



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, September 13, 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 - July 12, 2022

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classifications and Regulations of the Land Development Code, for Lot 1, Block 7, Thompson Terraces Subdivision, located at 5115 Colleyville Boulevard, Case SC22-005

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 9, 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 9/13/2022	Number
Type Approval of Minutes		
Department Sign Board of Appeals		

Title

Sign Board of Appeals Meeting Minutes - July 12, 2022

Explanation

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

Recommendation

Approve

Attachments

1. 7.12.2022 - SBA Minutes



City of Colleyville Sign Board of Appeals Minutes

City Hall
100 Main Street
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Tuesday, July 12, 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 July 12, 2022 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Frank Carroll, Mary Dede, and Eric Holland

Staff Present: Jacquelyn Reyff and Dakari Hill

1. APPROVAL OF MINUTES

- 1a Board Member Vallario made a motion to approve the June 14, 2022 minutes. Alternate Holland seconded the motion.**

The motion was carried by the following vote:

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

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

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding the establishments in the vicinity of the proposed sign, proposed sign's location, and the degree that each proposed option is out of compliance.

An associate of the applicant, Jeremy Johnson, 3425 Longhorn Drive, Houston, TX, came forward and expressed to the Board that the variance was needed for the sign letters, the intent of the sign is to increase visibility, and that the sign is smaller than surrounding signs.

Mr. Johnson answered questions of the Board regarding having examples of other signs in the area, reasoning for the oversized letters on the sign, and the intended location of the sign.

The public hearing was opened at 7:26 p.m.

With no one wishing to speak, the public hearing was closed at 7:26 p.m.

Staff answered questions of the Board regarding the change in the Land Development Code pertaining to signs in 2019.

Mr. Johnson came forward and answered questions of the Board regarding the size of a temporary sign in relation to the proposed sign, whether both options of the sign would fit in the desired space, and potential lighting issues.

Board Member Vallario made a motion to approve Option 1 of Case SC22-003. Alternate Dede seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Carroll, Dede, and Holland

Nay: 0

Alternate Holland made a motion to deny Option 2 of Case SC22-003. Board Member Kamerman seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Carroll, Dede, and Holland

Nay: 0

- 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

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding whether either option of the proposed sign met code.

An associate of the applicant, Jeremy Johnson, 3425 Longhorn Drive,

Houston, TX, came forward and expressed to the Board that a compliant sign causes legibility issues, the logo on the proposed sign represents the brand of the company, and the tree on the property causes a barrier.

Mr. Johnson answered questions of the Board regarding how long the proposed sign would be lit each day.

The public hearing was opened at 7:56 p.m.

With no one wishing to speak, the public hearing was closed at 7:56 p.m.

Chair Carroll made a comment regarding a variance not being necessary in this case.

Mr. Johnson came forward and answered questions of the Board regarding the reasoning for the proposed sign's size and for reasoning for a minimal variance instead of complying with code.

Board Member Vallario made a motion to deny Option 1 of Case SC22-004. Board Member Carroll seconded the motion.

The motion was carried by the following vote:

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

Alternate Dede made a motion to approve Option 2 of Case SC22-004. Alternate Holland seconded the motion.

The motion failed by the following vote:

Aye: 3 – Vallario, Dede, and Holland
Nay: 2 – Kamerman and Carroll

3. ADJOURNMENT

The meeting adjourned at 8:05 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 9/13/2022

Number

Type Public Hearing Agenda Items

Department Sign Board of Appeals

Title

Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classifications and Regulations of the Land Development Code, for Lot 1, Block 7, Thompson Terraces Subdivision, located at 5115 Colleyville Boulevard, Case SC22-005

Explanation

Will Merrifield and Brittany Brown, the applicants, have submitted a request for a variance for additional signage located at 5115 Colleyville Boulevard.

Existing Conditions/Background: The subject property is generally located south of the intersection of Thompson Terrace and Colleyville Boulevard. It is zoned CC-1 Village Retail and is currently platted as Lot 7, Block 1, Thompson Terraces Subdivision.

Requested Variances: The applicant is requesting a variance for additional signage on planter boxes. Ordinance – Section 7.150, Permanent Freestanding Signs – Sign Classification and Regulations of the Land Development Code establishes regulations for general business signs:

“General Business Signs – The purpose of a general business sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located. A general business sign may provide advertising for a single or multi-tenant occupancy. All general business signs shall be subject to the following additional regulations:

3. Maximum Number: One general business sign shall be allowed for each 250 feet of street frontage, or portion thereof, for each lot. Where a building encompasses more than one lot, each lot shall qualify for a general business sign. If the site is a corner lot, each frontage shall be allowed additional signs using the same formula described in this paragraph. The sign(s) shall be located adjacent to and within the qualifying street frontage. Additional signs are not permitted by adding different street frontages to total more than 250 feet.

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 additional freestanding monument signage for the business known as IFC Roofing by way of utilizing three planter boxes with the words, "Individuals", "Families", and "Communities". The Sign Code allows for one general business sign allowed for each 250 feet of street frontage. The business has an existing monument sign, which was approved in 2020.

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.

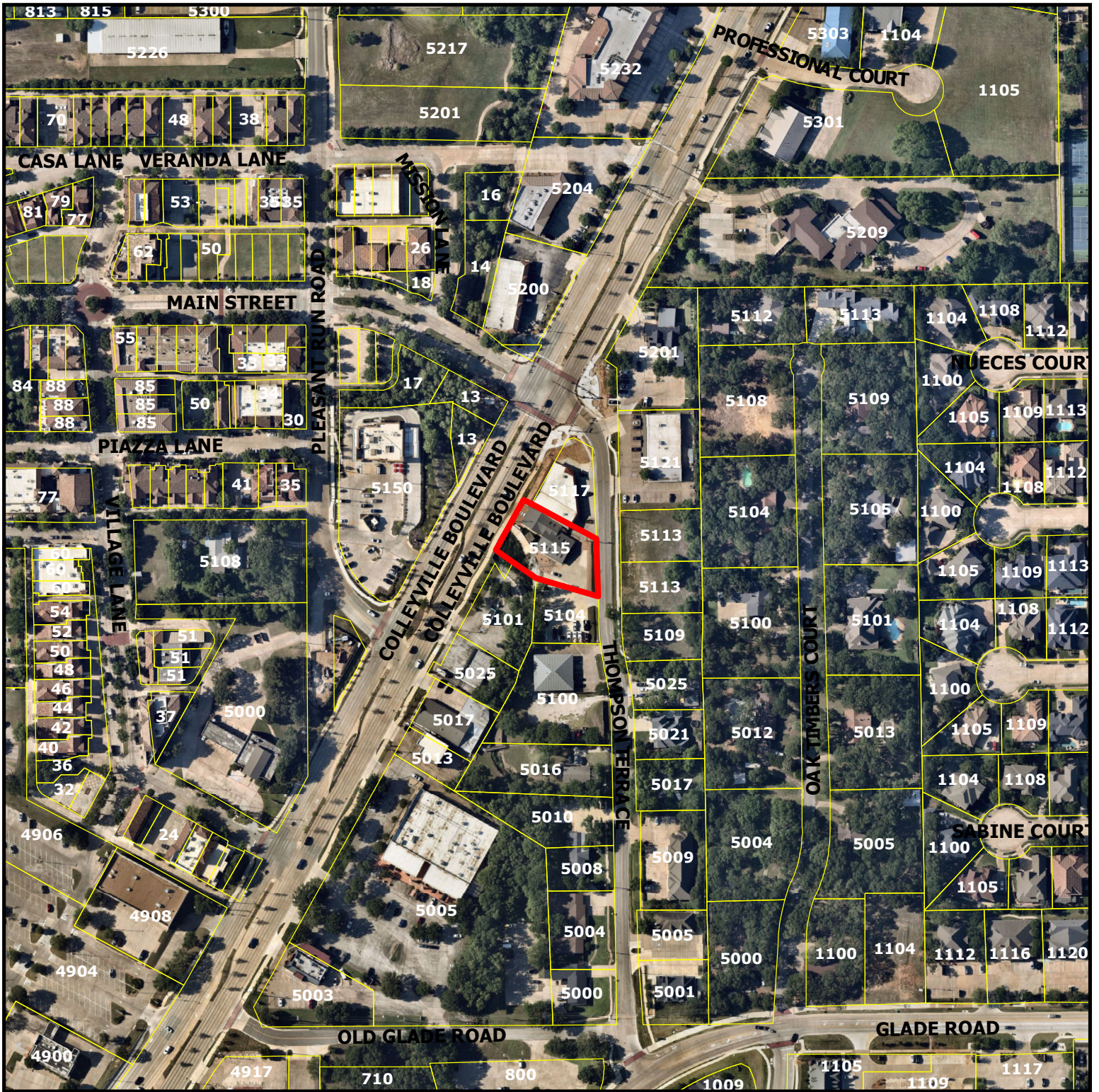
Recommendation

Denial

Attachments

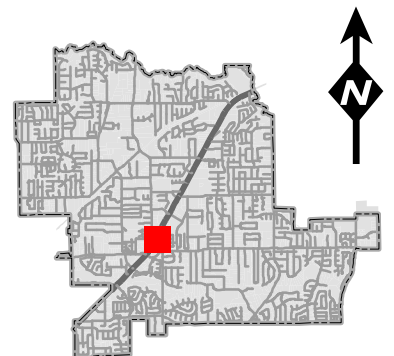
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Exhibit 1
5. Exhibit 2
6. Exhibit 3
7. Exhibit 4
8. Exhibit 5
9. Notification Map
10. Notification Letter
11. Notification List


Aerial Map



SC22-005

5115 Colleyville Boulevard



 Subject Property

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

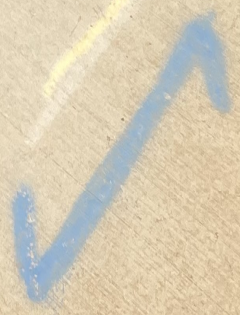
FC
ROOFING

INDIVIDUALS

FAMILIES

COMMUNITIES

Top Buckhorn
817-561-1234
Call for more info
WE OPEN



INDIVIDUALS

FA





FAMILIES

IFC
ROOFING

A large agave plant with thick, pointed, light green leaves is the central focus, growing in a black, rectangular planter box. The planter box is highly reflective, showing a clear reflection of the person taking the photo. The word "COMMUNITIES" is printed in large, white, sans-serif, all-caps letters on the front of the planter. The scene is set outdoors on a sunny day. In the background, there is a modern building with large glass windows and a wooden balcony. To the right, a black metal railing runs along a walkway, with a parking lot containing several cars visible beyond it. The ground around the planter is covered with brown mulch. A concrete curb is visible in the foreground.

COMMUNITIES

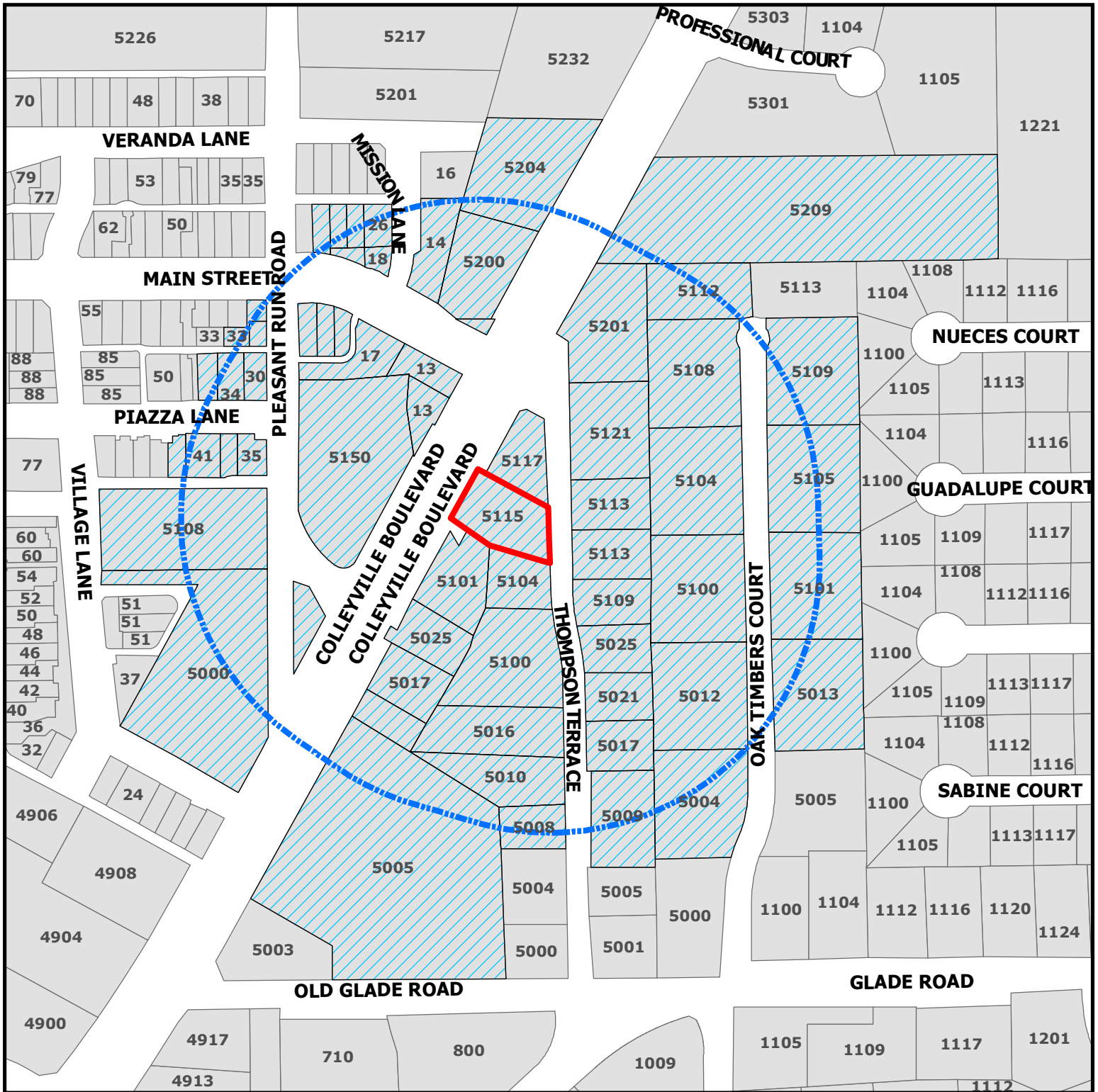
INDIVIDUALS

FAMILIES

COMMUNITIES






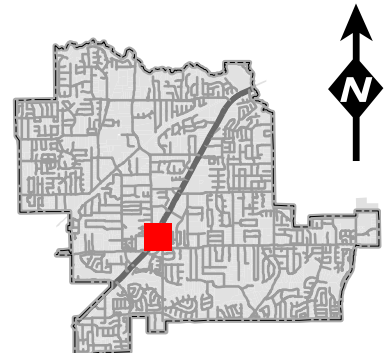
Notification Map



SC22-005

5115 Colleyville Boulevard

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



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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, September 13, 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. The purpose of the request is to allow for existing general business signs that exceed the maximum number of allowed signs for the business known as IFC Roofing.

Zoning Case: SC22-005

Applicant: Brittany Brown

Owner: Norman C. Gibson Est.

Location: 5115 Colleyville Boulevard

Property Description: Lot 1, Block 7, Thompson Terraces Subdivision

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.

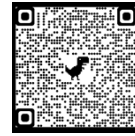
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**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
ANTHONY & VIVIAN MCNOSKY RLT	5108 PLEASANT RUN RD	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX
BROWN, BRITTANY	5115 COLLEYVILLE BLVD	COLLEYVILLE, TX
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX
CABELLO, DIANNE	37 PIAZZA LN	COLLEYVILLE, TX
CHANCELLOR, SHEMILA	5012 OAK TIMBERS CT	COLLEYVILLE, TX
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX
COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX
CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX
DDK REAL ESTATE INV LLC	229 ODESSA DR	HASLET, TX
DUNN, REX A	312 MARSEILLE DR	HURST, TX
GHISLERI, LEOCIR	5100 OAK TIMBERS CT	COLLEYVILLE, TX
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX
GIBSON, NORMAN C EST	561 BLUEBONNET DR	KELLER, TX
GIFFORD, T	33 MAIN ST STE 260	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
ISELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX
LAKE, WILLIAM D	51 PIAZZA LN	COLLEYVILLE, TX
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX
MURCHISON, PAIGE	5105 OAK TIMBERS CT	COLLEYVILLE, TX
NIEWOLNY, DEAN	38 PIAZZA LN CONDO 37-3-10	COLLEYVILLE, TX
NORTH, MARK	5108 OAK TIMBERS CT	COLLEYVILLE, TX
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX
PETERSON, ANNE	34 PIAZZA LN STE 37	COLLEYVILLE, TX
PILGRIM, DEBBIE K	33 MAIN ST STE 240	COLLEYVILLE, TX
RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX
RICKS, MARGARET	35 PIAZZA LN STE 38110	COLLEYVILLE, TX
RIVERWALK AT COLLEYVILLE	PO BOX 1031	COLLEYVILLE, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN
SOUMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD STE 10	COLLEYVILLE, TX
VILLAGE MONTICELLO PRTNS LTD	1024 S GREENVILLE AVE STE 23	ALLEN, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX