

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF DECEMBER 8, 2011**

APPROVED

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes:
a) November 10, 2011.**

Motion: Commissioner Smeltzer made a motion to approve the meeting minutes of November 10, 2011, with the noted correction made at the work session.

Commissioner Reese seconded the motion and the vote was as follows:

Motion approved 5-0-0. Chairman Davisson declared the motion approved.

PUBLIC HEARING

- 2. Site Plan Case S-053, request of John Schlueter for site plan approval of a Wells Fargo Bank. The property is zoned Heavy Commercial; and known as Lot 1, Block 1, Harvey Plaza No. 1 Addition. The property is generally located north of L. Don Dodson and west of Central Drive.**

Chairman Davisson recognized Consultant City Planner Dan Boutwell who reviewed Site Plan S-053.

Chairman Davison recognized John Schlueter, 3311 Elm Street, Dallas Texas, who was there to represent this application.

Chairman Davisson opened the public hearing at 7:10 p.m. and recognized the following who spoke about this application:

John Figurora, 2233 Bedford Circle, Bedford, Texas, spoke about the masonry fence to the west of this property.

James Beard, 2224 Bedford Circle, Bedford, Texas, who was present to learn more about the proposed site. Mr. Bear also spoke about the masonry fence to the west of this property.

Nelda Figurora, 2233 Bedford Circle, Bedford, Texas, spoke about the masonry fence to the west of this property.

Chairman Davisson closed the public hearing at 7:35 p.m.

The Commission discussed the application.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF DECEMBER 8, 2011**

APPROVED

Motion: Commissioner Reese made a motion to approve Site Plan S-053 with the stipulation: All exterior lighting shall be fully shielded, with 80 percent cut-off, and with zero foot-candle at the residential property line.

Commissioner Smeltzer seconded the motion.

Motion approved 5-0-0. Chairman Davisson declared the motion approved.

3. Discuss and consider an amendment to the City of Bedford Zoning Ordinance, Section 5.11.D – Commercial Antennas In Residential Districts, Section 5.11.E – Commercial Or Industrial Zoned Districts, and Section 5.11.J – Special Exception (A-028).

Chairman Davisson recognized Consultant City Planner Dan Boutwell who reviewed Zoning Ordinance Amendment A-028. Mr. Boutwell stated the City of Bedford Zoning Board of Adjustment directed staff to prepare an amendment to the antenna section of the zoning ordinance which would permit Special Exceptions to be approved administratively for these conditions.

Staff prepared an amendment to the ordinance addressing the Zoning Board of Appeals direction. These amendments apply only to commercial wireless antennas which are co-located on existing structures, such as towers, stadium lighting, water tanks, etc.

The proposed provision also affords the administrative official the choice of deferring the approval to the Zoning Board of Adjustment upon his/her discretion.

Staff recommended the following amendment to the zoning ordinance:

The proposed changes will revise Three sections of the zoning ordinance: 5.11.D – Commercial Antennas In Residential Districts, 5.11.E – Commercial Or Industrial Zoned Districts, and 5.11.J – Special Exception. We provide the following suggested actions for this amendment:

5.11.D Commercial Antennas in Residential Districts

Only building- attached antennas shall be allowed in residentially- zoned districts under the following conditions:

Stand alone commercial antenna facilities, which are not co-located on existing structures, shall not be permitted. The proposed commercial antenna must be attached to or enclosed in an existing structure currently or last occupied by a non-residential use as listed in Section 3.1, Schedule of Permitted Uses, or attached to a power or telephone pole, water- storage tower, or other utility structure.

A Special Exception for additional height for antennas which are attached to existing power poles, stadium lights, elevated water tanks, or transmission towers, may be approved administratively. The administrative officer may

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF DECEMBER 8, 2011**

APPROVED

elect to defer approval to the Zoning Board of Adjustment upon his/her discretion.

The antenna must not exceed eight (8) feet above the structure to which it is attached.

The proposed changes will revise Three sections of the zoning ordinance: 5.11.D – *Commercial Antennas In Residential Districts*, 5.11.E – *Commercial Or Industrial Zoned Districts*, and 5.11.J – *Special Exception*. We provide the following suggested actions for this amendment:

5.11.E Commercial Or Industrial Zoned Districts

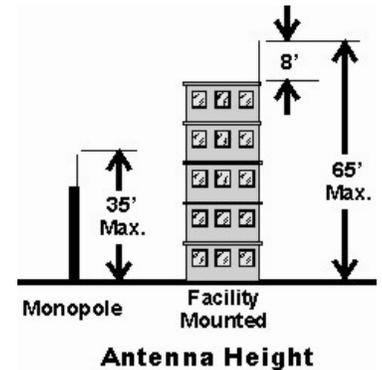
Building co-location is encouraged and multiple antenna facilities are allowed on the same building. Radio, television, microwave- broadcast relay, receiving towers, transmission and re-transmission facilities, satellite receiving- only earth stations (home dish antenna) and any electronic emission equipment of a commercial nature shall be allowed in the "L", "H", and "I" zoning districts if it complies with the following regulations:

Antenna facilities shall be limited to building attached and monopoles only.

An antenna facility, exclusive of the height of any attached antenna, shall not exceed thirty-five (35) feet in height. Provided, however, that an antenna facility shall be permitted additional height at the ratio of one added foot in height for each additional foot of setback beyond the minimum setback required of a accessory building in the Zoning District Regulations contained in Article 4, Zoning District Regulations or Section 5.1, Height and Area Regulations of the Zoning Ordinance. Regardless of the above, the maximum height for an antenna facility permitted without a Special Exception in any "L", "H", or "I" district shall be sixty-five (65) feet.

The height of an antenna, including the height of any antenna facility to which they may be fastened or attached, shall not exceed sixty-five (65) feet in height without a Special Exception.

A Special Exception for additional height for antennas which are attached to existing power poles, stadium lights, elevated water tanks, or transmission towers, may be approved administratively. The administrative officer may elect to defer approval to the Zoning Board of Adjustment upon his/her discretion.



**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF DECEMBER 8, 2011**

APPROVED

5.11.J Special Exception

Unless otherwise provided for in these regulations, a Special Exception must be obtained from the Zoning Board of Adjustment for any satellite receive-only antenna which does not comply with the regulations specified in Section 5.11.A through 5.11.H herein above. In considering whether to grant a Special Exception from the regulations specified above, the Zoning Board of Adjustment shall consider the following:5.11.E Commercial Or Industrial Zoned Districts

Chairman Davisson opened the public hearing at 7:44 p.m. and there being no one to speak, closed the public hearing at 7:45 p.m.

The Commission discussed the application.

Motion: Commissioner Smeltzer made a motion to approve Zoning Ordinance Amendment A-028 as written.

Commissioner Henning seconded the motion.

Motion approved 5-0-0. Chairman Davisson declared the motion approved.

ADJOURNMENT

Chairman Davisson adjourned the Planning and Zoning meeting at 7:50 p.m.

**Chairman Davisson
Planning and Zoning Commission**

ATTEST:

Yolanda Alonso, Planning and Zoning Secretary