

MEETING AGENDA
BOARD OF ADJUSTMENT

Thursday, August 29, 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 March 26, 2019, Meeting Of The Board Of Adjustment.

Documents:

[MARCH 26, 2019.PDF](#)

3. Public Hearing Items
 - 3.1. 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 Panera Bread, Located At 680 E. Highway 80.

Documents:

[ITEM SUMMARY-PANERA BREAD.PDF](#)
[EXHIBITS-PANERA BREAD.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 23rd day of August, 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
Tuesday, March 26, 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, Brian Reese, Thomas Hoffman, Kathryn Coffman, and Tiffany Fuqua. Also present were City Planner Alex Dixon and Director Peter Morgan.

II. CONSENT ITEMS

1. Consider approval of the minutes of the February 25, 2019 meeting of the Board of Adjustment.

Richard Salgado made a motion to approve the minutes and Rick Henrichs 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 Jamie Brown 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 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.

Director Peter Morgan introduced the item and explained the variance to install a new wall sign on a section of wall that crosses over to the adjacent lease space. Director Peter Morgan discussed Section 48.9.B of the Comprehensive Zoning Ordinance. Liaquat Jadun approached the board to answer any questions and spoke in favor of the request. Richard Salgado made a motion to close public hearing. Thomas Hoffman second 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 variance to the wall sign standards for the Great Clips wall sign. Brian Reese second the motion. The motion passed by a vote of 5 ayes and 0 nays.

IV. ADJOURNMENT

There being no further business to bring before the board, Richard Salgado made a motion to close adjourn the meeting at 6:44 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: August 29, 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 the Panera Bread, located at 680 E. Highway 80.	
Consent Item [<input type="checkbox"/>] Public Hearing Item [X] Action Item [<input type="checkbox"/>]	Documentation Attached: Application Letter Elevation Plans
Item Summary	
<p>Barnett Signs requests approval of variances to install new signs (details attached) at 680 E. Highway 80 in the City of Forney. The proposed signs are for the Panera Bread, currently under construction.</p> <p>The sign details show two new wall signs. The proposed signs would require the following variances to be granted by the City of Forney Board of Adjustment:</p> <ol style="list-style-type: none"> 1. The proposed wall signs are both 58.99 square feet in size. The first sign is proposed on the north elevation and the second sign is proposed on the south elevation. The north and south elevations are classified as side elevations. (Zoning Ordinance Sec. 48.2.F(129) states that the maximum wall coverage for wall signs placed on the side façade shall be limited to a maximum area of fifteen (15) square feet). <p>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:</p> <ol style="list-style-type: none"> 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.” <p>The Board can authorize a special exception allowing a business wall sign increased area when the Board determines the following:</p> <ol style="list-style-type: none"> 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. 	



972.681.8800 Voice
972.681.8824 Fax
4250 Action Drive
Mesquite, TX 75150

TXESC #18034

July 23,2019

Re: Panera Bread
680 E Hwy Forney
Forney Tx

To whom it may concern:

This letter is to serve as purpose summarize variance request. Currently the city code only allows 15 square foot max for signage on side elevations of business. My client Panera Bread is proposing 2'1"x19'9" with 7.5" DRIVE THRU letter set below equalling 58.99 square foot. With the current layout of the PANERA BREAD LOGO if reduced to 15 square foot would make the logo overall size 18"x115" witch would drastically decrease visibility of the sign and also look out of place due to size of building.

Regards,

A handwritten signature in black ink that reads "Adam Bailey". The signature is written in a cursive style with a long, sweeping tail.

Adam Bailey
Senior Project Manager



MANDEVILLE SIGN
 676 GEORGE WASHINGTON HIGHWAY
 LINCOLN, RI 02885-4255
 401-334-9100 401-334-7799
 www.mandevillesign.com

APPROVALS

Discipline: *Signage Fabrication & Installation*

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	JM	Updated drawings	06/26/19
2	JM	Updated drawings	07/15/19
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

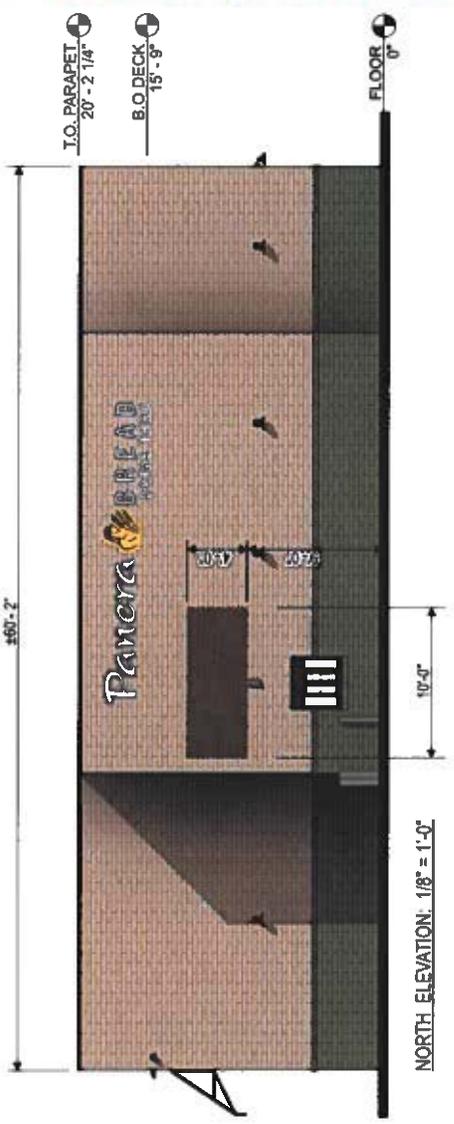
All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labels accordingly.

31409-1

Panera
 6128
 NWC US 80 & FM 548
 Forney Marketplace
 FORNEY, TX

PROJECT MANAGER: Jim M.
 W/O: 01/23/19

31409.4



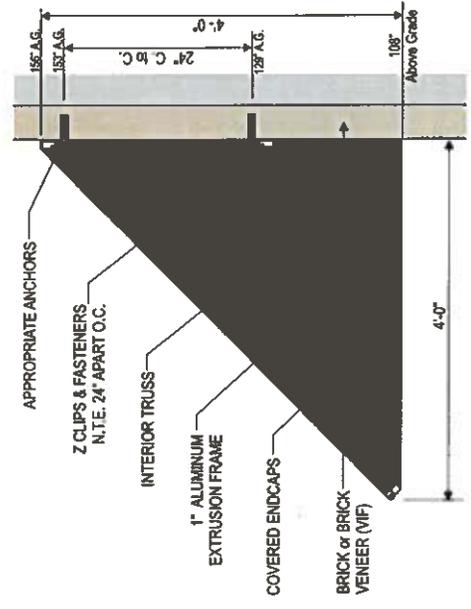
Panera
 BREAD
 7 1/2 DRIVE THRU

239.3' **\$0.99 SQ.FT.**

SCALE: 3/8" = 1'-0"

SIGN DETAILS - PAGE 31409.5

- ALUMINUM FRAMED DRIVE THRU AWNING:**
- 1" x 2" x .125 TUBE ALUM. EXTRUSION WELDED FRAME
 - FRAME POWDER BM "Cheating Heart"
 - TRUSS SPACING N.T.E. 24" APART O.C.
 - SUNBRELLA #4614 "TAN" FABRIC
 - OPEN SOFFIT, COVERED END-CAPS
 - PVC TRIM STAPLE COVER TO MATCH FRAMES
 - MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
 - G.C. TO PROVIDE BLOCKING IF NEEDED
- DESIGNED TO MEET 115 MPH WIND LOAD**
FABRIC COVERS HAVE FIRE RATING NFPA 701
ENGINEERING REQUIRED



DRIVE THRU AWNING SECTION ONLY: 3/4" = 1'-0"

APPROVALS
 Engineering _____
 Sales _____
 Estimating _____
 Production _____
 Quality Control _____

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	JIM	located signage	06/28/19
2	JIM	raised window signs	07/01/19
3	JIM	added component wall sign	07/08/19
4	JIM	updated signage	07/18/19
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31409-1



6128

NWC US 80 & FM 548
Forney Marketplace
FORNEY, TX

Jim M.
 W.D. 01/23/19
31409.3



INTERNALLY ILLUMINATED WINDOW SIGNS: SEE DETAILS ON PAGE 31409.12 AND 31409.13

SOUTH ELEVATION: 1/8" = 1'-0"

238' 3"
58.99 SQ.FT.



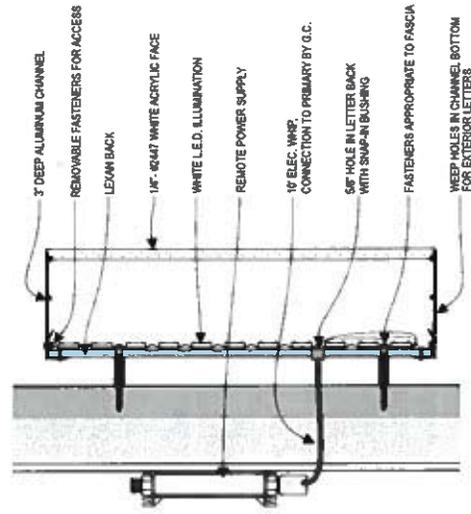
7' 1/2" DRIVE THRU

25' | Panera | BREAD

SCALE: 3/8" = 1'-0"

SIGN DETAILS - PAGE 31409.5

- INTERNALLY ILLUMINATED/HALO LIT CHANNEL LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED TO BLACK
- CLEAR LEXAN BACKS
- 6500 WHITE LED LIGHTING
- TRIMLESS DESIGN
- INTERNALLY ILLUMINATED/HALO LIT MB LOGO WITH PANTONE 7403 CP TRANSLUCENT BACKGROUND
- MB CHANNELS PAINTED TO MATCH PANTONE 476 CP
- ALL LETTERS TO BE PINNED OFF WALL 1"
- REMOTE POWER SUPPLIES



TYPICAL CHANNEL LETTER: N.I.S.