BUILDING AND STANDARDS MEETING
Monday, November 28, 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 November 28, 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

Tommy Peterson, Code & Inspections Manager
Charlotte Nadin, Development Department Secretary

(The following items were considered in accordance with the official agenda posted on the 22nd day of November, 2011.)

CALL TO ORDER

Chairman Youngs called the meeting to order and reviewed the Building and Standards procedure with the general public. This information is shared at each meeting held by the commission.

He summed up informing them 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.

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

APPROVAL OF MINUTES

The minutes from the October 10, 2011 meeting were reviewed. No corrections were noted. Chairman Youngs called for a motion regarding the minutes. Ron Owens made the motion to accept the minutes as written. Harold Knorr 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 Randy Youngs addressed the only item of business:

Waiver Request B11-005: From Fuddruckers Restaurant, 1612 Airport Freeway, to install a 38.65 square foot message board on a pole sign that is currently 198 square feet. This will increase the total square footage to 236.65. This property is located immediately adjacent to the freeway which allows 200 square feet for signage on a pole sign. 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. Tommy Peterson stepped forward and reviewed the waiver request. He then commented that the restaurant would benefit from this new sign with the highway expansion and its slight incline the restaurant and old sign would be hard to see from the highway.

The Chairman asked who the neighbors to the property were and where they were located. Tommy replied that there were commercial structures to the west and east of the restaurant with apartments to the south of the location. He remarked that of the two corner businesses located next to the restaurant, one was a four-story structure. Randy asked if there were any questions from the commission. There were none.

The Chairman asked if there was anyone to speak representing Fuddruckers. Terry Brockett of Starlite signs stepped to the podium. Terry wanted to clarify that the actual area of the proposed sign is 141.6 feet. Ron Owens asked if the marquee was something they had wanted for a long time or just recently felt a need for. Terry asked to defer that answer to the owner who was also in attendance.

With that Ernest Crawford stepped forward identifying himself as the tenant and franchise landowner. He stated he purchased the property in 2001 and replaced the then current signs with like signs of that area. His main issue, as with other businesses was with Oncor. The widening of the highway was taking the entire front parking from their facility. Along with that, major transmission lines from 90 to 50 feet and a large utility easement were in contention with the location of the sign placement. He felt the addition of the reader board would aide in the restaurant's ability to communicate with the public amidst all the turmoil.

The Chairman asked if there were any questions from the commission. There were none. He then asked if there were any questions from the public. There were none.

Randy called for discussion from the commission. They were aware of the problems the highway expansion had had with other businesses and their sign placement. The wide utility easement had been a recurring issue along with transmission line elevations. The sign's original triangular shape would not meet the current needs for the business with the ongoing changes in the freeway and its traffic. The commissioners also stated that their decision needed to be consistent with other waivers granted in the highway expansion area.

The Chairman called for any additional comments or questions. There being none, a motion was called for by the Chairman.

Ron Owens made the following motion:

MOTION:

That the waiver be approved based on the information provided including the unique highway expansion, the wide utility easement and landscape, and calculations with the sign remaining under 200 square feet.

Harold Knorr seconded the motion. The motion passed unanimously.

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

Chairman Youngs declared the motion approved. He then followed up with the comment that the owner and sign company would need to follow up by applying for a permit for the now approved sign.

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

Randy Youngs 4/30/2012

Chairman Randy Youngs Date