



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, October 8, 2019

City Council Chambers

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

1. APPROVAL OF MINUTES

- 1a** December 11, 2018 - Sign Board of Appeals Minutes
- 1b** April 9, 2019 - Sign Board of Appeals Minutes
- 1c** June 11, 2019 - Sign Board of Appeals Minutes

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 a proposed wall sign on Lot 6A, Block 2, of the Towne Square Addition, located at 1201 Hall Johnson Road, Case SC19-003

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards 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

City Hall
100 Main Street
Colleyville, Texas 76034
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Tuesday, December 11, 2018

City Council Chambers

Call to Order

The Sign Board of Appeals meeting of the City of Colleyville was called to order by Board member Carroll on December 11, 2018 at 7:00 p.m.

Roll Call

Present: Board members Richard Vallario, Dee Kamerman, Frank Carroll, and Sayeda Syed, Alternate 1

Absent: Michael Deakin, Alternate 2

Staff Present: Jacquelyn Reyff and Araceli Botello

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

Board member Carroll requested a motion to remove the item from the table.

Board member Vallario made a motion to remove Case SC18-003 from the table. Board member Shadle seconded.

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Shadle, and Carroll

Nay: 0

Jacquelyn Reyff presented the case and briefed the Board.

The applicant, Brandon Course, 1201 Hall Johnson Road, came forward and briefed the Board.

Board member Kamerman questioned the applicant regarding the location of the sign. The Applicant responded that the sign would be stacked under the first sign without any interference for future signs and would continue to stack for possibly one other future tenant. Board member Kamerman questioned the applicant if there would be enough room for all tenants. The applicant confirmed.

The public hearing was opened at 7:10 p.m.

There being no one wishing to speak, the public hearing was closed at 7:10 p.m.

Board member Carroll opened for board member's discussion. Board member Kamerman noted clarification from staff and the exhibits help answer many of the questions the Board had.

Board member Vallario made a motion to approve Case SC18-003. Board member Kamerman seconded.

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Shadle, and Carroll

Nay: 0 –

3. ADJOURNMENT

The meeting adjourned at 7:12 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 Minutes

City Hall
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Tuesday, April 9, 2019

City Council Chambers

Call to Order

The Sign Board of Appeals meeting of the City of Colleyville was called to order by Board member Carroll on April 9, 2019 at 7:00 p.m.

Roll Call

Present: Board members Sayeda Syed, Alternate 1, Richard Vallario, Dee Kamerman, Dan Shadle, and Frank Carroll

Absent: Michael Deakin, Alternate 2

Staff Present: Jacquelyn Reyff and Araceli Botello

1. PUBLIC HEARING AGENDA ITEMS

- 1a** Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification and Regulation of the Land Development Code, specifically for an institutional monument sign on Lot 1, Block 1, of the First United, located at 1000 Church Street, Case SC19-001

Jacquelyn Reyff presented the case and briefed the Board.

The applicant, Judy Atwood, 2209 Norwalk Drive, came forward and briefed the Board.

The sign contractor, Van Miller, 6712 Zermatt Court, came forward and briefed the Board.

Board member Kamerman questioned Mr. Miller regarding the timeframe for when the hand rails and sidewalk were established. Mr. Miller directed the question to Ms. Atwood. Ms. Atwood responded that the hand rails and sidewalk were placed right after the current monument sign was placed on the property. Board member Kamerman questioned the applicant regarding the use of banners being placed on the monument sign. Ms. Atwood responded that there

would be a reduction on the placement of banners if the proposed monument sign was granted. Discussion continued regarding the number of signs on the property.

Commissioner Carroll questioned the application regarding the visibility of the monument sign from the street. Ms. Atwood responded that the sign is only visible if you are coming from the south going north on Pleasant Run Road. Commissioner Carroll questioned the applicants regarding the effect of the height of the proposed sign to the line of sight. The Chair of the Board of Trustee for the First United Methodist Church, Tommy Thomson, 3103 Glen Dale Drive, pointed to the photo exhibits and informed the Board that the line of sight would not be impacted.

Board member Kamerman questioned the applicants regarding the use of electronic sign and the hours of operation. Mr. Miller responded that there would not be any flashing or scrolling messages that would affect the surrounding property owners or drivers.

Board member Syed questioned staff regarding the placement the hand railing on the property. Staff responded that the hand railing was a part of the road construction.

Board member Carroll questioned the applicants regarding the placement of a sign above the current sign that it is not electronic. Mr. Miller responded that it is an option, but it does not meet the goal of the church to reach the general public with a multitude of message. Board member Carroll expressed concerns over the multitude of message on an electric sign on a residential area.

The public hearing was opened at 7:18 p.m.

Brant Roeming, 805 Thomas Street, came forward and spoke in support to the case. Mr. Roeming addressed having no concerns regarding the sign, the exiting street lamp lighting the street, and the church being good neighbors and dimming the sign light.

There being no one else wishing to speak, the public hearing was closed at 7:19 p.m.

Board member Carroll opened the board member's discussion and read to the Board a letter of opposition to the case provided by Jon Reimal, 5701 Pleasant Run Road.

Board member Syed expressed concerns regarding an electronic sign

being placed in a residential area.

**Board member Shadle made a motion to deny Case SC19-001.
Board member Syed seconded.**

The motion was carried by the following vote:

Aye: 4 – Syed, Vallario, Carroll, and Shadle

Nay: 1 – Kamerman

2. ADJOURNMENT

The meeting adjourned at 7:22 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 Minutes

City Hall
100 Main Street
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Tuesday, June 11, 2019

City Council Chambers

Call to Order

The Sign Board of Appeals meeting of the City of Colleyville was called to order by Board member Carroll on June 11, 2019 at 7:00 p.m.

Roll Call

Present: Board members Sayeda Syed, Alternate 1, Richard Vallario, Dee Kamerman, Frank Carroll and Michael Deakin, Alternate 2

Absent: Dan Shadle

Staff Present: Jacquelyn Reyff and Araceli Botello

1. APPROVAL OF MINUTES

- 1a Board member Deakin made a motion to approve the May 8, 2018 minutes. Board member Vallario seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Carroll, and Deakin
Nay: 0

- 1b Board member Deakin made a motion to approve the August 15, 2018 minutes. Board member Vallario seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Carroll, and Deakin
Nay: 0

- 1c Board member Deakin made a motion to approve the November 14, 2018 minutes. Board member Syed seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Syed, Vallario, Kamerman, Carroll, and Deakin
Nay: 0

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 size of the proposed wall sign for Buttermilk Sky Pie on Lot 7, Block 1, of the Kaybird Addition, located at 4712 Colleyville Blvd, Suite 160, Case SC19-002

Jacquelyn Reyff presented the case and briefed the Board.

Board member Vallario questioned staff regarding the recent changes to the sign regulations in the Land Development Code. Staff responded that the recent changes were approved by direction of the City Council.

Board member Deakin noted that the request is from an existing business, the City is promoting facet improvements along Highway 26, and the applicant is not asking for anything different from what is already existing as an established business.

Board member Carroll invited the applicant to come forward and brief the Board. There being no one present to represent the case, Board member Carroll motion to proceed with the case.

The public hearing was opened at 7:09p.m.

There being no one wishing to speak, the public hearing was closed at 7:09 p.m.

Board member Carroll opened the board member's discussion. There was discussion amongst the Board regarding moving forward with the case, the size of the sign, safety concerns, the applicant not being present at the meeting, setting a precedence for other businesses to request a sign variance, and analysis for approval of the request.

Board member Syed questioned staff if the proposed sign is an illuminated sign. Staff responded that the request is for a wall sign with illumination.

Board member Carroll made a motion to approve Case SC19-002. Board member Deakin seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Kamerman, Deakin, Carroll, and Syed

Nay: 1 – Vallario

3. ADJOURNMENT

The meeting adjourned at 7:17 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
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Agenda Number 2a	Agenda Date 10/8/2019	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 a proposed wall sign on Lot 6A, Block 2, of the Towne Square Addition, located at 1201 Hall Johnson Road, Case SC19-003

Explanation

Bill Ramsey, of Fairway Mortgage, the applicant, has submitted a request for a variance for a wall sign to be located on the second floor façade for a business that is a first floor tenant at the property located at 1201 Hall Johnson Road.

Existing Conditions/Background: 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 onto the second floor façade for a business that is a first floor tenant, Fairway Mortgage.

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 Fairway Mortgage 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 that staff is aware of at this time.

A similar variance was approved for Edward Jones on November 14, 2018 with Case number #SC18-003.

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. Notification Map
7. Notification List

Aerial Map



SC19-003

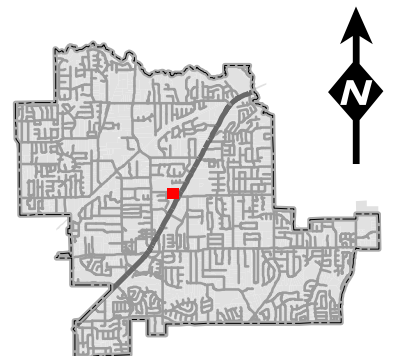
1201 Hall Johnson Road

DISCLAIMER:

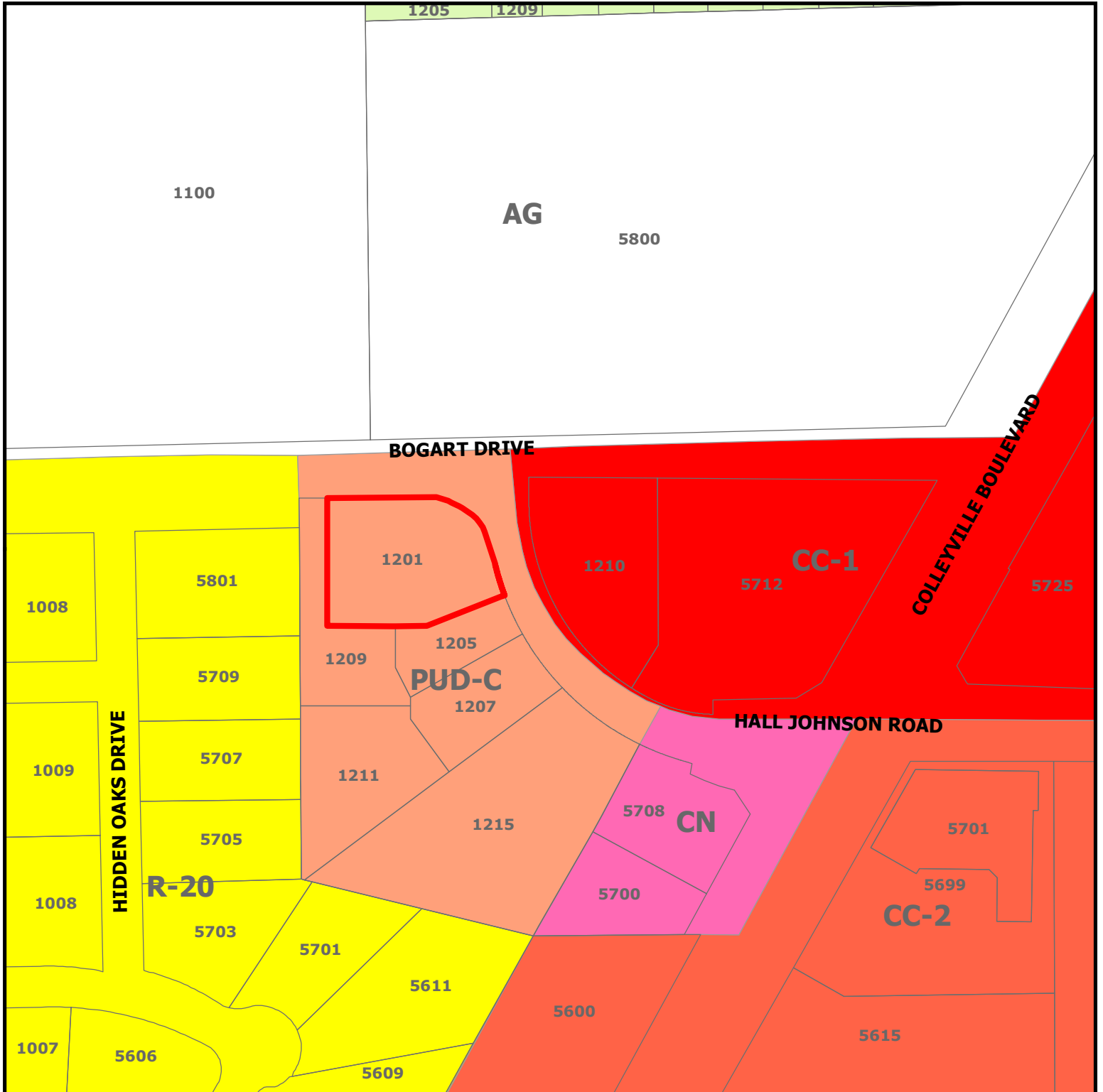
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



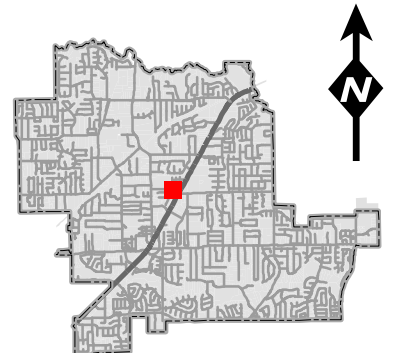
Zoning Map



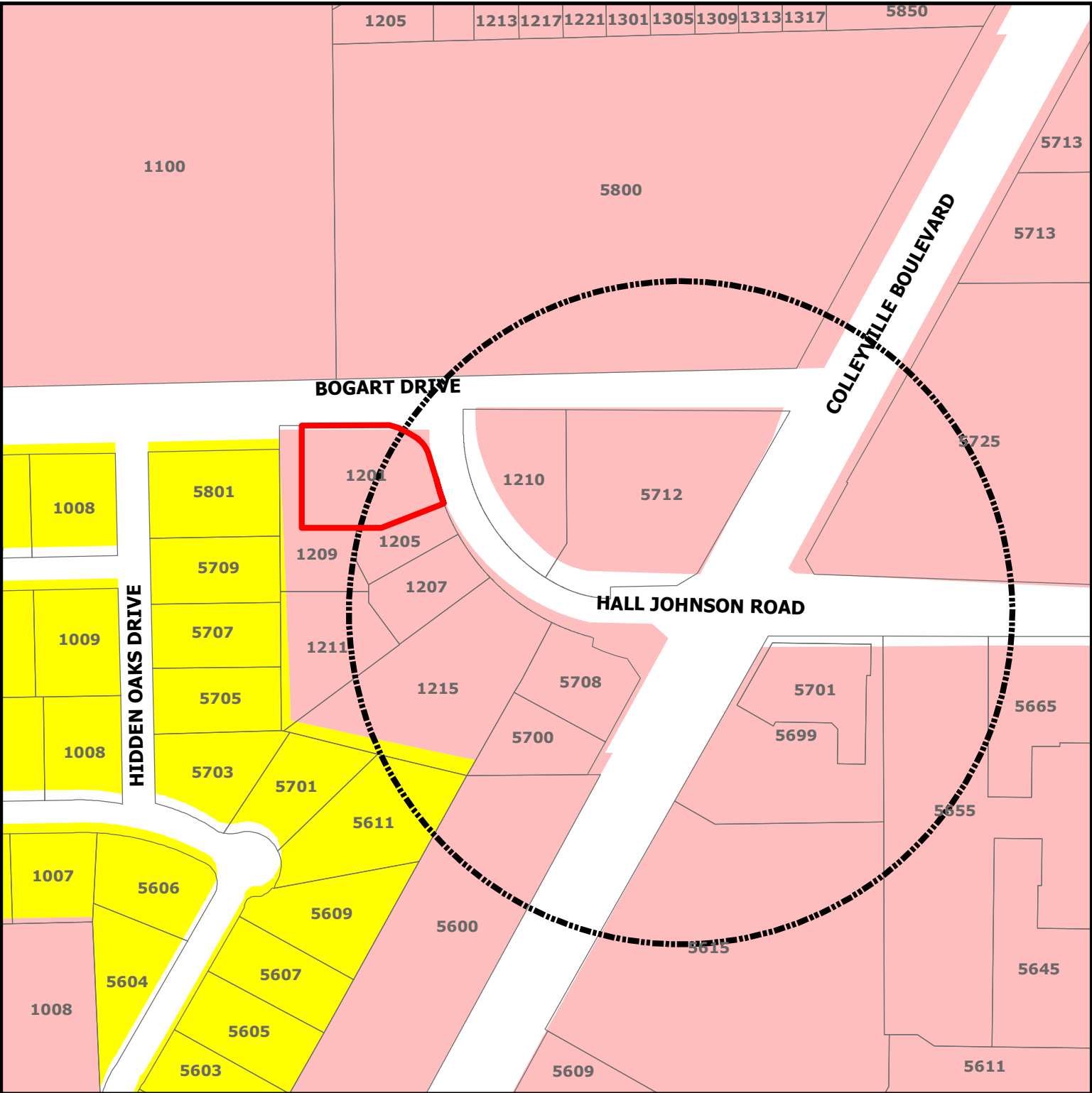
SC19-003
1201 Hall Johnson Road

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 Subject Property



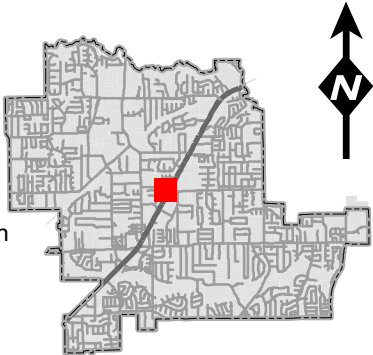
Future Land Use Map



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SC19-003 1201 Hall Johnson Road

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



Statement of Planning Objectives

Statement of Planning Objectives 1201 Hall Johnson Rd.

The purpose of this request is for signage on the building above the entrance along with Schroeder Orthodontics and Edward Jones, as planned and designed signage location per owner.

Our office that we owned in Colleyville burnt down May 24th forcing us to relocate.

Knowing we would stay in Colleyville, we quickly located a new facility to move into.

We have been patiently waiting and working on this sign permit for 7 weeks now.

I understand now that we will need to wait another 6 weeks to have a public meeting hearing before this simple sign MAY be approved, putting us to about NOVEMBER before we actually have our sign up ----- A VERY important sign that shows the public where we have moved to.

We are paying 40% more for this brand new site and as mentioned, we have been trying to get this sign approved and VERY costly rent to not even be able to let the public know where we are.

I look forward to October 10th to attend this meeting to FINALLY get completion and installed sign so we can then consider our operation "open for business" and any and all assistance from the City's side will be greatly appreciated.

Sign Exhibit

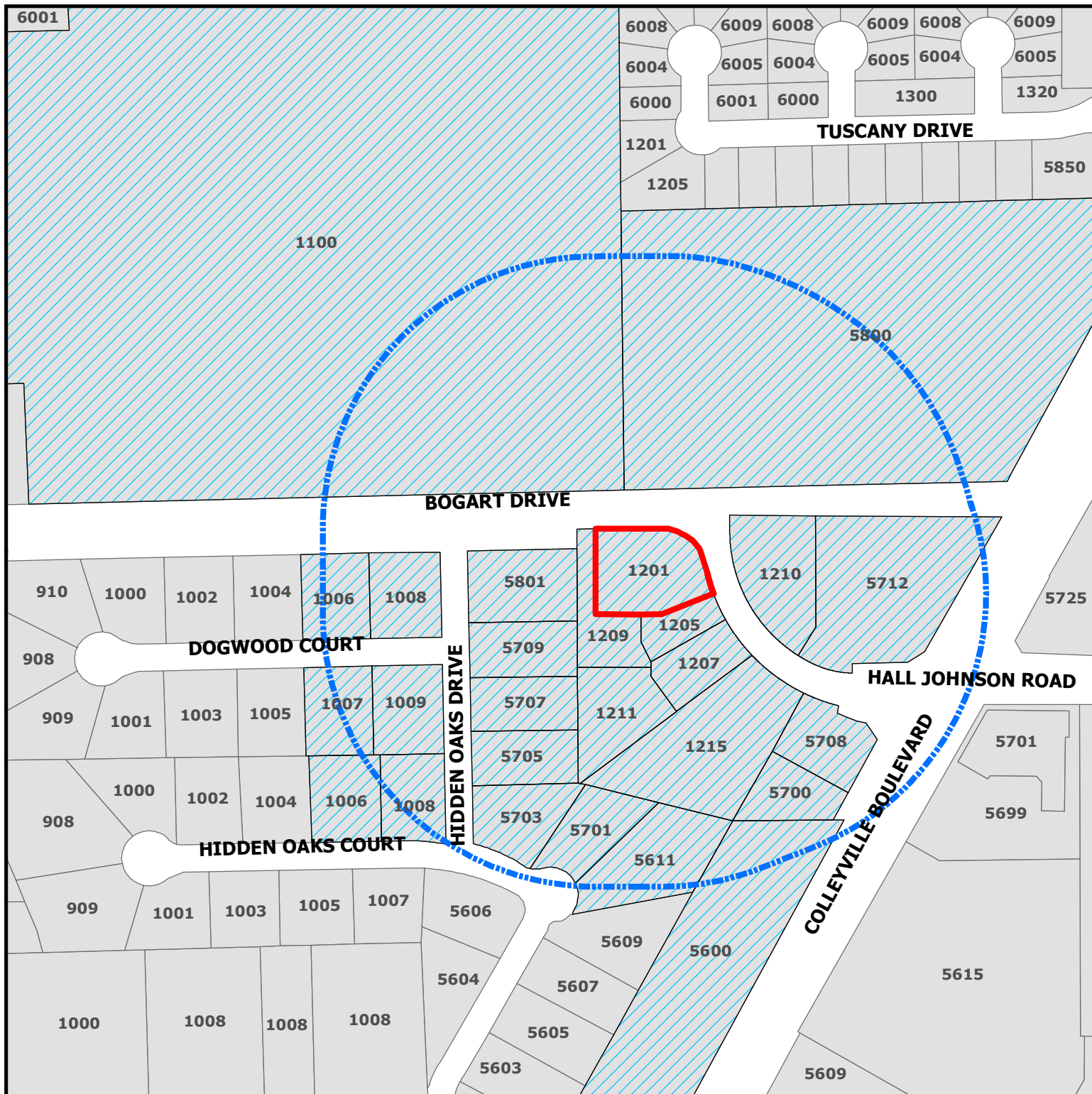
SIGN MEASUREMENT

Facade	Letter Height	Sign Width
115"W	7.6"H	97.5"H

Max Sign Area
97.5"W x 7.6"H



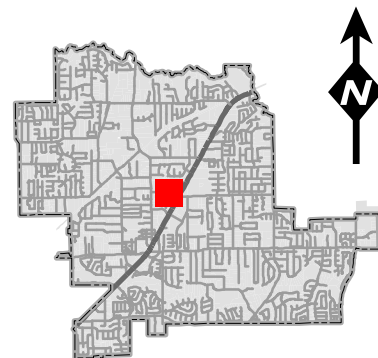
Notification Map



SC19-003 1201 Hall Johnson Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
MILLER, DOUGLAS L	7112 PLEASANT RUN RD	COLLEYVILLE, TX	76034	1209 HALL JOHNSON RD
EAGLE-COLLEYVILLE TOWNE SQUARE	5430 LBJ FWY STE 1200	DALLAS, TX	75240	5600 COLLEYVILLE BLVD
SHORT, JAMES M	1009 DOGWOOD CT	COLLEYVILLE, TX	76034	1009 DOGWOOD CT
KINGETER, SCOTT	5611 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5611 HIDDEN OAKS DR
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX	75050	5700 COLLEYVILLE BLVD
CARRINGTON-DAVIS, MARY ANN	1006 DOGWOOD CT	COLLEYVILLE, TX	76034	1006 DOGWOOD CT
UMLOR, STEVEN H	5801 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5801 HIDDEN OAKS DR
PEGASUS LIVING TRUST	1008 HIDDEN OAKS CT	COLLEYVILLE, TX	76034	1008 HIDDEN OAKS CT
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	1210 HALL JOHNSON RD
ADRASTOS LLC	1500 OAK LN	SOUTHLAKE, TX	76092	1211 HALL JOHNSON RD
LUNSFORD, JANET S	5705 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5705 HIDDEN OAKS DR
HOCH, JEANNE M	5709 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5709 HIDDEN OAKS DR
MARSHALL, D MICHAEL	5707 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5707 HIDDEN OAKS DR
MINEA, RICHARD A	1007 DOGWOOD CT	COLLEYVILLE, TX	76034	1007 DOGWOOD CT
HENNESSEY PROPERTIES & INV LLC	1205 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1205 HALL JOHNSON RD
BAYOUEPEAK INVESTMENTS LLC	7005 EDEN RD	NORTH RICHLAND HILLS, TX	76180	1207 HALL JOHNSON RD
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX	75050	5708 COLLEYVILLE BLVD
WRIGHT, JAMES B	1006 HIDDEN OAKS CT	COLLEYVILLE, TX	76034	1006 HIDDEN OAKS CT
GRAPEVINE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	1100 BOGART DR
ANTONETTI, ROBERT	5701 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5701 HIDDEN OAKS DR
NYQUIST, JOHN	5703 HIDDEN OAKS DR	COLLEYVILLE, TX	76034	5703 HIDDEN OAKS DR
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	5800 COLLEYVILLE BLVD
JNS LIVING TRUST	PO BOX 1948	COLLEYVILLE, TX	76034	1201 HALL JOHNSON RD
CARLINI, ROBERT	1008 DOGWOOD CT	COLLEYVILLE, TX	76034	1008 DOGWOOD CT
BEALL LEGACY PARTNERS LP	5712 COLLYVILLE BLVD STE 200	COLLEYVILLE, TX	76034	5712 COLLEYVILLE BLVD
G W J COMPANY	1100 FOUNTAIN PKWY	GRAND PRAIRIE, TX	75050	1215 HALL JOHNSON RD
HIDDEN OAKS ESTATES	909 DOGWOOD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
TUSCANY-COLLEYVILLE	1217 TUSCANY DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
RAMSEY, BILL	1201 HALL JOHNSON ROAD	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on September 20, 2019