

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 13, 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 13th day of October, 2016 with the following members present:

Chairman: Todd Carlson

Vice Chairman: Mickey Hall (Present for Work Session only)

Members: Jason Sinisi
 Bill Reese (Present for Work Session only)
 Mitchell Austin
 Tom Stroope
 Michael Davis
 Lisa McMillan

Constituting a quorum.

Staff present included:

Bill Syblon	Economic Development Director
Emilio Sanchez	Planning Manager
Kristtina Starnes	Planning & Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by October 7, 2016).

CALL TO ORDER

Vice Chairman Hall called the Work Session to order at 6:30 p.m.

WORK SESSION

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

Vice Chairman Hall adjourned the Work Session at 6:58 p.m.

REGULAR SESSION

The Planning and Zoning Commission convened in the Council Chamber at 6:59 p.m. and the Regular Session began.

CALL TO ORDER

Chairman Carlson called the meeting to order at 7:02 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: September 8, 2016 regular meeting**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of the September 8th, 2016 regular meeting.

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

Ayes: Commissioners Culver, Sinisi, Austin, Stroope, Davis, and Chairman Carlson
Nays: None
Abstention: Commissioner McMillan

Motion approved 6-0-1. Chairman Carlson declared the September 8th, 2016 meeting minutes approved.

PUBLIC HEARINGS

- 2. Site Plan Case PZ-SP-2016-50043, public hearing and consider a site plan for a 12,000 sq. ft. expansion to the existing Texas Health Harris Methodist HEB Surgical center. The property is zoned Service Commercial (S) and located in the Master Highway Corridor Overlay District (MHC) specific to Section 4.18 of the City of Bedford Zoning Ordinance. The address is 1600 Hospital Parkway and the legal description is Lot 1B, Block 1, H E B Medical Center Addition. The property is generally located south of Airport Freeway and east of Hospital Parkway. (PZ-SP-2016-50043)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SP-2016-50043.

Commissioner Culver asked if anything will be visible on the rooftop of the building, given that the property is located in the Master Highway Corridor Overlay District and the highway is considerably higher along that area.

Emilio Sanchez said that nothing submitted to staff indicated that the rooftop would be visible, but he will let the applicant answer that question.

Rick Scivally, petitioner, 2200 Bantry Lane, Arlington, TX.

Mr. Scivally is the Director of Engineering, Safety and Security of Texas Health Harris Methodist Hospital.

Mr. Scivally said that there will be rooftop components, but it will be hidden behind blinds and not be visible from the street or highway. They will be similar to the curtain screens installed on the rooftop of the ICU building. They will match the exterior façade of the building.

Commissioner Culver asked if that will be in addition to the renditions submitted to staff since it isn't shown on them.

Rob Hudson, of Sterling, Barnett, Little, Inc., 1000 Ballpark Way, Suite 200, Arlington, TX. Mr. Hudson is

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the architect for THR HEB Hospital.

Mr. Hudson said that the building was designed with an extended parapet to cover the rooftop units that will be on the building. Anything above the parapet will be further screened by a screen wall that would utilize the metal panels that are part of the exterior design. It doesn't emulate that in the rendering because the view is from the ground looking up to the building. There is a section from Westpark Way on the bridge that passes over the freeway where the building is visible, but it is a two-story building that sits relatively low and there are large trees that border the parking lot and the landscaping in that area. The ICU building is more visible from the highway because it is taller and sits up more prominently, although there is limited visual of the ICU building from the freeway as well. The surgical building sits on a low corner of the hospital and has a basement which puts it a level lower than the front of the hospital. The metal panels match what is currently on the ICU building and the intent is to continue on from what is already there.

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

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

Commissioner Culver expressed the appreciation of the hospital expansion and mentioned a medical laboratory that will be moving to Bedford. It is nice for the medical district we have in the City.

Commissioner Austin asked if it would be possible to coordinate a tour of the new ICU before a work session of a Planning & Zoning meeting in the future.

Mr. Scivally said he would be honored to schedule a tour anytime.

Motion: Commissioner Stroope made a motion to approve zoning case PZ-SP-2016-50043.

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

Ayes: Commissioners Culver, Sinisi, Austin, Stroope, Davis, McMillan, and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SP-2016-50043.

3. Zoning Ordinance Amendment A-042, public hearing and consider a request to amend the City of Bedford Zoning Ordinance Number 2275, Specific to Section 3.1.g. Schedule of Permitted Uses, Services, Health and Athletic Clubs, allowing for the use to be added to the Industrial (I) zoning category as a use allowed by right. (A-042)

Emilio Sanchez, Planning Manager, reviewed zoning case A-042.

This particular amendment has been brought forth by the recent increase of cross fit gyms being established in industrial zoned districts. They prefer industrial areas. They do not use mechanical equipment that are seen in most gym facilities today. They use more of the rope climbing, box jumping, high bars; a lot of body strengthening-type exercises that prefer high ceilings that exist in industrial-type buildings.

This request made more sense than trying to down-zone a specific property located in the Industrial zoning district. There are very limited areas zoned Industrial in the City. Removing more Industrial zoning districts is not logical when an amendment can be done instead.

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The only requirement for health clubs to obtain a Specific Use Permit (SUP) is in the Service-Commercial (S) zoned districts, which are usually found closer to residential districts. Industrial districts are more likely to be buffered by Commercial districts before reaching residential districts. This amendment made more sense to staff than down-zoning the property.

The parking ratio for athletic health clubs is one space for every 250 square feet, up to 5,000 square feet. Anything over 5,000 square feet will drop the parking ratio to one space for every 200 square feet. So, a 5,000 square foot building will require 20 parking spaces.

Commissioner Culver asked how many parking spaces the subject property currently have.

Emilio Sanchez said that staff does not know exactly how many spaces are there and if it is striped off.

Chairman Carlson stated that the requirements will have to be fulfilled regardless of the current condition of the property.

Commissioner Austin asked if that would have to be fulfilled before obtaining a Certificate of Occupancy or if it is something that would be processed through Planning & Zoning.

Emilio Sanchez confirmed that parking requirements must be fulfilled before obtaining a Certificate of Occupancy and it will go through the building permit process.

Emilio Sanchez stated that health services can be found in the Personal Services category of the Zoning Ordinance.

There is not a petitioner for a zoning ordinance amendment.

Chairman Carlson opened the public hearing at 7:19 p.m.

Drew Gadoci, 200 Almond Lane, Euless, TX.

Mr. Gadoci is the owner of Cross Fit Gallant. He and his wife own this business and have been operating out of a retail shopping space in Colleyville for the past three years.

Mr. Gadoci explained that cross fit gyms are found in more industrial-type areas than retail. They focus on high intensity functional movement. They train for Olympic lifting, power lifting and utilize a variation of exercises. These forms of activities often generate a lot of noise, which is another reason why the industrial-type areas are preferred. They are looking to move partly because of the complaints of noise they have received from the neighboring businesses in the shopping center where they are currently located.

Mr. Gadoci addressed the parking concerns stating that the parking lot is not currently striped off; however, he will do whatever it takes to meet the parking requirements of the City.

Commissioner Austin asked where the prospective location is that he is looking to move in to.

Mr. Gadoci said it is located near Harwood Rd and Highway 157 at 2804 Renee Drive.

Chairman Carlson closed the public hearing at 7:22 p.m.

Motion: Commissioner Stroope made a motion to approve zoning case A-042.

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

Ayes: Commissioners Culver, Sinisi, Austin, Stroope, Davis, McMillan, and Chairman Carlson

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Nays: None
Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case A-042.

ADJOURNMENT

Motion: Commissioner Culver made a motion to adjourn.

Ayes: Commissioners Culver, Sinisi, Austin, Stroope, Davis, McMillan, and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:28 p.m.

**Todd Carlson, Chairman
Planning and Zoning Commission**

ATTEST:

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