MEETING AGENDA
BOARD OF ADJUSTMENT
Tuesday, March 26, 2019
6:30 p.m
City Hall, 101 E. Main Street, Forney, Texas 75126

1. Call Meeting To Order

2. Consent Items
   2.I. Consider Approval Of The Minutes Of The February 25, 2019 Meeting Of The Board Of Adjustment.

      Documents:

      FEBRUARY 25, 2019.PDF

3. Public Hearing Items
   3.I. Hold A Public Hearing And Discuss And Consider Approval Of A Variance To The Wall Sign Standards For The Great Clips Wall Sign At 485 Marketplace Boulevard, Suite 130, To Be Installed Across Two Lease Space Facades.

      Documents:

      ITEM SUMMARY-GREAT CLIPS.PDF
      EXHIBITS-GREAT CLIPS.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 March, 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

Richard Salgado called the meeting to order at 6:31 PM. Present were board members and alternates Richard Salgado, Rick Henrichs, Jamie Brown, Brian Reese, Thomas Hoffman, Kathryn Coffman, and Tiffany Fuqua. Also present were City Planner Alex Dixon and Board Secretary Gladis Saldana.

II. CONSENT ITEMS

1. Consider approval of minutes from the January 7, 2019, 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 5 ayes and 0 nays.

Richard Salgado made a motion to move into Public Hearing and Brian Reese seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

III. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider a variance 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.

City Planner Alex Dixon introduced the item and explained variance included two wall signs and one monument sign. Mr. Dixon went over Section 48.2F(129&71) of the Comprehensive Zoning Ordinance. Staff recommended denial of the variance request for the two wall signs and monument sign. Board Member Kathryn Coffman questioned when the sign ordinance was changed. Mr. Dixon stated that the Zoning Ordinance currently allows a wall sign on the side façade which are limited to a maximum area of fifteen square feet. Gary McHemee with Texas Sign Services approached the board to answer any questions and spoke in favor of the request. Rick Henrichs made a motion to close public hearing. Richard Salgado seconded the motion. The motion passed by a vote of 5 ayes and 0 nays.

After a brief discussion, Richard Salgado made a motion to approve the wall sign on the west elevation. Rick Henrichs seconded the motion. The motion failed by a vote of 0 ayes and 5 nays. Richard Salgado made a motion to approve the wall sign on the east elevation.
Rick Henrichs seconded the motion. The motion failed by a vote of 0 ayes and 5 nays. Richard Salgado made a motion to approve the monument sign as presented and Brian Reese seconded the motion. The motion failed by a vote of 0 ayes and 5 nays.

**ADJOURNMENT**

There being no further business to bring before the board, Richard Salgado made a motion to close adjourn the meeting at 7:12 p.m. Thomas Hoffman seconded the motion. The motion passed by a vote of 5 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

**Meeting Date:** March 26, 2019  
**Submitted by:** P. Morgan

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<thead>
<tr>
<th>Item Title:</th>
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<tbody>
<tr>
<td>Hold a Public Hearing and discuss and consider approval of a variance to the wall sign standards for the Great Clips wall sign at 485 Marketplace Boulevard, Suite 130, to be installed across two lease space facades.</td>
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<tr>
<th>Consent Item [ ]</th>
<th>Public Hearing Item [X]</th>
<th>Action Item [ ]</th>
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<tr>
<th>Documentation Attached:</th>
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<tbody>
<tr>
<td>Application Letter</td>
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<td>Sign Design Requested</td>
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<td>Sign Design As Required</td>
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<td>Site Photographs</td>
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#### Item Summary

Liaquat Jadun requests approval of a variance to install a new wall sign (details attached) at 485 Marketplace Boulevard, Suite 130, in the City of Forney. The proposed sign is for a new Great Clips.

The sign details show one new wall sign. The proposed sign would require the following variance to be granted by the City of Forney Board of Adjustment:

1. The proposed wall sign is located on a section of wall that crosses over to the adjacent lease space.
   - Zoning Ordinance Sec. 48.9.B(2) states that one (1) wall-mounted sign for each lease space is permitted, and that permitted signage for any individual lease space shall not be transferable to other lease spaces or cumulated by the combination of lease spaces.

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.”

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Hello Sir,

The facade of the building has a design that is such that they have a sign band (16x4) made of cream color stone in the center of the front section with the column on one side and does not sit in the center of the section. If I install the sign as per the current city sign criteria, it will be completely on one side or the section and will make the building look completely out of proportion and ugly.

The landlord and the tenant next door MOD Pizza are both in agreement that I should install the sign in the center of the sign band so that the front of the building does not look odd and out of proportion.

Therefore, I request a review of the plan and allow me to place my sign in the center of the sign band.

Thank you

Liaquat Jadun Franchisee, GreatClips
Phone #072-839 1623 Cell
DEMISSION WALLS

TOTAL LENGTH OF SIGNS: 13'5"
TOTAL HEIGHT OF SIGNS: 32.5"
TOTAL SQUARE FOOTAGE: 36.33 SQ. FT

"GREAT CLIPS": 22" LETTERS
FACE: 3/16" 7328 WHITE ACRYLIC
LIGHTING: PRINCIPLE WHITE LEDs
RETURN: .040 BLACK ALUMINUM
BACKS: .063 WHITE

POWER SUPPLY: 120V/60 POWER SUPPLY
INPUT: 120 VAC/1.2 AMPS
OUTPUT: 12V/60W
AMPS: 1.2A

LED CHANNEL - REMOTE, FLUSH

1/8" Alum. Backer
3" Aluminum returns
Trim cap
Acrylic face
Aluminum backs
12 volt jacketed cable
LED
Weep holes
1/4" dia.

MAXIMUS SIGNS CORP.

SIGN TO BE UL LISTED
AND SMALL WIRE R.G.D. STANDARD

UL Laboratories
ELECTRIC SIGN

LOCATION: 465 MARKET PLACE BLVD
FORNEY, TX, TX

CLIENT: GREAT CLIPS
PROJECT: CHANNEL LETTERS
DATE: 01-31-19
SCALE: 1/2" = 1'

SALES REP: SH
DESIGNER: SH
SN: SN

CLIENT APPROVAL:

SHEET 1/1