



MINUTES
PROPERTY STANDARDS BOARD
MAY 27, 2021

Council Chambers

6:30 p.m.

1945 E. Jackson Road

Board members present: Chair Dave Hermon, Les Folse, Vice-Chair Jim Pipkin, Liz Fannin, Carol Sue Muravez, Mike Whitley, Matt Garrett and Matt McCombs.

Board members absent: Maggie Vera

Guests Present:

Council Observer Steve Babick

Staff members present: Building Official Brett King; First Assistant City Attorney Susan Keller, Assistant City Attorneys Kanika Juneja and Traci Reeves; Plans Examiner Ed Green; Landscape Planner Leanne Wagener; and Administrative Support Specialist Lydia Tormos.

CALL MEETING TO ORDER: 6:30 PM

1. Approval of minutes of the March 25, 2021 meeting.

Jim Pipkin moved approval of the March 25, 2021 meeting; second by Carol Sue Muravez. The motion was approved with a unanimous 8-0 vote, (Vera absent).

PUBLIC HEARING

2. **BOA 2021-01.** Rainbow Fountain & Grill is requesting a meritorious exception from the Transit Center District sign regulations provided in Section 151.54 (C)(2)(b)(3) of the Carrollton Sign Code which prohibits vertical projecting signs on buildings less than three stories in height. The granting of the meritorious exception would allow a vertical projecting sign to be located at 1107 South Broadway Street; Original Town Carrollton Block 2 Lot 12.

Chair Hermon administered the Oath to those testifying on the case.

Terry Wright, 1430 S. Broadway St, applicant, stated they are the architects working on the east façade of Downtown Carrollton commissioned by the City of Carrollton to get it back to the historical period of the 20s and 30s when the downtown was the center of the community. He stated they worked with the City Council on the building elevations currently in progress and the proposed sign was shown to Council. He stated that blade signs have been around since the 14th century and were designed to reflect the business. He gave a history of the “rainbow” name and described the proposed sign. He stated that although the elevation was raised, the building remains a one-story building. He explained that during the day, the colors would be visible and at night a neon strip would allow the colors to be seen without glare.

NOTE: Board minutes are informational only and are not official until approved by Board.

Building Official Brett King explained the meritorious exception language and stated the signs are considered on a sign-by-sign basis. Each case is considered on its own merit. Discussion was also held about vertical signs.

Liz Fannin moved to close the public hearing and approve the request from TJW & Associates for a meritorious exception of the Carrollton Sign Code for the vertical projection blade sign to be located at 1107 S. Broadway St., Original Town Carrollton Block 2 Lot 12; second by Jim Pipkin. The motion was approved with a unanimous 8-0 vote, (Vera absent).

3. BOA 2021-02. CRU Catch a Vibe is requesting a meritorious exception from various requirements for Rooftop Signs in Section 151.34 of the Carrollton Sign Code, including exceptions from the following subsections A., B., C., D., E.1., and K. regarding requirements that rooftop signs shall: be for multifamily or certain mixed-use buildings only; have no specific tenant identification; meet a minimum building height of four stories; have a minimum building size of 225,000 square feet; not be above or in front of a mansard or pitched roof; and shall have internally illuminated channel letters without a backer. The exception request is to allow for a Roof Sign at 2512 E. Belt Line Road, Tract 26 of the Wilford W Cook Abstract 278 page 121.

Chair Hermon administered the Oath to those testifying on the case.

DeVaughnsha Carter, 2512 E. Belt Line Road, applicant, talked about the lack of visibility of the business as well as the slanted roof line. He felt that the granting of the meritorious exception would help get the business off to a good start. He stated he would like to open for business next month depending on approval of the liquor license and the sign variance approval.

Les Folsie asked staff if the Certificate of Occupancy had been issued. King replied that the C.O. would not be related to the sign in question.

Tiger Smith, part owner, referred to previous businesses at the location and stated that each of those businesses was granted a meritorious exception for the roof sign due to the location of the adjacent buildings blocking the view of their building from the street. He stated this was the only location without putting up a pylon sign. He talked about the investment put into the building to make it a good destination. He stated they would be willing to work with the City on the design and back lighting and felt they would add to the visual appeal of the block. He explained there is a small 4-foot monument sign by the street that is hard to see due to the adjacent buildings' locations.

King stated that staff had no comments but were available to answer questions.

Liz Fannin moved to close the public hearing and approve the request from DeVaughnsha Carter for a meritorious exception of the Carrollton Sign Code for a roof sign at 2512 E. Belt Line Road, Carrollton, Tract 26 of the Wilford W Cook Abstract 278 page 121; second by Jim Pipkin. The motion was approved with a unanimous 8-0 vote, (Vera absent).

OTHER BUSINESS

- a. Staff Reports – King reported that staff believed there would be a BOA and a PSB case to be heard next month and one for July.

ADJOURNMENT

Carol Sue Muravez moved to adjourn the meeting; second by Mike Whitley, and the meeting was adjourned at 6:51 p.m.

Chairperson

Secretary