

**FARMERSVILLE SIGN BOARD OF APPEALS AGENDA
SPECIAL MEETING
June 17, 2013
7:00 P.M., CITY HALL**

I. PRELIMINARY MATTERS

Call to order, roll call

II. RECOGNITION OF CITIZENS/VISITORS

III. PUBLIC HEARING

A. Public Hearing to consider, discuss and act upon a variance request for a sign to be placed at 223 McKinney Street, Independent Bank


IV. ADJOURNMENT

- No action may be taken on comments received under "Recognition of Visitors".
- The Board may vote and/or act upon each of the items listed in the Agenda.

The Planning and Zoning Commission 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 June 14, 2013, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Tom Waitschies, Chairman

Dated this the 14th day of June, 2013.



Edie Sims, City Secretary





TO: Sign Board of Appeals
FROM: Edie Sims, City Secretary
DATE: June 17, 2013
SUBJECT: Public Hearing to consider, discuss and act upon a variance request for a sign to be placed at 223 McKinney Street, Independent Bank

- Independent Bank has made a sign variance request. A letter is attached for review.
- Attached find the Current Sign Ordinance regarding monument signs and the sign requirements in the Central Area.

ACTION:

- f) Open the Public Hearing and call the time.**
- g) Ask for anyone to come forward and speak who is FOR the variance.**
- h) Ask for anyone to come forward and speak who OPPOSES the variance.**
- i) Close the Public Hearing and call the time.**
- j) Commission to discuss the matter and make recommendation to the City Council for final approval.**




Application for Zoning Change

Applicant:		
Independent Bank		
Mailing Address:	City/State/Zip:	Daytime Telephone:
P. O. Box 592	Farmersville, TX 75442	972-782-6181
Property Address:	City/State/Zip:	
223 McKinney Street	Farmersville, TX 75442	
Legal Description:		
Lot 12, Block A, Farmersville Original Donation Lot 13d, Block A, Farmersville Original Donation		
Lot(s):	Block(s):	Subdivision:
See Above	See Above	See Above
Acreage: ((If acreage, provide separate metes and bounds description))		
NA		
Existing Use and Current Zoning of Property:		
Commercial Property used as banking facility and tenant space. Current zoning is Central Area.		
Give explanation of proposed rezone and use of property. Attach maps, drawings and other supporting information.		
The building located on Lot 12 mentioned above has been converted to an office space facility with tenant spaces that are now partially leased and our banking organization. The current zoning does not allow for a monument sign being erected for tenant identification purposes. Changing to Commercial zoning will be to allow for a monument sign being erected in the front/side yard of lot 12. The change of lot 13d described above is for consistency with lot 12.		

Independent Bank

By:  _____
 Johnny Bratcher, EVP.
 Property Owner Signature

 _____
 Date



Design # 13-0942
 Sheet 1 of 3
 Client INDEPENDENT BANK
 Address 223 MCKINNEY STREET FARMERSVILLE, TX 75442
 Account Rep. R. BROWN
 Designer RAY
 Date 5-3-13
 Approval / Date

Client	
Scale	
Author	
Art	
Engineering	
Landscape	

Revision / Date



www.chandler signs.com
 224 McGee Ave., Suite 103, Dallas, TX 75244
 972-443-7272 Fax 972-443-7274
 1200 N. Loop West, Suite 100, Dallas, TX 75242
 972-443-7272 Fax 972-443-7274
 1023 Park Center Drive, Suite C, Dallas, TX 75242
 972-443-7272 Fax 972-443-7272
 8420 Beverly Avenue, Suite 200, Fort Worth, TX 76120
 817-443-7272 Fax 817-443-7272
 2040 South Loop West, Suite 100, Dallas, TX 75242
 972-443-7272 Fax 972-443-7272
 27 Westwood, Suite 100, Fort Worth, TX 76102
 817-443-7272 Fax 817-443-7272
 800-433-7272 Fax 214-349-4794
 800-433-7272 Fax 214-349-4794
 800-433-7272 Fax 214-349-4794

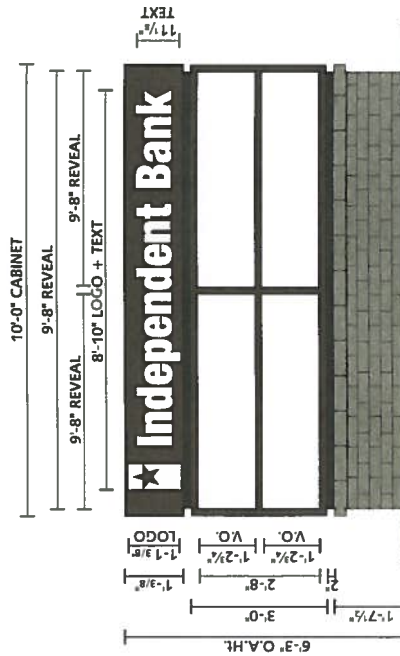


EXISTING



PROPOSED

NTS



D/F MONUMENT-OPTION 1

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

- QTY: (1)- REQUIRED - MANUFACTURE & INSTALL
- BOTTOM CABINET: D/F FABRICATED ALUMINUM MONUMENT SIGN w/ FABRICATED ALUMINUM RETAINERS -PAINT 313 DARK BRONZE - #7328 WHITE POLYCARBONATE FACES TO BE LEFT BLANK FOR FUTURE USE.
- TOP CABINET: D/F FABRICATED ALUMINUM CABINET PAINTED 313 DARK BRONZE -WITH WHITE ACRYLIC ROUT OUT PUSH THROUGH TEXT AND LOGO.
- *STAR* TO BE 3630-69 DURANODIC VINYL -1ST SURFACE OVERLAY INTERNALLY ILLUMINATED w/ 800mA H.O. FLUORESCENT LAMPS
- FABRICATED ALUMINUM REVEAL BETWEEN TOP & BOTTOM CABINET PAINTED BLACK
- FABRICATED ALUMINUM REVEAL BETWEEN BOTTOM CABINET & BRICK BASE PAINTED BLACK BRICK MASONRY BASE TO MATCH BUILDING - BY OTHERS
- 3" THICK MOW PAD
- STD. STEEL PIPE SUPPORT SET IN A CONCRETE PIER FOUNDATION -
- NOTE: EXACT SUPPORT & FOUNDATION ARE TO BE DETERMINED PER LOCAL CODES PER WINDLOAD, SOIL CONDITIONS, ETC.



Design #	13-0942
Sheet	2 of 3
Client	INDEPENDENT BANK
Address	223 MCKINNEY STREET FARMERSVILLE, TX 75442
Account Mgr.	R. BROWN
Designer	RAY
Date	5-3-13
Approval / Date	
Client	
Scale	
Author	
Rev	
Revised By	
Revised Date	



www.chancellorsigns.com
 22467504th St. Suite 103, Dallas, TX 75244 Phone: 972-297-2995 Fax: 972-297-2997
 1224 W. McAllen Blvd., Suite 101 McAllen, TX 78504 Phone: 361-273-2991 Fax: 361-273-2997
 1302 Park Center Drive, Suite C, Irving, TX 75038 Phone: 972-255-1122 Fax: 972-255-1125
 400 Saylor Avenue, Suite 300, Carrollton, TX 75006 Phone: 972-483-0200 Fax: 972-483-0203
 2204 Souders Blvd, Suite 200, Carrollton, TX 75006 Phone: 972-483-0488 Fax: 972-483-0492
 8747 Preston Road, Suite 102, Dallas, TX 75241 Phone: 972-297-6299 Fax: 972-297-6294
 1814 Park Blvd, Suite 100, Carrollton, TX 75006 Phone: 972-483-2999 Fax: 972-483-2997

FINAL ELECTRICAL CONNECTION BY CUSTOMER

INDEPENDENT BANK

13-0942

223 MCKINNEY STREET
FARMERSVILLE, TX 75442

RAY

5-3-13

www.chancellorsigns.com

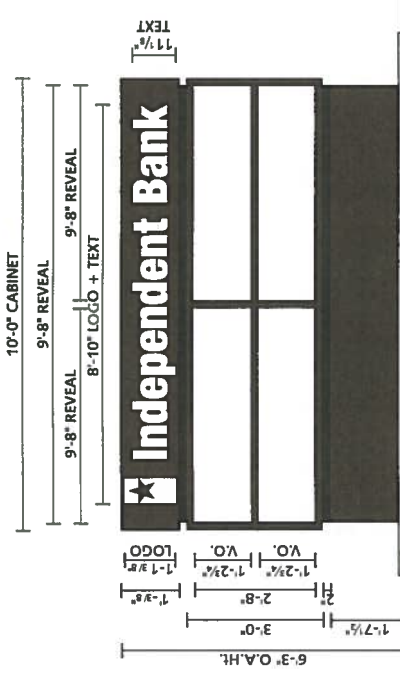


EXISTING



PROPOSED

NTS



D/F MONUMENT-OPTION 2

QTY: (1) - REQUIRED - MANUFACTURE & INSTALL

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

BOTTOM CABINET: D/F FABRICATED ALUMINUM MONUMENT SIGN w/ FABRICATED ALUMINUM RETAINERS -PAINT 313 DARK BRONZE - #7328 WHITE POLYCARBONATE FACES TO BE LEFT BLANK FOR FUTURE USE.

TOP CABINET: D/F FABRICATED ALUMINUM CABINET PAINTED 313 DARK BRONZE -WITH WHITE ACRYLIC ROLL OUT PUSH THROUGH TEXT AND LOGO.

STAR TO BE 3630-69 DURANODIC VINYL, 1ST SURFACE OVERLAY.

INTERNALLY ILLUMINATED w/ 800ma H.O. FLUORESCENT LAMPS

FABRICATED ALUMINUM REVEAL BETWEEN TOP & BOTTOM CABINET PAINTED BLACK.

FABRICATED ALUMINUM REVEAL BETWEEN BOTTOM CABINET & BRICK BASE PAINTED BLACK.

FABRICATED ALUMINUM SUPPORT COVER PAINTED 313 DARK BRONZE.

3" THICK CEMENT MOW PAD.

STD. STEEL PIPE SUPPORT SET IN A CONCRETE PIER FOUNDATION - NOTE: EXACT SUPPORT & FOUNDATION ARE TO BE DETERMINED PER LOCAL CODES PER WINDLOAD, SOIL CONDITIONS, ETC.



Design #
13-0942
Sheet 3 of 3

Client

INDEPENDENT BANK

Address

223 MCKINNEY STREET
FARMERSVILLE, TX 75442

Account Rep.

R. BROWN

Designer

RAY

Date

5-3-13

Approval / Date

Client	Date

Revision / Date

Revision	Date



www.chandler-signs.com

2234 Mackinney, Farmersville, TX 75442
354-490-5000 Fax: 354-490-5994

324 W. Adams, Farmersville, TX 75442
354-490-6000 Fax: 354-490-6774

1521 Post Center Drive, Bldg C
Mansfield, TX 76065
817-283-4100 Fax: 817-283-4100

1422 South Loop West, Suite 100
Houston, TX 77057
281-473-8175 Fax: 281-473-8003

5700 North Loop West, Suite 1000
Houston, TX 77037
832-681-3550 Fax: 832-681-3550

5700 North Loop West, Suite 1000
Houston, TX 77037
832-681-3550 Fax: 832-681-3550

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

FINAL ELECTRICAL CONNECTION BY

CHANDLER SIGNS

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

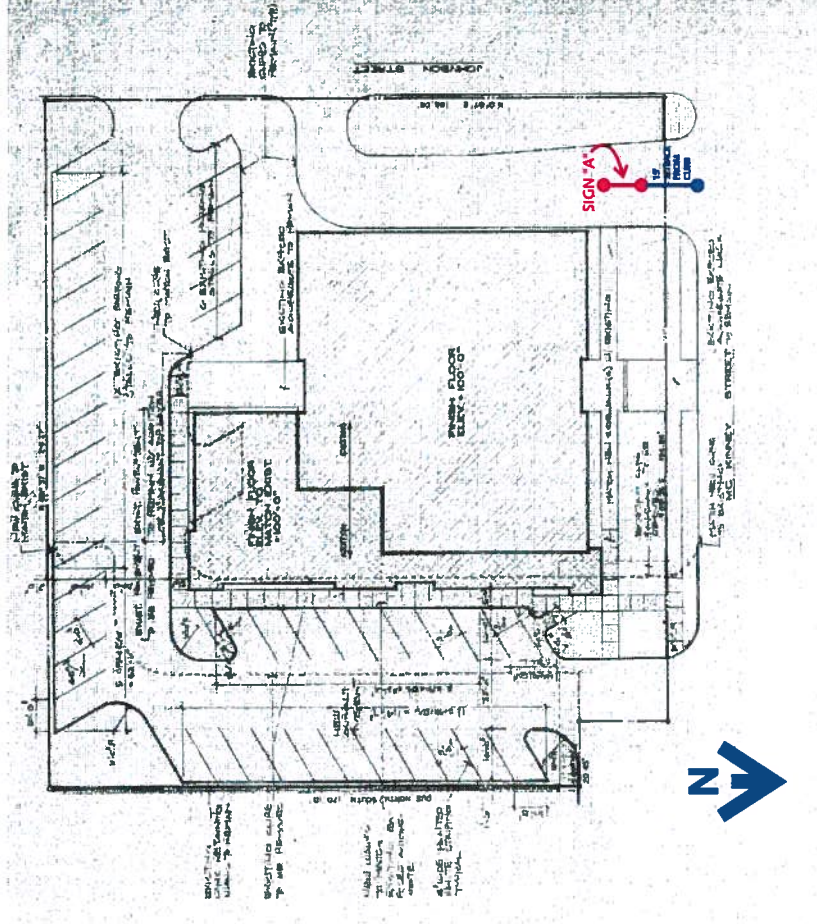
15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100

15000 Katy Road, Suite 100
Houston, TX 77050
281-495-7100 Fax: 281-495-7100



SCALE: 1/32" = 1'-0"

SITE PLAN

HAND DELIVERED

May 13, 2013



City of Farmersville
205 South Main Street
Farmersville, TX 75442

Re: Zoning Change and Variance Request

Gentlemen:

Enclosed herewith, please find an Application for Zoning Change on behalf of Independent Bank (Bank). As stated in the application, we are requesting a zoning change from the Central Area to Commercial. We have converted a portion of our bank location at 223 McKinney Street to a multi tenant facility and we currently have a portion of that space leased. Our tenants have requested the ability to place a sign on our property for public view of them being located in our building. Our plan for accomplishing this is by installing a monument sign in the yard at the North West corner of our lot at the intersection of McKinney Street and Johnson Street, the South East corner of said streets intersection. Changing the zoning to Commercial will, as we understand, allow for the monument sign's erection.

We understand the zoning change process could take up to 60 days. Therefore, we would like for this letter to represent the Bank's request for a variance to the current zoning, allowing us to move forward with the monument sign erection during the zoning change process.

Also enclosed herewith, please find two renditions of the monument sign photo shopped in the yard of our property. We have yet to determine if the base will be of a masonry construction or metal. In either case, you can see the addition of the monument sign will be pleasing to the eye and accomplish the goal for our tenants. We have also not decided as to whether the sign will be lighted or not. I have also enclosed herewith, a site plan with the location of the monument sign designated.

Should you have any questions or concerns, please contact me for discussions. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Johnny Bratcher".

Johnny Bratcher
Executive Vice President
NMLS # 709983

Enclosures