



SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 22, 2024
SUBJECT: 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.
PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

On behalf of Realty Income Corporation (owner) and Crash Champions (tenant), Sign Remedy Inc is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. The site is located at 8225 Northeast Parkway. The applicant is requesting a variance to allow a wall sign to exceed fifty (50) square feet in the Transit Oriented Development District.

GENERAL DESCRIPTION:

The site is located on the north side of Northeast Parkway east of Davis Boulevard. The subject property is the location of Crash Champions, a collision repair business. Formerly occupied by Service King, the 16,400-square-foot building has been occupied by a collision repair business since its construction in 2003.

The property is in the Smithfield Transit Oriented Development (TOD) zoning district. The property was included as part of the rezoning of 279 acres for the Smithfield TOD that was approved on August 24, 2009 (Ordinance 3064). Prior to the rezoning, the property was zoned I-2 (Medium Industrial). The collision repair business is considered a legal nonconforming use of the property.

In February 2024, the sign contractor for Crash Champions applied for a sign permit for a wall sign. As part of the plan review, it was noted that the size of the wall sign exceeded the maximum allowed size of fifty (50) square feet in the TOD district. The owner considered modifications to the signs to comply with the standards. However, the owner ultimately decided to seek a variance to allow the sign as proposed.

The variance application and supporting materials are attached. The materials include a copy of the application explaining the reasoning for the variance request and other relevant documents. An analysis of the request and relevant codes is below.

ANALYSIS

The variance request is related to standards for wall signs in the Transit Oriented Development (TOD) district. Section 106-9 (Table of permitted signs) of the sign

regulations outlines the allowed types of signs in the city. This table requires that signs located in a TOD district are subject to the additional standards in that zoning district.

The sign standards for the TOD district are contained in [Section 118-569 \(Signage\)](#) of the zoning ordinance. These standards permit a structure to have one wall sign per tenant space. The area of the sign is calculated at one square foot of sign area per linear foot of street frontage, with a maximum sign area of fifty (50) square feet.

The property has 258 feet of frontage on Northeast Parkway, which would allow a fifty (50) square foot wall sign on the building. The applicant proposes 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 and 5.75 feet tall. A summary of the location and design of the wall signs are shown in the exhibit below. Detailed sign drawings are shown in the attached wall sign exhibits.



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 a variance to the sign standards for wall signs and allow a 103.17-square-foot wall sign on the building as presented.
2. Approve the variance with conditions. This action would approve a variance 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 sign to be built in compliance with wall sign standards, which limits the size of the sign to fifty (50) square feet.

RECOMMENDATION:

Approve SRB24-0010.