

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF FEBRUARY 28, 2013**

APPROVED

REGULAR SESSION

The Planning and Zoning Commission convened in the Council Chamber at 7:01 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.

OFFICER ELECTIONS

1. Consider and act upon appointment of Chairman to the Planning and Zoning Commission.

Chairman Stroope asked the Commission to nominate and elect the Planning and Zoning Commission Chairman. The Commission discussed the elections and made an acclimation to re-elect Tom Stroope as Chairman.

Motion: Vice Chairman Reese made a motion to re-elect Tom Stroope as Chairman of the Planning and Zoning Commission.

Commissioner Carlson seconded the motion.

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

Chairman Stroope asked the Commission to nominate and elect the Planning and Zoning Commission Vice Chairman. The Commission discussed the elections and made an acclimation to re-elect Bill Reese as Vice Chairman of the Planning and Zoning Commission.

Motion: Commissioner Carlson made a motion to re-elect Bill Reese as the Planning and Zoning Commission Vice Chairman.

Commissioner Pierson seconded the motion.

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

APPROVAL OF MINUTES

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

a) **January 24, 2013**

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Motion: Commissioner Henning made a motion to approve the meeting minutes of January 24, 2013, correct as written.

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

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

PUBLIC HEARING

- 3. Zoning Case Z-233, public hearing and consider a request to rezone a portion of property known as Lot 3, Block 1, Parkwood Village Addition, located at 201 Harwood Road, Suite 150, Bedford, Texas from Heavy Commercial to Heavy Commercial/Specific Use Permit/Banquet and Meeting Facilities. The property is generally located north of Harwood Road and west of Brown Trail.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Zoning Case Z-233.

There was no one present to represent this case.

Chairman Stroope opened the public hearing at 7:10 PM and there being no one to speak, left the public hearing open until the next Planning and Zoning meeting.

The Commission discussed the application. The Commission wanted to know the hours of operation for Sundays.

Motion: Commissioner Carlson made a motion to table Zoning Case Z-233 to the next scheduled Planning and Zoning meeting.

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

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

- 4. Zoning Ordinance Amendment A-032, public hearing and consider an amendment to Ordinance No. 2275, being a Zoning Ordinance of the City of Bedford; creating an amended "HC" Highway Corridor Overlay District which contains parcels located adjacent to State Highway 183, State Highway 121 and Cheek Sparger Road; and replacing the existing "HC" Highway Corridor Overlay District and repealing the "CSED" Cheek-Sparger Entrance District.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager, who summarized Ordinance Amendment A-032 and introduced Dan Boutwell, City Planner Consultant, Municipal Planning Resources (MPRG) who reviewed Zoning Ordinance A-032.

Chairman Stroope opened the public hearing at 7:49 PM, and recognized the following:

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Bob Archer, 724 Kentwood Circle, Bedford Texas, stated the residential properties should be removed from the Highway Corridor map.

Coy Quine, 301 South Sherman, Suite 100, Richardson, Texas, stated the proposed Highway Corridor Overlay District would negatively affect the ability of his businesses to continue operations by putting financial burdens on the business to comply with the new regulations and standards if the need to rebuild after a disaster were to occur.

Al Zim, 1804 Reliance Parkway, Bedford, Texas, stated the proposed Highway Corridor Overlay District would negatively affect the ability of his businesses to continue operations by putting financial burdens on the business to comply with the new regulations if there is a change in the use of the building, and there is need to rebuild after a disaster were to occur.

The following people spoke in favor of removing residentially zoned properties from the Highway Corridor Overlay District map.

Keith Quigley, 3849 Brookshire, Bedford, Texas.

Darrell Hart, 609 Kentwood Circle, Bedford Texas.

Erin Gisler, 2414 Durango Ridge, Bedford, Texas.

Robert Bradley, 705 Saddlebrook Drive, Bedford, Texas.

Chairman Stroope closed the public hearing at 8:38 PM.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Ordinance Amendment A-032 with the following stipulations:

- Amend the Highway Corridor Overlay District map, to remove all residentially zoned properties.
- Reinstate: (24) Pawn Shops and (30) Sexually Oriented Businesses in Section 4.18D Prohibited Uses.
- Remove Section 4.18.G, (1) h. Parking Regulations and Traffic Circulation
- Remove Section 4.18.H, (1) c. Landscaping and Screening Regulations

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

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

Nays: Commission Carlson

Abstention: None

Motion approved 6-1-0. Chairman Stroope declared the motion approved.

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ADJOURNMENT

Chairman Stroope adjourned the Planning and Zoning meeting at 8:56 PM.

**Chairman Stroope, Chairman
Planning and Zoning Commission**

ATTEST:

**Yolanda Alonso
Planning and Zoning Secretary**