



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF AUGUST 22, 2013**

**APPROVED**

**REGULAR SESSION**

The Planning and Zoning Commission convened in the Council Chamber at 7:02 PM and the Regular Session began.

**CALL TO ORDER**

Chairman Stroope called the meeting to order at 7:02 PM.

**INVOCATION**

Vice Chairman Reese gave the invocation.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was given.

**APPROVAL OF MINUTES**

**1. Consider approval of the following Planning and Zoning Commission meeting minutes:**

**a) July 25, 2013**

**Motion:** Commissioner Henning made a motion to approve the meeting minutes of July 25, 2013, correct as written.

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

**Ayes:** Commissioners Sinisi, Henning, Pierson, Vice Chairman Reese, Chairman Stroope

**Nays:** None

**Abstention:** Commissioners Fisher, Austin

Motion approved 5-0-2. Chairman Stroope declared the motion approved.

**PUBLIC HEARING**

**2. Zoning Case Z-238, public hearing and consideration of a request to rezone a portion of Lot 10R, Block 6, Bedford Meadows Addition, located at 2807 Central Drive, Bedford, Texas from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outside Seating Establishment, for Crazy Cowboy Restaurant and Bar. The property is generally located south of Harwood Road and west of Central Drive.**

Chairman Stroope recognized William Syblon, Development Director who reviewed Zoning Case Z-238.

Chairman Stroope recognized Brad Powell and Dick Powell, 2807 Central Drive, Bedford, Texas who were there to present this application.

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Chairman Stroope opened the public hearing at 7:13 PM and recognized Rachel Tinsman, 2710 Meadow Park Drive, Bedford, Texas who spoke in opposition to this application because the proposed business was in close proximity to her home. She was concerned about the noise that would be generated from the outdoor patio during the evening hours. Also, there would be more cars parking on Meadow Park Drive by the business patrons.

Chairman Stroope closed the public hearing at 7:27 PM.

The Commission discussed the application.

Motion: Commissioner Fisher made a motion to approve Zoning Case Z-238 with the following conditions:

1. The lighting on the wood post of outside seating area is to face into the restaurant.
2. Add a masonry screening wall below the outside seating area with complementary stone to what is existing in the shopping center.
3. The hours of operation of the outside seating area are not to exceed midnight.
4. No audio or video on the outside seating area.
5. There is to be a wood hand rail around the outside seating area

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

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

3. **Request to amend City of Bedford Zoning Ordinance, specific to Section 1.2.B Definitions to include a definition for Shopping Center, and Section 2.3 Nonconformities to include a new Section, Section 2.3.G, Structures Located on Shopping Center Premises (A-034).**

Chairman Stroope recognized William Syblon, Development Director who reviewed Zoning Ordinance Amendment A-034.

Chairman Stroope opened the public hearing at 7:38 PM, and there being no one to speak closed the public hearing at 7:38 PM.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to deny Zoning Ordinance Amendment Case A-034.

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

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

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**ADJOURNMENT**

Chairman Stroope adjourned the Planning and Zoning meeting at 7:40 PM.

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**Chairman Stroope  
Planning and Zoning Commission**

**ATTEST:**

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**Yolanda Alonso  
Planning and Zoning Secretary**