



**CITY OF COLLEYVILLE
SIGN BOARD OF APPEALS
AGENDA**

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

TUESDAY, DECEMBER 12, 2023 - 7:00 PM

1. APPROVAL OF MINUTES

October 10, 2023 Sign Board of Appeals Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Variance to Ordinance O-12-1859 to allow for an internally lit wall sign on Lot 48, Village at Colleyville, located at 16 Village Ln Unit 150, Case SC23-004

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, December 7, 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

100 Main Street, Colleyville, Texas, 76034

TUESDAY, OCTOBER 10, 2023

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Sign Board of Appeals Meeting was called to order by Chair Kamerman on October 10, 2023, at 7:00 p.m.

Roll Call

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

Absent: Eric Holland and Frank Carroll

Staff Present: Jacquelyn Reyff and Kris Potts

Also Present: N/A

1. APPROVAL OF MINUTES

1a Board Member Deakin made a motion to approve the February 15, 2023 minutes. Board Member Shadle seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Vallario, Kamerman, Shadle, and Deakin

Nay: 0

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

Jacquelyn Reyff presented the case and briefed the Sign Board.

The applicant was unable to attend the meeting due to illness.

The public hearing was opened at 7:07 p.m.

With no one else wishing to speak, the public hearing was closed at 7:07 p.m.

Board Member Shadle made a motion to approve case SC23-002. Board Member Deakin seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Vallario, Kamerman, Shadle, and Deakin

Nay: 0

- 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

Jacquelyn Reyff presented the case and briefed the Sign Board.

The applicant, Ryan Brown, spoke on the case and answered the boards' questions regarding the proposed sign, and existing signage.

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.

Board Member Deakin made a motion to approve Case SC23-003. Board Member Vallario seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Vallario, Kamerman, Shadle, and Deakin

Nay: 0

3. CITIZEN COMMENTS

The public forum opened at 7:15 p.m. and with no one wishing to speak closed at 7:15 p.m.

4. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on, 2023 by a vote of _.



CITY OF COLLEYVILLE SIGN BOARD OF APPEALS BRIEFING

Agenda Number 2a	Agenda Date 12/12/2023	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Variance to Ordinance O-12-1859 to allow for an internally lit wall sign on Lot 48, Village at Colleyville, located at 16 Village Ln Unit 150, Case SC23-004

Explanation

Barnett Signs, the applicant, has submitted a request for a variance to allow for a backlit illuminated channel wall sign to be located at 16 Village Lane, Suite 150.

Existing Conditions/Background: The subject property is generally located north of the intersection of Colleyville Boulevard and Glade Road. The subject property is located on Village Lane to the west of Colleyville Boulevard. It is zoned PUD-C Planned Unit Development Commercial district and is currently platted as Lot 48, Village at Colleyville.

Requested Variances: The applicant is requesting a variance to allow for a backlit illuminated channel wall sign, which the PUD-C does not allow.

Ordinance O-12-1859– Section 5.F6, Advertising Signs:

"D. None of the above signs shall be internally lit. These signs may be front-lit with lights that do not create an unreasonable glare on adjacent buildings."

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 is requesting a backlit illuminated channel sign on the wall of 16 Village Lane. The location of the sign places it 100 feet from Colleyville Boulevard. The sign will advertise the name of the business on the wall. The Village at Colleyville ordinance does not allow for signs to be backlit and, therefore, a variance to the Code is necessary.

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 recommends denial of the requested sign variance due to technical non-compliance.

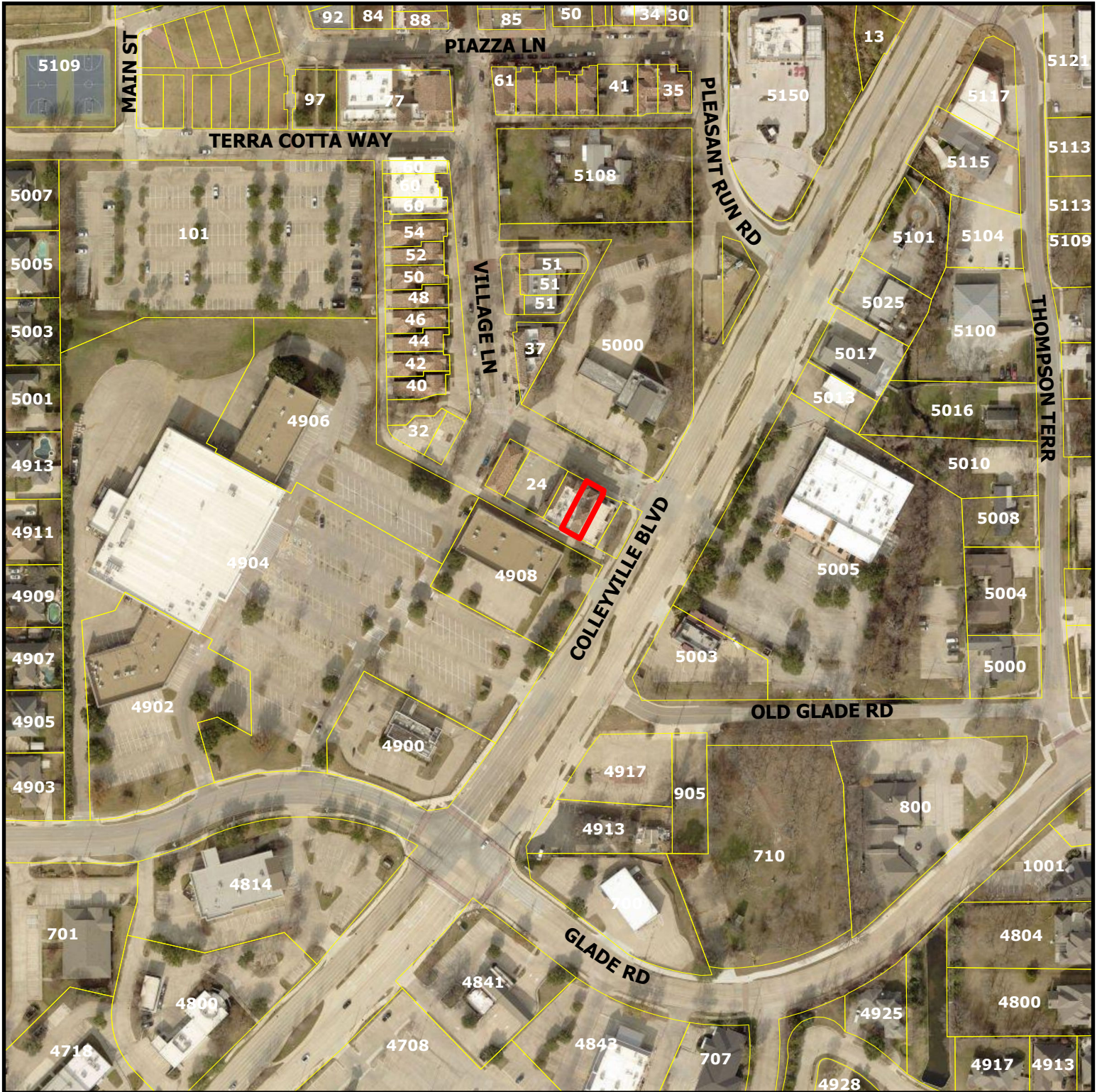
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Sign Exhibit
5. Notification Map
6. Notification Letter
7. Notification List

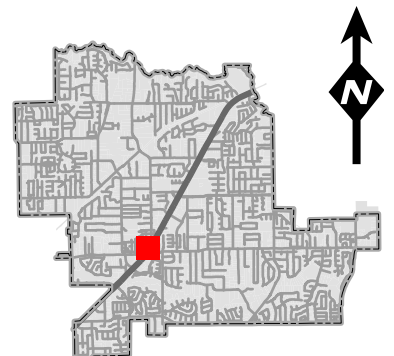
Aerial Map



SC23-003

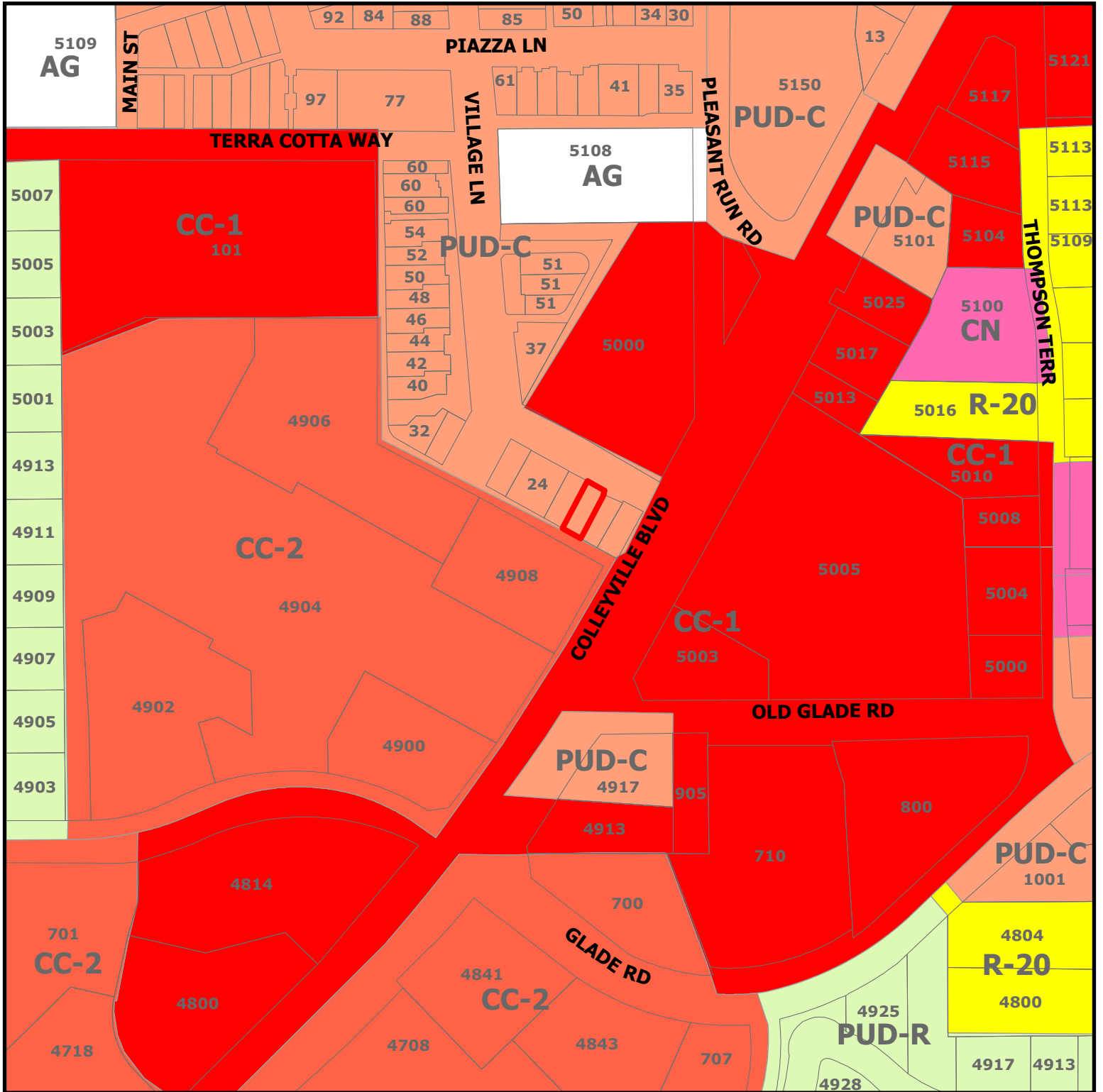
SC23-003

 Subject Property



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Zoning Map



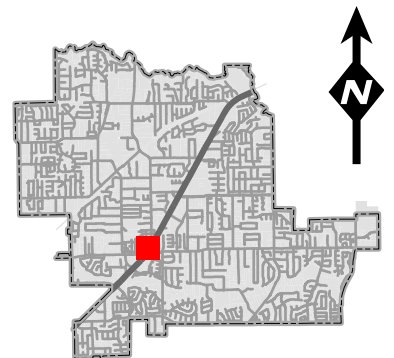
SC23-003

SC23-003



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 Subject Property





ALLOY

PERSONAL TRAINING

COLLEYVILLE TEXAS BRANDING CAMPAIGN



LETTER OF AUTHORIZATION

Date: 10/18/23

To Whom It May Concern:

I, Cory Anderson owner or agent of the owner

For the property listed as Alloy Personal Training

Located at 16 Village Lane Suite 150 (street address)

Colleyville, TX (City-state)

76034 (Zip code)

Do authorize **Thomas Sign & Awning Company, Inc. or their authorized Agents** to fill out sign permit applications for signage for the above referenced property.

[Signature]
Owner or Agent of Owner

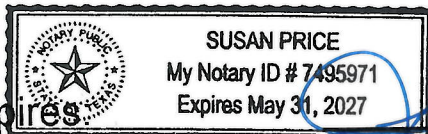
Date: 10/31/23

817-304-0169
Owners Telephone Number

Sworn to and subscribed to before me this 31st day of October

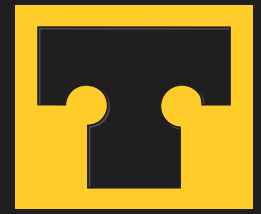
2023 and being personally known/ Cory Anderson identification.

My commission expires



[Signature]
NOTARY PUBLIC

May 31, 2027



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Alloy Personal Training

Design Number:
00000

Installation Address:
16 Village Lane Suite 150
Colleyville Texas 76034

Project Identity Number:
99687

Sales Associate:	Project Team:
------------------	---------------

MD	MD
----	----

Designer:	Date:
-----------	-------

GAW	09/22/23
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Project Updates:

Approved
10/27/2023



Satellite Image

Illuminated Channel Lettering / Logo Icon Flush Mounted To Wall Surface



3M™ MCS™ Warranty

Approval:

- Approved
DATE: _____
- Approved as noted
DATE: _____
- Revise & Re-Submit
DATE: _____

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Local: 727-573-7757
Fax: 727-573-0328



THOMAS

SIGN & AWNING CO INC

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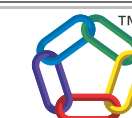
Project Identity Number:
99687

Sales Associate:	Project Team:
MD	MD
Designer:	Date:
GAW	09/22/23

Project Updates:
1
2



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



3MTM MCSTM Warranty

Approval:

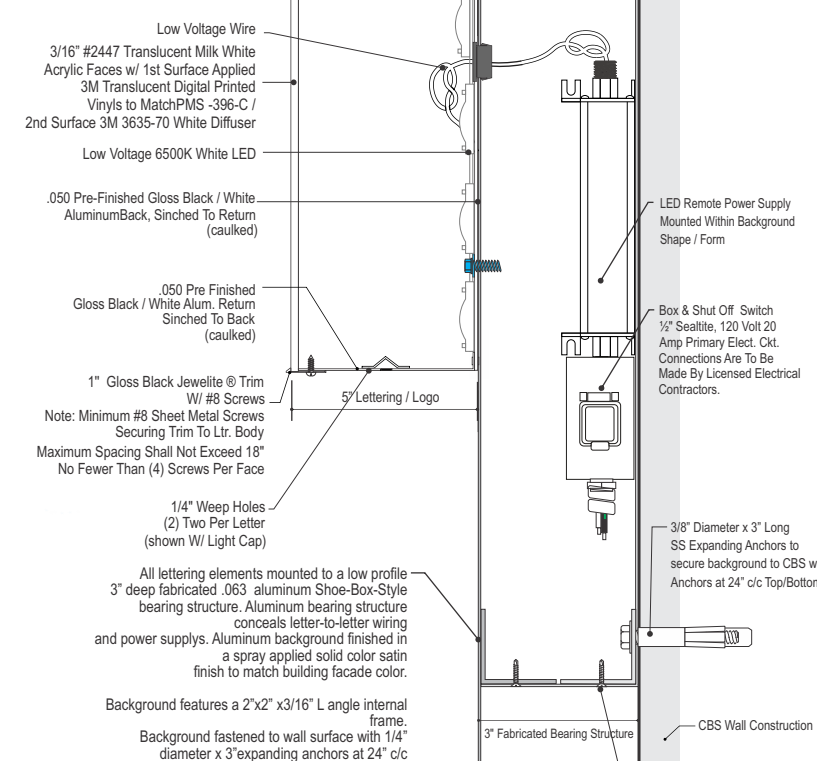
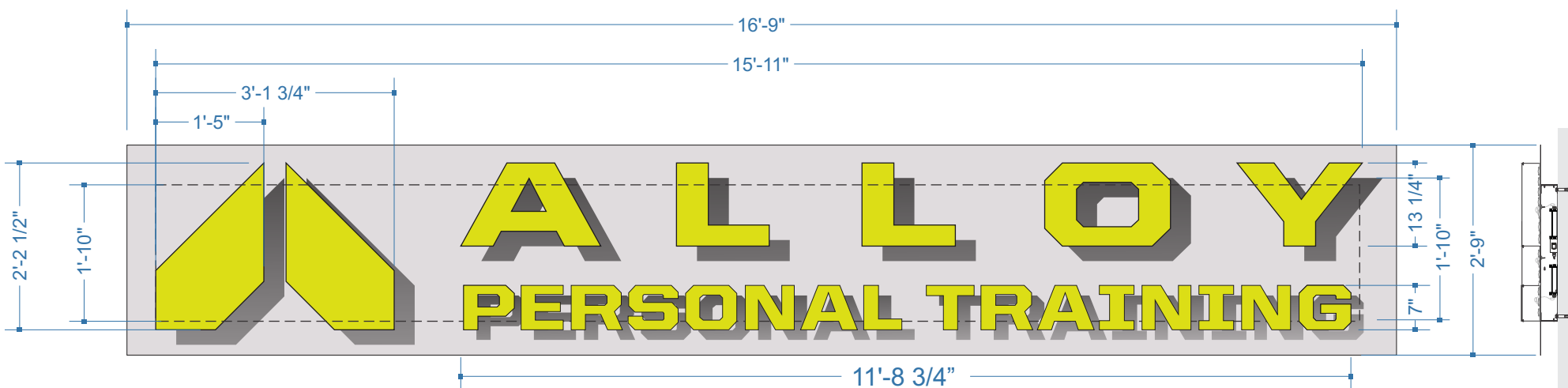
- Approved
DATE:
- Approved as noted
DATE:
- Revise & Re-Submit
DATE:

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Page Sheet

1 1 of 3

Local: 727-573-7757
Fax: 727-573-0328



Approved
10/27/2023

Illuminated Identity Display / North Elevation

Illuminated Channel ALLOY PERSONAL TRAINING with logo mounted to a fabricated bearing structure.
Square footage: 1.5 times the length of the leased storefront width. 35'-4" (35.3333) x 1.5 = 52.99 sq ft allowable.
Sign area shown: 2'-9" (2.75) x 16'-9" (16.75) = 46.06 sq ft

SCALE: 1/2"=1'-0"

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 (1½) 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.



Typical: Illuminated Identity on Storefront Elevation

Illuminated Channel Lettering / Logo Icon with fabricated aluminum bearing structure

SCALE: 3/16"=1'-0"

Typical: APT Channel Lettering / Logo

Illuminated Channel Letters and logo mounted to a bearing structure background

- "ALLOY PERSONAL TRAINING"
3/16" #2447 Milk White with 1st Surface applied 3M Translucent Digital Printed vinyl to match PMS 396-C and 2nd Surface 3M 3635-70 White Diffuser
- Returns and Backs Pre-Finished Gloss Black/White
- Trim Cap Gloss Black
- Bearing Structure Satin to Match Building Facade (TBD)



EVENING VIEW



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Alloy Personal Training

Design Number:
00000

Installation Address:
16 Village Lane Suite 150
Colleyville Texas 76034

Project Identity Number:
99687

Sales Associate:	Project Team:
-------------------------	----------------------

MD	MD
----	----

Designer:	Date:
------------------	--------------

GAW	09/22/23
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Project Updates:

1

2



3M™ MCS™ Warranty

Approval:

Approved
DATE:

Approved as noted
DATE:

Revise & Re-Submit
DATE:

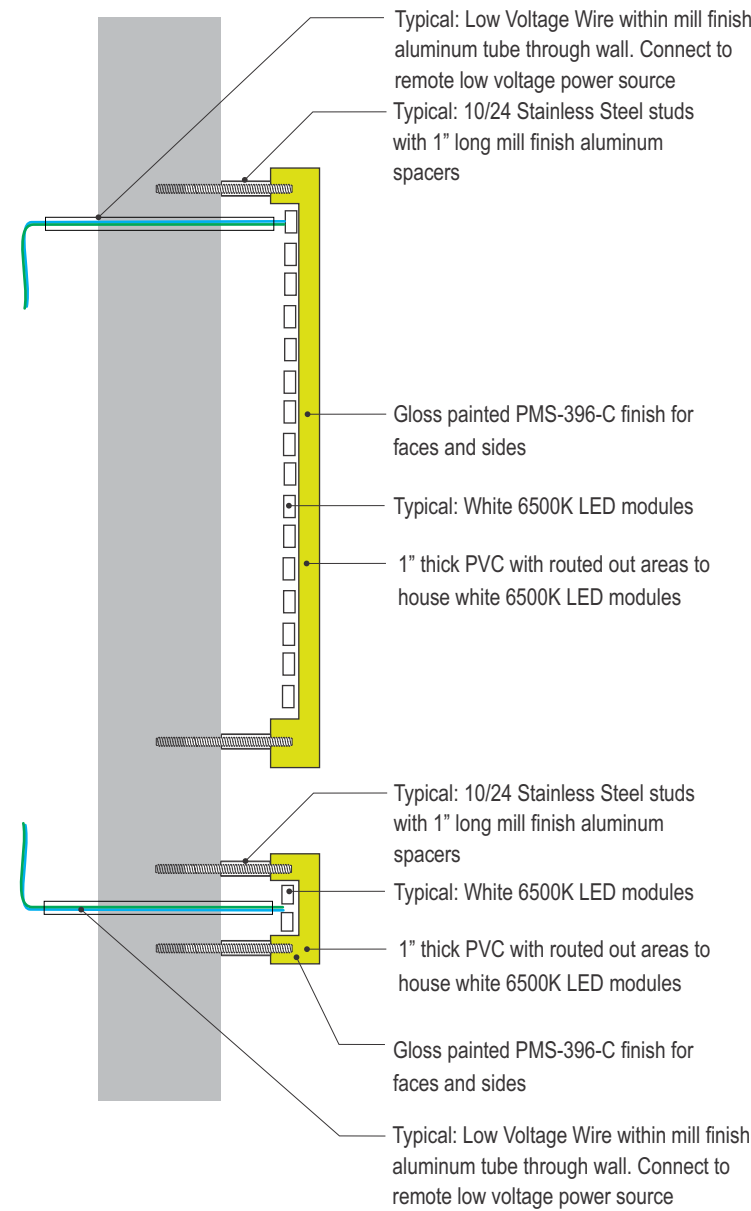
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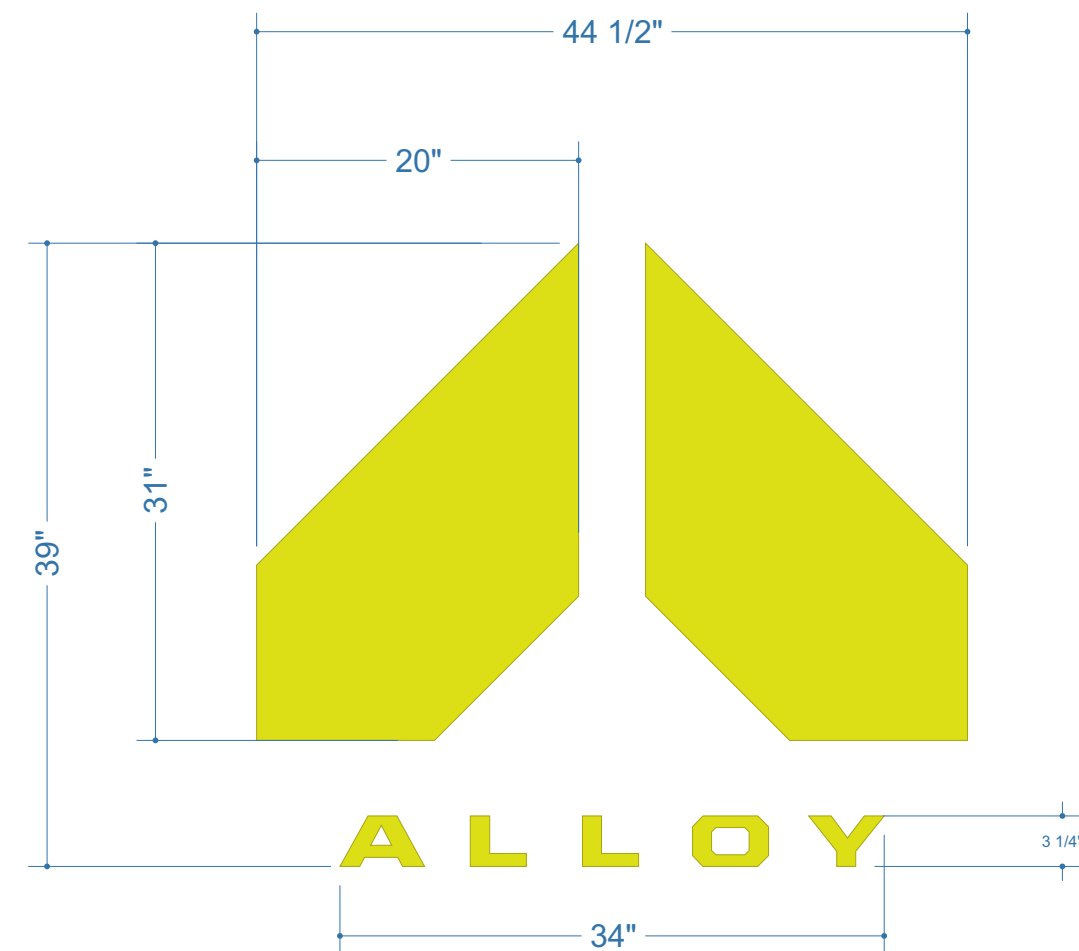
2

2 of 3

Local: 727-573-7757
Fax: 727-573-0328



Typical: Enlarged Section Detail

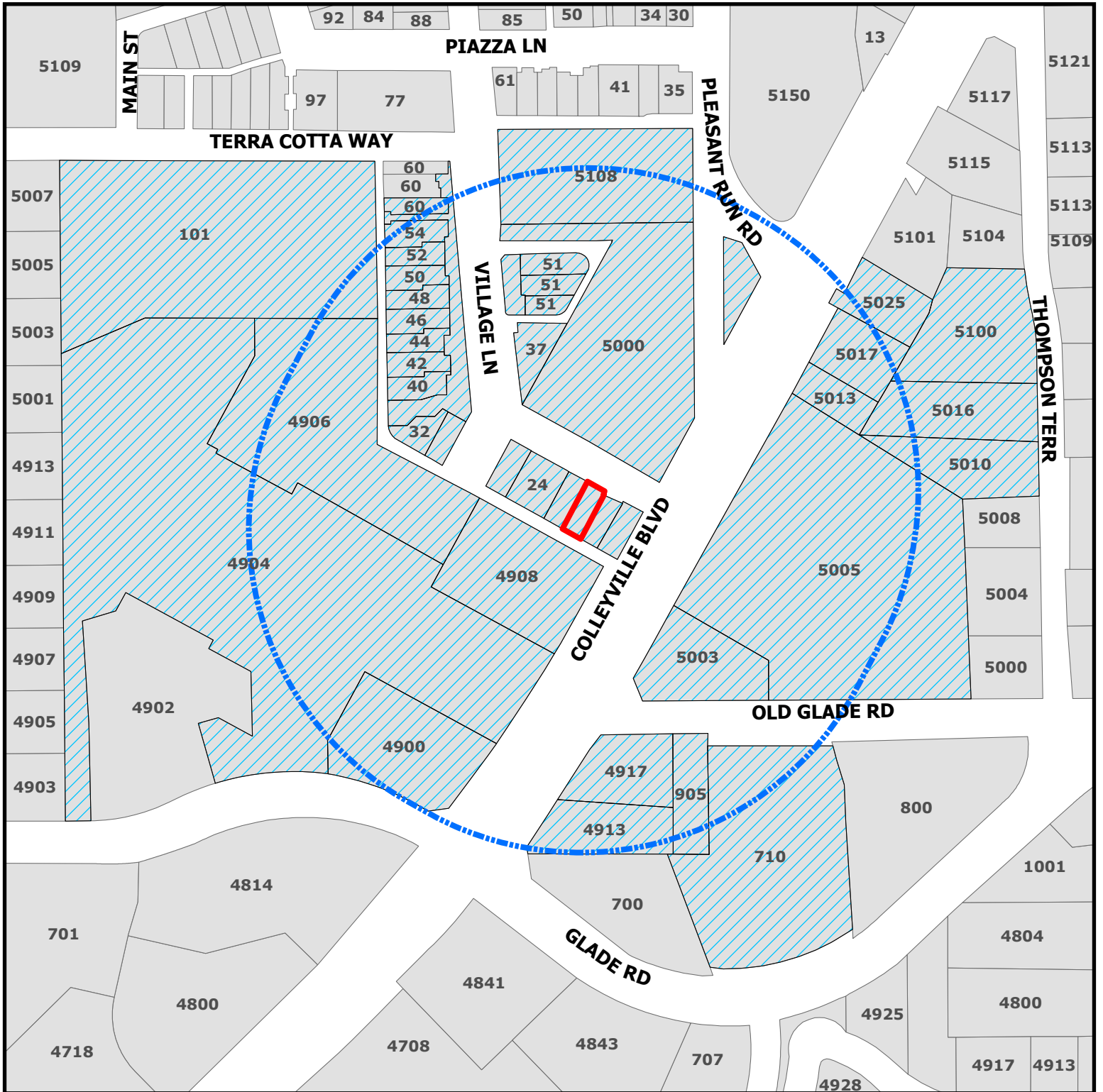


Typical: Halo Illuminated Impact Wall Display

SCALE: 1"=1'-0"




Halo Illuminated Routed PVC
Description: 1" thick routed PVC, painted to match PMS 396-C Gloss.
Halo Illuminated with White 6500K LED Modules.
Display mounted 1" from interior wall surface with 1" long satin mill finish aluminum spacer tubes.

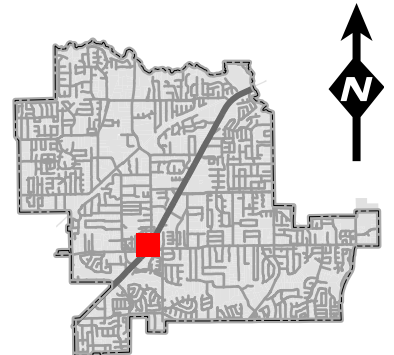
Notification Map



SC23-003

SC23-003

-  Parcels to be notified
-  Buffer
-  Subject Property



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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: December 12, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Variance to Ordinance O-12-1859 to allow for an internally lit wall sign on Lot 48, Village at Colleyville Addition, located at 16 Village Lane, Unit 150.

Zoning Case: SC23-004

Applicant: Barnett Signs, Inc.

Owner: Cory Anderson

Location: 16 Village Ln, Unit 150

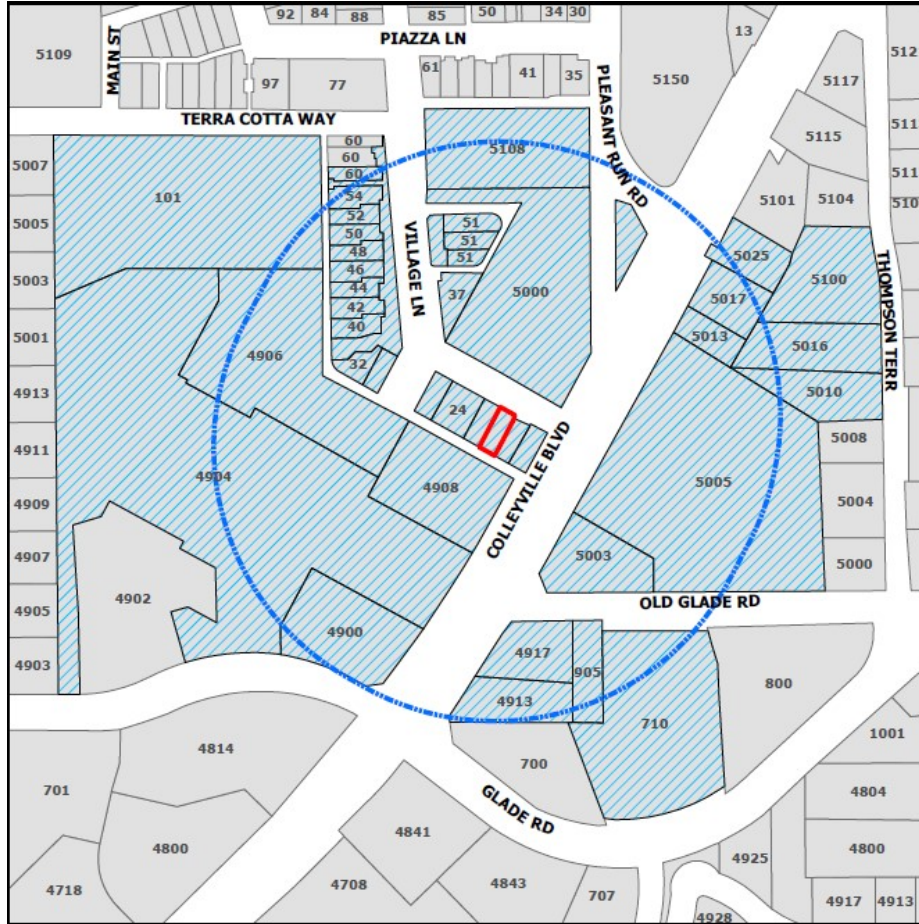
Property Description: Lot 48, Villages at Colleyville Condos Common Area

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.

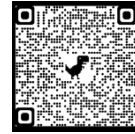
All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**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	Owner Zip	Situs Address
SC 16 VILLAGE LANE INVESTMENT L	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4900 COLLEYVILLE BLVD
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4906 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX	75265	12 VILLAGE LN
THE WISDOM CENTER INC	35 VERANDA LN	COLLEYVILLE, TX	76034	51 VILLAGE LN
ANTHONY & VIVIAN MCNOSKY REVOCA	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5016 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 TERRA COTTA WAY
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5010 THOMPSON TERR
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
COCANOUGHASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX	75265	47 VILLAGE LN
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX	76034	905 OLD GLADE RD
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX	76182	4913 COLLEYVILLE BLVD
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD SUITE 1	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD
SLANEY, RICHARD	35 VILLAGE LN	COLLEYVILLE, TX	76034	37 VILLAGE LN
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
PROPER TEA HOLDINGS LLC	1322 RANCHERS LEGACY TR	FORT WORTH, TX	76126	4917 COLLEYVILLE BLVD
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX	75265	36 VILLAGE LN
RP GROUP INVESTMENTS LLC	12498 RIVERHILL RD	FRISCO, TX	75033	32 VILLAGE LN
52 VILLAGE LANE LLC	1410 EAGLE BEND	SOUTHLAKE, TX	76092	52 VILLAGE LN
SC COLLEYVILLE-60 VILLAGE LANE	4900 BROILES CT	KELLER, TX	76244	60 VILLAGE LN
ZIMMERMAN, THERESA	54 VILLAGE LN	COLLEYVILLE, TX	76034	54 VILLAGE LN
JAMES, DUSTIN	40 VILLAGE LN	COLLEYVILLE, TX	76034	40 VILLAGE LN
ATKINSON, ERIC	44 VILLAGE LN	COLLEYVILLE, TX	76034	44 VILLAGE LN
STALEY, JENNIFER	46 VILLAGE LN	COLLEYVILLE, TX	76034	46 VILLAGE LN
WEESE, DENNIS	707 HARDING WAY SE	HUNTSVILLE, AL	35802	50 VILLAGE LN
JORDAN, JENNIFER	48 VILLAGE LN	COLLEYVILLE, TX	76034	48 VILLAGE LN
VADYSIRISACK, PANG	42 VILLAGE LN	COLLEYVILLE, TX	76034	42 VILLAGE LN
LAKEWOOD ESTATES	213 Mill Crossing West	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED