

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 13, 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 13<sup>th</sup> day of April, 2017 with the following members present:**

Chairman:                                Todd Carlson

Vice Chairperson:                    Mickey Hall

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

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 April 7, 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 6:59 p.m.

**REGULAR SESSION**

The Planning and Zoning Commission convened in the Council Chamber at 7:00 p.m. and the Regular Session began.

**CALL TO ORDER**

Chairman Carlson called the meeting to order at 7:01 p.m.

**INVOCATION**

Commissioner Austin gave the invocation.

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 13, 2017**

**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: March 9, 2017 regular meeting**

Motion: Commissioner Culver made a motion to approve the meeting minutes of the March 9, 2017 regular meeting.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson declared the March 9, 2017 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Zoning Case PZ-PUD-2017-50025, public hearing and consider a request to rezone Lot 6R2, Block 1, First Bedford Addition, located at 2004 L. Don Dodson Drive, Bedford Texas from Planned Unit Development (PUD) to amended Planned Unit Development, specific to 4.15 of the City of Bedford Zoning Ordinance, allowing for LinQ Transport to construct a regional headquarters building within the Bedford Commons District. The property is generally located south of L Don Dodson and east of Parkwood Drive. (PZ-PUD-2017-50025)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-PUD-2017-50025.

LinQ is a transport and logistics company. This project will be their regional headquarters, therefore no delivery trucks will be on-site. LinQ is seeking relief from the Bedford Commons Planned Unit Development setback requirements. The maximum allowed setback is 20 feet; the applicant is requesting a 145 foot setback to allow for a parking lot in front of the building without the required 4' living hedge.

Gina McLean, petitioner, 7215 5<sup>th</sup> Avenue, Mansfield, TX.

Ms. McLean is with the construction firm working with LinQ on building design and would like to ask for the relief from the standards so that the building will fit better with the surrounding existing buildings but that they would like to add the 4' living hedge so that the parking would meet the requirement of the Bedford Commons Code.

Hector Dayer, petitioner, 6908 Schubert Road, Colleyville, TX.

Mr. Dayer stated that the business hours are from 7:00 a.m. to 6:00 p.m.. LinQ's current lease is expiring in November 2017, and they will either need to sign another lease or get approved and start building immediately. They will have 50 jobs to transfer and expand to 75 in the near future.

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 13, 2017**

**APPROVED**

Mr. Dayer, also stated that employees work staggered shifts, and the company has on average 10 – 15 clients visit a week so any traffic concerns would be addressed with the staggered shifts and limited visitation from clients.

Mr. Dayer stated that the buildings to the left and right of the proposed site also do not conform to Bedford Commons PUD.

Commissioner Austin asked about a shared access with the buildings to the left and right of the site.

Emilio Sanchez explained that during construction and replatting of the medical plaza, the shared access drive was constructed but that there was never a site plan approved for the vacant land just the medical plaza building as it was located in the Central Business District (CBD).

Chairman Carlson opened the public hearing at 7:30 p.m.

Bob Cochran, Bedford Square subdivision, expressed his support and approval of this project.

Chairman Carlson closed the public hearing at 7:34 p.m.

Commissioner Austin stated that the setback is his main concern.

Commissioner Culver stated her concern is about the streetscape more than the setback.

Commissioner McMillan stated that she does not see the continuity of the buildings to the left and right if we require the new building to meet the Bedford Commons Code. This lot should not have been included in the Bedford Commons PUD. She asked staff, what will happen with the existing sidewalks and streetscapes?

Emilio Sanchez explained that the Bedford Commons PUD states that the portion of L. Don Dodson east of Parkwood Drive would be required to have a 13'6" area that consists of a sidewalk or multiuse trail, landscape strip, and then parking.

Motion: Commissioner Culver made a motion to approve zoning case PZ-SUP-2017-50025, with a stipulation that four foot living hedge be planted per the requirements of the Bedford Commons Planned Unit Development.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2017-50025.

**ADJOURNMENT**

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

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 13, 2017**

**APPROVED**

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

Nays: None

Abstention: None

Motion approved 7-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:52 p.m.

---

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

**ATTEST:**

---

**Kristtina Starnes  
Planning & Zoning Coordinator**