



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, December 11, 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

Dan Shadle - Place 3

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to the provisions of Section 7-175, Permanent Attached Signs – Classification and Regulations of the Land Development Code, specifically the location of the sign on Lot 6A, Block 2, of the Towne Square Addition, located at 1201 Hall Johnson Road, Case SC18-003, TABLED FROM THE NOVEMBER 14, 2018 SIGN BOARD OF APPEALS MEETING

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 7, 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
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Agenda Number 2a	Agenda Date 12/11/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to the provisions of Section 7-175, Permanent Attached Signs – Classification and Regulations of the Land Development Code, specifically the location of the sign on Lot 6A, Block 2, of the Towne Square Addition, located at 1201 Hall Johnson Road, Case SC18-003, TABLED FROM THE NOVEMBER 14, 2018 SIGN BOARD OF APPEALS MEETING

Explanation

The subject property is generally located on the south side of Bogart Drive, just west of the intersection of Colleyville Boulevard and Bogart Drive. It is zoned PUD-C Planned Unit Development Commercial and is currently platted.

Requested Variance: The applicant is requesting a variance to allow for the placement of an attached wall sign for a business that is on the second floor façade for a first floor tenant, Edward Jones.

Ordinance – Section 7.175, Permanent Attached Signs – Classification and Regulations of the Land Development Code establishes regulations:

"D. Wall Signs – A wall sign shall only be allowed over the premises on which it advertises and may be illuminated; provided, illuminated wall signs . . ."

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 building where the Edward Jones business is locating is a two-story building. The business is locating on the first floor. Because of the design of the building façade, dark color of the stone on the building, and landscaping around the entrance area, placing the proposed signage on the second floor will allow for better visibility of the signage to the business. There is no additional signage planned for this

the business on the building.

During the November 14, 2018 meeting of the Sign Board of Appeals, there was discussion regarding a wall sign for Frost Bank. In 2017, Frost Bank applied for a sign variance to allow for a wall sign to be placed over a vestibule/design element for a strip shopping center which would have in this case resulted in taking wall space away from other potential shopping center tenants. The request from Edward Jones is different from Frost Bank because the second floor of the building has an existing tenant and sign for Schroeder Orthodontics and therefore no wall space would be taken away from any future tenants.

Public Notification: Staff mailed notices to property owners within 500 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: 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. Sign Exhibit
6. Existing Monument Signs

Aerial Map



SC18-003

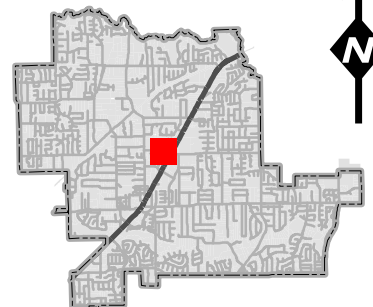
1201 Hall Johnson Road

DISCLAIMER:

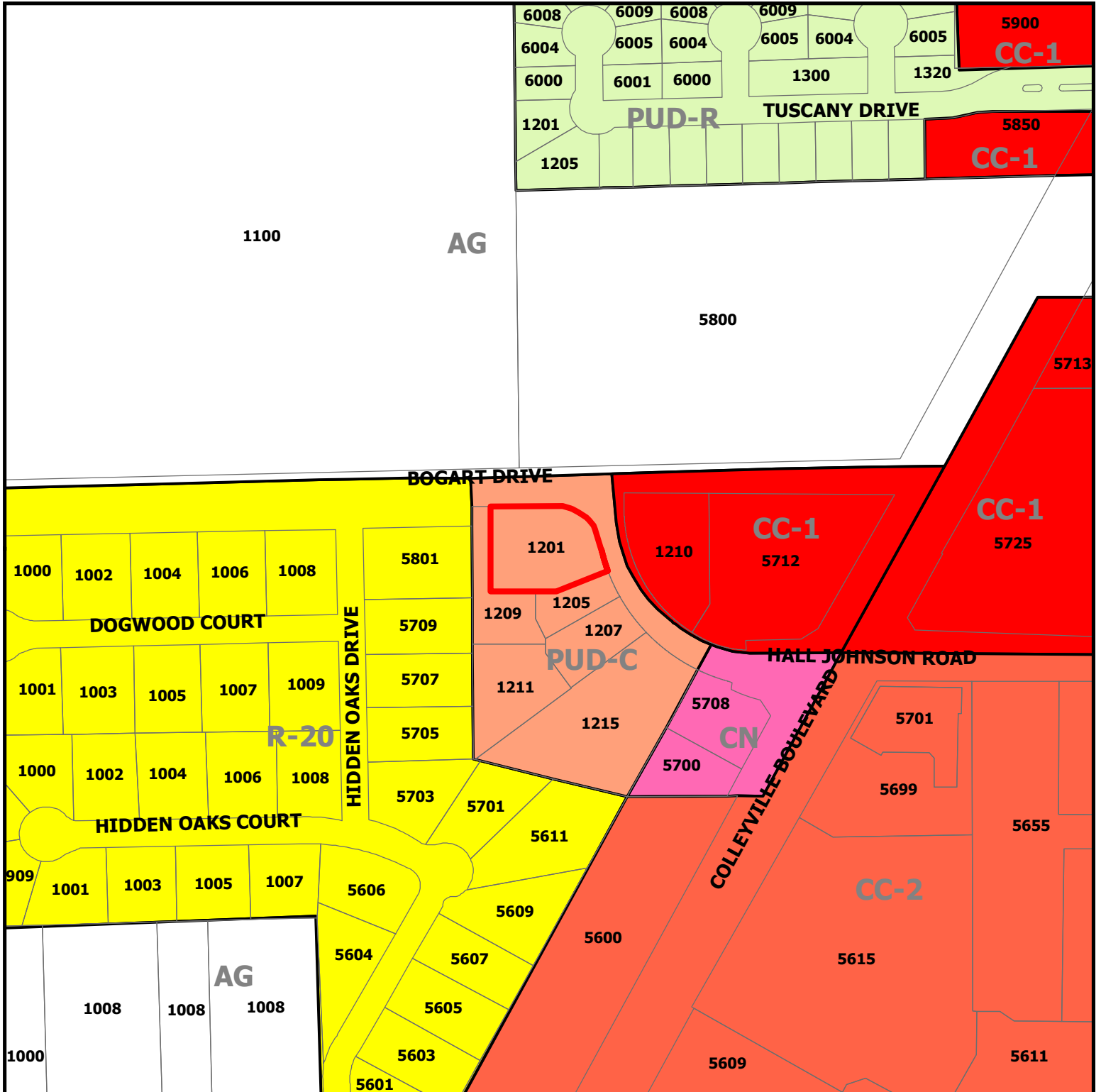
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



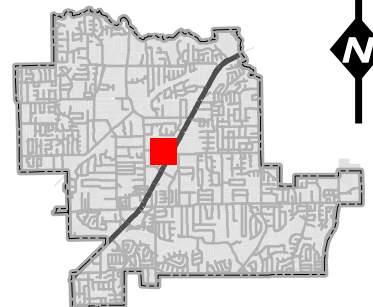
Zoning Map



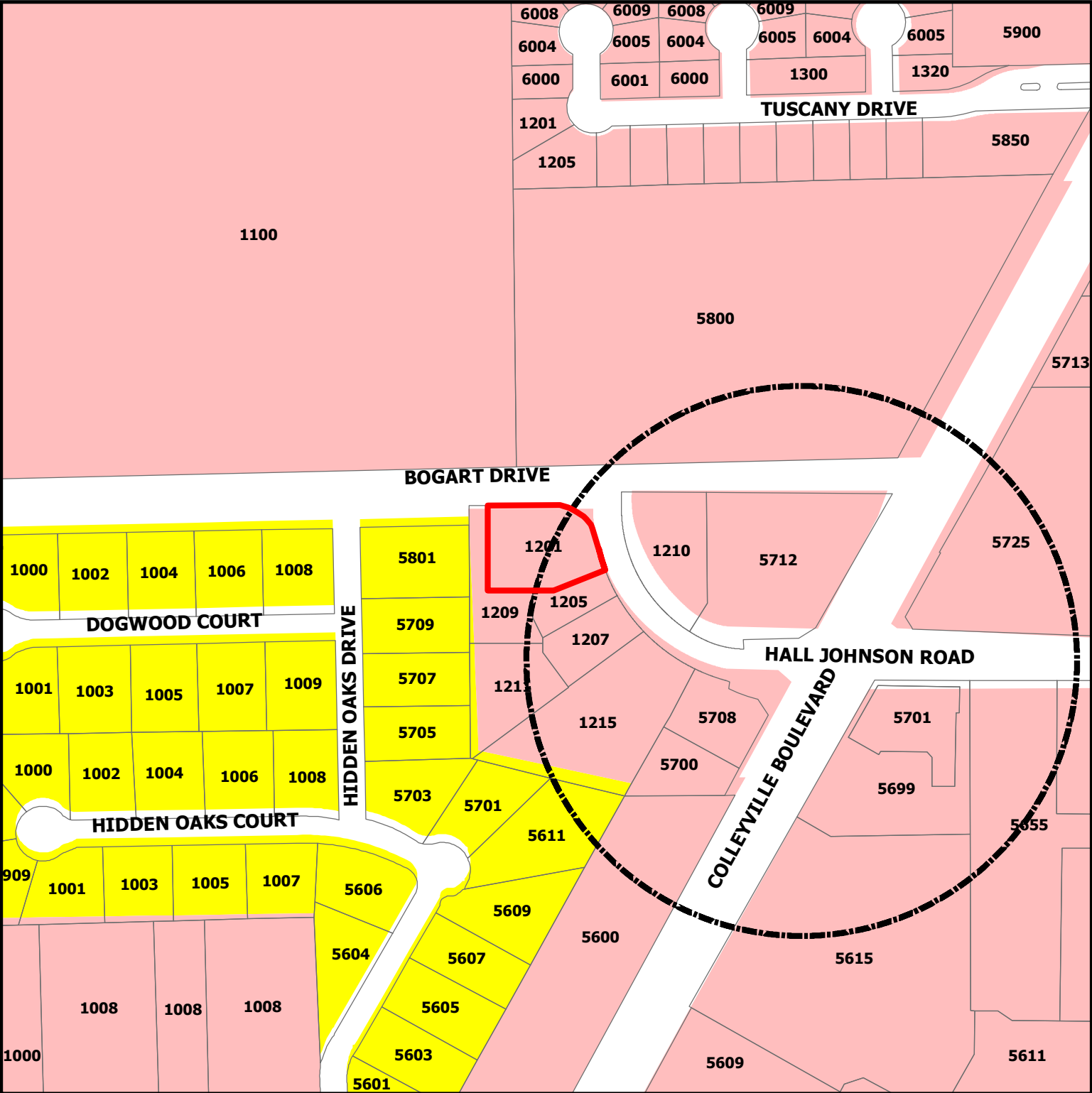
SC18-003
1201 Hall Johnson Road

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 Subject Property



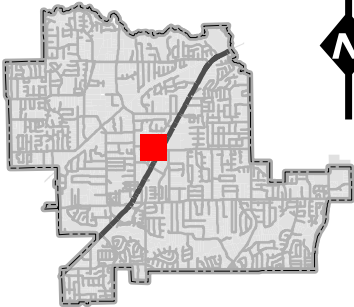
Future Land Use Map



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SC18-003 1201 Hall Johnson Road

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

EDWARD JONES

1201 Hall Johnson Rd., Ste. 103

Request for sign location variance at 1201 Hall Johnson Rd., Ste. 103 , Edward Jones, for the following reason:

- Location allotted for sign will not be as visible from the street and to public seeking to find this location if it is located on 1st floor as opposed to businesses on second floor.
- Location of suite on the 1st floor with a covered entrance, the dark color of the stone on building, and landscaping around the entrance area would make it difficult to see or notice a sign.
- This condition is not a result of actions of the applicant or Edward Jones
- Approval of this request will result in better visibility for customer and better business outcome which all businesses want to enjoy within the city.

Sign Exhibit



EXTERIOR ELEVATION

114.2"

15" Edward Jones

VACUUM FORMED LETTERS

- QTY. 1 LETTER SET
- WHITE LETTERS 1" THICK VACUUM FORMED PLASTIC
- INSTALL AS SHOWN w/ STUDS

FASTSIGNS NATIONAL ACCOUNTS	
ACCOUNT: EDWARD JONES	
FILE: 02012-ART1	
REPRESENTATIVE:	
ADDRESS: 1201 Hill Johnson Rd Ste 103 Colleyville TX 76034-5884	
ORIGINAL DRAWING DATE: 04/16/18	
DRAWING NUMBER: 1	SCALE: NTS
REV. #1 BY: KH	REV. DATE: 06/28/18
REVISION NOTES: Changed to 15" and moved up	
REV. #2 BY: KH	REV. DATE: 06/17/18
REVISION NOTES: moved logo down	
REV. #3 BY:	REV. DATE:
REVISION NOTES:	
REVISION-2 06/28/18	
DRAWN BY: K.Howard	
REVISED BY: K.Howard	
THIS DRAWING IS THE PROPERTY OF FASTSIGNS INTERNATIONAL, INC. THE BORROWER AGREES, IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF, DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION.	

LANDLORD OR AGENT SIGNATURE HERE	Please sign & return drawing/s to FASTSIGNS
	Signature below indicates approval of BOTH design & placement of sign/s
X	DATE _____

DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

Existing Monument Sign

Tivoli Office Park

W



Existing Monument Sign

Schroeder Orthodontics

E
↑



Existing Monument Sign

Sign Tivoli Office Park

