

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JULY 12, 2012**

**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 on the 12<sup>h</sup> day of July 2012 with the following members present:**

Tom Stroope	Chairman
Bill Reese	Vice Chairman
Jason Sinisi	
Roger Smeltzer	
Todd Carlson	
Mickey Hall (alternate)	
Lee Pierson (alternate)	

Commissioner Henning and Fisher had an excused absence from tonight's meeting.

Constituting a quorum.

Staff present included:

Jacquelyn Reyff, AICP	Planning Manager
William Syblon	Development Director

(The following items were considered in accordance with the official agenda posted by July 6, 2012.)

**CALL TO ORDER**

Chairman Stroope called the work session to order at 6:30 p.m.

**WORK SESSION**

Chairman Stroope asked the Commission if anyone had an interest or owned property within 200' of any of the items on the agenda. Commissioner Smeltzer had an interest in property within 200' of item Z-222 on the agenda. When this item was discussed Commissioner Smeltzer excused himself from the room. He then returned when the other items were discussed.

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

Chairman Stroope adjourned the Work Session at 7:00 p.m.

**REGULAR SESSION**

The Planning and Zoning Commission reconvened in the Council Chamber at 7:00 p.m., and the Regular Session began.

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**CALL TO ORDER**

Chairman Stroope called the meeting to order at 7:00 p.m.

**INVOCATION**

Vice Chairman Reese gave tonight's 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) **June 28, 2012**

Motion: Commissioner Hall made a motion to approve the meeting minutes of June 28, 2012 with the noted correction made at the Work Session.

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

Ayes: Commissioners Sinisi, Hall, Pierson, Vice Chairman Reese  
Chairman Stroope

Nays: None

Abstention: Commissioners Carlson and Smeltzer.

Chairman Stroope declared the motion approved.

**PUBLIC HEARING**

2. **Zoning Case Z-222, request of Danny's Celtic Pub for a public hearing and to consider a request to rezone a portion of property known as Lot 1RB, Block 1, Bedford Meadows Shopping Center Addition, located at 2824 Central Drive, Suite 301, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outdoor Seating Establishment. The property is generally located east of Central Drive and south of Harwood Road.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-222.

Chairman Stroope recognized Keith Sather and Lorraine Moffett at, 2824 Central Drive, Suite 301, Bedford, Texas, who were there to represent this application.

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Chairman Stroope opened the public hearing at 7:18 p.m. and there being no one to speak, closed the public hearing at 7:18 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-222.

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

Ayes: Commissioners Hall, Pierson, Carlson, Sinisi, Vice Chairman Reese, and Chairman Stroope

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Stroope declared the motion approved.

- 3. Zoning Case Z-225 request of McDonald's Restaurant for a public hearing and to consider a request to rezone property known as Lot 1R1, Block 1, Harwood Hills Village Addition, located at 3350 Harwood Road, Bedford, Texas; from Heavy Commercial/Specific Use Permit/Drive-in & Drive-through Restaurant to Heavy Commercial/Amended Specific Use Permit/Drive-in & Drive-through Restaurant, with Site Plan Modification. The property is generally located south of Harwood Road and west of State Highway 121.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-225.

Chairman Stroope recognized the letter received from the applicant requesting this item to be tabled until the August 9, 2012, Planning and Zoning Commission meeting.

Chairman Stroope opened the public hearing at 7:20 p.m. and there being no one to speak, left the public hearing open until the August 9, 2012 meeting.

Motion: Commissioner Carlson made a motion to table Zoning Case Z-225 to the August 9, 2012 meeting.

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

Ayes: Commissioners Carlson, Sinisi, Pierson, Hall, Smeltzer, Vice Chairman Reese, Chairman Stroope

Nays: None

Abstention: None

Motion tabled 7-0-0. Chairman Stroope declared the motion approved.

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- 4. Zoning Ordinance Amendment Case A-030, a public hearing and consider a request for an Amendment to the City of Bedford Zoning Ordinance to remove Sections 4.16.A and 4.16.B, "CBD" Central Business District Overlay.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Ordinance Amendment Case A-030.

Chairman Stroope recognized Staff, 2000 Forest Ridge Drive, Bedford, Texas, who was there to represent this application.

Chairman Stroope opened the public hearing at 7:25 p.m. and there being no one to speak, left the public hearing open until the August 9, 2012 meeting.

The Commission discussed the application.

Motion: Vice Chairman Reese made a motion to table Zoning Ordinance Amendment Case A-030 to the August 9, 2012 meeting.

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

Ayes: Commissioners Sinisi, Carlson, Smeltzer, Pierson, Vice Chairman Reese and Chairman Stroope

Nays: Hall

Abstention: None

Motion tabled 6-1-0. Chairman Stroope declared the motion approved.

**ADJOURNMENT**

Chairman Stroope adjourned the Planning and Zoning meeting at 7:30 p.m.

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**Chairman Stroope  
Planning and Zoning Commission**

**ATTEST:**

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**Jacquelyn Reyff, Planning Manager**