



## 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.

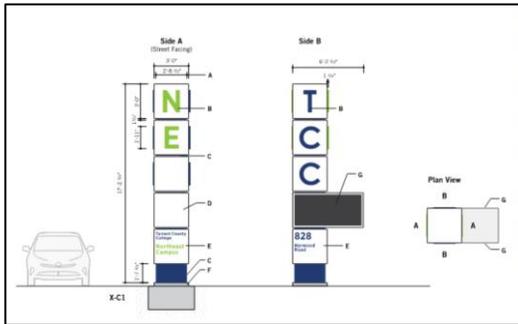
### **ANALYSIS**

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**

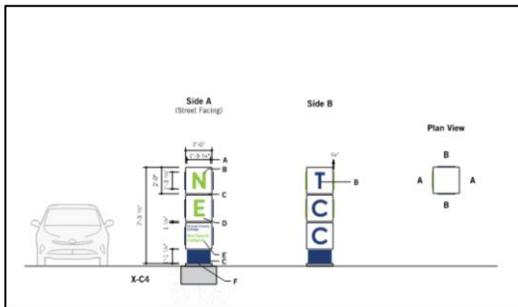
Height

- 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.