

Council Minutes May 10, 2016

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 10th day of May, 2016 with the following members present:

Jim Griffin	Mayor
Ray Champney	Council Members
Steve Farco	
Roger Fisher	
Rusty Sartor	
Roy W. Turner	

constituting a quorum.

Councilmember Gebhart was absent from the meeting.

Staff present included:

Roger Gibson	City Manager
Stan Lowry	City Attorney
Michael Wells	City Secretary
Natalie Foster	Public Information Officer
Jeff Gibson	Police Chief
Jill McAdams	Human Resources Director
Kenny Overstreet	Public Works Director
Emilio Sanchez	Planning Manager
Bill Syblon	Development Director

**COUNCIL CHAMBER 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: 8, 16, 17, 18 and 19.

Police Chief Jeff Gibson presented information regarding Item #16, which is to combine the ordinances on solicitation and peddlers into one ordinance. Enforcement components that have been added include requiring solicitors that have a permit to wear a vest, which will be color-coded per calendar year; and creating a “No Solicitation” list that will be maintained by the Police Department and which any member of the community can sign up for. Should an individual issued a solicitor’s permit go to one of those locations on the list, they will automatically have their permit revoked. There was also clarification on the hours an individual can solicit, as well as holidays, and the permit year has been changed to a calendar year, with no permits being made retroactive. In answer to questions from Council, Chief Gibson stated that the solicitor’s permit will be affixed to their vest, so residents will know that a person legitimately has a permit; that the “No Solicitation” list will take some time to grow; that information on the ordinance will

be advertised through the Department's media outlets; and that the ordinance addresses such things as Girl Scouts and political activities. He confirmed that political speech will not be suppressed as part of the ordinance. There was discussion on emphasizing and publicizing the exceptions to the ordinance and education on the Police Department side to ensure officers are aware of those exceptions.

Human Resources Director Jill McAdams presented information regarding Item #17, which are revisions to three personnel policies. The Special Events Compensation Policy was modified to clearly state that on weekends when an employee is working a special event, they would receive premium holiday pay on a City-recognized holiday, while other days on that weekend would be considered overtime at a pay rate of time and a half. There is a clause that allows the City Manager to modify how those days and how the pay is going to occur. The Violence in the Work Place Policy was modified due to increased instances of violence in the country and the new Texas Open Carry Law. Revisions include a broader definition in the policy statement, more clearly defined reporting procedures, a requirement for employees to notify the City of any protective orders, and a prohibition on City employees asking a patron who has a holstered weapon if they have a License to Carry permit. The policy was reviewed by the City Attorney to ensure it is in compliance with the Texas Penal and Labor Codes. Changes to the Weapons Possession Policy include revised definitions of "City property" and "prohibited weapons," using language from the Open Carry Law and the Texas Penal Code. All policy changes were reviewed by the City Attorney.

Public Works Director Kenny Overstreet presented information regarding Item #19, which is to have 4B Paving do the City's crack sealing program. The company has done the program the previous five years. The crack sealing process is to rout out the asphalt, blow out the millings or dirt, and put in liquid asphalt to seal against water seeping through and disintegrating the subgrade under the roadways. The bid from 4B Paving was \$137,300 and the budgeted amount was \$150,000 through the Street Improvement Economic Development Corporation, for a difference of \$12,700.

Chief Gibson presented information regarding Item #18, which is for the replacement of a Police Department vehicle involved in a wreck. This upcoming fiscal year is when the Police Department purchases new vehicles and they are looking at changing out their fleet. The current vehicles went up in cost, and Ford has come out with a vehicle that is made solely for law enforcement, with the base model being \$7,000 to \$8,000 cheaper than the current vehicle. From an equipment standpoint, the new Fords are wired to put in all equipment with ease. There was discussion on the insurance reimbursement, including that the City was able to negotiate and get a higher amount than was initially offered. In regards to the interior space of the Ford vehicle, Chief Gibson stated that the interior measurements are actually larger than that of the current vehicle.

- **Presentation on Beautification Commission activities.**

Marty Geer, Chairperson of the Beautification Commission, presented a report on Commission activities. It has been a busy year for the Commission and she thanked Commission members, liaisons, the Mayor and the Council for their support. They began the previous fall with the Shred It event on October 10 at the Boys Ranch, where 170 cars brought 700 pounds of e-waste and 15,000 pounds of paper for shredding in a four-hour period. The Commission was invited to assist the Meadow Creek Elementary PTA and students in planting saplings awarded them through a grant from North Texas Tree Grant program. The tree planting was October 31, and with the assistance of the Mayor, Councilmember Farco, scout troops, Commission members, and parents, ten new trees were added to the landscape at the front of the school. The presentation of the Bedford Beautification Business Awards was held on November 13 and 14. After reviewing submitted applications, the businesses were presented with plaque awards from Mayor Griffin for superior landscaping, best improved landscaping, overall appearance, and eco-friendly landscaping. Awards were presented to Mexican Inn, Fort Worth Community Credit Union, Lupe's Tex-Mex Café, Cimarron Shopping Center, and St. Michael's Catholic Church. After a summer-

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long bumper crop of vegetables harvested and donated, the Commission and Council plots at the Community Garden continued to produce okra, tomatoes, eggplants, peppers and pumpkins through the end of November. Commission members faithfully watered the gardens, and half of the vegetables went to 6Stones and the other half were used at the Commission's discretion. Planning for future events began in November. Clean Up Bedford Day and Chuck Your Junk Day were scheduled for April 9 at Meadow Park, Crud Cruiser events were scheduled for April 30 and September 17, and a shred event was scheduled for October 8 at the Boys Ranch. Workdays are held on the third Saturday of most months, usually at the Boys Ranch, and Commission members clean up trash, pull weeds, trim trees and shrubs, plant perennials and annuals around the Trinity Arts Building, Senior Center, the ONSTAGE Theater and the Forest Ridge Drive entrance to the park. Working with Teen Court members, Commission members help mentor teens on gardening and maintaining an eco-friendly environment, while they work off required community service. Work on the April Clean Up Bedford and Chuck Your Junk Days began in January, with the design of informative flyers and contacting businesses, schools, churches and neighborhoods seeking volunteers and donations of water, snacks and trash bags. The Commission also utilized the City's website and Facebook page, local newspapers, articles in the Bedford Connection and neighborhood networks. The event all came together and she gave thanks to the efforts and support of City staff. The Commission designed a "Keep Bedford Beautiful" t-shirt for the volunteers. They had 157 vehicles fill up 11 to 12 dumpsters full of junk. She thanked the sponsors of the event including Harley-Davidson, Shipley Do-Nuts, Starbucks, Chicken Express, Rita's Italian Ice, On the Border, The Brace Center, Supercuts and Big Lots. Commission members were involved in other City events, including handing out "Clean Up Bedford" flyers at ArtsFest, attending water conservation classes, speaking at residential and business roundtables, or enjoying the newly revamped Boys Ranch. Commission members also have the opportunity to grow plants and flowers in the City greenhouse behind the Parks Service Center, which has been cleaned and supplied with materials for planting and timed sprayers. Mature plants are put into the Community Garden and around the Boys Ranch. The spring Crud Cruiser event was held on April 30, with 119 vehicles dropping off hazardous waste.

Ms. Geer stated that the next steps for the Commission include recommending and approving the purchase of five benches for around the Boys Ranch Lake; providing educational opportunities for citizens through partnerships with Keep Texas Beautiful, Texas SmartScape, Air North Texas, and Texas AgriLife; developing collaborative and cohesive communication among City boards and commissions to enhance cooperation and coordinate efforts for efficient use of City funds; and exploring citizen interest in "adopt-a-street" or "adopt-a-spot" in Bedford. In regards to cooperation, she stated that the previous month, she attended a Parks and Recreation Board meeting, while their chairperson, Jeannette Cook, attended a Beautification Commission meeting. She introduced Commission members in attendance including C.W. Koellman, Bucky Geer, June Gravely, Kathy Fairchild, Bob Gough, Bonnie Cooper, and Gary Cooper, an ad-hoc member.

There was discussion on the wonderful work done by Ms. Geer as chairperson of the Commission and the dedication the Commission members have to the City. Ms. Geer recognized Commission members who could not attend the meeting including Sam Fairchild, Dewey Tennant, Patty Sinclair and Erin Blackman. There was further discussion on the Commission receiving special recognition at the Teen Court Banquet and Commission members mentoring the Teen Court volunteers. Ms. Geer thanked the Council, their Council Liaison Councilmember Turner, Parks Superintendent Don Henderson and Events and Cultural Coordinator Jeff Florey. There was discussion regarding the greenhouse concept being back and the hard work being done at the Community Garden.

### **EXECUTIVE SESSION**

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

- a) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1 Mobil Addition-Bedford.**

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Council convened into Executive Session pursuant to Texas Government Code Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1 Mobil Addition-Bedford at 6:07 p.m.

Council reconvened from Executive Session at 6:11 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**

The Regular Session began at 6:30 p.m.

### **CALL TO ORDER/GENERAL COMMENTS**

Mayor Griffin called the meeting to order.

### **INVOCATION (Pastor Robert White, Freedom Church)**

Pastor Robert White of Freedom Church gave the invocation.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the flags of the United States and Texas were given.

### **ANNOUNCEMENTS/UPCOMING EVENTS**

Public Information Officer Natalie Foster reported that there are seats still available for the Business Roundtable scheduled for Thursday at the Old Bedford School. Breakfast will be served at 7:30 a.m., with the meeting running from 8:00 a.m. to 9:00 a.m. Also on Thursday, Derek Anthony will be playing contemporary county style music at Twilight Thursday at the Old Bedford School. The free concert begins at 7:00 p.m. and there will be beer, wine and food for purchase. The Police Department will have their open house on Saturday, May 21 from 10:00 a.m. to 2:00 p.m. at the Law Enforcement Center. There will be guided tours of the facility, K-9 police dog demonstrations, vehicles and equipment on display and free food.

Ms. Foster gave an update on the Boys Ranch Park construction. Hydromulching has begun and tufts of grass are beginning to grow. All the monument signs have been placed east of the new pavilion, where the old memorial tree walk used to be and the brick pavers with the names on them have been installed. The Texas Department of Parks and Wildlife has confirmed that they will be coming out to stock the lake with forage fish within the next two weeks. The grand opening ribbon cutting ceremony for Phase I has been scheduled for the 4thFest event.

Mayor Griffin stated that staff and Council have received negative comments about what is going on at the Boys Ranch Lake. There have been wonderful improvements to the Park including playground equipment and pavilions, and renovations to the Lake. Staff has done a fantastic job in putting together a "Frequently Asked Questions" document, along with a video provided by the Texas Department of Parks and Wildlife on the City's website. They clarify and highlight all of the steps, precautions and efforts done by the City to do everything possible in preparation for the improvements to the Lake. He thanked Parks Superintendent Don Henderson, Parks Crew Leader Jeff Scott, Community Services Manager Eric Valdez, Ms. Foster, Assistant City Manager Kelli Agan, Animal Control Supervisor Mark Bellinghausen

and Animal Control Officer Ken Horn for putting all of that together. One of the key things the City wants to leave with everybody is that there has clearly been overfeeding of the animals at the Lake, which is causing some of the animals to die. He asked for everybody to work together to make the Park a great asset to the City.

### **OPEN FORUM**

Nobody chose to speak during Open Forum.

### **CONSIDER APPROVAL OF ITEMS BY CONSENT**

Motioned by Councilmember Champney, seconded by Councilmember Farco, to approve the following items by consent: 8, 16, 17, 18 and 19.

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

### **COUNCIL RECOGNITION**

#### **1. Presentation by Steve Chapman, HEB ISD Superintendent.**

Steve Chapman, HEB ISD Superintendent, introduced Public Relations and Marketing Officer Deanne Hullender and Kiera Elledge, who works with their library science program. He stated that for some time, Council, staff and the School Board have been working collaboratively to better serve the students in the community. This synergy provided the opportunity to utilize resources, skills and talents to create a better community. Approximately 4,000 people attended the HEB Reads kickoff event the previous Saturday, and the event would not have been possible without the support of the Mayor, Council and City Manager. He gave special thanks to Library Director Maria Redburn and Community Services Supervisor Jeanne Greene, who were instrumental in helping to carry out the event. He stated that with 54 percent of students in the District being economically disadvantaged, teaching and practicing literary skills at an early age is paramount. Their goal is to have all students reading at grade level by the third grade, and without the support of the HEB Reads Program, many students would not get exposure to print materials and literacy development during the summer. The Program will go a long way to address the "summer slide." One of the unique aspects of the District are its community partnerships and he provided Council copies of the latest addition of Texas Association of School Boards Lone Star Journal, which contains an article pointing out their partnerships with the three cities, for-profit and non-profit organizations, and how the community is coming together to support the boys and girls in the District. He thanked the Council for partnering with the District to empower the students.

#### **2. Proclamation recognizing the Sketch-A-School Art Contest winners.**

Mayor Griffin read a proclamation recognizing the Sketch-A-School Art Contest Winners. The following students were recognized: Mariem Abdel, Hurst Hills Elementary – First Place; Olivia Hermus, Bedford Heights Elementary – Second Place; Christina Martinez, Lakewood Elementary – Third Place; Lucy Medlin, Hurst Hills Elementary – Fourth Place; and John Thompson, Bedford Heights Elementary – Most Creative; Ryan Borg, Viridian Elementary – Honorable Mention.

#### **3. Proclamation recognizing the week of May 15 - 21, 2016 as Emergency Medical Services Week.**

Mayor Griffin read a proclamation recognizing the week of May 15 - 21, 2016 as Emergency Medical Services Week. Interim Fire Chief Bobby Sewell and Dr. Roy Yamada were present to accept the proclamation.

**4. Proclamation recognizing the week of May 15 - 21, 2016 as National Police Week and May 15, 2016 as Peace Officers Memorial Day.**

Mayor Griffin read a proclamation recognizing the week of May 15 - 21, 2016 as National Police Week and May 15, 2016 as Peace Officers Memorial Day. Police Chief Jeff Gibson was present to accept the proclamation.

**5. Proclamation recognizing the week of May 15 - 21, 2016 as National Public Works Week.**

Mayor Griffin read a proclamation recognizing the week of May 15 - 21, 2016 as National Public Works Week. Public Works Director Kenny Overstreet was present to accept the proclamation.

**6. Proclamation recognizing May 20, 2016 as Lupus Awareness Day in the City of Bedford.**

Mayor Griffin read a proclamation recognizing May 20, 2016 as Lupus Awareness Day in the City of Bedford.

**7. Recognition of Customer Service Assistant Janet O'Dell for the employee Exemplary Service Award.**

Human Resources Director Jill McAdams introduced Ms. O'Dell's husband Joe and sister-in-law Shirley, who were in attendance. The previous summer, the Human Resources Department went through a system conversion and open enrollment at the same time, and the employee in charge of both processes went out on medical leave. Ms. McAdams stated that another employee in the Department had only been with the Human Resources for four months and she herself did not know the operations at the level of detail that was required to pull off both projects successfully. Ms. O'Dell had worked with her for 16 years before retiring and was asked to come back and help. She worked really hard and logged in over 600 hours to get the Department through a critical timeframe. She learned the new computer system, taught the other employees tricks-of-the-trade, and worked with each employee that came into the office. Ms. McAdams stated that many employees told her that they hoped Ms. O'Dell would be nominated for an award. Ms. O'Dell was selected for the Exemplary Service Award, the highest award in the City, based on the City's core values of Passion, Respect, Innovation, Dependability and Ethics. For this particular award, a nominee has to display at least four of those values, and Ms. O'Dell displayed five of them every day she worked in Human Resources. The Department is now fully staffed, but are still learning aspects of the new system, and she would stop by to answer questions and train new staff. Ms. O'Dell thanked the Council and stated she felt honored for working with the City and still participates at the Senior Center.

**APPROVAL OF THE MINUTES**

**8. Consider approval of the following City Council minutes:  
a) April 26, 2016 regular session**

This item was approved by consent.

**NEW BUSINESS**

**9. Public hearing and consider an ordinance to rezone Lot 1, Block 1, Bedford Mobil Addition, located at 2100 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/ Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing Armstrong Development Properties to build a new 3,375 square foot retail facility with outdoor patio seating. The subject property is generally located south of Airport Freeway and east of Central Drive. (Z-288)**

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Planning Manager Emilio Sanchez presented information regarding this item, which is a request for 2100 Airport Freeway to be rezoned from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/Master Highway Corridor Overlay District, for Armstrong Development to construct a new two-tenant building with outdoor seating. This property is a remnant from the highway widening, which left an awkward building envelope. The applicant is asking for PUD relief from the 30-foot landscaping setback, along with front and side yards setbacks, as well as not providing a pitched roof for a building 5,000 square feet or less in the MHC. The Planning and Zoning Commission unanimously recommended approval of this item at their March 10 meeting. In answer to questions from Council regarding which items are not in compliance with the MHC, Mr. Sanchez answered the pitched roof on a building 5,000 square feet or less; the 30-foot landscape setback, with the applicant at just over 25 feet, including the portion placed along the frontage road by the North Tarrant Expressway; and the setbacks along the northwest corner. He stated that everything else will meet the guidelines of the MHC, which is part of the PUD.

Mayor Griffin opened the public hearing at 7:11 p.m.

Matt Moore with Claymore Engineering, 1903 Central Drive, Bedford – Mr. Moore spoke on behalf of Armstrong Development Properties. He stated they have an awkward tract of land and they are trying to make the best of it.

Mayor Griffin closed the public hearing at 7:12 p.m.

In answer to questions from Council, Mr. Sanchez stated that most of the trees are going to go away but will be supplemented by new landscaping that is allowed by the ordinance. Mr. Moore stated that they are tight on parking, which is necessitating the removal of the trees; and that there is an island between them and the Dunhill property to the south, and they will try and make the grades work in order to retain some trees.

Motioned by Councilmember Champney, seconded by Councilmember Turner, to approve an ordinance to rezone Lot 1, Block 1, Bedford Mobil Addition, located at 2100 Airport Freeway, Bedford, Texas from (H/MHC) Heavy Commercial/ Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing Armstrong Development Properties to build a new 3,375 square foot retail facility with outdoor patio seating. The subject property is generally located south of Airport Freeway and east of Central Drive. (Z-288)

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

**10. Public hearing and consider an ordinance to rezone Lot 24, Block 3, Oak Grove Estates Addition, located at 2800 Brasher Lane, Bedford, Texas from (I) Industrial to (R75) Residential 7,500, specific to Section 4.3., Residential 7,500, Single Family Residential Detached District of the City of Bedford Zoning Ordinance, allowing for Palisade Custom Homes, L.P. to construct a new single family residence. The subject property is generally located south of Harwood Road and east of Brasher Lane. (Z-289)**

Mr. Sanchez presented information regarding this item, which is a request to rezone 2800 Brasher Lane from (I) Industrial to (R75) Residential Single Family, allowing for Palisade Custom Homes to construct a single family residence on the lot. Palisade purchased nine lots, a portion of which were re-platted to incorporate a remainder lot along Hardwood Road, of which a portion was taken to widen the street in the past. This left a 15-foot wide remainder lot, so the applicant has asked to re-plat those. For that to happen, this particular lot needs to be rezoned from Industrial to Residential so they can finish 11 new single family residential homes on Brasher Lane. The Planning and Zoning Commission unanimously recommended

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approval of this item at their April 14 meeting. In answer to questions from Council, Mr. Sanchez stated they are looking to rezone the property to R7500 like the adjacent lots; that he did not know why the property was included in Industrial; and that the entire area is shown to be commercial on the Comprehensive Land Use Plan, so there will need to be an amendment in the future.

Mayor Griffin opened the public hearing at 7:17 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:17 p.m.

Motioned by Councilmember Turner, seconded by Councilmember Farco, to approve an ordinance to rezone Lot 24, Block 3, Oak Grove Estates Addition, located at 2800 Brasher Lane, Bedford, Texas from (I) Industrial to (R75) Residential 7,500, specific to Section 4.3., Residential 7,500, Single Family Residential Detached District of the City of Bedford Zoning Ordinance, allowing for Palisade Custom Homes, L.P. to construct a new single family residence. The subject property is generally located south of Harwood Road and east of Brasher Lane. (Z-289)

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

**11. Public hearing and consider an ordinance to rezone Lot 3R1, Block 1 Super 8 Motel/121 Addition, located at 1900 Airport Freeway, Bedford, Texas from (H/S/MHC) Heavy Commercial/Service Commercial/Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/ Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Randy Primrose to construct a new 5,950 square foot office building. The subject property is generally located south of Airport Freeway and west of Central Drive. (Z-290)**

Mr. Sanchez presented information regarding this item, which is a request to rezone 1900 Airport Freeway from (H/S/MHC) Heavy Commercial/Service Commercial/Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/Master Highway Corridor Overlay District. The lot has split zoning, with the front portion being Service Commercial and the rear portion being Heavy Commercial. The rezoning is to allow Mr. Randy Primrose to construct a 5,950 square foot, two-story office building. This property is also a remainder from the highway expansion and was formerly the Bailey & Gaylen building. The applicant has met all of the requirements of the MHC, except for the side yard setback. Currently, the configuration of the parking lot does not allow for a firetruck to enter the property and get to the rear building. The plan as presented will allow the building to be offset so the drive aisle can be expanded to enable a firetruck to get through to the property in the rear. The Planning and Zoning Commission recommended approval of this item at their April 14 meeting.

Mayor Griffin opened the public hearing at 7:21 p.m.

Matt Moore, Claymore Engineering, 1903 Central Drive, Bedford – Mr. Moore spoke on behalf of Mr. Primrose. He stated the site is an awkward lot due to the highway widening and it is being expanded to meet the needs of Mr. Primrose for additional office space. The other goal of the plan is to save the mature trees on sight with landscape islands.

Mayor Griffin closed the public hearing at 7:21 p.m.

In answer to questions from Council, Mr. Moore stated that the setback is 25 feet from the street; that feedback from staff indicated that the Fire Marshal was in support of the plan; and that there are currently

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two one-lane access ways to the site. Mr. Sanchez stated that to the west of the lot, there is a guardrail along the drainage channel.

Motioned by Councilmember Champney, seconded by Councilmember Sartor, to approve an ordinance to rezone Lot 3R1, Block 1 Super 8 Motel/121 Addition, located at 1900 Airport Freeway, Bedford, Texas from (H/S/MHC) Heavy Commercial/ Service Commercial/Master Highway Corridor Overlay District to (PUD/MHC) Planned Unit Development/ Master Highway Corridor Overlay District, specific to Section 4.15, Planned Unit Development of the City of Bedford Zoning Ordinance, allowing for Randy Primrose to construct a new 5,950 square foot office building. The subject property is generally located south of Airport Freeway and west of Central Drive. (Z-290)

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

**12. Public hearing and consider an ordinance to rezone Lot 3 & 4, J.R. Murphy Addition, located at 2509 & 2513 Woodson Drive, Bedford, Texas from (R-15,000) Single Family Detached Residential to (MD-3) Medium-Density Single Family Detached, specific to Section 4.7, MD-3 Medium-Density Single Family Detached District of the City of Bedford Zoning Ordinance, allowing for a new MD-3 Subdivision to be constructed. The subject property is generally located north of Bedford Road and west of Woodson Drive. (Z-291)**

The applicant on this case withdrew their application. No discussion or action took place on this item.

**13. Public hearing and consider an ordinance to rezone Lot 1, Block 1, Harwood Village North Addition, located at 605 Harwood Road (2914 Brown Trail), Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/Secondhand, Rummage and Used-Furniture Stores, specific to Section 3.2.C(7) of the City of Bedford Zoning Ordinance, allowing for Lonestar Appliances to open a 1,868 square foot Used Appliance store within the retail center. The property is generally located north of Harwood Road and east of Brown Trail. (Z-292)**

Mr. Sanchez presented information regarding this item, which is a request for a Specific Use Permit (SUP) for 605 Harwood Road (2914 Brown Trail) to allow for second hand rummage and used furniture store for Lonestar Appliances. The Planning and Zoning Commission recommended approval of this item at their April 14 meeting with the stipulations, included in the ordinance, that sales be limited to only household appliances and no outside storage or sales. In answer to questions from Council regarding an accepted definition of household appliances, Mr. Sanchez stated that there is not one in the Zoning Ordinance; that the Commission deliberated that same issue to ensure it did not include such items as used furniture; and that the items they discussed were microwaves, air conditioning units, stoves, ovens, refrigerators, freezers, and similar types of appliances. In answer to further questions from Council, Mr. Sanchez confirmed that appliances are grouped into the definitions of secondhand, rummage and used furniture in the Zoning Ordinance and stated that the only new appliances are dealt with in the Ordinance and the used portion requires the SUP. Mr. Sanchez stated that the parcel address is 605 Harwood Road, which is for the entire center, but that mail would go to the 2914 Brown Trail address; and the SUP is specific to Lonestar Appliances.

Mayor Griffin opened the public hearing at 7:30 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:30 p.m.

Motioned by Councilmember Sartor, seconded by Councilmember Farco, to approve an ordinance to rezone Lot 1, Block 1, Harwood Village North Addition, located at 605 Harwood Road (2914 Brown Trail),

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Bedford, Texas from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/Secondhand, Rummage and Used-Furniture Stores, specific to Section 3.2.C(7) of the City of Bedford Zoning Ordinance, allowing for Lonestar Appliances to open a 1,868 square foot Used Appliance store within the retail center. The property is generally located north of Harwood Road and east of Brown Trail. (Z-292)

Motion approved 5-1-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Sartor, Councilmember Champney, Councilmember Farco and Councilmember Turner.

Voting in opposition to the motion: Councilmember Fisher

**14. Public hearing and consider an ordinance to rezone Lot 2R, Block 4, Uptown Bus & Prof Center Addition, located at 813 Brown Trail, Suite #1, Bedford, Texas from (S) Service Commercial District to (S/SUP) Service Commercial/Specific Use Permit/Church, specific to Section 3.2.C(2)a of the City of Bedford Zoning Ordinance, allowing for The Faith Center to open a church approximately 1,100 square feet in area within the retail center. The property is generally located east of Uptown Boulevard, west of Brown Trail and south of Plaza Boulevard. (Z-293)**

Mr. Sanchez presented information regarding this item, which is a request to rezone 813 Brown Trail for a Specific Use Permit to allow the Faith Center Church to operate 1,100 square foot church in a multi-tenant business center. The Planning and Zoning Commission unanimously recommended approval of this item at their April 14 meeting; there was one person who spoke in general about the item at the meeting but after conversing with the applicant, they were put at ease, and staff has not received any opposition to, or support of, this item since the meeting.

Mayor Griffin opened the public hearing at 7:33 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:33 p.m.

Motioned by Councilmember Turner, seconded by Councilmember Fisher, to approve an ordinance to rezone Lot 2R, Block 4, Uptown Bus & Prof Center Addition, located at 813 Brown Trail, Suite #1, Bedford, Texas from (S) Service Commercial District to (S/SUP) Service Commercial/Specific Use Permit/Church, specific to Section 3.2.C(2)a of the City of Bedford Zoning Ordinance, allowing for The Faith Center to open a church approximately 1,100 square feet in area within the retail center. The property is generally located east of Uptown Boulevard, west of Brown Trail and south of Plaza Boulevard. (Z-293)

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

**15. Public hearing and consider a resolution approving a site plan for a 5,760 square feet existing building to be used as a two tenant office building. The property is zoned (PUD) Planned Unit Development and located in the (MHC) Master Highway Corridor Overlay District of the City of Bedford Zoning Ordinance. The address is 3001 Airport Freeway and the legal description is Lot 1A, Block 1, Bedford Forum Addition. The property is generally located east of State Highway 121 and north of Airport Freeway. (S-065)**

Mr. Sanchez presented information regarding this item, which is a request for site plan approval for 3001 Airport Freeway, allowing Steven Farmer to utilize his current building for his medical practice, along with a second tenant. The highway widening project took a majority of the property along three frontages,

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leaving an awkward building site. The current building will not be demolished but a portion is going to be removed for covered parking in order to meet the parking requirement. In answer to a question from Council, Mr. Sanchez stated there is not a current Specific Use Permit as it is a Planned Unit Development for the Bedford Forum area, which allows the use, and only the site plan requires approval.

Mayor Griffin opened the public hearing at 7:36 p.m.

Steven Farmer, 5305 Bluebonnet, Colleyville, TX - Dr. Farmer stated that he had a medical practice in the building for 20 years but was forced to move with the highway expansion, and he was left with a challenging piece of property. He has a good plan and is looking forward to moving back to Bedford.

Mayor Griffin closed the public hearing at 7:37 p.m.

Motioned by Councilmember Farco, seconded by Councilmember Champney, to approve a resolution approving a site plan for a 5,760 square feet existing building to be used as a two tenant office building. The property is zoned (PUD) Planned Unit Development and located in the (MHC) Master Highway Corridor Overlay District of the City of Bedford Zoning Ordinance. The address is 3001 Airport Freeway and the legal description is Lot 1A, Block 1, Bedford Forum Addition. The property is generally located east of State Highway 121 and north of Airport Freeway. (S-065)

Motion approved 6-0-0. Mayor Griffin declared the motion carried.

**16. Consider an ordinance amending Chapter 90 “Peddlers and Solicitors” of the City of Bedford Code of Ordinances by deleting sections 90-1 through 90-39; adding new sections 90-1 through 90-28; deleting Chapter 6 “Advertising”, Article II “Distribution of Handbills”; providing for purpose, definitions, regulation/restrictions for commercial and home solicitation and distribution of handbills; including a do not solicit list; providing for permits and suspension or revocation of permits, providing for a penalty clause; providing for a repealing clause; providing for a severability clause; and declaring an effective date.**

This item was approved by consent.

**17. Consider a resolution amending the City of Bedford Personnel Policies.**

This item was approved by consent.

**18. Consider a resolution authorizing the purchase a replacement 2016 Ford Police Interceptor Utility vehicle in the amount of \$40,423.92, to be purchased through Sam Pack’s Five Star Ford utilizing the State contract.**

This item was approved by consent.

**19. Consider a resolution authorizing the City Manager to enter into a contract with Four B Paving Inc. in the amount of \$137,300 for the 2016 Crack Sealing at Various Locations Program.**

This item was approved by consent.

**20. Report on most recent meeting of the following Boards and Commissions:**  
✓ **Animal Shelter Advisory Board - Councilmember Fisher**

No report was given.

✓ **Beautification Commission - Councilmember Turner**

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Councilmember Turner stated that Chairperson Marty Geer spoke volumes for the Commission earlier and he seconded the cooperation between them and the Parks and Recreation Board. There is a natural synergy between them and he commended them on coordinating their activities to better serve the City.

### ✓ **Community Affairs Commission - Councilmember Farco**

Councilmember Farco reminded everybody about the business roundtable on Thursday at 7:30 a.m. at the Old Bedford School. He thanked the Commission members who were in attendance.

### ✓ **Cultural Commission - Councilmember Champney**

Councilmember Champney reported that the Commission had a robust meeting the previous evening and many positive things were discussed. They started out addressing the upcoming performance by Danny Wright including times and fees, and planning for other events and activities taking place in the City. This led to discussion on the application for a cultural district designation through the Texas Commission on the Arts. Part of that discussion is the need for a comprehensive plan to demonstrate ongoing and sustainable activities for arts and culture in order to impress the Commission. There was discussion on what has been accomplished so far, including activities such as BluesFest, FourthFest, ArtsFest, Twilight Thursdays, testing a summer concert series, and other activities to be addressed at budget time. The consensus of the Commission is that they want to be in best possible position before applying for the cultural district designation, and that they may not be ready in January to submit a letter of intent. They may want to continue what they are doing now and build upon it. It was determined that the City can still apply for certain grants even without the official designation. There was further discussion about the utilization of assets in the City including the ONSTAGE theater, which is a 501(c)(3), and since they have downtime between performances, they may be a more logical venue to fill in gaps and fill out the City's robust arts activities.

### ✓ **Library Advisory Board - Councilmember Farco**

Councilmember Farco reported that the Summer Reading Club is looking for sign ups and he challenged Council and staff to sign up and log their reading hours.

### ✓ **Parks and Recreation Board - Councilmember Sartor**

Councilmember Sartor reported that the Board met on May 5 at the Boys Ranch Activity Center (BRAC) and Marty Geer with the Beautification Commission attended the meeting. There is a good relationship and synergy between the two bodies. At the Boys Ranch, the disc golf course has been a hit and anybody interested in learning more can contact the BRAC for information on lessons. The gym floor at the BRAC has been resurfaced and restriped, and now includes a pickle ball court. The next Board meeting is on June 3.

### ✓ **Teen Court Advisory Board - Councilmember Gebhart**

No report was given.

### ✓ **Senior Citizen Liaison - Councilmember Turner**

No report was given.

## 21. Council member Reports

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Councilmember Turner thanked the people of Bedford for having the confidence in him to reelect him to a fourth term and stated that it is a great honor and privilege to serve the City. There are a lot of areas of growth and development to be obtained in the City and he looks forward to being part of that. There is a degree of unity and reconciliation among many of the groups within the City and he hopes it leads to greater cooperation. He stated that out of 31,000 registered voters, less than 1,500 people showed up at the polls, which is a very small percentage. He encouraged all the voters to get out and exercise their freedom to vote.

Mayor Griffin stated that on Saturday 6Stones will host their Black and Blue Run HEB ISD.

### **22. City Manager/Staff Reports**

No report was given.

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

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

### **ADJOURNMENT**

Mayor Griffin adjourned the meeting at 7:48 p.m.

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Jim Griffin, Mayor

ATTEST:

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Michael Wells, City Secretary