

# AGENDA

City of Bedford  
Regular Meeting of the Planning and Zoning Commission  
Thursday, June 18, 2020  
Bedford City Hall Building A  
2000 Forest Ridge Drive  
Bedford, TX 76021  
Conference Room Building A, Work Session 6:00 p.m.  
Council Chamber, Regular Session 6:30 p.m.

**COMPLETE PLANNING & ZONING AGENDAS AND BACKGROUND INFORMATION ARE AVAILABLE FOR REVIEW ONLINE AT <http://www.bedfordtx.gov>**

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Bedford Planning & Zoning Commission will conduct its meeting scheduled at 6:30 p.m. on Thursday, June 18, 2020, at City Hall by video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19). There will be no public access to the location described above. Residents interested in the Planning & Zoning meeting can watch it live on the City’s website at <https://bedfordtx.gov/250/City-Council-Meetings-Online> or tune in to channels 16 (Spectrum) or 99 (AT&T).

The agenda packet and meeting information are posted online at <https://bedfordtx.gov/AgendaCenter/City-Council-2>. You may provide written comments on specific agenda items prior to the meeting by filling out the Comment Form at <https://bedfordtx.gov/FormCenter/City-Council-11/City-Council-Meeting-Sign-Up-Form-51>, emailing [zoning.info@bedfordtx.gov](mailto:zoning.info@bedfordtx.gov) or calling 817-952-2105. You may also use the Comment Form to sign up to speak on specific agenda items during the meeting by phone. You must provide a valid phone number and you will be called during the meeting at the appropriate time. All comments and requests to speak need to be received by 3:00 p.m. the day of the meeting.

## WORK SESSION

- Review items to be discussed in regular session.
- Economic Development update on current and proposed residential and commercial development in the City of Bedford:
  - a) Hotels
  - b) Medical Facilities
  - c) Restaurants
  - d) Offices and Retail
  - e) City Status Update

## REGULAR SESSION

### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

1. Consider approval of the following Planning and Zoning Commission minutes:
  - a) May 28, 2020 regular meeting.

## PUBLIC HEARINGS

2. Zoning Case PZ-ZC-2020-50006, public hearing and consider a request to rezone Tract 3A03, Abstract 1080, Matson, James M Survey, and Lot 1, Block 1, Sexton Addition, located at 2513, 2517 & 2521 Pipeline Road, Bedford, Texas from R-9,000 Single-Family Residential Detached (R9) to Medium-Density Residential – Single-Family Detached (MD-3), allowing Jim Dewey, Jr. to construct a 22-lot subdivision. The property is generally located north of Pipeline Road and west of Hospital Parkway. (PZ-ZC-2020-50006)  
**\*Zoning Case PZ-ZC-2020-50006 has been postponed to date-specific.**
3. Zoning Case PZ-SUP-2020-50028, public hearing and consider a request to rezone Lot 1A, Block 1, Family Video Addition of Bedford, located at 1600 Bedford Road, Bedford, Texas from Heavy Commercial (H) to Heavy Commercial/Specific Use Permit/Animal Hospital (H/SUP), specific to Section 3.2.C.10.g, Animal Hospitals and Clinics for the care and temporary boarding of domestic household pets, vet offices, clinics, of the City of Bedford Zoning Ordinance, allowing for Bedford Family Vet to operate a veterinary office. The subject property is generally located south of Bedford Road and east of Forest Ridge Drive. (PZ-SUP-2020-50028)

## OTHER

4. Plat Case PZ-RP-2020-50033, consideration of a replat for City of Bedford. The property is zoned Planned Unit Development (PUD), and the legal description is Lot 2, Block 1, Texas American Bankshares Addition, being replatted to Lot 2-R, Block 1, Texas American Bankshares Addition. The property is located at 1840 L Don Dodson Drive, Bedford, Texas, generally located south of L Don Dodson Drive and east of Forest Ridge Drive.

## ADJOURNMENT

### CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Friday, June 12, 2020 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.



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**Kristtina Starnes, Planning & Zoning Assistant**

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**Date Notice Removed**

(Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in City functions and activities. Auxiliary aids and services or accommodations must be requested in writing to the City Secretary's Office a minimum of seventy-two hours (72) hours prior to the scheduled starting time of the posted meeting. Requests can be delivered in person or mailed to the City Secretary's Office at 2000 Forest Ridge Drive, Bedford, TX 76021, or emailed to [CitySecretary@bedfordtx.gov](mailto:CitySecretary@bedfordtx.gov). Some requests may take longer due to the nature, extent and/or availability of such auxiliary aids, services or accommodations.)



**JUNE 18, 2020**

**PLANNING AND ZONING  
COMMISSION MEETING**

**AGENDA ITEM #1**

**APPROVAL OF MINUTES**

**a) May 28, 2020**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 28, 2020**

**DRAFT**

**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. via videoconference, Bedford, Texas on the 28<sup>th</sup> day of May, 2020 with the following members present:**

Chairman:                                Todd Carlson

Vice Chairperson:

Members:                                Keith Quigley  
    Lisa McMillan  
    Tom Stroope  
    Bryan Henderson  
    Dixie Cawthorne  
    Linda Moye

Constituting a quorum.

Staff present included:

Bill Syblon                                    Development Director  
Kristtina Starnes                            Planning & Zoning Assistant

(The following items were considered in accordance with the official agenda posted by May 22, 2020)

**CALL TO ORDER**

Chairman Carlson 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 Carlson adjourned the Work Session at 6:58 p.m.

**REGULAR SESSION**

The Planning and Zoning Commission convened via videoconference at 7:00 p.m. and the Regular Session began.

**CALL TO ORDER**

Chairman Carlson called the meeting to order at 7:00 p.m.

**INVOCATION**

Commissioner Stroope gave the invocation.

**PLEDGE OF ALLEGIANCE**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 28, 2020**

**DRAFT**

The Pledge of Allegiance was given.

**APPROVAL OF MINUTES**

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: March 12, 2020 regular meeting.**

Motion: Commissioner McMillan made a motion to approve the meeting minutes of the March 12, 2020 regular meeting.

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

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

Motion approved 7-0-0. Chairman Carlson declared the March 12, 2020 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Zoning Case PZ-SUP-2020-50009, public hearing and consider a request to rezone Tracts 3 & 3D, Abstract 12, Allen, W R Survey, located at 1525 Bedford Road, Bedford, Texas from Residential 7,500 SF Detached (R75) to Residential 7,500 SF Detached/Specific Use Permit/Primary and Secondary Schools (R75/SUP), specific to 3.2.C(3)a, allowing for The Clubhouse for Special Needs to operate a school. The property is generally located north of Bedford Road and east of Airport Freeway. (PZ-SUP-2020-50009)**

Jayashree Narayana, Planning Consultant, presented Zoning Case PZ-SUP-2020-50009.

This is a specific use permit case is for The Clubhouse for Special Needs to operate a school at 1525 Bedford Road. The property is a former church building and surrounded by existing neighborhoods. Because the current driveway does not meet the fire standards, the applicant is reconstructing the driveway by realigning it and adjust the turning radii. The entrance and exit on Bedford Road will be the same, but some trees in the front may need to be removed in order to relocate the driveway. The parking lot will need to be updated to code to provide adequate parking to include handicap parking spots. The property is currently zoned R-7,500 for a church, and the proposed use is for a special needs school for children and adults. The site is 2.9 acres and the building area is approximately 5,700 square feet. The parking lot has about 20 spaces; a school is required to have one parking spot for every 25 students, so the City considers the parking sufficient for this use.

The applicant is moving from their location on Harwood Road. Their existing facility is being taken out due to the expansion of the Bedford Boys Ranch park and ball fields. This is a use that has been in the City of Bedford. They are planning to expand and add another building in the back of the property, which will be required to go before Planning & Zoning Commission sometime in the future.

Commissioner Quigley asked if the applicant is planning to make physical changes to the building footprint, and if all of the remodeling is internal.

Jayashree Narayana said yes, all of the remodeling will be internal.

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 28, 2020**

**DRAFT**

Commissioner Quigley said he read one of the public comments that questioned how much of the property will the gym consume and if there will be a lot of trees removed.

Commissioner Henderson asked if the width of the fire lane is 24 feet because it is not a street instead of the 26 feet that is required on the street.

Jayashree Narayana said the Fire Marshal approved the 24 foot fire lane because it is just a driveway and not a street.

Commissioner McMillan asked if the fire lane will be asphalt or concrete.

Jayashree Narayana said it will have to meet the fire code standards, which may be either, but that is a questions the applicant can answer.

Kent Hopkins, petitioner, 605 Charles Drive, Euless, Texas.

Mr. Hopkins said he had been trying to purchase this for almost a year. After reviewing the survey of the property, he realized that this property is over 2 acres less than what he thought it was. He was able to get the price down to his range and the bank approval, and now he is going for the zoning change. If it is approved and City Council approves it, he will be ready to start construction.

The students at this school are both children and adults. This building is sufficient for what they have, but they are also planning to build another building adjacent to the main building that will be a gym for the students as well as the goal to hold the Special Olympics. He hopes to have the main building renovated and ready to move in to by Christmas. The Clubhouse needs to move out of their current location, but at this point does not have any temporary quarters, so that is why he's trying to get everything done as soon as he can.

The largest expense of this project is bringing the building up to fire code. The Fire Marshal has been working with him in regards to bringing it in to compliance.

Chairman Carlson asked how long the Clubhouse was in operation at the Boys Ranch.

Mr. Hopkins said about six years ago.

Commissioner Stroope said that Commissioner McMillan asked what type of material will be used for the driveway.

Mr. Hopkins said concrete with rebar to ensure that the fire trucks are supported. He will probably go with asphalt for the parking lot.

Chairman Carlson opened the public hearing at 7:16 p.m.

*Due to COVID-19, City Hall was closed to the public. Citizens who wished to be heard were provided the options to submit a comment or request a phone call during the public hearing by completing a Comment Form available through the City of Bedford's website ([www.bedfordtx.gov](http://www.bedfordtx.gov)):*

*Doni Green, 9 Greentree Lane, Bedford, Texas.*

*Doni Green submitted the following comment:*

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 28, 2020**

**DRAFT**

*I understand that the City is considering rezoning Tracts 3 and 3D to allow The Clubhouse for Special Needs to operate a school. I've gone to the Clubhouse's website and understand that it proposes to build a gymnasium at 1525 Bedford Road.*

*My home is adjacent to the proposed build site, which has been owned by a community church. I've enjoyed the wooded nature of the property and quiet of the church operations. It's been a good neighbor.*

*I'm not familiar with details of the proposed construction, apart from the limited information I received in the City's Notice of Public Hearing or Clubhouse website. If rezoning is approved, I would hope that the Clubhouse would preserve as many trees as possible and control for noise--particularly outside of normal business hours.*

*If that's the case, I support the Clubhouse's acquisition of the land. I appreciate its mission of providing persons with intellectual and development disabilities greater opportunities for learning and community engagement and believe it would be a good neighbor.*

Mr. Hopkins said a contractor recently visited the property and said that there will be only one tree that needs to be removed which is located where the front driveway will be constructed. Aside from that, they do not intend to remove any other trees.

Chairman Carlson closed the public hearing at 7:17 p.m.

Motion: Commissioner Stroope made a motion to approve zoning case PZ-SUP-2020-50009.

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

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne, Moye, and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended to approve zoning case PZ-SUP-2020-50009.

**ADJOURNMENT**

Motion: Commissioner Quigley made a motion to adjourn.

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

Ayes: Commissioners Quigley, McMillan, Stroope, Henderson, Cawthorne, Moye, and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 7:19 p.m.

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 28, 2020**

**DRAFT**

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

**ATTEST:**

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**Kristtina Starnes  
Planning & Zoning Assistant**



**JUNE 18, 2020**

**PLANNING AND ZONING  
COMMISSION MEETING**

**AGENDA ITEM #2**

**PUBLIC HEARING**

**ZONING CASE  
PZ-ZC-2020-50006**

**POSTPONED TO DATE-SPECIFIC**

# Change of Zoning Classification Application

City of Bedford  
2000 Forest Ridge Dr.  
Bedford, TX 76021  
817.952.2105  
zoning.info@bedfordtx.gov

## APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- Specific Use Permit (SUP)     Planned Unit Development (PUD)     Other Zoning Change

## PROPERTY INFORMATION

Project Name: SHARIEFF GARDEN HOMES  
Project Address (Location): 2513, 2517, 2521 PIPELINE ROAD  
Legal Description: Lot: 1 Block: 1 Addition: SEXTON ADDITION (Bedford)  
<OR> AND  
Tract: 3A03 ~~3A03B~~ Abstract: 1080 Survey: JAMES M. MATSON Survey  
Proposed Number of Lots: 22 Gross Acres: 3.286 4.55  
Existing Zoning: R-9 Proposed Zoning: MD-3  
Proposed Use: SINGLE FAMILY DEVELOPMENT

**Application Requirements:** The applicant is required to submit sufficient information that describes and justifies the proposal. Please attach a Statement of Planning Objectives or complete the form at the back of this application packet.

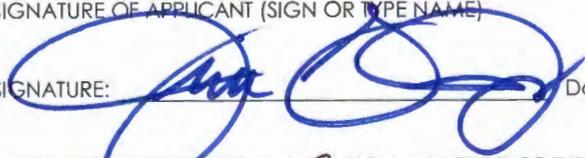
See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

## APPLICANT - OWNER INFORMATION

Applicant: JIM DEWEY, JR. Company: JDJR ENGINEERS & CONSULTANTS, INC.  
Address: 2500 TEXAS DRIVE #100 Tel: (972) 252-5357  
City: IRVING State: TX ZIP: 75062 Email: debrac@jdireng.com  
Applicant's Status: (check one)  Owner  Representative  Tenant  Prospective Buyer

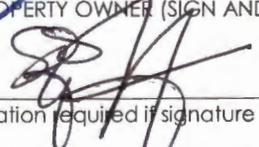
Property Owner: SOFIA SHARIEFF Company: \_\_\_\_\_  
Address: 217 BEACHWOOD LANE Tel: (516) 754-0474  
City: COPELL State: TX ZIP: 75019 Email: soapi65@hotmail.com  
Ownership Status: (check one)  Individual  Trust  Partnership  Corporation

SIGNATURE OF APPLICANT (SIGN OR TYPE NAME)

SIGNATURE: 

Date: 1-17-20

SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: 

(Letter of authorization required if signature is other than property owner)

The property owner must sign the application or submit a notarized letter of authorization.

### For Departmental Use Only

Case #: PZ-ZC-2020-50006

Total Fee(s): \$ 1025.-

Date Submitted: 1/22/20

DRC Date: 1/29/20

Public Hearing Date: 6/11/20



INC.

CIVIL ENGINEERS   SURVEYORS   LAND PLANNERS

January 22, 2020

City of Bedford  
Planning & Development Department  
2000 Forest Ridge Drive  
Bedford, Texas 76021  
Phone (817) 952-2105

Re: Sharieff Garden Homes  
2513, 2517 & 2521 Pipeline Road  
Lot 1, Block 1, Sexton Addition  
In the James Matson Survey, A-1080  
Bedford, Texas  
JDJR Project 1160-4-19

Dear Sir or Madam:

Attached is our Zoning Exhibit for Zoning Change from PD to MD-3 zoning submittal package.

1. Sharieff Garden Homes is a proposed twenty one (21) single family home lots and one (1) open space lot residential subdivision.
2. Public improvements including water and sanitary sewer construction along with two (2) public streets will be a part of this project.
3. Construction of a 6' masonry screening wall along both sides of the entrance off Hospital Parkway into the subdivision and along Pipeline Road.
4. Total Site Area is 147,509 square feet / 3.386 acres (gross).
5. Proposed street right-of-way dedication is 33,259 square feet.
6. Net site area after ROW dedication is 114,250 square feet (net).
7. One (1) open space lot is 2,836 square feet.
8. Density is 6.20 lots per acre gross.
9. Average lot area is 5,305 square feet.

Sincerely,



Jim Dewey, Jr. P.E.

## DESCRIPTION

BEING a 3.3863 acre tract or parcel of land situated in the JAMES MATSON SURVEY, Abstract No. 1080, City of Bedford, Tarrant County, Texas, and being those three tracts of land described in Special Warranty Deed to Sofia Sharieff, recorded in Document Number D218204359, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of Tract One of said Sofia Sharieff tract located on the west right-of-way line of Hospital Parkway (an 80-foot wide right-of-way per Document Number D201167093, O.P.R.T.C.T.); said found iron rod also being the northeast corner of Lot 1, Block 1, SEXTON ADDITION, recorded in Volume 388-159, Page 21, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 00 degrees 36 minutes 22 seconds East, along the east line of said Tract One and said west right-of-way line, a distance of 258.50 feet to a 5/8 inch iron rod set (hereinafter referred to as a set iron rod) for the southeast corner of said Tract One located at the intersection of said west right-of-way line with the north right-of-way line of Pipeline Road (a variable-width right-of-way);

THENCE South 89 degrees 10 minutes 41 seconds West, along the south line of said Tract One and said north right-of-way line, a distance of 221.10 feet to a set iron rod for the southwest corner of said Tract One and an angle point in said north right-of-way line; said set iron rod also being located on the east line of Tract Two of said Sofia Sharieff tract;

THENCE South 00 degrees 40 minutes 00 seconds East, along the east line of said Tract Two and continuing along said north right-of-way line, a distance of 14.82 feet to a set iron rod for the southeast corner of said Tract Two and an angle point in said north right-of-way line;

THENCE South 89 degrees 46 minutes 20 seconds West, along the south line of said Tract Two and continuing along the south line of Tract Three of said Sofia Sharieff tract, and continuing along said north right-of-way line, a distance of 235.71 feet to an "X" cut in concrete found for the southwest corner of said Sofia Sharieff tract;

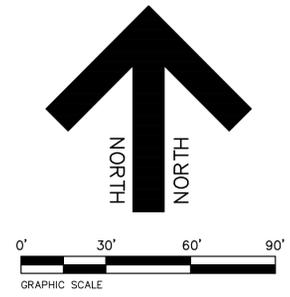
THENCE North 00 degrees 32 minutes 55 seconds West, along the west line of said Tract Three, a distance of 405.19 feet to a 5/8 inch iron rod found for the northwest corner of said Tract Three; said found iron rod also being the southwest corner of NEW BEDFORD COURTS, recorded in Volume 388-134, Page 74, Plat Records, Tarrant County, Texas;

THENCE North 88 degrees 52 minutes 10 seconds East, along the north line of said Tract Three and the south line of said NEW BEDFORD COURTS, a distance of 194.20 feet to a set iron rod for the northeast corner of said Tract Three and an angle point in the south line of said NEW BEDFORD COURTS;

THENCE South 00 degrees 49 minutes 00 seconds 135.09, along the east line of said Tract Three, the south line of said NEW BEDFORD COURTS, and continuing along the west line of

the aforementioned SEXTON ADDITION, a distance of 135.09 feet to a 1/2 inch iron rod found for the northwest corner of the aforementioned Tract One and the southwest corner of Lot 2, Block 1 of said SEXTON ADDITION;

THENCE North 89 degrees 14 minutes 09 seconds East, along the north line of said Tract One and the south line of said Lot 2, a distance of 261.70 feet to the Point of Beginning, and containing 3.3863 Acres (147,509 square feet) of land.



PROPOSED DRAINAGE DATA							
AREA	ACRES	C	T <sub>c</sub> MIN	I <sub>25</sub> IN/HR	Q <sub>25</sub> CFS	I <sub>25</sub> IN/HR	Q <sub>25</sub> CFS
A1	0.46	0.65	15	6.46	1.93	7.98	2.39
A2	0.73	0.65	15	6.46	3.07	7.98	3.79
A3	0.24	0.65	15	6.46	1.01	7.98	1.24
A4	0.47	0.65	15	6.46	1.97	7.98	2.44
A5	1.09	0.65	15	6.46	4.58	7.98	5.65
B	0.18	0.65	15	6.46	1.76	7.98	0.93
C	0.45	0.65	15	6.46	1.89	7.98	2.33

**JDJR** ENGINEERS & CONSULTANTS, INC.  
 TSBP REGISTRATION NUMBER F-8627  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 2500 Texas Drive Suite 100 Irving, Texas 75062  
 Tel: 972-252-1048 Fax: 972-252-8958

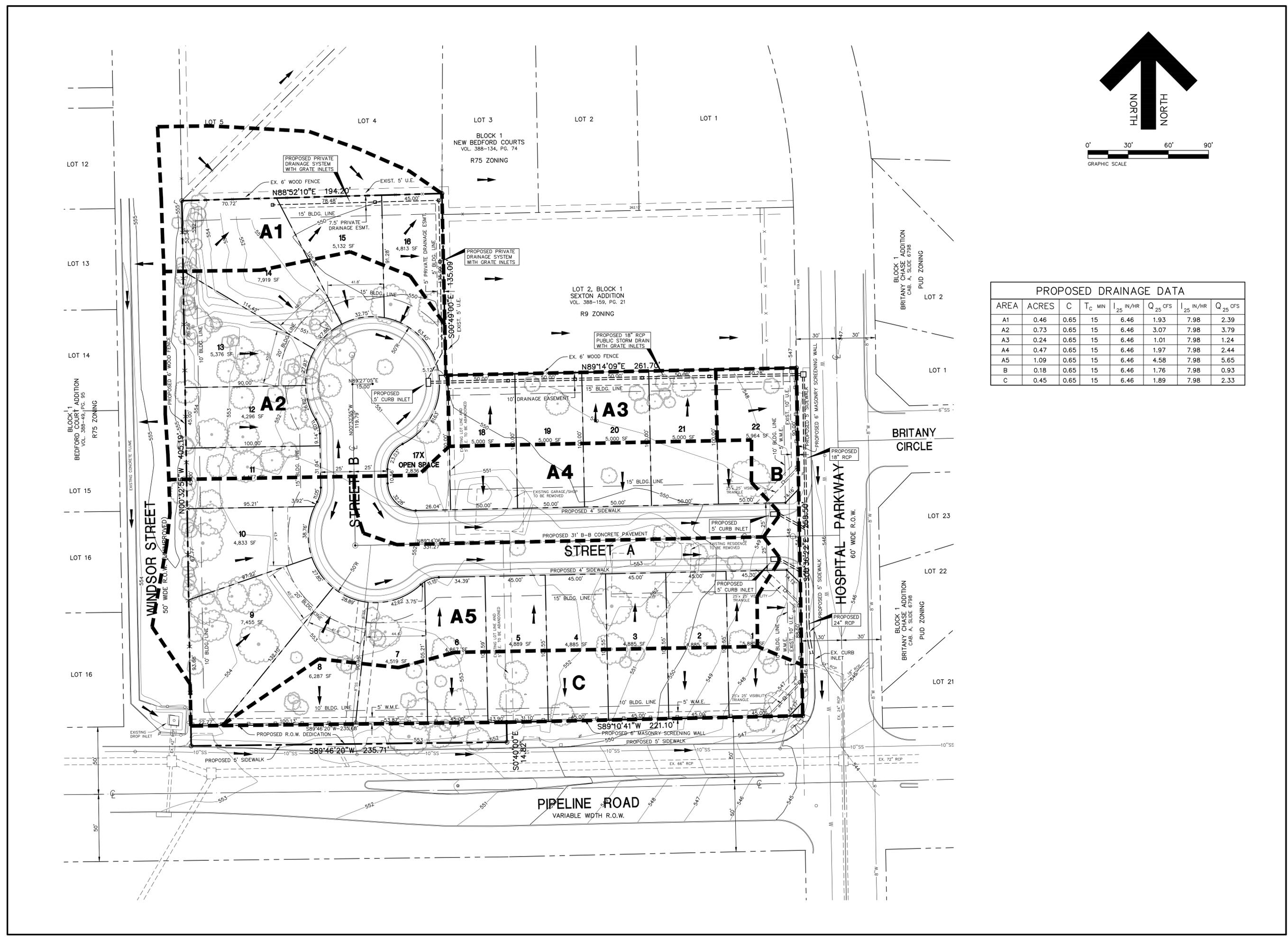
PROJECT:  
**SHARIEFF GARDEN HOMES**  
 PIPELINE ROAD AT HOSPITAL PARKWAY  
 BEDFORD, TEXAS

REVISIONS:

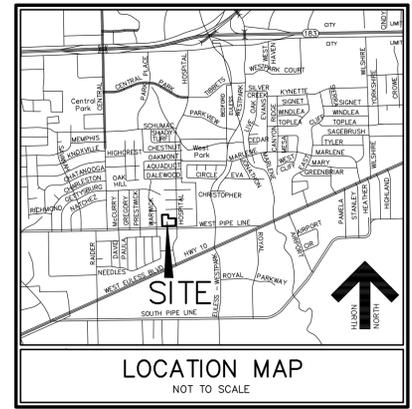
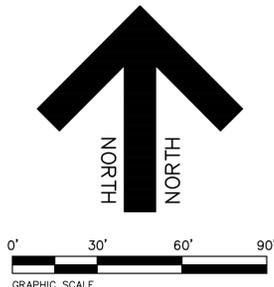
DATE	REVISION

SHEET TITLE  
**PRELIMINARY DRAINAGE PLAN**

DATE: MAY 5, 2020  
 SCALE: 1" = 30'  
 DRAWN BY: SAS  
 CHECKED BY: JDJR  
 SHEET NO.  
**1** OF **1**  
 JDJR FILE NO. 1160-4-19



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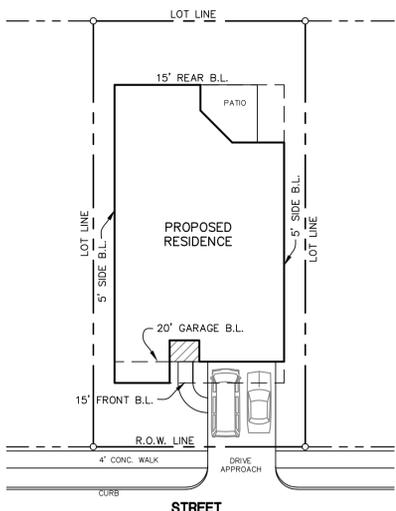


**SITE DATA**

TOTAL SITE AREA	147,509 SQ. FT. (3.386 AC.)
AREA OF STREET ROW DEDICATION	33,259 SQ. FT.
NET SITE AREA (TOTAL LESS ROW DEDICATION)	114,250 SQ. FT. (2.623 AC.)
NUMBER OF SINGLE FAMILY HOME LOTS	21 LOTS
OPEN SPACE LOTS / AREA	1 LOT / 2,836 SQ. FT.
DENSITY	6.20 LOTS PER ACRE GROSS
AVERAGE LOT AREA	5,305 SQ. FT.

**SHARRIEFF GARDEN HOMES DEVELOPMENT STANDARDS**

- Lot coverage shall not exceed seventy (70) percent of the individual lot and the average lot coverage in the total developed area shall not exceed fifty (50) percent.
- Accessory buildings and structures may not be located in the required front or side yard or in front of or beside any principle structure such that it may appear to be in the front or side yard.
- Lot widths shall not be less than 40' at the front building line
- No lot area shall be less than 4,296 square feet, and the average lot area shall be 5,305 square feet.
- Maximum height shall not exceed two and one half (2 1/2) stories or thirty-five (35) feet.
- Required yards:
  - Front Yard: Twenty (20) feet for Lots 8, 9, 13, & 14, and fifteen (15) feet for all other Lots, and any garage facing the street shall be set back twenty (20) feet minimum.
  - Side Yard: Five (5) feet. A minimum distance of ten (10) feet shall be provided between buildings in all cases.
  - Side yards on corner lots shall be fifteen (15) feet.
  - Rear yard: Ten (10) feet. On lots backing up to any other single family residential districts (Lots 14-22), the rear setback shall be fifteen (15) feet for one story structures and thirty (30) feet for two story structures.
- Wall Maintenance Easement (W.M.E.): A five (5) foot maintenance easement is required for masonry screening wall along Pipeline Road and Hospital Parkway.
- Minimum floor area shall be one thousand, four hundred (1,400) square feet; the average floor area per dwelling unit in the development shall not be less than 1,600 square feet.
- Parking: Two off-street parking spaces must be provided for each dwelling unit.
- H.O.A. to maintain all common areas and masonry screening wall.
- All dwellings to have a minimum of seventy-five percent (75%) masonry exteriors exclusive of doors and windows. A one hundred percent (100%) masonry wall to be constructed around perimeter along Hospital Parkway and Pipeline Road. The remaining perimeter will be 6' wood fence constructed as homes are built.
- Garages cannot be converted to living space.



**OWNER:**  
**SOFIA SHARIEFF**  
**217 BEACHWOOD LANE**  
**COPELL, TEXAS 75019**  
**TEL: 516-754-0471**  
**EMAIL: soapi65@hotmail.com**

**JDJR ENGINEERS & CONSULTANTS, INC.**  
 TSBP REGISTRATION NUMBER F-8627  
**ENGINEERS • SURVEYORS • LAND PLANNERS**  
 2900 Texas Drive Suite 100 Irving, Texas 75062  
 Tel 972-252-1048 (5357) Fax 972-252-8958

**PROJECT:**  
**SHARIEFF GARDEN HOMES**  
**PIPELINE ROAD AT HOSPITAL PARKWAY**  
**BEDFORD, TEXAS**

**REVISIONS:**

DATE	REVISION
2/18/20	DRC COMMENTS
3/30/20	DRC COMMENTS
5/05/20	DRC COMMENTS

**SHEET TITLE**  
**CONCEPT PLAN AND DEVELOPMENT PLAN FOR PUD WITH MD-3 BASE ZONING**

DATE: FEB. 18, 2020  
 SCALE: 1" = 30'  
 DRAWN BY: SAS  
 CHECKED BY: JDJR  
 SHEET NO.  
**1 OF 1**  
 JDJR FILE NO. 1160-4-19

H:\JD\Projects\2019\1160-4-19 Pipeline & Hospital Pkwy - Bedford TX\Civil\1160-4-19 CIVIL PLANS.dwg, 5/6/2020 11:53:25 AM, DWG TO PDF, 0/0



CITY OF  
**BEDFORD**  
2000 Forest Ridge Drive - Bedford, TX 76021  
(817)952-2100 [www.bedfordtx.gov](http://www.bedfordtx.gov)

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**JUNE 18, 2020**

**PLANNING AND ZONING  
COMMISSION MEETING**

**AGENDA ITEM #3**

**PUBLIC HEARING**

**ZONING CASE  
PZ-SUP-2020-50028**



## **Planning & Zoning Commission Staff Report**

**June 18, 2020**

**Case# PZ-SUP-2020-50028**

**Prepared by: Jay Narayana, AICP**

### **Request:**

Chase Michalek with Bedford Family Vet, is requesting to rezone 1600 Bedford Road, Suite 100 H Heavy Commercial/CBD Overlay to H/SUP H Heavy Commercial/CBD Overlay Specific Use Permit for the operation of an Animal Hospital & Clinic – Bedford family Vet at this location (previously the location of Family Video).

Applicant	Chase Michalek
General Location	1600 Bedford Road, Suite 100
Applicable Zoning Ordinance Section	3.2.C (10) g.
Notification Requirements	15-day Legal ad in Ft. Worth Star-Telegram, 06/03/20
Number of Property Owners Notified	14
Action Required	Approval or Denial of the SUP

### **Description and Discussion:**

The subject property is located at a strip shopping center at the southeast corner of the intersection of Bedford Road and Forest Ridge Drive. The lot has a multi-tenant retail building with approximately three (3) tenant spaces. This application is for an SUP for a new Animal Hospital & Clinic to take over the tenant space which houses Family Video.

The new vet clinic will be 4,838 sq.ft. and will undergo a total interior remodel. The glass block tower located in front of the building will be removed and the canopy will be cut back to be flush with the rest of the canopy leaving a gable at the entry. The existing metal roof and fascia will be painted gray.

The Zoning Ordinance defines Animal Hospitals and Clinics for the care of temporary boarding of domestic household pets, vet offices, pet clinics as follows:

The office and clinic of a doctor of veterinary medicine, not including outside treatment pens.

Minimum Specific Use Permit Conditions (In addition to a Site Plan and a Public Hearing):

- No outside treatment pens
- No dumpster shall be located within fifty (50) feet of a residentially zoned property

**Development Review Committee:**

The Development Review Committee met and determined the proposed rezoning could proceed to the Planning and Zoning Commission based on the information submitted.

**Zoning and Site Conditions:**

The subject property is currently zoned H Heavy Commercial/CBD Overlay and is currently a multi-tenant commercial building.

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning of Adjacent Property</b>	H Heavy Commercial	MF	MF	L
<b>Land Use</b>	Gas Station/Vacant	Multi-Family	Multi-Family	Gas Station and Strip Commercial

**Comprehensive Plan:**

The Comprehensive Plan indicates the site to be Commercial Area. Therefore, the proposed SUP would not conflict with the Comprehensive Plan.

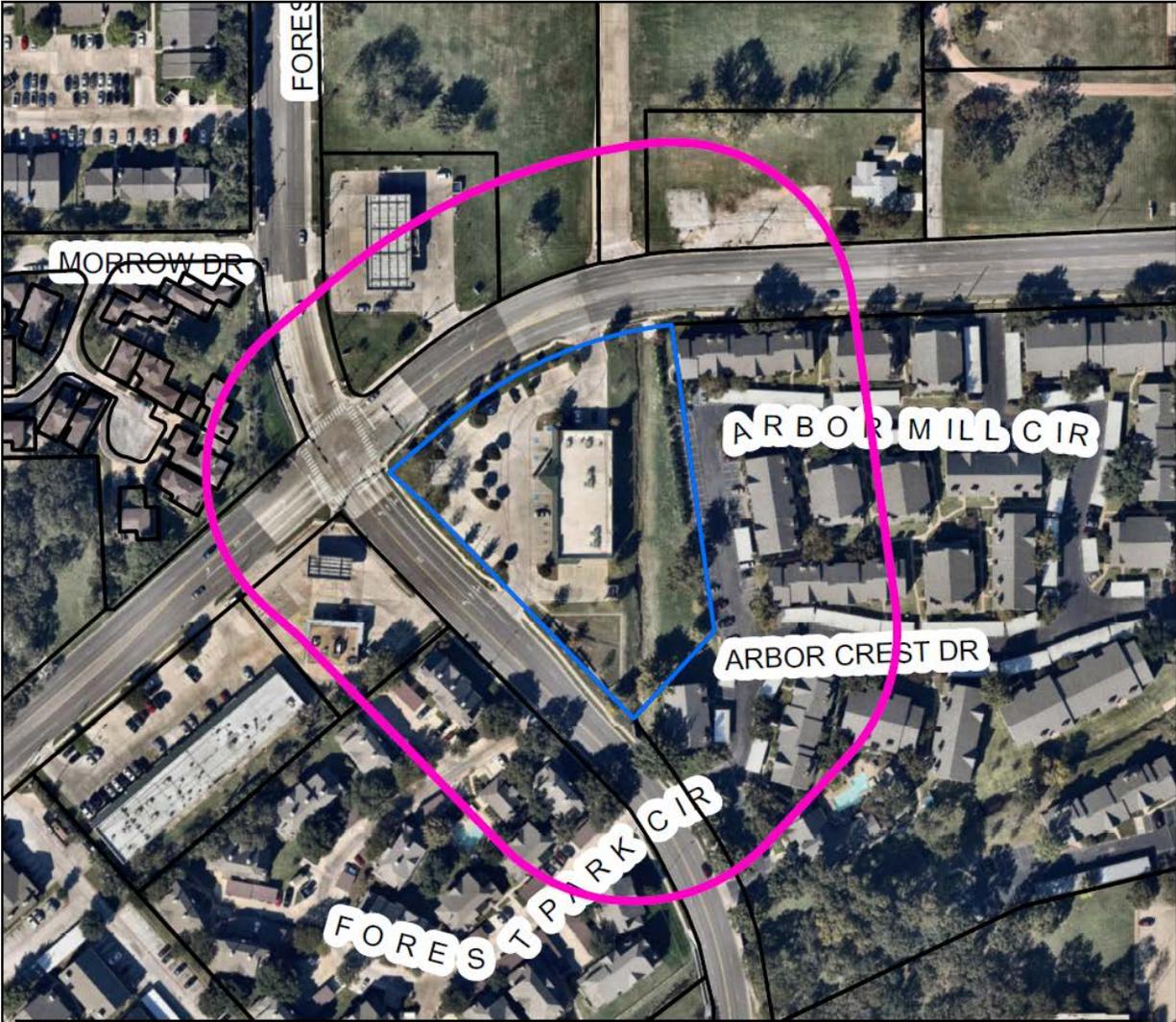
**Planning & Zoning Commission Review Options:**

Conduct a Public Hearing on the SUP Request.

Recommend approval or denial of the SUP.

**Attachments:**

- Adjoining Property Owner Map
- Zoning Map
- SUP Application
- Site Plan



**Hearing**

**Date: 06-18-20 PZ-SUP-2020-50028**

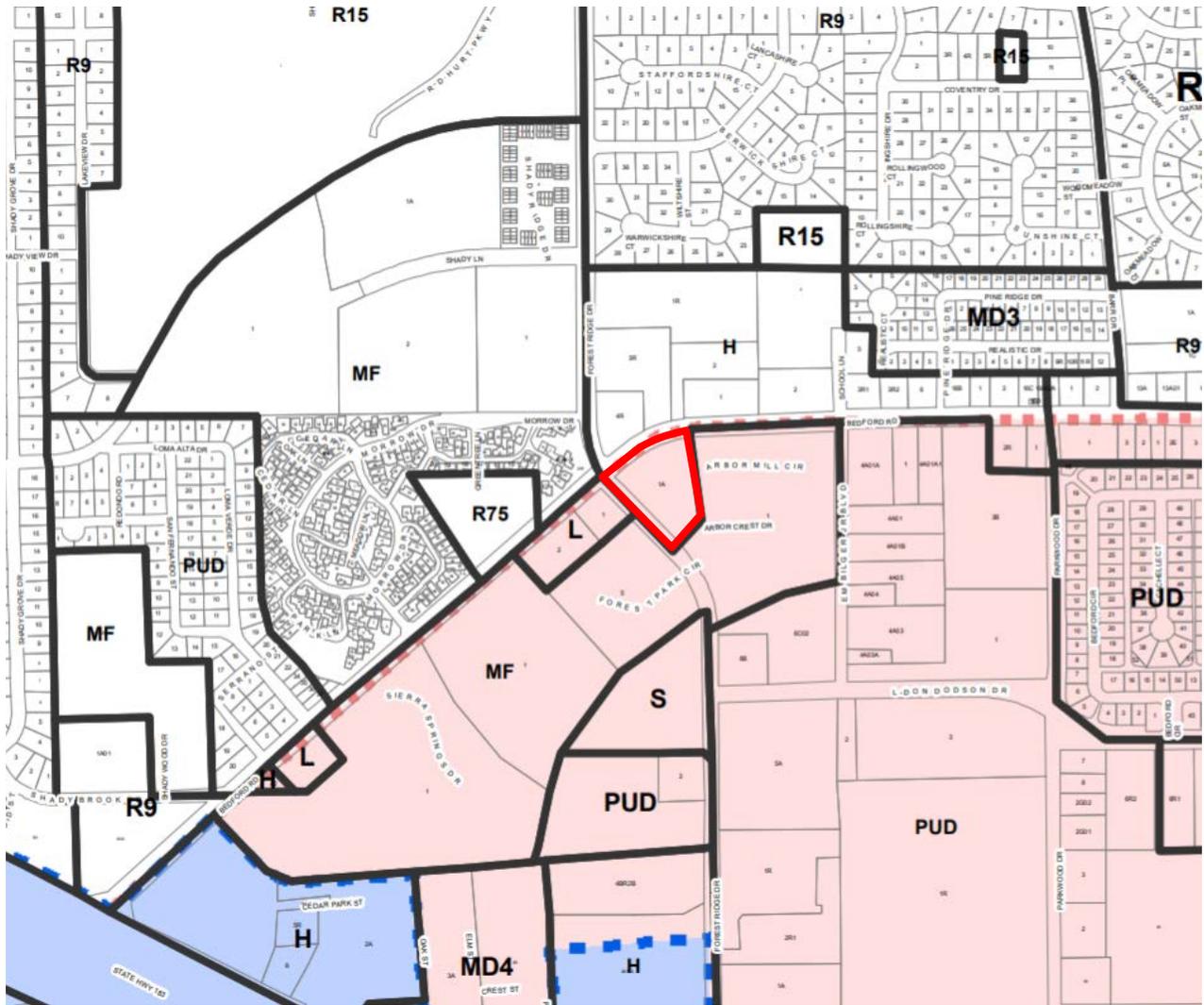
**Address: 1600 Bedford Road  
Bedford, TX 76021**

**Legal Description:  
FAMILY VIDEO ADDITION OF BEDFORD  
Lot 1A, Block 1**

-  200 Ft Buffer
-  Project Location



\* NOTE: This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Bedford assumes no responsibility for the accuracy of said



**PZ-SUP-2020—50028 Bedford family Vet  
 Area Zoning Map  
 1600 Bedford Road, Suite 100, Bedford, TX**

# Change of Zoning Classification Application

City of Bedford  
2000 Forest Ridge Dr.  
Bedford, TX 76021  
817.952.2105  
zoning.info@bedfordtx.gov

### APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- Specific Use Permit (SUP)     Planned Unit Development (PUD)     Other Zoning Change

### PROPERTY INFORMATION

Project Name: Bedford Family Vet  
Project Address (Location): 1600 Bedford Road  
Legal Description: Lot: 1A Block: 1 Addition: Family Video Adn. of Bedford  
~~Arbore on Forest Ridge~~  
<OR>  
Tract: \_\_\_\_\_ Abstract: \_\_\_\_\_ Survey: See Attached Legal Description  
Proposed Number of Lots: 1 Gross Acres: 2.253 (tenant in bldg.)  
Existing Zoning: H Proposed Zoning: H  
Proposed Use: Existing Mixed use with new Veterinary hospital.

**Application Requirements:** The applicant is required to submit sufficient information that describes and justifies the proposal. Please attach a Statement of Planning Objectives or complete the form at the back of this application packet.

**See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.**

### APPLICANT - OWNER INFORMATION

**Applicant:** Chase Michalek Company: Family Vet Group  
Address: 2500 Lehigh Avenue Tel: 847-904-9163 Fax: \_\_\_\_\_  
City: Glenview State: IL ZIP: 60026 Email: chase.michalek@familyvetgroup.com  
Applicant's Status: (check one)  Owner  Representative  Tenant  Prospective Buyer

**Property Owner:** K & S Hoogland Ltd Family Partnership Company: \_\_\_\_\_  
Address: 1022 East Adams Tel: 847-904-9011 Fax: \_\_\_\_\_  
City: Springfield State: IL ZIP: 62703 Email: \_\_\_\_\_  
Ownership Status: (check one)  Individual  Trust  Partnership  Corporation

SIGNATURE OF APPLICANT (SIGN OR TYPE NAME)

SIGNATURE: \_\_\_\_\_ Date: 05/04/20

SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: \_\_\_\_\_  
(Letter of authorization required if signature is other than property owner)

The property owner must sign the application or submit a notarized letter of authorization.

Rev: 06/19

**For Departmental Use Only**

Case #: PZ-SUP-2020-50028

Total Fee(s): \$205.-

Date Submitted: 5/12/20

DRC Date: 5/20/20

Public Hearing Date: \_\_\_\_\_





View of Existing Building Façade  
1600 Bedford Road, Suite 100







CITY OF  
**BEDFORD**  
2000 Forest Ridge Drive - Bedford, TX 76021  
(817)952-2100 [www.bedfordtx.gov](http://www.bedfordtx.gov)

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**JUNE 18, 2020**

**PLANNING AND ZONING  
COMMISSION MEETING**

**AGENDA ITEM #4**

**PUBLIC HEARING**

**PLAT CASE  
PZ-RP-2020-50033**



## **Planning & Zoning Commission Staff Report**

**June 18, 2020**

**Case# PZ-RP-2020-50033**

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### **Request:**

Half Associates on behalf of the City of Bedford is requesting approval of a Replat of Lot 2, Block 1, Texas American Bankshares Addition, being replatted to Lot 2-R, Block 1, Texas American Bankshares Addition, City of Bedford, Tarrant County, Texas. The property is located at 1840 L Don Dodson Drive, Bedford, Texas.

Applicant	City of Bedford
General Location	Southeast Corner of L Don Dodson and Forest Ridge Drive
Applicable Subdivision Ordinance Section	Chapter 4. Replats
Action Required	Approval of the Replat

### **Description and Discussion:**

The City of Bedford Subdivision Ordinance allows for changes to be made to previously approved Final Plats through Replats (Chapter 4). This particular Replat is being requested by the City of Bedford to accommodate an Oncor Electric utility easement in the vicinity of the northeastern corner of the site close to L Don Dodson Drive.

### **Development Review Committee:**

The Development Review Committee met and determined the proposed Replat could proceed to the Planning and Zoning Commission with the following conditions on the Plat Exhibit (dated 6/1/20):

- Change the title block in the format provided on page 4-2 (section 4.5) of the Subdivision Ordinance (change title from Final Plat to Replat)
- Add a note that states the change from the previously approved/filed final plan as follows:

“The purpose of this Replat is to create an electric utility easement of approximately 740 sq.ft. in the vicinity of the northeast corner of the site”

**Zoning and Site Conditions:**

The subject property is currently zoned PUD (Bedford Commons) and is currently the site of the City Hall campus.

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning of Adjacent Property</b>	PUD (Bedford Commons)	PUD (Bedford Commons)	PUD (Bedford Commons)	S/PUD
<b>Land Use</b>	Public	Public	Office	Institutional/Senior Living

**Planning & Zoning Commission Review Options:**

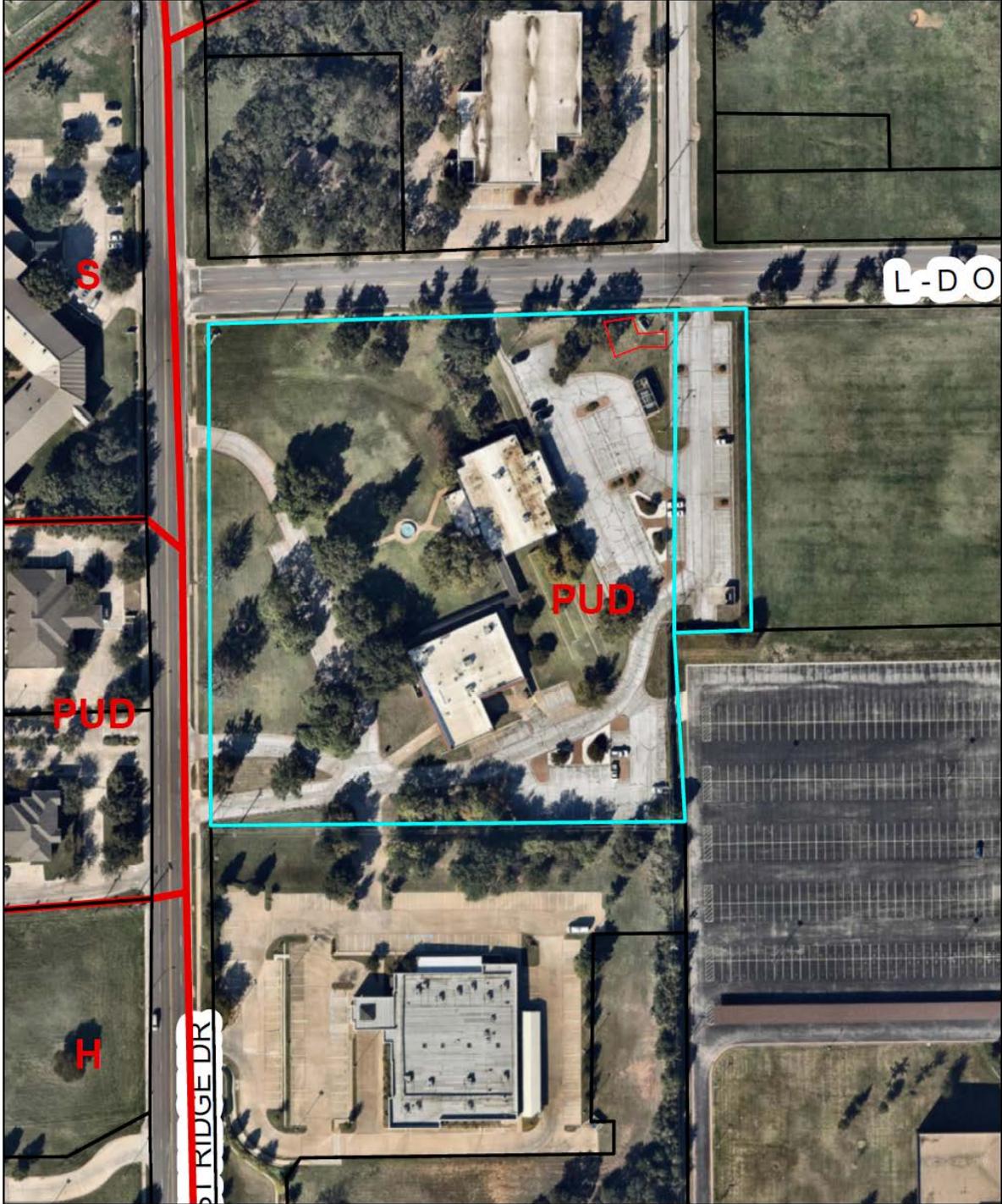
Recommend approval of the Replat subject to the DRC conditions above.

**Attachments:**

- Location Map
- Replat Exhibit

Location Map

2000 Forest Ridge Drive - Williams, T W Survey, Abstract 1735, Tract 5A  
1840 L Don Dodson Drive - Texas American Bankshares Add. Lot 2, Block 1



# Plat Application

City of Bedford  
2000 Forest Ridge Dr.  
Bedford, TX 76021  
817.952.2105  
zoning.info@bedfordtx.gov

## APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

Preliminary Plat

Replat

Final Plat

## PROPERTY INFORMATION

Project Name: Bedford City Hall Plat

Project Address (Location): 2000 Forest Rdige Dr. Bedford TX 76021

Legal Description: Lot: 2-R Block: 1 Addition: Texas American Bankshares Addition  
<OR>

Tract: \_\_\_\_\_ Abstract: \_\_\_\_\_ Survey: \_\_\_\_\_

Proposed Number of Lots: 1 Gross Acres: 6.6

Existing Zoning: PUD Proposed Zoning: PUD

Existing Use: Commercial Proposed Use: Commercial

**Application Requirements:** The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

## APPLICANT - OWNER INFORMATION

Applicant: Dennis Haar Company: Half Associates, Inc

Address: 4000 Fossil Creek Blvd Tel: 817-764-7472 Fax: \_\_\_\_\_

City: Fort Worth State: TX ZIP: 76237 Email: dhaar@half.com

Applicant's Status: (check one)  Owner  Representative  Tenant  Prospective Buyer

Property Owner: William Syblon Company: City of Bedford

Address: 1805 L Don Dodson Drive Tel: 817-952-2175 Fax: \_\_\_\_\_

City: Bedford State: TX ZIP: 76021 Email: bill.syblon@bedfordtx.gov

Ownership Status: (check one)  Individual  Trust  Partnership  Corporation

SIGNATURE OF APPLICANT (SIGN OR TYPE NAME)

SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER (SIGN OR TYPE NAME)

SIGNATURE: \_\_\_\_\_  
(Letter of authorization required if signature is other than property owner)

The property owner must sign the application or submit a notarized letter of authorization.

Rev: 06/19

For Departmental Use Only

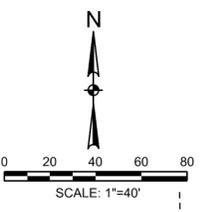
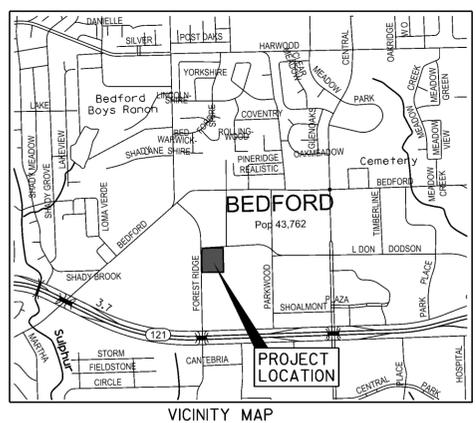
Case #: PZ-RP-2020-50033

Total Fee(s): \_\_\_\_\_

Date Submitted: 6/2/20

DRC Date: 6/3/20

Public Hearing Date: \_\_\_\_\_



Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), observed by GPS RTK values using the Leica SmartNet Network observed 03/09/2020, distances shown are surface, scale factor of 1.0002.

**LEGAL DESCRIPTION**  
 BEING a tract of land in the T.W. Williams Survey, Abstract No. 1735 in the City of Bedford, Tarrant County, Texas, being a part of that called 6.0 acre tract of land as described in General Warranty Deed to City of Bedford, Texas as recorded in Volume 4501 Page 652 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.) and being all of Lot 2, Block 1 of Lot 1, Block 1; Lot 2, Block 1; and Lot 1, Block 2, Texas American Bankshares Addition to the City of Bedford, Tarrant County, Texas as recorded in Volume 388-155, Page 91 Plat Records Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows:  
 BEGINNING at a 3/8-inch found iron rod inside a 2-inch pipe for the common southeast corner of said 6.0 acre tract and the northeast corner of Lot 1R, Block 1 of the Replat of Cardio Place Addition containing Lots 1-R & 2-R, Block 1 City of Bedford, Tarrant County, Texas as recorded in Cabinet A, Slide 12325 (D207427825) P.R.T.C.T.;

**ACCESS EASEMENT CURVE DATA**

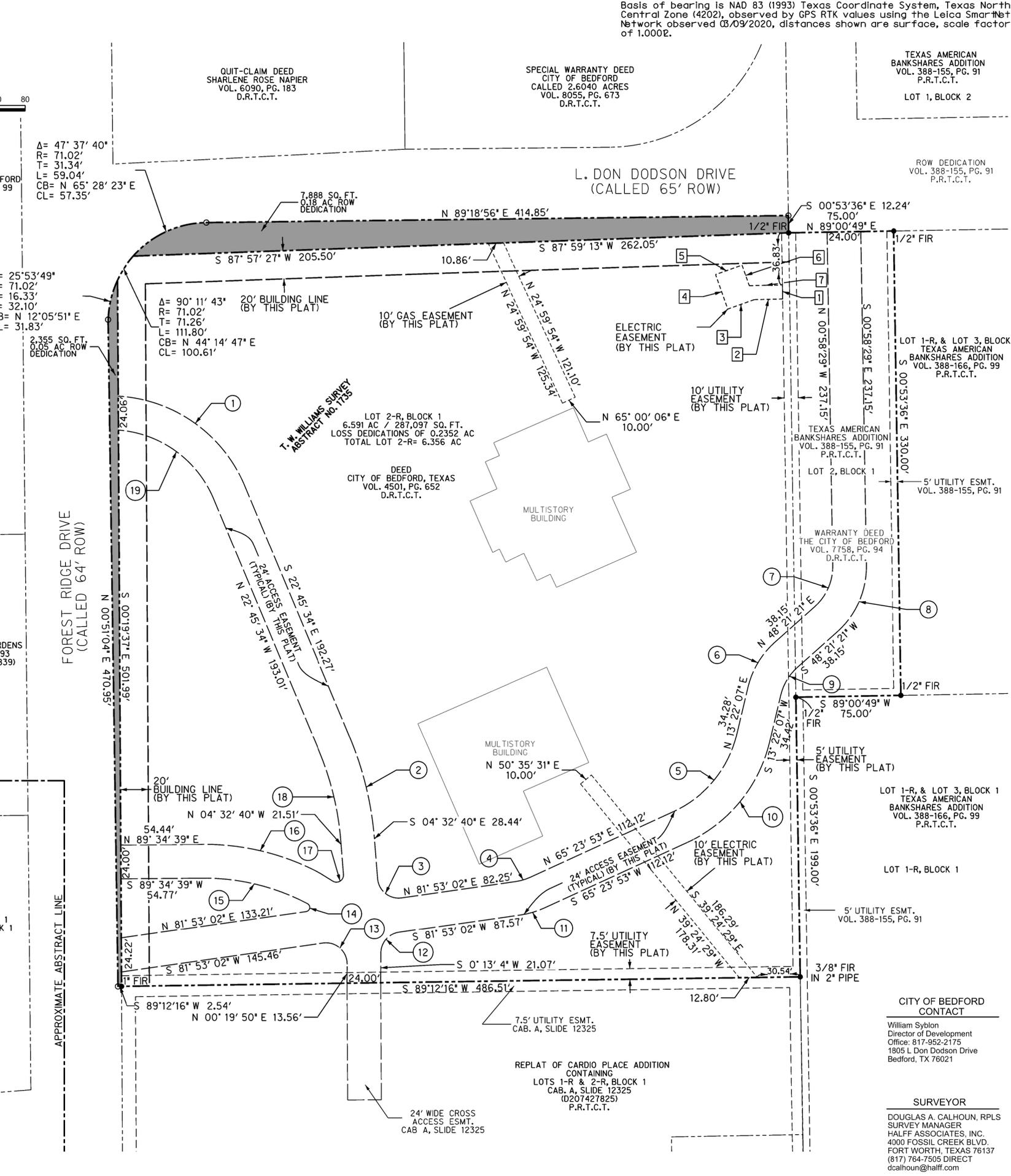
1 Δ = 65° 12' 37" R = 104.01' T = 66.53' L = 118.38' CB = S 54° 19' 07" E CL = 112.09'	11 Δ = 16° 29' 08" R = 62.00' T = 8.98' L = 17.84' CB = S 73° 38' 27" W CL = 17.78'
2 Δ = 18° 12' 54" R = 233.68' T = 37.46' L = 74.29' CB = S 13° 39' 07" E CL = 73.98'	12 Δ = 81° 39' 58" R = 15.00' T = 12.96' L = 21.38' CB = S 41° 03' 03" W CL = 19.62'
3 Δ = 93° 34' 19" R = 15.00' T = 15.97' L = 24.50' CB = S 51° 19' 49" E CL = 21.86'	13 Δ = 98° 26' 48" R = 15.00' T = 17.39' L = 25.77' CB = N 48° 53' 34" W CL = 22.72'
4 Δ = 16° 29' 08" R = 38.00' T = 5.50' L = 10.93' CB = N 73° 38' 27" E CL = 10.90'	14 Δ = 144° 09' 05" R = 3.00' T = 9.27' L = 7.55' CB = N 09° 48' 29" E CL = 5.71'
5 Δ = 52° 04' 32" R = 81.08' T = 39.61' L = 73.69' CB = N 39° 21' 37" E CL = 71.18'	15 Δ = 29° 25' 08" R = 158.02' T = 41.48' L = 81.14' CB = N 76° 58' 38" W CL = 80.25'
6 Δ = 34° 59' 15" R = 62.00' T = 19.54' L = 37.86' CB = N 30° 51' 44" E CL = 37.27'	16 Δ = 29° 36' 01" R = 175.95' T = 46.49' L = 90.90' CB = S 76° 56' 58" E CL = 89.89'
7 Δ = 49° 19' 50" R = 38.00' T = 17.45' L = 32.72' CB = N 23° 41' 26" E CL = 31.72'	17 Δ = 126° 15' 50" R = 5.00' T = 9.87' L = 11.02' CB = N 58° 35' 15" E CL = 8.92'
8 Δ = 49° 19' 50" R = 62.00' T = 28.47' L = 53.38' CB = S 23° 41' 26" W CL = 51.75'	18 Δ = 18° 54' 50" R = 206.80' T = 34.45' L = 68.27' CB = N 13° 18' 09" W CL = 67.96'
9 Δ = 34° 59' 15" R = 38.00' T = 11.98' L = 23.20' CB = S 30° 51' 44" W CL = 22.85'	19 Δ = 64° 15' 13" R = 80.01' T = 50.24' L = 89.73' CB = N 53° 46' 27" W CL = 85.10'
10 Δ = 51° 59' 21" R = 105.08' T = 51.24' L = 95.35' CB = S 39° 24' 13" W CL = 92.11'	

**ELECTRIC EASEMENT CALLS**

- S 0° 53' 36" E 10.00'
- S 88° 42' 56" W 20.23'
- S 70° 28' 38" W 20.00'
- N 19° 31' 22" W 26.00'
- N 70° 28' 38" E 20.00'
- S 19° 31' 22" E 15.47'
- N 88° 42' 56" E 23.59'

**LEGEND**

- POINT FOR A CORNER
- PROPERTY CORNER
- - - EX. ESMT
- - - EX. PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED ESMT
- - - EX. PAVEMENT
- - - EX. FENCE
- - - EX. UTILITY
- - - PROP. UTILITY



THENCE South 89 degrees 12 minutes 16 seconds West, along the common line between said 6.0 acre tract and said Lot 1-R, passing at a distance of 483.97 feet a 1-inch iron rod for the northwest corner of said Lot 1-R and continuing in all a distance of 486.51 feet to a point for the southwest corner of said 6.0 acre tract;

THENCE North 00 degrees 51 minutes 04 seconds West, along the westerly line of said 6.0 acre tract, a distance of 501.99 feet for the point of curvature of a circular curve to the right, having a radius of 71.02 feet, whose chord bears North 44 degrees 14 minutes 47 seconds East, a distance of 100.61 feet;

THENCE Northeasterly, continuing along said westerly line and along said circular curve through a central angle of 90 degrees 11 minutes 43 seconds, an arc length of 111.80 feet to a point for corner;

THENCE North 89 degrees 18 minutes 56 seconds East, along the north line of said 6.0 acre tract, a distance of 414.85 feet to a point for the northeast corner of said 6.0 acre tract;

THENCE South 00 degrees 53 minutes 36 seconds East, a distance of 12.24 feet to a 1/2-inch found iron rod for the northwest corner of said Lot 2;

THENCE North 89 degrees 00 minutes 49 seconds East, along the north line of said Lot 2, a distance of 75.00 feet to a 1/2-inch found iron rod for the northeast corner of said Lot 2 and the northwest corner of Lot 3, Block 1 of Lot 1-R Block 1; Lot 3, Block 1; Texas American Bankshares Addition to the City of Bedford, Tarrant County, Texas as recorded in Volume 388-166, Page 99 P.R.T.C.T.;

THENCE South 00 degrees 53 minutes 36 seconds East, along the common line between said Lot 2 and said Lot 3, a distance of 330.00 feet to a 1/2-inch found iron rod with cap (unreadable) for the common corner of said Lot 2 and said Lot 3;

THENCE South 89 degrees 00 minutes 49 seconds West, along the common line between the south line of said Lot 2 and the north line of said Lot 1-R, a distance of 75.00 feet to a 1/2-inch found iron rod for corner;

THENCE South 00 degrees 53 minutes 36 seconds East, along the common line between the east line of said 6.0 acre tract and the west line of said Lot 1-R, a distance of 199.00 feet to the POINT OF BEGINNING Containing 287,097 square feet or 6.591 acres of land, more or less.

**SURVEYOR CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, Douglas A. Calhoun do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.

Registered Professional Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_  
 Texas No. 5619

STATE OF TEXAS  
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Notary Public (Agent's Name) \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

**APPROVAL BY THE PLANNING AND ZONING COMMISSION**

DATE \_\_\_\_\_

Chairperson, Planning and Zoning Commission \_\_\_\_\_

Planning and Zoning Secretary \_\_\_\_\_

Mayor, City of Bedford \_\_\_\_\_

City Secretary, City of Bedford \_\_\_\_\_

**FINAL PLAT OF LOT 2-R, BLOCK 1 TEXAS AMERICAN BANKSHARES ADDITION BEING A REPLAT OF LOT 2, BLOCK 1 AS PREVIOUSLY FILED IN VOL. 388-155, PG. 91, PLAT RECORDS TARRANT COUNTY TEXAS AND A CALLED 6.0 ACRE TRACT OF LAND RECORDED IN VOL. 4501, PG. 652 DEED RECORDS TARRANT COUNTY TEXAS BEING PART OF THE T.W. WILLIAMS SURVEY, ABSTRACT # 1735 CITY OF BEDFORD, TARRANT COUNTY, TEXAS**

**SURVEYOR**  
 DOUGLAS A. CALHOUN, RPLS  
 SURVEY MANAGER  
 HALFF ASSOCIATES, INC.  
 4000 FOSSIL CREEK BLVD.  
 FORT WORTH, TEXAS 76137  
 (817) 764-7505 DIRECT  
 dcalhoun@halff.com

**CITY OF BEDFORD CONTACT**  
 William Syblon  
 Director of Development  
 Office: 817-952-2175  
 1805 L. Don Dodson Drive  
 Bedford, TX 76021

4000 FOSSIL CREEK BLVD. FORT WORTH, TX 76137 (817) 847-1422  
 TBPLS FIRM NO. 10029605  
 6/1/2020