A G E N D A

Regular Meeting of the Bedford City Council
Tuesday, July 10, 2012
Bedford City Hall Building A
2000 Forest Ridge Drive
Bedford, Texas 76021

Council Chamber Work Session 5:30 p.m.
Council Chamber Regular Session 6:30 p.m.

COMPLETE COUNCIL AGENDAS AND BACKGROUND INFORMATION ARE AVAILABLE FOR REVIEW ONLINE AT http://www.bedfordtx.gov

WORK SESSION

- **Review and discuss items on the regular agenda and consider placing items for approval by consent.**

- **Recommendations for the 2012 Public Works Capital Improvement Program (CIP).**

EXECUTIVE SESSION:

To convene before the Regular Session, if time permits, in the conference room in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- **Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – The Oaks of Landera Apartments.**
- **Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1D, Shops at Central Park.**

REGULAR SESSION 6:30 P.M.

CALL TO ORDER/GENERAL COMMENTS

INVOCATION (Pastor Kevin Smith, Faith Christian Fellowship Church)

PLEDGE OF ALLEGIANCE

OPEN FORUM

(The public is invited to address the Council on any topic that is posted on this agenda. Citizens desiring to speak on Public Hearing(s) must do so at the time the Public Hearing(s) are opened. In order to speak during Open Forum a person must first sign in with the City Secretary prior to the Regular Session being called to order. Speakers will be called upon in the order in which they sign in. Any person not signing in prior to the commencement of the Regular Session shall not be allowed to speak under Open Forum. Further, Open Forum is limited to a maximum of 30 minutes. Should speakers not use the entire 30 minutes Council will proceed with the agenda. At the majority vote of the Council the Mayor may extend the time allotted for Open Forum.)

CONSIDER APPROVAL OF ITEMS BY CONSENT

APPROVAL OF THE MINUTES

1. Consider approval of the following City Council minutes:
   a) June 26, 2012 special and regular meeting
   b) June 28, 2012 strategic planning session

NEW BUSINESS

2. **Consider an ordinance to rezone a portion of property known as Lot 1, Block 1, The Oaks Addition, 1833 Airport Freeway, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outside Seating/Indoor Amusement Center. The property is generally located north of State Highway 183 and east of Forest Ridge Drive. (Z-221)**

3. **Consider a resolution of the City Council of the City of Bedford, Texas approving an Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code and the City's Economic Development Incentive Policy and Program, with Dunhill Ratel LLC.**

4. **Consider a resolution of the City Council of the City of Bedford, Texas approving an Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code and the City's Economic Development Incentive Policy and Program, with Dunhill Ratel LLC.**

5. **Report on most recent meeting of the following Boards and Commissions:**
   - ✓ **Animal Control Board – Councilmember Olsen**
   - ✓ **Animal Shelter Advisory Board - Councilmember Olsen**
   - ✓ **Beautification Commission – Councilmember Turner**
   - ✓ **Community Affairs Commission - Councilmember Boyter**
   - ✓ **Cultural Commission - Councilmember Nolan**
   - ✓ **Library Board – Councilmember Brown**
   - ✓ **Parks & Recreation Board - Councilmember Davisson**
   - ✓ **Senior Citizen Advisory Board - Councilmember Turner**
   - ✓ **Teen Court Advisory Board - Councilmember Olsen**

6. **Council member reports**

7. **City Manager/Staff Reports**

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

(Any item on this posted agenda may be discussed in executive session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.)

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, July 6, 2012 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.

_____ _____

Michael Wells, City Secretary **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 should be requested forty-eight (48) hours prior to the scheduled starting time of a posted council meeting by calling 817.952.2101.)

AGENDA

Council Agenda Background

PRESENTER: John F. Kubala, P.E., Public Works Director **DATE:** 07/10/12

Work Session

ITEM:

Recommendations for the 2012 Public Works Capital Improvement Program (CIP).

City Manager Review: _____

DISCUSSION:

We have for the City Council's consideration the following:

2012
PROPOSED
CAPITAL IMPROVEMENTS PROGRAM
DESCRIPTIONS

WASTEWATER

Sulphur Branch Drainage Area Sewer Mains Replacement: $300,000

The "Comprehensive Wastewater Collection System Evaluation" (2008) performed by Espey Consultants, Inc. for the City of Bedford assessed the adequacy of currently installed pipelines under design storm conditions and identified areas that had hydraulic capacity limitations. The Evaluation identified the 8" sanitary sewer line in the Sulphur Branch tributary north of SH 121/183 and west of Forest Ridge Drive as having hydraulic capacity limitation that could cause sanitary sewer outflows at some of the manholes. This project would replace the 8" with a 12" sanitary sewer main.

Timeline:
Design:
Begin: October 2012
End: January 2013

Construction:
Begin: March 2013
End: June 2013

Texas Water Development Board (TWDB) Segment 11: $700,000

The TWDB notified the City of Bedford in October of 2011 that the TWDB approved the City's financial assistance request of $630,000 from the Clean Water State Revolving Fund. The Opinion of Probably Cost for the project is $700,000. The improvements consist of 3,260' of 21" & 15" sanitary sewer mains which would replace the existing 18" & 12" mains. The location is generally in the area of Circle Lane, Briar Drive and Shirley Way.

Timeline:
Design:
Completed

Construction:
Begin: November 2012
End: February 2013

TOTAL ALL WASTEWATER PROJECTS: $1,000,000

WATER

Simpson Terrace Elevated Tank Site Well: $1,600,000

Additional potable water well is desired to offset some demand for potable water purchased from the Trinity River Authority (TRA). The Cost Benefit Analysis, attached, showed that the well paid for itself in approximately six (6) years. This well will be a replacement for the Central Well whose production was lost when the well was inadvertently plugged while repairs were being made to the well by the contractor. The well water will be treated on-site and pumped into the system at the existing Simpson Terrace elevated storage tank. Water treatment will be designed to be compatible with TRA treated water, and installed at the new Simpson Terrace well and at the existing Stonegate well. To improve control of both wells and the existing elevated storage tanks, supervisory control and data acquisition (SCADA) will be designed for the system. The Opinion of Probable Cost for the project is $2,900,000. $1,300,000 was included in last year's Certificates of Obligation sale.

Timeline:

Design:
Completed

Construction:
Begin: June 2011
End: January 2012

Northwest Pressure Plane Improvements: $2,100,000

The "Pressure Analysis and Recommendations for the City of Bedford Northwest Study Area" (2010) prepared by Kimley-Horn & Associates concluded a new higher pressure plane would need to be created in the northwest part of the City. The study recommended the addition of a new booster pump station located at the Simpson Terrace Elevated Tank site and the establishment of a new pressure plane to serve northwest Bedford. $200,000 was included in last year's Certificates of Obligation sale for the design of the project.

Timeline:

Design:
Underway
End: October 2012

Construction:
Begin: January 2013
End: July 2013

Replace Water Mains in the Shady Brook Addition: $200,000

This continues the replacement of the water mains in the Shady Brook Addition. Some of the original cast iron water mains were installed in the 1960's. The water mains are a maintenance issue and the Public Works Department has been replacing them since 2007.

Timeline:

Design:
Underway
End: August 2012

Construction:
Begin: October 2012
End: January 2013

TOTAL ALL WATER PROJECTS: $3,900,000

DRAINAGE

Channel Improvements from North Tarrant Expressway to Bedford Road: $120,000

The concrete Sulphur Branch channel downstream from the North Tarrant Expressway (NTE) is experiencing structural failure causing the sidewalls to move and the bottom to uplift and break apart. The channel needs to be replaced between NTE and Bedford Road before it fails and causes damage to adjacent properties. These funds would be used for the design of the project with construction funds to come later.

Timeline:

Design:
Begin: November 2012
End: April 2013

Erosion Control at Brookhollow Park:$100,000

The channel downstream from the end of the concrete channel south of Rankin Drive in Brookhollow Park is experiencing erosion problems. Erosion into the banks near the pedestrian footbridge and the high bluff south and west of the foot bridge is continuing during periods of high flow. These funds would be used to perform an analysis and design improvements to stop the erosion. Funding for the improvements would come at a later date.

Timeline:

Design:
Begin: December 2012
End: May 2013

Hurricane Creek Tributary South of Commerce Place: $150,000

The channel in this tributary is overgrown with trees and brush that impede the flow during periods of heavy rainfall. This work would clear and shape the sides and bottom of the channel to provide a smooth flow down the channel.

Timeline:

Design:
Begin: January 2013
End: April: 2013

Construction:
Begin: May 2013
End: July 2013

TOTAL ALL DRAINAGE PROJECTS: $370,000

STREET AND TRAFFIC

Dora Street Improvements: $1,300,000

The reconstruction of Dora Street from Belle Street to Pipeline Road was included in the Bedford 2005 Bond Program. The project was described as "Reconstruction of Dora Street due to failed sections that are unable to withstand loads distributed during average traffic flows." In addition, the street has an unusually high crown that presents a hazardous driving condition. The contract for the design was awarded in November of 2011.

Timeline:

Design:
Begin: Underway
End: August 2012

Construction:
Begin: October 2012
End: April 2013

TOTAL ALL STREET AND TRAFFIC PROJECTS: $1,300,000

ATTACHMENTS:

2012-17 Public Works Capital Improvements Program

COMMUNIQUE

AGENDA

5 YEAR CIP
WATER

Bedford 2005 Project

	FY 12/13 (Funded)	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
PROJECT DESCRIPTION	**Project Estimate**	**Project Estimate**	**Project Estimate**	**Project Estimate**	**Project Estimate**	**Project Estimate**
Simpson Terrace Elevated Tank Site Well	$1,300,000	$1,600,000				
Northwest Pressure Plane Improvements	$200,000 *	$2,100,000 **				
Replace Water Main in Gettysburg Place				$500,000	.	
Replace Water Mains in Red Oak Lane/Scenic Hills and Stonegate North				$400,000		
Miscellaneous Water Line Replacement					$400,000	$400,000
Airport Freeway Adjustments			$1,750,000			
Replace Water Mains in Shady Brook Addition		$200,000	$350,000	$150,000		
Replace Water Mains on Brown Trail North of Harwood Road				$250,000		
Replace Water Main on Eagle Drive from Blue Jay Court to Brown Trail				$100,000		
Replace Water Main in Wade Drive from Bedford Road to Honor Oak				$200,000		
Replace Water Mains in Scenic Hills, Russell / Ravenswood, and Harwood					$400,000	$600,000
Replace Water Mains in Circle Drive						$800,000
Totals	$1,500,000	$3,900,000	$2,100,000	$1,600,000	$800,000	$1,800,000

* Design
** Construction

Revised May 18 2012

COMMUNIQUE

AGENDA

5 YEAR CIP
WASTEWATER

Bedford 2005 Project

PROJECT DESCRIPTION	FY 11/12 (Funded) Project Estimate	FY 12/13 Project Estimate	FY 13/14 Project Estimate	FY 14/15 Project Estimate	FY 15/16 Project Estimate	FY 16/17 Project Estimate
Wastewater Rehabilitation						
Infiltration & Inflow (I & I) Studies	$220,000				$100,000	$100,000
Sulphur Branch Drainage Area Sewer Mains Replacement	$491,000	$300,000 A	$250,000 C	$150,000 D		
Sanitary Sewer Improvements Identified in I & I Studies					$175,000	$400,000
Sanitary Sewer Creek Crossings	$289,000					
Sewer Main Rehabilitation - Various Areas					$205,000	$275,000
Airport Freeway Adjustments Reimbursement			$750,000			
Rehab Hurricane Creek Trunk Sewers				$520,000 B		
Rehab Bear Creek Trunk Sewers				$330,000 E	$270,000 E	$225,000 G
Rehab Pipeline Rd. Trunk Sewer					$250,000 F	
Texas Water Development Board (TWDB) Segment 11		$700,000				
Totals	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000

Committed to Texas Commission on Environmental Quality to spend $1,000,000 per year for the Sanitary Sewer Overflow Initiative (SSOI).
Comprehensive Wastewater Collection System Evaluation Projects:
A-Project 3, B-Projects 1&7, C-Project 4, D-Project 2, E-Projects 5&9, F-Project 6), G-Project 10

Revised May 15, 2012

COMMUNIQUE

AGENDA

5 YEAR CIP
STREET & TRAFFIC

Bedford 2005 Project

	FY 11/12 (Funded)	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17
PROJECT DESCRIPTION	**Project Estimate**	**Project Estimate**	**Project Estimate**	**Project Estimate**	**Project Estimate**	**Project Estimate**
Dora Street Improvements	$175,000 *	$1,300,000 **				
Totals	$175,000	$1,300,000	$0	$0	$0	$0

* Design

** Construction

Revised May 15, 2012

COMMUNIQUE

AGENDA

Bedford 2005 Project

5 YEAR CIP DRAINAGE

PROJECT DESCRIPTION	FY 11/12 (Funded) Project Estimate	FY 12/13 Project Estimate	FY 13/14 Project Estimate	FY 14/15 Project Estimate	FY 15/16 Project Estimate	FY 16/17 Project Estimate
Sulphur Branch & Sulphur Branch Tributary						
Structure Purchases	$1,800,000					
Channel Improvements - NTE to Bedford Rd.		$120,000 *	$1,200,000 **			
Schumac Lane & Donna Lane Culvert / Bridge					$610,000	
Briar, Shirley Way & Circle Lane Culvert / Bridge						$1,225,000
Erosion Control Sulphur Branch and Sulphur Branch Tributary						
Erosion Control - Brookhollow Park		$100,000 *		$600,000		
Drainage Improvements - Various Other Channels						
Schumac/Monterray Drainage Improvements	$1,400,000					
Glenda/Particia Drainage Improvements	$200,000					
Hurricane Creek Tributary South of Commerce Place		$150,000				
Hurricane Creek East / West of Hospital Parkway					$150,000	
Murphy / Rolling Meadows / Cheek-Sparger Channel				$150,000		
Little Bear Creek South of Cheek Sparger				$150,000		
Ashford / Berkshire Channel				$150,000		
Totals	$3,400,000	$370,000	$1,200,000	$1,050,000	$760,000	$1,225,000

* Design

** Construction

Revised May 16, 2012

AGENDA

Council Agenda Background

PRESENTER: Michael Wells, City Secretary

DATE: 07/10/12

Minutes

ITEM:

Consider approval of the following City Council minutes:
a) June 26, 2012 regular meeting
b) June 28, 2012 strategic planning session

City Manager Review: _____

DISCUSSION:

N/A

ATTACHMENTS:

Minutes of June 26, 2012 regular meeting
Minutes of June 28, 2012 strategic planning session

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 5:30 p.m. and Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 26th day of June, 2012 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Chris Brown	
Jim Davisson	
Sherri Olsen	
Patricia Nolan	
Roy W. Turner	

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Roger Gibson	Police Chief
John Kubala	Public Works Director
Mirenda McQuagge-Walden	Managing Director of Community Services
Jacquelyn Reyff	Planning Manager
Bill Syblon	Development Director

WORK SESSION

Mayor Griffin called the Work Session to order at 5:30 p.m.

- **Review and discuss items on the regular agenda and consider placing items for approval by consent.**

Council discussed placing the following items on consent: 3, tabling 5, 6, 7 and 8.

Public Works Director John Kubala presented information on Item #7. He stated this item was an attempt to remove the backlog of repairs to sidewalks and concrete drive approaches that are broken, uplifted and/or present safety hazards. The funding will come from funds designated for installing new sidewalks. In answer to questions from Council, Mr. Kubala stated that the City has done work with this company before and that they do good work. In regards to installing sidewalks, he stated that the Council has the final say so, not the homeowners. The sidewalks and driveway approaches being repaired with this contract were at the request of the homeowners.

Mr. Kubala presented information on Item #8. He stated that over the years, the foundation of the Public Works Service Center has settled and the surrounding pavement is higher than the foundation. When there is a heavy rain, water gets into the building. This item is to build a drain that will intercept the rain before it gets into the building. In answer to a question from Council, Mr. Kubala stated that this would solve the problem long-term.

- **Presentation by the Parks and Recreation Board regarding building a Dog Park at Meadow Park.**

Parks and Recreation Board Chairperson Jeannette Cook stated that in 2010, the Board held a joint work session with Council and made an initial presentation regarding a dog park. Over the last two years, they have been looking at site selection; however, they were waylaid by the Boys Ranch Master Plan. She listed the reasons for having a dog park including that it has been on the Parks Master Plan wish list for several years, citizen interest and complaints from citizens about the use of existing parks for off-leash issues. The Board looked at all of the parks in the City and they believe that Meadow Park is the best location. It already has existing amenities including being fenced on many sides, a parking lot, is pretty flat, is in walking distance from neighborhoods and is at end of the Bedford Trails. The property is owned by HEBISD; however, even if a dog park is installed and they eventually have to move, it would just mean moving benches and water fountains. She stated that a survey was held in 2010 regarding the Parks Master Plan and the number two most desired item was a dog park. A smaller survey was held last year and 96% of respondents wanted a dog park.

Lisa McMillan of the Parks and Recreation Board reported on the basic needs for a dog park, which include: at least one or more acres (with three to five being optimum); a six-foot high fence; separate small and large dog areas; double gated at the entries to keep dogs from running out; shade, water and seating; garbage cans and pet waste bags; rules signs; parking; lighting; and an off-leash ordinance. Necessary start-up items for the dog park include: additional fencing and gates for $11,000; a concrete border around the fence to prevent dig-outs for $5,300; cement pad areas at the entrances for $700; pet waste stations for $1,100; and water fountains for $6,000. The total estimated start-up costs are $25,000. Additional amenities for the dog park include: benches and picnic tables for $2,000; shade structures for $15,000; park lighting for $10,000; and sidewalks from the parking lot to the park for $5,400. The total estimated costs for these amenities are $32,400. Other amenities that could be added as funding allows include: signage for rules, sponsors, naming rights and directions; trash receptacles; wash down stations; play activity areas; leash holders; and trees and other landscaping. The expected maintenance for the park includes: grass care to include mowing weekly, over seeding in winter and the use of organic fertilizer; aerating the turf at least monthly during the growing season; ongoing maintenance including emptying the trash receptacles, refilling the waste bags and picking up trash; and periodic repairs including the water stations, filling in dig out holes and gate/fence repair. Ms. McMillan stated that many of the other dog parks in the area close down once a week for this maintenance. Overall, the costs for maintenance are approximately $10,000 a year; however, many of these items are currently being done so the estimated additional hard costs would be $5,000 a year.

Policy items to consider include: coordinating an amendment to the lease for the park with HEBISD as this would be putting a different use on the leased land; amendments to the leash law; the development of dog park rules and regulations; and the consideration of funding sources and a sponsorship/donation program. The source of funding for the $25,000 initial start-up would come through corporate sponsorships and charter community supporters; any deficiencies would be made up through the Parks Donation Fund. The $32,400 in additional amenities would come from sponsorships, community supporters and the Parks Donation Fund. The $5,000 in maintenance funds would come from the City's general fund. In regards to corporate sponsorships, this would include funding a "piece of the park". Different levels of sponsorship would be established to encourage companies to fund an item and a plaque on the item would indicate who sponsored it. The breakdown is as follows: pet station - $1,000; bench - $1,500; picnic table - $2,000; water fountain - $3,500; and a shade structure - $10,000. In regards to naming rights, it would help to sustain the maintenance of the park. Naming rights for the park would be $50,000 for 10 years and naming rights for the large and small dog areas would be $10,000 for five years. Charter community sponsorships would be a two-year fundraising campaign to encourage people to support the initial start-up of the park. Different levels of support from $50 to $1000 would be established and supporters' names would be listed on a "supporter wall". Sustained fundraising efforts would come through the establishment of a "friends" of the dog park group, holding an annual 5K event and selling engraved brick pavers.

The proposed timeline for the dog park is as follows: obtaining approval of the implementation plan from the City Council at tonight's meeting; in July, begin marketing and fundraising activities; in July and August, making amendments to ordinances and the lease with HEBISD and establishing rules for the

dog park; and in September, getting funding in next year's budget for maintenance. Actions needed by Council include approval of the implementation plan, authorizing fundraising efforts and moving forward with policy changes.

Council discussed with Ms. Cook, Ms. McMillan and staff the following items: the Parks Donation Fund; current and future maintenance of the park; the drainage from the concrete border of the fence; renderings of what the park would look like; meeting with representatives of HEBISD regarding the dog park and the City's lease for Meadow Park including obtaining assurances of what the School District will be doing with the property; the park's proximity to ball fields and directing staff to ask surrounding cities that have dog parks next to ball fields if there have been any issues; the parks proximity to apartments; why the Boys Ranch Park was not chosen as the site of the dog park; and whether other cities have had success with sponsorships or naming rights.

Council was of the consensus for staff to move forward with discussions with the School District. If these discussions are successful, then staff may move onto the other steps.

Council was of the consensus to move the Executive Session to the end of the Regular Session.

Mayor Griffin adjourned the Work Session at 6:33 p.m.

EXECUTIVE SESSION:

To convene before the Regular Session, if time permits, in the conference room in compliance with Section 551.001 et. Seq. Texas Government Code, to discuss the following:

- **Pursuant to Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – The Oaks of Landera Apartments.**
- **Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1Rb, Bedford Meadows Shopping Center.**
- **Pursuant to Section 551.071(2), consultation with the City Attorney on matters in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code – Rental Property Ordinance.**

Council was unable to convene into Executive Session prior to the start of the Regular Session.

Council convened into Executive Session pursuant to Texas Government Code Section 551.071, consultation with City Attorney regarding pending or contemplated litigation – The Oaks of Landera Apartments, Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1Rb, Bedford Meadows Shopping Center and Section 551.071(2), consultation with the City Attorney on matters in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code – Rental Property Ordinance at 7:37 p.m.

Council reconvened from Executive Session at approximately 8:54 p.m.

Any necessary action to be taken as a result of the Executive Session will occur during the Regular Session of the Bedford City Council Meeting.

REGULAR SESSION 6:30 P.M.

The Regular Session began at 6:41 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

INVOCATION (Pastor Nosa Onaiwu - Arise and Shine International Ministries)

Pastor Nosa Onaiwu of Arise and Shine International Ministries gave tonight's invocation.

PLEDGE OF ALLEGIANCE (Cub Scout Pack 0307, Leader – Karen Painter)

Cub Scout Pack 0307, lead by Karen Painter, Mary Hanningan and Deborah Gonzales, and Cub Scouts Sean Hannigan, Dominic Dominguez, Jon Hoenich, Anthony Gonzales and Micah Garth, lead the Pledge of Allegiance.

OPEN FORUM

Karen Killian, 1608 Circle Lane, Bedford, TX – Ms. Killian spoke on the Work Session item regarding the Dog Park presentation. She is against a dog park and questioned the cost of insurance for the park. She does not want to see another cent or dime spent in the City until the employees are given a well-deserved pay raise. She does not want to see this community short by 19 police officers as it was several years ago. She said that people should be thankful that the employees do the job that they do.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilmember Nolan, seconded by Councilmember Brown, to approve the following items by consent: 3, 6, 7 and 8.

Motion approved 7-0-0. Mayor Griffin declared the motion carried.

COUNCIL RECOGNITION

1. Employee Service Recognition

The following employees received recognition for dedicated service and commitment to the City of Bedford:

Bradley Deautsch, Police Department – 5 years of service
Jeffrey Pruett, Police Department – 5 years of service
Maria Zimmerman, Police Department – 5 years of service
Emily Hilbish, Library – 15 years of service
Amy James, Police Department – 25 years of service
Jerry Buford, Police Department – 30 years of service
Virginia Chamblee, Community Services – 40 years of service

PERSONS TO BE HEARD

2. The following individual has requested to speak to the Council tonight under Persons to be Heard.
   a) Myretta Bell, 1117 Bellmont Court, Bedford, TX – Requested to speak to the Council regarding Oncor.

Myretta Bell, 1117 Belmont Court – Ms. Bell requested that the City Council do everything possible to exempt the City from the installation of smart meters. She stated that there have been issues with damages to appliances and homes because of the new meters. She was not notified by Oncor of the installation of the meter and they said they would not remove it when she requested that they do so. She asked if these were the actions of a reputable company. She stated that the cost for the smart meter is $2.19 a month, and with these meters, Oncor can tell what electrical equipment is working and they can turn off the equipment if she asks them to. She expects higher costs during peak hours since her electrical company can monitor her usage every 15 minutes. She questioned how much money Oncor was making from these new meters. She asked the City Council to get out of any contracts the City has with Oncor and to have the meters already installed removed. Council stated that the City does not have contracts with Oncor. The State Legislature is looking at a bill that would allow people to opt

out of the meters and have them removed if already installed. Council recommended she contact her State representatives.

APPROVAL OF THE MINUTES

3. Consider approval of the following City Council minutes:
a) June 12, 2012 regular meeting

This item was approved by consent.

NEW BUSINESS

4. Public hearing and consideration of an ordinance to rezone properties from Single-Family Residential Detached District (R-15) to Heavy Commercial (H). The properties are known as Lots 1, 2, 3, Block 1, Administrative Development Center, and are located at 1841, 1845, and 1849 Central Drive, Bedford Texas. The properties are generally located south of Airport Freeway and west of Central Drive. (Z-223)

Planning Manager Jacquelyn Reyff presented information regarding this ordinance. The applicant for this request is the City of Bedford and it is for the rezoning of three HEBISD properties south of HW 183 and west of Central Drive. It is a straight rezoning from (R-15) Single Family Residential to (H) Heavy Commercial. HEBISD is in the process of building a new career center and it was found in the review process that the underlying zoning was residential. To bring the parcels of land into conformance with the City's Comprehensive Plan and to facilitate the construction of the career center, it is necessary to do this rezoning. If the School District decides to do any development changes to this property in the future, they will be in compliance with the City's Zoning Ordinance and Comprehensive Plan. The surrounding properties are mostly commercial, which will make the School District's property contiguous with those. There is a site plan, which was included in the Council's packets; however, because the school district is a governmental entity, the site plan is not the purview of the City Council.

Tony Mansel, Huckabee, the architectural firm representing HEBISD, 4521 S. Hulen Drive, Fort Worth and Josh Minor, Maintenance Director and Operations for HEBISD, 1849 Central Drive, Bedford presented information on the new facility. Mr. Mansel stated that the center will be 142,000 square feet with two stories and will house 1,500 students at full capacity. The center will not start at full capacity as there have been allowances made for expansion of the School District. Programs to be included at the facility include design and construction, A/V and technology, management and administration, education, health sciences, hospitality, human services, information technology, law and security enforcement, marketing and finance, engineering and mathematics, and logistics and transportation. The location of the facility is behind the existing administration complex. One of its design elements is that the front façade of the building faces the highway as much as possible. New parking has been added. In regards to construction phasing, the existing technology building will remain open during construction; once construction of the new facility is complete, the old center can be demolished. Mr. Mansel stated that construction of the facility is set to be completed by the spring of 2014.

In response to questions for Council, Mr. Mansel stated that besides Council approval of the rezoning tonight, they are also awaiting approvals from the Fire Department, Building Official Russell Hines and the Engineering Department. They have submitted all revisions and comment responses and are just awaiting final permit approval. In regards to HVAC, they have performed site-line studies and are fairly confident that all rooftop units will be screened and isolated from view.

Mayor Griffin opened the public hearing at 7:25 p.m.

Jason Sinisi, 720 Spring Lake Drive, Bedford, TX – Mr. Sinisi stated that having spent three years in the current technology building, he is very excited and happy for this project.

Mayor Griffin closed the public hearing at 7:26 p.m.

Motioned by Councilmember Turner, seconded by Councilmember Davisson, to approve an ordinance to rezone properties from Single-Family Residential Detached District (R-15) to Heavy Commercial (H). The properties are known as Lots 1, 2, 3, Block 1, Administrative Development Center, and are located at 1841, 1845, and 1849 Central Drive, Bedford Texas. The properties are generally located south of Airport Freeway and west of Central Drive.

Motion approved 7-0-0. Mayor Griffin declared the motion carried.

5. **Consider an ordinance amending Chapter 2 "Administration", Article IV. "Boards, Commissions and Committees", Division 1. "Generally" of the City of Bedford Code of Ordinances; repealing all ordinances in conflict herewith; providing a severability clause; and declaring an effective date.**

Motioned by Councilmember Brown, seconded by Councilmember Turner, to table an ordinance amending Chapter 2 "Administration", Article IV. "Boards, Commissions and Committees", Division 1. "Generally" of the City of Bedford Code of Ordinances, to an upcoming Council meeting.

Motion approved 7-0-0. Mayor Griffin declared the motion carried.

6. **Consider a resolution authorizing the purchase of Automotive, Truck and Equipment Tires from Blagg Tire & Service through the Tarrant County Cooperative Purchase Agreement and from Republic Tire & Supply, Inc. at the per unit price listed.**

This item was approved by consent.

7. **Consider a resolution authorizing the City Manager to enter into a contract with Estrada Concrete Company, LLC in the amount of $39,023.75 for the Concrete Sidewalk/Driveway Reconstruction at Various Locations.**

This item was approved by consent.

8. **Consider a resolution authorizing the City Manager to enter into a contract with Ziegler Construction, Inc. in the amount of $39,317 for the Service Center Storm Drainage Improvements.**

This item was approved by consent.

9. **Report on most recent meeting of the following Boards and Commissions:**
   - ✓ **Animal Control Board – Councilmember Olsen**

No report was given.

- ✓ **Animal Shelter Advisory Board - Councilmember Olsen**

No report was given.

- ✓ **Beautification Commission – Councilmember Turner**

No report was given.

- ✓ **Community Affairs Commission - Councilmember Boyter**

Councilmember Boyter reported that the Commission had a very energetic meeting last week. They have made a commitment to rededicate themselves to the Shop Bedford First program and to encourage more residents to look at the program in order to interact with local businesses. They are looking ahead to promoting themselves and other activities including the possibility of setting up a tent at 4Fest.

- ✓ **Cultural Commission - Councilmember Nolan**

Councilmember Nolan reported that the Commission held a meeting the previous night. They are going down the road with surveys and finding out from various different arts groups in the area how best to utilize the Commission. Other reports will be coming down the line.

- ✓ **Library Board – Councilmember Brown**

Councilmember Brown reported that the Board met last week and that they are finishing up with their focus groups. Everybody has been doing a SWOT analysis and soliciting feedback from residents. The Board is working on updating the Library policy manual and the five-year plan.

- ✓ **Parks & Recreation Board - Councilmember Davisson**

No report was given.

- ✓ **Senior Citizen Advisory Board - Councilmember Turner**

No report was given.

- ✓ **Teen Court Advisory Board - Councilmember Olsen**

No report was given.

10. Council member reports

Mayor Griffin recognized Councilmember Brown on his birthday. He also reported that the Bedford Amateur Radio Club held a training exercise from 1:00 p.m. Saturday to 1:00 p.m. on Sunday at the Law Enforcement Center. They utilized equipment from the Emergency Operations Center and made contact with other states and Canada as part of their process. A number of Council members stopped by and he thanked Chief Gibson for the use of the LEC.

11. City Manager/Staff Reports

City Manager Beverly Griffith extended congratulations to Human Resources Director Jill McAdams. Ms. McAdams attended a fit-friendly company symposium in Fort Worth sponsored by the American Red Cross and the City received two awards. The first was gold-level recognition for being a Tarrant County company that has made significant strides in the area of employee wellness programming. The second award is an American Red Cross Worksite Innovation Award for the employee clinic.

Ms. Griffith invited everybody to join the City next Wednesday for 4thFest. Activities will start at noon with the opening of SPLASH, with other activities starting at 4:00 p.m. There will be a live performance of “The Tortoise and the Hare” by Onstage. The Trinity Arts gallery will be open from 2:00 p.m. to 9:00 p.m. The musical group will be Supermega and of course, there will be the best fireworks in North Texas once the sun goes down. The City will be celebrating heroes with a salute to soldiers at 6:30 p.m. There is parking and shuttle service from Pennington Field for $4.00. There is limited on-site parking for $15.00 and parking at the Library for $10.00, with the proceeds benefitting the Friends of the Library. Admission to 4thFest is free.

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

No action was necessary as a result of the Executive Session.

<u>ADJOURNMENT</u>

Mayor Griffin adjourned the meeting at 8:56 p.m.

_____
Jim Griffin, Mayor

ATTEST:

_____
Michael Wells, City Secretary

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Work Session at 5:00 p.m. at the Law Enforcement Center, 2121 L. Don Dodson, Bedford, Texas, on the 28th day of June, 2012 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Chris Brown	
Jim Davisson	
Sherri Olsen	
Patricia Nolan	
Roy W. Turner	

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Michael Wells	City Secretary
Bill Syblon	Development Director

Also present:

Joe Gonzales of The Management Connection

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the Work Session to order at 5:12 p.m.

WORK SESSION 5:00 p.m.

- **Council strategic planning session to include discussion regarding the Council's visions, goals and related topics.**

Mayor Griffin stated that the purpose of tonight's meeting is to bring together Council's ideas and thoughts, as well as what they shared with Joe Gonzales, to forge their strategic plan for the next year. He wanted to get to the point of listing out Council's goals and the plan in order to give direction to staff. Based on the interviews with Mr. Gonzales, there were a number of areas that Council was focused on. He wanted to start to work through some of these areas that are important for the City and the Council. He hoped that by the end of the Work Session, that Council will have bonded a little more as a group and will function as a team.

Mr. Gonzales stated that the areas most frequently commented on by Council included maintaining strong communication between each other as well as to remain open and honest with each other, including accepting opposing points of view. Further, at times when there are opposing points of view, that nobody take it personally. Finally, that Council Members have

good respect for each other. Mr. Gonzales questioned, and Council generally discussed, what they believed strong communication looked like.

Mr. Gonzales broke the Council into two groups to formulate what their expectations are of each other, which will serve as the key to how they will conduct business. Group One consisted of Council Members Brown, Davisson, Olsen and Turner. Group Two consisted of Mayor Griffin and Council Members Boyter and Nolan. He instructed each group to write down Council's role in 1) telling the organization where they are going and, 2) why it is important that they are going in that direction.

Group One's expectations included: mutual respect; no grudges; establish priorities; all be prepared; speak and vote and then move on; use previous ideas to work towards consensus; vote your conscience; and trust the staff. Group Two's expectations included: be respectful; be proactive; open and effective communication amongst ourselves; learn the issues; attitudes of always acting in the best interests of the citizens; be supportive of each other; be honest with each other; be available; have trust; be a team; help one another; own the solution as a team; represent the City in the best light; trust our staff; and have fun through the process.

Council discussed each list and came up with their overall expectations as follows:

- Mutual respect/be respectful
- Own the solution/move on together
- Establish priorities
- Learning the issues to be prepared
- Building upon other's ideas to work towards consensus
- Acting in the best interests of the citizens using our best judgment
- Trust our staff
- Open and effective communication
- Build honest, trusting relationships
- Be proactive
- Always represent the City in the best light

Mr. Gonzales stated that though the Council appears to be on the same page, what will happen when the first real conflict comes up, members of Council do not agree and it gets emotional. He stated it is important to have a preventive conversation to avoid those types of emotionally charged discussions from escalating and creating a riff. He questioned, and Council generally discussed, how they manage conflict.

Mr. Gonzales stated that the following topics came from his one-on-one interviews with Council and that they should use this model to move forward: 1) give their opinion and overall thoughts; 2) ask if they have any needs as it relates to the project; and 3) talk through what the solution is.

- The Central Bedford Development Zone (CBDZ)

Council generally discussed the following: whether this project was still a priority; the need for more information; the City's role in the process; the need for more public involvement; costs and funding; feasibility; long-term viability; the need to bring in developers; issues with density; taking the project in incremental steps; the project's overall vision; a municipal center as part of the Zone; balancing the project with other goals and priorities; the confusion between the CBDZ and the Cultural District; and what the next steps should be. In answer to questions from Council, staff explained that Kimley-Horn was told to stop what they were doing except for processing the density numbers. They are prepared to meet with Council to get their thoughts on density and repurpose the project in the direction Council wants to go. At the end of the day, there would be a design charette that focuses on Council's vision for the area as well as design

standards and criteria. Kimley-Horn was told from the beginning that the project needed to sustain itself over a long period of time and be phased in on the City's timeframe.

Council was of the consensus that pursuing the CBDZ vision is still a goal with the next action step to be a meeting between Council and Kimley-Horn, in a roundtable format, within the next 30 days.

- Economic Development

Council generally discussed the following: economic development being the highest priority; how the CBDZ fits in with economic development; helping businesses affected by the road construction; providing the Economic Development Department support economically and personally; the need for specific initiatives; what economic development looks like overall; elevating the types of businesses coming into the City; what can be done to bring in new businesses and being more aggressive in doing so; expanding the role of the Economic Development Department; new opportunities with the highway construction; and showing new businesses support from the Council and the City.

Council was of the consensus that economic development was still a goal with the next action step being a work session with Bill Syblon within the next 60 days.

- Budget

Council generally discussed the following: increased compensation for staff; keeping the tax at the lowest possible rate / at or below the effective rate; merit raises; employee morale and cutting down on turnover; diminishing returns on employee effectiveness over time; approaching higher tax rates from a value-added standpoint; comparing rates with other cities on an apple-to-apple basis; and the need to see the numbers before making decisions.

Council was of the consensus that the budget is still one of their goals and that they want to explore available options to compensate employees.

- Neighborhood Revitalization – Existing Codes and Code Enforcement

Council generally discussed the following: approaching this issue in a different way; if resources are being utilized in the best possible way; changing the aesthetics of the City; instilling in the citizens to have more pride in their surroundings; the City as a destination; being aware of perceptions of people coming through the City; being proactive; the City breaking its own codes; increased funding for mowing; increasing education; and more involvement with 6Stones including expanding the blitz program to three times a year.

Council was of the consensus that one of their goals is City Quality of Life with the sub-bullets of neighborhood revitalization, code enforcement and city codes.

Mr. Syblon updated Council on the initiatives to market the City including the new logo and branding, B-TV, web streaming of Council meetings, the Hotel/Motel Association, the restaurant guide, ICSC shows through the Economic Development Foundation and working with the media. Council and staff generally discussed having a separate economic development web presence, highlighting ribbon cuttings more on the City's website, submitting items for Commissioner Gary Fickes' newsletter and exploring the idea of hiring a marketing position in the City as well as another full-time employee at the Old Bedford School.

- Increasing Citizen Involvement

Council generally discussed the following: how the City presents and promotes itself to everybody; energizing people to get involved; encouraging “friends” groups that allow people to take ownership of a particular item; involving people in such projects as the CBDZ and the Library; making opportunities to get involved more visible; encouraging the Chamber’s HEB Leadership program by making in more accessible and less expensive; involving the Boy Scouts and other young people in projects; increasing the City’s walkability; establishing a judging committee for the best dressed houses during holidays such as July 4 and Christmas; increasing signage for community events; and educating the citizens on the business the City is conducting and marketing what it is trying to accomplish.

Council was of the consensus that one of their goals is community involvement with the sub-bullet of energizing the community to get involved in the City.

Council’s overall goals are as follows:

- Continue with the CBDZ vision
    - Action step – to have a joint meeting with Kimley-Horn within the next 30 days
- Execute strategically-focused Economic Development
    - Council Work Session with staff within the next 60 days
- Budget
    - Explore available options to compensate employees
- City Quality of Life
    - Neighborhood Revitalization
    - Code Enforcement
    - City Codes
- Community Involvement
    - Energizing the community to get involved in the City

Mr. Gonzales summarized that from tonight’s Work Session, Council established their expectations and goals. Council then generally discussed what each of them was taking away from tonight’s meeting.

Mayor Griffin adjourned the Work Session at 9:43 p.m.

_____
Jim Griffin, Mayor

ATTEST:

_____
Michael Wells, City Secretary

AGENDA

Council Agenda Background

PRESENTER: Jacquelyn Reyff, Planning Manager
William Syblon, Development Director

DATE: 07/10/12

Council Mission Area: Foster economic growth.

ITEM:

Consider an ordinance to rezone a portion of property known as Lot 1, Block 1, The Oaks Addition, 1833 Airport Freeway, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outside Seating/Indoor Amusement Center. The property is generally located north of State Highway 183 and east of Forest Ridge Drive. (Z-221)

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

Big Shots is currently operating as a sports cafe located in the Forest Oaks Shopping Center. The hours of operation are currently 11:00 a.m. – 2:00 a.m. seven days a week and will remain as such. The parking and landscaping remain from when the shopping center was first developed and because there will be no change in the footprint of the building, these are not required to be updated.

The applicant is proposing to increase their number of coin-operated games. They propose to use coin mechanisms in all the pool tables due to the burden currently placed on staff having the tables rented by the hour. This necessitates a Specific Use Permit due to the number of coin operated-games being in excess of four.

The outdoor seating is proposed to be located to the west of the applicant's current lease space and to the south of proposed new lease space as indicated on the attached exhibit. As shown, the area will be screened off from the parking area by both fencing and masonry walls. In order to make room necessary for the seating area, two overgrown evergreen bushes currently there will be removed and replaced with more diverse shrubbery and plantings including new planter boxes.

The Planning and Zoning Commission recommended approval of this item at their June 14, 2012 meeting by a vote of 7-0-0.

RECOMMENDATION:

Staff recommends the following motion:

Approval of an ordinance to rezone a portion of property known as Lot 1, Block 1, The Oaks Addition, 1833 Airport Freeway from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outside Seating/Indoor Amusement Center. (Z-221)

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance
June 14, 2012 Planning & Zoning Minutes
Zoning Change Application
Zoning Map of Referenced Property
8 ½ x 11 drawings

ORDINANCE NO. 12-

AN ORDINANCE TO REZONE A PORTION OF PROPERTY KNOWN AS LOTS 1, BLOCK 1 THE OAKS ADDITION, LOCATED AT 1833 AIRPORT FREEWAY, BEDFORD, TEXAS SPECIFICALLY FOR THE OPERATION OF INDOOR AMUSEMENT CENTER AND OUTDOOR SEATING; DECLARING THAT THIS ORDINANCE BE CUMULATIVE OF ALL OTHER ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EFFECTIVE DATE. (Z-221)

WHEREAS, it is deemed expedient and for the benefit of the City of Bedford, Texas, that the Comprehensive Zoning Ordinance be amended to rezone a portion of property from Heavy Commercial to Heavy Commercial/Specific Use Permit/Indoor Amusement Center/Outdoor Seating. The property is generally located east of Forest Ridge Drive and north of State Highway 183. (Z-221)

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

SECTION 1. **That Section 2 of the Zoning Ordinance be amended and the map designated "ZONING MAP-CITY OF BEDFORD, TEXAS" be revised and amended so that the land described as:**

a portion of property known as Lot 1, Block 1 The Oaks Addition, and is located at 1833 Airport Freeway, Bedford, Texas as approved by this ordinance.

SECTION 2. **That the Site Plan, attached hereto as Exhibit "A", is approved as a component of this zoning change approval. Any revisions to the property that deviates from the Site Plan attached hereto shall require an amendment to this ordinance.**

SECTION 3. **That approval of this Rezoning is subject to no stipulations.**

SECTION 4. **That from and after the final passage of this ordinance, the land described herein shall be subject to the regulations and uses of Heavy Commercial/Specific Use Permit/Indoor Amusement Center/Outdoor Seating.**

SECTION 5. **That this ordinance shall be cumulative of all provisions of other ordinances of the City of Bedford, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting revisions of such ordinances are hereby repealed.**

SECTION 6. **That it is hereby declared the intention of the City Council of the City of Bedford, Texas, 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 or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity 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 any person, organization, corporation, partnership or entity that violates, disobeys, omits, neglects or fails to comply with the provisions of this ordinance shall be fined not more than two thousand dollars ($2,000.00) for each offense or violation. Each day that an offense or violation occurs shall constitute a separate offense.**

ORDINANCE NO. 12-

PRESENTED AND PASSED this 10th day of July 2012 by a vote of __ ayes, __ nays and __ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

_____
Jim Griffin, Mayor

ATTEST:

_____
Michael Wells, City Secretary

APPROVED AS TO FORM:

_____
Stan Lowry, City Attorney

PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 14, 2012

APPROVED

CALL TO ORDER

Chairman Stroope called the meeting to order at 7:00 p.m.

INVOCATION

Commissioner Reese gave tonight's invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was given.

APPROVAL OF MINUTES

1. **Consider approval of the following Planning and Zoning Commission meeting minutes:**
   a) **May 24, 2012**

Motion: Commissioner Hall made a motion to approve the meeting minutes of May 24, 2012, with noted correction made at the Work Session.

Commissioner Reese seconded the motion and the vote was as follows:

Ayes: Commissioner Reese, Sinisi, Henning, Hall, Pierson, Chairman Stroope
Nays: None
Abstention: Commissioner Carlson

Chairman Stroope declared the motion approved.

PUBLIC HEARING

2. **Zoning Case Z-221, public hearing and consider a request to rezone a portion of property known as Lot 1, Block 1, The Oaks Addition, located at 1833 Airport Freeway, Bedford, Texas from Heavy Commercial to Heavy Commercial/ Specific Use Permit/Indoor Amusement Center/Outdoor Seating. The property is generally located east of Forest Ridge Drive and north of State Highway 183.**

   Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager, reviewed Zoning Case Z-221.

   Chairman Stroope recognized Dirk Kelcher,1833 Airport Freeway Bedford, Texas who was there to represent this application.

   Chairman Stroope opened the public hearing at 7:08 p.m. and there being no one to speak, closed the public hearing at 7:08 p.m.

   The Commission discussed the application.

PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 14, 2012

APPROVED

Motion: Commissioner Reese made a motion to approve Zoning Case Z-221.

Commissioner Carlson seconded the motion and the vote was as follows:

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

3. **Zoning Case Z-223, public hearing and consider a request to rezone property known as Lots 1, 2 and 3, Block 1, Administrative Development Center Addition, located at 1849 Central Drive, Bedford Texas from "R-15,000" Single-Family Residential Detached District to Heavy Commercial. The property is generally located south of Airport Freeway and west of Central Drive.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager, reviewed Zoning Case Z-223.

Chairman Stroope recognized Tony Mancil, 4521 South Hulen, Fort Worth, Texas and Josh Minor, 1849 Central Drive, Bedford, Texas were there to represent this application.

Chairman Stroope opened the public hearing at 7:23 p.m. and there being no one to speak, closed the public hearing at 7:23 p.m.

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-223.

Commissioner Reese seconded the motion and the vote was as follows:

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

NEW BUSINESS

4. **Possible action regarding the appointment of a new Vice Chairman to the Planning and Zoning Commission.**

Chairman Stroope requested the Commission to nominate and elect a Planning and Zoning Commission Vice Chairman. The Commission discussed the appointment and made a motion to elect Bill Reese as Vice Chairman.

Motion: Commissioner Carlson made a motion to elect Commissioner Bill Reese as Vice Chairman of the Planning and Zoning Commission.

Chairman Stroope seconded the motion and the vote was as follows:

Motion approved 7-0-0. Chairman Stroope declared the motion approved.

04-25-12P02:35 RCVD

City of Bedford
Change of Zoning Application

P&Z MTG, 6/14/12
Z-221
Received 4/25/12

Applicant Name (Print): Big Shots Sports Cafe (*Signature): _____

Address: 1833 Airport Freeway Bedford, TX 76021

Telephone number: 817 510 1310 Fax number: 817 510 1315

I, the undersigned owner, or _____ *(Option Holder, etc.)* of the following described real property located in the City of Bedford, Texas, hereby make application for a change of zoning classification:

From: ~~H~~ H To: H/SUP/INDOOR AMUSEMENT CENTER + outdoor seating

as provided in the City of Bedford Zoning Ordinance. I hereby certify that there are no existing dwellings or other buildings located on the property which would not conform to the construction standards, of the zoning classification being proposed, except as provided in Section 2.3, Nonconforming Lots, Nonconforming Uses of Land, Nonconforming Structures & Nonconforming Uses of Structures & Premises of the City of Bedford Zoning Ordinance.

Legal Description: Lot 1 Block 1 Addition The Oaks
Tract _____ Abstract _____ Survey _____ to the City of Bedford, Texas.
Street Address 1833 Airport Freeway Bedford, TX 76021

04-26-12P02:35 RCVD

Fee: ($150.00 plus $75.00 per acre over one.) $150.00 + $75.00 x _____ = _____

Payable by cash, Visa, MasterCard, or check made out to the City of Bedford. *(# of acres)* *(total fee)*

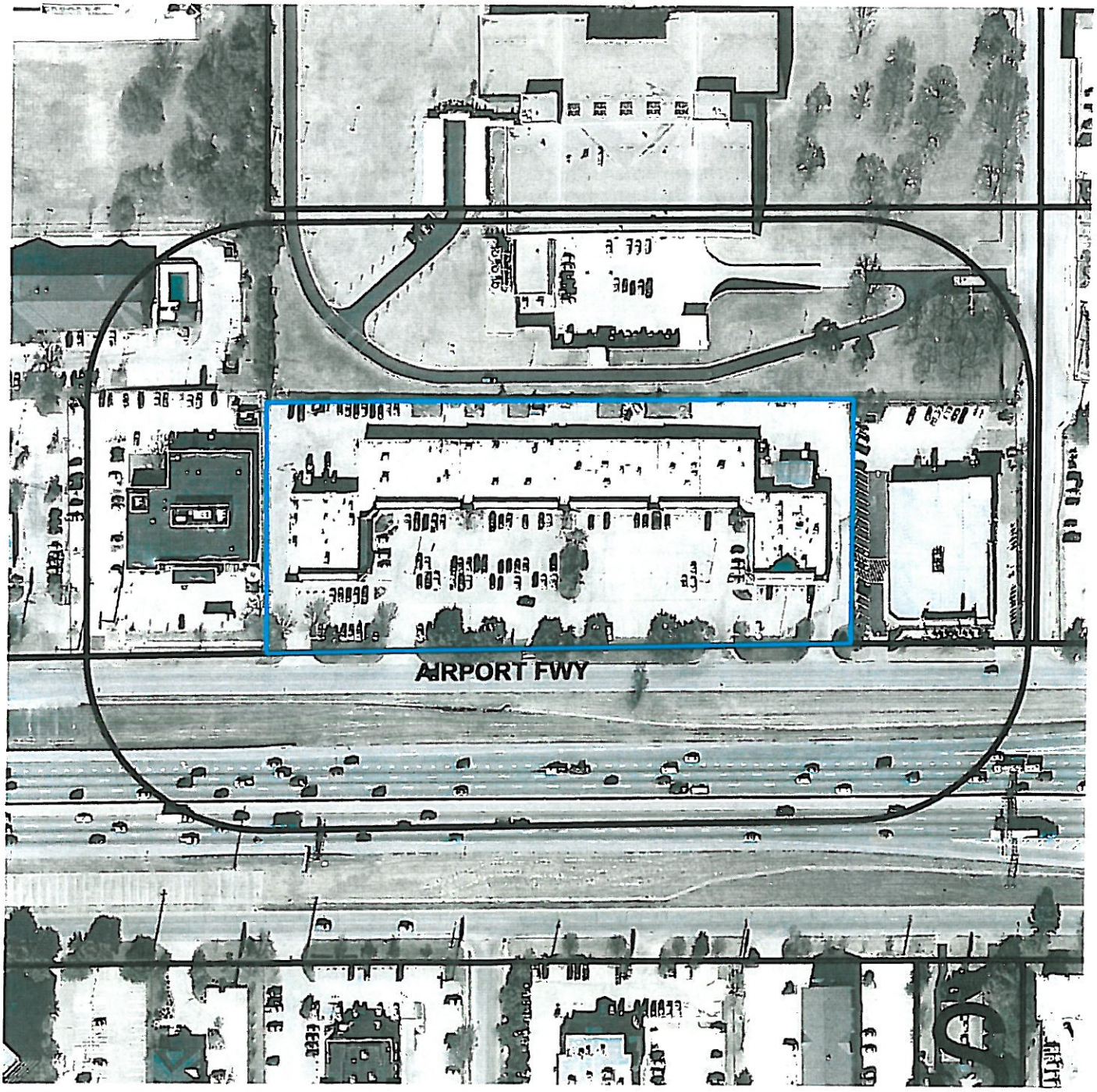
SHERMAN TAYLOR PLAZA SHOPPING CENTER LTD.

Owner (if not applicant): *(*Signature)* By: JVH, Inc. G.P. Joe V. Hawn, Pres.	**Developer:** *(*Signature)*
(Print name) Joe V. Hawn Jr.	*(Print name)*
(Company name)	*(Company name)*
(Street Address, City, State & Zip Code) 5949 Sherry Ln. #775 Dallas Tx 75225	*(Street Address, City, State & Zip Code,)*
(Telephone number) 2146966555 *(FAX number)* 696 6596	*(Telephone number)* *(FAX number)*
Land Planner/Engineer: *(*Signature)*	**Surveyor:** *(*Signature)*
(Print Name)	*(Print Name)*
(Company Name)	*(Company Name)*
(Street Address, City, State & Zip Code,)	*(Street Address, City, State & Zip Code)*
(Telephone number) *(FAX number)*	*(Telephone number)* *(FAX number)*

***Signatures certify that all information provided is true and correct.**
(Please indicate sole contact for the City purposes with an arrow "⇨".)

COMMUNIQUE

AGENDA



City of Bedford, Texas

Hearing Date: 6-14-12 Z-221

Address: 1833 Airport Freeway
Bedford, Texas 76021

Legal Description: Lot 1, Block 1
The Oaks Addition

N
W E
S

Parcel Boundary
Subject Parcel and Buffer

DISCLAIMER
The City of Bedford makes no representation or warranty as to the accuracy of this map and its information or to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further agrees to not hold the City of Bedford liable from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by the end user

COMMUNIQUE

AGENDA

P&Z MTG, 6/14/12
Z-221
Received 4/25/12

BIG SHOTS SPORTS CAFE

1833 Airport Freeway
Bedford, Texas 76021
ph 817.510.1310
fax 817.510.1315

April 23, 2012

To Whom It May Concern:

We are applying for a specific use permit to allow us to have multiple coin operated games and have additional outdoor seating available to our customers. All the games are located either in the south east corner of our dining room or the separate game room next to it, as you can see on the floor plan. We currently have five pool tables, two golf games, & a boxing game that all can operate on quarters. We also have shuffle board and ping pong tables that do not require money to play. We were not using the coin mechanisms in all the pool tables initially, but instead renting the tables by the hour. We have found that this is an excessive burden on our staff and believe that the customers are better served by being able to control their own time and usage, rather than having to hunt down a server to purchase additional time.

We would like to add the additional seating to the west of our current lease space and to the south of our proposed new lease space. All the new outdoor seating would occupy some pave areas in front of the establishment, including former sidewalk and greenery area and would not affect any parking spaces. The games and seating would be available to be used during all regular hours of operation, which are 11AM to 2AM seven days a week.

We feel that neither the games nor the additional seating would cause any inconvenience, disturbance or nuisance, nor any parking problems for our neighbors. Please call with any questions.

Respectfully,

Dirk Kelcher
Vice-President
Kelberg Associates, Inc
Dba Big Shots Sports Cafe

AGENDA

COMMUNIQUE

P&Z MTG, 6/14/12
Z-221
Received 4/25/12

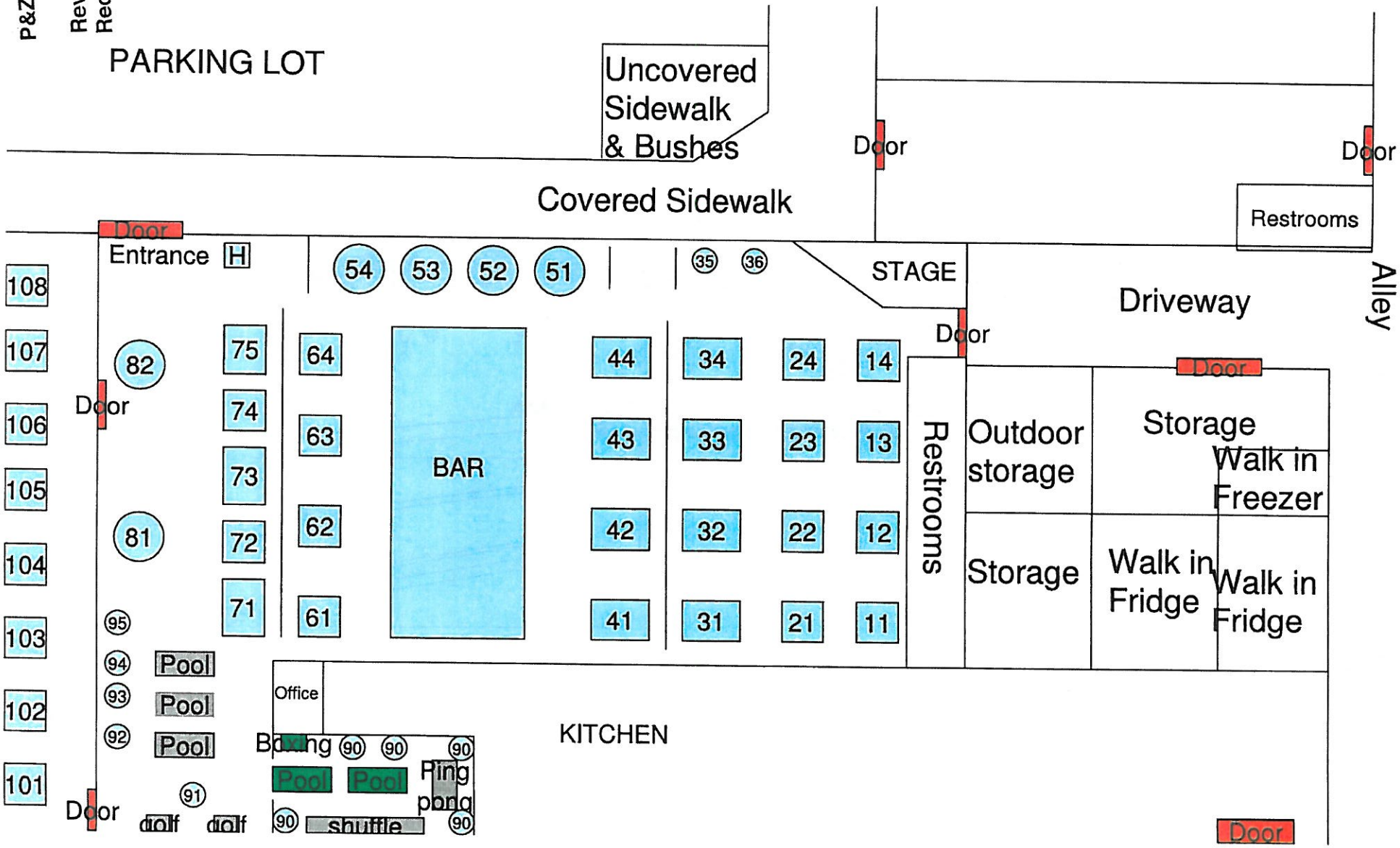
COMMUNIQUE

AGENDA

AGENDA

COMMUNIQUE

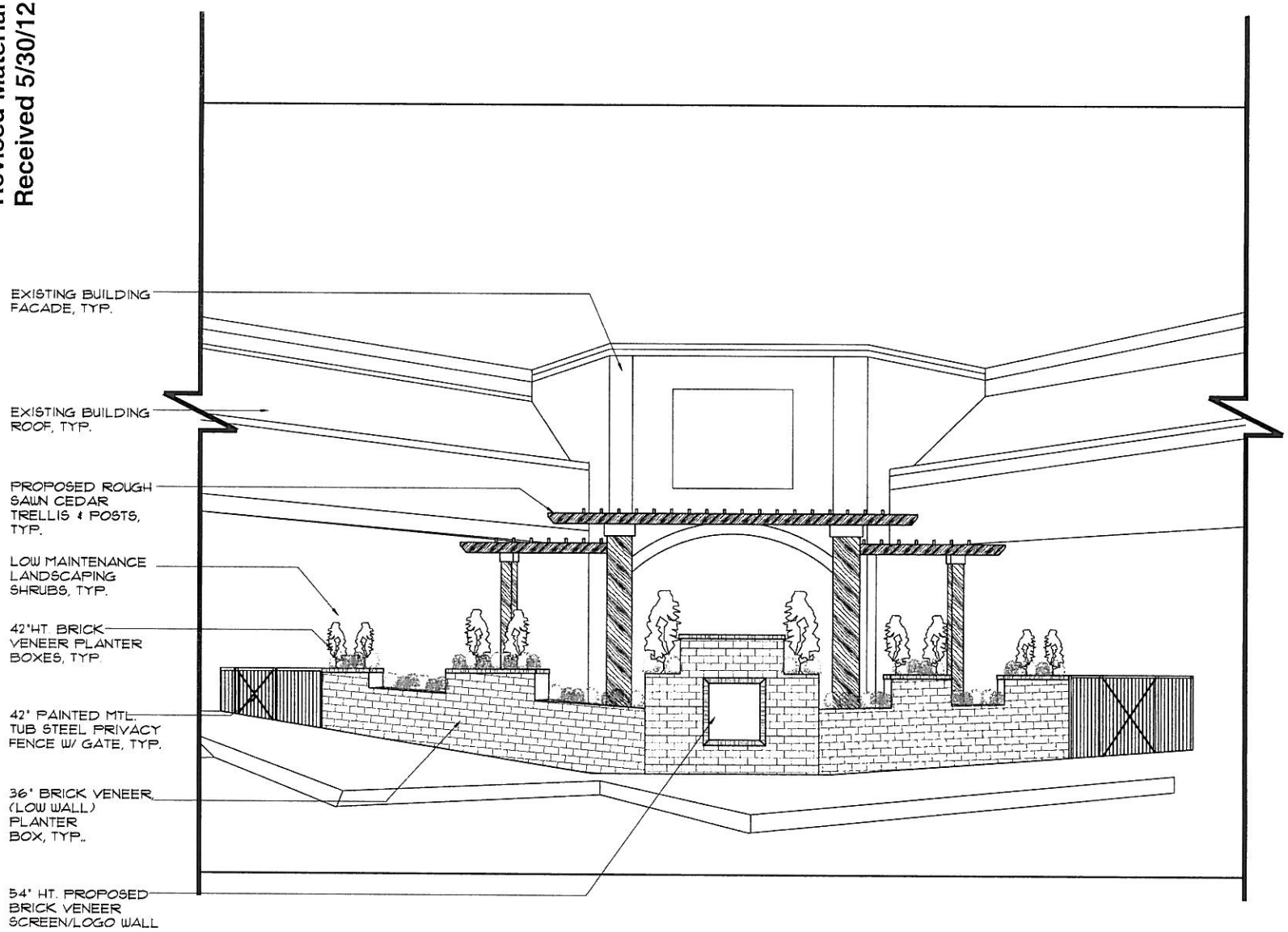
P&Z MTG, 6/
Z-221
Revised Mat
Received 5/3



AGENDA

COMMUNIQUE

P&Z MTG, 6/14/12
Z-221
Revised Material
Received 5/30/12



(21) CONCEPTUAL PERSPECTIVE - OUTDOOR PATIO
SCALE 3/8" = 1'-0"

BIG SHOTS
SPORTS CAFE
Bedford, Texas

BMC	BMC
03/27/12	
XXXX	
1/16" = 1'-0"	A3.00

ITEM #3 IS TO BE DISCUSSED BY COUNCIL IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.087. THE MATERIALS FOR THESE ITEMS WILL BECOME PUBLIC INFORMATION UPON COUNCIL APPROVAL. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 817.952.2104 IF YOU HAVE ANY QUESTIONS.

ITEM #4 IS TO BE DISCUSSED BY COUNCIL IN EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.087. THE MATERIALS FOR THESE ITEMS WILL BECOME PUBLIC INFORMATION UPON COUNCIL APPROVAL. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 817.952.2104 IF YOU HAVE ANY QUESTIONS.