

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES AUGUST 18, 2021**

APPROVED

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Zoning Board of Adjustment of the City of Bedford, Texas, met in regular session at 6:00 PM to discuss items on the agenda in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 18th day of August, 2021, with the following members present:

Chairperson: Gina Day

Vice Chairperson: Jack Thompson

Members: Jesse Owens
 Kate Barlow

Constituting a quorum.

Staff present included:

Andrea Roy	Development Director
Wes Morrison	Neighborhood Services/Planning Manager
Molly Fox	Communications Director
Ben Gibbs	City Attorney, TOASE

(The following items were considered in accordance with the official agenda posted on the 13th day of August, 2021.)

CALL TO ORDER

The Zoning Board of Adjustment convened in the Council Chamber at 6:05 p.m. and the Regular Session began.

CLOSED SESSION

The Board will meet in closed session pursuant to Section 551.071 to conduct a private consultation with its attorney on a legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551:

Chairperson Day convened the Board into closed session at 6:10 p.m.

Chairperson Day reconvened the Board to regular session at 6:35 p.m.

APPROVAL OF MINUTES

1. **Consider approval of the following Zoning Board of Adjustment meetings minutes:**
 - a) **January 15, 2020 regular meeting**

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Motion: Board Member Owens made a motion to approve the meeting minutes of January 15, 2020.

Board Member Barlow seconded the motion, and the vote was as follows:

Ayes: Chairperson Day, Vice Chairman Thompson, Board Members Owens, Barlow
Nays: None
Abstention: None

Motion approved 4-0-0. Chairperson Day declared the motion approved.

PUBLIC HEARING

- 2. Conduct a public hearing and consider action on Variance Case PZ-ZBA VARIANCE-2021-50053, a variance request from Section 4.1.B of the City of Bedford Zoning Ordinance to allow an accessory structure to be located in the required front or side yard or in front or beside the principal structure. The legal description is Quail Crest Estates, Block 4, Lot 35, with the physical address being 224 Eagle Court, Bedford, Texas. The property is zoned R-9,000 Single-Family Residential Detached District and is generally located at the southwest intersection of Eagle Court and Blue Quail Lane. (PZ-ZBA VARIANCE-2021-50053)**

Ben Gibbs, City Attorney, informed the Board that in order for variances to be approved, a super majority of the Board, meaning four of the seven positions on the Board must vote in favor of the requested variance. Since there were only four members present, it would require a unanimous decision of the board to grant the variance.

Chairperson Day asked the applicant if he would like to proceed with the hearing or table the request until more members of the Board were present, the applicant stated he would like to table the request.

Motion: Board Member Owens made a motion to table Variance Case PZ-ZBA VARIANCE-2021-50053 at the applicant's request.

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

Ayes: Chairperson Day, Vice Chairman Thompson, Board Members Owens, Barlow
Nays: None
Abstention: None

Motion approved 4-0-0. Chairperson Day declared the motion to table Variance Case PZ-ZBA VARIANCE-2021-50053 approved.

ADJOURNMENT

Chairperson Day adjourned the Zoning Board of Adjustment meeting at 6:39 p.m.

Gina Day, Chairperson

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ATTEST:

Andrea Roy
Development Director