

**MINUTES OF THE SIGN REVIEW BOARD OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL 4301 CITY POINT DRIVE  
AUGUST 28, 2023**

**REGULAR MEETING**

The City Council of the City of North Richland Hills, Texas met as the Sign Review Board on the 28th day of August 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
	Kelvin Deupree	Board member
Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Maleshia B. McGinnis	City Attorney
	Traci Henderson	Assistant City Secretary

**A. CALL TO ORDER**

Chair Trevino called the Sign Review Board meeting to order at 10:01 p.m.

**B. PUBLIC COMMENTS**

There were no requests to speak from the public.

**C. ACTION ITEMS**

**C.1 APPROVE MINUTES OF THE JANUARY 23, 2023 SIGN REVIEW BOARD MEETING.**

**APPROVED**

**A MOTION WAS MADE BY BOARD MEMBER TURNAGE, SECONDED BY BOARD MEMBER WRIGHT OUJESKY TO APPROVE THE MINUTES OF THE JANUARY 23, 2023 SIGN REVIEW BOARD MEETING.**

**MOTION TO APPROVE CARRIED 8-0.**

**C.2 SRB23-0007 CONSIDERATION OF A REQUEST FROM ACCENT COMMERCIAL REAL ESTATE FOR A PERMIT FOR NONCONFORMITY TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 6601 BOULEVARD 26, BEING 2.305 ACRES DESCRIBED AS LOT 2, BLOCK 9, RICHLAND HILLS WEST ADDITION.**

Pursuant to City Attorney no action is required by the Board.

**D. PUBLIC HEARINGS**

**D.1 SRB23-0008 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM EZZI SIGNS FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 6645 NE LOOP 820, BEING 1.064 ACRES DESCRIBED AS LOT 7, BLOCK 4, TAPP ADDITION.**

**APPROVED**

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 variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. The site is located at 6645 North East Loop 820. The applicant is requesting a variance from the off-premises advertising standards for a pole sign. Specifically to the size and location standards of the sign. Mr. Comstock provided site photos of the property.

Applicant representative David Lewis, 4004 Southwest Boulevard, Dallas, Texas, representing Ross Moore Enterprises presented the item. Mr. Lewis informed the Board the developer proposes to remove the existing Applebee's pole sign and replace it with a new pole sign. The design and appearance would be similar to the pole sign constructed for property at the northwest corner of Rufe Snow Drive and North East Loop 820 frontage road. The new sign would provide advertising for the new Chick-fil-A restaurant, as well as the future tenant of the existing Chick-fil-A building at 5131 Rufe Snow Drive. The proposed sign is 65 feet in height and includes two tenant panels of 200 square feet each. Mr. Lewis was available to answer questions.

Mr. Comstock presented staff's report. The proposed sign meets all requirements with the

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exception of the off premise sign for the existing Chick-fil-A building. When another tenant occupies the existing Chick-fil-A location, the pole sign will become non-conforming. The Development Review Committee recommended approval of this item. The Board may approve the request as presented, approve the variance with conditions, or deny the variance. Mr. Comstock was available to answer questions.

The Board, applicant and staff discussed the pole sign removal requirements of the existing Chick-fil-A location. Mr. Lewis stated the pole sign will be removed. Mr. Comstock noted a monument sign is allowed at this location.

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 SRB23-0008, AS PRESENTED.**

**MOTION TO APPROVE CARRIED 8-0.**

#### **E. ADJOURNMENT**

Chair Trevino adjourned the Sign Review Board meeting at 10:12 p.m.

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Oscar Trevino, Chair

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Traci Henderson  
Assistant City Secretary