

**Addendum to the minutes of the Regular Meeting of the Bedford City Council held on the 8th day of January, 2013**

- 4. Public hearing and consider an ordinance to rezone the property known as Tract 1, Abstract 1537, Garrett Teeter Survey, 3901 Central Drive, Bedford, Texas from Planned Unit Development (PUD), Medium-Density Single-Family Attached District (MD-4) to Planned Unit Development (PUD), Medium-Density Residential – Single-Family Detached District (MD-3). The property is generally located south of Cheek Sparger Road and west of Central Drive. (Z-226)**

**Councilmember Nolan:** The other question I had is that there is no fence running down the back of that. You aren't going to put up but a homeowner can put it up?

**Mr. Eckert:** On the west side of the property?

**Councilmember Nolan:** Right

**Mr. Eckert:** Yes, and we would expect that the homeowner probably would put it up. I mean, similar to the other homeowners in Brookwood Hills Phases I & II that have put up privacy fences along the channel. It's not a requirement, if we need to make it a requirement there's an expectation that they would probably go a head and put up a privacy fence.

**Councilmember Nolan:** But what I'm saying is when the other developments that we've looked at lately the developer has done that. That was the responsibility of the developer. So, is that just a way that you are cutting costs you know, what's the reason for you not developing the piece of property as it should be.

**Mr. Eckert:** We didn't feel that a uniform fence back there would create any added value for our property owners as well as the neighboring property owners. There are no consistent fences for any one along there and with their privacy fences they wouldn't see any of these fences. So, we weren't sure what advantage it would give our neighbors or us. It would allow each individual homeowner to choose what type of fence they want. You know, whether that's cedar fence or regular stockade fence or if they want to put a cap on it. Again there's a number of different fence types that are out there and you want to give the end user the homeowner as much flexibility to their own decisions if the City doesn't feel like that is the best way to go about it I think we are certainly open to discussion. The property owner is here tonight, I can let him speak to the issue but that was the thought process. It wasn't trying to do anything on the cheap by any means, because we don't feel like this is going to be a cheap neighborhood.

**Councilmember Nolan:** So there's no fence on the outside of the property either facing either Central or Cheek Sparger?

**Mr. Eckert:** There is wrought iron screening fence along Cheek Sparger with landscaping that's part of the ordinance part of the PUD but not along that south and west boundry line. That's correct it's up against the channel.

**Councilmember Nolan:** One homeowner could put up a four foot fence, the next one could put up a six foot fence, the other one could put up an eight foot fence, it would look very un-uniform.

**Mayor Griffin:** I think Jackie can address that one.

**Planning Manager Jacquelyn Reyff:** Not necessarily, I imagine that something can be put in the homeowners association documents that could regulate or guide them to the type of materials and

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colors, the height of course would be regulated by our fence ordinance so that would be looked at when they pull a permit for a fence.

**Councilmember Nolan:** So the wrought iron is going to be just open stakes, wrought iron, it's not going to be solid?

**Mr. Eckert:** Not along Central and we did that, again, so with the architectural features facing Central, it was an intentional purpose to have some landscaping but be able to see thru and see the homes and again this comes from the home builders themselves that felt like that is a better look, a better quality when you are talking about a small subdivision like this that has some challenges and they felt like that would have a little more I'll say front face appeal because you can't get a big entry feature within this community and by facing the homes they felt like that would almost act along with the wrought iron fence and landscaping upfront it would have a nice feel and presence.

Patricia Nolan and the developer discussed the roundabout.

**Mayor Griffin:** Just a follow-up question with regards to the comment about the residents having fencing options, Jackie can we just work with them to make sure that is included in the by-laws and homeowners documents?

**Mr. Eckert:** Not a problem at all.

**Mayor:** Then we will have some uniformity there and that kind of thing to match up with our fence ordinance.

Councilmember Turner made a motion to approve an ordinance to rezone the property known as Tract 1, Abstract 1537, Garrett Teeter Survey, 3901 Central Drive, Bedford, Texas from Planned Unit Development (PUD), Medium-Density Single-Family Attached District (MD-4) to Planned Unit Development (PUD), Medium-Density Residential – Single-Family Detached District (MD-3). The property is generally located south of Cheek Sparger Road and west of Central Drive. Seconded by Councilmember Davisson.

**Mayor:** Before I ask everyone to vote, I hope that motion included the additions to the by-laws of the HOA.

Someone off mic confirmed.

**Mayor:**  
OK