



**FARMERSVILLE SIGN BOARD OF APPEALS AGENDA  
SPECIAL MEETING  
October 11, 2016  
City Hall, Council Chambers  
205 South Main Street  
5:00 P.M.**

**I. PRELIMINARY MATTERS**

- Call to order, roll call, prayer, and pledge

**II. PUBLIC HEARING**

- A. Public Hearing to consider, discuss, and act upon a request for variances from the height limitations and the sign area limitations for a pylon sign to allow the construction of a pylon sign that is 50 feet tall and has a sign area of 528 square feet, which sign will be 30 feet taller and contain 378 square feet more sign area than the allowed pylon sign under the sign regulations contained in Chapter 56, "Signs and Advertising," of the Farmersville Code. The variance is being requested for a pylon sign proposed for construction and installation at 1806 West Audie Murphy Parkway, Lot 16R of Murphy's Crossing Phase III, Farmersville, Texas.

**III. ADJOURNMENT**

**Dated this the 7<sup>th</sup> day of October, 2016.**

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Diane C. Piwko, Mayor

*The City Council, acting as the Sign Board of Appeal, reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda,*

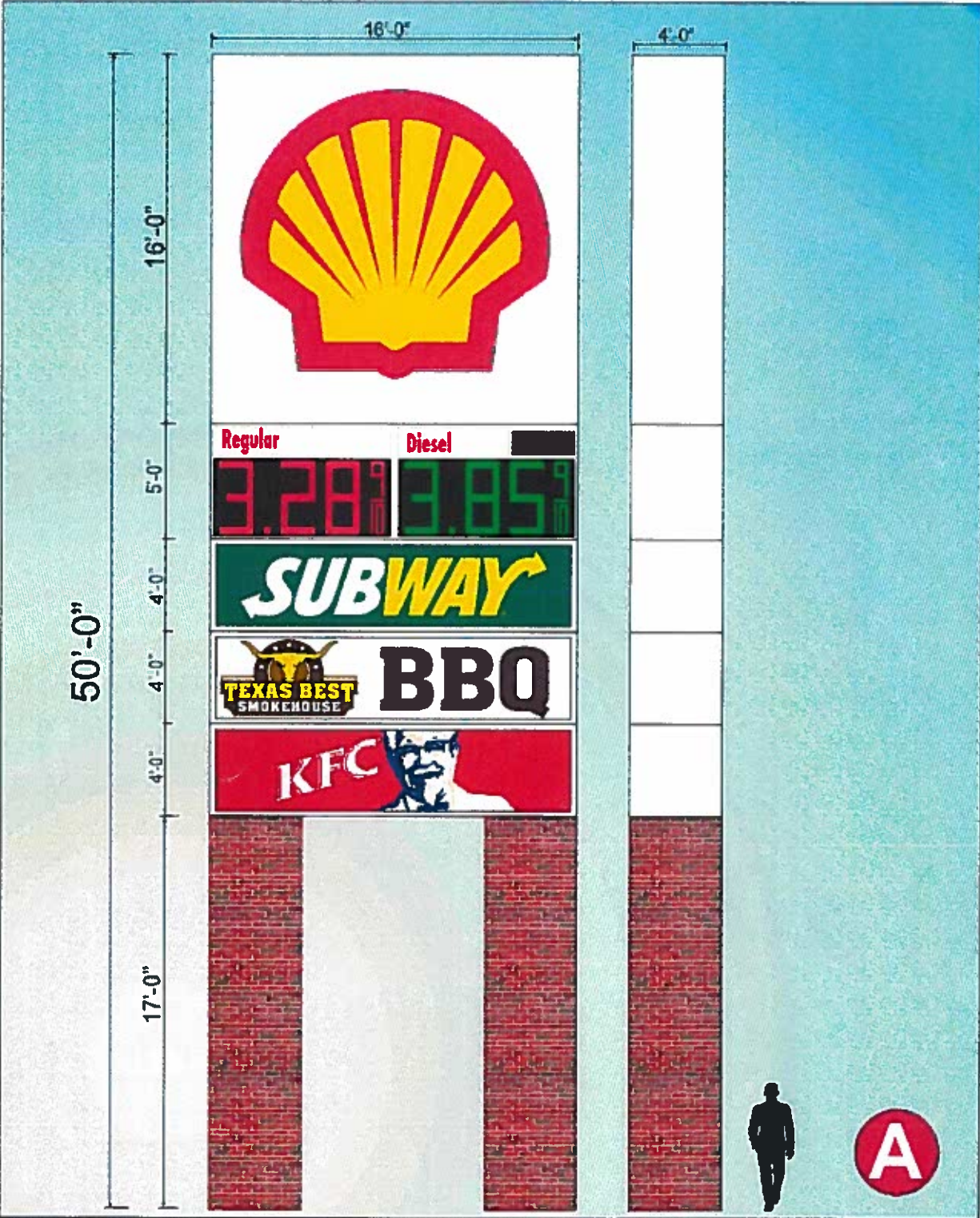
**as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).**

*Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.*

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on October 7, 2016, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

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Paula Jackson, Interim City Secretary.



**FUTURE SIGNS**  
 672.205.9090  
 SALE@MYFUTURESIGNS.COM

CLIENT NAME	
ADDRESS	
CITY/STATE	
PHONE	

TOTAL SQUARE FEET

ALL MATERIALS MUST BE SUPPLIED BY THE CUSTOMER. ALL ELECTRICALS, CABLES, Wires AND ALL OTHERS TO BE PROVIDED BY THE CUSTOMER. ALL LABELS REQUIRED.

THIS IS A SIGNING IN THE PROPERTY OF FUTURE SIGNS, INC. AND ALL RIGHTS TO ITS REPRODUCTION AND DISPLAY ARE RESERVED BY FUTURE SIGNS, INC.

CUSTOMER	DATE
LANDLORD	DATE

**Mary Tate**

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**From:** Sales Future Sign <sales@myfuturesigns.com>  
**Sent:** Monday, July 25, 2016 10:06 AM  
**To:** Mary Tate  
**Cc:** Paula Jackson  
**Subject:** RE: Shell

Dear All  
Good morning, Do you have any up date for the variance? thanks

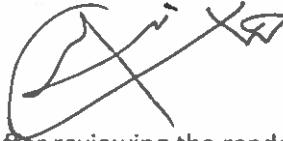
On Jun 30, 2016 10:23 AM, "Sales Future Sign" <sales@myfuturesigns.com> wrote:

To Whom It May Concern,

I would like to request a variance for a sign measuring 528 square feet. The address is it is for the gas Shell gas station at 180~~6~~ West Audie Murphy Parkway. We're trying to have the sign bigger so that it can be more visible from the street and promote business for the 3 restaurants. The gas price sign also needs to be more visible from the street. Thank you very much for your time and consideration!

*Just to match our neighbor, Brookshire's.*

Good afternoon,



I have received your variance request for the height of your sign. After reviewing the rendering, you will also need to request a variance for the sign area. The maximum sign area per our ordinance is 150 sq. ft. As rendered, your sign area is 528 sq. ft.

Please understand that the sign will need to be setback at least 15 feet from the road and that no other signs may be within 200 feet of this sign on the same lot.

To recap, please request a variance for a sign area of 528 sq. ft.

Please contact me or Paula Jackson with any questions.

Thanks!

Mary Tate

**From:** Sales Future Sign [mailto:sales@myfuturesigns.com]  
**Sent:** Monday, June 27, 2016 9:07 AM  
**To:** Mary Tate <m.tate@farmersvilletx.com>; sales@myfuturesigns.com  
**Cc:** Paula Jackson <p.jackson@farmersvilletx.com>  
**Subject:** RE: Shell

To Whom It May Concern,

I would like to request a variance for a sign measuring 50ft. in height. It is for the Shell gas station at 180<sup>b</sup> West Audie Murphy Parkway. We are trying to have the sign bigger so that it can be more visible from the street and promote business for the 3 restaurants. The gas price sign also needs to be more visible from the street. Thank you very much for your time and consideration!

On Jun 24, 2016 11:17 AM, "Mary Tate" <m.tate@farmersvilletx.com> wrote:

Good morning,

In order for me to begin the variance process, I need you to use the language, "I would like to request a variance for a sign measuring 50 ft. in height." We understand that you would like the sign to be larger and visible, but because the height of the drawing you provided is 30 feet taller than the allowed 20 feet per our ordinance, you must request a variance. Please use the above statement to do so.

Thank you,

Mary Tate

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**From:** Paula Jackson  
**Sent:** Friday, June 24, 2016 11:12 AM  
**To:** Mary Tate <m.tate@farmersvilletx.com>  
**Subject:** FW: Shell

**From:** Sales Future Sign [mailto:sales@myfuturesigns.com]  
**Sent:** Friday, June 24, 2016 11:08 AM  
**To:** Paula Jackson <p.jackson@farmersvilletx.com>; sales@myfuturesigns.com  
**Subject:** Shell

## **Process for Appeal from Sign Regulations:**

1. Applicant submits an application for a variance and pays the fee.
2. The owner of the property, if different from the applicant, has to sign off on the requested variance application.
3. If possible, the request for a variance is heard within 30 days after receipt of a completed application and applicable application fees.
4. At least 11 days before the date of the public hearing before the City Council sitting as the Sign Board of Appeals,
  - a. written notice of the public hearing must be sent by United States mail to each owner of property, as indicated by the most recently approved municipal tax roll, within 200 feet of the property on which the variance is proposed; and
  - b. notice shall be published in the official newspaper of the city stating the time and place of such hearing.
5. The written notice must include a description of the time and place of the public hearing, a description of the location of the subject property, and a description of the requested variance.
6. An Agenda for a meeting of the City Council sitting as the Sign Board of Appeals is posted someplace inside City Hall that is accessible to the public and on the City's Internet website for at least a full 72 hours before the beginning of the meeting in accordance with the Texas Open Meetings Act.
7. City Council meets as the Sign Board of Appeals, holds a public hearing, hears testimony for and against the request, and determines whether the variance meets the following requirements:
  - a. The proposed sign does not adversely impact the adjacent property (visibility, size and the like);
  - b. The proposed sign is of a unique design or configuration;
  - c. 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; and
  - d. The variance will substantially improve the public convenience and welfare and does not violate the intent of this article.
8. **A vote of three-quarters of the councilmembers present or four votes, whichever number is greater, is required to approve the variance.**
9. **A variance cannot be approved for a sign that is prohibited by the Ordinance.\***

### **A request for a variance from the Sign Code is ONLY heard by the City Council sitting as the Sign Board of Appeals.**

After the Sign Board of Appeals rules yea or nay on the requested variance the process stops. The requested variance does NOT go to P&Z and then back to Council. There may, however, be other things like a site plan that would go to P&Z and City Council once the requested sign variance is ruled on by the Sign Board of Appeals so the correct size and dimension of sign can be noted on the site plan. Any appeal of the decision of the Sign Board of Appeals is to the Collin County Courts just like a decision of the Building and Property Standards Commission or the Zoning Board of Adjustment.

\* A billboard or a pole sign are signs that are prohibited by the City's Sign Ordinance. **A height variance can NOT be awarded for either a pole sign or a billboard because that type of sign is prohibited.**

**A height variance could be approved for a pylon sign taller than 20 feet including base, measured from grade. A “pylon sign” is a freestanding sign supported from the grade to the bottom of the sign having, or appearing to have, a solid base made of stone, concrete, metal, brick, or similar materials designed to complement the architecture of the building or complex.**

Please note that the maximum sign area allowed for a pylon sign is 150 square feet. The required setback is 15' from the curb or property line of no curb. Also, please note that there are spacing requirements of at least 200' to 300' from other freestanding signs on the same lot.