

SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 24, 2024

SUBJECT: 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 Rufe Snow Drive, being 0.62 acres described as Lot 7A, Block 1, North Park Plaza.

PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

On behalf of DCTN3 589 N Richland Hills TX LLC (owner) and Strickland Brothers Oil Change (tenant), Signs Manufacturing and Maintenance Corp is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. The site is located at 6450 Rufe Snow Drive. The applicant is requesting a variance to allow wall signs on three elevations of the building.

GENERAL DESCRIPTION:

The site is located on the east side of Rufe Snow Drive, just north of Mid-Cities Boulevard. The subject property is the location of a Strickland Brothers oil change business. The 1,725-square-foot building is a new store that opened in March 2024. The site is adjacent to a shopping center on the south and single-family residences to the east.

The building is constructed at an angle on the property, facing southwest and aligning with the adjacent shopping center. The building has wall signs on the north and south sides of the building. In April 2024, the sign contractor for Strickland Brothers applied for a sign permit to add a wall sign to the side of the building facing Rufe Snow Drive. As part of the plan review, it was noted that wall signs were already constructed on two sides of the building. The sign regulations limit wall signs to two elevations of a building. The owner considered modifications to the existing signs to comply with the standards. However, they ultimately decided to seek a variance to allow the third wall sign as proposed.





2. Approve the variance with conditions. This action would approve variances to the sign standards for wall signs, subject to the owner making modifications to its size, location, or design as directed by the Board.
3. Deny the variance. This action would require the signs to be built in compliance with wall sign standards, which allows signs only on two elevations of the building.

RECOMMENDATION:

Approve SRB24-0012.