

AGENDA

City of Bedford
Regular Meeting of the Planning and Zoning Commission
Thursday, September 10, 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, September 10, 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>. 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 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) July 23, 2020 regular meeting.

PUBLIC HEARINGS

2. Zoning Case Zoning case PZ-PUD-2020-50002, public hearing and consider a request for Rezoning and Site Plan for the remainder of Tract A-R, Plaza Center Addition, portion of Lot 4, Block A, Plaza Addition, portion of Plaza Parkway right-of-way, and portion of Bay Street right-of-way, located at 1850 Central Drive, Bedford, Texas from Heavy Commercial (H)/MHC Overlay District to Planned Unit Development (PUD)/MHC Overlay District, allowing Chick-Fil-A to

develop a fast food restaurant. The property is generally located at the northeast corner of the intersection of Central Drive and the westbound Frontage Road of Airport Freeway.

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, September 4, 2020 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.



Kristina Starnes, Planning & Zoning Assistant

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. Some requests may take longer due to the nature, extent and/or availability of such auxiliary aids, services or accommodations.)



SEPTEMBER 10, 2020

**PLANNING AND ZONING
COMMISSION MEETING**

AGENDA ITEM #1

APPROVAL OF MINUTES

a) July 23, 2020

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 23, 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 6:00 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.

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

DRAFT

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.

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

DRAFT

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.

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

DRAFT

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**



CITY OF
BEDFORD
2000 Forest Ridge Drive - Bedford, TX 76021
(817)952-2100 www.bedfordtx.gov

SEPTEMBER 10, 2020

**PLANNING AND ZONING
COMMISSION MEETING**

AGENDA ITEM #2

PUBLIC HEARING

**ZONING CASE
PZ-PUD-2020-50002**



Planning & Zoning Commission Staff Report

September 10, 2020

Case# case PZ-PUD-2020-50002

Prepared by: Jay Narayana, AICP

Request:

Zoning Case PZ-PUD-2020-50002, public hearing and consider a request for Rezoning and Site Plan for the remainder of Tract A-R, Plaza Center Addition, portion of Lot 4, Block A, Plaza Addition, portion of Plaza Parkway right-of-way, and portion of Bay Street right-of-way, located at 1850 Central Drive, Bedford, Texas from Heavy Commercial (H)/MHC Overlay District to Planned Unit Development (PUD)/MHC Overlay District, allowing Chick-Fil-A to build a fast-food restaurant with a drive-thru facility and outdoor dining patio. The property is generally located at the northeast corner of the intersection of Central Drive and the westbound Frontage Road of Airport Freeway.

Applicant	Weir & Associates on behalf of Chick-Fil-A Inc.
General Location	NE corner of the intersection of Central Drive and west-bound Frontage Road of Airport Freeway.
Applicable Zoning Ordinance Section	Section 4.13, 4.15, and 4.18
Notification Requirements	15-day Legal ad in Ft. Worth Star-Telegram, 08/25/2020.
Number of Property Owners Notified	6
Action Required	<ul style="list-style-type: none"> • Conduct a public hearing on the Zoning Change Request and Site Plan • Approval or Denial of Zoning Change Request and Site Plan

Description and Discussion:

The property currently has a vacant medical office building of approximately 8,000 sq.ft. originally built in 1979. The request is to scrape and redevelop the site to house a 4,971 sq.ft. fast food restaurant with drive thru lanes and an outdoor dining patio. In conjunction with the redevelopment of the site, adjustments are being proposed to adjoining streets and ROWs to accommodate current needs for the site and associated use.

The current site area is approximately 0.75 acres and is zoned H Heavy Commercial with MHC Master Highway Corridor Overlay District. The new, reconfigured site will be approximately 0.957 acres and the proposed zoning is PUD Planned Unit Development District with MHC Overlay. The underlying district standards are based on the HC Heavy Commercial District.

The applicant is proposing the approval of an Ordinance as part of the PUD application which will dictate the development standards for the site. They are included as Attachment E of this report. The applicant is also requesting the approval of the Site Plan in conjunction with this rezoning request. The key differences between the H, MHC and this proposed PUD zoning district standards are provided in the table below.

Zoning District → Standard	H	MHC Overlay	PUD (with H Base)
Lot area/density	None	None	None
Lot width	50'	NA	NA
Lot Coverage	NA	NA	40%
Height	2-1/2 stories or 35'	2-1/2 stories or 35'	2-1/2 stories or 35'
Front yard	20'	30' along SH 121/183	25' along SH 121/183
Side yard (street)	10'	NA	20' along Central Drive, Bay Street, and Plaza Parkway
Parking (off-street)	1 space per 150 sq.ft.	NA	1 space per 160 sq.ft. with additional shared parking in public ROW
Landscape Buffer	NA	30' min. req'd along SH 121/183 (20' may be in TxDOT ROW)	20' min.
Signage	-	Signs outside 25' of the frontage road shall be monument signs no taller than 6'	1 free standing freeway pole sign @ 65' 1 free standing non-freeway pole sign @ 25'
Roof style	-	Pitched roof construction required for buildings under 5,000 sq.ft.	Flat roof with parapet proposed with screening of roof-top mechanical equipment
Drive thru		Drive-thru window and stacking to be located at the rear or side of the building and not between the building and SH 121/183	Drive-thru window facing SH 121/183
Uses	Per Section 3.1 Schedule of Permitted Uses	Additional limitations in Section 4.18.D and 4.18.E apply	Same as H and MHC with the exception of "Outdoor Seating Establishment" permitted without an SUP

DRC Review:

- Recommend modification of proposed PUD Standards: Section 11. Development Standards d) Roof top mechanical equipment to state the following:
 - Roof top mechanical equipment shall be screened from view of adjoining roadways including the main lanes of SH 121/183.
- Provide lighting plan per Section 4.18.I (9) which states:
 - The site plan shall provide a lighting plan detailing the layout of fixtures, elevations, lamp type, and average illumination of each fixture.
- Provide a traffic impact analysis per Section 4.15.B (4) which states:
 - The proposed development will not generate more traffic than the streets in the vicinity can accommodate without congestion, and the development will not overload utilities as determined by the City Engineer.
- The property will have to be replatted prior to issuance of a Certificate of Occupancy.

Zoning and Site Conditions:

The subject property is currently zoned “H” Heavy Commercial District/MHC Master Highway Corridor Overlay. The surrounding land uses adjacent to the property are as follows:

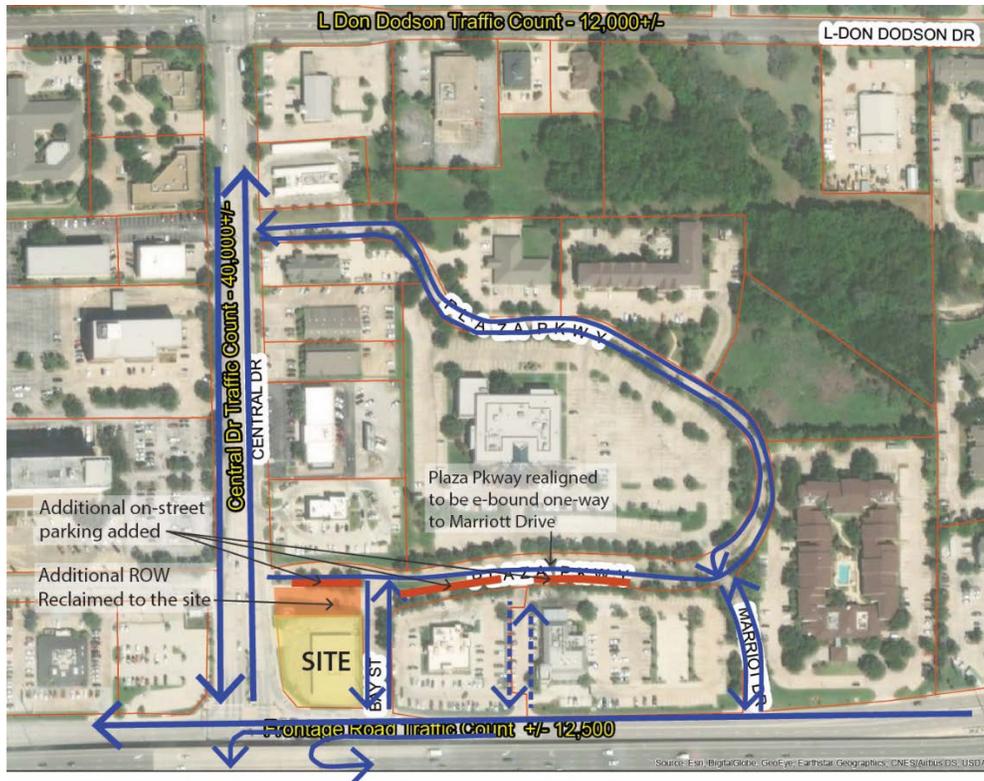
	North	South	East	West
Zoning of Adjacent Property	H Heavy Commercial	NA (SH 121/183)	H Heavy Commercial	PUD Bedford Commons
Land Use	Commercial	-	Commercial	Commercial

Transportation and Traffic Assessment:

The site is located at one of the busiest intersections in the City and given the unique needs of this proposed fast-food restaurant, several changes are being proposed in the roadway network and circulation around this site (see Area Map 1 and 2 that show current and proposed traffic circulation around the site).



Area Map 1: Existing Traffic Circulation around 1850 Central Drive



Area Map 2: Proposed Traffic Circulation around 1850 Central Drive

The use being proposed by this site plan (fast-food restaurant with drive-thru lanes) may impact the local roadway network by increasing the peak hour traffic volumes. Staff has requested a traffic impact analysis (TIA) from the applicant. At the time of this report, staff has not received the TIA which would assess the impact of the proposed use, driveway stacking, drive-thru alignment and general circulation through the site and the surrounding roadways. The TIA would further assess impacts to traffic circulation, peak hour level of service and delays at key locations.

The results of a TIA could recommend adjustments to the plan and improvements to the local roadways and traffic signal timing or propose directional signage that could help refine stacking, improve ingress/egress, and generally improve future traffic circulation that may be necessary with the addition of the proposed site plan.

Comprehensive Plan:

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

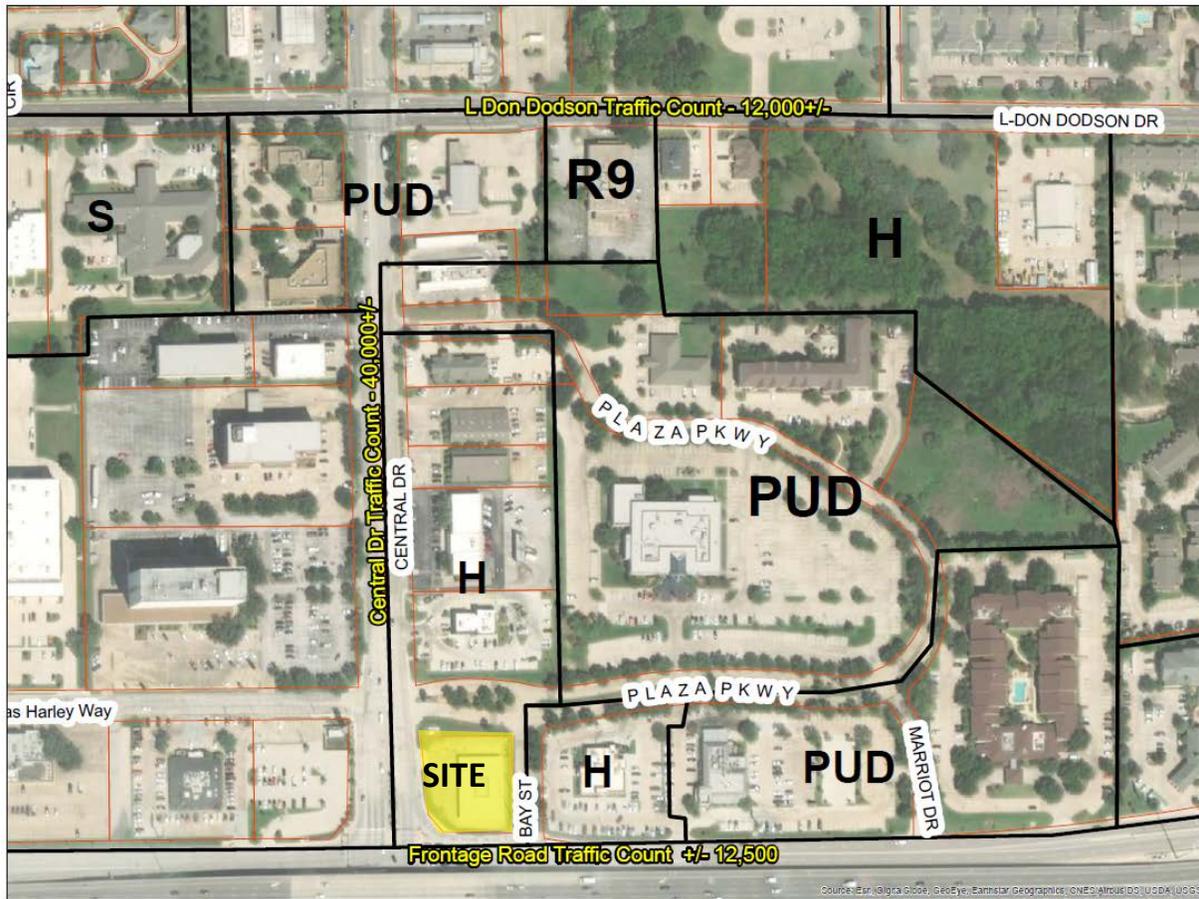
Planning & Zoning Commission Review Options:

Recommend approve, approve with conditions, deny, or table the Rezoning and Site Plan for the remainder of Tract A-R, Plaza Center Addition, portion of Lot 4, Block A, Plaza Addition, portion of Plaza Parkway right-of-way, and portion of Bay Street right-of-way, located at 1850 Central Drive, Bedford, Texas from Heavy Commercial (H)/MHC Overlay District to Planned Unit Development (PUD)/MHC Overlay District, allowing Chick-Fil-A to build a fast-food restaurant with a drive-thru facility and outdoor dining patio.

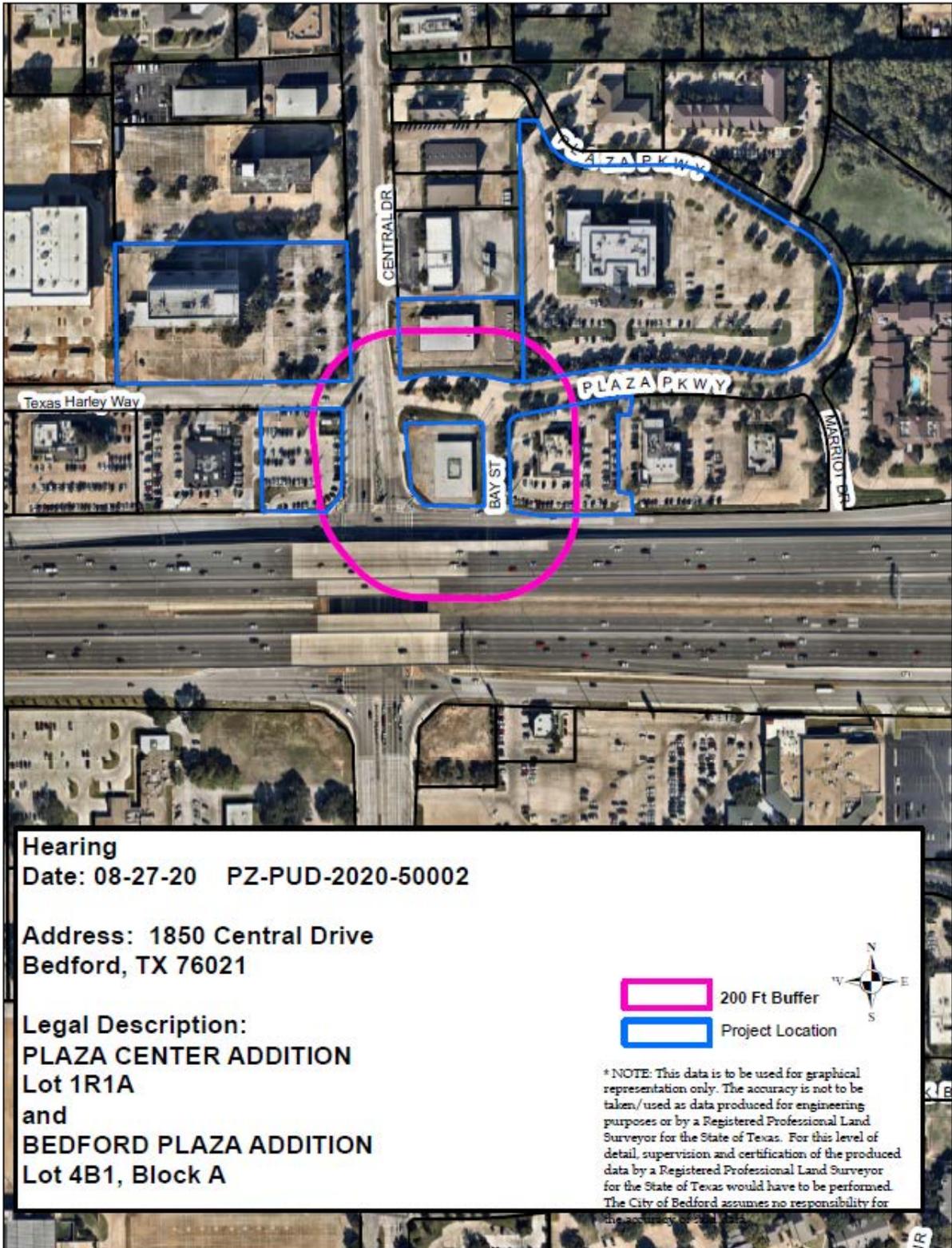
Attachments:

- A. Location and Adjoining Property Owner Map
- B. Zoning Application
- C. Property Description
- D. Zoning Exhibits (Existing Conditions, Proposed Site Plan, Landscape Plan, Building Elevations, Renderings, Preliminary Drainage Plan)
- E. Proposed PUD Standards

Attachment A
Location Map



Adjoining Property Owner Map



Attachment B Zoning Application

	Change of Zoning Classification Application	City of Bedford 2000 Forest Ridge Dr. Bedford, TX 76021 817.952.2105 zoning.info@bedfordtx.gov
APPLICATION TYPE		

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

PROPERTY INFORMATION

Project Name: Chick-fil-A
 Project Address (Location): NE corner of SH 183/121 and Central Drive 1850 Central Dr.
 Legal Description: Lot: - _____ Block: - _____ Addition: Lot 1R1A Plaza Center Addition & Lot 4B1, Block A Bedford Plaza Addition
 <OR>
 Tract: - _____ Abstract: - _____ Survey: - _____
 Proposed Number of Lots: 1 Gross Acres: 0.74
 Existing Zoning: H Proposed Zoning: PUD
 Proposed Use: Drive-Through Restaurant (proposed Chick-fil-A with drive-through)

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: Priya Acharya Company: Wier & Associates, Inc.
 Address: 2201 E. Lamar Blvd. Suite 200E Tel: 817-467-7700 Fax: 817-467-7713
 City: Arlington State: TX ZIP: 76006 Email: PriyaA@WierAssociates.com
 Applicant's Status: (check one) Owner Representative Tenant Prospective Buyer

Property Owner: _____ Company: Pappas Restaurants, Inc.
 Address: 13939 Northwest Freeway Tel: 713-869-0151 Fax: 713-803-5200
 City: Houston State: TX ZIP: 77040 Email: amarchand@pappas.com
 Ownership Status: (check one) Individual Trust Partnership Corporation

SIGNATURE OF APPLICANT (SIGN OR TYPE NAME) SIGNATURE: _____ Date: _____ SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME) SIGNATURE: <u>[Signature]</u> <u>Priya Acharya - Treasurer</u> (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 #: <u>PZ-PUD-2020-50002</u> Total Fee(s): <u>\$ 205.⁰⁰</u> Date Submitted: <u>1/8/20</u> DRC Date: <u>1/15/20</u> Public Hearing Date: <u>8/27/20</u>
Rev: 06/19	

Attachment C Property Description

BEING A TRACT OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT No. 71, TARRANT COUNTY, TEXAS, BEING A PORTION OF TRACT A--R, PLAZA CENTER, AN ADDITION TO THE CITY OF BEDFORD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-104, PAGE 733, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.R.C.T.), BEING A PORTION OF LOT 4, BLOCK A, PLAZA ADDITION, AN ADDITION TO THE CITY OF BEDFORD, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-191, PAGE 9, P.R.T.C.T., BEING A PORTION OF PLAZA PARKWAY (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALL OF BAY STREET (A 31 FOOT WIDE PUBLIC RIGHT-OF-WAY), RECORDED IN VOLUME 12033, PAGE 2324, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO PAPPAS RESTAURANTS, INC., RECORDED IN INSTRUMENT No. D212146802, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BRASS TxDOT MONUMENT FOUND AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 121/183 (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF CENTRAL DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CENTRAL DRIVE AS FOLLOWS:

(1) N 08°02'25" W, A DISTANCE OF 154.85 FEET TO A BRASS TxDOT MONUMENT FOUND;

(2) N 04°39'52" W, A DISTANCE OF 52.30 FEET TO A POINT;

THENCE N 85°08'55" E, A DISTANCE OF 70.35 FEET TO A POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 104.01 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 403.74 FEET, A DELTA ANGLE OF 14°45'38" AND A CHORD BEARING OF S 88°22'56" E, 103.73 FEET TO A POINT;

THENCE S 06°20'01" E, A DISTANCE OF 76.35 FEET TO A POINT;

THENCE N 89°30'08" E, A DISTANCE OF 6.96 FEET;

THENCE S 00°29'52" E, A DISTANCE OF 89.63 FEET TO A POINT;

THENCE S 89°30'08" W, A DISTANCE OF 6.05 FEET TO A POINT IN THE EAST LINE OF SAID LOT 4 AND THE WEST RIGHT-OF-WAY LINE OF SAID BAY STREET;

THENCE S 00°32'22" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BAY STREET AND THE WEST LINE OF SAID LOT 1--R, A DISTANCE OF 70.96 FEET TO AN "X" CUT FOUND IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 121/183 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121/183 AND THE SOUTH LINE OF SAID PAPPAS RESTAURANTS TRACT AS FOLLOWS:

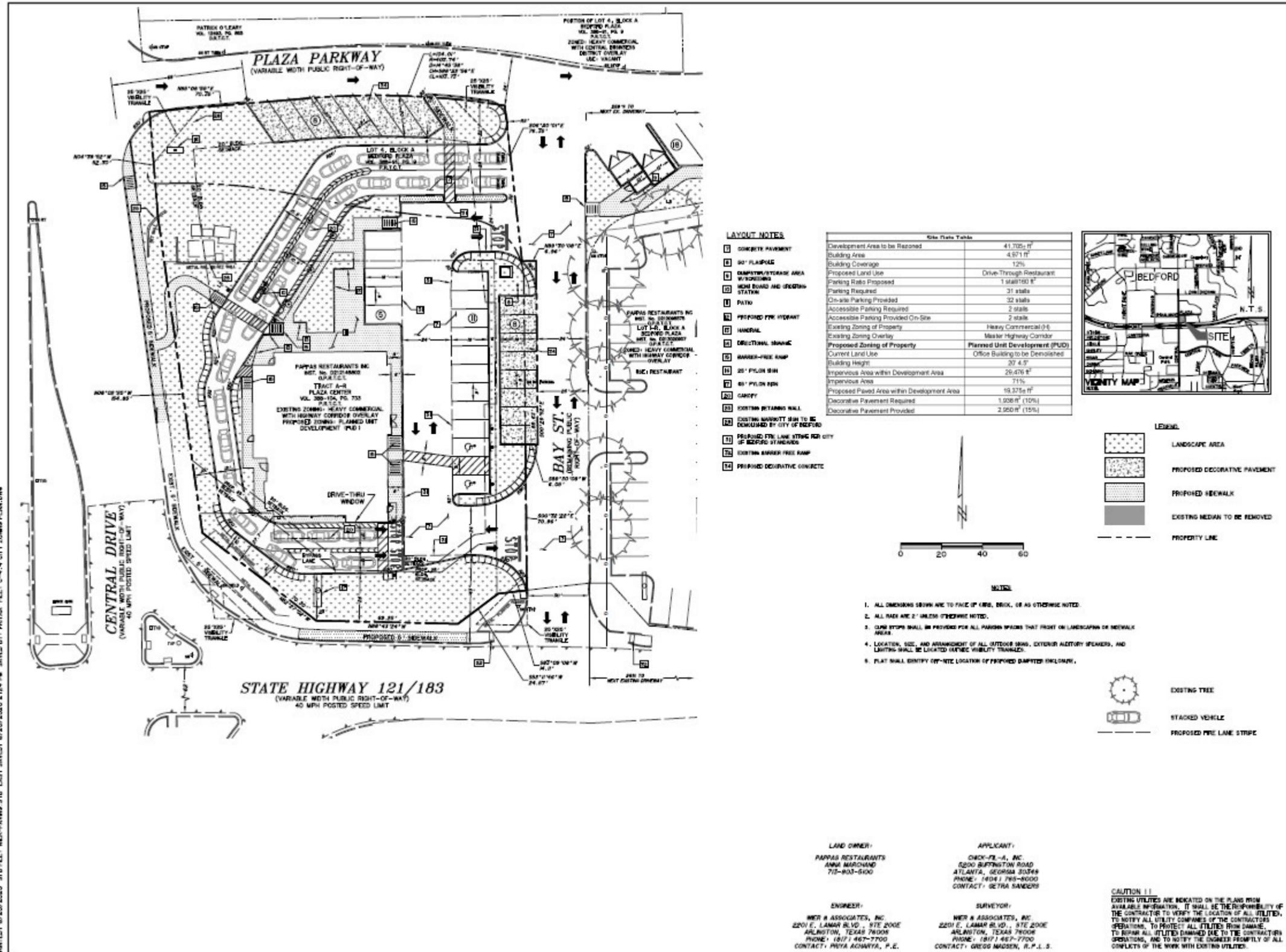
(1) S 83°09'08" W, A DISTANCE OF 14.11 FEET TO A POINT;

(2) S 53°11'46" W, A DISTANCE OF 24.57 FEET TO A BRASS TxDOT MONUMENT FOUND;

(3) N 88°43'24" W, A DISTANCE OF 69.25 FEET TO A BRASS TxDOT MONUMENT FOUND AT THE EAST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121/183 WITH THE EAST RIGHT-OF-WAY LINE OF CENTRAL DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

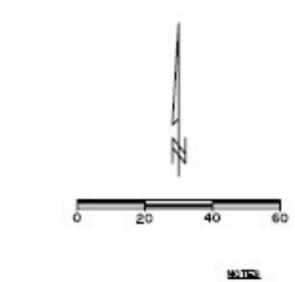
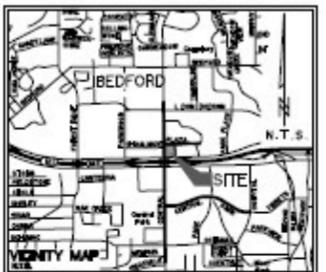
THENCE N 52°27'02" W, ALONG SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 70.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.957 ACRES (41,705 SQUARE FEET) OF LAND, MORE OR LESS.

Proposed Site Plan



- LAYOUT NOTES**
- 1 CONCRETE PAVEMENT
 - 2 50' PLANKS
 - 3 CURBSIDE/STORAGE AREA W/SCREENING
 - 4 SIGN BOARD AND LIGHTING STATION
 - 5 PATH
 - 6 PROPOSED FIRE HYDRANT
 - 7 HAZARD
 - 8 DIRECTIONAL SIGNAGE
 - 9 BARBER-FREE RAMP
 - 10 20" Pylon SIGN
 - 11 60" Pylon SIGN
 - 12 CANYON
 - 13 EXISTING RETAINING WALL
 - 14 EXISTING SIGNPOST SIGN TO BE DEMOLISHED BY CITY OF BEDFORD
 - 15 PROPOSED FIRE LANE STRIP FOR CITY OF BEDFORD
 - 16 EXISTING BARBER FREE RAMP
 - 17 PROPOSED DECORATIVE CONCRETE

Site Data Table	
Development Area to be Reasoned	41,705 sq ft
Building Area	4,571 sq ft
Building Coverage	12%
Proposed Land Use	Drive-Through Restaurant
Parking Ratio Proposed	1:548/100 sq ft
Parking Required	31 stalls
On-site Parking Provided	32 stalls
Accessible Parking Required	2 stalls
Accessible Parking Provided On-Site	2 stalls
Existing Zoning of Property	Heavy Commercial (H-C)
Existing Zoning Overlay	Major Highway Corridor
Proposed Zoning of Property	Planned Unit Development (PUD)
Current Land Use	Office Building to be Demolished
Building Height	20' 4"
Impervious Area within Development Area	29,476 sq ft
Impervious Area	71%
Proposed Paved Area within Development Area	19,375 sq ft
Decorative Pavement Required	1,938 sq ft (10%)
Decorative Pavement Provided	2,950 sq ft (15%)



1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, DRIVE, OR AS OTHERWISE NOTED.
2. ALL RADIUS ARE 2' UNLESS OTHERWISE NOTED.
3. CURB STOPS SHALL BE PROVIDED FOR ALL PARKING SPACES THAT FRONT ON LANDSCAPE OR SIDEWALK AREAS.
4. LOCATION, SIZE, AND ARRANGEMENT OF ALL OUTDOOR SIGNS, EXTERIOR AUDIORY SPEAKERS, AND LIGHTING SHALL BE LOCATED OUTSIDE VISIBILITY TRIANGLES.
5. PLAN SHALL IDENTIFY OFF-SITE LOCATION OF PROPOSED DAMPER ENCLOSURE.

LEGEND

- LANDSCAPE AREA
- PROPOSED DECORATIVE PAVEMENT
- PROPOSED SIDEWALK
- EXISTING MEDIAN TO BE REMOVED
- PROPERTY LINE
- EXISTING TREE
- STACKED VEHICLE
- PROPOSED FIRE LANE STRIP

LAND OWNER:
PAPPAS RESTAURANTS INC.
ATTN: MARCHAND
772-803-5100

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30348
PHONE: 1404-763-8000
CONTACT: BETHA SANDERS

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76010
PHONE: 1817-467-7700
CONTACT: PRIYA AGRAWAL, P.E.

SURVEYOR:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76010
PHONE: 1817-467-7700
CONTACT: GREGG MASSEN, R.P.S.

CAUTION !!!
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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30348-2998

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 (817) 467-7700
www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION. BEFORE OR AFTER PERIODS. Prepared By: Under Direct Supervision of Priya Agrawal, P.E. Texas Registration No. 10848. On Duty: Beth Sanders.

CHICK-FIL-A
HWY 183 & CENTRAL DRIVE
1850 CENTRAL DRIVE
Bedford, TX 76021

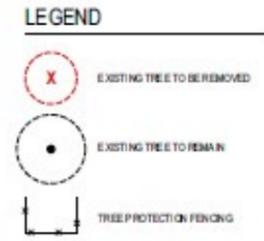
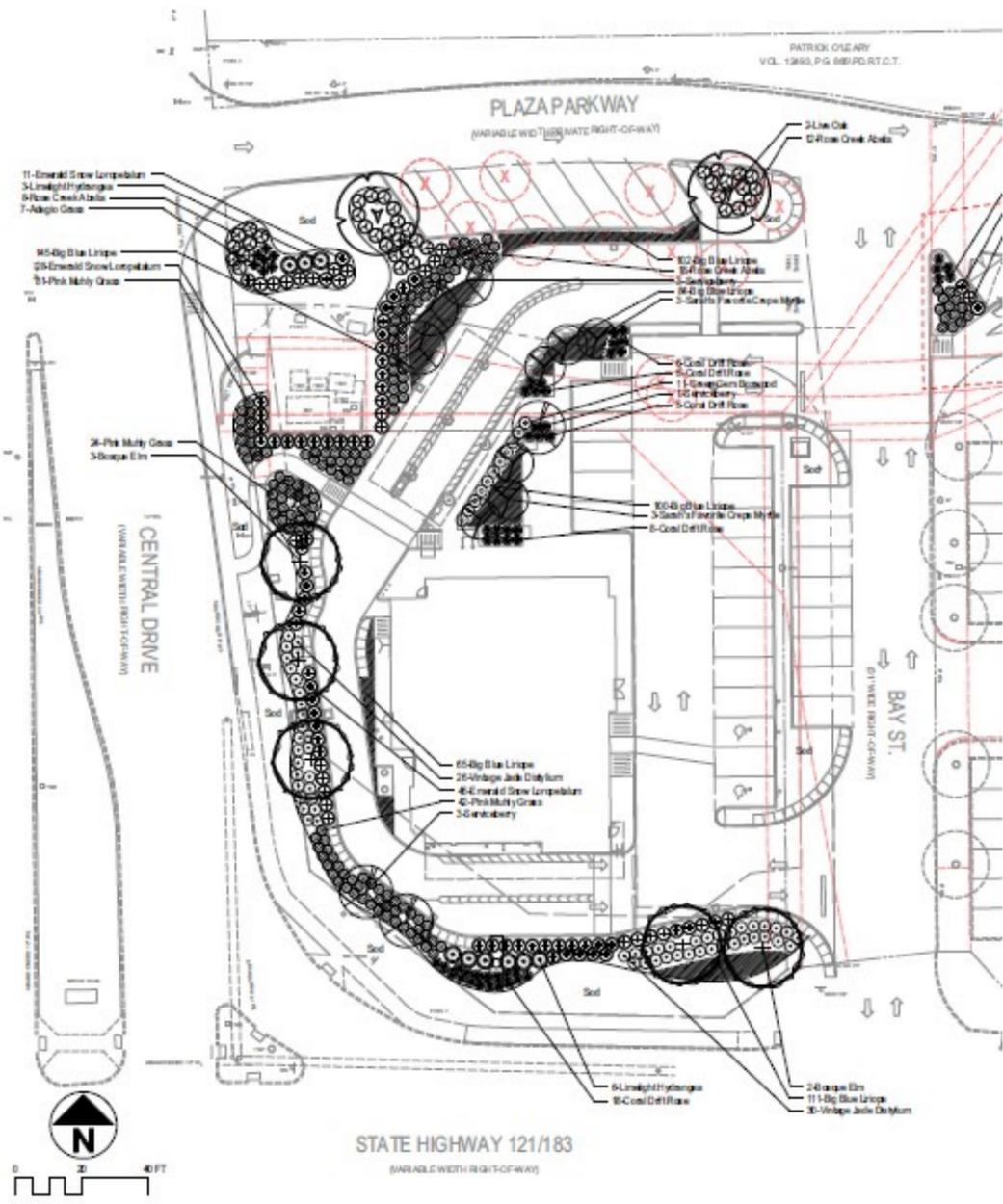
FSR# 04190
ISSUING TITLE / P13 OR
DATE / 08/20/2020

NO.	DATE	DESCRIPTION
1	08/20/2020	ISSUED FOR PERMIT

ZONING SITE PLAN
ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM H TO PUD

PRINTED: 8/20/2020 5:16 PM FILE: WIER-PAVING-578 LAST SAVED: 8/20/2020 2:04 PM SAVED BY: PRIYA FILE: C-4-CITY ZONING PLANNING

Landscaping Plan



- LANDSCAPE NOTES**
- SOUTHWEST**
1. Landscape Contractor shall understand the Landscape Specifications (Sheet L-100) prior to starting work. The Landscape Specifications shall be followed throughout the construction process.
 2. Contractor is responsible for locating and protecting all underground utilities during digging.
 3. Contractor is responsible for protecting existing trees from damage during construction.
 4. All tree protection fences to be installed prior to the start of construction, and maintained until final landscaping.
 5. All tree protection fences to be installed from excavation.
 6. All tree protection fences to be installed and maintained as specified in the Landscape Specifications.
 7. No parking or storage of construction materials is to occur within tree protection fences.
 8. All parking areas shall be cleared of construction materials, concrete, soil, rubble, building materials, etc. prior to seeding and spreading of the soil.
 9. General Contractor is responsible for setting a minimum of 4" deep hole in all parking areas and all gravel areas. Gravel shall be placed down to the appropriate level to account for topsoil depth. See Landscape Specifications for required soil standards.
 10. In all parking lot islands, the Contractor is responsible to remove all debris, fuel, oil, and other liquids to a minimum 24" depth. Add topsoil to a 4" depth above the island, and install landscape plantings and landscape island detail.
 11. Photocopy ground, soil, and landscape Contractor shall inspect the site, general site conditions, utility locations, irrigation, approved provided by the General Contractor and ensure these conditions under which the work is to be done. Notify the General Contractor of any unsuitable conditions, which shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
 12. Any deviations from the approved plans shall be approved by the Landscape Architect.
 13. Landscaping shall be installed in accordance with ANSI Z60.1 (New American Standard for Nursery Stock) and the recommendations of the American Association of Nurserymen.
 14. Existing ground in proposed planting areas shall be tested and removed. Methods to remove all soils and debris larger than 1 inch in diameter, prior to adding topsoil and planting plants.
 15. Soil to be tested and analyzed before and after installation prior to laying soil.
 16. Annual and perennial plants and shrubs shall be installed in a minimum of 6" depth of topsoil and 18" to a minimum depth of 24" inches. Match annual and perennial plants with 2" to 3" depth of soil.
 17. All shrubs to be installed and watered to be installed in a minimum of 6" depth of topsoil.
 18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrubs and trees. Set plant material 2-7" above the ground. Soil to be packed and watered immediately.
 19. Soil to be delivered with 24" to 36" depth of topsoil or subsoil, and delivered to the site and installed through immediately after planting. Depth of topsoil shall be 12" to 18" for all landscape details.
 20. Any existing grass, disturbed during construction, to be fully removed, regraded and replaced. All materials and methods to be specified.
 21. Water thoroughly to soil and apply mulch immediately.
 22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be installed at an irrigation rate of ground and the guarantee period. The Landscape Contractor shall be responsible for site of God conversation. See Landscape Specifications for Warranty requirements and specifications.
 23. Any plant that is delivered in an unhealthy, unsightly condition, but is to be installed in dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements and specifications.
 24. Site to be 100% irrigated in all planting beds and grass areas by an automatic underground irrigation system. See irrigation Plan L-200 for design. Irrigation shall be provided to the Landscape Architect within 24 hours of irrigation detail completion.
 25. Site and irrigation and drainage to be shown in the planting detail and as per the Landscape Specifications.
 26. Remove debris and piling from all areas within year from planting.

- LANDSCAPE REQUIREMENTS**
- A. LANDSCAPE**
- REQUIRED**
1. 20% of total lot area shall be landscaped.
 2. 10% of total lot area shall be landscaped.
 3. 10% of total lot area shall be landscaped.
- PROVIDED**
1. Landscape = 20,000 SF
 2. Front Yard = 4,000 SF
 3. Landscape Groupings are placed throughout the site as well as along any public highway.

- B. PARKING LOTS**
- REQUIRED**
1. Min. 65% of the grass parking area shall be landscaped.
 2. Shrubs shall be installed at 2' in height and trees shall be installed 7' in height.
- PROVIDED**
1. 100% of the grass parking area = 1,000 SF
 2. Shrubs shall be installed at a minimum of 24" height and trees shall be 36" or greater.

- C. MASTER HIGHWAY CORRIDOR OVERLAY DISTRICT**
- REQUIRED**
1. 30' wide buffer area shall be provided in the front yard area. The buffer shall include 3" Cal. trees at 12' in height planted 30' O.C.
- PROVIDED**
1. The landscape buffer trees are 3" Cal. trees planted at 30' O.C.

Site Data Table	
Development Area to be Re-zoned	41,705 sq. ft.
Building Area	4,671 sq. ft.
Building Coverage	10%
Proposed Land Use	Drive-Through Restaurant
Parking Ratio Proposed	1 space/190 sq. ft.
Parking Required	31 stalls
On-site Parking Provided	32 stalls
Off-site Public Parking Provided	32 stalls
Accessible Parking Required	2 stalls
Accessible Parking Provided On-site	2 stalls
Existing Zoning of Property	Heavy Commercial (H)
Proposed Zoning of Property	Master Highway Corridor
Current Land Use	Planned Unit Development (PUD)
Building Height	22' 4.5'
Impervious Area within Development Area	29,476 sq. ft.
Impervious Area	71%
Proposed Paved Area within Development Area	10,375 sq. ft.
Decorative Pavement Required	1,938 sq. ft. (18%)
Pavement Percentage Provided	2,950 sq. ft. (19%)

PLANT LIST - CHICK-FIL-A INSTALLED

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
7	Amelanchier alnifolia	Sensibility	7 Cal; 12 Hgt.	SAD; Standard Single Trunk
1	Ligustrum sinense 'Savish Roseal'	Scotch Flowering Dogwood	7 Cal; 12 Hgt.	SAD; Standard Single Trunk
2	Quercus nigra	Live Oak	7 Cal; 12 Hgt.	SAD; Standard Single Trunk
2	Alnus incana 'Savish'	Scotch Elm	7 Cal; 12 Hgt.	SAD
Shrubs				
36	Albizia julibrissin	Rose Creek Abelia	10 Gal.	
11	Baccharis 'Queen Green'	Green Gem Dogwood	Min. 24" Hgt.	
26	Chrysanthemum 'Village Jewel'	Winged Ailanthus Dogwood	10 Gal.	
5	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	10 Gal.	
14	Lonicera chrysantha 'Savish'	Common Snow Lycopodium	Min. 24" Hgt.	
7	Wibauxia 'Savish'	Adagio Grass	10 Gal.	
17	Wibauxia 'Savish'	Pink Milky Grass	10 Gal.	
Groundcover				
67	Ligustrum 'Savish'	Big Blue Liriodendron	10 Gal.	Plant 1/2 O.C.
47	Rosa 'Savish'	Coal Drift Rose	10 Gal.	
Other				

- NOTES:**
1. All landscaping shall be permanently maintained and adequate provisions shall be made at the time of installation for adequate inconspicuous watering sources. Failure to permanently maintain any such landscaping shall be deemed a violation of the zoning ordinance.
 2. Should any of the plant material used in any landscaping required under this ordinance die, the owner of the property shall have 90 days after notification from the city to obtain and install suitable replacement plant material. Synthetic or artificial lawn or plant material shall not be used to satisfy the requirements of this ordinance.
 3. Landscaped area shall be kept free of trash, litter, weeds, and other material or plants not a part of the landscaping.
 4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley LANDSCAPING
770-643-8171
770-643-1133 fax
Manley Land Design, Inc.
3100 Canton Street
Alpharetta, Georgia 30009
manleylandscaping.com

8.11.2020

CHICK-FIL-A
HWY 183 & CENTRAL DRIVE
1850 CENTRAL DRIVE
BEDFORD, TX 76021

FSU# 04190

DATE: 11/11/2020
TIME: 10:00 AM
DRAWN BY: [Signature]

PERMIT
L-100

DESIGN INTENT PACKAGE

Hwy 183 & Central

Airport Fwy , Bedford , TX 76021

STORE NUMBER

04190



PERSPECTIVE VIEW - ENTRY

PROTOTYPE	P13_SE
VERSION	STANDARD
TIER	TIER 1
BUILDING AREA	4971
SEAT COUNT - INTERIOR	104
SEAT COUNT - EXTERIOR	16
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
<u>OPTIONS:</u>	
RESTROOM	THREE FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	STANDARD
KITCHEN LAYOUT	CENTERLINE
ORDER POINT CANOPY	YES
MEAL DELIVERY CANOPY	YES
F2F CANOPY FANS	YES
F2F CANOPY HEATERS	YES
DRIVE-THRU DOOR	NO

DESIGN SIGN-OFF

DESIGN LEADER _____

DATE _____

DIP COVER SHEET

04190, Hwy 183 & Central, Airport Fwy, Bedford, TX 76021

12/20/2019

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.



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D-010



PERSPECTIVE VIEW - REAR LEFT

EXECUTIVE SUMMARY

EXTERIOR MODIFICATIONS
NONE.

INTERIOR MODIFICATIONS
NONE.

FRONT OF HOUSE MODIFICATIONS
NONE.

BACK OF HOUSE MODIFICATIONS
NONE.



PERSPECTIVE VIEW - FRONT LEFT



PERSPECTIVE VIEW - REAR RIGHT

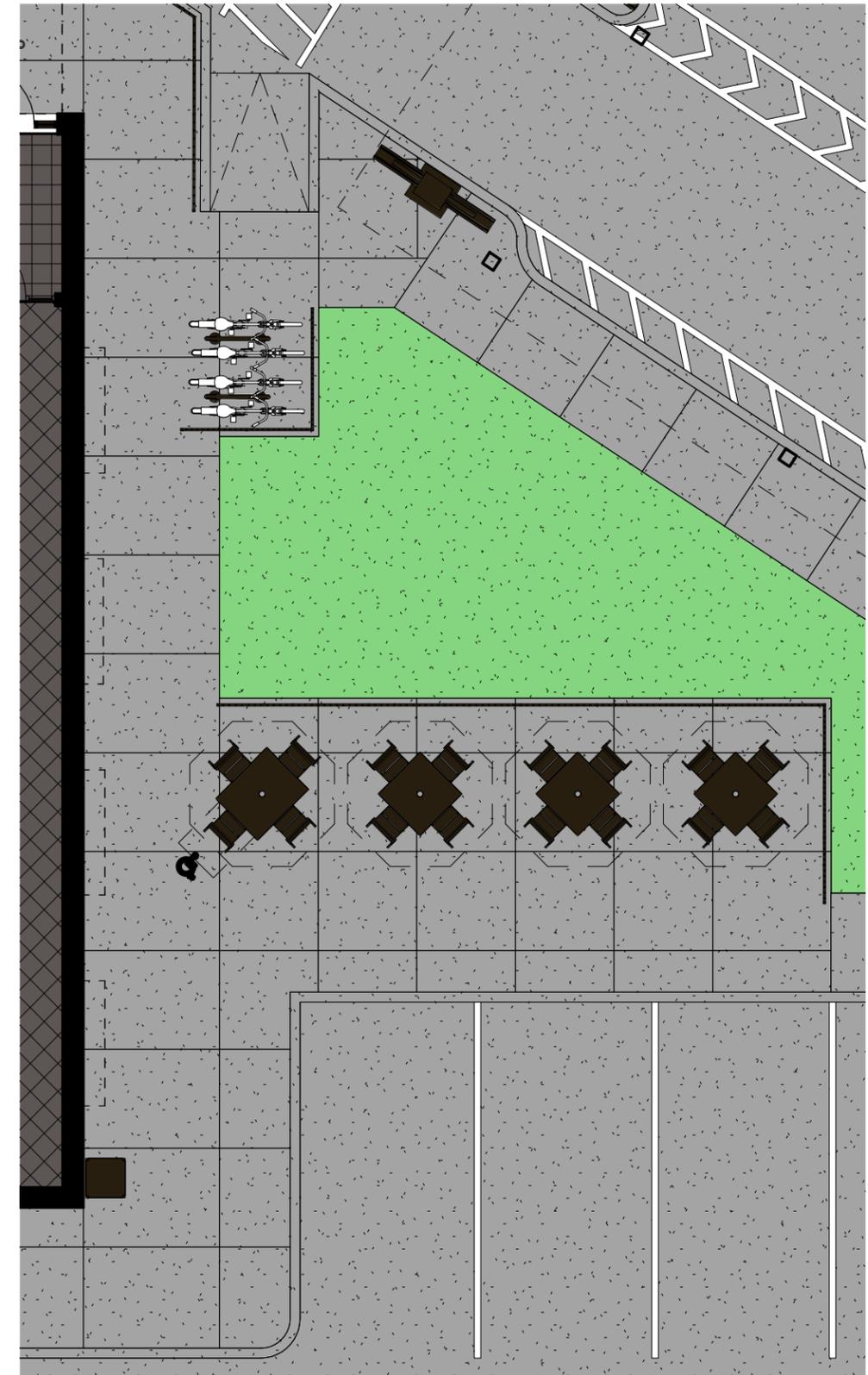
PERSPECTIVE VIEWS

PATIO SEATING SCHEDULE

Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish
1	Patio Chair	16	Benchmark Design Group	BAJA SIDE STACK (2012)					
2	Patio Table - 4 Top	3	Benchmark Design Group	TAB3055-3636-AAL-WJ-UH-BDT	3'-0"	3'-0"	2'-5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
3	Patio Table - 4 Top - ADA	1	Benchmark Design Group	TAB3055-3644-AAL-WJ-UH-BDT	3'-8"	3'-0"	2'-5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
5	Patio Umbrella	4	Benchmark Design Group	OCEAN MASTER PARASOL					
6	Trash Receptacle	2	Benchmark Design Group	CFA-AL-2444	2'-0"	2'-0"	3'-11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)



PERSPECTIVE VIEW - PATIO



DINING PATIO PLAN

1/8" = 1'-0"



PATIO PLAN

04190, Hwy 183 & Central, Airport Fwy, Bedford, TX 76021

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12/20/2019



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EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"

EXTERIOR ELEVATIONS



EXTERIOR ELEVATION

1" = 10'-0"

ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	11	6'-4"	1'-0"	0"	No
C4-A	Exterior Canopy	1	6'-0"	4'-0"	2'-4"	Yes
C4-F	Exterior Canopy	2	6'-6"	4'-0"	2'-4"	No
C4-G	Exterior Canopy	1	7'-1"	4'-0"	2'-4"	Yes
C5-A	Exterior Canopy	1	10'-8"	5'-0"	2'-4"	Yes
Grand total		16				



EXTERIOR ELEVATION

1" = 10'-0"

EXTERIOR ELEVATIONS

EXTERIOR FINISHES



BR-B
BRICK VENEER
COLOR: ACME - RUSTIC WHITE
SIZE: MODULAR



BR-A
BRICK VENEER
COLOR: ACME - PALOMA GRAY
SIZE: MODULAR



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE

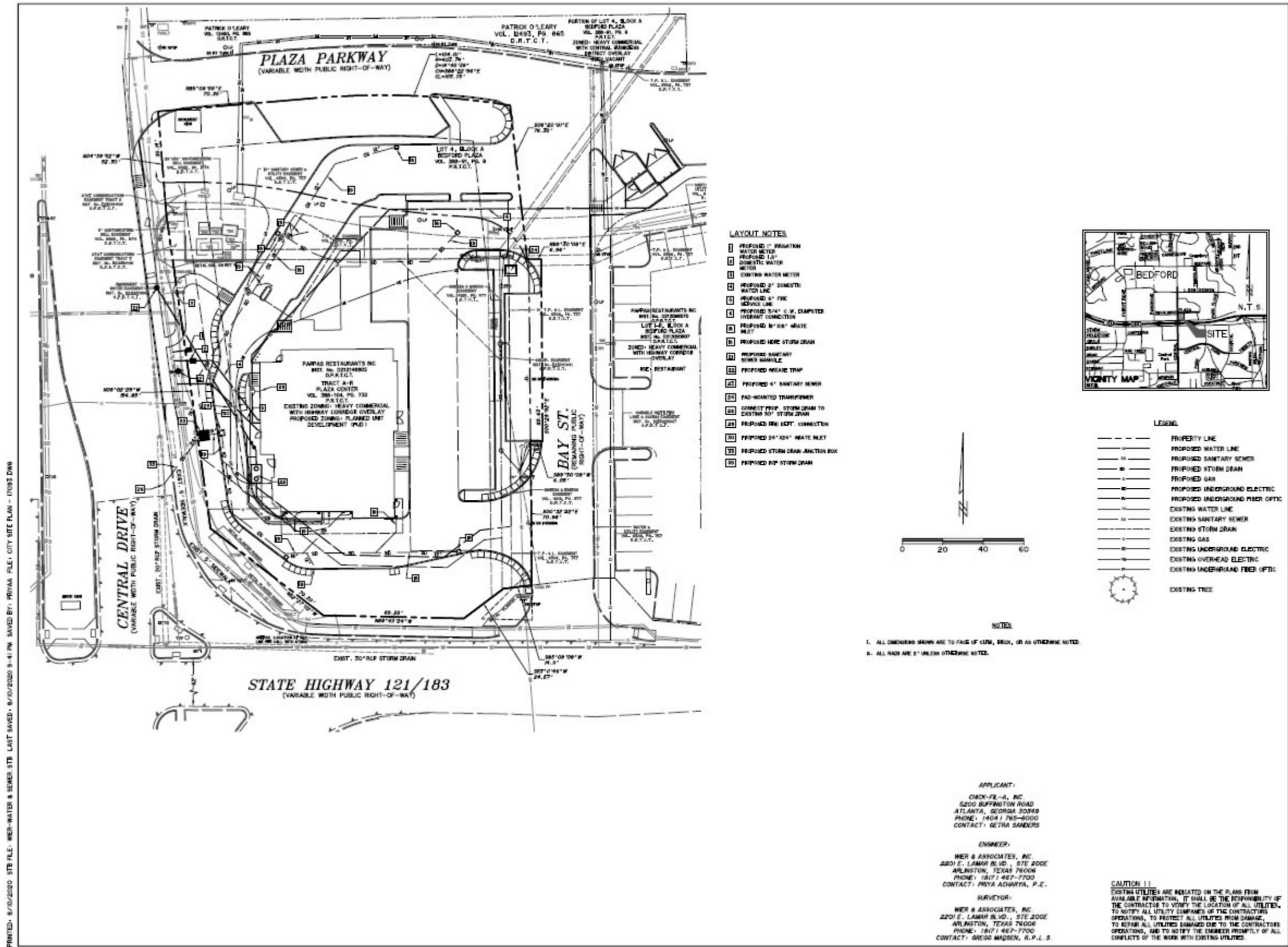


PT-9
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

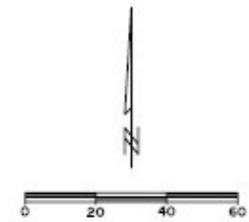


ST-1
STOREFRONT
COLOR: DARK BRONZE

Preliminary Drainage Plan



- LAYOUT NOTES**
- 1 PROPOSED 1" IRRIGATION WATER METER
 - 2 PROPOSED 1.5" DOMESTIC WATER METER
 - 3 EXISTING WATER METER
 - 4 PROPOSED 2" DOMESTIC WATER LINE
 - 5 PROPOSED 4" FIRE SERVICE LINE
 - 6 PROPOSED 3/4" C.W. COMPRESSOR HYDRANT CONNECTION
 - 7 PROPOSED 8" DIA. WASTE INLET
 - 8 PROPOSED 8" DIA. STORM DRAIN
 - 9 PROPOSED SANITARY SEWER MANHOLE
 - 10 PROPOSED WASTE TRAP
 - 11 PROPOSED 4" SANITARY SEWER
 - 12 PAD-MOUNTED TRANSFORMER
 - 13 CONNECT PROP. STORM DRAIN TO EXISTING 30" STORM DRAIN
 - 14 PROPOSED 8" DIA. CONNECTION
 - 15 PROPOSED 24" DIA. WASTE INLET
 - 16 PROPOSED STORM DRAIN JUNCTION BOX
 - 17 PROPOSED 8" STORM DRAIN



LEGEND

	PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED GAS
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND FIBER OPTIC
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND FIBER OPTIC
	EXISTING TREE

- NOTES**
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
 2. ALL RADIUS ARE 5' UNLESS OTHERWISE NOTED.

APPLICANT:
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GEORGIA 30349
 PHONE: 1404 765-8000
 CONTACT: GETRA SANDERS

ENGINEER:
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., STE 200E
 ARLINGTON, TEXAS 76010
 PHONE: 1817 467-7700
 CONTACT: PRIYA ADHARIA, P.E.

SURVEYOR:
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., STE 200E
 ARLINGTON, TEXAS 76010
 PHONE: 1817 467-7700
 CONTACT: GREGG MADSEN, R.P.L.S.

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Chick-fil-A

Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

PREPARED BY:
WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., STE 200E ARLINGTON, TEXAS 76010 (817) 467-7700
 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 Prepared By/For: Under Client Supervision of: Priya Adharia, P.E. Texas Registered Professional Engineer No. 124626
 Date: 05/16/2020

CHICK-FIL-A
 HWY 183 &
 CENTRAL DRIVE
 1850 CENTRAL DRIVE
 Bedford, TX 76021

FSR# 04190

ISSUING TYPE / REV	DATE	DESCRIPTION

NO. DATE DESCRIPTION

VA JOB NUMBER: 17030
 PREPARED FOR: CHICK-FIL-A
 DATE: 05/16/2020
 DRAWN BY: GREGG MADSEN
 CHECKED BY: PRIYA ADHARIA
 TITLE: SURVEYOR

ZONING SITE PLAN
 CONCEPTUAL UTILITY PLAN

PRINTED: 5/10/2020 5TB FILE: WIER-WATER & SEWER 5TB LAST SAVED: 5/10/2020 9:41 PM SAVED BY: PRIYA FILE: CITY SITE PLAN - 17030 DWG

Attachment E

PUD Standards: 1850 Central Drive (Chick-Fil-A)

Chick-fil-A

NE Corner of SH 121/183 & Central Drive

August 20, 2020

City of Bedford, PUD District Standards for

Remainder of Tract A-R, Plaza Center Addition, portion of Lot 4, Block A, Plaza Addition, portion of Plaza Parkway ROW, and portion of Bay Street ROW

1. Purpose and Intent:

Chick-fil-A is proposing to construct a dine-in and drive-through restaurant at the northeast corner of SH 121/183 and Central Drive. A vacant office building exists at this location; the proposed intent is to demolish the existing building and paved areas in order to construct a Chick-fil-A restaurant, associated parking, patio, sidewalks, and drive-through lane.

The development area of the proposed Chick-fil-A is approximately 41,705 sf. Due to unique constraints including right-of-way acquisition for SH 183/121 roadway expansion, lot boundaries, lease areas, and easement use agreements, we are requesting to re-zone this property from a Heavy Commercial in the Master Highway Corridor District to a Planned Unit Development (PUD).

The proposed drive-through lane is anticipated to contain approximately 30 vehicles. Per a prototypical Chick-fil-A site layout, Chick-fil-A is proposing two drive-through lanes each with an independent order point; the drive-through lanes converge into 1 lane at the drive-through window. Additionally, a bypass lane is provided south of the drive-through window lane.

The parent site layout is proposing to provide 32 parking stalls on-site. As part of the development of this Chick-fil-A restaurant, a development agreement is being pursued to narrow Plaza Parkway from a 2-way divided roadway to a 1-way eastbound roadway; the intent is to provide approximately 32 public parking stalls along Plaza Parkway.

This site is encumbered by a variety of franchise utilities (both overhead and underground) and existing easements. Extensive coordination is expected to occur with each of the franchise utility owners to relocate their respective facilities, as well as the relocation efforts from each of the utility companies.

Due to Chick-fil-A restaurant prototypical designs, a flat roof is requested to be approved as part of this PUD.

2. Development Schedule:

- a) **Anticipated Construction Start Date:** May 2021
- b) **Anticipated Construction Completion Date:** November 2021
- c) **Anticipated Length of Construction:** 6 months

3. Conceptual Site Plan: An attached multi-page Zoning Site Plan indicates the general location of site demolition, the proposed building, drive-through lanes, circulation (vehicular and

pedestrian), parking areas, landscape areas, and other major elements of the proposed development.

4. **Building Design:** Building elevation design shall be submitted for review and approval by the Development Review Committee for compliance.
5. **Uses:**
 - a) Permitted uses shall include the same as the base Heavy Commercial Zoning District.
 - b) Outdoor dining areas without Specific Use Permit
 - c) Prohibited uses shall include those listed in Section 4.18.D.
6. **Area Requirements:**
 - a) **Setbacks:**
 - i. 20' building setback along Central Drive
 - ii. 20' building setback along Bay Street
 - iii. 20' building setback along Plaza Parkway
 - iv. 25' building setback along SH 121/183
 - b) **Density:** not specified for non-residential use
 - c) **Height:** 35-ft per the Heavy base zoning district
 - d) **Lot Coverage:** Building coverage shall not exceed 40% of the lot area
 - e) **Landscaping & Screening:**
 - i. Site landscaping – Provided per Sec. 5.6.B and 5.6.D.
 - ii. Parking lot landscaping – Provided per Sec. 5.6.G
 1. Parking lot screening shall not be required adjacent to Bay Street due to the proposed relocation of overhead electrical facilities.
 - iii. Landscape Buffer in the Front Yard
 1. 20-ft minimum within private property along SH 121/183, with 3-inch caliper, 12-ft tall trees planted on 30-ft centers.
 - f) **Floor Area Ratio:** Maximum as established by Development Review Committee
7. **Drive-through Window:**
 - a) Drive-through window will be permitted to face SH 121/183 frontage road.
 - i. Alternate Compliance: Additional screening shrubs shall be provided per 4.18.H.1.b to screen the drive-thru window and stacking lanes.

- b) Canopy shall be provided at the drive-through window pick-up area. Canopy shall be architecturally compatible with the design of the restaurant building.
8. **Parking:** 1 stall per 160 ft² for an eating establishment with drive-through service.
9. **Loading:** Loading space shall not be required. Operator shall designate appropriate loading space that does not interfere with site vehicular circulation.
10. **Permanent Pylon Signs:**
- a) 1 freestanding freeway pole sign: maximum height 65'
 - b) 1 freestanding non-freeway pole sign: maximum height 25'
11. **Development Standards:**
- a) Ground-mounted equipment shall be screened (same material as the primary building).
 - b) Rooftop equipment shall be fully screened from all adjacent public rights-of-way of Central Drive, SH 121/183 westbound Frontage Road, Bay Street, and Plaza Parkway. If required during Building Inspections Review, an RTU Visibility Study shall be submitted for review by City Staff.
 - c) Structure shall be permitted to have a flat roof screened with parapet walls.
 - d) Roof top mechanical equipment shall be screened from view.
 - e) Proposed refuse enclosure shall be located outside the development area to be rezoned.
 - f) Property shall be replatted prior to issuance of Certificate of Occupancy.
 - g) Location, size, and arrangement of outdoor signs, exterior auditory speakers, and lighting shall be located outside visibility triangles.
12. **Administration:**
- a. Modifications which are being asked for where this development does not conform with the base H zoning and MHC Overlay District are:
 - 1. Approval of a PUD Site Plan less than 3 acres
 - 2. Parking ratio
 - 3. Front yard building setback
 - 4. Landscape buffer along SH 121/183
 - 5. Flat roof instead of pitched roof
 - 6. Drive-thru window location facing Airport Freeway frontage road