



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, March 11, 2014

City Council Chambers

7:15 PM CITY COUNCIL CHAMBERS THIRD FLOOR

CALL TO ORDER PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

January 14, 2014

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for multiple variances to the provisions of Chapter 7-Sign Regulations in the Land Development Code on Lot 1, Block1, of the Highland Meadows Christian Church Addition located at 2600 Hall-Johnson Road, Case VC14-001
- 2b** Request for multiple variances to the provisions of Chapter 7-Sign Regulations in the Land Development Code on Lots 1R1, 4, 5a, 6a, 7a and 9R, Block 2, Village Park Addition located at 4701, 4709, 4717, 4725, 4801 and 4843 Colleyville Blvd, Case SC14-001

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 7, 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
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817. 503.1000
www.colleyville.com

Tuesday, January 14, 2014

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 January 14, 2014 at 8:01 p.m.

Roll Call

Present: Board members Mike Patino (Alternate 2), Jason Elms, Mike Leathers, Mark Collier, Judson Orlando, and Dee McNosky

Absent: Board member Larry Kainer (Alternate 1)

Staff Present: Ron Ruthven, Mary Elliott, and Taci Wrisley

1. APPROVAL OF MINUTES

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

The motion carried by the following vote:

Aye: 6 – Patino, Elms, Leathers, Collier, Orlando, and McNosky

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

Mary Elliott presented the case and briefed the Board.

Board member Orland questioned staff regarding if there was a monument sign included in the variance request. Mary Elliott replied yes, it is referred to as a general business sign.

Board member McNosky questioned staff regarding whether all of the signs were back lit. Mary Elliott replied yes.

The public hearing was opened at 8:07 p.m.

Bernie Babendure, applicant, came forward and briefed the Board.

Board member McNosky questioned Mr. Babendure regarding the reason for his request; were his request strictly for meeting safety and code requirements? Mr. Babendure replied yes.

There being no one else wishing to speak, the public hearing was closed at 8:10 p.m.

Board member Orlando stated because of his profession he understood the importance of correctly and appropriately labeling healthcare facilities.

Board member Orlando made a motion to approve Signs E, H, L, M, G, & O of Case SC13-008. Board member Leathers seconded.

The motion to approve Signs E, H, L, M, G, & O of Case SC13-008 carried by the following vote:

Aye: 6 – Patino, Elms, Leathers, Collier, Orlando, and McNosky

Board member Orlando made a motion to approve Sign D of Case SC13-008. Board member Patino seconded.

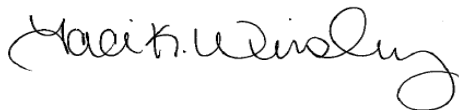
The motion to approve Sign D of Case SC13-008 carried by the following vote:

Aye: 6 – Patino, Elms, Leathers, Collier, Orlando, and McNosky

3. ADJOURNMENT

The meeting adjourned at 8:15 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on March 11, 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 03/11/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for multiple variances to the provisions of Chapter 7-Sign Regulations in the Land Development Code on Lot 1, Block1, of the Highland Meadows Christian Church Addition located at 2600 Hall-Johnson Road, Case VC14-001

Explanation

The applicant, Hanah Bartee with Artistry Labs, submitted a request on behalf of Compass Christian Church for variances regarding the construction of a monument sign located at 2600 Hall-Johnson Road. The property is zoned AG-Agricultural District and is used for institutional purposes.

Land Development Code Regulations. Institutional signs are regulated under the Land Development Code (LDC), Chapter 7-150 "Permanent Freestanding Signs." Since the property is zoned AG-Agricultural District, institutional signs are allowed on the site. The minimum setback for an institutional sign is eight (8) feet from an abutting street right-of-way and thirty (30) feet from any side or rear property line adjacent to another property. The proposed monument sign is about sixty (60) feet from the rights-of-way for Hall-Johnson Road and Pool Road.

The proposed sign meets the area, height, and spacing requirements for an institutional sign. An institutional sign may have a maximum sign area of 45 square feet. The maximum height for an institutional sign is five (5) feet, which the four (4) foot, 7.5 inch proposed institutional sign meets. The minimum spacing between institutional signs is 60 feet with a maximum of one sign per street frontage. The proposed sign will be the only monument sign, since the existing sign will be removed. All other existing signs are directional signs or wall signs.

Applicant's Request. According to the Land Development Code, Chapter 7, a monument sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum eighteen (18) inches in height. The sign shall be constructed with columns constructed on each end of the sign structure. Said columns shall be a minimum of eighteen (18) inches in width as viewed from the front and side elevations. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.

A variance is required for the base and column requirements, since the base is ten (10) inches in height, the columns are three to six inches in width, and the columns are

constructed of I-beams.

Also according to Chapter 7, no on-premise institutional sign shall be less than four and one-half inches between vertical face planes. A variance will be required since the proposed sign is two to three inches thick.

Public Notification. Staff mailed notices to fifteen (15) 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. The reasons for the request do not meet the technical requirements for a hardship; however, the applicant provides the following rationale for the requested waivers:

"We are requesting a variance to forgo the use of masonry work for the monument's columns and instead use like material to that of the primary building...The proposed monument was designed with Compass Brand at its core. It is cohesive with the materials used on the primary building and includes the look and feel of the indoor/outdoor building conditions. It is legible, vibrant, and modern. It includes masonry stone at its base and I-beams for the sides to stand as a solid structure."

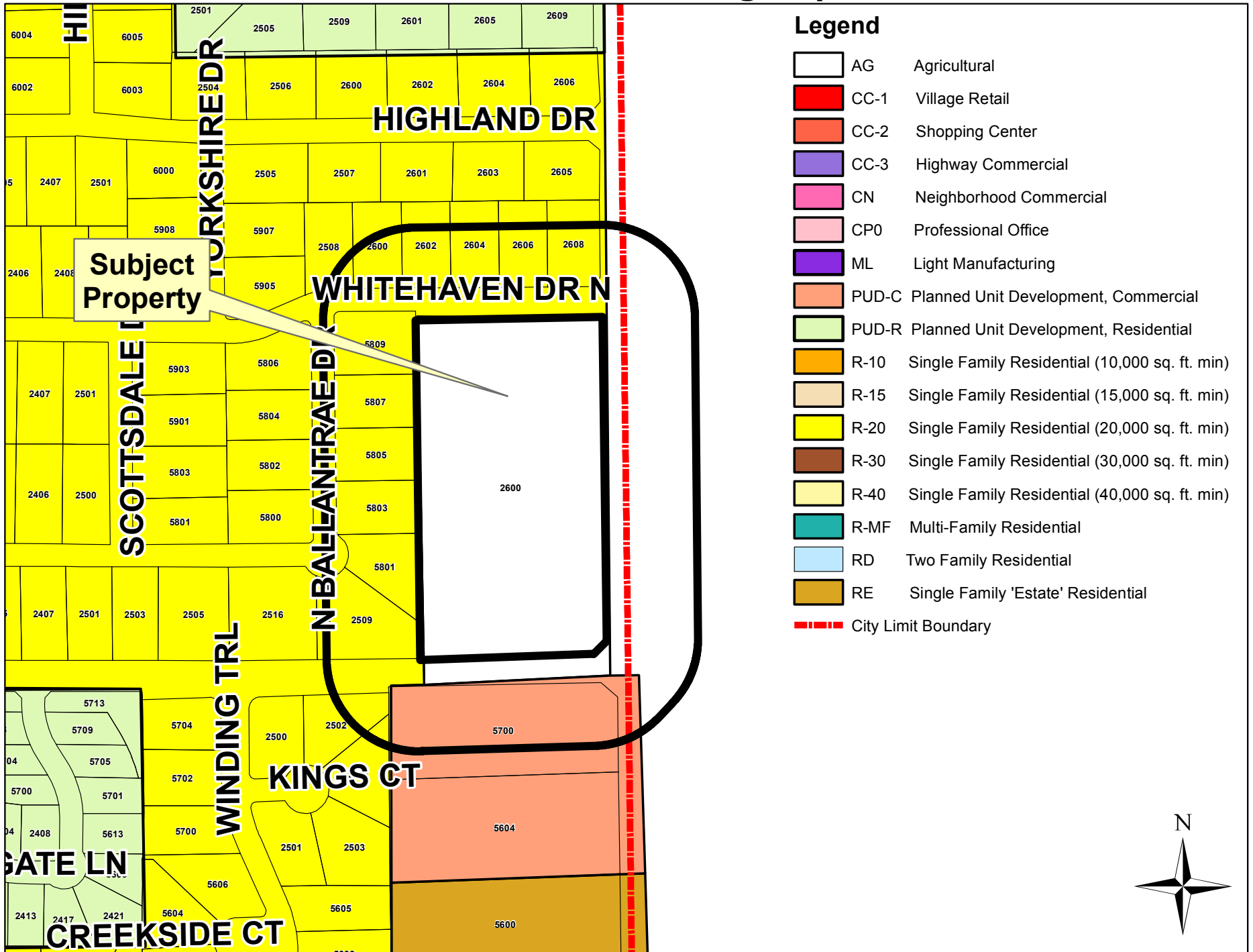
Recommendation

Approve

Attachments

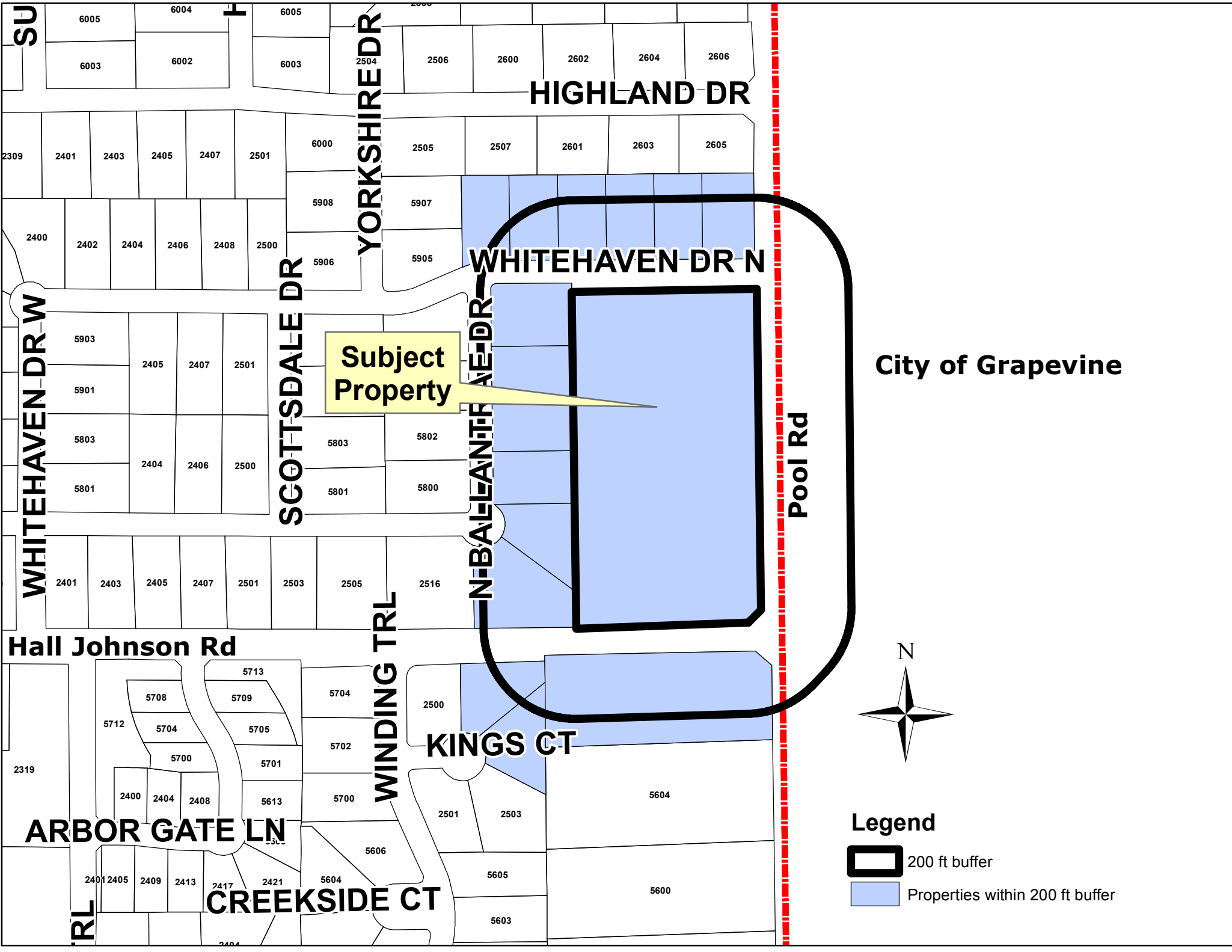
1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Notification List
5. Sign Exhibit
6. Compass Christian Church Signage Plan
7. Existing Church and Sign

Location and Zoning Map



Aerial





Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
Lucart, Sean T Etux Linda A	2504 Kings Ct	Colleyville	Texas	76034
Cohen-Wullaert, Allison Etvir	2502 Kings Ct	Colleyville	Texas	76034
Torda, James J Etux Frances R	5803 N Ballantrae Dr	Colleyville	Texas	76034
Przano, Anthony P Etux D Dawan	2509 Ballantrae Dr	Colleyville	Texas	76034
Cloud, Ryan P Etux Britney R	5801 N Ballantrae Dr	Colleyville	Texas	76034
Highland Meadows Christian Ch	2600 Hall Johnson Rd	Colleyville	Texas	76034
Butler, Michael R Etux Jessie	2608 N Whitehaven Dr	Colleyville	Texas	76034
Harris, John P Etux Peggy S	2606 N Whitehaven Dr	Colleyville	Texas	76034
Martinez, Hector Etux Jennifer	5807 N Ballantrae Dr	Colleyville	Texas	76034
Ken Davis Revocable Trust	PO Box 999	Fort Worth	Texas	76101
Winstead, Jeffrey Etux J	2602 N Whitehaven Dr	Colleyville	Texas	76034
Shaw, Ted H II & Kathi J	2508 N Whitehaven Dr	Colleyville	Texas	76034
Wallace, David M Etux Dianna	2604 N Whitehaven Dr	Colleyville	Texas	76034
Powers, Kristin & Brandon P	2600 N Whitehaven Dr	Colleyville	Texas	76034
McCauley, Dale E Etux Virginia	5809 N Ballantrae Dr	Colleyville	Texas	76034
Grapevine-Colleyville ISD	3051 Ira E. Woods Avenue	Grapevine	Texas	76051
Highland Meadows HOA	PO Box 662	Colleyville	Texas	76034
City of Grapevine, Planning	PO Box 95140	Grapevine	Texas	76099
Hanah Bartee, Applicant	1201 S. Akard Dallas	Dallas	Texas	75215

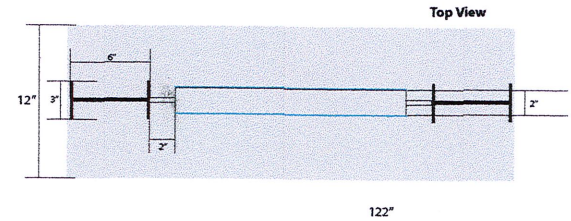
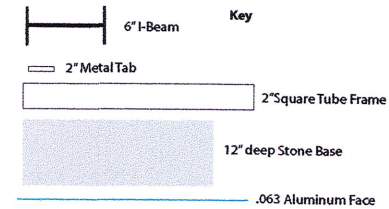
Public hearing notices were mailed on
Fri., Feb. 21, 2014 by Taci Wrisley

Sign Exhibit

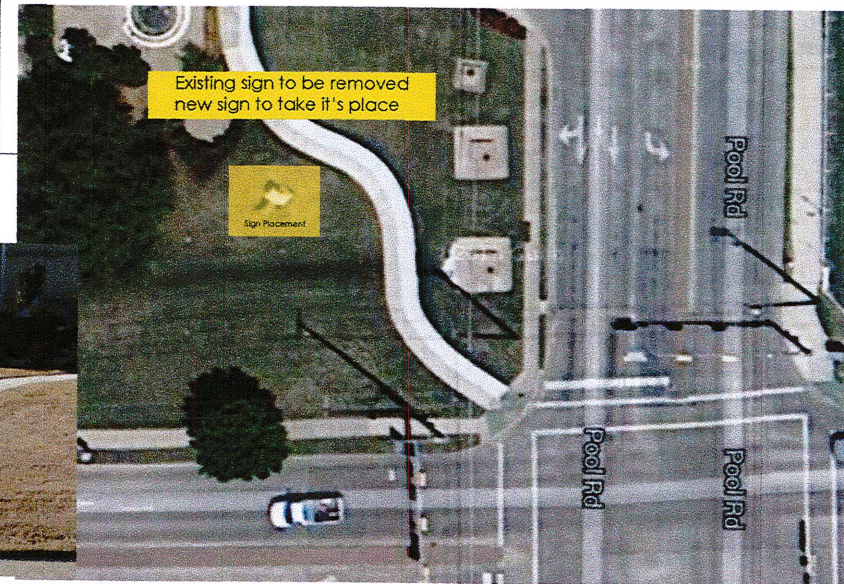
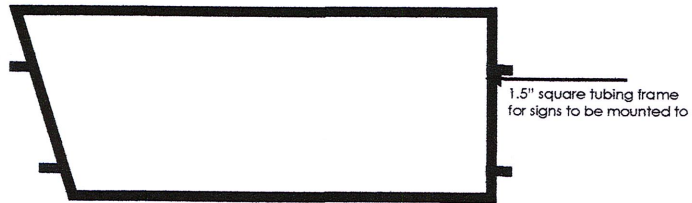
RECEIVED

JAN 29 2014

Per



Side View



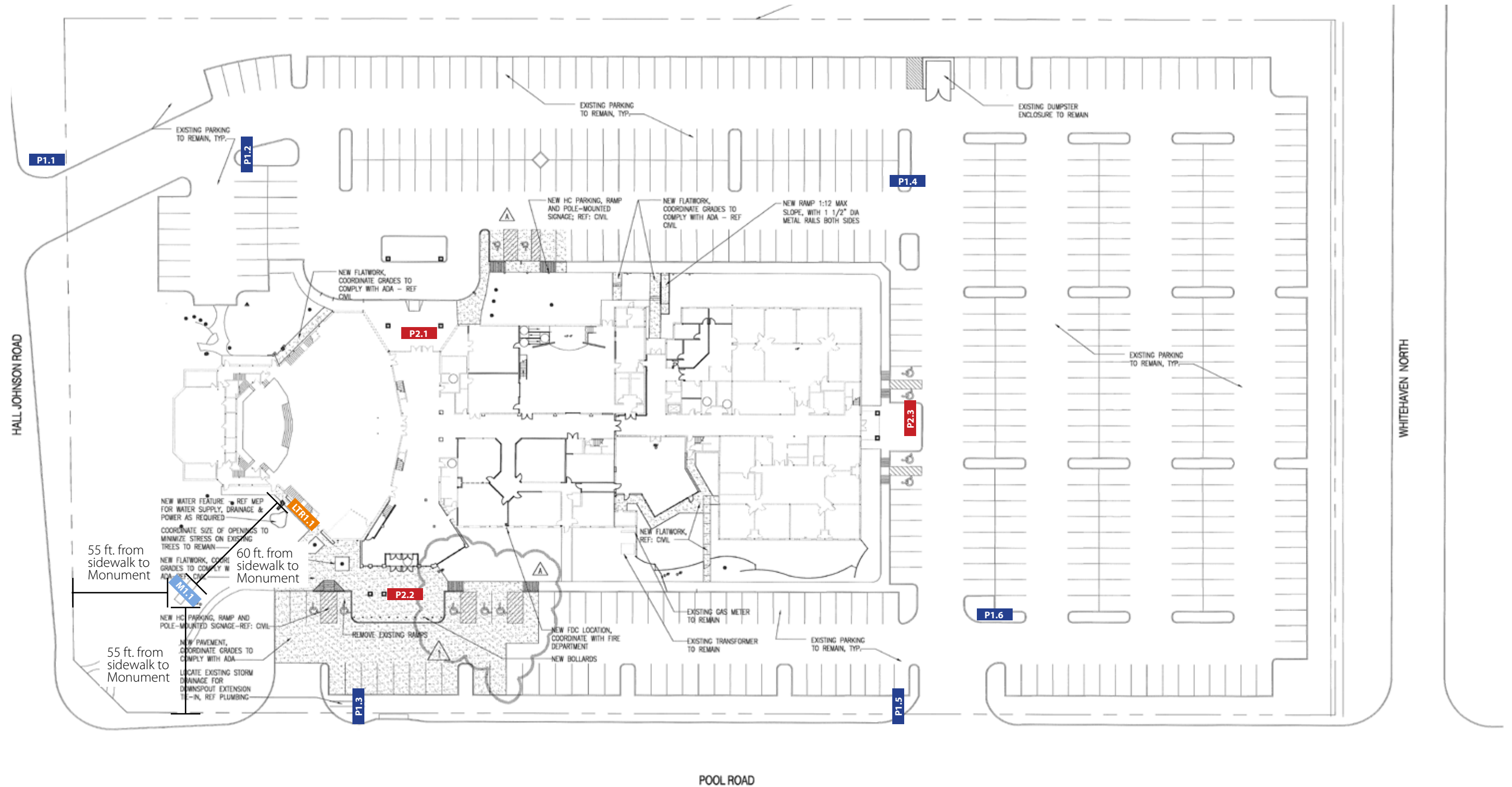
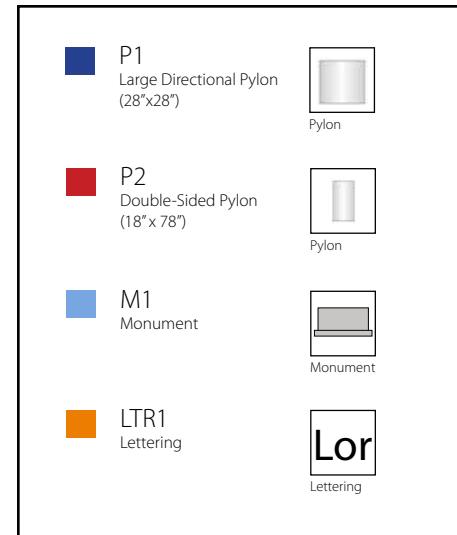
CUSTOMER: Compass Christian Church

ADDRESS: 2600 Hall Johnson Rd Colleyville, TX 76034

DATE: 12-13-13

Compass Christian Church Signage Plan

// Exterior



Existing Church and Sign





City of Colleyville Sign Board of Appeals Agenda Briefing

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100 Main Street
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Agenda Number 2b	Agenda Date 03/11/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for multiple variances to the provisions of Chapter 7-Sign Regulations in the Land Development Code on Lots 1R1, 4, 5a, 6a, 7a and 9R, Block 2, Village Park Addition located at 4701, 4709, 4717, 4725, 4801 and 4843 Colleyville Blvd, Case SC14-001

Explanation

Scott Woodruff on behalf of AC Village Park Partners, LLC, submitted a request for multiple sign variances for the Colleyville Downs redevelopment located at 4801 Colleyville Boulevard. The property is zoned CC-2-Shopping Center zoning district, and has a Special Use Permit for alcohol sales for Whole Foods Market and associated restaurant uses.

Land Development Code Regulations. Monument signs are regulated by Land Development Code, Chapter 7 Section 7-150 "Permanent Freestanding Signs." Monument signs, also referred to as general business signs, must be eight (8) feet from an abutting street right-of-way. Thirty (30) feet from any side or rear property line adjacent to another property. The three proposed monument signs will require a variance to place the signs along the right-of-way lines. The proposed signs will be placed outside of the 25 foot visibility triangles for existing driveway approaches.

A monument sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall have a minimum eighteen (18) inches in height. The sign shall be constructed with columns constructed on each end of the sign structure. Said columns shall be a minimum eighteen (18) inches in width as viewed from the front and side elevations. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot. A variance is required for the columns and the thickness of the sign face, since the thickness without the columns is twelve (12) inches thick.

Applicant's Request. The applicant is requesting a variance for a 32 inch channel letter set that will be mounted above the west entryway on the front elevation of Whole Foods Market. The letter is stacked and reaches a total of nine (9) feet, 1/4 inch, therefore requiring a variance from the maximum allowable height of six (6) feet.

A variance is also being requested for the 44 inch channel letter set that is being proposed as a rooftop sign mounted to the existing parapet wall centered on the storefront elevation. Since the Land Development Code does not have provisions for

rooftop signs, a variance is required. The mounting condition is a standard application within the Whole Foods Market architectural/signage standards.

Public Notification. Staff mailed notices to forty-nine (49) 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. After almost three years of market research and negotiation with the city of Colleyville, Whole Foods Market is opening its second Tarrant County location in Colleyville. Whole Foods will be the 40,000 square foot anchor tenant at the Colleyville Downs Shopping Center. Colleyville Downs is a 190,664-square foot shopping center, which will include extensive renovations to the center for Whole Foods and other new tenants.. The requested variances will allow Whole Foods Market to remain consistent with their architectural/signage standards, and will provide necessary visibility for the development.

Given the unique architectural style being applied to the entire shopping center, staff recognizes a hardship such that the proposed signage is intended to be consistent the new style of the shopping center and the anchor.

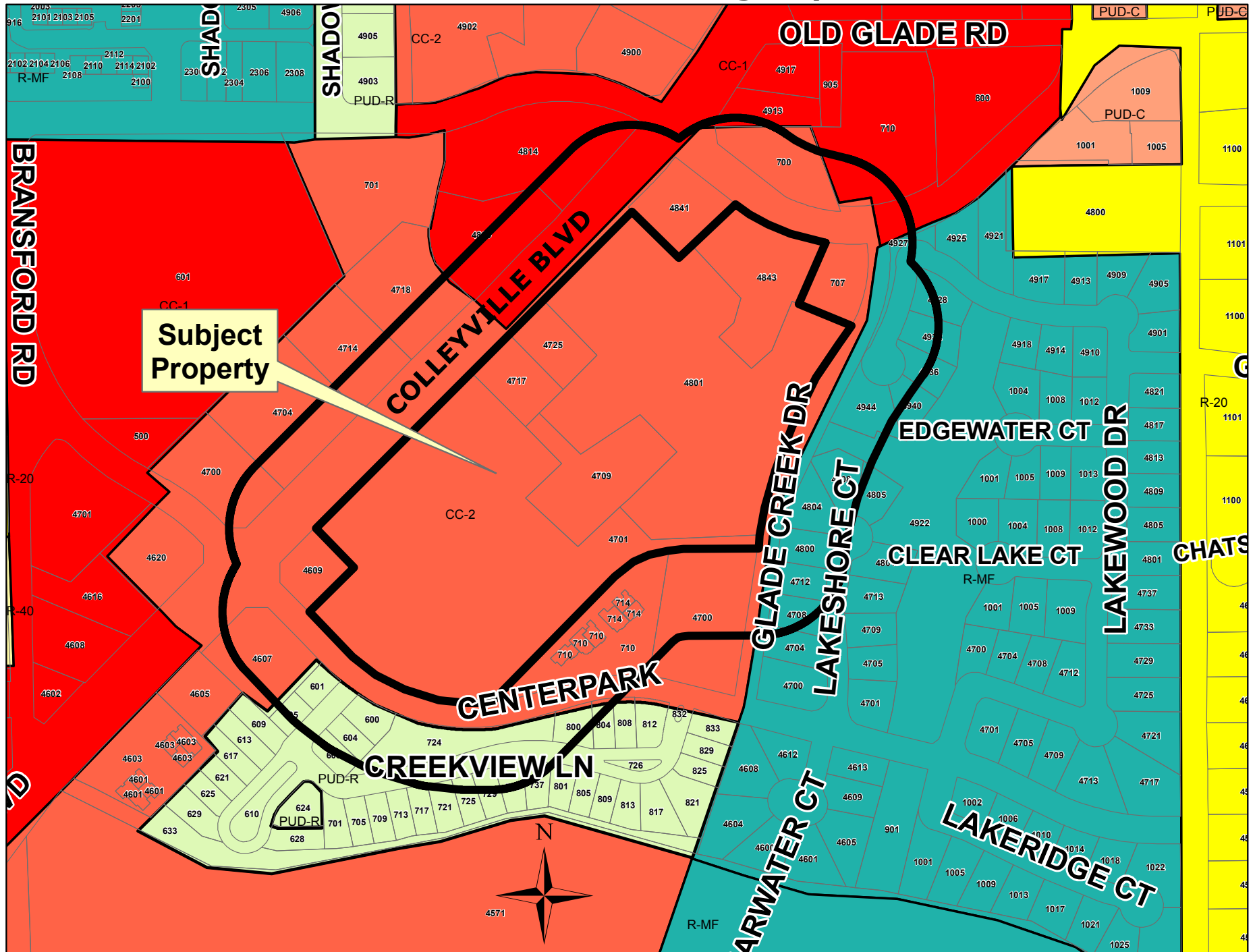
Recommendation

Approve

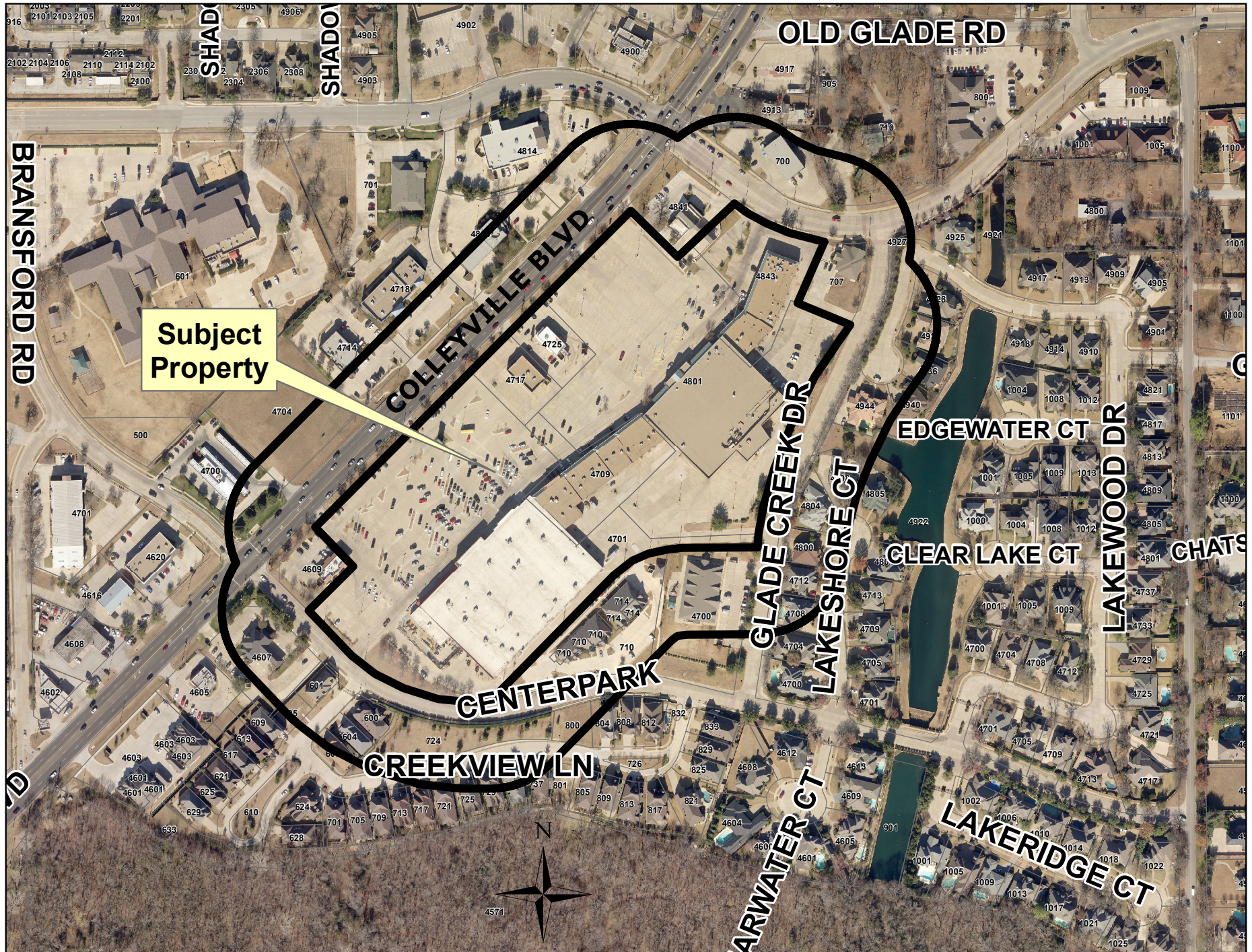
Attachments

1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Notification List
5. Monument Signs
6. Whole Foods Market Elevation
7. Rooftop Sign Detail
8. Main Sign
9. Wall Sign Detail

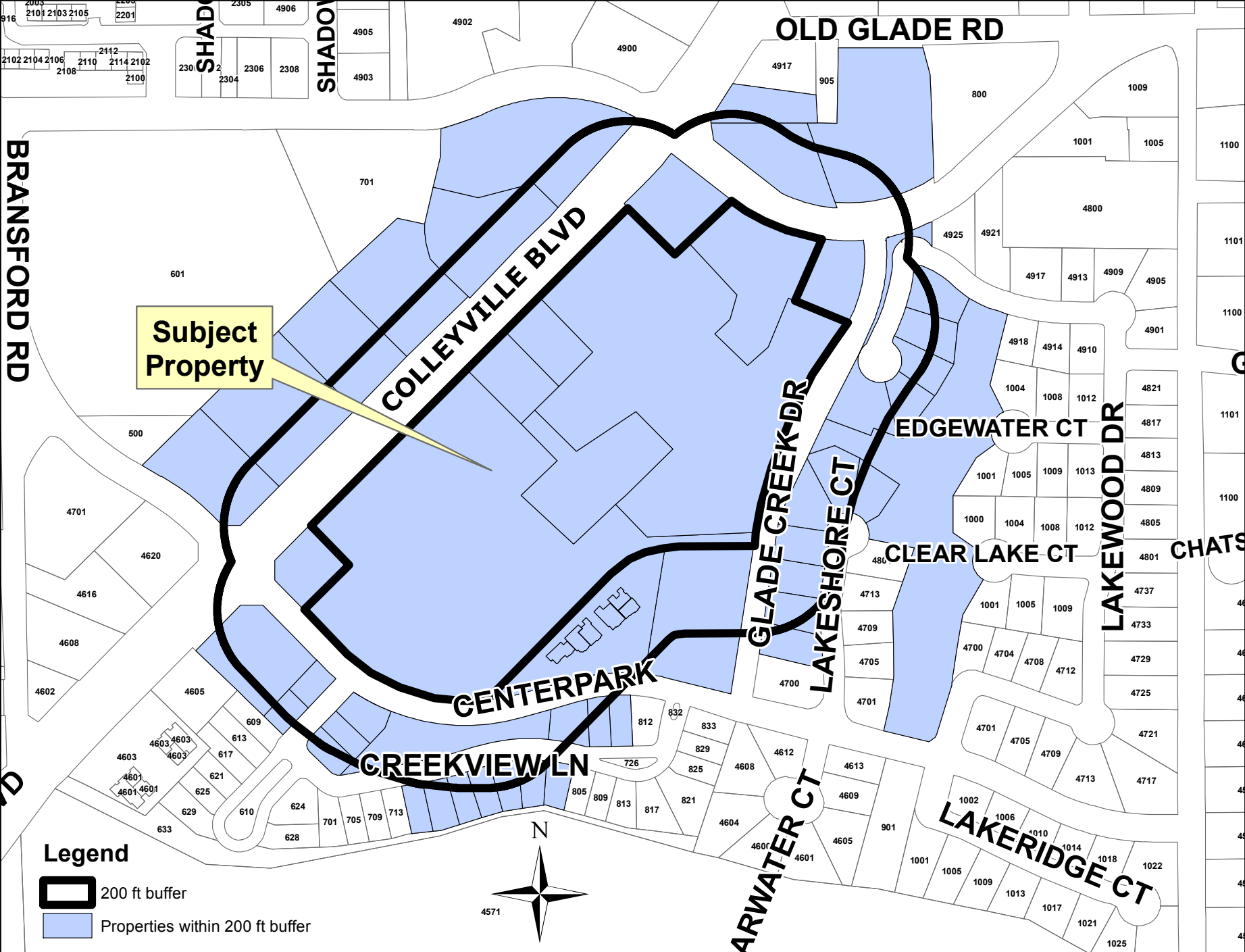
Location and Zoning Map



Aerial



Buffer Map

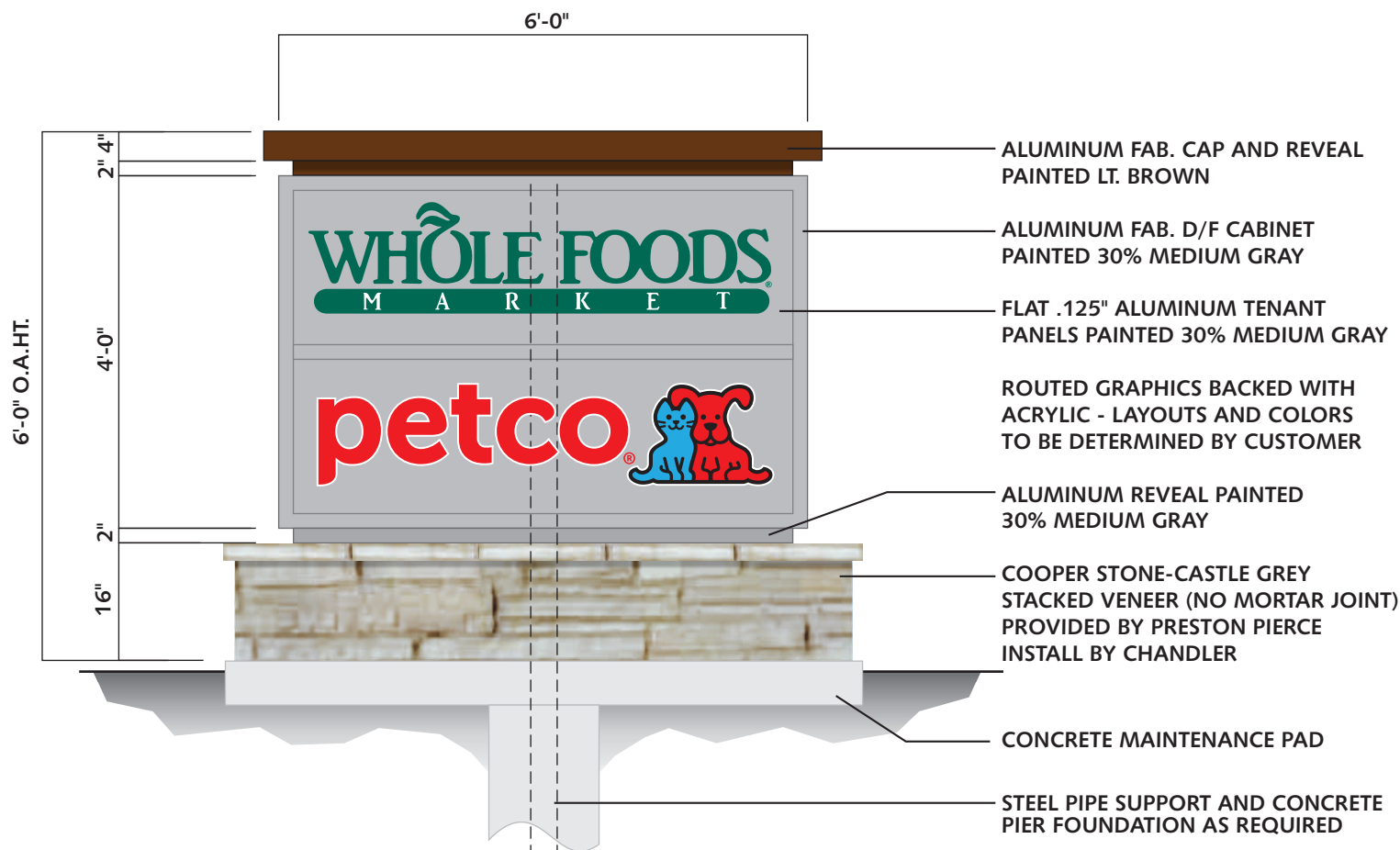


Notification List

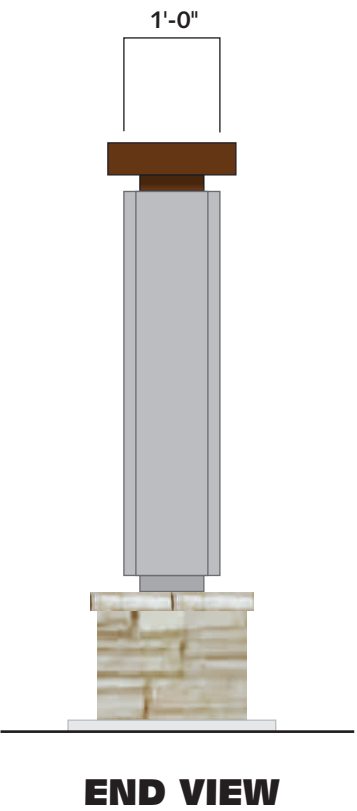
Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
1 CHRONICLES 29:10-20 LLC	6620 CEDAR GROVE DR	NORTH RICHLAND HILLS	Texas	76182	000714 CENTERPARK
4714 COLLEYVILLE BLVD PRTRNS	8235 DOUGLAS AVE STE 655	DALLAS	Texas	75225	004714 COLLEYVILLE BLVD
AC VILLAGE PARK PARTNERS LLC	8235 DOUGLAS AVE STE 655	DALLAS	Texas	75225	004701 COLLEYVILLE BLVD
AVIA PROPERTIES LLC	714 CENTERPARK DR STE 140	COLLEYVILLE	Texas	76034	000714 CENTERPARK
BETTY B PANNELL REV LIV TR	PO BOX 815	COLLEYVILLE	Texas	76034	000710 CENTERPARK
BOWDEN, WILLIAM ETUX SHARON	4928 LAKEWOOD DR	COLLEYVILLE	Texas	76034	004928 LAKEWOOD DR
CAMBRIDGE HOMES INC	5601 DEMOCRACY DR STE 190	PLANO	Texas	75024	000605 CREEKVIEW LN
CENTERPARK COLLEYVILLE PRTRNS	3008 E HEBRON PKWY BLDG 300	CARROLLTON	Texas	75010	004712 COLLEYVILLE BLVD
CHARLOTTE WALTERS FAMILY TRUST	3500 HULEN ST # 200	FORT WORTH	Texas	76107	004800 LAKESHORE CT
COLLEYVILLE CENTERPARK ASSOC	PO BOX 47	COLLEYVILLE	Texas	76034	000710 CENTERPARK
COMPASS BANCSHARES INC	PO BOX 10566	BIRMINGHAM	Alabama	35296	004841 COLLEYVILLE BLVD
CRUMPLER, JOHN K ETUX KANDIS L	725 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000725 CREEKVIEW LN
DAUNIS, WALTER F & LETAINE	106 BLUE STEM LN	HASLET	Texas	76052	004609 COLLEYVILLE BLVD
DEHART, DORIS	737 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000737 CREEKVIEW LN
ERICKSON, ORLANDO ETUX ANNA	4804 LAKESHORE CT	COLLEYVILLE	Texas	76034	004804 LAKESHORE CT
ERVIN, RICHARD L ETUX TERRI	1155 W WALL ST STE 101	GRAPEVINE	Texas	76051	004700 COLLEYVILLE BLVD
FICK, GARY ETUX REBECCA CAST	804 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000804 CREEKVIEW LN
FONBERG, PETER D	5452 GLEN LAKES DR STE 203	DALLAS	Texas	75231	004718 COLLEYVILLE BLVD
HARDIN, JO DORA	600 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000600 CREEKVIEW LN
HARRIS, JOHN	4808 LAKESHORE CT	COLLEYVILLE	Texas	76034	004808 LAKESHORE CT
HAWKINS, CHRISTOPHER & PATRICI	PO BOX 235	COLLEYVILLE	Texas	76034	004944 LAKEWOOD DR
HERITAGE PERSONAL TRAINING INC	1208 CREST DR	COLLEYVILLE	Texas	76034	000707 GLADE RD
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STAIR RD	FORT WORTH	Texas	76112	004922 LAKEWOOD DR
HOA OF CAMBRIDGE PLACE INC	3500 MAPLE AVE STE 1165	DALLAS	Texas	75219	000724 CREEKVIEW LN
JOHNSON, YVONNE F	608 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000608 CREEKVIEW LN
KETTLE, KEITH & TERESA S	714 CENTERPARK DR STE 120	COLLEYVILLE	Texas	76034	000710 CENTERPARK
MILLER, HARRY M ETUX BELINDA	4805 LAKESHORE CT	COLLEYVILLE	Texas	76034	004805 LAKESHORE CT
MOYER, CECILIA C	604 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000604 CREEKVIEW LN
NICHOLAS, RENE LOU	808 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000808 CREEKVIEW LN
NOBLIT, DON ETUX BARBARA	PO BOX 820895	FORT WORTH	Texas	76182	004913 COLLEYVILLE BLVD
NOORANI, ANIS ETUX REEMA	4940 LAKEWOOD DR	COLLEYVILLE	Texas	76034	004940 LAKEWOOD DR
PARDO, LISA D	904 SADDLEBROOK DR	COLLEYVILLE	Texas	76034	004607 COLLEYVILLE BLVD
PATEL, GEETA TR	601 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000601 CREEKVIEW LN
POSICK, MARTIN A ETUX EVELYN	4932 LAKEWOOD DR	COLLEYVILLE	Texas	76034	004932 LAKEWOOD DR
R&L CAPITAL PROPERTIES LLC	6903 SHEPHERDS GLN	COLLEYVILLE	Texas	76034	004800 COLLEYVILLE BLVD
RAPHAEL LEASING LLC	PO BOX 820895	NORTH RICHLAND HILLS	Texas	76182	000710 CENTERPARK
REALTY INCOME TX PRO 1 LLC	PO BOX 460069	ESCONDIDO	California	92046	004700 GLADE CREEK DR
RHODES, DEE ANN ETVIR JOE	4712 LAKESHORE CT	COLLEYVILLE	Texas	76034	004712 LAKESHORE CT
ROSS, MICKEY K	721 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000721 CREEKVIEW LN
SCHWAB GROUP LLC	714 CENTERPARK DR STE 100	COLLEYVILLE	Texas	76034	000714 CENTERPARK
SORLIE, VICTOR A ETUX LINDA	729 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000729 CREEKVIEW LN
TALKINGTON, MARY ALICE	4708 LAKESHORE CT	COLLEYVILLE	Texas	76034	004708 LAKESHORE CT
TEAGUE, MARY P ETVIR DANIEL	733 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000733 CREEKVIEW LN
WINSTEAD, DEBRA A	717 CREEKVIEW LN	COLLEYVILLE	Texas	76034	000717 CREEKVIEW LN
WOLF, GERALD ETUX MARY	4936 LAKEWOOD DR	COLLEYVILLE	Texas	76034	004936 LAKEWOOD DR
WORTHINGTON NATIONAL BANK	500W MAIN ST	FORT WORTH	Texas	76102	004814 COLLEYVILLE BLVD
WREN, DONALD C ETUX BARBARA	4704 LAKESHORE CT	COLLEYVILLE	Texas	76034	004704 LAKESHORE CT
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE	Texas	76034	000710 GLADE RD
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE	Texas	75137	000700 GLADE RD
Grapevine Colleyville ISD	3051 Ira E. Woods Avenue	GRAPEVINE	Texas	76051	Courtesy Notice
Cambridge Place HOA	817 Creekview Lane	COLLEYVILLE	Texas	76034	Courtesy Notice
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS	Texas	75251	Courtesy Notice
Scott Woodruff, Applicant	8235 DOUGLAS AVE STE 655	DALLAS	Texas	75225	Applicant

Public hearing notices were mailed
Fri., Feb. 21, 2014 by Taci Wrisley

Monument Signs



D/F MONUMENT SIGN SCALE: 1/2"= 1'-0"



COLLEYVILLE
DOWNS

Design #
13-0544R13
Sheet 6 of 10

Client
COLLEYVILLE DOWNS

Address
4701 COLLEYVILLE BLVD
COLLEYVILLE, TX.

Account Rep. M.WILSON
Designer RFF
Date 03.18.13

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R13-BR/2-13-14:Mod. "E" & add 2nd site plan.	

 **Chandler Signs**
Brand Image Begins Here®

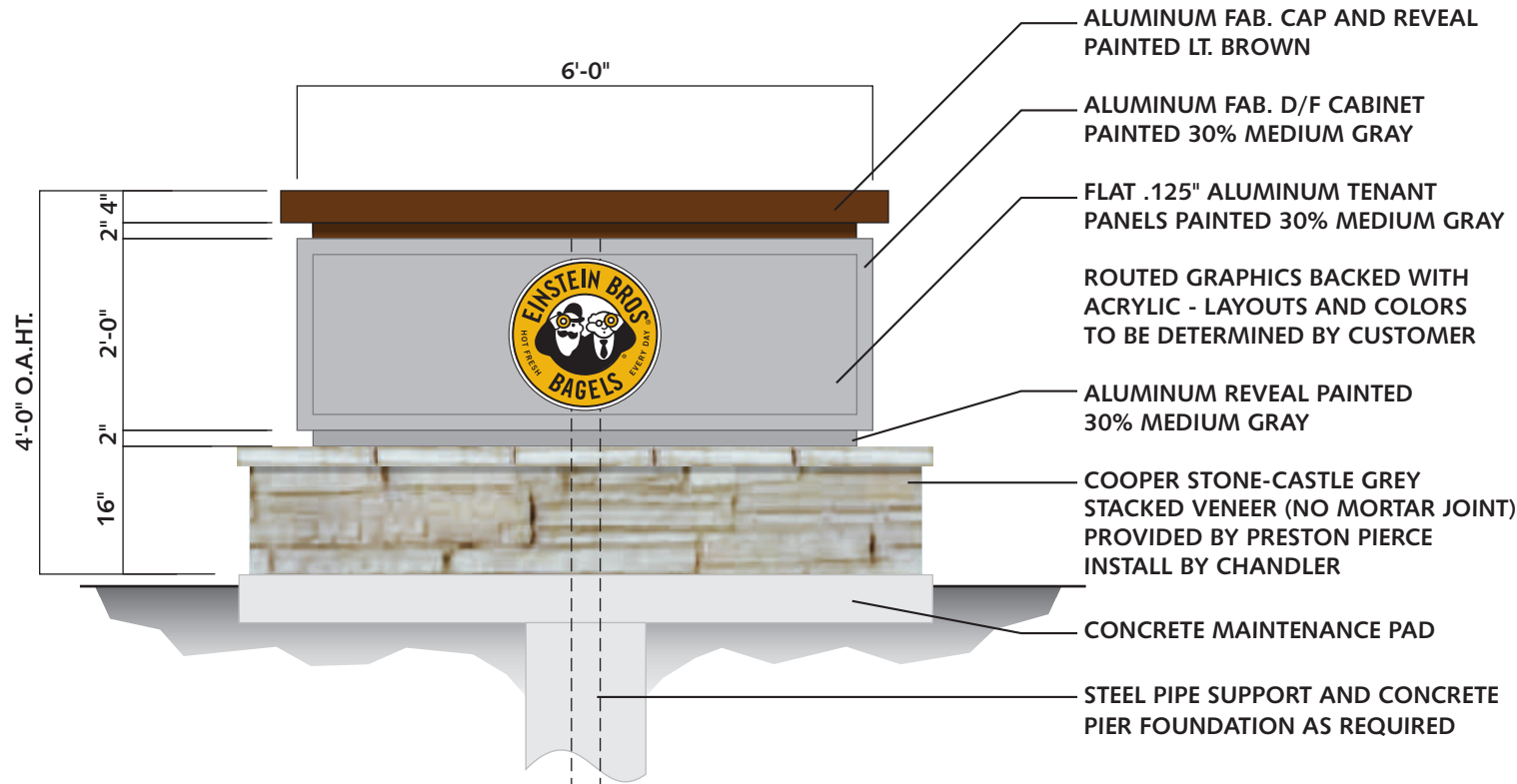
www.chandlersigns.com
3201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044
12106 Valliant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724
1335 Park Center Drive, Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7033
963 Baxter Avenue, Suite 200
Louisville, KY 40204
502-479-3075 Fax 502-412-0013
2584 Sand Hill Point Circle
Davenport, FL 33837
863-420-1100 Fax 863-424-1160
37 Waterfront Park Court
Dawsonville, GA 30534
800-851-7062 Fax 210-349-8724
P.O. Box 125, 206 Doral Drive
Portland, TX 78374
361-563-5599 Fax 361-643-6533

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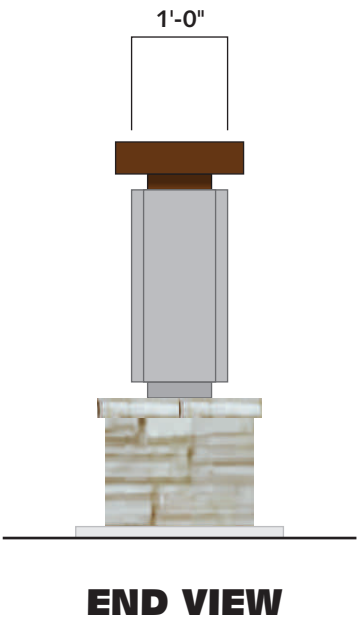
**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

THIS SIGN IS INTENDED TO BE MANUFACTURED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

Monument Signs



D/F MONUMENT SIGN SCALE: 1/2" = 1'-0"



COLLEYVILLE
DOWNS

Design #
13-0544R13
Sheet 7 of 10

Client
COLLEYVILLE DOWNS

Address
4701 COLLEYVILLE BLVD
COLLEYVILLE, TX.

Account Rep. M.WILSON
Designer RFF
Date 03.18.13

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R13-BR/2-13-14:Mod. "E" & add 2nd site plan.	

 **Chandler Signs**
Brand Image Begins Here®

www.chandlersigns.com

3201 Manor Way Dallas, TX 75235
214-902-2000 Fax 214-902-2044

12106 Valliant San Antonio, TX 78216
210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200
Louisville, KY 40204
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle
Davenport, FL 33837
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court
Dawsonville, GA 30534
800-851-7062 Fax 210-349-8724

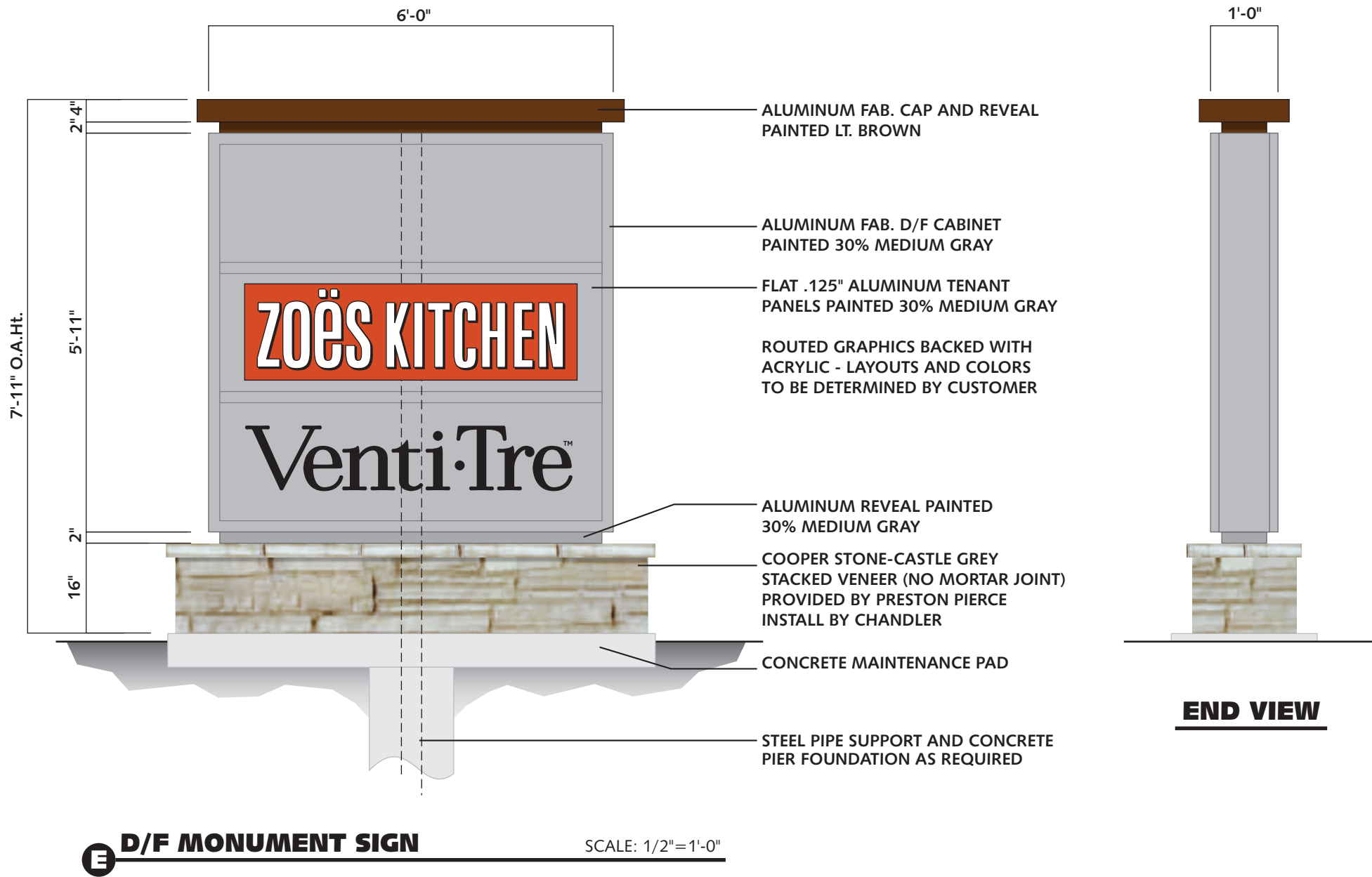
P.O. Box 125, 206 Doral Drive
Portland, TX 78374
361-563-5599 Fax 361-643-6533

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**FINAL ELECTRICAL
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CUSTOMER**

 THIS SIGN IS INTENDED TO BE MANUFACTURED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

Monument Signs



COLLEYVILLE
DOWNS

Design #		
13-0544R13		
Sheet	8	of 10
Client		
COLLEYVILLE DOWNS		
Address		
4701 COLLEYVILLE BLVD		
COLLEYVILLE, TX.		
Account Rep.	M.WILSON	
Designer	RFF	
Date	03.18.13	

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R13-BR/2-13-14:Mod. "E" & add 2nd site plan.	

 **Chandler Signs**
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3201 Manor Way Dallas, TX 75235
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1335 Park Center Drive, Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200
Louisville, KY 40204
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle
Davenport, FL 33837
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court
Dawsonville, GA 30534
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P.O. Box 125, 206 Doral Drive
Portland, TX 78374
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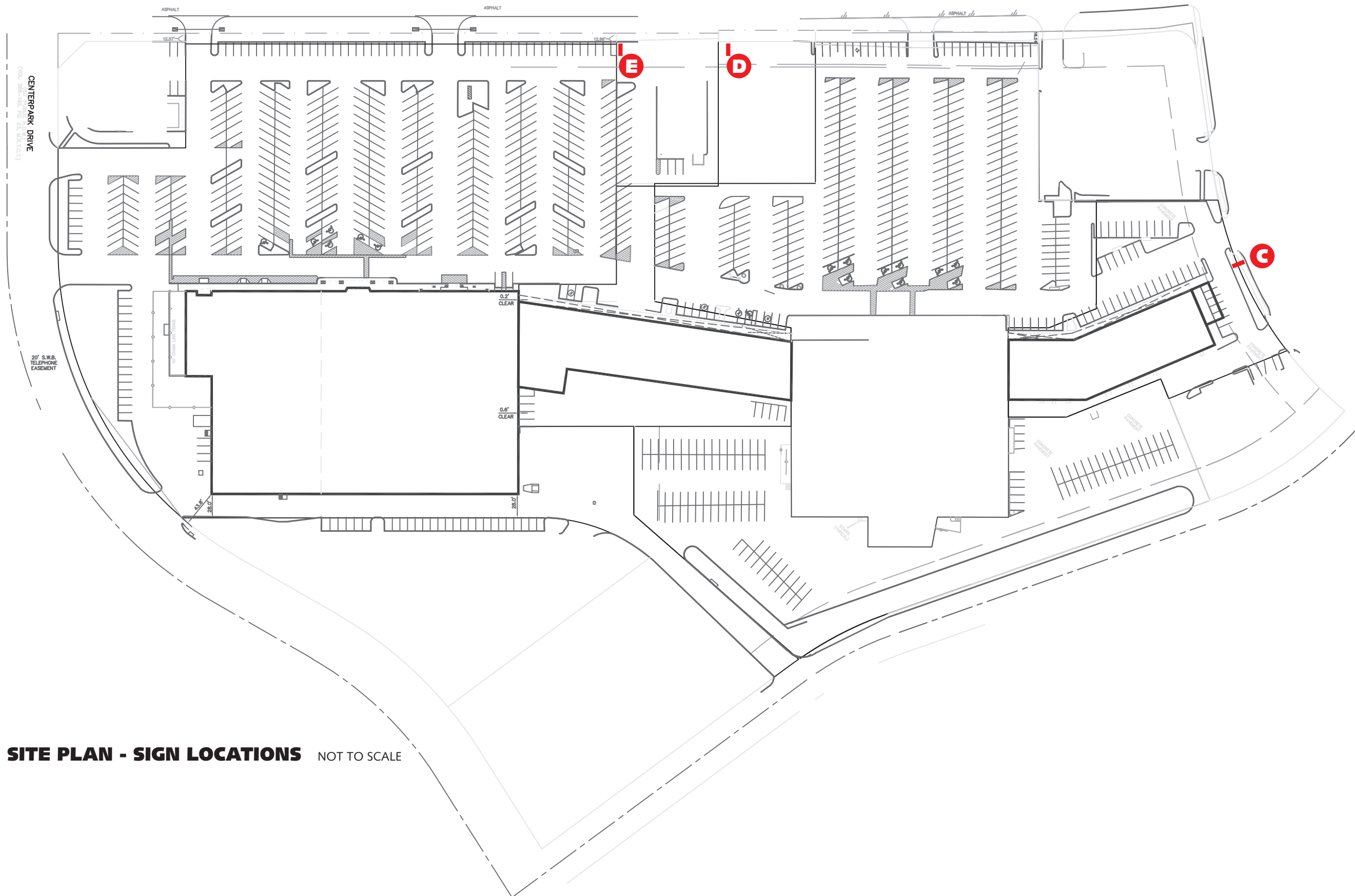
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Monument Signs



SITE PLAN - SIGN LOCATIONS

COLLEYVILLE DOWNS

Design #

13-0544R13

Sheet 10 of 10

Client

COLLEYVILLE DOWNS

Address

4701 COLLEYVILLE BLVD

COLLEYVILLE, TX.

Account Rep. **M.WILSON**

Designer **RFF**

Date 03.18.13

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R13-BR/2-13-14:Mod. "E" & add
2nd site plan.



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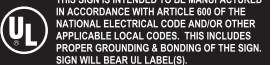
2584 Sand Hill Point Circle
Davenport, FL 33837
863-420-1100 Fax 863-424-1160

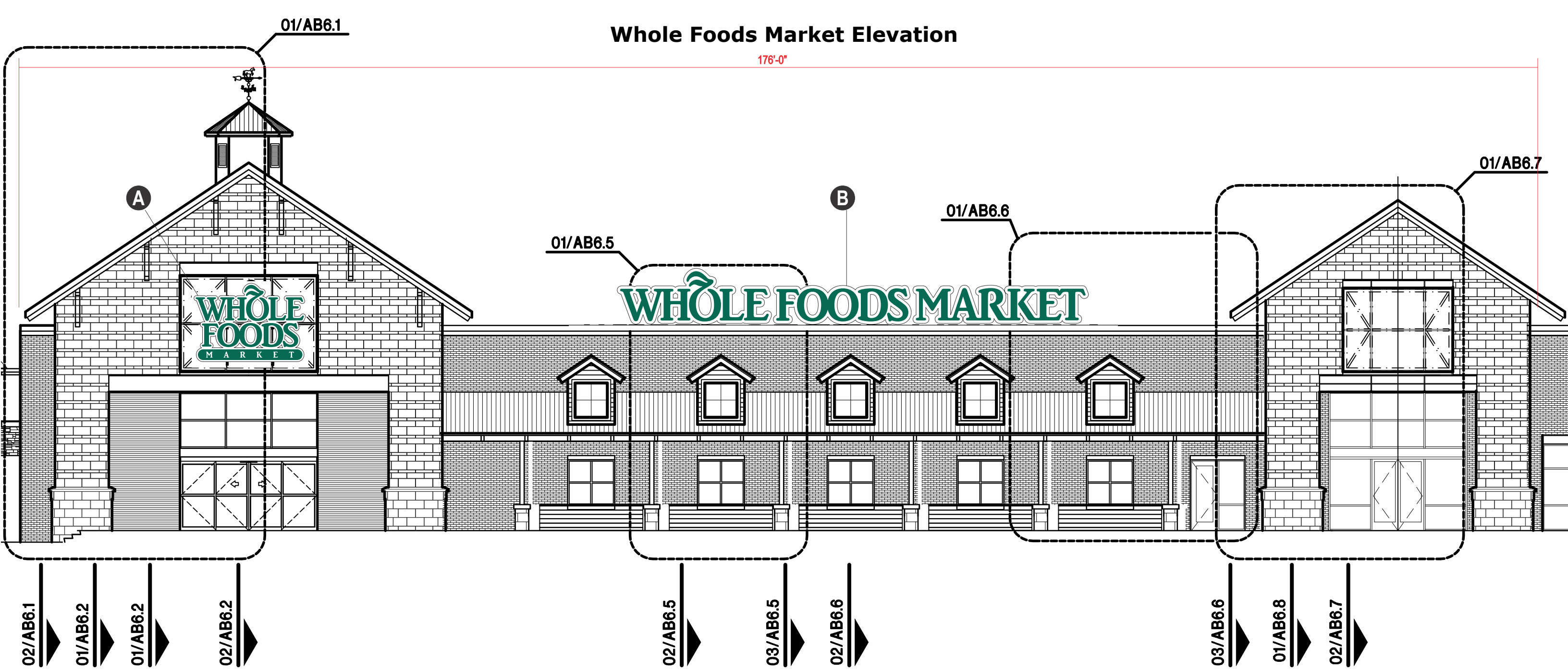
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**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**





ELEVATION
Scale: 3/32" = 1'-0"

CODE:

City code:
2x sq. ft. per lineal foot of facade.
Max Height of sign is 6', max length is 75%

176' x 2 = 352 sq. ft. allowed.



WALTON

SIGNAGE

3419 East Commerce
San Antonio, TX 78220
waltonsignage.com
210.886.0644

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Client: Whole Foods Market
Address: 4801 Colleyville Blvd.
Location: Colleyville, TX 76034
Sales: TH
Date: 10/14/13
Designer: LAH
PM TB

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Revision:

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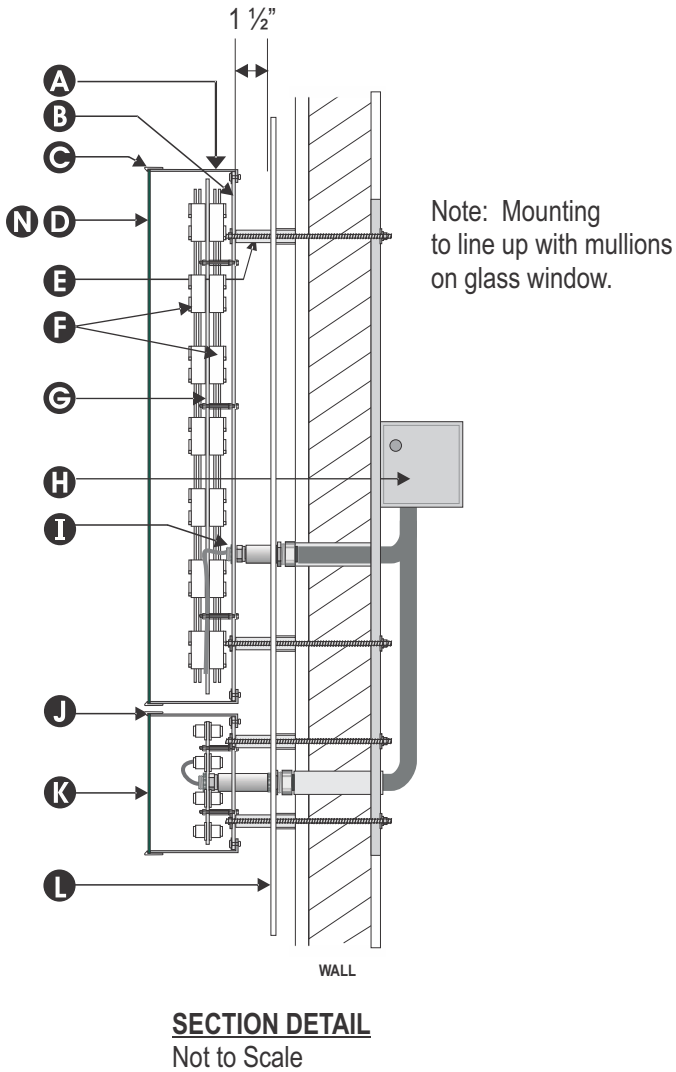
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:



A **32" FRONT / REVERSE LIT CHANNEL LETTERS W/ BACKER PANEL** 101.81 SQ. FEET (REPRESENTED BY RED DASHED LINE)
Scale: 1/2" = 1'-0"



LIGHTED-FACE/REVERSE CHANNEL LETTERS WITH L.E.D. LIGHTING

ITEM	DESCRIPTION
A	3 1/2" .040 ALUMINUM P.F. IVY GREEN RETURNS
B	.150" CLEAR POLYCARBONATE BACK
C	1" P.F. IVY GREEN JEWELITE TRIMCAP
D	.150 WHITE POLYCARBONATE FACE W/ VINYL OVERLAY
E	3/8" NUTSERTS W/ THREADED ROD FOR 1 1/2" STANDOFF W/ SPACERS
F	WHITE LED - FRONT AND BACK OF INTERNAL .150 CLEAR POLY BAFFLE
G	.150 CLEAR POLYCARBONATE BAFFLE ATTACHED TO BACK WITH SPACERS
H	LED POWER SUPPLIES BEHIND WALL
I	SEALTITE FLEXIBLE CONDUIT CONNECTOR
J	1" P.F. IVY GREEN JEWELITE TRIMCAP
K	.150 WHITE POLYCARBONATE FACE W/ 1ST SURFACE 76 HOLLY GREEN VINYL W/ WEEDED OUT WHITE COPY
L	.125 ALUM. BACKER PANEL
M	
N	"WHOLE FOODS" - 1ST SURFACE 3M 3630-76 HOLLY GREEN VINYL
O	
P	

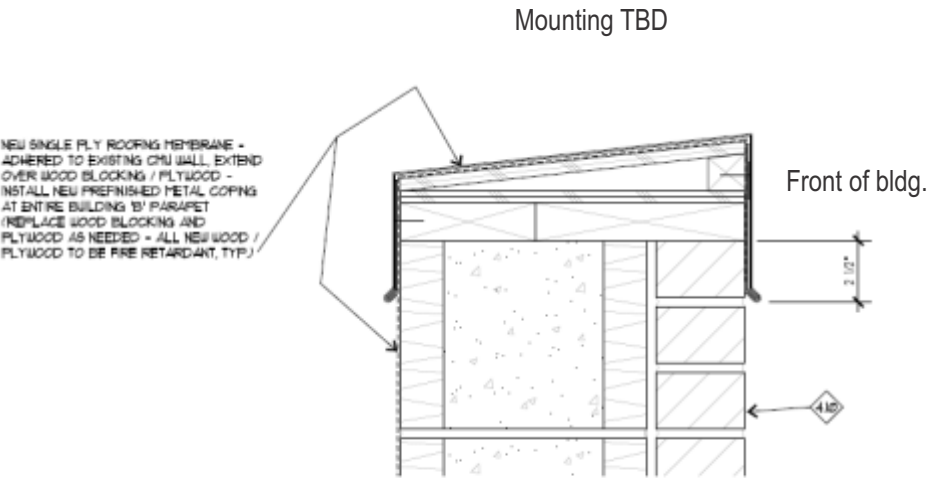


B

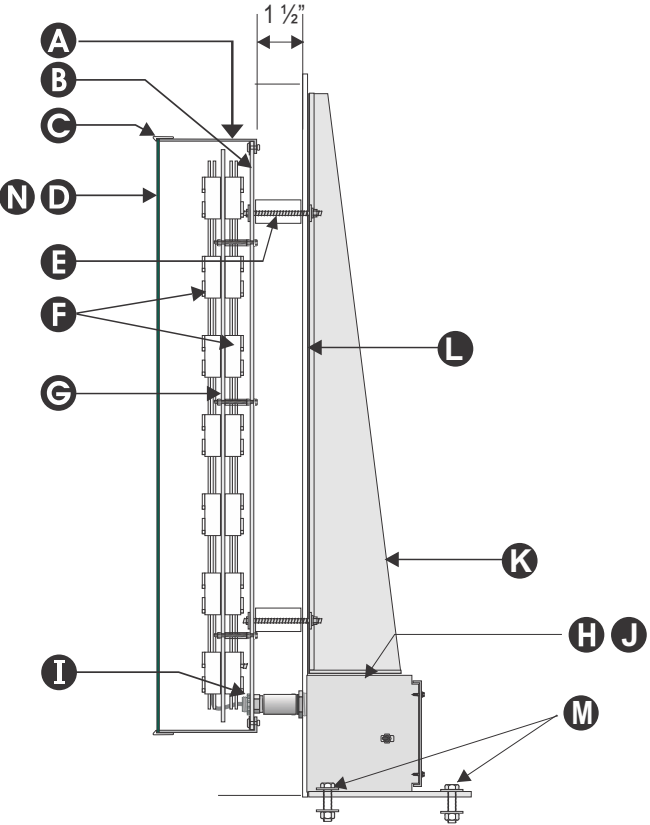
44" FRONT / REVERSE LIT CHANNEL LETTERS W/ BACKER
Scale: 1/4" = 1'-0"

243.67 SQ. FEET (REPRESENTED BY RED DASHED LINE)

4" Perimeter Border



03 DETAIL



SECTION DETAIL

Not to Scale
MOUNTING FASCIA / CANOPY
VARIES PER LOCATION

LIGHTED-FACE/REVERSE CHANNEL LETTERS WITH L.E.D. LIGHTING	
ITEM	DESCRIPTION
A	3 1/2" .040 ALUMINUM P.F. IVY GREEN RETURNS
B	.150" CLEAR POLYCARBONATE BACK
C	1" WHITE JEWELITE TRIMCAP
D	.150 WHITE POLYCARBONATE FACE W/ VINYL OVERLAY
E	3/8" NUTSERTS W/ THREADED ROD FOR 1 1/2" STANDOFF W/ SPACERS
F	WHITE LED - FRONT AND BACK OF INTERNAL .150 CLEAR POLY BAFFLE
G	.150 CLEAR POLYCARBONATE BAFFLE ATTACHED TO BACK WITH SPACERS
H	MOD 60 LED POWER SUPPLIES IN RACEWAY
I	SEALTITE FLEXIBLE CONDUIT CONNECTOR
J	4 1/2" x 4 1/2" RACEWAY (PAINTED TO MATCH I-BEAM)
K	.125 ALUMINUM SUPPORT GUSSETS WELDED TO BACKER AND RACEWAY PTD. SATIN WHITE
L	.125 THICK CLOUD BACKER PANEL (PAINTED SATIN WHITE FRONT AND BACK)
M	3/8" DIA. BOLTS, NUTS, WASHERS THRU 1/4" MTG TAB
N	"WHOLE FOODS" - 1ST SURFACE 3M 3630-76 HOLLY GREEN VINYL
O	
P	



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SIGNAGE
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San Antonio, TX 78220
waltonsignage.com
210.886.0644
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Client: Whole Foods Market
Address: 4801 Colleyville Blvd.
Location: Colleyville, TX 76034
Sales: TH Designer: LAH
Date: 10/14/13 PM TB

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Revision:

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Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

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. This includes proper grounding and bonding of the sign.

Approvals:

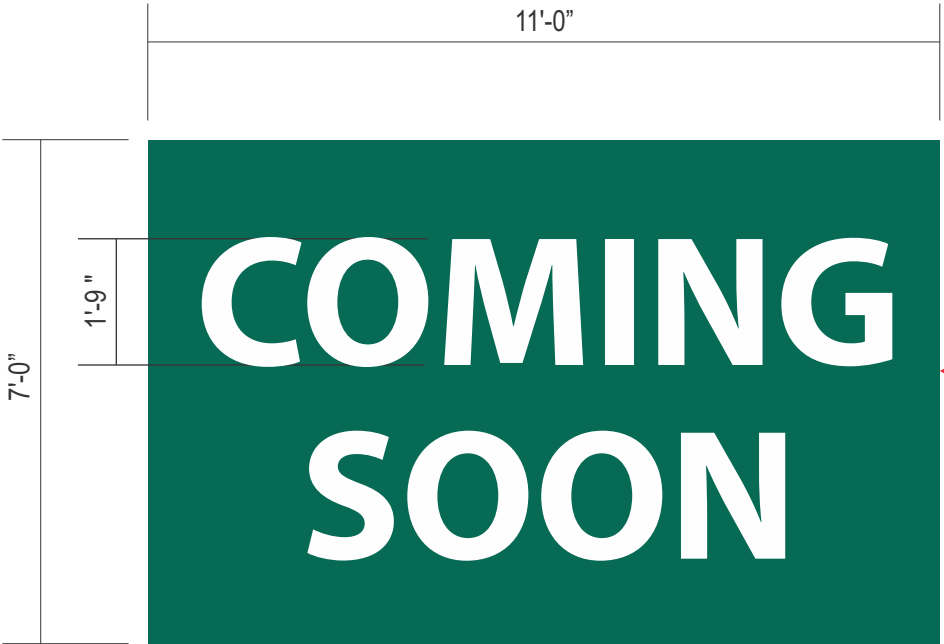
Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

CID135369

Whole Foods Market Elevation



THIS IS THE FINAL
BANNER DISPLAYED



THIS IS THE 1ST
BANNER DISPLAYED

CHANGEABLE MESH PANEL W/ VELCRO ATTACHMENT
Scale: 3/8" = 1'-0"

FONT - MYRIAD PRO

C

BANNER W/ CHANGEABLE COPY
Scale: 3/8" = 1'-0"

SCOPE OF WORK:

- GREEN MESH BACKGROUND TO MATCH PMS 342 GREEN W/ WHITE COPY
- VELCRO SEWN TO BANNER TO ACCEPT CHANGEABLE PANEL
- GROMMET EYELETS EVENLY SPACED AT TOP AND BOTTOM



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Location: Colleyville, TX 76034
Sales: TH Designer: LAH
Date: 10/14/13 PM TB

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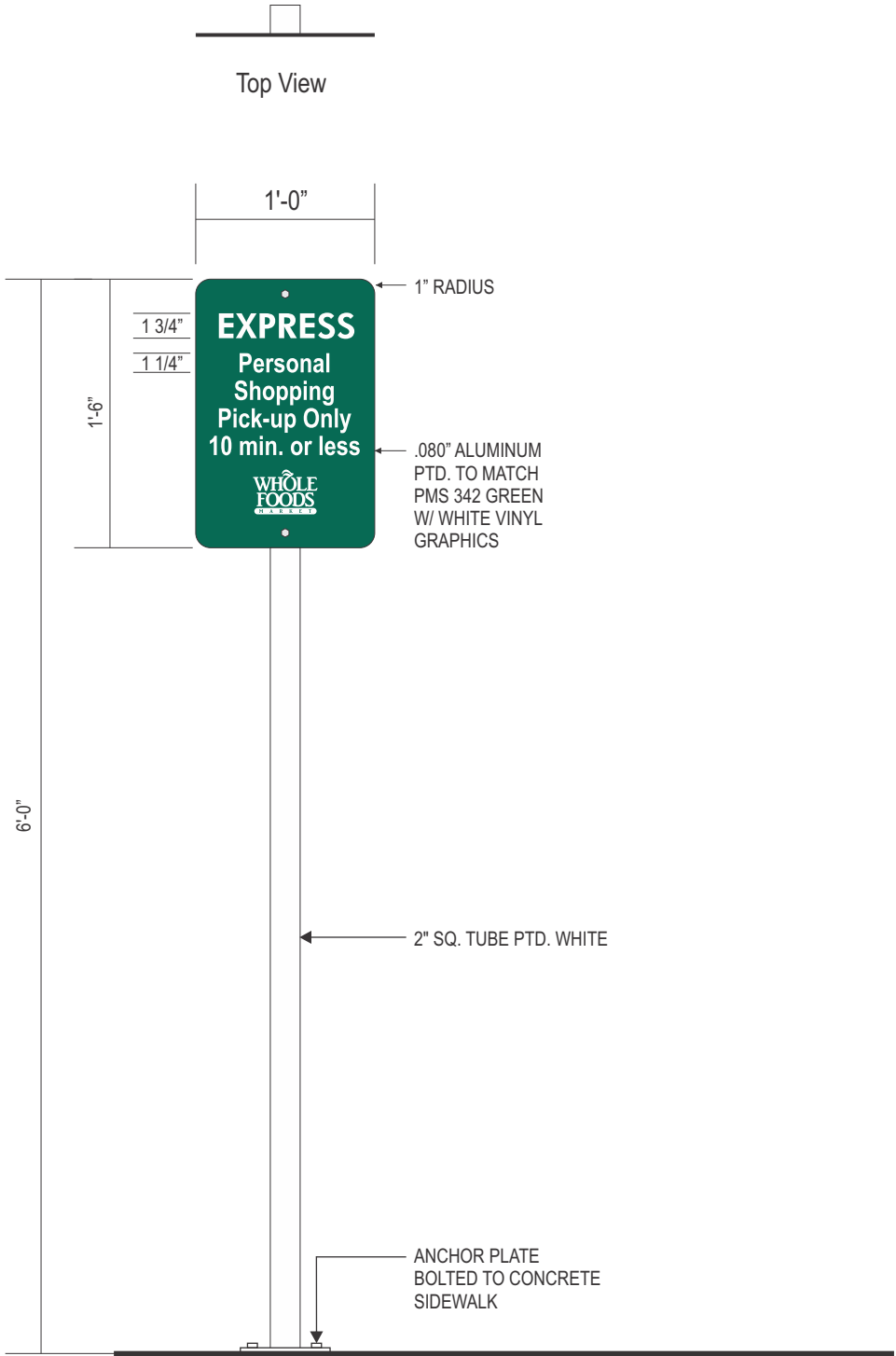
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Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID135369

Whole Foods Market Elevation



D S/F PARKING SIGNS (PLATE MOUNT)
Scale: 1" = 1'-0"



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Location: Colleyville, TX 76034
Sales: TH Designer: LAH
Date: 10/14/13 PM TB

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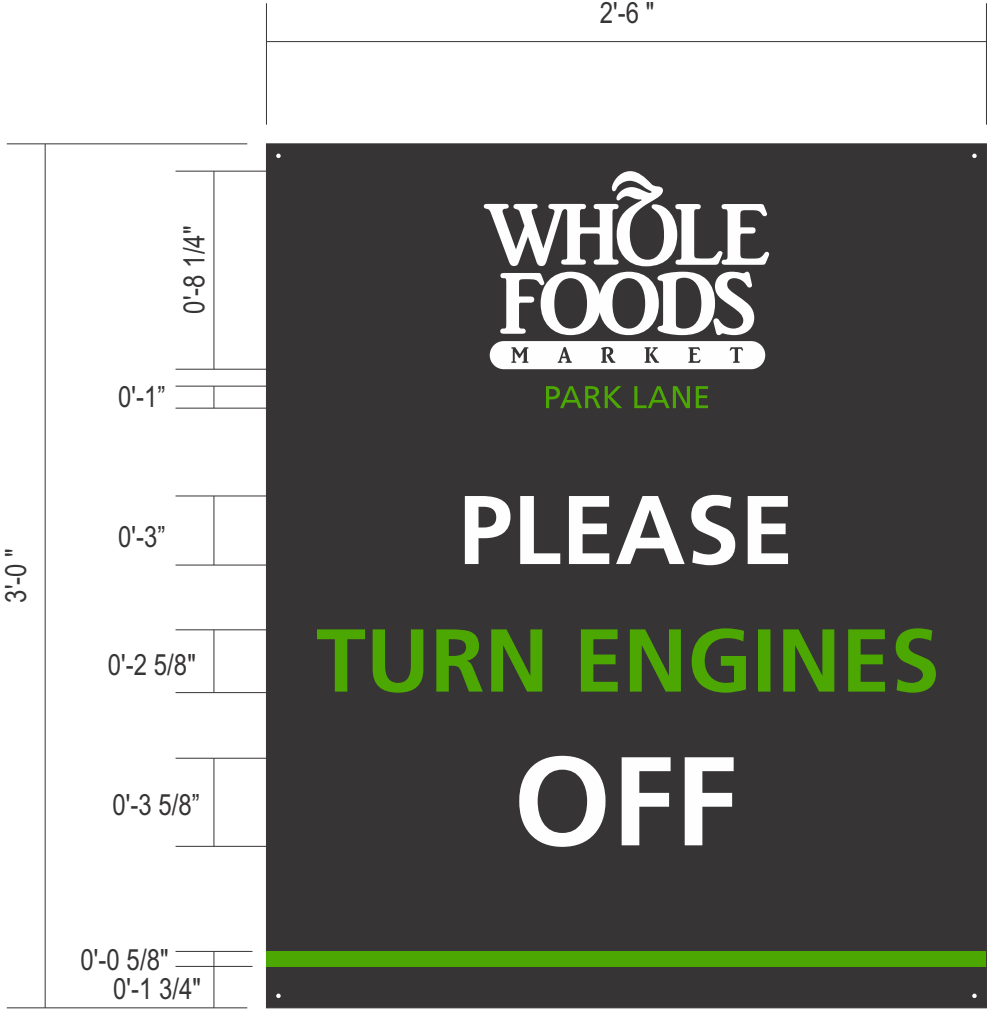
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Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID135369

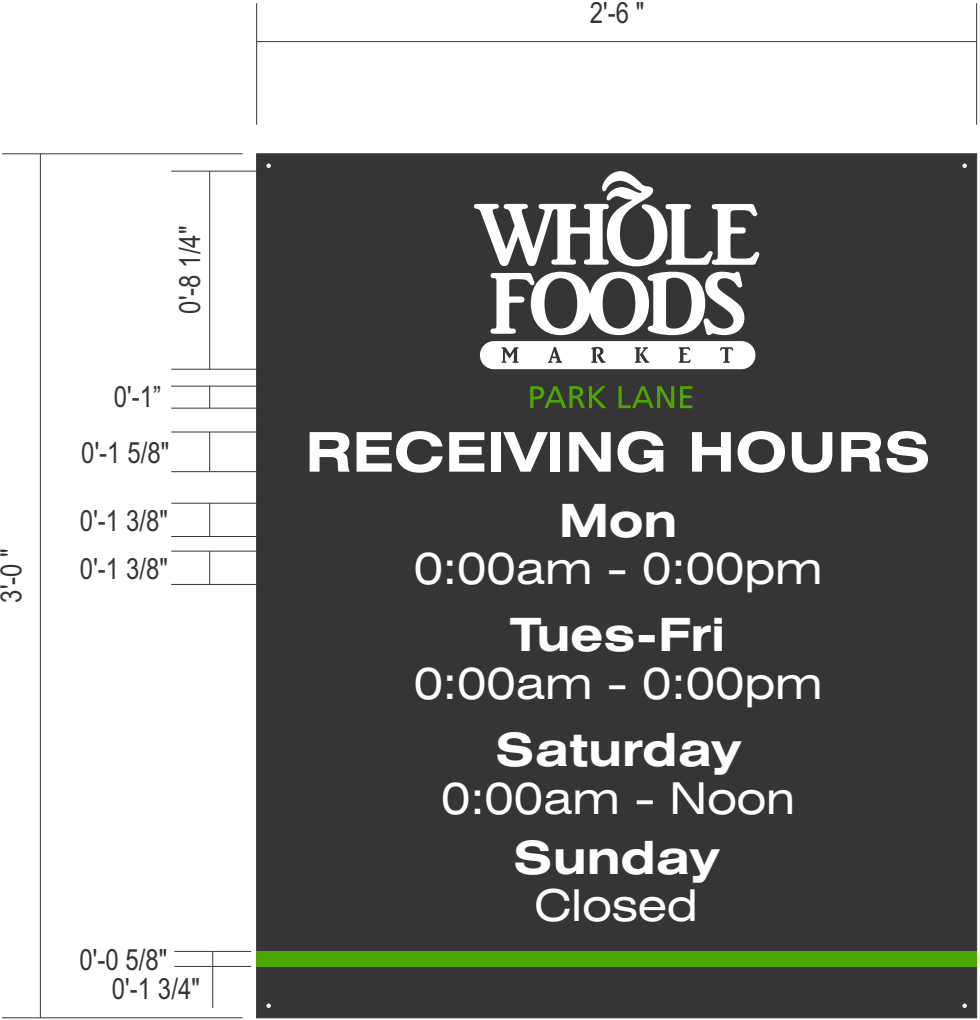
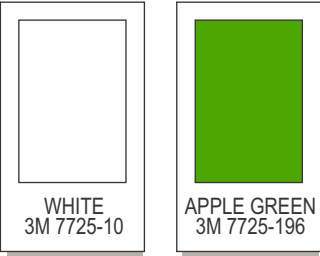
Whole Foods Market Elevation



E PARK LANE PLAQUE 1 - TURN OFF ENGINE (1 REQUIRED)
SCALE: 1 1/2" = 1'-0"

- .125 ALUMINUM PANELS PAINTED SATIN BLACK
- (4) 3/16" PRE-DRILLED HOLES FOR SCREWS IN EACH CORNER
- 1ST SURFACE WHITE AND GREEN VINYL GRAPHICS

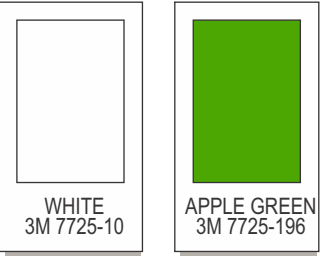
VINYL SPECS



F PARK LANE PLAQUE 2 - RECEIVING HOURS (1 REQUIRED)
SCALE: 1 1/2" = 1'-0"

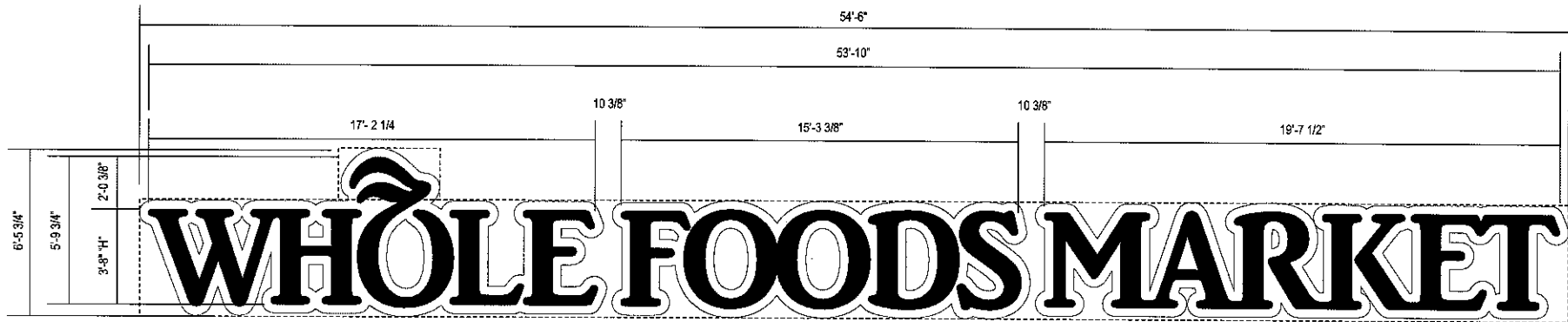
- .125 ALUMINUM PANELS PAINTED SATIN BLACK
- (4) 3/16" PRE-DRILLED HOLES FOR SCREWS IN EACH CORNER
- 1ST SURFACE WHITE AND GREEN VINYL GRAPHICS

VINYL SPECS



NOTE:
HOURS TBD

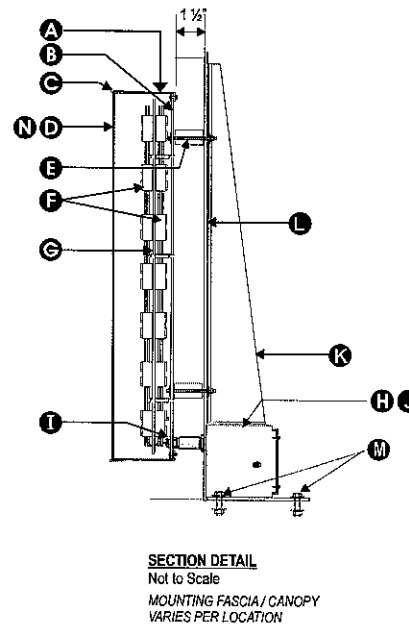
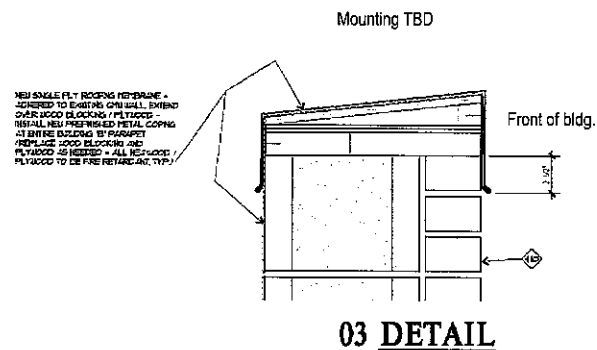
Rooftop Sign Detail



B 44" FRONT / REVERSE LIT CHANNEL LETTERS W/ BACKER
Scale: 1/4" = 1'-0"

243.67 SQ. FEET (REPRESENTED BY RED DASHED LINE)

4" Perimeter Border



LIGHTED-FACE/REVERSE CHANNEL LETTERS WITH L.E.D. LIGHTING	
ITEM	DESCRIPTION
A	3 1/2" .040 ALUMINUM P.F. IVY GREEN RETURNS
B	.150" CLEAR POLYCARBONATE BACK
C	1" WHITE JEWELITE TRIMCAP
D	.150 WHITE POLYCARBONATE FACE W/ VINYL OVERLAY
E	3/8" NUTSERTS W/ THREADED ROD FOR 1 1/2" STANDOFF W/ SPACERS
F	WHITE LED - FRONT AND BACK OF INTERNAL .150 CLEAR POLY BAFFLE
G	.150 CLEAR POLYCARBONATE BAFFLE ATTACHED TO BACK WITH SPACERS
H	MOD 60 LED POWER SUPPLIES IN RACEWAY
I	SEALITE FLEXIBLE CONDUIT CONNECTOR
J	4 1/2" x 4 1/2" RACEWAY (PAINTED TO MATCH I-BEAM)
K	.125 ALUMINUM SUPPORT GUSSETS WELDED TO BACKER AND
L	RACEWAY PTD. SATIN WHITE
M	.125 THICK CLOUD BACKER PANEL (PAINTED SATIN WHITE FRONT AND BACK)
N	3/8" DIA. BOLTS, NUTS, WASHERS THRU 1/4" MTG TAB
O	"WHOLE FOODS" - 1ST SURFACE 3M 3630-76 HOLLY GREEN VINYL
P	



Client: Whole Foods Market
Address: 4801 Colleyville Blvd.
Location: Colleyville, TX 76034
Sales: TH Des prior: LAH
Date: 10/14/13 BY: TB

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Approvers:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID135369

Sheet 3 of 6

WHOLE FOODS MARKET

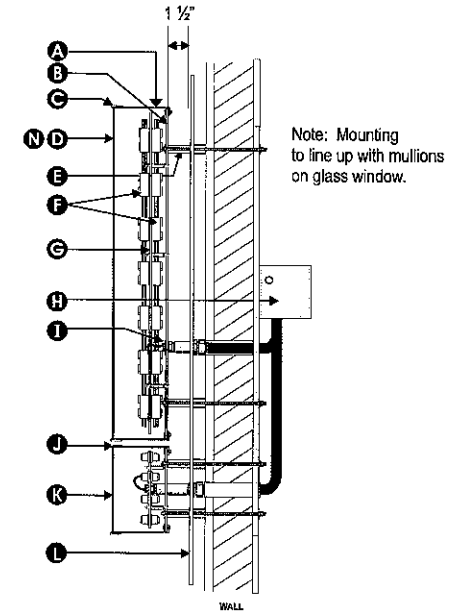
WHOLE
FOODS
MARKET

N
O

Wall Sign Detail



A 32" FRONT / REVERSE LIT CHANNEL LETTERS W/ BACKER PANEL 101.81 SQ. FEET (REPRESENTED BY RED DASHED LINE)
Scale: 1/2" = 1'-0"



SECTION DETAIL
Not to Scale

LIGHTED-FACE/REVERSE CHANNEL LETTERS WITH L.E.D. LIGHTING	
ITEM	DESCRIPTION
A	3 1/2" .040 ALUMINUM P.F. IVY GREEN RETURNS
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G	.150 CLEAR POLYCARBONATE BAFFLE ATTACHED TO BACK WITH SPACERS
H	LED POWER SUPPLIES BEHIND WALL
I	SEALTITE FLEXIBLE CONDUIT CONNECTOR
J	1" P.F. IVY GREEN JEWELITE TRIMCAP
K	.150 WHITE POLYCARBONATE FACE W/ 1ST SURFACE 76 HOLLY GREEN VINYL W/ WEEDED OUT WHITE COPY
L	.125 ALUM. BACKER PANEL
M	
N	
O	
P	"WHOLE FOODS" - 1ST SURFACE 3M 3630-76 HOLLY GREEN VINYL



Client: Whole Foods Market
Address: 4801 Colleyville Blvd.
Location: Colleyville, TX 76034
Sales: TH Designer: LAH
Date: 10/14/13 by: TB

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Approvals:

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Client: Date:

CID135369

Sheet 2 of 6