



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JULY 11, 2013**

**APPROVED**

**REGULAR SESSION**

The Planning and Zoning Commission convened in the Council Chamber at 6:57 PM and the Regular Session began.

**CALL TO ORDER**

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

**INVOCATION**

Commissioner Sinisi 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) May 23, 2013**

Motion: Commissioner Hall made a motion to approve the meeting minutes of May 23, 2013, correct as written.

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

Ayes: Commissioners Carlson, Henning, Hall, Chairman Stroope

Nays: None

Abstention: Commissioners Fisher, Sinisi, Austin

Motion approved 4-0-3. Chairman Stroope declared the motion approved.

**Consider approval of the following Planning and Zoning Commission meeting minutes:  
b) June 27, 2013**

Motion: Commissioner Henning made a motion to approve the meeting minutes of June 27, 2013, correct as written.

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

Ayes: Commissioners Fisher, Sinisi, Henning, Austin, Chairman Stroope

Nays: None

Abstention: Commissioners Carlson, Hall

Motion approved 5-0-2 Chairman Stroope declared the motion approved.

**PUBLIC HEARING**

**2. Zoning Case Z-235, public hearing and consideration of a request to amend Zoning Ordinance 98-2445 from "PUD" Planned Unit Development District for properties as wholly contained within the following legal description: Block 1, Lot A; Block 2, Lots 11-**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JULY 11, 2013**

**APPROVED**

**17; Block 3, Lots 1-9; and Block 4, Lots 1-16 of the Stonecourt Addition to Amended "PUD" Planned Unit Development District (replace the Stonecourt Subdivision perimeter masonry fence with a wooden fence). The properties are generally located north of State Highway 183 and west of Industrial Boulevard. The applicant has requested to table this case to the September 26, 2013 meeting. (Tabled from the meeting of May 23, 2013).**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Zoning Case Z-235.

Chairman Stroope stated the public hearing was left open from the May 23, 2013 meeting, therefore, the public hearing remained open. He asked if there was anyone in the audience who wanted to speak about this item. There being no one to speak, the public hearing was left open to the September 26, 2013 meeting.

The Commission discussed the application.

Motion: Commissioner Fisher made a motion to table Zoning Case Z-235 up to the September 26, 2013, Planning and Zoning meeting.

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

Ayes: Commissioners Fisher, Sinisi, Carlson, Hall, Austin, Chairman Stroope

Nays: Commissioner Henning

Abstention: None

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

- 3. Zoning Case Z-236, public hearing and consideration of a request to amend Zoning Ordinance 804 from Heavy Commercial/Specific Use Permit/Gasoline Sales and Car Wash to Heavy Commercial/Full Service Gasoline Station/Gasoline Service Station with Restaurant, for a Subway Restaurant, and State Car Inspection, tire sales with inside storage. The property is known as Stonegate Shopping Center Addition, Tract 1B and is located at 429 Bedford Road, Bedford, Texas. The property is generally located north of Bedford Road and west of Brown Trail.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Zoning Case Z-236.

Chairman Stroope recognized Sami Ebrahim, 11551 Forrest Central Drive, Dallas Texas, who was there to present this application.

Chairman Stroope opened the public hearing at 7:25 PM and there being no one to speak, closed the public hearing at 7:26 PM.

The Commission discussed the application.

Motion: Commissioner Fisher made a motion to approve Zoning Case Z-236 with the following stipulations:

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JULY 11, 2013**

**APPROVED**

1. The State Car Inspection and Tire Shop business hours of operation will be 7:00 AM to 7:00 PM.
2. There shall be no external display of tires and no outside tire sales.
3. All elevations of the restaurant are to match the exhibit and be earth tone in color.
4. All elevations of the convenience store are to match the new restaurant building are to be earth tone in color.
5. The State Vehicle Inspection Station building exterior on all elevations is to match the color of the new restaurant and convenience store and are to be earth tone in color.

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

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

**4. Ordinance Amendment A-035, public hearing and consideration of a request to amend Zoning Ordinance Section 3.1 Schedule of Permitted Uses, and Section 3.2 Explanation of Uses and Specific Use Permit Requirements for Community Home and Group Home.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Ordinance Amendment A-035.

Chairman Stroope opened the public hearing at 7:40 PM and recognized the following:

- James Trigg, 1316 Wade Drive, Bedford, Texas, who spoke concerned about how the regulations would be enforced for Community Homes and Group Homes, how medical waste would be removed, and how outside lighting would be regulated?
- Don Bartko, 1317 Wade Drive, Bedford, Texas, who spoke concerned about regulations, responsibility and accountability of Community Homes and Group Homes.
- Dorothy McWhorter, 1600 Martha Drive, Bedford, Texas, who spoke concerned about the Community Homes and Group Homes street parking provisions, proper disposal of medical waste, and notification to nearby property owners when a Community Home or Group Home applied for a permit with the City. She noted this use is a business in a residential zoning district.
- Pamela Stroud, 1820 Wimbleton Drive, Bedford, Texas who spoke about the lack of privacy living across the street from a nursing home, and concerns that medical waste would not be disposed of properly.
- June Woodard, 916 Circle Lane, Bedford, Texas suggested modifying the regulations to make these uses more restrictive.
- Joe Grabling, 916 Circle Lane, Bedford, Texas who spoke concerned about how the City would handle reports of abuse in a Community Home or a Group Home. When would the yearly registration begin, and how would the City know when a Community Home or Group Home existed in a neighborhood? Would the

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JULY 11, 2013**

**APPROVED**

Community Home or Group Home know to apply for a Building Permit? What are the consequences if a Community Home or a Group Home does not register with the City?

Chairman Stroope closed the public hearing at 9:11 PM.

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager, William Syblon, Development Director, and David Miller, Deputy City Manager who addressed the concerns by the public and the Commission.

The Commission discussed the application.

Motion: Commissioner Fisher made a motion to approve Zoning Ordinance Amendment A-035 with the following items for staff to clarify prior to City Council meeting August 13, 2013.

1. Define the method of medical waste disposal.
2. Define the exterior lighting regulations.
3. Investigate possible street parking regulations.
4. Define the method for addressing noncompliance.
5. Enforcement for Community and Group Homes.
6. Certificate of Occupancy for their uses.

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

Ayes: Commissioners Fisher, Sinisi, Hall, Austin, Chairman Stroope

Nays: None

Abstention: Commissioner Carlson

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

**ADJOURNMENT**

Chairman Stroope adjourned the Planning and Zoning meeting at 9:32 PM.

---

**Chairman Stroope  
Planning and Zoning Commission**

**ATTEST:**

---

**Yolanda Alonso  
Planning and Zoning Secretary**