

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF AUGUST 10, 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 10th day of August, 2017 with the following members present:

Chairman: Todd Carlson

Vice Chairperson: Mickey Hall

Members: Ruth Culver
 Jason Sinisi
 Bill Reese
 Michael Davis
 Lisa McMillan

Constituting a quorum.

Staff present included:

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

(The following items were considered in accordance with the official agenda posted by August 4, 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 7:00 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 McMillan 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: July 13, 2017 regular meeting**

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

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

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

Nays: None

Abstention: Commissioner Reese and Vice Chairperson Hall

Motion approved 5-0-2. Chairman Carlson declared the July 13, 2017 meeting minutes approved.

PUBLIC HEARINGS

- 2. Zoning Case PZ-SUP-2017-50058. public hearing and consider a request to rezone Block 1, Lot 1D1, Shops At Central Park Addition, located at 2404 Airport Freeway, Bedford, Texas, from Heavy Commercial (H), to Heavy Commercial / Specific Use Permit (H/SUP) / Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Urban Air Adventure Park and Escapology, The Live Escape Game, to operate an indoor amusement center. The property is generally located south of Airport Freeway and east of Central Drive. (PZ-SUP-2017-50058).**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2017-50058.

This specific use permit is a request to allow Parker Coddington and Bedford Jump, LLC to operate Urban Air Adventures and Escapology in the former Movie Tavern building. The property is located in the Master Highway Corridor Overlay District. The applicant does not plan to make any changes to the building other than the addition of some signage. This fits within the Comprehensive Land Use map.

Commissioner Sinisi asked if the picture in the agenda packet is the proposed exterior to the former Movie Tavern.

Emilio Sanchez said that the picture in the packet is their Tyler location and not what the Bedford location will look like. He explained that the agenda packets include a presentation from the applicant that explains what their business is all about and what they offer to the franchisee; the activities offered vary by each location.

Parker Coddington, petitioner, 8418 Scottsdale Drive, Rowlette, Texas.

Mr. Coddington is proposing to open the Urban Air and Escapology. Bedford Jump, LLC is owned and operated by him and his two brothers. His family currently operates two upscale family entertainment centers, one in Rockwall, Texas and one in Greenville, Texas called Shenanigans.

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Mr. Coddington said that they are still working on the floor plan for the Bedford location. When they submitted the SUP application, they provided the Tyler location's floor plan as an example. The Tyler floor plan is about 1,500 square feet larger than the Bedford location. They are going to put as much as they can fit in this location and at some point add other features such as an indoor wind-tunnel (indoor sky diving).

They don't plan on making structural changes to the building. They may do something to the entrance to the building and add signage.

Commissioner McMillan asked if the outdoor seating area will be maintained with some tables.

Mr. Coddington said that they would like to make that fit. They are still working with the architects and would like Escapology to operate on that side of the building. Escapology is more of an adult-type thing. If the Escapology doesn't go on that side, they will still keep the patio open since people like to sit outside.

Commissioner McMillan asked Emilio Sanchez if outdoor seating will need to be approved.

Emilio Sanchez advised that the commission adds outdoor seating as a stipulation to the approval.

Commissioner McMillan asked Mr. Coddington if one of the owners will move to Bedford.

Mr. Coddington said that Shenanigans and Rockwall opened in 2008. In 2012 they won the best bowling entertainment center in the country. The Greenville center opened in 2013. They have been staffing internally and planning on expansions. The general manager of one store will eventually become a district manager overseeing the locations in the metroplex, and each location will have general managers.

Commissioner Reese asked what their time table is.

Mr. Coddington said current construction plans show around February 2018. There is not a whole lot of construction to do.

Vice Chairperson Hall asked that, according to the diagram that shows stairs, is the Escapology going to be on a second level.

Mr. Coddington said that is the floorplan for the Tyler location, and the Escapology there has a second story. The two floorplans overlay. The first story has the lobby, check-in, restrooms, and two escape room games. The second story will have four more escape room games. Urban Air will be similar and there will be two banquet rooms on the mezzanine level.

Commissioner Culver asked Emilio Sanchez about the sewer issues in that area at one time located between the old Movie Tavern and the restaurant.

Emilio Sanchez said that he is not aware of the sewer issues in that area.

Commissioner Culver said that before it was Ice House, it was a Mexican restaurant and the sewer gas smell was strong on the east side of the outdoor patio. She asked with the new Movie Tavern and Ice House if the sewer issues had been addressed. At one time it was claimed to have come from the Movie Tavern.

Emilio Sanchez said that this new operation will have a lot less grease involved on the cleaning side so the source of the smell will not be the same. Staff is not aware of any issues that had come to the City. The interior of the building has been completely demoed.

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Chairman Carlson asked if there will be any video game consoles in this location.

Mr. Coddington said they plan to have an arcade located under the zip line and ropes course. It will be similar to what they have in the Shenanigans and Rockwall locations but smaller.

Commissioner Hall asked about the age-defying activity sections and if this location will have the same.

Mr. Coddington said they use to have a Kid Zone that was restricted to a certain age and younger. They found that the franchisees have taken it out because the kids don't stay in there and want to be out with everybody else. There are monitors on the floor enforcing rules and making sure kids are following the rules. Safety is their number one priority. Urban Air is part of the founding members of the International Trampoline Association and within the past couple of years developed some ASTM standards pertaining to equipment design and the safeguards in place.

Commissioner McMillan asked if there will be separate concessions for Urban Air and Escapology.

Mr. Coddington said from the outside, the consumer won't know that the two businesses are related. It will look like two separate businesses. There may be a connecting door between them. Escapology will have a concession that serves beer and wine, but there won't be any food unless it is for a corporate or private event. Urban Air's concession will be more like an upscale snack bar serving things like sandwiches that are similar to what you would get at Starbucks. There will not be any liquor served and there will not be a full-service bar.

Commissioner McMillan asked if there will be just one concession shared by both sides.

Mr. Coddington said no. The businesses will only be connected by each having a door in a vestibule. Inside Escapology, there will be a refrigerator that will have only beer and wine in it. There will not be any food. Inside Urban Air, there will be the quick-serve sandwiches, pizzas, basic quality stuff with the beer and wine. If they do corporate events, they will utilize the kitchen in Urban Air for Escapology. Those events are planned ahead.

Chairman Carlson opened the public hearing at 7:20 p.m.

Chairman Carlson closed the public hearing at 7:20 p.m.

Commissioner Sinisi said if the approval is stipulated with outdoor seating, there should be something that says no additional music because outdoor speakers are a part of it.

Chairman Carlson asked if any of the restaurants in that shopping center have music playing on their outdoor seating.

Emilio Sanchez said that the restaurants do play music on their outdoor seating, but that is not something Planning & Zoning can regulate. It is only restaurants in shopping centers that require an SUP for outdoor seating.

Motion: Commissioner McMillan made a motion to approve zoning case PZ-SUP-2017-50058, with the stipulation that outdoor seating is allowed.

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

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

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Nays: None
Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2017-50058.

ADJOURNMENT

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

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

Motion approved 7-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:24 p.m.

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

ATTEST:

**Kristtina Starnes
Planning & Zoning Coordinator**