

ZONING BOARD OF ADJUSTMENT MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH SALADO, TEXAS,
DECEMBER 9, 2024, AT 6:40 P.M. OR
FOLLOWING THE SPECIAL BOARD OF
ALDERMEN MEETING

AGENDA

CALL TO ORDER December 9, 2024

CALL OF ROLL City Secretary

1. CITIZEN'S COMMUNICAITONS

THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A FIVE (5) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD.

2. PUBLIC HEARING

A VARIANCE REQUEST TO THE SIGN ORDINANCE FOR MCDONALD'S, A BUSINESS LOCATED AT 305 WILLIAMS ROAD, SALADO, TEXAS.

3. DISCUSSION AND POSSIBLE ACTION

(A) DISCUSSION AND POSSIBLE ACTION TO APPROVE A VARIANCE REQUEST TO THE SIGN ORDINANCE FOR MCDONALD'S, A BUSINESS LOCATED AT 305 WILLIAMS ROAD, SALADO, TEXAS.

ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on December 6, 2024, by 5:00 p.m.

Debra Bean

Debra Bean, City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Debra Bean, City Secretary at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices may utilize the statewide Relay Texas Program at 1-800-735-2988.

ZBA Agenda Item # 1



Date Submitted:

Agenda Date Requested: December 6, 2024

Agenda Item:

CITIZEN'S COMMUNICAITONS

Project/Proposal Summary:

1. CITIZEN'S COMMUNICAITONS

THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A FIVE (5) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD.

ZBA Agenda Item # 2 & 3



Date Submitted:

Agenda Date Requested: December 6, 2024

Agenda Item:

PUBLIC HEARING AND DISCUSSION AND POSSIBLE ACTION

Project/Proposal Summary:

2. PUBLIC HEARING

A VARIANCE REQUEST TO THE SIGN ORDINANCE FOR MCDONALD'S, A BUSINESS LOCATED AT 305 WILLIAMS ROAD, SALADO, TEXAS.

3. DISCUSSION AND POSSIBLE ACTION

(A) DISCUSSION AND POSSIBLE ACTION TO APPROVE A VARIANCE REQUEST TO THE SIGN ORDINANCE FOR MCDONALD'S, A BUSINESS LOCATED AT 305 WILLIAMS ROAD, SALADO, TEXAS.



VARIANCE APPLICATION

Date: 11-8-2024

APPLICANT

PROPERTY OWNER

Name: BRAD EVERETT

MCDONALD'S / MARIA LIM

Mailing Address: 2211 PECH RD

305 WILLIAMS RD

HOUSTON TX 77055

SALADO TX 76571

Daytime Phone: 832-865-4662

512-203-1223

Fax: _____

E-mail: BRAD@TEXASREPUBLICSIGNS.COM

PROPERTY DESCRIPTION

Street Address: 305 WILLIAMS RD SALADO TX 76571

Acres: 1.59

Location: INTERSTATE 35 AND WILLIAMS RD

(ie: corner of ___ & ___; or, 1 mile south of FM ___; etc.)

Existing use of property: MCDONALD'S

Are there buildings on the property? YES If yes, what are they used for. MCDONALD'S

REQUESTED VARIANCE

I/We request a variance to Section 8(A)(2)(a) of the SIGNS Ordinance which requires...

ONE WALL SIGN IS ALLOWED PER BUILDING FACADE

Instead, I/We would like to request...

5 - WALL SIGNS, 2- BLADE SIGNS, 2- MENU BOARDS, 4- DIRECTIONAL SIGNS, 3- WINDOW POSITION DECALS,
2 - PULL FORWARD SIGNS, 4 - MOBILE ORDER SIGNS, 2 - ORDER HERE CANOPYS, 1 - DOUBLE ARM GATEWAY,
2- PRESALE MENUBOARDS

Due to... SIGNS BEING INSTALLED PRIOR TO PERMITS BEING ISSUED.



SUBMITTAL REQUIREMENTS



Site plan with additional information needed to properly and effectively review the request.
(All drawings must be to scale.)

PLEASE NOTE:

All agreements to the variance by neighbors of the property in question must be in writing to be submitted for support to the variance request.



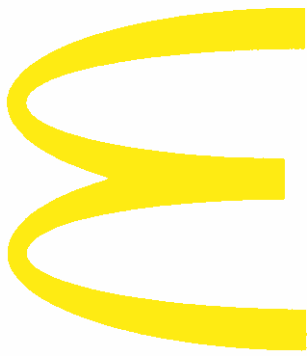
- (1) An address sign shall not contain any commercial content or personal message.
 - (2) The area of an address sign shall not exceed two (2) square feet.
 - (3) Address signage is encouraged to be reflective and placed in a location on the property where it is visible at all times.
- (K) Auxiliary signs are signs that are not part of another commercial sign and that provide information, such as hours of operations, credit cards accepted, restrictions of sale to minors, "no soliciting" or "beware of the dog" as part of a commercial use. The area of such individual signs shall not exceed one (1) square foot, and the aggregate area of all such signs cannot exceed four (4) square feet for any commercial establishment or residence.
- (L) No permit is required to repaint or otherwise repair an existing sign, provided that the area of the sign is not enlarged, the height of the sign is not increased, and the location of the sign is not changed.
- (M) No permit is required to change the copy on a changeable copy sign.

SECTION 8. REGULATION OF COMMERCIAL SIGNS; PERMIT REQUIRED

(A) Single Commercial Building

An establishment located in a single commercial building shall be allowed the following permanent signs;

- (1) One (1) free standing sign or one (1) monument sign with a maximum sign area of thirty-two (32) square feet and a maximum sign height of ten (10) feet on properties not located within the Interstate 35 Corridor. For properties located within the Interstate 35 Corridor, one (1) free standing sign or one (1) monument sign with a maximum sign area of sixty-four (64) square feet and maximum sign height of twenty (20) feet for a free-standing sign and a ten (10) feet for a monument sign.
- (2) One (1) roof sign or one (1) wall sign, sized and placed according to the following standards:
 - (a) One (1) wall sign is allowed per building façade of an establishment. Such wall signage shall comply with the size requirements for wall signage, as set forth in this Ordinance.
 - (b) A wall sign that is not painted directly on the surface of a wall must be securely mounted to and supported by the wall throughout the length and width of the sign.



McDonald's

#40961 - 305 WILLIAMS RD - SALADO, TX 76571

SIGN PROGRAM BOOK



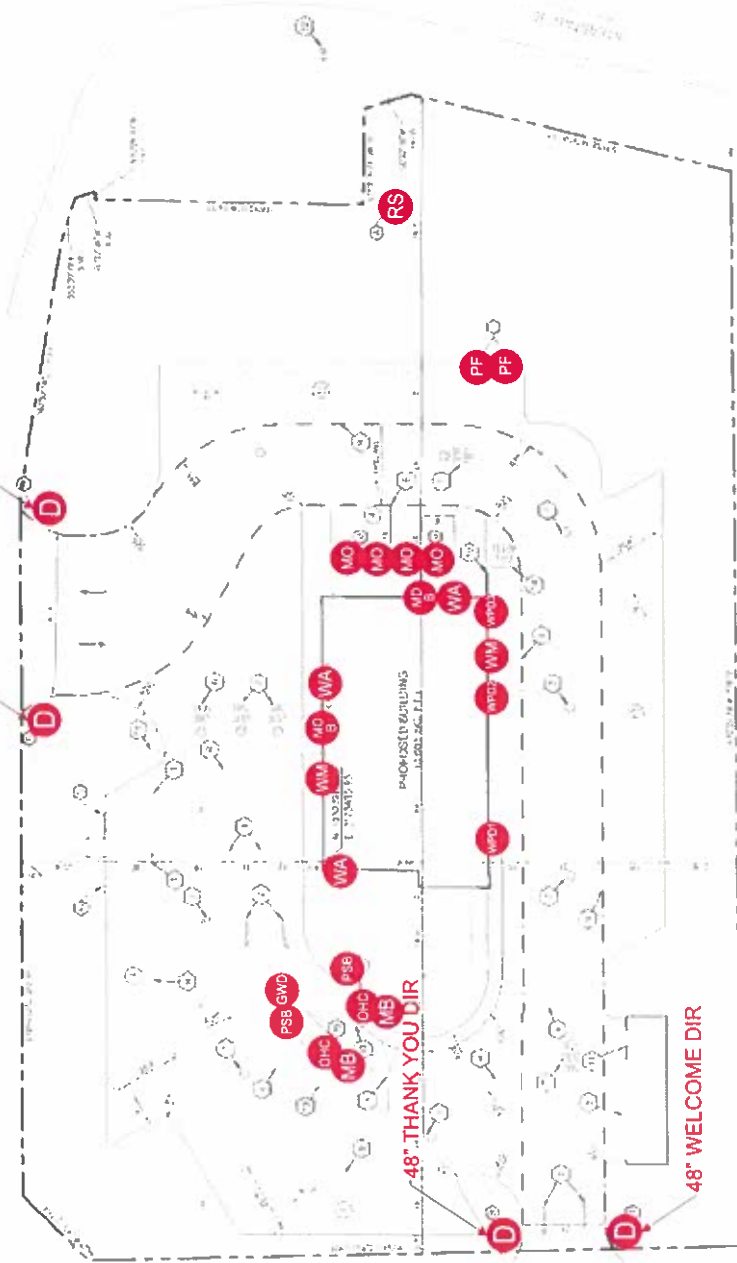
VICINITY MAP
NTS

Persona Signs, LLC 700 21st Street Southwest PO Box 270 Watertown, SD 57201-0270 1.800.843.9888 - www.personasigns.com	Customer: MCDONALD'S	Project No.: 457281	Request No.: 59736	Customer Approve (Please Initial):
	Location: SALADO, TX File Name: 457281 - R2 - MCDONALD'S #40961 - 305 WILLIAMS RD - SALADO, TX	Prepared By: C.TMBS	Date: 6/11/24	Revision: 2

persona
SIGNS | LIGHTING | IMAGE



48" WELCOME DIR 48" THANK YOU DIR



- PSB PRE-SELL BOARD (QTY 2)
- GMD DOUBLE ARM GATEWAY
- OHC ORDER HERE CANOPY (QTY 2)
- MB MENU BOARD (QTY 2)
- VPD1 WINDOW POSITION DECAL 1
- VPD2 WINDOW POSITION DECAL 2
- VPD3 WINDOW POSITION DECAL 3
- PF PULL FORWARD SIGN (QTY 2)
- MO MOBILE ORDER SIGN (QTY 4)
- WA WALL ARCH (QTY 3)
- WM 24" WORDMARK (QTY 2)
- MOB MOBILE ORDER BLADE SIGN
- MD MCDelivery BLADE SIGN
- D DIRECTIONAL (QTY 4)
- RS ROAD SIGN

Persona Signs, LLC 700 21st Street Southwest PO Box 270 Watertown, SD 57201-0270 1.800.843.8888 - www.personasigns.com	Customer: McDONALD'S	Project No.: 457281	Request No.: 59736	Customer Approve (Please Initial):
	Location: SALADO, TX	Prepared By: CTMBS	Date: 6/11/24	Approval Date:
File Name: 457281 - R2 - MCDONALD'S #40961 - 305 WILLIAMS RD - SALADO, TX		Revisions: 2	This sign is intended to be installed in accordance with the requirements of the International Building Code and other applicable codes. This includes proper permitting and loading of the sign. This is an optional standard created by Persona Signs, LLC. It is not intended to be used in the absence of the applicable code. The manufacturer does not warrant, endorse, or assume any liability for the use of this sign.	

Notes: Refer to the images on pages 1-12 for correlation with the content discussed in this document.

WILLAMS RD (North Side/Sonic)

- Image #1 -Sonic Side-3 signs: It has 2 wall signs (McDonald's Wordmark, Arches) and Blade Sign for Mobile Orders
- Image #2 -Blade Sign Mobile Order: close picture. (**Staff notes:** Unnecessary customers with mobile orders can enter either entrance door).
- Image #3 -McDonald's Wordmark: (**Staff notes:** this is one of the signs which is unnecessary as people will first recognize the Golden Arches wall sign first before reading McDonald's Wordmark).
- No photo of 2 Directional Signs Williams Rd: Welcome (entrance) and Thank you (exit)

VILLAGE RD (West Side/Back of lot)

- Image #4 - Drive Thru: I labeled all the elements. As we have 2 lanes, that's why there are 2 x presell menu boards, menu boards and canopies. All necessary elements to keep the traffic flowing.
- Image #5 - Directional Signs Village Rd: Welcome (entrance) and Thank You (exit)
- Image #6 - Wall Sign by Drive Thru: Arches wall sign

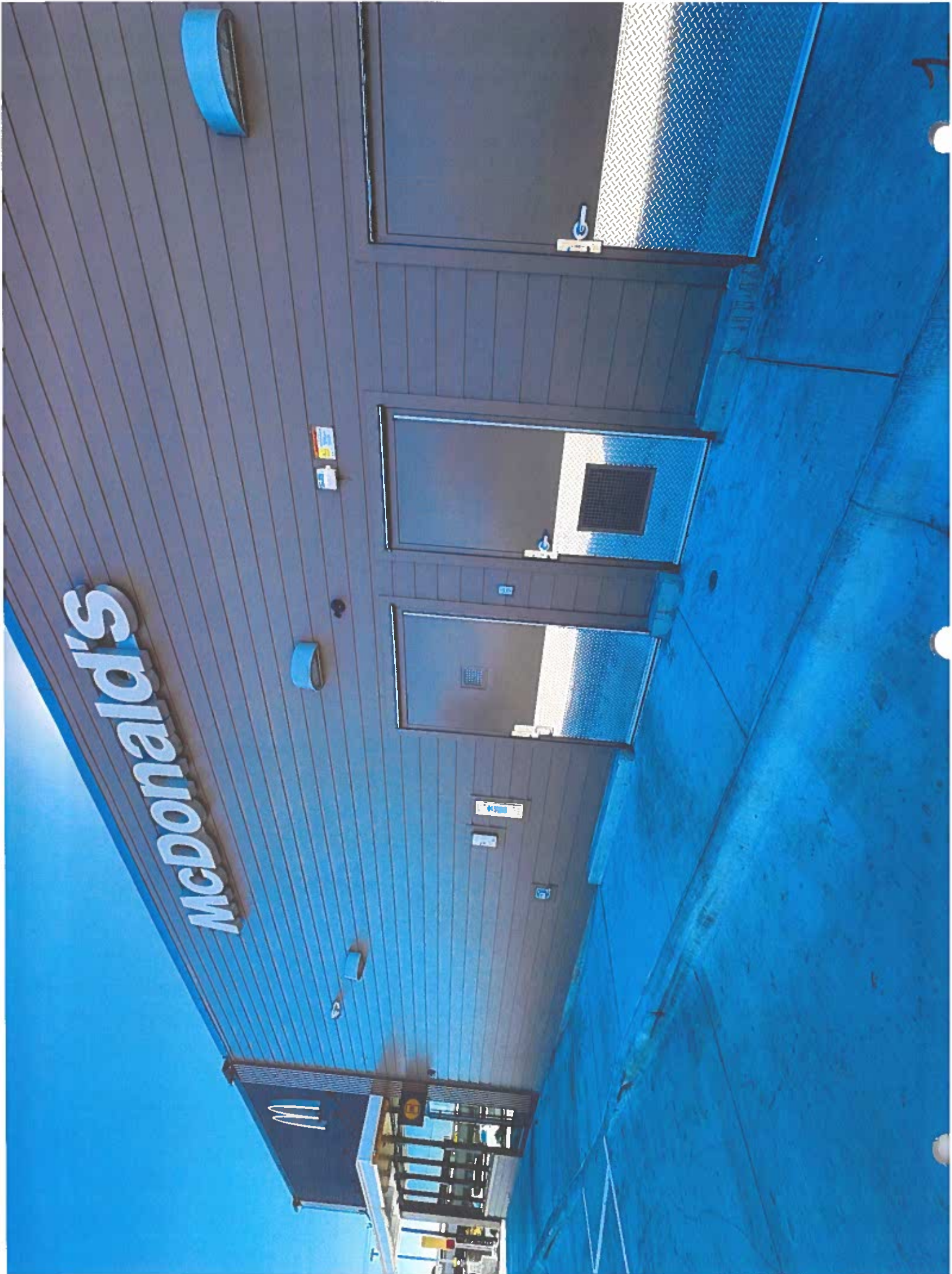
SOUTH SIDE (Bush's Chicken)

- Image #7 - Wall Signs Bush's and Frontage Rd: There's only one wall sign on the Bush's side which is a McDonald's Wordmark
- Image #8 - Window Position Decals: Decals are stuck on the canopies to identify the purpose of the window below

FRONTAGE RD (Robertson Rd/East Side)

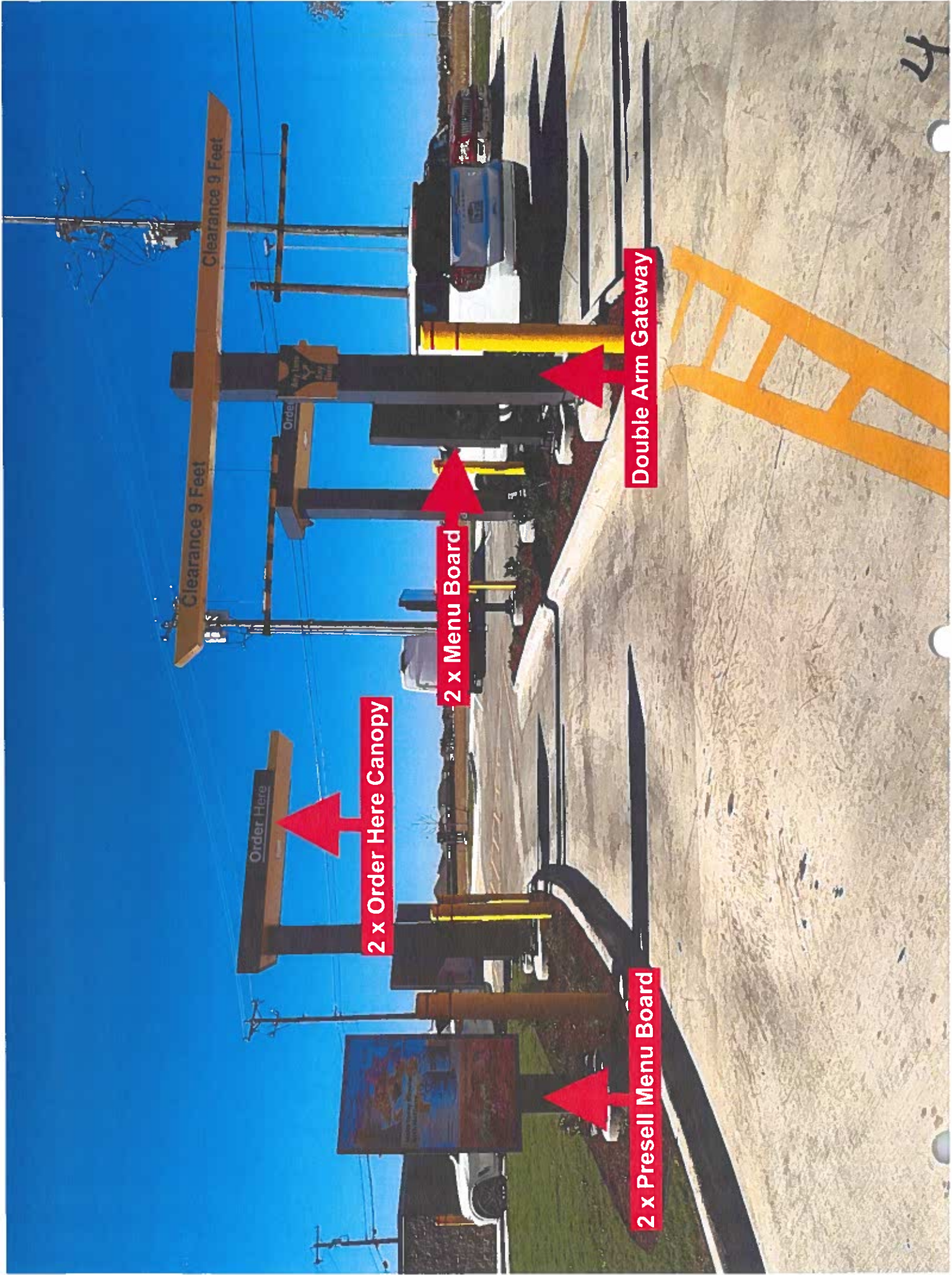
- Image #9 - Frontage Rd-2 Signs on Building: It has 1 wall sign and the Blade Sign for Delivery. Also shows 4 Mobile Order/Courier parking signs.
- Image #10 - Blade Sign Delivery: close picture. (**Staff notes:** Unnecessary as customers with delivery pick up have assigned parking stalls in front of the building and that is the door that is most convenient to enter).
- Image #11 - Frontage Rd with Pull Forward Signs: it has 2 Pull Forward Signs plus 2 more Mobile Order/Courier parking signs which they failed to include on the variance request

Final image proof #12 - Golf cart parking (Frontage Rd) and Supervisor's and owner parking signs (Bush's side) 3 smaller parking signs.









Double Arm Gateway

2 x Menu Board

2 x Order Here Canopy

2 x Presell Menu Board

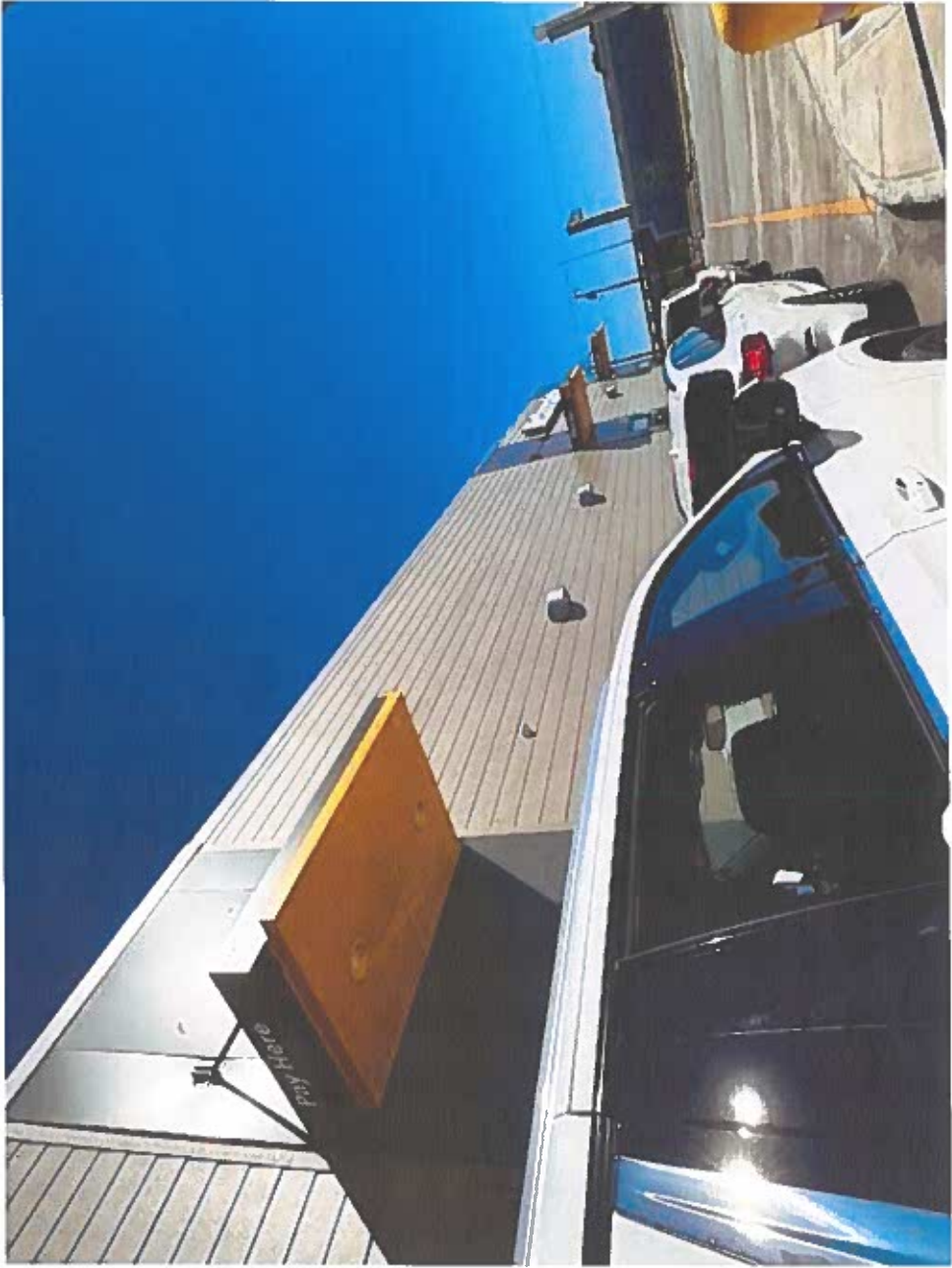
4







8





9





VIAO 3 6 2011 14:55:00

11



SIGNS2GO
830-798-0300
signs2gomf.com

DESIGN PROOF
signs2goart@gmail.com

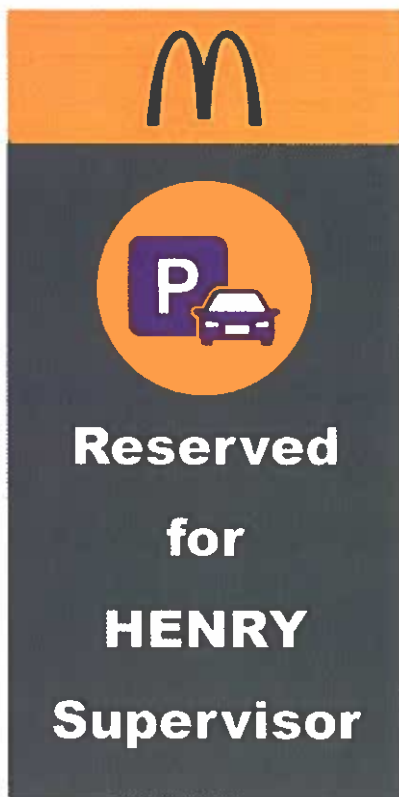
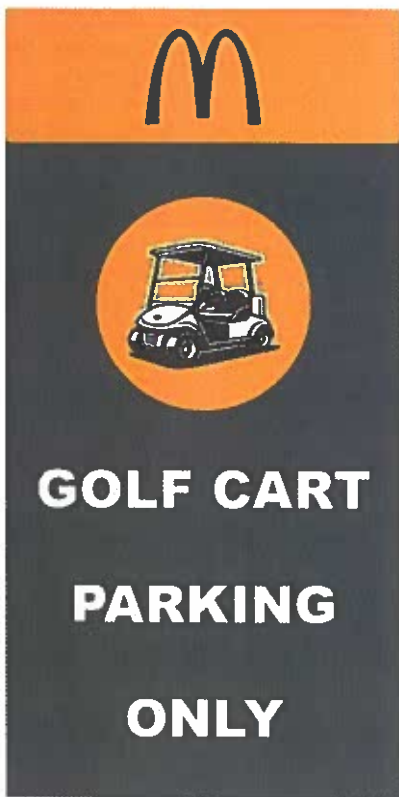
DATE: 10/23/2024

NAME: McDonalds

EMAIL: maria.lim@partners.mcd.com

PHONE: 512-203-1223

PROJECT: x3 ss Aluminum (12"x24")



Final 1:



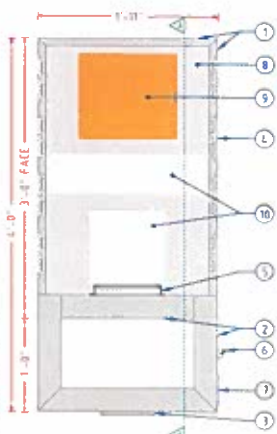
PLEASE REVIEW THE PROOF AND VERIFY THAT ALL INFORMATION IS CORRECT. CHECK ALL PHONE NUMBER, ADDRESSES, NAMES AND COLORS. NOTE THAT COLORS VARY FROM SCREEN TO PRINT, SO WE CANNOT GUARANTEE EXACT COLOR MATCHING. NO WORK WILL BE PERFORMED WITHOUT A DEPOSIT OR CLIENT APPROVAL. CLIENT MAY BE LIABLE FOR EXTRA PRODUCTION CHARGES IF CHANGES ARE MADE AFTER APPROVAL IS GIVEN. **3 PROOFS ARE INCLUDED WITH DESIGNS BUT ADDITIONAL PROOFS WILL BE \$15.00 EACH.** THIS DESIGN PROOF IS THE PROPERTY OF SIGNS 2 GO AND CANNOT BE USED FOR ANY PURPOSE OR BY ANYONE OTHER THAN SIGNS 2 WITHOUT PRIOR WRITTEN PERMISSION.

GRAPHIC ARTIST/DESIGNER: Henna

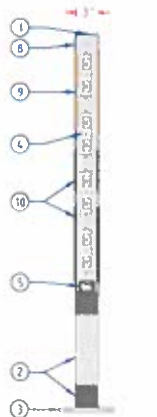
© COPYRIGHT SIGNS 2 GO 202



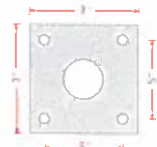
DIRECTIONAL ELEVATION
SCALE: 1" = 1'-0"



FRAME & LAMP DETAIL
SCALE: 3/4" = 1'-0"



CROSS SECTION A-A
SCALE: 3/4" = 1'-0"



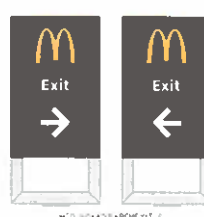
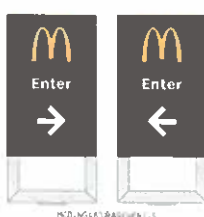
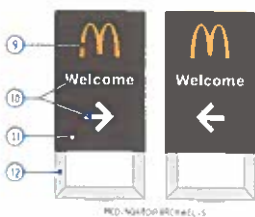
1/2" X 3" X 3" ALUMINUM PLATE
5/8" BOLT HOLES
2 1/2" CENTER HOLE

PLATE DETAIL
SCALE: 1 1/2" = 1'-0"

MCDONALD'S 40" NEXT GEN DIRECTIONAL SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	3" X 1" X 1/8" ALUMINUM C-CHANNEL
2	3" X 3" X 1/8" ALUMINUM TUBE
3	MOUNTING PLATE (SEE PLATE DETAIL)
4	WHITE LED'S AS REQUIRED
5	LED POWER SUPPLIES AS REQUIRED
6	DISCONNECT SWITCH
7	ELECTRICAL CONNECTION ACCESS THROUGH COVER
8	800° ROUTED ALUMINUM SHOEBOX FACES
9	118" NG YELLOW SOLAR GRADE POLYCARBONATE BACKER PANEL
10	118" NG WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL
11	POWDERCOAT HENTZEN #P90353APC (OR PAINT TO MATCH)
12	PAINT TO MATCH SILVER OR METALLIC GRAY

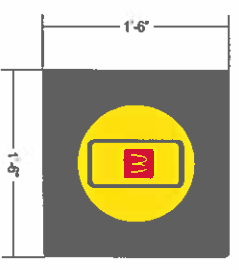
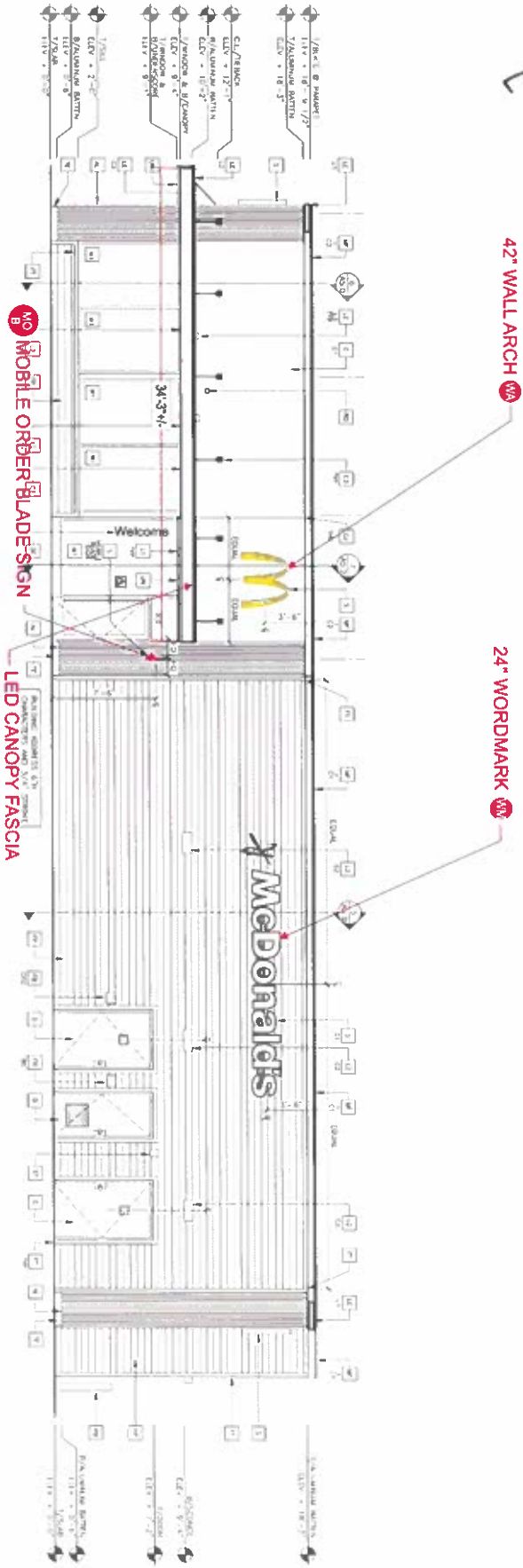
NOTES

- DESIGN FACTOR TO BE DETERMINED
- 3" X 1/8" ALUMINUM C-CHANNEL FRAME
- ROUTED ALUMINUM SHOEBOX FACES
- EXTERIOR FINISH
FACES - POWDERCOAT HENTZEN #P90353APC (OR PAINT TO MATCH)
TUBES AND PLATE - PAINT SILVER OR METALLIC GRAY
- INTERIOR FINISH - PAINT REFLECTIVE WHITE
- FACES REMOVABLE FOR SERVICE ACCESS
- UL LISTED
- ELECTRICAL - 110 AMP/120 VOLTS
- SQUARE FOOTAGE
FACE = 5.75
DISPLAY = 7.67



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

NON DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"



Persona SIGNS LIGHTING IMAGE Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.343.3888 - www.personasigns.com		Customer: McDONALD'S Location: SALADO, TX File Name: 457281 - R2 - McDONALD'S #40861 - 315 WILLIAMS RD - SALADO, TX	Project No.: 457281 Prepared By: CTHUBS Date: 01/11/24	Request No.: 58736 Revision: 2	The sign is intended to be installed in accordance with the requirements of the applicable local, state and federal codes. This includes proper permitting and zoning of the sign. This is an output document created by Persona Signs, LLC pursuant to a license agreement with the client. It is not to be used for any other purpose without the written consent of Persona Signs, LLC.	Customer Approval (Please Initial) Approver Date:
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