

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF APRIL 9, 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 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 9th day of April, 2015 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

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

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 April 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 6:58 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 7:06 p.m.

INVOCATION

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Commissioner Stroope 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: March 26, 2015 regular meeting**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of March 26, 2015 regular meeting.

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

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

Nays: None

Abstention: Commissioner Hall

Motion approved 5-0-1. Chairman Reese declared the March 26, 2015 meeting minutes approved with conditions that two items be added.

PUBLIC HEARINGS

- 2. Public hearing and consider a request to amend Ordinance Number 10-2978 of the Bedford Comprehensive Land Use Plan (2010) for a parcel from Green Space to Commercial. The parcel is known as Lot 1, Block 1, Tri-Cities Addition. The parcel is located north of Bedford Road and south of Airport Freeway. (A-041)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed zoning case A-041.

Vice Chairman Carlson recalled the time at which the zoning designation for the subject parcel was determined.

Chairman Reese opened the public hearing at 7:11 p.m.

Chairman Reese closed the public hearing at 7:11 p.m.

Motion: Commissioner Henning made a motion to approve Zoning Case A-041.

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

Motion approved 7-0. Chairman Reese recommended approval of the public hearing for A-041.

- 3. Public hearing and consider a site plan for a 3,584 sq. ft. Popeye's fast-food restaurant with drive-thru and a retail space for T-Mobile. The property is zoned (H), Heavy Commercial and located in the Master Highway Corridor Overlay District (MHC); the address is 1100 Airport Freeway and the legal description is Lot 1, Block 1, Tri-City Addition. The property is generally located south of Airport Freeway and west of Bedford Road. (S-061)**

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Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed zoning case S-061.

Commissioner Sinisi asked if there are regulations in the ordinance regarding the back facing a major corridor.

Emilio Sanchez responded by stating that during DRC, staff decided that the back should face Bedford Road and deferred the question to the applicant.

Armando Palacios, a representative for the owner of the property, detailed the plans for the project.

Matthew Thomas, the engineer representing the project, spoke regarding the details of the site plan and the variances requested.

Vice Chairman Carlson asked about the view of the drive-thru from Bedford Road and if there is some type of covering.

Mr. Thomas stated that they will work with the architect as well as the city to ensure that the building is attractive.

Commissioner Stroope asked why there is not an opportunity to provide the minimum landscape requirement.

The applicant explained the areas of the site where it will not be possible to put landscaping, including the ditch on the south part of the property.

Chairman Reese asked if there is excess parking on the property.

Mr. Thomas and Mr. Palacios explained that they will have a 20% parking ratio and the landscaping ratio is currently at 9%.

The commissioners asked follow-up questions regarding the ability to install more landscaping.

Mr. Thomas said he would be asking Texas DOT if they will be able to install landscaping in certain areas and that they can add a row of shrubs to screen the drive-thru.

Chairman Reese asked the representatives if they would be willing to come back to P&Z with elevations of the proposed colors and materials that will be used in order for the commission to get a complete picture of the project.

Commissioner Sinisi expressed that he is not in favor of the project due to the back of the building facing Airport Freeway.

Mr. Palacios stated that the side of the building will be facing the corner of Airport Freeway and Bedford Road. He also said that the entrance also faces Airport Freeway.

Chairman Reese opened the public hearing at 7:43 p.m.

Motion: Commissioner Hall made a motion to table and leave open the public hearing for Zoning Case S-061 until the April 23rd meeting.

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

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Motion approved 7-0. Chairman Reese recommended a continuation of the public hearing for S-061.

- 4. Public hearing and consider a request to rezone Lot A, Block 17-R, Stonegate Addition, located at 1428 Brown Trail, Bedford, Texas from (L) Light Commercial to (H) Heavy Commercial/Specific Use Permit/Automobile Parking Lot, specific to Section 3.2.C(5)c, Automobile Parking Lot and Areas, allowing for Grubbs Auto Properties to park excess vehicle inventory. The property is generally located south of Old Kirk Road and east of Brown Trail. (Z-266)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed Zoning Case Z-266.

Chairman Reese called the representatives from Grubbs Nissan, Mehdi Daruwala, General Manager and Bruce Winkenweder, Controller for the dealership.

Mr. Daruwala explained the nature of the proposed project.

Commissioner Hall asked how tall the proposed stone wall around the perimeter around the property will be. Mr. Daruwala said 8 feet. Commissioner Hall asked about the wall material, Mr. Daruwala said it will be split stone.

Commissioner Culver asked what other storage lots that they referred to currently exist.

Mr. Daruwala said they currently have two existing storage lots, one off of Deuce Drive and the other off of Raquet Club Boulevard.

Commissioner Stroope asked if the issue of lighting was addressed at the town hall meeting held with residents.

Mr. Daruwala confirmed that they had. He said the lights will be on a timer and that they will be contained and on dimmers.

Commissioner Sinisi asked if the walls will be consistent on all four sides.

Mr. Daruwala said that the height will be consistent. He said the gate will be wrought iron and would like to have electronic access to the Fire Department to the gate. He explained that they have gate openers that can be programmed to control who has access during particular hours.

Chairman Reese asked the hours of the business.

Mr. Daruwala said 8 a.m. – 9 p.m. Monday through Friday and 8 a.m. – 8 p.m.

Commissioner Culver asked if only Nissans would be stored in the lot or Infinitis also.

Mr. Daruwala said there will be Nissans only unless they acquire a Pre-Owned vehicle.

Commissioner Hall complimented the renderings of the project.

Mr. Daruwala said that they are open to any type of landscaping.

Commissioner Culver asked if they have plans to move from Bedford.

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Mr. Daruwala said that business is doing very well at this location and they have no plans to move.

Chairman Reese opened the public hearing at 7:58 p.m.

Mr. Joshua Hills spoke in support of the project and expressed that they had concerns about aesthetic appeal, security, noise and Grubbs Nissan addressed the issues through the open house with residents.

Ron Smith spoke in support of the project and thinks it will be a good upgrade for the neighborhood.

Chairman Reese closed the public hearing at 8:01 p.m.

Commissioner Sinisi commented that the 7 foot stone wall on Brown Trail may not be aesthetic.

Mr. Daruwala explained how they arrived at the decision to install a split stone wall.

Vice Chairman Carlson asked if it is going to be set back or abut the sidewalk.

Mr. Daruwala referenced the proposed site plan. He said they will ask the architect if they can bring the height of the wall fronting Brown Trail down to 6 feet.

Planning Manager, Emilio Sanchez, confirmed that the fence is set back from Brown Trail.

Mr. Daruwala addressed comments regarding the look of the fence by stating the different options available to customize it including use of different colors, columns, crowns, etc.

Chairman Reese asked about the fencing of their other storage lots and whether the chain link fence versus the wrought iron fence poses difference levels of security.

Mr. Daruwala confirmed that the wrought iron fence is more secure because it is taller and that if people cannot see inside, it is more of a deterrent. They will have a guard service during the night.

Vice Chairman Carlson asked about the setback and landscaping requirements along Brown Trail. Emilio Sanchez responded that the site plan meets the requirements but does not know the details off-hand.

Commissioner Henning read page 5-14 of the zoning ordinance. He commented that Grubbs Nissan has been a good part of the community and what they propose is well within reason.

Vice Chairman Carlson expressed his gratitude to Grubbs Nissan for the efforts in meeting with the residents.

Commissioner Sinisi asked if they intend to use canopies.

Mr. Daruwala said that they have conducted feasibility studies that revealed that they are not feasible for their dealership.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-266 stipulating that the SUP goes with the company rather than the land

Commissioner Sinisi seconded the motion.

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Motion approved 7-0. Chairman Reese recommended approval of Zoning Case Z-266.

5. **Public hearing and consider a request to rezone Lot 1, Block 1, Harwood Village North Addition, located at 605 Harwood Road, Bedford, Texas from (H) Heavy Commercial District to (H) Heavy Commercial/Specific Use Permit/Church, specific to Section 3.2.C(2)a, allowing for Cornerstone Church to open a 8,640 square foot church within the retail center. The property is generally located north of Harwood Road and west of Spring valley Drive. (Z-270)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed Zoning Case Z-270.

Chairman Reese called forward the petitioner.

Eric Marquez, representative of the landlord for the property, and Robert White, representing Cornerstone Church, introduced themselves and described the project. The church's average attendance is 150 people. Office hours are Monday-Friday from 3p.m.-7p.m. Sunday morning service is at 10:45a.m. people would be leaving by noon.

Vice Chairman Carlson asked about parking.

Eric Marquez said that the shopping center is currently over-parked.

Chairman Reese opened the public hearing at 8:23 p.m.

Marie Sullivan spoke regarding the amount of traffic on Harwood Road and expressed concern about parking. Ms. Sullivan received confirmation that the shopping center is over-parked allowing for the ability to park on-site and that the commission cannot address the issue of the additional traffic.

Chairman Reese closed the public hearing at 8:25 p.m.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-270.

Commissioner Culver seconded the motion.

Motion approved 7-0. Chairman Reese recommended approval of Zoning Case Z-270.

6. **Public hearing and consider a request to rezone Lot 35, Block A, Shady Brook Townhouse Addition, located at 2816 Spring Valley Drive, Bedford, Texas from Planned Unit Development (PUD) to Amended Planned Unit Development (PUD), allowing for the Learning Station Childcare facility to construct a solid fence around the playground area. The property is generally located south of Harwood Road and east of Spring Valley Drive. (Z-273)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed Zoning Case Z-273.

Chairman Reese opened the public hearing at 8:29p.m.

Motion: Vice Chairman Carlson made a motion to table and leave open the public hearing for Zoning Case Z-273.

Commissioner Henning seconded the motion.

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Motion approved 7-0. Chairman Reese recommended a continuation of the public hearing for Zoning Case Z-273.

- 7. Public hearing and consider a request to rezone Section 5, Block 9, Bellvue Addition No. 3, located at 401 E. Pipeline Road, Bedford, Texas, from (H) Heavy Commercial to (H) Heavy Commercial/Specific Use Permit/Gasoline Service Station with Convenience Store, specific to Section 3.2.C(8)g.iii, Gasoline Service Station with Convenience Store, allowing for Quick Track to add fuel islands. The property is generally located north of Pipeline Road and east of Elizabeth Drive. (Z-272)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed Zoning Case Z-272 Existing Quick Track would like to add gasoline sales to their existing establishment. The applicant provided a photometric as to how they will install the canopy. Landscaping will be provided and is improved from the existing state.

Chairman Reese called forward the petitioner.

Mr. Jeff Singleton, representing Lama Corporation, described the request, which is to add gasoline sales to the existing Quick Track, the only gas available in a four mile stretch on Pipeline Road.

The convenience store will have two dispensers, double-sided. There is a restaurant to the west and east of the property.

Chairman Reese opened the public hearing at 8:40 p.m.

Sharon Meeks spoke in favor of case Z-272.

Chairman Reese closed the public hearing at 8:43 p.m.

Motion: Commissioner Stroope made a motion to approve Zoning Case Z-272.

Commissioner Hall seconded the motion.

Motion approved 7-0. Chairman Reese recommended approval of Zoning Case Z-272.

ADJOURNMENT

Motion: Commissioner Culver made a motion to adjourn.

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

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 8:45 p.m.

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

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ATTEST:

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