

**MINUTES OF THE SIGN REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
SEPTEMBER 13, 2021**

REGULAR MEETING

A. CALL TO ORDER

Chair Trevino called the meeting to order at 7:35 p.m.

Present:	Oscar Trevino Tito Rodriguez Rita Wright Oujesky Mason Orr Patrick Faram	Mayor Board member, Place 1 Board member, Place 2 Board member, Place 4 Board member, Place 5
Absent:	Suzy Compton Scott Turnage Kelvin Deupree	Board member, Place 3 Board member, Place 6 Board member, Place 7
Staff Present:	Mark Hindman Alicia Richardson Maleshia B. McGinnis Traci Henderson	City Manager City Secretary City Attorney Assistant City Secretary

B. CITIZEN PRESENTATION

There were no requests to speak from the public.

C. PUBLIC COMMENTS

There were no requests to speak from the public.

D. ACTION ITEMS

D.1 APPROVE MINUTES OF THE JUNE 28, 2021 SIGN REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER RODRIGUEZ, SECONDED BY BOARD MEMBER WRIGHT OUJESKY TO APPROVE MINUTES OF THE JUNE 28, 2021 SIGN REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 4-0.

D.2 SRB21-0001 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RACETRAC FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 5640 RUFE SNOW DRIVE, BEING 2.5 ACRES DESCRIBED AS LOT 3, BLOCK 35, HOLIDAY WEST ADDITION.

DENIED

Chair Trevino opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed the Board the applicant is requesting a sign variance to Chapter 106 of the Code of Ordinances on 2.5 acres located at 5640 Rufe Snow Drive. Mr. Comstock provided site photos of the property.

Applicant representative for RaceTrac, Andrew Malzer, 200 Galleria Parkway SE, Suite 900, Atlanta, Georgia, informed the Board they are seeking a variance to the current sign. The applicant is proposing to remove the catwalk and ladder required to change numbers manually. They propose to utilize the existing pole and cabinet to update and replace with electronic numbers that are changed from corporate in Georgia. The new sign would also include; new logo, replace fuel grade panels, replace pricers with 61" and 32" sunshine LED pricers, paint existing pole and cabinet.

Mr. Comstock stated staff shared with the applicant how they could improve the sign and use scrollers to display the numbers. RaceTrac stated that they prefer LED to preserve visibility.

Mr. Comstock presented a summary of the variance request and stated it was a legal non-conforming sign at the time of installation in 1996 as it met the sign criteria in the Zoning Ordinance. The proposed variance this evening is to allow LED for 64% of the sign area. The LED display includes red and green lighting with black background. Mr. Comstock stated the options for the Board's consideration is to (1) approve variance request as presented, (2) approve the variance request subject to changes to the design, location, or size of the sign or (3) deny the request.

The Board, applicant and staff discussed scrollers and current RaceTrac monument sign on Davis Boulevard and making this work on Rufe Snow. Economic Development

Director Craig Hulse stated that the city has an economic development funding program for monument signs and pole removal.

Mr. Malzer, applicant representative for RaceTrac, said that they will not move forward with a monument sign.

Chair Trevino 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 Trevino 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 Trevino closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER WRIGHT OUJESKY, SECONDED BY BOARD MEMBER RODRIGUEZ TO DENY SRB 21-0001.

MOTION TO DENY CARRIED 4-0.

E. ADJOURNMENT

Chair Trevino adjourned the meeting at 8:05 p.m.

Oscar Trevino, Chair

Traci Henderson, Assistant City Secretary