

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 11, 2019**

**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 6:40 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 11<sup>th</sup> day of April, 2019 with the following members present:**

Chairman: Todd Carlson

Vice Chairperson: Ruth Culver

Members: Keith Quigley  
Michael Davis  
Tom Stroope  
Dixie Cawthorne

Constituting a quorum.

Staff present included:

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

(The following items were considered in accordance with the official agenda posted by April 4, 2019)

**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 7:00 p.m.

**REGULAR SESSION**

The Planning and Zoning Commission convened in the Council Chamber at 7:01 p.m. and the Regular Session began.

**CALL TO ORDER**

Chairman Carlson called the meeting to order at 7:02 p.m.

**INVOCATION**

Commissioner Davis gave the invocation.

**PLEDGE OF ALLEGIANCE**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 11, 2019**

**APPROVED**

The Pledge of Allegiance was given.

**APPROVAL OF MINUTES**

- 2. Consider approval of the following Planning and Zoning Commission meeting minutes: February 14, 2019 regular meeting.**

Motion: Vice Chairperson Culver made a motion to approve the meeting minutes of the February 14, 2019 regular meeting with the corrections as stated.

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

Ayes:	Commissioners Quigley, Davis, Stroope, Chairman Carlson, and Vice Chairperson Culver
Nays:	None
Abstention:	Commissioner Cawthorne

Motion approved 5-0-1. Chairman Carlson declared the February 14, 2019 meeting minutes approved.

**PUBLIC HEARINGS**

- 3. Zoning Case PZ-SUP-2019-50004, public hearing to consider a request to rezone Lot 1, Block 1, Harwood Hills Corner Addition, located at 3354-3358 Harwood Road, Bedford, Texas from Planned Unit Development (PUD) to amended Planned Unit Development/Specific Use Permit/ (PUD/SUP), specific to Section 3.2.C.8.g.iii, Gasoline Service Station with Convenience Store of the City of Bedford Zoning Ordinance, allowing for 7-11 to construct a new gas station with convenience store. The property is generally located south of Harwood Road and west of State Highway 121. (PZ-SUP-2019-50004)**

Emilio Sanchez, Planning Manager, reviewed case PZ-SUP-2019-50004.

This request is for a specific use permit to allow for 7-Eleven to construct an approximate 3,000 square-foot convenience store with a gasoline service station. The site is at the corner of State Highway 121 and Harwood Road. It is located within the Master Highway Corridor Overlay District. The applicant has submitted a site plan that meets all of the requirements for the overlay district as well as the requirements for the specific use permit. This site has been vacant for a number of years. It was previously another 7-Eleven convenience store and gasoline service station.

In 2014 an application was submitted and was heard before the Planning & Zoning Commission for a gasoline service station for Tom Thumb back when Tom Thumb was occupied the shopping center.

The Master Highway Corridor Overlay District allows this use with a specific use permit. The Development Review Committee reviewed this case and had no comments since the previous use was the same thing. The cross access and emergency access easements all remained the same as what it is currently platted.

The applicant is using 20 feet of the TxDOT right-of-way for landscape requirements per the Master Highway Corridor Overlay District.

Vice Chairperson Culver asked Emilio if there were any letters of opposition to this project.

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 11, 2019**

**APPROVED**

Emilio Sanchez said staff received a few phone calls but they were inquiries for what the zoning change sign was for. The callers had no objections after they were told what the sign was for.

Clay Christy, petitioner, 1903 Central Drive, Bedford, Texas.

Mr. Christy said they are proposing a 3,000 square-foot convenience store with gasoline service.

Vice Chairperson Culver said she has seen the urban design of some of the new 7-Elevens being developed, and she asked if the developer can do something unique for this proposed project, such as a wine bar or restaurant, something than just another 7-Eleven.

Mr. Christy said from what he knows, 7-Eleven has revamped their program, and it's not the traditional 7-Eleven. They have worked significantly on their architecture and features, so it's not like the old 7-Elevens of the past. With this new program, they do have things that they want to do to be recognizable, whether it be the sign or colors of the building. This building has been adapted to meet all requirements of the City standards, whether it be the masonry requirements and the overlay for the 121 District. He will ask the developer about a wine bar.

Vice Chairperson Culver said it doesn't necessarily need to be a wine bar on the wish-list, but she would like to see something unique.

Chairman Carlson opened the public hearing at 7:11 p.m.

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

Motion: Vice Chairperson Culver made a motion to approve zoning case PZ-SUP-2019-50004.

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

Ayes: Commissioners Quigley, Davis, Stroope, Cawthorne, Vice Chairperson Culver and Chairman Carlson.

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2019-50004.

- 4. Zoning Case PZ-SUP-2019-50017, public hearing to consider a request to rezone Lot 1, Block 5 - 9, Bell Ranch Terrace Addition, located at 4101 Airport Freeway, Suite #127, Bedford, Texas, from Heavy Commercial (H) to Heavy Commercial/Specific Use Permit (H/SUP), specific to Section 3.2.C.2.a, Churches, Temples and Synagogues of the City of Bedford Zoning Ordinance, allowing for International Goshen City Church to operate a church. The subject property is generally located north of Airport Freeway and west of Industrial Boulevard. (PZ-SUP-2019-50017)**

Emilio Sanchez, Planning Manager, reviewed case PZ-SUP-2019-500017.

This request is for a specific use permit at 4101 Airport Freeway to allow for the International Goshen Church to operate in suite 127 in an existing multi-business strip center. This particular site is actually a 6,000 square-foot space that is going to be demised into an approximately 4,200 square-foot space for the church. This is a remnant of the takings from the highway widening, which is indicated on the site plan that was submitted. As a result, there was some parking that was

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 11, 2019**

**APPROVED**

removed from this site. The specific use permit for a church is aimed at the site plan layout when it's adjacent to a residential district. It doesn't address how to lay out a site when it's in a commercial district. The church or the applicant are not proposing to change anything about the site itself.

Vice Chairperson Culver asked if there will be a sign, and if so will it be in compliance with the sign ordinance.

Emilio Sanchez said it would have to be compliant with the sign ordinance, but he does not know if they plan on erecting signs. However, at this site, there are individual signs for each suite. There was a multi-tenant sign, but he is not sure if it was a part of the takings area. All of the existing signs are conforming.

Jet Leonard, petitioner, 6315 Royal Crest Drive, Dallas, Texas.

Mr. Leonard has owned this property since 2001 and is trying to fulfill what needs to be done to make everybody happy.

Chairman Carlson said in work session, it was discussed that this is a complimentary use because when it's active, the rest of the businesses may not be.

Mr. Leonard said that is correct. This property was affected by TxDOT when they did the widening of the road. This property lost 52 parking spaces, which negatively impacted the property. The property is approximately 30,000 square feet, and logistically for true retail they can only park for about 15,000 square feet. What's nice about this particular use is that they're coming at completely opposite times of when the rest of the retail use is needing the parking. This church has been looking for a location where they can stay long-term.

Chairman Carlson asked how many members approximately does this church have.

Mr. Leonard said approximately 35 members.

Commissioner Stroope suggested that he add some greenspace where TxDOT is taking the property.

Mr. Leonard said TxDOT owns everything behind the concrete of the parking lot and they maintain the greenspace that is there.

Vice Chairperson Culver asked if he is aware of any signage that the church may put up.

Mr. Leonard said the church is looking into it, but they are aware that anything they are going to do will have to be approved by the City. They may not buy a large expensive sign, but maybe just something small in the window that will have to be approved.

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

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

Motion: Commissioner Davis made a motion to approve zoning case PZ-SUP-2019-50017.

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

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 11, 2019**

**APPROVED**

Ayes: Commissioners Quigley, Davis, Stroope, Cawthorne, Vice Chairperson  
Culver and Chairman Carlson.  
Nays: None  
Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2019-50017.

**ADJOURNMENT**

Motion: Commissioner Stroope made a motion to adjourn.

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

Ayes: Commissioners Quigley, Davis, Stroope, Cawthorne, Vice Chairperson  
Culver and Chairman Carlson  
Nays: None  
Abstention: None

Motion approved 6-0-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:22 p.m.

---

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

**ATTEST:**

---

**Kristtina Starnes  
Planning & Zoning Coordinator**