

**MINUTES OF THE SIGN REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
JANUARY 23, 2023**

REGULAR MEETING

The City Council of the City of North Richland Hills, Texas met as the Sign Review Board on the 23rd day of January after the 7:00 p.m. City Council meeting.

Present:	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

Absent:	Oscar Trevino	Board member
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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

Acting Chair Rodriguez called the Sign Review Board meeting to order at 8:56 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE MINUTES OF THE NOVEMBER 14, 2022 SIGN REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER WRIGHT OUJESKY, SECONDED BY BOARD MEMBER ORR TO APPROVE MINUTES OF THE NOVEMBER 14, 2022 SIGN REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 SRB22-0006 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SIGNS MANUFACTURING AND MAINTENANCE CORP FOR A VARIANCE TO CHAPTER 106 (SIGNS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8360-8380 DAVIS BOULEVARD, BEING 11.59 ACRES DESCRIBED AS LOTS 2R3R1 AND 2R4R-2R8R, BLOCK 1, DAVIS NORTH TARRANT PARKWAY ADDITION.

APPROVED

Acting Chair Rodriguez 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. Specifically to the size and location standards of the sign. Located at 8360-8380 Davis Boulevard being 11.59 acres. This is the B&B Theatres property and the address includes five (5) pad sites. Mr. Comstock provided site photos of the property.

Applicant representative Travis English, 5024 Ranch View Road, Fort Worth, Texas, presented the item. Mr. English informed the Board he has been working with Bill Sandlin, the owner of the five (5) pad sites in front of B&B Theatres. The applicant has agreed to a sign easement with the Tarrant County and is proposed on the southern pad site. B&B Theatres will have 50% of the sign and the five (5) pad sites will have opportunity to have name on the panel. The variance request is to build a sign that property features B&B Theatres and the pad sites. Mr. English was available to answer questions.

Mr. Comstock presented staff's report. There will be five signs along Davis Boulevard and each tenant would be allowed sign space on the monument sign. Lot 2R 7R would relinquish its rights for another monument sign. Current sign regulations are 50 square feet message area; 75 square feet structure size; and seven (7) structure height. The proposed sign is 73 square feet; 120 square feet structure size; and a structure height of 12 feet. Mr. Comstock informed the Board the sign resembles the Kroger Marketplace signage. Mr. Comstock provided 50' x 50' triangle sight visibility photos and stated the

driveway is also a fire lane, access, sidewalk, drainage, water and sewer easement.

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

The Board, applicant and staff discussed language on the sign; sign language modifications based on tenants; and being lit internally.

Acting Chair Rodriguez 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, Acting Chair Rodriguez asked if there was anyone in the audience wishing to speak on the item to come forward. There being no one wishing to speak, Acting Chair Rodriguez closed the public hearing.

A MOTION WAS MADE BY BOARD MEMBER WRIGHT OUJESKY, SECONDED BY BOARD MEMBER TURNAGE APPROVE SRB22-0006, WHICH WOULD INCLUDE NOT ALLOWING AN ADDITIONAL MONUMENT SIGN FOR LOT 2R7R.

MOTION TO APPROVE CARRIED 7-0.

E. ADJOURNMENT

Acting Chair Rodriguez adjourned the Sign Review Board meeting at 9:12 p.m.

Tito Rodriguez, Acting Chair

Traci Henderson
Assistant City Secretary