

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF FEBRUARY 12, 2015**

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 5:30 p.m. and Regular Session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 12th day of February, 2015 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

Members: Ruth Culver
 Mitchell Austin
 Jason Sinisi
 Tom Stroope
 Mickey Hall
 Michael Davis (Alternate) attended only work session

Constituting a quorum.

Staff present included:

William Syblon	Development Director
Emilio Sanchez	Planning Manager
Tom Hoover	Public Works Director

(The following items were considered in accordance with the official agenda posted by February 9, 2015).

CALL TO ORDER

Chairman Reese called the Work Session to order at 5:30 p.m.

WORK SESSION

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

Chairman Reese adjourned the Work Session at 6:59 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 Stroop gave the invocation.

**PLANNING AND ZONING COMMISSION
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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: January 8, 2015 regular meeting**

Motion: Commissioner Hall made a motion to approve the meeting minutes of January 8, 2015 regular meeting.

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

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

Nays: None

Abstention: None

Motion approved 7-0. Chairman Reese declared the January 8, 2015 meeting minutes approved.

- 2. Consider approval of the following Planning and Zoning Commission meeting minutes: January 22, 2015 regular meeting**

Motion: Commissioner Hall made a motion to approve the meeting minutes of January 22, 2015 regular meeting.

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

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

Nays: None

Abstention: None

Motion approved 7-0. Chairman Reese declared the January 22, 2015 meeting minutes approved

PUBLIC HEARINGS

- 3. Public hearing and consider a request to rezone a 5.649 acre tract of land located in the J. Doss Survey, Abstract No. 441 and the B.B.B. & C. Railroad Survey, Abstract No. 204 as described by Metes & Bounds in Exhibit A, Bedford, Texas, from Heavy Commercial (H) /Master Highway Corridor (MHC) to Planned Unit Development (PUD), for the Glade Parks South Development standards as defined in Exhibit B, and as illustrated in the site plan, Exhibit C. The property is generally located north of Cheek-Sparger Road and west of State Highway 121. (Z-267)**

Chairman Reese called forward Planning Director Bill Syblon to describe Zoning Case Z-267.

Chairman Reese called forward the representative of the master developer (Tonti Properties) to describe the project.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF FEBRUARY 12, 2015**

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Commissioner Hall asked if the proposed retailer is close to Cheek-Sparger and where it is situated from the major building.

Chairman Reese called forward Mike Collins with the City of Euless to describe the project.

Commissioner Hall asked if there will be landscaping associated with the project. Mike Collins said there will be extensive landscaping design standards and sustainability will be of high consideration.

Commissioner Culver addressed the issue of walkability and sidewalks. Mike Collins explained the plans for a regional expansive trail network.

Mike Collins addressed the issue of floodplain and confirmed that they are fine with the required legal language used in the contract.

Chairman Reese stated the public hearing was open and asked if anyone would like to speak on this case.

A resident asked to see visual plans for the project and reviewed it.

Chairman Reese closed the public hearing at 7:20 p.m.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-267.

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

Motion approved 7-0. Chairman Reese recommended approval of Zoning Case Z-267.

ADJOURNMENT

Motion: Commissioner Sinisi made a motion to adjourn.

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

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 7:23 p.m.

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

ATTEST:

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