

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 9, 2016**

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 6:45 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 9th day of June, 2016 with the following members present:

Chairman: Todd Carlson

Vice Chairman: Mickey Hall

Members: Ruth Culver
 Bill Reese
 Mitchell Austin
 Tom Stroope

Constituting a quorum.

Staff present included:

Emilio Sanchez Planning Manager
Kristtina Starnes Planning & Zoning Coordinator

(The following items were considered in accordance with the official agenda posted by June 3, 2016).

CALL TO ORDER

Chairman Carlson called the Work Session to order at 6:45 p.m.

WORK SESSION

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

Chairman Carlson adjourned the Work Session at 6:59 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 Carlson called the meeting to order at 7:01 p.m.

INVOCATION

Commissioner Stroope gave the invocation.

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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 26, 2016 regular meeting**

Motion: Vice Chairman Hall made a motion to approve the meeting minutes of the May 26, 2016 regular meeting.

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

Ayes: Commissioners Culver, Reese, Austin, Stroope, Chairman Carlson, Vice Chairman Hall
Nays: None
Abstention: None

Motion approved 6-0-0. Chairman Carlson declared the May 26, 2016 meeting minutes approved.

PUBLIC HEARINGS

- 2. Public hearing and consider a request to rezone Lot 4R-2, Block 1, Park Place Meadow Addition, located at 2609 Airport Freeway, Bedford, Texas from (H) Heavy Commercial to (PUD) Planned Unit Development, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Bedford Park Place Meadows Investments LLC., to construct and operate a 70 room Staybridge Suites Hotel facility. The subject property is generally located north of Airport Freeway and east of Park Place Boulevard. (Z-285)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-285.

Rohit Dand, petitioner, 1328 Hardisty Drive, Bedford, TX 76021. President of Cimmaron Hospitality.

Proposed property will be a 70 room upper midscale property, at the higher-end tier of hotels. This property can be considered residential as well since it will also be an extended stay hotel, with average stay being seven or more days.

This land was acquired before the NTE construction project; building on it was put on hold until the construction was complete.

This development is intended to revitalize the hospitality industry in the area.

The two variances requested are necessary in order for this development to work at this location. Four-story building is required; 70 rooms are the minimal that the brand will allow. They are trying to the best of their ability request as few variances as possible while optimizing that footprint.

He has received a formal email from TxDOT approving the drive approach from the frontage road based on the neighboring entrance points.

There are two other extended stay properties in Bedford: Towneplace Suites and Homewood Suites. There is a significant demand for extended stay properties.

Outdoor activities will be similar to what you would see in a multi-use unit: barbeque areas, a gazebo, and a general sitting area.

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The market for extended stay properties varies on location. The advantage for this location is that it will pull from DFW Airport, American Airlines Center, sporting events, and other events in the area. Most of the clientele will be corporate-based.

Chairman Carlson opened the public hearing at 7:13 p.m.

Chairman Carlson closed the public hearing at 7:14 p.m.

Commission agrees that this property will be a good addition to this area of Bedford.

Motion: Commissioner Culver made a motion to approve zoning case Z-285.

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

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

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-285.

ADJOURNMENT

Motion: Vice Chairman Hall made a motion to adjourn, Commissioner Austin seconded the motion, and the vote was as follows:

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

Nays: None

Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:17 p.m.

**Todd Carlson, Chairman
Planning and Zoning Commission**

ATTEST:

**Kristtina Starnes, Coordinator
Planning and Zoning Liaison**