

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JANUARY 26, 2023**

APPROVED

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Planning and Zoning Commission of the City of Bedford, Texas, met in Regular Session at 6:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 26th day of January 2023 with the following members present:

CALL TO ORDER & ROLL CALL

Chairman Emery called the meeting to order at 6:00 p.m. and conducted a roll call. The following persons were present:

Chairman: Bruce Emery

Vice Chairman: Bryan Henderson

Members: Tom Jacobsen
Steve Otto
Kate Barlow
Danielle Stellrecht

Alternates: Treasure Ford

Constituting a full quorum.

Commissioners Gallenstein and Smith (Alternate) were absent from the meeting.

Staff present included: Wes Morrison Community Development Manager
Larry Collister City Attorney/TOASE
Jose Saenz Planner

(The following items were considered in accordance with the official agenda posted by Monday, January 23, 2023 at 5:00 p.m.).

INVOCATION

Commissioner Jacobsen gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the flag of the United States of America was given.

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APPROVAL OF MINUTES

1. **Consider approval of the following Planning and Zoning Commission meeting minutes:**

January 12, 2023 Regular Meeting

Chairman Emery recognized Jose Saenz, Planner.

Jose mentioned that there is a minor change to the minutes since they were originally sent to the Commissioners and that change is found on Page 2118 which now includes the reason for the abstention by Commissioner Otto on the second item on the Agenda.

Motion: Commissioner Henderson made a motion to approve the meeting minutes of January 12, 2023, correct as written with the minor changes. Commissioner Stellrecht seconded the motion, and the vote was as follows:

Ayes: 7, Nays: 0, Abstention: 0

Motion approved 7-0-0. Chairman Emery declared the minutes approved.

PUBLIC HEARINGS

2. **Conduct a public hearing and consider approval of a Planned Unit Development Amendment for a hotel development on Lot 3A1 and Lot 3B, Block 1 Bedford Forum Addition. The 1.21 acres site is located northeast of Forum Parkway and Airport Freeway and commonly known as 3029 Airport Freeway (PUD-22-2).**

Chairman Emery recognized Wes Morrison, Community Development Director.

Wes mentioned that based on the comments that were received from the public through the public hearing process prior to the meeting, and in consultation with the City Attorney, Staff would like to ask the Commission to make a motion to go into Executive Session to discuss the comments.

With this request, a motion was made.

Motion: Chairman Emery made a motion to go into Executive Session:

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

Motion approved 7-0-0. The vote was as follows:

Ayes: Chairman Emery, Commissioners Henderson, Jacobsen, Otto, Barlow, Stellrecht and Ford

Nays: 0

Abstention: 0

The Commission went into Executive Session (Closed Session) at 6:04 p.m.

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- A. To convene in closed session in compliance with Section 551.001 et. Seq. Texas Government Code and pursuant to Section 551.017, to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning & Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551:
- Legal authority of Board over land use, zoning and subdivision platting matters; application of open government laws; liability matters.

Chairman Emery adjourned the Executive Session and reconvened the regular meeting at 6:18 p.m.

Chairman Emery recognized Wes Morrison, Community Development Manager.

This project is for a Planned Unit Development Amendment for the property located at 3229 Airport Freeway which is located on the corner of Forum Parkway and Airport Freeway. The project site is located within the Bedford Forum Planned Unit Development (PUD) and within the Master Highway Corridor Overlay District. In August 1970, the Bedford Forum PUD was approved by the City Council and the project property is located within the Motel (Related Commercial & Office) land use category. Wes indicated that there's about a 50-year difference between the concept plan PUD that was approved in 1970 and the application that is presented before the Commission tonight. The Applicant is proposing to build a 24,352 square-foot, 2-story hotel with 49 rooms on this site that consists of two lots of approximately 1.21 acres. The site plan that is presented does comply with all of the PUD standards and all of the Master Highway Corridor Overlay standards. In regards to infrastructure, Wes indicated that the site being proposed will connect to an existing 8-inch water line that is adjacent to the site and the sewer line will also be connected a line that is adjacent to this site. The Applicant is proposing that all of the drainage go a TXDOT controlled storm water system and that the Applicant will be required to obtain a permit from TXDOT if this project gets approved and moves forward. The purpose of the PUD is to accommodate planned associations or uses developed as integral land use units either operated by a single owner or combination of owners. This proposed project will have to be determined if it will be compatible with the development standards and requirements of this PUD and the Master Highway Corridor Overlay. Wes mentioned that there is a Fairfield Inn that is being planned just a little north from this site. Four (4) adjoining property owners were notified and we received two (2) responses from the four (4) who were notified within the 200-foot radius. Wes indicated that if this application moves forward, this will trigger what we call the "Supermajority Rule", meaning that 20% or more of the property rights that are listed in the 200-foot radius does generate an opposition. If this is the case, then City Council would have to approve this by a supermajority if this project moves forward. Wes also mentioned that Staff did received nine (9) responses from the community and copies of these responses were all at the desks of the Commissioners. Wes indicated that tonight the Commission will conduct their public hearing and that the Applicant is in attendance this evening.

Chairman Emery asked Wes if there is an infrastructure plan that will go along with this and Wes indicated that there will be a detailed infrastructure permit that will be required after the zoning process.

Chairman Emery thanked Wes for the presentation and for providing this information.

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Chairman Emery opened the Public Hearing at 6:23 p.m.

Chairman Emery asked if the Applicant is in attendance.

Fred Gatela - 1233 Wicklow Lane, Garland - came up and he is the designer from Eisenhower Consulting. Fred indicated that they are proposing to provide 55 parking spaces and the minimum requirement is 49 parking spaces and that this is a proposed indoor corridor to be more formal than being an exterior corridor hotel. Fred mentioned that this project is not going to be an independent hotel and that Scottish Inn is a franchise hotel. Fred also mentioned that he will be glad to provide any more information regarding the design, the utilities and the storm drainage if the Commission has any questions.

Chairman Emery thanked Fred for providing this information.

Meena Patel, owner and future operator of this proposed hotel came up and spoke. Meena indicated that they have not yet decided on the franchise for this hotel even though it has Scottish Inn on the plans. She mentioned that we want this project to look like a retro property with all the amenities for the travelers that come and visit. Meena also indicated that they have done several hotels with various brands.

Chairman Emery thanked Meena for providing this information and then asked if there are others in attendance who would like to speak in regards to this project.

Mark Skinner - 4100 Oxford Court, Colleyville - is the broker and who also represents the owners. He indicated that this site is a logical site for a hotel and that the owners of the property are very eager to move forward with this project. Mark provided a brief history of the property and mentioned how they have been trying to sell this property for many years. He indicated that that they have worked with different people from time to time trying to market the property and have to tried to attract any type of medical facility or even a restaurant facility for this location, but the access is not conducive for restaurants. Mark indicated that a hotel would be the highest and best use in regards to being a tax revenue generator. He mentioned that this project is not a hotel but instead a subpar hotel that is on par with some of the major hotels around the DFW Airport so from a cost perspective, in terms of the type of clientele, is going to be very upscale clientele. With regards to the boutique idea, that is even more going to give them an opportunity to embrace a price differential in that design and implementation of that boutique style. Mark mentioned that he has been down this road before in Colleyville and had the opportunity to build a Hampton Inn next to the Hacienda Restaurant when he sat on P&Z and on the City Council there and there was some opposition from the local citizens. He indicated that there is no factual basis that would indicate that by having another hotel in this area would not increase any type of criminal activity or any kind of liability from a legal perspective. With all of this being said, Mark said that is the highest and best use from a real estate perspective.

Chairman Emery thanked Mark for providing this information and then asked if there are others in attendance who would like to speak in regards to this project.

Renee Chappell – 3908 Ashbury Lane – Renee indicated that she served on the Zoning Board of Adjustment and also spent 10 years in the architecture and interior design field and mentioned that this projects sounds more like a motel rather than a hotel. She mentioned that she thinks that Bedford does not need any more hotels or motels and has heard some horror stories from residents about Motel 6 that is off of Harwood and Highway 121. Renee would say that she would be in agreement

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with this project only if it is going to clearly be very boutique and unique and that it is going to stand out.

Chairman Emery thanked Renee Chappell.

Russell Floyd – 3908 Ashbury Lane – Russell indicated that his issue with this development is that we already have very low occupancy rates at the hotels that already exist in this area. Why would we need another hotel here if we can not fill the hotels that we already have here and Russell has heard multiple times of the police having to be called out to these motels. Russell mentioned that based on what he read and from his research that this project is not a hotel and that a motel is two (2) stories with less than 100 rooms. He also had concerns on how this will project will generate more revenue if the hotels that we already have here are not generating revenue with the low occupancy rates.

Chairman Emery thanked Russell Floyd.

Fred Gatela came back up to respond to these comments. In regards to the design, Fred indicated that due to the small shape and size of this property, the proposed building footprint ended up being in rectangular in shape and needed to have enough spacing to meet the parking and other requirements. He mentioned that they tried to design this building in a way to accommodate what is available. In regards to the revenue, Fred indicated that he is not an expert but it depends on the guests and if they like the services that will be provided here.

Chairman Emery thanked Fred Gatela again.

T. Patel, daughter of the owners, came up to speak. She mentioned that she has been in the hotel industry along with her parents and she indicated that boutique hotels are actually between 25 to 100 rooms and they can range between 1 to 4 floors. Ms. Patel indicated that the hotel industry is always growing and that Motel 6 and similar types of hotels are going to have lower clientele which means that the rates are being sold lower. She also mentioned that she understands why safety would be an issue and that they are trying to drive a different type of clientele on this type of property so they are aiming towards being more boutique. Ms. Patel indicated that the occupancy rates may not be high in this area but it could be for different reasons and the guests will look at the quality of this hotel. She mentioned that they have ran all of their hotels up which is why she thinks that a boutique hotel in this area would actually drive more attraction. Ms. Patel hopes that the Commission consider this opportunity to give them the opportunity of building a boutique hotel in Bedford.

Russell Floyd came back up to speak again.

Russell responded to Ms. Patel in regards to the boutique hotel. He indicated that Ms. Patel was talking about getting a franchise from Hilton or Marriott or someplace similar and that these are not boutique hotels and that those are big brand names.

Ms. Patel came back up indicated that they are looking into doing like an economy type hotel like the new brand called Sparks, which is by Hilton, but due to being 49 rooms they see this becoming more like a boutique hotel.

Chairman Emery asked if there is anyone else with any additional information.

Fred Gatela came back up and mentioned that he submitted a 3D rendering of this proposed project yesterday and requested for this to be displayed for the Commission to see.

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Wes Morrison, Community Development Director, indicated that this was not included with the packet since this rendering was received yesterday.

Chairman Emery closed the Public Hearing at 6:44 p.m.

There were no more questions or discussion from the Commission.

There being no further discussion, a motion was made.

Motion: Chairman Emery made a motion to deny the Zoning Case PUD-22-2 as submitted:

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

Motion approved 7-0-0. The vote was as follows:

Ayes: Chairman Emery, Commissioners Henderson, Jacobsen, Otto, Barlow,
Stellrecht and Ford

Nays: 0

Abstention: 0

UPDATE ON PLANNING PROJECTS

Wes Morrison provided the Commission with a written update on cases that have come before the Planning and Zoning Commission this calendar year.

Chairman Emery followed up on Combat Arcade and the CO. Staff mentioned that based on social media, it seems that this business is shutting down.

ADJOURNMENT

Motion: Commissioner Otto made a motion to adjourn. Commissioner Barlow seconded the motion, and the vote was as follows:

Ayes: 7, Nays: 0, Abstention: 0

The Planning and Zoning Commission meeting adjourned at 6:47 p.m.

**Chairman Emery
Planning and Zoning Commission**

ATTEST:

**Wes Morrison
Community Development Manager**