

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JANUARY 26, 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 26th day of January, 2017 with the following members present:

Chairman: Todd Carlson

Vice Chairman: Mickey Hall

Members: Ruth Culver
 Jason Sinisi
 Bill Reese
 Mitchell Austin
 Lisa McMillan

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 January 20, 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 6:56 p.m.

REGULAR SESSION

The Planning and Zoning Commission convened in the Council Chamber at 6:58 p.m. and the Regular Session began.

CALL TO ORDER

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

INVOCATION

Commissioner Sinisi 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: January 12, 2016 regular meeting**

Motion: Vice Chairman Hall made a motion to approve the meeting minutes of the January 12th, 2017 regular meeting.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson declared the January 12th, 2017 meeting minutes approved.

PUBLIC HEARINGS

- 2. Specific Use Case PZ-SUP-2016-50090, public hearing and consider a request to rezone Lot 1, Block 1, Harwood Village North Addition, located at 603 Harwood Road (605 Harwood Road), Bedford, Texas, from Heavy Commercial (H) to Heavy Commercial/Specific Use Permit /Indoor Amusement Center (H/SUP), specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Conundrum Escape Adventures to operate an indoor amusement center. The property is generally located north of Harwood Road and east of Brown Trail. (PZ-SUP-2016-50090)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2016-50090.

This case is a specific use permit for an escape room. This is Conundrum Escape Adventures who we heard for 807 Forest Ridge. They have decided to stay in Bedford and have chosen another location which is a multi-tenant strip shopping center.

The comprehensive land use plan shows this designated as commercial; therefore this fits within the comprehensive land use plan.

Commissioner Culver asked if this is basically covering all of the concerns they had last time such as parking, lighting, and hours of operation.

Emilio Sanchez said that is correct. The previous location they had chosen at 807 Forest Ridge was more of a business center and not a commercial strip center. The neighbors adjacent to the property had some concerns about lighting and hours of operation. This current site at 603 Harwood Road fits the location better. The parking is in front of the building. There are some residential units behind this particular building, but that area is not used as a parking area. They do have some designated parking behind the building, but it is not used regularly. Those spaces are more for deliveries and utilities.

Commissioner Culver asked how many people received notices.

Emilio Sanchez said 66 notices were sent out. There were no phone calls, emails, or letters of opposition

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to this case.

Chairman Carlson commented that with the 66 notices sent out and having no opposition is indicative of this type of business being normal in a shopping center.

Meredith Vogel, petitioner, 14028 Rodeo Daze Drive, Haslet, TX 76052.

Ms. Vogel said that she wants to use this space to open an escape room. It is an entertainment-type space. There will be private bookings of parties or they can book independently to spend an hour in their facility, where they are in a themed room and they would play what can be considered a game to work together to achieve a common goal. They do this by searching the room looking for hidden things, solving different puzzles, and at the end of the hour hopefully they have solved the mystery or found the missing artifact or whatever the theme of the room is. They would then achieve their goal or win the game. Sometimes people don't get out in that hour but hopefully they will have a lot of fun.

Ms. Vogel said that one of their main goals is to be a part of the community. Some of their main customers will come from corporate businesses. During the weekdays they will have more corporate customers, and on evenings and weekends they expect to see more families and other people from the community.

Ms. Vogel put together a PowerPoint presentation to give a visual of what the different rooms will look like. Everything in the business will be solely her and her husband including the creation of the games and puzzles. There are escape rooms that use pre-made escape room packages, but she and her husband create the puzzles on their own.

Ms. Vogel said that what they are really looking forward to doing is starting a new type of entertainment in this community. People can go there for date night, families and youth groups are welcome, and during the day reaching out to the corporate businesses to offer team building experiences. Businesses are always looking for new types of team building activities.

Ms. Vogel said that their average demographic is 28 to 44 years old so they don't expect to see just a bunch of kids going in, but they do look forward to families going in to their business. She realizes that most of the customers will be adults. She and her husband fall within this demographic. They have played 85 escape rooms across the country. There are people who only do it once and other who want to play as many escape rooms as they can.

Ms. Vogel is aware of another escape room that is going to be in Bedford. She and her husband are really excited about it because the rooms are only playable one time. So, with the more competition you have you get more people going to them and the more they want to go play. It is an interesting collaborative community and not a competitive community. She asked the commission if they would like her to take them through what the experience would be like.

Vice Chairman Hall said they would rather be surprised when they go.

Commissioner Culver said that she covered it pretty well.

Chairman Carlson told her that they are familiar with the concept because she has presented to them before and they've had another applicant since then.

Ms. Vogel explained that the first space they chose was more of an office space, but this space is in a shopping center and completely open. She has been working with the City to make sure what they build is as safe as possible.

Commissioner Culver asked Emilio Sanchez if Ms. Vogel's facility will be up to code concerning ADA compliancy.

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Emilio Sanchez said that it depends on the amount of construction. In the State of Texas, if you do \$50,000 worth of renovation or more, you are required to submit your plans to a third party ADA compliance officer. They review your plans to ensure that they meet all ADA standards required including bathroom sizes, egress ramps, door pulls, etc. If it's less than that, it depends on what the actual renovation is going to be. If you just change the faucets, we ask that you put in paddle faucets. But if you take and redo an entire restroom with new commodes and new sinks and you have the room, you will be required to meet ADA standards. So it really depends on the renovation.

Commissioner Culver said that she doesn't want Ms. Vogel to get caught with unexpected setbacks since the ADA compliance is being revisited by the City.

Emilio Sanchez said that inside the building will depend on if they meet that \$50,000 threshold, they will be required to become ADA compliant. In this instance, it depends on what they are proposing to do.

Vice Chairman Hall asked Ms. Vogel how many adventure rooms she is going to have at this location.

Ms. Vogel said they plan to have six rooms in this location; six experiences that may have multiple rooms within those room, and a conference center.

Commissioner Austin asked what the hours of operation will be.

Ms. Vogel said that the hours of operation will be 9:00 a.m. to 10:00 p.m. on weeknights Sunday through Thursday. Friday and Saturday will be open from 9:00 a.m. to maybe 1:00 a.m. depending on if the need is there.

Commissioner Austin asked if they will be serving any kind of food or beverages.

Ms. Vogel said no.

Chairman Carlson said that this would be a great opportunity for local restaurants to tie in with their business.

Ms. Vogel agreed and said they want to reach out and work with the community. They would like to reach out to some local restaurants to see if they would like to set up some date-night packages.

Chairman Carlson opened the public hearing at 7:15 p.m.

Chairman Carlson closed the public hearing at 7:15 p.m.

Vice Chairman Hall said that she thinks this is a good location for this type of business because of the parking and many of those businesses are daytime. So, if you get people at night there will be plenty of room to park. The bookstore opens late on the weekends too.

Chairman Carlson said he thinks it will be a nice addition to that strip mall. It's nice to have a different angle and keep it active.

Chairman Carlson thanked Ms. Vogel for staying in Bedford after getting denied on their first application. He had voted in favor of it last time even though he thought the location was off, but he likes the concept and this location will work better.

Commissioner Reese said that his opposition previously was just the location. He highly endorses the concept.

Motion: Commissioner Reese made a motion to approve zoning case PZ-SP-2016-50090.

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

Ayes: Commissioners Culver, Sinisi, Reese, Austin, 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-2016-50090.

ADJOURNMENT

Motion: Vice Chairman Hall made a motion to adjourn
Commissioner Culver seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Sinisi, Reese, Austin, 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 7:17 p.m.

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

ATTEST:

**Kristtina Starnes
Planning & Zoning Coordinator**