



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF JULY 27, 2023**

**APPROVED**

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

**June 22, 2023 Regular Meeting**

**Motion:** Commissioner Gallenstein made a motion to approve the meeting minutes of the June 22, 2023, correct as written.

Commissioner Jacobsen seconded the motion, and the vote was as follows:

Ayes: 6, Nays: 0, Abstention: 0

Motion approved 6-0-0. Chairman Emery declared the minutes approved.

**PUBLIC HEARING**

**2. Conduct a public hearing and consider approval of a Planned Unit Development Amendment to allow for a demolition and reconstruction of a fast-food restaurant building (McDonald's), drive-through and site renovations legally described as Lot 2 Block 1 The Shops at Central Park Addition. The property is generally located on the north side of Central Park Boulevard, and the east side of Central Drive, commonly known as 2100 Central Park Blvd. (PUD-23-5)**

Chairman Emery opened the Public Hearing at 6:04 p.m. and recognized Jose Saenz, Planner.

Jose provided a brief summary and presentation on this item. This project is for a Planned Unit Development Amendment to allow for a demolition and reconstruction of a McDonald's fast-food facility and site renovations and it is located on the north side of Central Park Boulevard, and on the east side of Central Drive. This property was platted in November 1986 and the McDonald's facility was later constructed on this established PUD site. In September 2003, the City Council approved a PUD Amendment that allowed for the alteration of the drive-through that also allowed for dual ordering. Jose indicated that the Applicant is proposing to demo and reconstruct a new 5,265 square-foot fast-food facility along with reconfiguring the parking lots, parking re-pavement and drive-through lanes. Since this project is within an existing PUD, this project is categorized as an Amendment to the Planned Unit Development. Jose also mentioned that the Applicant has indicated on their proposed plans that the existing drainage patterns will remain, including the existing water and sewer lines and also the existing access points. The Applicant is proposing to provide 46 parking spaces for this site and also proposing for 25% landscaping. The proposed PUD Amendment is in conformance with the goals of the Comprehensive Plan. As part of the notification process, five (5) adjoining property owners were notified, a public hearing sign was placed on the property and no responses or comments were received. Jose concluded that the Applicant is in attendance and that Staff is here to answer any questions regarding this project.

Commissioner Jacobsen had some questions relating to the tree ordinance and the two large and mature trees that are located in the front portion of the property along Central Drive. Commissioner Jacobsen indicated that he would like to have those two trees preserved as opposed to being replaced by smaller trees. Jose responded that those questions can be deferred to the Applicant.

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Chairman Emery invited the Applicants to come up and speak. Randy Jerome, Area Construction Manager for the Dallas Field Office for McDonald's, came up to speak and to answer questions. Randy indicated that he agrees with keeping the two large trees and did not see any issues of preserving those two trees.

Chairman Emery mentioned that the proposed plans show that there are trees listed on there that the Commissioners are not excited about continuing and has requested for the Applicants to choose trees from the list that was recently approved and adopted by the City Council.

Commissioner Gallenstein had some comments regarding specific types of trees and the size of shrubs that are being proposed with this project.

Wes Morrison, Community Development Manager, came up and clarified that the Tree Preservation Ordinance that was just adopted by the City Council has a list of unprotected trees and not of protected trees. Wes also mentioned that in regards to having a particular tree or a species of tree or native tree, then it is something that be made by a motion of approval with that condition.

Reggie Smith, with Claymore Engineering, came up to speak and to answer some questions. Reggie indicated that there is no reason at this point to change out the shrub sizes in the plans, therefore these changes can be made.

Commissioner Stellrecht had some questions and comments in regards to the groundcover and native grasses.

Randy came up to speak again and provided a brief summary of their project. Randy indicated that the "Playland" will be removed, that they are proposing a large lobby area to help accommodate more customers especially having a stadium across the street during the games and having stacking in two drive-through lanes versus one along with a bypass lane to go around it.

Commissioner Otto wanted to verify if this facility will have a complete demolition down to the foundation, how long will this project take to reconstruct and finish and when will this project start. Randy confirmed that this will be a complete demo and rebuild and that this project will take about 120 to 140 days as long as there are no weather delays. Randy also added that they plan to start sometime around March of 2024.

There were some discussions and questions between Commissioner Gallenstein and Randy in regards to energy efficiency. Randy added that there will be more efficient lighting, insulation, and roofing systems.

Since there was no one else that came up to speak and since there were no more questions from the Commission for the Applicant, Chairman Emery closed the Public Hearing at 6:23 p.m.

There were some discussions among the Commissioners regarding the gallon sizes of the shrubs, native trees and grasses for this proposed project.

Since there was no more discussion from the Commission, a motion was made.

**Motion:** Commissioner Stellrecht made a motion to approve Zoning Case No. PUD-23-5 with the following conditions:

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- Keep the two large oak trees that are located along Central Drive
- To switch the plant schedule to native trees, plants, and shrubs
- Increase the proposed shrub gallon sizes to five-gallon shrubs
- Replace the proposed honey locust with sunburst locust

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

Motion approved 6-0-0. The vote was as follows:

Ayes: Chairman Emery, Commissioners Jacobsen, Otto, Gallenstein, Stellrecht and Smith.

Nays: 0

Abstention: 0

**3. Take any action necessary as a result of the Executive Session.**

There was no need and no Executive Session was held during this meeting.

**UPDATE ON PLANNING PROJECTS**

Wes Morrison, Community Development Manager, provided a brief update on the current planning projects within the City of Bedford.

**ADJOURNMENT**

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

Ayes: 6, Nays: 0, Abstention: 0

The Planning and Zoning Commission meeting adjourned at 6:30 p.m.

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**Chairman Emery  
Planning and Zoning Commission**

**ATTEST:**

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**Wes Morrison  
Community Development Manager**