BUILDING AND STANDARDS MEETING
Monday, May 13, 2013

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, May 13, 2013 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)
Rick Nash
Daniel Novocin

STAFF PRESENT

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

(The following items were considered in accordance with the official agenda posted on the 10th day of May, 2013.)

CALL TO ORDER

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

He reminded the public 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, the Chairman addressed the next item, which was the approval of the minutes from the previous meeting.

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APPROVAL OF MINUTES

The minutes from November 26, 2012 were reviewed. Chairman Youngs asked if there was a motion regarding the minutes.

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

Ayes: Commissioners, Youngs, Owens, Bresnahan, Nash, and Novocin.
Nays: None
Abstentions: None

OLD BUSINESS

There being no old business, new business was addressed.

NEW BUSINESS

The Chairman noted there were three waiver requests to be considered tonight. He then addressed the first item of business:

a) B13-001. Bedford Church of Christ located at 2401 Bedford Road has requested to install an Electronic Graphics Display Sign. The request is to utilize electronic static images and announcements on this sign within the ordinance guidelines. In addition, the height of the sign must meet the definition of a pole sign or a monument sign unless a waiver to the height configuration is granted.

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 and read the waiver request. He also gave a brief history stating the original permit which had been approved was for a message board and the sign company had actually placed an electronic graphics display sign at that location instead of the message board. He also commented that the electronic graphics display signs had been approved for other businesses in Bedford and that this was a request for waiver recognizing that a different sign was being used and would be allowed as existing legal non-conforming.

Rick Nash asked how many signs were at that location. Russell stated the church had the number allowed by ordinance and that all existing signs met the requirements set in the City Ordinance.

The Chairman asked if there were any questions for Russell from the commission. There were none. The Chairman then asked if there was anyone to speak representing the Bedford Church of Christ.

Gerald M. Ball, pastor of the Bedford Church of Christ stepped forward. He appreciated the opportunity to speak to the commission. He gave a brief history of the church stating it had been in Bedford for over 134 years. He described the condition of the sign with its cracks which allowed moisture to get in causing the lights to short out. He further stated that the strips around the legs would be cut off to meet all the city requirements. He handed out photos of the sign to the commission referencing page 2 with some of the wording and page 3 with the new sign costs. Page 4 was a photo of the new sign to the west where the cemetery joins the shopping center.

He was proud of their sign and believed the community enjoyed it also. Ron Owens clarified that the existing sign was grandfathered in and the church representatives had had discussions with city staff in what procedures to take to make the sign conform within the existing Bedford Sign Ordinance requirements.

The Chairman asked if the commission had any questions for Mr. Ball. There were none. Mr. Youngs called for additional questions. His asked if there was any discussion. There being none he called for a motion.

Ron Owens made the following motion:

MOTION:

That the waiver be approved for the display of static images capabilities based on the criteria established in the City ordinance including the change time of three seconds as a minimum.

Daniel Novocin seconded the motion.

The Chairman called for discussion. There was none. The Chairman called for a vote.

Ayes: Commissioners, Youngs, Owens, Bresnahan, Nash and Novocin.
Nays: None
Abstentions: None

Chairman Youngs declared the motion approved reminding the representatives that they would still need to go through the normal permitting process.

Chairman Youngs addressed the second item of business:

b) B13-002. Qualtrust Credit Union located at 3800 Cheek Sparger Road has requested to utilize the electronic graphics display capabilities on an existing electronic message board sign. The request is to utilize electronic static images and announcements on this sign within the ordinance guidelines.

The Chairman asked if there were any city staff to speak at which point Russell Hines stepped to the podium. He stated that this was another request for the static image display sign to be used instead of a message board sign.

The Chairman then asked if the commissioners had any questions for Russell. There were none.

The Chairman then asked if there was anyone to speak for the waiver. There was not.

The Chairman called for any additional comments or questions. There being none he called for a motion

A motion was called for by the Chairman.

Ron Owens made the following motion:

MOTION:

That the waiver be approved for the display of static images capabilities based on the criteria established in the City ordinance including the change time of three seconds as a minimum.

Rick Nash seconded the motion.

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

Ayes: Commissioners, Youngs, Owens, Bresnahan, Nash and Novocin.
Nays: None
Abstentions: None

Chairman Youngs declared the motion approved.

Chairman Youngs declared the motion approved reminding the representatives that they would still need to go through the normal permitting process.

Chairman Youngs addressed the third item of business:

c) B13-003. First Bank Texas located at 4201 Airport Freeway has requested to utilize the electronic graphics display capabilities on an existing electronic message board sign. The request is to utilize electronic static images and announcements on this sign within the ordinance guidelines.

The Chairman asked if there were any city staff to speak at which point Russell Hines again stepped to the podium. Russell stated that as with the previous sign this is another sign that was approved as a message board and the request is to be able to utilize the static graphics display.

The Chairman then asked if the commissioners had any questions for Russell.

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

The Chairman stated that this request was just like the previous two waiver request. He asked if the commission had any questions . They did not.

The Chairman called for additional questions. There being none he called for a motion.

Ron Owens made the following motion:

MOTION:

That the waiver be approved based for the display of static images capabilities based on the criteria established in the City ordinance including the change time of three seconds as a minimum.

Daniel Novocin seconded the motion.

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

Ayes: Commissioners, Youngs, Owens, Bresnahan, Nash and Novocin.

Nays: None
Abstentions: None

Chairman Youngs declared the motion approved.

Chairman Youngs declared the motion approved reminding the representatives that they would still need to go through the normal permitting process.

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.

Daniel Novocin made the motion. Rick Nash seconded. The vote was unanimous.

Ayes: Commissioners, Youngs, Owens, Bresnahan, Nash and Novocin.
Nays: None
Abstentions: None

Chairman Youngs declared the motion to adjourn approved.

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Chairman Randy Youngs Date