

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF AUGUST 9, 2012**

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 9^h day of August 2012 with the following members present:

Tom Stroope	Chairman
Bill Reese	Vice Chairman
Todd Carlson	
Hank Henning	
Roger Fisher	
Jason Sinisi	
Mickey Hall (alternate)	

Commissioners Pierson and Smeltzer had an excused absence from tonight's meeting.

Constituting a quorum.

Staff present included:

William Syblon	Development Director
Jacquelyn Reyff, AICP	Planning Manager
Yolanda Alonso	Planning and Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by August 3, 2012.)

CALL TO ORDER

Chairman Stroope called the work session to order at 6:00 p.m.

WORK SESSION

Chairman Stroope 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.

Chairman Stroope adjourned the Work Session at 6:58 p.m.

REGULAR SESSION

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

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF AUGUST 9, 2012**

APPROVED

CALL TO ORDER

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

INVOCATION

Vice Chairman Reese gave tonight's invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

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

a) July 12, 2012

Motion: Commissioner Hall made a motion to approve the meeting minutes of July 12, 2012 correct as written.

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

Ayes: Commissioners Sinisi, Carlson, Hall, Vice Chairman Reese
Chairman Stroope

Nays: None

Abstention: Commissioners Fisher, Henning

Chairman Stroope declared the motion approved.

PUBLIC HEARING

2. Zoning Case Z-225 request of McDonald's Restaurant for a public hearing and to consider a request to rezone property known as Lot 1R1, Block 1, Harwood Hills Village Addition, located at 3350 Harwood Road, Bedford, Texas; from Heavy Commercial/Specific Use Permit/Drive-in & Drive-through Restaurant to Heavy Commercial/Amended Specific Use Permit/Drive-in & Drive-through Restaurant, with Site Plan Modification. The property is generally located south of Harwood Road and west of State Highway 121. (Tabled from the meeting of July 12, 2012.)

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-225.

Chairman Stroope recognized a letter dated July 24, 2012 from the applicant requesting this item to be tabled until the September 13, 2012, Planning and Zoning Commission meeting.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF AUGUST 9, 2012**

APPROVED

Chairman Stroope opened the public hearing at 7:05 p.m. and there being no one to speak, left the public hearing open until the September 13, 2012 meeting.

Motion: Commissioner Fisher made a motion to table Zoning Case Z-225 to the the September 13, 2012 meeting.

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

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

- 3. Zoning Case Z-227 request of Keith Hamilton for Kassel Court Addition, for a public hearing and to consider a request to rezone property known as Lots 39 and 40, J.R. Murphy Addition and is located at 2413 Murphy Drive, proposed rezoning from "R-15,000" Single-Family Residential Detached District to "MD-3" Medium-Density Residential-Single-Family Detached District. The properties are generally located north of Bedford Road and west of Murphy Drive.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-227.

Chairman Stroope recognized Bill Stimmel, 1116 Glade Road, Colleyville, Texas; and Keith Hamilton, 8241 Mid-Cities Boulevard, North Richland Hill, Texas, who were there to represent this application.

Chairman Stroope opened the public hearing at 7:11 p.m. and recognized Pedro Lopez, 2412 Meadow View, Bedford, Texas. Mr. Lopez was concerned about maintaining the privacy of his backyard. He asked if there were going to be two-story houses in the development. Mr. Hamilton explained there was a wide, open space, Drainage and Utility Easement that provided adequate distance between his property and this development.

Chairman Stroope closed the public hearing at 7:14 p.m.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-227 with the stipulation: add in the NOTES: "Minimum finished floor area for dwellings shall be 1,800 sq."

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

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

- 4. Zoning Ordinance Amendment Case A-030, a public hearing and consider a request for an Amendment to the City of Bedford Zoning Ordinance to remove Sections 4.16.A and 4.16.B, "CBD" Central Business District Overlay.**

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF AUGUST 9, 2012**

APPROVED

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Ordinance Amendment Case A-030.

Chairman Stroope recognized Staff, 2000 Forest Ridge Drive, Bedford, Texas, who was there to represent this application.

Chairman Stroope opened the public hearing at 7:46 pm and there being no one to speak, closed the public at 7:46 pm.

The Commission discussed the application.

Motion: Commissioner Fisher made a motion to accept staff's request to withdraw Zoning Ordinance Amendment Case A-030.

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

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

ADJOURNMENT

Chairman Stroope adjourned the Planning and Zoning meeting at 7:48 p.m.

**Chairman Stroope
Planning and Zoning Commission**

ATTEST:

Yolanda Alonso, Planning and Zoning Secretary