

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 11, 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 6:30 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 11th day of June, 2015 with the following members present:

Chairman: Bill Reese

Vice Chairman: Todd Carlson

Members: Ruth Culver
 Jason Sinisi
 Tom Stroope
 Hank Henning
 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 June 8, 2015).

CALL TO ORDER

Chairman Reese called the Work Session to order at 6:30 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 7:02 p.m.

INVOCATION

Commissioner Sinisi gave the invocation.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 11, 2015**

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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: May 28, 2015 regular meeting**

Motion: Commissioner Culver made a motion to approve the meeting minutes of the May 28, 2015 regular meeting.

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

Ayes: Commissioners Culver, Sinisi, Stroope, Chairman Reese, Henning

Nays: None

Abstention: Vice Chairman Carlson, Commissioner Davis

Motion approved 5-0-2. Chairman Reese declared the May 28, 2015 meeting minutes approved.

PUBLIC HEARINGS

- 2. Public hearing and consider a request to rezone Lot A, Block 10, Bedford Heights Addition, located at 926 Simpson Terrace, Bedford, Texas from Planned Unit Development (PUD) to Amended Planned Unit Development (PUD), allowing for the Pinnacle Group to operate a Community Home/Assisted Living Facility. The subject property is generally located south of Simpson Terrace and west of Shady Brook Drive. (Z-274)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed the continued zoning case Z-274, which was tabled at the May 28, 2015 meeting for the meeting of June 11, 2015.

Julie Sawyer, the applicant and owner of the property, reviewed her intentions in applying for a zoning change for the proposed facility at 924 Simpson Terrace.

Christopher Sawyer, addressed concerns expressed in the previous meeting and reviewed the details of the proposed facility.

Commissioner Henning asked about renovations to the facility. The facility will not be renovated until the first inspection by the Department of Aging and Disability Services to determine what needs exist.

Chairman Reese invited the public to speak – the public hearing was left open as of the previous meeting.

Patricia Nolan, spoke in opposition of the proposed facility, citing concerns about parking.

Elvira Rose spoke in opposition of the proposed facility, citing maintenance of the property.

Pam Stillwell spoke in opposition of the proposed facility, citing parking concerns.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 11, 2015**

APPROVED

Megan Smith spoke in opposition of the proposed facility, citing care of tenants and neighborhood compatibility.

Chris Sauld spoke in opposition of the proposed facility, citing parking issues and compatibility with the neighborhood.

Joan Hogan spoke in opposition of the proposed project, citing a lack of planning and information.

Janice Tilma expressed concern regarding care of the tenants and planning.

Kevin Harris spoke in opposition of the proposed facility, questioning the effect of the facility of the surrounding community's property values and the zoning.

Mr. Christopher Sawyer responded to the concerns of the public regarding animal issues, parking, medical care and emergency vehicles.

Ms. Sawyer addressed the issue of parking and displayed pictures of parking around the property.

Chairman Reese closed the public hearing at 8:23 p.m.

Motion: Commissioner Sinisi made a motion to deny Zoning Case Z-274.

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

Ayes: Commissioners Culver, Sinisi, Stroope, Chairman Reese, Henning

Nays: Vice Chairman Carlson, Commissioner Davis

Abstention: None

Motion approved 5-2-0. Chairman Reese recommended denial of zoning case Z-274.

- 3. Public hearing and consider a request to amend Ordinance 15-3122, for Lot A, Block 17-R, Stonegate Addition, located at 1428 Brown Trail, Bedford, Texas. Allowing for Grubbs Auto Properties to amend the approved site plan, so that they may install a wrought iron fence with masonry base and columns along Brown Trail and a portion of Old Kirk Road. The property is generally located south of Old Kirk Road and east of Brown Trail. (Z-277)**

Chairman Reese recognized Emilio Sanchez, Planning Manager, who reviewed zoning case Z-277.

Jim Stephenson, the architect, reviewed the details of the proposed fence.

Chairman Reese opened the public hearing at 8:40 p.m.

Chairman Reese closed the public hearing at 8:41 p.m.

Motion: Commissioner Culver made a motion to approve Zoning Case Z-277.

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

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 11, 2015**

APPROVED

Ayes: Chairman Reese, Vice Chairman Carlson, Commissioners Culver, Sinisi, Stroope,
Henning, Commissioner Davis

Nays:

Abstention: None

Motion approved 7-0-0. Chairman Reese recommended approval of zoning case Z-277.

ADJOURNMENT

Motion: Commissioner Davis made a motion to adjourn.

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

Ayes: Chairman Reese, Vice Chairman Carlson, Commissioners Culver, Sinisi, Stroope,
Henning, Commissioner Davis

Nays:

Abstention: None

Motion approved 7-0. Chairman Reese adjourned the Planning and Zoning Commission meeting at 8:45 p.m.

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

ATTEST:

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