

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 25, 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 6:45 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 25th day of June, 2015 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

Members: Ruth Culver
 Jason Sinisi
 Tom Stroope
 Mickey Hall
 Michael Davis

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 June 22, 2015).

CALL TO ORDER

Chairman Reese called the Work Session to order at 6:45 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 7:03 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: June 11, 2015 regular meeting**

Motion: Commissioner Culver made a motion to approve the meeting minutes of the June 11, 2015 regular meeting.

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

Ayes: Commissioners Culver, Sinisi, Stroope, Chairman Reese, Vice Chairman Carlson, Davis
Nays: None
Abstention: Commissioner Hall

Motion approved 6-0-1. Chairman Reese declared the June 11, 2015 meeting minutes approved.

PUBLIC HEARINGS

- 2. Public hearing and consider a request to rezone Lot 1, Block 1, Georgetowne Addition, located at 1953 Bedford Road, Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit, specific to Section 3.2.C(10)g, Animal hospitals and clinics for the care and temporary boarding of domestic household pets, vet offices, clinics, the office and clinic of a doctor of veterinary medicine, not including outside treatment pens, allowing for Perry Champagne to operate an indoor pet grooming and boarding as well as veterinary services facility. The subject property is generally located north of Bedford Road and west of Barr Drive. (Z-278)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed zoning case Z-278.

Rhonda Hendricks, the petitioner for the case, spoke in favor of the proposed boarding facility.

The facility will hold a maximum of 15 boarders. A licensed veterinarian will service vaccinations for pets once a month. A groomer will service pets at the facility every other Saturday. The groomer and veterinarian would occupy a designated room and would not perform services on the same day.

The back of the building line to the masonry fence in the back of the property is 20 feet long.

Chairman Reese opened the public hearing at 7:25 p.m.

Linda Warnerdam, spoke in opposition of the proposed dog boarding facility.

Theresa Williams asked a question regarding the language used in the Code of Ordinances.

Beverly Loose expressed concerns regarding odor from the dogs and resale value of the residential community.

Ms. Warnerdam addressed the subject of the pest control service nearby, posed from the Commission.

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Chairman Reese closed the public hearing at 7:44 p.m.

Chairman Reese reopened the public hearing at 7:44 p.m. to allow the petitioner to rebuttal.

Rhonda Hendricks, on behalf of the applicant, addressed the concerns of the public including odor, drainage, noise,

Chairman Reese closed the public hearing at 7:50 p.m.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-278 with the stipulation that the maximum number of animals not exceed 15 and that the SUP is connected to the owner and not the property.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Reese recommended approval of zoning case Z-278.

ADJOURNMENT

Motion: Commissioner Sinisi made a motion to adjourn.

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

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

Nays: None

Abstention: None

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 8:05 p.m.

SECOND WORK SESSION

Chairman Reese opened the Work Session at 8:05 p.m. and the Commission and Staff discussed items.

Chairman Reese adjourned the Work Session at 8:24 p.m.

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

ATTEST:

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