



A G E N D A

**Regular Meeting of the Bedford Planning and Zoning Commission
Thursday, May 28, 2026
Bedford City Hall
2000 Forest Ridge Drive
Bedford, Texas 76021**

Council Chamber Regular Session 6:00 p.m.

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

CALL TO ORDER & ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes for the following:
 - a. May 14, 2026

PUBLIC HEARING

2. Conduct a public hearing and consider making a recommendation to City Council regarding a rezoning of the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)

EXECUTIVE SESSION

Planning & Zoning Commission may seek legal advice in an executive session pursuant to Section 551.071.

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

(Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.

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, May 22, 2026 at 5:00 p.m.**, and remained so posted at three business days before said meeting convened.



Wes Morrison, Director of Development

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.)



May 28, 2026

**REGULAR MEETING OF THE BEDFORD
PLANNING AND ZONING COMMISSION**

AGENDA ITEM #1

Approval of Minutes

May 14, 2026

**PLANNING & ZONING COMMISSION
MEETING MINUTES OF MAY 14, 2026**

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Planning and Zoning Commission of the City of Bedford, Texas met in Regular Session at 6:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 14th day of May 2026:

CALL TO ORDER & ROLL CALL

Chairman Emery called the meeting to order at 6:00 p.m. and conducted a roll call. The following people were present:

Chairman: Bruce Emery
Vice-Chairman: Tom Jacobsen

Members: Roger Gallenstein
Kate Barlow
Duke Loper
Aaron Lee - Alternate
Mike Ingraham – Alternate

Members Absent: Dorthy Crawford
JR Smith

A quorum of the Commission was present.

Staff present included: Wes Morrison Director of Development
Jennifer Drysdale City Attorney/TOASE
Micah Hays Community Development
Coordinator

APPROVAL OF MINUTES

- 1. Consider approval of the Planning and Zoning Commission meeting minutes for the following:
 - a. April 23, 2026****

With no discussion, a motion was made.

Motion: Commissioner Barlow made a motion to approve the minutes as presented, seconded by Commissioner Gallenstein.

**PLANNING & ZONING COMMISSION
MEETING MINUTES OF MAY 14, 2026**

Motion approved unanimously by a vote of 7-0-0

ITEMS FOR INDIVIDUAL CONSIDERATION

- 2. Consider making a recommendation to City Council regarding a site plan for Lot 1R-3 Block 1 of the Gateway Village Addition for a drive-through restaurant use located to the west of North Industrial Blvd, approximately 400 feet north of Airport Fwy, commonly known as 213 N. Industrial Blvd. (SITE-26-1)**

Chairman Emery introduced the item and recognized Wes Morrison to provide the staff report.

Mr. Morrison gave a presentation and an overview of the site plan application for the proposed drive-through restaurant, detailing site access and landscape buffering.

Commissioner Gallenstein inquired if the restaurant will be drive-through only or will have a layout similar to a typical Chipotle restaurant. Staff stated that the floor plan is similar to a typical Chipotle restaurant, with the drive-through restaurant label being required during the permitting process, even though the restaurant will have dine-in options.

Commissioner Jacobsen asked if this Chipotle will affect the existence of the current Chipotle on Central Dr. Staff stated that the projects are unrelated and the Chipotle at 213 N. Industrial Blvd. will not affect the existence of the Chipotle on Central Dr.

Chairman Emery asked if the applicant is the same as the owner of the Sprouts adjacent to the property in question and if the landscaping of the property will be continuous and uniform with the landscaping of adjacent lots. Staff stated that this has been communicated to the applicant, and review staff will ensure the landscaping is uniform throughout the permit review process of this property, as well as of adjacent properties.

Commissioner Jacobsen asked where Sprouts and Nothing Bundt Cakes are located in relation to the Chipotle in question. Staff showed a site plan detailing the location of all three properties in questions in relation to each other.

Commissioner Lee inquired if the dumpster location would block access to the drive-through or if the drive-through could block access to the dumpster. Staff stated that this is the most viable location for the dumpster, and the applicant will be responsible for ensuring access to both the dumpster and the drive-through.

**PLANNING & ZONING COMMISSION
MEETING MINUTES OF MAY 14, 2026**

Commissioner Ingraham raised concerns about traffic due to proximity to a high school. Staff stated that a traffic study was completed during the planning of the Gateway Village Addition, that no access was present on FM 157, and that the access for this property is located near a signalized intersection.

Commissioner Lee inquired if there was any discussion between staff and the applicant regarding the direction of flow of traffic in the drive-through and parking lot. Staff stated that there was no discussion of direction flow as current plans meet all requirements.

Motion: Commissioner Gallenstein made a motion to approve SITE-26-1 as presented, seconded by Commissioner Barlow.

Motion approved unanimously by a vote of 7-0-0

UPDATE OF DEVELOPMENT PROJECTS

Chairman Emery recognized Wes Morrison to provide updates to development projects.

Mr. Morrison provided updates on several projects.

EXECUTIVE SESSION

Planning & Zoning Commission may seek legal advice in an executive session pursuant to Section 551.071.

Take any action necessary as a result of the Executive Session. (Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda)

The commission did not convene in Executive Session.

ADJOURNMENT

Motion: Commissioner Jacobsen made a motion to adjourn, seconded by Commissioner Barlow.

Motion approved unanimously by a vote of 7-0-0. Meeting adjourned at 6:19 PM.

**PLANNING & ZONING COMMISSION
MEETING MINUTES OF MAY 14, 2026**

Bruce Emery
Chairman

ATTEST: _____
Wes Morrison
Director of Development



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

May 28, 2026

**REGULAR MEETING OF THE BEDFORD
PLANNING AND ZONING COMMISSION**

AGENDA ITEM #2

PUBLIC HEARING

**SUP-26-2
1908 Central Drive Unit B**



Specific Use Permit No. SUP-26-2

P&Z Meeting Date:	May 28, 2026
Agenda Caption:	Conduct a public hearing and consider making a recommendation to City Council regarding a rezoning of the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)
Applicant:	Tony Yang, 1908 Central Drive, STE B, Bedford, Texas 76021
Owner:	Duvar Family Trust, 3908 Eagle Lake Ct, Arlington, Tx 76016
Existing Zoning:	Heavy Commercial (H)
Proposed Zoning:	Heavy Commercial / Specific Use Permit-Massage Salon
Location:	1908 Central Drive STE B. Bedford, TX 76021

Background: The subject property previously operated as a massage salon, however there is no Specific Use Permit on file for the address to operate as a massage salon. In 2023, the previous salon closed due to an ongoing police department investigation.

Summary of Request: The Zoning Ordinance requires massage salon uses to receive a Specific Use Permit before operating in all zoning district. The applicant is requesting a Specific Use Permit to allow an approximately 1800 square-foot suite within an existing office complex to operate as a massage salon. According to the application, there will be approximately 2 employees on site. The proposed hours of operation will be from 9AM to 9PM Monday – Sunday.

Site Conditions: The subject property was developed in 1980, consisting of a single-story office center with approximately 6,025 square-feet of lease space. The current uses within the center includes several professional offices for insurance, accounting, and construction as well as medical labs. The proposed use would occupy a vacant lease space within the center.

Site and Surrounding Area:

	North	South	East	West
Zoning of Adjacent Property	Heavy Commercial (H)	Heavy Commercial (H)	Planned Unit Development	Planned Unit Development
Land Use	Office Center with various professional offices	Bank	HEB ISD Athletic Facilities & Offices	Office Building and Bank

Development Review

Analysis:

Specific Use Permit Requirements: The purpose of a Specific Use Permit is to determine if the use is compatible with surrounding land uses based on site design and the existing built environment, or if conditions are needed to ensure compatibility. Conditions can be applied related to the design/layout of the site or the operation of the proposed use. The Zoning Ordinance defines a massage salon as the following:

“MASSAGE SALON - An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the state. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.”

The Zoning Ordinance does not place additional conditions on the Specific Use Permit for a Massage Salon. However, Chapter 26 of the Code of Ordinances requires that any massage establishment obtain a license from the Police Department. The SUP must be obtained before the massage establishment owner can apply for the license through the Police Department.

It should be noted that the Police Department a total of 14 massage establishments registered within the City, one of those establishments are within the 200-foot notification radius for this application.

A Specific Use Permit has been required for Massage Salon use in commercial zoning districts under prior Zoning Ordinances. The City does not have record of previous massage salons at this location having ever received a certificate of occupancy or specific use permit.

Parking: The proposed use requires 7 parking spaces. The property provides approximately 28 parking spaces, overall, the property complies with the parking requirements of the Zoning Ordinance.

**Comprehensive Plan
Analysis:**

The Comprehensive Plan/Future Land Use Map identifies the subject property as being located within the Place Focused Commercial development pattern. Characteristics of this development pattern include providing minor level density, scale, and a mix of uses. Such uses include a blend of dining, shopping, entertainment, and social gathering spaces. It is not believed that a massage salon would complement adjacent retail and shopping uses within the shopping center.

Staff Findings:

A Specific Use Permit is required to determine if the use of a Massage Salon is compatible with the surrounding built environment and to ensure minimal impact to surrounding uses. Staff finds the following facts regarding this request:

1. The site is currently developed, and no exterior changes are proposed; and
2. The majority of the land uses within the area are professional office uses; and
3. The proposed massage salon may not meet the goals of the adopted Comprehensive Plan in providing a variety of dining, entertainment, or retail uses to the overall site; and
4. The City currently has a total of 14 massage salon establishments within Bedford city limits.

Staff Contact:

Wes Morrison, wes.morrison@bedfordtx.gov

Development Review Committee Comments *(These comments are provided to the Applicant for informational purposes only)*

DRC Meeting Date:

Staff reviewed the application on May 13, 2026.

Engineering Notes: *No Outstanding Comments.*

Fire Department Notes: *No Outstanding Comments.*

Police Department Notes: *No Outstanding Comments.*

Zoning Department Notes: *1. Before being considered for approval by City Council, the property owner acknowledgement must be provided.*

2. If approved, the next step would be to complete the Police Department Massage Establishment Registration, followed by applying for the Certificate of Occupancy. Both applications can be found online through the online portal.

Attachments:

Exhibit A: **Location/Aerial Map**

Exhibit B: **Zoning Map**

Exhibit C: **Site Photos**

Exhibit D: **Property Owner Notice Map**

Exhibit E: **Narrative and Site Plan**



EXHIBIT A

Location/Aerial Map

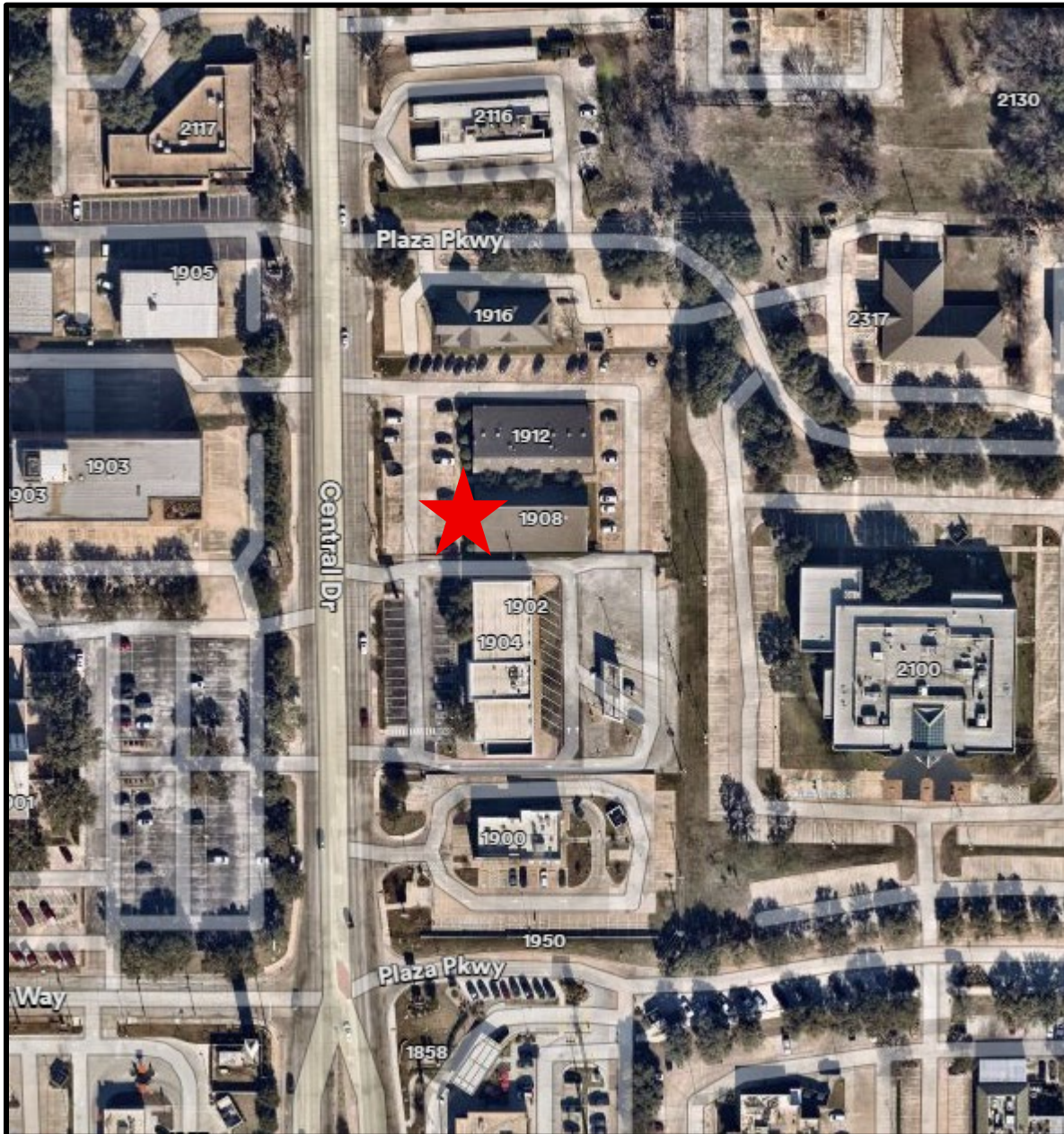


EXHIBIT B

Zoning Map



EXHIBIT C

Site Photos



EXHIBIT D

Property Owner Notice Map

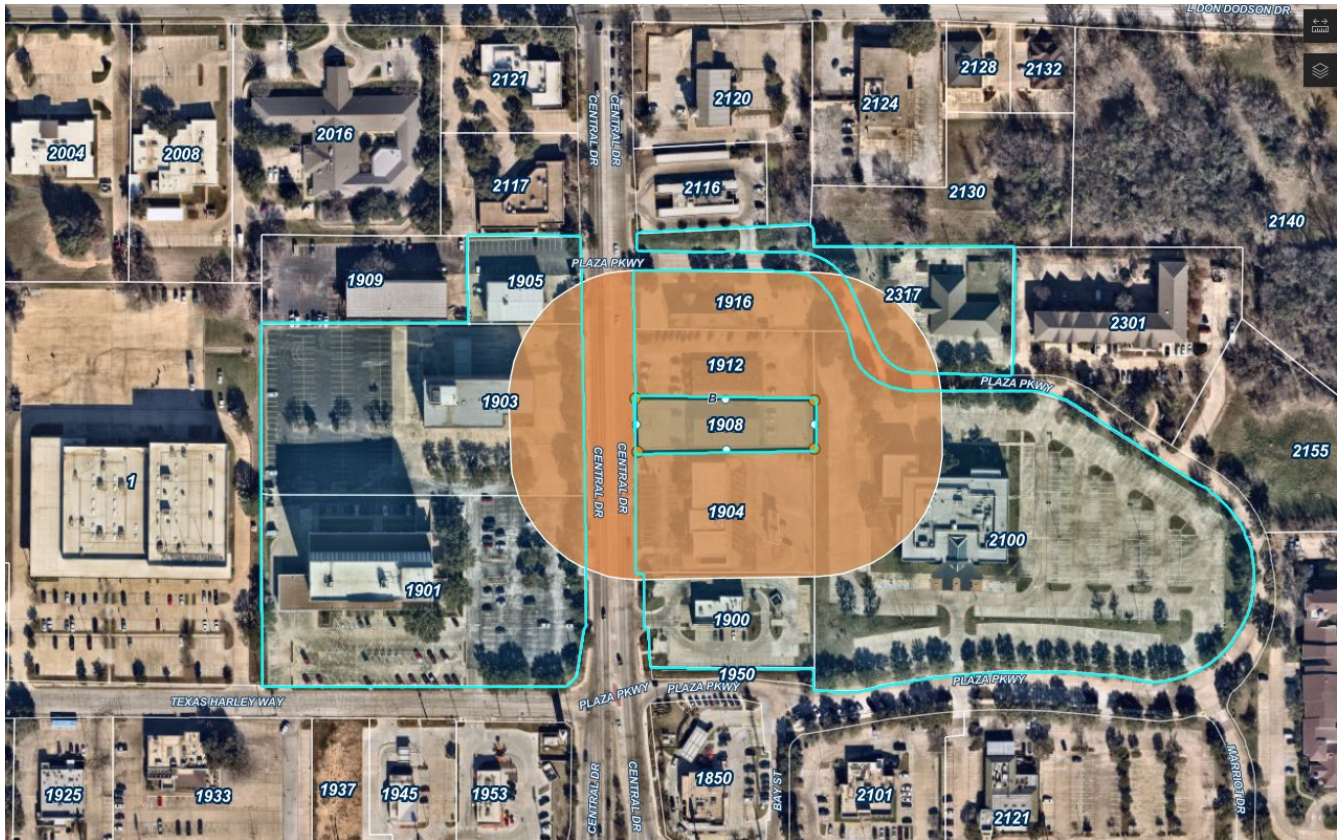
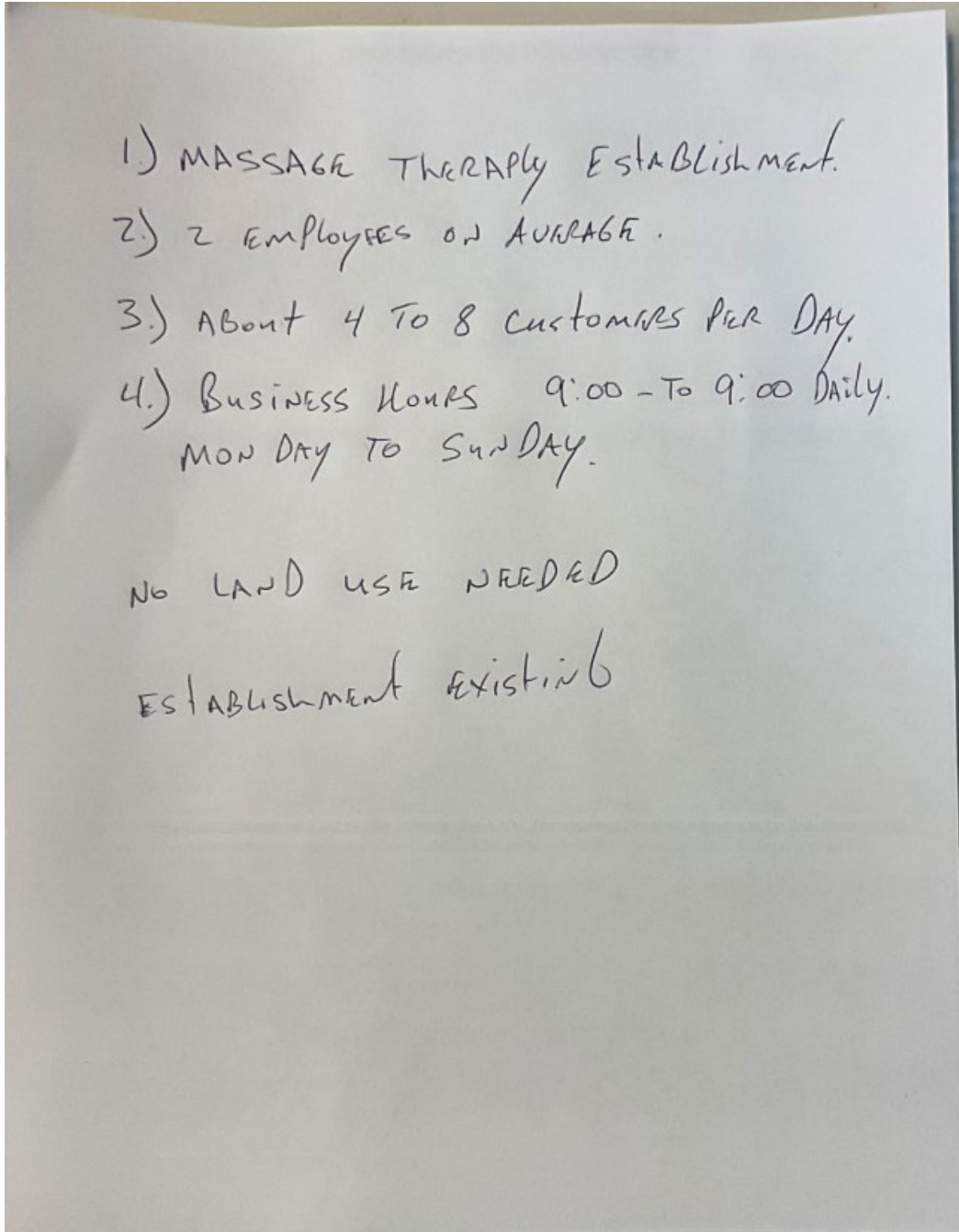




EXHIBIT E

ATTACHMENTS:

Narrative





Site Plan

