

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES OF JUNE 18, 2012**

APPROVED

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Zoning Board of Adjustment of City of Bedford, Texas, met in work session at 5:30 p.m. to discuss items on the agenda for the and regular session at 6:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 18th day of June 2012 with the following members present:

Chairman: John Novelli

Vice Chairman: Richard Smyer

Members: John DeLorme
 Janet Levy
 Rachel Moore

Constituting a quorum.

Staff present included:

William Syblon	Development Director
Jacquelyn Reyff, AICP	Planning Manager
Yolanda Alonso	Zoning Board of Adjustment Secretary

(The following items were considered in accordance with the official agenda posted on the 15th day of January 2012.)

CALL TO ORDER

Chairman Novelli called the work session to order at 5:30 p.m.

WORK SESSION

The Zoning Board of Adjustment and staff met at 5:30 p.m. in the conference room to review and discuss items on the regular agenda

Chairman Novelli adjourned the Work Session at 5:59 p.m.

REGULAR SESSION

The Zoning Board of Adjustment reconvened in the Council Chamber at 6:00 p.m., and the Regular Session began.

CALL TO ORDER

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Chairman Novelli called the meeting to order at 6:00 p.m., and read the Zoning Board of Adjustment meeting format out loud.

"Good Evening, my name is John Novelli. I am Chairman of the Bedford Zoning Board of Adjustment. I now call this regularly noticed meeting to order.

A quorum is present, so the Board may proceed with its scheduled agenda.

Prior to commencing our hearing, I would like to review our meeting format for the benefit of those in the audience.

Each case will be called in its regularly scheduled order as shown on the agenda.

The City Staff will make a staff presentation to the Board.

The applicant will be given an opportunity to make a presentation in person or by a representative.

Those individuals in the audience in support of or opposition to the proposed request will be given an opportunity to make a presentation to the Board.

The Board asks that all individuals and parties presenting information on each request please direct their comments to factual information, and not to speculation or subjective comments.

The applicant will be given an opportunity for a brief rebuttal as the applicant has the burden of providing the necessity and the justification for his or her request.

The Board will close its public hearing to discuss and consider the facts presented. In order for a request to be granted, there must be a minimum of four votes in favor of the request.

Please remember that the Zoning Board of Adjustment is a quasi-judicial body. A formal record is made of each hearing and each case. The Board 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 Board of Adjustment 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 Board."

APPROVAL OF MINUTES

- 1. Consider approval of the Zoning Board of Adjustment minutes of February 20, 2012 regular meeting.**

Motion: Board Member Levy made a motion to approve the meeting minutes of February 20, 2012, with the noted corrections made at the work session.

Board Member DeLorme seconded the motion and the vote was as follows:

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

PUBLIC HEARING

- 2. Public hearing and action upon Special Exception Case X-063, a request by AT&T for a Special Exception for a stealth cellular tower to Section 5.11.E.2 to exceed the 35 ft. permissible height requirement to allow a vertical encroachment of 30 ft. for a total height of the stealth tower to be 65ft. Also, an exception to Section 5.11.E.7.a to allow a 15 ft. encroachment into the required 20 ft. side yard setback along Central Drive. The grounds for the Special Exception are due to service coverage and interference from neighboring buildings if the tower were to be placed in another location on the property. The property is known as Lot A1, Block 1, Dallas Federal Addition, located at 1851 Central Drive, Bedford Texas, and the zoning district is zoned Heavy Commercial. The property is generally located north of State Highway 183 and west of Central Drive.**

Chairman Novelli recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Special Exception X-063.

Chairman Novelli recognized Paul Baumgardner, 1801 Valley Lane, Farmers Branch, Texas, there to represent this application.

Chairman Novelli opened the public hearing at 6:12 p.m., and there being no one to speak closed the public hearing at 6:12 p.m.

The Board discussed the application.

There were no further questions asked of the applicant.

Motion: Board Member DeLorme made a motion to approve Special Exception Case X-063 as submitted.

Vice Chairman Smyer seconded the motion and the vote was as follows:

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

ADJOURNMENT

Chairman Novelli adjourned the Zoning Board of Adjustment meeting at 6:14 p.m.

John Novelli, Chairman
Zoning Board of Adjustment

ATTEST:

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Yolanda Alonso, Secretary,
Zoning Board of Adjustment