



**NOTICE AND AGENDA  
CITY OF GLENN HEIGHTS  
SIGN CONTROL BOARD  
MONDAY, JANUARY 11, 2021**

Notice is hereby given in accordance with the Order of the Office of the Governor issued March 16, 2020, the City of Glenn Heights will conduct a Regular Meeting by telephone and video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Novel Coronavirus (COVID-19).

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/AgendaCenter>.

To view this Commission Meeting live, please use the following link: <https://www.facebook.com/CityofGlennHeights>.

**NOTICE IS HEREBY GIVEN THAT THE CITY OF GLENN HEIGHTS SIGN CONTROL BOARD WILL HOLD A REGULAR MEETING ON MONDAY, JANUARY 11, 2021 IMMEDIATELY FOLLOWING THE PLANNING AND ZONING COMMISSION MEETING AT 6:30 P.M., VIA TELEPHONE AND VIDEO CONFERENCE, AS PRESCRIBED BY V.T.C.S., GOVERNMENT CODE SECTION §551.041, TO CONSIDER AND POSSIBLY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS. ITEMS DO NOT HAVE TO BE TAKEN IN THE SAME ORDER AS SHOWN IN THE MEETING NOTICE.**

**PUBLIC HEARINGS**

If you would like to speak during a Public Hearing, please email Miamauni Hines, City Planner, at [miamauni.hines@glennheightstx.gov](mailto:miamauni.hines@glennheightstx.gov) no later than **5:30 P.M. on January 11, 2021**. Please include the following information in your email:

- Name
- Address
- Email Address and Phone Number
- Designate which Public Hearing

Once your request is received, you will be given information to access the meeting via telephone or video conference (which provides two-way communication during the Public Hearing portions of the meeting).

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**AGENDA**

1. **Zoning Case 20-001-SCB:** Public hearing to receive testimony concerning a variance request by Giant Sign on behalf of Exclusive Hair and Beauty to permit the placement of a wall sign higher than fifteen feet (15') at 1308 East Bear Creek Road, Glenn Heights, Dallas County, Texas.
2. **Zoning Case 20-001-SCB:** Discuss and take action on a variance request by Giant Sign on behalf of Exclusive Hair and Beauty to permit the placement of a wall sign higher than fifteen feet (15') at 1308 East Bear Creek Road, Glenn Heights, Dallas County, Texas.
3. **Zoning Case 20-002-SCB:** Public Hearing to receive testimony concerning a variance request by Kimley-Horn on behalf of DR Horton to allow for the construction of a monument sign wider than twelve feet (12') at the entrance of Magnolia Meadows Phase III.
4. **Zoning Case 20-010-SUP:** Discuss and take action on a variance request by Kimley-Horn on behalf of DR Horton to allow for the construction of a monument sign wider than twelve feet (12') at the entrance of Magnolia Meadows Phase III.

## **ADJOURNMENT**

I, Brandi Brown, City Secretary, do hereby certify that the Notice and Agenda was posted in a place convenient to the Public on January 8, 2021. Pursuant to Section 551.071 of the Texas Government Code, the Sign Control Board reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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Brandi Brown, City Secretary



# CITY OF GLENN HEIGHTS SIGN CONTROL BOARD REPORT

Date: January 11, 2021

## **SUBJECT**

The Sign Control Board will hear a variance request related to the proposed wall sign for Exclusive Hair and Beauty.

## **REPORT IN BRIEF**

Discuss and take action on a variance request by Giant Sign on behalf of Exclusive Hair and Beauty to permit the placement of a wall sign higher than fifteen feet (15') at 1308 East Bear Creek Road, Glenn Heights, Dallas County, Texas.

## **BACKGROUND / DISCUSSION**

### CODE OF ORDINANCES CHAPTER 15 – DEVELOPMENT REGULATIONS

#### Section 15.01.011

*Wall Sign: A permanent sign other than a mural erected, displayed or maintained on the wall of a building.*

#### Section 15.01.062 (a.2)

*Location: No wall sign shall be placed on any roof or on top of any structure. In addition, no part of a wall sign shall be at an elevation higher than fifteen feet (15') above the average ground level elevation along the side of the building on which the wall sign is installed. If a building has two (2) or more stories, no signs shall be installed at a level above the bottom of the second-floor windows, unless the building is a multitenant office or multitenant commercial structure wherein tenants have primary, direct access from their space to the outside. This access must include outside walkways and stairways properly designated for public use.*

*If the multi-stories building does not have the aforementioned direct primary access, but have multiple businesses, a multitenant monument sign may be used in lieu of wall signs.*

Included in the façade of the retail center located at 1308 East Bear Creek Road is a canopy with a wall mount clearance of approximately sixteen feet (16'). The clearance of this canopy does not allow for the installation of wall signs in accordance with the height restrictions established in the City's Code of Ordinances. Therefore, the applicant asks the Sign Control Board to increase the maximum height to twenty-five feet (25'). This request is in keeping with the other wall signs on this building. In fact, a similar request was placed and approved for a different retail occupant in 2019.

#### **FISCAL IMPACT**

The City will collect approximately \$107.69 in building permit fees.

#### **PUBLIC CONTACT**

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by December 25, 2020. Notice was also published in a local newspaper by December 27, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

#### **RECOMMENDATIONS**

Staff recommends approval of this variance request.

#### **PREPARED BY**

Miamauni Hines, Planner

#### **REVIEWED BY**

Marlon Goff, Director of Planning and Development Services

## **ATTACHMENTS**

- I. Exclusive Hair & Beauty Wall Sign Details

**Exclusive Hair Salon - Face-Lit Channel Capsule on Raceway w/Tagline Capsule**  
 1308 E. Bear Creek Rd., Glenn Heights, TX 75154

Proposed:



Existing:



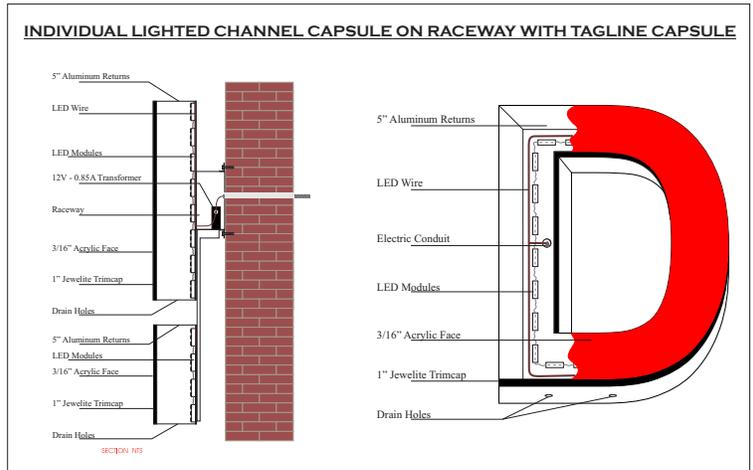
**North Elevation**

**Electrical Notes**  
 Power must be provided by customer unless otherwise specified in writing. Access to back side of fascia is required for installation.  
 Each sign location must have:  
 1. Primary electrical of 120V.  
 2. J-box installed within 6 feet of sign.  
 Otherwise, customer is responsible for the power connection to the sign.

Night Simulation:



SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH ARTICLE 600 OF NATIONAL ELECTRIC CODES



**Face-Lit Channel Capsule on Raceway w/Tagline Capsule:**

- 3/16" White Acrylic Faces
- Translucent Cut Red Vinyl Overlay
- Opaque Black Vinyl Overlay
- 1" Black Jewelite Trimcap
- 5" Black Aluminum Returns
- Illuminated w/White LEDs
- LED Power Supplied Mounted in Raceway in UL Listed Box w/Disconnect Switch

UL LISTED SIGN COMPANY



Texas Sign Contractors License: TSCL#18434  
 Regulated by The Texas Department of Licensing and Regulation  
 P.O. Box 12157 Austin, TX 78711 1-800-803-9202

<p>LANDLORD APPROVAL</p> <p>The undersigned consents to the installations and maintenance of this sign on my property in accordance with the agreement between Giant Sign Co. And my Tenant(s) and any extension, renewals, or modifications thereof</p>		<p>DESIGN, SPECIFICATIONS, &amp; COLOR APPROVALS</p> <p>This drawing is the property of Giant Sign and all rights to its use for reproduction are reserved by Giant Sign.</p>		<p>CLIENT: Exclusive HS      DATE: 8-26-20</p>	
				<p>ADDRESS:                  1308 E. Bear Creek Rd.,                  Glenn Heights, TX 75154</p>	
				<p>DESTINATIONS: City of Glenn Heights</p>	
				<p>ARTIST: Mike Gary                  CELL: 972.988.9455                  EMAIL: mike@giantstsign.com</p>	
Property Owner/Authorized Agent	Date	Customer	Date		



# CITY OF GLENN HEIGHTS SIGN CONTROL BOARD REPORT

Date: January 11, 2021

## **SUBJECT**

The Sign Control Board will hear a variance request related to the proposed monument sign for Magnolia Meadows Phase III.

## **REPORT IN BRIEF**

Discuss and take action on a variance request by Kimley-Horn on behalf of DR Horton to allow for the construction of a monument sign wider than twelve (12') at the entrance of Magnolia Meadows Phase III.

## **BACKGROUND / DISCUSSION**

### CODE OF ORDINANCES CHAPTER 15 – DEVELOPMENT REGULATIONS

#### Section 15.01.011

*Monument Sign: A freestanding sign intended to be relatively broad in width compared to height build with masonry material like brick, stone, concrete or other masonry material that harmonizes with the architecture of the establishment it serves.*

#### Section 15.01.063

*Residential subdivision: Each residential subdivision shall be permitted one (1) monument sign and one (1) wall sign mounted on a subdivision masonry screening wall for identification of the subdivision for each street frontage providing access to the subdivision. For the purposes of this article, identical subdivision identification signs on both sides of the access street shall be considered one (1) sign. Such sign shall not exceed eight (8') (including the*

*masonry base) in height, twelve feet (12') in width and the sign face area shall not exceed sixty square feet (60 sq. ft.) per sign face.*

In 2019, the Development Review Committee and City Council granted DR Horton a variance for the construction of a monument sign nine feet (9') in height, thirty-five feet (35') wide, composed of masonry and steel in Magnolia Meadows Phase II. Though the proposed sign for Magnolia Meadows Phase III is smaller and made of similar material, the width still exceeds the maximum width for monument signs as established in the City's Code of Ordinance. Specifically, the developer asks the Sign Control Board to increase the maximum sign width to twenty-five feet (25') for the Magnolia Meadows Phase III monument sign. The construction of such a sign would allow for uniformity between the phases of this subdivision.

#### **FISCAL IMPACT**

The City will collect approximately \$783.75 in building permit fees.

#### **PUBLIC CONTACT**

Notices were mailed to adjacent property owners within two hundred feet (200') of the subject property by December 25, 2020. Notice was also published in a local newspaper by December 27, 2020 as required by state law and the City of Glenn Heights Comprehensive Zoning Ordinance.

#### **RECOMMENDATIONS / ALTERNATIVES**

Staff recommends approval of this variance request.

#### **PREPARED BY**

Miamauni Hines, Planner

#### **REVIEWED BY**

Marlon Goff, Director of Planning and Development Services

## **ATTACHMENTS**

- I. Magnolia Meadows Phase III Entry Sign Hardscape Details

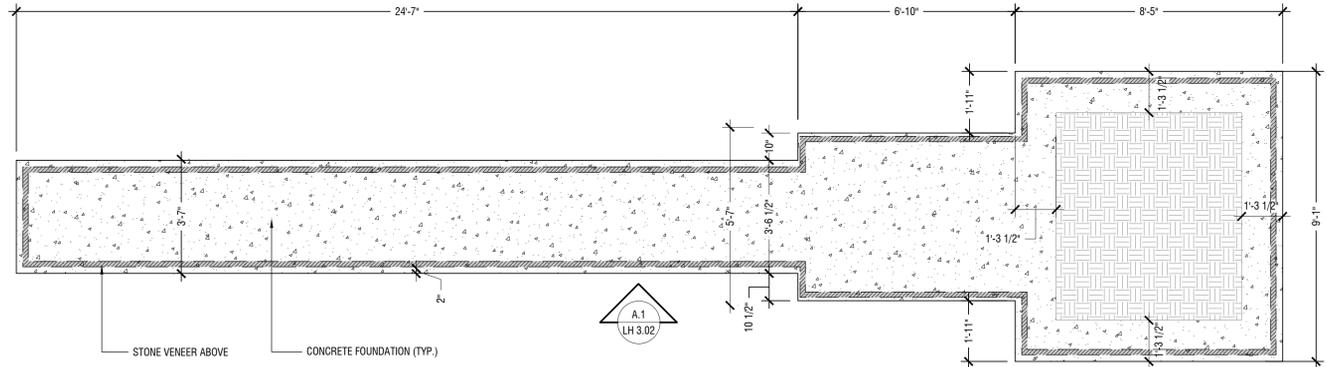
Plotted By: Eaton, Samanthra. Date: September 14, 2020 10:33:59am. File Path: K:\FRI\Civil\068517087\Magnolia Farms - Glenn Heights Landscape\DESIGN\04\_CD\_Plansheets\Phase 3\LH 3.01.dwg

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

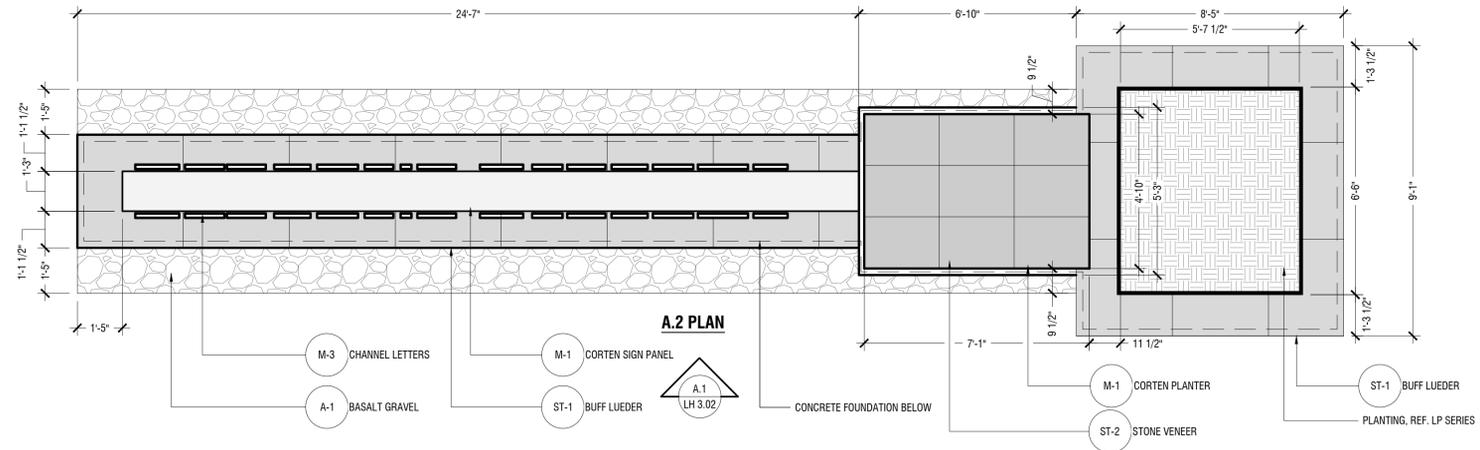
**NOTE:** PER THE PROPOSED SIGN DESIGN, THE TOTAL FACE SQUARE FOOTAGE OF THE SIGN LETTERING IS APPROXIMATELY 29.42 S.F.

**NOTE:** THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.

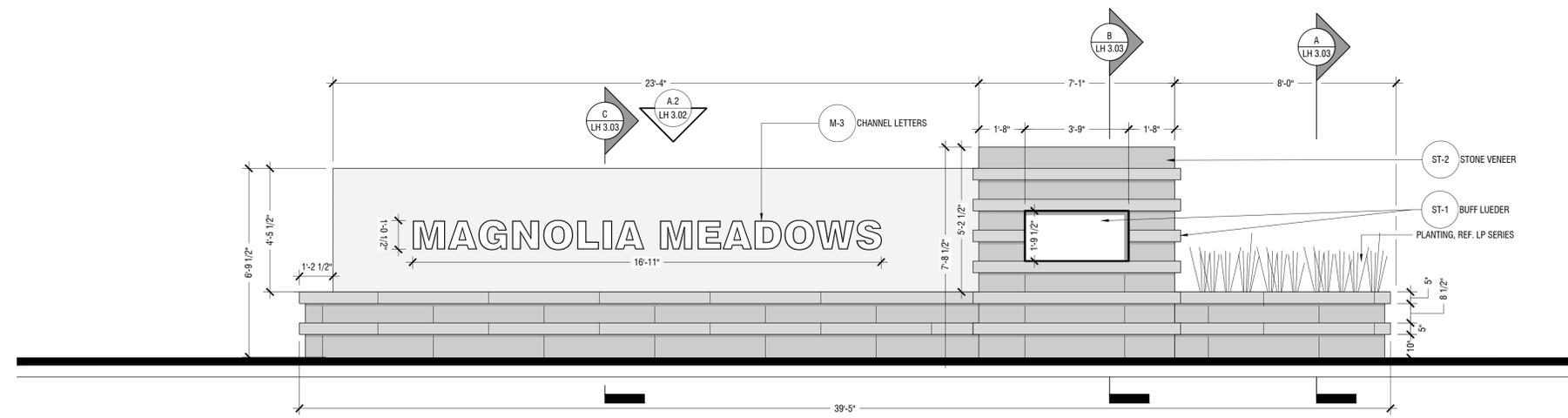
**NOTE:** STRUCTURAL DESIGN OF WALLS AND CONCRETE FOOTINGS IS NOT INCLUDED. NOR WILL THE DESIGN BY OTHERS BE INCLUDED IN CONSULTANT'S PLAN SETS. IT IS ANTICIPATED THAT SUCH DESIGNS AND PLANS WILL BE PROVIDED SEPARATELY BY THE CONTRACTOR CONSTRUCTING THE WALLS. FONT WILL BE SENT TO CONTRACTOR IN AUTOCAD FORMAT ON REQUEST OF THE CONTRACTOR.



**A.3 FOUNDATION PLAN**



**A.2 PLAN**



**A.1 SIDE ELEVATION**

COMMUNITY ENTRY

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

**A**

**Kimley»Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034  
 PHONE: 972-335-3580 FAX: 972-335-3779  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT: 068517087  
 DATE: 9/14/2020  
 SCALE: AS SHOWN  
 DESIGNED BY: SNE  
 DRAWN BY: MLS  
 CHECKED BY: NBA

**HARDSCAPE DETAILS**

**MAGNOLIA MEADOWS**  
 PHASE 3  
 CITY OF GLENN HEIGHTS,  
 ELLIS COUNTY, TEXAS

SHEET NUMBER  
**LH 3.02**

No.	REVISIONS	DATE	BY