

AGENDA
CITY OF THE COLONY, TEXAS
SIGN BOARD OF APPEALS
Wednesday, June 17, 2015

After determining that a quorum is present, the Sign Board of Appeals of the City of The Colony, Texas will convene into Regular Session which will be held on Wednesday, June 17, 2015 at 6:30 PM in the City Manager's Conference Room located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items will be addressed:

1.0	CALL REGULAR SESSION TO ORDER
2.0	ITEMS FOR CONSIDERATION
2.1	Consider approval of the minutes of the regular session of the May 20, 2015 Sign Board of Appeals meeting.

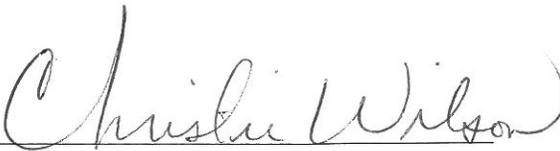
"Pursuant to the Texas Open Meetings Act, Government Code Chapter 551, one or more of the above items may be considered in executive session closed to the public. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session."

Persons with disabilities who plan to attend this meeting who may need auxiliary aids such as interpreters for persons who are deaf or hearing impaired, readers or, large print are requested to contact Christie Wilson, City Secretary, at 972-624-3106 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATION

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 PM on the 12th day of June 2015.




Christie Wilson, City Secretary

**MINUTES
CITY OF THE COLONY
SIGN BOARD OF APPEALS
Wednesday, May 20, 2015**

After determining that a quorum was present, the Sign Board of Appeals of the City of The Colony, Texas convened into Regular Session which was held on Wednesday, May 20, 2015 at 6:35 p.m. in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

Board Members Present: Gerald Odum; Constance Yahwak, Shawn Rockenbaugh and Joel Ortega.

Board Members Absent: Charles Tredo

Present from Staff: Mike Joyce, AICP, Planning Director; Surupa Sen, AICP, Senior Planner, Gordon Scruggs, P.E. Engineering/Development Services Director, Jeff Moore, City Attorney.

1.0	CALL REGULAR SESSION TO ORDER
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Vice-Chairman Odum called the meeting to order at 6:39 p.m.

2.0	ITEM FOR CONSIDERATION
2.1	Consider approval of the minutes of the regular session of the July 30, 2014 Sign Board of Appeals meeting.

Board Member Yahwak moved to approve the minutes as written, seconded by Board Member Ortega. The motion carried (4-0).

3.0	ITEM FOR CONSIDERATION
3.1	<i>SBA15-0001 – The Boathouse Banner Sign Variances</i> Conduct a public hearing, discuss, and consider an application for sign variances to Section 6-261(i) “Temporary Signs – Property Sale or Lease Signs” for Billingsley Property Services, located at 6800 Windhaven Parkway.

Mr. Joyce introduced new staff member Ms. Sen.

Ms. Sen presented the staff report.

City Attorney, Jeff Moore informed the Board that there are four criteria that the variance has to meet to be eligible for approval. He provided sample motion language for approval or denial of the variance.

Board Member Rockenbaugh asked there are areas where signs can be placed and be visible so there is no hardship in staff’s opinion. Staff agreed to the statement.

Vice-Chairman Odum asked how long these signs will be utilized. Staff responded that till the buildings are leased. The applicant added till 6-7 months the signs will remain.

Vice-Chairman Odum opened the Public Hearing.

Ms. Christina Natalie and Tiffany Harlow, representative of Billingsley Company and applicant spoke to the Board explaining their hardship for the signs. Mostly competing with neighboring cities and other similar developments available nearby they needed a bigger sign to inform public that the site is under leasing and not just a construction site.

Board Member Rockenbaugh asked how far the buildings are set back from the street right of way. Ms. Harlow responded building 4 is probably 30-40 feet away and building 30 is probably 100 feet away from the street.

Ms. Natalie informed that when they had placed the 60 square feet sign no one called for leasing. Mr. Ortega asked how far complete the site is. Ms. Natalie stated that out of the 526 total apartments, they are 26% leased.

Vice-Chairman Odum closed the public hearing at 7:00 pm.

Board Member Yahwak mentioned that the construction fences are a deterrent to this site. Vice-Chairman Odum stated that with the 60' sign

Vice-Chairman Odum stated pursuant to Texas Local Govt. Code 551.071 the Board would like to convene into executive session at 7:04 p.m.

The Board came back from executing session at 7:19 pm.

Board member Rockenbaugh asked if the applicant has considered feather signs. The applicant stated that they already have feather signs, four of them at the entrance.

Board Member Ortega moved to approve the variance through December 31, 2015 for sign located at Windhaven Parkway at 315 square feet and that the granting of the variance

- 1. Does not adversely affect Article XI, Chapter 6 of the Code of Ordinances;**
 - 2. Does not adversely affect surrounding properties,**
 - 3. Does not adversely affect public safety and**
 - 4. Special conditions exist which is unique to the property,**
- seconded by Board Member Yahwak. The motion carried (3-1).**

Being no further discussion, Vice-Chairman Odum adjourned the meeting at 7:22 p.m.

Gerald Odum, Vice-Chairman

Surupa Sen, AICP, Senior Planner