

**MINUTES OF THE SIGN REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
JUNE 24, 2024**

REGULAR MEETING

The City Council of the City of North Richland Hills, Texas met as the Sign Review Board on the 24th day of June after the 7:00 p.m. City Council meeting.

Present:	Jack McCarty	Chair
	Tito Rodriguez	Board member
	Ricky Rodriguez	Board member
	Suzy Compton	Board member
	Matt Blake	Board member
	Russ Mitchell	Board member
	Kelvin Deupree	Board member

Absent:	Blake Vaughn	Board member
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Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Cara Leahy White	Interim City Attorney
	Traci Henderson	Assistant City Secretary

A. CALL TO ORDER

Chair McCarty called the Sign Review Board meeting to order at 9:36 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE THE MINUTES OF THE APRIL 22, 2024 SIGN REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER TITO RODRIGUEZ, SECONDED BY BOARD MEMBER BLAKE TO APPROVE THE MINUTES OF THE APRIL 22, 2024 SIGN REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

Chair McCarty moved to consider item D.2 before item D.1.

D.2 SRB24-0013 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HOAR CONSTRUCTION FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8851 BOULEVARD 26, BEING 5.52 ACRES DESCRIBED AS LOT 4R1, BLOCK 2, WALKER BRANCH ADDITION.

APPROVED

Chair McCarty opened the public hearing and called on Managing Director of Development Services Clayton Comstock to introduce the item.

Mr. Comstock informed the Board the applicant is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances to allow thematic signage on the fence. Mr. Comstock provided site photos of the property.

Applicant Representative for Merlin Entertainments, Jonathan Hooten, 2929 Pine Street, San Francisco, California, 91445 presented the request. Mr. Hooten provided sign elevations for the proposed wall signage, stating the proposed fence is an eight (8) foot tall pre-cast concrete wall facing Boulevard 26; and the color theme being blue with green hills and a grey road. Mr. Hooten provided the Board with an overview of the theme details.

Mr. Comstock presented staff's report stating Section 106-13 of the sign regulations permits permanent signage to include ground signs and wall signs attached to buildings. The applicant proposes thematic graphics attached to the perimeter of the eight (8) foot pre-cast concrete wall fence, with a graphics area of 343 square feet and wall coverage of 12%. Mr. Comstock informed the Board they can approve the request as presented, approve the variance with conditions, or deny the variance.

The Board and staff discussed the material of the fence and the raised and painted fence graphics.

Chair McCarty asked the City Secretary to call on those who completed a public meeting

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appearance form to speak during the public hearing. There being no forms submitted, Chair McCarty asked if there was anyone in the audience wishing to speak on 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 RICKY RODRIGUEZ TO APPROVE SRB24-0013, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

D.1 SRB24-0012 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SIGNS MANUFACTURING AND MAINTENANCE CORP FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 6450 RUFÉ SNOW DRIVE, BEING 0.62 ACRES DESCRIBED AS LOT 7A, BLOCK 1, NORTH PARK PLAZA.

APPROVED

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

Mr. Husband informed City Council the applicant is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances to allow wall signs on three elevations of the building. Mr. Husband provided site photos of the property.

Applicant Representative Doug Jorgensen, 4610 Mint Way, Dallas, Texas presented the request. Mr. Jorgensen provided photo renderings of the property showing the location of the current signage and the proposed location for the sign. Mr. Jorgensen stated the applicant is seeking additional sign visibility from Rufe Snow.

Mr. Husband presented staff's report stating Section 106-13(b) of the sign regulations that wall signs are permitted on two building elevations. The applicant proposes signage on three building elevations by adding one wall sign to the front elevation. The additional sign size is compliant with sign standards. Mr. Husband informed the Board they can approve the request as presented, approve the variance with conditions, or deny the variance.

The Board, applicant and staff confirmed the total number of signs and the location of the proposed new sign.

Chair McCarty asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Chair McCarty asked if there was anyone in the audience wishing to speak on 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 MITCHELL, SECONDED BY BOARD MEMBER BLAKE TO APPROVE SRB24-0012.

MOTION TO APPROVE CARRIED 7-0.

E. ADJOURNMENT

Chair McCarty adjourned the Sign Review Board at 9:51 p.m.

Jack McCarty, Chair

Traci Henderson
Assistant City Secretary