

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES JUNE 18, 2014**

**APPROVED**

**STATE OF TEXAS           §**

**COUNTY OF TARRANT   §**

**CITY OF BEDFORD       §**

**The Zoning Board of Adjustment of the City of Bedford, Texas, met in work session at 6:30 PM and regular session at 7:00 PM to discuss items on the agenda in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 18th of June, 2014, with the following members present:**

Chairman:                   John DeLorme

Vice Chairman:           Janet Levy

Members:                 John Thompson  
                                  Heather Sutton  
                                  Dorothy McWhorter

Board Member Quigley was absent from tonight's meeting.

Constituting a quorum.

Staff present included:

Cathy Cunningham	City Attorney
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 3rd day of June, 2014.)

**CALL TO ORDER**

Chairman DeLorme called the Work Session to order at 6:30 PM.

**WORK SESSION**

The Board and Staff reviewed and discussed items on the regular agenda.

Chairman DeLorme adjourned the work session at 6:53 PM.

**REGULAR SESSION**

The Zoning Board of Adjustment convened in the Council Chamber at 6:55 PM and the Regular Session began.

**CALL TO ORDER**

Chairman DeLorme called the meeting to order at 7:00 PM, and read the Zoning Board of Adjustment meeting format out loud.

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*Good Evening, my name is John DeLorme. 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.*

**APPROVAL OF MINUTES**

- 1. Consider approval of the following Zoning Board of Adjustment meetings minutes:  
a) May 28, 2014 regular meeting**

Motion: Board Member Thompson made a motion to approve the meeting minutes of May 28, 2014, with the changes made in the Work Session.

Chairman DeLorme seconded the motion and the vote was as follows:

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

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**PUBLIC HEARING**

2. Variance Case V-071, public hearing and act upon a variance request from Section 4.15. H(6) to the City of Bedford Zoning Ordinance for Stonecourt Homeowners' Association for properties as wholly contained within the following legal description: Block 1, Lot A; Block 2, Lots 11-17; Block 3, Lots 1-9; and Block 4, Lots 1-16, Stonecourt Addition. The required masonry fencing as shown on the PUD development plan is in disrepair and cannot be replaced with masonry fencing materials based on recommendations from engineers. The Stonecourt HOA is requesting to replace the masonry fence with an alternate fencing material. The proposed fencing will be solid fencing at the same height and location as the existing masonry fencing but with a durable alternate material. The Stonecourt Addition properties are generally located north of State Highway 183 and west of Industrial Boulevard.

Chairman DeLorme recognized Jacquelyn Reyff, AICP, Planning Manager, who gave an overview of Variance Case V-071.

Chairman DeLorme recognized Robert Baldwin, Baldwin Associates, 3904 Elm Street, Dallas, Texas, and Rick Beasley, President, Stone Court Homeowners Association, 3932 Sovereign Drive, Bedford, Texas who were there to present this application.

Chairman DeLorme opened the public hearing at 7:35 PM and recognized the following:

Al Zim, 1916 Reliance Parkway, Bedford, Texas who spoke in opposition to this application.  
Patricia Nolan, 1005 Carousel Drive, Bedford, Texas, who spoke in opposition to this application.  
Wes Waggoner, 4000 Marbel Drive, Bedford, Texas, who spoke in favor of this application.

Chairman DeLorme closed the public hearing at 7:52 PM.

The Board discussed the application.

Motion: Board Member McWhorter made a motion to deny Variance Case V-071.

Chairman DeLorme seconded the motion and the vote was as follows:

Ayes: Board Members Thompson, Sutton, McWhorter, and Chairman DeLorme

Nays: Vice Chairman Levy

Abstention: None

Motion 4-1-0 denied. Chairman DeLorme declared Variance Case V-071 denied.

**ADJOURNMENT**

Chairman DeLorme adjourned the Zoning Board of Adjustment meeting at 7:55 PM.

ATTEST:

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Janet Levy, Vice Chairman  
Zoning Board of Adjustment

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Emilio Sanchez, Planning Manager  
Zoning Board of Adjustment