

BUILDING AND STANDARDS MEETING
Monday, August 25, 2014

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, August 25, 2014 at 6:00 p.m. for a planning work session, followed by the meeting at 6:30 p.m.

MEMBERS PRESENT

Randy Youngs	(Chairman)
Tom Bresnahan	
Ron Owens	(Vice Chair)

STAFF PRESENT

Russell Hines, Building Official

(The following items were considered in accordance with the official agenda posted on the 21st day of August, 2014.)

CALL TO ORDER

The meeting was called to order at 6:31 p.m. A quorum was present. Chairman Youngs reviewed the Building and Standards procedure with the general public, discussing the meeting format, etc. This information is shared prior to each meeting held by the commission.

He asked the audience to remember that the Building and Standards Commission is a quasi-judicial body and that 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.

With the completion of his statement, Chairman Youngs addressed the next item, which was the approval of minutes.

APPROVAL OF MINUTES

The minutes from April 21, 2014 were reviewed. The Chairman asked if there was any discussion. There was not. Chairman Youngs asked if there was a motion regarding the minutes.

Tom Bresnahan made the motion to accept the minutes as written. Ron Owens seconded. The vote was unanimous.

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Ayes: Commissioners, Youngs, Owens, Bresnahan.

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:

Variance Request: B14-002. Waiver requested by First Assembly of God DFW at 3800 Hwy 121 Bedford, TX 76021. The applicant is requesting the granting of a waiver to the "Special Sign Types" regulations to install a 55.50 square foot LED message board sign that will display electronic graphics and video display. The proposed sign would be installed on a new pylon sign structure that measures 10 feet 6 inches tall and 10 feet 5 inches wide with 3 feet clear distance from the ground to the bottom of the electronic graphic display sign. The sign structure meets the definition of a pylon sign in the sign ordinance. The applicant's request for electronic graphic display and video display necessitates a waiver from the City of Bedford Sign Ordinance, Section 6-70.

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. Mr. Hines read the request to the general public. For clarification Russell stated that the applicant has come to the City to request installing this type sign. It meets the requirements in our sign ordinance for a pylon sign. The property is located in the master highway corridor. The applicant at the time of the application has requested to have electronic graphics display with video display as well.

The Chairman asked if there were any questions for Russell from the commission. There were none from Tom or Ron. Randy then asked Russell if there were any other signs that had video display in Bedford. Russell stated there were not. Mr. Hines stated that the sign met the requirements for the master highway corridor overlay. It meets all the requirements (height, timing, dimmer, etc.) set forth in our Sign Ordinance.

The Chairman asked if there were any more questions from the commission. There were none. The Chairman then asked if there was anyone to speak representing the sign company or First Assembly of God DFW.

Mr. Joshua Freeman stepped forward. He shared with the commission that he lives in Bedford at 2432 Meadowview and is a member of First Assembly DFW. He stated that they realize there may be some change in the law regarding video display. Their pastor has instructed that at this time they would not be putting video on the sign it would be purely graphics, because they wanted to concentrate on getting the sign up to tell people who we are and where we are. Mr. Bresnahan asked when they would have the graphics display and be adding the video in the future. He replied that if the law changed where we could, but not at this time...no. Mr. Freeman stated that it was a priority to get the sign up and they felt that, right now, the video portion would be a hazard to traffic, so they would eventually add it to the sign, but not a present.

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The Chairman asked if the commission had any questions for Mr. Freeman. They did not. Chairman Youngs asked if there were questions from the public. There were not. Randy stated that they were now in the discussion phase of the meeting.

The Chairman state that this waiver request was consistent with other signs we have allowed in the city and the owner needed to know that the sign must meet the requirements of message board including animation and how frequently the message is displayed which is set forth in Bedford's Sign Ordinance, He suggested the location of the sign in the master highway corridor of Highway 121 also be mentioned in the motion along with the sign ordinance requirements.

The Chairman called for additional questions. He asked Russell if he had any other comments. He did not. There being none, a motion was called for by the Chairman.

Tom Bresnahan made a motion that Ron Owens seconded. Some discussion arose regarding the wording. Russell added there wasn't any discussion on standard lighting. Randy stated that he understood that message boards had requirements covered under graphics display sign in the sign ordinance which would cover luminosity, animation, etc. Those items were put explicitly in the sign ordinance to cover any questions or conflicts that might arise. Discussion came to an end. The Commission decided to amend the motion.

For clarification, Chairman Youngs restated and made the motion:

MOTION:

That waiver B14-002 be approved based on the signage described in the application with standard graphics and no video. That the graphics display of that sign must meet the requirements of message board display regarding the luminosity, how fast the message and animation are displayed, along with other items set forth in Bedford's Sign Ordinance. That the location of the sign along 157 is also approved, because this property also has a state highway along the back side of it. This will allow a highway corridor sign greater than 25 feet.

Ron Owens seconded the motion.

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

Ayes: Commissioners, Youngs, Owens, Bresnahan.

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.

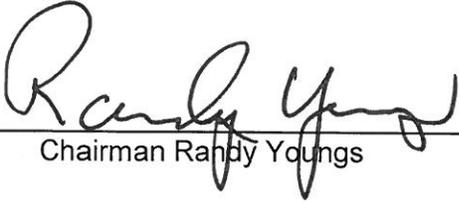
Tom Bresnahan made the motion. Ron Owens seconded. The vote was unanimous.

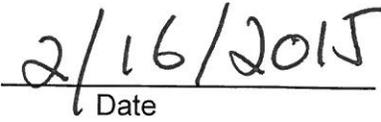
Ayes: Commissioners, Youngs, Owens, Bresnahan.

Nays: None

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Abstentions: None


Chairman Randy Youngs


Date