

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 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 6:45 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 13th day of July, 2017 with the following members present:

Chairman: Todd Carlson

Vice Chairperson:

Members: Ruth Culver
 Tom Stroope
 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 July 7, 2017).

CALL TO ORDER

Chairman Carlson called the Work Session to order at 6:47 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 Davis 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: June 8, 2017 regular meeting**

Motion: Commissioner Culver made a motion to approve the meeting minutes of the June 8, 2017 regular meeting as amended.

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

Ayes: Commissioners Culver and McMillan
Nays: None
Abstention: Commissioners Stroope, Davis, and Chairman Carlson

Motion approved 2-0-3. Chairman Carlson declared the June 8, 2017 meeting minutes approved.

PUBLIC HEARINGS

- 2. Zoning Case PZ-SUP-2017-50054. public hearing and consider a request to rezone Lot 2R1, Harwood Hills Village Addition, located at 3204 Harwood Road, 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 Biker's Bay to open a used motorcycle sales and service center with outdoor storage tanks. The property is generally located south of Harwood Road and west of State Highway 121 (PZ-SUP-2017-50054).**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2017-50054.

This specific use permit is a request to move an existing business in the same shopping center to the building to the west of its current location. The business is downsizing from a 4,000 square-foot to a 2,000 square-foot operation. They would also like to incorporate outdoor storage tanks for used motor oil, which was not included in the prior specific use permit. This business fits within the comprehensive land use plan.

Commissioner Culver asked a question regarding the storage tanks not included in the specific use permit approved in 2011.

Emilio Sanchez said because it is a combustible material, the fire marshal requires it to be stored outdoors. The language was not in the specific use permit approved in 2011 and staff would like to have it included to cover all bases in case any compliance issues occur in the future.

Commissioner Culver asked if the Planning & Zoning Commission has the option to deny the storage tanks or is it up to the fire marshal and code compliance; and, if it was denied, can the fire marshal or code compliance overturn their denial.

Emilio Sanchez said if P&Z were to deny it, the business would have to find an alternative to dispose of used motor oil. The fire marshal or code compliance cannot overturn the denial. However, if it was approved, the fire marshal or code compliance can come back and deny it. To date, the business has been operating with the tanks behind the building of their current location without any problem.

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Commissioner McMillan asked for verification that outside sales are not allowed in the current zoning designation.

Emilio Sanchez said that the applicant did not include a request for outside sales.

Commissioner Stroope asked that aside from the outside storage request, will everything remain the same as what is currently there.

Emilio Sanchez said that is correct.

David Kilpatrick, petitioner, 817 Birdsong, Bedford, Texas.

Mr. Kilpatrick explained that they are simply downsizing from 4,000 square feet to 2,000 square feet. They would like to move to a smaller location now that their lease is up.

In regards to the outside storage tanks, code compliance had told them to move the tanks inside, then came back and told them to move them outside since Goodyear stores theirs outside. They have been compliant with what the city has asked of them. Mr. Kilpatrick said that in all of his years of automotive service he has always stored it outside. The tanks usually have no more than 50 to 100 gallons of oil before it is properly disposed of.

Commissioner McMillan asked if most of the service is done inside, and if there have ever been issues with noise or exhaust.

Mr. Kilpatrick said yes, all of the service is done inside. He rarely runs the motors inside, and if he does it is only for a few seconds. He is conscious of environmental concerns and does not want to poison himself or anyone in the store. He does mostly small service, such as replacement of tires, installation of new handle bars, oil changes, so he doesn't need to run them inside.

Commissioner McMillan told Mr. Kilpatrick that his storage tanks are neatly stored outside compared to the other businesses.

Mr. Kilpatrick said he tries to keep everything cleaner so it doesn't look terrible.

Chairman Carlson opened the public hearing at 7:10 p.m.

Chairman Carlson closed the public hearing at 7:10 p.m.

Chairman Carlson told Mr. Kilpatrick that he appreciates the business staying in Bedford even though they are downsizing.

Motion: Commissioner McMillan made a motion to approve zoning case PZ-SUP-2017-50054.

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

Ayes: Commissioners Culver, Stroope, Davis, McMillan and Chairman Carlson

Nays: None

Abstention: None

Motion approved 5-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2017-50054.

ADJOURNMENT

Motion: Commissioner Davis made a motion to adjourn.

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

Ayes: Commissioners Culver, Stroope, Davis, McMillan and Chairman Carlson

Nays: None

Abstention: None

Motion approved 5-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:12 p.m.

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

ATTEST:

**Kristtina Starnes
Planning & Zoning Coordinator**