

BUILDING AND STANDARDS MEETING
Monday, October 10, 2011

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Building and Standards Commission of Bedford, Texas, met at Bedford City Hall, 2000 Forest Ridge Drive, Bedford, Texas, Monday, October 10, 2011 at 6:00 p.m. for a planning work session, followed by the meeting at 6:30 p.m.

MEMBERS PRESENT

Randy Youngs (Chairman)
Harold Knorr
Ron Owens (Vice Chair)

STAFF PRESENT

Russell Hines, Building Official
Tommy Peterson, Code & Inspections Manager
Charlotte Nadin, Development Department Secretary

(The following items were considered in accordance with the official agenda posted on the 6th day of October, 2011.)

CALL TO ORDER

Chairman Youngs reviewed the Building and Standards meeting procedure with the general public. He shared the meeting format and procedure for the evening. This information is shared prior to each meeting held by the commission.

He asked them to remember that the Building and Standards Commission is a quasi-judicial body. A formal record is made of each hearing and each case. The Commission is permitted to act only upon factual information or evidence that is presented by the staff and by parties making presentations at the public hearing on each case. Any party or individual who disagrees with a decision of the Building and Standards Commission must appeal such decision to a State District Court as the City Council of the City of Bedford has no review authority over the decisions of this Commission.

Then Chairman Youngs addressed the next item, which was the approval of minutes.

APPROVAL OF MINUTES

The minutes from August 1, 2011 were reviewed. Chairman Youngs asked if there was a motion regarding the minutes. Ron Owens made the motion to accept the minutes as written. Harold Knorr seconded. The vote was unanimous.

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Ayes: Commissioners, Youngs, Owens, Knorr.
Nays: None
Abstentions: None

Chairman Youngs declared the motion approved.

OLD BUSINESS

There being no old business, new business was addressed.

NEW BUSINESS

Chairman Youngs addressed the first item of business:

Waiver Request B11-003. A request by Martin United Methodist Church located at 2621 Bedford Road to add on to each side of an existing 71 square foot monument sign. The addition of 84 square feet on each side of the monument sign would increase the total square footage of the existing sign to 239 square feet. This sign ordinance limits monument signage to 75 square feet. The applicant's request necessitates a waiver from the City of Bedford Sign Ordinance, Section 6-71.

The Chairman asked if anyone was present representing the City to speak regarding this request. Russell Hines, Chief Building Official for the City of Bedford, stepped to the podium.

Russell Hines reviewed the waiver request and gave a little history such as there being 790 linear feet of church property with large buildings on the property. He mentioned that the existing monument sign was over 12 years old. He read the Sign Ordinance's current requirements for a monument sign and stated that when this monument sign was originally granted it was not required to have a solid base which would make the sign legal non-conforming. Russell stated that if the waiver was granted the monument sign would need to be brought up to current Sign Ordinance requirements.

Referring to the overhead photo, Russell stated that the middle part of the drawing was the existing sign. The applicant wants to add on to each side to advertise the events they have going on at the church. Part of it the sign would be facing is 800 linear feet and half of that on the other side (the west side) of the property would have 400 linear feet. Russell stated that the applicant was at the meeting and willing to speak to this case.

The Chairman asked if there were any questions for Mr. Hines from the commission. There were none. The Chairman then asked if there was anyone to speak representing Martin United Methodist Church.

Frank Fenwick, business administrator for Martin United Methodist Church, stepped forward. He stated that he was here because the request was non-conforming. They resumed looking at the overhead drawing. In the past they had gotten permits to hang banner signs on either side and really didn't like the look of it. They want to do the panels on either side as they felt it would look better having the panels with the lettering, rather than the banners. He said they would gladly put landscaping around the sign to make it look even better. They did not request lighting for the sign so there were no electrical issues.

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Ron Owens asked how the panel copy would be displayed. Mr. Fenwick responded that the panels would be removed the text would be added and the panel would be slid back in. The panels would measure 3 foot six-inches by 6 foot.

Randy asked about the size of the lettering. Mr. Fenwick stated they probably would be no larger than six inches and no smaller than three inches. Randy asked if he would have a problem if they put a height requirement on the lettering and Mr. Fenwick stated he would not. They would frame it with two by sixes and he would talk and find out what they needed to do. They would go with whatever the City's landscaping requirements were to make it look better.

The Chairman asked if the commission had any additional questions for Mr. Fenwick. They did not.

The Chairman then asked the commission if they were ready for discussion. He then stated that any motion, the items that should be included would be the size of the street linear footage, the large size of the lot, the large number of buildings on the property and that it be consistent with monument sign across the street. Any waiver still requires the sign be permitted, meeting the exact requirements of a monument sign. After a brief discussion the commission agreed on a maximum letter size of 8 inches.

Harold Knorr made the following motion:

MOTION:

That the motion for the waiver be approved based on:

1. The linear street footage of the property.
2. The large lot and large number of buildings on the property.
3. The current monument sign will be consistent with monument sign across the street.
4. The current monument sign must go through the City's permitting process, meeting exact requirements of a monument sign as stated in the Sign Ordinance with a maximum letter size of 8 inches.

Ron Owens seconded the motion. The Chairman called for a vote. The motion carried unanimously.

Ayes: Commissioners, Youngs, Owens, Knorr.

Nays: None

Abstentions: None

Chairman Youngs declared the motion approved.

Chairman Youngs then addressed the second item of business:

Waiver Request B11-004. A request for a waiver by On The Border located at 2500 Airport Freeway, Bedford, Texas. Applicant is requesting to install a pole sign that is (60) sixty feet in height located adjacent to the freeway. The sign ordinance allows signage adjacent to the freeway that cannot exceed (50) fifty feet in height. The applicant's request necessitates a waiver from the City of Bedford Sign Ordinance, Section 6-71.

The Chairman asked if Russell wanted to speak to that. Russell stepped forward and gave the history for the pole sign at that location concluding that the sign ordinance requires a maximum of 50 feet on the highway. The new signs on the new site they are requesting the height to be 60 feet. He believed it was a unique situation that they will see more and more in the coming days and months. We would

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take these on a case by case basis. The proportion of the grade where these signs are going to be located with the widening of the current highway the locations of the signs are going to vary. Other cities in the area practice the placement of these signs by judging from the grade up. The staff feels that On the Border is making a reasonable request because the configuration of the highway is going to change up with the height, elevation, and line of site that goes with it.

The Chairman then asked if the commissioners had any questions for Russell. The Chair thought the actual width of the freeway would also come into play with the elevation, line of site, etc. Russell agreed that there would be a massive amount of concrete from east to west as far as the eye could see. The Chairman also mentioned the shopping centers, commercial, and medical buildings on both sides of the highway

The Chairman called for any other questions. There were none. The Chairman then asked if there was anyone to speak for the variance.

Deborah Moltz with Chandler Signs stepped forward, followed by John Boehnlein of Falcon Construction Designers. Ms Moltz placed her visuals on the overhead for reference. They both were representing On The Border.

She brought a picture of the existing sign with a good over-all view of the property. John was more familiar with the different elevations going on. He explained the elevations and depth of the property and the new location for the sign once TxDot begins working in front of their present location. They would be moving the sign approximately 138 to 148 feet back. They would be constructing a new restaurant directly behind the old restaurant while the old one was still in operation.

They have to move the sign back from the highway construction and directly in line with the theater. Other challenges, heading east on 183 the bridge elevation would be increasing and to exit Central to get to the restaurant, people would have trouble seeing the sign to take the exit. Coming from the west the increase height of the bridge would also cause visibility problems there. They would never ask for more than they thought they actually needed, but felt the 60 feet would meet the requirement to provide them the height they needed for visual sighting.

Ron Owens questioned the relocation of the power lines, which would be another factor in allowing the height increase. He knew they had horizontal and vertical clearance requirements for the sign. Mr. Boehnlein didn't know how high up the power lines would be. TxDot was still working with the utilities last time he checked.

Randy asked if there were any questions. There were no other questions so the commission began their discussion. Harold Knorr asked if the commission would re-visit their decision if the highway further changed the current elevations planned for the highway. Randy stated for clarification that if something additional to the waiver was needed another waiver would have to be requested.

The Chairman asked if there was further discussion. There being none the Chairman called for a motion.

Ron Owens made the following motion:

To approve the waiver based on the criteria that was presented and due to the highway widening with change in elevations for the businesses in the area, the waiver be approved.

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Harold Knorr seconded the motion. The chairman asked if there was a need for further discussion of the motion. There was none.

The Chairman called for the vote. The vote was unanimous.

Ayes: Commissioners, Youngs, Owens, Knorr, Camp.

Nays: None

Abstentions: None

Chairman Youngs declared the motion approved.

ADJOURNMENT

Chairman Youngs asked if there was other business to be brought before the board.

Chairman Youngs determined that there was no further business and called for a motion to adjourn.

Ron Owens made the motion. Harold Knorr seconded. The vote was unanimous.

Ayes: Commissioners, Youngs, Owens, Knorr, Camp.

Nays: None

Abstentions: None

The Chairman declared the motion approved and adjourned the meeting at 7 p.m.

Chairman Randy Youngs

Date