

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 24, 2010**

APPROVED

Description: The applicant proposes a zoning change from "H" Commercial to "H" Commercial with an SUP for indoor amusement. The facility is proposed to be a haunted house which is functional primarily during the Halloween season (all of October.) In addition, the applicant indicated to staff in the DRC meeting his intent to operate the facility for special occasions during the year. However, the primary season will be the month of October. Between operations the facility will be locked and no other commercial/retail operation will occur. The applicant proposes to modify the interior of the structure and leave the exterior unchanged.

Zoning Case Z-205, Heavy Commercial/Specific Use Permit/Unattended Kiosk

Applicant: Peter Kavanagh

Description: The applicant proposes a zoning change from Heavy Commercial to Heavy Commercial with a specific use permit for an unattended kiosk. The facility is proposed to be placed on the site of a multiple tenant shopping center that also has multiple buildings. The applicant proposes to install an unattended ice distribution facility (approximately 200 sq. ft.) on the site. It will be placed in the existing parking lot.

There was no discussion on the City of Bedford Comprehensive Land Use Plan Amendment, A-023.

Consider directing staff to prepare a new and unlisted use for Dancing Establishment to the City of Bedford Zoning Ordinance, Chapter 3, Section 3.1, Schedule of Permitted Uses, A-024. Staff will be looking at some of the alcohol related uses in conjunction with certain state law provisions over the next few weeks. There should be an assessment by the July 8, 2010 meeting.

Consider directing staff to prepare a new and unlisted use for Micro-Winery/Brewery to the City of Bedford Zoning Ordinance, Chapter 3, Section 3.1, Schedule of Permitted Uses, A-025. The Commission requested staff to research and seek information from the City Attorney. The City Attorney is reviewing the information, as well as, state regulation to determine how best to move forward. Staff should have feedback from legal counsel by the July 8, 2010 meeting.

Bill Syblon gave an economic development update on current and proposed commercial developments in the City of Bedford.

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

CALL TO ORDER

Chairman Lambert called the meeting to order at 7:00 p.m.

INVOCATION

Commissioner Stroope gave the invocation.

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PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes.

a) May 13, 2010 Regular Meeting

Motion: Vice Chairman Davisson made a motion to approve the meeting minutes of May 13, 2010, with a noted correction.

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

Ayes: Commissioners Stroope, Sanders, Vice Chairman Davisson, Chairman Lambert

Nays: None

Abstentions: Commissioners East and Smeltzer

Chairman Lambert declared the motion carried.

b) May 27, 2010 Work Session

Motion: Vice Chairman Davisson made a motion to approve the meeting minutes of May 27, 2010, correct as written.

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

Ayes: Commissioners Stroope, East, Sanders, Smeltzer, Vice Chairman Davisson, Chairman Lambert

Nays: None

Abstentions: None

Chairman Lambert declared the motion carried.

c) June 16, 2010 Work Session

Motion: Commissioner East made a motion to approve the meeting minutes of June 10, 2010, with a noted correction.

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

Ayes: Commissioners Stroope, East, Sanders, Smeltzer, Vice Chairman Davisson, Chairman Lambert

Nays: None

Abstentions: None

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Chairman Lambert declared the motion carried.

PUBLIC HEARING

- 2. Zoning Case Z-204, public hearing and consider request of Richard Alvarado to rezone property known as Lot 1B, Harwood Village Shopping Center Addition, Ste. O from Heavy Commercial to Heavy Commercial/Indoor Amusement. 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-204. Mr. Boutwell stated the revised material received satisfied comments from staff.

Chairman Lambert recognized Richard Alvarado, 510 Harwood Road, Bedford, Texas, who was there to represent this application. Mr. Alvarado stated he chose Bedford because it was a great location in proximity in the Metroplex area. The haunted house would be equipped with professional actors and movie quality sets and rooms.

The haunted house attraction was scheduled to be open for business from September 24, 2010 through October 31, 2010. It would also be open throughout the year for special occasions. The remainder of the year would be used to store their props and Halloween decorations.

Chairman Lambert opened the public hearing and recognized Amber Gump, 813 Spring Brook Drive, Bedford, Texas, who spoke in favor of this application. Ms. Gump stated: This business was good for the community, there were schools nearby and it would give the youth an attraction to attend for Halloween. It would generate revenue for the area.

Chairman Lambert closed the public hearing.

The Commission discussed the application.

Motion: Chairman Davisson made a motion to approve Zoning Case Z-204.

Commissioner Stroope seconded the motion.

Motion approved 6-0-0. Chairman Lambert declared the motion approved.

- 3. Zoning Case Z-205, public hearing and consider request of Peter Kavanagh to rezone a portion of property known as a portion of Tract 2, Stonegate Shopping Center Addition, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Unattended Commercial Kiosk. The property is generally located north of Bedford Road and west of Brown Trail.**

Chairman Lambert recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-205. Mr. Boutwell stated the revised material was received. The applicant must satisfy staff comments from the April 16, 2010, MPRG letter prior to obtaining a certificate of occupancy.

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Chairman Lambert recognized Peter Kavanagh, 1620 Handley Drive, Dallas, Texas, who was there to represent this application. Mr. Kavanagh stated the "California Style" kiosk would be used at this site and the staff comments would be addressed.

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

The Commission discussed the application and the following concerns were noted: The California Style kiosk depicted in the revised material of June 24, 2010 be used at this site, and the staff comments be addressed.

Motion: Commissioner Stroope made a motion to approve Zoning Case Z-205 with the stipulation: The California Style kiosk be used, and staff comments be addressed.

Commissioner Sanders seconded the motion.

Motion approved 6-0-0. Chairman Lambert declared the motion approved.

ADJOURNMENT

Chairman Lambert adjourned the Work Session at 7:35 p.m.

John Lambert, Chairman
Planning and Zoning Commission

ATTEST:

Yolanda Diaz, Planning and Zoning Secretary