

PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 28, 2009

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 6:30 p.m. and regular session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 28th day of May 2009, with the following members present:

John Lambert	Chairperson
Jim Davisson	Vice Chairperson
J. William (Bill) Reese	Members
Karen Kavanagh	
Todd Carlson	
Mickey Hall	
Kenneth East	

Constituting a quorum.

Commissioners Stroope and Hirrlinger were absent from tonight's meeting.

Staff present included:

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

**WORK SESSION**

Chairperson Lambert called the work session to order at 6:30 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.

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

Meeting Minutes The meeting minutes of May 14, 2009 were reviewed and were correct as written.

Zoning Case Z-190: Heavy Commercial/Specific Use Permit/Secondhand, Rummage and Furniture Sales

Applicant: John Gipson (Big City Thrift)

Description: The applicant proposes to occupy and operate a moving business. The applicant is proposing to occupy an existing lease space in the shopping center for the purpose of operating a resale business. In order to offer the sales of used merchandise, a specific use permit is required. The applicant does not propose to add to the overall footprint of the structures on the lot and will contain their operation totally within the limits of the lease space. As such, the parking, landscaping and area requirements will not be affected; and the provisions of the originally approved site plan for the shopping center will be applicable.

Zoning Case Z-191: Heavy Commercial/Amended Specific Use Permit/Outside Seating

Applicant: Brent Tipps (Boomer Jack's)

Description: This is an amendment of a previous SUP for the same request. Outdoor seating was granted for this site in August of 2008. The applicant wishes to expand the outdoor seating area at a location that is adjacent

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to the existing area and located along the walkway between the two structures. This seating will be covered with a canopy extending from the main structure. It will add approximately 50 additional outdoor seats. The previous Specific Use Permit included 124 seats. In order to accomplish this addition, the applicant proposed to remove existing landscaping and relocate it to other areas of the site. The application has the support of the management of the shopping center.

**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 May 14, 2009 regular meeting.

**Motion:** Commissioner Hall made a motion to approve the meeting minutes of May 14, 2009, correct as written.

Vice Chairperson Davisson seconded the motion and the vote was as follows:

**Ayes:** Commissioners East, Reese, Carlson, Hall, Vice Chairman Davisson, Chairman Lambert

**Nays:** None

**Abstentions:** Commissioner Kavanagh

Motion approved 6-1-1 Chairperson Lambert declared the motion approved.

**PUBLIC HEARING**

2. Zoning Case Z-190, public hearing and consider request of John Gipson to rezone a portion of property known as Lot 2A1, Harwood Village Shopping Center Addition, Ste. O from Heavy Commercial to Heavy Commercial/Specific Use Permit/ Secondhand, Rummage and Use Furniture Stores. The property is generally located south of Harwood Road and west of Brown Trail.

Chairperson Lambert recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-190. Mr. Boutwell explained the applicant proposed occupy an existing lease space in the shopping center for the purpose of operating a resale business and a moving business.

In order to offer the sales of used merchandise, a specific use permit is required. The applicant does not propose to add to the overall footprint of the structures on the lot and will contain their operation totally within the limits of the lease space. As such, the parking, landscaping and area requirements will not be affected; and the provisions of the originally approved site plan for the shopping center will be applicable.

Chairperson Lambert recognized John Gipson, 832 Russell Lane, Bedford, Texas, who was there to represent this application. Mr. Gipson stated he operated a moving company and wanted to open a store that sold quality new and used merchandise; and assorted moving supplies.

Mr. Gipson stated he would also have an office at this store for his moving company, he would park a 26 ft., "U-Haul" type, and a smaller box-type van in the shopping center parking lot.

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The Commission was concerned about outside merchandise displays. Mr. Gipson stated he did not plan on displaying merchandise outside of his store initially. Mr. Boutwell stated the Commission could make “no outside displays” a condition of approval if the Commission wished to do so.

Mr. Boutwell stated he thought the moving company would only have an office at this site. If Mr. Gipson would have moving vehicles parked at the shopping center, Mr. Gipson would have to obtain a specific use permit for a moving company. Mr. Boutwell, the Commission and Mr. Gipson discussed this matter. As a result, Mr. Gipson withdrew his specific use permit application and stated he would re-submit an application for a specific use permit to include both a second hand store, and a moving company.

Because Mr. Gipson withdrew his application, a public hearing was not held.

**Motion:** Vice Chairperson Davisson made a motion to accept Mr. Gipson’s request to withdraw Zoning Case Z-190.

Commissioner East seconded the motion.

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

3. Zoning Case Z-191 (Z-175), public hearing and consider request of Brent Tipps to rezone a portion of property known as Lot 1D, Block 1, The Shops At Central Park Addition, Ste. 222, from Heavy Commercial/Specific Use Permit/Outdoor Seating to Amended Heavy Commercial/Specific Use Permit/Outdoor Seating. The property is generally located south of State Highway 183 and east of Central Drive.

Chairperson Lambert recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-191. Mr. Boutwell stated this was an amendment of a previous specific use permit for the same request. The outdoor seating was granted for this site July 2008. The applicant wishes to expand the outdoor seating area at a location adjacent to the existing area and located along the walkway between the two structures.

This seating will be covered with a canopy extending from the main structure. It will add approximately 50 additional outdoor seats. The previous specific use permit included 124 seats. In order to accomplish this addition, the applicant proposes to remove existing landscaping and relocate it to other areas of the site. The application has the support of the management of the shopping center.

Chairperson Lambert recognized Brent Tipps, 1209 Durango Place, Flower Mound, Texas, who was there to represent this application. Mr. Tipps stated Boomer Jacks received numerous requests for a private dining area. The proposed patio would meet those needs.

Mr. Tipps stated the proposed deck would cover two small areas of existing landscaping. The shrubs would be relocated to the area behind Boomer Jacks which had no landscaping, and beside their current deck facing the parking lot. The proposed deck would resemble their existing deck, and it would also contain 12 large potted plants.

The Commission asked Mr. Tipps about the valet service that was proposed in the original specific use permit. Mr. Tipps replied he decided not to offer the service.

Chairperson Lambert opened the public hearing, and recognized Pam Dawson, Dunhill Partners, Property Management for The Shops at Central Park located at 2200 Airport Freeway, Bedford, Texas. Ms. Dawson stated she was there to speak in favor of this application. The proposed deck would improve the aesthetics and the shopping center property value. The shopping center had added a \$15,000 Live Oak Tree by Duke Roadhouse. The property management had no parking complaints.

Chairperson Lambert closed the public hearing.

The Commission discussed the application.

**Motion:** Vice Chairperson Davisson made a motion to approve Zoning Case Z-191.

Commissioner Hall seconded the motion.

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

**ADJOURNMENT**

Chairperson Lambert adjourned the meeting at 7:56 p.m.

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Chairperson Lambert  
Planning and Zoning Commission

**ATTEST:**

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Yolanda Diaz  
Planning and Zoning Secretary