MEETING AGENDA
BOARD OF ADJUSTMENT
Tuesday, September 10, 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 August 29, 2019 Board Of Adjustment Meeting.

          Documents:

              AUGUST 29, 2019 MINUTES.PDF

3. Public Hearing Items
   3.I. 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 American National Bank, Located At 104 Regal Drive.

          Documents:

              ITEM SUMMARY-AMERICAN NATIONAL BANK.PDF
              EXHIBITS-AMERICAN NATIONAL BANK.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, Alex Dixon, 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 6th day of September, 2019, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.
MINUTES
BOARD OF ADJUSTMENT
Thursday, August 29, 2019 – 6:30 p.m.
Forney City Hall – Council Chambers
101 East Main Street

I. CALL TO ORDER

Richard Salgado called the meeting to order at 6:30 PM. Present were board members and alternates Richard Salgado, Rick Henrichs, Jamie Brown, Gina Talkington, Brian Reese, Thomas Hoffman and Jonathan Dolleman. Also present were City Planner Alex Dixon and Board Secretary Gladis Saldana. Alternate board members Kathryn Coffman and Tiffany Fuqua were absent.

II. CONSENT ITEMS

1. Consider approval of the minutes of the March 26, 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 (Salgado, Henrichs, Brown, Talkington, Reese) and 0 nays.

Rick Henrichs made a motion to move into Public Hearing. Jamie Brown seconded the motion. The motion passed by a vote of 5 ayes (Salgado, Henrichs, Brown, Talkington, Reese) and 0 nays.

III. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider approval of a variance to the sign regulations of Section 48 of the City of Forney Comprehensive Zoning Ordinance. The request is for the Panera Bread, located at 680 E. Highway 80.

   Planner Alex Dixon introduced the item. Gina Talkington made a motion to close public hearing. Rick Henrichs second the motion. The motion passed by a vote of 5 ayes (Salgado, Henrichs, Brown, Talkington, Reese) and 0 nays.

   After a brief discussion, Richard Salgado made a motion to approve the sign variance. Brian Reese second the motion. The motion passed by a vote of 5 ayes (Salgado, Henrichs, Brown, Talkington, Reese) and 0 nays.

IV. ADJOURNMENT

There being no further business to bring before the board, Richard Salgado adjourn the meeting at 6:50 p.m.
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:**  
September 10, 2019  
**Submitted by:**  
A.C. Dixon

**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 American National Bank, located at 104 Regal Drive.

<table>
<thead>
<tr>
<th>Consent Item [ ]</th>
<th>Public Hearing Item [X]</th>
<th>Action Item [ ]</th>
<th>Documentation Attached:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Application Letter</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Elevation Plans</td>
</tr>
</tbody>
</table>

**Item Summary**

Suntec Signs, Inc requests approval of variances to install new signs (details attached) at 104 Regal Drive in the City of Forney. The proposed signs are for the American National Bank, currently under construction.

The sign details show four (4) new wall signs. The proposed signs would require the following variances to be granted by the City of Forney Board of Adjustment:

1. The applicant is requesting two wall signs for the north (front) elevation (Zoning Ordinance Sec. 48.2.F(129) states that wall signs are limited to one (1) sign on the front facade of the building.
2. The applicant is requesting two wall signs for the west (side) elevation (Zoning Ordinance Sec. 48.2.F(129) states that wall signs are limited to one (1) sign on each side facade of the building.
3. Both of the wall signs that the applicant is requesting for the west (side) elevation have a sign area of more than 15 square feet. (Zoning Ordinance Sec. 48.2.F(129) states that the maximum wall coverage for wall signs placed on the side facade shall be limited to a maximum sign area of fifteen (15) square feet.

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.”

The Board can authorize a special exception allowing a business wall sign increased area when the Board determines the following:

a. That the granting of such special exception will be consistent with the area’s 19th and early 20th century small town Texas character in size, shape, style, color and content; and
b. The wall sign is placed on a single tenant building with a minimum floor area of four thousand (4,000) square feet; and

c. The maximum wall sign area authorized is one hundred (100) square feet; and

d. The maximum number of wall signs with an area increase allowed is two (2) per building, meeting the criteria of (b) above; and

e. Any conditions that the Board believes are necessary to secure substantially the purpose and intent of this Sign Code.
August 14, 2019

City of Forney
Community Development
101 E. Main Street
Forney, TX 75126

Re: ZBA Sign Variance Request

American National Bank of Texas
104 Regal Drive

Dear Alex:

American National Bank is excited about their new Forney banking center, presently under construction at 104 Regal Drive, and in hopes of being a welcomed part of your community for many years to come. In order to properly identify their building, they respectfully request sign variances to City of Forney Zoning Ordinance Section 48.2 (F) (129) Wall Sign c. d. & e.

The new banking center will be located on the Highway 80 (south side) access road. Traveling in both directions, the exit customers are required to take to get to the new location requires them to exit before seeing the face of the building. An extreme hardship will be created if legible size signage is only allowed on the north elevation.

Our request is for identical signs on the north, east and west elevations. The signs will not adversely impact adjacent properties. We feel that the sizes requested are appropriate in size for the building facades and will be visually adequate to identify the business without being visually overbearing. The sign is a unique, requiring additional square feet, because of the number of letters required in the name American National Bank of Texas. The location is positioned at the corner of Highway 80 and Regal Drive. Additional signage on the east and west elevations will improve public convenience by allowing motorists the opportunity to recognize the building and adjust travelling speeds to exist in a safe manner.

Exhibits are attached, including artwork, site plan and calculations.

Variance Requests as follows:

North Elevation (Front)

Variance request to allow a second wall sign where only one is allowed by ordinance.

West Elevation

Variance request to allow a second wall sign where only one is allowed by ordinance.
Variance request to exceed 15 square feet signage ordinance allowance by 66 square feet.
East Elevation

Variance request to allow a second wall sign where only one is allowed by ordinance.
Variance request to exceed 15 square feet signage ordinance allowance by 66 square feet.

We strongly feel that our requests are appropriate for this specific site, within reason, and will not set a precedent or violate the intent of this article. We respectfully request Board approvals.

Sincerely,

Brad Pilkington
BUILDING FACADE AND SIGNAGE AREA CALCULATIONS

North Elevation

Building Facade Area: 1,792 square feet

Signage Requested: American National Bank of Texas (60 square feet)
A logo (21 square feet)

Total requested signage area: 81 square feet

East Elevation

Building Facade Area: 1,494 square feet

Signage Requested: Same as north elevation

West Elevation

Building Façade Area: 776

Signage Requested: Same as north elevation
QTY: 3 Sets of Front Lit Channel Letters  
Faces: 3/16" White Acrylic  
(Logo with 3M 3630-97 Bristol Blue and 3630-33 Red 1st Surface Translucent Vinyl)  
Trim Cap: 1" Black Trim Cap  
Returns: 4" .050 Aluminum Painted Black  
Backs: .063 Aluminum

Letters Shown in Black for Readability
QTY: 3 Sets of Front Lit Channel Letters  
Faces: 3/16" White Acrylic  
(Logo with 3M 3630-97 Bristol Blue and 3630-33 Red 1st Surface Translucent Vinyl)  
Trim Cap: 1" Black Trim Cap  
Returns: 4" .050 Aluminum Painted Black  
Backs: .063 Aluminum
QTY: 3 Sets of Front Lit Channel Letters
Faces: 3/16” White Acrylic
(Logo with 3M 3630-97 Bristol Blue and 3630-33 Red 1st Surface Translucent Vinyl)
Trim Cap: 1” Black Trim Cap
Returns: 4”.050 Aluminum Painted Black
Backs: .063 Aluminum

AMERICAN NATIONAL BANK
OF TEXAS

NORTH ELEVATION TOWER SIGN

NORTH AND WEST ELEVATION

1/4" = 1'
SECTION DETAIL

.050" Aluminum Returns

Primary Electrics

4"

LEDs

3/16" Acrylic Faces

UL Listed Bushing

.063 Aluminum Backs

Non Corrosive Fasteners

Drain Holes

Power Supply
For Demonstration Purposes
Of 15 SQ FT Wall Sign

Letters Shown in Black for Readability