BUILDING AND STANDARDS MEETING
Monday, October 1, 2012

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 1, 2012, at 6:00 p.m. for a planning work session, followed by the meeting at 6:30 p.m.

MEMBERS PRESENT

Rick Nash
Daniel Novocin
Ron Owens (Vice Chair)
Randy Youngs (Chairman)

STAFF PRESENT

Russell Hines, Chief Building Official
Tommy Peterson, Code & Inspections Manager
Charlotte Nadin, Permit Tech

(The following items were considered in accordance with the official agenda posted on the 28th day of September, 2012.)

CALL TO ORDER

Chairman Youngs shared the Building and Standards format and procedure with the general public.

He reminded 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.

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

APPROVAL OF MINUTES

The minutes from Monday, July 23, 2012, were reviewed. Chairman Youngs asked if there was a motion regarding the minutes.

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

Ayes: Commissioners, Youngs, Owens, Nash, Novocin.
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 requested by Jim Calvert, Novak Motors, 210 Airport Freeway in Bedford, Texas.

> **Waiver request B12-003**: The applicant is requesting the granting of a waiver to the "Special Sign Types" regulations to install a 144 square foot LED message board sign that will display electronic graphics. The sign will be installed on an existing pylon sign that currently has a 144 square foot sign. The total square footage for signage after this installation will be 288 square feet. The applicant's request necessitates a waiver from the City of Bedford Sign Ordinance, Section 6-70.

The Chairman asked if there was someone present representing the City to speak regarding this request. Russell Hines, Chief Building Official, stepped forward and presented the request for a static graphics display sign. He stated that representatives for the sign company and for Novak Motors at 210 Airport Freeway were here to present their case for the waiver.

The Chairman asked if there were any questions for Russell from the commission. For the record, Chairman Youngs asked Russell if the total amount of 288 square feet was less than what was allowed for the pylon sign under the sign ordinance. Russell stated that it was. The Chairman's second question addressed the static sign, because the specifics for that sign had more potential than just a static sign. He was aware of graphic signs that they had approved having capabilities such as animation, video, etc., and wanted to restate that every sign must meet the requirements set forth in the Bedford Sign Ordinance for a message board.

Russell wanted to also state that the electronic LED signs have the capability to deal with motion and video when programmed so, but (the Bedford Sign Ordinance) restricts them to the static display only. Randy stated that other signs of this nature have been restricted to this also.

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 waiver.

Cristina Mawtis with Inkjet International stepped forward. She is the sign contractor hired to put up the sign for Novak Motors. She stated that she was following procedures to get approval for the sign for Novak Motors. Novak Motors wanted the sign to separate them from the other dealership they were next to. With the highway construction it was very hard to draw business in to them.

The Chairman asked if the commission had any questions.

The Chairman asked how far the sign was from the residences. Ms. Mawtis mentioned the row of trees and creek that separated the commercial business from the residences. The Chairman asked for clarification that this sign would be under the existing sign.

Dan Novocin stated Ms. Mawtis wanted a sense of separation from the other business and he wondered what that separation would be. She deferred to Jim Calvert, owner of Novak Motors.

Mr. Calvert stepped forward and identified himself. He described what differentiated his business from Grubbs Nissan. He stated his business is a unique, pre-owned, independent nationwide company for Fusion Auto Finance. As a leasing company for new cars, when cars come off lease we own them. We take the higher end retail-able vehicles, the ones we don't take to auction and bring them to the consumer market. We put those on display both at one store here and one in New York. These are one owner off lease, low mileage vehicles that are very sought after. They want to match that kind of vehicle to the location. The LED sign would display the vehicles, one at a time. With the current highway work, there was more stop and go opportunity for traffic to view what they had on the lot without having to go in.

He wants the public to see the display with pricing of what is available on the lot. They would also use the sign for the community to display public information, such as weather, etc. He felt the passersby would be compelled to stop in. He felt for the future it would be a sophisticated sign and represent the type of business they had along the major thoroughfare.

The Chairman asked if there were any more questions from the commission. The Chairman clarified that this would be a message board with static images on a timer with no video images. Mr. Calvert stated they would stay within the guidelines of the Bedford Sign Ordinance. The control of luminosity was discussed.

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 further and Brent Henley stepped forward.

Brent Henley with Optec Displays of Los Angeles, California clarified the brightness display. He stated that a photo cell would monitor the level of brightness during the day or night automatically. A second way to control it would be through the computer software itself where one could go in and change it manually.

The Chairman asked if there were any more questions from the commission. There were none. The Chairman then asked if there any additional persons to speak and Mark Rauch stepped forward.

Mark Rauch identified himself as the Sales Manager for Novak Motors. He has lived in Bedford for 12 years. He stated that there is about 400 feet between their property and the drainage creek and neighborhood to the west along with a large stand of oak trees. The lights on their lots have shields to block light from going into the neighborhood.

Chairman Youngs asked Russell Hines if the city staff received any comment from neighbors or community about this request. Russell stated they had not.

Daniel Novocin asked how close together the new sign and existing sign were going to be.

Christina Mawtis responded that they were approximately three (3) feet.

The Chairman asked if there were additional questions from the commission. There were none.

The Chairman asked if they were ready for discussion. Randy stated that the sum of these two signs is less than what the Sign Ordinance requires. In the past they have allowed signs to be calculated separately. The added sign is below the existing sign and in conformance with the sign ordinance. With the sign being below the existing sign, it shouldn't have any issue with the neighborhood and any light nuisance. Any (commission) motion would have to explicity state the sign needs to meet the requirements of a static message board in lighting and luminosity. This would be consistent with any waivers we have done within the city and in conformance with any signs we have allowed for the City.

The Chairman called for additional questions. Jim Calvert stepped forward. He heard that the sign would be static and wondered if graphics would be allowed.

Ron Owens clarified two terminologies for graphics 1) video graphics and 2) static graphics in which you would put something up and it would stay just like that. There would be no motion or animation, which is what we are talking about. Video graphics would be like watching a movie, you would see movement and that is what we don't allow. Video display is a separate part of the ordinance. You can ask for graphic or video display. All this was based on graphics.

There was a brief discussion of the image being changed every three seconds with three seconds being the limit. Mr. Calvert had purchased a dynamic sign that apparently had more capabilities that would not be allowed by the ordinance. He felt the sign he purchased would not be profitable under the ordinance restrictions. As he understood it, no video or movement would be allowed other than an image scrolling on or off.

Russell expressed that Mr. Calvert's sign allowed video and what was allowed by ordinance was only static images with no movement. The Chairman called for any discussion. There was none.

There being none a motion was called for by the Chairman.

Ron Owens made the following motion:

MOTION:

To approve the waiver based on the requirements set forth in the Bedford Sign Ordinance. That the message center doesn't exceed the height or square footage set forth in the Bedford Sign Ordinance and that the message center can only display static messages that are only in three (3) second intervals.

Dan Novocin seconded the motion.

The Chairman felt the motion needed to be amended based on timing to include timing and luminosity. Ron Owens stated the amended motion.

AMENDED MOTION:

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To approve the waiver based on the requirements set forth in the Bedford Sign Ordinance. That the message center doesn't exceed the height or square footage set forth in the Bedford Sign Ordinance and that the static messages meet the requirements for timing and luminosity.

Dan Novocin seconded the motion.

Ayes: Commissioners, Youngs, Owens, Nash, Novocin.
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. Rick Nash seconded. The vote was unanimous.

The Chairman adjourned the meeting at 7:05 p.m.

Randy Youngs 11/26/2012

Chairman Randy Youngs Date