

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MARCH 9, 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 6:30 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 09<sup>th</sup> day of March, 2017 with the following members present:**

Chairman:                                Todd Carlson

Vice Chairperson:                    Mickey Hall

Members:                                Ruth Culver  
    Jason Sinisi  
    Mitchell Austin  
    Tom Stroope  
    Michael Davis

Constituting a quorum.

Staff present included:

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

(The following items were considered in accordance with the official agenda posted by March 3, 2017).

**CALL TO ORDER**

Chairman Carlson 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 6:50 p.m.

**REGULAR SESSION**

The Planning and Zoning Commission convened in the Council Chamber at 6:56 p.m. and the Regular Session began.

**CALL TO ORDER**

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

**INVOCATION**

Commissioner Davis 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: January 26, 2016 regular meeting**

Motion: Vice Chairman Hall made a motion to approve the meeting minutes of the January 26<sup>th</sup>, 2017 regular meeting.

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

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

Motion approved 5-0-2. Chairman Carlson declared the January 26<sup>th</sup>, 2017 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Zoning Case PZ-SUP-2017-50006, public hearing and consider a request to rezone Lot 1R, Block 1, First State Bank Plaza Addition, located at 1 Texas Harley Way, from Planned Use Development to amended Planned Unit Development/Specific Use Permit/ Motorcycle Sales and Service, specific to 3.2.C(8)a of the City of Bedford Zoning Ordinance, allowing for Adam Smith's Texas Harley Davidson to sell and service motorcycles on a site that is smaller in area than the approved site plan. The property is generally located north of State Highway 183 and east of Parkwood Drive. (PZ-SUP-2017-50006)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2017-50006.

This request is an amendment to the originally approved site plan allowing for Adam Smith of Texas Harley Davidson to replat one large lot into a larger lot with a smaller corner lot for use at a future time. When the site plan was originally approved in 2014, the Bedford Commons design guidelines had not been at an approval state. The design standards for Bedford Commons was approved in 2015.

The applicant is requesting to continue operations as-is, until a future date where they decide to reconstruct the parking lot area into some sort of business that would fit with Bedford Commons and Texas Harley Davidson. The future land use plan has this as commercial, therefore it fits with the future land use requirements.

The applicant is requesting to replat the property; however, that will be an administrative replat.

Philp Levy, petitioner, 300 Throckmorton Street, Suite 300, Fort Worth, TX 76102

Mr. Levy works with March & Millichap and is representing Adam Smith.

Mr. Levy said the purpose of this project is to take the corner and use it as something that would probably compliment Bedford Commons, something like Twisted Root or a barbeque restaurant, or something else that would correspond with the use of Harley Davison.

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Mr. Levy said that they would be more than willing to re-stripe the back of the parking lot.

Mr. Levy said that currently the property is under contract with a real estate investment trust called Rich Uncles. They have the property under contract to purchase it from Adam Smith. Adam Smith is going to sign a long-term lease with them to ensure that he will be there for at least the next 25 to 30 years. Adam Smith will have complete control of the property and with notification with the land lord it should not be a problem to achieve whatever the City wants it to achieve.

Vice Chairperson Hall said that they would like to stipulate about the parking spaces in the approval if it goes forward. She said that there needs to be 69 parking spaces kept.

Mr. Levy said that in the short term there will be nothing there but parking. However, they will comply with whatever is required.

Chairman Carlson asked for clarification on if they are going to lose 69 parking spots or are required to retain 69 spots.

Emilio Sanchez said that once the area is developed, they are going to lose 69 parking spots. When the site plan was originally approved, it was required to have one space for every 500 square feet. Now under the Bedford Commons area, it is one spaces for every 300 square feet. It changed the ratio for parking per square footage for new projects.

Commissioner Culver asked that once the area is developed and those 69 spaces are gone and they re-stripe in the back, will they have to provide parking spaces to accommodate the facility for which they build?

Emilio Sanchez said yes they will.

Chairman Carlson asked if it wouldn't be built until adequate parking is shown when they develop it.

Emilio Sanchez said yes. Or, if the P&Z Commission puts a stipulation on it now, it can be enforced at the time when the 69 parking spaces go away. Nothing will change in the meantime, it will be something that will be enforced in the future.

Chairman Carlson asked Mr. Levy that once the smaller parcel is developed, we would stipulate that 69 parking spaces will be created or striped on that back area.

Mr. Levy said that is fine.

Commissioner Davis said that the plat is calling for storm water retention behind the building where the 69 parking spaces will be created once the corner parcel is developed. Also, the emergency access easement cuts the future site in half. Would the fire lane be rerouted?

Emilio Sanchez said that it is proposed to be abandoned in the replat. That lot will not be encumbered in that easement. On the larger lot, the extension of the emergency access easement will continue south to the entrance from the road, so that will take its place.

Clint Lannen, Civil Engineer for 1519 Surveying LLC, 5054 Franklin Avenue, Suite A, Waco, TX 76710.

Mr. Lannen wanted to clarify 69 parking spaces. Currently the site is way over-parked for the requirements, so they wouldn't actually need 69 parking spaces in the rear. It would need around 15 parking spaces. Those spaces would be located on the northwest corner of the lot, just outside of the detention area.

Commissioner Davis asked if the detention was triggered by the original development.

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Mr. Lannen said yes.

Commissioner Davis asked if it is subsurface.

Mr. Lannen said it is not subsurface. It is located in that training area and it doesn't get very deep.

Commissioner Austin said that they would not need to stipulate the 69 parking spaces, only require that they stripe the lot to comply with the parking regulations. Since they are currently over-parked, replacing 69 spaces isn't necessary.

Commissioner Stroope asked if they can do this without getting into the retention area without impacting it.

Mr. Lannen said yes.

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 staff if any notices were mailed out, and if so, how many. Also, were there any responses or calls pertaining to this case?

Emilio Sanchez said yes, public notices went out. There was not any opposition or support, and 22 notices were mailed out.

Commissioner Austin said that there needs to be a stipulation that both sites comply with parking requirements.

Motion: Commissioner Austin made a motion to approve zoning case PZ-SUP-2017-50006, with a stipulation that the lots will comply with parking requirements.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2017-50006.

- 3. Case PZ-SUP-2017-50007, public hearing and consider a request to rezone Lot 1R, Block 1, First State Bank Plaza Addition, located at 1 Texas Harley Way, Bedford, Texas, from Planned Unit Development (PUD) to amended Planned Unit Development/Specific Use Permit/Automobile Parking Lot and Area, specific to 3.2.C(5)c of the City of Bedford Zoning Ordinance, allowing for Adam Smith's Texas Harley Davidson to utilize the property for parking motor vehicles. The property is general located north of Airport Freeway and east of Parkwood Drive. (PZ-SUP-2017-50007)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2017-50007.

This case follows the previous case in that this is the smaller lot on the corner of Parkwood Drive and Texas Harley Way that they're asking to replat into its own lot. It is currently a parking area and nothing is

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going to change until the time it is decided to build a building. At that time, the building will meet the parking requirements for whatever square footage they design. In this instance, since it is being platted off the larger lot without the building on its lot, it requires a specific use permit to operate as a parking area without a primary use. It is a secondary use without a primary use, since parking is considered a secondary use and the primary use would be the building itself that will require the parking.

This is located in the Bedford Commons zoning district. The larger lot was the retail and employment character zone. This particular character zone is in the highway corridor character zone which allows for parking lots, and in the comprehensive land use plan has it designated as commercial. This parking area is not residential in nature. It is more related to a commercial business. Therefore, it does meet that commercial requirement.

Commissioner Culver asked if the landscaping indicated on the site plan is going to remain in place, and is there a requirement that they have a specific amount of landscaping.

Emilio Sanchez said yes it will remain and yes there is a landscaping requirement under the Bedford Commons zoning district and the zoning ordinance that was part of the original approval. The landscaping was required for the parking islands, the areas in between the parking areas. That will remain until such time when they decided to build a building. That will have the requirement of the Bedford zoning district dependent on the square footage of the building. Most likely, the landscaping will be enhanced from what is there currently because the building is going to require a little more landscaping around the building itself.

Commissioner Culver said for the record, the landscaping will remain what it is until they come back before the board with a specific use.

Emilio Sanchez said yes, it will go through a site plan approval process.

The applicant declined to speak.

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

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

Motion: Vice Chairperson Hall made a motion to approve zoning case PZ-SUP-2017-50007.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2017-50007.

- 4. Site Plan Case PZ-SP-2017-50010, public hearing and consider a site plan for a 4,700 sq. ft. Texas Health HEB Cath Lab Expansion. The property is zoned Service Commercial (S) and located in the Master Highway Corridor Overlay District (MHC). 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-2017-50010)**

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Emilio Sanchez, Planning Manager, reviewed site plan case PZ-SP-2017-50010.

This request is a site plan approval for HEB Hospital to renovate or construct a 4,700 square foot cath lab. Because the project is located within the Master Highway Corridor Overlay District, a site plan approval is required even though the site itself is not going to change. It will be an expansion to the height on the northeast corner of the building. The building elevations go along with the site plan approval. This case is being heard for the building elevations because the site is not taking over any parking areas as the ICU expansion did in the past.

This is located in the service commercial zoning district, which hospitals are allowed there. The one caveat is that the materials they are requesting will reflect the types of materials as the ICU and the current building that is there. The expansion is going to be on the second level of the building. Under the master highway corridor overlay district guidelines, it requires 100% masonry. This particular request is not 100% masonry, but they are materials that match the existing building.

Chairman Carlson asked if they are hearing this case because there is an issue with the elevation or expansion; is it too high?

Emilio Sanchez said it is not too high. It is being heard because the building is located within the master highway corridor overlay district. Any time there is a façade change, it has to go through the process of a site plan approval and building elevations along with that site plan approval.

Commissioner Culver asked if the ACC is part of the cover-up of air conditioning units.

Emilio Sanchez said there is a parapet where there is some mechanical equipment that is going to be on the roof. It will be hidden.

Chairman Carlson asked if the façade is going to match what they previously approved with the ICU expansion.

Emilio Sanchez said yes it will match.

Commissioner Sinisi asked that when they approved for the ICU expansion, it faced south, but this project will face due north toward the highway.

Emilio Sanchez said you will be able to see it from the service road, but most likely will not be visible from the highway because of some grade changes

Rob Hudson, petitioner, 1000 Ballpark Way, Suite 200, Arlington, TX 76011; home address is 4512 Sandera Lane, Flower Mound, TX

Mr. Hudson is with Sterling, Barnett, and Little Inc. representing Texas Health Resources and H.E.B. hospital.

Mr. Hudson explained the expansion of the cath lab and said that the façade will be the same as the ICU expansion. This project is adding a floor above the second floor of the existing building. There will not be any rooftop equipment that will be exposed. It will all be concealed within the building envelope. They took a utilitarian approach with this design in that they didn't want to design anything that would stand out from what is already there. Rather, they designed this to blend in with the existing building. The metal panels that will be used compliment the metal panels already existing on the ACC.

Chairman Carlson opened the public hearing at 7:27 p.m.

Chairman Carlson closed the public hearing at 7:28 p.m.

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Motion: Commissioner Culver made a motion to approve site plan case PZ-SP-2017-50010.

Vice Chairperson Hall seconded the motion and the vote was as follows:

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of site plan case PZ-SP-2017-50010.

**ADJOURNMENT**

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

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

Nays: None

Abstention: None

Motion approved 7-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:29 p.m.

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

**ATTEST:**

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**Kristtina Starnes  
Planning & Zoning Coordinator**