



SIGN REVIEW BOARD MEMORANDUM

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

SUBJECT: SRB 2021-02 Public hearing and consideration of a request from Revest LLC for a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances at 6428 Davis Boulevard, being 2.454 acres described as Lot 7A, Johns Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Revest LLC, Rick Figueroa is requesting a variance to Chapter 106 (Signs) of the North Richland Hills Code of Ordinances. The applicant is requesting variances for the building under construction on the site to allow the following:

1. wall signs on three sides of the building;
2. wall signs to exceed wall area size standards;
3. the use of blade signs on the building; and
4. a monument sign to exceed the height and area standards.

GENERAL DESCRIPTION:

The property is located on the east side of Davis Boulevard between Main Street and Cardinal Lane. A two-story office/commercial building is under construction on the site. There are two other buildings located on the property.

The property is zoned TOD (Transit Oriented Development). The project is located within the "General Mixed Use" Character Zone of the Smithfield TOD district. This subzone is generally outside the immediate influence of the transit station, and is intended to permit a wide range of uses that includes retail, office, residential, and industrial activities.

Three special development plans have been approved for the site:

- August 11, 2014 (Ordinance 3324): allowed for the renovation of an existing building for a custom metal fabrication business with screened outside storage.
- March 26, 2018, (Ordinance 3500): allowed for the construction of a warehouse building at the rear of the property.
- May 13, 2019 (Ordinance 3580): allowed for the construction of a two-story, 10,618 square foot office/commercial building on the west side of the property adjacent to Davis Boulevard, and included approval of a brewpub use and a reduction in the minimum parking ratios.

The variance request is related to the office/commercial building under construction and the monument sign for the overall property. The sign standards that apply to this property are found in Chapter 106 (Signs) of the Code of Ordinances. Some standards are also found in Section 118-569 of the zoning ordinance, which includes additional signage standards for properties and building in the TOD zoning district.

The attached "Signage Exhibit" includes plans for signage related to the variance request. The table below summarizes the applicable standards for this project and applicant's proposal.

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 south)
<u>Sec. 118-569</u> (1) Wall signs	<ul style="list-style-type: none"> One sign per tenant space First floor tenant spaces: total allowed area calculated at one (1) square foot per linear foot of street frontage Second floor tenant spaces: total allowed area calculated at 0.75 square foot per linear foot of street frontage Maximum sign area: 50 square feet 	<ul style="list-style-type: none"> West building face <ul style="list-style-type: none"> First floor sign area: 54 square feet Second floor sign area: 64 square feet South building face <ul style="list-style-type: none"> First floor sign area: 122 square feet Second floor sign area: 90 square feet North building face <ul style="list-style-type: none"> Second floor sign area: 180 square feet
<u>Sec. 118-569</u> (4) Blade signs	<ul style="list-style-type: none"> Not permitted in Smithfield General Mixed Use character zone Maximum size per sign face: 15 square feet 	<ul style="list-style-type: none"> West building face: 20 square foot blade sign South building face: 5 square foot blade sign
<u>Sec. 106-13(a)(2)</u> c. Nonresidential monument signs	<ul style="list-style-type: none"> Maximum sign structure: 75 square feet Maximum signage area: 50 square feet Maximum height: 7 feet 	<ul style="list-style-type: none"> Monument sign structure: 48 square feet Signage area: 37 square feet Sign height: 9.25 feet

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 property owners within 200 feet of the site.

RECOMMENDATION:

Conduct a public hearing and consider SRB 2021-02.