

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JANUARY 12, 2017**

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 12th day of January, 2017 with the following members present:

Chairman: Todd Carlson

Vice Chairman: Mickey Hall

Members: Ruth Culver
 Jason Sinisi
 Bill Reese
 Tom Stroope
 Lisa McMillan

Constituting a quorum.

Staff present included:

Bill Syblon Economic Development Director
Emilio Sanchez Planning Manager

(The following items were considered in accordance with the official agenda posted by January 6, 2017).

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 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 7:00 p.m.

INVOCATION

Commissioner Stroope gave the invocation.

PLEDGE OF ALLEGIANCE

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The Pledge of Allegiance was given.

APPROVAL OF MINUTES

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: December 8, 2016 regular meeting**

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

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

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

Nays: None

Abstention: Commissioners Hall, McMillan

Motion approved 6-0-2. Chairman Carlson declared the December 8th, 2016 meeting minutes approved.

PUBLIC HEARINGS

- 2. Specific Use Case PZ-SUP-2016-50081, public hearing and consider a request to rezone Lot 2R, Block 1, Cardio Place Addition, located at 1916 Forest Ridge Drive, Bedford, Texas from Planned Unit Development (PUD) District to amended Planned Unit Development/Specific Use Permit/Hotel (PUD/SUP), specific to Section 3.2.C(1)G of the City of Bedford Zoning Ordinance, allowing for Home2Suites to construct an extended stay hotel. The property is generally located north of Airport Freeway and east of Forest Ridge Drive. (PZ-SUP-2016-50081)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2016-50081.

This specific use permit is for an 80 room hotel, Home2Suites, at 1916 Forest Ridge Drive.

This building is located in the Bedford Commons zoning district. This building meets the design standards of this design district. The comprehensive land use plan has this portion designated as Commercial, so this fits with the comprehensive plan.

The Development Review Committee has worked with the applicant in regards to water lines and fire hydrants required to be installed. The Committee is okay with this project moving forward after all issues were addressed.

Commissioner Culver asked how many people were contacted to notify them of this project.

Emilio Sanchez said there were about nine notifications sent out as well as a notice published in the Star-Telegram on December 28th, 2016. There have been no comments regarding to the sign posted on the property or the notices that were mailed out.

Kevin Patel, petitioner, 1333 McDermott Drive, Suite 150, Allen, TX 75013.

Mr. Patel represents the owners of this particular development. He noted a correction to the number of rooms to be 104, not 80. There will be 114 parking spaces to meet the minimum requirements of parking

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spaces.

This development is to be Home2Suites, 104 rooms, four story building. Home2Suites is a part of the Hilton family. This is one of the high-end extended stay hotel.

Home2Suites will generate about 15 – 20 jobs, increase tax revenue, and he believes this will be a great addition to the City of Bedford. He expects that the business will do well in this particular location.

Commissioner Culver asked why the selection to this particular property.

Heeten Masters, manager, 3710 Carolyn Court, Arlington, TX 76016.

Mr. Masters is one of the managers of the company.

Mr. Masters said that one of the reasons for picking this particular location is because he has observed the amount of growth in this area and along the S.H. 183 corridor. The extended-stay market in this area has done extremely well. Along with supporting their sister-brand Homewood Suites, this will be a definite asset to the City.

There is a lot of drive for customers to stay more than a few days, and the average stay for an extended-suites business is seven to fourteen days or longer, especially with the airport near-by. This provides an easy access to downtown and many people don't want to stay in the downtown area. Therefore, Bedford is a very central location to have this hotel in place.

Chairman Carlson asked if there are any other Hilton properties in Bedford.

Mr. Masters said that Homewood Suites is a Hilton property, but it is around 20 years old and needs a facelift. In that aspect, Home2Suites would be a good addition to the City.

Chairman Carlson asked for clarification of which side of the building will be facing the street.

Mr. Patel said that the canopy will face towards the west side of the property along Forest Ridge Drive.

Commissioner Sinisi asked who actually owns and maintains the detention pond.

Mr. Patel said they have an agreement between the two properties regarding the maintenance of the detention pond.

Commissioner Culver asked if the detention pond will be fenced.

Mr. Patel said yes, it is already fenced.

Emilio Sanchez said that there is a mutual agreement and maintenance agreement with the two owners, and this was addressed by the Development Review Committee. They required the applicant to provide that agreement to the City showing that both properties agree to maintain that detention area, because they do get silted up with each rain and sediment that falls. When that happens over the years, the calculation rate changes of when it was originally built. There are some maintenance needs in regards to those types of facilities, and Public Works wanted to make sure that they would not have to maintain that area over the years. The agreement also allows the City to go in and do that maintenance if required or if the property owners fail to do so, with some penalties in regards to that.

Commissioner McMillan asked if Home2Suites will allow pets.

Mr. Masters said that Home2Suites is a pet-friendly hotel. They have not decided but if they do, there will be areas for pets to be walked.

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Chairman Carlson opened the public hearing at 7:12 p.m.

Chairman Carlson closed the public hearing at 7:12 p.m.

Commissioner Culver asked about the color pallet for this building.

Emilio Sanchez said that the corporate colors are those included in their packets. The only real color will be in the Home2Suites sign and it is minimal. So the rest of the colors are earth tones. The building is 100% masonry. It also meets the Master Highway Corridor requirements.

Commissioner Stroope asked if it was confirmed that with the additional units to the building, it will still meet the parking requirements.

Emilio Sanchez said that it does meet the parking requirements.

Motion: Vice Chairman Hall made a motion to approve zoning case PZ-SP-2016-50081.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SP-2016-50081.

ADJOURNMENT

Motion: Vice Chairman Hall made a motion to adjourn.

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

Nays: None

Abstention: None

Motion approved 7-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:15 p.m.

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

ATTEST:

**Emilio Sanchez, Manager
Planning and Zoning Liaison**