



City of Colleyville Sign Board of Appeals Agenda

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

Wednesday, August 14, 2013

City Council Chambers

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

CALL TO ORDER

1. APPROVAL OF MINUTES

July 9, 2013

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.

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 9, 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

City Hall
100 Main Street
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Tuesday, July 9, 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 May 15, 2013 at 7:00 p.m.

Roll Call

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

Absent: Board member Larry Kainer (Alternate 1)

Staff Present: Ron Ruthven, Darren Cain, and Taci Wrisley

1. APPROVAL OF MINUTES

Board member Elms moved to approve the May 15, 2013 meeting minutes as written. Board member Collier seconded.

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

Aye: 5 – Elms, Leathers, Collier, Orlando, and McNosky

2. SWEARING IN OF NEWLY APPOINTED MEMBER

Taci Wrisley swore in newly appointed member, Mike Patino as Alternate 2.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Request for a variance from the sign regulations regarding a monument sign on Lot 1, Block 1, of the Village Front Door Addition, located at 5204 Colleyville Boulevard, Case SC13-004.

Darren Cain presented the case and briefed the Board.

The public hearing was opened at 7:05 p.m.

William Scott, on behalf of the applicant, came forward and briefed the Board.

Board member McNosky questioned staff regarding whether the sign met the requirements of the visibility triangle. Darren Cain replied the sign does comply with the visibility triangle requirements.

Board member Elms questioned staff regarding the setback requirements. Darren Cain replied the sign is required to be ten feet from the property line – it is currently eight feet.

Board member Elms questioned staff regarding the emergency signal and whether or not it would still be an obstruction if the sign was moved back. Darren Cain replied yes.

Board member Leathers questioned Mr. Scott regarding why the sign was not placed four parking spaces over in the green space. Mr. Scott replied the green spaces were too far from the property line and does not believe they would want to invest money in a location that far back. Board member Leathers added it appears to be the same setback.

Board member Elms questioned staff regarding whether the right-of-way was in place at the time of construction of this building. Ron Ruthven replied yes.

Discussion occurred between staff and the Board regarding neighboring property's monument signs.

There being no one else wishing to speak, the public hearing was closed at 7:19 p.m.

Board member Leathers made a motion to deny case SC13-004. Board member Collier seconded.

The motion to deny carried with the following vote:

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

Nay: 1 - Orlando

- 3b** Request for a variance from the sign regulations regarding a monument sign on Lot 2A, Block 2, of the Kaybird Addition, located at 4620 Colleyville Boulevard, Case SC13-005.

Darren Cain presented the case and briefed the Board.

The public hearing was opened at 7:20 pm

Discussion occurred between staff and the Board regarding the private drainage easement where the sign would be located.

Board member McNosky questioned staff regarding this case truly being a hardship because if the sign were located elsewhere on the property it would take away from required parking. Ron Ruthven replied correct.

There being no one wishing to speak, the public hearing was closed at 7:22 p.m.

Board member Leathers made a motion to approve case SC13-004. Board member Collier seconded.

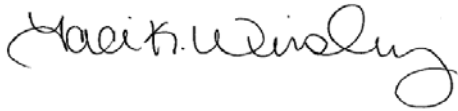
The motion to approve carried with the following vote:

Aye: 5 – Elms, Leathers, Collier, Orlando, and McNosky

4. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on August 14, 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 08/14/2013	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

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.

Explanation

The applicant, Lynn Bural, has submitted a request for a variance to move and replace an existing roof sign located at 4121 Colleyville Boulevard.

Land Development Code Regulations. The Land Development Code prohibits roof signs. Section 7-215(D) states: "Signs mounted on roofs or above a parapet are not permitted."

The sign does not qualify as a wall sign as it is located on the pitched portion of the front roof. Wall signs are defined as follows in the Land Development Code:

"A sign erected flat against an exterior wall, supported by the wall, and having the sign face parallel to and not more than twelve inches from the wall surface. Neon tubing attached directly to a wall surface shall be considered a wall sign."

Therefore the signs are prohibited. The principal building on the subject property was constructed in 1984, at which time there was no prohibition on roof signs.

Applicant's Request. The applicant is requesting to move and replace the face of an existing sign in order to accommodate a new business. According to the attached exhibit, the proposed sign dimensions would be four (4) feet in height and eight (8) feet in width and would total 32 square feet. The design of the building effectively restricts the ability to install a wall sign given the floor to ceiling windows on the store fronts and pitched roof-line above the windows.

Public Notification. Staff mailed notices to seven (7) 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. The applicant is requesting the variance in order to move an existing sign shell and replace the sign face. These signs meet the definition of a roof sign and are, therefore, prohibited by the Land Development Code. However, given the age and design of the building and the fact that the existing signs on the building were allowed

prior to the addition of the current prohibition, staff recognizes a hardship with regard to the request.

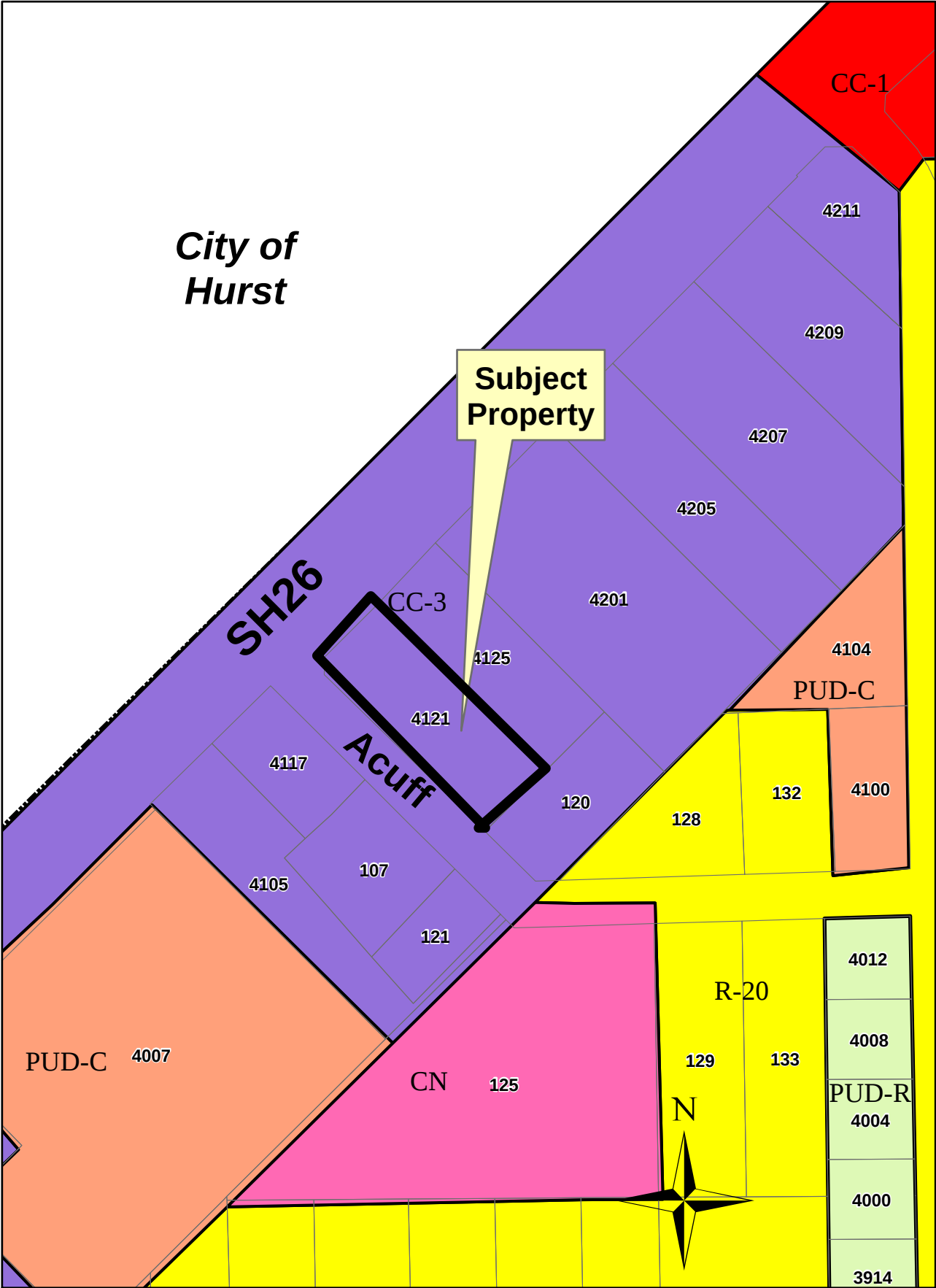
Recommendation

Approve

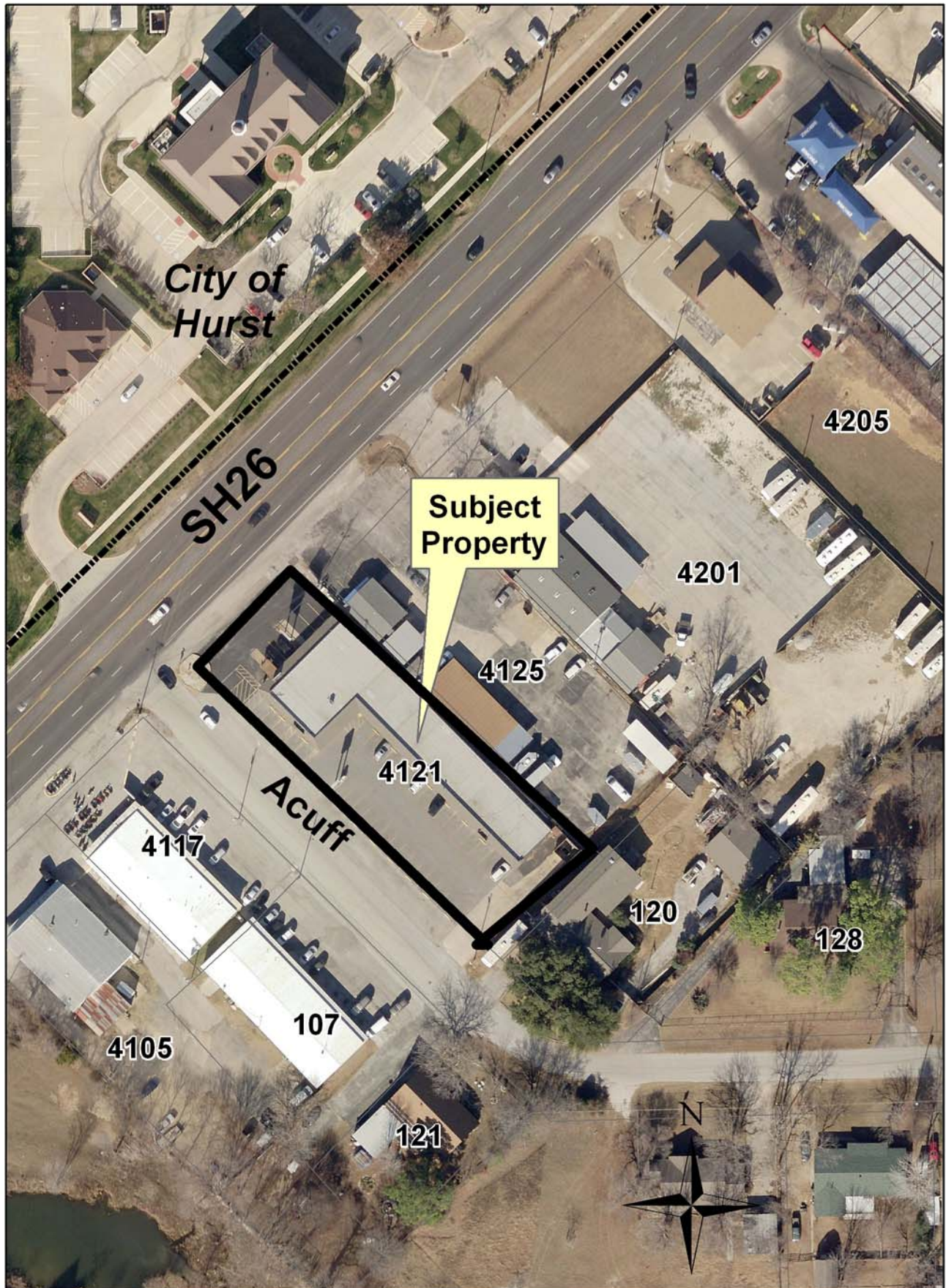
Attachments

1. Location and Zoning Map
2. Aerial
3. Notification List
4. Buffer Map
5. Application
6. Sign Exhibit
7. Store Front Exhibit
8. Existing Sign Exhibit

Location and Zoning Map



Aerial

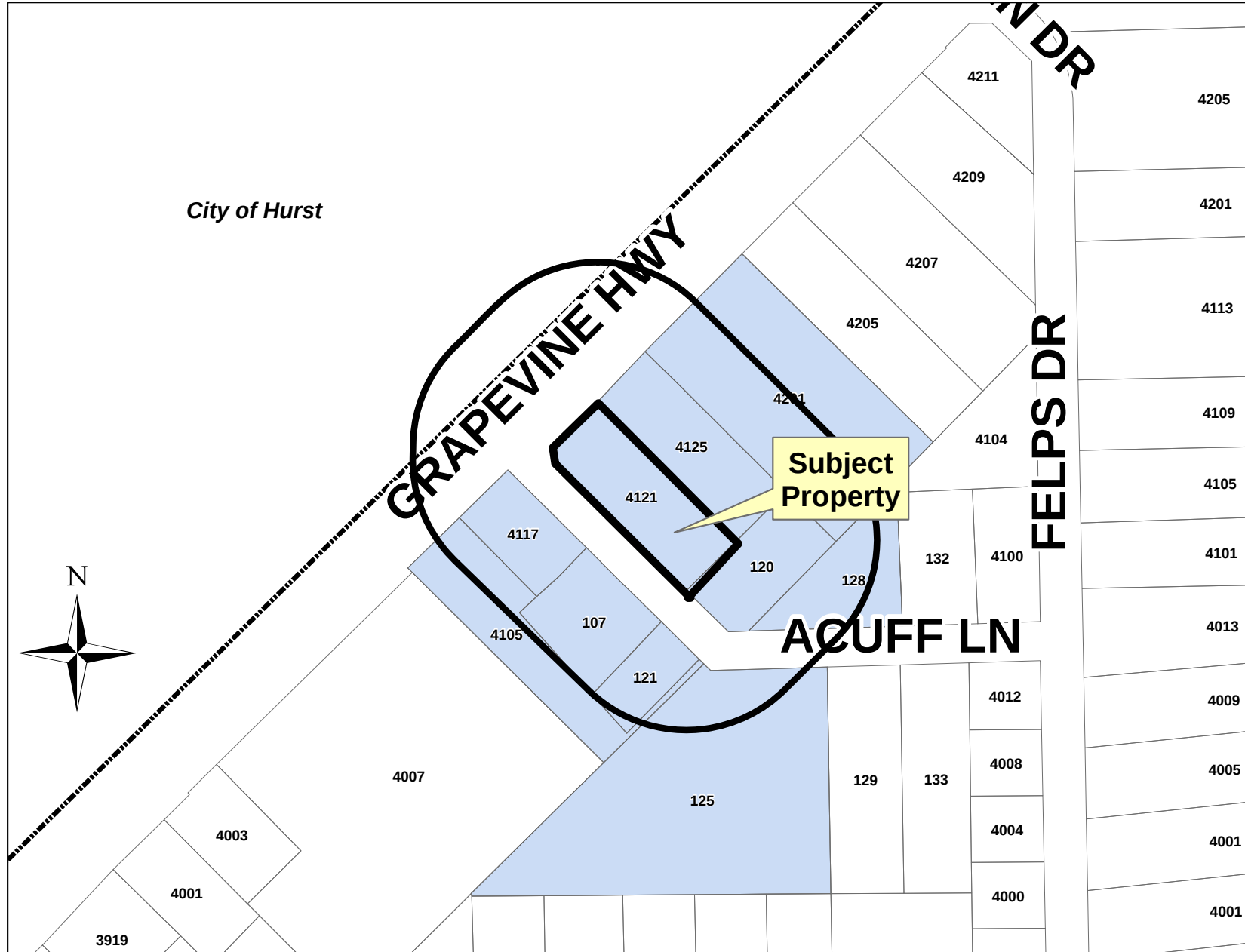


Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Crombie, Phillip Etux Kymberle	128 Acuff Ln	Colleyville	Texas	76034	128 Acuff Ln
Barrett, Raymond S	120 Acuff Ln	Colleyville	Texas	76034	120 Acuff Ln
Latt Properties Inc	4400 Eaton Cir	Colleyville	Texas	76034	4125 Colleyville Blvd
Callahan, Jimmy	5019 Bluebonnet Rd	Colleyville	Texas	76034	4201 Colleyville Blvd
Byerly, Mimi & Jeffrey S	7109 Pebble Hill Dr	Colleyville	Texas	76034	125 Acuff Ln
T Marie Mauldin Llc	PO Box 584	Colleyville	Texas	76034	4121 Colleyville Blvd
Acuff Lane Commercial Prop Llc	PO Box 550	Tioga	Texas	76271	4105 Colleyville Blvd
Lynn Bural, Applicant	5115 Colleyville Blvd	Colleyville	Texas	76034	Applicant

Public Hearing notices were mailed
Friday, July 26, 2013 by Taci Wrisley

Buffer Map



	Community Development Services Application	City of Colleyville 100 Main Street Colleyville TX 76034 817.503.1050
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APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | |
|---|---|---|
| ☐ Zoning Change | ☐ Preliminary Plat | ☐ Zoning Variance (ZBA) |
| ☐ Special Use Permit | ☐ Final Plat | ☒ Sign Variance (SBA) |
| ☐ Planned Unit Development | ☐ Minor Plat | ☐ Sidewalk / General Waiver |
| ☐ Site & Landscape Plan | ☐ Amended Plat | ☐ Interpretation Appeal |

PROPERTY INFORMATION

Project Name: Mauldin Center

Project Address (Location): 4121 CV BLVD STE 11

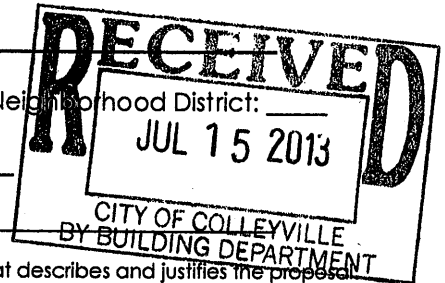
Legal Description: _____

Proposed Number of Lots: _____ Gross Acres: _____

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____

Neighborhood District: _____



Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: LYNN BURAL Company: ALL STAR SIGNS

Address: 5145 CV BLVD Tel: 8175280614 Fax: 8174884191

City: CV State: TX ZIP: 76034 Email: LYNN@ALLSTARSIGNS.COM

Applicant's Status: (check one) ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: MAULDIN Company: _____

Address: 4121 CV BLVD Tel: 8175148862 Fax: _____

City: CV State: _____ ZIP: _____ Email: _____

Ownership Status: (check one) ☐ Individual ☐ Trust ☐ Partnership ☐ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: Lynn Bural Date: 7-14-13

SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: L. Lynn Houdak
(Letter of authorization required if signature is other than property owner)

The property owner must sign the application or submit a notarized letter of authorization.

For Departmental Use Only

Case #: SC 13-006

Total Fee(s): 125.00

Receipt #: R14461

Date Submitted: 07/15/2013

Accepted By: KGA

Public Hearing Date: _____

Rev: 5/10

Sign Exhibit

96"

48"

J.F.M.I.

Store Front Exhibit

**Sign Face to
be Replaced**



Existing Sign Exhibit

