

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 13, 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 6:30 p.m. and regular session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 13 day of September 2012 with the following members present:

Bill Reese	Vice Chairman
Todd Carlson	Members
Hank Henning	
Roger Smeltzer	
Jason Sinisi	
Lee Pierson (alternate)	

Commissioners Hall, Fisher and Chairman Stroope 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 September 7, 2012.)

CALL TO ORDER

Vice Chairman Reese called the work session to order at 6:30 p.m.

WORK SESSION

Vice Chairman Reese 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.

Vice Chairman Reese adjourned the Work Session at 6:59 p.m.

REGULAR SESSION

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

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CALL TO ORDER

Vice Chairman Reese 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) August 9, 2012

Motion: Commissioner Henning made a motion to approve the meeting minutes of August 9, 2012, correct as written.

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

Ayes: Commissioners Sinisi, Carlson, Henning, Vice Chairman Reese

Nays: None

Abstention: Commissioners Smeltzer, Pierson

Vice Chairman Reese declared the motion approved.

PUBLIC HEARING

2. Zoning Case Z-225 request of McDonald's Restaurant to rezone a portion of property known as Lot 1R1, Block 1, Harwood Hills Village Addition, located at 3350 Harwood Road, Bedford, Texas; from Planned Unit Development, to Amended Planned Unit Development, Site Plan Modification in the Highway Corridor Overlay District. The property is generally located south of Harwood Road and west of State Highway 121.

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

Vice Chairman Reese recognized a letter dated July 24, 2012 from the applicant requesting this item to be tabled to a future meeting.

Vice Chairman Reese opened the public hearing at 7:10 p.m. and there being no one to speak, left the public hearing open.

Motion: Commissioner Henning made a motion to table Zoning Case Z-225.

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

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Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 3. Site Plan Case S-055, a public hearing and consideration for approval of a site plan for address 1851 Central Drive, Bedford, Texas, AT&T stealth cellular tower. The property is known as Lot A1, Block 1, Dallas Federal Addition, and is zoned Heavy Commercial. The property is generally located north of State Highway 183 and west of Central Drive.**

Vice Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Site Plan Case S-055.

Vice Chairman Reese recognized Paul Baumgardner, 1801 Valley View Lane, Farmers Branch, Texas, who was there to present this application.

Vice Chairman Reese opened the public hearing at 7:16 p.m. and there being no one to speak, closed the public hearing at 7:16 p.m.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Site Plan Case S-055.

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

- 4. Zoning Case Z-228, request of Keith Hamilton for Sanders Addition for a public hearing and to consider a request to rezone properties known as Lot 52, JR Murphy Addition, located at 2713 Murphy Drive; R-15,000, Single-Family Residential Detached District; and Lots 50 and 51, JR Murphy Addition, located at 2709 Murphy Drive, R-75,000 Single-Family Residential Detached District to "MD-3" Medium-Density Residential-Single-Family Detached District. The properties are generally located south of Harwood Road and west of Murphy Drive.**

Vice Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Zoning Case Z-228.

Vice Chairman Reese 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.

Vice Chairman Reese opened the public hearing at 7:28 p.m. and recognized the following:

Steve Otto, 2608 Classic Court, Bedford, Texas

Justin Lowe, 2609 Classic Court, Bedford, Texas

Mr. Lowe also represented his parents who lived at 2617 Classic Court, Bedford Texas

Kathy Gamill, 2605 Classic Court, Bedford, Texas

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The noted concerns were the following:

- Additional traffic to Murphy Drive. Adding at least 32 more cars to a two-lane street, Murphy Drive.
- Asked if a traffic study had been conducted, if not requested that one be done for Murphy Drive.
- A safety concern to nearby residents, and there was a school crossing at the Harwood Road and Murphy Drive intersection.
- Adverse drainage run-off to surrounding properties.
- Too dense of a development.

Vice Chairman Reese closed the public hearing at 7:35 p.m.

Vice Chairman Reese recognized Keith Hamilton, 8241 Mid-Cities Boulevard, North Richland Hills, Texas, who addressed the traffic concerns.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-228 with the following stipulations:

1. Additional language be added to the boxed notations that the minimum finished floor area be not less than 1,800 SF.
2. Indicate on the exhibit the side yards to be five foot.
3. Indicate on the exhibit language be added to the boxed notations, which show the HOA will maintain the detention pond (open space area) and the masonry wall located on the parkway along Murphy Drive.

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

Motion approved 6-0-0. Vice Chairman Reese declared the motion approved.

ADJOURNMENT

Vice Chairman Reese adjourned the Planning and Zoning meeting at 7:47 p.m.

**Vice Chairman Reese
Planning and Zoning Commission**

ATTEST:

Yolanda Alonso, Planning and Zoning Secretary