

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF NOVEMBER 13, 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 13th day of November 2014 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

Members: Ruth Culver
 Jason Sinisi
 Mickey Hall
 Tom Stroope
 Hank Henning

Constituting a quorum.

Staff present included:

William Syblon Development Director
Dan Boutwell Planning Consultant

(The following items were considered in accordance with the official agenda posted by November 10, 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 7:00 p.m. and the Regular Session began.

CALL TO ORDER

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

INVOCATION

Commissioner Sinisi gave the invocation.

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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) **October 23rd, 2014, regular meeting**

Motion: Commissioner Hall made a motion to approve the meeting minutes of October 23, 2014, with noted corrections made at the Work Session.

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

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

Nays: None

Abstention: Commissioner Henning

Motion approved 6-0-1. Chairman Reese declared the October 23, 2014 meeting minutes approved.

PUBLIC HEARINGS

3. **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 noted this item was previously tabled on the October 23rd, 2014 meeting.

Chairman Reese stated the public hearing was left open and now been withdrawn.

Chairman Reese closed the public hearing and noted that it has been withdrawn.

4. **Public hearing and consider a request to rezone a portion of property known as Lot C, Block 28, Stonegate Addition, located at 530 Bedford Road, Bedford, Texas from Light Commercial to Light Commercial/Specific Use Permit/Funeral Homes & Mortuaries specifically allowing for a Bedford Funeral Home. The property is generally located east of Brown Trail and south of Bedford Road. (Z-258)**

Chairman Reese recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-258.

Chairman Reese recognized John Nganga, who was there to represent this application.

Chairman Reese opened the public hearing at 7:25 p.m. and recognized the following residents:

- Travis Mitchell, funeral director from Serenity Funeral Chapel Services in Sherman, Texas, who spoke in support of this application.

Chairman Reese closed the public hearing.

The Commission discussed the application.

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Motion: Commissioner Henning made a motion to approve Zoning Case Z-258 with the following stipulations:

- The use be restricted exclusively to the indoor lease space and no stacking of vehicles or processions occur outside of the building; and,
- That the specific use permit be attached to the business and not to the land.

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

Motion approved 6-1-0. Chairman Reese recommended approval of Zoning Case Z-260.

- 5. Public hearing and consider a request to rezone the property known as Lot 1, Block 1; Lot 1-A, Block 1 First State Bank Plaza addition, located at 1921 & 1901 Shoalmont Drive respectively, from Service Commercial and Heavy Commercial/Specific Use Permit/Motorcycle Service respectively to Heavy Commercial/Specific Use Permit/Motorcycle Sales and Service. The properties are generally located north of State Highway 183 and west of Central Drive. (Z-262)**

Chairman Reese recognized Consultant City Planner Dan Boutwell who reviewed Zoning Case Z-262.

Chairman Reese recognized Neil Nobel, general manager of Adam Smith's Texas Harley, and Clint Lannon with Compass Civil Engineering, 7111 Bosque Blvd, Suite 101, Waco, Texas who were there to represent this application.

Chairman Reese opened the public hearing at 8:00 p.m., and there being no one to speak about this application, closed the public hearing at 8:09 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve SUP Z-262, to also include the regulations per the included signage exhibits at the workshop.

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

Motion approved 7-0-0. Chairman Reese recommended approval of Zoning Case Z-262 with the noted stipulations.

- 6. Consider request to rezone the property known as Lot 4, Block 1, the Shops at Central Park addition, from "PUD" Planned Unit Development to Heavy Commercial/Specific Use Permit/Automobile Parking Lot and Areas. The properties are generally located south of State Highway 183 and east of Central Drive. (Z-263)**

Chairman Reese stated that the applicant has withdrawn this case.

NEW BUSINESS

- 7. Request to approve a plat to replat Lots 26 & 27; portion of Lot 28-A; portion of Lot 9-A-1, Lot 10-A, and Lot 11-A, Block 2, Oak Grove Estates Addition, respectively located at 2413 Renee Drive, 2409 Renee Drive, 2405 Renee Drive, 687 North Industrial Boulevard, 711 North Industrial Boulevard, 715 North Industrial Boulevard, Bedford, Texas, to Lot 9-R, Block 2. Oak Grove Estates Addition addressed as 725 North Industrial Boulevard, Bedford, TX. The property is generally located north of Bedford Road and west of Industrial Boulevard. (R-067)**

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Chairman Reese recognized Consultant City Planner Dan Boutwell who reviewed Case R-067.

The Commission discussed this item.

Motion: Motion: Commissioner Stroope made a motion to approve Case R-067.

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

Motion approved 7-0-0. Chairman Reese recommended approval of Case R-067.

ADJOURNMENT

Chairman Reese adjourned the Planning and Zoning Commission meeting at 8:15 p.m.

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

ATTEST:

**William Syblon, Development Director
Planning and Zoning Commission Liaison**