



City of Colleyville Architectural Review Commission Agenda

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

Wednesday, March 27, 2019
6:00 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. ELECTION OF OFFICERS

- 2a** Election of Chair for the Architectural Review Commission
- 2b** Election of Vice Chair for the Architectural Review Commission

3. PRESENTATION AND DISCUSSION

- 3a** Presentation and discussion of amendments to the Land Development Code, specifically Chapter 7 – Sign Regulations pertaining to Permanent Freestanding Signs
- 3b** Presentation and discussion of potential program to incentivize enhanced monument signs along State Highway 26 Corridor

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 22, 2019 by 5:00 p.m.

Araceli Botello
Planning Technician

A quorum of the Colleyville City Council and/or any other Colleyville Board, Commission, or Committee 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 Economic Development Marketing Coordinator

at least 48 hours in advance at 817.503.1050, and reasonable accommodations will be made to assist you.



City of Colleyville Architectural Review Commission Agenda Briefing

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

Agenda Number 2a	Agenda Date 3/27/2019	Number
Type Presentation		
Department Community Development		

Title

Election of Chair for the Architectural Review Commission

Explanation

The following Commissioners are up for consideration as Chair:

Kathy Braatz;
Mark Burdette
Cameron DeRouen
Craig Zemmin
Sayeda Syed
Curtis W. Young
Karen Miers-Ziober

Recommendation

Appointment(s) be made

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 3/27/2019	Number
Type Presentation		
Department Community Development		

Title

Election of Vice Chair for the Architectural Review Commission

Explanation

The following Commissioners are up for consideration as Vice Chair:

Kathy Braatz
Mark Burdette
Cameron DeRouen
Craig Zemmin
Sayeda Syed
Curtis W. Young
Karen Miers- Ziober

Recommendation

Appointment(s) be made

Attachments



City of Colleyville Architectural Review Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 3a	Agenda Date 3/27/2019	Number
Type Regular Agenda Items		
Department Community Development		
Title		

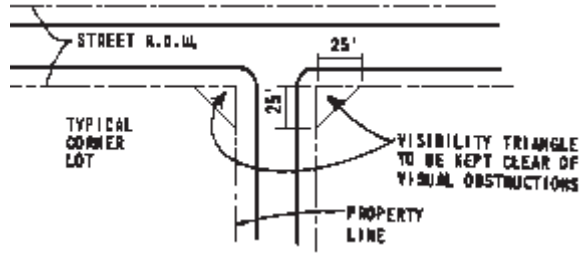
Presentation and discussion of amendments to the Land Development Code, specifically Chapter 7 – Sign Regulations pertaining to Permanent Freestanding Signs

Explanation

At their February 5, 2019 meeting, the City Council adopted several amendments to Chapter 7 – Sign Regulations of the Land Development Code (LDC). One of the amendments reduces the allowable size for free-standing business monument signs substantially. Being that this reduction may be perceived as excessive, the Council has asked that the Architectural Review Commission review these regulations and make a recommendation back to the City Council.

Attachments

1. Permanent Freestanding Signs - Ch. 07 Sign Regulations
2. Previous Regulations - Permanent Freestanding Signs - Ch. 07 Sign Regulations
3. Existing Monument Sign Examples
4. Neighboring Cities Freestanding Sign Examples

- D. Illumination – A permanent freestanding sign may be illuminated. All electrical facilities shall require separate electrical permits and shall be installed in accordance with the City of Colleyville electrical code. Lighting shall be installed so as to avoid any glare or reflection onto adjacent property or create a traffic hazard on a public street. For electronic message signs, the maximum brightness shall not exceed 7,000 nits or its equivalent when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 1,000 nits or its equivalent when measured from the sign's face at its maximum brightness at night. When determined necessary by the administrative official, illuminated signs shall be shielded to minimize glare on residentially zoned property.
- E. Pedestrian Clearance – No permanent freestanding sign may project over a pedestrian walkway, unless there is a minimum of eight (8') feet of clearance provided from the bottom of the sign to the grade below the sign.
- F. Public Right-of-Way – No permanent freestanding sign shall project over or into a public right-of-way, except where a provision in this Chapter provides for a sign within a right-of-way or with the approval by the City Council of a *Right-of-Way Encroachment and Joint Use Agreement*. A sign may encroach over or into a public access easement that is located on private property provided a minimum of eight (8') feet of clearance is provided over a walkway and a minimum of fourteen (14') feet of clearance is provided over a driving area.
- G. Street Intersection Visibility Triangles – No sign shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of twenty-five (25') feet back from the property corner along both streets. Within this triangle, vision shall be clear at elevations between thirty inches (30") and nine feet (9') above the average curb grade.
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- H. Attachments to Freestanding Sign – No guys, braces, attachments, banners, flags, balloons, or other similar devices shall be attached to any permanent freestanding sign.

Section 7-150 Permanent Freestanding Signs – Sign Classifications & Regulations

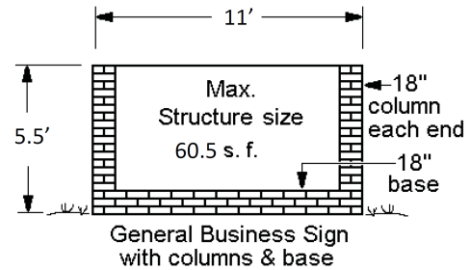
No permanent freestanding sign shall be constructed or displayed unless said sign is in conformance with the sign classifications and standards contained in this Section.

- A. General Business Signs – The purpose of a general business sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located. A general business sign may provide advertising for a single or multi-tenant occupancy. All general business signs shall be subject to the following additional regulations:
1. *Construction Design:* All general business signs shall be designed and constructed as a monument sign as defined in this Land Development Code.
 2. *Districts Permitted:* A general business sign shall be allowed only in zoning districts in accordance with Table 7-1.
 3. *Maximum Number:* One general business sign shall be allowed for each 250 feet of street frontage, or portion thereof, for each lot. Where a building encompasses more than one lot, each lot shall qualify for a general business sign. If the site is a corner lot, each frontage shall be allowed additional signs using the same formula described in this paragraph. The sign(s) shall be located adjacent to and within the qualifying street frontage. Additional signs are not permitted by adding different street frontages to total more than 250 feet.

4. *Specifications:* The maximum area, height, spacing and setbacks of a general business sign shall conform to the specifications contained in Table 7-2, except where provided as follows:

a. *Maximum Area:* Sixty and one-half square feet (60.5 s.f.), overall structure size.

b. *Base and Column Requirements:* At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.



- i. *Base:* A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

c. *Maximum Height:* Five and one-half feet (5 ½').

d. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

e. *Minimum Thickness:* The advertising image area of a general business sign shall not be less than four and one-half inches (4-½") between vertical face planes.

5. *Changeable Reader Board and Electronic Message Signs:* A general business sign may include a changeable reader board or electronic message area, provided the combined gross surface area does not exceed the maximum allowable message area and provided that no more than fifty (50%) percent of the maximum allowable message area may be used as a changeable reader board or electronic message area. A permit is not required to change the message on a changeable reader board or electronic message sign. Except for scrolling reader boards, all electronic message areas shall be allowed to change messages at a minimum of every thirty (30) seconds.

6. *Spacing:* Where a lot qualifies for an additional general business sign, a general business sign shall be a minimum of one hundred (100') feet from another general business sign situated on the same lot.

7. *Two Frontage Lots:* A lot that abuts two (2) or more street frontages shall be allowed a general business sign for each street frontage, provided minimum spacing requirements are in compliance.

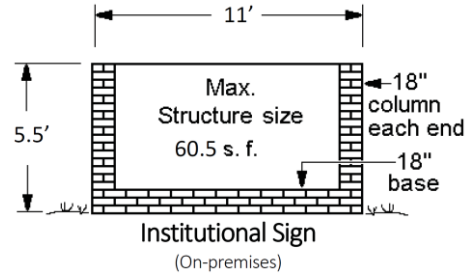
B. Institutional Signs – These regulations provide for on-premises and off-premises institutional signs to assist the public with the location of these types of uses.

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. One on-premises institutional sign per street frontage shall be allowed on the premises where the institution is located and in

accordance with Table 7-1. All on-premises institutional signs shall be constructed as a monument sign as defined in this Land Development Code. The maximum area, height, spacing, and setbacks of an on-premises institutional sign shall conform to the specifications contained in Table 7-2.

a. *Maximum Area:* Sixty and one-half square feet (60.5 s.f.), overall structure size.

b. *Base and Column Requirements:* At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.



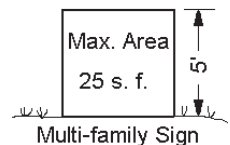
- i. *Base:* A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

c. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

d. *Minimum Thickness:* No on-premises institutional sign shall be less than four and one-half inches (4-1/2") between vertical face planes.

e. *Changeable Reader Board and Electric Message Signs:* An on-premises institutional sign may include a changeable reader board electronic message area, provided the combined gross surface area does not exceed the maximum allowable sign area and provided that no more than fifty (50%) percent of the maximum allowable sign area may be used as a changeable reader board or electronic message area. A permit is not required to change the message on a changeable reader board or electronic message sign. Except for scrolling reader boards, all electronic message areas shall be allowed to change messages at a minimum of every thirty (30) seconds.

C. Multi-family Signs – The purpose of a multi-family sign is to identify the name of a multi-family residential development. All multi-family signs shall be constructed as a monument sign as defined in this Land Development Code and be constructed using the same standards as a General Business Sign, except for maximum area and height, which are established in this paragraph. One multi-family sign per street frontage shall be allowed in zoning districts in accordance with Table 7-1. The maximum area, height, spacing, setbacks of a multi-family sign shall conform to the specifications contained in Table 7-2 and the following additional requirements.



1. *Base and Column Requirements:* At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.

i. *Base:* A general business sign shall be constructed with a base that extends the entire length

of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.

- ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

2. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

3. *Minimum Thickness:* No multi-family sign shall be less than four and one-half inches (4-½) between vertical face planes.

D. Subdivision Monument Signs – The regulations for subdivision monument signs are intended to allow residential developments to have large grand-entrance structures at the main entrances to a subdivision. All subdivision monument sign structures shall be constructed to avoid the creation of a sight visibility obstruction for vehicular traffic entering and exiting the subdivision. No more than two subdivision monument signs shall be allowed per subdivision entrance. No subdivision monument sign structure shall exceed six and one-half (6.5') feet in height and the message area shall not exceed forty-five (45) square feet. Subdivision monument signs shall be allowed in accordance with Table 7-1. Subdivision monument signs shall not be located within a public right-of-way, except with the approval by the City Council of a *Right-of-Way Joint Use Agreement*. The maximum area, height, spacing and setbacks of a subdivision monument sign shall conform to the specifications contained in Table 7-2.



E. Traffic Directional Signs – The purpose of a traffic directional sign is to guide vehicular traffic into or out of an institutional use or commercial business by identifying a public entrance and exit for vehicular traffic. No more than two traffic directional signs per entrance or exit shall be allowed in accordance with Table 7-1, provided additional traffic directional signs shall be allowed when located behind the building set-back line. The maximum area and height of a traffic directional sign shall conform to the specifications contained in Table 7-2. No permit shall be required for a traffic directional sign, provided all such signs shall comply with the regulations contained in this section.

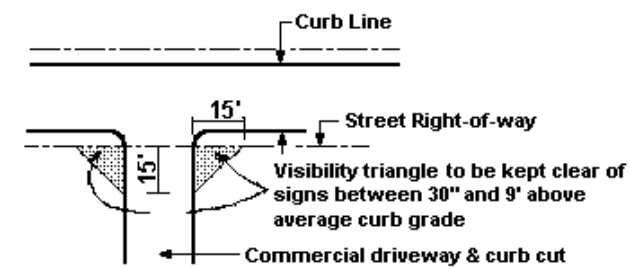


F. Directory Signs – The purpose of a directory sign is to provide a listing of the occupants within a major multi-tenant shopping center and direct to the buildings in the development. All directory signs shall be constructed as a monument sign as defined in this Land Development Code. Directory signs shall be allowed in accordance with Table 7-1 and only for retail shopping centers that contain more than four (4) tenants and contain a minimum of 250,000 square feet of gross floor area. One (1) directory sign shall be permitted per street entrance with no more than 4 such signs permitted total per retail shopping center. The maximum area, height, spacing, and setbacks of a directory sign shall conform to the specifications contained in Table 7-2.

Section 7-155 Special Purpose Sign Districts & Regulations

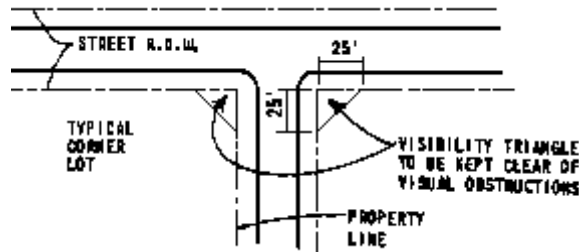
- D. Illumination – A permanent freestanding sign may be illuminated. All electrical facilities shall require separate electrical permits and shall be installed in accordance with the City of Colleyville electrical code. Lighting shall be installed so as to avoid any glare or reflection onto adjacent property, or create a traffic hazard on a public street. When determined necessary by the enforcement official, illuminated signs shall be shielded to minimize glare on residentially zoned property.
- E. Pedestrian Clearance – No permanent freestanding sign may project over a pedestrian walkway, unless there is a minimum of eight (8') feet of clearance provided from the bottom of the sign to the grade below the sign.
- F. Public Right-of-Way – No permanent freestanding sign shall project over or into a public right-of-way, except where a provision in this Chapter provides for a sign within a right-of-way or with the approval by the City Council of a *Right-of-Way Encroachment and Joint Use Agreement*. A sign may encroach over or into a public access easement that is located on private property, provided a minimum of eight (8') feet of clearance is provided over a walkway and a minimum of fourteen (14') feet of clearance is provided over a driving area.

- G. Commercial Driveway Visibility Triangles – sign, including the pole of a sign, shall be erected or maintained in such a manner so 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.



Commercial Driveway Visibility Triangle

- H. Street Intersection Visibility Triangles – No sign shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of twenty-five (25') feet back from the property corner along both streets. Within this triangle, vision shall be clear at elevations between thirty inches (30") and nine feet (9') above the average curb grade.



- I. Attachments to Freestanding Sign – No guys, braces, attachments, banners, flags, balloons, or other similar devices shall be attached to any permanent freestanding sign.

Section 7-150 Permanent Freestanding Signs – Sign Classifications & Regulations

No permanent freestanding sign shall be constructed or displayed unless said sign is in conformance with the sign classifications and standards contained in this Section.

- A. General Business Signs – The purpose of a general business sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located. A general business sign may provide advertising for a single or multi-tenant occupancy. All general business signs shall be subject to the following additional regulations:

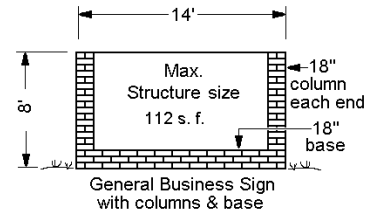
1. *Construction Design*: All general business signs shall be designed and constructed as a monument

sign as defined in this Land Development Code.

2. *Districts Permitted:* A general business sign shall be allowed only in zoning districts in accordance with Table 7-1.
3. *Maximum Number:* One general business sign shall be allowed for each 250 feet of street frontage, or portion thereof, for each lot. Where a building encompasses more than one lot, each lot shall qualify for a general business sign. If the site is a corner lot, each frontage shall be allowed additional signs using the same formula described in this paragraph. The sign(s) shall be located adjacent to and within the qualifying street frontage. Additional signs are not permitted by adding different street frontages to total more than 250 feet.
4. *Specifications:* The maximum area, height, spacing and setbacks of a general business sign shall conform to the specifications contained in Table 7-2, except where provided as follows:

a. *Maximum Area:* One-hundred and twelve square feet (112 s.f.), overall structure size.

- b. *Base and Column Requirements:* At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.



- i. *Base:* A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be offset a minimum of two inches (2") from the vertical plane of the base and columns required above.
- c. *Maximum Height:* Eight feet (8').
- d. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way. Thirty feet (30') from any side or rear property line adjacent to another property.
- e. *Minimum Thickness:* The advertising image area of a general business sign shall not be less than four and one-half inches (4-½") between vertical face planes.
5. *Changeable Reader Board:* A general business sign may include a changeable reader board area, provided the combined gross surface area does not exceed the maximum allowable message area and provided that no more than fifty (50%) percent of the maximum allowable message area may be used as a changeable reader board area. A permit is not required to change the message on a changeable reader board. For purpose of this regulation, a changeable reader board may include an electronic message area.
6. *Spacing:* Where a lot qualifies for an additional general business sign, a general business sign shall be a minimum of one hundred (100') feet from another general business sign situated on the same lot.
7. *Two Frontage Lots:* A lot that abuts two (2) or more street frontages shall be allowed a general

business sign for each street frontage, provided minimum spacing requirements are in compliance.

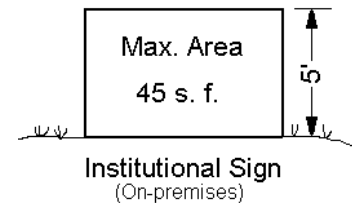
B. Institutional Signs – These regulations provide for on-premises and off-premises institutional signs to assist the public with the location of these types of uses.

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. One on-premises institutional sign per street frontage shall be allowed on the premises where the institution is located and in accordance with Table 7-1. All on-premises institutional signs shall be constructed as a monument sign as defined in this Land Development Code. The maximum area, height, spacing, and setbacks of an on-premises institutional sign shall conform to the specifications contained in Table 7-2, provided that an on-premises institutional sign located within a commercial zoning district may comply with the requirements of a general business sign.

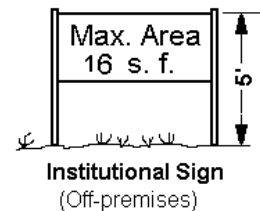
- a. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and thirty feet (30') from any side or rear property line adjacent to another property.

- b. *Minimum Thickness:* No on-premises institutional sign shall be less than four and one-half inches (4-½") between vertical face planes.

- c. *Changeable Reader Board:* An on-premises institutional sign may include a changeable reader board area, provided the combined gross surface area does not exceed the maximum allowable sign area and provided that no more than fifty (50%) percent of the maximum allowable sign area may be used as a changeable reader board area. A permit is not required to change the message on a changeable reader board. For purpose of this regulation, a changeable reader board may include an electronic message area.

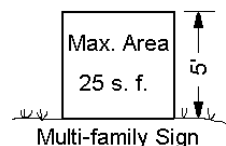


2. *Off-Premises Institutional Sign:* The purpose of an off-premises institutional sign is to provide direction to a school, church, hospital or similar public or quasi-public institution. An off-premises institutional signs may be placed on private property with the permission of the property owner. No more than two (2) off-premises institutional signs shall be allowed per institution. The signs shall not exceed sixteen (16) square feet in area nor exceed five (5') feet in height. An off-premises institutional sign is not required to be constructed as a permanent monument sign.

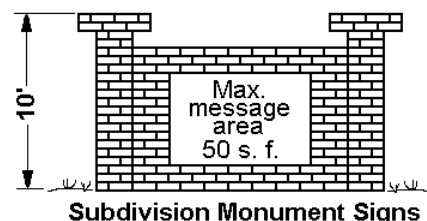


C. Multi-family Signs – The purpose of a multi-family sign is to identify the name of a multi-family residential development. All multi-family signs shall be constructed as a monument sign as defined in this Land Development Code and be constructed using the same standards as a General Business Sign, except for maximum area and height, which are established in this paragraph. One multi-family sign per street frontage shall be allowed in zoning districts in accordance with Table 7-1. The maximum area, height, spacing, setbacks of a multi-family sign shall conform to the specifications contained in Table 7-2 and the following additional requirements.

1. *Minimum Thickness:* No multi-family sign shall be less than four and one-half inches (4-½") between vertical face planes.



- D. *Subdivision Monument Signs* – The regulations for subdivision monument signs are intended to allow residential developments to have large grand-entrance structures at the main entrances to a subdivision. All subdivision monument sign structures shall be constructed to avoid the creation of a sight visibility obstruction for vehicular traffic entering and exiting the subdivision. No more than two subdivision monument signs shall be allowed per subdivision entrance. No subdivision monument sign structure shall exceed ten (10') feet in height and the message area shall not exceed fifty (50) square feet.



Subdivision monument signs shall be allowed in accordance with Table 7-1. Subdivision monument signs shall not be located within a public right-of-way, except with the approval by the City Council of a *Right-of-Way Joint Use Agreement*. The maximum area, height, spacing and setbacks of a subdivision monument sign shall conform to the specifications contained in Table 7-2.

- E. Traffic Directional Signs – The purpose of a traffic directional sign is to guide vehicular traffic into or out of an institutional use or commercial business by identifying a public entrance and exit for vehicular traffic. No more than two traffic directional signs per entrance or exit shall be allowed in accordance with Table 7-1, provided additional traffic directional signs shall be allowed when located behind the building setback line. The maximum area and height of a traffic directional sign shall conform to the specifications contained in Table 7-2. No permit shall be required for a traffic directional sign, provided all such signs shall comply with the regulations contained in this section.

Section 7-155 Special Purpose Sign Districts & Regulations

The following special purpose sign districts are hereby created to provide additional signage provisions that due to special circumstances are not applicable to all locations within the city.

- A. Freeway Overlay Zone – The area situated within 250 feet from the right-of-way line of State Highway 121 shall be defined as the Freeway Overlay Zone for the purpose of this sign regulation.

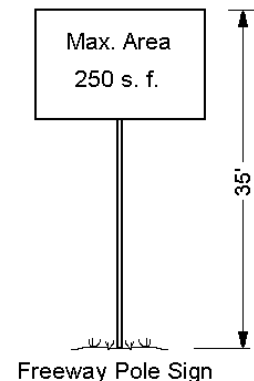
1. Freeway Pole Signs: The purpose of a freeway pole sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located for businesses located adjacent to State Highway 121. Freeway pole signs shall be subject to the following regulations.

- a. Districts Permitted: A freeway pole sign shall be allowed in zoning districts in accordance with Table 7-1, but only for when the sign is situated within the freeway overlay zone.

- b. Maximum Number: No more than one freeway pole sign and one general business sign shall be allowed for each lot.

- c. Specifications: The maximum area, height, spacing and setback of a freeway pole sign shall conform to the specifications contained in Table 7-2.

- d. Changeable Reader Board: A freeway pole sign may include a changeable reader board area, provided the combined gross surface area does not exceed the maximum allowable sign area and provided that no more than fifty (50%) percent of the maximum allowable sign area may be used as a changeable reader board area. A permit is not required to change the message on a changeable reader board. A changeable reader board may include an electronic message area.



- B. Major Multi-Tenant Shopping Center Sign Areas – A Special Purpose Sign District for a Major Multi-Tenant Shopping Center may be approved by the City Council provided the following minimum requirements are met. A Major Multi-Tenant Shopping Center shall include retail shopping centers that contain more than four (4) tenants and contain a minimum of 100,000 square feet of gross floor area for the purpose of this sign regulation.

1. Major Shopping Center Landmark Signs: The purpose of a major shopping center landmark sign is to identify a major shopping center and the name of a business, profession, service, product or activity conducted, sold or offered within the major shopping center. A landmark sign shall mean a free standing four-sided sign that provides an effective area for multi-tenant advertisement and shall only be permitted within a major multi-tenant shopping center area as defined above.



12 Feet

8 Feet

6 Feet

9 Feet

12 feet
10 inches

4508

EAGLE
LAND SERVICES INC

8 Feet



11'6" Feet

8 Feet



15' 7" Feet

8 Feet



721-7167
LONGWOOD PLAZA OFFICE PARK

721-7167
LONGWOOD PLAZA OFFICE PARK

COUNSELING
CENTER

LIDA AGHDAM, MD
Natural Balance Clinic



TRAMPOLINE PARK

FARMERS INSURANCE

PRO-DIEM

The Townson
Company

WGC
1-844-NEED-A-ROOF

DAVID P
MCNAIR, MD

Sriven
Systems, Inc.

JACK A. PEDERSEN, D.C.

ACUPUNCTURE
& MASSAGE

INTEGRATED PRIMARY CARE

Q5 Medical Solutions, LLC

Ver Halen
Plastic Surgery



14 Feet

10 Feet



14 Feet

8 Feet

FOSSIL  CREEK
LIQUOR

12 Feet

8 Feet

**CALL FOR A FREE
CONSULTATION**

TEXASPROSIGNS.COM



**signature
dental arts**

12 Feet

8 Feet

Next BISTRO



13 Feet

5
0
0
5

DAVID E. ALLRED, CPA, PC

NAPA - Asian Bistro

B HAUTE SALON

LEASING: 817-577-1131

NAPA Thai Asian
Cuisine



NOW OPEN
Lunch and Dinner

8 Feet

City of Euless Examples



Neighboring Cities Freestanding Monument Sign

City	Max Height	Max Width	Masonry Border	Max Sign Area	Setback
Eules	8 Feet	n/a	1 foot (all sides)	60 SF	15 feet
Flower Mound	10 Feet	10 Feet	75% of sign structure can be used for sign area	60 SF	15 feet
Keller	6 Feet/8 Feet/ 10 feet/12 feet	n/a	Yes (all sides)	60 SF/75 SF/ 90 SF/ 96 SF	5 feet
North Richland Hills	7 feet/ 8 feet 6 inches	n/a	8 inches (all sides)	50 SF Sign Area 75 SF Sign Structure (single tenant) / 75 SF Sign Area 100 SF Sign Structure (multi-tenant)	n/a
Southlake	8 Feet (FM 1709) 6 Feet-6 inches (all others)	16 Feet 13 Feet	6 inches (all sides)	100 SF	10 feet
Colleyville	5.5 feet	11 feet	18 inches (3 sides)	60.5 SF	8 feet

City of Euless

- (1) A lot is allowed a maximum of one Monument Sign per street frontage.
- (2) The maximum area of a Monument Sign, including the one (1') foot masonry border, is sixty (60) square feet.
- (3) The maximum height of a Monument Sign is eight (8') feet.

Electronic Message Signs allowed

City of Flower Mound

Sec. 86-67. - Ground signs.

All ground signs shall be subject to the following requirements:

- (1) The height of a ground sign shall not exceed ten feet. The height of the ground sign shall be measured from the adjacent street curb level or the mean street grade elevation if no curb exists.
- (2) The width of a ground sign shall not exceed ten feet.
- (3) The sign area of a ground sign shall not exceed 60 square feet (per side if a double-faced sign).

City of Grapevine

LEGEND: The permissible sign types are defined as follows:
 G—Ground Sign W—Wall Sign PA—Parapet Wall Sign P—Pole Sign RR—Projecting Sign R—Roof Sign M—Marquee Sign
 NOTE: Numbers enclosed in parentheses indicate that reference should be made to section 9-201 herein.

PURPOSE	Districts Permitted In	Maximum Area In Square Feet	Maximum Height In Feet	Type Sign Permitted	Setback Required	Lighting Permitted	Flashing Permitted	Motion Permitted	Maximum Duration	Spacing	Additional Requirements
General Business	C-1	None except 50 sq. ft. for pole signs	30	W, PA, P, G, M	None (2)	Yes	No	No	Permanent		
	C-2, L-1, I-1, I-2	None	50(1)	W, PA, P, G, PR, R, M	For C-2-None (2) For L-1, I-1, I-2—15	Yes	Yes	Yes	Permanent		

(Ord. No. 79-22, § 1, 4-17-79)

9-300 General provisions:

- (1) The standards and regulations specified in this section shall apply to signs for which sign permits must be obtained under the requirements of the city.
- (2) All signs in all zoning districts shall be set back from streets in accordance with the requirements of the city.
- (3) No regulation or standard contained in this section shall apply to signs painted on or erected inside a window.
- (4) The provisions herein contained are applicable to location, size and placement of signs and shall otherwise be considered supplementary to the city requirements and no provisions specified herein shall be construed to otherwise amend or nullify any provision of any other city requirements or other regulation pertaining to the erection, maintenance and operation of signs in the city.
- (5) Signs shall be permitted for all nonconforming uses in accordance with the regulations and standards specified in this section.
- (6) A sign in direct line of vision of any traffic control signal from any point in a moving traffic lane within 50 feet of land approaching such signal shall not be permitted.
- (7) No revolving beam or beacon of light, resembling any emergency vehicle light, shall be permitted to be erected as part of any sign display in any zoning district, nor shall any sign or graphic advertising device be located or placed so as to obstruct the vision or sight distance of motor vehicle drivers or pedestrians at any street intersection, street crossing, or point of traffic concentration.

- (8) The area of a sign shall be computed by drawing a line or lines around the sign in such a way as to form not more than four regular geometric figures such as a triangle, circle, rectangle, trapezoid, or ellipse. The total area of these figures shall be the total area of the sign.

9-301 *Special standards for signs:*

- (1) The maximum sign area in square feet as specified in the schedule shall apply to only one sign face. However, if the sign has more than one face the maximum of all faces shall be twice the area specified.
- (2) The maximum sign area for one face shall be 50 square feet for each nonresidential use. The maximum sign area for building identification shall be five percent of the total wall area facing the same direction as the wall faces upon which the sign is placed.
- (3) Only one building identification sign may be permitted for each street frontage. No standard is specified for signs advertising nonresidential uses.
- (4) Sign regulations for any development placed in a Planned Development District shall be established by the Planned Development District ordinance and shall specify the maximum height, setback, general types, and area of such signs permitted.

City of Southlake

Table 6: Monument Signs for Businesses

1. The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the building. The sign face shall be framed by a minimum of 6" of brick, stone, or masonry material matching the front façade of the building.
2. Signs with changeable copy may not change more than once per day.
3. Main Streets shall not have monument signs.
4. Maximum total height is measured from the finished grade at the center of the sign. If the finished grade at the center of the sign is higher than the finished grade of the closest paved surface, then the height shall be measured from the finished grade of the closest paved surface.
5. The monument base shall be a maximum of 2 feet in height and shall be included in the calculation of total height.
6. A monument sign width cannot exceed 2 times (2x) the allowable sign height.
7. Illuminated, internal, backlit or externally lit address numbers are required on business monument signs and shall be located within the top 20% of the sign structure. Address numbers must be a minimum of 8 inches in height along freeways and regional boulevards and a minimum of 6 inches in height on all other streets. If the area of the address number is 5 square feet or less, the area will not count toward the maximum sign face area.
8. For multi-tenant developments, the development name, if included as an integral part of the monument structure (i.e., not a separate panel), will not count toward the maximum sign face area as long as the area of the development name does not exceed 20% of the allowable maximum sign face area.
9. Logos shall not exceed 25% of the area of the sign panel.
10. For signs with multiple sign panels, the background color for all sign panels on

the sign shall be consistent.

11. A monument tenant sign panel will be limited to one tenant name on a monument sign panel.

Table 6: Monument Signs for Businesses

<i>Street Typology</i>	<i>Number of Signs</i>	<i>Maximum Total Height (feet)</i>	<i>Maximum Height of sign face</i>	<i>Maximum width</i>	<i>Maximum Sign Face Area</i>	<i>Maximum Number of Sign Panels</i>	<i>Minimum Required Setbacks</i>
Freeways (S.H. 114)	1 per every 500 feet of	12 feet	10 feet	24 ft	160 s.f. (total) and	8	15 feet
Regional Boulevards (F.M. 1709 and F.M. 1938)	1 per every 500 feet of regional boulevard frontage with a	8 feet	6 feet	16 ft.	120 s.f. (total) and 60 s.f.	6	12 feet
All other streets	1 per street frontage with a maximum	6 feet 6	4 feet	13 feet	100 s.f. (total) and	6	10 feet

Keller

- a. Detached Monument Signs for Single-Occupant Buildings
 - 1) Detached monument signs, including the base, advertising single occupancies shall not exceed sixty (60) square feet in total area and six feet (6') in height above the average grade of the nearest public right-of-way.
 - 2) Single-occupant buildings twenty-five thousand (25,000) square feet or greater are allowed to have a sign not to exceed seventy-five (75) square feet in total area and eight feet (8') in height.
- b. Detached Monument Signs for Multi-Occupant Buildings/Parcels
 - 1) Five Thousand (5,000) Square Feet or Less: Parcels having two (2) or more businesses and gross building area of five thousand (5,000) square feet or less are allowed to have one (1) detached monument sign. The monument signs, including the base shall not exceed sixty (60) square feet in total area and six feet (6') in height above the average grade of the nearest public right-of-way. The name of more than one business may be advertised on the monument sign.
 - 2) Greater than Five Thousand (5,000) square feet to Fifteen Thousand (15,000) Square Feet: Parcels having two (2) or more businesses and gross building area of more than five thousand (5,000) square feet to fifteen thousand (15,000) square feet are allowed to have one (1) detached monument sign. The sign including the base shall not exceed seventy (70) square feet in total area and eight feet (8') in height above the average grade of the nearest public right-of-way.
 - 3) Greater than Fifteen Thousand (15,000) square feet to Twenty-five Thousand (25,000) Square Feet: Parcels having two (2) or more businesses and gross building area of more than fifteen (15,000) square feet to twenty-five thousand (25,000) square feet are allowed to have one (1) detached monument sign. The sign including the base shall not exceed ninety (90) square feet in total area and ten feet (10') in height above the average grade of the nearest public right-of-way.
 - 4) Greater than Twenty-five Thousand (25,000) Square Feet: Parcels having two (2) or more

businesses and gross building area greater than twenty-five thousand (25,000) square feet are allowed to have one (1) detached monument sign. The sign including the base shall not exceed ninety-six (96) square feet in total area and twelve feet (12') in height above the average grade of the nearest public right-of-way .

NRH

1. *Number allowed.* A maximum of one monument sign per street frontage per lot shall be permitted.
2. *Maximum area.* The maximum area for a monument sign shall be 50 square feet for sign message area and 75 feet for sign structure area. The maximum area of a monument sign serving a multi-tenant property shall be 75 square feet for sign message area and 100 square feet for sign structure area when the following conditions are met:
3. *Maximum height.* The maximum height for a monument sign shall be seven feet. The maximum height for a monument sign serving a multi-tenant property meeting items 2-i thru 2-iii of this section shall be eight feet six inches.



City of Colleyville Architectural Review Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3b	3/27/2019	
Type Presentation and Discussion		
Department Community Development		
Title		
Presentation and discussion of potential program to incentivize enhanced monument signs along State Highway 26 Corridor		

Explanation

As part of the Council review of Chapter 7 - Sign Regulations, there was a brief discussion on creating a program that incentivizes enhanced monument signs along the Colleyville Boulevard (SH 26) corridor.

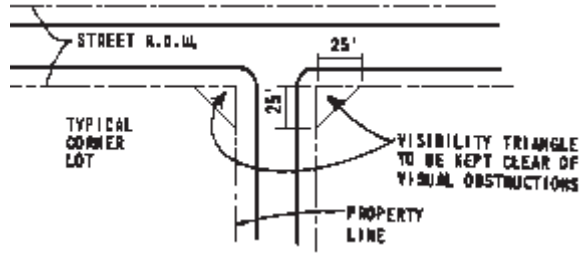
For example, enhancement of existing monument signs may be utilized as a tool for the B.E.S.T. (Business Enhancements to Support Transformation) program that the City has initiated. A business will have a greater chance of receiving funds when a commitment to improve the monument sign is proposed.

Criteria that may be used for awarding funding could include the following:

- Channelized lettering (avoiding the illuminated box)
- External lighting of the sign face
- Stone engraved sign face

Attachments

1. Permanent Freestanding Signs - Ch. 07 Sign Regulations
2. B.E.S.T. Program Flier

- D. Illumination – A permanent freestanding sign may be illuminated. All electrical facilities shall require separate electrical permits and shall be installed in accordance with the City of Colleyville electrical code. Lighting shall be installed so as to avoid any glare or reflection onto adjacent property or create a traffic hazard on a public street. For electronic message signs, the maximum brightness shall not exceed 7,000 nits or its equivalent when measured from the sign's face at its maximum brightness during daylight hours and shall not exceed 1,000 nits or its equivalent when measured from the sign's face at its maximum brightness at night. When determined necessary by the administrative official, illuminated signs shall be shielded to minimize glare on residentially zoned property.
- E. Pedestrian Clearance – No permanent freestanding sign may project over a pedestrian walkway, unless there is a minimum of eight (8') feet of clearance provided from the bottom of the sign to the grade below the sign.
- F. Public Right-of-Way – No permanent freestanding sign shall project over or into a public right-of-way, except where a provision in this Chapter provides for a sign within a right-of-way or with the approval by the City Council of a *Right-of-Way Encroachment and Joint Use Agreement*. A sign may encroach over or into a public access easement that is located on private property provided a minimum of eight (8') feet of clearance is provided over a walkway and a minimum of fourteen (14') feet of clearance is provided over a driving area.
- G. Street Intersection Visibility Triangles – No sign shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of twenty-five (25') feet back from the property corner along both streets. Within this triangle, vision shall be clear at elevations between thirty inches (30") and nine feet (9') above the average curb grade.
- 
- H. Attachments to Freestanding Sign – No guys, braces, attachments, banners, flags, balloons, or other similar devices shall be attached to any permanent freestanding sign.

Section 7-150 Permanent Freestanding Signs – Sign Classifications & Regulations

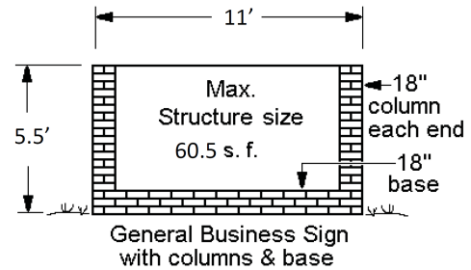
No permanent freestanding sign shall be constructed or displayed unless said sign is in conformance with the sign classifications and standards contained in this Section.

- A. General Business Signs – The purpose of a general business sign is to identify the name of a business, profession, service, product or activity conducted, sold or offered on the premises where the sign is located. A general business sign may provide advertising for a single or multi-tenant occupancy. All general business signs shall be subject to the following additional regulations:
1. *Construction Design:* All general business signs shall be designed and constructed as a monument sign as defined in this Land Development Code.
 2. *Districts Permitted:* A general business sign shall be allowed only in zoning districts in accordance with Table 7-1.
 3. *Maximum Number:* One general business sign shall be allowed for each 250 feet of street frontage, or portion thereof, for each lot. Where a building encompasses more than one lot, each lot shall qualify for a general business sign. If the site is a corner lot, each frontage shall be allowed additional signs using the same formula described in this paragraph. The sign(s) shall be located adjacent to and within the qualifying street frontage. Additional signs are not permitted by adding different street frontages to total more than 250 feet.

4. *Specifications:* The maximum area, height, spacing and setbacks of a general business sign shall conform to the specifications contained in Table 7-2, except where provided as follows:

a. *Maximum Area:* Sixty and one-half square feet (60.5 s.f.), overall structure size.

- b. *Base and Column Requirements:* At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.



- i. *Base:* A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

c. *Maximum Height:* Five and one-half feet (5 ½').

d. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

e. *Minimum Thickness:* The advertising image area of a general business sign shall not be less than four and one-half inches (4-½") between vertical face planes.

5. *Changeable Reader Board and Electronic Message Signs:* A general business sign may include a changeable reader board or electronic message area, provided the combined gross surface area does not exceed the maximum allowable message area and provided that no more than fifty (50%) percent of the maximum allowable message area may be used as a changeable reader board or electronic message area. A permit is not required to change the message on a changeable reader board or electronic message sign. Except for scrolling reader boards, all electronic message areas shall be allowed to change messages at a minimum of every thirty (30) seconds.

6. *Spacing:* Where a lot qualifies for an additional general business sign, a general business sign shall be a minimum of one hundred (100') feet from another general business sign situated on the same lot.

7. *Two Frontage Lots:* A lot that abuts two (2) or more street frontages shall be allowed a general business sign for each street frontage, provided minimum spacing requirements are in compliance.

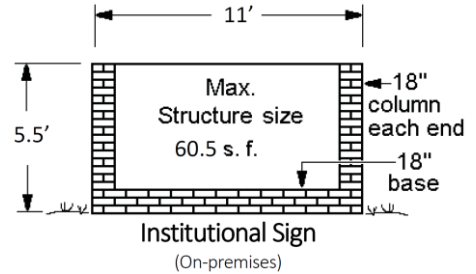
B. Institutional Signs – These regulations provide for on-premises and off-premises institutional signs to assist the public with the location of these types of uses.

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. One on-premises institutional sign per street frontage shall be allowed on the premises where the institution is located and in

accordance with Table 7-1. All on-premises institutional signs shall be constructed as a monument sign as defined in this Land Development Code. The maximum area, height, spacing, and setbacks of an on-premises institutional sign shall conform to the specifications contained in Table 7-2.

a. *Maximum Area:* Sixty and one-half square feet (60.5 s.f.), overall structure size.

b. *Base and Column Requirements:* At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.



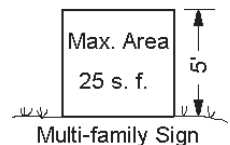
- i. *Base:* A general business sign shall be constructed with a base that extends the entire length of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

c. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

d. *Minimum Thickness:* No on-premises institutional sign shall be less than four and one-half inches (4-1/2") between vertical face planes.

e. *Changeable Reader Board and Electric Message Signs:* An on-premises institutional sign may include a changeable reader board electronic message area, provided the combined gross surface area does not exceed the maximum allowable sign area and provided that no more than fifty (50%) percent of the maximum allowable sign area may be used as a changeable reader board or electronic message area. A permit is not required to change the message on a changeable reader board or electronic message sign. Except for scrolling reader boards, all electronic message areas shall be allowed to change messages at a minimum of every thirty (30) seconds.

C. Multi-family Signs – The purpose of a multi-family sign is to identify the name of a multi-family residential development. All multi-family signs shall be constructed as a monument sign as defined in this Land Development Code and be constructed using the same standards as a General Business Sign, except for maximum area and height, which are established in this paragraph. One multi-family sign per street frontage shall be allowed in zoning districts in accordance with Table 7-1. The maximum area, height, spacing, setbacks of a multi-family sign shall conform to the specifications contained in Table 7-2 and the following additional requirements.



1. *Base and Column Requirements:* At a minimum, a general business sign shall be constructed to include a base and columns as described below. Said base and columns shall be included in the calculation for determining the overall structure size for compliance with these regulations.

i. *Base:* A general business sign shall be constructed with a base that extends the entire length

of the face of the sign structure. Said base shall be a minimum of eighteen inches (18") in height and shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.

- ii. *Columns:* A general business sign shall be constructed with columns constructed on each end of the face of the sign structure. Said columns shall be a minimum of eighteen inches (18") in width as viewed from the front and side elevations and shall extend the entire height of the face of the sign structure. Said columns shall be constructed of brick, stone, or of a material similar to that of the primary building on the lot.
- iii. *Sign Face Offset Requirement:* The vertical plane of the advertising image area shall be internally offset (recessed) a minimum of two inches (2") from the vertical plane of the base and columns required above.

2. *Minimum Setback:* Eight feet (8') from an abutting street right-of-way and, if applicable, a minimum of twelve feet (12') from the edge of pavement. Thirty feet (30') from any side or rear property line adjacent to another property.

3. *Minimum Thickness:* No multi-family sign shall be less than four and one-half inches (4-½) between vertical face planes.

D. Subdivision Monument Signs – The regulations for subdivision monument signs are intended to allow residential developments to have large grand-entrance structures at the main entrances to a subdivision. All subdivision monument sign structures shall be constructed to avoid the creation of a sight visibility obstruction for vehicular traffic entering and exiting the subdivision. No more than two subdivision monument signs shall be allowed per subdivision entrance. No subdivision monument sign structure shall exceed six and one-half (6.5') feet in height and the message area shall not exceed forty-five (45) square feet. Subdivision monument signs shall be allowed in accordance with Table 7-1. Subdivision monument signs shall not be located within a public right-of-way, except with the approval by the City Council of a *Right-of-Way Joint Use Agreement*. The maximum area, height, spacing and setbacks of a subdivision monument sign shall conform to the specifications contained in Table 7-2.



E. Traffic Directional Signs – The purpose of a traffic directional sign is to guide vehicular traffic into or out of an institutional use or commercial business by identifying a public entrance and exit for vehicular traffic. No more than two traffic directional signs per entrance or exit shall be allowed in accordance with Table 7-1, provided additional traffic directional signs shall be allowed when located behind the building set-back line. The maximum area and height of a traffic directional sign shall conform to the specifications contained in Table 7-2. No permit shall be required for a traffic directional sign, provided all such signs shall comply with the regulations contained in this section.



F. Directory Signs – The purpose of a directory sign is to provide a listing of the occupants within a major multi-tenant shopping center and direct to the buildings in the development. All directory signs shall be constructed as a monument sign as defined in this Land Development Code. Directory signs shall be allowed in accordance with Table 7-1 and only for retail shopping centers that contain more than four (4) tenants and contain a minimum of 250,000 square feet of gross floor area. One (1) directory sign shall be permitted per street entrance with no more than 4 such signs permitted total per retail shopping center. The maximum area, height, spacing, and setbacks of a directory sign shall conform to the specifications contained in Table 7-2.

Section 7-155 Special Purpose Sign Districts & Regulations

COLLEYVILLE COMMERCIAL PROPERTY OWNERS

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B.E.S.T.

Business Enhancements to Support Transformation



Grants up to **\$100,000** available
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- ✓ **SIGNAGE**
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- ✓ **PARKING LOT**
- ✓ **LIGHTING**
- ✓ **PAINTING**



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COLLEYVILLE.COM/BEST

LOOK YOUR **B.E.S.T.**

The City of Colleyville's B.E.S.T. grant program provides qualifying businesses along the SH26 corridor money to spend on exterior building and facade improvements. Eligible businesses can apply for up to \$100,000 in grant money.

For more information and to apply online, visit Colleyville.com/BEST. If you have any questions about this program, please call us at 817.503.1117.

All applications are subject to City of Colleyville review and City Council approval.



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