

BUILDING AND STANDARDS MEETING
Monday, August 1, 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, August 1, 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)
Ron Owens (Vice Chair)
Harold Knorr

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 28th day of July, 2011.)

CALL TO ORDER

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

Good evening, my name is Randy Youngs. I am the Chairman of Bedford's Building and Standards Commission. A quorum is present, so the Commission may proceed with its scheduled agenda.

He shared that a City staff person would be called on first to make a staff presentation to the Commission regarding the waiver request and that the applicant would be given an opportunity to make a presentation in person, or by a representative. The applicant is responsible for providing the justification for the waiver request.

Those individuals in the audience in support of or opposition to the proposed request will be given an opportunity to make a presentation to the Commission. All presenters need to state their names, address, city of residence, and relationship to the item on the agenda.

The Commission asks that all parties presenting information on each request please direct their comments to factual information, and not to speculation or subjective comments. Remember that our proceedings are recorded and everything is a matter of official record.

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Evidence using pictures, diagrams, calculations and specifications are encouraged. The applicant will be given an opportunity for a brief rebuttal as the applicant has the burden of providing the necessity and the justification for his or her requested waiver.

The Commission will close its public hearing to discuss and consider the facts presented. Please 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.

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

APPROVAL OF MINUTES

The minutes from June 13, 2011, were reviewed. Chairman Youngs asked if there was a motion regarding the minutes. Harold Knorr made the motion to accept the minutes as written. Ron Owens seconded. The vote was unanimous.

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 B11-002, brought by Donnie Finch, representing Bedford Baptist Temple which is located at 2403 Bedford Road. The Chairman asked if there was anyone present from the city staff that would speak regarding this waiver request.

Russell Hines, Chief Building Official for the City of Bedford, stepped forward and read the following:

This is waiver request B11-002: This is a request to install an additional monument sign at 2403 Bedford Road, Bedford Baptist Temple. The applicant currently has one monument sign on the Bedford Road street front. This addition would bring the total monument signs on Bedford Road to two for this property. This is prohibited in the Bedford Sign Ordinance Sec. 6-71.

The commission had reviewed the drawings and photographs accompanying the waiver request supplied by Bedford Baptist Temple.

The Chairman asked if there were any questions for Russell from the commission. Randy then remarked that in reviewing the drawings and photos of the monument submitted, the sign did not appear to meet the definition of a monument sign as noted in the Bedford Sign Ordinance.

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Russell remarked that just as a matter of background information, the church was asked to locate signs to the west of the structure under the Zoning Ordinance relating to parking spaces. The property was tight on its parking. This was nothing Building and Standards could rule on, but he felt this was something they needed to know.

Randy then restated that in reviewing the waiver drawings, photos, etc., the sign they were wanting didn't seem to comply with the requirements stated in the Bedford Sign Ordinance for a monument sign. He also remarked that the sign did not conform in the pole or monument sign requirements we have in our regulations. There needed to be masonry covering the whole thing and this sign was almost like a central pylon. The examples in the back of the ordinance say no poles.

There was a brief discussion about the signs already on the property and the square footage related to them which Russell remarked, had no bearing on this sign. Each sign had been reviewed and approved on its own merit.

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 Bedford Baptist Temple.

Donnie Otwell of 2129 Spring Oaks in Bedford stepped forward. He stated that their main reason for requesting the additional monument sign was that their Daycare was located 125 feet off the right-of-way. Cars go by too fast to notice the sign that is there and with school starting soon, they wanted the public to notice that they have a Daycare there.

Mr. Otwell stated that they plan to put a curb with blocks on each side so as not to lose the parking spaces, and they had plans in the works to improve their parking area also.

Chairman Randy Youngs asked if the commission had any questions for Mr. Otwell. Randy then stated that the plans submitted for the sign did not conform to requirements in the sign ordinance. Ron Owens stated that the monument sign on the corner was a true monument sign and the second sign would be except there was no base across the bottom.

The Chairman then showed Mr. Otwell the section of the ordinance relating to monument signs, stating that there were to be no poles. An LED sign was approved with the conditions that the base would be filled with live plants.

Russell Hines stated that the City staff was aware of this and was working with the church to bring that sign into compliance. Mr. Otwell stated he would get with the church staff to see that the existing monument sign was brought into compliance and was willing to do whatever the ordinance required for the commission to allow this current sign for the Daycare.

Chairman Youngs stated that for any waiver to pass the sign would have to have a permit issued and conform to the Bedford Sign Ordinance. Mr. Otwell acknowledged his remarks and was in agreement to do whatever was required.

Ron remarked that the church was located on a huge chunk of land. There were three schools in back with hundreds of feet, approximately 160 to 180 feet between the signs. The large stretch of property was unique in its size, which was enough to warrant a waiver. The task was to determine whether the second one conforms as well.

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Randy remarked that they were looking not to the content of the sign but the overall dimensions of the sign. In granting the waiver they needed to highlight the justification for the sign and the unique conditions of the property.

Don Otwell stated that in placing the sign they looked at the area that would give the most visibility and not lose too many parking spaces. Russell reminded them that this request was for a waiver which is based on merit, not a variance which is based on hardship.

Chairman Youngs asked how much land the church property sat on and Mr. Otwell stated there were nine (9) acres on Bedford Road.

The Chairman called for any additional comments or questions from the commission. There were none. A motion was called for by the Chairman.

Ron Owens made the following motion:

MOTION:

That the waiver be approved based on the unique conditions of the property, with the stipulation that the existing monument sign be brought up to code as previously agreed. This new monument sign must conform to the conditions of size, shape, and form, listed in the Bedford Sign Ordinance and must be permitted by city staff.

The motion was seconded by Harold Knorr. The Chairman called for the vote.

Ayes: Commissioners, Youngs, Owens, Knorr.

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.

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

Ayes: Commissioners, Youngs, Owens, Knorr.

Nays: None

Abstentions: None

The Chairman adjourned the meeting at 7:03 p.m.

Chairman Randy Youngs

Date