

**MINUTES OF THE SIGN REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
APRIL 22, 2024**

REGULAR MEETING

The City Council of the City of North Richland Hills, Texas met as the Sign Review Board on the 22nd day of April after the 7:00 p.m. City Council meeting.

Present:	Oscar Trevino	Chair
	Tito Rodriguez	Board member
	Rita Wright Oujesky	Board member
	Suzy Compton	Board member
	Mason Orr	Board member
	Blake Vaughn	Board member
	Scott Turnage	Board member
Absent:	Kelvin Deupree	Board member
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant 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 Trevino called the Sign Review Board meeting to order at 8:31 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE MINUTES OF THE AUGUST 28, 2023 SIGN REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER WRIGHT OUJESKY, SECONDED BY BOARD MEMBER TURNAGE TO APPROVE MINUTES OF THE AUGUST 28, 2023 SIGN REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 SRB24-0009 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HANCOCK SIGN COMPANY FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 5131 RUFÉ SNOW DRIVE, BEING 1.02 ACRES DESCRIBED AS LOT 6, BLOCK 4, TAPP ADDITION.

APPROVED

Chair Trevino 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. Specifically wall signs permitted on two building elevations. Located at 5131 Rufe Snow Drive being 11.59 acres. This is the previous Chick-fil-A location. Mr. Comstock provided site photos of the property.

Applicant representative Tavis Browne, 5050 Quorum Drive, Dallas, Texas presented request and was available to answer questions. Mr. Browne informed the Board the applicant is requesting wall signs on all four sides for the new Jason's Deli. Mr. Browne provided renderings/elevations and sign photos. Mr. Browne also stated there will be landscape improvements. Mr. Browne was available to answer questions from the Board.

Mr. Comstock presented staff's report stating Section 106-13(b)(1) of the sign regulations permits a structure to have wall signage on a maximum of two building sides, and those building sides must have a street frontage or public entrance. The applicant proposes to construct wall signs on all four sides of the building. Mr. Comstock stated the sizes of the wall signs are compliant with the sign regulations and the existing pole sign cannot be used.

Mr. Comstock reviewed options for Board consideration. The Board may approve the request as presented, approve the variance with conditions, or deny the variance. Mr. Comstock was available to answer questions.

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

April 22, 2024

Sign Review Board Meeting Minutes

Page 2 of 5

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 ORR, SECONDED BY BOARD MEMBER COMPTON TO APPROVE SRB24-0009, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

D.2 SRB24-0010 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SIGN REMEDY INC FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8225 NORTHEAST PARKWAY, BEING 1.69 ACRES DESCRIBED AS LOT 3R1, BLOCK 2, CULP ADDITION.

APPROVED

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

Mr. Husband informed the Board the applicant is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. Specifically to allow a wall sign to exceed fifty (50) square feet. Located at 8225 Northeast Parkway being 1.69 acres located in the Transit Oriented Development District. Mr. Husband provided site photos of the property.

Applicant representative Leia Young, 21281 Blair Road, Conroe, Texas, presented the item. Ms. Young informed the Board this site was formerly Service King and is now Crash Champions. The sign being proposed is smaller than the previous Service King Repair sign but larger than the current code allows. Ms. Young provided photos of previous, and proposed signage. Ms. Young was available to answer questions.

Mr. Husband presented staff's report stating the request is to construct a 103.17-square-foot wall sign above the building entrance facing the street. The proposed sign is approximately 17.5 feet wide by 5.75 feet tall. Mr. Husband reviewed options for Board consideration. The Board may approve the request as presented, approve the variance with conditions, or deny the variance. Mr. Husband stated an affirmative vote of four (4) Board members is required to approve the variance, and was available to answer questions.

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,

April 22, 2024

Sign Review Board Meeting Minutes

Page 3 of 5

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 TURNAGE, SECONDED BY BOARD MEMBER RODRIGUEZ TO APPROVE SRB24-0010, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

D.3 SRB24-0011 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 Trevino 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. The site is 5.52 acres at 8851 Boulevard 26. The applicant is requesting a variance to allow for a pole sign on the property.

Applicant representative Jeremy Augillen, General Manager for Peppa Pig Theme Park, presented the item. Joining Mr. Aguillen was Jonathon Houdin, Senior Manager of the Product Delivery Team. Mr. Aguillen informed the Board on the progress of the project and provided photos of the proposed signage and location and stated they plan to open mid to late summer 2024. Mr. Aguillen was available to answer questions.

Mr. Comstock presented staff's report. Mr. Comstock stated the sign regulations permits a property to have one monument sign per street frontage. The applicant proposes to construct a pole sign adjacent to Boulevard 26. The proposed sign structure is 13 feet in height, with a sign message area of 82.5 square feet. The design of the sign includes a 4.5-foot tall masonry base with 50 square feet of landscaping around the base. The sign would be located at south corner of the property off Boulevard 26.

Mr. Comstock reviewed options for Board consideration. Staff recommends cast stone topper on masonry base; address is required; sign to be illuminated; single row of 5-gallon shrubs 36" on center at the sign base and must be outside the sight visibility triangle. The board may approve the request as presented, approve the variance with conditions, or deny the variance. An affirmative vote of four (4) Board members is

April 22, 2024

Sign Review Board Meeting Minutes

Page 4 of 5

required to approve the variance. Mr. Comstock was available to answer questions.

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 APPROVE SRB24-0011, VARIANCE WITH CONDITIONS.

MOTION TO APPROVE CARRIED 7-0.

E. ADJOURNMENT

Chair Trevino adjourned the Sign Review Board meeting at 8:58 p.m.

Jack McCarty, Chair

Traci Henderson, Assistant City Secretary