

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 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 27th day of October, 2016 with the following members present:

Chairman: Todd Carlson

Vice Chairman:

Members: Bill Reese
 Mitchell Austin
 Tom Stroope
 Michael Davis
 Lisa McMillan
 Ruth Culver

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 21, 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.

Chairman Carlson 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.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 2016**

APPROVED

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: October 13, 2016 regular meeting**

Motion: Commissioner Culver made a motion to approve the meeting minutes of the October 13th, 2016 regular meeting.

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

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

Motion approved 7-0-0. Chairman Carlson declared the October 13th, 2016 meeting minutes approved.

PUBLIC HEARINGS

- 2. Site Plan Case PZ-SP-2016-50054, public hearing and consider a site plan for a KFC Renovation. The property is zoned Heavy Commercial (H) and located in the Master Highway Corridor Overlay District (MHC). The address is 1505 Brown Trail and the legal description is Block 2, Lot 2B, Airport Freeway Center. The property is generally located south of Airport Freeway and west of Brown Trail. (PZ-SP-2016-50054)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SP-2016-50054.

The existing building is currently a Kentucky Fried Chicken and a Taco Bell. The building will remain a Kentucky Fried Chicken / Taco Bell.

The applicant is requesting to renovate the building to their current typical exterior store. They are also going to be doing an interior remodel.

They are not proposing any changes on the site plan. There will not be an increase in square footage of the building or parking lot, changes to the existing landscaping, or anything of that nature. This case is being presented to the Planning & Zoning Commission because the building is located within the Master Highway Corridor Overlay District (MHC), and the exterior color of the building they are proposing is outside of the earth-tone color pallet.

The applicant stated that this is the newest prototype of the Kentucky Fried Chicken stores. This will be similar to their other store locations. They are remodeling the other Bedford store located on Harwood Road, which will be the same color scheme as well. The store located on Harwood is outside of the MHC.

The Comprehensive Land-Use Plan has this designated as Commercial Focus. The Development Review Committee met and had no comments regarding this case moving forward.

The applicant had some travel conflicts and were unable to make it to the Planning & Zoning meeting.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 2016**

APPROVED

Chairman Carlson clarified that the store located at Harwood Rd. and S.H. 121 is also planned to be renovated to match the one on Brown Trail.

Emilio Sanchez confirmed that the two stores will be getting the same renovation.

Commissioner Reese asked if the store on Harwood will look exactly like the one on Brown Trail.

Emilio Sanchez stated that they will not look exactly the same because the store on Brown Trail is dually operated with a Taco Bell store. The plans for the Brown Trail location show a brown colored stucco on one side of the building, and that brown stucco will not be on the Harwood Road location.

Commissioner Reese stated that the entire store will basically look like a bucket of chicken.

Emilio Sanchez confirmed Commissioner Reese's observation.

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

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

Motion: Commissioner Culver made a motion to approve zoning case PZ-SP-2016-50054.

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

Ayes: Commissioners Culver, Reese, 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-2016-50054.

- 3. Specific Use Permit Case PZ-SUP-2016-50056, public hearing and consider a request to rezone Lot 1A, Block 1, The Oaks (Bedford) Addition, located at 1825 Airport Freeway (1701 Airport Freeway) from Planned Unit Development (PUD) to amended Planned Unit Development / Specific Use Permit / Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Escape Pro, LLC to operate an indoor amusement center. The property is generally located north of Airport Freeway and west of Parkwood Drive. (PZ-SUP-2016-50056)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2016-50056.

Jana Gradeva, petitioner, 14583 Berklee Drive, Addison, TX 75001.

Ms. Gradeva and her brother Alex Gradeva have started this entrepreneurial project together.

Ms. Gradeva said that not many people know what an escape room is and explained that it is a good team-bonding activity. People in the group need to work together to solve puzzles and sequential riddles. The rooms will not be locked; it is more like a mystery room.

Ms. Gradeva said they chose to establish this business location in Bedford because it is in a retail center. This location in Bedford is optimal because of the surrounding businesses. They want to get involved with the community and build partnerships with local businesses.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 2016**

APPROVED

Ms. Gradeva accentuated different activities and advantages specific to private and public sectors. For-profit group activities include corporate teambuilding, product bundles, and cross advertising. Non-profit groups benefit with community awareness and outreach as well as cross advertising. Additionally, their services are taxable, which will be beneficial to the City of Bedford with an increase in sales tax revenue.

Escape Pro, LLC's mission statement is "To entertain, bring people together, and promote interpersonal skills in a fun, safe, and intellectually stimulating environment."

Ms. Gradeva further specified why they decided on this specific location. The suite is located in a retail shopping center and the layout of the office is ideal for their vision. The parking is plentiful and well-lit. This location is also within close proximity to S.H. 121 and 183. They will work together with neighboring businesses for cross-promotion. Additionally, this location is not close to any residential areas.

Commissioner McMillan asked if the office layout could be clarified and how many people can be in each room at a time.

Alex Gradeva, co-applicant, 14583 Berklee Drive, Addison, Texas 75001, approached the podium to answer Commissioner McMillan's question. Mr. Gradeva stated that the floor plan submitted with the application was not to scale. The layout is the same, however the room sizes will be different than the conceptual layout presented. They anticipate 50 to 60 people at one time will be the maximum.

Commissioner McMillan asked for clarification of the number of people in one group and if they can accommodate different groups in different rooms at the same time.

Mr. Gradeva said that they may have one large room with different riddles for separate groups. The smaller rooms will be set up with the first one having two exits, one for entry to the room and the other that opens up to another room once the puzzle is solved. They will be able to accommodate different groups at the same time by time increments of 15 minutes. After one group moves into the next room, the new group will start in the first room 15 minutes later. This operation method allows operations to move smoothly while accommodating separate groups.

Commissioner Culver asked what their hours of operation will be.

Mr. Gradeva said they will operate from 10:00 a.m. to 2:00 a.m. Monday thru Sunday; they are trying to be consistent with the other businesses in the same strip center. Their daytime operations will be by appointment, which will be mostly their corporate business. Evening times will be open to the general public.

Commissioner Stroope asked if the rooms will be one quarter of the size of the council chambers or smaller.

Mr. Gradeva said that the space is 4,270 square feet. At least one room will be about a quarter of the size of the council chambers, but the others that are connected will be smaller.

Commissioner McMillan asked what the admission cost will be.

Mr. Gradeva said based on competition of other escape rooms in the area, the price will be around \$25 to \$30 per person. The occupancy of each room will be five to seven people.

Commissioner Reese asked how many escape rooms they have been to elsewhere.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 2016**

APPROVED

Mr. Gradeva said in addition to all of the escape rooms in the metroplex, they have been to about eight to ten rooms in Europe and two in Dubai.

Commissioner Austin asked if they are sure they will have adequate parking in the evening.

Mr. Gradeva said that there is parking in the front and the back of the building. The parking in the back will be labeled. The space they are leasing will have an entrance in both sides of the suite so that the people who park in the back do not have to walk all the way around the building. They also get four dedicated parking spaces with their lease.

Chairman Carlson opened the public hearing at 7:26 p.m.

Chairman Carlson closed the public hearing at 7:26 p.m.

Commissioner Reese stated that he thinks this business will be a successful fit and he would endorse it.

Chairman Carlson reiterated Commissioner Reese's statement and supports this business also.

Motion: Commissioner Austin made a motion to approve zoning case PZ-SUP-2016-50056.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2016-50056.

- 4. Zoning Case PZ-SUP-2016-50059, public hearing and consider a request to rezone Lot 1, Block 1, Harwood Village North Addition, located at 605 Harwood Road (2926 Brown Trail), Bedford, Texas, from Heavy Commercial (H) to Heavy Commercial/Specific Use Permit/Dog Kennels (H/SUP), specific to Section 3.2.C.(9)n, Dog Kennels (Breeding, Training, or Boarding), of the City of Bedford Zoning Ordinance, allowing for Furever Love – Pet Boarding and Daycare to operate a pet boarding/pet daycare facility. The subject property is generally located north of Harwood Road and east of Brown Trail. (PZ-SUP- 2016-50059)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2016-50059.

David Lee, petitioner, 1204 Cliffwood Road, Euless, Texas 76040.

Mr. Lee addressed the concern of breed restrictions from the Planning & Zoning Commission meeting on August 25, 2016. The breeds that will be restricted are Pitbull, Rottweiler, and Akita dogs. There will also be a temperament test for other dog breeds that are deemed aggressive prior to accepting them for boarding/day care.

Mr. Lee addressed the concern for the lack of designated areas inside and outside for the dogs to relieve themselves. A material called Pup-Grass, specifically made for indoor dog kennels, will be installed indoors that is specific to collecting animal urine.

Mr. Lee addressed the concern for the fact that this space is located right next to a donut shop and the risk of dogs escaping their owners and running to people leaving the donut shop. The

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 2016**

APPROVED

subject space has two entrances, one next to the donut shop and one around the corner facing north. Mr. Lee has moved the front lobby to the entrance around the corner. A small decorative fence will enclose the area in front of the new entrance and act as a buffer for loose dogs.

Chairman Carlson asked if Mr. Lee would briefly state the business hours and days, maximum number of dogs, etc.

Mr. Lee said that the hours of operation will be 7:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. Saturday, and 1:00 p.m. to 4:00 p.m. on Sunday or by appointment. Staff will be in the facility from 6:30 a.m. to 9:00 p.m. seven days a week. Indoor cameras will be installed so the animals can be monitored outside of those times.

Mr. Lee said that all pets will be required to be up to date on all vaccinations and have documentation from their veterinarian for show of proof.

Mr. Lee explained the addition of the indoor relieving area that is connected to the indoor play area. There is a separate area for dogs with arthritis and joint problems.

Mr. Lee said that all products are organic and/or environmentally friendly, including cleaning supplies.

Commissioner Austin asked if this will be Mr. Lee's first location for this business.

Mr. Lee said yes, it is his first location and he is being mentored by a friend who has a business in Carrollton.

Commissioner Culver stated that she recognizes his passion for this type of business and appreciates that he has addressed the concerns from the August 25th meeting. However, this specific space is not a good fit for this type of facility.

Commissioner Reese asked if the exercise area will be all indoors or if there is an outside area.

Mr. Lee said that play area is all indoors. They want to ensure that the dogs receive plenty of exercise.

Commissioner McMillan asked what the capacity of dogs will be, if there is a maximum period of time a dog can stay there, and if the only exercise the dogs will get will be indoors.

Mr. Lee said that there are twenty kennels and there is no maximum period of time a dog can stay. He asked if he can offer a 15 minute outside walking service for an additional fee to customers.

Chairman Carlson questioned if that is something the commission can decide on, and if this is a normal service of other doggie daycares.

Emilio Sanchez said that this is a normal practice of dog kennels/boarding facilities to take the dogs on outside walks. However, the commission is allowed to restrict this service as a condition of approval.

Chairman asked Mr. Lee if this is normal for doggie daycares to take the dogs on outside walks, will the dogs be walked one at a time or in pairs.

Mr. Lee said that they would take one dog at a time for an outside walk and this is a normal service. The times of outside dog walks will work around school hours when kids will be walking to and from school.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 2016**

APPROVED

Commissioner Stroope asked if the Pup-Grass has any parameters or guidelines to see its efficiency.

Mr. Lee said it is a well-known artificial turf that is used in many indoor facilities. It is cleanable and there is a rubber mat under the turf that is taken out and washed.

Commissioner Davis appreciates the time restrictions for outside walks, and asked how a dog is judged through the temperament test.

Mr. Lee said the owner provides the background of the dog and a questionnaire to fill out. They schedule a time for the owner to bring the dog in to be tested. They are tested to see how the dog interacts with other dogs and the staff.

Commissioner McMillan recognized his passion but states that the location is not a right fit.

Chairman Carlson opened the public hearing at 7:50 p.m.

Chairman Carlson closed the public hearing at 7:50 p.m.

Commissioner Reese said that he likes the concept but does not see its success being next to a donut shop and basically a concrete jungle. He looks at it from the perspective of a child's day care. There are certain types of locations that will work and certain types that will not.

Emilio Sanchez researched the Pup-Grass and said there is no specification or recommendation on cleaning method.

Commissioner Stroope understands the concerns of the commission, but recommended to give it a try since Mr. Lee has done a lot of work to address the concerns from the last meeting.

Commissioner Austin stated that he has seen several dog boarding facilities in shopping centers similar to this and they have been successful. He stated that the temperament test is for the safety of the staff as well as the public. Regarding the indoor relieving area, the staff and owner will keep it clean because of the odor. He also stated that this end of the shopping center has been struggling for a while, and this would be a good start to revitalizing it.

Motion: Commissioner Culver made a motion to deny zoning case PZ-SUP-2016-50059.

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

Ayes: Commissioners Culver, Reese, Davis, and McMillan

Nays: Commissioners Austin, Stroope, and Chairman Carlson

Abstention: None

Motion approved 4-3-0. Chairman Carlson recommended denial of zoning case PZ-SUP-2016-50059.

ADJOURNMENT

Motion: Commissioner Culver made a motion to adjourn.

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

Nays: None

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 27, 2016**

APPROVED

Abstention: None

Motion approved 7-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 8:00 p.m.

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

ATTEST:

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