MEETING AGENDA
BOARD OF ADJUSTMENT
Monday, February 25, 2019
6:30 p.m
City Hall, 101 E. Main Street, Forney, Texas 75126

1. Call Meeting To Order

2. Consent Items
   2.1. Consider Approval Of The Minutes Of The January 7, 2019, Board Of Adjustment Meeting.

       Documents:
       JANUARY 7, 2019.PDF

3. Public Hearing Items

       Documents:
       ITEM SUMMARY-HOLIDAY INN.PDF
       EXHIBITS-HOLIDAY INN.PDF

4. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Development office at 972-564-7386 or FAX 972-552-1538 for further information. Braille is not available.

CERTIFICATE

I, Peter Morgan, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of February, 2019, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.
I. CALL TO ORDER

Director Peter Morgan called the meeting to order at 6:30 PM. Present were board members and alternates Rick Henrichs, Jamie Brown, Brian Reese, and Thomas Hoffman. Board members Richard Salgado and Brian Halverson were absent. Also present were Director of Community Development Peter Morgan, City Planner Alex Dixon and Board Secretary Gladis Saldana.

II. CONSENT ITEMS

1. Consider approval of minutes from the September 20, 2018, meeting of the Board of Adjustment.

   Brian Reese made a motion to approve the minutes and Jamie Brown seconded the motion. The motion passed by a vote of 4 ayes and 0 nays.

   Rick Henrichs made a motion to move into Public Hearing and Brian Reese seconded the motion. The motion passed by a vote of 4 ayes and 0 nays.

III. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider a variance to special exception for an expansion of the residential structure located at 310 Border Street.

   Director Peter Morgan introduced the item and explained Section 9.6(E) of the Comprehensive Zoning Ordinance. Staff recommended approval of the request. The applicant Dina Moon approached the board to answer any questions and spoke in favor of the request. After a brief discussion, Thomas Hoffman made a motion to approve the item as presented. Brian Reese seconded the motion. The motion passed by a vote of 4 ayes and 0 nays.

IV. ADJOURNMENT

There being no further business to bring before the board, Brian Reese made a motion to close public hearing and adjourn the meeting at 6:44 p.m. Jamie Brown seconded the motion. The motion passed by a vote of 4 ayes and 0 nays.
PASSED AND APPROVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF FORNEY, TEXAS, this ______ day of ____________, 2019.

________________________________________
Chairperson

ATTEST:

________________________________________
Gladis Saldana, City of Forney
Board of Adjustment
Agenda Item
Summary Report

Meeting Date:
February 25, 2019

Submitted by:
P. Morgan

Item Title:
Hold a Public Hearing and discuss and consider approval of variances to the sign regulations of Section 48 of the City of Forney Comprehensive Zoning Ordinance. The request is for the Holiday Inn Express & Suites, located at 110 E. U.S. Highway 80.

Consent Item [ ]
Public Hearing Item [X]
Action Item [ ]

Documentation Attached:
Plans
Photographs
Application Letter

Item Summary

Image National Signs and Bhavi Hospitality LLC request approval of variances to install new signs (details attached) at 110 E. U.S. Highway 80 in the City of Forney. The proposed signs are for the Holiday Inn Express and Suites, currently under construction.

The sign details show three new signs. Two wall signs and one monument sign. The proposed signs would require the following variances to be granted by the City of Forney Board of Adjustment:

1. The proposed wall signs are 122 square feet in size. The first sign is proposed on the right side elevation and the second sign is proposed on the left side elevation. (Zoning Ordinance Sec. 48.2.F(129) states that the maximum wall coverage for wall signs places on the side façade shall be limited to a maximum area of fifteen (15) square feet).
2. The base/skirting of the monument sign is aluminum (Zoning Ordinance Sec. 48.2.F(71) states the base must consist of “aesthetically pleasing materials such as brick, decorative masonry, natural and decorative stone, decorative wood, such as cedar or redwood (but only when used with such wood’s natural finish, appropriately sealed, but not painted or stained, to prevent discoloration or decay)."

Section 48.19 of the Zoning Ordinance discusses variances specific to signs. Section 48.19.D states: "In order to approve a request for a variance, the Board shall determine whether the request meets three (3) of the following four (4) criteria:
1. The proposed sign shall not adversely impact the adjacent property (visibility, size and the like);
2. The proposed sign shall be of a unique design or configuration;
3. The variance is needed due to restricted area, shape, topography, or physical features that are unique to the property or structure on which the proposed sign would be erected;
4. The variance will substantially improve the public convenience and welfare and does not violate the intent of this article."

Staff review concludes that the side façade wall signs do not meet the necessary requirements for a variance to be granted. The variance is not needed due to any features of the property. Being set back from the highway frontage properties is not a reason for a variance to be granted for larger signs. The property owner should have purchased property closer to the highway if maximum highway visibility was desired. Approval of the variance could cause other business owners of properties set back from the highway to believe that they are also deserving of unlimited sign size. In addition, the proposed wall signs do not meet the intent of the Zoning Ordinance. Setting a maximum sign area of fifteen (15) square feet shows an intent of limiting the size of wall signs placed on a side façade. Staff recommends denial of the wall sign variance requests.

Staff recommends that the monument sign variance request should also be denied. The intent of the Zoning Ordinance is for the base materials to match the masonry materials used for the main structure. The request violated that intent and is not necessary due to any features of the property. Changing materials does not improve public convenience and welfare.
NOTES:
1. Install new signs. Wall color is Power Red Duco paint. Ruby Red sign to be installed with monogram painting 18" above roofline and centered on wall section - 3'-3" on either side.

LEFT SIDE ELEVATION

S/F Internally Illum'd Monogram/
Channel Letters - XLS-SM-5W

- SCALE: 1"=1'-0"
- LED ILLUM: 120 VOLT
- ACRYLIC FACED LETTERS
- FLEX PANEL (MONOGRAM)

NOTE: SFI & SHP INTERNAL WIREWAYS FOR LETTER SET WITH A POWER SUPPLY IN EACH INDIVIDUAL WIREWAY

ENGINEERING TO REF: #83LM-48725-3B

102-0106
Exterior Sign Variance- Forney, TX

Date 1/10/19

To:
The City of Forney Community Development
101 E Main Street
Forney, TX 75126

For:
Holiday Inn Express & Suites (DFWFO)
110 E. Hwy. 80
Forney, TX 75126

To Whom It May Concern:

Image National Signs and Bhavi Hospitality LLC wish to pursue the exterior sign variance for the Holiday Inn Express & Suites in Forney, TX for the following reasons:

- An off premise monument sign will be required for the visibility of travelers as the hotel sits back off of the main road. An on premise monument sign would not be visible from Hwy 80.
  - All or most other businesses in the surrounding area have road front signage for advertising purposes.
- Building signs on both side elevations will again be required for the visibility of travelers. The restriction of 15 square feet per elevation significantly reduces the size of the signage that could be installed, and therefore would not be visible or legible from Hwy. 80.
  - Other businesses in the same complex (ie. Applebees, 20/20 Sight, Best Western, Waffle House, etc.) all have signage on three or more elevations that exceed the 15 square foot maximum.

We hope that the city of Forney, TX will consider this hardship for Bhavi Hospitality’s advertising purposes and consider approving this variance for the off premise monument sign and two additional building signs.

Best Regards,