

# AGENDA

**Special Meeting of the Bedford City Council  
Tuesday, October 30, 2012  
Bedford City Hall Building A  
2000 Forest Ridge Drive  
Bedford, Texas 76021**

**Council Chamber Special Session 6:30 p.m.**

**COMPLETE COUNCIL AGENDAS AND BACKGROUND INFORMATION ARE AVAILABLE FOR REVIEW  
ONLINE AT <http://www.bedfordtx.gov>**

## **SPECIAL SESSION 6:30 P.M.**

### **CALL TO ORDER/GENERAL COMMENTS**

### **OLD BUSINESS**

- 1. Public hearing and consider an ordinance to rezone the property known as Lots 50 and 51, J.R. Murphy Addition, located at 2709 Murphy Drive, Bedford, Texas, from Single-Family Residential Detached District (R-75) and Lot 52, J.R. Murphy Addition, located at 2713 Murphy Drive, Bedford, Texas, from Single-Family Residential Detached District (R-15) to Medium-Density-Residential-Single-Family Detached District (MD-3); declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The properties are generally located south of Harwood Road and west of Murphy Drive. (Z-228)**
- 2. Public hearing and consider a resolution approving a site plan for a stealth cellular tower located at the property known as Lot A1, Block 1, Dallas Federal Addition, 1851 Central Drive, Bedford, Texas. This property is generally located north of State Highway 183 and west of Central Drive. (S-055)**

*Any item on this posted agenda may be discussed in executive session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.*

## **ADJOURNMENT**

### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Friday, October 26, 2012 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.

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**Michael Wells, City Secretary**

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**Date Notice Removed**

(Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in City functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight (48) hours prior to the scheduled starting time of a posted council meeting by calling 817.952.2101.)



# Council Agenda Background

**PRESENTER:** Jacquelyn Reyff, Planning Manager  
William Syblon, Development Director

**DATE:** 10/30/12

**Council Mission Area:** Foster economic growth.

**ITEM:**

Public hearing and consider an ordinance to rezone the property known as Lots 50 and 51, J.R. Murphy Addition, located at 2709 Murphy Drive, Bedford, Texas, from Single-Family Residential Detached District (R-75) and Lot 52, J.R. Murphy Addition, located at 2713 Murphy Drive, Bedford, Texas, from Single-Family Residential Detached District (R-15) to Medium-Density-Residential-Single-Family Detached District (MD-3); declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The properties are generally located south of Harwood Road and west of Murphy Drive. (Z-228)

**City Attorney Review:** N/A

**City Manager Review:** \_\_\_\_\_

**DISCUSSION:**

The applicant is requesting to rezone the properties located at 2709 and 2713 Murphy Drive from R-15 and R-75 Single-Family Residential Detached District, to MD-3, Medium-Density Residential – Single-Family Detached District for the construction of 18 single-family homes.

The properties are currently zoned R-15 and R-75 and there exists two single family homes. Both of these zoning designations allow for low population densities and establish or maintain a low-density residential character within the overall area.

The applicant is proposing to rezone this area to MD-3 with 18 proposed single-family homes and a detention area and open space area at Lot 11. Over the last 20 years, Murphy Drive has seen similar types of development where a large single-family residential property is subdivided and replatted to allow for the construction of more medium-density single-family type of homes.

Specific design standards exist for development in the MD-3 zoning. According to the concept plan and elevations submitted by the applicant, the intent of the MD-3 zoning designation would be met. In some instances, what the applicant is proposing would be in excess of what is required by this zoning district. For example, the average lot size in the MD-3 is required not to be less than 4,000 SF; however, the lot sizes provided are between 4,900 SF and 6,600 SF. The lot widths are in excess of the required 45 feet and average closer to 50 feet. The MD-3 zoning district also permits zero-lot line products, but this applicant has chosen to include traditional five foot side yards on both sides.

The MD-3 zoning allows a minimum floor area to be not less than 1,250 sq. ft. On the applicant's exhibit, they have included the minimum floor area (or the air-conditioned space) to be not less than 1,800 sq.ft.

At the time of platting, issues related to engineering and drainage for the proposed subdivision will be required to meet code.

The Comprehensive Plan indicates the locations of 2709 and 2713 Murphy Drive to be residential in nature. Therefore, the use of proposed medium-density residentially zoned properties would not conflict with the Comprehensive Plan due to the other similar developments which have already

taken place in this general vicinity. It is also important to remember when considering the Comprehensive Land Use map, it does not represent the actual zoning, but denotes intended land uses.

The Planning and Zoning Commission recommended approval of this item at their September 13, 2012 meeting by a vote of 6-0-0 with the following stipulations:

1. Additional language be added to the boxed notations that the minimum finished floor area be not less than 1,800 SF.
2. Indicate on the exhibit the side yards to be five foot.
3. Indicate on the exhibit that the HOA will maintain the detention pond (open space area) and the masonry wall located on the parkway along Murphy Drive.

All of these items have been addressed on the attached Exhibit A.

**RECOMMENDATION:**

Staff recommends the following motion:

Approval of an ordinance to rezone the property known as Lots 50 and 51, J.R. Murphy Addition, located at 2709 Murphy Drive, Bedford, Texas, from Single-Family Residential Detached District (R-75) and Lot 52, J.R. Murphy Addition, located at 2713 Murphy Drive, Bedford, Texas, from Single-Family Residential Detached District (R-15) to Medium-Density-Residential-Single-Family Detached District (MD-3); declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The properties are generally located south of Harwood Road and west of Murphy Drive. (Z-228)

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance  
Exhibit A (separate Attachment)  
September 13, 2012 Planning & Zoning Minutes  
Zoning Change Application  
Zoning Map of Referenced Property

**ORDINANCE NO. 12-**

**PUBLIC HEARING AND CONSIDER AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS LOTS 50 AND 51, J.R. MURPHY ADDITION, LOCATED AT 2709 MURPHY DRIVE, BEDFORD, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL DETACHED DISTRICT (R-75) AND LOT 52, J.R. MURPHY ADDITION, LOCATED AT 2713 MURPHY DRIVE, BEDFORD, TEXAS, FROM SINGLE-FAMILY RESIDENTIAL DETACHED DISTRICT (R-15) TO MEDIUM-DENSITY-RESIDENTIAL-SINGLE-FAMILY DETACHED DISTRICT (MD-3); DECLARING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EFFECTIVE DATE. (Z-228)**

**WHEREAS, it is deemed expedient, and for the benefit of the City of Bedford, Texas, that the Comprehensive Zoning Ordinance be amended to rezone the property from Single-Family Residential Detached District (R-15) and (R-75) to Medium Density Residential-Single-Family Detached District (MD-3). The property is generally located north of Bedford Road and west of Murphy Drive. (Z-228)**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:**

**SECTION 1. That Section 2 of the Zoning Ordinance be amended and the map designated "ZONING MAP-CITY OF BEDFORD, TEXAS" be revised and amended so that the land described as:**

**the property know as Lots 50 and 51, J.R. Murphy Addition, located at 2709 Murphy Drive and Lot 52, J.R. Murphy Addition, located at 2713 Murphy Drive, Bedford, Texas be as approved by this ordinance.**

**SECTION 2. That approval of this rezoning is subject to the Concept Plan attached hereto known as Exhibit A.**

**SECTION 3. That from and after the final passage of this ordinance, the land described herein shall be subject to the regulations and uses of Medium-Density Residential-Single-Family Detached District (MD-3).**

**SECTION 4. That this ordinance shall be cumulative of all provisions of other ordinances of the City of Bedford, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting revisions of such ordinances are hereby repealed.**

**SECTION 5. That it is hereby declared the intention of the City Council of the City of Bedford, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.**

**SECTION 6. That any person, organization, corporation, partnership or entity that violates, disobeys, omits, neglects or fails to comply with the provisions of this ordinance shall be fined not more than two thousand dollars (\$2,000.00) for each offense or violation. Each day that an offense or violation occurs shall constitute a separate offense.**

**SECTION 7. This Ordinance shall take effect from and after its date of passage in accordance with law, and it is so ordained.**

**ORDINANCE NO. 12-**

**PRESENTED AND PASSED** this 30th day of October 2012 by a vote of \_ ayes, \_ nays and \_ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

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**Jim Griffin, Mayor**

**ATTEST:**

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**Michael Wells, City Secretary**

**APPROVED AS TO FORM:**

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**Stan Lowry, City Attorney**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF SEPTEMBER 13, 2012**

**APPROVED**

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 3. Site Plan Case S-055, a public hearing and consideration for approval of a site plan for address 1851 Central Drive, Bedford, Texas, AT&T stealth cellular tower. The property is known as Lot A1, Block 1, Dallas Federal Addition, and is zoned Heavy Commercial. The property is generally located north of State Highway 183 and west of Central Drive.**

Vice Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Site Plan Case S-055.

Vice Chairman Reese recognized Paul Baumgardner, 1801 Valley View Lane, Farmers Branch, Texas, who was there to present this application.

Vice Chairman Reese opened the public hearing at 7:16 p.m. and there being no one to speak, closed the public hearing at 7:16 p.m.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Site Plan Case S-055.

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 4. Zoning Case Z-228, request of Keith Hamilton for Sanders Addition for a public hearing and to consider a request to rezone properties known as Lot 52, JR Murphy Addition, located at 2713 Murphy Drive; R-15,000, Single-Family Residential Detached District; and Lots 50 and 51, JR Murphy Addition, located at 2709 Murphy Drive, R-75,000 Single-Family Residential Detached District to "MD-3" Medium-Density Residential-Single-Family Detached District. The properties are generally located south of Harwood Road and west of Murphy Drive.**

Vice Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Zoning Case Z-228.

Vice Chairman Reese recognized Bill Stimmel, 1116 Glade Road, Colleyville, Texas; and Keith Hamilton, 8241 Mid-Cities Boulevard, North Richland Hill, Texas, who were there to represent this application.

Vice Chairman Reese opened the public hearing at 7:28 p.m. and recognized the following:

Steve Otto, 2608 Classic Court, Bedford, Texas

Justin Lowe, 2609 Classic Court, Bedford, Texas

Mr. Lowe also represented his parents who lived at 2617 Classic Court, Bedford Texas

Kathy Gamill, 2605 Classic Court, Bedford, Texas

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF SEPTEMBER 13, 2012**

**APPROVED**

The noted concerns were the following:

- Additional traffic to Murphy Drive. Adding at least 32 more cars to a two-lane street, Murphy Drive.
- Asked if a traffic study had been conducted, if not requested that one be done for Murphy Drive.
- A safety concern to nearby residents, and there was a school crossing at the Harwood Road and Murphy Drive intersection.
- Adverse drainage run-off to surrounding properties.
- Too dense of a development.

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

Vice Chairman Reese recognized Keith Hamilton, 8241 Mid-Cities Boulevard, North Richland Hills, Texas, who addressed the traffic concerns.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-228 with the following stipulations:

1. Additional language be added to the boxed notations that the minimum finished floor area be not less than 1,800 SF.
2. Indicate on the exhibit the side yards to be five foot.
3. Indicate on the exhibit language be added to the boxed notations, which show the HOA will maintain the detention pond (open space area) and the masonry wall located on the parkway along Murphy Drive.

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

**ADJOURNMENT**

Vice Chairman Reese adjourned the Planning and Zoning meeting at 7:47 p.m.

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**Vice Chairman Reese  
Planning and Zoning Commission**

**ATTEST:**

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**Yolanda Alonso, Planning and Zoning Secretary**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF SEPTEMBER 13, 2012**

**DRAFT**

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

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Vice Chairman Reese opened the public hearing at 7:16 p.m. and there being no one to speak, closed the public hearing at 7:16 p.m.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Site Plan Case S-055.

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 4. Zoning Case Z-228, request of Keith Hamilton for Sanders Addition for a public hearing and to consider a request to rezone properties known as Lot 52, JR Murphy Addition, located at 2713 Murphy Drive; R-15,000, Single-Family Residential Detached District; and Lots 50 and 51, JR Murphy Addition, located at 2709 Murphy Drive, R-75,000 Single-Family Residential Detached District to "MD-3" Medium-Density Residential-Single-Family Detached District. The properties are generally located south of Harwood Road and west of Murphy Drive.**

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**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF SEPTEMBER 13, 2012**

**DRAFT**

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The Commission discussed the application.

Motion: Commissioner Henning a motion to approve Zoning Case Z-228 with the following stipulations:

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

**ADJOURNMENT**

Vice Chairman Reese adjourned the Planning and Zoning meeting at 7:47 p.m.

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**Vice Chairman Reese  
Planning and Zoning Commission**

**ATTEST:**

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**Yolanda Alonso, Planning and Zoning Secretary**

# City of Bedford Change of Zoning Application

P&Z MTG, 9/13/12  
Z-228

Applicant Name (Print): KEITH HAMILTON (\*Signature): [Signature]  
Address: 8241 MID-CITIES BLVD #100 NORTH RICHLAND HILLS, TX 76182  
Telephone number: 817-268-0405 Fax number: 817-284-8405

I, the undersigned owner, or [Signature] (Option Holder, etc.) of the following described real property located in the City of Bedford, Texas, hereby make application for a change of zoning classification:

From: R-15000 & R-7500 To: MD-3

as provided in the City of Bedford Zoning Ordinance. I hereby certify that there are no existing dwellings or other buildings located on the property which would not conform to the construction standards, of the zoning classification being proposed, except as provided in Section 2.3, Nonconforming Lots, Nonconforming Uses of Land, Nonconforming Structures & Nonconforming Uses of Structures & Premises of the City of Bedford Zoning Ordinance.

Legal Description: 50, 51, 52 Lots JR MURPHY Block JR MURPHY Addition JR MURPHY  
Tract JR MURPHY Abstract JR MURPHY Survey JR MURPHY to the City of Bedford, Texas.  
Street Address LOTS 50 & 51 = 2709 MURPHY DRIVE  
LOT 52 = 2713 MURPHY DRIVE

Fee: (\$150.00 plus \$75.00 per acre over one.) \$150.00 + \$75.00 x \_\_\_\_\_ = \_\_\_\_\_  
Payable by cash, Visa, MasterCard, or check made out to the City of Bedford. (# of acres) (total fee)

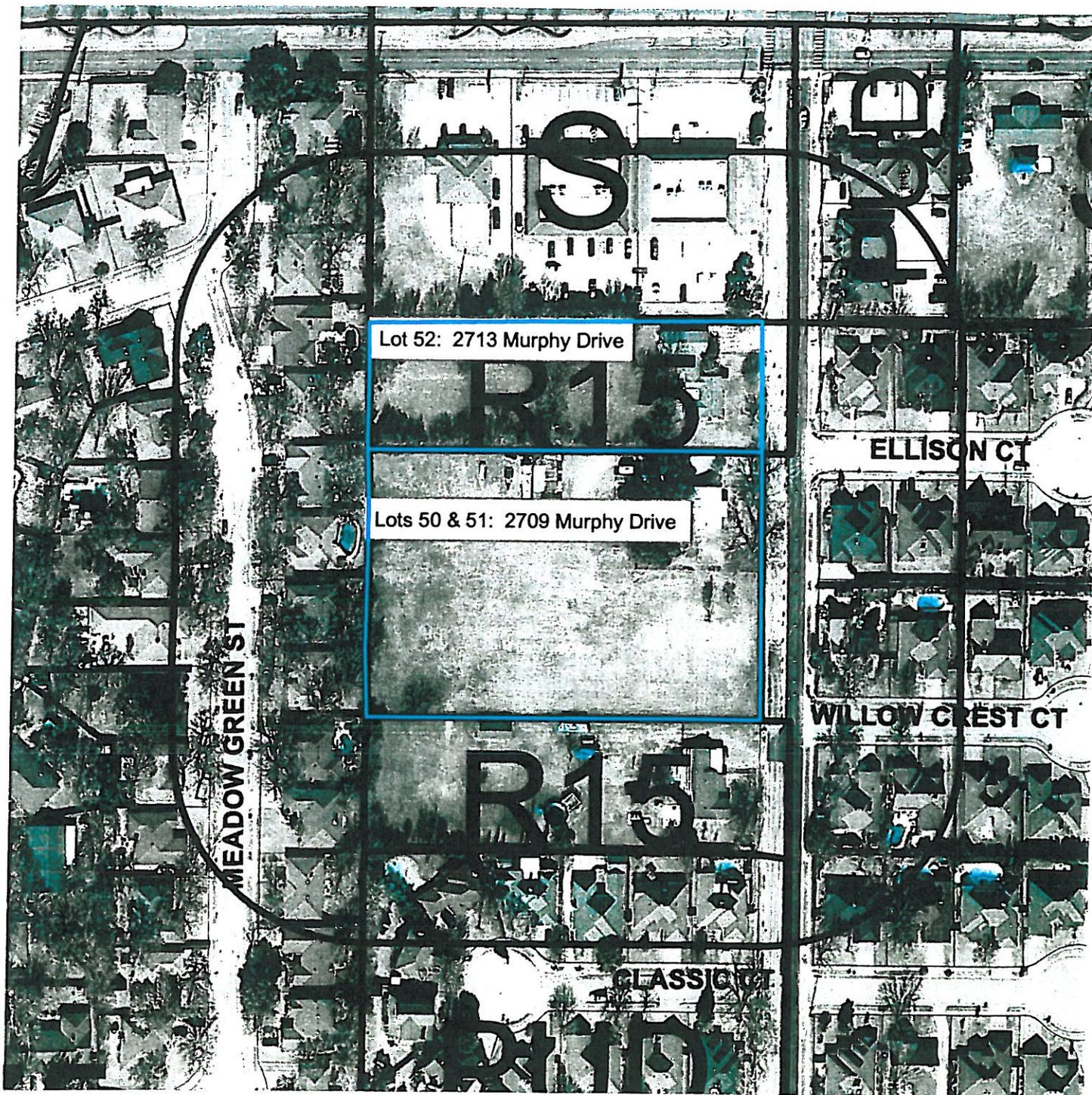
Property Owner (if not applicant): (\*Signature) [Signature]  
(Print name) Amy Covington Edwards  
(Company name)

(Street Address, City, State & Zip Code) 2713 Murphy, Bedford, TX 76021  
(Telephone number) 817-713-9430 (FAX number)

Land Planner/Engineer/Surveyor: (\*Signature) [Signature]  
(Print Name) Keith Hamilton  
(Company Name) Hamilton Duffy PC

(Street Address, City, State & Zip Code) 8241 MID-CITIES BLVD #100 NORTH RICHLAND HILLS, TX 76182  
(Telephone number) 817-268-0405 (FAX number) 817-284-8405

\*Signatures certify that all information provided is true and correct.  
(Please indicate sole contact for the City purposes with an arrow "←".)



**City of Bedford, Texas**

**Hearing Date: 9/13/12      Z-228**

**Address: 2709 and 2713 Murphy Drive  
Bedford, Texas 76021**

**Legal Description: Lots 50, 51, and 52  
JR Murphy Addition**



-  Parcel Boundary
-  Subject Parcel and Buffer

**DISCLAIMER**  
The City of Bedford makes no representation or warranty as to the accuracy of this map and its information or to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further agrees to not hold the City of Bedford liable from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by the end user.

**MEMORANDUM**

To: City of Bedford

Date: August 1, 2012

RE: Sanders Addition Redevelopment (off Murphy Drive)

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This development is combining Lots 50, 51 and 52 of the J.R. Murphy addition.

- This development is for 18 residential lots and one open space lot. An HOA would maintain the open space lot. Proposed home values will likely be in the low to mid \$300's. It is consistent with the pattern of redevelopment of lots and leaves only one lot out of sequence, being Lot 49 located to the south. Because of the width of the existing lots, it was inevitable that at least one lot would be left as the odd lot out.
- The property is currently zoned R-7500 and R-15,000. This development is asking for MD-3 (Medium Density Residential) Zoning.
- Murphy Dr. is a major collector road. Driveways directly on Murphy will not be allowed. An alley is proposed to serve these front facing Murphy Drive Lots.
- Amenities such as (1) Masonry wall along Murphy Drive, Decorative pavement patterns and landscaping of open areas are proposed.



# Council Agenda Background

**PRESENTER:** Jacquelyn Reyff, Planning Manager  
William Syblon, Development Director

**DATE:** 10/30/12

**Council Mission Area:** Foster economic growth

**ITEM:**

Public hearing and consider a resolution approving a site plan for a stealth cellular tower located at the property known as Lot A1, Block 1, Dallas Federal Addition, 1851 Central Drive, Bedford, Texas. This property is generally located north of State Highway 183 and west of Central Drive. (S-055)

**City Attorney Review:** N/A

**City Manager Review:** \_\_\_\_\_

**DISCUSSION:**

Due to the widening of State Highway 183, an opportunity has been created at this location. The City of Bedford's Economic Development Department has been working with the owner of Cheddar's Restaurant, which is located to the west of the subject property. Cheddar's Restaurant needs additional parking spaces. The City recognized this need and worked with them to purchase the subject property to first demolish the existing building, and then landscape and use the remainder of the subject property as parking for Cheddar's.

While the arrangements were being worked out for a redevelopment agreement between the City and Cheddar's Restaurant, it was found that the building to be demolished had a lease agreement and cellular antennas belonging to AT&T. AT&T and the owner of Cheddar's Restaurant brought a Special Exception before the Zoning Board of Adjustment to allow for a stealth cellular tower to be built on part of this property, with the remainder to be used as additional parking for Cheddar's Restaurant.

Two site plans have been submitted. One plan shows how the tower will be landscaped; which includes shrubbery and an eight foot tall Austin Stone wall surrounding the area. The other site plan is for the remainder of the property, and will be used as parking. This site plan indicates the addition of 16 new trees, as well as new groundcover to the site. Currently, along Airport Freeway there are four live oak trees, which will be protected and will remain after the proposed changes to this location. The proposed changes will add an addition 81 parking spaces to the site.

The Comprehensive Plan indicates 1851 Central Drive, to be zoned commercial. In addition, the Plan indicates "Entry Statements" where significant amounts of traffic enter the City. In this case, the stealth cellular tower will have on each of its three sides a City of Bedford logo, which will be visible from State Highways 121, 183, and Central Drive. Therefore, the use of a stealth cellular tower at this location will not conflict with the Comprehensive Plan.

On June 18, 2012, the Zoning Board of Adjustment approved a Special Exception to Sections 5.11.E.2. and 5.11.E.7.a. of the City of Bedford's Zoning Ordinance to allow a 65-foot stealth cellular tower to encroach 15 feet into the required 20-foot side yard setback.

The Planning and Zoning Commission recommended approval of this item at their September 13, 2012 meeting by a vote of 6-0-0. There were no other outstanding issues identified relative to the City of Bedford Zoning Ordinance.

**RECOMMENDATION:**

Staff recommends the following motion:

Approval of a resolution approving a site plan for a stealth cellular tower located at the property known as Lot A1, Block 1, Dallas Federal Addition, 1851 Central Drive, Bedford, Texas. This property is generally located north of State Highway 183 and west of Central Drive. (S-055)

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Resolution  
September 13, 2012 Planning & Zoning Minutes  
Site Plan Application  
Zoning Map of Referenced Property  
8 ½ x 11 drawings

RESOLUTION NO. 12-

A RESOLUTION APPROVING A SITE PLAN FOR A STEALTH CELLULAR TOWER LOCATED AT THE PROPERTY KNOWN AS LOT A1, BLOCK 1, DALLAS FEDERAL ADDITION, 1851 CENTRAL DRIVE, BEDFORD, TEXAS. (S-055)

WHEREAS, the property is located in the Central Business District Overlay District and requires approval from both the Planning and Zoning Commission and the City Council of Bedford, Texas; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the site plan at their September 13, 2012 meeting; and,

WHEREAS, the City Council of Bedford, Texas finds that it is in the best interest of the City to accept the stealth cellular tower site plan; and,

WHEREAS, the said site plan is for the property known as Lot A1, Block 1, Dallas Federal Addition. The property is generally located north of State Highway 183 and west of Central Drive.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the City Council hereby approves the stealth cellular tower site plan.

PASSED AND APPROVED this 30th day of October 2012, by a vote of \_ ayes, \_ nays and \_ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

\_\_\_\_\_  
Jim Griffin, Mayor

ATTEST:

\_\_\_\_\_  
Michael Wells, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Stan Lowry, City Attorney

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF SEPTEMBER 13, 2012**

**APPROVED**

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 
- 3. Site Plan Case S-055, a public hearing and consideration for approval of a site plan for address 1851 Central Drive, Bedford, Texas, AT&T stealth cellular tower. The property is known as Lot A1, Block 1, Dallas Federal Addition, and is zoned Heavy Commercial. The property is generally located north of State Highway 183 and west of Central Drive.**

Vice Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Site Plan Case S-055.

Vice Chairman Reese recognized Paul Baumgardner, 1801 Valley View Lane, Farmers Branch, Texas, who was there to present this application.

Vice Chairman Reese opened the public hearing at 7:16 p.m. and there being no one to speak, closed the public hearing at 7:16 p.m.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Site Plan Case S-055.

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 4. Zoning Case Z-228, request of Keith Hamilton for Sanders Addition for a public hearing and to consider a request to rezone properties known as Lot 52, JR Murphy Addition, located at 2713 Murphy Drive; R-15,000, Single-Family Residential Detached District; and Lots 50 and 51, JR Murphy Addition, located at 2709 Murphy Drive, R-75,000 Single-Family Residential Detached District to "MD-3" Medium-Density Residential-Single-Family Detached District. The properties are generally located south of Harwood Road and west of Murphy Drive.**

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**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF SEPTEMBER 13, 2012**

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 4. Zoning Case Z-228, request of Keith Hamilton for Sanders Addition for a public hearing and to consider a request to rezone properties known as Lot 52, JR Murphy Addition, located at 2713 Murphy Drive; R-15,000, Single-Family Residential Detached District; and Lots 50 and 51, JR Murphy Addition, located at 2709 Murphy Drive, R-75,000 Single-Family Residential Detached District to "MD-3" Medium-Density Residential-Single-Family Detached District. The properties are generally located south of Harwood Road and west of Murphy Drive.**

Vice Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Zoning Case Z-228.

Vice Chairman Reese recognized Bill Stimmel, 1116 Glade Road, Colleyville, Texas; and Keith Hamilton, 8241 Mid-Cities Boulevard, North Richland Hill, Texas, who were there to represent this application.

Vice Chairman Reese opened the public hearing at 7:28 p.m. and recognized the following:

Steve Otto, 2608 Classic Court, Bedford, Texas

Justin Lowe, 2609 Classic Court, Bedford, Texas

Mr. Lowe also represented his parents who lived at 2617 Classic Court, Bedford Texas

Kathy Gamill, 2605 Classic Court, Bedford, Texas



**City of Bedford  
Site Plan Application**

**P&Z MTG, 9/13/12  
S-055**

Application Fee: \$205.00 plus \$205.00 per acre over one.) \$205.00 + \$205.00 x Fee Waived

**OWNER**

Name Gray Good Signature Gray Good  
 Company Name Dentali  
 Street Address/City/State/Zip Code 3500 Saint Johns, Dallas, TX 75205  
 Telephone 972-400-7687 Fax \_\_\_\_\_  
 E-mail \_\_\_\_\_

**AUTHORIZED APPLICANT/AGENT (if not Owner named above)**

Name Paul Baumgardner Signature Paul Baumgardner  
 Company Name At + Mobility  
 Street Address/City/State/Zip Code: 1801 Valley View Ln. Farmers Branch, TX 75234  
 E-mail paul.baumgardner@atm.com  
 Telephone 817-994-0320 Fax 972-706-6364

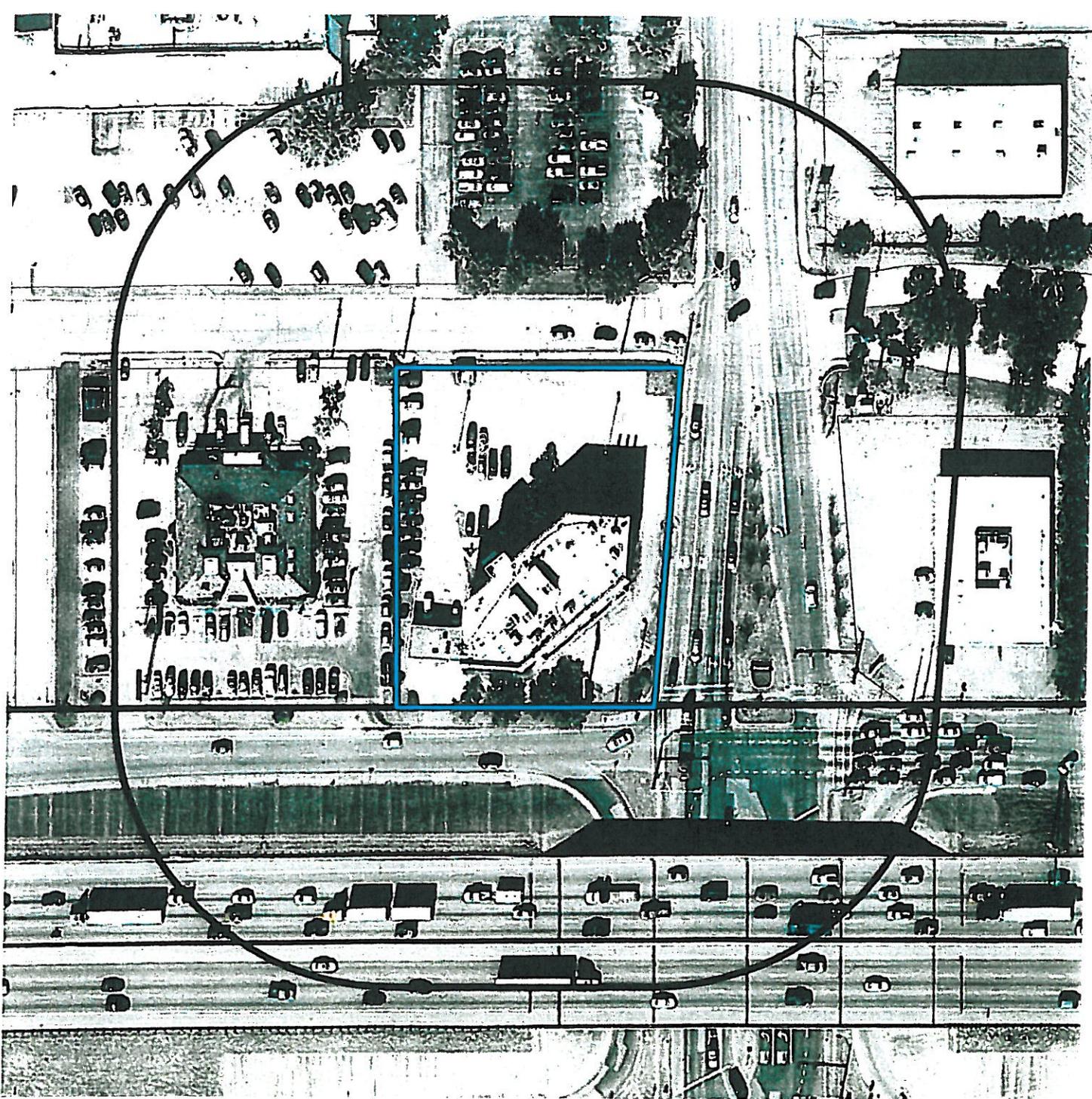
I, the undersigned owner, Gray Good (Option Holder, etc.) of the following described real property located in the City of Bedford, Texas, hereby make application for a change of zoning classification as provided in the City of Bedford Zoning Ordinance. I hereby certify that there are no existing dwellings or other buildings located on the property which would not conform to the construction standards, of the zoning classification being proposed, except as provided in Section 2.3, Nonconforming Lots, Nonconforming Uses of Land, Nonconforming Structures & Nonconforming Uses of Structures & Premises of the City of Bedford Zoning Ordinance.

\*Signature certifies all information provided is true and correct.

**PROPERTY DESCRIPTION**

Project Name or Description of Development At + Mobility New Cellular Tower  
 Current Zoning H with CBD overlay & Special Exception (6/18/12)  
 Address 1851 Central Drive, Bedford, TX approved  
 Legal Description: Subdivision/Abstract Lot A Block 1 Dallas Federal Addition  
 Block/Abstract No. \_\_\_\_\_ Lots/Tracts \_\_\_\_\_

Include a narrative describing the use. The narrative should describe your business; list all of the operations that will be conducted. It should include your hours of operation and number of employees. Additional information may be requested during the review process.



## City of Bedford, Texas

Hearing Date: 9/13/12 S-055

Address: 1851 Central Drive  
Bedford, Texas 76021

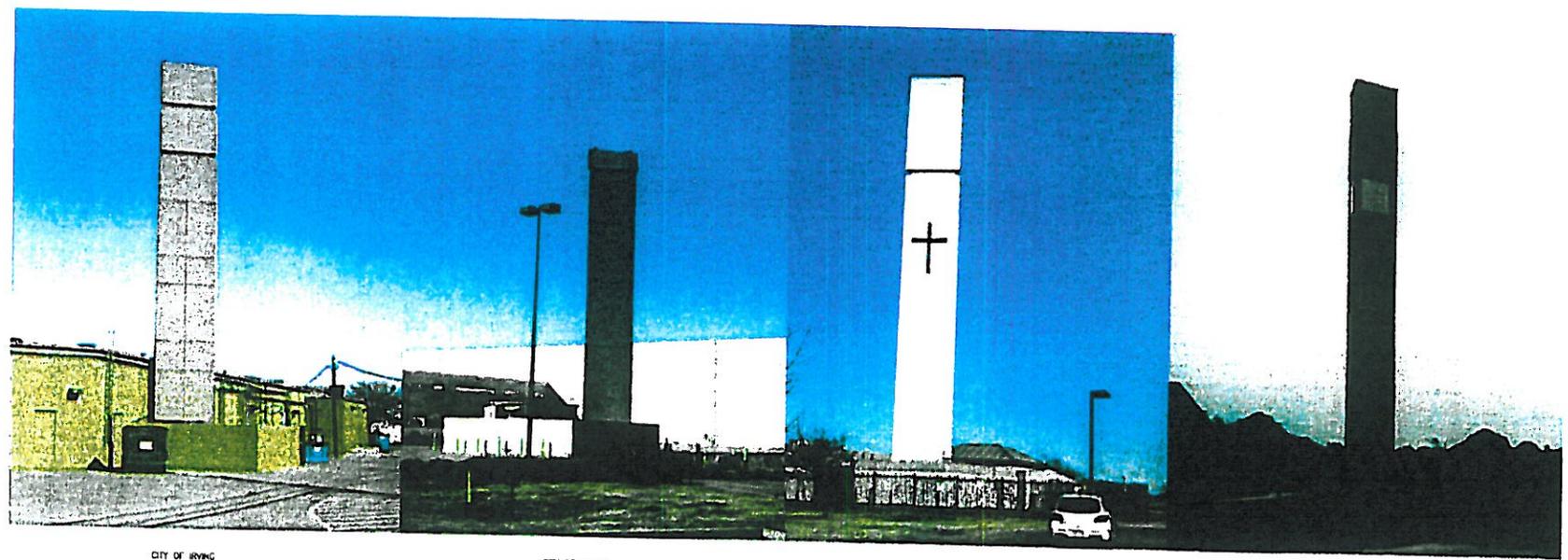
Legal Description: Lot A1, Block 1  
Dallas Federal Addition



-  Parcel Boundary
-  Subject Parcel and Buffer

**DISCLAIMER**  
The City of Bedford makes no representation or warranty as to the accuracy of this map and its information or to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further agrees to not hold the City of Bedford liable from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by the end user.





CITY OF IRVING

CITY OF IRVING

CITY OF FLOWER MOUND

CITY OF COLLEYVILLE

REVISIONS	DATE
▲ LEAK EXHIBIT	04/30/12
▲ LEAK EXHIBIT	04/30/12
▲ LEAK EXHIBIT	04/12/12

CELLERIS PROJECT NO. 12-3424

**The Celeris GROUP**  
 2201 N. Collins St., Suite 125  
 Arlington, TX 76011  
 Office: 817.446.1700  
 Fax: 817.490.0895  
 TX Perm Reg. # F-13992

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

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**at&t**

1801 VALLEY VIEW LANE  
 FARMERS BRANCH, TX 75234

SITE NAME  
**HWY 183 / CENTRAL**

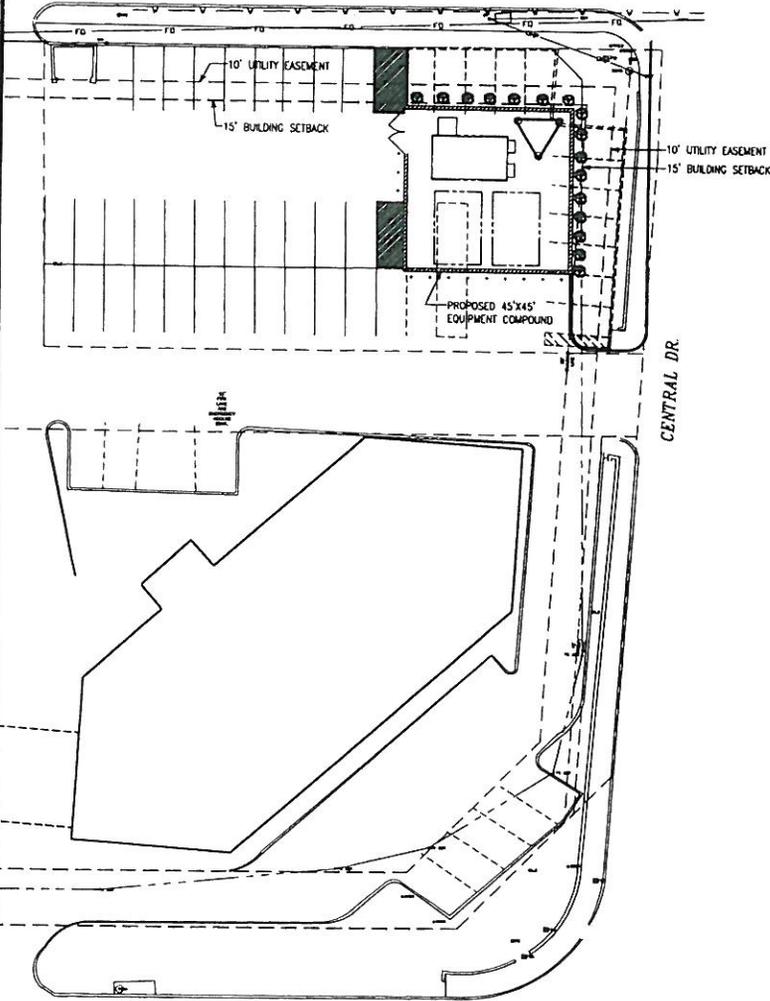
SITE NUMBER  
**DX4218**

DESIGNED BY	CRC
DRAWN BY	EPH
DATE	06/12/12
PLANT SCALE	1:2
MEASURE POINT	TOWER SAMPLES
SHEET NO.	C04

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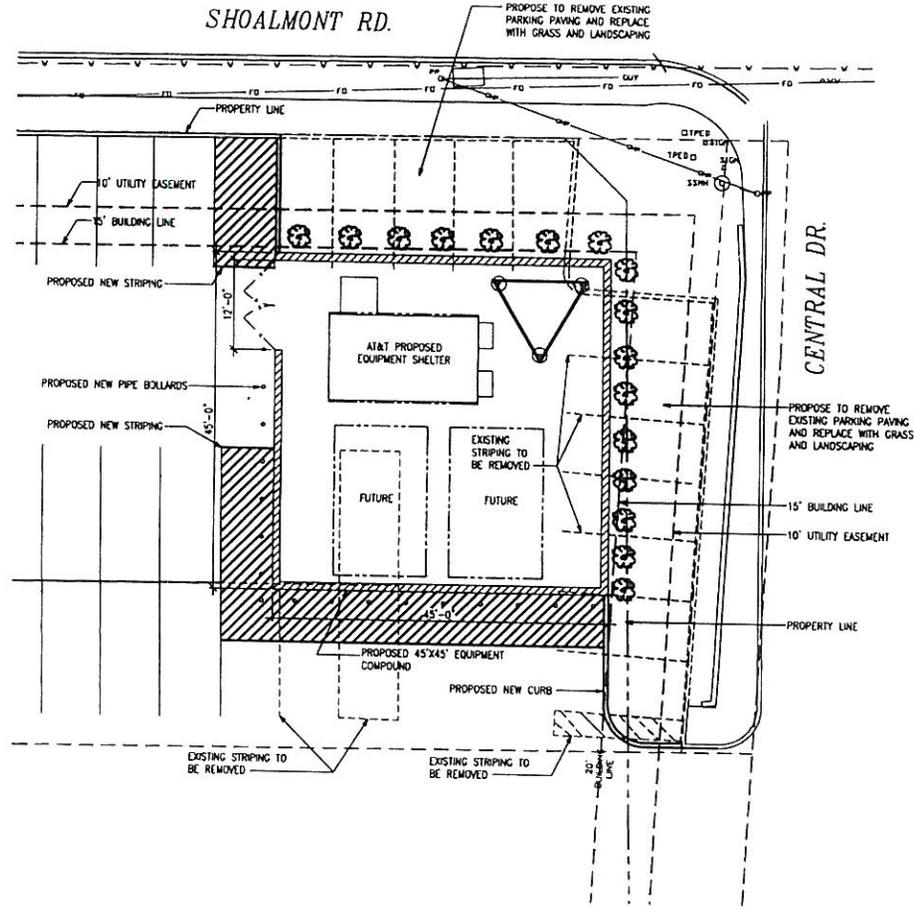


SHOALMONT RD.



① SITE PLAN  
SCALE: 1/16"=1'-0"

SHOALMONT RD.



② DETAIL SITE PLAN  
SCALE: 1/8"=1'-0"



REVISIONS	DATE
△ LEASE EXHIBIT	04/30/12
△ LEASE EXHIBIT	05/30/12
△ LEASE EXHIBIT	06/12/12
△ LEASE EXHIBIT	06/29/12
△ LEASE EXHIBIT	7/10/12

CELERS PROJECT NO 12-3424

**Celeris** GROUP  
 2201 N. Collins St., Suite 125  
 Arlington, TX 76011  
 Office: 817.446.1700  
 Fax: 817.499.0895  
 TX Firm Reg. # F-13992

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**at&t**

1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

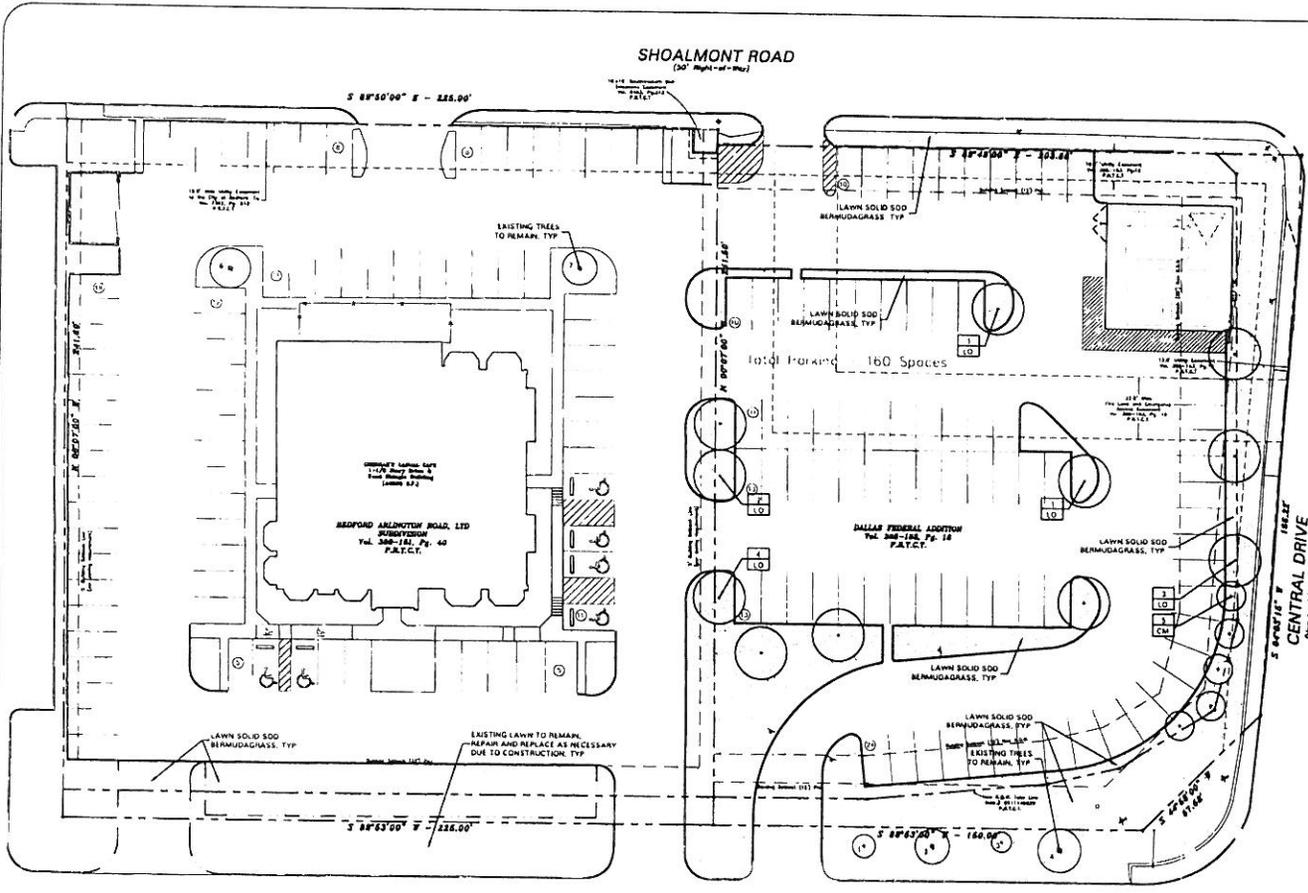
SITE NAME  
**HWY 183 / CENTRAL**

SITE NUMBER  
**DX4218**

DESIGNED BY	MES
CHECKED BY	ZC
DATE	7/10/12
PLAN SCALE	1:2
DRAWING SCALE	
SITE PLAN	
SHEET NO.	C01

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File Info: S:\MNT\123424 - DX4218 Hwy 183-Central\Hwy183\DX4218 CE.dwg Jul 10, 2012 - 4:36pm Mep



**LANDSCAPE NOTES**

- 1 CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2 CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3 CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4 CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5 CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 1" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
- 6 CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BUNKS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
- 7 ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALLS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHEN IT INTERSECTS WALLS AND CURBS.
- 8 TOP OF MOUND SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALLS AND CURBS.
- 9 ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 10 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLS AND SCHEDULING SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 11 CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 12 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- 1 THE OWNER, TENANT AND THEIR AGENT IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2 ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3 ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4 ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5 ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- 6 CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**GENERAL LAWN NOTES**

- 1 CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON SITE CONSTRUCTION MANAGER.
- 2 CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3 CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPING AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAY.
- 4 ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5 CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STECKS, CONCRETE SPILLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6 CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL 12" TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS BY LEVEL OF EXISTING EXISTING TOPSOIL. ON SITE IMPORTED TOPSOIL SHALL BE NATURAL, FRIGILE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL, FREE FROM LAMPS, CLAY, TOBACCO SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- 7 CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 8 CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- 1 PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP GRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
- 2 ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- 3 WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4 IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 31, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS**

THE CITY OF BEDFORD, TEXAS

**SITE LANDSCAPING**

1 Minimum of 20% of the lot area to be landscaped area

Site Area = 28,823 ±	Required	5,764 ± (20%)
7,331 ± (25%)	Provided	8,300 ± (12%)
	Required	8,100 ± (Landscaped area)
	Provided	2,200 ± (11%)
	Required	2,200 ± (27%)

**FRONT YARD LANDSCAPING**

1 Minimum of 40% of the lot area required landscape area to be located in the designated front yard

Required	1,172 ± (40%)	Provided	3,972 ± (145%)
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**PARKING LOT LANDSCAPING**

1 Minimum of 10% of the gross parking area to be landscaped

Gross Parking Area = 37,858 ±	Required	3,785 ± (10%)	Provided	4,408 ± (117%)
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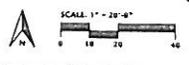
**PLANT LIST**

SYMBOL	SCIENTIFIC NAME (BELL)	COMMON NAME	CITY	SOFT	REMARKS
024	Cyperus tenuis (Bell)	Cyperus tenuis	11	30 gal	substitute grasses if 6 inch pot not available in 4 gallon nursery
025	Cyperus tenuis (Bell)	Cyperus tenuis	11	3" x 12"	substitute grasses if 6 inch pot not available in 4 gallon nursery
	SHRUBS (LINDLEY, CUPERT)	Flowering Broomrape			refer to notes

NOTE: ALL TREES MUST HAVE STRAIGHT TRUNKS AND BE MAINTAINED WITHIN VARIETY. PLANTING IN AN AREA NOT IN ACCORDANCE WITH GENERAL CONDITIONS SHALL BE CONSIDERED FINAL. ALL PLANT MATERIAL SHALL BE 100% LIVE AND GUARANTEED TO SURVIVE FOR ONE YEAR.

**P&Z MTG, 9/13/12**  
**S-055**

**AIRPORT FREEWAY (121-A)**  
(Reference shown Right-of-Way)



Issue Dates:	Revisions:	Date:
1	1	09/06/12
2	2	09/14/12
3	3	09/17/12
4		
5		
6		

**CROSS ENGINEERING CONSULTANTS**

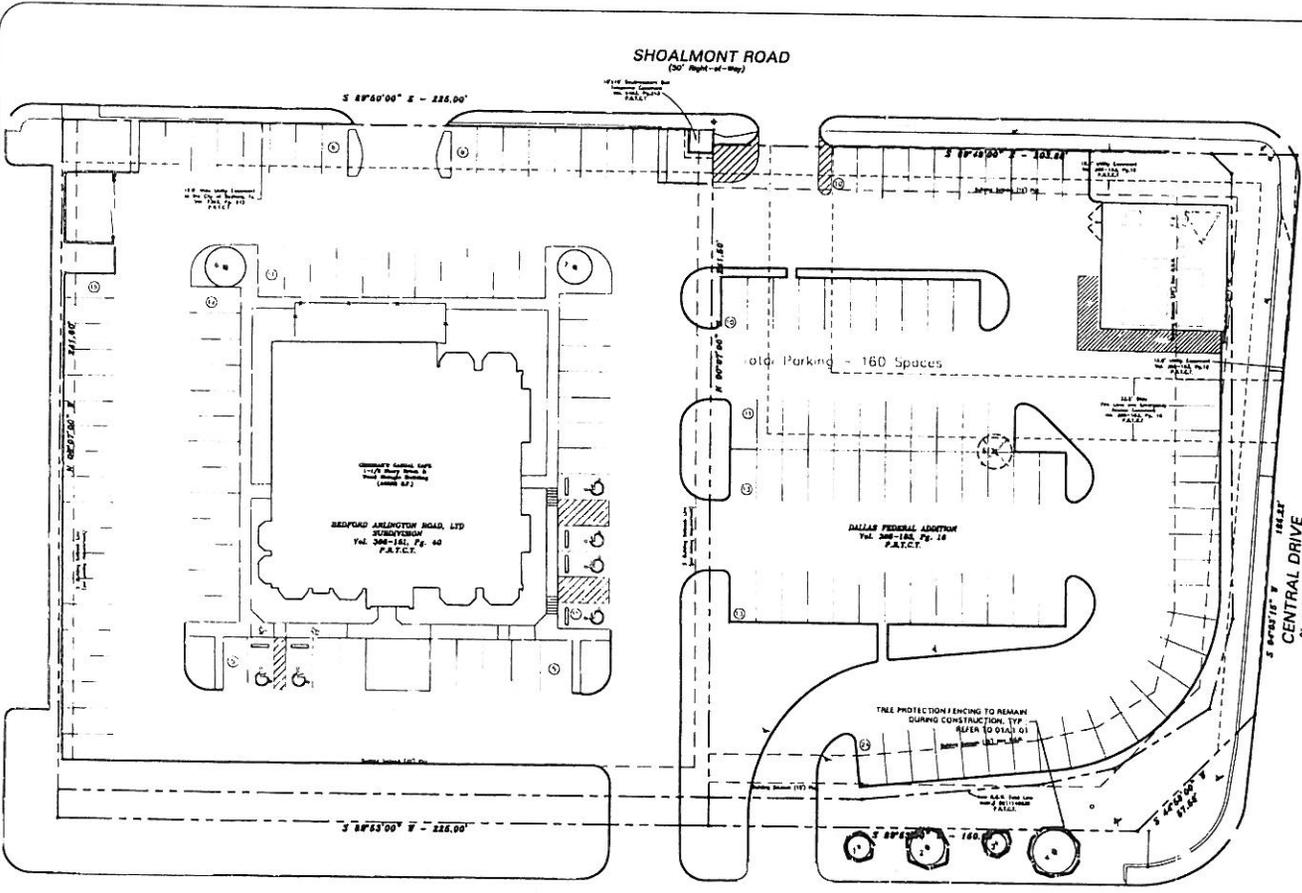
Drawn By: LPS      Checked By: KAHJ      Scale: 1" = 30'-0"



**LANDSCAPE PLAN**  
**BEDFORD PARKING LOT EXPANSION**  
**CHEDDAR'S**  
**BEDFORD, TEXAS**

Sheet No. **L2.01**  
Project No. **12038**

CHEDDAR'S BEDFORD PARKING LOT EXPANSION



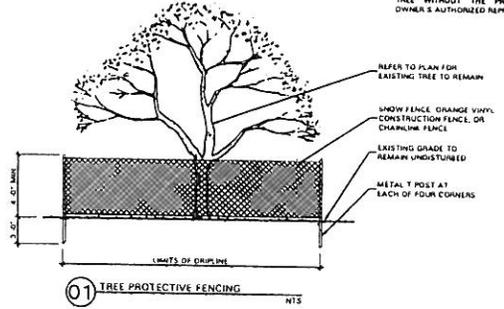
**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO DETAIL 01

TREE SURVEY FIELD DATA					
No.	Dia. (Inches)	Species (Common name)	Site No.	Reason for Removal	Remarks
1	8	Live Oak	To Remain		Outside of Property Line
2	12	Live Oak	To Remain		Outside of Property Line
3	7	Live Oak	To Remain		Outside of Property Line
4	15	Live Oak	To Remain		Outside of Property Line
5	12	Pine	To Be Removed	In Proposed Parking	
6	14	Live Oak	To Remain		Outside of Property Line
7	12	Live Oak	To Remain		Outside of Property Line
Total Caliper Inches on Site					12
Total Caliper Inches in Removals					12

**TREE PRESERVATION NOTES**

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY OF TREE)
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A ROBOTIC OR LIGHT TRACTOR. NO HEAVY MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE INCLUDED BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC
7. NO SIGNS, WHISPS OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT INCHES
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DONE BY HAND AND ENTER THE AREA IN A RADIAL MANNER
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE 1 1/2" WIDTH WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL
13. WHEN A LOW HANGING BRANCH IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE



P&Z MTG, 9/13/12  
S-055

SCALE 1" = 20'-0"

Issue Dates:      Revisions:      Date:

1	1	Owner Comments	06/08/12
2	2	City Comments	06/14/12
3	3	Site Plan Change	06/17/12
4	4		
5	5		
6	6		

**CROSS ENGINEERING CONSULTANTS**

Drawn By: LPS      Checked By: KAR      Scale: 1" = 20'-0"



**TREE PRESERVATION PLAN**  
BEDFORD PARKING LOT EXPANSION  
CHEDDAR'S  
BEDFORD, TEXAS

Sheet No. **L1.01**  
Project No. 12034

CHILDREN'S BEDFORD PARKING LOT EXPANSION