



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, September 10, 2013

City Council Chambers

**7:15 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR**

CALL TO ORDER

1. APPROVAL OF MINUTES

August 14, 2013

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance from the sign regulations on Lot 5A, Block 1, of the Town Center Colleyville Addition, located at 5695 Colleyville Boulevard, case SC13-007.

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 6, 2013 by 5:00 p.m.

Taci Wrisley

Planning and Zoning Assistant

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 Minutes

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Wednesday, August 14, 2013

City Council Chambers

Call to Order

The Sign Board of Appeals meeting of the City of Colleyville was called to order by Board member McNosky on August 14, 2013 at 7:36 p.m.

Roll Call

Present: Board members Jason Elms, Mark Collier, Judson Orlando, and Dee McNosky

Absent: Board member Larry Kainer (Alternate 1), Mike Patino (Alternate 2), and Mike Leathers

Staff Present: Ron Ruthven and Taci Wrisley

1. APPROVAL OF MINUTES

Board member Elms moved to approve the July 9, 2013 meeting minutes as written. Board member Collier seconded.

The motion to approve as written carried by the following vote:

Aye: 4 – Elms, Collier, Orlando, and McNosky

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance from the sign regulations regarding a wall sign on Lot 1A, Block 2, of the Andy Felps Addition, located at 4121 Colleyville Boulevard, Suite 11, Case SC13-006.

Ron Ruthven presented the case and briefed the Board.

The public hearing was opened at 7:38 p.m.

Lynn Bural, the applicant, came forward and briefed the Board.

There being no one else wishing to speak, the public hearing was closed at 7:39 p.m.

Board member Elms made a motion to approve case SC13-006.

Board member Collier seconded.

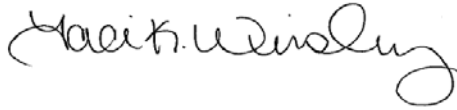
The motion to approve case SC13-006 was approved with the following vote:

Aye: 4 – Elms, Collier, Orlando, and McNosky

3. ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on September 10, 2013 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 09/10/2013	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance from the sign regulations on Lot 5A, Block 1, of the Town Center Colleyville Addition, located at 5695 Colleyville Boulevard, case SC13-007.

Explanation

The applicant, Tania Inigo, submitted a request for a variance regarding the construction of various signs located at 5695 Colleyville Boulevard. The variance requests involve the construction of a new Dunkin Donuts on the subject property, which is nearing completion.

Previous Variance Approved. The Sign Board of Appeals approved a variance to the maximum area allowed for a wall sign on the proposed building at the April 9, 2013 meeting. The applicant has since discovered the need for additional variance approvals.

Variance Requests. The applicant is requesting the following variances:

(1) Awning Sign – The applicant is requesting a variance to the awning sign message requirement. Per the attached exhibit, the applicant would like to add a graphic on the awning. Section 7-175(A) of the Land Development Code states that the purpose of an awning sign is to provide an advertising message on the face of an awning. Therefore, graphics are not permitted.

(2) Sintra Sign – Based on the attached exhibit, a sintra sign is effectively a mural painted onto two sides of the building. Murals are not permitted signs in Chapter 7-Sign Regulations in the Land Development Code. Therefore a variance is being requested to allow this type of sign.

(3) Directional Sign – The purpose of a traffic directional sign is to guide vehicular traffic into or out of an institutional use or commercial business by identifying a public entrance and exit for vehicular traffic. Table 7-2 in Chapter 7 restricts the height of directional signs to 30 inches. Per the attached exhibit, the applicant is requesting to construct the directional signs to a height of 36 inches, six inches above the 30 inch minimum.

(4) Illuminated Wall Sign on Rear Elevation – Per the attached exhibit, the applicant proposes to place an illuminated wall sign on the rear elevation of the building. Section 7-170(D) in the Land Development Code prohibits any illuminated sign on the rear

façade of a building. Additionally, Section 7-175(D) prohibits illuminated wall signs on the rear portion of a building. Therefore, the applicant is requesting a variance to this provision given that the rear portion of the building is clearly visible from the adjacent parking lot for the Colleyville Cinema.

Public Notification. Staff mailed notices to eight property owners within 200 feet of the site. Notice was published in the Fort Worth Star-Telegram as required by state law and the Land Development Code. Staff has received no correspondence regarding this request.

Summary. Staff recognizes the signs are designed to meet the corporate standard of the Dunkin Donuts/Baskin Robbins brand, do not create any compatibility issues with surrounding properties and do not create any potential safety issues.

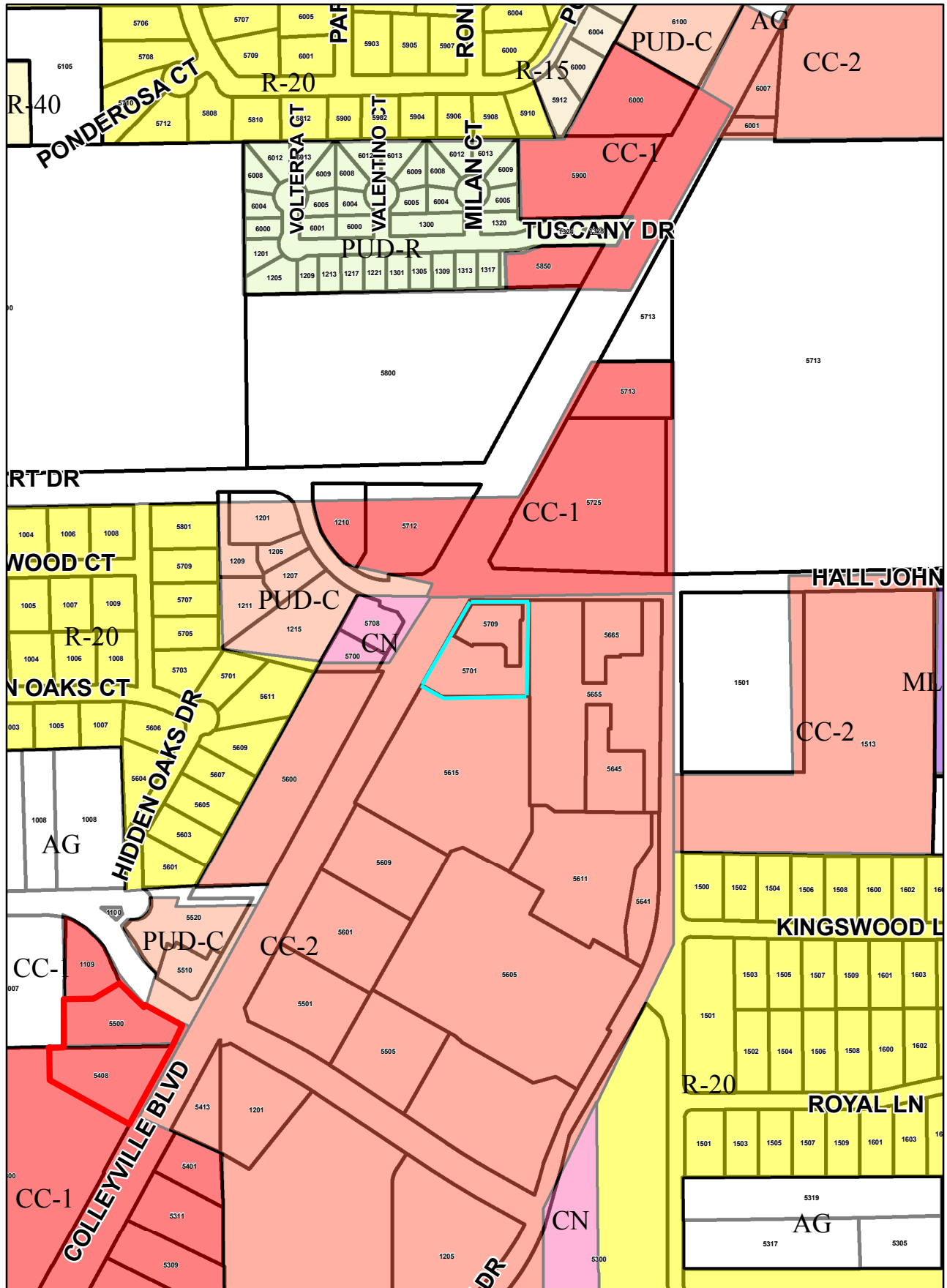
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Notification List
5. Awning Sign Variance Detail
6. Sintra Panel Variance Detail
7. Directional Sign Variance Detail
8. Illuminated Wall Sign on Rear Elevation Variance Detail

Location and Zoning Map

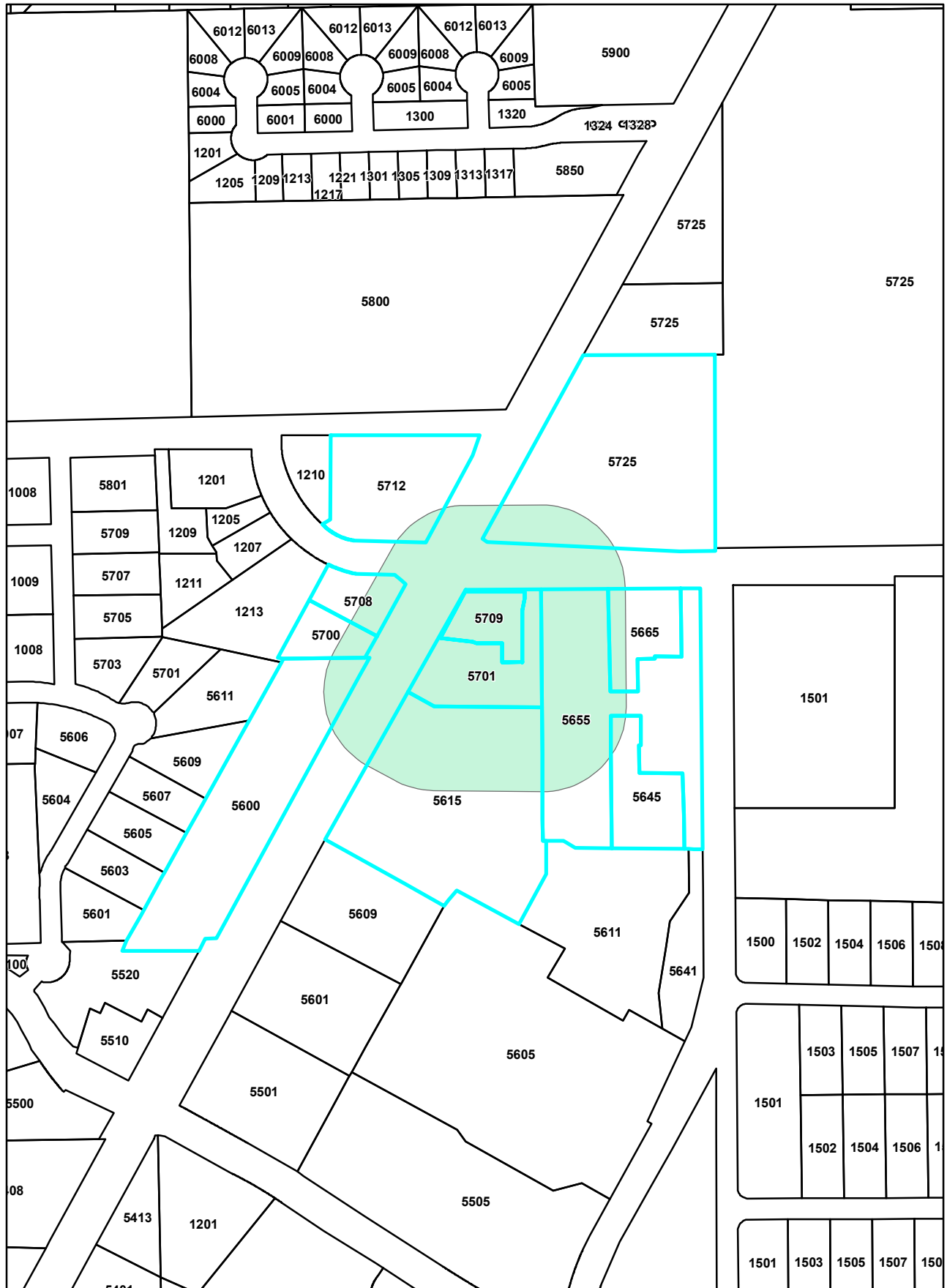


Aerial

SITE
(Vacant)



Buffer Map



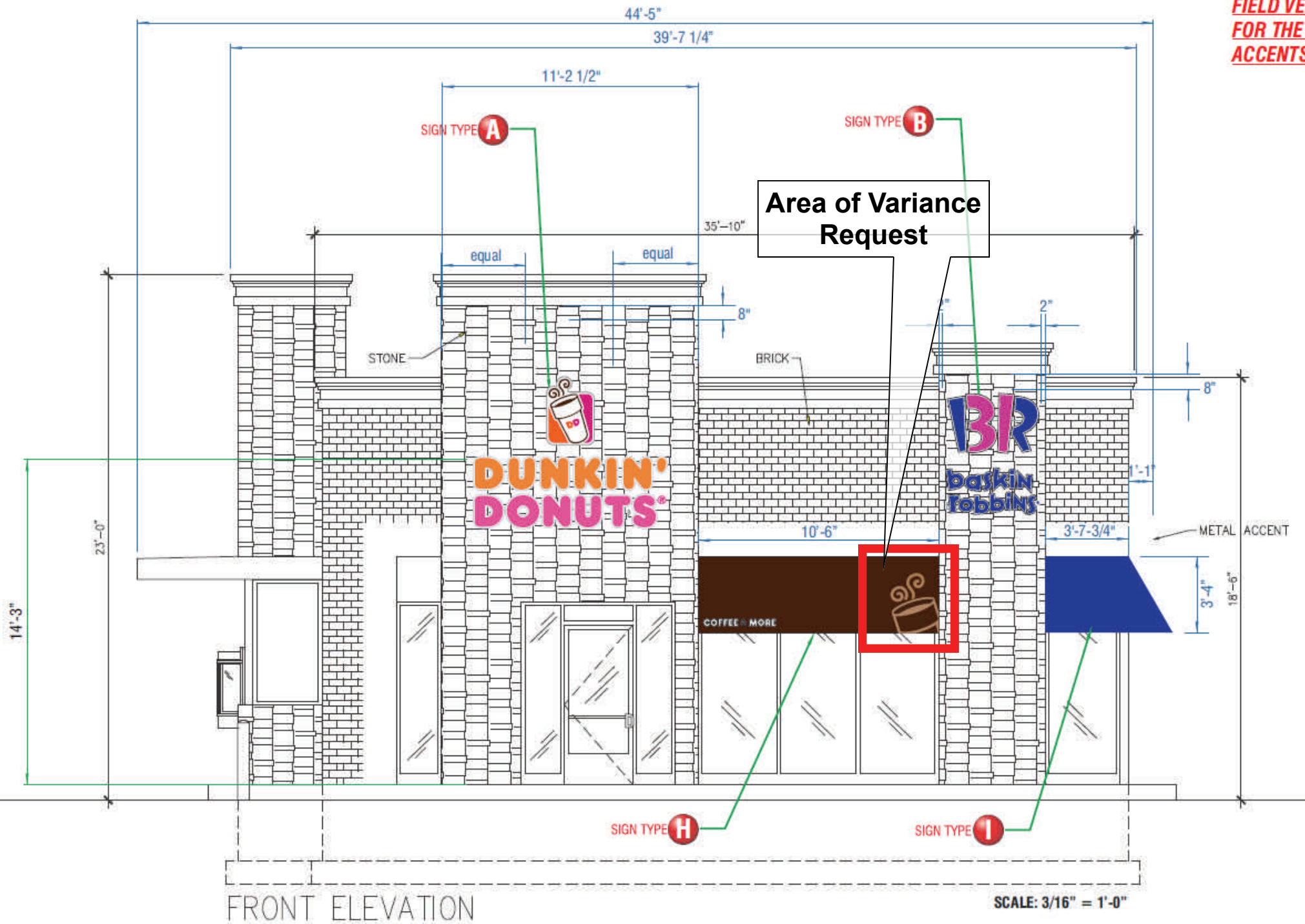
Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Bluebonnet Hills Memorial Pk	PO Box 11250	New Orleans	Louisiana	70181	5725 Colleyville Blvd
Beall Legacy Partners Lp	5712 Collyville Blvd Ste 200	Colleyville	Texas	76034	5712 Colleyville Blvd
Melvin & Martindale Ltd	8235 Douglas Ave Ste 950	Dallas	Texas	75225	5655 Blue Bonnet Dr
Jeri & Holly Ltd	8235 Douglas Ave Ste 950	Dallas	Texas	75225	5701 Colleyville Blvd
Rob & Charles Ltd	8235 Douglas Ave Ste 950	Dallas	Texas	75225	Colleyville Blvd
Gwj Company Inc	1100 Fountain Pkwy	Grand Prairie	Texas	75050	5700 Colleyville Blvd
Eagle-Colleyville Towne Square	5430 LBJ Fwy Ste 1575	Dallas	Texas	75240	5600 Colleyville Blvd
Mike St. Onge (Applicant)	12704 Dupont Circle	Tampa	Florida	33626	Applicant
Preston Smith (Applicant)	625 Market Street, Suite 600	Knoxville	Tennessee	37902	Applicant

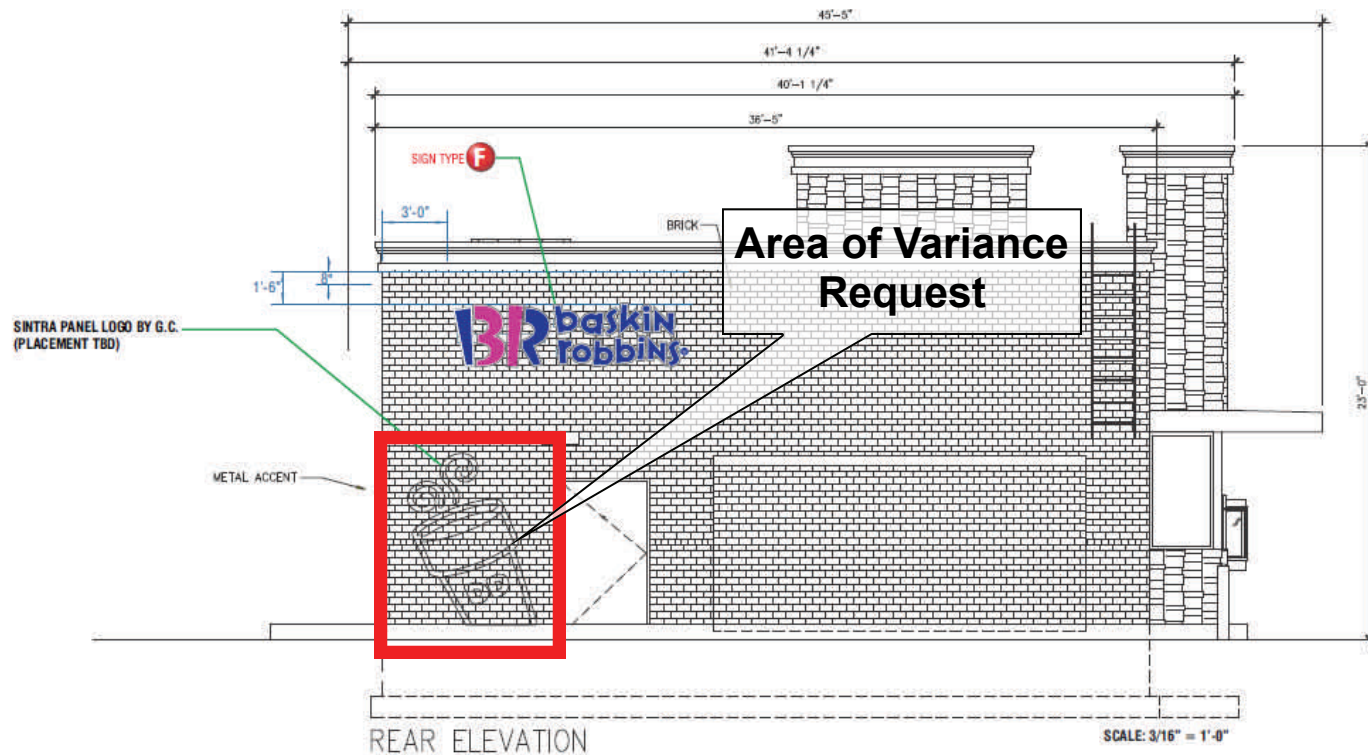
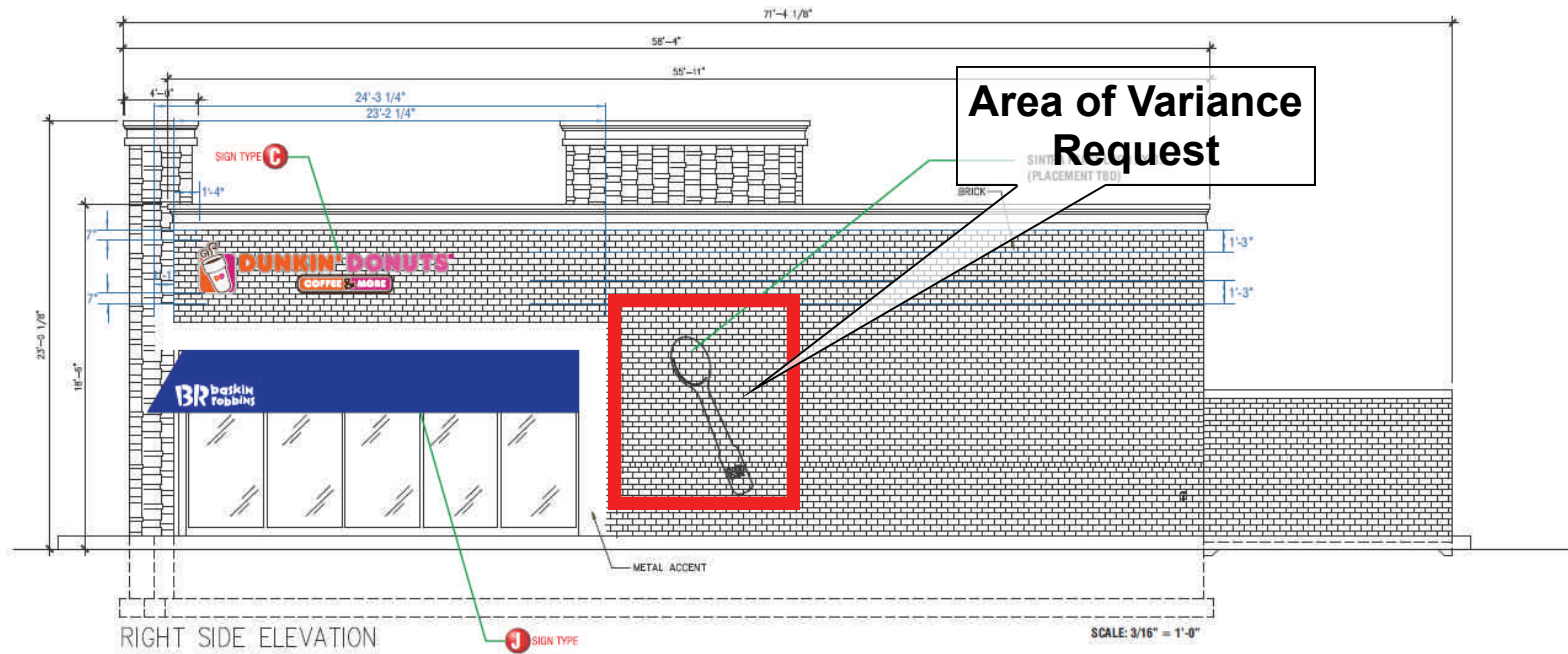
Public hearing notices were mailed
Monday, August 26 by Taci Wrisley

Awning Sign Variance Detail

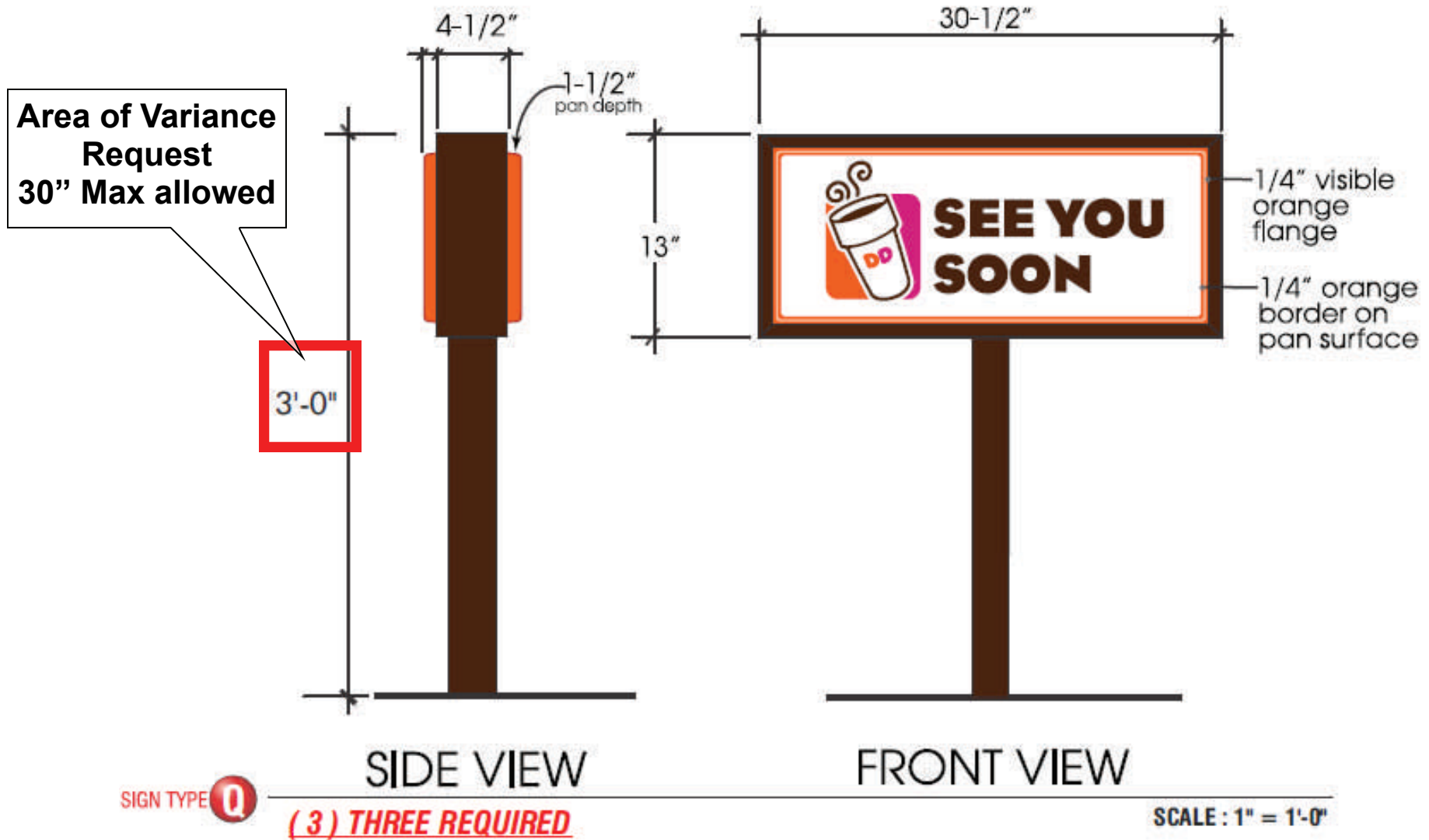
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ACCENTS**



Sintra Panel Variance Detail



Directional Sign Variance Detail



Illuminated Wall Sign on Rear Elevation Variance Detail

