



City of Colleyville Sign Board of Appeals Agenda

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

Wednesday, August 15, 2018

City Council Chambers

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

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Frank Carroll - Place 4
Scott McCombs - Alternate 1

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to Chapter 7-Sign Regulations in the Land Development Code, on Lot 1R1, Block 1, of the First Bapt Church-Colleyville, located at 5300 Colleyville Boulevard, Case SC18-002

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards on August 10, 2018 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 Agenda Briefing

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

Agenda Number 2a	Agenda Date 08/15/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to Chapter 7-Sign Regulations in the Land Development Code, on Lot 1R1, Block 1, of the First Bapt Church-Colleyville, located at 5300 Colleyville Boulevard, Case SC18-002

Explanation

Existing Conditions/Background: The subject property is generally located on the west side of Colleyville Boulevard, just south of the intersection of Church Street. It is zoned CC-1 Village Retail district and is currently platted.

Requested Variance: The applicant is requesting a variance to allow for the construction of a monument sign that will encroach into the required eight (8) foot front property line setback and the visibility triangle at a commercial drive along Colleyville Boulevard.

Ordinance – Section 7.150, Permanent Freestanding Signs – Sign Classification and Regulations of the Land Development Code establishes regulations for general business signs or “Institutional Signs”:

“1. On-Premises Institutional Sign –... The purpose of an on-premises institutional sign is to identify schools, churches, hospitals or similar public or quasi-public institutions:

a. Minimum Setback: Eight feet (8’) from an abutting street right-of-way and thirty feet (30’) from any side or rear property line adjacent to another property.

...

Section 7.145, Permanent Freestanding Signs – General Conditions

G. No sign, including the pole of a sign, shall be erected or maintained in such a manner so as to obstruct or interfere with a clear line of sight for the drivers of approaching motor vehicles within a visibility triangle located on each side of a commercial driveway which intersects with a public street right-of-way or public access easement. The triangular area shall be formed by extending from the imaginary intersection point of the street right-of-way line with the edge of the driveway a distance of fifteen (15) feet and connecting these

points with an imaginary line, thereby making a triangle. Within this triangle, vision shall be clear at elevations between thirty inches (30") and nine feet (9') above the average curb grade.

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 – Under normal conditions, the proposed sign would not comply with the setback requirements; however, the proposed sign would be located along the Colleyville Boulevard corridor, which has been affected by the expansion of the road. The location of the sign is the only entrance into the property when heading north bound on Colleyville Boulevard. The sight visibility triangle would not be affected because of the eighteen (18) foot parkway. The northernmost driveway access to the property would not be a reasonable option because the neighboring property owner's sign (Baylor Emergency Room) is only three (3) feet from the property line, which would block the applicant's proposed sign. Additionally, if the applicant were to utilize the parking lot area, it would cause a handicap parking space to be removed from use.

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 1 formal response in support to the case.

Staff Recommendation: Based on current regulations, staff does recommend approval of the requested sign variance.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

5. Site Plan
6. Photos of Proposed Monument
7. Location of Proposed and Existing Monuments
8. Photos of an Existing Monument
9. Notification Map
10. Notification List
11. Letter of Support

Aerial Map

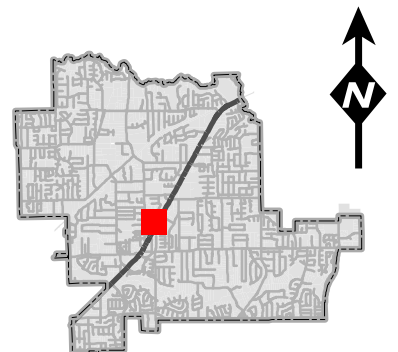


SC18-002

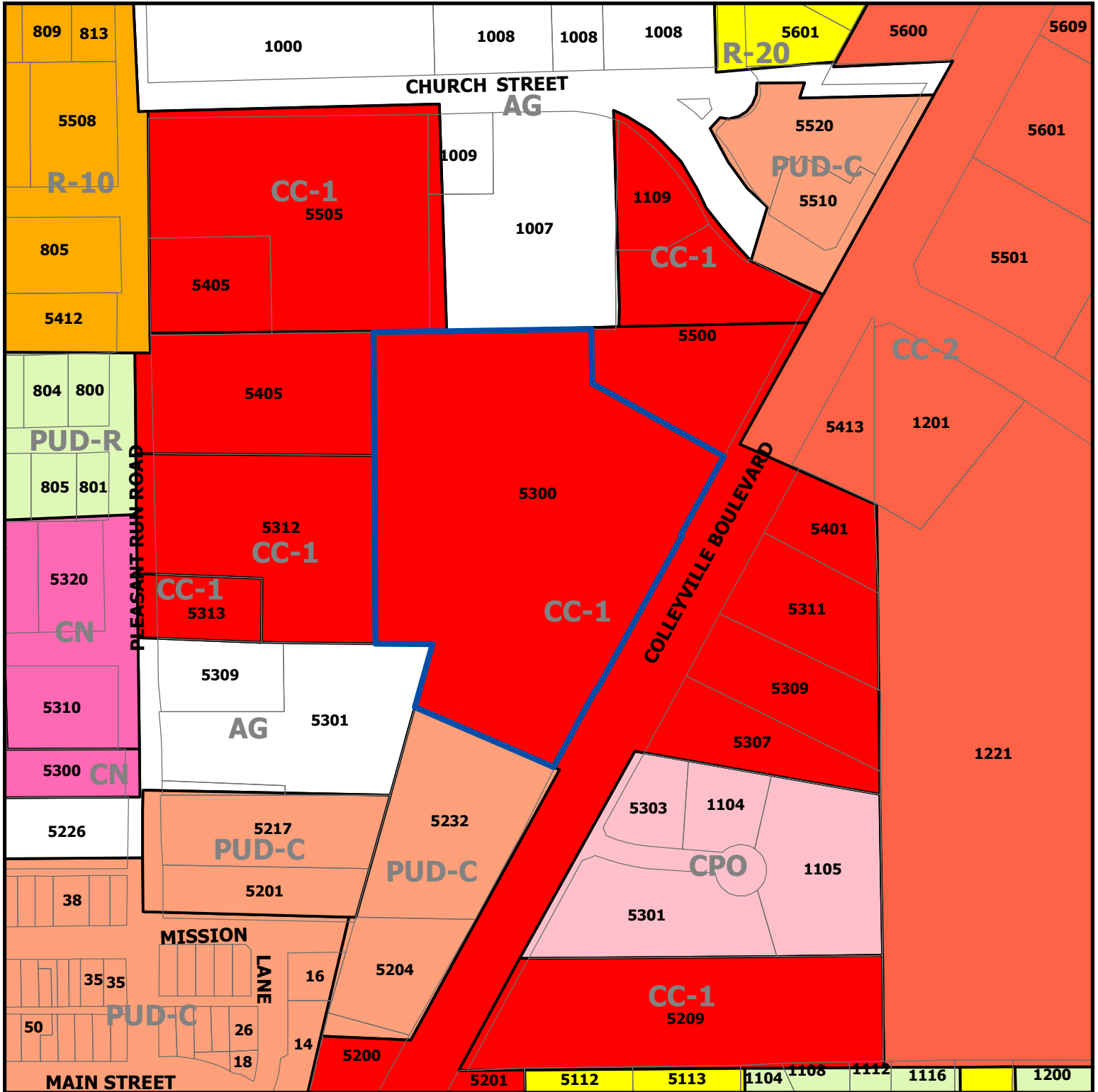
5300 Colleyville Blvd

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.

 Subject Property



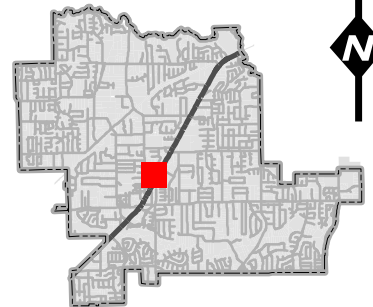
Zoning Map



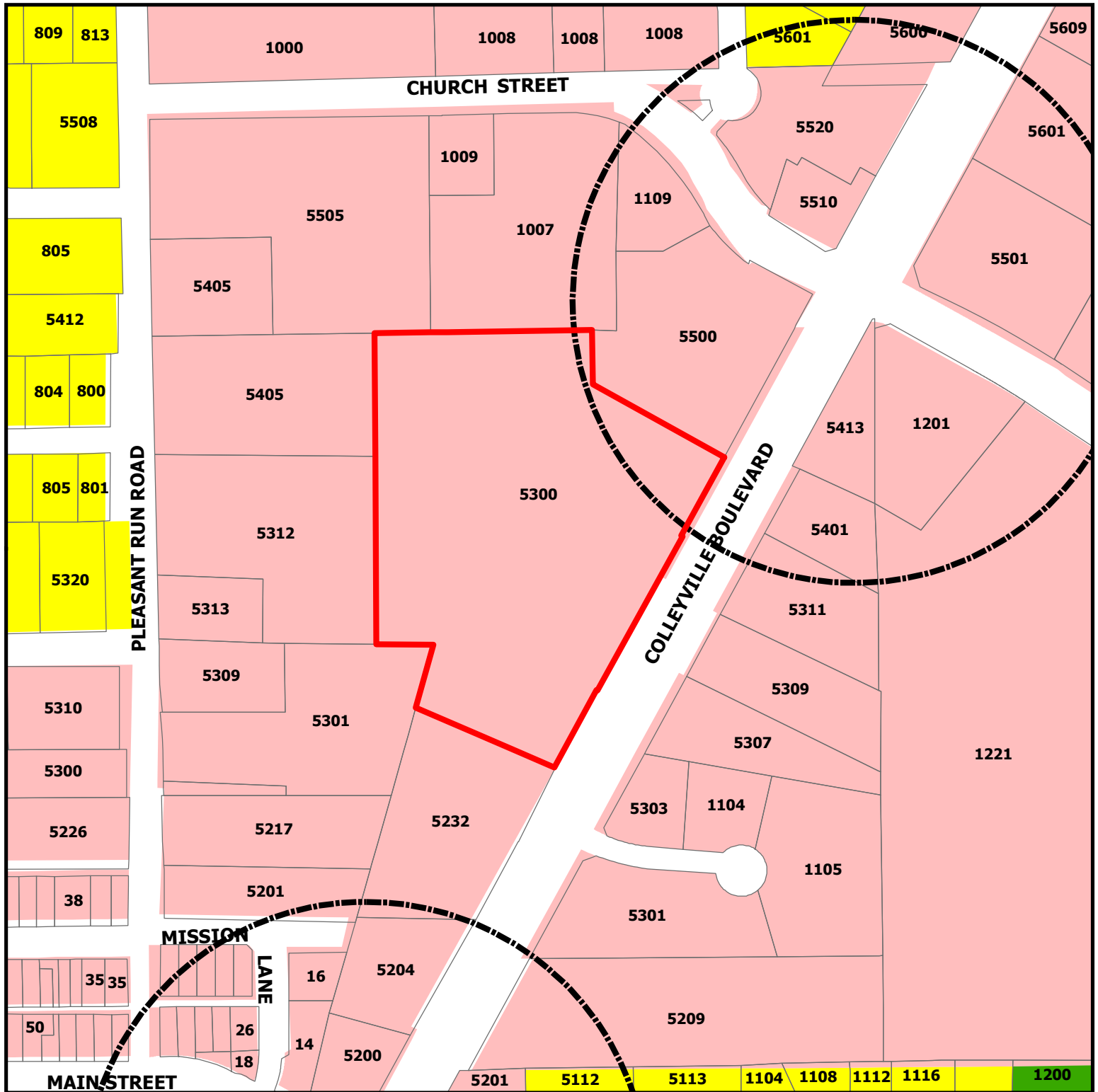
SC18-002
5300 Colleyville Blvd

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 Subject Property



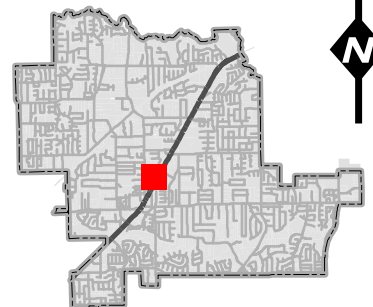
Future Land Use Map



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SC18-002 5300 Colleyville Blvd

- Subject Property
- Sales Tax Preferred Intersection
- Residential
- Colleyville Blvd Corridor
- Open Space; Parks



Statement of Planning Objectives

First Colleyville Monument Sign Variance Request

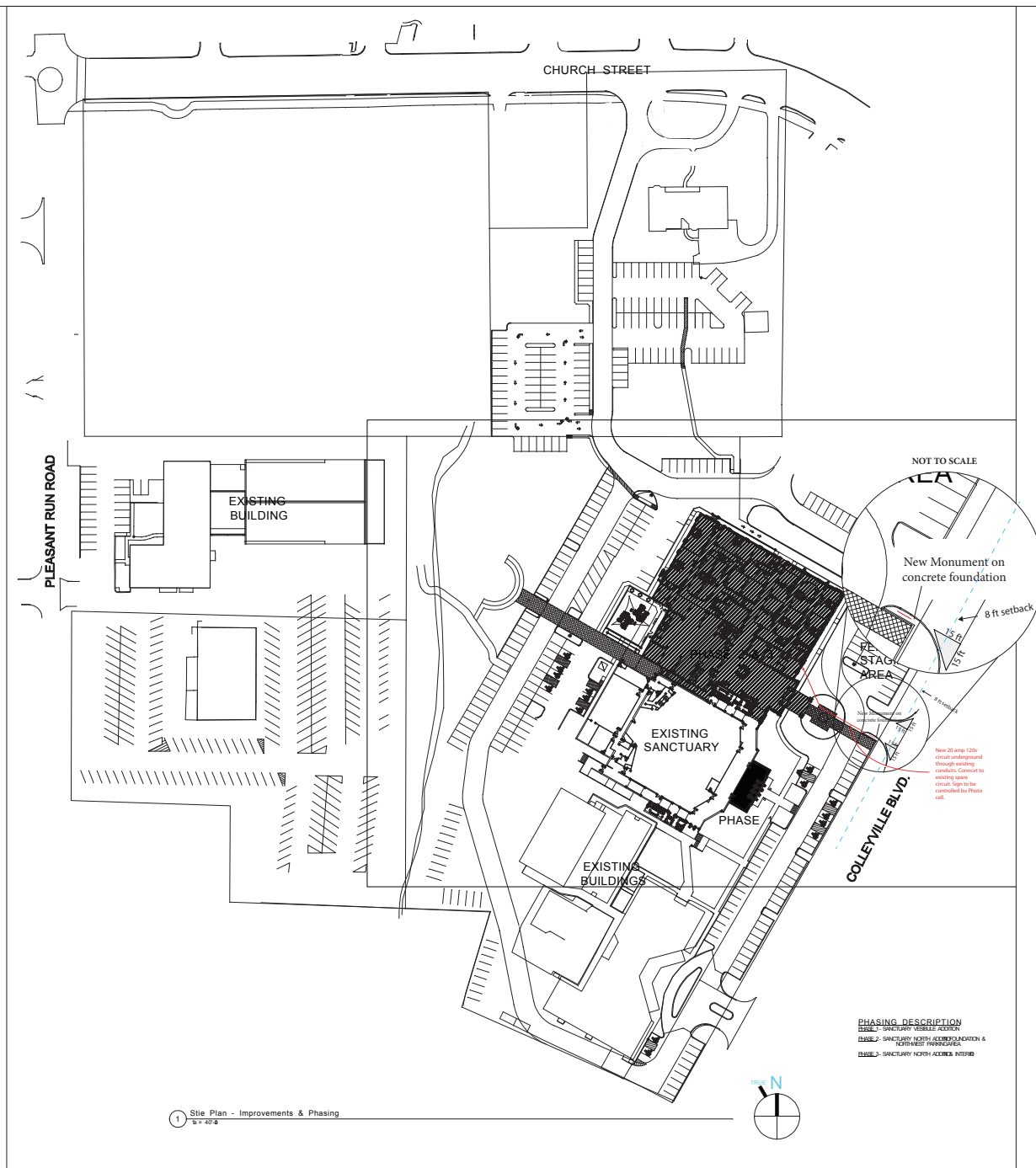
Sign Board of Appeals Members:

I am writing you concerning our attempt to have a monument sign on Highway 26 at 5300 Colleyville Blvd. We are needing a variance because the location of the property line is 18' from the street. According to Chapter 7 of the city ordinances concerning sign regulations, the 15' site visibility triangle starts from the property line and not the street curb. We are seeking to place the sign in the parking median at the first entrance to our property from Hwy 26 on the south bound side. At that approach, we would like our sign to be placed on the south side of the approach. The north side of the same approach has a green space, but there is a retaining wall which prevents the placement of the sign and there is a significant slope on that part of the property as well. In order to stay within the regulations of the sign size, this location is not feasible. Plus, visibility is better from the south side of the approach. If we were to place the sign to the right 15' as to stay out of the sight visibility triangle, it would require us to use a handicap parking space for the sign. Our parking space is already very limited, and we cannot afford to lose handicap parking near the front of the building. As seen in the exhibits, there is over 20' from the sign edge to the curb of the street, and that would allow for plenty of space for a car to be near the street to see and not have any obstruction in their line of sight. Also, being that at this exit from the property, the only way the car can go is right (south). This means that they will be looking left at traffic, as well as straight ahead for cars turning out of the designated turn lane. There will not be any traffic coming from the south side on which we are asking to place the sign.

We feel that this is the best location for the following reasons:

- It is the only entrance into our property for those heading north bound on Hwy 26.
- It does not interfere with the sight visibility because of the 18' of parkway
- It is the most visible location
- The northern most turn in option is not visible because the Baylor Emergency Room sign is only 3' from the property line which would be blocking our sign for southbound traffic.
- The southernmost turn into the property had our original sign but it was demolished when the new side walk was cut in.
- Doesn't require us taking up a handicap parking spot

Site Plan



First Baptist Church of Colleyville
Crazy Love Children's Addition
Colleyville, TX



No.	Description	Date

**FIRST BAPTIST COLLEYVILLE
CRAZY LOVE STUDENT ADDITION**
5300 Colleyville Blvd
Colleyville, Texas 76034

Seal

PHASING
SITE PLAN

Project Number 2013-04-1
Date 05/14/14
Drawn By SK
Checked By JLK

A1.01
Scale 1" = 40'-0"

Photos of Proposed Monument



Photos of Proposed Monument



Photos of Proposed Monument



Photos of Proposed Monument

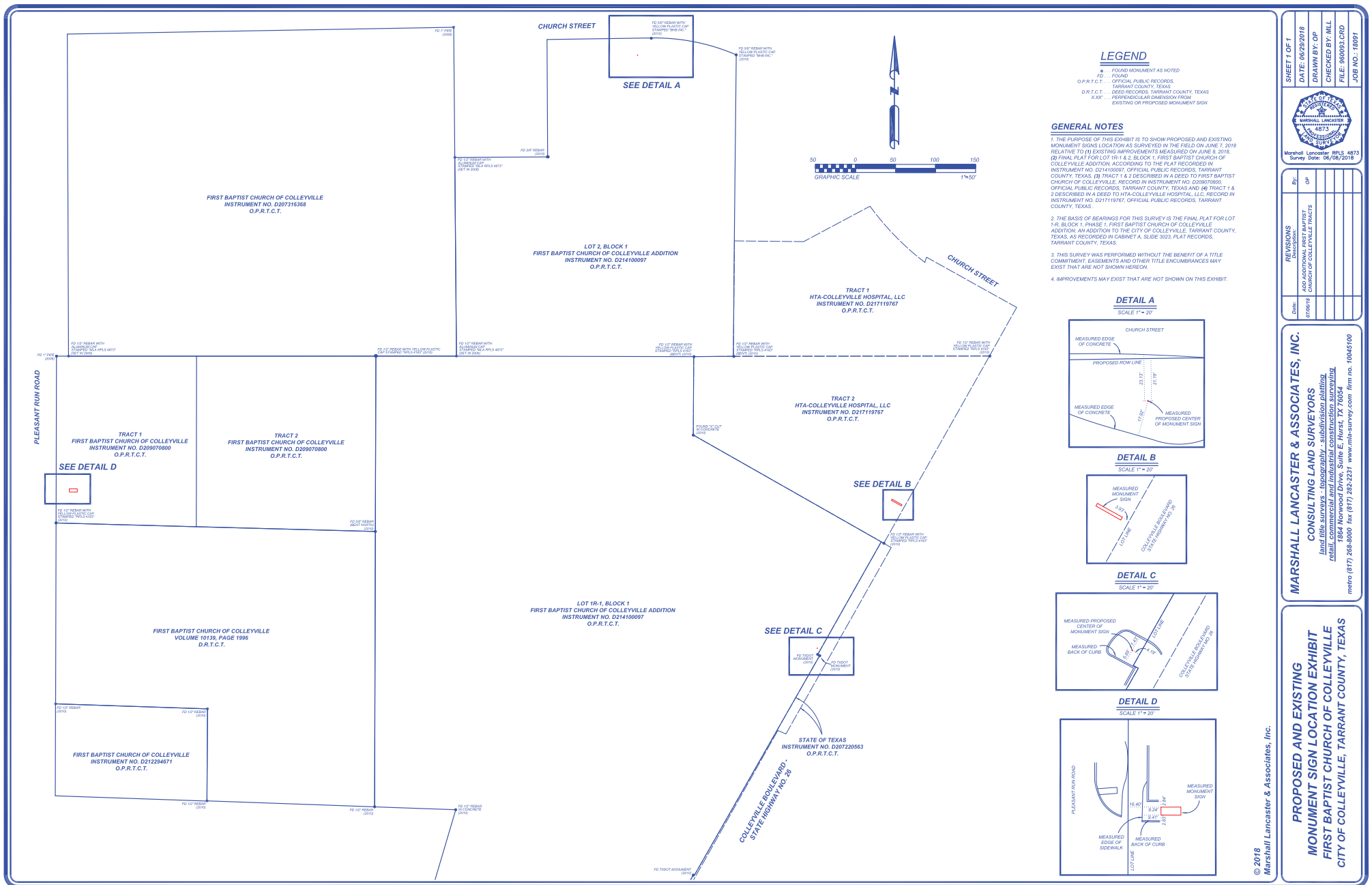


Photos of Proposed Monument

5300 Colleyville Blvd. Monument Dimensions
9 ft Wide by 5 ft high by 12 in deep



Location of Proposed and Existing Monuments



Photos of an Existing Monument



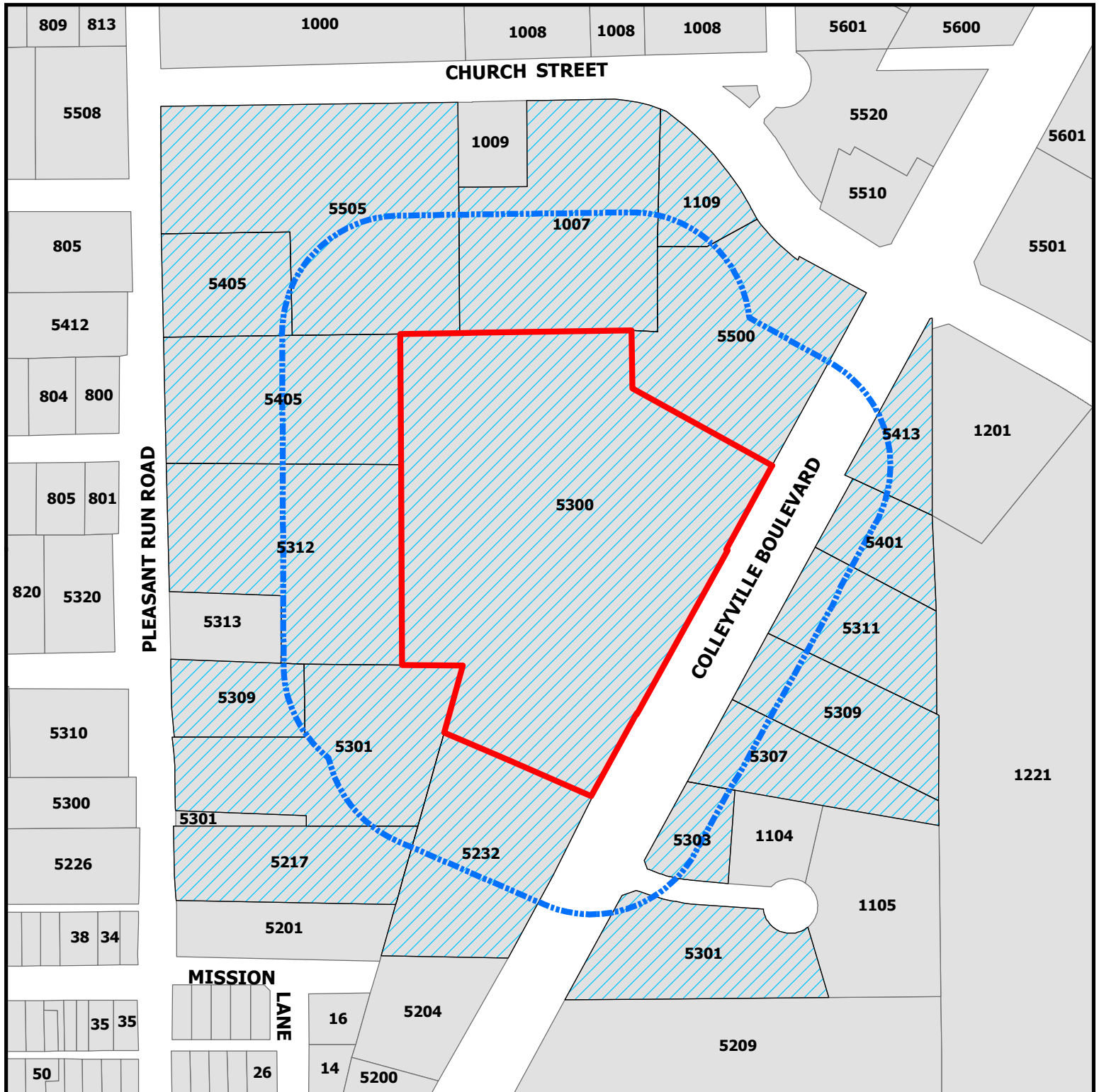
Photos of an Existing Monument



Photos of an Existing Monument



Notification Map

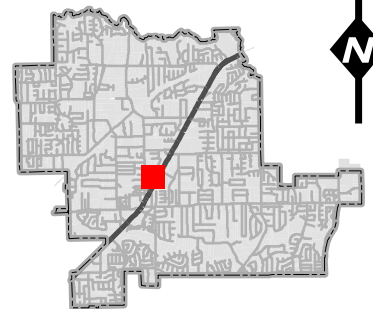


SC18-002

5300 Colleyville Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5405 PLEASANT RUN RD
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	1007 CHURCH ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5405 PLEASANT RUN RD
BOJKU, HATIDZE	5309 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5311 COLLEYVILLE BLVD
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5505 PLEASANT RUN RD
FEGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
C & S SKY BLUE CORPORATION	2127 SERENE CT	KELLER, TX	76248	5307 COLLEYVILLE BLVD
BOJKU, AFRIM	5309 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5309 COLLEYVILLE BLVD
R P GANTOS VENTURES LLC	7213 COTTONWOOD CT	NORTH RICHLAND HILLS, TX	76182	5413 COLLEYVILLE BLVD
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
JD JUDD REALTY HOLDINGS LLC	1109 CHURCH ST	COLLEYVILLE, TX	76034	1109 CHURCH ST
BRADY, LIBBY W	5405 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5401 COLLEYVILLE BLVD
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
HTA-COLLEYVILLE HOSPITAL LLC	16435 N SCOTTSDALE RD STE 320	SCOTTSDALE, AZ	85254	5500 COLLEYVILLE BLVD
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
COLLEYVILLE HEIGHTS	825 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
TOWERY, ZACH	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed July 27, 2018 by Araceli Botello

Letter of Support

7/30/18

Kipton Anderson Investments, LLC

5303 Colleyville Blvd. Suite B

Colleyville, T

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

Reference Case Number SC18-002

Gentlemen, I regards to the above referenced case, let it be known Kipton Anderson Investments LLC, owner of nearby property does not object to the proposed new sign and in fact approves this new monument sign.

Please call my cell phone number 817-247-4720 if you have any questions.

Best regards:



Russell D. Anderson

Kipton Anderson Investments, LLC

General Manager