

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF APRIL 23, 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 23rd 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
 Michael Davis (Alternate)
 Hank Henning (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 20, 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 7:02 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: April 9, 2015 regular meeting

Motion: Commissioner Hall made a motion to approve the meeting minutes of April 9, 2015 regular meeting.

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

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

Nays: None

Abstention: Commissioner Davis

Motion approved 6-0-1. Chairman Reese declared the April 9, 2015 meeting minutes approved with conditions that one item be changed.

PUBLIC HEARINGS

2. 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.

Raj Gill, the petitioner for the case, spoke in support of the case. He said that currently there is a 4 foot chain link fence surrounding the property. Parents who tour the facility have expressed concern regarding the safety of the fence due to the visibility of the children on the playground and speeding cars on Harwood. Additionally, the possibility of children climbing the fence poses a danger.

Commissioner Hall asked if the fence will be just on Harwood Road or border Spring Valley Drive.

Mr. Gill explained that the fence will stay on the north part of the property.

Chairman Reese asked about the material of the fences on the other sides of the property.

Commissioner Sinisi asked why they would like a solid fence versus the chain link.

Mr. Gill said that the other fencing is of cedar. He also said that parents who did not enroll in their program expressed concerns about speeding traffic and visibility. They would like to give parents the reassurance that the playground is secure.

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Commissioner Sinisi expressed opposition to the solid fence.

Mr. Gill said that they will be bringing back the fence 25 feet at the corner of Spring Valley and Harwood, which would provide visibility for drivers.

The site plan for the proposed fence was displayed for the commissioners to review.

The guard rail will remain on the property and painted to blend in with surrounding landscaping.

Mr. Gill stated that the proposed fence will be a composite material, which is stronger and expected to last 30 years. Additionally, the fence will be painted a dark color.

Commissioner Davis asked for clarification as to the concerns from parents regarding the existing fence, which is that the fence is short enough for children to climb and that speeding cars are within close range.

Mr. Gill confirmed the concerns.

Mindy Gill spoke regarding the safety issues associated with the visibility of the children playing in the front yard and sexual offenders within proximity.

Commissioner Sinisi cited other daycare centers with chain link fences, which would theoretically face the same issues.

Chairman Reese questioned whether having a higher chain link fence and not cutting back part of the property for traffic visibility would be better for their operation.

Mr. Gill responded that a chain link fence does not address the all concerns of their prospective clientele.

Commissioner Stroope expressed that he does not like the look of the chain link fence on that property and is in support of the proposed fence.

Commissioner Carlson asked about the site plan versus the PUD for the neighborhood.

Emilio Sanchez responded that the site plan is just for the childcare facility and not the neighborhood.

Commissioner Sinisi asked if there are stipulations in the PUD in regard to the color of the fence.

Emilio Sanchez said that there are no stipulations in regard to color because the fence is not a required screening fence.

Commissioner Hall asked if the proposed composite fence is of earth tones. Mr. Gill confirmed that it is.

With no speakers, Chairman Reese closed the public hearing at 7:27 p.m.

Commissioner Culver stated her favor for the proposed composite fence that will be set back with landscaping.

Vice Chairman Carlson expressed his understanding of parents' concerns regarding the proximity to traffic and the height of the existing fence.

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Motion: Commissioner Stroope made a motion to approve Zoning Case Z-273 with the stipulation of it being one solid earth-tone color, of composite material, set back as shown in the site plan and being 6 feet.

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

Motion approved 5-2. Chairman Reese recommended approval of the public hearing for Z-273.

- 2. 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)**

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

Matthew Thomas, representing the engineer for the property, came forth and stated that since the last meeting, TDOT put landscaping on the north site of the property.

Jonathan Cortez, representing E3 architects for the project, explained to the commission the elevations.

Commissioner Sinisi expressed that the drive-thru window is not represented according to how the actual building will be built.

Commissioner Davis asked about the feasibility of moving the sewer and flipping the easement to the other side, adding arrayed parking and front-end parking.

Mr. Thomas replied by explaining that that was one of the first iterations for the project but it did not fit properly and it is a tough site. The minimum parking requirement is 6 spaces, they are providing 22.

Chairman Reese expressed that it is fit of the building on the site is odd.

Mr. Thomas replied that half of the property cannot be utilized because of the drop-off on the south end of the property.

Commissioner Culver expressed that the renderings are not true to the proposed building.

Troy Rich, architect with E3 designs, explained the drive-thru further.

Mr. Palacios explained the objective behind the renderings.

Vice Chairman Carlson asked about the details regarding the landscaping. Chinese pistachios may have been installed by TXDOT on the north end of the property.

The T-Mobile will have a storage area above the store.

The commissioners commented that specific elements of the actual building like the drive-thru, windows and landscaping, should be reflected in the rendering.

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Chairman Reese opened the public hearing at 8:05 p.m.

Commissioner Hall asked for the percentage of landscaping to the whole property at the next meeting.

The drive-thru will have one regular lane and one escape lane.

Motion: Commissioner Stroope made a motion to table and leave open the public hearing for Zoning Case S-061 until the May 14th meeting.

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

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

ADJOURNMENT

Motion: Commissioner Culver made a motion to adjourn.

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

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 8:09 p.m.

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

ATTEST:

**Alexandra Aggor, Coordinator
Planning and Zoning Liaison**