



## A G E N D A

**Regular Meeting of the Bedford Zoning Board of Adjustment  
Wednesday, June 17, 2026  
Bedford City Hall  
Council Chambers Regular Session 6:00 p.m.  
2000 Forest Ridge Drive  
Bedford, Texas 76021**

### CALL TO ORDER & ROLL CALL

### EXECUTIVE SESSION

1. To convene in closed session in compliance with Section 551.001 et. Seq. Texas Government Code and pursuant to Section 551.071, to conduct a private consultation with its attorney on any legally posted agenda item, when the Zoning Board of Adjustments seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551:
  - A. Legal authority of the Zoning Board of Adjustments over matters within the jurisdictional purview of the Zoning Board of Adjustments, including where such authority is delegated by the Code of Ordinances, City of Bedford, Texas, and Chapter 211 of the Texas Local Government Code.

### RECONVENE TO OPEN SESSION

### 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: Thursday, June 11, 2026 at 5:00 p.m., and remained so posted at least 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.)



## **A G E N D A**

**Regular Meeting of the Bedford Zoning Board of Adjustment  
Wednesday, June 17, 2026  
Bedford City Hall  
Council Chamber Regular Session 6:30 p.m.  
2000 Forest Ridge Drive  
Bedford, Texas 76021**

**COMPLETE ZONING BOARD OF ADJUSTMENT 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 October 15, 2025, meeting minutes.

### **PUBLIC HEARING**

2. Public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 1305 Schumac Lane. in Bedford, Texas, legally described as Kelmont Park Addition Block 8 Lot 55R, generally located north of Schumac Lane and east of Circle Lane. The property is zoned R-9,000 Single-Family Residential Detached District. (EXPT-26-1)

### **EXECUTIVE SESSION**

The Zoning Board of Adjustments 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 Zoning Board of Adjustments 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**

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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 17, 2026**

**ZONING BOARD OF ADJUSTMENT  
MEETING**

**AGENDA ITEM #1**

**APPROVAL OF MINUTES**

**OCTOBER 15, 2025**



**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES OF OCTOBER 15, 2025**

**APPROVAL OF MINUTES**

**1. Consider approval of the April 17<sup>th</sup>, 2024, meeting minutes.**

Chairman Youngs introduced the item.

With no further discussion, a motion was made.

Motion: Board Member Owens made a motion to approve the minutes from April 17<sup>th</sup>, 2024, seconded by Board Member Yarbrough.

Motion approved unanimously by a vote of 5-0-0

**PUBLIC HEARINGS**

**2. Conduct a public hearing and consider approval of a variance request from Section 5.1.A of the Zoning Ordinance granting an accessory building to encroach the required side yard setback of property located at 708 Monette Drive in Bedford, Texas, legally described as Lot 11 Block 9 Brook Hollow-Bedford, generally located south of Monette Drive and west of Circle Lane. (VAR-25-1)**

Chairman Youngs introduced the item, and recognized Enrique Alvarez, Planner, to speak on the variance application.

Mr. Alvarez gave a presentation detailing the background of the project on the property. Neighborhood Services issued a violation for a structure under construction without a permit. The structure in question is a frame for a carport which is encroaching in the required structure setbacks.

Mr. Alvarez outlined the variance criteria.

Chairman Youngs asked if there was an existing accessory structure on the property and if this structure is a garage.

Mr. Alvarez stated that there is an accessory structure which is a garage.

Chairman Youngs asked if the carport in question is considered a separate structure and if more than one accessory structure is allowed on a single property.

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES OF OCTOBER 15, 2025**

Mr. Alvarez stated that there is no requirement for number of structures. However, there is a requirement that lot coverage by structures may not exceed 40% of the area of the property, and each accessory structure cannot exceed 20% the size of the main structure.

Chairman Youngs asked if this type of structure requires a building permit.

Mr. Alvarez stated that was correct.

Chairman Youngs asked if a building permit was applied for, would it be non-conforming or accepted.

Mr. Alvarez stated that the definition of non-conforming does not apply in this case. However, if a building permit had been applied for, it would not have been accepted.

Board Member Owens asked if there was an illustration or details of the proposed finished carport.

Mr. Alvarez stated there was not. Because there was no building permit applied for, that stage in the design process had not been seen by my staff.

Chairman Youngs recognized the applicant, Anthony Taylor who is the resident owner of the property in question.

Mr. Taylor gave a presentation outlining the background of the project, the purpose for the carport, and the justification for applying for the variance.

Board Member McGehee asked the applicant if the currently constructed posts are located within the property.

Mr. Taylor stated the posts are approximately one (1) foot away from the property line.

Chairman Youngs asked what special circumstances are present on the property which would justify the variance.

Mr. Taylor stated the neighbor whose property is being encroached upon agreed to the construction of the carport, with no other viable space on the property.

Chairman Youngs opened a public hearing at 7:02 PM.

The following members of the public voiced their opposition:  
Greg Regula

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES OF OCTOBER 15, 2025**

Mr. Anthony Taylor took the stand and rebutted the opposition to the Board.

Chairman Youngs closed the public hearing at 7:12 PM.

Chairman Youngs opened discussion with the Board.

Board Member Owens stated that the lack of plans makes discussion difficult. However, the presence of doors and walls could create complications.

Mr. Anthony Taylor stated that the roof of the carport will be metal, the walls will be wood, and there will be no doors present.

Board Member McGehee asked Mr. Taylor how tall the current frame structure is.

Mr. Taylor stated the current structure is fourteen (14) feet tall and that the provided pictures distort the structure, which makes it look taller.

Chairman Youngs stated that there are no plans to be reviewed, sufficient justification for the variance criteria has not been provided, and previously variance requests like this have been denied.

Motion: Board Member Owens made a motion to deny the variance, seconded by Board Member Yarbrough.

Motion approved unanimously by a vote of 5-0-0

- 3. Public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 805 San Marcos Ln. in Bedford, Texas, legally described as Shady Brook Addition Block 26 Lot 12, generally located north of San Marcos Ln. and east of Summitview Dr. The property is zoned R-9,000 Single-Family Residential Detached District. (EXPT-25-2)**

Chairman Youngs introduced and recognized Enrique Alvarez, Planner, to give a presentation about the exception application.

Mr. Alvarez gave a presentation outlining the history of short term rentals in the City, outlining the ordinance prohibiting a short term rental within one thousand (1,000) feet of another short term rental. Mr. Alvarez then stated the property in question is within 1,000 feet of a current short term rental, then outlined the special exception factors.

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES OF OCTOBER 15, 2025**

There were no questions from the Board.

Chairman Youngs recognized the applicant, Claudia Orellana.

Ms. Orellana gave a presentation addressing the special exception factors.

Chairman Youngs asked Ms. Orellana what unique characteristics of the property would justify the exception.

Ms. Orellana responded reiterating her answers to the special exception factors.

Chairman Youngs opened a public hearing at 7:35 PM.

The following members of the public voiced their opposition:

Laura Wimberley

Roberta Tidwell

Alexandra Z.

Luis P.

Mark Lockwood

Marshall Wimberley

Judith Williams

Tyler Watson

Chairman Youngs recognized Ms. Claudia Orellana for a rebuttal.

Ms. Orellana rebutted the public opposition.

Chairman Youngs closed the public hearing at 8:11 PM.

With no further discussion, a motion was made.

Motion: Board Member McGehee made a motion to deny the exception, with Board Member Owens making the second.

Motion approved by a vote of 5-0-0

**RECESS**

Board Member McGehee made a motion to have a ten (10) minute recess, with Chairman Youngs seconding at 8:15 PM.

At this time, Alternate Board Member Jones left the meeting.

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES OF OCTOBER 15, 2025**

At 8:25 PM, Chairman Youngs reopened the meeting.

**PUBLIC HEARINGS**

4. **Public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 2812 Jasmine Ct. in Bedford, Texas, legally described as Meadow Wood Addition Block 11 Lot 6, generally located east of Murphy Dr. and southeast of Jasmine Ct. The property is zoned R-7,500 Single-Family Residential Detached District. (EXPT-25-3)**

Chairman Youngs introduced the item and recognized Enrique Alvarez, Planner, to speak on the special exception request.

Mr. Alvarez gave a presentation outlining the history of short term rentals in the City and described the ordinance prohibiting a short term rental within 1,000 feet of an existing short term rental. Mr. Alvarez then outlined special exception factors.

With no questions from the board, Chairman Youngs recognized the applicant, Maryann Fennals.

Ms. Fennals gave a presentation on why the exception should be granted.

Chairman Youngs asked if there are any unique characteristics which would justify the exception.

The applicant stated that the location of the property in question being on a cul-de-sac and the quiet hours would create a pleasant neighbor.

Chairman Youngs opened a public hearing.

The following members of the public voiced their opposition:

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES OF OCTOBER 15, 2025**

Roger Gibson  
Rhonda LeClave  
Judith Williams  
Jeannie Brady  
Roberta Tidwell

Chairman Youngs closed the public hearing.

Chairman Youngs recognized the applicant.

The applicant rebutted the opposition.

With no discussion, a motion was made.

Motion: Board Member Owens made a motion to deny the exception, with Board Member McGehee making the second.

Motion approved by a vote of 5-0-0

**ADJOURNMENT**

Motion: Board Member Yarbrough made a motion to adjourn, seconded by Board Member Billingsley.

Motion approved unanimously by a vote of 5-0-0. Meeting adjourned at 8:57pm.

\_\_\_\_\_  
Randy Youngs,  
Chairperson, Zoning Board of Adjustment

ATTEST: \_\_\_\_\_  
Wes Morrison  
Director of Development



**June 17, 2026**

**ZONING BOARD OF ADJUSTMENT  
MEETING**

**AGENDA ITEM #2**

**PUBLIC HEARING**

**Special Exemption  
EXPT-26-1  
1305 Schumac**



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## Special Exception Case No. EXPT-26-1

<b>Meeting Date:</b>	June 17, 2026
<b>Agenda Caption:</b>	Conduct a public hearing and consider action on a Special Exception request from Section 5.16.B of the City of Bedford Zoning Ordinance to allow a short-term rental property to be located within 1,000 feet of another short-term rental property. The subject property is located at 2812 Jasmine Ct. in Bedford, Texas, legally described as Meadow Wood Addition Block 11 Lot 6, generally located east of Murphy Dr. and southeast of Jasmine Ct. The property is zoned R-7,500 Single-Family Residential Detached District.
<b>Applicant:</b>	Gardenia Realty LLC, 3934 Spring Garden Dr., Colleyville, TX 76034
<b>Owner:</b>	Fanous Marian & Fahmy Nader, 3934 Spring Garden Dr., Colleyville, TX 76034
<b>Existing Zoning:</b>	Single-Family Residential Detached (R-7,500)

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**Summary of Request:** The property owner is requesting a special exception to allow the registration of a short-term rental property within 1,000 feet of another property registered as a short-term rental.

**Background:** In 2021 City Council adopted an annual registration/inspection program to allow short-term rentals in single-family neighborhoods. Short-term rentals are defined by the ordinance as residential properties that are rented for less than 30 days. Earlier this year City Council amended the zoning ordinance to place density requirements on short-term rental properties, which prohibited short-term rentals from being within 1,000 feet of another registered short-term rental. The amendment also established a process in which the property owner could request a special exception from the Zoning Board of Adjustment to receive relief from the distance requirement.

The property in question is a residential lot, being 24,341 square-feet in size with a 2300 square-foot home, constructed in 1978. The property owner is requesting the application to grant an exception to the current density limitation to operate the property as a short-term rental property. The subject property is located approximately 790 feet south of a property that is currently registered as a short-term rental property. The proposed location is within the 1,000-foot radius, and therefore is requesting a special exception to continue their registration.

**Site/Surrounding Area:** The subject property is developed as a traditional single-family detached residence. The surrounding properties in the neighborhood are all single-family detached residential homes.



## Special Exceptions

### Analysis:

In reviewing a special exception application, the Zoning Board of Adjustment may hear and decide whether to grant an exception with conditions and safeguards if appropriate, or to deny a special exception when not in harmony with the purpose and intent of the ordinance. The Zoning Ordinance provides factors when evaluating a special exception application. An analysis of each of those factors is provided below:

Factor #1: Whether operation of a short-term rental in excess of the density limitation will not adversely impact the residential quality of the neighborhood in which the property is located;

*The city has adopted a registration/inspection program for short-term rentals in an effort to limit the negative impacts these uses may have on an existing neighborhood. As a part of the regulations for short-term rentals, City Council sought to distance the uses from one another in a neighborhood to further preserve the quality of life for those surrounding property owners. The purpose of creating a special exception process is to allow property owners an opportunity to illustrate how their property is unique and how they are not negatively impacting the surrounding neighbors.*

Factor #2: Whether such operation is likely to disrupt adjacent property owners' right to the quiet enjoyment of their property. (For example, by considering whether lot sizes are small enough that noise is likely to affect neighboring property owners);

*In 2025, the property underwent a significant remodel giving the total bedrooms on the property being five, each with their own restroom; also in 2025, a swimming pool and 800 square foot accessory building that included an additional restroom facility were also added to the property. This means the number of guest allowed on the property would be maxed out at 12 occupants. While the property is larger than other surrounding lots the property is also maxed out on allowable lot coverage not allowing much of a buffer between the subject property and the rest of the neighborhood.*

Factor #3: Whether such operation will substantially impact nearby streets, including whether the property provides only limited off-street parking.

*Parking for short-term rental properties is restricted to the number of parking spaces assigned to their property. Single-family zoning requires a minimum of 3-off street parking spaces per property. The maximum occupancy within short-term rentals shall not exceed 12 occupants overall. The applicant provided a survey of the property showing a long driveway and circle drive on the property but the survey did not indicate how many cars would be parked on the property and if on-street parking would be allowed.*



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Factor #4: Whether the applicant seeks to operate an entire residence as a short-term rental or whether the short-term rental use is limited to a portion of the residence.

*According to the applicant's narrative and prior application, the property will be utilized in its entirety for short-term rental use. The applicant states that they will implement strict quiet hours from 10 PM to 8 AM and restrict parties and events on the property. These policies would be reliant on the property owner and would be difficult for staff to monitor and enforce.*

Factor #5: Whether other short-term rentals in excess of the density limitation are already operating on that block.

*The subject property is located approximately 790 feet north of an existing short-term rental property. No other short-term rental property is located within the same block.*

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**Staff Findings:**

Staff find the following facts associated with this request:

1. The distance requirement between short-term rental properties was established to preserve existing neighborhoods;
2. There is another registered short-term rental property within 790 feet of the subject property.

If the Board chooses to grant the special exception, they have the authority to grant conditions and safeguards if they are appropriate for the property.

**Staff Contact:**

Wes Morrison, Director of Development, [wes.morrison@bedfordtx.gov](mailto:wes.morrison@bedfordtx.gov)

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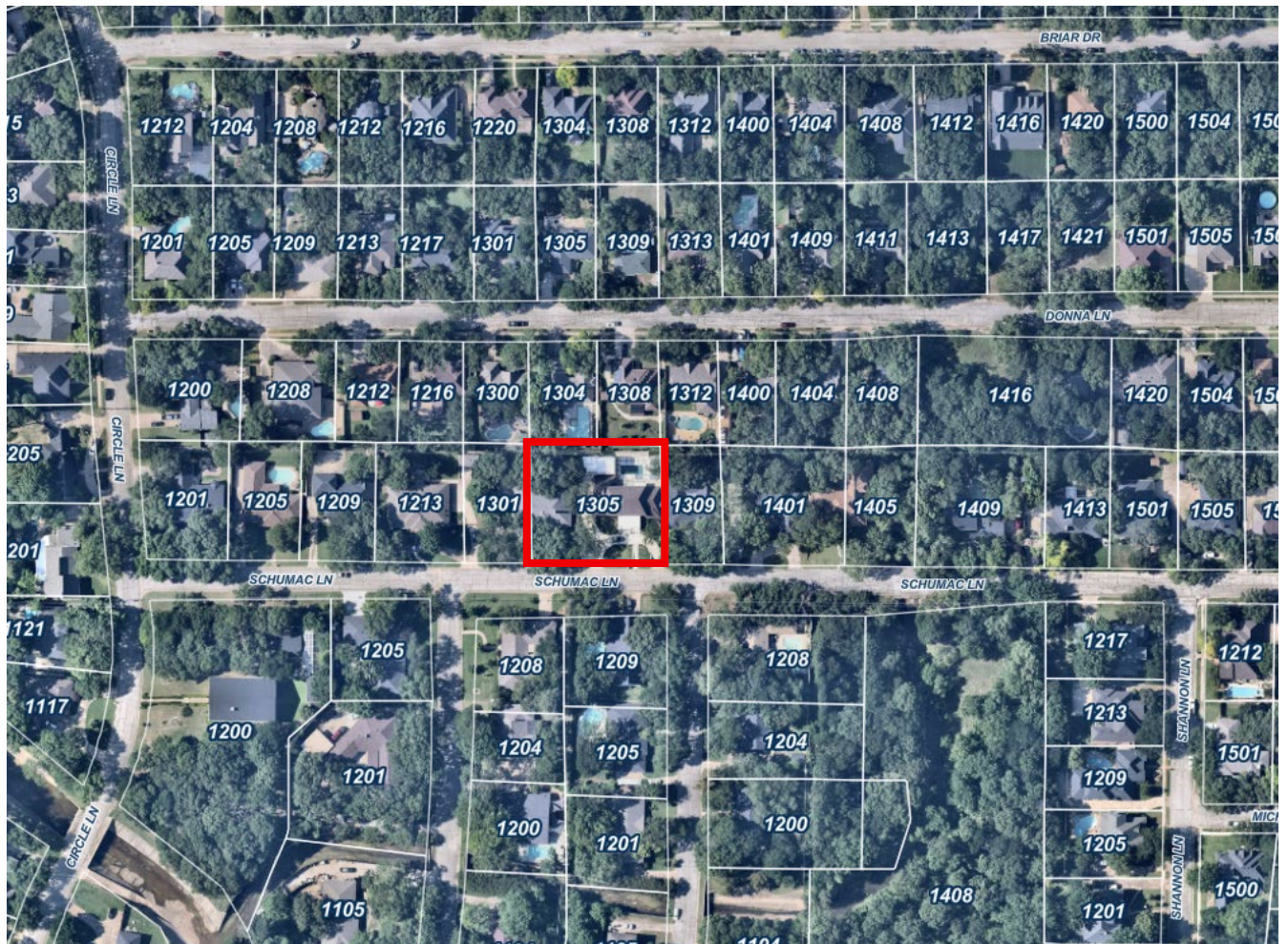
**Attachments:**

<b>Exhibit A:</b>	<b>Location/Aerial Map</b>
<b>Exhibit B:</b>	<b>Site Photos</b>
<b>Exhibit C:</b>	<b>Applicant Letter</b>
<b>Exhibit D:</b>	<b>Letters from Public</b>

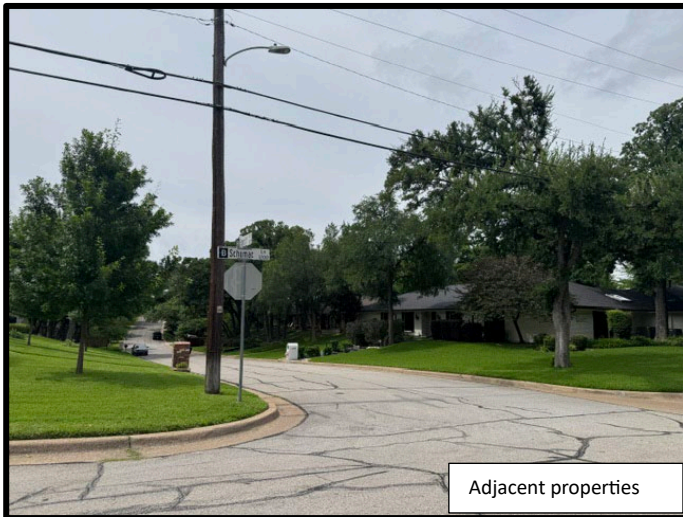


**EXHIBIT A**

**Location/ Aerial Map**



**EXHIBIT B**  
**Site Photos**



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**EXHIBIT C**  
**Applicant Letter**

To Whom It May Concern,

I am writing to formally request an exemption to the City of Bedford's short-term rental distance ordinance for the property located at 1305 Schumac Lane, Bedford, TX.

While I understand and respect the intent behind the 1,000-foot ordinance, there are several factors that support granting this exception.

To ensure the property aligns with neighborhood expectations and city standards, we would implement the following STRICT operational policies:

**Parking Control:** The property features two driveways (front semicircular, and long vertical left-sided) with sufficient capacity to accommodate all guest vehicles entirely on-site. This physical layout inherently prevents the need for street parking. Guests will be explicitly instructed that street parking is not permitted under any circumstances, and compliance will be actively monitored and enforced.

**Noise Management:** We will utilize noise monitoring technology (non-invasive and privacy-compliant) to ensure compliance with local ordinances. Quiet hours will be strictly enforced, and violations will result in immediate action, including potential guest removal.

**Occupancy Limits:** Guest count will be capped in accordance with city guidelines to prevent overcrowding and maintain a low-impact presence.

**24/7 Local Management:** This is the ONLY property we manage, and our team is local to H-E-B area, therefore we are available at all times to respond promptly to any concerns from neighbors or the city.

**Guest Screening:** As this is a high-end luxury property, we will implement thorough vetting procedures and house rules to prohibit large parties, events, or disruptive behavior.

**Property Upkeep:** The home will continue to be professionally maintained to ensure it enhances, rather than detracts from, the surrounding neighborhood.

Our goal is to operate a highly controlled, compliant, and community-conscious short-term rental that contributes positively to the City of Bedford. We believe this property can serve as a valuable lodging option for visitors, especially in the coming months of expected increased tourism.

We respectfully request your consideration for this exception and would be happy to provide any additional information.

Thank you for your time and consideration.

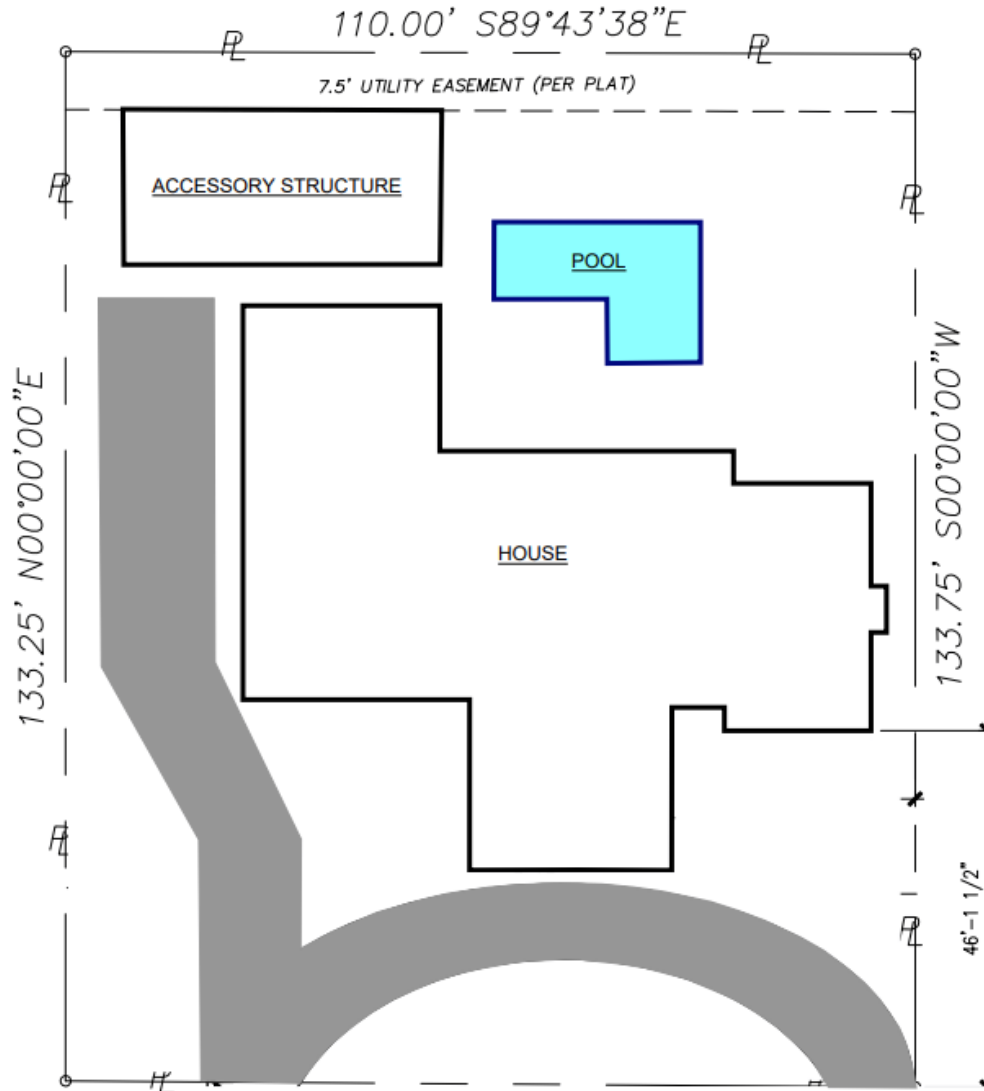
Sincerely,

Dr. Madiha Khan  
MBK Portfolio LLC




**EXHIBIT C**

**Applicant Letter (Continued)**



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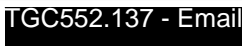
**Exhibit D**  
**Letters from Public**

 Outlook

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**Special Exception EXPT 26-1 -1305 Shumac**

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From Jeff Hoefgen  TGC552.137 - Email  
Date Mon 6/8/2026 12:12 PM  
To Bedford Planning and Zoning Information <zoning.info@bedfordtx.gov>

**EXTERNAL SENDER**

City of Bedford Zoning Board of Adjustment,

Brookhollow neighborhood, Bedford, is one of the top single-dwelling family-oriented neighborhoods in the area. To introduce short-term rentals into this area would lower the perceived prestige and the actual values of all neighborhood properties. If the City of Bedford were to approve this exception, all nearby property owners should immediately file for property tax relief, since the value of their property(ies) will be immediately decreased by the presence of short-term rentals. I oppose this Exception.

Regards,

Jeff Hoefgen  
1012 Edgecliff DR  
Bedford, TX 76022