



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, January 10, 2017

City Council Chambers

**7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR
CALL TO ORDER
PLEDGE OF ALLEGIANCE**

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Dee Kamerman

Michael Deakin

2. ELECTION OF OFFICERS

2a Chair

2b Vice Chair

3. APPROVAL OF MINUTES

February 9, 2016

4. PUBLIC HEARING AGENDA ITEMS

4a Request for a variance to the provisions of Section 7.175.D, Permanent Attached Signs – Classification and Regulations of the Land Development Code, specifically the permitted location of signage, on Lot 3A, Block 1, of the Kaybird Addition, located at 4718 Colleyville Boulevard, Case SC16-004

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, January 6, 2017 by 5:00 p.m.

Araceli Botello
Planning Technician

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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100 Main Street
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Tuesday, February 9, 2016

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 February 9, 2016 at 7:26 p.m.

Roll Call

Present: Board members Jason Elms, Judson Orlando, Raymond Allee, Wayne Maynard, and Dee McNosky, Dee Kamerman, Alternate 1

Staff Present: Abra Nusser, Taci Wrisley, Shane Pace, Eddie Wilson, Amy Shelley, and Matthew Boyle (City Attorney)

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Taci Wrisley swore in newly appointed members:

Wayne Maynard, Place 3

Raymond Allee, Place 5

2. APPROVAL OF MINUTES

Board member Elms made a motion to approve the October 14, 2014 minutes. Board member Orlando seconded.

The motion to approve the October 14, 2014 minutes carried by the following vote:

Aye: 5 – Elms, Allee, Orlando, Maynard, and McNosky

3. ELECTION OF OFFICERS

Board member Elms made a motion to appoint Dee McNosky as Chairperson and Judson Orlando as Vice-Chairperson.

The motion to appoint Dee McNosky as Chairperson and Judson Orlando as Vice-Chairperson carried by the following vote:

Aye: 5 – Elms, Allee, Orlando, Maynard, and McNosky

4. REGULAR AGENDA ITEMS

Approval of the updated bylaws for Sign Board of Appeals

Board member Elms made a motion to approve the updated bylaws for the Sign Board of Appeals. Board member Allee seconded.

The motion to approve the updated bylaws for the Sign Board of Appeals carried by the following vote:

Aye: 5 – Elms, Allee, Orlando, Maynard, and McNosky

5. PUBLIC HEARING AGENDA ITEMS

5a Request for a variance to certain provisions of Chapter 7 (Sign Regulations) of the Land Development Code, on Lot 3R2, Block A, of the Colleyville Shopping Village Addition, located at 6209 Colleyville Blvd (The Benefit Link), Case SC15-003

Shane Pace 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.

Board member Elms questioned staff regarding whether a variance would be required if the wall were a solid wall versus there being a gap between two smaller walls. Shane Pace replied no variance would be needed with this particular sign if the wall were solid.

Board member McNosky questioned Mr. Bural regarding which street the sign would face. Mr. Bural replied it would be angled and face Colleyville Boulevard.

There being no one else wishing to speak, the public hearing was closed at 7:41 p.m.

Discussion continued regarding the lack of need for a variance if the wall were solid.

Board member Maynard questioned staff regarding whether the sign would be lighted. Shane Pace replied yes.

Board member Orlando made a motion to deny Case SC15-003. Board member Maynard seconded.

The motion to deny Case SC15-003 carried by the following vote:

Aye: 4 – Allee, Orlando, Maynard, and McNosky

Nay: 1 - Elms

- 5b** Request for an appeal of interpretation, and variance to certain provisions of Chapter 7 (Sign Regulations) of the Land Development Code, on Lot 2A, Block 1, of the KISD Addition, located at 8170 Precinct Line Road (Taco Bell), Case SC15-004

Shane Pace presented the case and briefed the Board.

Board member Elms questioned staff regarding why the proposed building materials in question were reviewed as a sign. Shane Pace replied the building materials were submitted with the sign permit application.

The public hearing was opened at 7:53 p.m.

Michael Stansberry, the applicant, came forward and briefed the Board.

Board member Elms questioned Mr. Stansberry regarding whether the proposed building materials were considered signs in other locations. Mr. Stansberry replied no, he does not believe the proposed building materials are signs.

Board member McNosky stated she would not consider the proposed building material a trademark of Taco Bell.

Discussion continued regarding what a sign is and what building materials are.

There being no one else wishing to speak, the public hearing was closed at 8:03 p.m.

Board member McNosky questioned staff regarding which part of the request needed to be acted on first. Matthew Boyle replied the first action that need to be taken would be the appeal of interpretation. He further explained the definition of a sign.

Mr. Stansberry stated he believed the proposed building materials would offer lighting for safety.

Matthew Boyle questioned staff regarding whether a lighting threshold

would need to be met for this site. Eddie Wilson replied no.

Discussion occurred amongst the Board regarding whether the proposed building material was a sign and what the intent of the materials is.

Board member Maynard made a motion to approve Case SC15-004. Board member Allee seconded.

The motion to approve Case SC15-004 carried by the following vote:

Aye: 4 – Allee, Maynard, Elms, and McNosky

Nay: 1 – Orlando

Board member McNosky called for a brief recess at 8:13 p.m.

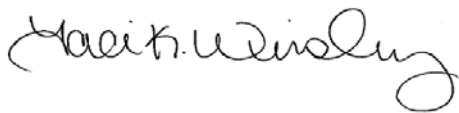
The Board reconvened at 8:14 p.m.

Due to the Board approving the appeal of interpretation, no further action was needed.

6. 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 _____ 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 01/10/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to the provisions of Section 7.175.D, Permanent Attached Signs – Classification and Regulations of the Land Development Code, specifically the permitted location of signage, on Lot 3A, Block 1, of the Kaybird Addition, located at 4718 Colleyville Boulevard, Case SC16-004

Explanation

The applicant, Daniel Rodriguez, of NW Sign Industries is requesting a variance to the requirements of Section 7.175.D - Permanent Attached Signs – Classification and Regulations of the Land Development Code. The applicant is requesting a variance to allow for the placement of a wall sign on a portico structure on the front of the multi-tenant shopping center. This structure spans more than one lease space and the proposed location is not permitted by the Land Development Code.

Existing Conditions/Background: The subject property is generally located on the northwest side of Colleyville Boulevard, south of Glade Road, and northwest of the Colleyville Downs shopping center. It is zoned CC-2 Shopping Center district and is currently a platted lot.

The subject property is currently undergoing a renovation which includes improvements to the building façade, additional parking, and interior renovations. Upon completion, Frost Bank will occupy the southwest corner of the shopping center.

Requested Variance: The applicant is requesting a variance to allow for the placement of a wall sign on an exterior portico which spans two lease/tenant spaces. *Ordinance* – Section 7.175.D - Permanent Attached Signs – Classification and Regulations of the Land Development Code establishes regulations for the location of Wall Signs:

"Wall Signs - A wall sign shall only be allowed over the premises on which it advertises and may be illuminated; provided, illuminated wall signs on rear building facades are prohibited."

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the accessory building requirements set forth in Chapter 3 (Land Use):

"...where the literal enforcement of the provisions of the ordinance would result in

an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district."

Analysis – The variance request up for consideration proposes to place a wall sign for Frost Bank (future tenant) on the existing portico structure on the front of the multi-tenant shopping center. The portico is the most prominent physical feature on the existing building, which makes locating wall signage highly desirable for tenants. However, the proposed location does not comply with the requirements of the Land Development Code. As previously stated, *"A wall sign shall only be allowed over the premises on which it advertises"*. The existing portico spans over two lease spaces, therefore neither tenant may locate a wall sign on the structure by right.

The configuration of the building and lease space which Frost Bank will occupy allows for adequate wall signage meeting the regulations without utilizing the portico. Specifically, the lease space to be occupied by Frost Bank has 31 feet of unobstructed wall space. This span of wall will permit an approximately 23 feet wide wall sign. The proposed wall sign up for consideration is 14 feet 7 ½ inches wide, thus complying with the regulations, and would be permitted by right in this location. Finally, the proposed location may inhibit future tenants in the adjacent lease space from providing adequate signage.

Public Notification: Staff mailed notices to property owners within 200 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, staff has received no correspondence for the request.

Staff Recommendation: Due to the adequate alternatives for the placement of wall signage and the potential adverse impacts on the adjacent lease space, staff recommends denial of the proposed variance.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map

3. Statement of Planning Objectives
4. Proposed Sign
5. Notification List
6. Notification Map

AERIAL MAP



SC16-004

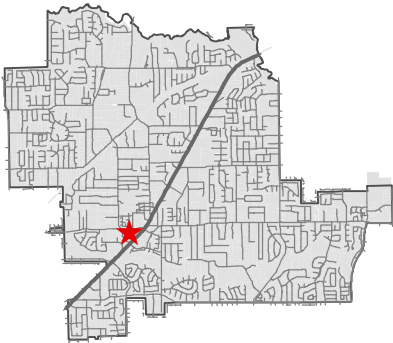
4718 COLLEYVILLE BOULEVARD

 Subject Property



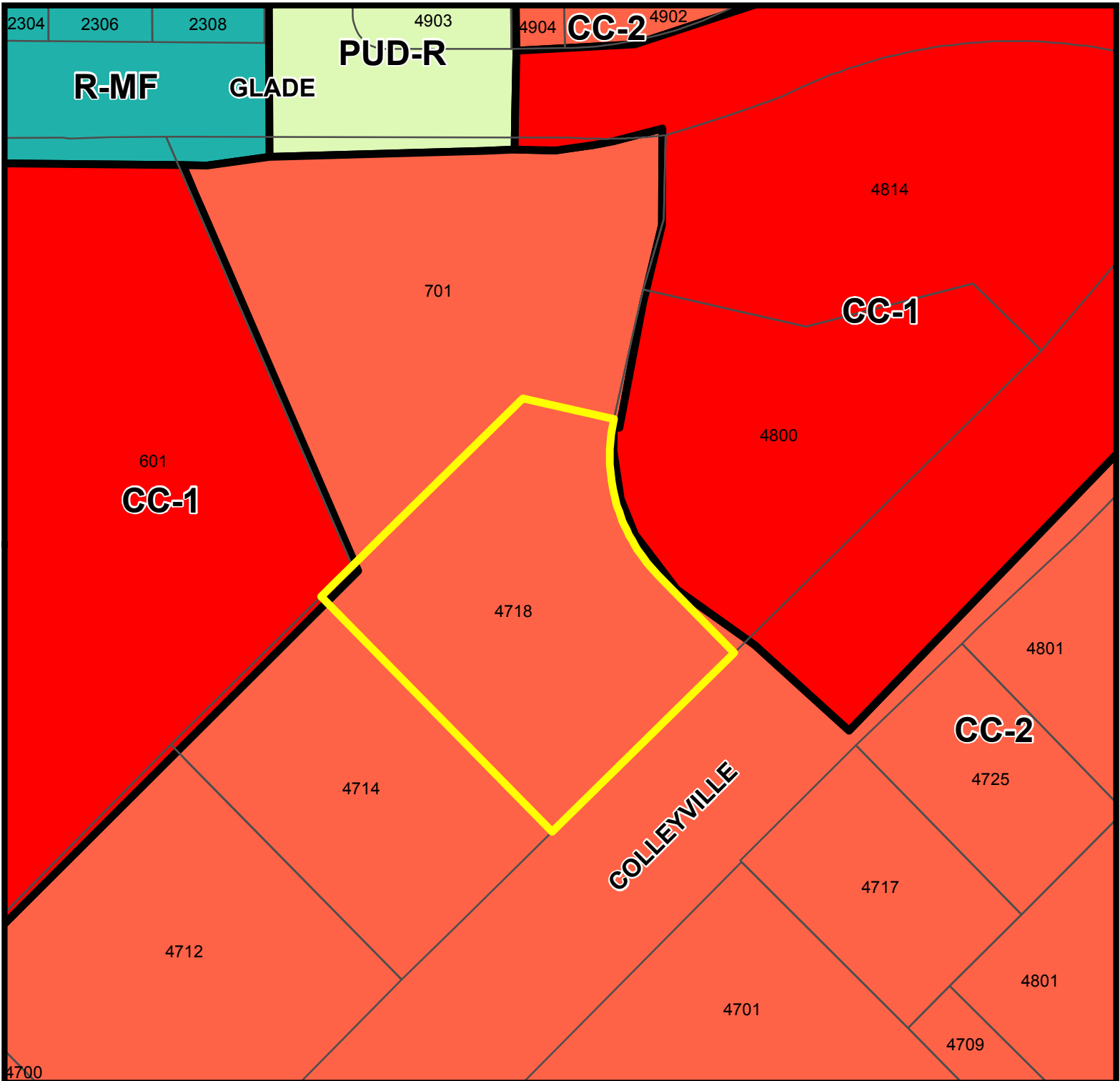
1 inch = 104 feet

Vicinity Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

ZONING MAP



1 inch = 104 feet

SC16-004

4718 COLLEYVILLE BOULEVARD

- Subject Property
- CC-1 Village Retail
- CC-2 Shopping Center
- PUD-R Planned Unit Development, Residential
- R-MF Multi-Family Residential

Vicinity Map



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Statement of Planning Objectives



November 30, 2016

City of Colleyville
Community Development Department
100 Main Street
Colleyville, Texas 76034
(817) 503-1050

RE: Statement of Planning Objectives for Frost Bank Sign Variance

Site Address:
4718 Colleyville Blvd
Colleyville, TX 76034

This is a sign variance request for permission to fully utilize building architectural structure to prominently display anchor tenant front elevation wall sign. The newly remodeled building elevation now includes a portico structure that is designed to accommodate business signage; however portico structure is built as partial frontage for two tenants.

Current sign code allows sign placement over premises it advertises only. With your approval new proposed Frost Bank sign will encroach on front elevation of the second tenant.

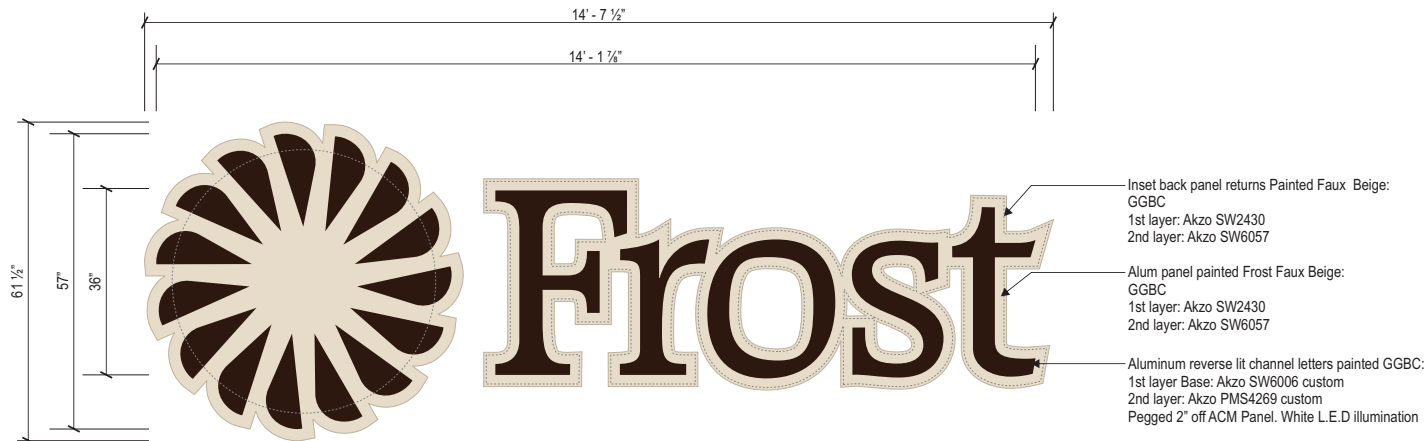
Thank you,

Daniel Rodriguez
Director of Project Management
NW Sign Industries, Inc.

360 Crider Avenue
Moorestown, NJ 08057
(856) 802-1677
(856) 802-0412
www.nwsignindustries.com

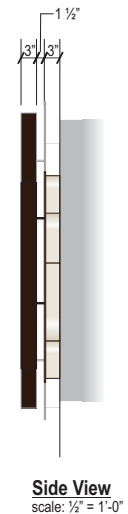
1170 109th Street
Grand Prairie, TX 75050
(972) 602-9434
(972) 602-9461
www.nwsignindustries.com

Proposed Sign



2 Halo Letters on Cloud - HL-36-CUST
scale: 1/2" = 1'-0" **75 sq ft**

2.2 Mounting Structure - FRAME
Frame system need for hanging over glass



CLIENT NAME
Frost

ADDRESS
4718 Colleyville blvd Colleyville, TX 76034

SITE
Colleyville

PAGE NUMBER
7

DRAWING NUMBER
16-63362-03

CORPORATE OFFICE: 360 CRIDER AVE MOORESTOWN, NJ 08057 P-856.802.1677 F-856.802.0412

FLORIDA: 9180 Boggly rd Units 7&8 Orlando, FL 32824 - TEXAS: 1170 109th st Grand Prairie, TX 75050 - MEXICO: Calzada Del Bajio, NO 5050 Moudulo IY 2, Parque Industrial El Bajio Tecate, Baja California MX

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY NW SIGN INDUSTRIES, INC. IT IS PROVIDED FOR THE EXCLUSIVE USE BY THE CUSTOMER AND FOR THE PROJECT NAMED IN THIS TITLE BLOCK. IT SHALL NOT BE PROVIDED TO ANY OTHER SIGN MANUFACTURER OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NW SIGN INDUSTRIES, INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF NW SIGN INDUSTRIES, INC. NW SIGN INDUSTRIES, INC. 2016

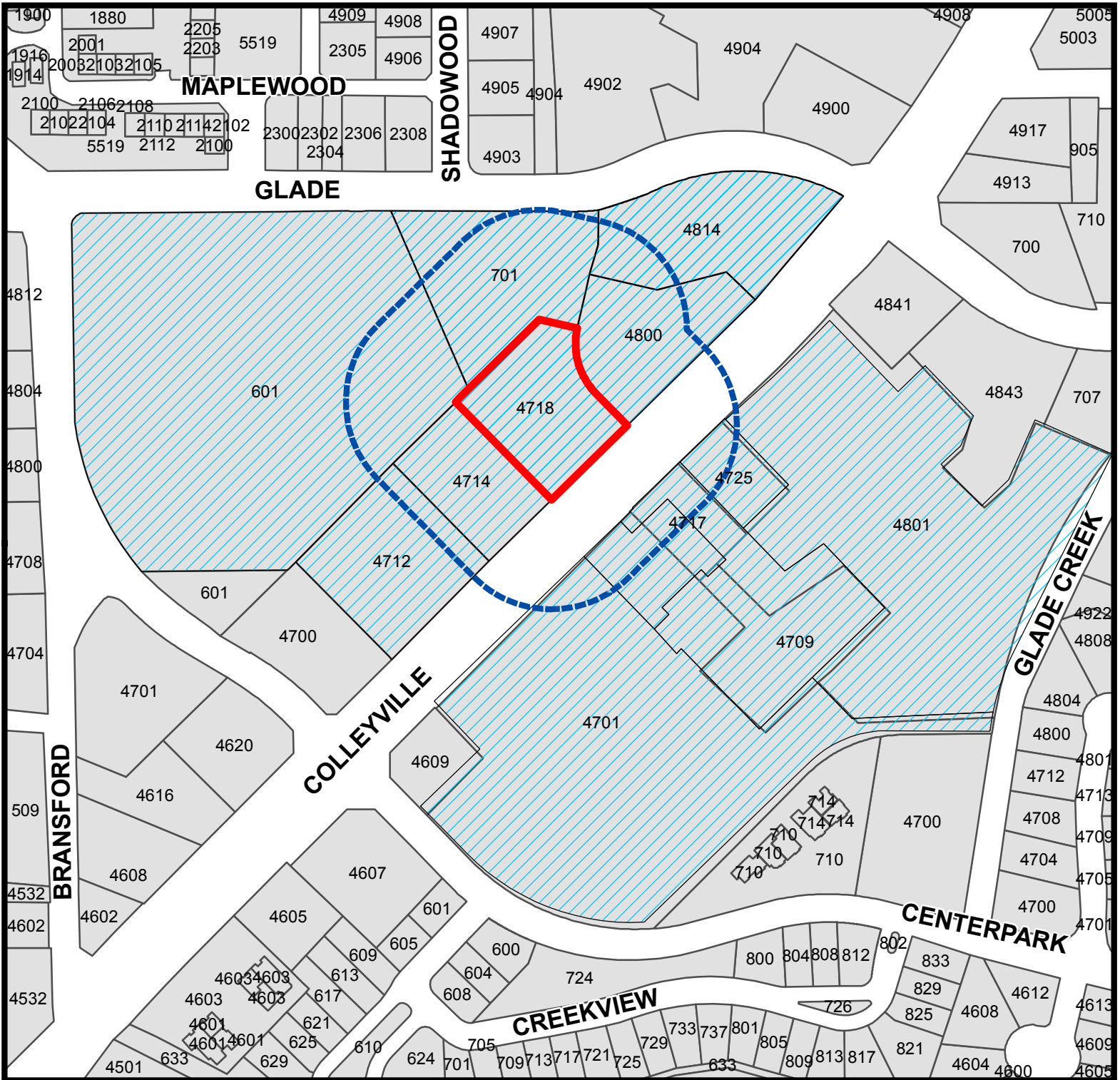
Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4801 COLLEYVILLE BLVD
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4709 COLLEYVILLE BLVD
CS RETAIL LLC	17000 DALLAS PKWY 123	DALLAS, TX	75248	4712 COLLEYVILLE BLVD
JAMESON, MARK	4814 COLLEYVILLE BLVD STE 1	COLLEYVILLE, TX	76034	4814 COLLEYVILLE BLVD ST
EDWARD D JONES & CO LP	PO BOX 66528	SAINT LOUIS, MO	63166	4814 COLLEYVILLE BLVD #
WORTHINGTON NATIONAL BANK	500 MAIN ST	FORT WORTH, TX	76102	4814 COLLEYVILLE BLVD
WORTHINGTON NATIONAL BANK	500W MAIN ST	FORT WORTH, TX	76102	4814 COLLEYVILLE BLVD
PRITCHETT, LISA	4800 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	4800 COLLEYVILLE BLVD
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4701 CENTERPARK DR
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4717 COLLEYVILLE BLVD
R&L CAPITAL PROPERTIES LLC	6903 SHEPHERDS GLN	COLLEYVILLE, TX	76034	4800 COLLEYVILLE BLVD
COLLEYVILLE ANIMAL CLINIC PA	701 GLADE RD	COLLEYVILLE, TX	76034	701 GLADE RD
FONBERG, PETER D	5452 GLEN LAKES DR STE 203	DALLAS, TX	75231	4718 COLLEYVILLE BLVD
STAR PAPA LP	PO BOX 99900	LOUISVILLE, KY	40269	4718 COLLEYVILLE BLVD #
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4725 COLLEYVILLE BLVD
CAC VETERINARY PROPERTIES LLC	701 GLADE RD	COLLEYVILLE, TX	76034	701 GLADE RD
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4714 COLLEYVILLE BLVD
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	601 GLADE RD

CAMBRIDGE PLACE HOA	821 CREEKVIEW LN.	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAKEWOOD ESTATES HOA	P.O. BOX 1018	COLLEYVILLE, TX	76034	COURTESY NOTICE
SHADOWOOD TRAIL HOA	4113 GATEWAY DR., #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
DANIEL RODRIGUEZ	1170 109th AVE.	GRAND PRAIRIE, TX	75050	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed
Thursday, December 22, 2016 by
Araceli Botello

NOTIFICATION MAP



SC16-004

4718 COLLEYVILLE BOULEVARD



1 inch = 250 feet

-  Subject Property
 200 ft. Buffer
 Properties within 200 ft.

Vicinity Map



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