

**BUILDING AND STANDARDS MEETING**  
**Monday, November 26, 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, November 26, 2012 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)  
Daniel Novocin

**STAFF PRESENT**

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

(The following items were considered in accordance with the official agenda posted on the 21st day of November, 2012.)

**CALL TO ORDER**

Chairman Youngs called the meeting to order at 6:30 p.m. Chairman Youngs familiarized the general public with the Building and Standards procedure reviewing the meeting format and procedure for the evening. This information is shared prior to each meeting held by the commission. 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.

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

**APPROVAL OF MINUTES**

The minutes from October 1, 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.

**Ayes: Commissioners, Youngs, Owens, Novocin.**  
**Nays: None**  
**Abstentions: None**

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Chairman Youngs declared the motion approved.

**OLD BUSINESS**

There being no old business, new business was addressed.

**NEW BUSINESS**

Chairman Youngs addressed the next item of business:

**Waiver Request B-12-004.** HEB ISD, 1501 Central Drive. The applicant is requesting to install a pole sign on the interior of the property located on Central Drive. The placement of the pole sign would be setback approximately 500 feet from Central Drive. The pole sign is 278 square feet and 40 feet in total height. 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. Russell Hines, Chief Building Official for the City of Bedford stepped to the podium and read the applicants request to the commission. The Bedford Sign Ordinance section on permanent signs qualifies that a pole sign placed in this location is to be 100 square feet on each side and 25 feet tall, maximum. This sign that is proposed is 278 square feet and 40 feet in height. He further clarified by stating that the original sign was previously located on the corner of Central and Airport Freeway and was the same sign, same height and same square footage. It had been removed from its original location and placed in storage due to the highway construction until it can be relocated with this waiver request. It was this sign they wanted to relocate on the Pennington Field property and install. He further stated that representatives from HEB ISD were in the audience and were prepared to speak regarding this waiver.

The Chairman asked if there were any questions for Russell from the commission. The Chairman asked if there was something special about the property. Russell stated that this was the Pennington Field Stadium, which was a large structure itself on an equally large piece of property.

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 HEB, ISD.

Josh Minor, Director of Maintenance and Operations for HEB ISD located at 1849 Central Drive, stepped forward. He respectfully requested that they grant the waiver request to relocate the sign with the impact to the freeway. They took into consideration that they wanted the sign close to the stadium and keep the parking lot construction free by not locating it there so the area would still be useful.

The Chairman asked what percentage the size of the sign was in comparison to the size of the stadium in regard to special circumstances of the property. Josh stated that the sign is at 45 feet and the press box tops out at 175 feet and the first floor is 100 feet, and the sign would be flanked by the stadium. He stated that the property to the north consists of the parking lot, the HEB Administration center, the Pat May Center and then the freeway. West of the property there is 945 feet of land before you reach homes and the property line. South of the stadium is the Bell Manor elementary school with playgrounds and the City pool.

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Daniel Novocin asked if anything had changed with the sign since it was removed and stored. Josh stated that the sign has never changed and was basically put into storage and now they want to bring it back out and put it up.

The Chairman asked if the commission had any additional questions for Mr. Minor. There being none he asked if there was anyone else to speak from the public. There were none.

Discussion among the commissioners began. The Chairman stated that he felt the waiver request was very appropriate. The property had a very unique situation with the size of the stadium. There was no other property like it in the city in terms of the setback, the relation to the property, and the expanded highway being so close to the stadium. The sign is very small in relation to the stadium behind it. The construction on the highway had initiated the removal of the sign and its storage.

Mr. Novocin remembered the sign had been very close to the highway before it was removed and the current set back would not create any new problems. He felt it was justifiable to put the sign where they were requesting it. The Chairman stated it would still need to be permitted. Ron Owens stated that the permit had already been submitted and once the waiver was granted they would be able to allow the permit process to proceed.

There was no further discussion. A motion was called for by the Chairman.

Daniel Novocin made the following motion:

**MOTION:**

That the waiver presented by the HEB ISD at 1501 Central Drive be approved for the sign to be placed at the location shown on the setback drawings that were given to us as shown on the photograph. This is based on the pole and sign being at 278 square feet and 40 feet in total height and meeting the requirements of the sign ordinance. The justification being the special circumstances of the original sign being removed and relocated due to highway expansion with a large set back and having considered the size of the stadium at Pennington Field. All normal permitting processes will be followed.

Ron Owens seconded the motion.

Randy, for clarification, restated the motion. The Chairman then called for the vote. The motion was approved unanimously.

**Ayes: Commissioners, Youngs, Owens, 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. Daniel Novocin seconded. The vote was unanimous.

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**Ayes: Commissioners, Youngs, Owens, Novocin.**  
**Nays: None**  
**Abstentions: None**

The Chairman adjourned the meeting at 6:47 p.m.

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Chairman Randy Youngs

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Date