

ORDINANCE NO. 2022-3332

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BEDFORD, TEXAS, AMENDING CHAPTER 3 OF APPENDIX B OF THE CODE OF ORDINANCES, CITY OF BEDFORD, TEXAS, THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE SCHEDULE OF PERMITTED USES TO ALLOW GROUP HOMES BY RIGHT, REMOVING THE REQUIREMENT FOR A SPECIFIC USE PERMIT FOR GROUP HOMES IN ALL RESIDENTIAL ZONING DISTRICTS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE. (PZ-ZONING AMEND 2021-50068)

WHEREAS, the City of Bedford is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the City Council deems it necessary in order to lessen the congestion on streets, to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; and avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewers, schools, parks and other public requirements; to conserve the value of property and encourage the most appropriate use of land throughout the city, that the hereinafter contained provisions of this ordinance should be passed, promulgated and enforced; and,

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Bedford on the 13th day of January 2022, and City Council of the City of Bedford, Texas on the 8th day of February 2022, with respect to the zoning changes described herein; and,

WHEREAS, after recommendation and report by the Planning & Zoning Commission, the City Council has determined that the amendments as outlined herein are in the best interest of the health, safety, and general welfare of the citizens of the City of Bedford and the public and should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEDFORD, TEXAS:

SECTION 1. That the findings above are found to be true and correct and are incorporated herein.

SECTION 2. That Section 3.1 of Appendix B of the Code of Ordinances, City of Bedford, Texas, is hereby amended by amending the land use designation "Group Home," to read as follows:

“

USE		R-15000	R-9000	R-7500	R-6500	MD 1-4	MF	M	S	L	H	I
	Group Home											

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The remainder of Section 3.1 of Appendix B of the Code of Ordinances, City of Bedford, Texas shall be unmodified.

SECTION 3. That this Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Bedford, as amended, including but not limited to all Ordinances of the City of Bedford affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where

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provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 4. That any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5. That all rights or remedies of the City of Bedford, Texas are expressly saved as to any and all violations of any ordinances governing zoning or of any amendments thereto that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation both civil and criminal same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 6. That it is hereby declared to be the intention of the City Council that the phrases clauses sentences paragraphs and sections of this ordinance are severable and if any phrase clause sentence paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining phrases clauses sentences paragraphs and sections of this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase clause sentence paragraph or section.

SECTION 7. That this ordinance shall be in full force and effect from and after its passage and it is so ordained.

PRESENTED AND PASSED this 8th day of February 2022, by a vote of 7 ayes, 0 nays and 0 abstention, at a regular meeting of the City Council of the City of Bedford, Texas.

Michael Boyter, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney