

SIGN REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 14, 2021

SUBJECT: SRB 2021-01 Public hearing and consideration of a request from Barnett Signs for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances at 5036 Rufe Snow Drive, being 1.04 acres described as Lot 2R, Block 25, Snow Heights Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of South River Ranch North Richland Hills Texas LLC (property owner) and Raising Cane's (developer), Barnett Signs is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. The applicant is requesting variances for the Raising Cane's restaurant site to allow wall signs on three sides of the building, and to allow wall signs on the east side of the building to exceed 15% of the habitable wall area.

GENERAL DESCRIPTION:

The property is located at 5036 Rufe Snow Drive, at the southeast corner of Rufe Snow Drive and NE Loop 820 frontage road. A Raising Cane's quick service restaurant is under construction on the site. The property is zoned PD (Planned Development), and the use of the property is permitted by the PD district standards.

The sign standards that apply to this property are found in Chapter 106 (Signs) of the Code of Ordinances. The attached "Signage Exhibit" includes plans for wall signage related to the variance request. The table below summarizes the applicable standards from Chapter 106 and applicant's proposal. For reference, the complete sign package for the project is attached as "Raising Cane's Brand Book."

STANDARD	REQUIRED	PROPOSED
<u>Sec. 106-13(b)</u> (1) Wall signs	<ul style="list-style-type: none"> Each structure may have wall signage on a maximum of two building faces. Wall signs are only permitted on faces of buildings that have a street frontage or a public entrance. 	<ul style="list-style-type: none"> Wall signage on three building faces (west, north, and east) Wall signage on east building face, which does not front a public street or have a public entrance
<u>Sec. 106-13(b)(1)</u> b. Maximum area	<ul style="list-style-type: none"> The maximum area of all wall signs must not exceed 15 percent of habitable wall area. Habitable wall area is the surface area of the interior wall parallel and adjacent to the exterior wall surface 	<ul style="list-style-type: none"> Allowed area of wall signs on east building face: 154 square feet Proposed area wall signs: 171 square feet Signs on east building face (drive through lane) exceed allowance by 17 square feet



	where signs are proposed (<i>i.e., wall area between floor and ceiling</i>)	
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The request is being processed as a variance application, which would waive certain sign standards for the development. 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.

The site plan for the project was certified by the Development Review Committee on March 1, 2021, and a copy of the site plan is attached for reference.

RECOMMENDATION:

Conduct a public hearing and consider SRB 2021-01.