



CITY OF COLLEYVILLE SIGN BOARD OF APPEALS AGENDA

100 Main Street, Colleyville, Texas, 76034
City Council Chambers - Third Floor

TUESDAY, OCTOBER 10, 2023 - 7:00 PM

1. APPROVAL OF MINUTES

1a February 15, 2023

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Variance to Section 7-150, Permanent Freestanding Signs - Sign Classifications & Regulations, specifically for a new monument sign, on Lot 2A, Block 1, Centerpark Addition, located at 4605 Colleyville Boulevard, Case SC23-002

2b Consideration of a Variance to Section 7-215, Prohibited Signs for a non-defined sign on Lot 3, Block 1, Tara Addition, located at 1009 Cheek-Sparger Road, Case SC23-003

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, October 5, 2023* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present 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 Minutes

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

Wednesday, February 15, 2023

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 February 15, 2023 at 7:07 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Dan Shadle, Frank Carroll, and Mic Deakin

Staff Present: Jacquelyn Reyff and Dakari Hill

Also Present: N/A

1. APPROVAL OF MINUTES

1a Board Member Vallario made a motion to approve the December 13, 2022 minutes. Board Member Kamerman 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 a variance to the provisions of Section 7-150 – Permanent Freestanding Signs – Sign Classifications and Regulations of the Land Development Code, specifically for an institutional sign, on Lot 1R, Block 1, Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road, Case SC22-008

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding safety concerns, similarity to other variances, and potential conflicts with street expansion.

The applicant, Lynn Bural, 5104 Chelsea Drive, Colleyville, TX, came forward and expressed to the Board that all three variances were necessary.

The public hearing was opened at 7:18 p.m.

With no one wishing to speak, the public hearing was closed at 7:18 p.m.

The Board Members discussed the sign's similarity to other signs, not conflicting with street expansion, and foundation preservation.

Board Member Carroll made a motion to approve Case SC22-008. Board Member Shadle 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 7:31 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 BRIEFING

Agenda Number 2a	Agenda Date 10/10/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Variance to Section 7-150, Permanent Freestanding Signs - Sign Classifications & Regulations, specifically for a new monument sign, on Lot 2A, Block 1, Centerpark Addition, located at 4605 Colleyville Boulevard, Case SC23-002

Explanation

Empire Canopy, Sign & Construction, the applicant, has submitted a request for a variance to the front and side setbacks for a freestanding monument sign to be located at 4605 Colleyville Boulevard for the Shipley Do-Nuts business.

Existing Conditions/Background: The subject property is generally located on the east side of Colleyville Boulevard south of the intersection of Centerpark Drive. It is zoned CC-2 Village Retail and is currently platted as Lot 2A, Block 1, Centerpark Addition.

Requested Variances: The applicant is requesting a variance to the front and side setbacks for a freestanding monument sign.

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

“d. Minimum Setback: Eight feet (8’) from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12’) from the edge of pavement. Thirty feet (30’) from any side or rear property line adjacent to another property.

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 utilize the approximate location of the previous

monument sign for a new Shipley Do-Nuts location. The proposed sign meets the area, height and required materials of the code. However, the location places it at 5 feet from the street right-of-way (front) property line and not the 8 feet required. Additionally, the side yard setback is at 10 feet and not the required 30 feet. There is limited space on the site for a monument sign to be built.

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.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan & Sign Exhibits
6. Notification Map
7. Notification List
8. Notification Letter

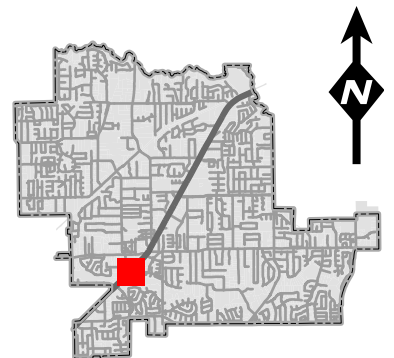
Aerial Map



SC23-002

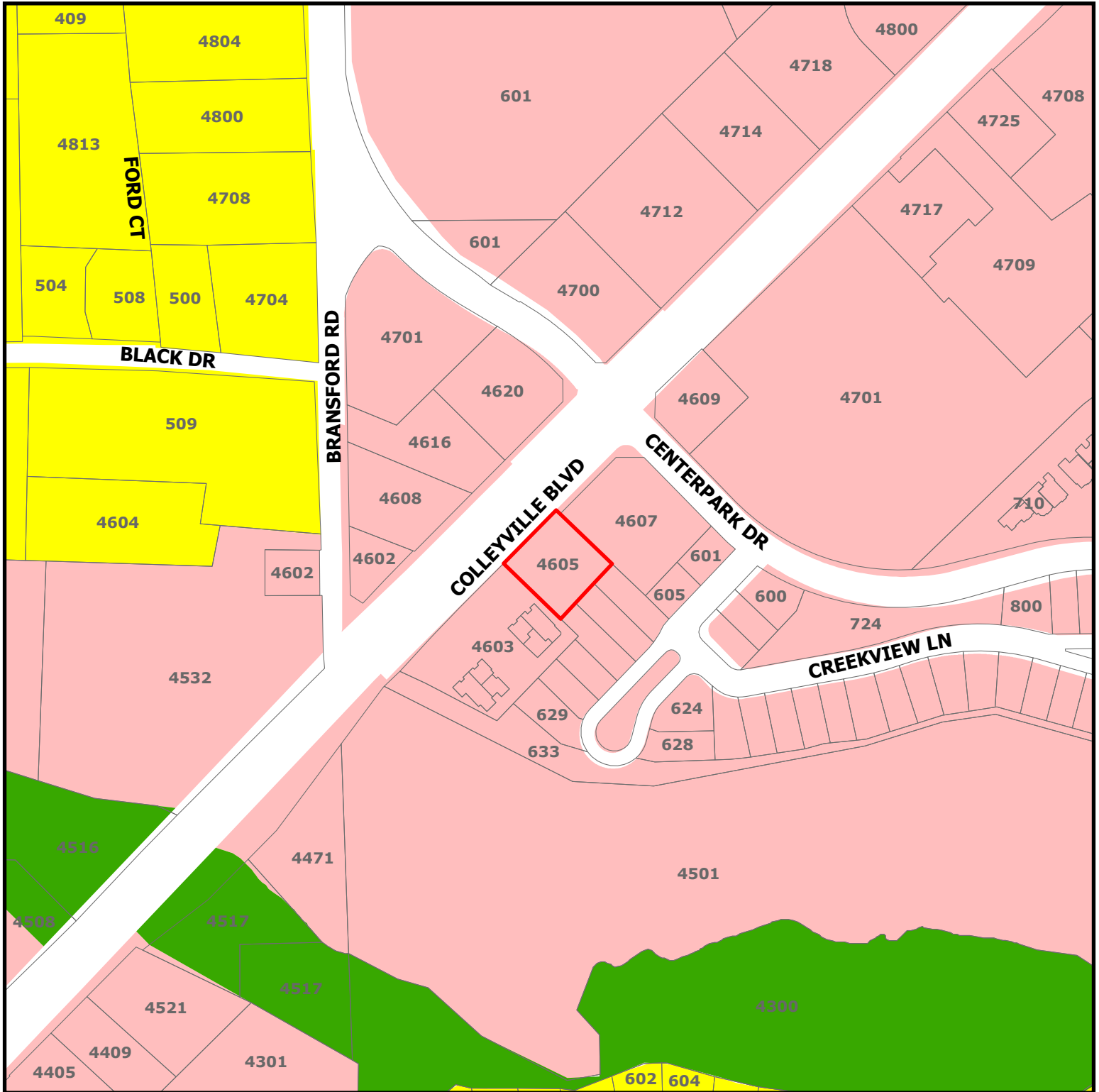
4605 Colleyville Blvd

 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.

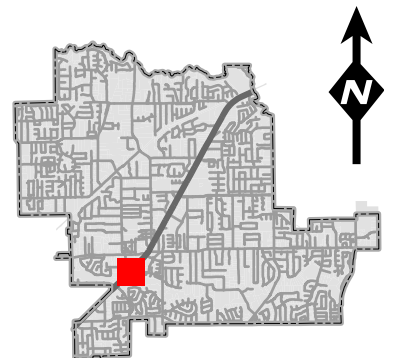
Future Land Use Map



SC23-002

4605 Colleyville Blvd

- Residential
- Colleyville Blvd Corridor
- Open Space; Parks
- Subject Property



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STATEMENT OF PLANNING OBJECTIVES

3111 LONE STAR LANE,
PINEHURST, TX 77362
Ph: 281-259-8836
Email: permits@empire-csac.com

City of Colleyville
100 Main Street
Colleyville, Texas 76034

AUGUST 29, 2023

To Whom It May Concern,

We have been contracted by Breaktime Donuts, LLC to install signage for their Shipley Do-nuts & Kolaches location at 4605 Colleyville Blvd, Colleyville, Texas. Our Scope of Work includes installing (3) sets of channel letters located on the Front, Left, and Right elevations of the building, (1) menu board located in the rear of the building, (1) directional sign, and mount (1) sign cabinet onto a pre-existing monument sign base.

This variance request is for the Left and Right elevation channel letter sets, as well as, the monument sign cabinet.

Sincerely,

Amanda Wilksion
Permit Clerk
Empire Canopy, Sign, & Construction



3111 LONE STAR LN
PINEHURST, TX 77362

281-259-8836
www.empire-csac.com

CUSTOMER:
BREAKTIME DONUTS

SITE ADDRESS:
4605 COLLEYVILLE BLVD
COLLEYVILLE, TX

DATE CREATED: SALES REP:
SH

DESIGNER: DRWG. NUMBER:
SH

NOTES:

CUSTOMER APPROVAL:
SIGNATURE:

DATE:

LANDLORD APPROVAL:
SIGNATURE:

DATE:

ELECTRICAL REQUIREMENTS:

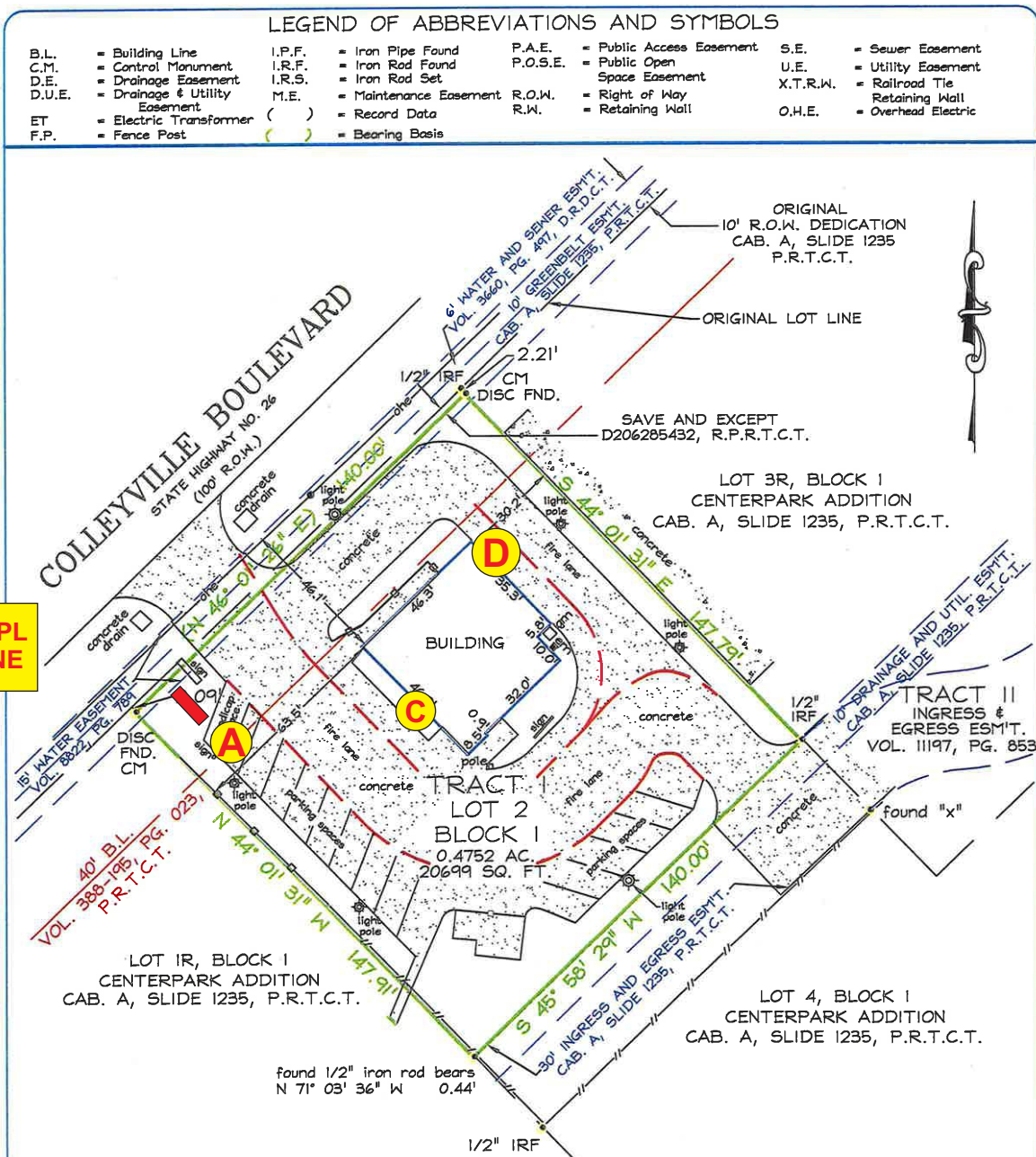
AMPS: 20 VOLTS: 120 CIRCUITS: 2

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.

LEGEND OF ABBREVIATIONS AND SYMBOLS

- | | | | |
|--------------------------------------|--------------------------|---------------------------------------|--|
| B.L. = Building Line | I.P.F. = Iron Pipe Found | P.A.E. = Public Access Easement | S.E. = Sewer Easement |
| C.M. = Control Monument | I.R.F. = Iron Rod Found | P.O.S.E. = Public Open Space Easement | U.E. = Utility Easement |
| D.E. = Drainage Easement | I.R.S. = Iron Rod Set | M.E. = Maintenance Easement | X.T.R.W. = Railroad Tie Retaining Wall |
| D.U.E. = Drainage & Utility Easement | () = Record Data | R.O.W. = Right of Way | R.W. = Retaining Wall |
| ET = Electric Transformer | () = Bearing Basis | O.H.E. = Overhead Electric | |
| F.P. = Fence Post | | | |

5' FROM COLLEYVILLE BLVD PL
10' FROM SIDE PROPERTY LINE



Address: 4605 COLLEYVILLE BOULEVARD
G.F. No.: LT1978-1978010331
Date: 02/17/14

I, Frederick H. Westphall, Registered Professional Land Surveyor No. 5832, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

DATE:
ACCEPTED BY:
Purchaser
Purchaser

Certify to Bradley M. Trow, Shop Concepts, LLC, a Texas limited liability company and Fidelity National Title Insurance Company. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48439C0095 K, dated September 25, 2009, this property does not lie within a 100-Year Flood Hazard Area.

LEGAL DESCRIPTION

TRACT I: Lot 2, Block 1, CENTERPARK ADDITION, an Addition to the City of Colleyville, TARRANT County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 1235, of the Plat Records of TARRANT County, Texas.

SAVE AND EXCEPT the legal described in Deed executed by Bradley M. Trow to State of Texas dated June 7, 2006, filed September 12, 2006, recorded under Clerk's File No. D206285432 of the Real Property Records of TARRANT County, Texas.

TRACT II: Easement Estate created in Special Warranty Deed executed by KFC National Management Company to Baker & Associates Joint Venture No. 4 dated June 13, 1991, filed June 17, 1991, recorded in/under Volume 10289, Page 1283 of the Real Property Records of TARRANT County, Texas, as affected by Easement Modification Agreement filed August 19, 1993, recorded in/under Volume 11197, Page 853 of the Real Property Records of TARRANT County, Texas.

Scale: 1" = 40'
Tech: MH
Field: DG
Job No: 1402MF01
FIRM REG # 10100200
A.L.S. LAND SURVEYING
Professional Land Surveying Services



SCOPE OF WORK

MANUFACTURE AND INSTALL
D/F CABINET TENANT SIGN ILLUMINATED

- **CABINET** : .125" ALL ALUM, CONSTRUCTION FINISH P1
- **FACES**: 3/16" WHITE ACRYLIC, GRAPHICS, V1
- **RETAINER**: 2" ALUM, FINISH P1
- **LIGHTING**: WHITE LEDS
- **POWER SUPPLY**: INSIDE CABINET
- **MOUNTING**: ON TOP OF EXISTING CABINET

COLOR SCHEDULE

PAINT

■ P1: BLACK

VINYL

 V1: 3M TRANS DIGITAL PRINT / UV LAMINATION

COLOR SCHEDULE

PAINT

■ P1: PMS 186

■ P2: PMS 4695

□ P3: WHITE

VINYL

■ V1: V1: 3M 3630-53 CARDINAL RED

■ V2: 3M 3M DEEP MAHOGANY 180C-19, 7725-19

 V3: 3M TRANS DIGITAL PRINT / UV LAMINATION



3111 LONE STAR LN
PINEHURST, TX 77362

281-259-8836
www.empire-csac.com

CUSTOMER:

BREAKTIME DONUTS

SITE ADDRESS:

4605 COLLEYVILLE BLVD
COLLEYVILLE, TX

DATE CREATED:

SALES REP:

SH

DESIGNER:

SH

DRWG. NUMBER:

NOTES:

CUSTOMER APPROVAL:

SIGNATURE:

DATE:

LANDLORD APPROVAL:

SIGNATURE:

DATE:

ELECTRICAL REQUIREMENTS:

AMPS: 20 VOLTS: 120 CIRCUITS: 2

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLA 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES.

SCOPE OF WORK

MANUFACTURE AND INSTALL ONE (1) SET OF ILLUMINATED CHANNEL LETTERS

CHANNEL BOX & COPY "DRIVE THRU"

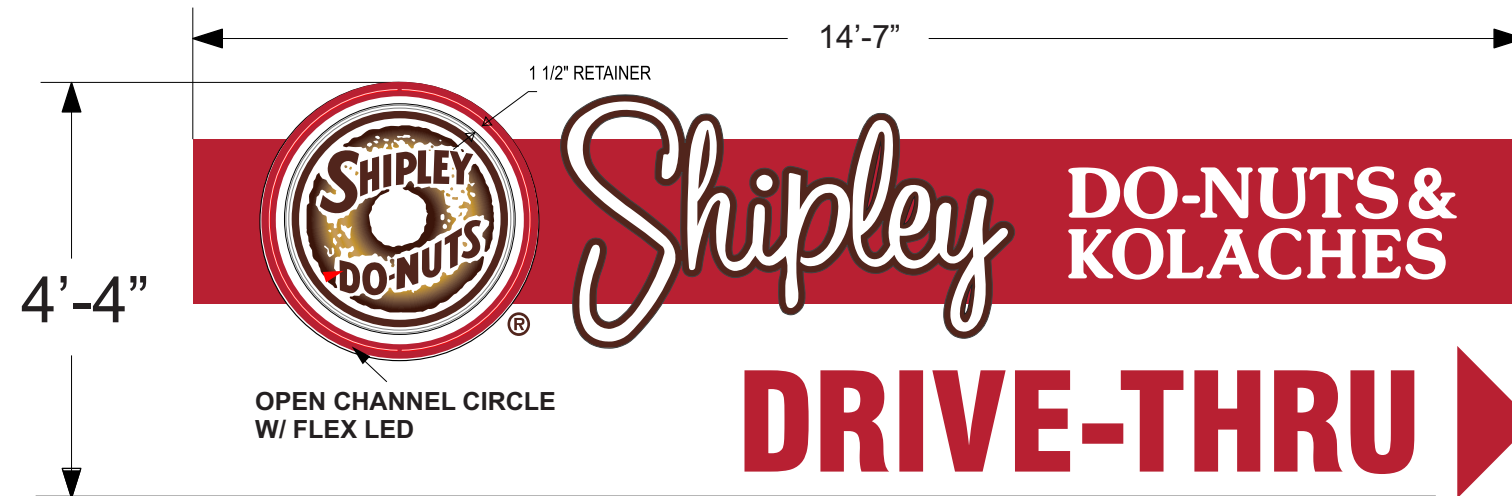
- **FACES:** 3/16" WHITE ACRYLIC, GRAPHICS, V1
- **TRIMCAP:** 1" JEWELITE, FINISH P1
- **RETURNS:** 3" X .040" ALUMINUM, FINISH P1
- **BACKS:** .063" ALUMINUM, PREFINISHED WHITE

- **CHANNEL LOGO FACES:** 3/16" PAN FORMED ACRYLIC, GRAPHICS, V3
- **COPY "SHIPLEY" FACES:** 3/16" WHITE ACRYLIC, GRAPHICS, V2
- **TRIMCAP:** 1" JEWELITE, FINISH P2
- **RETURNS:** 3" X .040" ALUMINUM, FINISH P2
- **BACKS:** .063" ALUMINUM, PREFINISHED WHITE

- **LIGHTING:** WHITE LEDS
- **POWER SUPPLY:** REMOTE HOUSED IN CAN CHANNEL LETTERS TO BE ATTACHED TO BUILDING WITH MINIMUM 3/8" X 5" FASTENERS

OPEN CHANNEL CIRCLE W/ FLEX LED

- **NEON:** RED GE FLEX LED
- **RETURNS:** 3" X .040" ALUMINUM, FINISH P1
- **BACKS:** .063" ALUMINUM, FINISH P1



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DATE:

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SIGNATURE:

DATE:


ELECTRICAL REQUIREMENTS:


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
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COLOR SCHEDULE


PAINT

 P1: PMS 186

 P2: PMS 4695

 P3: WHITE

VINYL

 V1: V1: 3M 3630-53 CARDINAL RED

 V2: 3M 3M DEEP MAHOGANY 180C-19, 7725-19

 V3: 3M TRANS DIGITAL PRINT / UV LAMINATION



SCOPE OF WORK

MANUFACTURE AND INSTALL (1) SET OF ILLUMINATED CHANNEL LETTERS & ACRYLIC FCOS.

CHANNEL BOX

- **FACES:** 3/16" WHITE ACRYLIC, GRAPHICS, V1
- **TRIMCAP:** 1" JEWELITE, FINISH P1
- **RETURNS:** 3" X .040" ALUMINUM, FINISH P1
- **BACKS:** .063" ALUMINUM, PREFINISHED WHITE

CHANNEL LOGO & COPY "SHIPLEY"

- **FACES:** 3/16" WHITE ACRYLIC, GRAPHICS: V2,V3
- **TRIMCAP:** 1" JEWELITE, FINISH P2
- **RETURNS:** 3" X .040" ALUMINUM, FINISH P2
- **BACKS:** .063" ALUMINUM, PREFINISHED WHITE
- **LIGHTING:** WHITE LEDS
- **POWER SUPPLY:** REMOTE HOUSED IN CAN CHANNEL LETTERS TO BE ATTACHED TO BUILDING WITH MINIMUM 3/8" X 5" FASTENERS

FCOS:



- COPY "ESTABLISHED 1936" 1/2" ACRYLIC, FINISH P2, STUD MOUNTED
- COPY "®", WHITE ACRYLIC, GRAPHICS V2

OPEN CHANNEL CIRCLE W/ FLEX LED




- **NEON:** RED GE FLEX LED
- **RETURNS:** 3" X .040" ALUMINUM, FINISH P1
- **BACKS:** .063" ALUMINUM, FINISH P1

COLOR SCHEDULE

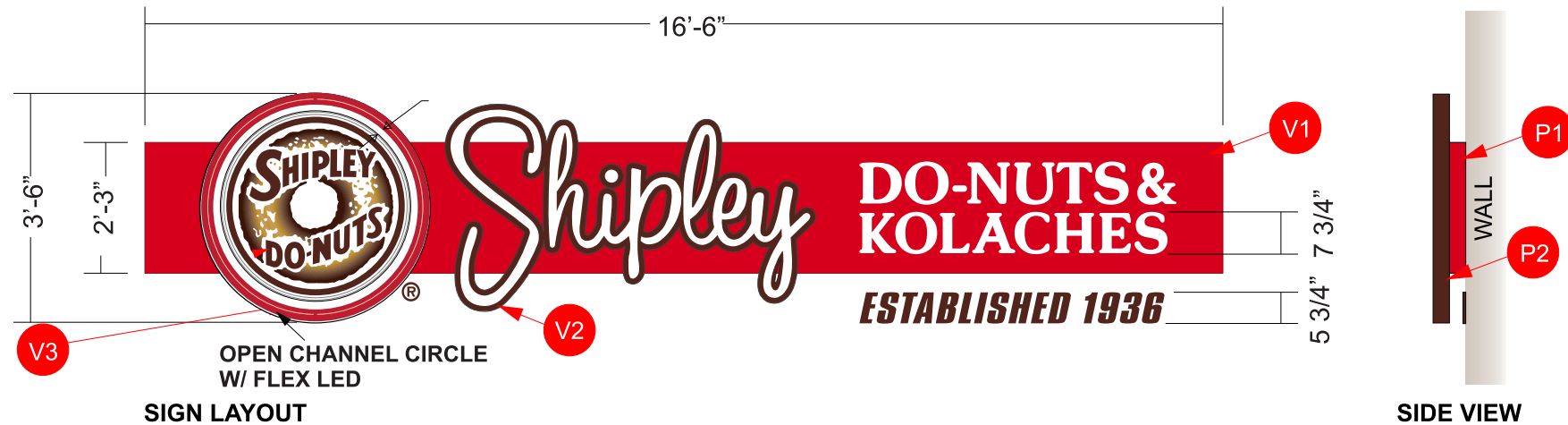
PAINT

-  P1: PMS 186
-  P2: PMS 4695
-  P3: WHITE

VINYL

-  V1: V1: 3M 3630-53 CARDINAL RED
-  V2: 3M 3M DEEP MAHOGANY 180C-19, 7725-19
-  V3: 3M TRANS DIGITAL PRINT / UV LAMINATION

D



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DATE CREATED:

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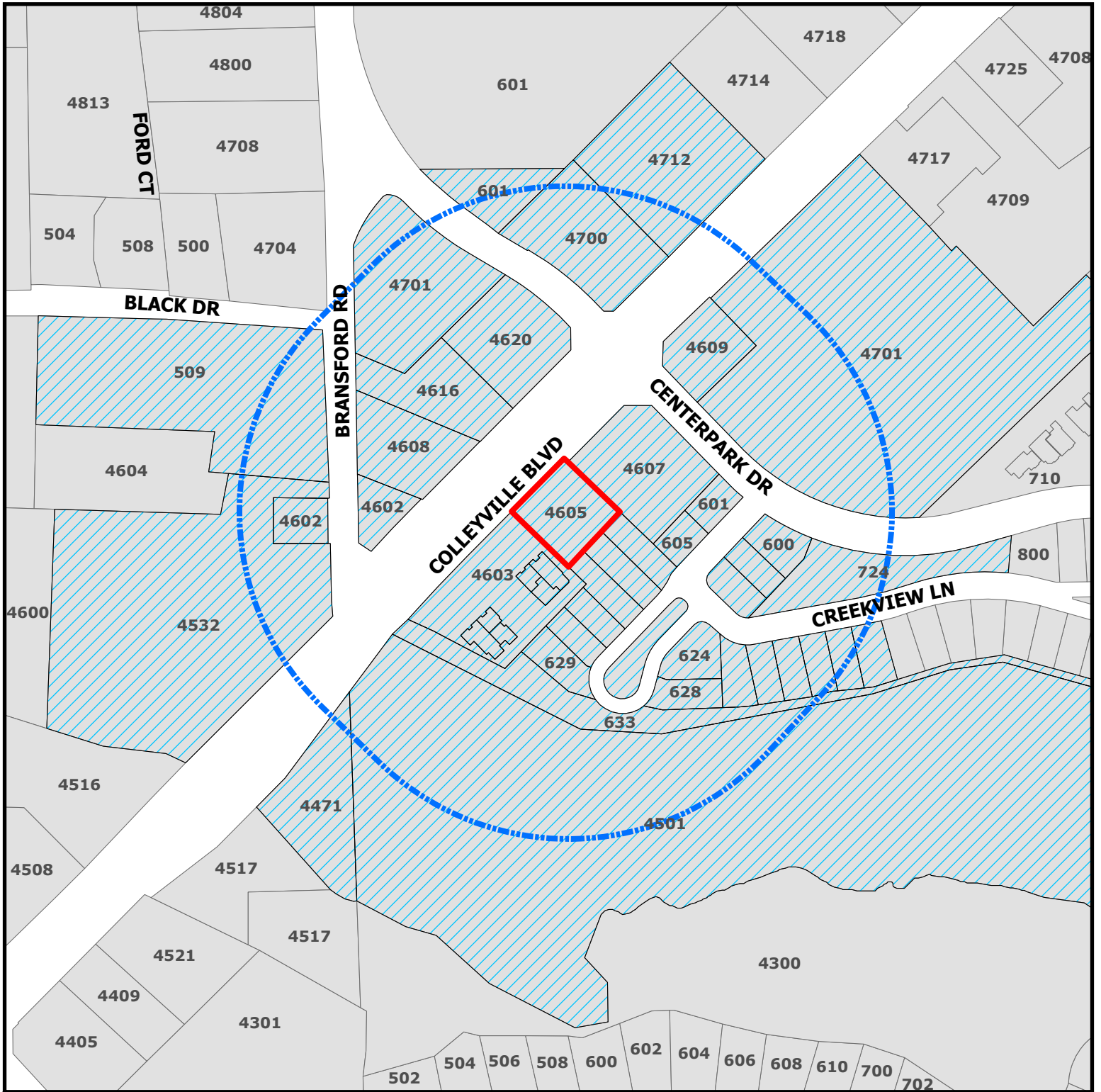
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


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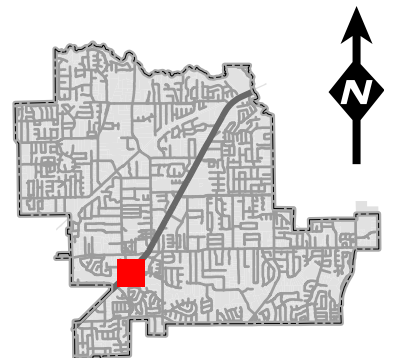
Notification Map



SC23-002

4605 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Situs Address	Owner City	Owner Zip
SMITH, JOHN	604 CREEKVIEW LN	COLLEYVILLE, TX	76034
CS RETAIL LLC	4712 COLLEYVILLE BLVD	DALLAS, TX	75248
DURANY, SOGHRA	713 CREEKVIEW LN	COLLEYVILLE, TX	76034
RENBURG, TIMOTHY S	613 CREEKVIEW LN	COLLEYVILLE, TX	76034
BLOCKSTER INVESTMENTS LTD	4608 COLLEYVILLE BLVD	LEWISVILLE, TX	75057
PILLAI, JAIME	621 CREEKVIEW LN	COLLEYVILLE, TX	76034
MEDLENKA, CHRIS S	4601 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
YELLOCK JOHNNIE AND REAGAN LIVI	709 CREEKVIEW LN	COLLEYVILLE, TX	76034
BOUDREAUX, DIANA	701 CREEKVIEW LN	COLLEYVILLE, TX	76034
MILLS, JON	4601 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
SCHWAB, LISA	717 CREEKVIEW LN	COLLEYVILLE, TX	76034
PINNACLE BANK	4607 COLLEYVILLE BLVD	KEENE, TX	76059
MADHANI, SALEEM	4602 COLLEYVILLE BLVD	SOUTHLAKE, TX	76092
DRENNAN, BILLY	705 CREEKVIEW LN	COLLEYVILLE, TX	76034
TRINITY RIVER AUTHORITY OF TX	4602 BRANSFORD RD	ARLINGTON, TX	76018
HOA OF CAMBRIDGE PLACE INC	610 CREEKVIEW LN	DALLAS, TX	75219
ERVIN PROPERTIES LLC	4700 COLLEYVILLE BLVD	GRAPEVINE, TX	76051
QUEENVIEW LP	4620 COLLEYVILLE BLVD	MCKINNEY, TX	75071
4605 COLLEYVILLE LTD	4605 COLLEYVILLE BLVD	DALLAS, TX	75230
FANNING MCGEE, WANDA	609 CREEKVIEW LN	COLLEYVILLE, TX	76034
STRAZZULLA TRUST	721 CREEKVIEW LN	COLLEYVILLE, TX	76034
KNECHT FAMILY TRUST	608 CREEKVIEW LN	COLLEYVILLE, TX	76034
EICKHOLT, GREG	605 CREEKVIEW LN	COLLEYVILLE, TX	76034
COLLEYVILLE BLVD CONDO ASSOC	4603 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
CURTIS, ELEANOR K TR	629 CREEKVIEW LN	COLLEYVILLE, TX	76034
THE HART FAMILY TRUST	509 BLACK DR	COLLEYVILLE, TX	76034
TADLOCK, LARRY	624 CREEKVIEW LN	COLLEYVILLE, TX	76034
LEE, MOON D	628 CREEKVIEW LN	COLLEYVILLE, TX	76034
GRAPEVINE COLLEYVILLE, ISD	601 GLADE RD	GRAPEVINE, TX	76051
RARE VENTURES 2 LLC	4616 COLLEYVILLE BLVD	CROWLEY, TX	76036
MARTINEZ, SYLVIA	601 CREEKVIEW LN	COLLEYVILLE, TX	76034
PETTIT, LOIS JEANNEAN	625 CREEKVIEW LN	COLLEYVILLE, TX	76034
HOA OF CAMBRIDGE PLACE INC	633 CREEKVIEW LN	DALLAS, TX	75219
KRIVSKY-BARTUSIAK INC	4701 BRANSFORD RD	HURST, TX	76054
NORTHEAST PROPERTIES INC	4501 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
HOLT SISTERS LLC	617 CREEKVIEW LN	COLLEYVILLE, TX	76034
EBNA-CINA INC	4532 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
HARDIN, JO DORA	600 CREEKVIEW LN	COLLEYVILLE, TX	76034
TEXAS HL PROPERTIES LLC	4603 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
JAAZ REALTY LLC	4603 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
HOA OF CAMBRIDGE PLACE INC	724 CREEKVIEW LN	DALLAS, TX	75219

JLP BUILDING LLC	4601 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
JLP BUILDING LLC	4603 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034
PARADISE LIVING TRUST	4609 COLLEYVILLE BLVD	PALM DESERT, CA	92211
KRG COLLEYVILLE LLC	4701 COLLEYVILLE BLVD	INDIANAPOLIS, IN	46204
SADDLEBROOK ADDITION	COURTESY NOTICE	COLLEYVILLE ,TX	76034
CAMBRIDGE PLACE - COLLEYVILLE	COURTESY NOTICE	COLLEYVILLE ,TX	76034
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED	GRAPEVINE, TX	76051



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, October 10, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Variance to Section 7-150, Permanent Freestanding Signs - Sign Classifications & Regulations, specifically for a new monument sign, on Lot 2A, Block 1, Centerpark Addition.

Zoning Case: SC23-002

Applicant: Empire Canopy, Sign & Construction

Owner: 4605 Colleyville LTD

Location: 4605 Colleyville blvd

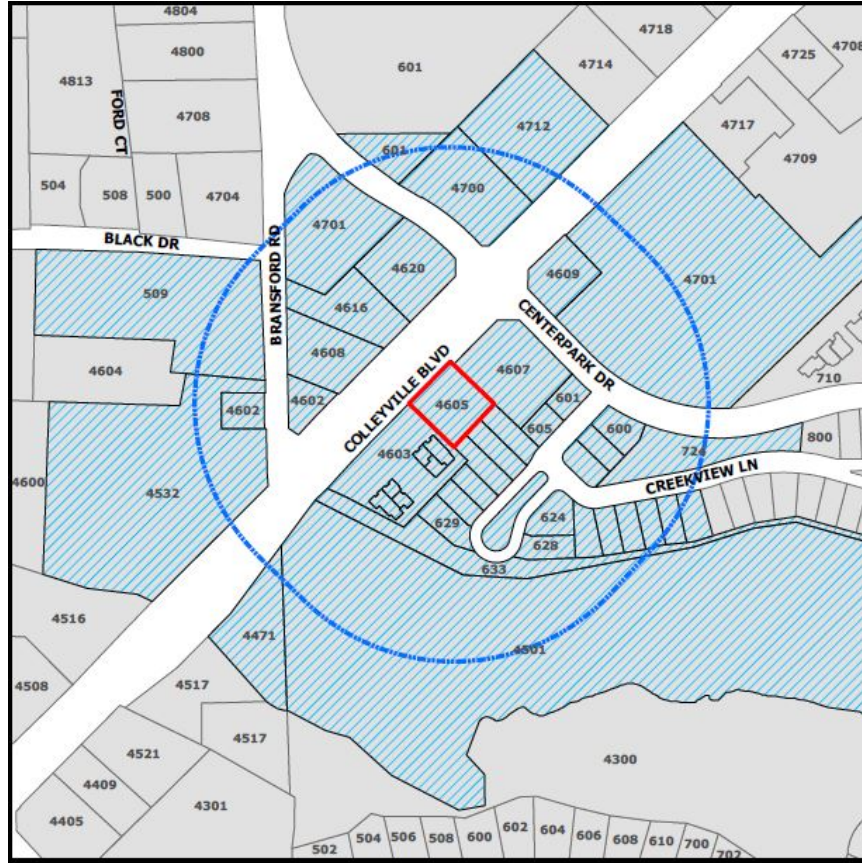
Property Description: Lot 2A, Block 1, of the Centerpark Addition.

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.

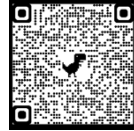
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**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



CITY OF COLLEYVILLE SIGN BOARD OF APPEALS BRIEFING

Agenda Number

Agenda Date 10/10/2023

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Variance to Section 7-215, Prohibited Signs for a non-defined sign on Lot 3, Block 1, Tara Addition, located at 1009 Cheek-Sparger Road, Case SC23-003

Explanation

Ryan Brown, the applicant, has submitted a request for a variance to allow a non-defined sign, specifically a mural sign, to be located at 1009 Cheek-Sparger Road.

Existing Conditions/Background: The subject property is generally located southeast of the intersection of Cheek-Sparger Road and Bedford Road. It is zoned CC-1 Shopping Center and is currently platted as Lot 3, Block 1, Tara Addition.

Requested Variances: The applicant is requesting a variance to allow for a painted mural sign on a side wall facing Cheek-Sparger Road.

Ordinance – Section 7-215, Prohibited Signs:

“K. Non-Defined Signs – No person shall erect or allow to be displayed upon premises owned or controlled by him any sign that is not specifically allowed by this Chapter.

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 place a painted mural sign on the side wall of the Tara Shopping Center facing Cheek-Sparger Road. The location of the mural places it approximately 200 feet from Cheek-Sparger Road. The mural depicts horses & bluebonnets and says, “Welcome to Colleyville, Texas.” The Sign Code does not allow for mural signs and, therefore, a variance to the Code is necessary. The sign does not advertise for any specific business and may be considered art.

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.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Mural Rendering
6. Notification Map
7. Notification List
8. Notification Letter

Aerial Map

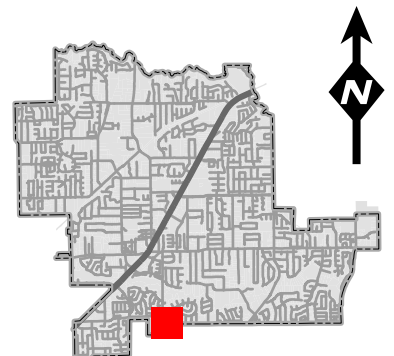


SC23-003

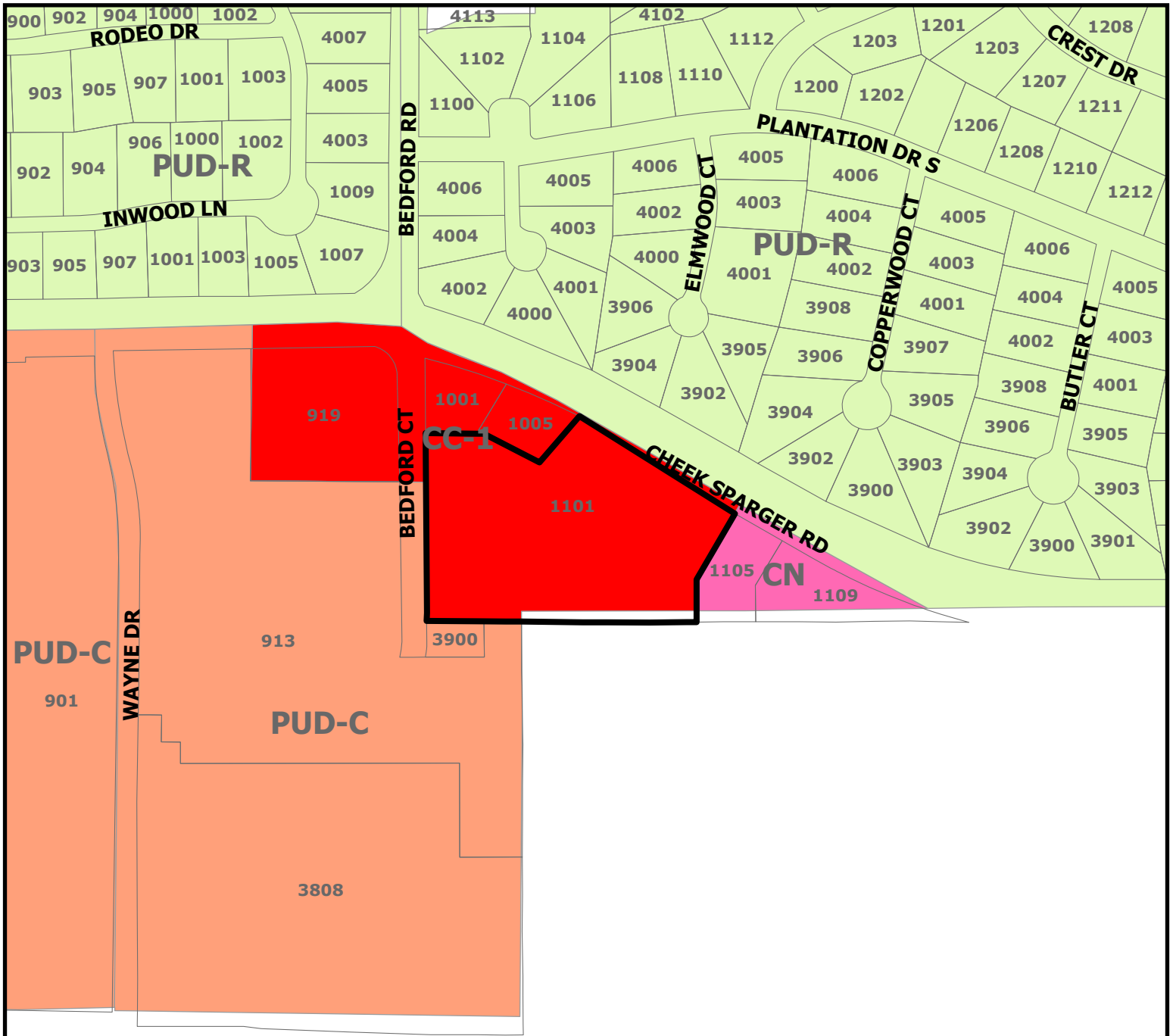
1009 Cheek Sparger Rd

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 Subject Property

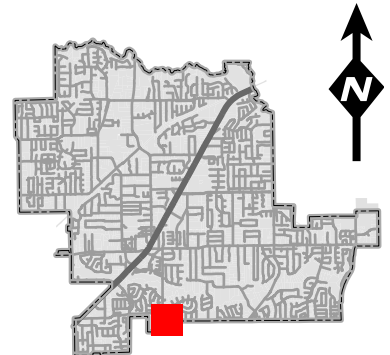


Zoning Map



SC23-003

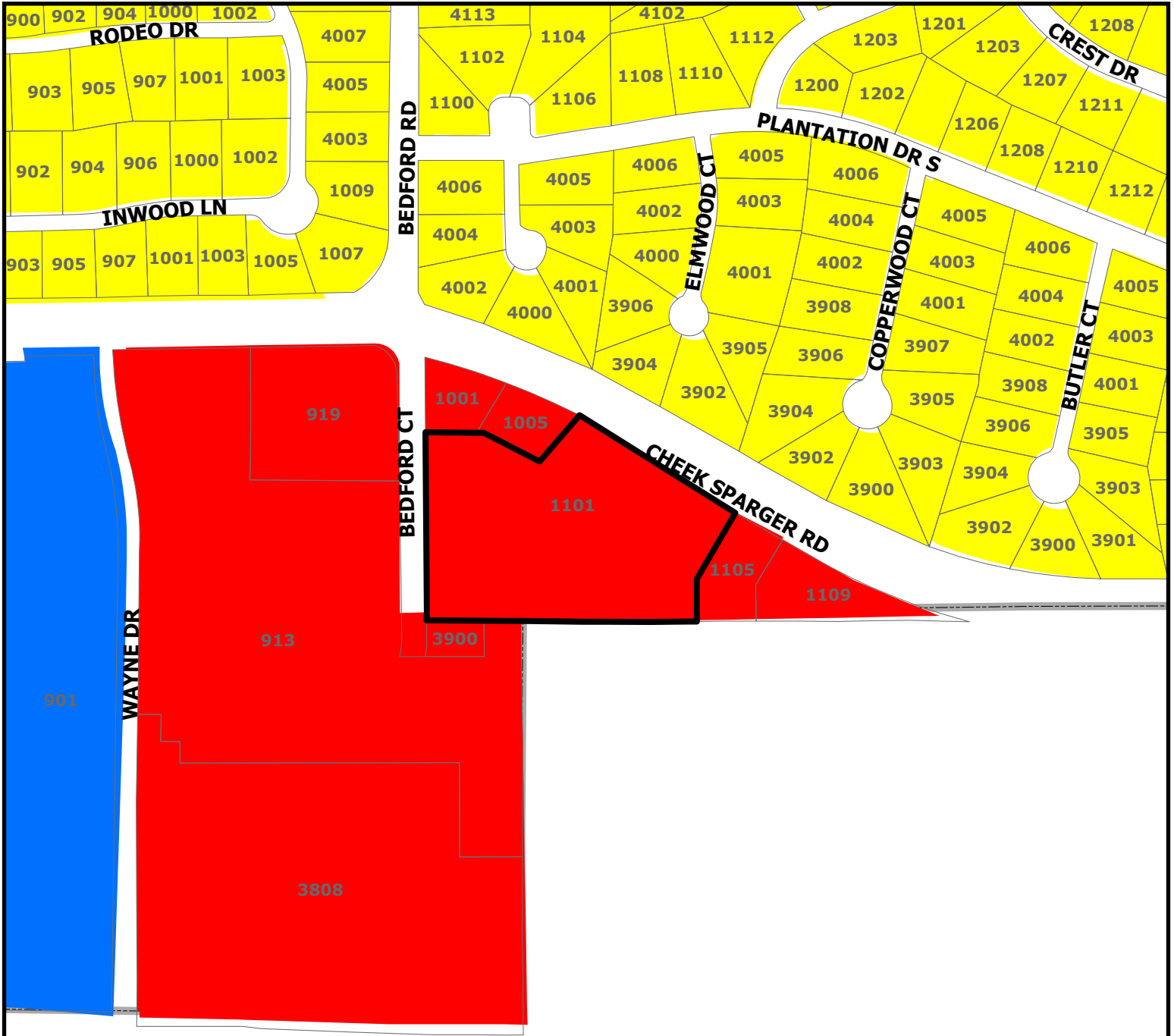
1009 Cheek Sparger Rd



 Subject Property

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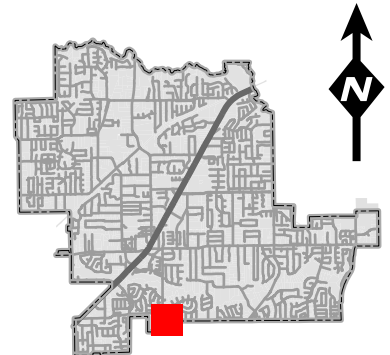
Future Land Use Map



SC23-003

1009 Cheek Sparger Rd

- Residential
- Commercial
- Institutional
- Subject Property



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EXISTING PROPERTY CONDITIONS

LOT AREA 229,103 SQ. FT. / 5.26 ACRES
 BUILDING SQUARE FOOTAGE 38,960 SQ. FT. (EXTERIOR FOOTPRINT)
 ZONING EXISTING USE CC-1 / VILLAGE RETAIL DISTRICT

BUILDING HEIGHT 24.0 FT.
 LOT COVERAGE 17%

PARKING PROVIDED:
 STANDARD SPACES 200 SPACES
 HANDICAP VAN ACCESSIBLE 7 SPACES
 TOTAL 207 SPACES

ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	15,000 SQ. FT.
(2) MINIMUM LOT WIDTH	150 FT.
(3) MINIMUM FRONT YARD	40 FT.
(4) MINIMUM SIDE YARD	ABUTTING RESIDENTIAL 25 FT. MIN ABUTTING NON-RESIDENTIAL 10 FT. MIN
(5) MINIMUM REAR YARD	ABUTTING RESIDENTIAL 25 FT. MIN ABUTTING NON-RESIDENTIAL 10 FT. MIN
(6) MAXIMUM LOT COVERAGE	50%
(7) MAXIMUM HEIGHT	32 FT./2 STORIES
(8) MAXIMUM DENSITY	N/A
(9) MINIMUM PARKING REQUIRED	224 SPACES

For additional information about the Yard, Lot and Space Regulations, please call Development Services, NV5 and ask for Zoning.
 Per Zoning Report 7202202707, Dated October 10, 2022.

EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
1.	VOL. 8708, PG. 1125	RESTRICTIVE COVENANTS	YES	NO
10.e.	VOL. 388-192, PG. 86	10' LANDSCAPE ESMT., 24' UTIL. ESMT., 10' ACCESS & LANDSCAPE ESMT., 15' DRAINAGE ESMT., VARIABLE WIDTH DRAINAGE ESMT., PUBLIC UTILITY ESMTS., 40' BLDG. LINE, 15' BLDG. LINE, 24' TRA ESMT., 10' TRA ESMT.	YES	YES
10.f.	VOL. 9076, PG. 926	10' T.P.&L. EASEMENT	YES	YES
10.g.	VOL. 9076, PG. 1009	10' T.P.&L. EASEMENT	YES	YES
10.h.	VOL. 6451, PG. 619	T.R.A. EASEMENT	YES	YES
10.i.	VOL. 6888, PG. 16	15' T.R.A. EASEMENT	YES	YES
10.k.	VOL. 8708, PG. 1125	TERMS, PROVISIONS AND CONDITIONS	YES	NO

LEGEND

- /// EXISTING EDGE ASPHALT PAVING
- OHP EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- X EXISTING BARBED WIRE FENCE
- EXISTING GUARD RAIL
- GUY WIRE
- POWER POLE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- MAG NAIL SET/FND.
- FENCE POST CORNER
- "X" FOUND IN CONCRETE
- CONTROLLING MONUMENT
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- BRICK COLUMN
- COVERED PORCH, DECK OR CARPORT
- CATV
- FIRE HYDRANT
- LIGHT POLE
- VAULT
- TRANSFORMER
- GRATE INLET
- POINT FOR CORNER

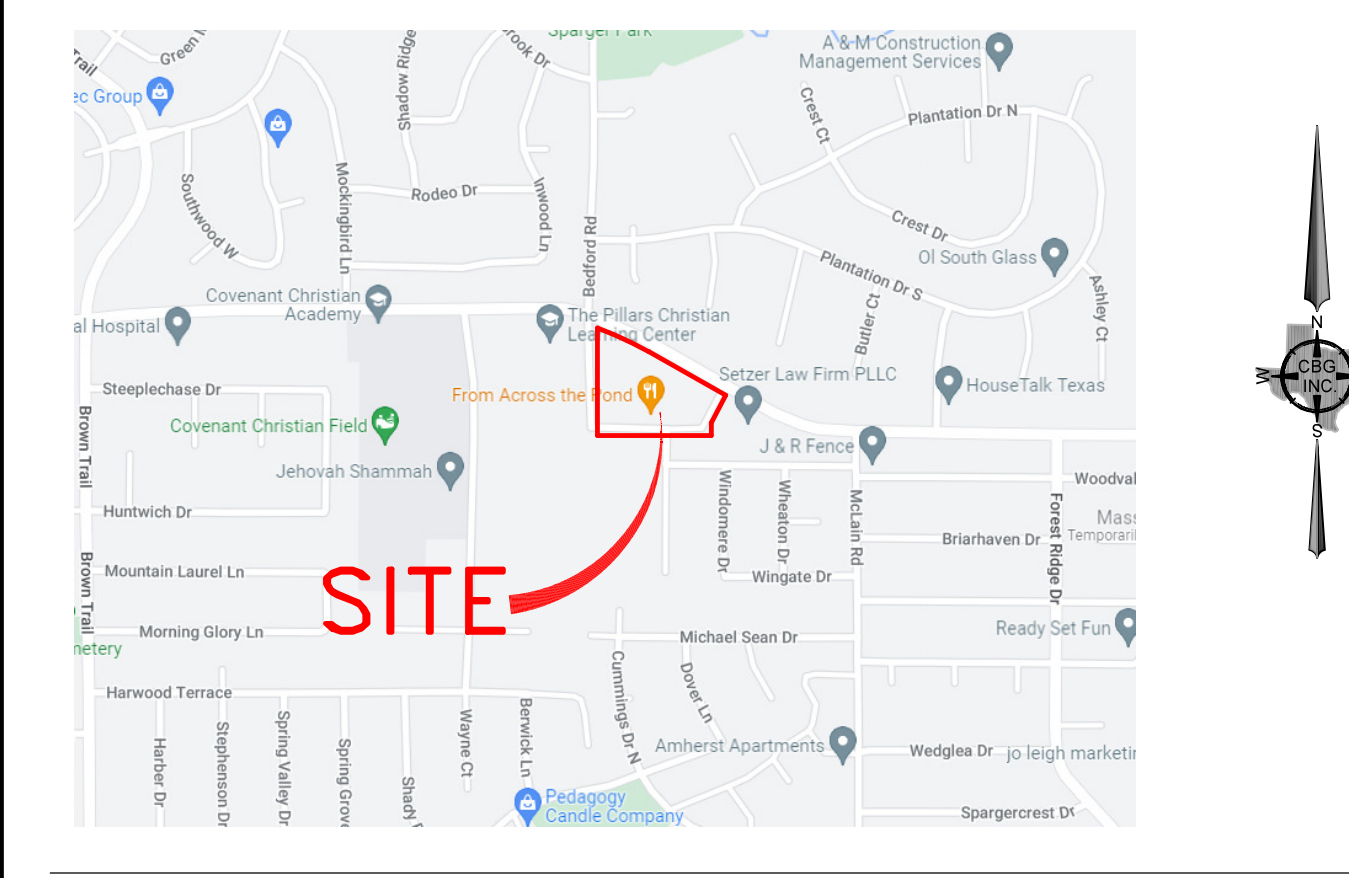
GENERAL NOTES

- Bearings shown are based on NAD 83 Texas North Central Zone.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

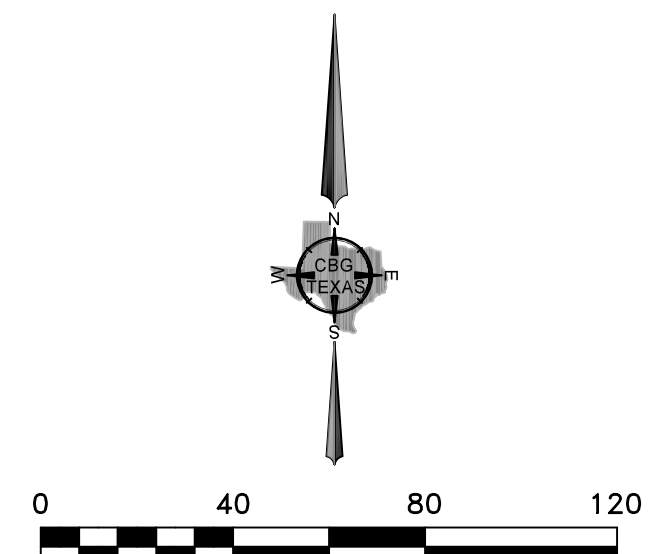
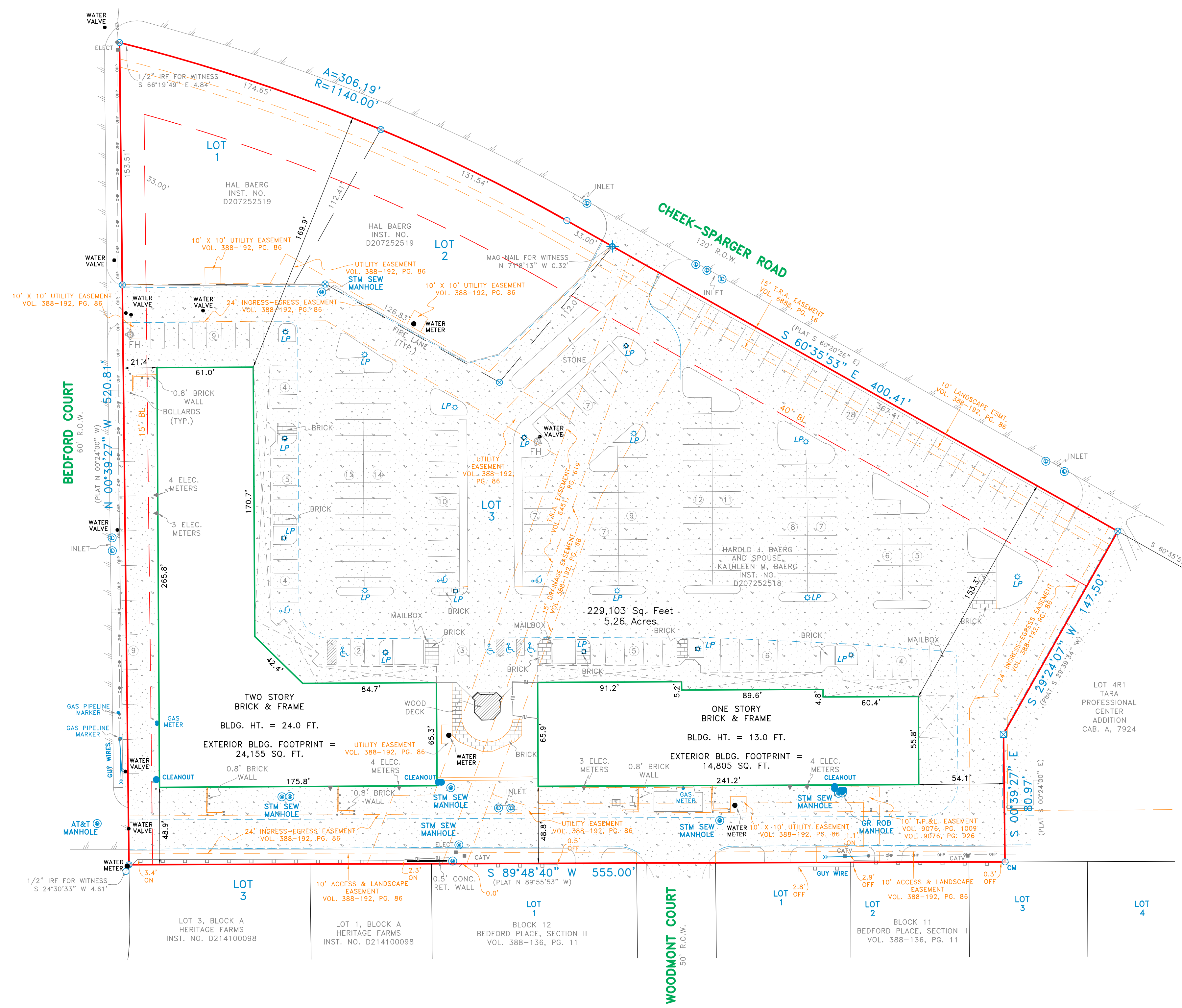
PROPERTY DESCRIPTION

Being Lots 1-3, in Block 1, of TARA III, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-192, Page 86, of the Map Records of Tarrant County, Texas.

VICINITY MAP



NOT TO SCALE



SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of August 29, 2022, issued by First American Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48439C0210K, with a date of Identification of 9/25/2009, for Community No. 480590, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Republic Title of Texas in connection with the transaction described in GF# 1002-371330-RTT. The undersigned, being a registered land surveyor of the State of Texas certifies to MDT Investments, LLC, First American Title Insurance Company and Republic Title of Texas, Inc. as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 10/4/2022.

The parties listed above are entitled to rely on the survey.
 Executed this 7th day of October, 2022.

Bryan Connally

Bryan Connally
 Registered Professional Land Surveyor No. 5513



DATE	BY	REVISIONS	NOTES
10/12/2022	TER		ADD TITLE
10/12/2022	TER		COMMENTS
10/13/2022	TER		COMMENTS
10/18/2022	TER		ADD ZONING

C.B.G. Surveying Texas, LLC.
 1413 E. IH-30 Suite 7
 Garland, Texas 75043
 P 214-349-9485 F 214-349-2216
 Firm No. 10168800
 www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	10/7/22	2218201	SEE CERT.	TER

ALTA/NSPS LAND TITLE SURVEY

1, 2 & 3, BLOCK 1, TARA III
 COLLEYVILLE, TARRANT COUNTY, TEXAS
 1001, 1005 & 1101 CHEEK-SPARGER ROAD

1009

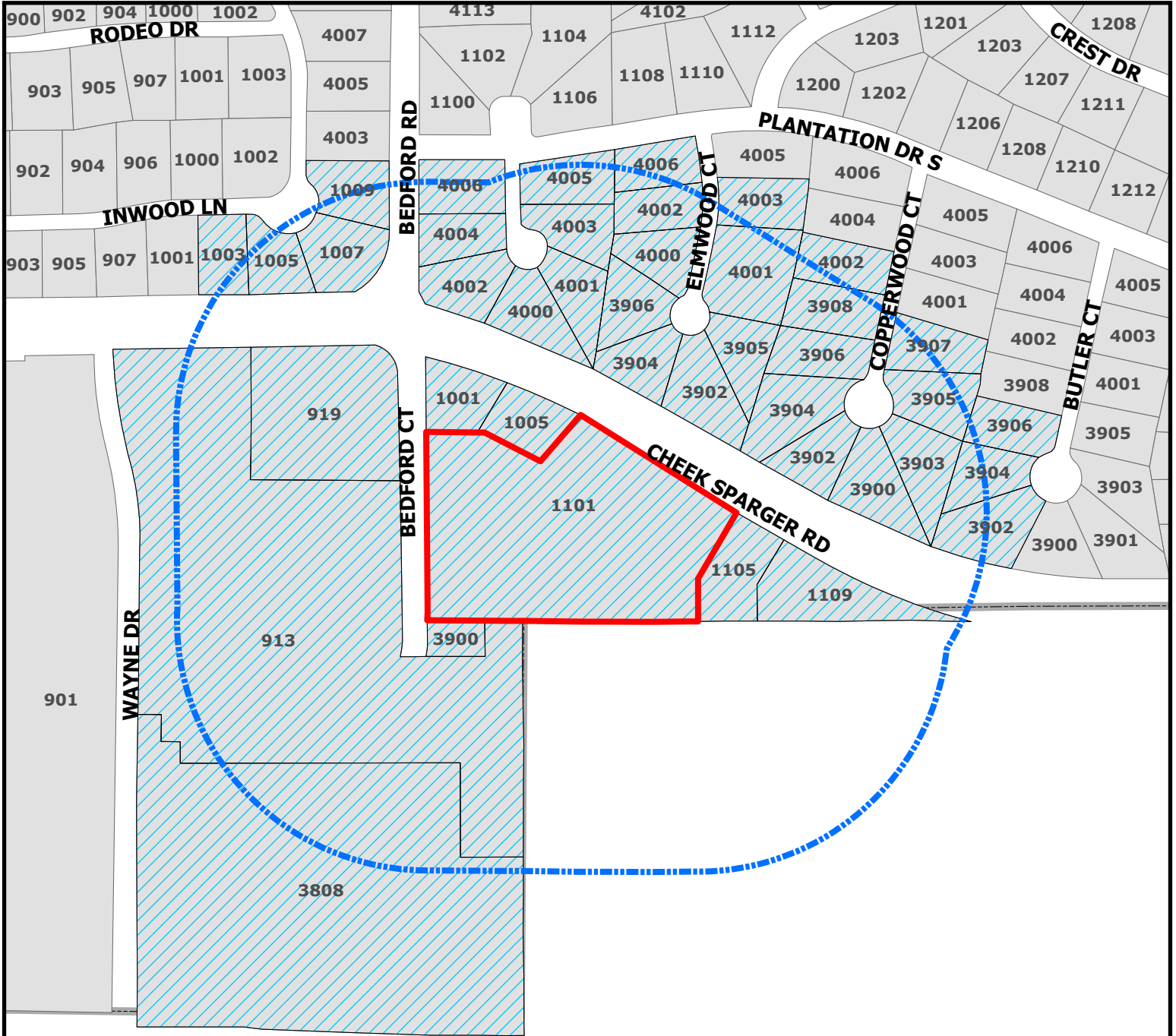
Welcome to

COLLEYVILLE

Texas






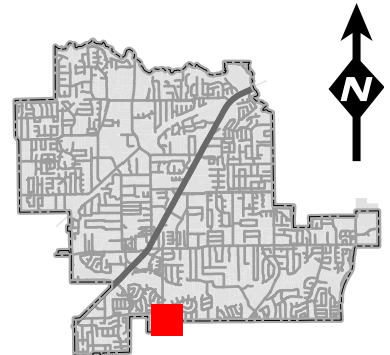
Notification Map



SC23-003

1009 Cheek Sparger Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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Owner Name	Situs Address	Owner City	Owner Zip
PURSLEY, TEX	4000 ELMWOOD CT	COLLEYVILLE, TX	76034
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX	76034
CONATSER, JOSH R	3902 ELMWOOD CT	COLLEYVILLE, TX	76034
MCDOWELL, CHS A	3902 COPPERWOOD CT	COLLEYVILLE, TX	76034
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX	76034
MDT TARA LTD	1101 CHEEK SPARGER RD	DALLAS, TX	75230
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX	76034
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX	76034
ANDREWS, CHARLEY	4001 PLANTATION CT	COLLEYVILLE, TX	76034
DELANEY, JENNIFER	3902 BUTLER CT	COLLEYVILLE, TX	76034
MDT TARA LTD	1005 CHEEK SPARGER RD	DALLAS, TX	75230
BENNETT, DEREK	3907 COPPERWOOD CT	COLLEYVILLE, TX	76034
FOREMAN, BARBARA R	4006 ELMWOOD CT	COLLEYVILLE, TX	76034
ROJAS, JAMES	4005 PLANTATION CT	COLLEYVILLE, TX	76034
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX	76034
ALVAREZ, DAVID	4004 PLANTATION CT	COLLEYVILLE, TX	76034
BORCHARDT, CAROL	4002 ELMWOOD CT	COLLEYVILLE, TX	76034
RHEE, UN YOUNG	4002 COPPERWOOD CT	COLLEYVILLE, TX	76034
BARTON, LEO W	3900 COPPERWOOD CT	COLLEYVILLE, TX	76034
ABBOTT, RHONDA C	3904 BUTLER CT	COLLEYVILLE, TX	76034
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX	76034
MONTALVO, RODNEY L	3903 COPPERWOOD CT	COLLEYVILLE, TX	76034
WRIGHT, RYAN ALAN	3906 BUTLER CT	COLLEYVILLE, TX	76034
PECHACEK, JOHN A	3905 COPPERWOOD CT	COLLEYVILLE, TX	76034
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX	76034
MDT TARA LTD	1001 CHEEK SPARGER RD	DALLAS, TX	75230
KENVIN, KEN M	3905 ELMWOOD CT	COLLEYVILLE, TX	76034
BEALL DENTON PARTNERS LP	913 CHEEK SPARGER RD	COLLEYVILLE, TX	76034
TORRES, NOLBERTO	3904 COPPERWOOD CT	COLLEYVILLE, TX	76034
BEALL DENTON PARTNERS LP	3900 BEDFORD CT	COLLEYVILLE, TX	76034
CRAVER, PETE F	3908 COPPERWOOD CT	COLLEYVILLE, TX	76034
COVER-TEK INC	1105 CHEEK SPARGER RD	SOUTHLAKE, TX	76092
BYNO, THOMAS J	3906 COPPERWOOD CT	COLLEYVILLE, TX	76034
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX	76034
WHITE, JAY	4001 ELMWOOD CT	COLLEYVILLE, TX	76034
TIRHI, GHALEB	4003 ELMWOOD CT	COLLEYVILLE, TX	76034
BEALL DENTON PARTNERS LP	3808 WAYNE DR	COLLEYVILLE, TX	76034
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX	76034
SCF RC FUNDING IV LLC	919 CHEEK SPARGER RD	PRINCETON, NJ	8540
EDWARDS, SHERIDAN B	4003 PLANTATION CT	COLLEYVILLE, TX	76034
MYERS, DAVID W	1109 CHEEK SPARGER RD	NORTH RICHLAND HILLS, TX	76180

TARA PLANTATION ADDITION	COURTESY NOTICE	COLLEYVILLE ,TX	76034
SADDLEBROOK ADDITION	COURTESY NOTICE	COLLEYVILLE ,TX	76034
HURST EULESS BEDFORD ISD	STATE REQUIRED	BEDFORD, TX	76022



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, October 10, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Variance to Section 7-215 Prohibited Signs for a Non-Defined Sign on Lot 3, Block 1, Tara Addition, located at 1009 Cheek Sparger Road. The request is to allow for a mural sign.

Zoning Case: SC23-003

Applicant: Ryan Brown

Owner: MDT Tara LTD

Location: 1009 Cheek Sparger Rd

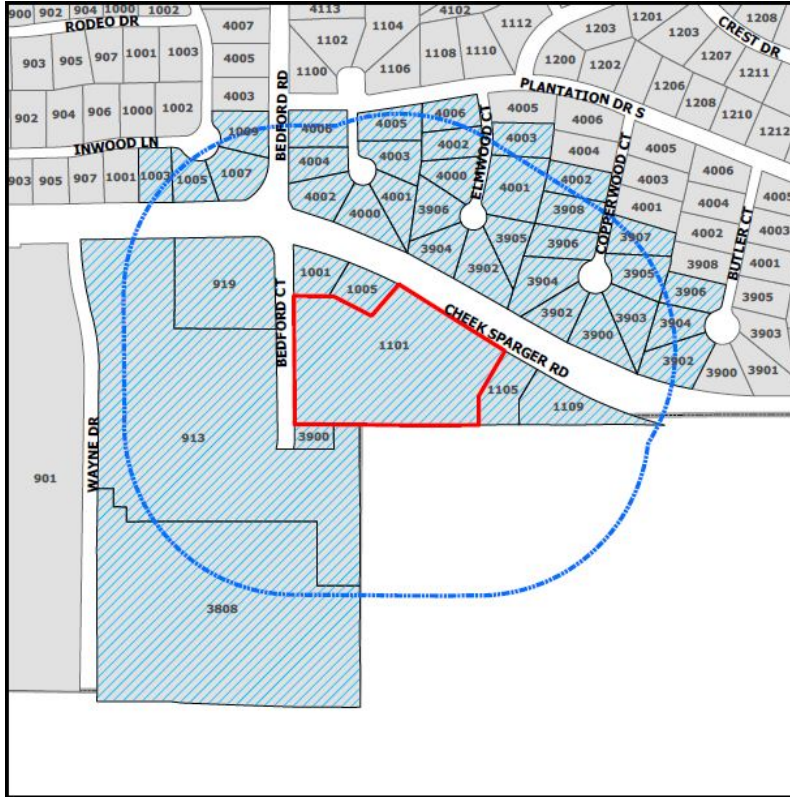
Property Description: Lot 3, Block 1, of the Tara Addition.

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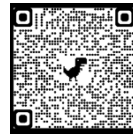
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City of Colleyville
100 Main Street
Colleyville, TX 76034**

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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
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