

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF MAY 14, 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 6:00 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 14th day of May, 2015 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

Members: Ruth Culver
 Jason Sinisi
 Tom Stroope
 Mickey Hall
 Mitchell Austin
 Hank Henning (attended Work Session only)
 Michael Davis (attended Work Session only)

Constituting a quorum.

Staff present included:

Emilio Sanchez Planning Manager
Alexandra Aggor Planning & Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by May 11, 2015).

CALL TO ORDER

Chairman Reese called the Work Session to order at 6:00 p.m.

WORK SESSION

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

Chairman Reese adjourned the Work Session at 6:58 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 7:00 p.m.

INVOCATION

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF MAY 14, 2015**

APPROVED

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: April 23, 2015 regular meeting

Motion: Commissioner Culver made a motion to approve the meeting minutes of April 23, 2015 regular meeting.

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

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

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Reese declared the April 9, 2015 meeting minutes approved with conditions that one item be changed.

PUBLIC HEARINGS

2. Public hearing and consider a site plan for a 3,584 sq. ft. Popeye's fast-food restaurant with drive-thru and a retail space for T-Mobile. The property is zoned (H), Heavy Commercial and located in the Master Highway Corridor Overlay District (MHC); the address is 1100 Airport Freeway and the legal description is Lot 1, Block 1, Tri-City Addition. The property is generally located south of Airport Freeway and west of Bedford Road. (S-061)

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed continued zoning case S-061.

Chairman Reese called forward the petitioners for the case.

Matthew Thomas, the engineer representing the Popeye's case, presented in favor of the case with revised renderings of the proposed building.

The current landscaping on the property covers 8,338 square feet. The requirement for the property is 7,237 square feet.

Jonathan Cortez, representing E3 Designs, explained the color choice for the building. Popeye's corporate required the franchise colors to be on the building.

Chairman Reese opened the public hearing at 7:15 p.m.

Chairman Reese closed the public hearing at 7:15 p.m.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF MAY 14, 2015**

APPROVED

Motion: Commissioner Hall made a motion to approve Zoning Case S-061, according to the current renderings with earth tone colors as presented.

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

Motion approved 6-1. Chairman Reese recommended approval of zoning case S-061.

- 3. Public hearing and consider a request to rezone Lot 1-23, Block 1, Avalon Place Addition, located in the 2300-2400 Block of Bedford Road also known as the 2400 Block of Avalon Court, Bedford, Texas from Planned Unit Development (PUD) to Amended Planned Unit Development (PUD), allowing BYD Avalon Place LLC to construct a wrought iron fence along a portion of the area surrounding the development. The property is generally located north of Bedford Road and west of Meadow Creek Drive. (Z-276)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed zoning case Z-276.

Commissioner Stroope recused himself from case Z-276 and left the building.

Bryan Holland, representing the case, spoke in favor of the case.

Chairman Reese opened the public hearing at 7:28 p.m.

Chairman Reese closed the public hearing at 7:28 p.m.

Motion: Commissioner Austin made a motion to approve Zoning Case Z-276.

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

Motion approved 6-0-1. Chairman Reese recommended approval of zoning case Z-276.

ADJOURNMENT

Motion: Commissioner Hall made a motion to adjourn.

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

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 7:30 p.m.

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

ATTEST:

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF MAY 14, 2015**

APPROVED

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