

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF APRIL 27, 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 27th day of April, 2017 with the following members present:

Chairman: Todd Carlson

Vice Chairperson: Mickey Hall

Members: Jason Sinisi
 Bill Reese
 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 April 21, 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 6:59 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 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: April 13, 2017 regular meeting**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of the April 13, 2017 regular meeting.

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

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

Motion approved 5-0-1. Chairman Carlson declared the April 13, 2017 meeting minutes approved.

PUBLIC HEARINGS

- 2. Zoning Case PZ-SUP-2016-50078, public hearing and consider a request to rezone Lots 1A & 1B1, Block 3R, Bedford Forum Addition, located at 3201 Airport Freeway, Bedford, Texas from Planned Unit Development (PUD) to amended Planned Unit Development/Specific Use Permit/Motorcycle Sales and Service, (PUD/SUP) specific to Section 3.2.C(8)a of the City of Bedford Zoning Ordinance, allowing for American Motorcycle Company to open a used motorcycle sales and service center within the existing building along with outdoor display and storage of motorcycles. The property is generally located north of Airport Freeway and east of Forum Parkway (PZ-SUP-2016-50078).**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2016-50078.

This request is for a specific use permit is to allow for the operation of American Motorcycle's dealership and service center in Bedford. They are also proposing to have some outdoor storage of vehicles in the alley to the north east. They may possibly have some display vehicles at the front area of the building, in the parking lot under some canopies.

The current site is located in the Master Highway Corridor Overlay District. It is a remnant piece of the highway expansion; a large portion of frontage was taken from this property.

The applicants are proposing to increase landscaping as well as repaving and restriping the existing concrete. Due to the highway expansion and taking of the property, TxDOT left an odd arrangement of drive approaches. The current drive approach leads into grass, so the applicants are proposing to repave those areas to connect the drive approaches to the parking lot.

The applicants are proposing 186 parking spaces; 166 parking spaces are required, therefore they meet the requirement per zoning ordinance.

Development Review Committee had minimal comments. The applicant met with the Fire Department to work out the placement of the fire lane.

Commissioner Sinisi asked if the outside storage would be permanent storage, and if the vehicles on display would be left out overnight.

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Emilio Sanchez stated that the proposed storage will be permanent, and it is possible that some of the display bikes would be left out overnight, but more than likely they will be moved inside to the showroom overnight.

Vice Chairperson Hall asked how much fencing will be there.

Emilio Sanchez said the fence will start about a quarter of the length down the north east side of the building and continue to the north until it reaches the parking area. The fence will incorporate the parking area as well. A Knox-box will be provided which provides the fire department easier access to enter the building in case of emergency. The fence is to keep the general public out of that service area.

Vice Chairperson Hall asked if there will be any fencing on the south or southwest side of the property.

Emilio Sanchez said that there is no fencing on the south or southwest side of the property. All fencing will be located on the north or north east side.

Vice Chairperson Hall asked about safety concerns or theft if motorcycles are left outside overnight.

Emilio Sanchez said that is up to the business to decide what they do with them overnight.

Commissioner Sinisi asked if the required 166 spaces will be designated for motorcycle sales, customers, or both. If a large numbers are parked outside for display and take up those parking spaces, does that take away from their required parking spaces?

Emilio Sanchez said that may be the reason why they are over parked.

Brandon Allen, petitioner, 1227 West Magnolia Avenue, Fort Worth, TX 76104.

Mr. Allen is with Allen Architecture representing American Motorcycle Trading Company. They are a used motorcycles sales and service. The company will be capitalizing on the existing building approximately 37,000 square feet, and a small addition which is approximately 2,000 square feet. The corner of the property is currently two parcels that are being replatted into one. During that time the repaving and re-striping will take place.

Addressing the parking concerns, they will be over parked. All of the striping will be for cars, which allows versatility when they display motorcycles. If they were to display 100 motorcycles, they can park about four bikes into one spot. The required parking for the building will not be reduced.

The property has had vacancy issues for quite some time. They are correcting any issues that the highway expansion has created, including driveway and fire lane issues. The increasing of the parking lot will come with increase of landscaping along the frontage road.

They are cutting a new entry drive on the north side with the sole purpose to provide access for fire trucks.

Commissioner Stroope asked how many employees will this location have.

Mr. Allen said 37 employees.

Commissioner Stroope asked if all of the lot will be paved.

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Mr. Allen said it will be due to the motorcycle safety course the company offers. The safety course requires a large area clear of curbs.

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

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

Motion: Commissioner Davis made a motion to approve zoning case PZ-SUP-2016-50078.

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

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

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2016-50078.

ADJOURNMENT

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

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

Nays: None

Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:14 p.m.

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

ATTEST:

**Kristtina Starnes
Planning & Zoning Coordinator**