



SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 28, 2023

SUBJECT: SRB23-0007 Consideration of a request from Accent Commercial Real Estate for a permit for nonconformity to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances at 6601 Boulevard 26, being 2.305 acres described as Lot 2, Block 9, Richland Hills West Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Hwy 67 Dealership Joint Venture, Accent Commercial Real Estate is requesting a permit for nonconformity in conjunction with an existing pole sign on the property. The site is located at 6601 Boulevard 26.

GENERAL DESCRIPTION:

The property under consideration is on the north side of Boulevard 26 between Rufe Snow Drive and Bonzer Street. The property is developed with a 29,236-square-foot retail building constructed in 1975. Past tenants in the building included a bowling alley, a non-profit agency, a thrift store, and several retail stores. The building is currently occupied by RG Wholesale Furniture and VIPcare Texas, a medical office.

A pole sign is located on the property. The pole sign was constructed in 1995 in association with Thrift Town moving into the building. The sign included tenant panels for other businesses located in the building. The sign is approximately 30 feet tall with a sign message area of approximately 110 square feet.

At the time it was constructed, pole signs were permitted on all commercial properties. However, in July 2002, the City Council adopted Ordinance 2640, which revised the sign regulations in part to limit the locations where pole signs were permitted to the freeway overlay zone. As a result, the existing pole sign became a nonconforming sign.

Section 106-10 of the sign regulations allows for the replacement of sign panels on nonconforming multi-tenant pole signs if no other structural changes are made to the sign. In April 2023 the furniture store tenant modified the message area on the sign by converting both tenant panels into a single tenant sign for the business. The tenant did not apply for or receive a sign permit, and the work was done without permission from the property owner.

The tenant and property owner were sent a notice of violation of the sign regulations since the sign was modified without a permit. Additionally, this modification changed the sign from a nonconforming multi-tenant pole sign to a single-tenant sign, which results in loss



of the nonconforming status provided by Section 106-10. This modification also results in the pole sign being ineligible for re-use.

Due to the unauthorized change by the tenant, the property owner is requesting approval from the Sign Review Board to continue use of the pole sign as a nonconforming multi-tenant sign. A statement from the owner is attached, which explains the request and the lease agreements regarding signage for the property.

The request is being processed as a permit for nonconformity. Approval would be associated with a sign permit for the modification of the tenant panels on the pole sign to convert it back to a multi-tenant sign. The approval would not run with the property in the same manner as a variance. If future improvements were proposed to the sign, compliance with the standards would be evaluated again at that time.

A public hearing is not required for consideration of a permit for nonconformity.

RECOMMENDATION:

Approve SRB23-0007.