

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF FEBRUARY 28, 2008**

APPROVED

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

The Planning and Zoning Commission of Bedford, Texas met at Bedford City Hall, 2000 Forest Ridge Drive, Bedford Texas, February 28, 2008 at 6:30 p.m., for a planning work session. The work session was held in the City Hall Conference Room and the regular meeting was held in the City Hall Council Chamber.

MEMBERS PRESENT

Karen Kavanagh, Acting Chairman
Tom Stroope
Bill Reese
Keneth Eastl
Mickey Hall
Mike Hirrlinger

STAFF PRESENT

Bill Syblon, Development Director
Dan Boutwell, Consulting City Planner, Municipal Planning Resources Group (MPRG)
Yolanda Diaz, Planning and Zoning Secretary

(The following items were considered in accordance with the official agenda posted on February 22, 2008).

WORK SESSION

The Commission discussed and agreed Karen Kavanagh should be the Acting Chairman in the absence of both the Chairman and the Vice Chairman. Commissioner Kavanagh agreed to be Acting Chairman.

Acting Chairman Kavanagh 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 January 24, 2008 were reviewed, there were corrections made to minutes.

Zoning Case Z-170: Amendment of PUD to permit gasoline Service Station w/Convenient Store

Applicant: Scott Hunter – Kroger Co.

Description: This site will be reclaiming a portion of the existing parking lot for the Harwood/Central Shopping Center. It will have primary access to Central Drive but will be connected to the drive lanes of the shopping center parking lots. No structures will be altered or removed with the exception of a portion of the existing parking lot. A kiosk dedicated to gasoline sales will be constructed in the addition to pumps, canopies, and fuel storage tanks. This site is a part of one of the original Planned Unit Developments and has limited development standards. Amendment to the PUD is directed solely to the gasoline sales site. The applicant will be reclaiming a portion of the end parking islands to install landscaping. In addition, the existing trees adjacent to Central will be saved.

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

CALL TO ORDER

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

INVOCATION Commissioner Reese gave the invocation.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance was given.

APPROVAL OF MINUTES

Motion: Commissioner Stroope made a motion to approve the minutes of January 24, 2008 with noted corrections. Commissioner Hall seconded the motion and the vote was as follows:

Ayes: Commissioners Stroope, East, Reese, Carlson, Hirrlinger, Hall

Nays: None

Abstentions: Acting Chairman Kavanagh

Acting Chairman Kavnagh declared the motion approved.

PUBLIC HEARING

ZONING CASE Z-170, REQUEST OF SCOTT HUNTER FOR KROGER COMPANY TO REZONE A PORTION OF LOT 1, BLOCK 1, HARWOOD/CENTRAL SHOPPING CENTER ADDITION, FROM PLANNED UNIT DEVELOPMENT TO AMENDED PLANNED UNIT DEVELOPMENT/GASOLINE SALES. THE PROPERTY IS GENERALLY LOCATED NORTH OF HARWOOD ROAD AND WEST OF CENTRAL DRIVE.

Acting Chairman Kavanagh recognized Consultant City Planner, Dan Boutwell who reviewed Zoning Case Z-170. Mr. Boutwell stated no structures would be altered or removed with the exception of a portion of the existing parking lot. The largest impact on the fueling area was the parking lot. There would be two tiers of parking spaces removed from the parking lot. The parking would still be significantly in excess of what the requirements were for a shopping center.

The applicant proposed to construct a fueling facility, a kiosk that would sell goods with, a canopy and fuel storage tanks.

This site was a part of one of the original Planned Unit Developments, PUD and has limited development standards. Amendment to the PUD was directed solely to the gasoline sales site. The amendment to this PUD was two-fold. First was that the PUD be amended to allow the use for gasoline sales with a convenience store. Secondly, was that two monument signs be permitted on Central Drive. It would have primary access to Central Drive but would be connected to the drive lanes of the shopping center parking lots. The existing trees adjacent to Central would be saved.

Mr. Boutwell reminded the Commission this was a PUD. The Commission would establish the regulations for the PUD in this amendment. The only two amendments requested by the applicant were what he mentioned earlier. He stated there was an opportunity to work with the applicant and add amendments provisions and requirement as the Commission and the applicant deem appropriate.

Acting Chairman Kavanagh recognized Jeremy Leong Yee, CEI Engineering Assoc. 3030 Dallas, Texas, who was there to represent this application. Mr. Yee stated Christina Konrad, Construction Manager for Kroger was also present to represent this application.

Mr. Yee requested the Commission approve this application. He stated the intention of the proposed monument sign is to help the customer identify the entrance that can be used to go to the gas station.

Commissioner Reese asked why did they decide to put the fuel station at this location versus at the south west corner, of Central and Harwood Drive. Mr. Yee stated Kroger's concept was to have their Kroger retail store and gas station at the same location. The purpose for this proposal was so their customers could have discounted gasoline rates. His company had worked with Kroger for years, and Kroger tends to have both their retail store and gas station next to each other.

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Acting Chairman Kavanagh recognized Christina Konrad, 10019 Hennington Drive, Houston, Texas, who stated the reason Kroger was wanting to place the gas station on this property was because of communications to the gas station. The cables were underground and would come from the store. Going to another property created problems. Another reason was the safety of their employees of having funds transferred from the kiosk to the store, and the convenience to their customers with discounted gas.

Mr. Boutwell stated the Kroger fueling station would be running some services to the site from the Kroger store. This was what facilitated their service. They would be able to operate from Kroger store meter.

Commissioner East stated there were two considerations he had. Whether or not they wanted a gasoline station at this property. This was an intersection that historically had gas stations not succeed in the past. Also, Ms. Konrad stated this proposal was the Kroger standard package. He asked if Ms. Konrad was familiar with the North Richland Hills, Kroger Gas Station. Ms. Konrad stated no but she was familiar with many other sites.

He stated that shopping center had a stone façade on it and so did that gasoline station. The columns were stone, the canopy was a very subtle tan color, and it had standing seem-metal pitched roof. There was very little signage. It did have a subtle Kroger logo and an attractive monument sign.

He stated in nearby cities, gasoline stations were required to meet the architectural surrounding areas, or they were denying them altogether. There were other gas stations in this area that were built very nicely with masonry features, attractive roofs and little signage. He asked if Kroger would consider coming back with a different proposal, what was submitted did not fit. There is a contiguous strip center and a free standing building that recently had the façade remodeled. He was looking for a propposal from Kroger that had more attractive architectural features.

Ms. Konrad stated Kroger always tried to meet what the planning requirements were in the area. They would look at what the cost would be for these types of upgrades. Kroger used the standard package so people any where could recognize they could use their reward points towards the purchase of their gasoline with their discount. They did have sights with earth-tone colors and they would consider this as an option.

Commissioner East stated this shopping center had a dark reddish brick. This structure could be built with dark red brick columns, dark red brick convenience kiosk that matched; this was going to be a big impact. This was a very attractive shopping center. He asked this application be tabled and the Commission be presented with something that better fit with the surrounding shopping center.

Ms. Konrad stated she had to look at the budget and see the impact this would make to it. Kroger could change the color of the canopy to an earth tone, and add brick columns.

Commissioner Reese recommended Ms. Konrad visit the Wal-Mart Neighborhood Market, Murphy USA gas station located the southeast corner of Bedford Road and Central Drive. He also agreed with Commissioner East.

Commissioner Hirrlinger stated this shopping center had recently been updated. He wanted the new construction to add to the value of that corner and he was concerned with the in and out traffic of the shopping center from Central Drive. This was busiest shopping center north of Highway 183. He was concerned with the traffic implications, safety issues and the-line-of-sight because of the proposed monument sign.

Mr. Boutwell stated there wasn't much consideration about that because this was an existing entrance. Staff was concerned with the fueling trucks not being able to enter through the south entrance of the shopping center. Ms Konrad stated the drivers had instructions on the times to do their deliveries.

Commissioner Carlson was concerned with the traffic safety issue. He asked who owned the existing Kroger sign? Ms. Konrad stated she thought it might have been Kroger, but would have to research it. He stated he also wanted to integrate the design of the canopy and kiosk with the shopping center. It was a Signature Kroger, it's façade had recently be renovated. The proposed appeared to be a metal canopy, and he referred to the Wal-Mart and the Quick Trip gas stations as examples of what the Commission was requesting.

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Acting Chairman Kavanagh stated she was concerned about the surrounding businesses. She asked if Kroger had discussed this proposal with other tenants in this shopping center. Ms. Konrad replied yes, the developer had.

Commissioner Hall stated she frequented the Kroger Gas Station in the City of Euless, and had never seen a fueling truck while she was there. She commended Kroger for that and did not see their fuel trucks as a problem.

Commissioner Stroope stated the Commission was requesting a more attractive site, with enhanced features. The applicant would need to review their budget and see if this was feasible to do. The Commission was willing to table this application or it could vote on this application at this meeting. Ms. Konrad preferred this application not be tabled.

Acting Chairman Kavanagh opened the public hearing.

Mr. Boutwell stated the desire to table or not was the Commission's choice. This site was not in an overlay district with added standards, but it was in a PUD. Part of a PUD could establish the standards the Commission desired for it to have. Usually, those standards were achieved through negotiating with the applicant. The Commission did not have to go with the minimum requirements as a straight-zoned district because this was PUD. Because the Commission was amending the PUD, everything was on the table in that area in order for the Commission to get the product it wanted.

Acting Chairman Kavanagh recognized Pilar Reymundo, 2112 Homecraft Drive, Bedford, Texas. Ms. Reymundo had received a public hearing notice and was concerned how this application would affect her house. Acting Chairman Kavanagh explained why Ms. Reymundo received the noticed.

Acting Chairman Kavanagh left the public hearing open.

Commission Carlson stated he was concerned about allowing another gas station next to an existing gas station and asked if this was in the best interest of Bedford. This was on an important intersection that already had two empty corners. He was concerned about the ramifications of installing this next to an existing gas station.

Acting Chairman Kavanagh stated she agreed with the Commission on the aesthetics and image. She stated she understood Kroger was concerned with their image and wanted their standard at this site, but Bedford was also very conscious of its image. This was why Bedford had the types of gas stations that it did with the brick columns and pitch roofs. This proposal was not acceptable. The Commission needed to see the complete package. She too was also concerned about having two gas stations next to each other, although the Commission could not make an economic decision on behalf of the City. The Commission's role was planning and zoning; such as did this proposal fit with the development and was it appropriate.

Commissioner East addressed Mr. Yee and stated this proposal was not in an overlay district but it was in a PUD. Mr. Yee stated there were no written development standards. Mr. Boutwell stated this was an old PUD and there was no written documentation. Although, the site plan did act as the development standard. This gave the City the opportunity to at least provide development standards on anything that was amended in the future.

Mr. Yee asked for a description of what the Commission was asking for so they could arrive on a compromise. Also, so Ms. Konard could address the budget aspect of this project.

Acting Chairman Kavanagh asked Mr. Yee to look at recent developments in Bedford and surrounding communities.

Commissioner Reese stated he would prefer to see this development elsewhere because it looked like it had been "shoe horned in". There were two other corners available in this area. He asked for the same architectural standards mentioned. The Commission wanted something that would blend in with the shopping center.

Mr. Boutwell stated the Commission could not design this site for Kroger. He hoped they had a better idea of what the Commission was looking for in this proposal. Staff would ask them to resubmit the revised designs for staff to review. He stated if the Commission tabled this application; the revised material would need to be submitted to staff on or before March 20th for the March 27th meeting. Normally, the Commission would not

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require signage information. Since specific signage standards were being required from the applicant, the Commission would want to see the design of the proposed sign.

Motion: Commissioner East made a motion to table Zoning Case Z-170 to the March 27, 2008 meeting and left the public hearing open. The Commission requested the applicant provide additional details based on what the applicant heard at this meeting such as exhibits and revised materials.

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

Ayes: Commissioners Stroope, East, Carlson, Reese, Hirrlinger, Acting Chairman Kavanagh

Nays: None

Abstentions: None

Acting Chairman Kavanagh declared the motion approved.

ADJOURNMENT

Acting Chairman Kavanagh adjourned the Planning and Zoning meeting at 8:12 p.m.

Acting Chairman Kavanagh
Planning and Zoning Commission

ATTEST:

Yolanda Diaz, Secretary
Planning and Zoning Commission