

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES AUGUST 19, 2015**

FINAL

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 5:30 PM and regular session at 5:45 PM to discuss items on the agenda in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 19th of August, 2015, with the following members present:

Vice Chairman: Absent

Members: Keith Quigley (Acting Chairman)
 John Thompson
 Dorothy McWhorter
 Heather Sutton

Vice Chairman Levy was absent from the meeting.

Constituting a quorum.

Staff present included:

Bill Syblon	Development Director
Emilio Sanchez	Planning Manager
Alexandra Aggor	Planning and Zoning Coordinator

(The following items were considered in accordance with the official agenda posted on the 5th day of August, 2015.)

CALL TO ORDER

Acting Chairman Quigley called the Work Session to order at 5:30 PM.

WORK SESSION

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

Acting Chairman Quigley adjourned the work session at 5:42 PM.

REGULAR SESSION

The Zoning Board of Adjustment convened in the Council Chamber at 5:45 PM and the Regular Session began.

CALL TO ORDER

Acting Chairman Quigley called the meeting to order at 6:00 PM and read the Zoning Board of Adjustment meeting format aloud.

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Good Evening, my name is Keith Quigley. I am Acting Chairman for 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 three 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.

OFFICER ELECTIONS

1. Consider and act upon appointment of a temporary Chairperson to the Zoning Board of Adjustment

Motion: Board Member Thompson made a motion that Keith Quigley be Acting Chairman for the meeting of August 19, 2015.

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

Motion approved 4-0-0. Acting Chairman Quigley declared the motion approved.

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2. Consider approval of the following Zoning Board of Adjustment meetings minutes:

a) June 17, 2015 regular meeting

Motion: Board Member McWhorter made a motion to approve the meeting minutes of June 17, 2015 with one correction to be made.

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

Motion approved 4-0-0. Acting Chairman Quigley declared the motion approved.

PUBLIC HEARING

1. Special Exception Case X-065, public hearing and action upon a request by AT&T for a Special Exception for the addition of a generator at the base of the cellular antenna that is attached to the City Water Tower. The grounds for the Special Exception are due to power loss that affects service coverage during times of power loss. The property is known as Lot A, Block 9, Oakridge Estates Addition, located at 3300 Cummings Drive, Bedford Texas, and the zoning district is zoned Residential. The property is generally located south of Cummings Drive and west of Mill Ridge Street. (X-065)

Acting Chairman Quigley recognized Emilio Sanchez, Planning Manager, who gave an overview of Variance Case X-065.

The case was heard at the June 17, 2015 meeting. The Board asked the applicant, AT&T, return to the August 19th meeting with a sound study for the distance from the proposed site to the closest residence. In addition, the masonry wall and material of the 65 foot water tower were to be included in the study.

AT&T has asked for a withdrawal of their request.

Motion: Board Member Thompson made a motion to accept the withdrawal of the applicant.

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

Ayes: Acting Chairman Quigley, Board Members Thompson, McWhorter and Sutton.

Nays: None

Abstention: None

Motion was 4-0-0. Acting Chairman Quigley declared that they table Variance Case X-065.

ADJOURNMENT

Acting Chairman Quigley adjourned the Zoning Board of Adjustment meeting at 6:11 PM.

ATTEST:

Janet Levy, Vice Chairman
Zoning Board of Adjustment

Emilio Sanchez, Planning Manager
Zoning Board of Adjustment