

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 23, 2020**

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 6:30 p.m. via videoconference, Bedford, Texas on the 23rd day of July, 2020 with the following members present:

Chairman: Todd Carlson

Vice Chairperson:

Members: Keith Quigley
Tom Stroope (present for work session only; recused from meeting)
Bryan Henderson
Dixie Cawthorne

Constituting a quorum.

Staff present included:

Bill Syblon	Development Director
Kristtina Starnes	Planning & Zoning Assistant
Jayashree Narayana	Planning Consultant

(The following items were considered in accordance with the official agenda posted by July 2, 2020)

CALL TO ORDER

Chairman Carlson called the Work Session to order at 6:05 p.m.

WORK SESSION

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

Chairman Carlson adjourned the Work Session at 6:30 p.m.

REGULAR SESSION

The Planning and Zoning Commission convened via videoconference at 6:30 p.m. and the Regular Session began.

CALL TO ORDER

Chairman Carlson called the meeting to order at 6:30 p.m.

INVOCATION

Chairman Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

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APPROVAL OF MINUTES

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: July 7, 2020 regular meeting.**

Motion: Commissioner Henderson made a motion to approve the meeting minutes of the July 7, 2020 regular meeting.

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

Ayes:	Commissioners Quigley, Henderson, Cawthorne, and Chairman Carlson
Nays:	None
Abstention:	None

Motion approved 4-0-0. Chairman Carlson declared the July 9, 2020 meeting minutes approved.

PUBLIC HEARINGS

- 2. Zoning Case PZ-ZONING AMEND-2020-50036, public hearing and consider an ordinance to amend Ordinance Number 2275 City of Bedford Zoning Ordinance, specific to Chapter 3. Permitted Uses regarding Specific Use Permit requirements pertaining to Package Liquor Stores. (PZ-ZONING AMEND-2020-50036)**

Jayashree Narayana, Planning Consultant, presented Zoning Case PZ-ZONING AMEND-2020-50036.

The City of Bedford is requesting to change the Specific Use Permit requirements for Package Liquor Stores regarding location and adjacency standards, pending the results of the Special Election for the legal sale of all alcoholic beverages including mixed beverages in November 2020.

The current standards as listed in Chapter 3 –Permitted Uses, of the Bedford Zoning Ordinance, permit the use of Packaged Liquor Stores with an SUP in the Light Commercial and Heavy Commercial zoning districts. Although the use is listed in the table of uses, it is not permitted due to lack of voter approval of alcohol sales.

The recommended amendments is to amend Section 3.1 – Schedule of Permitted Uses, of the Bedford Zoning Ordinance. Currently, it only has an “S” in the permitted use table under Light and Heavy Commercial, but it is requested to have an “S” with an asterisk, “S*”, to further specify that the uses shall be further limited to L, H, and PUD Districts within the “MHC” Overlay District.

The next recommended amendment is to amend Section 3.2.C(6)j. Currently it states “no additional conditions”, but three additional conditions are requested. The first condition is to state that the use shall be permitted within the L, H, and PUD Districts that are located within the Master Highway Corridor Overlay District (MHC) only. The second condition is when Package Liquor Stores are requested within PUDs, the PUD Ordinance shall be amended to allow for Package Liquor Stores with SUP prior to the SUP request, if the use is not permitted in the PUD. The third condition is to require the minimum distance of 300 feet from any religious institution, public or private school and public hospital as measured per Texas Alcohol Beverage Commission (TABC) regulations.

The L, H, and PUD Districts are predominate zoning districts within the MHC Overlay District.

Chairman Carlson opened the public hearing at 6:36 p.m.

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Chairman Carlson closed the public hearing at 6:36p.m.

Motion: Commissioner Henderson made a motion to approve zoning case PZ-ZONING AMEND-2020-50036.

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

Ayes: Commissioners Quigley, Henderson, Cawthorne, and Chairman Carlson
Nays: None
Abstention: None

Motion approved 4-0-0. Chairman Carlson recommended to approve zoning case PZ-ZONING AMEND-2020-50036.

3. **Preliminary Plat Case PZ-PP-2018-50010, consideration of a preliminary plat for Kerry Cook. The property is zoned Residential 15,000 - Single Family Detached (R15) and the legal description is Lots 3 & 4, Block A, J.R. Murphy Addition, located at 2509 and 2513 Woodson Road, Bedford, Texas. The property is generally located north of Bedford Road and west of Woodson Road. (PZ-PP-2018-50010)**

Jayashree Narayana, Planning Consultant, presented Preliminary Plat Case PZ-PP-2018-50010.

Jayashree Narayana stated that there is a correction to this item; the property is zoned R-9,000. The property has already been rezoned from a previous zoning case and will have no effect on this public hearing.

This is a preliminary plat for a property that was rezoned in 2018 from R-15 to R-9. The applicant is requesting nine residential lots, which all of them are required to meet the development requirements of the R-9 district. There will be a cul-de-sac through the middle of the lot to service the surrounding lots. This will be a public street, and the applicant will be required to meet all of the City's requirements pertaining to infrastructure.

The applicant will need to add a Site Data Summary, which is a condition of approval per the DRC that reviewed this application.

Commissioner Henderson asked if there's the potential widening of Woodson Road because the curbs are drawn out to the street.

Jayashree Narayana said she will refer that question to the City's consulting engineer.

Stephen Crawford, with Halff Associates, said that is part of further review as this case moves forward. It will be reviewed to ensure that the transition to the main road will be workable. The future widening of Woodson Road would be information that would be through Public Works or the Engineering Department.

Chairman Carlson said the issue of Woodson Road improvements have been discussed for a while. A few years ago someone said that the City has funds set aside for this project but nothing has come of it. With a development on each end of Woodson, traffic is going to increase.

Bill Syblon, Development Director, said that as these lots become developed, escrow is being collected for those improvements. There are funds set aside, but he doesn't know where it is in the queue it is at Public Works.

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Chairman Carlson said as more development occurs on that street, the pressure to repair that road will be apparent. But this doesn't pertain to this plat case.

Jayashree Narayana said as more development is proposed in this corridor through a rezoning, it's a good opportunity for P&Z and Council to question those concerns and to make sure the transportation system works. One of the things that exacerbates the situation is the developments with their own cul-de-sacs, and each one feeds out to the main road. There is no internal connectivity which makes the traffic situation worse, but that is something that can be further addressed in the City's master plan.

Motion: Commissioner Quigley made a motion to approve Preliminary Plat Case PZ-PP-2018-50010, with stipulation to include the recommendations from the Development Review Committee.

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

Ayes: Commissioners Quigley, Henderson, Cawthorne, and Chairman Carlson
Nays: None
Abstention: None

Motion approved 4-0-0. Chairman Carlson approved Preliminary Plat Case PZ-PP-2018-50010.

ADJOURNMENT

Motion: Commissioner Cawthorne made a motion to adjourn.

All commissioners in favor.

Ayes: Commissioners Quigley, Henderson, Cawthorne, and Chairman Carlson
Nays: None
Abstention: None

Motion approved 4-0-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 6:48 p.m.

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

ATTEST:

**Kristtina Starnes
Planning & Zoning Assistant**