

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 12, 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 6:45 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 12<sup>th</sup> day of May, 2016 with the following members present:**

Chairman:                                Todd Carlson

Vice Chairman:                        Mickey Hall

Members:                                Ruth Culver  
    Jason Sinisi  
    Tom Stroope  
    Michael Davis

Constituting a quorum.

Staff present included:

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

(The following items were considered in accordance with the official agenda posted by May 6, 2016).

**CALL TO ORDER**

Chairman Carlson called the Work Session to order at 6:45 p.m.

**WORK SESSION**

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

Chairman Carlson adjourned the Work Session at 7:00 p.m.

**REGULAR SESSION**

The Planning and Zoning Commission convened in the Council Chamber at 7:01 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 MAY 12, 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: April 14, 2016 regular meeting**

Motion: Vice Chairman Hall made a motion to approve the meeting minutes of the April 14, 2016 regular meeting.

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

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

Motion approved 6-0-0. Chairman Carlson declared the April 14, 2016 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Public hearing and consider a site plan for a 2,738 sq. ft. addition to the existing Wal-Mart building to be used for training. The property is zoned (H) Heavy Commercial and located in the (MHC) Master Highway Corridor Overlay District, specific to Section 4.18 of the City of Bedford Zoning Ordinance. The address is 4101 State Highway 121 and the legal description is Lot 1R, Block 1, Wal-Mart Addition. The property is generally located south of Cheeksparger Road and west of State Highway 121. (S-064)**

Emilio Sanchez, Planning Manager, reviewed zoning case S-064.

The building addition will be very difficult to see from the highway. Façade will match existing building.

Steve Kendall of Carlson Consulting, representative of the petitioner, present to answer any questions.

Timeframe for completion is as soon as possible.

Chairman Carlson opened the public hearing at 7:08 p.m.

Chairman Carlson closed the public hearing at 7:08 p.m.

Motion: Vice Chairman Hall made a motion to approve zoning case S-064 as submitted.

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

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

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case S-064

- 3. Public hearing and consider a request to rezone Lot 1A, Block 1 The Oaks (Bedford) Addition, located at 1701 Airport Freeway, Bedford, Texas from (PUD) Planned Unit Development and located in the Master Highway Corridor Overlay District to Amended**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 12, 2016**

**APPROVED**

**(PUD/SUP) Planned Unit Development/Specific Use Permit, for a Vapor Store, specific to Section 4.15, Planned Unit Development and Section 3.2.C(7)x, Tobacco Product Store of the City of Bedford Zoning Ordinance, allowing for Samir Bedair to operate a currently legal non-conforming tobacco store (Vapor Store) in the multi-tenant commercial retail building. The subject property is generally located north of Airport Freeway and west of Central Drive. (Z-294)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-294.

SUP for a Vapor Store, currently operating. SUP required for change of ownership.

Samir Bedair, petitioner, present to answer any questions.

A flower shop use to occupy the current location of the Vapor Shop, but the flower shop is no longer in business or at that location.

The Vapor Shop has been at current location for at least two and a half years.

Chairman Carlson opened the public hearing at 7:13 p.m.

Chairman Carlson closed the public hearing at 7:13 p.m.

Motion: Commissioner Culver made a motion to approve zoning case Z-294 as submitted.

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

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

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-294

- 4. Public hearing and consider a request to rezone Lot B, Block 17R, Stonegate Addition, located at 1424 Brown Trail, Bedford, Texas from (L) Light Commercial District to (H/SUP) Heavy Commercial/Specific Use Permit, for a Secondhand, Rummage and Used-Furniture Stores and Indoor Amusement Center, specific to Section 3.2.C(7)o & 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Retro Madness Collectible and Vintage Freak to operate a secondhand store and Quarter Lounge to operate an indoor amusement center. The property is generally located south of Old Kirk Road and east of Brown Trail. (Z-295)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-295.

Current Certificate of Occupancy has the business listed as an Antique Store; SUP is required to sell items that do not meet the definition of "antique" per the zoning ordinance.

Allen Taylor Watts, applicant, present to answer questions.

Mr. Watts presented photographs of the type of items he sells, such as vinyl records, mid-century modern furniture, juke boxes, etc.

Mr. Watts emphasizes that his store is not simply a second-hand store. He carries specific types of items from certain eras of the last century.

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 12, 2016**

**APPROVED**

Mr. Watts plans to bring in Retro Madness, which sells vintage toys (i.e. collectables), and Quarter Lounge, an arcade establishment with the old stand-up arcade games from the 1970's to 1990's.

Customer-base is wide-range, from young people to baby-boomers to serious collectors.

Landscaping is already in place; nothing to be added or changed in existing landscape.

Tim Colson, owner of Quarter Lounge, present to answer questions.

Hours of operation for Quarter Lounge will be 10:00am – 8:00pm Sunday thru Thursday, Friday and Saturday 10:00am – 10:00pm.

No alcohol will be served, soft drinks and snacks only.

Aimed at a family-friendly atmosphere.

Chairman Carlson opened the public hearing at 7:36 p.m.

Chairman Carlson closed the public hearing at 7:36 p.m.

Motion: Vice Chairman Hall made a motion to approve zoning case Z-295 as submitted.

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

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

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-295

**ADJOURNMENT**

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

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

Nays: None

Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:36 p.m.

---

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

**ATTEST:**

---

**Kristtina Starnes, Coordinator**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 12, 2016**

**APPROVED**

**Planning and Zoning Liaison**