

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF MAY 28, 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 6:30 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 28th day of May, 2015 with the following members present:

Chairman: Bill Reese

Vice Chairman:

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

Constituting a quorum.

Staff present included:

Bill Syblon	Development Director
Emilio Sanchez	Planning Manager
Alexandra Aggor	Planning & Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by May 25, 2015).

CALL TO ORDER

Chairman Reese called the Work Session to order at 6:30 p.m.

WORK SESSION

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

Chairman Reese adjourned the Work Session at 6:56 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

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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: May 14, 2015 regular meeting

Motion: Commissioner Austin made a motion to approve the meeting minutes of May 14, 2015 regular meeting.

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

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

Nays: None

Abstention: Commissioner Henning

Motion approved 6-0-1. Chairman Reese declared the May 14, 2015 meeting minutes approved.

PUBLIC HEARINGS

2. Public hearing and consider a request to rezone approximately 103 acres, from (R9) and (R15) Single Family Residential, (S) Service Commercial, (H) Heavy Commercial, (MHC) Master Highway Corridor, to (PUD) Planned Unit Development for the Bedford Commons Zoning District. The area is generally bound by Forest Ridge Drive to the West, Bedford Road to the North, Central Drive to the East, and Airport Freeway to the South. (Z-271)

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed the continued zoning case Z-271, which was tabled at the March 12, 2015 meeting for the meeting of May 28, 2015.

Brad Lonberger, representative from Gateway Planning, the consultant working with city staff on case Z-271, was introduced.

The public hearing was already opened as of the March 12, Planning & Zoning Commission meeting.

Patricia Nolan, spoke in support of the commission's efforts in revising the design standards. Nolan also asked questions in regard to the acreage.

Commissioner Henning said that apartment homes are only permitted with the Highway Mixed-Use area along the highway under the Bedford Commons plan. Multi-family dwellings/apartments and condominiums are permitted in the civic areas.

Mark Peters spoke in opposition of the addition of rental property and expressed concern about floodplain in the area.

Lisa Castle expressed favorability for single-family homes in the Bedford Commons area.

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There will be no administrative approval for Bedford Commons, each plan will require two public hearings, one with City Council and Planning & Zoning Commission, respectively.

Ron Heibarger expressed concern regarding his property located in the Bedford Commons area.

Michael Davis spoke regarding the commission putting the power to approve back into the Commission's hands.

Motion: Commissioner Culver made a motion to approve Zoning Case Z-271 with the stipulation that the changes cited in Work Session be made to include: Public hearings mentioned in the document following Planning & Zoning Commission meetings as well as City Council meetings; changing the open/green space from 10% to 15%.

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

Motion approved 7-0. Chairman Reese recommended approval of zoning case Z-271.

- 3. Public hearing and consider a request to rezone Lot A, Block 10, Bedford Heights Addition, located at 926 Simpson Terrace, Bedford, Texas from Planned Unit Development (PUD) to Amended Planned Unit Development (PUD), allowing for the Pinnacle Group to operate a Community Home/Assisted Living Facility. The subject property is generally located south of Simpson Terrace and west of Shady Brook Drive. (Z-274)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed zoning case Z-274.

Charlesa Williams, a representative of Pinnacle Group, spoke as petitioner for the case. She is the CNA who will be caring for the patients.

The state Department of Aging and Disability regulates and oversees the activities that would occur at a community home, this includes an investigation and assessment of the property before they may perform home care.

Chairman Reese opened the public hearing at 8:21 p.m.

Patricia Nolan spoke in opposition of the case. Nolan expressed concerns about inconsistencies in the applications, distance from other community homes, the maintenance of the property and medical waste.

Janice Tilma expressed concern about the experience of Pinnacle Group running a community home, parking and children walking back from school in the area.

Elvira Rose spoke in opposition of the case because of the maintenance of the subject property.

Pam Stewell expressed concern regarding the driveway and parking.

Sarah Sebastian spoke in opposition of the case.

Joan Hogan spoke in opposition of the case.

Cris Ald spoke in opposition of the case.

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The building follows the code for residential purposes and is not built according to ADA standards.

Janice Tilma spoke regarding the process of approval for the community homes by way of the state department.

Ms. Williams, representing the petitioner for the case, spoke in rebuttal to the issues cited during the public hearing. The petitioner is asked that the case be tabled until the next meeting when the owner and businessperson, Julie Sawyer, will be present.

Motion: Commissioner Stroope made a motion to table and leave open the public hearing for Zoning Case Z-274 until the next meeting, June 11, 2015.

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

Motion approved 4-3-0. Chairman Reese recommended a continuation of the public hearing for zoning case Z-274.

ADJOURNMENT

Motion: Commissioner Hall made a motion to adjourn.

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

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 9:05 p.m.

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

ATTEST:

**Alexandra Aggor, Coordinator
Planning and Zoning Liaison**