



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, October 14, 2014

City Council Chambers

**7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. SWEARING IN OF NEWLY APPOINTED MEMBER

Dee Kamerman, Alternate 2

2. ELECTION OF OFFICERS

Chairman

Vice-Chairman

3. APPROVAL OF MINUTES

May 14, 2014

4. PUBLIC HEARING AGENDA ITEMS

4a Request for a variance to the provisions of Chapter 7-Sign Regulations in the Land Development Code on Abstract 936 of the J. M. Looney Survey, located at 5100 Bluebonnet Drive, Case SC14-003

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 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

Wednesday, May 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 May 14, 2014 at 8:00 p.m.

Roll Call

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

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

Staff Present: Ron Ruthven and Taci Wrisley

1. APPROVAL OF MINUTES

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

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

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to the provisions of Chapter 7-Sign Regulations in the Land Development Code on Lot 3, Block 1, of the Fountains at Riverwalk Addition located at 1304 Glade Road, Case VC14-006

Ron Ruthven presented the case and briefed the Board.

Discussion occurred between staff and the Board regarding signage issues and the possibilities of sign placement for this office park.

Board member Orlando questioned staff regarding whether the Glade Road expansion would have an impact on the sign if approved. Ron Ruthven replied there is not an approved design for the Glade Road

expansion to use as a guideline.

Board member McNosky questioned staff regarding whether the buildings within this office park were individually owned or leased. Ron Ruthven replied they are individually owned.

Board member McNosky stated she was leaning towards denying the case in hopes the applicant and the business owners could get together to come up with a joint solution for the office park signage.

The public hearing was opened at 8:11 p.m.

The applicant was not present.

There being no one wishing to speak, the public hearing was closed at 8:11 p.m.

Board member McNosky made a motion to deny Case VC14-006 with the recommendation that if the Sign Board of Appeals decision is appealed to the City Council, the applicant work with the property owner of Lot 2, Block 1, Fountains of Riverwalk addition to expand the signage to allow for more businesses from the office park. Board member Elms seconded.

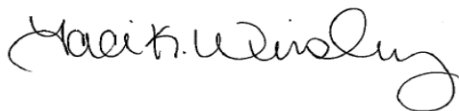
The motion to deny Case VC14-006 with the recommendation that if the Sign Board of Appeals decision is appealed to the City Council, the applicant work with the property owner of Lot 2, Block 1, Fountains of Riverwalk addition to expand the signage to allow for more businesses from the office park carried by the following vote:

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

3. ADJOURNMENT

The meeting adjourned at 8:12 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on October 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 4a	Agenda Date 10/14/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to the provisions of Chapter 7-Sign Regulations in the Land Development Code on Abstract 936 of the J. M. Looney Survey, located at 5100 Bluebonnet Drive, Case SC14-003

Explanation

The applicant is requesting to place a subdivision monument sign at the northwest corner of Glade Road and Bluebonnet Drive on property located at 5100 Bluebonnet Drive. The subject property is currently nearing completion of construction for a new 36 lot single family residential subdivision called The Preservation. The subject property is zoned PUDR-Planned Unit Development Residential.

Variance Request. The applicant is requesting a variance to the maximum height for a subdivision monument sign. According to the attached sign exhibit, the sign would be 25.5 feet in height. Section 7-150(D) of the Sign Regulations states that "no subdivision monument sign structure shall exceed ten (10') feet in height and the message area shall not exceed fifty (50) square feet".

The proposed sign is actually an obelisk attached to a sign base, which states "The Preservation". These types of structures are not uncommon for subdivision entryways. However, since the sign message is attached to the structure, it does not comply with the requirements of the Land Development Code.

Visibility Triangle. The placement of the sign is in compliance with Chapter 7 – Sign Regulations of the Land Development Code with regard to the visibility triangle.

Public Notification. Staff mailed notices to 59 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 obelisk itself, independent of the sign, is 25.5 feet in height. The actual sign message will only be four feet in height. However, because the sign acts as the base to the obelisk, the obelisk is considered part of the sign. Independent of the sign, obelisks are considered structures and, therefore, cannot exceed 35 feet in height. Given these conditions and the unique character of the sign, staff recommends approval.

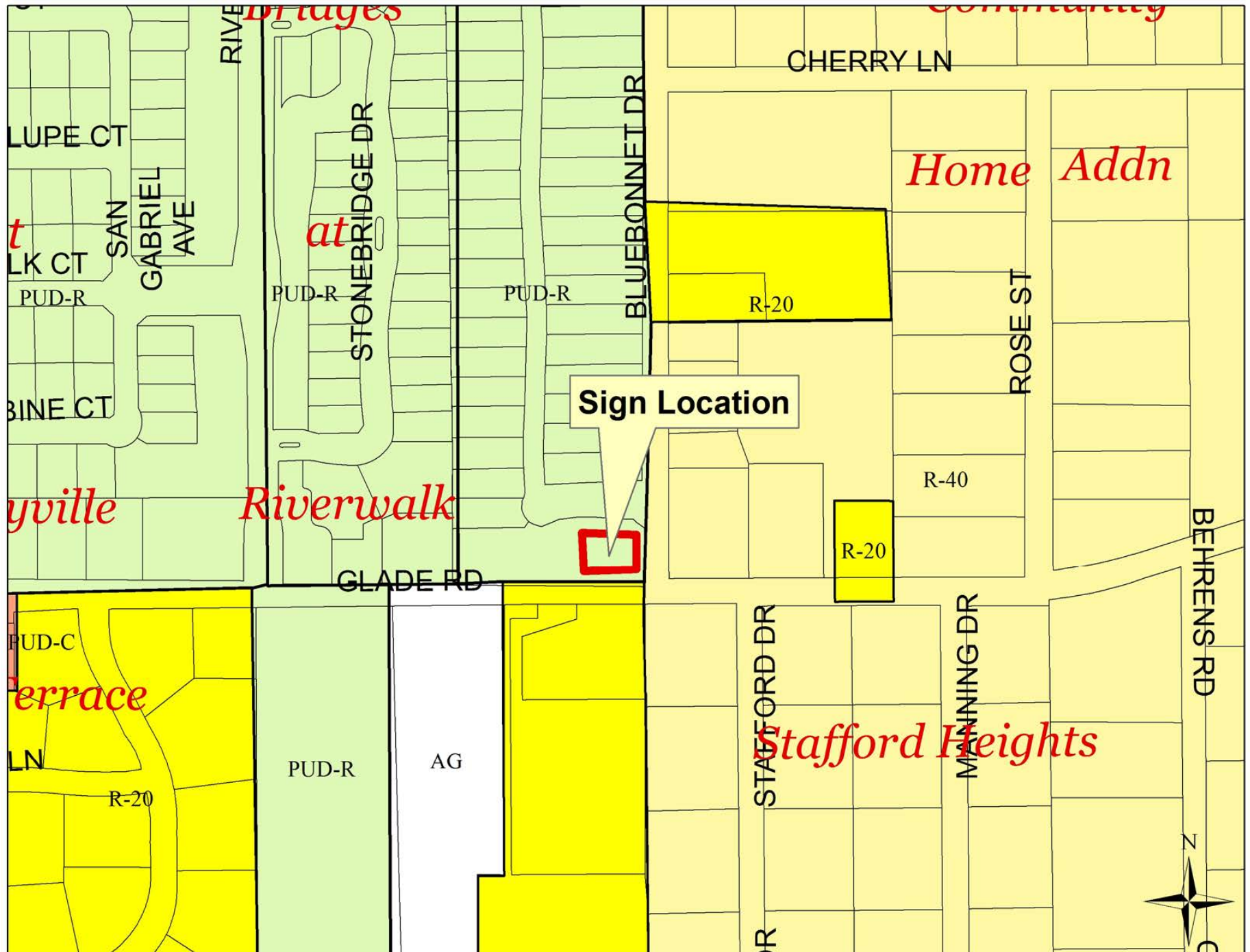
Recommendation

Approve

Attachments

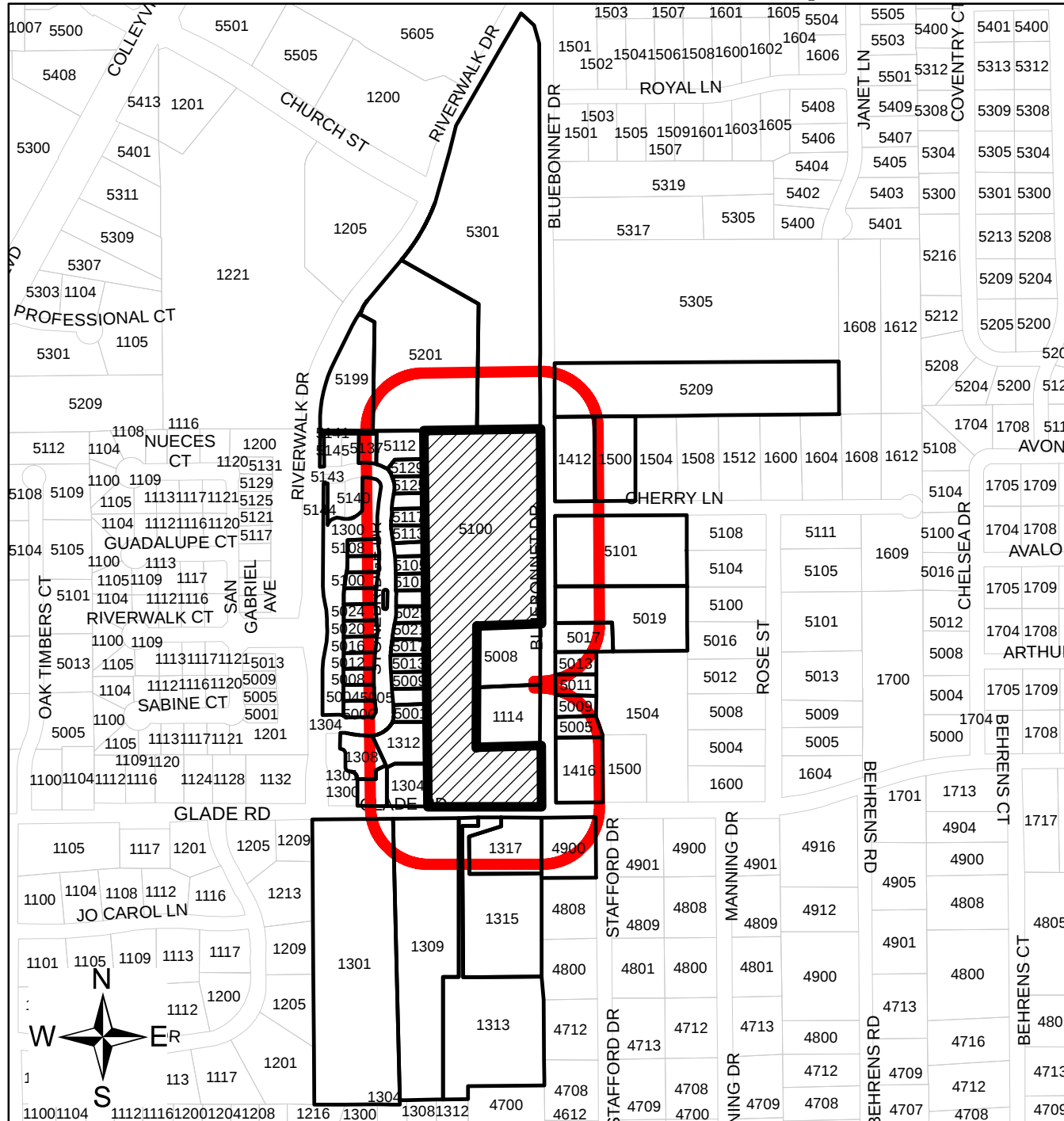
1. Location and Zoning Map
2. Buffer Map
3. Notification List
4. Application
5. Site Plan
6. Signage Details
7. Subdivision Plat of The Preservation

Location and Zoning Map



Buffer Map

Case SC14-003
5100 Bluebonnet Dr



Legend

-  Properties within 200 feet
-  Subject property
-  Parcels



Notification List

Owner Name	Owner Address	Owner City and State	Owner Zip	Situs Address
HUBBARD, ROBERT GENE	PO BOX 494	COLLEYVILLE TX	76034	001309 GLADE RD
CHELIND LLC	1312 GLADE RD	COLLEYVILLE TX	76034	001312 GLADE RD
ARCLAND INVESTMENTS LLC	1300 GLADE RD	COLLEYVILLE TX	76034	001300 GLADE RD
HSV RETREAT LLC	5132 POST OAK TRL	COLLEYVILLE TX	76034	001308 GLADE RD
IDOL INVESTMENTS LLC	4900 JIM MITCHELL TRL W	COLLEYVILLE TX	76034	001304 GLADE RD
FAGG, GARY T & CONSTANCE D	5017 STONEBRIDGE DR	COLLEYVILLE TX	76034	005017 STONEBRIDGE DR
DILL, ALLEN ETUX CYNTHIA LOU	5001 STONEBRIDGE DR	COLLEYVILLE TX	76034	005001 STONEBRIDGE DR
FREE, DEBRA J	5005 STONEBRIDGE DR	COLLEYVILLE TX	76034	005005 STONEBRIDGE DR
HARMS, STEWART ETUX PAMELA	5009 STONEBRIDGE DR	COLLEYVILLE TX	76034	005009 STONEBRIDGE DR
2002 HENNESSEY REVOCABLE TR	5013 STONEBRIDGE DR	COLLEYVILLE TX	76034	005013 STONEBRIDGE DR
MARSHALL, JESSE T ETUX PAMELA	5021 STONEBRIDGE DR	COLLEYVILLE TX	76034	005021 STONEBRIDGE DR
ROBERSON, PAULINE T	5029 STONEBRIDGE DR	COLLEYVILLE TX	76034	005029 STONEBRIDGE DR
SAGE, RETA B	PO BOX 1654	COLLEYVILLE TX	76034	005117 STONEBRIDGE DR
CURRY, KENNETH C ETUX GLORIA	5125 STONEBRIDGE DR	COLLEYVILLE TX	76034	005125 STONEBRIDGE DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE TX	76034	005201 RIVERWALK DR
WINTERS, STEVEN ETUX JOY	5025 STONEBRIDGE DR	COLLEYVILLE TX	76034	005025 STONEBRIDGE DR
MIESEN, DALE L ETUX KAREN	5121 STONEBRIDGE DR	COLLEYVILLE TX	76034	005121 STONEBRIDGE DR
FRYER, AVA E	5129 STONEBRIDGE DR	COLLEYVILLE TX	76034	005129 STONEBRIDGE DR
BIRDELL, FRANK ETUX CAROL	5101 STONEBRIDGE DR	COLLEYVILLE TX	76034	005101 STONEBRIDGE DR
CAGLE, DAVID G ETUX TRAVA J	5105 STONEBRIDGE DR	COLLEYVILLE TX	76034	005105 STONEBRIDGE DR
BLACK, DONALD N	5109 STONEBRIDGE DR	COLLEYVILLE TX	76034	005109 STONEBRIDGE DR
COLEMAN, SALLY S	5113 STONEBRIDGE DR	COLLEYVILLE TX	76034	005113 STONEBRIDGE DR
MAXWELL, LEON C ETUX SHARRON L	5137 STONEBRIDGE DR	COLLEYVILLE TX	76034	005137 STONEBRIDGE DR
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE TX	76034	005112 STONEBRIDGE DR
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	BEDFORD TX	76095	005026 STONEBRIDGE DR
BERRY, MARY JUDITH PAYNE	5000 STONEBRIDGE DR	COLLEYVILLE TX	76034	005000 STONEBRIDGE DR
PRICE, GARY W ETUX SAUNDRA	5008 STONEBRIDGE DR	COLLEYVILLE TX	76034	005008 STONEBRIDGE DR
ROLAND, JOYCE ANN	5004 STONEBRIDGE DR	COLLEYVILLE TX	76034	005004 STONEBRIDGE DR
BUI, KEVIN	5012 STONEBRIDGE DR	COLLEYVILLE TX	76034	005012 STONEBRIDGE DR
JACKSON, JAMES L & NANCY N	5100 STONEBRIDGE DR	COLLEYVILLE TX	76034	005100 STONEBRIDGE DR
BERTRAM, DONNA LEE	5108 STONEBRIDGE DR	COLLEYVILLE TX	76034	005108 STONEBRIDGE DR
PYLAND, PEGGY	5104 STONEBRIDGE DR	COLLEYVILLE TX	76034	005104 STONEBRIDGE DR
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE TX	76034	001300 STONEBRIDGE DR
CALDWELL, ALAN W ETUX RUTH	5016 STONEBRIDGE DR	COLLEYVILLE TX	76034	005016 STONEBRIDGE DR
QUINN, ZORA Z ETVIR MATTHEW J	5020 STONEBRIDGE DR	COLLEYVILLE TX	76034	005020 STONEBRIDGE DR
HATTON, SAM	5024 STONEBRIDGE DR	COLLEYVILLE TX	76034	005024 STONEBRIDGE DR
SMITH, JIMMIE M	PO BOX 175	COLLEYVILLE TX	76034	005028 STONEBRIDGE DR
TURNER, RUTH	PO BOX 145	COLLEYVILLE TX	76034	005101 BLUEBONNET DR
BORRA, VIJAYA & K YALAMANCHILI	2575 HALL JOHNSON RD APT 623	GRAPEVINE TX	76051	005209 BLUEBONNET DR
TERRA MANNA PRESERVATION LLC	395 W STATE HIGHWAY 114	SOUTHLAKE TX	76092	001114 GLADE RD
WINSWORTH, LLOYD A	4900 STAFFORD DR	COLLEYVILLE TX	76034	004900 STAFFORD DR
LANSFORD, CHAS W JR ETUX STACY	1313 GLADE RD	COLLEYVILLE TX	76034	001313 GLADE RD
HICKSON, HEATHER J	1315 GLADE RD	COLLEYVILLE TX	76034	001317 GLADE RD
HICKSON, STEVEN A ETUX CONNIE	1315 GLADE RD	COLLEYVILLE TX	76034	001315 GLADE RD
TERRA MANNA PRESERVATION LLC	395 W STATE HIGHWAY 114	SOUTHLAKE TX	76092	005008 BLUEBONNET DR
DAVIS, ALAN T ETUX MARY C	1500 CHERRY LN	COLLEYVILLE TX	76034	001500 CHERRY LN

Notification List

DOUGLASS, GEORGE W JR ETUX BER	1412 CHERRY LN	COLLEYVILLE TX	76034	001412 CHERRY LN
CALLAHAN, JAMES M ETUX MARY R	5019 BLUEBONNET RD	COLLEYVILLE TX	76034	005019 BLUEBONNET DR
GARDNER, DAVID & JACKIE A	5017 BLUEBONNET RD	COLLEYVILLE TX	76034	005017 BLUEBONNET DR
ROBERT SALTER FAMILY LP	209 W 2ND ST # 377	FORT WORTH TX	76102	005011 BLUEBONNET DR
BONNIE STANFIELD TRUST	1001 TUCKER ST	MC KINNEY TX	75069	005009 BLUEBONNET DR
GARDNER, JACKIE & DAVID	5017 BLUEBONNET DR	COLLEYVILLE TX	76034	005013 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE TX	76034	001416 GLADE RD
ROBERT SALTER FAMILY LP	209 W 2ND ST # 377	FORT WORTH TX	76102	005005 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE TX	76034	005301 RIVERWALK DR
MELDALE LLC	8235 DOUGLAS AVE STE 815	DALLAS TX	75225	005199 RIVERWALK DR
CADG CARMEL PLACE LLC	1221 N INTERSTATE 35E # 200	CARROLLTON TX	75006	001301 GLADE RD
TERRA MANNA PRESERVATION LLC	395 W STATE HIGHWAY 114	SOUTHLAKE TX	76092	005100 BLUEBONNET DR
DAVID A. KALHOEFER, APPLICANT	1130 N. CARROLL AVE., STE 200	SOUTHLAKE TX	76092	APPLICANT

Public hearing notices were mailed Fri. Sept.
26, 2014 by Taci Wrisley

Application

Community Development Services Application

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

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: The Preservation on Grade
Project Address (Location): 5100 Blue Bonnet Drive & Grade Rd., Colleyville
Legal Description: J.M. Looney Survey, Abstract No. 936, Tracts 1, 3, 3E & 3F (see Attached)
Proposed Number of Lots: 36 Gross Acres: 12.04 Neighborhood District: _____
Existing Zoning: PUD R Proposed Zoning: _____
Existing Use: Residential Proposed Use: _____

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: David A. Kalhoefer Company: Safe Group, Inc.
Address: 1130 N. Carroll Ave., Ste 200 Tel: 817.424.2626 Fax: 817.424.2890
City: Southlake State: TX ZIP: 76092 Email: _____
Applicant's Status: (check one) ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: Bobby Harrell Company: Terra/Manna, LLC
Address: 395 W. State Hwy 114, Ste 300 Tel: 817.410.9201 Fax: _____
City: Southlake State: TX ZIP: 76092 Email: _____
Ownership Status: (check one) ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE:

Date:

9.5.2014

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

SIGNATURE:

(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 #: SC14-003

Total Fee(s): \$175.00

Receipt #: R17368

Date Submitted: 9/5/2014

Accepted By: K. Minor

Public Hearing Date: 10/14/14

Rev: 5/10

Application

VARIANCE OR APPEAL APPLICATION

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

Have you applied for a building permit? ☒ Yes ☐ No

Have you filed an appeal or petition on this property before? ☒ No ☐ Yes

1. Completely describe the variance you are requesting. *We are requesting that our structure with signage be allowed to exceed the maximum 10' height requirement. We are of the opinion that since our entry is located away from the intersection of Glade & Bluebonnet, this will provide a unique moniker or landmark for this development.*
2. Do similar conditions exist in the area? Explain. *Yes, the Riverwalk development adjacent to the subject property has a structure with signage that is greater than 10' in height.*
3. Describe how the unique conditions or circumstances do not result from your actions. *Due to the visibility triangle required for the Glade & Bluebonnet intersection, the structure had to be set back a certain distance. Therefore, we made the scale of the structure larger in order to be visible within the large open space and surrounded by existing trees.*
4. Is there any way to do what you want without this request? *No because if the scale of the structure is reduced significantly, then the impact of identifying our development will also be greatly reduced.*

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustment hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss this proposal either at the call of the case or after the hearing, and that such dismissal shall constitute a denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the Community Development Department, and such withdrawal shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdrawal of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property, and that the Board's action does not constitute the approval of a building permit.

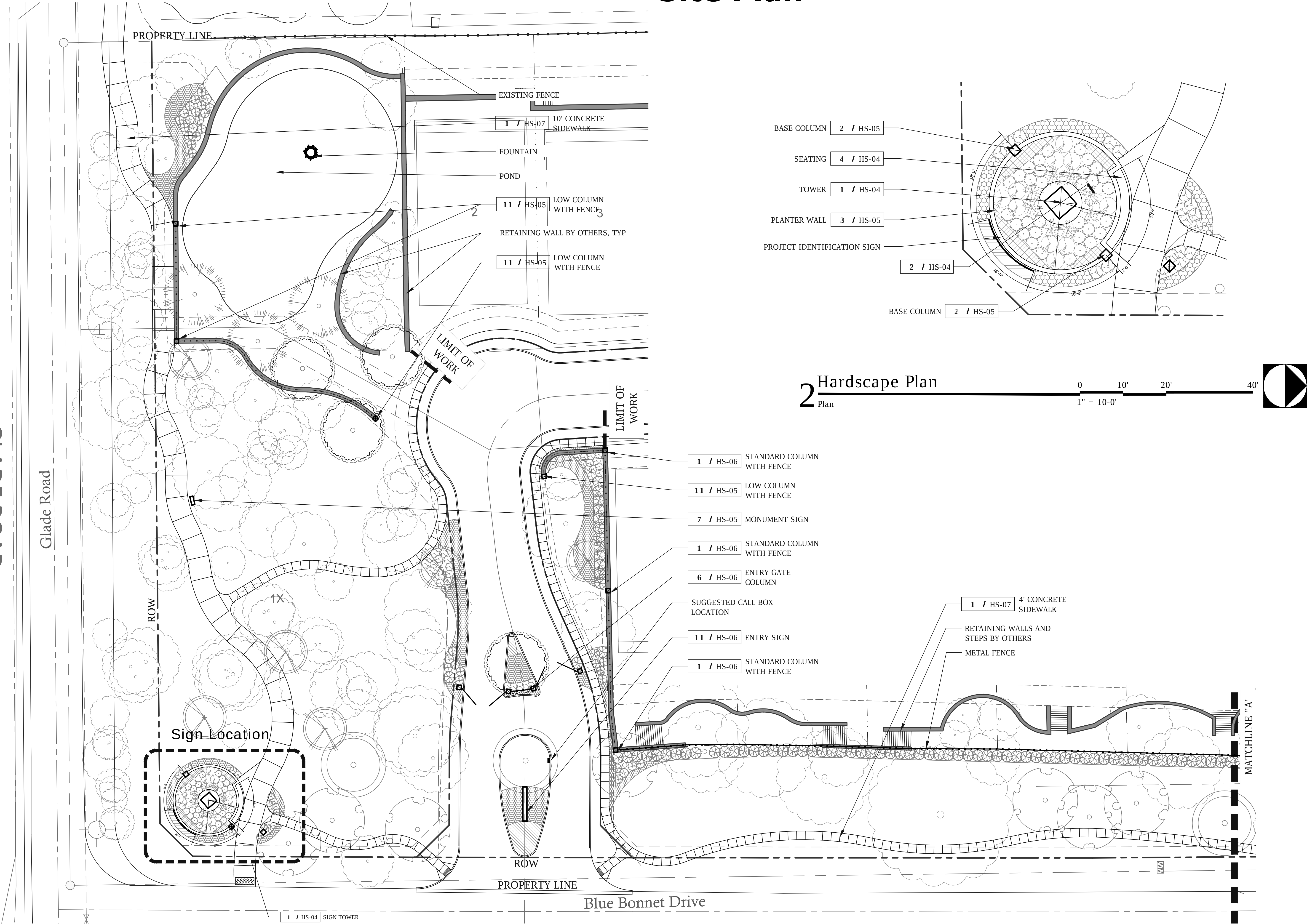
Applicant's Initials

DAK

Date

September 5, 2014

Site Plan



GLADE ROAD

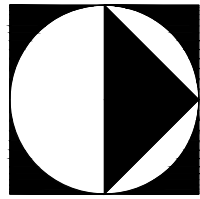
Glade Road

1 Hardscape Plan

2 Hardscape Plan

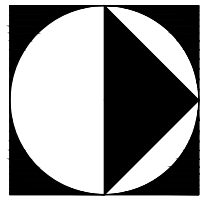
0 10' 20' 40'

1" = 10'-0"



0 20' 40' 80'

1" = 20'-0"



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

Applicant:
K Hovnanian Homes
5808 W.Plano Parkway
Plano, Tx. 75093
Phone: 469.737.1456

Preservation
Colleyville, Texas

Issued
JUNE 23, 2014

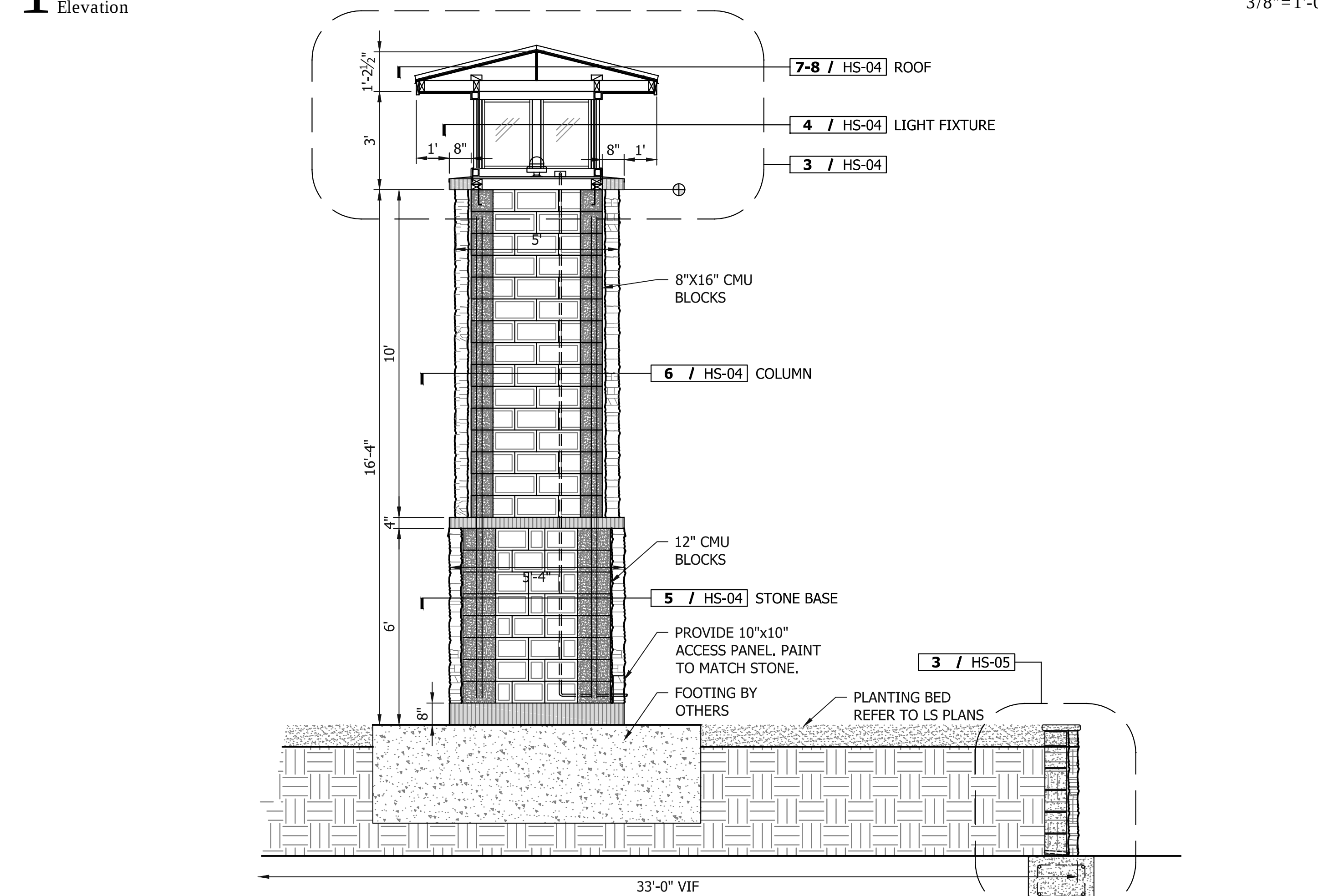
Revisions

Revisions
6/25/2014
9/05/2014 Tree Type Rev.

Hardscape Plan

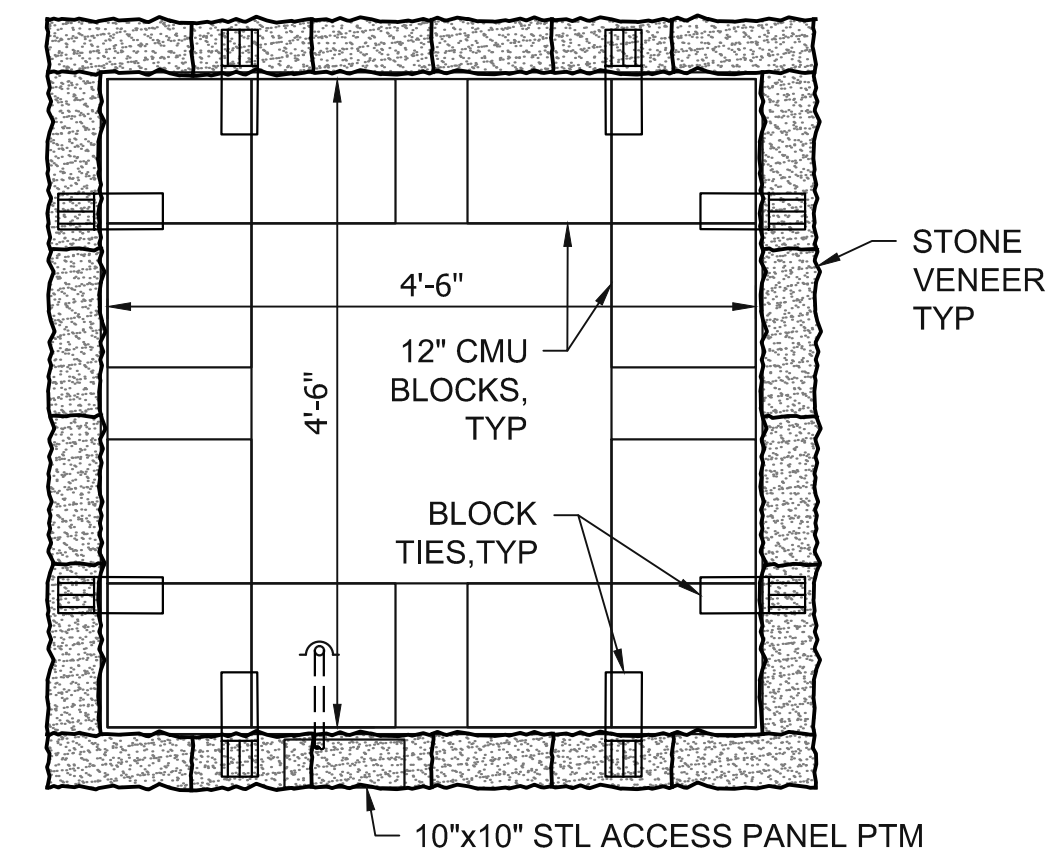
Sheet
HS-01

1 Sign Tower

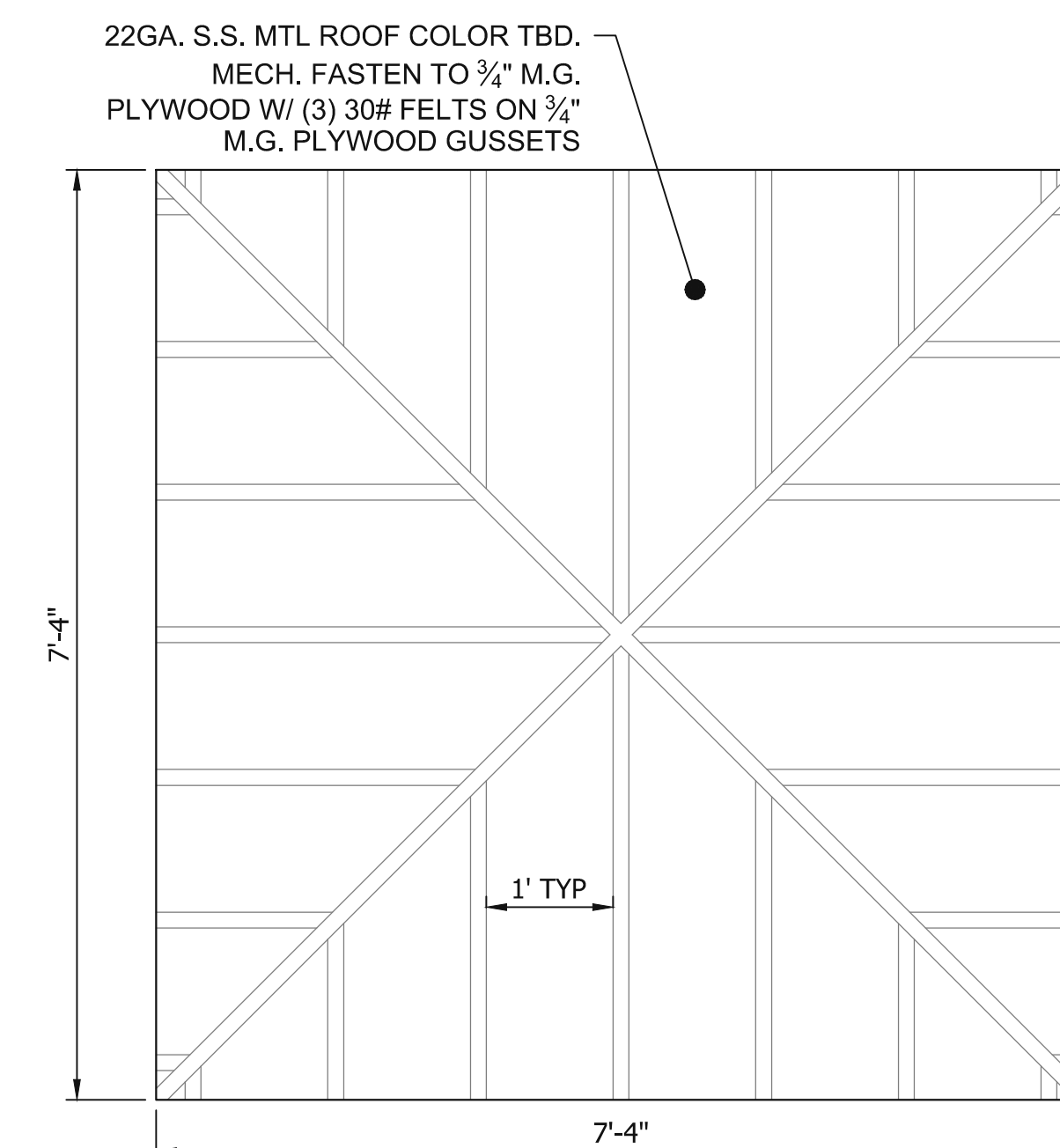


2 Sign Tower

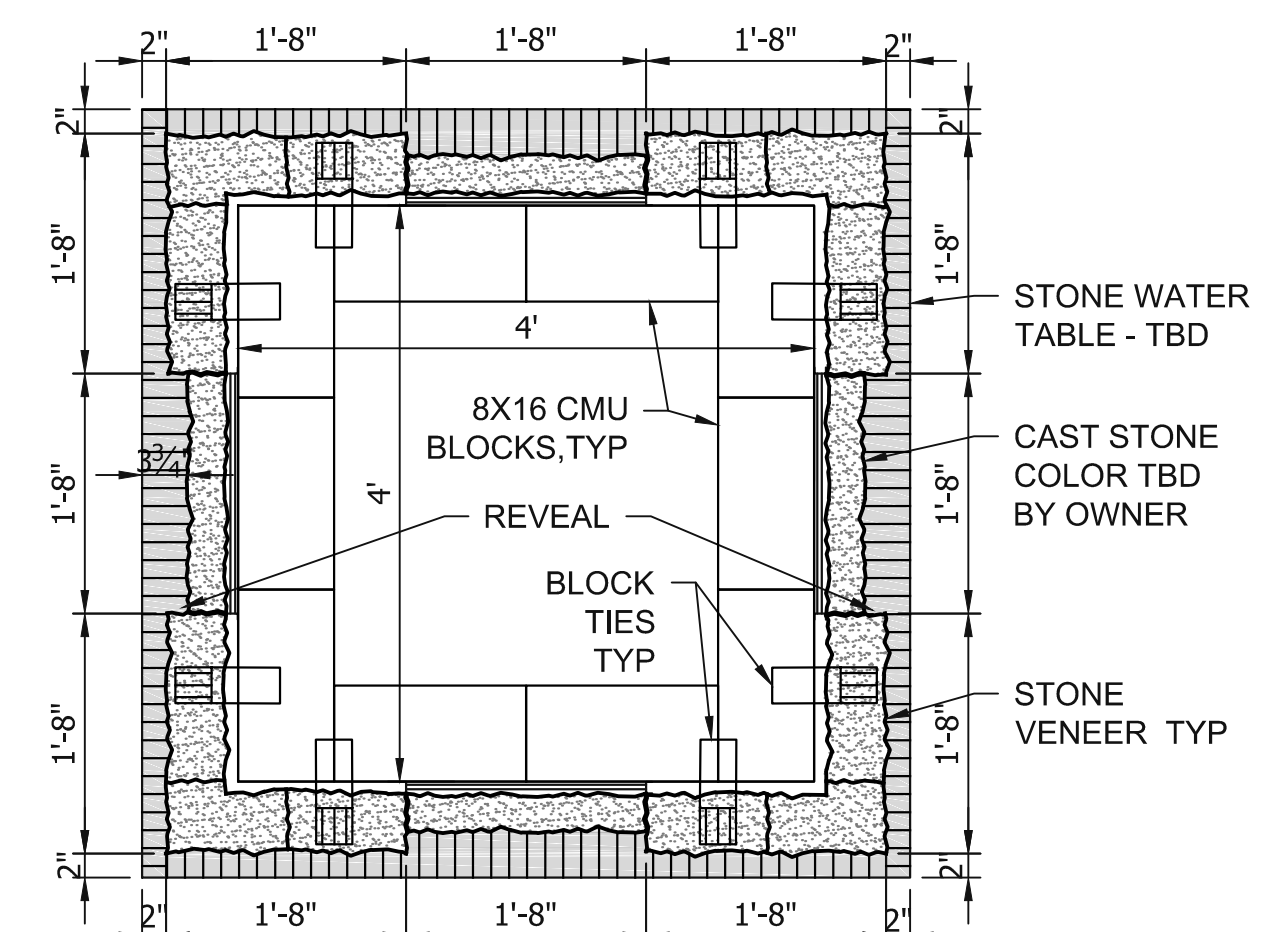
3 Tower Fixture



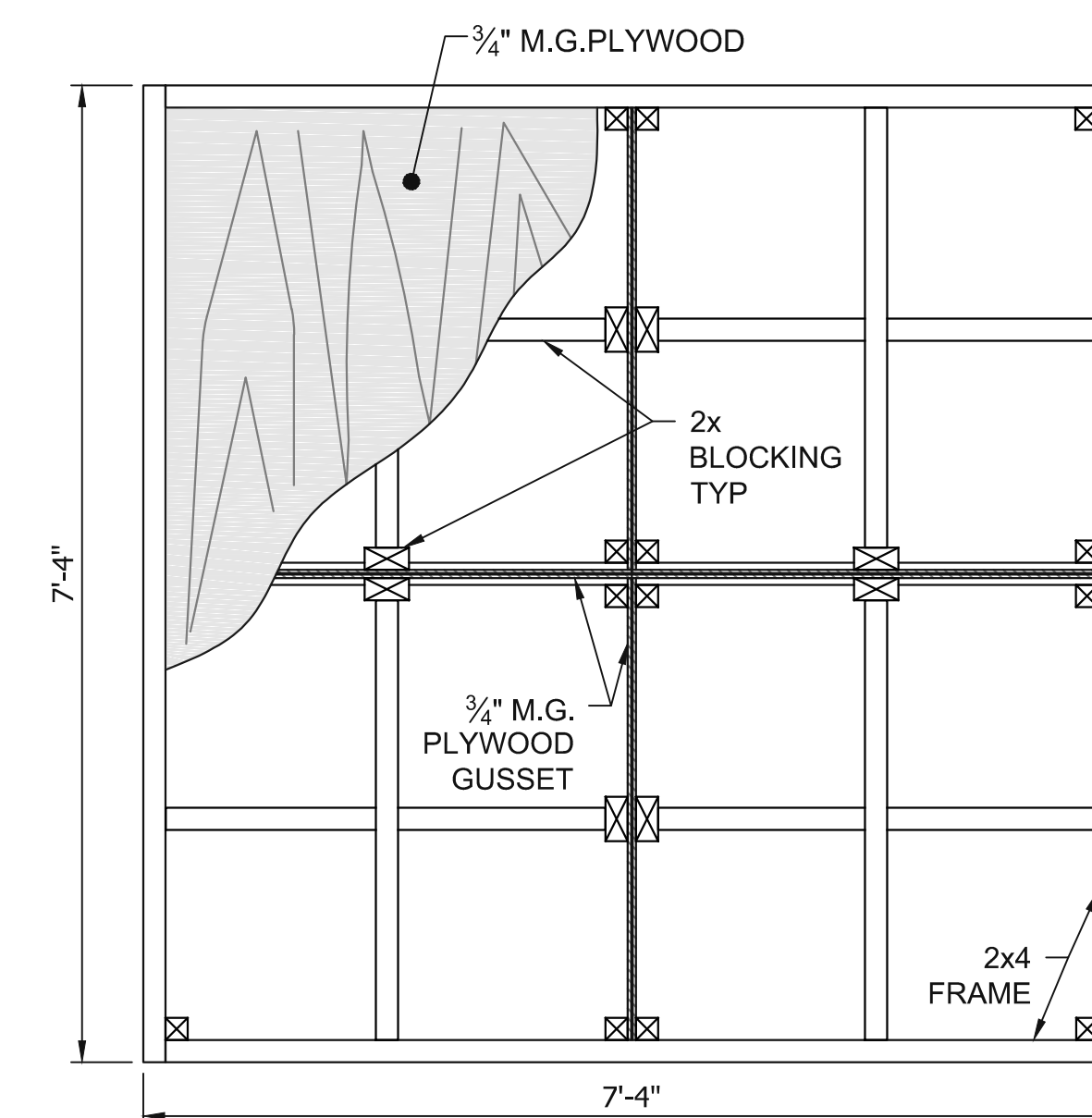
5 Tower Stone Base



7 Tower Roof

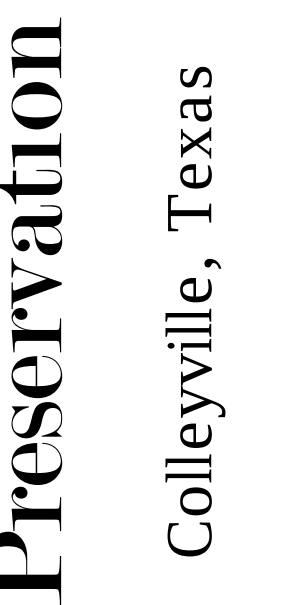


6 Tower Column

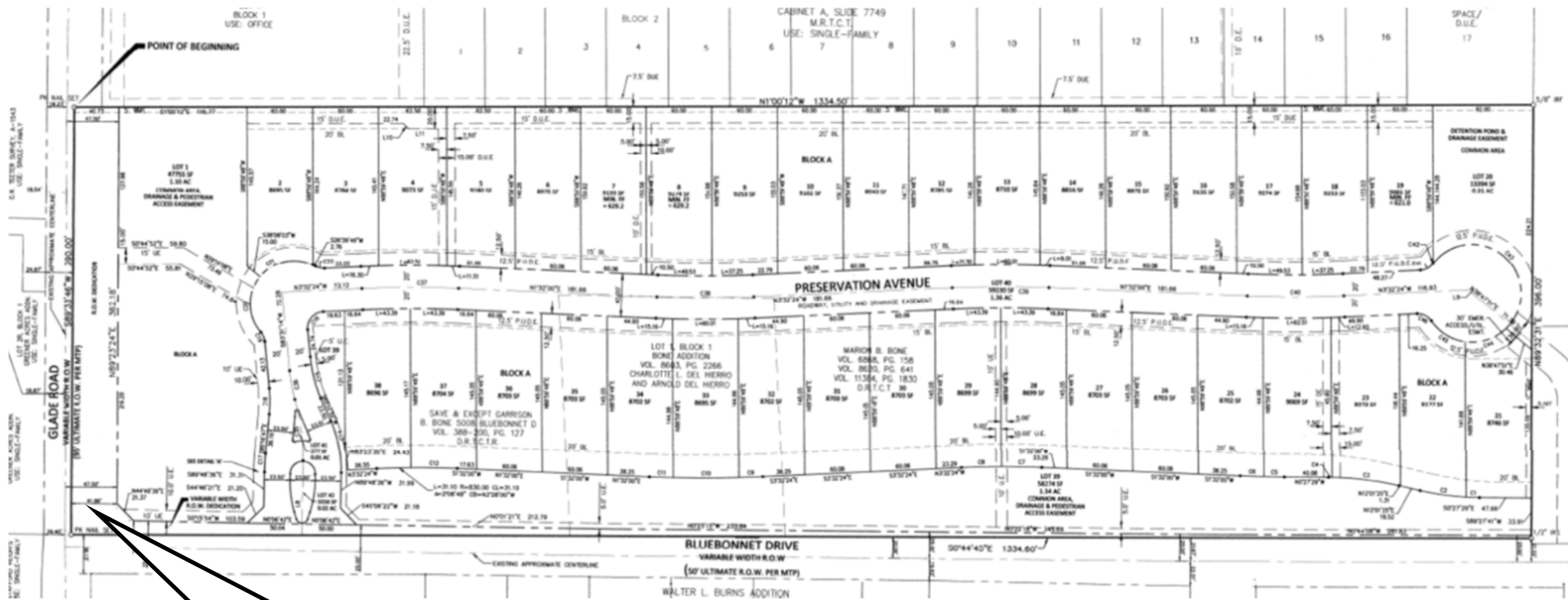


8 Tower Roof

Plan Section

Sheet
HS-04

Subdivision Plat of The Preservation



Sign Location