



City of Colleyville Sign Board of Appeals Agenda

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

Tuesday, March 9, 2021

City Council Chambers

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

1. APPROVAL OF MINUTES

1a Sign Board of Appeals Minutes - October 8, 2019

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification & Regulations of the Land Development Code, specifically, the minimum setback requirements, on Tract 2A, Abstract 963, Absalom J Lott & PT abandoned street, located at 6521 Colleyville Boulevard, Case SC21-001

2b Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification & Regulations of the Land Development Code, specifically, the maximum height, on Lot 1, Block 1, JR's Establishment Addition, located at 5400 State Highway 121, Case SC21-002

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 5, 2021 by 5:00 p.m.

Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Sign Board of Appeals Agenda Briefing

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

Agenda Number**Agenda Date** 3/9/2021**Type** Approval of Minutes**Department** Community Development

Title

Sign Board of Appeals Minutes - October 8, 2019

Attachments

1. 10.08.2019 - SBA Minutes



City of Colleyville Sign Board of Appeals Minutes

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

Tuesday, October 8, 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 October 8, 2019 at 7:33 p.m.

Roll Call

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

Staff Present: Jacquelyn Reyff and Araceli Botello

1. APPROVAL OF MINUTES

- 1a Board member Vallario made a motion to approve the December 11, 2018 minutes. Board member Kamerman seconded the motion.**

The motion was carried by the following vote:

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

- 1b Board member Kamerman made a motion to approve the April 9, 2019 minutes. Board member Shadle seconded the motion.**

The motion was carried by the following vote:

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

- 1c Board member Vallario made a motion to approve the June 11, 2019 minutes. Board member Kamerman seconded the motion.**

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Request for a variance to the provisions of Section 7-175, Permanent Attached Signs – Sign 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

Jacquelyn Reyff presented the case and briefed the Board.

The applicant, Bill Ramsey, 1201 Hall Johnson Road, came forward and briefed the Board.

The public hearing was opened at 7:41 p.m. With no one wishing to speak, the public hearing was closed at 7:41 p.m.

Board member Carroll opened the board member's discussion. There was discussion amongst the Board regarding setting a precedent for future signs and number of entrances and signs.

The applicant, Bill Ramsey, 1201 Hall Johnson Road, came forward and answered question of the Board regarding the number of entrances to the building, location of potential signs, relocating the proposed sign, location of the business, and number of proposed signs.

Board member Shadle made a motion to approve Case SC19-003. Board member Kamerman seconded the motion.

The motion was carried by the following vote:

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

Nay: 0 –

3. ADJOURNMENT

The meeting adjourned at 7:47 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of _____.



City of Colleyville Sign Board of Appeals Agenda Briefing

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

Agenda Number 2a	Agenda Date 3/9/2021	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification & Regulations of the Land Development Code, specifically, the minimum setback requirements, on Tract 2A, Abstract 963, Absalom J Lott & PT abandoned street, located at 6521 Colleyville Boulevard, Case SC21-001

Explanation

Lynn Burrell, the applicant, has submitted a request for a variance to allow for a new monument sign to be located closer to the property line(s) than permitted at the property located at 6521 Colleyville Boulevard, known as Hodges Automotive.

Existing Conditions/Background: The subject property is generally located on the east side of Colleyville Boulevard at the intersection of Colleyville Boulevard and the abandoned Ross Downs Drive. It is zoned PUD-C Planned Unit Development - Commercial and is currently un-platted.

Requested Variance: The applicant is requesting a variance to allow for the placement of a new monument sign to be located closer to the property line(s) than is permitted.

Ordinance – Section 7.150, Permanent Freestanding Signs – Sign Classification and Regulations of the Land Development Code establishes regulations:

"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: . . ."

- 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.

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 business located at 6521 Colleyville Boulevard, Hodges Automotive, has been operating in the community for a number of years and they are seeking to locate a free-standing monument sign, which meets the dimensional, material, and design requirements of the sign code. However, it does not meet the 8' setback from the front property line or the 30' setback from any side or rear property line adjacent to another property.

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 not recommend approval of the requested sign variance due it not meeting the setback requirements. Any request differing from the sign code may be considered by the Sign Board of Appeals.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Sign Distance Exhibit
6. Sign Exhibit
7. Google StreetView
8. Notification Map
9. Notification List
10. Property Owner Notification

Aerial Map

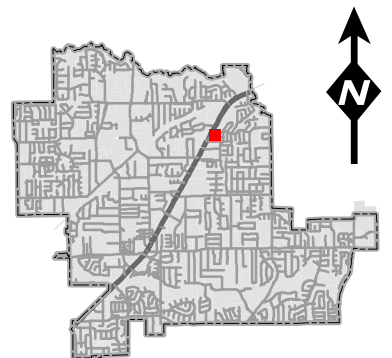


SC21-001
6521 Colleyville Blvd

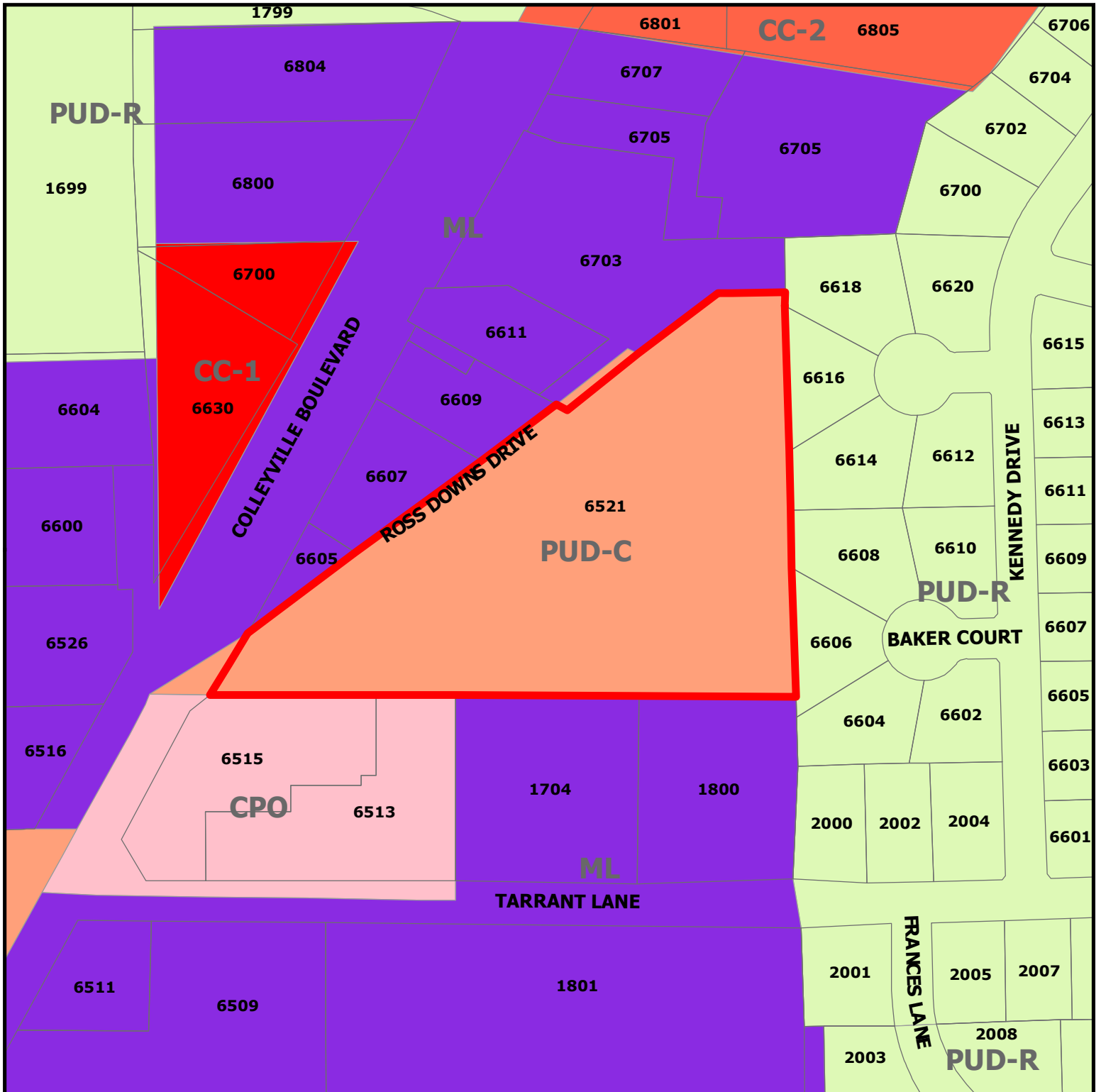
DISCLAIMER:
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Subject Property



Zoning Map

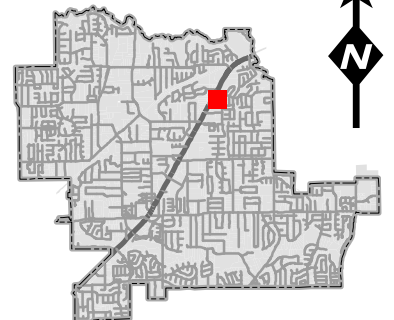


SC21-001
6521 Colleyville Blvd

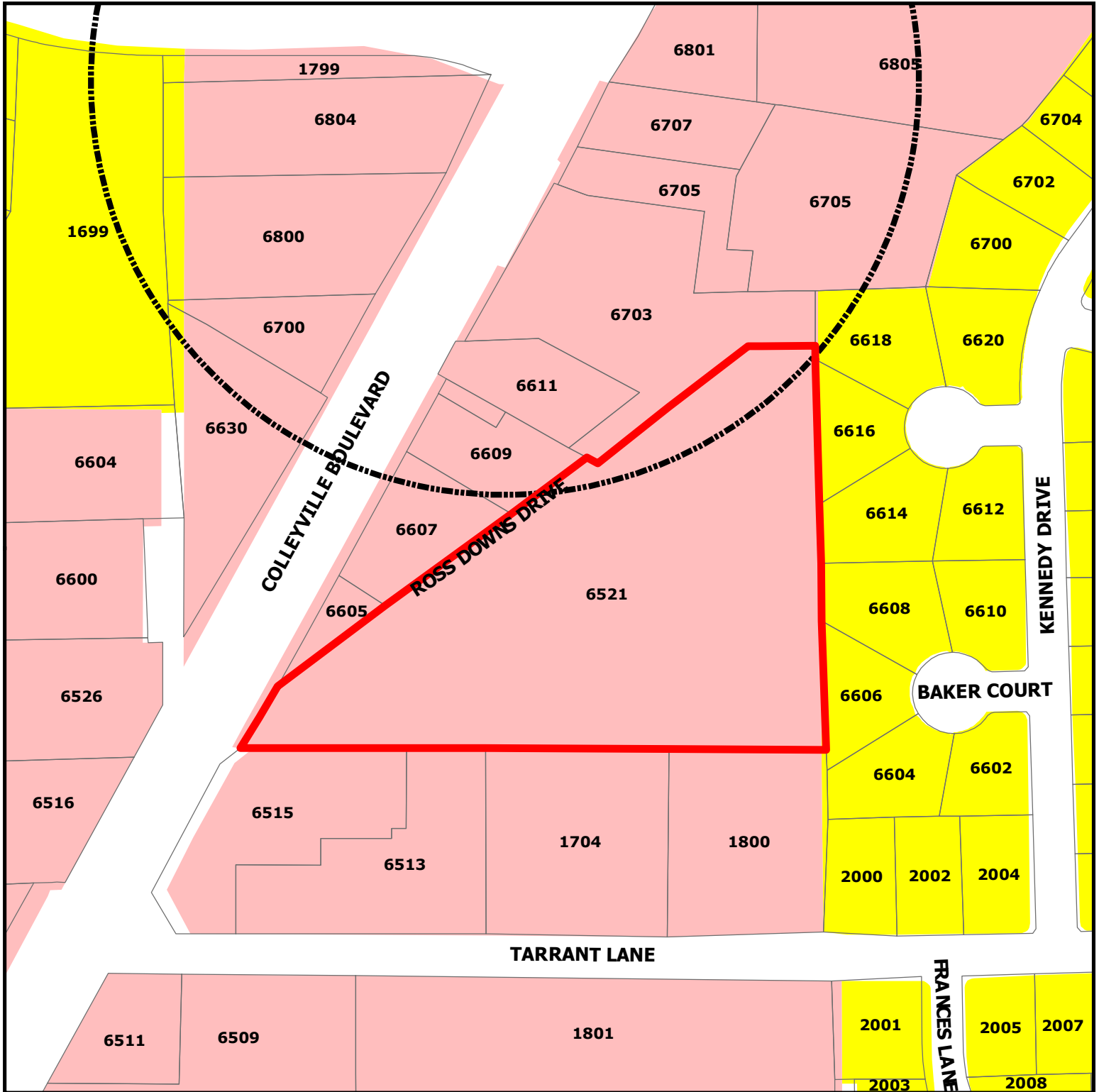
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Subject Property



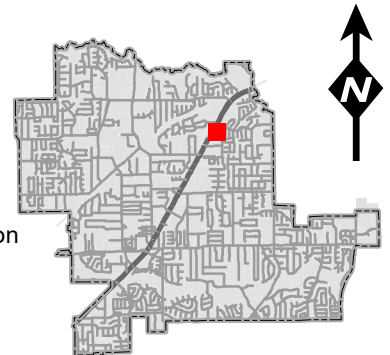
Future Land Use Map



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SC21-001 6521 Colleyville Blvd

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



Site Plan



Sign Distance Exhibit

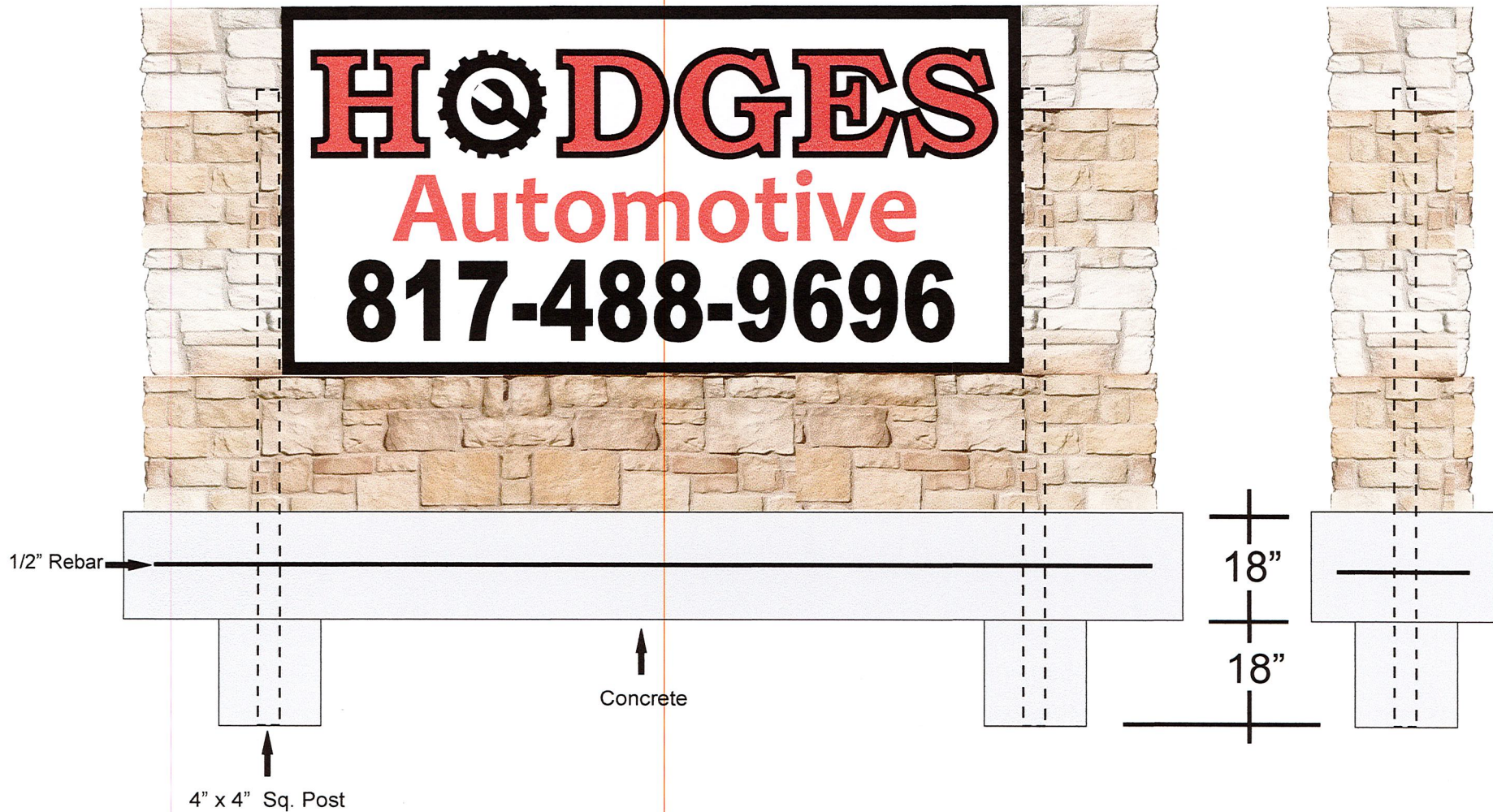


Show search results for 1109 G...

Sign Exhibit

Foundation Drawing

Side View



**ALL STAR
SIGNS** DFW

817-329-1945

5104 Chelsea Drive
Colleyville, TX 76034

Created For

Hodges Automotive
Janice Hodges - 817-488-9696

Address

6521 Collelyville Blvd.
Colleyville, TX 76034

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY and
CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

Date : 2-3-2021

TESC

18798

Drawn by : DB

Revision No.

Salesman : LB

CUSTOMER APPROVAL: The colors depicted on this rendering may not match actual colors used on the finished display. The proportion of signs shown on building and landscape area photos is an approximate representation.

PLEASE READ CAREFULLY: Please read your copy carefully and completely before you OK this proof. Any changes or alterations from the original instructions will be charged according to time and material.

CLIENT SIGNATURE:

DATE:

FINAL PROOF APPROVAL: By signing this form I am approving the above described job and I hereby acknowledge that I have read and accepted the proofing policy and Terms and Conditions of All Star Signs DFW.



6515 Grapevine Hwy

Colleyville, Texas



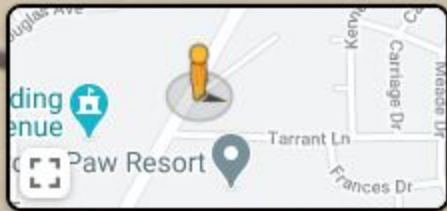
Google



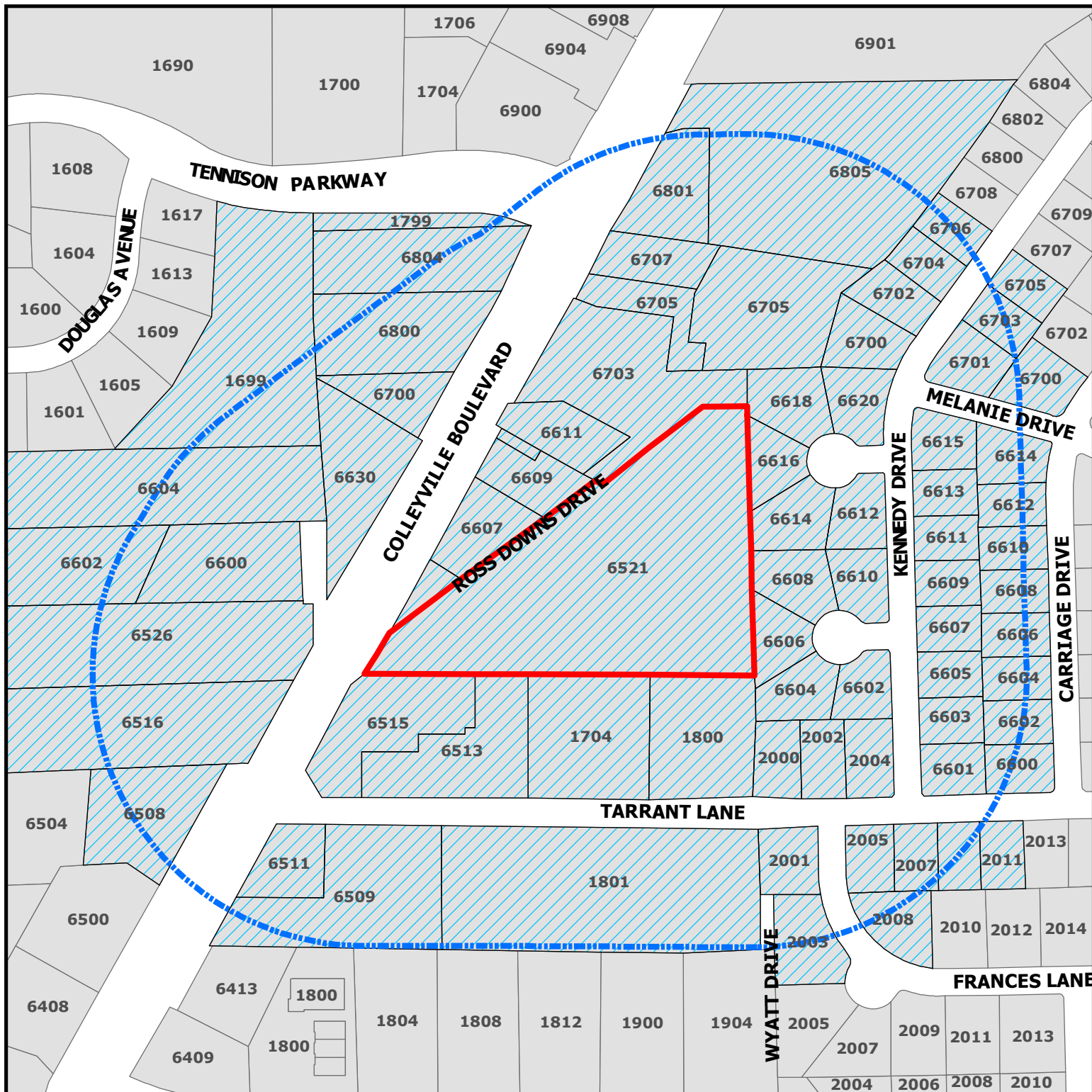
Street View



Google



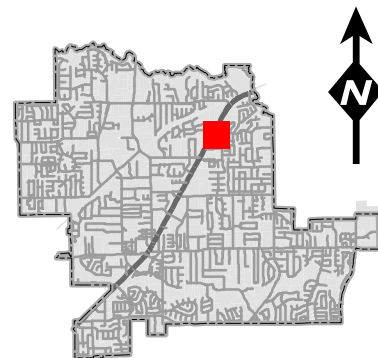
Notification Map



SC21-001
6521 Colleyville Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WARD, JAMES	6700 CARRIAGE LN	COLLEYVILLE, TX	76034	6700 CARRIAGE LN
FILEWOOD, MARK A	6613 KENNEDY DR	COLLEYVILLE, TX	76034	6613 KENNEDY DR
HART, NEIL J	1600 GLADE RD	COLLEYVILLE, TX	76034	6703 COLLEYVILLE BLVD
GAJEWSKY, STEVE	2009 TARRANT LN	COLLEYVILLE, TX	76034	2009 TARRANT LN
ARROYO NORTE LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6600 COLLEYVILLE BLVD
GARDNER, DAVID	6611 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6611 COLLEYVILLE BLVD
MONTEMAYOR, PEDRO	6609 KENNEDY DR	COLLEYVILLE, TX	76034	6609 KENNEDY DR
MCENTIRE, KENNETH	6608 BAKER CT	COLLEYVILLE, TX	76034	6608 BAKER CT
COLLEYVILLE CREME DE LA CREME	6400 S FIDDLERS GREEN CIR STE	GREENWOOD VILLAGE, CO	80111	6801 COLLEYVILLE BLVD
RYAN, MICHAEL J	6702 KENNEDY DR	COLLEYVILLE, TX	76034	6702 KENNEDY DR
SOLIMAN, AYMAN R	6607 KENNEDY DR	COLLEYVILLE, TX	76034	6607 KENNEDY DR
MCDERMOTT, COLIN	6618 MCMAKIN CT	COLLEYVILLE, TX	76034	6618 MCMAKIN CT
BOONE, TERESA LEE JONES	2011 TARRANT LN	COLLEYVILLE, TX	76034	2011 TARRANT LN
FERRIS, DARRELL K	6610 BAKER CT	COLLEYVILLE, TX	76034	6610 BAKER CT
DUFFY, MARK	6614 CARRIAGE DR	COLLEYVILLE, TX	76034	6614 CARRIAGE DR
SMITH, BYRON E	6611 KENNEDY DR	COLLEYVILLE, TX	76034	6611 KENNEDY DR
LARMON, PAUL W	6615 KENNEDY DR	COLLEYVILLE, TX	76034	6615 KENNEDY DR
JONES, DEAN	6610 CARRIAGE DR	COLLEYVILLE, TX	76034	6610 CARRIAGE DR
REYNOLDS, LESLIE	6604 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6604 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
MONTERRA HOME OWNER'S ASSOC	1900 COUNTRY CLUB DR #120	MANSFIELD, TX	76063	1799 TENNISON PKWY
ROSSE, ALISHA	6602 CARRIAGE DR	COLLEYVILLE, TX	76034	6602 CARRIAGE DR
KIEFER, KAREN	6601 KENNEDY DR	COLLEYVILLE, TX	76034	6601 KENNEDY DR
CARMEN, MICHAEL	6603 KENNEDY DR	COLLEYVILLE, TX	76034	6603 KENNEDY DR
FABIAN, SAVANNAH	6606 BAKER CT	COLLEYVILLE, TX	76034	6606 BAKER CT
BIGGERS, MICHAEL R	2004 TARRANT LN	COLLEYVILLE, TX	76034	2004 TARRANT LN
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6605 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6511 COLLEYVILLE BLVD
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
SBJ RESCH FAMILY LTD	2900 E 7TH AVE STE 200	TAMPA, FL	33605	1800 TARRANT LN
ECHOLS, BRENT K	2001 TARRANT LN	COLLEYVILLE, TX	76034	2001 TARRANT LN
FRANKS, JAY R	6706 KENNEDY DR	COLLEYVILLE, TX	76034	6706 KENNEDY DR
PABON, EFREN A	6602 BAKER CT	COLLEYVILLE, TX	76034	6602 BAKER CT
RONEY, MICHAEL	6606 CARRIAGE DR	COLLEYVILLE, TX	76034	6606 CARRIAGE DR
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6630 COLLEYVILLE BLVD
MENDIOLA, DAWN RENEE	6604 BAKER CT	COLLEYVILLE, TX	76034	6604 BAKER CT
MONTERRA HOME OWNER'S ASSOC	1900 COUNTRY CLUB DR #120	MANSFIELD, TX	76063	1699 TENNISON PKWY
WILEY, PAUL	6620 MCMAKIN CT	COLLEYVILLE, TX	76034	6620 MCMAKIN CT
DEBEY, TYLER	2000 TARRANT LN	COLLEYVILLE, TX	76034	2000 TARRANT LN
WILSON, KATHY	211 MEADOWLARK LN	DUNCANVILLE, TX	75137	6609 COLLEYVILLE BLVD
LANI PROPERTIES LLC	3317 STONECREST DR	GRAPEVINE, TX	76051	6707 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	1801 TARRANT LN
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
LANI PROPERTIES LLC	3317 STONECREST DR	GRAPEVINE, TX	76051	6705 COLLEYVILLE BLVD
WILLIAMSON, KENNY	6704 KENNEDY DR	COLLEYVILLE, TX	76034	6704 KENNEDY DR
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6521 COLLEYVILLE BLVD
ATWELL, JEFFREY O	6701 KENNEDY DR	COLLEYVILLE, TX	76034	6701 KENNEDY DR
HAGEN, WILLIAM R	2005 TARRANT LN	COLLEYVILLE, TX	76034	2005 TARRANT LN
STRATEGY REAL ESTATE HOLDING	1817 LAKESHORE CT	MCKINNEY, TX	75070	6800 COLLEYVILLE BLVD
DD MOORE LLC	6700 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6700 COLLEYVILLE BLVD
WALIA, SANDEEP	6612 CARRIAGE DR	COLLEYVILLE, TX	76034	6612 CARRIAGE DR
SCOTT, MAEBETH	6605 KENNEDY DR	COLLEYVILLE, TX	76034	6605 KENNEDY DR
MOAN, MICHAEL RAYMOND	2002 TARRANT LN	COLLEYVILLE, TX	76034	2002 TARRANT LN
STEVENS, MICHAEL	6612 MCMAKIN CT	COLLEYVILLE, TX	76034	6612 MCMAKIN CT
BARBER, GEORGE	PO BOX 802	COLLEYVILLE, TX	76034	6705 KENNEDY DR
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6607 COLLEYVILLE BLVD
GARRETT, BOBBY	6600 CARRIAGE DR	COLLEYVILLE, TX	76034	6600 CARRIAGE DR
DAVIS, JAMES G	6608 CARRIAGE DR	COLLEYVILLE, TX	76034	6608 CARRIAGE DR
GILLIAM, MARK D	2007 TARRANT LN	COLLEYVILLE, TX	76034	2007 TARRANT LN
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
HUBBARD, VANCE M	1812 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6700 KENNEDY DR
FLOWERS, GREGG W	6614 MCMAKIN CT	COLLEYVILLE, TX	76034	6614 MCMAKIN CT
COLLEYVILLE JHCC LLC	646 E INTERSTATE 30	GARLAND, TX	75043	6804 COLLEYVILLE BLVD
WILSON, KATHY	211 MEADOWLARK LN	DUNCANVILLE, TX	75137	6609 COLLEYVILLE BLVD
JEWEL, MIRZA	6616 MCMAKIN CT	COLLEYVILLE, TX	76034	6616 MCMAKIN CT
TX14 COLLEYVILLE LLC	1521 WESTBRANCH DR STE 100	MC LEAN, VA	22102	6805 COLLEYVILLE BLVD
LOFTUS, DONNA M	2008 FRANCES DR	COLLEYVILLE, TX	76034	2008 FRANCES DR
COLLEYVILLE MERCER PROPERTIES	3030 LBJ FWY STE 1600	DALLAS, TX	75234	6705 COLLEYVILLE BLVD
COTTEN, JANICE R S	6703 KENNEDY DR	COLLEYVILLE, TX	76034	6703 KENNEDY DR
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6602 COLLEYVILLE BLVD
CAMERON, DAVID A	2003 FRANCES DR	COLLEYVILLE, TX	76034	2003 FRANCES DR
KING, BOBBY	6604 CARRIAGE DR	COLLEYVILLE, TX	76034	6604 CARRIAGE DR
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	1704 TARRANT LN
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6513 TARRANT LN
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6515 TARRANT LN
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
BURAL, LYNN	5104 CHELSEA DRIVE	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

**Sign Board of Appeals Meeting: Tuesday, March 9, 2021 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Request for a variance to the provisions Section 7-150, Permanent Freestanding Signs - Sign Classification & Regulations of the Land Development Code, specifically, the minimum setback requirements. The purpose of the request is to allow for a monument sign to be located closer to the property line(s) than permitted.

Zoning Case: SC21-001

Applicant: Lynn Bural

Owner: Janice Hodges

Location: 6521 Colleyville Boulevard

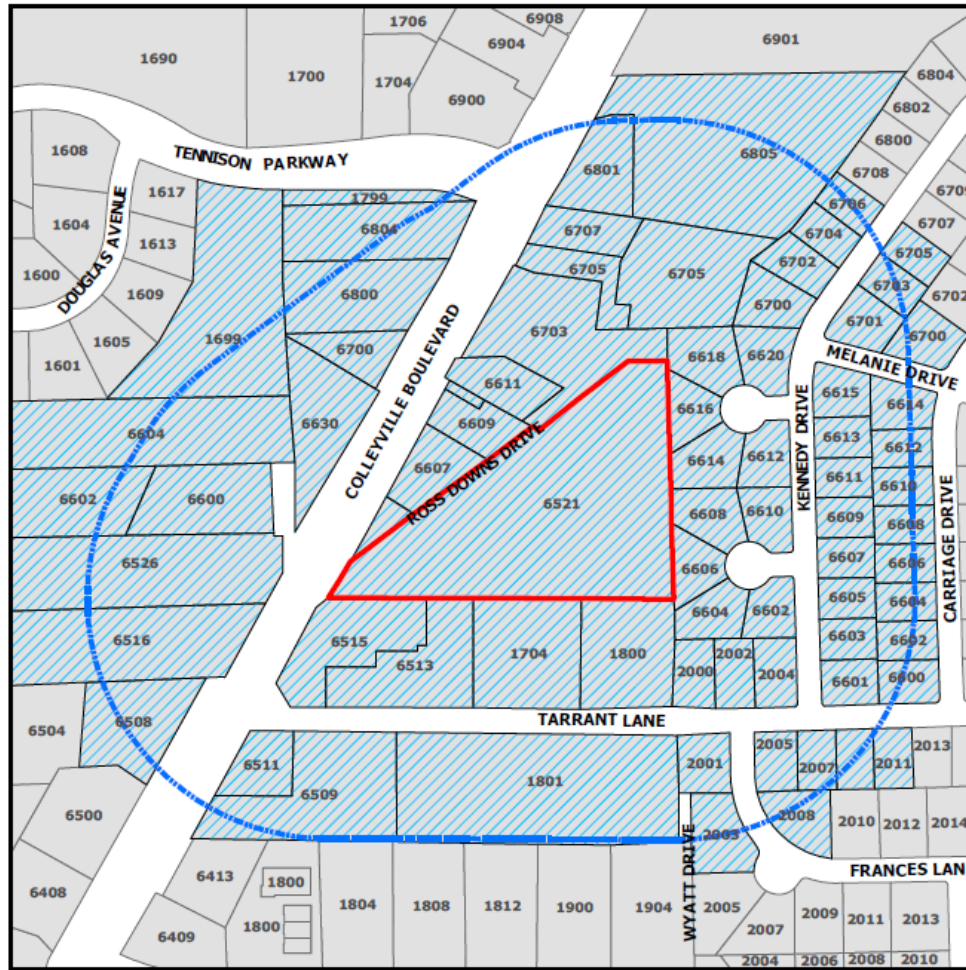
Property Description: Tract 2A, Abstract 963, Absalom J Lott, PT Aband St

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved city tax roll. Denial of the proposal by the Sign Board of Appeals is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Board. If appealed, the request will be placed on the next available City Council agenda and all property owners within 500 feet will be re-notified of the hearing.

All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacqueline Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com



City of Colleyville Sign Board of Appeals Agenda Briefing

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

Agenda Number 2b

Agenda Date 3/9/2021

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification & Regulations of the Land Development Code, specifically, the maximum height, on Lot 1, Block 1, JR's Establishment Addition, located at 5400 State Highway 121, Case SC21-002

Explanation

Don Enty, MD, the applicant, has submitted a request for a variance to allow for a roof-like structure [(58" W, 158" L, & 18" H)] to remain above an existing non-conforming monument sign, which further exceeds the non-conforming size of the sign for the property, located at 5400 State Highway 121.

Existing Conditions/Background: The subject property is generally located on the west side of the frontage road of State Highway 121. It is zoned CC-2 Shopping Center and is currently platted as Lot 1, Block 1, JR's Establishment Addition.

Requested Variance: The applicant is requesting a variance for a roof-like structure [(58" W, 158" L, & 18" H)] to remain above an existing non-conforming monument sign, which further exceeds the non-conforming size of the sign.

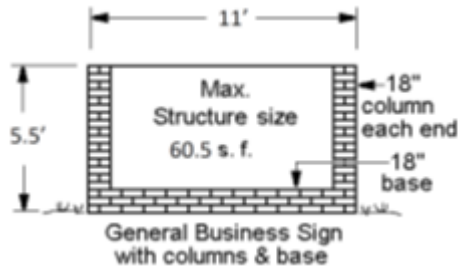
Ordinance – Section 7.150, Permanent Freestanding Signs – Sign Classification and Regulations of the Land Development Code establishes regulations:

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:

"... 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.



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

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 business is locating is a one-story building and the former JR's Restaurant. The applicant was approved through the sign permit process to place new signage, to include an electronic message sign, on the existing monument sign. The electronic message sign meets the 50% of the overall sign area of the monument sign. The existing monument sign is 90 inches in height and 108 inches in width. This permit was approved in December of 2020. After approval of the sign permit, a protective roof was added to the monument sign, which makes the non-conforming sign larger. Additionally, there was no sign application or permit request to alter the monument sign. The applicant was made aware of the situation and applied for the variance request.

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.

Staff Recommendation: Based on current regulations, staff does not recommend approval of the requested sign variance due to technical non-compliance.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Approved Monument Sign Exhibit
7. Proposed Monumnet Sign Exhibit
8. Existing Sign Photo
9. Notification Map
10. Notification List
11. Property Owner Notification

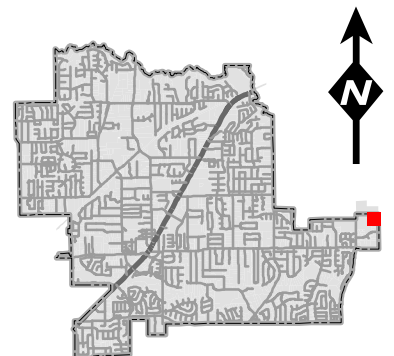
Aerial Map



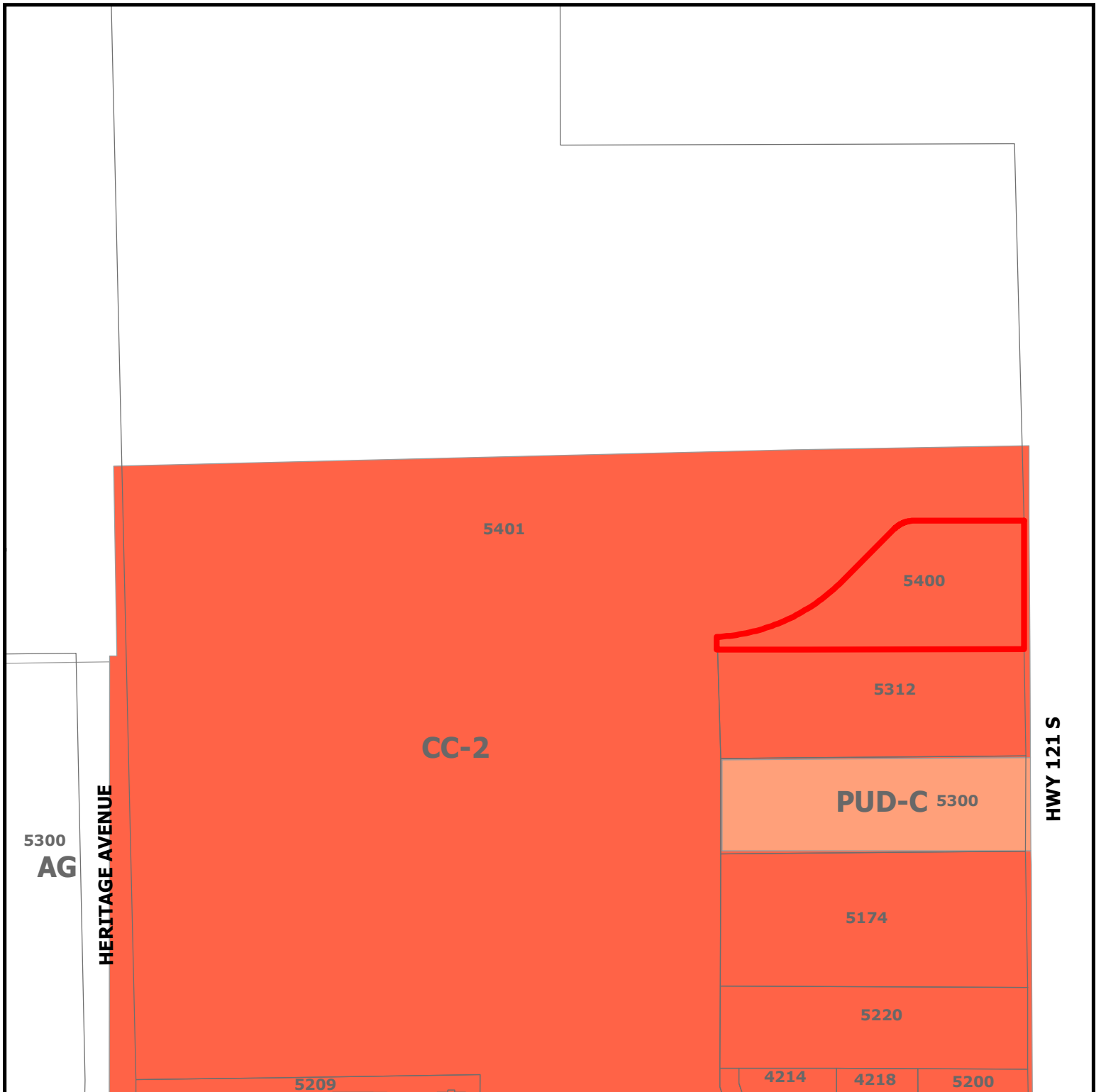
SC21-002
5400 State Highway 121

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 Subject Property



Zoning Map



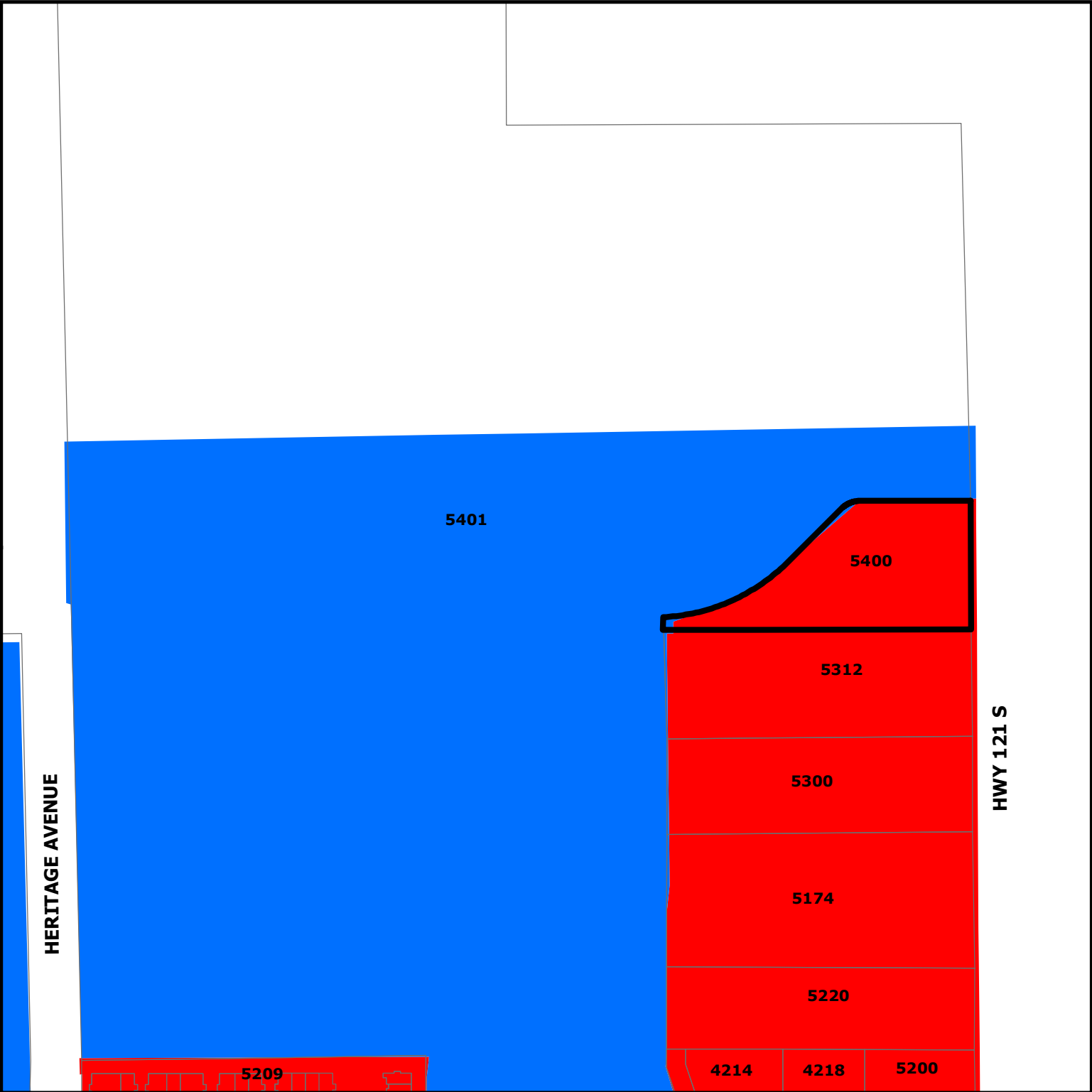
SC21-002
5400 State Highway 121

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 Subject Property



Future Land Use Map

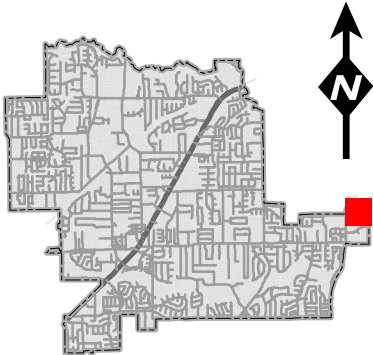


SC21-002

5400 State Highway 121

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-  Subject Property
-  Commercial
-  Institutional



Statement of Planning Objectives

Subject: FW: Genesis Pain Marquee

From: don enty

Sent: Thursday, February 4, 2021 5:08 PM

To: Araceli Botello ; don enty

Subject: Genesis Pain Marquee

Application for Marquee Variance

I was just informed that the Marquee in front of our new location was not in compliance with the city code. I was unaware that the existing Marquee was already too large and a grandfather variance was already in place for the original JR signage. As part of the remodel of the building the existing Marquee was to be redone. It was decided to put standard logos and signage on the south side but to place a message board on the other side. The message board that I used was from a company named "Bladem." They have provided message boards up and down Hwy 121. They are high quality boards with excellent pixel clarity. Because they have no protection from the elements it was decided to place a low-profile roof over the existing Marquee. This extends the life of the message board and shields it from wind, rain and hail. This is a very expensive message board and the cost to replace it is high. I have purposely placed a roof that was tasteful and low profile. The roof is 58"W x 158L"x 18 H. This now compliments the total renovation of the building. This by no means changed the site plan but just added a protective roof to the Marquee. Please consider this a minor change to the structure and except this variance.

Thank You

Don A Enty MD

5400 State Highway 121



Approved Monumnet Sign Exhibit



Building Permit Review

Permit Number: BLD2010-191
Address: 5400 State Hwy 121
Review Status: Approved
Status Date: 12/10/2020
Reviewer: Caleb Tandy

Scope of work:

Remove existing Sign
Discard
Patch
Manufacture and install new
EMC Sign

Sign Specifications:

NEW EMC

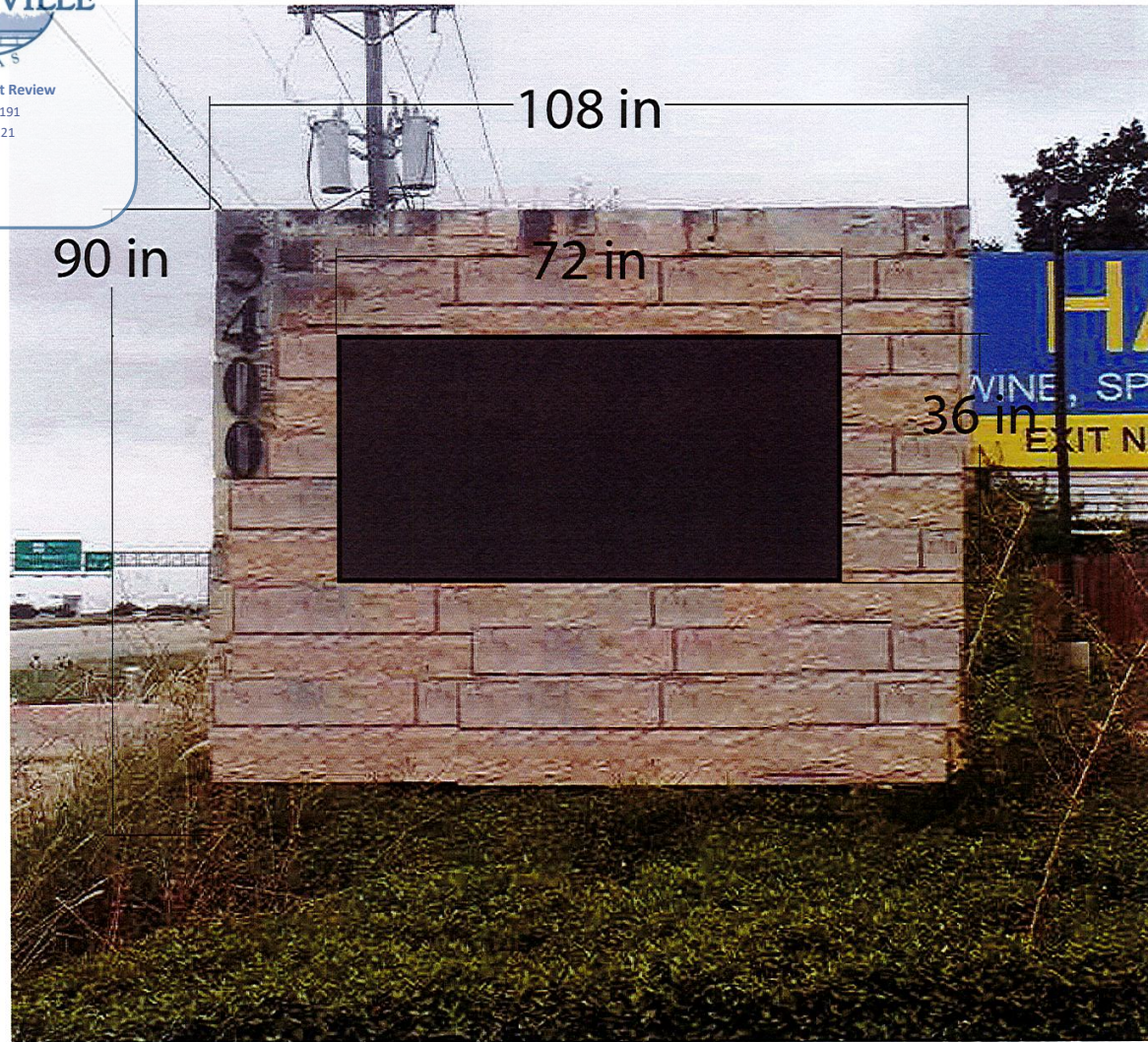
Full Color LEDs

Finish: Black

Mounted: Stud Mounted Flush

Qty: 1

S.F.: ~~16~~ 18



Existing

North Side

Monument Proposed

	Client: Genesis Pain Management	Sales: Adam O'Mary	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 5400 Hwy 121, Colleyville, TX 76034	Designer: Michael	1 -	-	
	Contact: Don A Enty M.D. Contact #: 817-528-7669	Date: 11/17/2020	2 -	-	
	Email: d_enty@gmail.com	Approval Signature:	3 -	-	
			4 -	-	

Approved Monumnet Sign Exhibit

Scope of work:

Remove existing Sign
Discard
Patch
Manufacture and install new
Flat Cut Acrylic



Existing

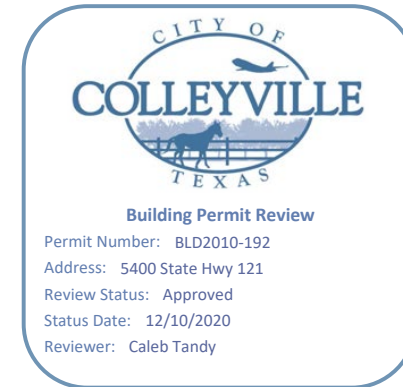


South Side

Monument Proposed

	Client: Genesis Pain Management	Sales: Adam O'Mary	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 5400 Hwy 121, Colleyville, TX 76034	Designer: Michael	1 -	-	
	Contact: Don A Enty M.D. Contact #: 817-528-7669	Date: 11/17/2020	2 -	-	
	Email: d_enty@gmail.com	Approval Signature:	3 -	-	
			4 -	-	

Approved Monumnet Sign Exhibit



Sign Specifications:

.5" d Flat Cut Acrylic

Non-Illuminated

Painted: Semigloss

Backer: Black Aluminum

Mounted: Stud Mounted Flush

Qty: 1

S.F.: ~~23.8~~ 14.1

Colors:

 3M 3630-124 Burnt Orange (MATCH)

 3M 3630-56 Glacial Green (MATCH)

 Black

 White

South Side

	Client: Genesis Pain Management	Sales: Adam O'Mary	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE, AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014 BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 5400 Hwy 121, Colleyville, TX 76034	Designer: Michael	1 -	-	
	Contact: Don A Enty M.D. Contact #: 817-528-7669	Date: 11/17/2020	2 -	-	
	Email: d_enty@gmail.com	Approval Signature:	3 -	-	
			4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION  MEMBER		

Proposed Monument Sign Exhibit

8:47



Done Proof_GenesisPainMedicine_Ext...



Mounted: Stud Mounted Flush

Qty: 1

S.F.

SW 250720 Universal Green

Black

White



3 of 8

Gen Management	Sales: Adam O'Mary	Designer: Michael	Date: 11/17/2020
121 Collegeville, TX 76034			
Don A. Eby M.D.	817-328-7669		
d.eby@gen.com			

International Sign Association MEMBER

ADDITION OF PROTECTIVE ROOF

Scope of work:

- Remove existing Sign
- Discard
- Patch
- Manufacture and install new Flat Cut Acrylic



Existing

South Side

Monument Proposed

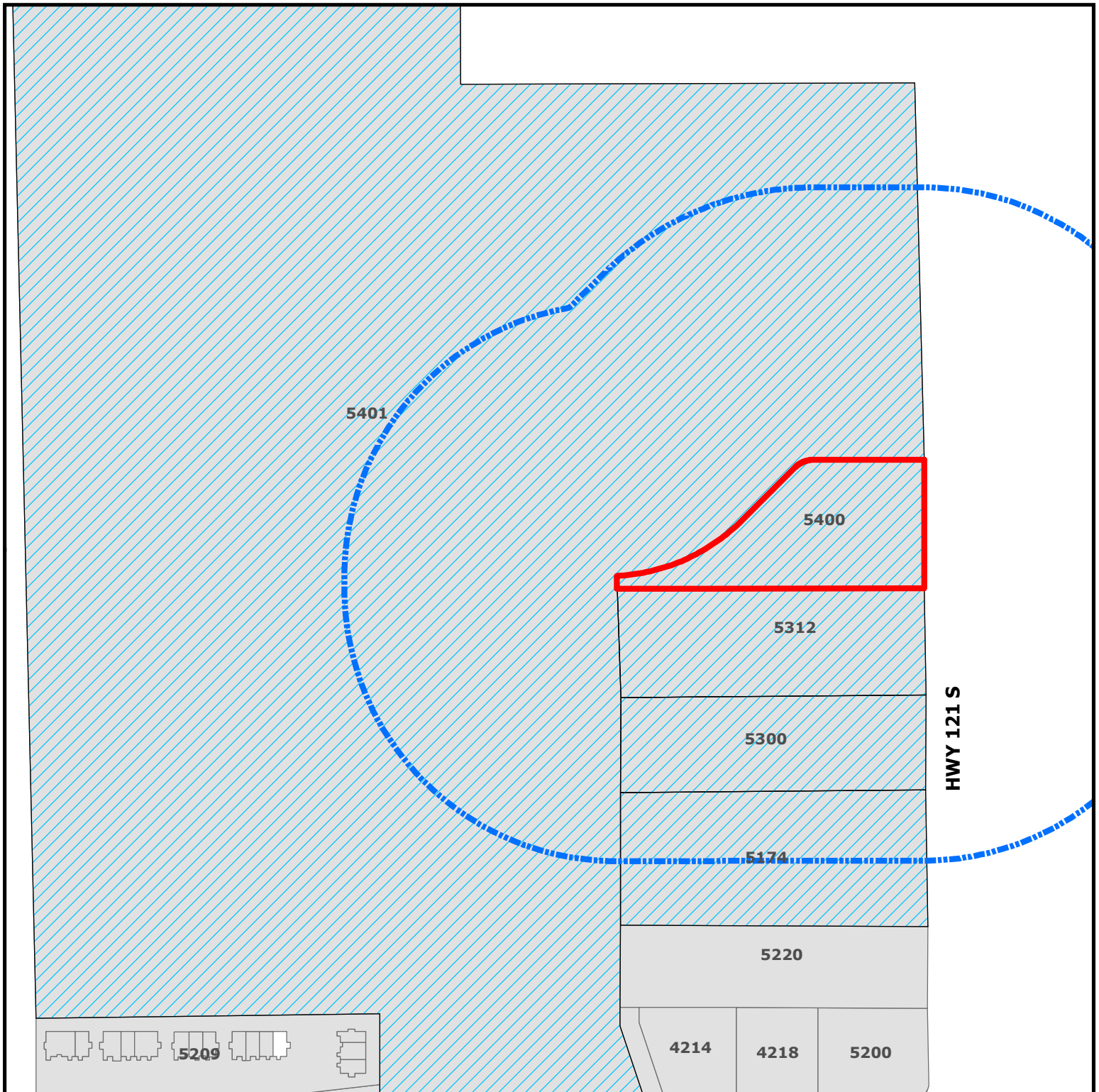
Gen Management	Sales: Adam O'Mary	Designer: Michael	Date: 11/17/2020
121 Collegeville, TX 76034			
Don A. Eby M.D.	817-328-7669		
d.eby@gen.com			

International Sign Association MEMBER

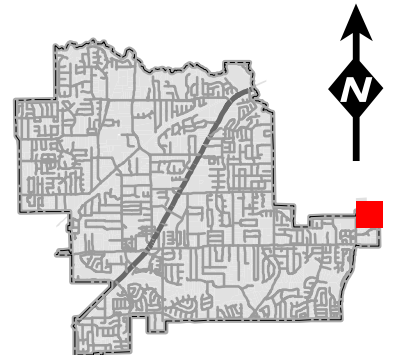




Notification Map



SC21-002 5400 State Highway 121



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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
121 COMPRADES LTD	3901 GILLON AVE	DALLAS, TX	75205	5174 STATE HWY 121
COLLEYVILLE LODGING LLC	8300 RICHMOND CT	IRVING, TX	75063	5300 STATE HWY 121
DIESEL INVESTMENTS LLC	5513 MONTCLAIR DR	COLLEYVILLE, TX	76034	5400 STATE HWY 121
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	5401 HERITAGE AVE
NEWELL, DORCUS D	5312 STATE HWY 121	COLLEYVILLE, TX	76034	5312 STATE HWY 121
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
ENTY, DON	5400 STATE HIGHWAY 121	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on February 19, 2021.



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Sign Board of Appeals Meeting: Tuesday, March 9, 2021 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs - Sign Classification & Regulations of the Land Development Code, specifically, the maximum height. The purpose of the request is to allow for a (58'' W, 158'' L, & 18'' H) roof-like structure to remain above an existing non-conforming monument sign which further exceeds the non-conforming size of the sign.

Zoning Case: SC21-002

Applicant: Don Enty, MD

Owner: Don Enty, MD

Location: 5400 State Highway 121

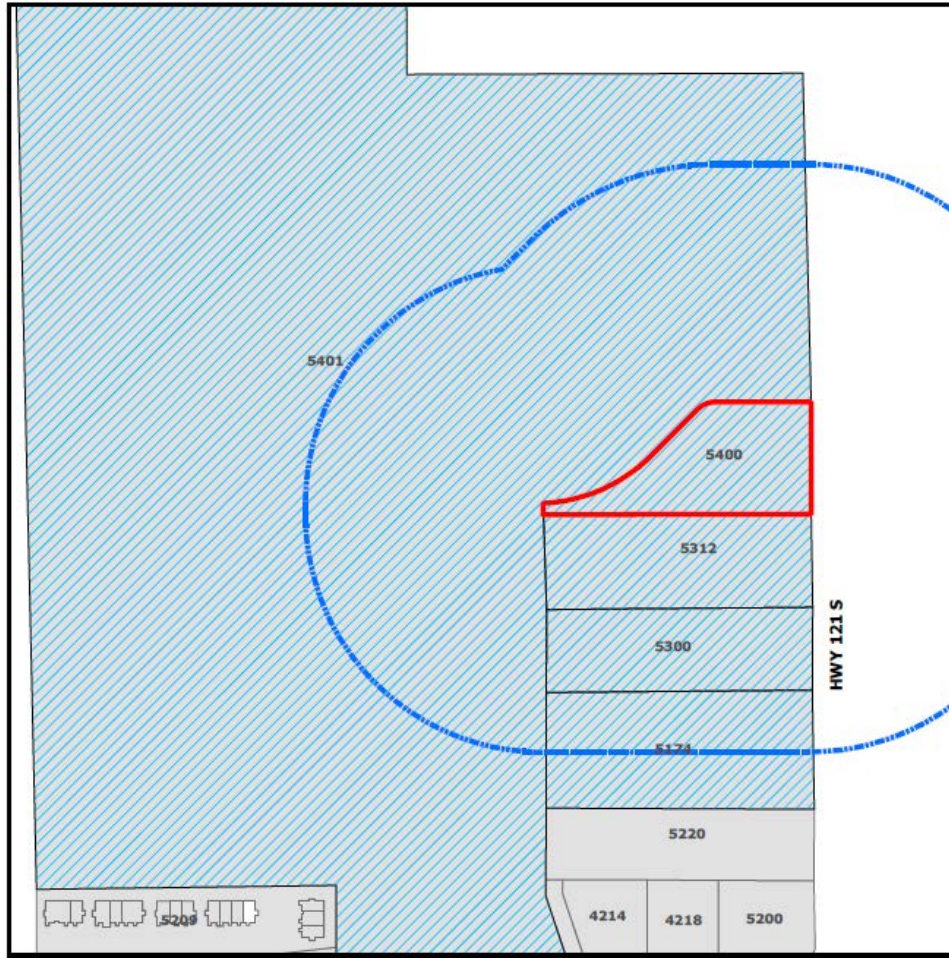
Property Description: Lot 1, Block 1, JR's Establishment Addition

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved city tax roll. Denial of the proposal by the Sign Board of Appeals is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Board. If appealed, the request will be placed on the next available City Council agenda and all property owners within 500 feet will be re-notified of the hearing.

All interested persons are encouraged to attend the public hearing and express their opinions on the variance request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com