

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES OF SEPTEMBER 19, 2011**

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 19th day of September 2011 with the following members present:

David Cook	Chairperson
John Novelli	Vice Chairperson
Jeff Corbet	
Terence Sean Bajuk	
Richard Smyer	
John Delorme, Alternate (attended work session)	
Daniel Novocin, Alternate (attended work session)	

Constituting a quorum.

Board Members Delorme and Novicin did not participate in meeting but were present in the audience.

Staff present included:

Russell Hines	Chief Building Official
Dan Boutwell	Planning Consultant
Yolanda Alonso	Zoning Board of Adjustment Secretary

(The following items were considered in accordance with the official agenda posted on the 14th day of September 2011.)

WORK SESSION

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

The Zoning Board of Adjustment reconvened in the Council Chamber at 6:00 p.m.

REGULAR SESSION

CALL TO ORDER

Chairperson Cook called the meeting to order at 6:00 p.m., and read the Zoning Board of Adjustment Meeting Format Outline aloud.

Good Evening, my name is David Cook. I am Chairperson 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.

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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 September 20, 2010 regular meeting.

Motion: Board Member Bajuk made a motion to approve the meeting minutes of September 20, 2010, with a noted correction made at the work session.

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

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

PUBLIC HEARING

2. Public hearing, consider and act upon Special Exception Case X-062, request of Dave Kirk for AT&T. The Special Exception is required by the City of Bedford Zoning Ordinance, Section 5.11.E (3). The applicant requests to mount nine (9) AT&T antennas, to an existing TXU transmission tower 115' high, exceeding the allowable 65 ft. height limitation. A 25' x 20' ground lease area will be constructed. It will be screened by a 6 ft. masonry wall, and

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landscaped. The location is on the TXU easement. The property is zoned Heavy Commercial, and is known as 3800 State Highway 121, Bedford ,Texas; Lot 1R, Block A, Assembly of God Addition. The property is south of Cheek-Sparger and west of Industrial Boulevard (St. Hwy. 157).

Chairperson Cook recognized Consultant City Planner, Dan Boutwell who reviewed Special Exception X-062.

Chairperson Cook recognized Dave Kirk, 7219 Westbrook Lane, Dallas Texas who was there to represent this application.

Chairperson Cook opened the public hearing, and there being no one to speak closed the public hearing.

The Board discussed the application.

The Board discussed the application and noted the site plan indicated landscaping would be added to the site. The Board did not see a need and would not require to have the ground equipment landscaped because of the location.

There were no further questions asked of the applicant.

Motion: Vice Chairman Novelli made a motion to approve Special Exception X-062 as submitted without the requirement for landscaping around the ground equipment.

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

Motion approved 5-0-0.

Chairperson Cook declared the motion approved.

ADJOURNMENT

Chairperson Cook adjourned the Zoning Board of Adjustment meeting at 6:38 p.m.

David Cook, Chairperson
Zoning Board of Adjustment

ATTEST:

Yolanda Alonso, Secretary,
Zoning Board of Adjustment