

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 11, 2014**

APPROVED

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

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) **July 10, 2014**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of July 10, 2014, correct as written.

Vice Chairman Carlson seconded the motion and the vote was as follows:

Ayes: Commissioners Sinisi, Stroope, Pierson, Vice Chairman Carlson, Chairman Reese
Nays: None
Abstention: Commissioner Hall.

Motion approved 5-0-1. Chairman Reese declared the July 10, 2014 meeting minutes approved.

PUBLIC HEARINGS

2. **Public hearing and consider a request to amend Ordinance 14-3082 for the property known as Lot CR, Block 4, Bedford Forum Addition, located at 3737 Airport Freeway, Bedford, Texas, from Heavy Commercial/Specific Use Permit/New & Used Cars & Truck Sales/Service, allowing for Used Car Sales, Mac Churchill AutoMall to Heavy Commercial/Specific Use Permit/New & Used Cars & Truck Sales/Service/Flag Poles, for an amended site plan to add two flag pole structures to be 80 feet in height for two 20 X 30 foot sized flags. The property is generally located north of State Highway 183 and east of State Highway 121. (Z-255)**

Chairman Reese recognized William Syblon, Development Director who reviewed Zoning Case Z-255. Dan Boutwell, City Planner Consultant, Municipal Planning Resources (MPRG) was also present, and prepared to address the planning aspects pertaining to this application.

Chairman Reese recognized Chris Hamud, Partner and General Manager, Mac Churchill AutoMall, 3737 Airport Freeway, Bedford, Texas, who was there to present this application.

Chairman Reese opened the public hearing at 7:06 p.m., and recognized John Fletcher, Public Relations Coordinator for the Mac Churchill AutoMall, 1243 Cedarland Plaza, Arlington, Texas. Mr. Fletcher stated the 80 foot-tall flagpoles would help provide greater visibility for incoming westbound traffic, creating a marker. Also, an 80 foot flagpole would allow for 600 square feet of visibility per flag. This is almost three times more beneficial than the 216 square feet recommended for a 65 foot flag pole.

Chairman Reese closed the public hearing at 7:09 p.m.

The Commission discussed the application.

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Motion: Commissioner Sinisi made a motion to approve Zoning Case Z-255 with the following stipulations:

1. The only two flags flown at the 3737 Airport Freeway, Bedford, Texas location be the United States of America and the State of Texas flag.
2. Lighting will illuminate the flags at night, and follow the protocol of the flying of a flag.

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

Motion approved 6-0-0. Chairman Reese recommended approval of Zoning Case Z-255.

3. **Public hearing and consider a request to amend Planned Unit Development Ordinance No. 106, specific to amending the Bedford Forum Land Use Plan Development (PUD) Standards, Section II. Site Plan, for the properties located within the Bedford Forum, specifically for the properties known as Lot 1A, Block 4A, Bedford Forum Addition, located at 3304 Commerce Place, Bedford, Texas, and Lot FR2, Block 4, Bedford Forum Addition, located at 2022 Plaza Drive, Bedford, Texas, to allow for Nursing, Rest & Convalescent Homes, specifically allowing for a Skilled Nursing Facility. The properties are generally located south of Bedford Road and east of State Highway 121. (Z-256)**

Chairman Reese recognized William Syblon, Development Director who reviewed Zoning Case Z-256. Dan Boutwell, City Planner Consultant, Municipal Planning Resources (MPRG) who was also present, and prepared to address the planning aspects pertaining to this application.

Chairman Reese recognized Shawn Rockenbaugh, Consulting Civil Engineer, Jones & Carter Inc., 6509 Windcrest Drive, Plano, Texas, and Ron Cibulka, Meridian Realty Advisors, 3811 Turtle Creek, Boulevard, Dallas, Texas, who were there to present this application.

Chairman Reese opened the public hearing at 7:15 p.m., and there being no one to speak, closed the public hearing at 7:19 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-256 with the stipulations:

1. The land uses permitted be limited to skilled nursing care in addition to the land uses currently permitted in the Bedford Forum PUD.
2. The masonry and exterior wall construction emulate the requirements of the Master Highway Corridor Overlay District.

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

Motion approved 6-0-0. Chairman Reese recommended approval of Zoning Case Z-256.

4. **Public hearing and consider a request for a preliminary plat for the properties located at 2403 Bedford Road and 2300 Bedford Road, Bedford, Texas. The properties are known as a portion of Lot 1R, Block 1, Bedford Baptist Temple Addition and Tract 2A, Abstract 94, Mary Ann Barnes Survey being platted as Lots 1 through 23, Block 1, Avalon Place Addition. The properties are generally located north of Bedford Road and east of Central Drive. (P-029)**

Chairman Reese recognized William Syblon, Development Director who reviewed Preliminary Plat Case P-029. Dan Boutwell, City Planner Consultant, Municipal Planning Resources (MPRG) was present, and prepared to address the planning aspects pertaining to this application. Tom Hoover,

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Director of Public Works/Engineering was also present, and prepared to address the engineering aspects pertaining to this application.

Chairman Reese recognized Bryan Holland, 1203 South White Chapel Boulevard, Southlake, Texas, who was there to present this application.

Chairman Reese opened the public hearing at 7:27 p.m., and recognized the following:

Rorey Odonnell, 2301 Meadowcreek Drive, Bedford, Texas, who asked what was the purpose for platting of the property? If this development was for single-story homes only? He was concerned about additional traffic due to this new development. He asked if a traffic sign could be installed at Meadow Creek and Bedford Road intersection. He was also concerned about the truck traffic due to this development.

Jim Nolte, Association Manager, Villas of Bedford Homeowners Association, 6317 Locke Avenue, Fort Worth Texas. Mr. Nolte noted the Villas of Bedford Homeowners Association requested that the one and a half or two story homes to be constructed on the north side of the property; the existing static sign located eastbound on Bedford Road that indicates the entrance to The Villas of Bedford and Park Place Boulevard be changed to an electronic warning sign and add the entrance to the Avalon Place development so traffic is aware of the new entrance/exit. "

Chairman Reese recognized Bryan Holland, 1203 South White Chapel Boulevard, Southlake, Texas, who gave a rebuttal to the questions asked stating this application was for deviding the property into 22 single family lots; the access point was from Bedford Road; a traffic study was not conducted because it was not required for this small subdivision; they will follow the City of Bedford ordinance pertaining to the truck traffic; the City of Bedford would address the traffic light or traffic signal; the location where the one and a half or two story homes are constructed is dictated by the market.

Chairman Reese closed the public hearing at 7:41 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Preliminary Plat Case P-029.

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

Motion approved 6-0-0. Chairman Reese declared Preliminary Plat Case P-029 approved.

5. **Public hearing and consider a request for a final plat for the properties located at 2403 Bedford Road and 2300 Bedford Road, Bedford, Texas. The properties are known as a portion of Lot 1R, Block 1, Bedford Baptist Temple Addition and Tract 2A, Abstract 94, Mary Ann Barnes Survey being platted as Lots 1 through 23, Block 1, Avalon Place Addition. The properties are generally located north of Bedford Road and east of Central Drive. (F-047)**

Chairman Reese recognized William Syblon, Development Director who reviewed Final Plat Case F-047. Dan Boutwell, City Planner Consultant, Municipal Planning Resources (MPRG) was present, and prepared to address the planning aspects pertaining to this application. Tom Hoover, Director of Public Works/Engineering was also present, and prepared to address the engineering aspects pertaining to this application.

Chairman Reese recognized Bryan Holland, 1203 South White Chapel Boulevard, Southlake, Texas, who was there to present this application.

Chairman Reese opened the public hearing at 7:44 p.m. and recognized the following:

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Rorey Odonnell, 2301 Meadowcreek Drive, Bedford, Texas, Jim Nolte, Association Manager, Villas of Bedford Homeowners Association, 6317 Locke Avenue, Fort Worth Texas, and Bryan Holland, 1203 South White Chapel Boulevard, Southlake, Texas.

Chairman Reese closed the public hearing at 7:48 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Final Plat Case F-047.

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

Motion approved 6-0-0. Chairman Reese declared Final Plat Case F-047 approved.

ADJOURNMENT

Chairman Reese adjourned the Planning and Zoning Commission meeting at 7:50 p.m.

**Bill Reese, Chairman
Planning and Zoning Commission**

ATTEST:

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