

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 10, 2014**

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Planning and Zoning Commission of the City of Bedford met in work session at 6:00 PM and regular session at 7:00 PM in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 10<sup>th</sup> day of April, 2014 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

Members: Hank Henning  
Jason Sinisi  
Tom Stroope  
Mickey Hall  
Mitchell Austin (alternate)

Commissioners Pierson and Fisher were absent from tonight's meeting.

Constituting a quorum.

Staff present included:

William Syblon	Development Director
Jacquelyn Reyff, AICP	Planning Manager
Yolanda Alonso	Planning and Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by April 4, 2014).

**CALL TO ORDER**

Chairman Reese called the work session to order at 6:00 PM.

**WORK SESSION**

Chairman Reese asked the Commission if anyone had an interest or owned property within 200' of any of the items on the agenda. No one had an interest or owned property within 200' of any of the items on the agenda.

The Commission and Staff reviewed and discussed items on the regular agenda.

Chairman Reese adjourned the Work Session at 6:56 PM.

**REGULAR SESSION**

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The Planning and Zoning Commission convened in the Council Chamber at 6:58 PM and the Regular Session began.

**CALL TO ORDER**

Chairman Reese called the meeting to order at 7:00 PM.

**INVOCATION**

Commissioner Stroope 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) March 13, 2014**

**Motion:** Commissioner Henning made a motion to approve the meeting minutes of March 13, 2014, with a noted correction.

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

**Ayes:** Commissioners Sinisi, Henning, Stroope, Hall, Austin, Vice Chairman Carlson

**Nays:** None

**Abstention:** Chairman Reese

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

**PUBLIC HEARINGS**

**2. Zoning Case Z-250, public hearing and consideration of a request to rezone a portion of property known as Lot 1RC2, Block 1, Bedford Meadows Shopping Center Addition, 2816 Central Drive, #110, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Package Liquor Stores, per Section 3.2.C(6)j. of the City of Bedford Zoning Ordinance specifically allowing the sale of package liquor (beer and wine only) for Bedford Mart. The property is generally located south of Harwood Road and east of Central Drive.**

Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Zoning Case Z-250.

Chairman Reese recognized Dharma Ghimire, 410 Luis Lane, Euless, Texas, who was there to present this application.

Chairman Reese opened the public hearing at 7:06 PM and there being no one to speak, closed the public hearing at 7:06 PM.

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The Commission discussed the application.

**Motion:** Commissioner Henning made a motion to approve Zoning Case Z-250.

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

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

- 3. Zoning Ordinance Amendment Case A-037, public hearing and consideration of a request to amend the City of Bedford Zoning Ordinance, No. 2275, specific to Section 3.1.F RETAIL SALES/TRADE Schedule of Permitted Uses, and Section 3.2 Explanation of Uses and Specific Use Permit Requirements, C. Permitted Uses, for a new Section 3.2.C(7)x, Tobacco Products Store.**

Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Zoning Ordinance Amendment Case A-037.

Chairman Reese recognized William Syblon, Development Director who also addressed questions from the Commission pertaining to this case.

Chairman Reese opened the public hearing at 7:25 PM and there being no one to speak, closed the public hearing at 7:25 PM.

The Commission discussed the application.

**Motion:** Commissioner Hall made a motion to approve Zoning Ordinance Amendment Case A-037.

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

**Ayes:** Commissioners Henning, Stroope, Hall, Austin, Vice Chairman Carlson,  
Chairman Reese

**Nays:** Commissioner Sinisi

**Abstention:** None

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

**ADJOURNMENT**

Chairman Reese adjourned the Planning and Zoning Commission meeting at 7:29 PM.

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**Chairman Reese  
Planning and Zoning Commission**

**ATTEST:**

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**Yolanda Alonso, Planning and Zoning Commission Secretary**