signs - Classification and Regulations of the Land Development Code, on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road, Suite 130, Case SC22-003

Explanation

Hussain Haidar, the applicant, has submitted a request for variances for a new wall sign for the new Glo & Glam – MedSpa & Skin Care located at 3855 Glade Road, Suite 130.

Existing Conditions/Background: The subject property is generally located on the south side of Glade Road west of Heritage Avenue. It is zoned PUD-R Planned Unit Development - Residential and is currently platted as Lot 2, Block A, 170 Players Addition.

Requested Variance: The applicant is requesting a variance for a new wall sign. The variance includes:

- Sign exceeds the maximum allowed sign area based on the width of lease space.
- The letter/logo height based on distance from front property line.

Ordinance – Section 7.175, Permanent Attached Signs – General Conditions of the Land Development Code establishes regulations for general business signs:

“D. Wall Signs - A wall sign shall only be allowed over the premises on which it advertises and may be illuminated; provided, illuminated wall signs on rear building facades are prohibited. Illumination shall allow for a solid color, no changing colors allowed. Wall signs shall comply with the following additional regulations:

1 Maximum Area: The total area of all wall signs on a single tenant building or occupancy space of a multi-tenant building shall not exceed the product of one and one-half (1 ½) times the lineal width of the wall on which such signs are located. For purpose of this regulation, on multi-tenant buildings, the width of each lease space shall be used to calculate each sign width.

2. Sign Area Measurement: The measurement of sign area to determine compliance

with the maximum sign area requirements shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines (see exhibit below).

3. Maximum Letter/Logo Height: Ratio of letter height based on sign area and/or distance to front property line:

<50 sf or <50 ft from front property line = 24" max. letter/logo height

50 sf to 100 sf or 50 ft to 100 ft from front property line = 48" max.

>100 sf or >100 ft from front property line = 72" max.

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 install a wall sign for Glo & Glam – MedSpa & Skin Care.

Option 1: The proposed sign exceeds the maximum sign area allowed based on the width of the lease space. The code allows the sign to be 31.5 feet. The proposed sign is 87.52 square feet. The letter/logo height also exceeds the maximum based on the distance from the property line less than 80 feet and the letters being 4.5 feet.

Option 2: The sign meets the allowable letter height, but the overall sign area remains at 87.52 square feet.

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.

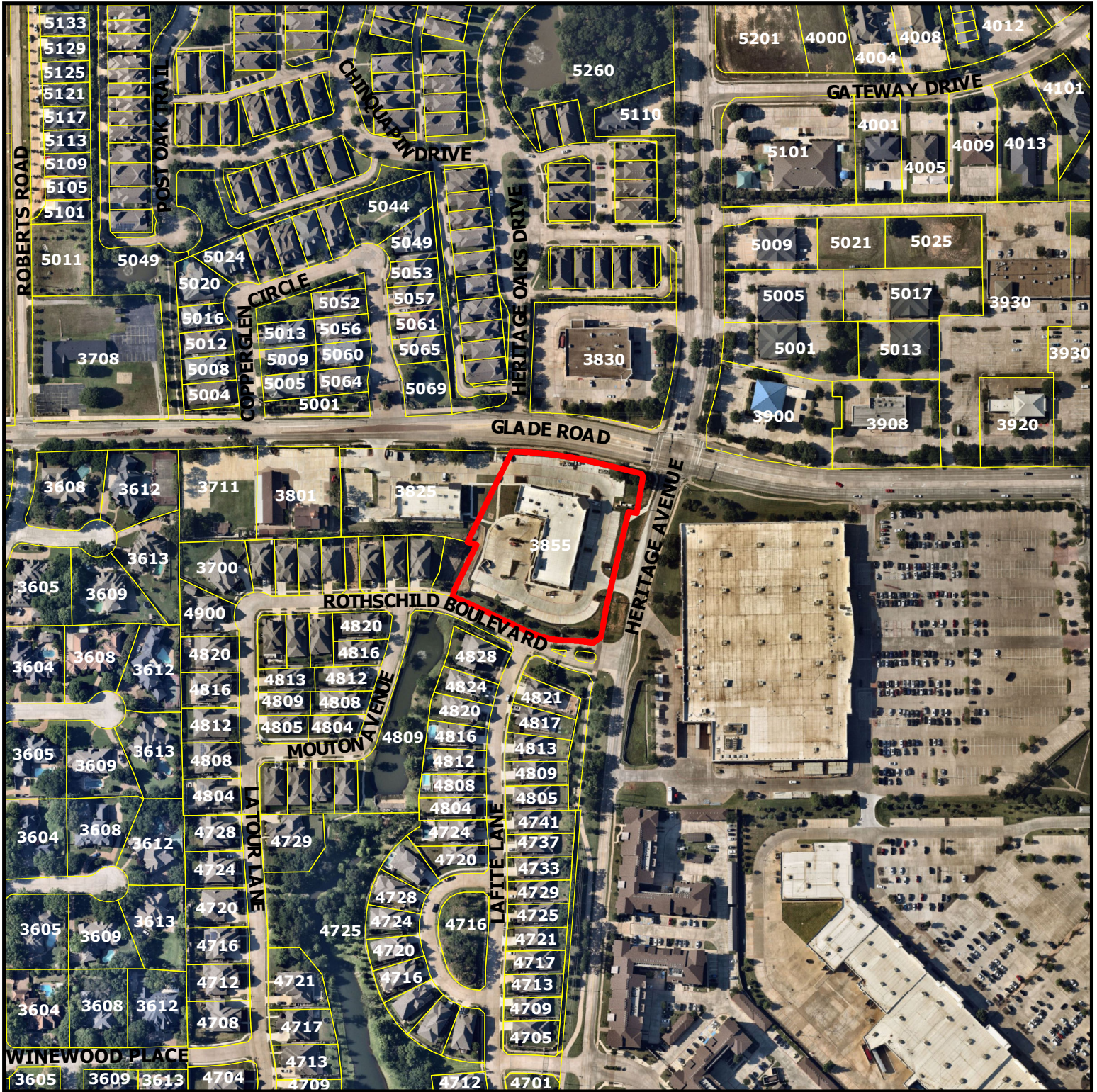
Recommendation

Denial

Attachments

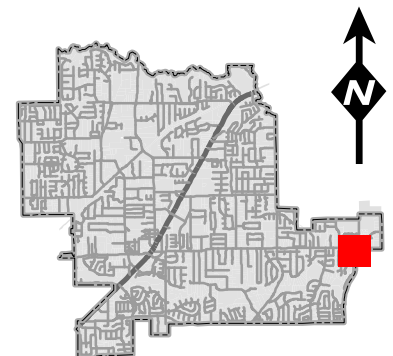
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Dimension Plan
7. Street View
8. Glo & Glam Sign Exhibit - Option 1
9. Glo & Glam Sign Exhibit - Option 2
10. Notification Map
11. Notification Letter
12. Notification List

Aerial Map



ZC22-003

3855 Glade Road, Suite 130

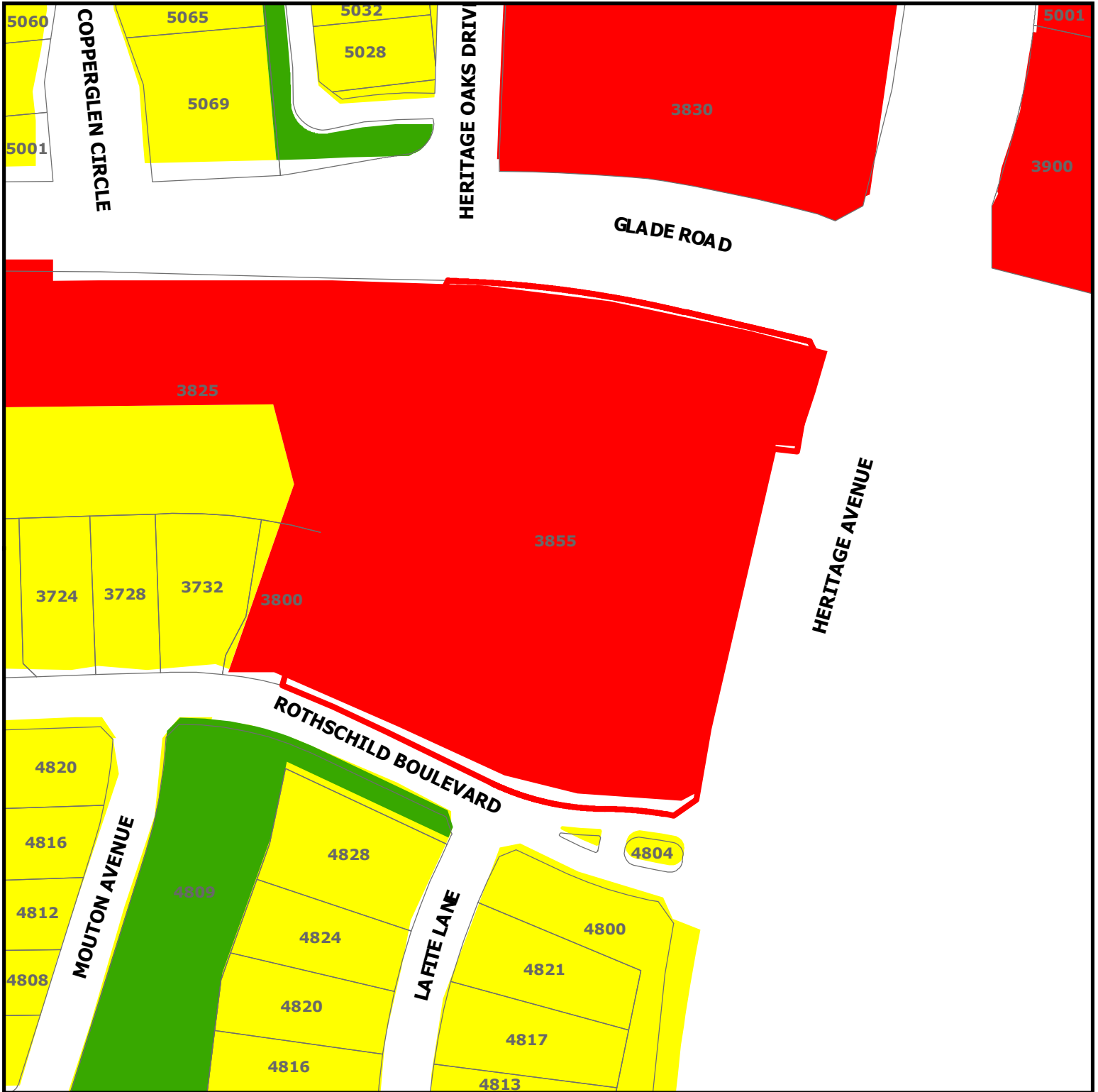


 Subject Property

DISCLAIMER:

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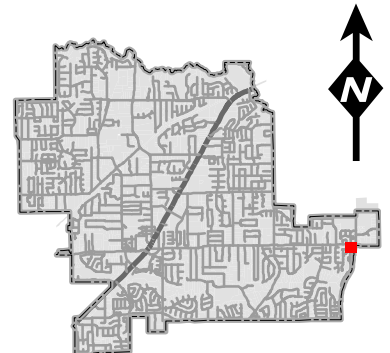
Future Land Use Map



ZC22-003

3855 Glade Road, Suite 130

- Subject Property
- Residential
- Commercial
- Open Space; Parks



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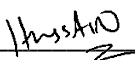


Variance Request Statement

Urgentology Care Statement of Planning Objectives:

"Royal Signs and Awnings, Inc., on behalf of Urgentology Care, are applying for a variance from the existing sign ordinance. This variance is being requested due to the fact that, at the allowed size, vital elements of the main signage will be illegible from the roadway due to distance. We are including 2 proposed sizing options. The first being the version the customer requested, the second being slightly smaller, but still over the square footage allowed by the current ordinance. Please find both exhibits and let us know which one the Colleyville Sign Board would be willing to approve. Your time, consideration and cooperation in this matter will be greatly appreciated.

Thank you very much and have a great day!"



Contractor/Employee Signature

06/16/2022

Date

Royal Signs & Awnings LLC
3425 Longhorn Dr Houston, TX 77084
Phone # 832-699-1115
Email: accounting@royalgroupinc.com
TXSCL # 18843



14 feet (wall inset)

SUITE 130

SUITE 120

SUITE 110

Lumi Eye Care

21 feet lease width

Glo & Glam



CHANNEL LETTERS - Colleyville, TX 76034 Option 2

Workscope

- Sign Production
- Sign Installation
- Existing Sign Removal
- Paint & Patch
- Others _____

Note: Electrical hook up to sign is NOT included & must be done by separate electrician, unless existing power is available at install location.

X _____ Initial

Proposed Picture is for Illustration Purpose Only

Sign Option # 1



Existing



Highlights / Special Instruction: • Front-Lit and Reverse-Lit Channel Letters on Routed Illuminated Backer and Wireway

royalgroupinc.com

ROYAL SIGNS & AWNINGS

SIGNS that make a ROYAL impact on your BRAND

3425 Longhorn Dr
Houston TX 77084
832-301-9007
sales@royalgroupinc.com
www.royalgroupinc.com

Client Name:
yaman subai
+1 214-960-4528
ysubei@urgentologycare.com
3855 W Glade Rd
Colleyville, TX 76034

Start Date: - 21/01/2022
Last Revision:
Job#:
Drawing#:
Page: 1 of 15

DocuSigned by:
Yaman
6/16/2022

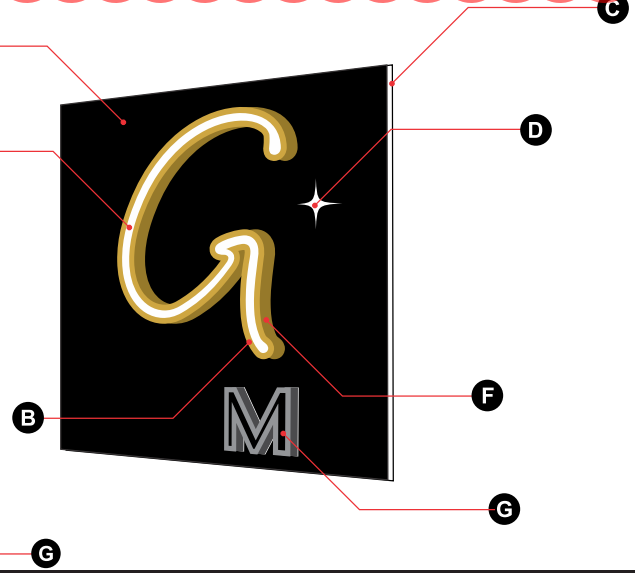
Client Approval 16412...
Landlord Approval

MEMBER

TSA
TEXAS SIGN ASSOCIATION

UL LISTED

Sign Option #1



Front lit Channel letters - Direct mounted • Front View
 Not to Scale, for Illustration Purpose Only

INTERNALLY ILLUMINATED ACRYLIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
 Overall Height: 4.5ft
 Overall Length: 11.25ft
 Total Sq.Ft.: 50.6ft
 Returns: Stainless Gold
 Backs: White

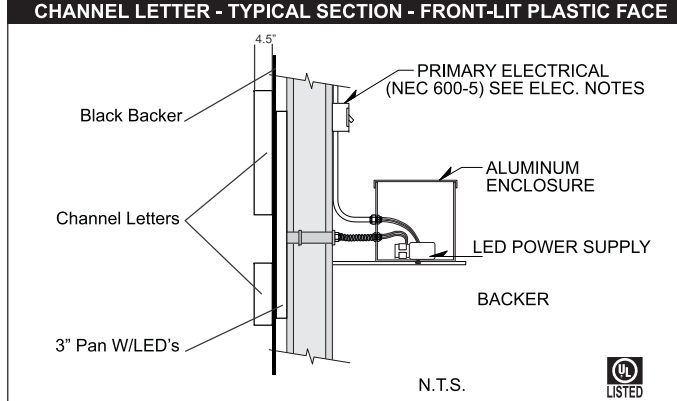
Face: Multi
 First-surface translucent vinyl:

Illumination:

NOTES:
 • WHITE interiors for increased illumination

Max sign area = 31.5 sqft
Provided = 50.6 sqft

- A** - Routed Black Backer
- B** - Gold Stainless Facelit
- C** - 3" White Pan Backer with LED'S
- D** - Routed Face
- E** - Routed to have a show through backed with white acrylic
- F** - Welded to aluminum faces
- G** - silver stainless with 1/4" of acrylic sticking out the back for a halo



ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign. Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

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3425 Longhorn Dr
 Houston TX 77084
832-301-9007
 sales@royalgroupinc.com
 www.royalgroupinc.com

SIGNS that make a ROYAL impact on your BRAND

Client Name:
 yaman subai
 +1 214-960-4528
 ysubei@urgentologycare.com
 3855 W Glade Rd
 Colleyville, TX 76034

Start Date: - 19/01/2022
Last Revision:
Job#:
Drawing#:
Page: 2 of 14

Client Approval _____
 Landlord Approval _____

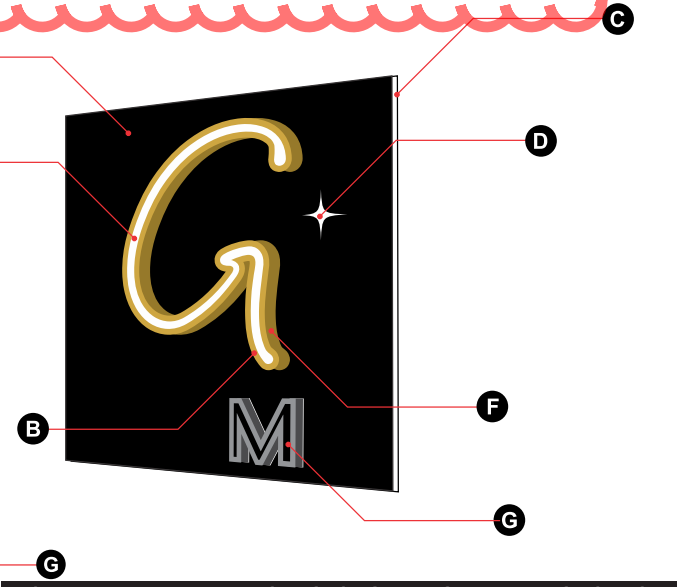
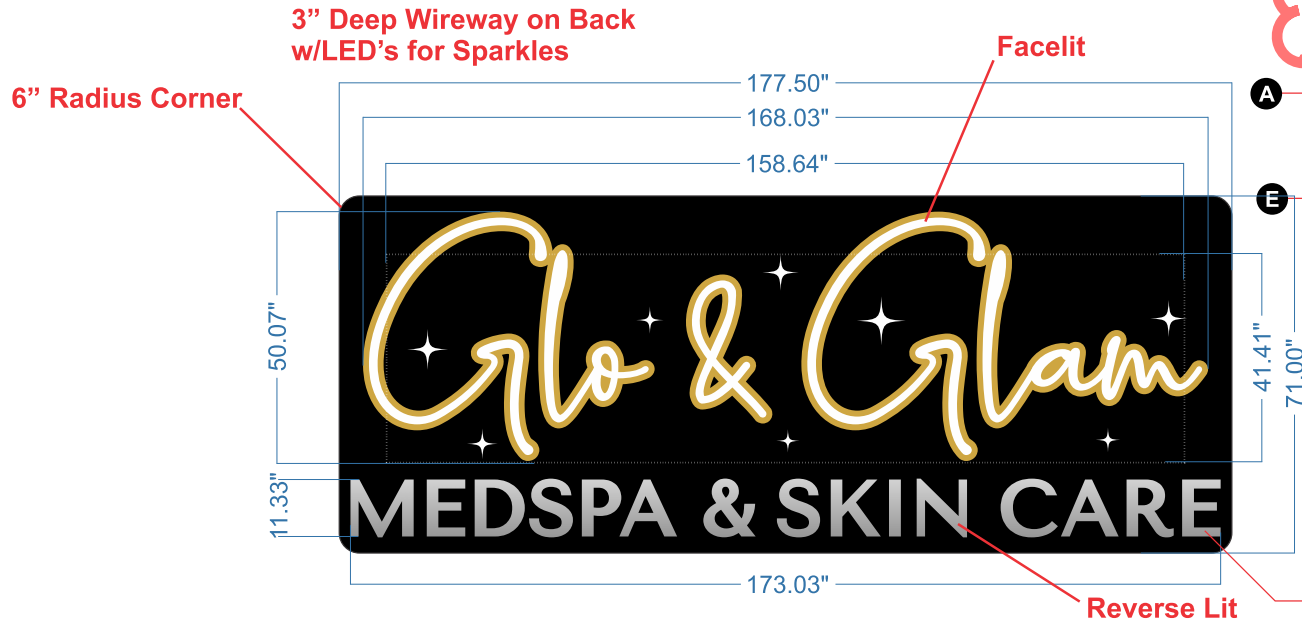
MEMBER

TSA
 TEXAS SIGN ASSOCIATION

UL
 LISTED

CHANNEL LETTERS - Colleyville, TX 76034 - SCEMATICS

Sign Option #2



Front lit Channel letters - Direct mounted • Front View
 Not to Scale, for Illustration Purpose Only

INTERNALLY ILLUMINATED ACRYLIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
 Overall Height: ~~6.5 ft~~ 5.9167 ft
 Overall Length: ~~15 ft~~ 14.7917 ft
 Total Sq.Ft.: ~~97.5ft²~~ 87.52 sqft

Returns: Stainless Gold
 Backs: White

Face: Multi
 First-surface translucent vinyl:

Illumination:

NOTES:
 • WHITE interiors for increased illumination

**Max sign area = 31.5 sqft
 Provided = 87.52 sqft**

- A** - Routed Black Backer
- B** - Gold Stainless Facelit
- C** - 3" White Pan Backer with LED'S
- D** - Routed Face
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- G** - silver stainless with 1/4" of acrylic sticking out the back for a halo

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE

ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign. Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

royalgroupinc.com

3425 Longhorn Dr
 Houston TX 77084
832-301-9007
 sales@royalgroupinc.com
 www.royalgroupinc.com

SIGNS that make a ROYAL impact on your BRAND

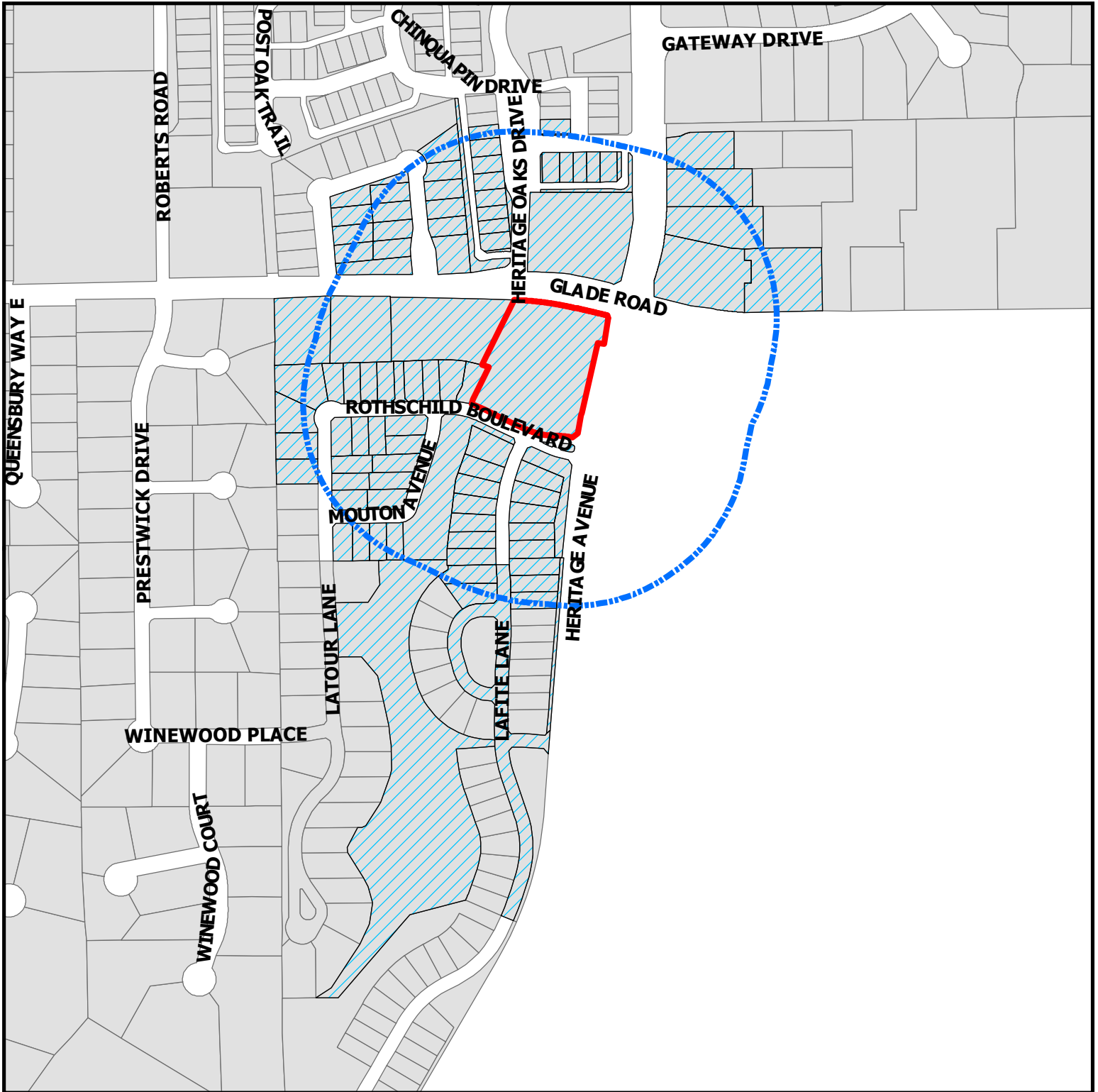
Client Name:
 yaman subai
 +1 214-960-4528
 ysubei@urgentologycare.com
 3855 Glade Rd,
 Euless, TX 76039

Start Date: - 19/01/2022
Last Revision:
Job#:
Drawing#:
Page: 2 of 14

DocuSigned by:
 Yaman
 Client Approval 12...
 6/16/2022
 Landlord Approval

MEMBER




Notification Map

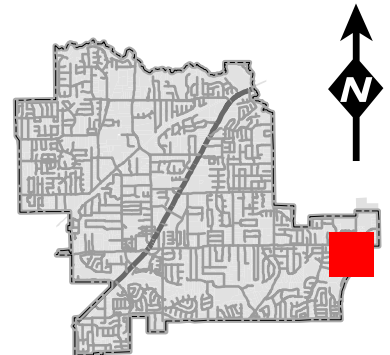


ZC22-003

3855 Glade Road, Suite 130

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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, July 12, 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 7-175, Permanent Attached Signs – Classifications and Regulations of the Land Development Code. The purpose of the request is to allow for a new commercial wall sign that exceeds the maximum area and letter height for the business known as Glo & Glam MedSpa.

Zoning Case: SC22-003

Applicant: Hussain Haidar

Owner: Yaman Subai

Location: 3855 Glade Road, Suite 130

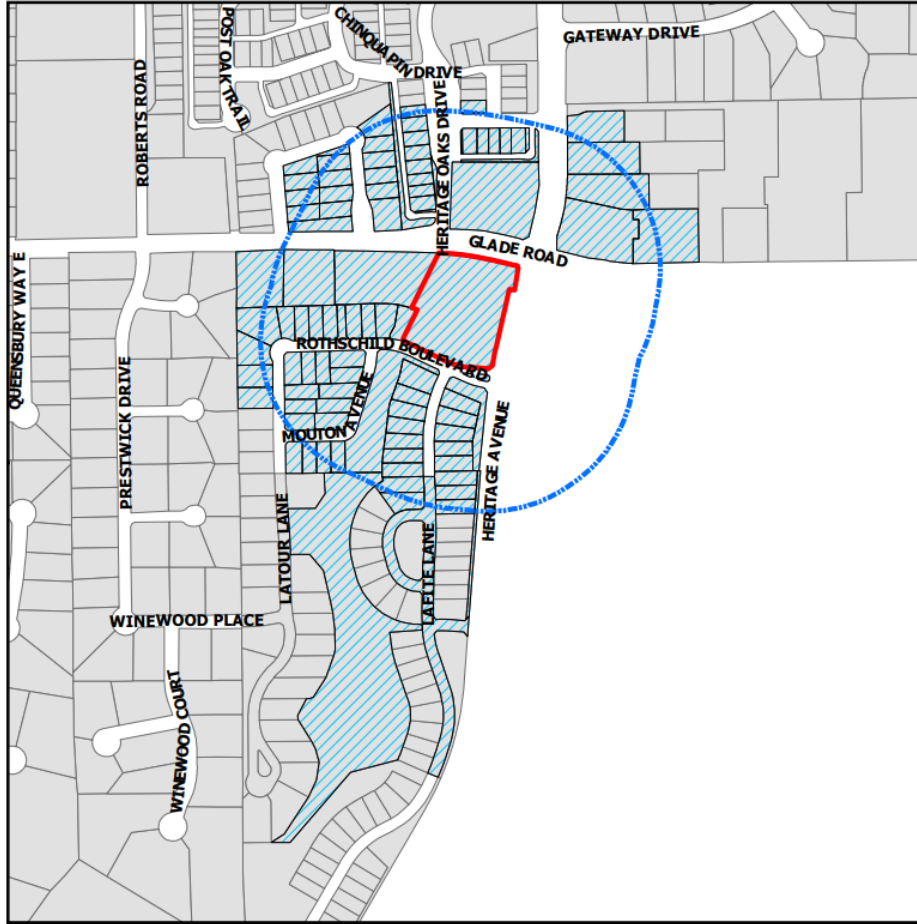
Property Description: Lot 2, Block A, 170 Players Addition

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.

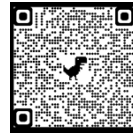
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
353-365 BROADWAY REALTY LLC	1 ESSEX GREEN DR STE 4	PEABODY, MA
ACOSTA, JOHNNY	3716 ROTHSCHILD BLVD	COLLEYVILLE, TX
ALAGARSAMY, LAKKUREDDI	3724 ROTHSCHILD BLVD	COLLEYVILLE, TX
ALI, AHMED	3917 BLACKJACK OAK DR	COLLEYVILLE, TX
ALLICK, SUZETTE	3913 BLACKJACK OAK DR	COLLEYVILLE, TX
BASU MODAK LLC	7239 HERBOSO	GRAND PRAIRIE, TX
BENAVIDES, GABRIEL	4816 LAFITE LN	COLLEYVILLE, TX
BESSE, DANIEL	4900 LATOUR LN	COLLEYVILLE, TX
BHAIDANI, SALIM	4437 LAFITE LN	COLLEYVILLE, TX
BHAT, PREVEEN KUMAR	5052 HERITAGE OAKS DR	COLLEYVILLE, TX
BIBEAU, GUY R	5052 COPPERGLEN CIR	COLLEYVILLE, TX
BRACEVILLE LLC	2501 KENSINGTON PL	COLLEYVILLE, TX
BRADFORD TRUST	5005 COPPERGLEN CIR	COLLEYVILLE, TX
BRYANT, ROSIE	5064 COPPERGLEN CIR	COLLEYVILLE, TX
CHARANIA, AMEEN	4828 LAFITE LN	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLINS, DARREN	4820 LATOUR LN	COLLEYVILLE, TX
COMER, CLARENCE	5056 COPPERGLEN CIR	COLLEYVILLE, TX
COPPERGLEN ADDITION	PO BOX 323	COLLEYVILLE, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
CORDELL, ELLEN A	4804 MOUTON AVE	COLLEYVILLE, TX
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPPELL, TX
FROST, HOWARD M	5009 COPPERGLEN CIR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREENWAY GLADE PARTNERS LP	2808 FAIRMOUNT ST STE 100	DALLAS, TX
GUO, JINGHUA	3708 ROTHSCHILD BLVD	COLLEYVILLE, TX
GUPTA, PRATEEK	4813 LAFITE LN	COLLEYVILLE, TX
HASAN, AARESH	3713 ROTHSCHILD BLVD	COLLEYVILLE, TX
HOLDER, JAMES	5053 COPPERGLEN CIR	COLLEYVILLE, TX
HOUGHTON, JUSTIN	3728 ROTHSCHILD BLVD	COLLEYVILLE, TX
HOVHANNISYAN, HAYK	4733 LAFITE LN	COLLEYVILLE, TX
HUNTINGTON BEACH PROPERTIES LL	151 PLAYERS CIR	SOUTHLAKE, TX
JAYARAM, SHANKAR	4820 LAFITE LN	COLLEYVILLE, TX
JEANS, COURNTEY	5049 COPPERGLEN CIR	COLLEYVILLE, TX
JOSHI, ANUSHA	4805 LAFITE LN	COLLEYVILLE, TX
KASTNER, CHRISTOPHER M	4724 LAFITE LN	COLLEYVILLE, TX
KRUSH, ANDREW	4808 MOUTON AVE	COLLEYVILLE, TX
LAKHANI, SAHANAWAZ	4813 LATOUR LN	COLLEYVILLE, TX
LIU, XIN	4804 LAFITE LN	COLLEYVILLE, TX
LUCAS, TAMA	5060 HERITAGE OAKS DR	COLLEYVILLE, TX
MAGAN, KRISHAN	4817 LAFITE LN	COLLEYVILLE, TX
MALLICK, HIMANSU	4809 LAFITE LN	COLLEYVILLE, TX
MARTINS VERAS FAMILY REVOCABLE	3705 ROTHSCHILD BLVD	COLLEYVILLE, TX
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX
MILLER, DEBRA	5028 HERITAGE OAKS DR	COLLEYVILLE, TX
MINDIOLA, JUAN C	3925 BLACKJACK OAK DR	COLLEYVILLE, TX
MOHAMED, ABDUL-AZIZ	3704 ROTHSCHILD BLVD	COLLEYVILLE, TX
MOSS, SCOTT	4816 MOUTON AVE	COLLEYVILLE, TX
NAGABHUSHAN, MEGHNA	3709 ROTHSCHILD BLVD	COLLEYVILLE, TX
NAGUBOINA, RAMESH	3929 BLACKJACK OAK DR	COLLEYVILLE, TX
NGUYEN, LISA HONG	4809 LATOUR LN	COLLEYVILLE, TX
PALMER, STACY	3712 ROTHSCHILD BLVD	COLLEYVILLE, TX
PATEL, CHANDRAKALA	2520 NE 28TH ST	FORT WORTH, TX
PATEL, HIRENKUMAR	4737 LAFITE LN	COLLEYVILLE, TX

PATEL, PREMAL	4816 LATOUR LN	COLLEYVILLE, TX
PATEL, SAGAR	4821 LAFITE LN	COLLEYVILLE, TX
PIRANI, SALIMA	5013 COPPERGLEN CIR	COLLEYVILLE, TX
POLAKALA, REKHA	5048 HERITAGE OAKS DR	COLLEYVILLE, TX
PRESSON, ERIC W	3717 MOUTON AVE	COLLEYVILLE, TX
PURDY, JULIE	4808 LAFITE LN	COLLEYVILLE, TX
RAMIREDDY, CHANDRASEKHAR	3709 MOUTON AVE	COLLEYVILLE, TX
RASHID, KARIM	4812 MOUTON AVE	COLLEYVILLE, TX
RECTOR, BEVERLY	5060 COPPERGLEN CIR	COLLEYVILLE, TX
ROSSO, PATRICK	3933 BLACKJACK OAK DR	COLLEYVILLE, TX
ROY, MATHEW	4820 MOUTON AVE	COLLEYVILLE, TX
SAINT MARY'S ROMANIAN ORTH CH	3801 GLADE RD	COLLEYVILLE, TX
SAMANT, VIPUL	4805 LATOUR LN	COLLEYVILLE, TX
SANDOVAL, ALEXANDER	5036 HERITAGE OAKS DR	COLLEYVILLE, TX
SCOTT, LARRY P	PO BOX 1159	DEERFIELD, IL
SHA, CHANG	5056 HERITAGE OAKS DR	COLLEYVILLE, TX
SHARP, LINDA CAROLYN	5061 COPPERGLEN CIR	COLLEYVILLE, TX
SHI, LILI	3732 ROTHSCHILD BLVD	COLLEYVILLE, TX
SIDDIQUI, IRMAN	3713 MOUTON AVE	COLLEYVILLE, TX
THAKUR, AJAY	8424 LAFITE LN	COLLEYVILLE, TX
THIRUVEEDULA, THIRUMALESWARA	3705 MOUTON AVE	COLLEYVILLE, TX
TUTTLE, TODD E	5044 HERITAGE OAKS DR	COLLEYVILLE, TX
VARGHESE, ALFRED	4741 LAFITE LN	COLLEYVILLE, TX
VOTAW, ROBERT B	5032 HERITAGE OAKS DR	COLLEYVILLE, TX
WANG, JULIE	5065 COPPERGLEN CIR	COLLEYVILLE, TX
WARD, IRVING B	5057 COPPERGLEN CIR	COLLEYVILLE, TX
WINSTEAD, SCOTT	4812 LAFITE LN	COLLEYVILLE, TX
WLO ENTERPRISES INC	5005 HERITAGE AVE STE 100	COLLEYVILLE, TX
XU, YAN	4720 LAFITE LN	COLLEYVILLE, TX



City of Colleyville Sign Board of Appeals Agenda Briefing

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

Agenda Number 2b	Agenda Date 7/12/2022	Number
Type Public Hearing Agenda Items		
Department Sign Board of Appeals		

Title

Request for variances to the provisions of Section 7-175, Permanent Attached Signs - Classification and Regulations of the Land Development Code, on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road, Suite 140, Case SC22-004

Explanation

Hussain Haidar, the applicant, has submitted a request for variance for a new wall sign for the Urgentology Urgent Care business located at 3855 Glade Road, Suite 140.

Existing Conditions/Background: The subject property is generally located on the south side of Glade Road west of Heritage Avenue. It is zoned PUD-R Planned Unit Development - Residential and is currently platted as Lot 2, Block A, 170 Players Addition.

Requested Variances: The applicant is requesting multiple variances for a new wall sign. The variances include the following:

- Sign exceeds the maximum width of the lease space.
- Sign exceeds maximum sign area.

Ordinance – Section 7.175, Permanent Attached Signs – General Conditions of the Land Development Code establishes regulations for general business signs:

“D. Wall Signs - A wall sign shall only be allowed over the premises on which it advertises and may be illuminated; provided, illuminated wall signs on rear building facades are prohibited. Illumination shall allow for a solid color, no changing colors allowed. Wall signs shall comply with the following additional regulations:

1. Maximum Area: The total area of all wall signs on a single tenant building or occupancy space of a multi-tenant building shall not exceed the product of one and one-half (1 ½) times the lineal width of the wall on which such signs are located. For purpose of this regulation, on multi-tenant buildings, the width of each lease space shall be used to calculate each sign width.

2. Sign Area Measurement: The measurement of sign area to determine compliance with the maximum sign area requirements shall be calculated by enclosing the

extreme limits of all framing, emblem, logo, representation, writing, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines.

5. Maximum Width: Seventy-five percent (75%) of the width of the wall area to which it is attached. When more than one wall sign is used, the combination of the sign widths, when placed side by side, shall not exceed seventy-five (75%) of the width of the wall to which they are attached.

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 install a wall sign for Urgentology. They have proposed two options for the Sign Board to consider.

Option 1: The proposed sign exceeds the maximum width allowed for the wall where proposed. The code allows the sign width to be 16.1 feet and the proposed sign is 17 feet. The overall sign area can be no larger than 34.5 square feet and the proposed sign area is 66.3 square feet.

Option 2: The proposed sign meets the maximum width allowed for the wall. The overall sign area is 56.2 square feet. It is in excess of the allowed 34.5 square feet.

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

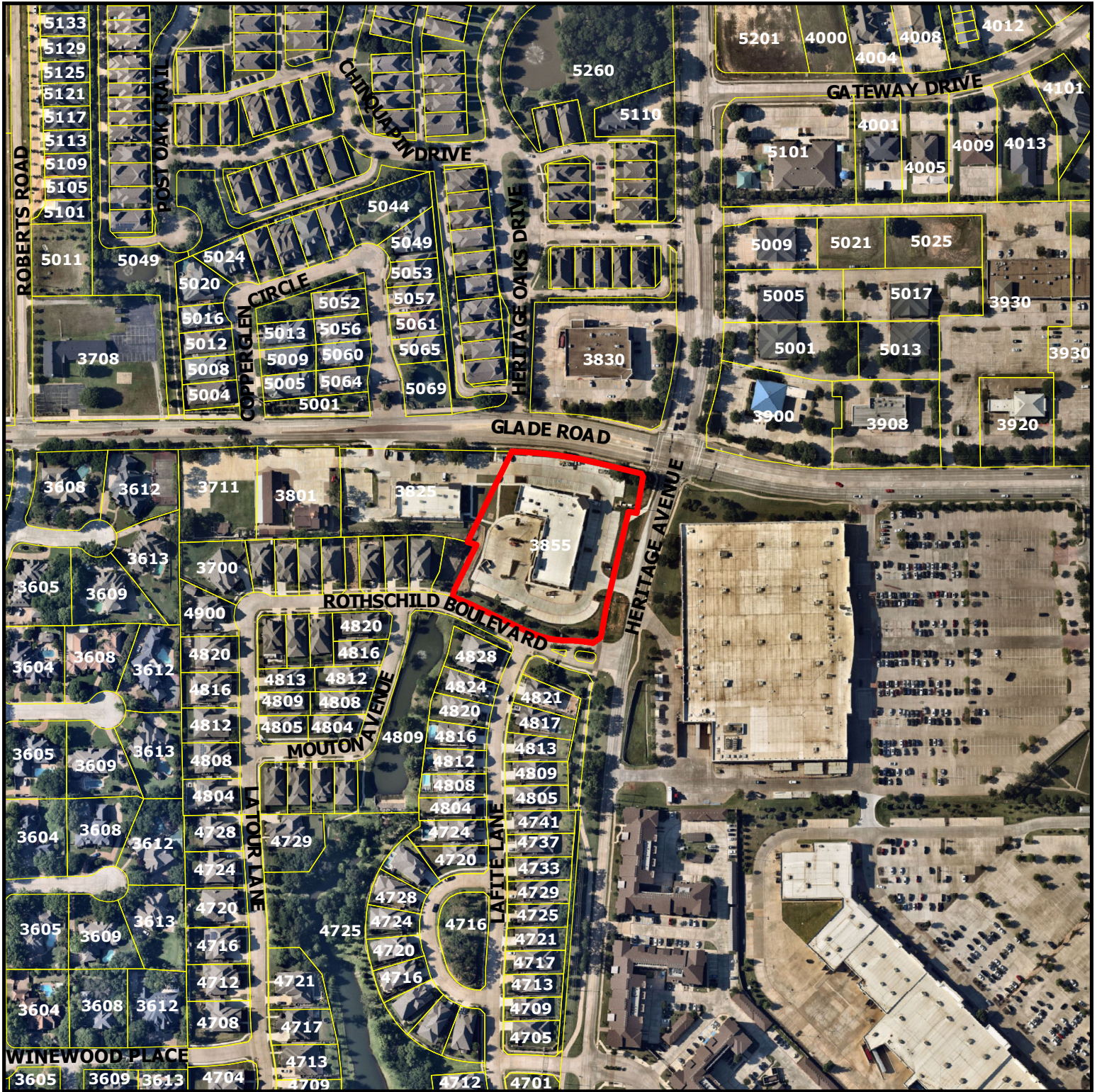
Denial

Attachments

1. Aerial Map
2. Zoning Map

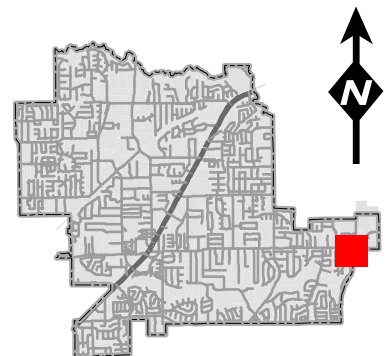
3. Future Land Use Map
4. Statement of Planning Objectives
5. Dimension Plan
6. Urgentology Sign Exhibit - Option 1
7. Urgentology Sign Exhibit - Option 2
8. Notification Map
9. Notification Letter
10. Notification List

Aerial Map




SC22-004

3855 Glade Road, Suite 140

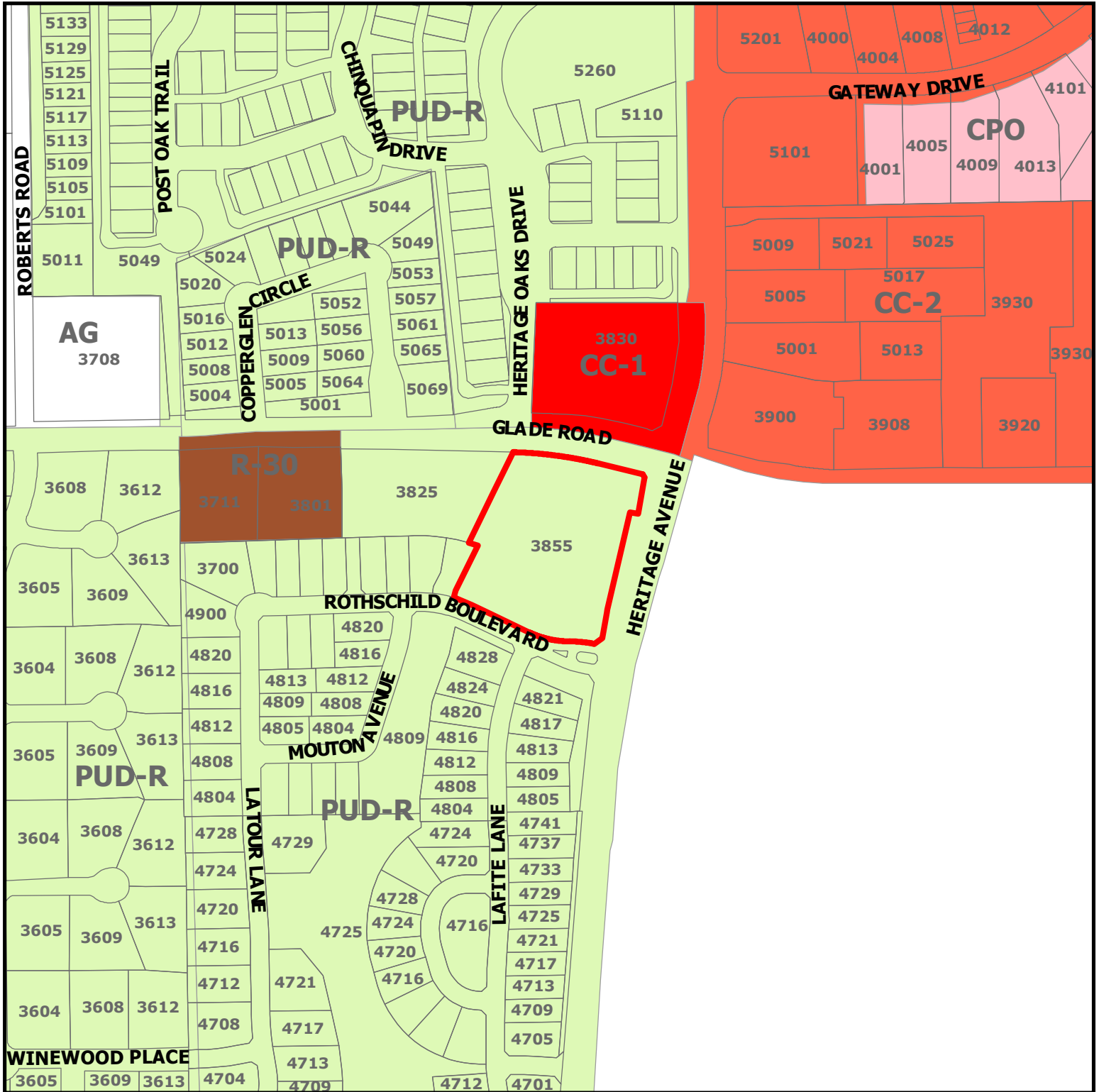


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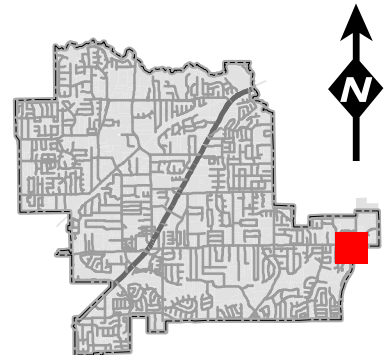
 Subject Property


Zoning Map



SC22-004

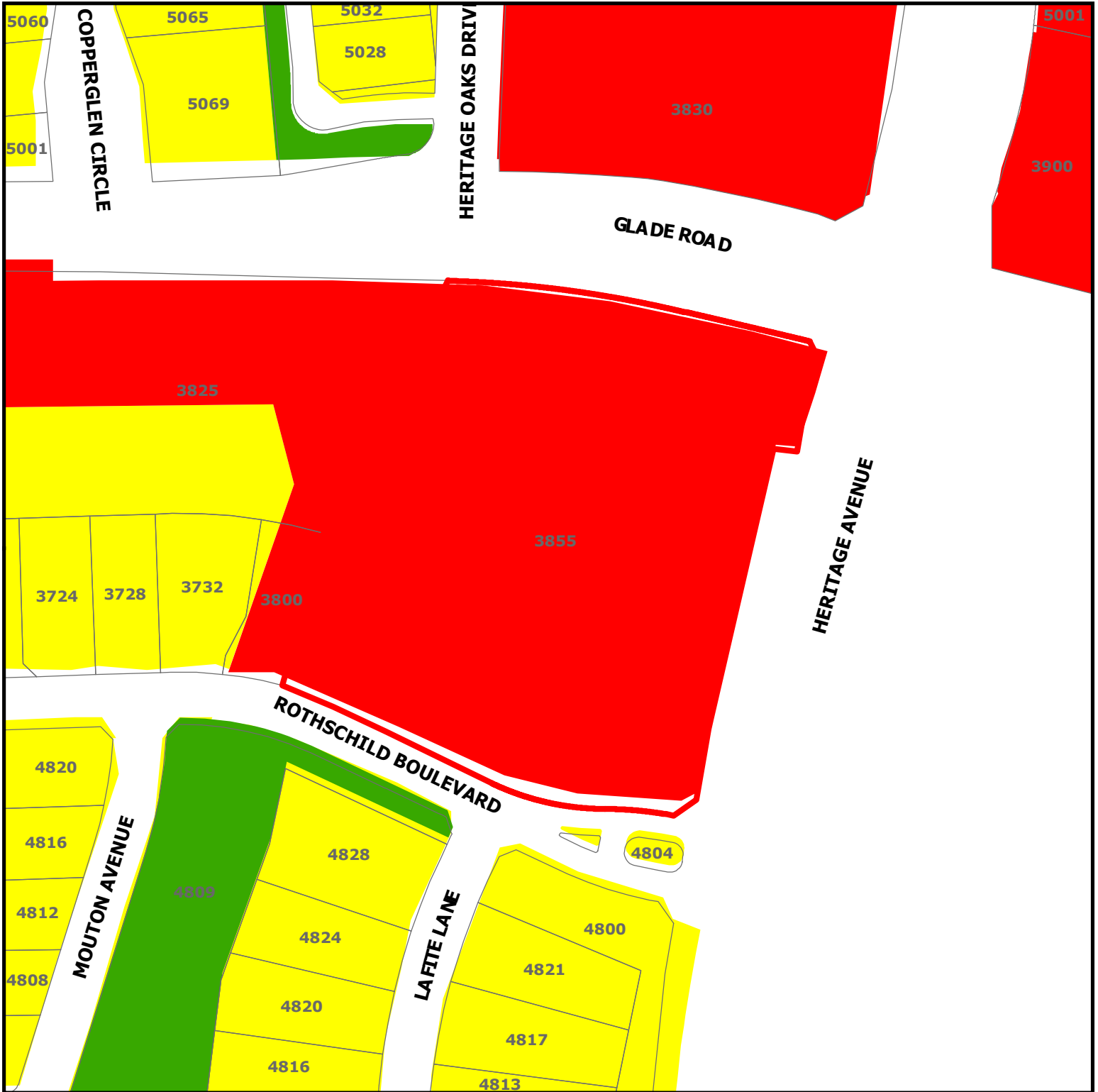
3855 Glade Road, Suite 140



 Subject Property

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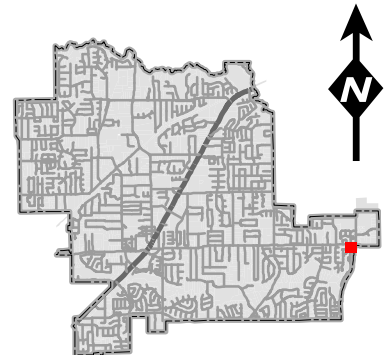
Future Land Use Map



SC22-004

3855 Glade Road, Suite 140

- Subject Property
- Residential
- Commercial
- Open Space; Parks



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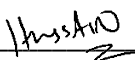


Variance Request Statement

Urgentology Care Statement of Planning Objectives:

"Royal Signs and Awnings, Inc., on behalf of Urgentology Care, are applying for a variance from the existing sign ordinance. This variance is being requested due to the fact that, at the allowed size, vital elements of the main signage will be illegible from the roadway due to distance. We are including 2 proposed sizing options. The first being the version the customer requested, the second being slightly smaller, but still over the square footage allowed by the current ordinance. Please find both exhibits and let us know which one the Colleyville Sign Board would be willing to approve. Your time, consideration and cooperation in this matter will be greatly appreciated.

Thank you very much and have a great day!"



Contractor/Employee Signature

06/16/2022

Date

Royal Signs & Awnings LLC
3425 Longhorn Dr Houston, TX 77084
Phone # 832-699-1115
Email: accounting@royalgroupinc.com
TXSCL # 18843

CHANNEL LETTER - Colleyville, TX 76034 Option 1

Workscope

- Sign Production
- Sign Installation
- Existing Sign Removal
- Paint & Patch
- Others _____

Note: Electrical hook up to sign is **NOT** included & must be done by separate electrician, unless existing power is available at installation location.

X _____ Initial

Proposed Picture is for Illustration Purpose Only



Existing



Highlights / Special Instruction: • Face-Lit Channel Letters with Remote Power Supplies

royalgroupinc.com

ROYAL SIGNS & AWNINGS

SIGNS that make a ROYAL impact on your BRAND

3425 Longhorn Dr
Houston TX 77084
832-301-9007
sales@royalgroupinc.com
www.royalgroupinc.com

Client Name:
yaman subai
+1 214-960-4528
ysubei@urgentologycare.com
3855 Glade Rd,
Euleless, TX 76039

Start Date: - 21/01/2022
Last Revision:
Job#:
Drawing#:
Page: 10 of 14

DocuSigned by:
Yaman
Client Approval
6/16/2022
Landlord Approval

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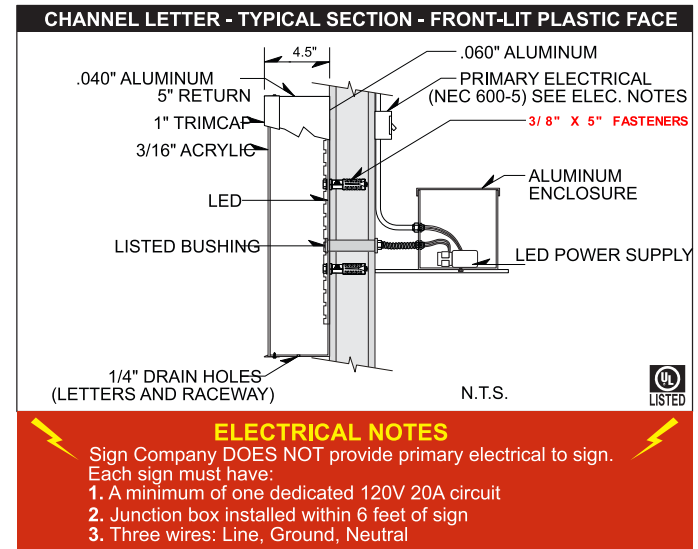
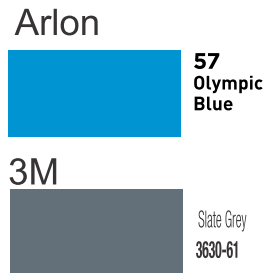
TSA
TEXAS SIGN ASSOCIATION

UL LISTED

CHANNEL LETTER - Colleyville, TX 76034 - SCHEMATICS



Front Lit Channel letters - Direct Mounted • Front View	
Not to Scale, for Illustration Purpose Only	
INTERNALLY ILLUMINATED ACRYLIC FACE CHANNEL LETTERS	
QUANTITY:	ONE (1)
Overall Height:	47 in
Overall Length:	17 ft
Total Sq.Ft.:	66.3 sqft
Returns:	Black
Backs:	Black
Trimcap:	Black
Face:	Multi
Illumination:	6500K WHITE LED
NOTES:	• WHITE interiors for increased illumination



royalgroupinc.com

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 Client Approval 8/17/2022 16412...
 6/16/2022
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 TEXAS SIGN ASSOCIATION

NIGHT VIEW - Colleyville, TX 76034



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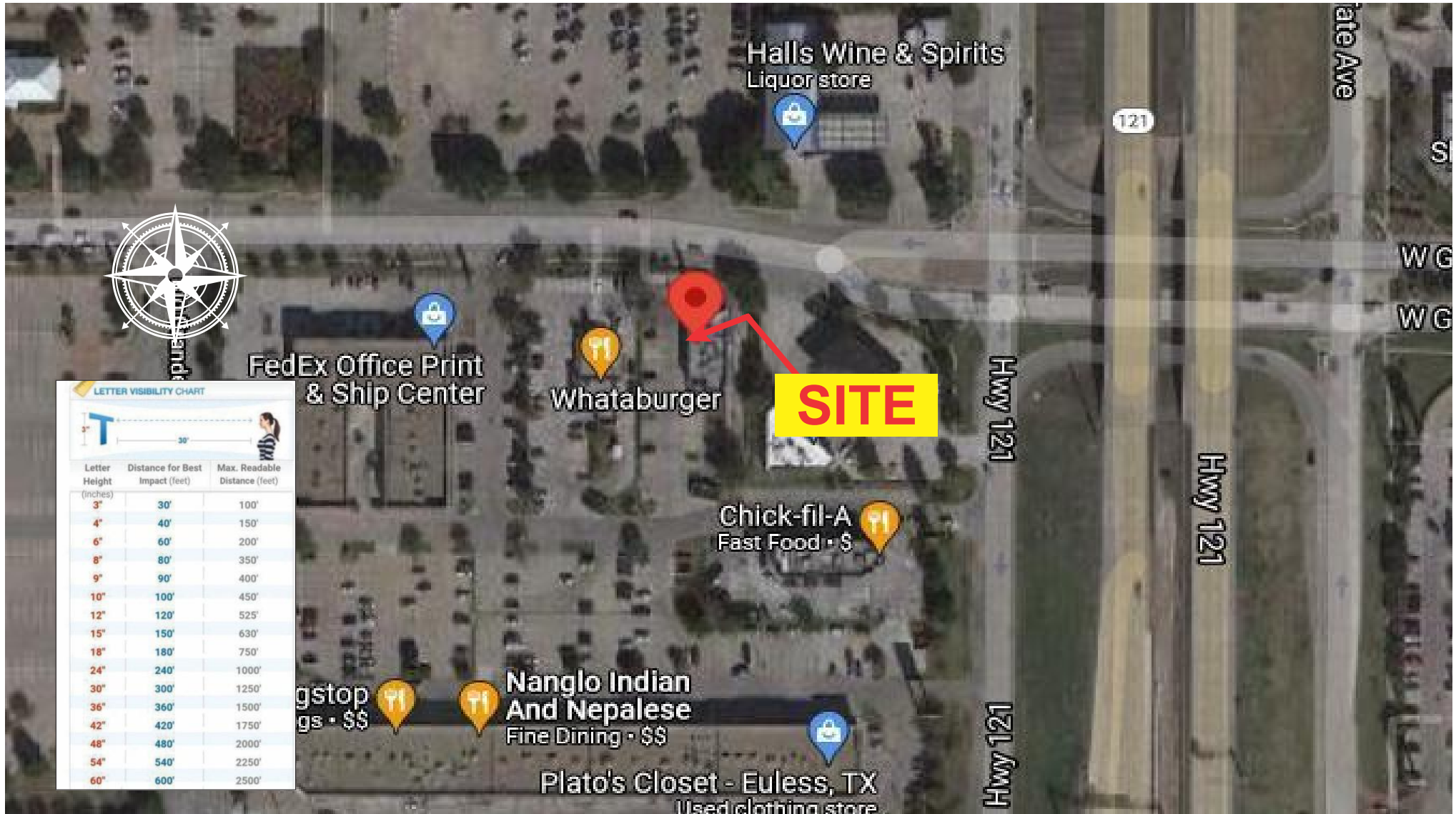
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Yaman
Client Approval 6412...
Landlord Approval

6/16/2022



LOCATION: 3855 W Glade Rd. Colleyville, TX 76034



LETTER VISIBILITY CHART

Letter Height (inches)	Distance for Best Impact (feet)	Max. Readable Distance (feet)
3"	30'	100'
4"	40'	150'
6"	60'	200'
8"	80'	350'
9"	90'	400'
10"	100'	450'
12"	120'	525'
15"	150'	630'
18"	180'	750'
24"	240'	1000'
30"	300'	1250'
36"	360'	1500'
42"	420'	1750'
48"	480'	2000'
54"	540'	2250'
60"	600'	2500'

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Yaman
Client Approval 80179BD0516412... 6/16/2022
Landlord Approval

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TEXAS SIGN ASSOCIATION

LISTED

CHANNEL LETTER - Colleyville, TX 76034 Option 2

Workscope

- Sign Production
- Sign Installation
- Existing Sign Removal
- Paint & Patch
- Others _____

Note: Electrical hook up to sign is NOT included & must be done by separate electrician, unless existing power is available at install location.

DS
X- Initial

Proposed Picture is for Illustration Purpose Only



Existing



Highlights / Special Instruction: • Face-Lit Channel Letters

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ROYAL SIGNS & AWNINGS

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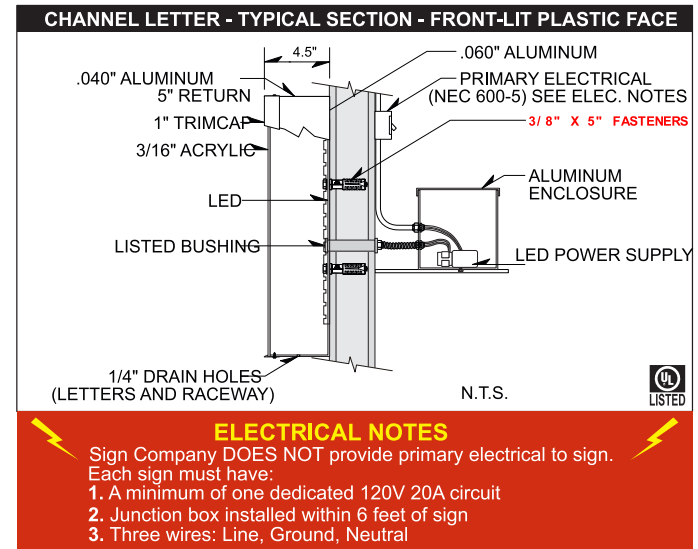
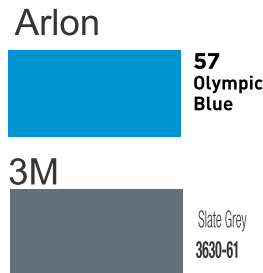
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Front Lit Channel letters - Direct Mounted • Front View	
Not to Scale, for Illustration Purpose Only	
INTERNALLY ILLUMINATED ACRYLIC FACE CHANNEL LETTERS	
QUANTITY:	ONE (1)
Overall Height:	3.4ft
Overall Length:	14.5ft
Total Sq.Ft.:	49.3Sqft
Returns:	Black
Backs:	White
Trimcap:	Black
Face:	Multi
Illumination:	6500K WHITE LED
NOTES:	• WHITE interiors for increased illumination



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

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Client Approval 16412...
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NIGHT VIEW - Colleyville, TX 76034



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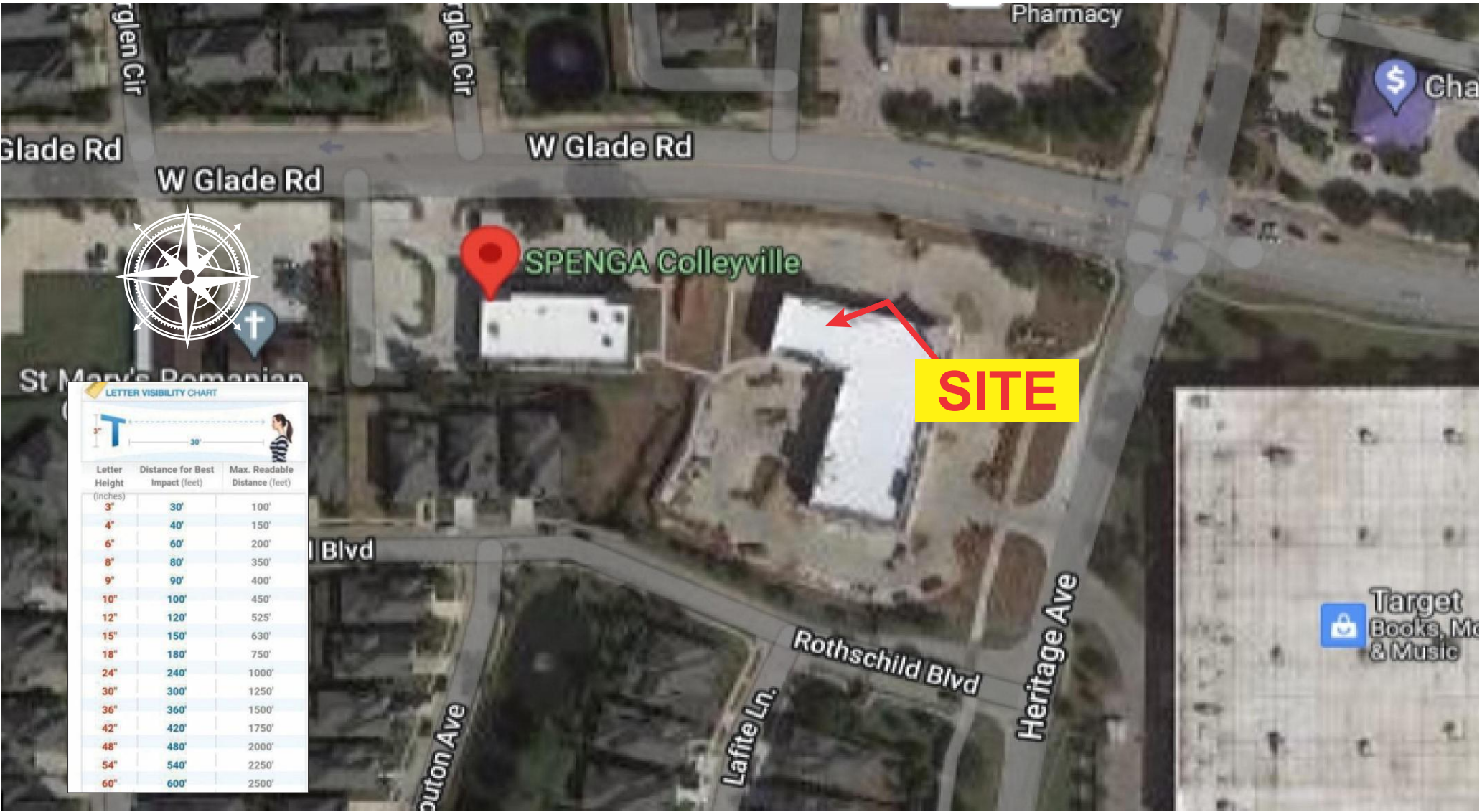
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Client Approval
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LOCATION: 3855 W Glade Rd. Colleyville, TX 76034



LETTER VISIBILITY CHART

Letter Height (inches)	Distance for Best Impact (feet)	Max. Readable Distance (feet)
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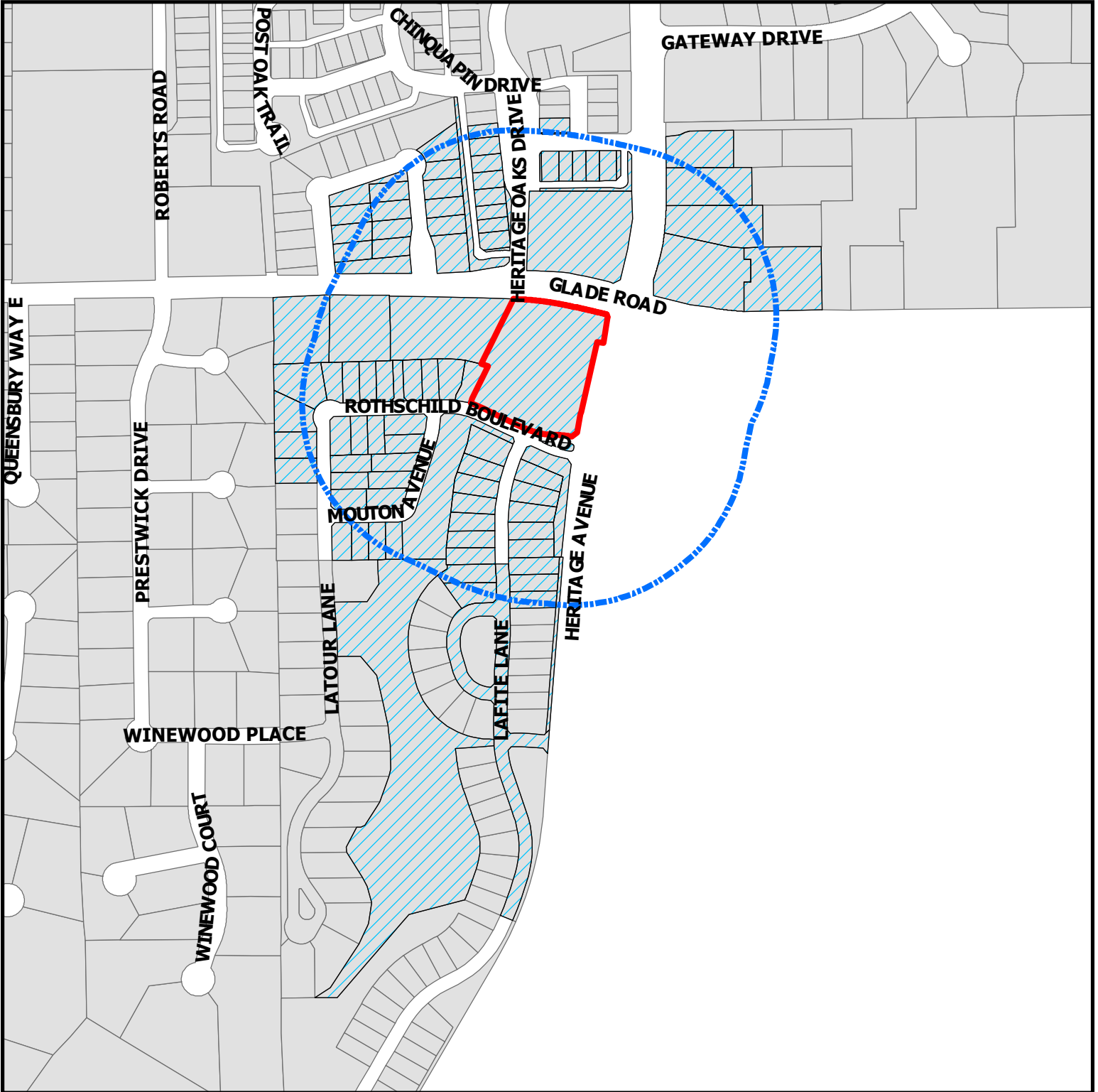
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Client Approval 6/16/2022
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
Notification Map

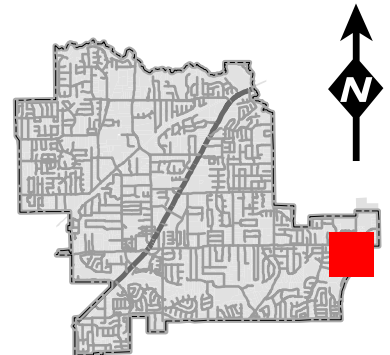


SC22-004

3855 Glade Road, Suite 140

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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, July 12, 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 7-175, Permanent Attached Signs – Classifications and Regulations of the Land Development Code. The purpose of the request is to allow for a new commercial wall sign that exceeds the maximum area for the business known as Urgentology Care.

Zoning Case: SC22-004

Applicant: Hussain Haidar

Owner: Yaman Subai

Location: 3855 Glade Road, Suite 140

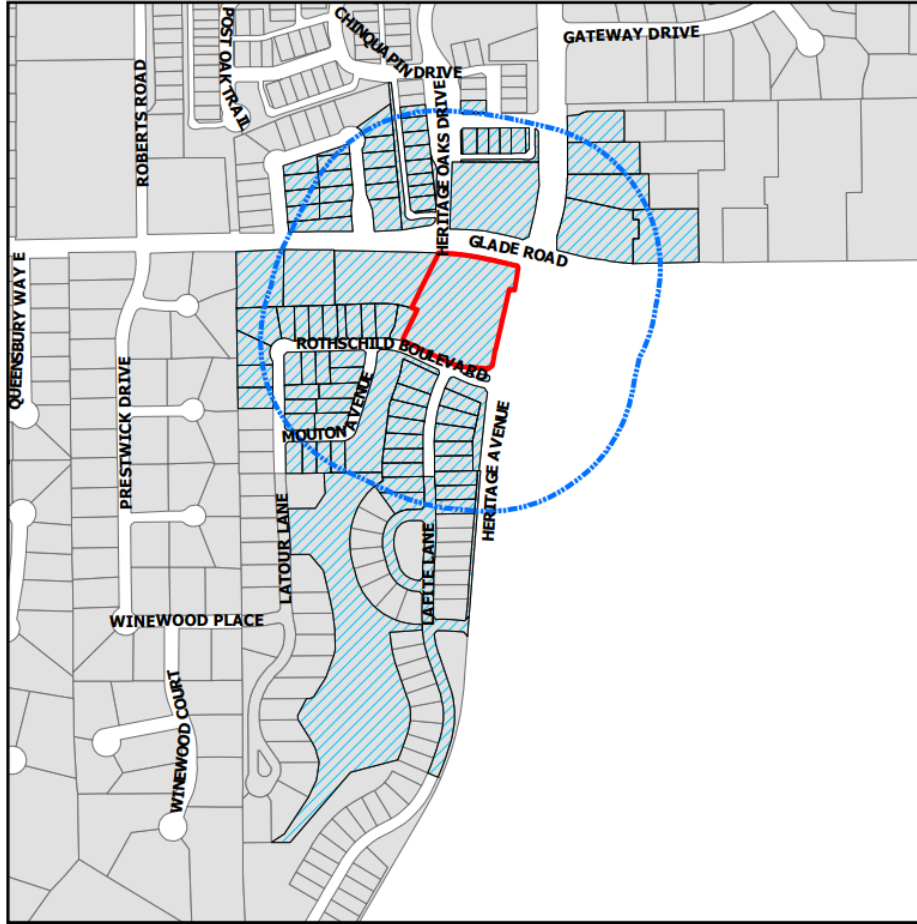
Property Description: Lot 2, Block A, 170 Players Addition

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.

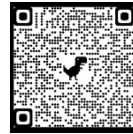
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
353-365 BROADWAY REALTY LLC	1 ESSEX GREEN DR STE 4	PEABODY, MA
ACOSTA, JOHNNY	3716 ROTHSCHILD BLVD	COLLEYVILLE, TX
ALAGARSAMY, LAKKUREDDI	3724 ROTHSCHILD BLVD	COLLEYVILLE, TX
ALI, AHMED	3917 BLACKJACK OAK DR	COLLEYVILLE, TX
ALLICK, SUZETTE	3913 BLACKJACK OAK DR	COLLEYVILLE, TX
BASU MODAK LLC	7239 HERBOSO	GRAND PRAIRIE, TX
BENAVIDES, GABRIEL	4816 LAFITE LN	COLLEYVILLE, TX
BESSE, DANIEL	4900 LATOUR LN	COLLEYVILLE, TX
BHAIDANI, SALIM	4437 LAFITE LN	COLLEYVILLE, TX
BHAT, PREVEEN KUMAR	5052 HERITAGE OAKS DR	COLLEYVILLE, TX
BIBEAU, GUY R	5052 COPPERGLEN CIR	COLLEYVILLE, TX
BRACEVILLE LLC	2501 KENSINGTON PL	COLLEYVILLE, TX
BRADFORD TRUST	5005 COPPERGLEN CIR	COLLEYVILLE, TX
BRYANT, ROSIE	5064 COPPERGLEN CIR	COLLEYVILLE, TX
CHARANIA, AMEEN	4828 LAFITE LN	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLINS, DARREN	4820 LATOUR LN	COLLEYVILLE, TX
COMER, CLARENCE	5056 COPPERGLEN CIR	COLLEYVILLE, TX
COPPERGLEN ADDITION	PO BOX 323	COLLEYVILLE, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
CORDELL, ELLEN A	4804 MOUTON AVE	COLLEYVILLE, TX
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPPELL, TX
FROST, HOWARD M	5009 COPPERGLEN CIR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREENWAY GLADE PARTNERS LP	2808 FAIRMOUNT ST STE 100	DALLAS, TX
GUO, JINGHUA	3708 ROTHSCHILD BLVD	COLLEYVILLE, TX
GUPTA, PRATEEK	4813 LAFITE LN	COLLEYVILLE, TX
HASAN, AARESH	3713 ROTHSCHILD BLVD	COLLEYVILLE, TX
HOLDER, JAMES	5053 COPPERGLEN CIR	COLLEYVILLE, TX
HOUGHTON, JUSTIN	3728 ROTHSCHILD BLVD	COLLEYVILLE, TX
HOVHANNISYAN, HAYK	4733 LAFITE LN	COLLEYVILLE, TX
HUNTINGTON BEACH PROPERTIES LL	151 PLAYERS CIR	SOUTHLAKE, TX
JAYARAM, SHANKAR	4820 LAFITE LN	COLLEYVILLE, TX
JEANS, COURNTEY	5049 COPPERGLEN CIR	COLLEYVILLE, TX
JOSHI, ANUSHA	4805 LAFITE LN	COLLEYVILLE, TX
KASTNER, CHRISTOPHER M	4724 LAFITE LN	COLLEYVILLE, TX
KRUSH, ANDREW	4808 MOUTON AVE	COLLEYVILLE, TX
LAKHANI, SAHANAWAZ	4813 LATOUR LN	COLLEYVILLE, TX
LIU, XIN	4804 LAFITE LN	COLLEYVILLE, TX
LUCAS, TAMA	5060 HERITAGE OAKS DR	COLLEYVILLE, TX
MAGAN, KRISHAN	4817 LAFITE LN	COLLEYVILLE, TX
MALLICK, HIMANSU	4809 LAFITE LN	COLLEYVILLE, TX
MARTINS VERAS FAMILY REVOCABLE	3705 ROTHSCHILD BLVD	COLLEYVILLE, TX
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX
MILLER, DEBRA	5028 HERITAGE OAKS DR	COLLEYVILLE, TX
MINDIOLA, JUAN C	3925 BLACKJACK OAK DR	COLLEYVILLE, TX
MOHAMED, ABDUL-AZIZ	3704 ROTHSCHILD BLVD	COLLEYVILLE, TX
MOSS, SCOTT	4816 MOUTON AVE	COLLEYVILLE, TX
NAGABHUSHAN, MEGHNA	3709 ROTHSCHILD BLVD	COLLEYVILLE, TX
NAGUBOINA, RAMESH	3929 BLACKJACK OAK DR	COLLEYVILLE, TX
NGUYEN, LISA HONG	4809 LATOUR LN	COLLEYVILLE, TX
PALMER, STACY	3712 ROTHSCHILD BLVD	COLLEYVILLE, TX
PATEL, CHANDRAKALA	2520 NE 28TH ST	FORT WORTH, TX
PATEL, HIRENKUMAR	4737 LAFITE LN	COLLEYVILLE, TX

PATEL, PREMAL	4816 LATOUR LN	COLLEYVILLE, TX
PATEL, SAGAR	4821 LAFITE LN	COLLEYVILLE, TX
PIRANI, SALIMA	5013 COPPERGLEN CIR	COLLEYVILLE, TX
POLAKALA, REKHA	5048 HERITAGE OAKS DR	COLLEYVILLE, TX
PRESSON, ERIC W	3717 MOUTON AVE	COLLEYVILLE, TX
PURDY, JULIE	4808 LAFITE LN	COLLEYVILLE, TX
RAMIREDDY, CHANDRASEKHAR	3709 MOUTON AVE	COLLEYVILLE, TX
RASHID, KARIM	4812 MOUTON AVE	COLLEYVILLE, TX
RECTOR, BEVERLY	5060 COPPERGLEN CIR	COLLEYVILLE, TX
ROSSO, PATRICK	3933 BLACKJACK OAK DR	COLLEYVILLE, TX
ROY, MATHEW	4820 MOUTON AVE	COLLEYVILLE, TX
SAINT MARY'S ROMANIAN ORTH CH	3801 GLADE RD	COLLEYVILLE, TX
SAMANT, VIPUL	4805 LATOUR LN	COLLEYVILLE, TX
SANDOVAL, ALEXANDER	5036 HERITAGE OAKS DR	COLLEYVILLE, TX
SCOTT, LARRY P	PO BOX 1159	DEERFIELD, IL
SHA, CHANG	5056 HERITAGE OAKS DR	COLLEYVILLE, TX
SHARP, LINDA CAROLYN	5061 COPPERGLEN CIR	COLLEYVILLE, TX
SHI, LILI	3732 ROTHSCHILD BLVD	COLLEYVILLE, TX
SIDDIQUI, IRMAN	3713 MOUTON AVE	COLLEYVILLE, TX
THAKUR, AJAY	8424 LAFITE LN	COLLEYVILLE, TX
THIRUVEEDULA, THIRUMALESWARA	3705 MOUTON AVE	COLLEYVILLE, TX
TUTTLE, TODD E	5044 HERITAGE OAKS DR	COLLEYVILLE, TX
VARGHESE, ALFRED	4741 LAFITE LN	COLLEYVILLE, TX
VOTAW, ROBERT B	5032 HERITAGE OAKS DR	COLLEYVILLE, TX
WANG, JULIE	5065 COPPERGLEN CIR	COLLEYVILLE, TX
WARD, IRVING B	5057 COPPERGLEN CIR	COLLEYVILLE, TX
WINSTEAD, SCOTT	4812 LAFITE LN	COLLEYVILLE, TX
WLO ENTERPRISES INC	5005 HERITAGE AVE STE 100	COLLEYVILLE, TX
XU, YAN	4720 LAFITE LN	COLLEYVILLE, TX