



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF APRIL 24, 2014**

**APPROVED**

The Planning and Zoning Commission convened in the Council Chamber at 7:00 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) **April 10, 2014**

**Motion:** Commissioner Sinisi made a motion to approve the meeting minutes of April 10, 2014, correct as written.

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

**Ayes:** Commissioners Sinisi, Henning, Stroope, Hall, and Chairman Reese.

Motion approved 5-0-0 Chairman Reese declared the motion approved.

**PUBLIC HEARINGS**

2. **Case A-038, public hearing and consideration of a request to amend Ordinance Number 10-2978 of the Bedford Comprehensive Land Use Plan (2010) for two (2) parcels from Schools & Churches/Semi-Public and Commercial to Medium Density Residential. The parcels are known as a portion of Lot 1R, Block 1, Bedford Baptist Temple Addition and Tract 2A, Abstract 94, Mary Ann Barnes Survey. The parcels are located north of Bedford Road and east of Central Drive.**

Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Case A-038. Tom Hoover, Director of Public Works/Engineering was also present, and prepared to address the engineering aspects pertaining to this application.

Chairman Reese opened the public hearing at 7:08 PM and recognized the following:

Bryan Holland, 1203 S. White Chapel Boulevard, Southlake, Texas, who was there to speak in favor of this application.

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Raymond Sperring, 2409 Bridgeton Lane, Bedford, Texas, President of Bridgeton on the Creek Home Owners Association; and Brian Norris, 2313 Bridgeton Lane, Bedford, Texas, spoke as to the following:

- Additional erosion to the creek with the new development.
- The e-mail in opposition from Ms. Lee does not represent the community.
- The proposed development is a proper addition to the area.

Chairman Reese closed the public hearing at 7:35 PM.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Case A-038.

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

Ayes: Commissioners Sinisi, Henning, Hall, and Chairman Reese.

Nays: None

Abstention: Commissioner Stroope

Motion approved 4-0-1. Chairman Reese declared the motion approved

Chairman Reese recognized Commissioner Stroope who asked to be excused from the meeting because he is negotiating with this developer to sell some excess land for his church, Martin Methodist.

- 3. Zoning Case Z-247, public hearing and consideration of a request to rezone the property known as a portion of Lot 1R, Block 1, Bedford Baptist Temple Addition, located at 2403 Bedford Road; and Tract 2A, Abstract 94, Mary Ann Barnes Survey, located at 2300 Bedford Road. The proposed rezoning is from "R-9,000" Single-Family Residential Detached District, Section 4.2 of the City of Bedford Zoning Ordinance to Planned Unit Development District (PUD), Section 4.15 of the City of Bedford Zoning Ordinance, for Meadow Creek Villas. The properties are generally located north of Bedford Road and east of Central Drive.**

Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Zoning Case Z-247.

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

Chairman Reese opened the public hearing at 7:48 PM and recognized the following residents and their concerns:

Chairman Reese stated an e-mail was received in opposition to this development.

Raymond Sperring, 2409 Bridgeton Lane, Bedford, Texas, President of Bridgeton on the Creek Home Owners Association; Randy DeLaCruz, 2409 Meadow Creek, Bedford, Texas; Rob Taylor, 2205 Field Lane, Bedford, Texas, President of Villas Bedford Home Owners Association.

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- The new development would add water to the already eroded creek.
- Added water would cause additional erosion to the creek.
- Consider the existing erosion problems such as existing retaining walls collapsing.
- Concerns about water upstream?
- Asked for the type of 6 ft. screening wall.
- Where would the 1 ½ story houses be built?
- The start and completion dates of the development.
- The traffic impact is a serious problem and a concern.
- Recommend the City add a warning sign to alert traffic.

Chairman Reese closed the public hearing at 8:02 PM.

Chairman Reese recognized Tom Hoover, Director of Public Works/Engineering who addressed the engineering aspects pertaining to this application.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-247.

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

Ayes: Commissioners Sinisi, Henning, Hall, and Chairman Reese.

Nays: None

Abstention: Commissioner Stroope

Motion approved 4-0-1. Chairman Reese declared the motion approved

- 4. Zoning Ordinance Amendment A-040, public hearing and consideration of a request to amend the City of Bedford, Zoning Ordinance, No. 2275 specific to establishing a Board of Adjustment, Chapter 6. Bodies of Authority and Procedures, by combining the Zoning Board of Adjustment with the Building and Standards Commission.**

Chairman Reese recognized Jacquelyn Reyff, AICP, Planning Manager, who reviewed Zoning Ordinance Amendment A-040. Jacquelyn stated staff requested this application be tabled to another date.

Chairman Reese opened the public hearing at 8:07 PM and there being no one to speak, left the public hearing open.

The Commission discussed the application.

Motion: Commissioner Sinisi made a motion to table Zoning Ordinance Amendment Case A-037 to the end of this year.

Commissioner Henning seconded the motion and the vote was as follows

Motion approved 4-0-0. Chairman Reese declared the motion approved

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**ADJOURNMENT**

Chairman Reese adjourned the Planning and Zoning Commission meeting at 8:09 PM.

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**Chairman Reese  
Planning and Zoning Commission**

**ATTEST:**

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