

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 25, 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 25<sup>th</sup> day of May, 2017 with the following members present:**

Chairman:                                Todd Carlson

Vice Chairperson:                    Mickey Hall

Members:                                Ruth Culver  
    Jason Sinisi  
    Michael Davis  
    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 May 19, 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 6:52 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 7:00 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: May 11, 2017 regular meeting**

Motion: Commissioner McMillan made a motion to approve the meeting minutes of the May 11, 2017 regular meeting as amended.

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

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

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson declared the May 11, 2017 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Zoning Case PZ-SUP-2017-50035, public hearing and consider a request to rezone Tract 4F, Abstract 1641, Woodson, A J Survey, located at 3030 Harwood Road, Bedford, Texas, from Heavy Commercial (H) to Heavy Commercial/Specific Use Permit/Self-service Storage Facilities (H/SUP), specific to Section 3.2.C(11)h of the City of Bedford Zoning Ordinance, allowing for Bedford Self-Storage to build and operate a self-storage facility. The subject property is generally located south of Harwood Drive and west of Martin Drive. (PZ-SUP-2017-50035).**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2017-50035.

This request is for a specific use permit to construct an approximately 98,000 square foot, three story mini-warehouse building on the site. The site is currently vacant. It is zoned Heavy Commercial.

Development Review Committee met and reviewed this case. The applicant is aware that some city services will need to be extended to the site to make it buildable, which is the sanitary sewer line. The comprehensive land use plan has this site designated as Commercial; mini-warehouse falls within the commercial use.

The site plan submitted meets landscape requirements of the Bedford Zoning Ordinance. They are not located in the Master Highway Corridor Overlay District or Central Business District.

Staff received numerous emails and phone calls in opposition.

Chairman Carlson asked if there were any calls or emails in support.

Emilio Sanchez said no.

Commissioner Culver asked how many units are proposed.

Emilio Sanchez said the applicant did not mention how many units will be in the structure.

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Commissioner Culver said that there does not appear to be any parking available for RVs or trailers.

Emilio Sanchez said that is correct, there is no parking for those types of vehicles.

Commissioner Culver said that there will be no sales tax generated from the business.

Emilio Sanchez said that is correct.

Commissioner McMillan said the material will be masonry, is that the entire building?

Emilio Sanchez said that it appears to be metal gussets with a masonry block and a steel-type panel. That is what is proposed. The applicant will show examples to the board.

Commissioner Culver asked if he knew what the approximate property value of this building will be.

Emilio Sanchez said he does not. The applicant may have that information but they have not conveyed that to staff. They have mentioned over \$12,000,000 but that number may change.

Commissioner Sinisi asked if all of the units will be interior and no external units.

Emilio Sanchez said it is all inside the building.

James Bratton, petitioner, lives in Austin, Texas.

Mr. Bratton explained the difference between a mini-warehouse building and what they are proposing to build. He said it is like comparing a convenience store to an Albertson's store.

Mr. Bratton is aware of the concerns regarding multiple storage facilities in the city.

Mr. Bratton said they are building a Class A climate-controlled facility with 600 units. The average unit size is 10' x 10'.

They are national storage developers and realize that the old mini-warehouse concept is a difficult usage to be embraced by city officials and building officials. The storage industry is 40 years young and is developing into a full service-type product. Their product is considered Third Generation because it is totally climate controlled, totally energy efficient, fire protection, and has music playing.

Mr. Bratton explained that they aren't only building new buildings, they are also converting old buildings such as office buildings and big box stores that have closed down into climate controlled storage facilities. They are in high demand.

This industry pays approximately 3.25 billion dollars in property tax, and there are over 58,000 storage facilities. The national average occupancy is 86%, and the occupancy in Bedford is 95%. There is a waiting list for most of the facilities for 10' x 10' units.

His proposal is to build a 3-story facility with 72,000 square feet of rental space. About 2% of their sales will be retail sales. The property tax will increase.

They have had some opposition because they will be right across from a highly occupied storage facility. That will not make any difference in their ability to do business any more than having two pizza places down that same street, or having a 7-Eleven on one side and a Racetrack on the other. It does not make a difference, especially if you are 95% occupied.

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Mr. Bratton reviewed the Bedford Comprehensive Land Use Plan and believes that this project meets the purpose of providing a quality development and serves the needs of the community. He said that Brad Lehman (civil engineer) and Emilio have done a great job going through the site plan to ensure it meets requirements.

Mr. Bratton presented visuals to the commissioners. This project meets all requirements for life fire safety, security, drainage and utility. According to the traffic engineers report, this storage is the lowest traffic impact on the community of any type of business. The envelope of the energy management system includes lights on sensors, highly efficient heating and cooling, and zoned for conserving energy. The building and the layout utilizes the topography by going underground for part of the building instead of tearing up the entire corner. The building is designed to keep a low profile.

People are downsizing and need a place to put their toys. Millennials are choosing to live in smaller townhomes and condos. These are also reasons for the high demand in storage facilities. 50% of their traffic are women, and this building provides light and safety. National average of storage facility usage is 68% of single-family dwellings. Some of their tenants will be commercial businesses.

First responders prefer indoor storage facilities to the old exterior facilities.

The opposition includes the fact that there are schools in the immediate area. This is the best business to have near a school because it has the lowest amount of traffic and it is quiet. The building is secure. They loan their trucks out to the PTA, the scouts, and the churches, and that is free advertising for them. They are good neighbors and want to make them happy.

Brad Lehman with MJ Thomas Engineering, 3973 West Vickery Boulevard, Fort Worth, Texas.

Mr. Lehman is the civil representative for the design team. He has been closely coordinated with the fire department to create a proper water system with hydrant spacing as well as a site layout to provide the best suited success for fire operation. The water system will loop the building and provide the necessary water pressure as well as demand for firefighting. There will be three new fire hydrants installed on the site. These have all been coordinated with the Fire Marshall. There will be a 26-foot wide emergency fire lane around the building. The building will have a sprinkler system to provide appropriate protection.

Regarding the aesthetics of the building, they will implement a landscape plan that will provide an appealing appearance to the city. It will meet landscape requirements according to the Development Code. There will be a six-foot masonry fence along the west and south side of the property.

Michael Hope, 6722 Lupton Drive, Dallas, Texas.

Mr. Hope represents the property ownership group.

Mr. Hope provided a history of this parcel. There is a reason why this site has remained vacant for the past 40 years. There are development challenges due to the topography. The schools provide use restrictions, so there cannot be any alcohol sales on the property. And there is no sanitary service on the property.

The ownership group thinks this is the highest and best use of the property. It is designed to be a Class A storage facility. It puts vacant land, which is currently under an agricultural tax deferral, into production. It is a quite use in a substantially residential neighborhood. The use

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also benefits the neighborhood and it addresses the development challenges the property has with minimal impact. It will increase the city's tax base.

Brad Gates, 10808 Galardia Drive, Austin, Texas.

Mr. Gates wanted to convey that this facility is different than what is traditionally seen in this city. This is a Class A, highly secured facility. This will benefit the community. They will hire a professional management company.

Commissioner Sinisi asked what Class A entails and what makes it different from the other eight facilities the city already has.

Mr. Gates said that the HVAC and security access, so each individual person would have an access code to enter the building. It is highly secure, and how the lighting system works. The building is completely dark until someone walks through and then they turn on automatically.

Mr. Bratton said that this is a Class A facility because it is highly secured, fire sprinkler system, and it is like an office building and has all of the same systems. They are not the only Class A in the city, there are some in Dallas.

Commissioner Sinisi asked what the expected occupancy is for this building.

Mr. Bratton said there are no other Class A facilities in city planning right now. It will take about three years to completely fill it up. All of his facilities have filled up within three years. His will always operate at 86%, but here it will operate at 95%.

Commissioner Sinisi asked if this will be the only climate controlled facility.

Mr. Bratton said no, there are four other facilities that offer climate control but they are full.

Commissioner Culver asked what the radius is from Public Storage can they pull customers from.

Mr. Bratton said it depends on traffic and natural barrier. He estimates around a two-mile radius.

Commissioner Culver says that encompasses outside of Bedford and drops into Euless. Public Storage is currently constructing a huge facility on Hwy 26 across from Colleyville High School. Probably four times the size of this project. There was also mention of office use of this facility, office warehouse space, for medical companies. If an office rents it, it is still their office space for medical supplies, and that is taxed in a different way.

Mr. Bratton said that is not the way the legislation and industry have utilized it. They do not have any sales tax being paid on any of the facilities right now for that reason.

Commissioner Culver said that the TSSA legal update states that if those types of services are used in that type of facilities, there is a special tax on it.

Mr. Bratton said many of the providers for space allow office warehousing in their units, but he does not. People are not allowed to come in and do business. Everything they do is to store their stuff and get out. People only stay about 15 minutes. They come in, get whatever they need or drop off whatever they need to, and leave. When they utilize the name "office warehouse," they are talking about other companies that allow people to do business inside their units. Mr. Bratton's company does not.

Commissioner Culver asked what trucks do they lend out.

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Mr. Bratton said they have one moving truck that they lend out to normal customers. If they are moving in, they lend the truck for free to give them the ability to move in to their facility. The truck is available for anyone who needs it. It is good advertisement. It is for good business.

Commissioner Culver asked Mr. Hope to explain why the storage facility would be a benefit to Bedford.

Mr. Hope believes it will be a benefit to Bedford like any other business. He believes that the residents in the area will benefit from this business.

Commissioner Culver asked within that two-mile radius, they believe that is where they will draw customers from and are going to be the ones who will utilize that facility, and they believe this is the best use for this property.

Mr. Hope said from the property owner's view, yes. He did not have any involvement in that market study.

Vice Chairperson Hall asked staff if they have had any other people look at this property and walked away.

Emilio Sanchez said National Tire and Battery was looking at this site pretty heavily. They have merged with another company and during that merger decided they needed to cut back on the number of spots in between and couldn't compete within certain distances with each other. This site fell off from that.

Chairperson Hall asked if there were some infrastructure problems that prevent other people from doing business there.

Emilio Sanchez said within the past 2 ½ years there has been no other interest in the property.

Commissioner Sinisi asked if the building will be taller or shorter than the neighboring apartment buildings.

Emilio Sanchez said the highest point of the building is 38 feet, which is about the same height as the apartment complex.

Commissioner McMillans asked about the parking and if there will be designated parking for customers and loading areas.

Mr. Bratton said there are five loading areas, and their parking lot will abide by the requirements of the city.

Commissioner McMillan asked what size the large truck will be parked on.

Mr. Bratton said the trucks will be in the back. None of the loading areas encroach in the fire lanes.

Commissioner McMillan asked if there will be any windows on this building.

Mr. Bratton said they will like to have some windows and will be decided as the building is constructed. Most people like to have windows.

Mr. Hope said the construction cost is estimated at \$12,000,000.

Chairman Carlson opened the public hearing at 7:54 p.m.

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Roger Gallenstein, 4013 Fairmont Court, Bedford, Texas 76021.

Mr. Gallenstein is concerned about the highest and best use, and there is only 3% land left to develop on. There is also a redevelopment of Harwood. Diversity is another concern. Do we need another storage facility; is the demand there?

Mr. Gallenstein said there is a better use and asks the commission to deny this case.

Keith Quigley, 3849 Berkshire Lane, Bedford, Texas 76021.

Mr. Quigley asked if the city needs another storage facility with 13 already there. He also voiced traffic concerns and said that the close proximity to schools is not safe because of the children walking to and from school. He said that Bedford needs to attract more tax revenue and should put something there to attract people and draw them into Bedford.

Mr. Quigley asked the commission to deny this case, and there may be a better use for this property.

Ed Henderson, 2513 Meadow View, Bedford, Texas.

Mr. Henderson said the traffic patterns are a mess before and after school, as well as traffic on Harwood from 5:00pm – 6:30pm. He also asks who will pay for the sewage line extension. He asked about medical facilities leasing space and if they are doing business that is subject to taxes. He asked if the lights of the facility will affect the neighborhoods. He asked about saturation of market, and if there is a break even point.

Mr. Henderson asked the commission to consider these questions.

Bill Rodgers, 2616 Juniper Court, Bedford, Texas 76021.

Mr. Rodgers has another storage facility across from where he lives. He said there are five storage facilities within one mile of his subdivision. He does not feel there is a need for another storage facility. He and his neighbors are concerned about their property values.

Patricia Nolan, 1005 Carousel Drive, Bedford, Texas 76021.

Ms. Nolan said another storage facility is overkill. The building will be out of character of the neighborhood. There can be a better use for this property.

Ms. Nolan asked the commissions to deny this case.

Ms. Susan Jorgenson, 62 Morrow, Bedford, Texas

Ms. Jorgenson said she agrees with the other commissioners who have already spoken. She does not believe that Bedford needs another storage facility and hopes the commission denies this case.

Tina Penny, 3300 Andover Drive, Bedford, Texas 76021.

Ms. Penny opposes this project with land space 97% built out and the city needs higher tax revenue. She requests that the commission denies this case.

Steve Crawford, 3844 Periwinkle Street, Bedford, Texas.

Mr. Crawford is opposed to this project. Bedford needs businesses that will generate tax revenue.

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Jerril Entrekin, 2709 Ceder Springs Court, Bedford, Texas.

Ms. Entrekin said there has been 33% of increased traffic since the construction at this intersection. She believes traffic resulting from this business will be a safety concern.

Margaret Hall, 44 Morrow Drive, Bedford, Texas 76021.

Ms. Hall said she agrees with everybody who has spoken. She is concerned about traffic by the schools and would like to see something tax generating at this property.

Nancy Henderson, 2513 Meadow View, Bedford, Texas 76021.

Ms. Henderson is against this project. She said empty land is psychologically important and this project is ridiculous.

Mike Vinez, 3540 Sweet Wood Street, Bedford, Texas.

Mr. Vinez reiterates the traffic concerns at the intersection and would like to see something more tax revenue generating. He opposes this project.

Mr. Bratton said that this particular usage does not have high traffic and will not impact the current traffic pattern, according to the trip generation report.

Chairman Carlson asked how high the back fence will be and how tall the lighting fixtures will be.

Mr. Lehman said the wall will be six feet tall and does not have the information on how tall the lighting fixtures will be.

Chairman Carlson asked if the city is doing the sewage line or is the applicant.

Mr. Lehman said the applicant is paying for the sewage line extension. It is built by the developer and handed over to the city since it will be located in the public right of way. Also, most of the remaining trees will remain in place with this development as well as planting 32 more trees. He doubts there will be a lighting issue.

Mr. Hope said that there has not been any interest in this property by developers in several years. This is still believed to be the highest and best use.

Mr. Bratton said that liquor sales will not be allowed because the school is across the street.

Chairman Carlson closed the public hearing at 8:36 p.m.

Commissioner McMillan said the petitioner said they gave a great presentation and their building looks nice. She is not concerned about the traffic. She is concerned about the frontage at this site. She said this is a good product but not the right location.

Commissioner Davis said he believes this is the best traffic scenario, and he is torn about a decision.

Chairman Carlson said he likes the product but not at that location. He said that the traffic will not be an issue. This is one of the three main corridors in the city and this isn't the right spot.

Vice Chairperson Hall said she is also torn on a decision. She said traffic is not a concern. This property is a difficult property to build on. The presentation was great and the citizens had some good comments.

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Commissioner Culver agrees with what everyone has said. She said that the citizens do not want any more rental businesses in Bedford. Retail and restaurants are desired. We need to listen to what the citizens want and what they ask for. She is opposed to this project.

Commissioner Sinisi said this is a great product and it would do really well, but this location is not the right location for it.

Chairman Carlson said he has rarely seen so much opposition for one location.

Motion: Commissioner Sinisi made a motion to deny zoning case PZSUP-2017-50035.

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

Ayes: Commissioners Culver, Sinisi, McMillan and Chairman Carlson

Nays: Commissioners Davis and Vice Chairperson Hall

Abstention: None

Motion approved 4-2-0. Chairman Carlson recommended denial of zoning case PZ-SUP-2017-50035.

**ADJOURNMENT**

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

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

Nays: None

Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 8:47 p.m.

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

**ATTEST:**

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**Kristtina Starnes  
Planning & Zoning Coordinator**