

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF DECEMBER 13, 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 PM and regular session at 7:00 PM in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 13th day of December, 2012 with the following members present:

Chairman: Tom Stroope

Vice Chairman: Bill Reese

Members: Roger Fisher
Jason Sinisi
Lee Pierson (alternate)

Commissioners Smeltzer, Hall, Carlson, Henning were absent from tonight's meeting.

Constituting a quorum.

Staff present included:

William Syblon	Development Director
Yolanda Alonso	Planning and Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by December 7, 2012).

CALL TO ORDER

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

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. No one had an interest or owned property within 200' of any of the items on the agenda.

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

Chairman Stroope adjourned the Work Session at 6:59 PM.

REGULAR SESSION

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

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CALL TO ORDER

Chairman Stroope called the meeting to order at 7:01 PM.

INVOCATION

Vice Chairman Reese 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:
a) **November 8, 2012****

Motion: Commissioner Sinisi made a motion to approve the meeting minutes of November 8, 2012, with a noted correction.

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

Ayes: Commissioners Fisher, Sinisi, Pierson, Chairman Stroope
Nays: None
Abstention: Vice Chairman Reese

Motion approved 4-0-1. Chairman Stroope declared the motion approved.

PUBLIC HEARING

2. **Zoning Case Z-226, request for a public hearing and to consider a request to amend a Planned Unit Development from (MD-4) to Planned Unit Development (MD-3). The property is located at 3901 Central Drive, Bedford, Texas, and is known as Tract 1, Abstract 1537, Garrett Teeter Survey. The property is generally located south of Cheek Sparger Road and west of Central Drive.**

Chairman Stroope recognized William Syblon Development Director who reviewed Zoning Case Z-226.

Chairman Stroope recognized Eddie Eckart, Goodwin and Marshall, Inc., 2405 Mustang Drive, Grapevine, Texas who was there to present this application.

Chairman Stroope opened the public hearing at 7:16 PM and recognized the following:

Mary Black, 3912 Brookside Drive, Bedford, Texas. Ms. Black was concerned how this development would affect the erosion of the creek, would there be a problem with the increase of traffic on Cheek Sparger Road, and the lack of privacy in her back yard.

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Gary Whitaker, 2213 Golden Gate Circle, Bedford Texas. Mr. Whitaker stated his house was placed in the flood plain and asked if the developer would make available FEMA information available. Mr. Whitaker also asked who would be responsible for the upkeep of the development common area.

Chairman Stroope closed the public hearing at 7:30 PM.

The Commission discussed the application. The Commission asked Mr. Eckart if he would consider adding trees along the north side of the property closest to Cheek Sparger Road along the cul-de-sac area by lots 22, 23, and 24.

Motion: Commissioner Pierson made a motion to approve Zoning Case Z-226.

Vice Chairman Reese seconded the motion and the vote was as follows:

Motion approved 5-0-0. Chairman Stroope declared the motion approved.

2. **Zoning Case Z-232, request for a public hearing and to consider a request for Brighter Horizons Academy to rezone a portion of property known as Lot 3, Block 1, Parkwood Village Addition, located at 217 Harwood Road, Suite 222, Bedford, Texas. The proposed zoning change is from Heavy Commercial to Heavy Commercial/Specific Use Permit/Children's Day Care Centers. The property is generally located north of Harwood and west of Brown Trial.**

Chairman Stroope recognized William Syblon, Development Director who reviewed Zoning Case Z-232.

Chairman Stroope recognized Sabrina Hampton, 217 Harwood Road, Suite 222, Bedford, Texas, who was there to present this application.

Chairman Stroope opened the public hearing at 7:57 PM and there being no one to speak, closed the public hearing at 7:57 PM.

The Commission discussed the application.

Motion: Commissioner Fisher made a motion to approve Zoning Case Z-232.

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

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

Nays: None

Abstention: None

Motion approved 5-0-0. Chairman Stroope declared the motion approved.

ADJOURNMENT

Chairman Stroope adjourned the Planning and Zoning meeting at 8:03 PM.

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**Chairman Stroope
Planning and Zoning Commission**

ATTEST:

**Yolanda Alonso
Planning and Zoning Secretary**