

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF MARCH 10, 2016**

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 10th day of March, 2016 with the following members present:

Chairman: Todd Carlson

Vice Chairman:

Members: Bill Reese
 Jason Sinisi
 Mitchell Austin
 Tom Stroope
 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 March 7, 2016).

CALL TO ORDER

Chairman Carlson 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 Carlson 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 Carlson called the meeting to order at 7:01 p.m.

INVOCATION

Commissioner Davis 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: February 11, 2016 regular meeting**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of the February 11, 2016 regular meeting.

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

Ayes: Commissioners Sinisi, Stroope, Reese, Austin, Davis, Chairman Carlson
Nays: None
Abstention: None

Motion approved 6-0-0. Chairman Carlson declared the February 11, 2016 meeting minutes approved.

PUBLIC HEARINGS

Zoning Case Z-288, public hearing and consider a request to rezone Lot 1, Block 1, Bedford Mobil Addition, located at 2100 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (PUD) Planned Unit Development, specific to Section 4.15, Planned Unit Development, of the City of Bedford Zoning Ordinance, allowing Armstrong Development Properties to build a new 3,375 square foot retail facility with outdoor patio seating. The subject property is generally located south of Airport Freeway and east of Central Drive. (Z-288)

Emilio Sanchez, Planning Manager, reviewed zoning case Z-288.

The PUD is to seek relief from the 30 ft. landscape setback requirement, as well as to allow for pitched roof, the setbacks on the side of the building and an outdoor seating component.

The landscape setback requirement is per the City of Bedford Zoning Ordinance as part of the Master Highway Corridor overlay.

Matt Moore, on behalf of Armstrong Development, explained the PUD request.

Andy McHargue spoke regarding the proposed patio. It will have metal railings, two in and outs and will be professionally designed at 300 sq. ft.

The applicant's proposal meets the required number of trees and landscaping.

Chairman Carlson opened the public hearing at 7:16 p.m.

Chairman Carlson closed the public hearing at 7:17 p.m.

Motion: Commissioner Austin made a motion to approve zoning case Z-288 as submitted.

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

Ayes: Commissioners Stroope, Sinisi, Reese, Austin, Davis, Chairman Carlson

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Nays: None
Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-288.

ADJOURNMENT

Motion: Commissioner Sinisi made a motion to adjourn and the vote was as follows:

Ayes: Chairman Carlson, Commissioners Sinisi, Stroope, Reese, Austin, Davis
Nays: None
Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:21 p.m.

**Todd Carlson, Chairman
Planning and Zoning Commission**

ATTEST:

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