



CITY OF NORTH RICHLAND HILLS
SIGN REVIEW BOARD AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, MARCH 9, 2026

The North Richland Hills City Council, sitting as the Sign Review Board, will meet immediately following the 7:00 p.m. March 9, 2026 City Council meeting.

REGULAR MEETING: 7:00 PM

Held in the Council Chamber

A. CALL TO ORDER

B. PUBLIC COMMENTS

An opportunity for citizens to address the Sign Review Board on matters which are scheduled on this agenda for consideration by the Board, but not scheduled as a public hearing. In order to address the Sign Review Board during public comments, a Public Meeting Appearance Card must be completed and presented to the recording secretary prior to the start of the Sign Review Board meeting.

C. ACTION ITEMS

C.1 [Approve minutes of the August 11, 2025 Sign Review Board meeting.](#)

D. PUBLIC HEARINGS

D.1 [SRB26-0021 Public hearing and consideration of a request from Elements of Architecture Inc. for a variance to Chapter 106 \(Signs\) of the North Richland Hills Code of Ordinances regarding monument signs at 828 Harwood Road, being 80.97 acres described as Tract A1A1, Northeast Campus Addition.](#)

E. ADJOURNMENT

Certification

I do hereby certify that the above notice of meeting of the North Richland Hills Sign Review Board was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Tuesday, March 3, 2026 by 5:00 PM.

Crystal R. Dozier
Assistant City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.



SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 9, 2026

SUBJECT: Approve the minutes of the August 11, 2025 regular Sign Review Board meeting.

PRESENTER: Crystal Dozier, Assistant City Secretary

SUMMARY:

The minutes of the Sign Review Board are approved by majority vote of the board at the Sign Review Board meeting.

GENERAL DESCRIPTION:

The City Secretary's Office prepares action minutes for each Sign Review Board meeting. The minutes for the previous meeting are placed on the agenda for review and approval by the Board. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

RECOMMENDATION:

Approve the minutes of the August 11, 2025 regular Sign Review Board meeting.

**MINUTES OF THE SIGN REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
AUGUST 11, 2025**

REGULAR MEETING

The City Council of the City of North Richland Hills, Texas met as the Sign Review Board on the 11th day of August 2025 after the 7:00 p.m. City Council meeting.

Present:	Jack McCarty	Chair
	Cecille Delaney	Board member
	Ricky Rodriguez	Board member
	Danny Roberts	Board member
	Matt Blake	Board member
	Billy Parks	Board member
	Russ Mitchell	Board member
	Kelvin Deupree	Board member

Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley Anderle	City Attorney
	Crystal Dozier	Assistant City Secretary

A. CALL TO ORDER

Chair McCarty called the meeting to order at 8:52 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE MINUTES OF THE MAY 27, 2025 SIGN REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER MITCHELL, SECONDED BY BOARD MEMBER RODRIGUEZ TO APPROVE MINUTES OF THE MAY 27, 2025 SIGN REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 8-0.

D. PUBLIC HEARINGS

D.1 SRB25-0019 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KINGFISHER REALTY PARTNERS FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 5198 RUFÉ SNOW DRIVE, BEING 1.64 ACRES DESCRIBED AS LOT 1R, BLOCK 13, SNOW HEIGHTS NORTH ADDITION.

APPROVED

Chair McCarty opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed the Board the applicant is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances to allow a pole sign located at 5198 Rufe Snow Drive. Mr. Husband provided site photos of the property.

Applicant representative Brian Goldstein at 6405 Pemberton Drive, Dallas, Texas with King Fisher Realty Partners presented the request. Mr. Goldstein acquired the property in the fall of 2024 and is proposing a second pylon sign to be located on Rufe Snow at the two-story building. Additional signage will assist with filling the empty retail space.

Mr. Husband presented staff's report stating the proposed structure is 29 feet tall and a 208 square-foot area. The proposed signage requires a variance for the pole sign location as pole signs are only permitted within the freeway overlay area.

There being no forms submitted, Chair McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Chair McCarty closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER PARKS, SECONDED BY BOARD MEMBER BLAKE TO APPROVE SRB25-0019.

MOTION TO APPROVE CARRIED 8-0.

D.2 SRB25-0020 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FIVE STAR PARKS & ATTRACTIONS FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8651 AIRPORT FREEWAY, BEING 11.515 ACRES DESCRIBED AS LOT 2R1, BLOCK A, RICHLAND OAKS ADDITION.

APPROVED

Chair McCarty opened the public hearing and called on Principal Planner Clayton Husband to introduce the item.

Mr. Husband informed the Board the applicant is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances to allow for a 200 square-foot electronic message pole sign located at 8651 Airport Freeway. Mr. Husband provided site photos of the property.

Applicant representative for Five Star Parks & Attractions, Chris Petruska at 6820 Green Leaf Drive, North Richland Hills, Texas presented the request. Mr. Petruska provided location photos of the proposed sign.

Mr. Husband presented the staff's report stating the current sign is 400 square feet and the applicant is requesting an additional 200 square feet for an electronic message sign. The sign is located in the freeway overlay zone with a maximum size of 400 square feet. The variance is being requested for an additional 200 square feet for a total maximum of 600 square feet with an LED screen. Mr. Husband informed the Board they can approve the request as presented, approve the variance with conditions, or deny the variance.

There being no forms submitted, Chair McCarty asked if there was anyone in the audience wishing to speak for or against the item to come forward. There being no one wishing to speak, Chair McCarty closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER DEUPREE, SECONDED BY BOARD MEMBER MITCHELL TO APPROVE SRB25-0020.

MOTION TO APPROVE CARRIED 8-0.

E. ADJOURNMENT

Chair McCarty adjourned the Sign Review Board meeting at 9:16 p.m.

Jack McCarty, Chair

ATTEST:

Crystal Dozier
Assistant City Secretary



SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 9, 2026
SUBJECT: SRB26-0021 Public hearing and consideration of a request from Elements of Architecture Inc. for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances regarding monument signs at 828 Harwood Road, being 80.97 acres described as Tract A1A1, Northeast Campus Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Tarrant County College, Elements of Architecture Inc is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. The request is for the Northeast Campus site located east of Boulevard 26 and north of Harwood Road. The applicant is requesting a variance related to two new signs located on the Boulevard 26 frontage.

GENERAL DESCRIPTION:

The Tarrant County College Northeast Campus has monument signs located at two driveway entrances on Boulevard 26. The northern driveway is located at the traffic signal with NRH20 Family Water Park. The southern driveway is located across from Peppa Pig theme park. The signs were installed in 2008, and the College proposes to replace these signs with a newer design.

Sign permit applications were submitted in November 2025. As part of the review, it was noted that the signs exceeded the allowed height for monument signs and did not have the required masonry design. Modifications to the sign were considered to comply with the standards. However, the owner decided to seek a variance to allow the signs as proposed and submitted a Sign Review Board application in January 2026.

The variance application and supporting materials are attached. The materials include a copy of the application explaining the reasoning for the variance request, sign drawings, and other relevant documents. An analysis of the request and relevant codes is below.

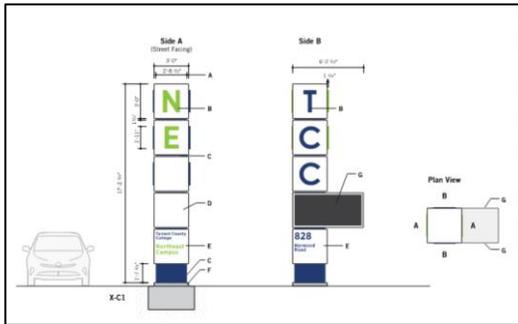
ANALYSIS

The variance request is related to standards for monument signs, which are contained in [Section 106-13\(a\)\(2\)](#) of the sign regulations. This section limits the sign structure to seven (7) feet in height and 75 square feet in area. The message area on the sign may be 50

square feet, and the area must be surrounded by at least eight inches of masonry on all sides.

The table below summarizes the proposed design of each sign. Generally, the design of each sign exceeds the maximum allowed height of seven (7) feet and does not include the required eight inches of masonry surrounding the message area. The signs comply with all other design standards. Additionally, one sign includes an electronic message sign, which is permitted by right for public school uses.

NORTH ENTRANCE



VARIANCES REQUESTED

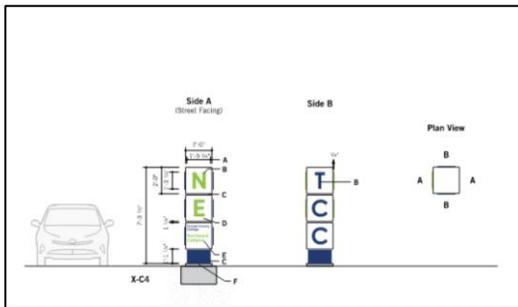
Height

- Required: Seven (7.0) feet height (maximum)
- Proposed: 17.23 feet (10.23 feet taller)

Masonry

- Required: Surrounded by at least eight inches of masonry on all sides.
- Proposed: No masonry

SOUTH ENTRANCE



VARIANCES REQUESTED

Height

- Required: Seven (7.0) feet height (maximum)
- Proposed: 7.27 feet height (3.5 inches taller)

Masonry

- Required: Surrounded by at least eight inches of masonry on all sides.
- Proposed: No masonry

The request is being processed as a variance application, which would waive certain sign standards for the property. The Board may include appropriate conditions as part of the approval of a variance request. The affirmative vote of four Board members is required to approve a variance.

A public hearing is required for consideration of a request for variance. Notice of the public hearing was published in the newspaper and mailed to all owners of real property within 200 feet of the site.

OPTIONS FOR BOARD CONSIDERATION

The Sign Review Board has the following options on this application.

1. Approve the variance as presented. This action would approve variances to the sign standards for ground signs and allow the monument sign to be constructed as presented.
2. Approve the variance with conditions. This action would approve variances to the sign standards for ground signs, subject to the owner making modifications to the size, location, or design as directed by the Board.
3. Deny the variance. This action would require the sign to be built in compliance with ground sign standards.

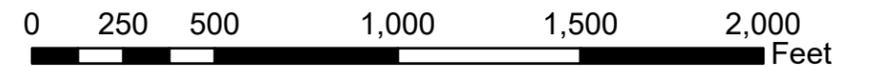
RECOMMENDATION:

Approve SRB26-0021.



Prepared by Planning & Zoning Department

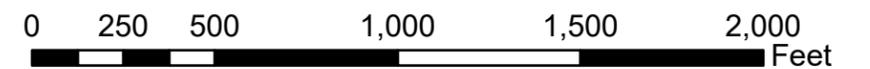
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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PUBLIC HEARING NOTICE

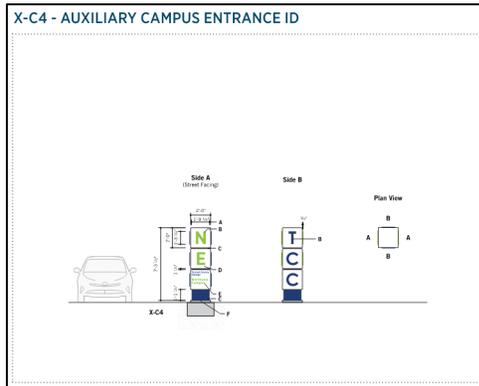
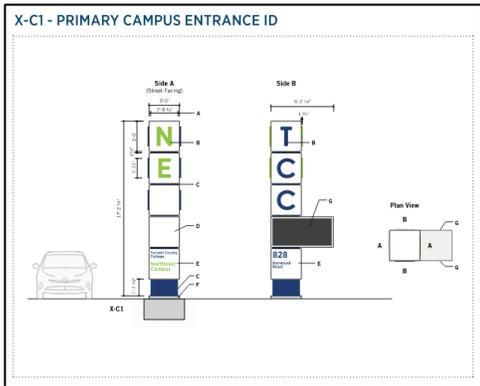
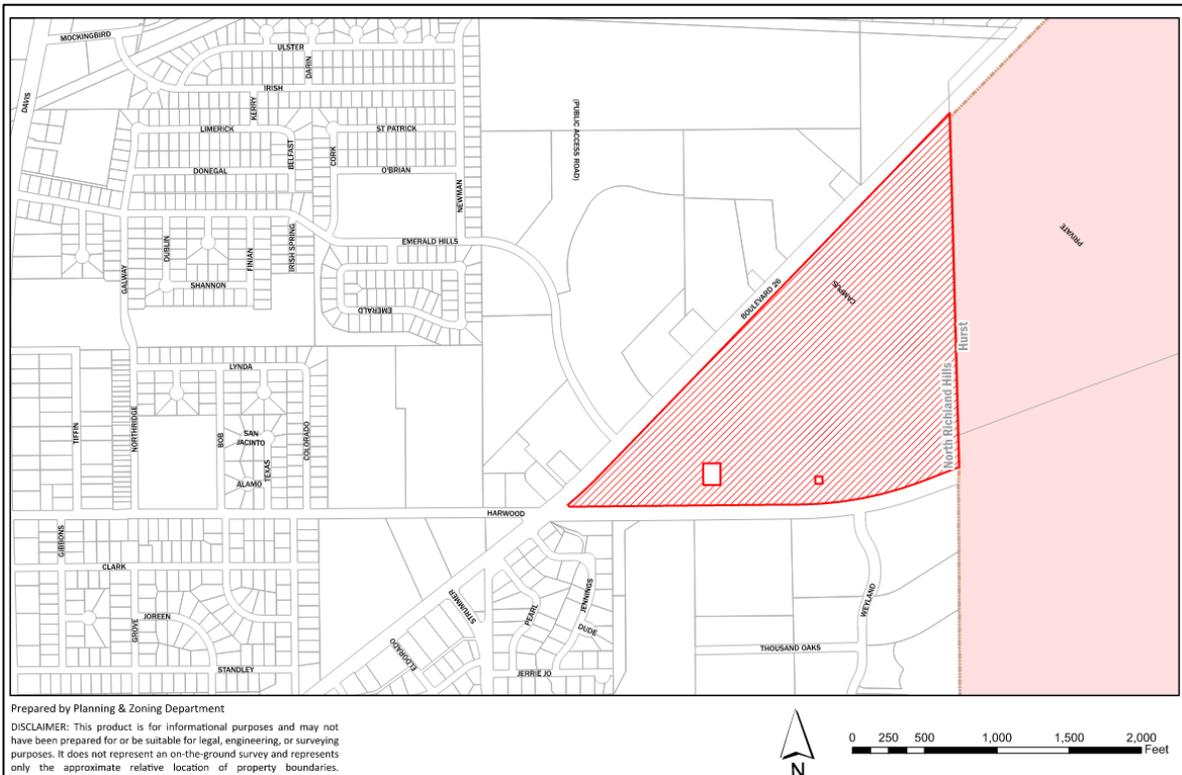
CASE: SRB26-0022

«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **sign variance** as shown on the attached map.

APPLICANT	Elements of Architecture Inc., on behalf of Tarrant County College
LOCATION	828 Harwood Road
REQUEST	Public hearing and consideration of a request from Elements of Architecture Inc. for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances regarding monument signs at 828 Harwood Road, being 1.64 acres described as Lot 1R, Block 13, Snow Heights North Addition.
DESCRIPTION	Variance request for two campus entrance signs on Boulevard 26 for Tarrant County College. Request includes waivers to overall sign height and masonry sign structures. Diagrams of proposed signs are on the back of this notice.
PUBLIC HEARING DATES	Sign Review Board 7:00 PM Monday, March 9, 2026
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the Sign Review Board public hearing. Because changes could be made to requests during the public hearing process, you are encouraged to follow the request through to final action by the Board.



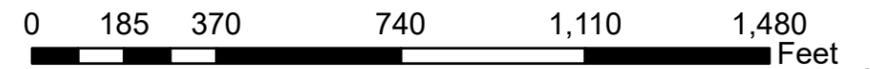
**NOTIFIED PROPERTY OWNERS
SRB26-0021**

OWNER	MAILING ADDRESS	CITY STATE	ZIP
2323 INVESTMENTS LLC	PO BOX 172047	ARLINGTON TX	76003
7-ELEVEN INC	3200 HACKBERRY RD	IRVING TX	75063
A F C ENTERPRISES INC	PO BOX 460189 DEPT 904	HOUSTON TX	77056
ATHEY, JILLIAN	5140 JENNINGS DR	NORTH RICHLAND HILLS TX	76180
BAUER, ERIK	3405 DOWLAND DR	FLOWER MOUND TX	75022
FORTUNE FOUNDERS LLC	8405 HARWOOD RD	NORTH RICHLAND HILLS TX	76180
HIGHWAY 26 HOLDINGS LLC	16133 VENTURA BLVD STE 670	ENCINO CA	91436
MERLIN ENTERTAINMENTS THEME PARK LLC	25 WEST ST BH15 1LD	DORSET ENGLAND	UK
METROPLEX MULTIFOOD INC	101 E CHEROKEE ST	JACKSONVILLE TX	75766
NGUYEN JIMMY	8225 FENWICK DR	NORTH RICHLAND HILLS TX	76182
ORASCAM GROUP LLC	1521 WAGONWHEEL TR	KELLER TX	76248
RINKU, ABU	6503 VINTAGE DR	ARLINGTON TX	76001
ROCKPORT NRH LLC	PO BOX 140307	IRVING TX	75014
S2 8500 HARWOOD LLC	2801 N HARWOOD ST STE 1800	DALLAS TX	75204
SDI#2637 N RICHLAND HILLSTX	1015 S MAIN ST	DUNCANVILLE TX	75137
STAR MEADOWS LLC	PO BOX 530292	BIRMINGHAM AL	35253
TARRANT COUNTY JUNIOR COLLEGE	5301 CAMPUS DR	FORT WORTH TX	76119
WEBB, JAKOB	15 JIMMY ST	POTTSBORO TX	75076



Prepared by Planning & Zoning Department

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01/16/2026

Chad VanSteenberg, AICP, CNU-A
Planner
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Texas, 76180

RE: North Richland Hills
Sign Review Board
TCC Northeast Campus

Dear Mr. Van Steenberg,

Tarrant County College District is updating their campus signage, branding and identity standards at all campuses. The TCC NE Campus signage is a part of the college wide rollout to improve wayfinding and campus markers / identifiers. The graphic design is intended to be universally recognizable across all campuses and bring a sense of pride and familiarity. TCC used a nationwide firm that has branded Airports, Hospitals, etc. to design the signage package, Entro. Over 350 people worked on the wayfinding project and reviewed the signage recommendations over the past couple of years.

The signage program is designed to benefit students, faculty, and visitors across the district. The monument signage is intended to mark the main campus entries and assist the over 10,000 students and visitors navigate their way through the campus as vehicular traffic.

For your consideration and approval, we would ask that the Sign Review Board review the two monument signs proposed along Highway 26. We are replacing existing signs at the 2 proposed locations designated as 'A' & 'B'. These new signs will be illuminated and sign 'A' has a message board.

The two proposed monument signs are non-compliant according to the NRH sign ordinance specific to the following sections:

- 106-13(2)a – Maximum Height 7'-0"
- 106-3(3)b – General Regulations – Masonry

The height of the existing monument signs that we are replacing are approximately 7'-6". According to the regulations, the maximum height for a monument sign shall be seven feet. Our proposed monument sign 'A' has a height of 17'-2 3/4", while our proposed monument sign 'B' has a height of 7'-3 1/2". The height of the

signs will be beneficial for the TCC students by clearly marking the campus drive entrance with familiar signage and allowing visual acknowledgment for moving to a safe road location as early as possible. Although Sign 'A' is quite a bit larger than previous or as allowed, we believe it is important to maintain the design integrity of the TCC standards. It is also in an area of the campus with minimal development and a large stretch of no signs or other road clutter.

According to the regulations, the sign message area shall be surrounded by at least eight inches of sign structure consisting of masonry. The new sign standards for TCC do not include any masonry and we are proposing to retain this standard and to not provide masonry integrated into the sign. Our hardship for doing this is cost and continuity of the signs with other campuses.

TCC is requesting a variance for these two monument signs for the reasons noted and would appreciate your consideration. We are happy to review any of this information with you further.

Sincerely,

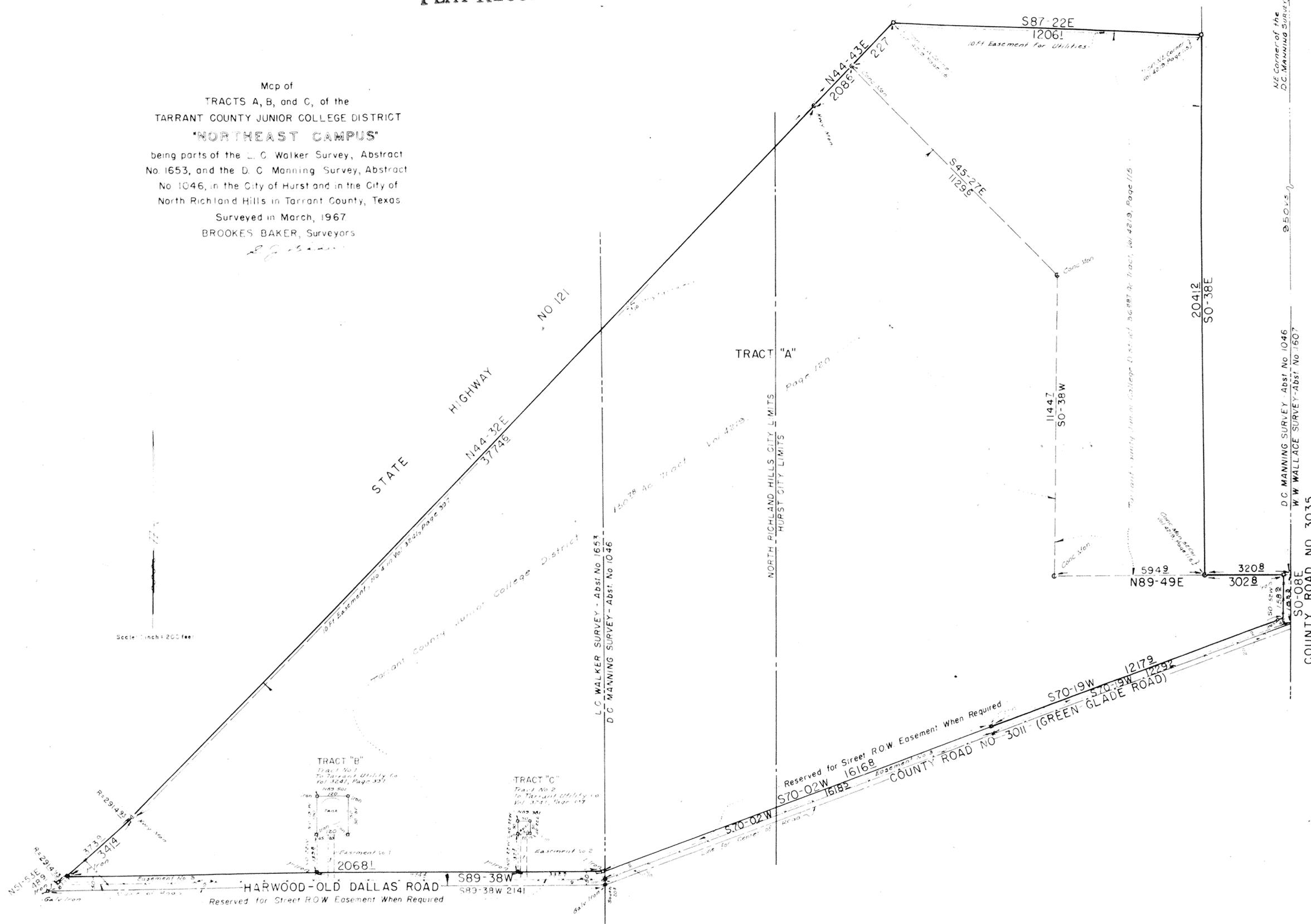
A handwritten signature in blue ink, appearing to read 'Debbie Fulwiler', with a stylized flourish at the end.

Debbie Fulwiler, AIA
President

PLAT RECORD VOLUME 388 43

6101 # 42180 61

Mcp of
 TRACTS A, B, and C, of the
 TARRANT COUNTY JUNIOR COLLEGE DISTRICT
 "NORTHEAST CAMPUS"
 being parts of the L. C. Walker Survey, Abstract
 No. 1653, and the D. C. Manning Survey, Abstract
 No. 1046, in the City of Hurst and in the City of
 North Richland Hills in Tarrant County, Texas
 Surveyed in March, 1967.
 BROOKES BAKER, Surveyors



CITY OF HURST, TEXAS
 FINAL PLAT APPROVAL

NOTE: This plat is valid only if recorded within six (6) months after date of survey.

APPROVED: _____ 1967
 CITY OF NORTH RICHLAND HILLS
 TARRANT COUNTY, TEXAS
 BY: *Calvin L. Taylor*

DATE: 5/1/67
 BY: *Brooks Baker*

APPLICATION INFORMATION

Sign Review Board Case SRB26-0021
828 Harwood Road, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on January 16, 2026

DESCRIPTION

Installation of two monument signs proposed along Highway 26. We are replacing existing signs at the 2 proposed locations designated as Sign 'A' & Sign 'B'. These new signs will be illuminated, and Sign 'A' has a message board.

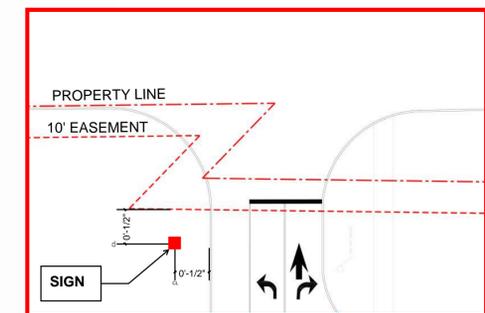
- 1. List the pertinent section(s) of the Sign Regulations and indicate the specific interpretation(s), variance(s), or nonconforming use exception(s) being requested.**

106-13(2)a - Monument signs - Maximum Height

106-3(3)b - General regulations – Masonry such approval by that Board can be scheduled

- 2. State the grounds for the request and detail any special conditions that cause hardships that in your opinion justify the variances or exceptions being requested. Explain any unique circumstances, if applicable, not considered by the Sign Regulations.**

Tarrant County College District is updating their campus signage, branding and identity standards at all campuses. The TCC NE Campus signage is a part of the college wide rollout to improve wayfinding and campus markers / identifiers. The graphic design is intended to be universally recognizable across all campuses and bring a sense of pride and familiarity. TCC used a nationwide firm that has branded Airports, Hospitals, etc. to design the signage package, Entro. The signage program is designed to benefit students, faculty, and visitors across the district. The monument signage is intended to mark the main campus entries and assist the over 10,000 students and visitors navigate their way through the campus as vehicular traffic.

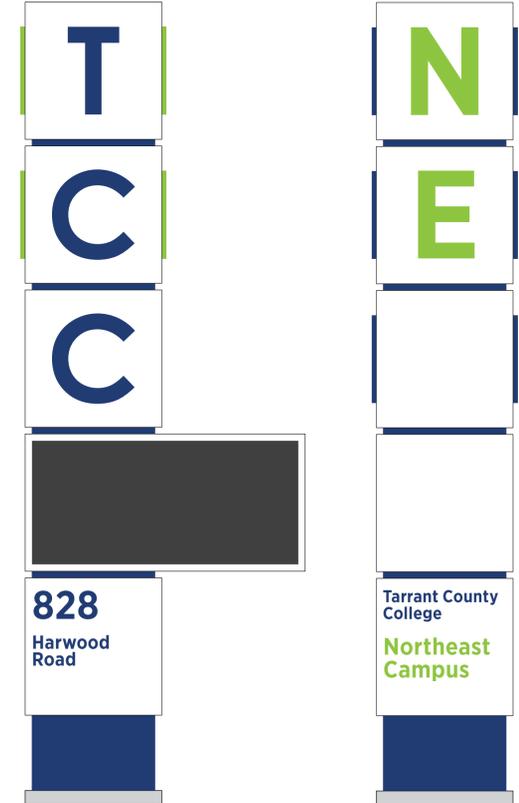
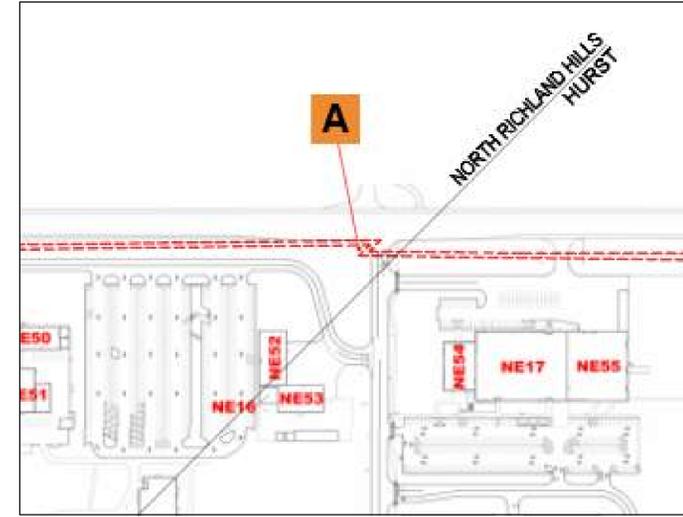




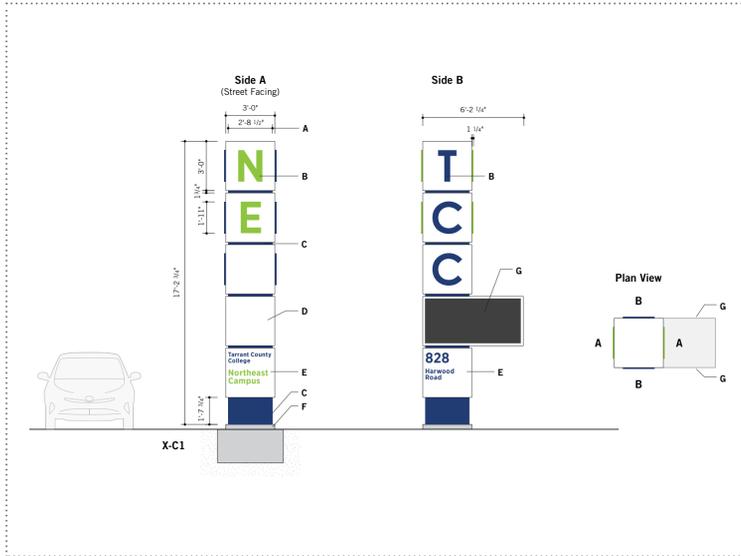
EXISTING



PROPOSED

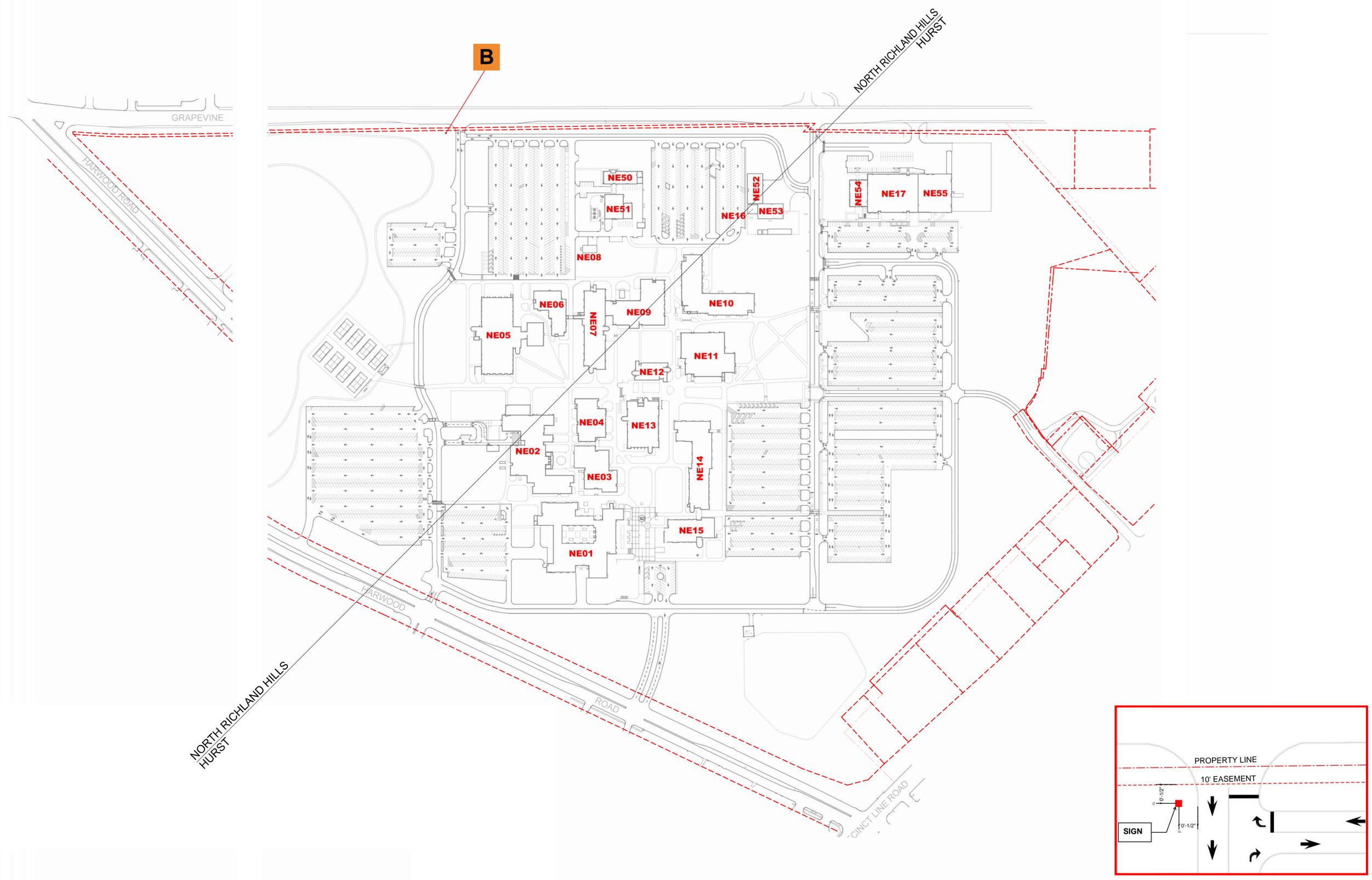


X-C1 - PRIMARY CAMPUS ENTRANCE ID



DETAILS

- A Center column
- B Push through acrylic letters internally illuminated colors to match C5 & C1.
- C Fabricated 1/8" aluminum column powder coated C1. Fully concealed fasteners.
- D Fabricated 1/8" aluminum cubes powder coated C2. Fully concealed fasteners.
- E Powder coated lettering.
- F Concrete footing TBD based on conditions.
- G Digital screen

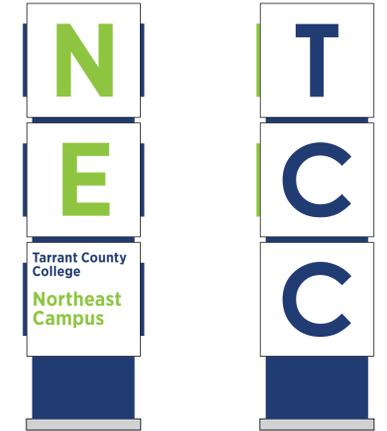
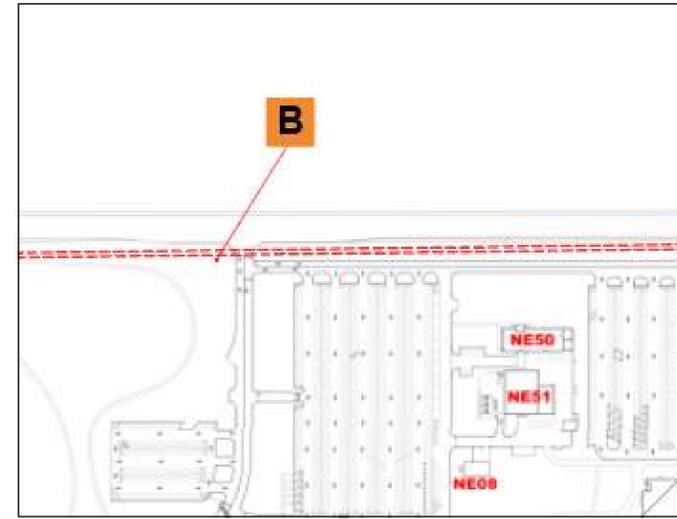




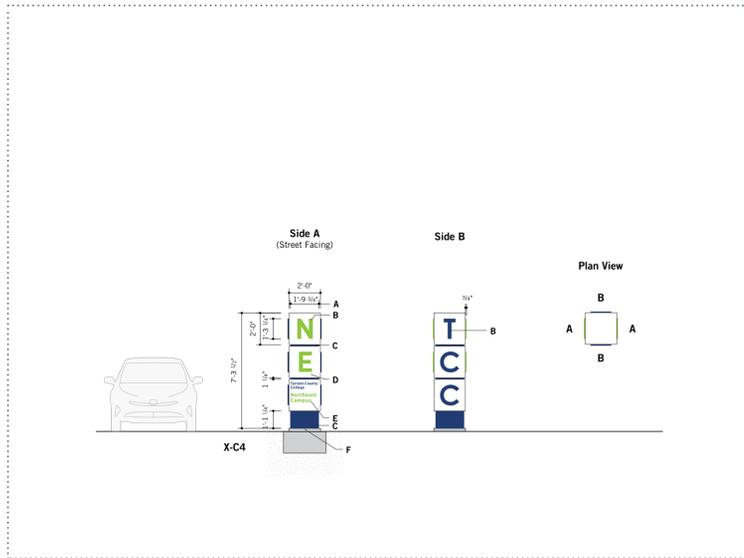
EXISTING



PROPOSED



X-C4 - AUXILIARY CAMPUS ENTRANCE ID



DETAILS

- A Center column
- B Push through acrylic letters internally illuminated colors to match C5 & C1.
- C Fabricated 1/8" aluminum column powder coated C1. Fully concealed fasteners.
- D Fabricated 1/8" aluminum cubes powder coated C2. Fully concealed fasteners.
- E Powder coated lettering.
- F Concrete footing TBD based on conditions.