

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF OCTOBER 23, 2014**

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 6:00 p.m. in the Conference Room Building A of City Hall, and Regular Session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 23rd day of October 2014 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

Members: Ruth Culver
 Mitchell Austin
 Jason Sinisi
 Mickey Hall
 Tom Stroope
 Hank Henning (Alternate) attended Work Session

Constituting a quorum.

Staff present included:

William Syblon	Development Director
Dan Boutwell	Planning Consultant
Yolanda Cramer	Planning and Zoning Secretary

(The following items were considered in accordance with the official agenda posted by October 17, 2014).

CALL TO ORDER

Chairman Reese called the Work Session to order at 6:00 p.m.

WORK SESSION

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

Chairman Reese adjourned the Work Session at 6:58 p.m.

REGULAR SESSION

The Planning and Zoning Commission convened in the Council Chamber at 6:59 p.m. and the Regular Session began.

CALL TO ORDER

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

INVOCATION

Commissioner Austin gave the invocation.

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PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

OFFICER ELECTIONS

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

Chairman Reese asked the Commission to nominate and elect the Planning and Zoning Commission Chairman. The Commission discussed the elections and made an acclamation to elect Bill Reese as Chairman.

Motion: Commissioner Stroope made a motion to elect Bill Reese as the Chairman of the Planning and Zoning Commission.

Commissioner Culver seconded the motion.

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

Chairman Reese asked the Commission to nominate and elect the Planning and Zoning Commission Vice Chairman. The Commission discussed the elections and made an acclamation to elect Todd Carlson as Vice Chairman of the Planning and Zoning Commission.

Motion: Commissioner Sinisi made a motion to elect Todd Carlson as the Vice Chairman of the Planning and Zoning Commission.

Commissioner Stroope seconded the motion.

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

APPROVAL OF MINUTES

**2. Consider approval of the following Planning and Zoning Commission meeting minutes:
a) September 11, 2014, regular meeting**

Motion: Commissioner Hall made a motion to approve the meeting minutes of September 11, 2014, with noted corrections made at the Work Session.

Commission Stroope seconded the motion and the vote was as follows:

Ayes: Commissioners Sinisi, Stroope, Hall, Austin, Vice Chairman Carlson, Chairman Reese

Nays: None

Abstention: Commissioner Culver

Motion approved 6-0-1. Chairman Reese declared the September 11, 2014 meeting minutes approved.

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PUBLIC HEARINGS

3. **Public hearing and consider a request to amend Zoning Ordinance 98-2445 from “PUD” Planned Unit Development District for properties as wholly contained within the following legal description known as Block 1, Lot A; Block 2, Lots 11-17; Block 3, Lots 1-9; Block 4, Lots 1-16; Stonecourt Addition to Amended “PUD” Planned Unit Development District (replace a portion of the Stonecourt Subdivision perimeter masonry fence with an alternate fence screening material). The properties are generally located north of State Highway 183 and west of Industrial Boulevard. (Z-259)**

Chairman Reese recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-259.

Chairman Reese recognized Robert Reeves, 900 Jackson Street, Dallas, Texas, and Rick Beasley, President of Bedford Stonecourt Homeowners Association, 4000 Granite Drive, Bedford, Texas, who were there to present this application.

Chairman Reese opened the public hearing at 7:23 p.m. and recognized the following residents:

- John DeLorme, 1129 Woodvale Drive, Bedford, Texas, who spoke in opposition to this application.
- Kelly Golden, 2037 Canterbury Drive, Bedford, Texas, who spoke in support of this application.
- Rick Beasley, 4000 Granite Drive, Bedford, Texas, who spoke in support of this application.
- Dorothy McWhorter, 1600 Martha Drive, Bedford, Texas, who spoke in opposition to this application.
- Dr. Mabli, 2000 Canterbury Drive, Bedford, Texas, who spoke in support of this application.
- Al Zim, 1916 Reliance Parkway, and 1804 Reliance Parkway, Bedford, Texas, who spoke in opposition to this application.

Chairman Reese recognized Robert Reeves, 900 Jackson Street, Dallas, Texas, and Rick Beasley, President of Stonecourt Homeowners Association, 4000 Granite Drive, Bedford, Texas who gave a rebuttal.

Chairman Reese closed the public hearing at 8:16 p.m.

The Commission discussed the application.

Motion: Commissioner Stroope made a motion to deny Zoning Case Z-259.

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

Motion approved 7-0-0. Chairman Reese recommended the denial of Zoning Case Z-259.

4. **Public hearing and consider a request to rezone a portion of property known as Lot 3, Block 1, Parkwood Village Addition, located at 209 Harwood Road, Suite B, Bedford, Texas from Heavy Commercial to Heavy Commercial/Specific Use Permit/Secondhand, Rummage & Used Furniture Stores to allow for Furniture Consignment by TJ. The property is generally located north of Harwood Road and west of Brown Trail. (Z-260)**

Chairman Reese recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-260.

Chairman Reese stated the applicant was not present to represent this application.

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The Commission requested to table this application because the applicant was not present.

Chairman Reese opened the public hearing at 8:29 p.m., and there being no one to speak about this application, left the public hearing open until November 13, 2014.

The Commission discussed the application.

Motion: Commissioner Austin made a motion to table Zoning Case Z-260 to the November 13, 2014 meeting, and leave the public hearing open.

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

Motion approved 6-1-0. Chairman Reese recommended to table Zoning Case Z-260 to the November 13, 2014 meeting.

- 5. Public hearing and consider a request to rezone the property known as Lot 4BR2A, Block 1, Northeast Community Hospital Addition, located at 1905 Forest Ridge Drive, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/New & Used Cars & Truck Sales/Service to allow for used car sales by Fort Worth Community Credit Union. The property is generally located north of State Highway 183 and west of Forest Ridge Drive. (Z-261)**

Chairman Reese recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-261.

Chairman Reese recognized Marc Rhodes, 3605 Pelican Court, Arlington, Texas, who was there to represent this application.

Chairman Reese opened the public hearing at 8:48 p.m., and there being no one to speak, closed the public hearing at 8:48 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-261 with the following stipulations:

1. Total spaces allocated for the storage, display, and sales of vehicles limited to 24 spaces for storage and 15 spaces for display and sales.
2. Parking spaces allocated for this use must be clearly indicated and designated on a site exhibit map, which accurately locates the spaces dedicated to this use.
3. No signage for vehicle display and sales, with the exception of an information sheet placed in the windshield of the vehicle, may be located on the site.
4. No banners, flags, balloons or visual sales aids may be used for the vehicle display and sales area.
5. No vehicle may be decorated with window paint, or similar treatment, advertising vehicle sales.
6. No maintenance or washing facilities may be located on site to prep vehicles.
7. No inoperable vehicles.

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

Motion approved 7-0-0. Chairman Reese recommended approval of Zoning Case Z-261 with the noted stipulations.

NEW BUSINESS

- 6. Consider canceling Planning and Zoning Commission meetings of November 27, 2014, and December 25, 2014, due to holidays.**

The Commission discussed this item.

Motion: Commissioner Stroope made a motion to cancel the Planning and Zoning Commission meetings scheduled for November 27, 2014, and December 25, 2014.

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

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

ADJOURNMENT

Chairman Reese adjourned the Planning and Zoning Commission meeting at 8:55 p.m.

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

ATTEST:

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