

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JANUARY 14, 2010**

**APPROVED**

STATE OF TEXAS                   §  
COUNTY OF TARRANT           §  
CITY OF BEDFORD               §

The Planning and Zoning Commission of the City of Bedford, Texas, met in work session at 6:00 p.m. and regular session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 14th day of January 2010, with the following members present:

John Lambert	Chairperson
Jim Davisson	Vice Chairperson
Karen Kavanagh	Members
Bill Reese	
Todd Carlson	
Ken East	
Gary Sanders (Alternate)	

Constituting a quorum.

Commissioners T. Stroope, and R. Smeltzer (Alternate) were absent from tonight's meeting.

Staff present included:

Bill Syblon	Development Director
Dan Boutwell	Planning Consultant
Yolanda Diaz	Planning and Zoning Secretary

(The following items were considered in accordance with the official agenda posted by January 8, 2010).

**WORK SESSION**

Chairperson Lambert called the work session to order at 6:00 p.m. Chairperson Lambert asked the Commission if anyone had an interest or owned property within 200' of any of the items on the agenda. No one had an interest or owned property within 200' of any of the items on the agenda.

The Commission and staff reviewed and discussed items on the regular agenda.

**Meeting Minutes:** The meeting minutes of November 12, 2009 were reviewed and were correct as written.

**Zoning Case Z-201:** Heavy Commercial/Specific Use Permit/

**Applicant:** Rebecca Poel – Unique Boutique Resale

**Description:** The applicant has submitted a request for Heavy Commercial/Specific Use Permit/Rummage and Used Furniture Sales. The business will be located in a suite within an existing shopping center building. There are no plans to modify or enlarge the existing structure. Therefore, all requirements, such as landscaping and parking will be satisfied by the original approval of the shopping center.

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**REGULAR SESSION**

The Planning and Zoning Commission reconvened in the Council Chamber at 7:00 p.m., and the regular session began.

**CALL TO ORDER**

**INVOCATION**

Commissioner Reese gave tonight's invocation.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was given.

**APPROVAL OF MINUTES**

1. Consider approval of the Planning and Zoning Commission minutes of November 12, 2009 regular meeting.

**Motion:** Vice Chairman Davisson made a motion to approve the meeting minutes of November 12, 2009, correct as written.

Commissioner Carlson seconded the motion and the vote was as follows:

Motion approved 7-0-0. Chairperson Lambert declared the motion carried.

**PUBLIC HEARING**

2. Zoning Case Z-201, public hearing and consider request of Rebecca Poel to rezone property known as Lot 2A1, Harwood Village Shopping Center Addition, Ste. C from Heavy Commercial to Heavy Commercial/Specific Use Permit/ Secondhand, Rummage and Used Furniture Store. The property is generally located south of Harwood Road and west of Brown Trail.

Chairman Lambert recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-201.

Chairman Lambert recognized Rebecca Poel, 2001 Highway 360 #8304, Euless, Texas, who was there to represent this application.

Chairman Lambert opened the public hearing and there being no one to speak, closed the public hearing.

The Commission discussed the application.

**Motion:** Vice Chairman Davisson made a motion to approve Zoning Case Z-201 with the stipulation there will not be an outside display.

Commissioner Reese seconded the motion.

Motion approved 7-0-0. Chairperson Lambert declared the motion approved.

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**ADJOURNMENT**

Chairperson Lambert adjourned the meeting at 7:20 p.m.

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John Lambert, Chairperson  
Planning and Zoning Commission

**ATTEST:**

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Yolanda Diaz, Planning and Zoning Secretary