



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, January 14, 2014

City Council Chambers

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

CALL TO ORDER

1. APPROVAL OF MINUTES

October 8, 2013

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance from the sign regulations on Lot 2R, Block 1, of the Linton Addition, located at 5500 Colleyville Boulevard, Case SC13-008

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 10, 2014 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
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Tuesday, September 10, 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 September 10, 2013 at 7:15 p.m.

Roll Call

Present: Board members Mike Patino, Mike Leathers, Mark Collier, Larry Kainer (Alternate 1), and Dee McNosky

Absent: Board member Judson Orlando and Jason Elms

Staff Present: Ron Ruthven and Taci Wrisley

1. APPROVAL OF MINUTES

Board member Collier made a motion to approve the minutes as written. Board member Leathers seconded.

The motion carried by the following vote:

Aye: 5 – Patino, Leathers, Collier, Kainer, and McNosky

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

Ron Ruthven presented the case and briefed the Board.

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

Tania Inigo, on behalf ID Studio 4, came forward and briefed the Board.

There being no one else wishing to speak, the public hearing was closed at 7:20 p.m.

Board member Leathers questioned Ms. Inigo regarding whether they had any directional signs that were smaller than the proposed directional sign. Ms. Inigo replied no, this size is the smallest. Ms. Inigo added they have some directional signs that are bigger.

Board member Leathers questioned staff regarding whether the City has approved larger directional signs. Ron Ruthven replied, to his knowledge, in the last six (6) years, there have not been any variance regarding directional signs.

Board member McNoskey questioned Ms. Inigo regarding the material for the mural sign on the side of the building. Ms. Inigo replied it is a plastic.

Discussion continued between the Board and Ms. Inigo regarding materials for the signs.

Board member Patino questioned Ms. Inigo regarding the times the sign on the rear of the building would be illuminated. Ms. Inigo replied only during the times that the sign code would allow and during business hours.

Board member Kainer made a motion to approve Case SC13-007. Board member Patino seconded.

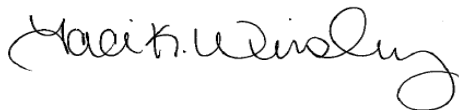
The motion carried with the following vote:

Aye: 5 – Patino, Leathers, Collier, Kainer, and McNosky

3. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on January 14, 2014 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 01/14/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance from the sign regulations on Lot 2R, Block 1, of the Linton Addition, located at 5500 Colleyville Boulevard, Case SC13-008

Explanation

The applicant, Bernie Babendure with Babendure Design Group, submitted a request for variances regarding the construction of various signs located at 5500 Colleyville Boulevard. The variance requests are for signage related to the new Baylor-Emerus Emergency Medical Center, which is currently under construction.

Land Development Code Regulations. There are two (2) canopies, one (1) for the emergency entrance facing Colleyville Boulevard and one (1) for the ambulance entrance facing Church Street. According to the Land Development Code (LDC), Chapter 7, Section 175.B, a canopy sign shall be no greater in size than 20% of the face of the canopy of which it is a part or to which it is attached. The signs labeled as E, G, H, L, M, and O on the Wall and Canopy Signs exhibit (attached) exceed the 20% allowable size requirement.

In addition, the wall sign that faces Colleyville Boulevard, labeled as D on the Wall and Canopy Signs exhibit (attached) exceeds the maximum height requirement for a wall sign. According to the Land Development Code, Chapter 7, Section 175.D.2, the maximum height shall not exceed six (6) feet. The proposed sign is 7 feet, 6 inches in height.

Applicant's Request. In order to comply with State of Texas Hospital Licensing Requirements, the building was designed to provide distinct entries for both public and emergency vehicles. Signage for the separate building entrances needs to be easily distinguishable in order to safely separate the distinct traffic patterns.

The applicant is making the following assumptions:

- (1) Emergency canopy requires illuminated signage.
- (2) Ambulance canopy requires illuminated signage.
- (3) Assumes two public entries: Colleyville Boulevard and Church Street.
- (4) Monument sign does not require physician listings.

(5) Monument will have internally illuminated white logo and white Emergency field with translucent red letters.

(6) Internal site directional signage does not require illuminated messages. Reflective copy will suffice.

The following canopy signs are greater than 20% of the canopy to which they are attached as shown on the Wall and Canopy Signs exhibit (attached):

(E) The 19 square foot "Emergency" sign is 40% of the canopy width.

(H) The 19 square foot "Ambulance" sign is 51% of the canopy width.

(L) The 19 square foot "Emergency" sign is 40% of the canopy width.

(M) The 19 square foot "Emergency" sign is 40% of the canopy width.

(G) The 19 square foot "Ambulance" sign is 70% of the canopy width.

(O) The 19 square foot "Ambulance" sign is 51% of the canopy width.

All canopy signs will have red letters that are internally illuminated and will be lit both day and night. Illuminated signs are allowed on front building facades. Electrical facilities require separate building permits and must be installed according to code. Lighting shall be installed so as to avoid any glare or reflection onto adjacent property, or create a traffic hazard on a public street.

The following wall sign faces Colleyville Boulevard and meets the Land Development Code area and width requirements for a wall sign. However, the wall sign is greater than six (6) feet in height as shown on the Wall and Canopy Signs exhibit (attached):

(D) The 150 square foot "Baylor Emergency Medical Center" sign is an internally-illuminated sign box that is suspended from an overhanging roof. The height of the building is about 32 feet tall, and the building is about 95 feet from the Colleyville Boulevard right-of-way.

Public Notification. Staff mailed notices to thirteen (13) property owners within 200 feet of the subject property. 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. Baylor-Emerus Emergency Medical Center will be a 16,719 square foot medical facility, which will have seven exam rooms and eight inpatient beds. The emergency room care will include X-ray, CT scan and ultrasound capabilities. It is estimated that 25 patients will visit the facility daily, and about 75% of patients will be

from within 18 minutes of the location. Staff recommends approval of the requested variances in order to increase visibility and to better accommodate the traffic generated by the two emergency entrances, as required by state law.

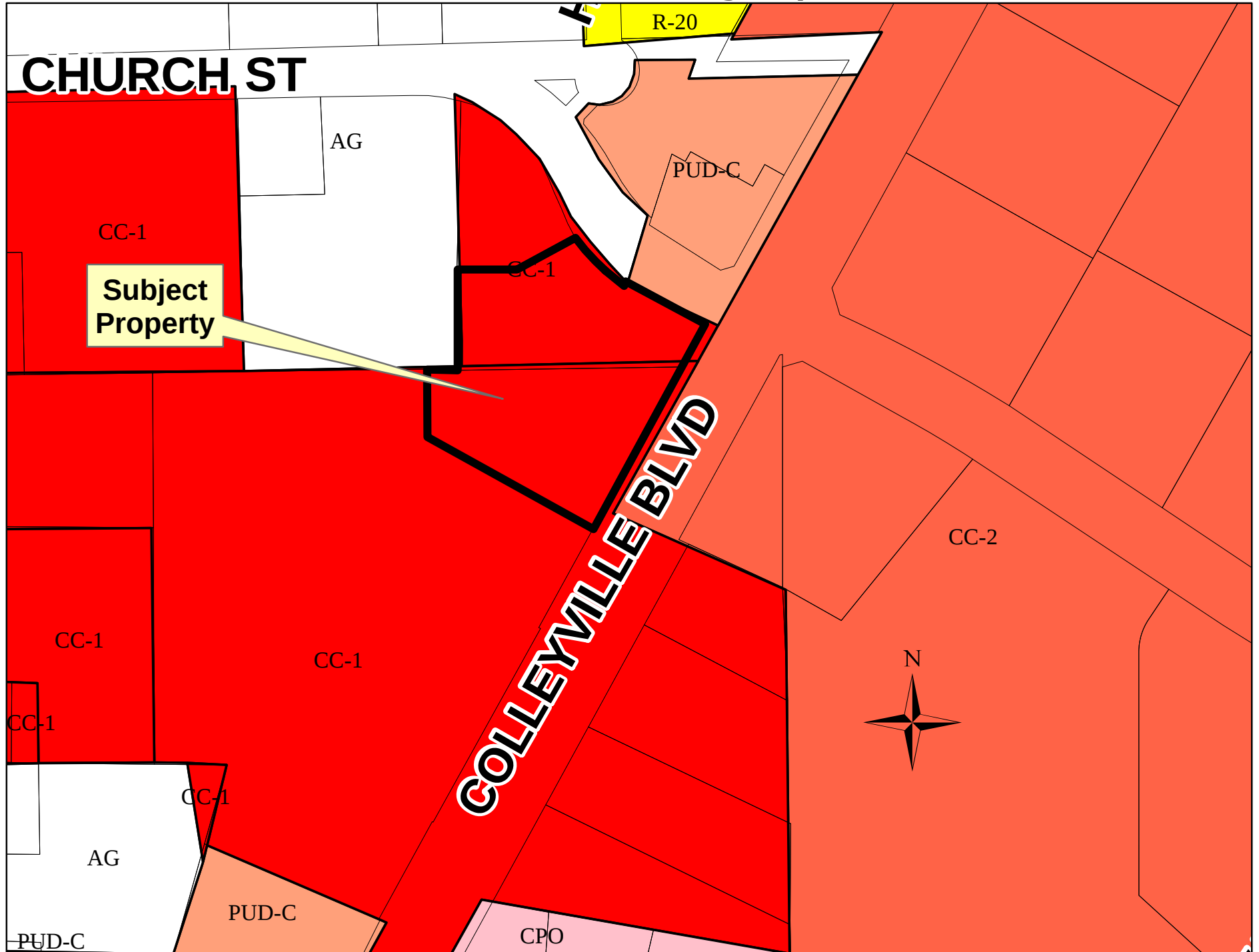
Recommendation

Approve

Attachments

1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Notification List
5. Applicant's Request
6. Site Circulation
7. Wall and Canopy Signs

Location and Zoning Map



Aerial

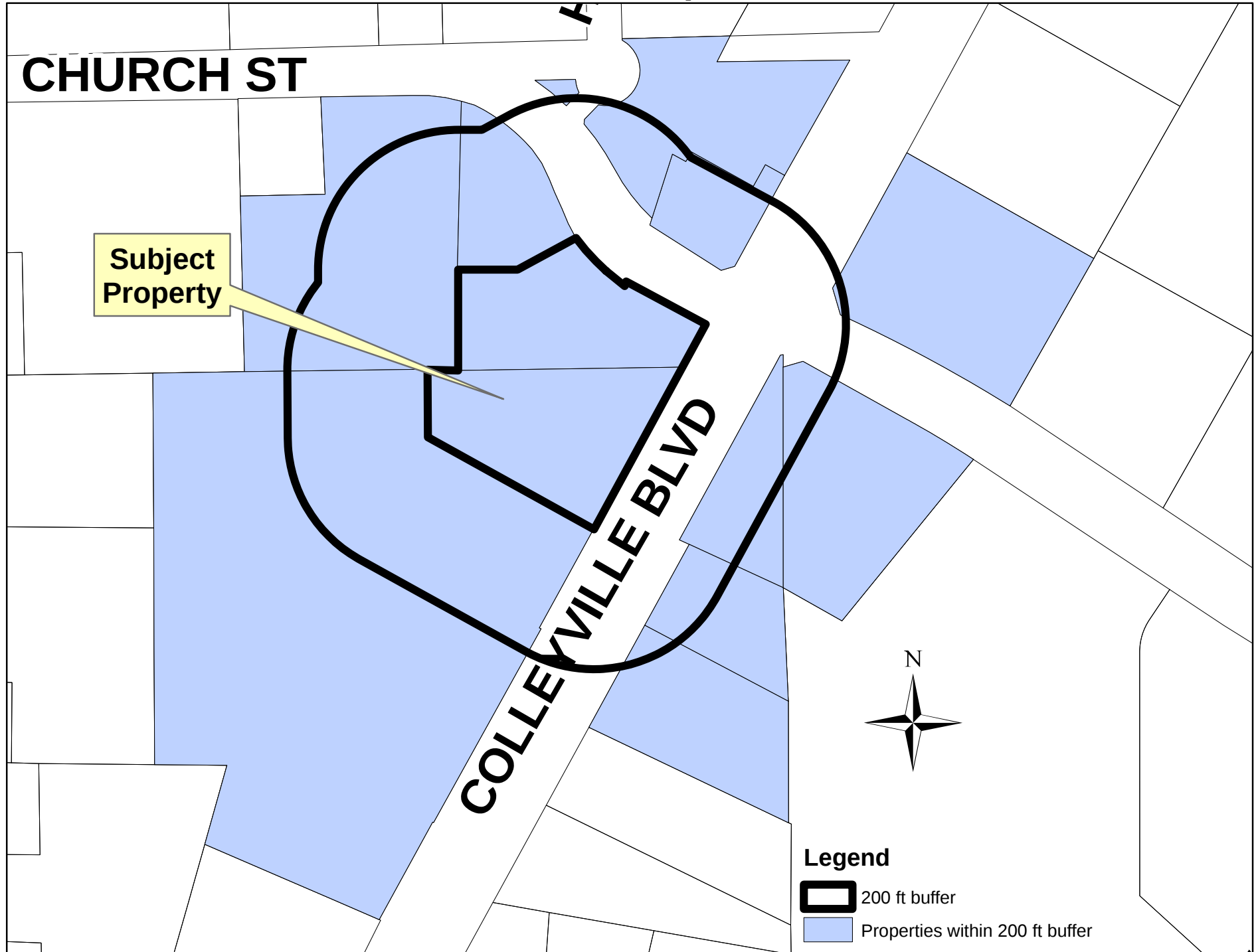
CHURCH ST

Subject
Property

COLLEYVILLE BLVD



Buffer Map



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Duke Realty Bemc Col Dve Llc	510 E 96Th St Ste 250	Indianapolis	Indiana	46240	5500 Colleyville Blvd
Duke Realty Bemc Colleyville	510 E 96Th St Ste 250	Indianapolis	Indiana	46240	5408 Colleyville Blvd
First Baptist Ch Colleyville	5405 Pleasant Run Rd	Colleyville	Texas	76034	1007 Church St
Jd Judd Realty Holdings Llc	1109 Church St	Colleyville	Texas	76034	1109 Church St
Colleyville, City Of	100 Main St	Colleyville	Texas	76034	1100 Church St
Lee, Fred J Etal	3130 N Berkeley Lake Rd NW	Duluth	Georgia	30096	5501 Colleyville Blvd
First Baptist Ch Colleyville	5405 Pleasant Run Rd	Colleyville	Texas	76034	5300 Colleyville Blvd
Bojku, Hatidze	5309 Collyville Blvd	Colleyville	Texas	76034	5311 Colleyville Blvd
R P Gantos Ventures Llc	7213 Cottonwood Ct	North Richland Hills	Texas	76182	5413 Colleyville Blvd
Brady, Libby W	5405 Collyville Blvd	Colleyville	Texas	76034	5401 Colleyville Blvd
Branch Banking & Trust Co	150 S Stratford Rd Ste 400	Winston Salem	North Carolina	27104	1201 Church St
Dediego Family Trust	214 Via Lantana	Aptos	California	95003	5510 Colleyville Blvd
Bottom Family Trust	296 Mockingbird Cir	Santa Rosa	California	95409	5520 Colleyville Blvd
Grapevine-Colleyville ISD	3051 Ira E. Woods Avenue	Grapevine	Texas	76051	Courtesy Notice
Bernie Babendure, Applicant	8140 Walnut Hill Lane #950	Dallas	Texas	75231	Applicant

Public hearing notices were mailed

Friday, December 27, 2013 by Taci Wrisley

**BAYLOR EMERGENCY MEDICAL CENTER
AT COLLEYVILLE**

SITE SIGNAGE CITY REVIEW
NOVEMBER 18, 2013



Applicant's Request

ASSUMPTIONS

Emergency canopy requires illuminated signage.

Ambulance canopy requires illuminated signage.

Assumes two public entries: Colleyville Blvd. and Church St.

Monument sign does not require physician listings.

Monument will have internally illuminated white logo and white Emergency field with translucent red letters.

Internal site directional signage does not require illuminated messages.
Reflective copy will suffice.



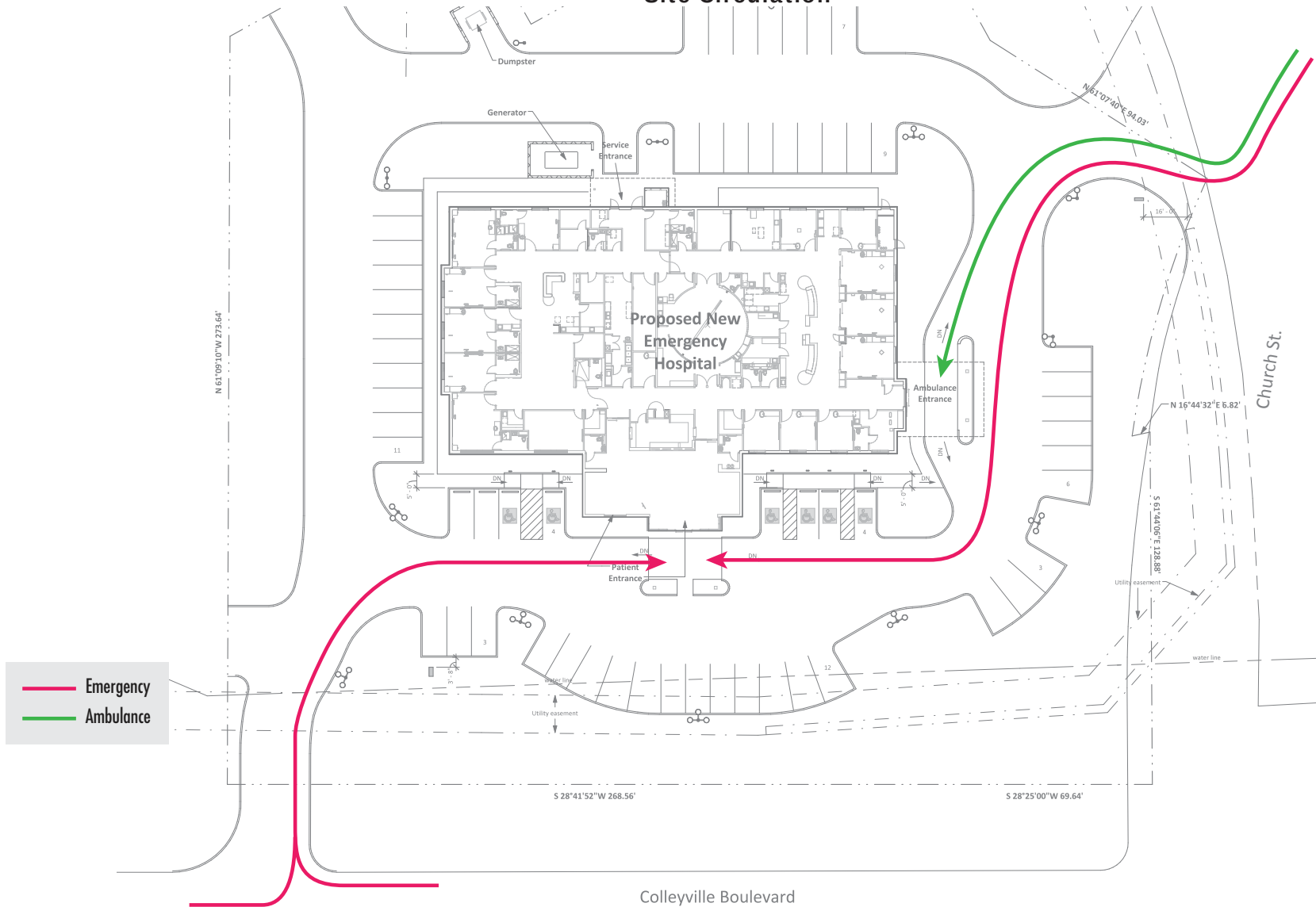
BABENDURE DESIGN GROUP
8140 WALNUT HILL LANE N^o 950 DALLAS, TEXAS 75231
T > 214 265.1960 F > 214 265.5552

PROJECT > BAYLOR EMERGENCY MEDICAL CENTER AT COLLEYVILLE
NAME > ASSUMPTIONS
DATE > NOVEMBER 18, 2013

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Site Circulation

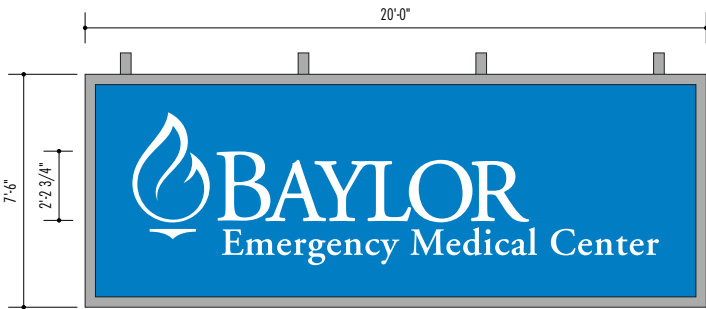


BABENDURE DESIGN GROUP
 8140 WALNUT HILL LANE #950 DALLAS, TEXAS 75231
 T > 214.265.1960 F > 214.265.5552

PROJECT > BAYLOR EMERGENCY MEDICAL CENTER AT COLLEYVILLE
NAME > SITE CIRCULATION
DATE > NOVEMBER 18, 2013

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Wall and Canopy Signs



D

150 SQ FT

Internally-illuminated sign box suspended from overhanging roof.



E

19 SQ FT

Internally-illuminated fabricated letters on Emergency canopy to appear red during the day and red at night.

40% of canopy width
exceeds the 20% allowed by the city



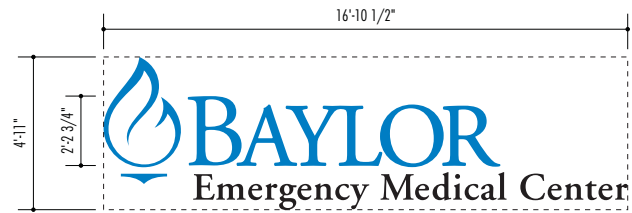
H

19 SQ FT

Internally-illuminated fabricated letters on Ambulance canopy to appear red during the day and red at night.

51% of canopy width
exceeds the 20% allowed by the city

Wall and Canopy Signs



C

83 SQ FT

Internally-illuminated BAYLOR logo to appear blue and black during the day and white at night.
EMERGENCY MEDICAL CENTER to be non-illuminated.

75% of wall width



L

19 SQ FT

Internally-illuminated fabricated letters on Emergency canopy to appear red during the day and red at night.

40% of canopy width
exceeds the 20% allowed by the city



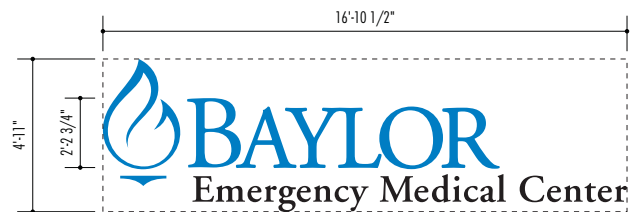
12'-4"
1'-6"
EMERGENCY

M

19 SQ FT

Internally-illuminated fabricated letters on Emergency canopy to appear red during the day and red at night.

40% of canopy width
exceeds the 20% allowed by the city



F

83 SQ FT

Internally-illuminated BAYLOR logo to appear blue and black during the day and white at night.
EMERGENCY MEDICAL CENTER to be non-illuminated.

75% of wall width

12'-7 1/2"
1'-6"
AMBULANCE

G

19 SQ FT

Internally-illuminated fabricated letters on Ambulance canopy to appear red during the day and red at night.

70% of canopy width
exceeds the 20% allowed by the city

Wall and Canopy Signs



12'-7 1/2"

1'-6"

AMBULANCE

0

19 SQ FT

Internally-illuminated fabricated letters on Ambulance canopy to appear red during the day and red at night.

51% of canopy width
exceeds the 20% allowed by the city



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PROJECT > BAYLOR EMERGENCY MEDICAL CENTER AT COLLEYVILLE
NAME > NORTH ELEVATION
DATE > NOVEMBER 18, 2013

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