

BUILDING AND STANDARDS MEETING
Monday, August 26, 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, August 26 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

STAFF PRESENT

Russell Hines, Chief Building Official
Charlotte Nadin, Secretary

(The following items were considered in accordance with the official agenda posted on the 23rd day of August 2013.)

CALL TO ORDER

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

He reminded the audience 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 addressed the next item, which was the approval of minutes.

APPROVAL OF MINUTES

1. Consider approval of the following Building and Standards Commission minutes for the May 13, 2013 regular meeting.

Rick Nash 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, Nash.

Nays: None

Abstentions: None

Chairman Youngs declared the motion approved.

OLD BUSINESS

There being no old business, new business was addressed.

NEW BUSINESS

2. Public hearing to review and discuss waiver requested. Chairman Youngs addressed the only item of business:
 - a) Waiver B13-004. Harwood Oaks Animal Clinic located at 2500 Harwood Road has requested to replace their existing sign with an electronic graphics display sign. The new sign will be installed in the existing cabinet and will not alter the height or width of the existing sign structure. The applicant is requesting this sign type be considered for approval by a waiver from the Building and Standards Commission. The applicant has submitted criteria for the Commission to consider this sign type.

Section 6-70. SPECIAL SIGN TYPES

- (b) Electronic Graphics Display Signs: Shall be permitted by granting of a waiver to the Special Sign Types regulations on a site-specific basis upon approval of the Building and Standards Commission.

The Chairman asked if there were any city staff to speak at which point Russell Hines, Chief Building Official for the City of Bedford, stepped forward and reviewed the waiver request with the commission. It is the change of the interior of existing can of a monument sign that exists on this property. It is a basic sign without electronic display. The change out will make it an electronics display with static images on this sign. He mentioned a representative was here to answer any questions that might be necessary. The Chair asked what the maximum height of the monument sign was and Russell replied that the maximum height of a monument sign is 7 feet.

The Chairman asked if there were any more questions from the commission. There were none. The Chairman asked if there was anyone to speak representing the waiver. Jeff Gibbens, representative from The Sign Doc in Dallas, Texas stepped forward to speak. He reviewed the history of the sign and its dimensions of 6 feet by 8 feet with it being an interior lighted sign including a 2 foot by 5 foot time and temperature box on top. Since the sign was built the technology has gone from light bulb to LED lighting over the years. The time and temperature had been there five to seven years. He said they wanted to update it to the current technology. He stated the cabinet, height, and set-back would not be changed and the time and temp box would be taken off. The old sign is out dated and the doctor that owns the property wants to bring the sign up to date with modern technology talking about community events. They won't be advertizing two-for-one specials. They want to have something out there that is current and meets today's technology for marketing a medical facility.

The Chairman asked if the commission had any questions. The commissioners had none. The Chairman asked if they were going to be beefing up the structure. Jeff responded that the product

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today was less than 100 pounds, lasted forever and there is no maintenance. He discussed the connecting mechanism. The marquee will be on top and Harwood Oaks will be on the bottom. The visual look will reverse but the physical look will not change and is equal to or less than the existing weight. The wind load will be less because we are taking off 8 square feet plus two feet of height.

The Chairman called for any additional comments or questions. There were none. He then called for discussion. For the record Mr. Youngs wanted to mention it was consistent to grant waivers for graphic displays as long as their content was treated like a message board and the luminosity and brightness of the sign was monitored during the night and day. Jeff mentioned that he represented a national company and across the nation, brightness was the number one question that came up. Their company automatically puts in a dimmer system that has over 100 dimmer settings in each graphics display sign.

Chairman Youngs related a previous instance 30 years ago regarding a sign on Highway 121 that was so bright it blinded people a half mile down the road. The reason he mentioned this was that even though it (brightness control) is intuitively obvious it isn't always picked up. Jeff Gibbens discussed the interior workings of the luminosity and its ability to be overridden along with how the dimmer works with varying light and times of day or night: Full sun light, early in the morning, late at night, etc.

The Chairman called for additional questions. There being none he called for discussion which included requiring the sign to meet the standards listed in the City of Bedford Sign Ordinance and the removal of the time and temperature box.

A motion was called for by the Chairman. Ron Owens made the following motion:

MOTION:

That we approve waiver B13-004 to allow the installation of a electronic graphic display and that the luminosity and timing of messages that fall under Section 6-70 of special sign types be adhered too.

Tom Bresnahan seconded the motion. The Chairman called for the vote. The vote was unanimous.

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

Nays: None

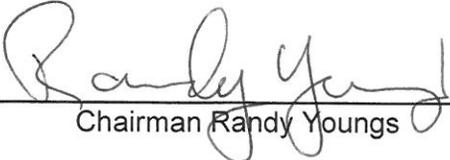
Abstentions: None

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.

Rick Nash made the motion. Ron Owens seconded. The vote was unanimous. The Chairman adjourned the meeting at 7:00 p.m.



Chairman Randy Youngs

4/21/2014

Date