

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF MARCH 12, 2015**

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 7:03 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 12th day of March, 2015 with the following members present:

Chairman: Bill Reese

Vice Chairman:

Members: Ruth Culver
 Mitchell Austin
 Jason Sinisi
 Tom Stroope
 Mickey Hall
 Hank Henning (Alternate)
 Michael Davis (Alternate) attended only work session

Constituting a quorum.

Staff present included:

William Syblon Development Director
Emilio Sanchez Planning Manager
Alexandra Aggor Planning & Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by March 6, 2015).

CALL TO ORDER

Chairman Reese called the Work Session to order at 6:00 p.m.

WORK SESSION

The Commission and Staff reviewed and discussed items on the regular agenda.

Chairman Reese adjourned the Work Session at 6:53 p.m.

REGULAR SESSION

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

CALL TO ORDER

Chairman Reese called the meeting to order at 7:03 p.m.

INVOCATION

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Commissioner Sinisi 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: February 12, 2015 regular meeting**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of March 12, 2015 regular meeting.

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

Ayes: Commissioners Culver, Sinisi, Stroope, Hall, Austin, Chairman Reese

Nays: None

Abstention: Commissioner Henning

Motion approved 6-0-1. Chairman Reese declared the February 12, 2015 meeting minutes approved.

PUBLIC HEARINGS

- 2. Public hearing and consideration of a request to rezone Lot 5, Block 1, Walmart Addition, located at 3720 Cheek-Sparger Road, Bedford, Texas from "H" Heavy Commercial "MHC" Master Highway Corridor to "H" Heavy Commercial/MHC/Planned Unit Development for a Self-Service Storage Facility (Mini-Warehouse), allowing for Hixon Properties Inc. to construct a Stor Self Storage Facility. The property is generally located south of Cheek-Sparger Road and west of State Highway 121. (Z-268)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed Zoning Case Z-268.

Chairman Reese recognized John Beacham and Clint Wynn with Hixon Properties Inc. They introduced the history of the company and went through a power point presentation to the Commission about what they are proposing on the site.

Chairman Reese opened the public hearing at 7:40 p.m. and recognized the following speakers:

Roger Gallenstein expressed that the proposed storage facility would be an odd fit for the area, there are currently 11 storage facilities in the city.

Paul Moss, representing the property to the west of the proposed storage facility, said that the project is not the best use for that location.

Patricia Nolan also expressed that the proposed storage facility is not the best use for the location, something upscale would be a better fit.

Chairman Reese closed the public hearing at 7:55 p.m.

The Commission discussed the application.

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Commissioner Sinisi asked staff how long the property has been vacant. He expressed concern that the city will wait for a better opportunity when they have a proposal currently and the property has been vacant for a long time. Commissioner Henning responded by stating that with Glade Park coming in, it is attracting more interest, which is a different scenario than in past years.

Commissioner Stroope stated that he doesn't feel the city is getting anything in return for granting a PUD for the parking requirement and upon that basis is not in support.

Commissioner Austin stated that he is concerned with the location on Cheek-Sparger and the building height that may affect other businesses.

Commissioner Culver said that the 3% of property left is critical and needs to be an upscale use. Commissioner Sinisi responded that the product is quality.

Commissioner Henning suggested that with Glade Park development, the said area of Bedford will become even more important.

Chairman Reese recapped the views expressed by the commission and public and expressed that he also thinks it is not a good fit for the area.

Motion: Commissioner Henning made a motion to Deny Zoning Case Z-268.

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

Motion approved 6-1. Chairman Reese recommended denial of Zoning Case Z-268.

2. Public hearing and consideration of a request to rezone approximately 128 acres, from "R9" and "R15" Single Family Residential, "MD-4" Medium-Density Residential, "S" Service Commercial, "H" Heavy Commercial, "MHC" Master Highway Corridor, to "PUD" Planned Unit Development for the Bedford Commons Zoning District. The area is generally bound by Forest Ridge Drive to the West, Bedford Road to the North, Central Drive to the East, and Airport Freeway to the South. (Z-271)

Chairman Reese recognized Bill Syblon, Director of Development, described the proposed project and history on the Bedford Commons project and explained methods of proceeding with the approval process.

Jayashree Narayana, consultant for the City of Bedford for case Z-271, suggested to the commission methods of proceeding with the case.

Commissioner Stroope stated that residents are very concerned about the density for the project. Commissioner Stroope said that the developers should have to go through commission for approval of most development standards.

Commissioner Henning expressed concern about differences in understanding regarding the project between different stakeholders.

Commissioner Culver expressed concern regarding the maps that were mailed out.

Chairman Reese opened the public hearing for Z-271 at 8:28 p.m. and recognized the following speakers:

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Craig McCullen stated that the commission does not have enough information to make an informed decision and the city needs a developer to propose a plan. He said there isn't a need for further multi-family development in the city.

Roger Gallenstein spoke and proposed a larger public meeting to discuss the details of the project.

Keith Quigley stated that the city should develop some type of center and the details should be discussed together with the public.

Patsy Watson expressed many concerns regarding the proposed project including, the removal of trees, traffic, and competition with Glade Park.

Diane Doughty spoke opposing form-based code and the commission should table the conversation.

Amy Sable expressed concern regarding the inspection of multi-family dwellings.

Becky Roper stated that many apartment complexes in Bedford have many vacancies. Additionally, she said that churches have been helping school teach transient children that are moving in and out of apartments.

Dr. Rick Harwell stated that the data used as a basis for developing the concept of Bedford Commons is outdated and new information should be requested.

Bob Cochran stated the quality of life in Bedford as a bedroom community would be negatively impacted.

Chairman Reese gave an overview of the points discussed by the public:

1. Confusion as to the maps for the Bedford Commons boundaries
2. Concern about bypassing the Planning and Zoning commission and City Council through form-based zoning
3. Concern about density
4. There is a need to take on the Bedford Commons project in small parts
5. The public would like a developer to plan the Bedford Commons project
6. Concern about more apartments versus single-family homes
7. Traffic in the Parkwood subdivision
8. Traffic in Bedford Park
9. The demographics of apartments
10. The ingress and egress of the freeway
11. Concern about the trees on Parkwood

Commissioner Henning made a motion to table and keep the public hearing open for Z-271 until the meeting of May 28, 2015.

Commissioner Sinisi seconded the motion.

ADJOURNMENT

Motion: Commissioner Culver made a motion to adjourn.

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

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 9:00 p.m.

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**Bill Reese, Chairman
Planning and Zoning Commission**

ATTEST:

**William Syblon, Development Director
Planning and Zoning Liaison**