



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, March 14, 2017

City Council Chambers

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

1. APPROVAL OF MINUTES

January 10, 2017

2. PUBLIC HEARING AGENDA ITEMS

- 2a** 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 maximum area of signage, on Lot 16R2, Block 1, of the Colleyville Industrial Park Addition, located at 6407 Colleyville Boulevard, Case SC16-005

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, March 10, 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, January 10, 2017

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 10, 2017 at 7:00 p.m.

Roll Call

Present: Board members Richard Vallario, Dee Kamerman, Wayne Maynard, Dee McNosky, Raymond Allee, Kimberly Holt, and Michael Deakin

Staff Present: Shane Pace and Araceli Botello

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Araceli Botello swore in newly appointed members:

Dee Kamerman, Place 2

Michael Deakin, Alt. 2

2. ELECTION OF OFFICERS

Board member Allee made a motion to appoint Dee McNosky as Chairperson. Board member Maynard seconded.

The motion to appoint Dee McNosky as Chairperson carried by the following vote:

Aye: 5 – Vallario, Kamerman, Maynard, Allee, and McNosky

Board member McNosky made a motion to appoint Wayne Maynard as Vice-Chair. Board member Allee seconded.

The motion to appoint Wayne Maynard as Vice-Chair carried by the following vote:

Aye: 5 – Vallario, Kamerman, Maynard, Allee, and McNosky

3. APPROVAL OF MINUTES

Board member Maynard made a motion to approve the February 9, 2016 minutes. Board member Allee seconded.

The motion to approve the February 9, 2016 minutes carried by the following vote:

Aye: 5 – Vallario, Kamerman, Maynard, Allee, and McNosky

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

Shane Pace presented the case and briefed the Board.

Board member Allee questioned staff regarding other leased spaces on the property. Mr. Pace responded he was unsure of other leased spaces on the property and referred the question for the applicant to answer.

The public hearing was opened at 7:11 p.m.

The applicant, Daniel Rodriguez, 1020 Pullman Drive, Saginaw, Texas, came forward and briefed the Board.

Board member Maynard questioned applicant regarding the location of the bank. Applicant responded the bank would occupy the southwest corner of the building and occupy a portion of the space located under the portico.

Board member Kamerman questioned applicant regarding leasing the space next to the bank. Applicant responded the representative of Frost Bank was present to answer questions.

Frost Bank representative, Bobby Goudge, 100 W. Houston Street, San Antonio, Texas, came forward and briefed the Board.

Board member McNosky questioned Mr. Goudge regarding the location of the proposed sign on the porte-cochere. Mr. Goudge confirmed the sign would be placed on the front of the porte-cochere and the entrance of the bank will be located beneath the structure.

He went on to say, the neighboring suite would be accessed north of the porte-cochere.

Board member McNosky questioned staff regarding the size of the sign. Mr. Pace responded the sign is larger than permitted, he added a slight reduction in height and width would bring the sign into compliance.

Board Member McNosky questioned Mr. Goudge regarding the importance of location versus size of the sign. Mr. Goudge confirmed the location of the sign being more important than the size of the sign.

Discussion continued regarding the size of the sign.

Board member Kamerman questioned Mr. Goudge regarding the term of the lease contract. Mr. Goudge responded he contracted the lease of the property for 10 years. Board member Kamerman questioned staff regarding space for a sign for future tenants in the adjacent space. Mr. Pace responded there is space for a sign for future tenants, but cannot confirm the specific location.

Discussion continued regarding the location of future signs.

The property owner, Mitchel Fonberg, 5452 Glen Lakes Drive, Dallas, Texas, came forward and briefed the Board.

Board member Allee questioned Mr. Fonberg if the sign had been built. Mr. Fonberg responded the sign has not been built.

Board member Maynard questioned applicant regarding the location of the sign being at the entrance door. Mr. Fonberg confirmed the sign is protruded approximately 15 feet and located on the porte-cochere.

Board member Kamerman questioned the Mr. Fonberg regarding Frost Bank leasing the middle leasing space. Mr. Fonberg responded the design of the property does not allow for an entrance in the middle of the property.

There being no one else wishing to speak, the public hearing was closed at 7:26 p.m.

Board member Maynard opened discussion regarding the proportion of the sign's location.

Board member Maynard questioned staff regarding the variance pertaining specifically to Frost Bank. Mr. Pace confirmed the variance would only pertain to Frost Bank. He added that any future tenants asking for a sign in the same location would be required to apply for a variance request.

Board member Maynard questioned staff regarding adding a provision as to the size of the sign. Mr. Pace responded if a motion was made to approve the variance for location of the sign, with a provision as to the size of the sign this would be acceptable. He went on to state that the variance can be approved as requested and applicant would be required to comply with all other existing regulations.

Board member Maynard made a motion to approve Case SC16-004 as requested with the additional provision to allow for the increased sign area as requested by the applicant. Board member Allee seconded.

The motion to approve Case SC16-004 as requested with the additional provision to allow for the increased sign area as requested by the applicant failed by the following vote:

Aye: 3 – Maynard, Allee, and McNosky

Nay: 2 – Vallario and Kamerman

5. ADJOURNMENT

The meeting adjourned at 7:33 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

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 2a	Agenda Date 03/14/2017	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 maximum area of signage, on Lot 16R2, Block 1, of the Colleyville Industrial Park Addition, located at 6407 Colleyville Boulevard, Case SC16-005

Explanation

The applicant, Geneva Switzer, 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 a sign larger than permitted.

Existing Conditions/Background: The subject property is generally located on the east side of Colleyville Boulevard, south of Industrial Boulevard, and north of Tinker Road. It is zoned ML – Light Manufacturing district and is currently a platted lot.

Requested Variance: The applicant is requesting a variance to allow for a wall sign exceeding the maximum area allowed by the Land Development Code.

Ordinance – Section 7.175.D - Permanent Attached Signs – Classification and Regulations of the Land Development Code establishes regulations for the maximum area of Wall Signs:

"Maximum Area: The total area of all wall signs on a single tenant building or occupancy space of a multi-tenant building shall not exceed the product of two times the lineal width of the wall on which such signs are located..."

Chapter 1 (General Provisions) of the Land Development Code authorizes the Sign Board of Appeals to grant variances to the requirements of Chapter 7 – Signs given the following considerations:

"...In considering a request for a variance, the Sign Board of Appeals shall consider, among other things, the degree of variance, the reason for the variance requested, the location of the variance request, the duration of the requested variance, the effect on public safety, the protection of neighborhood property, the degree of hardship or injustice involved, and the effects of the variance on the general plan of regulation of signs within the City."

Analysis – The variance request up for consideration proposes to install a new wall sign for “Yard Art” on the front parapet wall of the building. The wall to which the sign will be attached is 21 feet wide. Per the Land Development Code, the maximum area permitted on this wall (Length of wall X 2) is 42 square feet. The applicant is proposing to install a sign totaling approximately 72 square feet. This exceeds the permitted amount by 30 square feet.

The applicant has not presented a hardship as justification for the requested variance as defined by the Land Development Code. Rather, the applicant contends that the current interpretation of the ordinance provision “...the wall on which such signs are located” is not applicable at this location. The existing building contains three parapet walls along the front of the building, each creating an individual wall face. The applicant requests to utilize the width of all three parapets to calculate the maximum area. Staff has denied this request and therefore the case is before the Sign Board of Appeals. Staff applies the strict reading and interpretation on all sign permit applications reviewed. Although there would be no foreseeable adverse impacts to surrounding properties, approval of this request in the absence of a hardship may set a precedence and potentially initiate additional variance requests.

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: The applicant has not presented a hardship as defined by the Land Development Code. Additionally, the applicant is requesting to exceed the maximum permitted area for the wall sign by approximately 30 square feet. Due to the degree of variance, and lack of hardship 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 Map
6. Notification List

AERIAL MAP



SC16-005

6407 COLLEYVILLE BOULEVARD



Subject Property



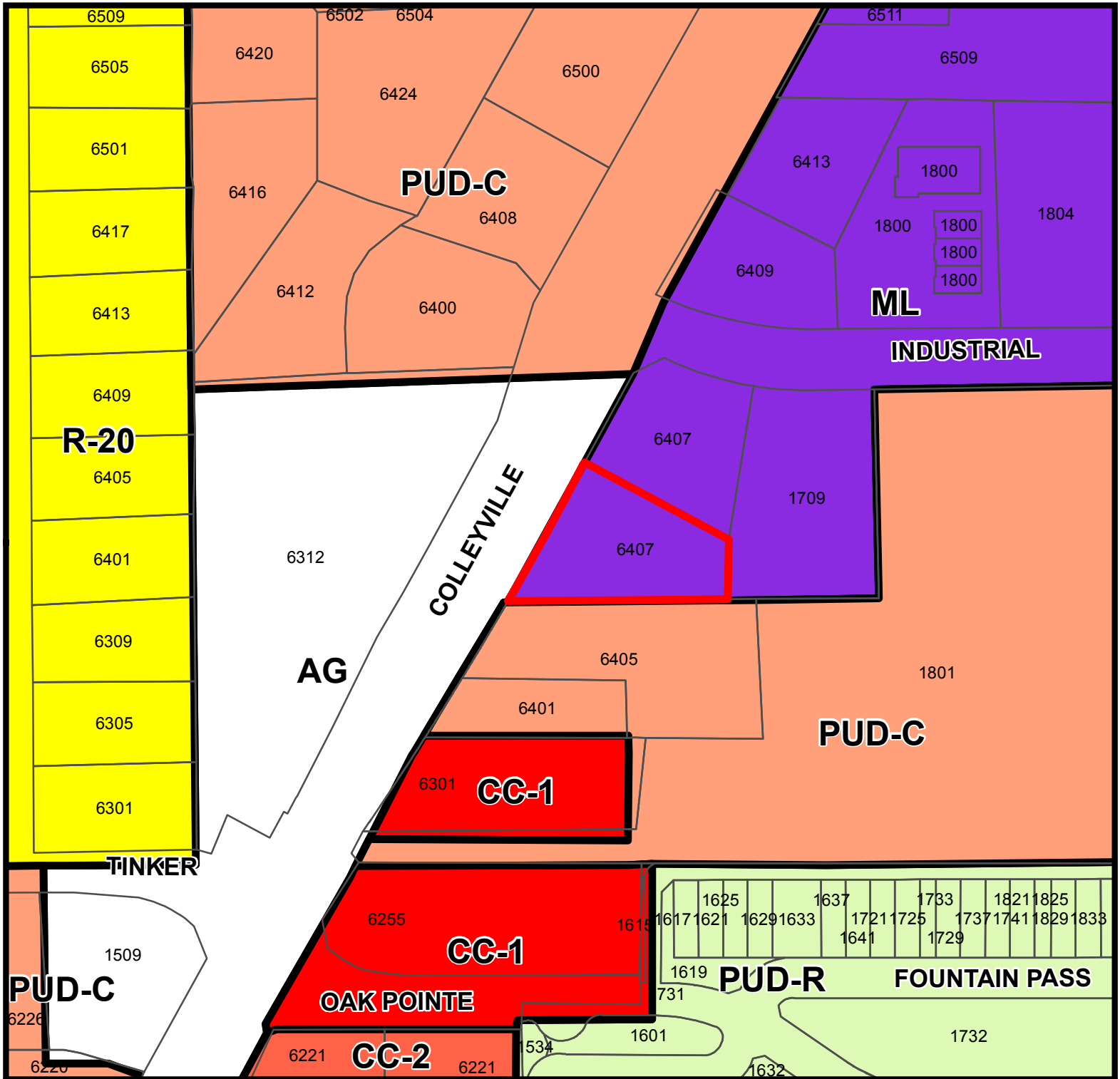
1 inch = 208 feet

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



SC16-005

6407 COLLEYVILLE BOULEVARD

- | | | | | |
|--|------------------|--|-------|--|
| | Subject_Property | | ML | Light Manufacturing |
| | AG | | PUD-C | Planned Unit Development, Commercial |
| | CC-1 | | PUD-R | Planned Unit Development, Residential |
| | CC-2 | | R-20 | Single Family Residential (20,000 sq. ft. min) |



1 inch = 167 feet

Vicinity Map



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Statement of Planning Objectives



To Whom it may Concern

We are requesting a sign variance for our Yard Art Patio & Fireplace location at 6407 Colleyville Blvd. We are requesting this variance on the basis that we do not believe the entire front of the building is being considered when allowing for the size of the sign. While our front wall of our building does have an angle, it is still all one wall and we feel our sign should be allow to the size of the entire wall, not just the angle side. We appreciate you allowing us to go in front of you to discuss.

Thank you,

Geneva Wallace Switzer
Yard Art Patio & Fireplace
817.966.0837

Proposed Sign

ILLUMINATED CHANNEL LETTERS



SIGN SPECIFICATIONS - (ILLUM. LETTERS)

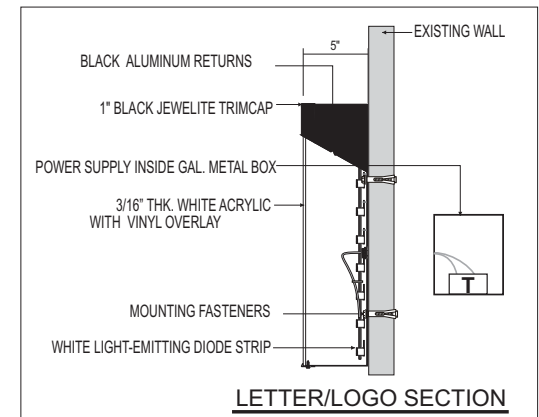
LETTERS/LOGO

FACE MATERIAL: 3/16" WHITE ACRYLIC
FACE FINISH: VINYL OVERLAY
RETURN MATERIAL: BLACK ALUMINUM
RETURN FINISH: GLOSS BLACK
RETURN DEPTH: 5"
SPACED OFF WALL: FLUSH
BACK MATERIAL: ALUMINUM
INTERNAL ILLUMINATION: WHITE LED'S

ELECTRICAL: 20 AMP CIRCUIT @ 120 VOLTS.

- PAINT- GLOSS BLACK
- VINYL- BRISTOL BLUE 3630-97
- VINYL- YELLOW 3630-015
- VINYL- HOLLY GREEN 3630-76

WEST ELEVATION



SSC
SIGNS & LIGHTING, LLC
972.219.2495
226 E. College St.
Lewisville, Tx 75057
www.sscsigns.com

CUSTOMER INFO

YARD ART
6407 Colleyville Blvd.
(Highway 26)
Colleyville, TX 7603

SITE:

DRAWING INFO

Date: 3/1/2017

Designer: RG

File Name:
YARD ART BUILDING

MANUFACTURING NOTES

- | | | | | |
|---|--|---|--|--|
| ☒ INTERNAL
☐ EXTERNAL | ☐ NO FLUORESCENT LAMPS
☒ LED ILLUMINATED
☐ OTHER (SEE CALL OUTS) | ☒ SINGLE FACED
☐ DOUBLE FACED
☐ OTHER (SEE CALL OUTS) | ☒ ACRYLIC (SEE CALL OUTS)
☐ POLYCARBONATE (SEE CALL OUTS)
☐ ALUMINUM (SEE CALL OUTS)
☐ OTHER (SEE CALL OUTS) | ☒ PAINT (SEE CALL OUTS)
☒ VINYL (SEE CALL OUTS) |
|---|--|---|--|--|

APPROVALS

SALES APPROVAL

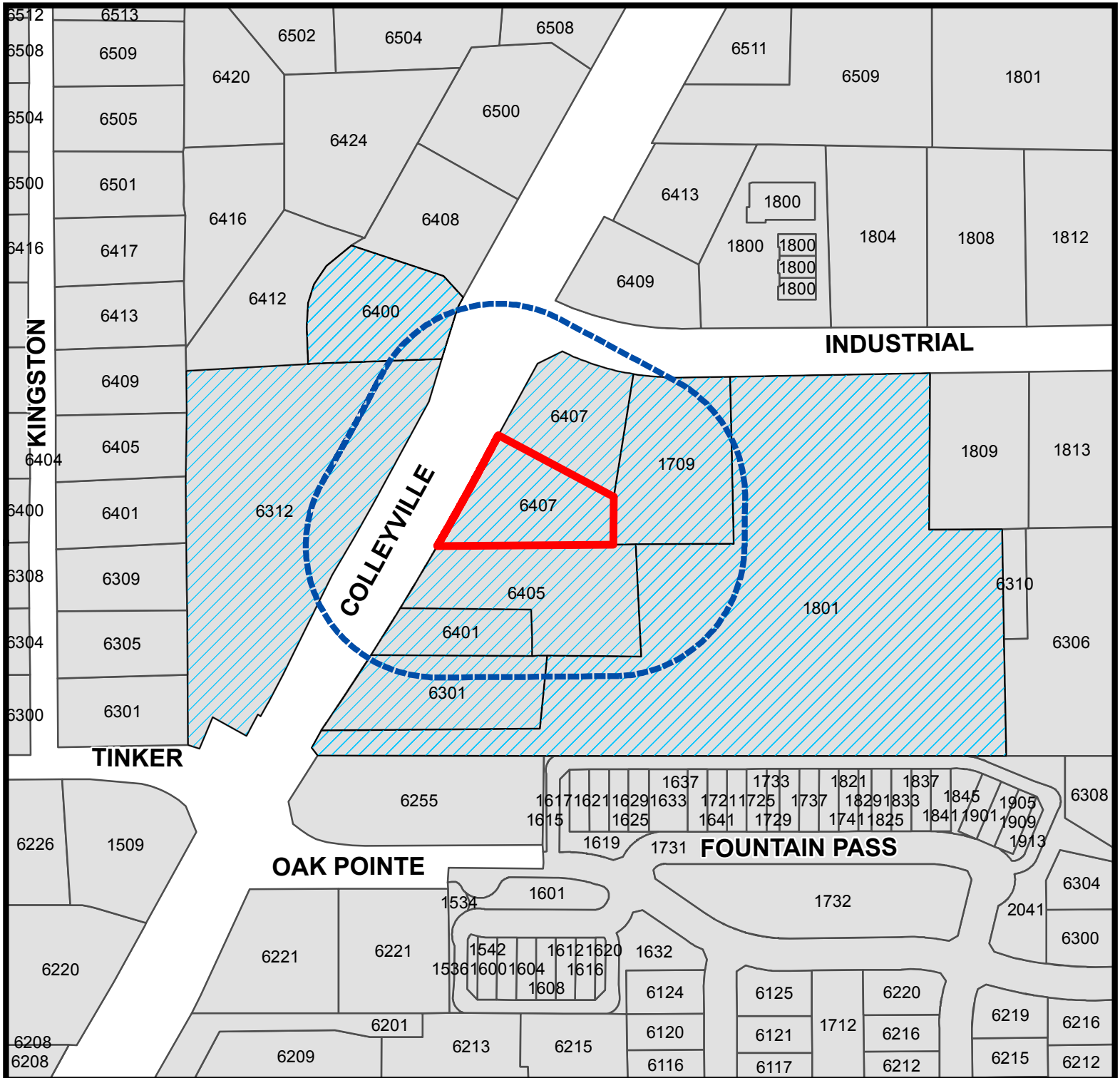
CUSTOMER APPROVAL

LANDLORD APPROVAL

DISCLAIMER

DIMENSION ARE APPROXIMATE & MAY CHANGE DUE TO CONSTRUCTION FACTORS OR EXACT FIELD CONDITIONS. COLOR SHOWN AREAS CLOSE AS PRINTING WILL ALLOW; ALWAYS FOLLOW WRITTEN SPECIFICATIONS. ALL RIGHTS RESERVED; THIS DESIGN HAS BEEN CREATED FOR YOU IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY SSC SIGNS & LIGHTING, LLC. IT MAY NOT BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT PRIOR CONSENT.

NOTIFICATION MAP



SC16-005

6407 COLLEYVILLE BOULEVARD



Subject Property



200ft Buffer



Properties within 200ft



1 inch = 208 feet

Vicinity Map



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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
LAM, CONNER	211 HILLS OF TEXAS TRL	GEORGETOWN, TX	78633	6312 COLLEYVILLE BLVD
SHAFIPOUR, FOAD MARK	2140 E SOUTHLAKE BLVD # L559	SOUTHLAKE, TX	76092	6407 COLLEYVILLE BLVD
ADDITIONAL SELF STORAGE LP	7411 HINES PL STE 100	DALLAS, TX	75235	6401 COLLEYVILLE BLVD
ADDITIONAL SELF STORAGE LP	7411 HINES PL STE 100	DALLAS, TX	75235	6405 COLLEYVILLE BLVD
COLLEYVILLE FITNESS STUDIO	6400 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD STE D
HEALTH EBEST LLC	6400 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD #
HEALTHY ELOOKS LLC	6400 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD #
SIDWELL, MARTHA ISABEL	6400 COLLEYVILLE BLVD STE C	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD #
YARD ART INC	1223 CRESTSIDE DR STE 100	COPPELL, TX	75019	6407 COLLEYVILLE BLVD
TIERNEY, TOM	6400 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6400 COLLEYVILLE BLVD
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX	75019	6407 COLLEYVILLE BLVD # C
BIG IMAGE GRAPHICS INC	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX	76140	6301 COLLEYVILLE BLVD
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
ADDITIONAL SELF STORAGE LP	7411 HINES PL STE 100	DALLAS, TX	75235	1801 INDUSTRIAL BLVD
METROPLEX SELF STORAGE LP	7411 HINES PL STE 100	DALLAS, TX	75235	1801 INDUSTRIAL BLVD # D
ADDITIONAL SELF STORAGE LP	7411 HINES PL STE 100	DALLAS, TX	75235	1801 INDUSTRIAL BLVD
THE VILLAS AT OAK POINT	2555 SW GRAPEVINE PKWY, STE	GRAPEVINE, TX	76051	COURTESY NOTICE
GENEVA SWITZER	1223 CRESTSIDE DRIVE, STE. 100	COPPELL, TX	75019	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed
Friday, February 24, 2017 by Araceli
Botello