

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JULY 14, 2016**

**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, Bedford, Texas on the 14<sup>th</sup> day of July, 2016 with the following members present:**

Chairman:

Vice Chairman:                    Mickey Hall

Members:                            Ruth Culver  
   Mitchell Austin  
   Tom Stroope  
   Jason Sinisi  
   Michael Davis

Constituting a quorum.

Staff present included:

Emilio Sanchez                        Planning Manager  
Kristtina Starnes                       Planning & Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by July 8, 2016).

**CALL TO ORDER**

Vice Chairman Hall called the Work Session to order at 6:37 p.m.

**WORK SESSION**

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

Vice Chairman Hall adjourned the Work Session at 6:57 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**

Vice Chairman Hall called the meeting to order at 7:00 p.m.

**INVOCATION**

Commissioner Stroope gave the invocation.

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**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was given.

**APPROVAL OF MINUTES**

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: June 9, 2016 regular meeting**

Motion: Commissioner Culver made a motion to approve the meeting minutes of the June 9, 2016 regular meeting.

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

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall  
Nays: None  
Abstention: None

Motion approved 6-0-0. Vice Chairman Hall declared the June 9, 2016 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Public hearing and consider a request to rezone Lot 1A and 1B, Harwood Village Shopping Center Addition, located at 510 Harwood Road Suite K, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/ Indoor Amusement Center, specific to Section 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Moxley Manor to operate an indoor amusement center. The subject property is generally located south of Harwood Road and west of Brown Trail. (Z-299)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-299.

Richard Alvarado, petitioner, 2018 Feather Lane, Lewisville, TX. Owner and operator of Moxley Manor Haunted House.

He plans on expanding his business, which is coming up on its seventh season. They operate throughout the year in addition to Halloween; other events include Valentine's Day, "Scream Break" (Spring Break), Friday the 13<sup>th</sup>, etc.

This will be a clown-themed separate attraction in a different suite of the same location than the current attraction.

During the Halloween season, they are open on Friday and Saturday until midnight. Any other weekend their hours are from 7:00 p.m. to 10:00 p.m. During the off-season they are usually open until 10:00 or 11:00 p.m. on Friday and Saturday nights only.

The off-season events will only occur on their respective weekends.

Vice Chairman Hall opened the public hearing at 7:07 p.m.

Vice Chairman Hall closed the public hearing at 7:07 p.m.

Commission recognizes that this is an expansion of the current operating business, which has been successful thus far.

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Motion: Commissioner Stroope made a motion to approve zoning case Z-299.

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

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-299.

- 3. Public hearing and consider a request to rezone Lot A, Block 1, First United Methodist Church Addition, located at 1101 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/ Child Care Facility, specific to Section 3.2.C(3)d of the City of Bedford Zoning Ordinance, allowing for Wayne Rowe to operate a child care facility. The subject property is generally located north of Airport Freeway and west of Bedford Road. (Z-300)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-300.

Wayne Rowe, petitioner, 3261 Silent Creek Trail, Hurst, TX.

His wife is a licensed child care director, currently running her own child care business out of their home.

Texas Department of Family Protective Services has set requirements around the usable space relative to the number of children allowed, which is 30 square feet of usable space per child. The building is estimated at 1,877 square feet. After their planned renovations are complete, the usable space will be around 1,300 square feet. This will allow for 40 – 50 children maximum.

Texas Department of Family Protective Services has specific ratios relative to how many children can be watched by a caregiver at one time. Mr. Rowe plans on having five classrooms at the facility, separated by age group. Each classroom will have one, possibly two, teachers. He anticipates having no more than ten employees.

Hours of operation will be from 6:30 a.m. to 6:00 p.m.; age range will be from six months old to pre-k age. Based on current timetable and pending council approval, Mr. Rowe plans to be open by mid-September.

Concerning privacy, there is a chain-link fence that runs along Shady Wood Drive and a concrete masonry wall at the back of the property. This building is easily accessible from the highway, but is not viewable from the highway.

Property is adjacent to a flood zone. The most recent survey indicates that the building is no longer in the flood zone; if a flood did occur, only a portion of the parking lot will go under water. Mr. Rowe is not aware of any floods affecting the building in the past.

Vice Chairman Hall opened the public hearing at 7:16 p.m.

Vice Chairman Hall closed the public hearing at 7:16 p.m.

With the building being in close proximity of the flood plain, the Commission suggests that an evacuation plan be put in place in case it is ever needed.

Motion: Commissioner Culver made a motion to approve zoning case Z-300.

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

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall  
Nays: None  
Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-300.

**ADJOURNMENT**

Motion: Commissioner Sinisi made a motion to adjourn, Commissioner Culver seconded the motion, and the vote was as follows:

Ayes: Commissioners Culver, Austin, Stroope, Sinisi, Davis, Vice Chairman Hall  
Nays: None  
Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:18 p.m.

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**Mickey Hall, Vice Chairman  
Planning and Zoning Commission**

**ATTEST:**

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**Kristtina Starnes, Coordinator  
Planning and Zoning Liaison**