



**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF FEBRUARY 10, 2022**

**APPROVED**

Motion: Commissioner Emery made a motion to approve the meeting minutes of January 13, 2022, correct as written.

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

Ayes: Vice Chairman Davis, Commissioners Emery and Henderson

Nays: 0

Abstention: Commissioner Manire

Motion approved 3-0-1. Vice Chairman Davis declared the January 13, 2022 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Conduct a public hearing and consider a final plat of Lot 1R, Block 1 of the Christian Life Tabernacle Addition consisting of 3.7 acres being a replat of Lot 1 Block 1 of Christian Life Tabernacle and Tract 6A of the James Matson Survey Abstract 1080, generally located on the east side of Central Drive south of Nottingham Drive and north of Gettysburg Place, commonly known as 1104 Central Drive. (PZ-REPLAT-2020-50042)**

Vice Chairman Davis recognized Wes Morrison, Neighborhood Services/Planning Manager.

Wes presented Zoning Case PZ-REPLAT-2020-50042 which is a replat to combine existing church property with a vacant lot to the south to allow for an expansion. The existing church property is approximately a little over an acre and the lots to the south are a little over two acres. This is considered a residential replat since the properties are in a residential zoning district, necessitating a public hearing.

On the plat, all access is from Central Drive, and water and sewer connections will be from Central Drive as well. The plat meets all subdivision requirements and complies with local government code. Staff recommends approval of the replat.

In response to questions from the Commission, Wes replied that the church currently owns the property to the south. As for how this fits in with the SUP extension that is item 2 on this agenda, Wes replied that this is not a plat that had already been approved. Typically, a plat is not approved until civil plans are approved, and due to delays on this project those civil plans were only recently approved. The applicant has submitted application for building permits, so the plat is ready to go.

Vice Chairman Davis opened the public hearing at 6:12 p.m.

Nobody came forward to speak.

Vice Chairman Davis closed the public hearing at 6:12 p.m.

In response to questions from the Commission as to what they are adding, other than the lot, and what changed on the plat, Wes replied that the applicant is bringing in a non-platted tract, combining the two lots so they can get a building permit. The combined property must be fully platted to get the building permit to move forward with their church building extension.

There being no further discussion, a motion was made.

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Motion: Commissioner Henderson made a motion to approve Zoning Case PZ-REPLAT-2020-50042 as submitted.

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

Ayes: Vice Chairman Davis, Commissioners Emery, Henderson and Manire

Nays: 0

Abstention: 0

Motion approved 4-0-0.

**3. Conduct a public hearing and consider a request for an extension of a Specific Use Permit (SUP) PZ-SUP-2018-50060 for the Christian Life Tabernacle Church to allow additional time prior to the expiration of the SUP originally granted on March 10, 2020, per Section 5.3.C (Duration of Specific Use Permit) of the City of Bedford Zoning Ordinance. (PZ-SUP-EXT2-2018-50060)**

Vice Chairman Davis recognized Wes Morrison, Neighborhood Services/Planning Manager.

Wes presented Zoning Case PZ-SUP-EXT2-2018-50060 which is a request for an extension of Specific Use Permit PZ-SUP-2018-50060 to allow additional time for the applicant to obtain a building permit for their Church building extension.

The original Specific Use Permit (SUP) application was submitted in 2018 and approved by the City Council in 2020 for an expansion to add 11,000 square feet of space to their existing building. The total area adds 510 seats to the facility, which requires 175 spaces, that the applicant is providing. In March 2021 the City Council approved an initial one-year extension to the SUP, allowing the applicant until March 10, 2022 to obtain a building permit. The applicant is requesting a second one-year extension of the SUP to March 10, 2023 due to issues with civil plans, that have since been addressed. The applicant has submitted an application for a building permit, that is currently under review.

Vice Chairman Davis opened the public hearing at 6:17 p.m.

Nobody came forward to speak.

Vice Chairman Davis closed the public hearing at 6:18 p.m.

There being no further discussion, a motion was made.

Motion: Commissioner Emery made a motion to approve Zoning Case PZ-SUP-EXT2-2018-50060 as submitted.

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

Ayes: Vice Chairman Davis, Commissioners Emery, Henderson and Manire

Nays: 0

Abstention: 0

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Motion approved 4-0-0. To be considered by City Council on March 8, 2022.

- 4. Conduct a public hearing and consider making a recommendation for a Specific Use Permit to allow the use of a tattoo shop on property legally described as Lot 1A Block 1 The Oaks Addition, generally located on the north side of Airport Freeway, between Forest Ridge Drive and Parkwood Drive and more commonly known as 1809 Airport Freeway (PZ-SUP-2022-50002)**

Vice Chairman Davis recognized Wes Morrison, Neighborhood Services/Planning Manager.

Wes presented Zoning Case PZ-SUP-2022-50002 which is a request for a Specific Use Permit (SUP) to allow a tattoo shop to conduct business at 1809 Airport Freeway. The property is located within the Bedford Commons Planned Unit Development (PUD). Bedford Commons is a mixed-use PUD allowing various types of uses, and in the Permitted Use chart of the City's development codes, the use of 'tattoo shop' must get an approved Specific Use Permit (SUP).

Wes reviewed with the Commission that SUPs are a land use decision, they are discretionary, and typically SUPs require a site plan to make sure that the sites are developed compatible with the surrounding area. In this case, the site is already developed, so the surrounding land uses are considered to see if a tattoo shop is a compatible use to the surrounding area, and it is in conformance with the community's vision for that area.

There are currently multiple uses in this shopping center, two or three restaurants, Carter Blood Care, two fitness centers and a variety of other uses. In the area surrounding the shopping center, there is a bank to the north, hotels and a surgery center to the west, and retail and service to the east.

Notifications were mailed to those owners within 200 feet of the site, which is a total of five property owners. A public hearing sign was placed on the property and to date no responses, in favor or against the request, have been received.

Vice Chairman Davis asked the applicant to come forward and address the commission.

Katharine Slagle, 6708 Cheatham Drive, Watauga, TX 76148 – Ms. Slagle, the applicant, stated that she currently owns two tattoo shops, one in Keller and one is in Richland Hills, and they are very successful shops. Ms. Slagle says she plans on making this shop classy and will have good quality work. Some of Ms. Slagle's artists are present tonight because they want to show their support for the move – the Richland Hills tattoo shop was started a couple of years ago, but it hasn't shown to be very profitable, so Ms. Slagle is looking to move her staff from the Richland Hills location to this Bedford location. Ms. Slagle reports that her other shop in Keller is very successful, she has been there for almost 9 years, she has a good reputation with Raul and the Health Department, and she is always on top of all the codes and everything that needs to be done involving the tattoos, and the shop.

In response to questions from the Commission, Ms. Slagle reports that her hours of operation will be seven days a week, and they plan on closing at 10:00 p.m., initially it would probably be 12:00 p.m. to 10:00 p.m., and the latest might be 11:00 p.m. on Friday and Saturday, depending on how busy they are. Ms. Slagle reported that she is going to try to have 8 to 10 artists, which includes two piercers. The piercers will have high quality piercing jewelry only, like Cat Tattoo in Dallas, selling only the best piercing jewelry.

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Vice Chairman Davis opened the public hearing at 6:23 p.m.

Sam Suarez, 2733 Merrimac St, Fort Worth, TX 76107 – Mr. Suarez stated that he has had the honor of working with this crew for about a year. Mr. Suarez is a tattoo artist of over 15 years, and his work is on Amazon Prime, as he has tattooed on television twice. Mr. Suarez states that the type of tattooing that they are looking to do here in Bedford is not your average tattooing, it is high-art tattooing, a completely different thing. If you look at some of their work, you will see reproductions of anything from a Picasso to a Michelangelo. Mr. Suarez says that they are really changing the game up as tattoo artists, and they are providing a service and stated that “nobody gets forced to get tattoos”. Mr. Suarez closed by saying that they think that the people of Bedford need a high-quality tattoo shop, instead of having to go outside Bedford and maybe running into something that's not favorable, and this shop would be a benefit.

Eric Coe, 7960 Salmon Run Way, Fort Worth, TX 76130 – Mr. Coe stated that he has been tattooing quite a long time, thirty-one years this year, and is considered a grandpa in the group. He is selective on where he tattoos, and has tattooed in California, Hawaii, France, Michigan, Idaho, Oregon, so all over. He even flies and tattoos as well, being really picky about where he tattoos and who he tattoos with. He loves what he does and says that a lot of his clients call it ‘tattoo therapy’ because he really listens to what is going on in their lives. Mr. Coe agrees with the previous speaker in that they are a different class of tattoo; they conduct consultations, like interviewing people to see what they are all about, and how that want the tattoo to reflect them. If it doesn't seem to fit, they find something that does reflect the individual, and what they are trying to portray or say with their artwork. The artists take their work very seriously and they want to provide tattoos that are going to last a lifetime.

Harry English, 5608 Brent Drive, Haltom City, TX 76148 – Mr. English stated that he has worked with Kat for over a year. During these times of Covid, we are starting to see businesses fall out. We have seen all the business surplus due to the money that the government has been giving out to people, like PPE loans and everything. We have seen many shops open, most of them aren't up to speed, and they are already seeing some fail. Mr. English says that they are interested in bringing something to Bedford that may improve the area. They have talked to several businesses in the area, and Mr. English thinks the shop would be a good fit. He also agreed with Eric that every one of the artists are at least 15 years in. They have all worked the bar scenes and they are not interested in that business model. It's late hours, they've got kids, and they would rather be at home. They just want to come to work, do their thing, produce good products for good people and be on their way. They would appreciate it if you would let them bring that to Bedford.

Vice Chairman Davis closed the public hearing at 6:37 p.m.

In response to questions from the Commission, Wes confirmed that the property is in the footprint of the Bedford Commons overlay, and that the area is in the process of a master design plan. The Commission noted concern that the area is destined to be a much more evolved development and questioned whether this use would fit that vision. Wes deferred to Andrea Roy, Development Director for further insight.

Ms. Roy stated that Bedford Commons is a Planned Unit Development, and zoning is currently in place for the entire area. Looking at the parcel in question, and the parcels surrounding it, they are all currently operating under the Planned Unit Development of Bedford Commons. The core

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central area of Bedford Commons is city-owned land, which is the part that the city is currently working toward developing a more finite concept plan. The intention of the whole Bedford Commons PUD and that core area is to do something unique and different. A mixed-use component is what we're looking for there, and yes, we are hoping to elevate that area, if you will.

Ms. Roy went on to say that this case is to consider compatibility and consistency of this use with the surrounding area as it exists, and as it will look in the future. Ms. Roy stated that she is unable to tell the Commission exactly what that future is going to be, but the city is looking at townhome developments, boutique restaurants, retail, some office, some common public open space, farmer's market type things, and planned active green space. Those are the types of things being planned near the vicinity of this property. Hopefully those uses will also bleed out into the surrounding areas. Ms. Roy closed by saying that we are operating under current zoning at this time, and this use is currently allowed in this zoning district, with SUP approval.

There being no further discussion, a motion was made.

Motion: Commissioner Manire made a motion to approve Zoning Case PZ-SUP-2022-50002, as submitted.

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

Ayes: Vice Chairman Davis, Commissioners Henderson, Manire

Nays: Commissioner Emery

Abstention: 0

Motion approved 3-1-0. To be considered by City Council on March 8, 2022.

- 5. Conduct a public hearing and consider making a recommendation for a Specific Use Permit to allow the use of a package liquor store on property legally described as Lot 1A Block 1 The Oaks Addition, generally located on the north side of Airport Freeway, between Forest Ridge Drive and Parkwood Drive and more commonly known as 1701 Airport Freeway (PZ-SUP-2022-50003)**

Vice Chairman Davis recognized Wes Morrison, Neighborhood Services/Planning Manager.

Wes presented Zoning Case PZ-SUP-2022-50003 which is a request for a Specific Use Permit (SUP) to allow a package liquor store to conduct business at 1701 Airport Freeway, legally described as Lot 1A, Block 1, The Oaks Addition. The property is generally located on the north side of Airport Freeway between Forest Ridge Drive and Parkwood Drive.

Wes stated that this is the same shopping center as the previous application (agenda Item 4.), just a different lease space. This location is on the farthest west side of the shopping center and is in the Bedford Commons Planned Unit Development (PUD). The use of a Package Store (Liquor Retail Store) requires a Specific Use Permit (SUP) in the Bedford Commons zoning district.

Wes reminded the Commission that the purpose of a Specific Use Permit (SUP) for this, and any proposed use, is compatibility with surrounding uses. There are currently multiple uses in this shopping center, two or three restaurants, Carter Blood Care, two fitness centers and a variety

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of other uses. In the area surrounding the shopping center, there is a bank to the north, hotels and a surgery center to the west, and retail and service to the east.

Notifications were mailed to those owners within 200 feet of the site, which is a total of five property owners. A public hearing sign was placed on the property and to date no responses, in favor or against the request, have been received.

In response to questions from the Commission regarding parking for this suite, Wes confirmed that the parking spaces for the entire shopping center count toward the spaces required, and that the multiple tenants share all spaces in the center. Also, when these applications come in, or when a C/O request comes in, all the uses are reviewed to be certain there is enough parking for the use being proposed.

Vice Chairman Davis asked the applicant to come forward and address the commission.

The applicant chose not to speak before the Commission.

Vice Chairman Davis opened the public hearing at 6:40 p.m.

Jacob Webb, 3804 Hackberry Lane, Bedford, TX 76021 – Mr. Webb stated for the record that he has nothing against liquor stores but wanted to point out that there is already a Goody Goody liquor store right across the highway, and a Spec's liquor store near there that is soon to be opening, and there is also a Liquor Depot, about two miles down the road.

Emma Quigley, 3804 Hackberry Lane, Bedford, TX 76021 – Ms. Quigley apologized for her father forgetting about, and missing tonight's meeting. Ms. Quigley stated that she mapped it, and it is .7 miles, walkable, from one to the other current liquor stores on the other side of the highway. Ms. Quigley agreed with Jacob Webb (previous speaker, also her husband) in that they don't really have anything against liquor stores. it just seems silly to have a Spec's right there, and then a Goody Goody in walkable distance, and then the Liquor Depot that's right next to Texas Roadhouse. Ms. Quigley said that she is all for the tattoo parlor though, and is excited about it, not for tattoos, but she would go there for a piercing.

Vice Chairman Davis closed the public hearing at 6:46 p.m.

The Commission discussed the suite not being conducive for a retail location due to lack of parking directly in front of the space; traffic flow coming in and out of the shopping center near the highway access road; that there are three other liquor stores in close proximity to this proposed site; and questioned what business occupied the suite previously.

Wes replied that he did not know what was in the suite previously, but was under the impression and has the feeling, after talking to the landlord, that it has been vacant for quite some time. Wes explained that, on SUP's, yes, it meets the parking requirements of the ordinance, but the use is only permitted if you give it a Specific Use Permit. When the zoning ordinance for the Bedford Commons PUD was adopted, it was determined that package liquor stores *may* be a good use in this PUD. However, the Commission must look at the entire site to see if it's a good use for *that location*. The use is not a given, it is not allowed "by right", it does meet the development standards in the ordinance, but the Planning and Zoning Commission as a body, make a recommendation to City Council to determine if this use is good for this location.

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A member of the commission remarked that the vote is our opinion of whether it is a good use of the site. Not everything is a perfect use, but it is a use that would be allowed with a Specific Use Permit; it would bring revenue into the city; and it is in a shopping center with two existing bars, so liquor is already happening.

There being no further discussion, a motion was made.

Motion: Commissioner Henderson made a motion to approve Zoning Case PZ-SUP-2022-50003, as submitted.

Vice Chairman Davis seconded the motion, and the vote was as follows:

Ayes: Vice Chairman Davis, Commissioner Henderson

Nays: Commissioners Emery, Manire

Abstention: 0

**Tie-vote 2-2-0. Motion failed.**

**ADJOURNMENT**

Motion: Commissioner Henderson made a motion to adjourn.

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

Ayes: Vice Chairman Davis, Commissioners Emery, Henderson, Manire

Nays: 0

Abstention: 0

Motion approved 4-0-0.

The Planning and Zoning Commission meeting adjourned at 6:55 p.m.

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**Vice Chairman Michael Davis  
Planning and Zoning Commission**

**ATTEST:**

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**Andrea Roy, Acting Secretary  
Planning and Zoning Commission**