

# **Cy-Fair Animal Hospital Meritorious Exception (MR2022-08)**

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. This circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes diagonal white lines and a grey triangle in the top right corner.

**ADDISON**

# Case MR2022-08 Cy-Fair Animal Hospital

ADDISON

## LOCATION:

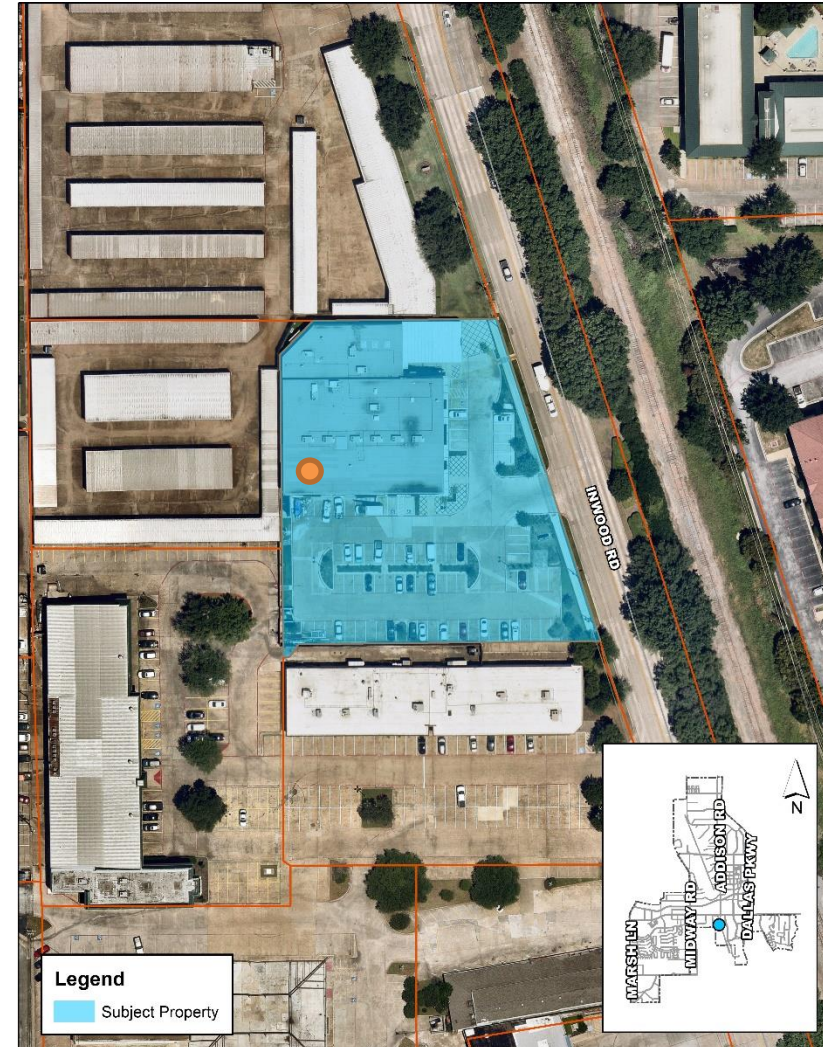
15003 Inwood Road

## REQUEST:

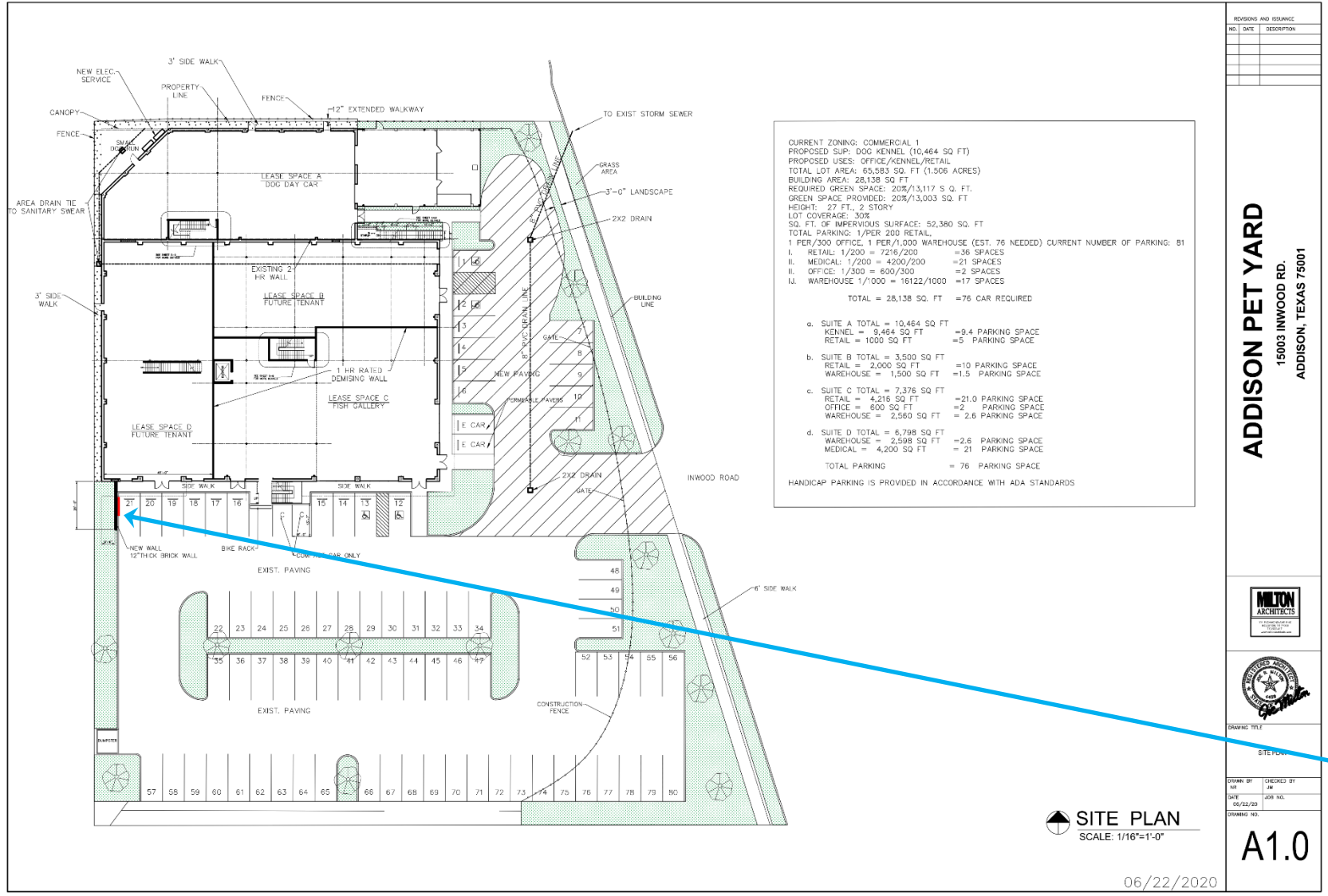
Approval of a Meritorious Exception for an attached commercial tenant identification sign for a new veterinary clinic, Cy-Fair Animal Hospital

## ACTION REQUIRED:

Discuss and consider action on the appropriateness of the proposed sign code meritorious exception request



# Case MR2022-08 Cy-Fair Animal Hospital

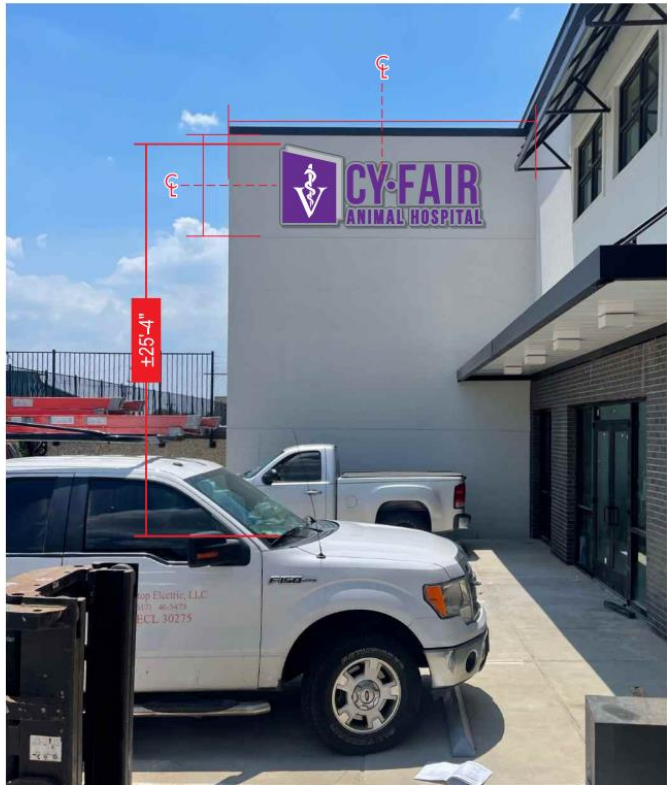


Setback 227' from Inwood Road

# Case MR2022-08 Cy-Fair Animal Hospital



EXISTING CONDITIONS



UPDATED CONDITIONS



ILLUMINATED CONDITIONS

SIGN ELEVATION

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



PROJECT: CY FAIR ANIMAL HOSPITAL  
LOCATION: 15003 INWOOD DRIVE  
CITY/STATE: ADDISON, TX 75001  
DATE: 7.1.22  
SALES / PM: MARCO GONINEZ  
DESIGNER: KEN PHU  
DRAWING#: 7159

REVISIONS

NO.	DESCRIPTION	DATE

SIGNATURES

CLIENT APPROVAL  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDLORD APPROVAL  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SALES APPROVAL  
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

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**UL INSTALLATION REQUIREMENTS**  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

120 VOLT ELECTRICAL SERVICE

ELECTRICAL LOAD:  SIGN  LED DISPLAY

20 AMP CIRCUIT(S):

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN  
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN  
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PAGE 2 of 4



## SIGN CODE COMPLIANCE ISSUES

- The proposed wall sign exceeds the maximum letter/logo height and maximum total area permitted by the Sign Code.
- Applicant Justification:
  - The suite is near the back of the site, over 200 feet from Inwood Road. The larger sign would allow for greater visibility from the right-of-way.



SIGN LAYOUT

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

## MERITORIOUS EXCEPTION CRITERIA:

The council may consider appeals on the basis that such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship or on the basis that the proposed improvement although falling under the definition of a "sign," constitutes art that makes a positive contribution to the visual environment.

## Proposal does meet hardship criteria

- Due to the need to utilize the term, “Animal Hospital” in the signage, strict application of the sign code would result in a poorly scaled sign that has reduced visibility from Inwood Road.

## RECOMMENDATION:

Staff recommends **approval of the request.**

The proposed sign is appropriately scaled for the building and is compatible with other signs along the Inwood corridor.

The attached sign will comply with all other applicable standards within the sign code and meets the “hardship” criteria of the sign code.