

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2013**

APPROVED

REGULAR SESSION

The Planning and Zoning Commission convened in the Council Chamber at 7:00 PM and the Regular Session began.

CALL TO ORDER

Chairman Stroope called the meeting to order at 7:02 PM.

INVOCATION

Vice Chairman Reese gave the 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 22, 2013

Motion: Commissioner Henning made a motion to approve the meeting minutes of August 22, 2013, with a noted correction.

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

Ayes: Commissioners Sinisi, Henning, Austin, Vice Chairman Reese, Chairman Stroope

Nays: None

Abstention: Commissioner Hall

Motion approved 5-0-1. Chairman Stroope declared the motion approved.

PUBLIC HEARING

- 2. Zoning Case Z-235, public hearing and consideration of a request to amend Zoning Ordinance 98-2445 from "PUD" Planned Unit Development District for properties as wholly contained within the following legal description: Block 1, Lot A; Block 2, Lots 11-17; Block 3, Lots 1-9; Block 4, Lots 1-16; Stonecourt Addition, to Amended "PUD" Planned Unit Development District (replace the Stonecourt Subdivision perimeter masonry fence with a wooden fence). The properties are generally located north of State Highway 183 and west of Industrial Boulevard. The applicant is withdrawing this application from consideration. (Tabled from the meetings of May 23, 2013, and July 11, 2013).**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who stated the applicant withdrew this application from consideration.

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Chairman Stroope stated the public hearing was left open from the July 11, 2013 meeting, and closed the public hearing at 7:06 PM.

- 3. Zoning Case Z-239, public hearing and consideration of a request to rezone a portion of Lot 1A, Harwood Village Shopping Center Addition, located at 510-E Harwood Road, Bedford, Texas from Heavy Commercial to Heavy Commercial/Specific Use Permit/Secondhand, Rummage & Used Furniture Stores, for Castillo's Appliances. The property is generally located south of Harwood Road and west of Brown Trail.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Zoning Case Z-239.

Chairman Stroope recognized Ivis Flores, 4600 Canyon Trail, Euless, Texas who was there to present this application.

Chairman Stroope opened the public hearing at 7:09 PM, and there being no one to speak, closed the public hearing at 7:10 PM.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-239 with the following stipulation:

The Specific Use Permit shall be granted to the specific named business "Castillo's Appliances" and shall not run with the land or be applicable to any subsequent user.

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

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

- 4. Zoning Case Z-241, public hearing and consideration of a request to rezone Abstract 1735, Tract 6C02, TW Williams Survey, located at 1805 L. Don Dodson, Bedford, Texas, from "MF", Multi-Family Residential District to "S", Service Commercial District. The property is generally located south of Bedford Road and east of Forest Ridge Drive.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Zoning Case Z-241.

Chairman Stroope opened the public hearing at 7:14 PM and recognized Sherry Napier, 2009 Forest Ridge Drive, Bedford, Texas. Ms. Napier's subjects of concern were safety; replacing landscaping that had died between her property and the old library; would tenants have company trucks parked in their parking lot; if there were would be additional outside lighting, and if there were plans to have an access off of Forest Ridge Drive.

Chairman Stroope recognized Bill Syblon, Director of Development and Jacquelyn Reyff, AICP, Planning Manager who addressed Ms. Napier's questions.

Chairman Stroope closed the public hearing at 7:24 PM.

The Commission discussed the application.

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Motion: Commissioner Austin made a motion to approve Zoning Case Z-241.

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

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

5. **Preliminary Plat Case P-026, public hearing and consideration of a request for a preliminary plat of the property located at 3901 Central Drive, Bedford, Texas; and known as Tracts 1, 1F, and 1G, Abstract 1537, Garrett Teeter Survey and being platted as Lots 1 through 41X, Block 1, Bedford Square Addition. The property is zoned as PUD, Planned Unit Development (MD-3). The property is generally located south of Cheek Sparger Road and west of Central Drive.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Preliminary Plat P-026.

Chairman Stroope recognized Tom Hoover, Director of Public Works/Engineering for the City of Bedford, 1809 Reliance Parkway, Bedford, Texas who addressed the engineering aspects pertaining to this application.

Chairman Stroope recognized Eddie Eckart, Goodwin and Marshall, Inc., 2405 Mustang Drive, Grapevine, Texas who was there to present this application.

Chairman Stroope opened the public hearing at 7:31 PM and recognized the following residents and their concerns:

Jacqueline Reily, 3805 Edgewater Drive, Bedford, Texas.
Douglas Williams, 3916 Brookside Drive, Bedford, Texas
Ben Oliver, 2205 Golden Gate Circle, Bedford, Texas

- The rapidly growing erosion of the creek.
- The minimum square footage of the houses in this development.
- The lack of privacy to the properties that back up to this development following the removal of the trees.
- How would this development impact their property values?
- This development would increase the amount of traffic on Central Drive and Cheek Sparger. This area is congested already. Was a traffic study done to show how this development was going to impact the area with a round-about at the intersection of Central and Cheek Sparger?

Chairman Stroope closed the public hearing at 8:11 PM.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Preliminary Plat Case P-026.

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

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

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6. **Final Plat Case F-045, public hearing and consideration of a request for a final plat of the property located at 3901 Central Drive, Bedford, Texas; and known as Tracts 1, 1F, and 1G, Abstract 1537, Garrett Teeter Survey and being platted as Lots 1 through 41X, Block 1, Bedford Square Addition. The property is zoned as PUD, Planned Unit Development (MD-3). The property is generally located south of Cheek Sparger Road and west of Central Drive.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Final Plat Case F-045.

Chairman Stroope recognized Tom Hoover, Director of Public Works for the City of Bedford, 1809 Reliance Parkway, Bedford, Texas who answered questions pertaining to this application.

Chairman Stroope opened the public hearing at 8:14 PM, and recognized Jacqueline Reily, 3805 Edgewater, Bedford, Texas. Ms. Reily asked about the length of the left-hand turning lane on Central Drive into the proposed development.

Chairman Stroope closed the public hearing at 8:16 PM.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Final Plat Case F-045.

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

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

NEW BUSINESS

7. **Consider canceling the Planning and Zoning Commission meetings of November 28, 2013 and December 26, 2013 due to holidays.**

Chairman Stroope stated Planning and Zoning Commission meetings of November 28, 2013 and December 26, 2013 fall in recognized City holidays, and should be cancelled.

Motion: Commissioner Sinisi made a motion to cancel the Planning and Zoning Commission meetings scheduled for November 28, 2013 and December 26, 2013.

Commissioner Austin seconded the motion and the vote is as follows:

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

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ADJOURNMENT

Chairman Stroope adjourned the Planning and Zoning Commission meeting at 8:17 PM.

**Chairman Stroope
Planning and Zoning Commission**

ATTEST:

**Yolanda Alonso
Planning and Zoning Secretary**