

A G E N D A

**Regular Meeting of the Bedford City Council
Tuesday, August 14, 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.

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 551.087, deliberation regarding economic development negotiations relative to Block A, Lot 1A, Bedford Plaza Addition.
- Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 3, Lot 2A1, Cimarron Plaza Addition Park.
- 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.

REGULAR SESSION 6:30 P.M.

CALL TO ORDER/GENERAL COMMENTS

INVOCATION

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

PERSONS TO BE HEARD

1. The following individuals have requested to speak to the Council tonight under Persons to be Heard:

- a) John T. DeLorme, 1129 Woodvale Drive, Bedford, TX – Requested to speak to the Council regarding the Certificates of Obligation totaling about 7 million for the CIP Water/Sewer Projects.
- b) Dorothy McWhorter, 1600 Martha Drive, Bedford, TX – Requested to speak to the Council regarding Bedford 2005 Capital Improvement Projects and Communication.
- c) Ed Henderson, 2513 Meadow View, Bedford, TX – Request to speak to the Council regarding an update to Open Records Act as to comments made by city employees referencing the Bedford Police Department as source.

APPROVAL OF THE MINUTES

2. Consider approval of the following City Council minutes:
 - a) July 24, 2012 regular meeting

OLD BUSINESS

3. Public hearing and 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) (Tabled at the July 10, 2012 Council Meeting)

NEW BUSINESS

4. Public hearing and consider an ordinance to rezone a portion of property known as Lot 1RB, Block 1, Bedford Meadows Shopping Center Addition, 2824 Central Drive, Suite 301, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outside Seating. The property is generally located east of Central Drive and south of Harwood Road. (Z-222)
5. Public hearing and consideration of an ordinance to rezone a portion of property known as Lot 1R-1, Block 1, Harwood Hills Village Addition, 3350 Harwood Road, from Heavy Commercial to Heavy Commercial/Amended Specific Use Permit for a drive-through restaurant/Site Plan. The property is generally located south of Harwood Road and west of State Highway 121. (Z-225)
6. Public hearing and consideration of an ordinance to remove Sections 4.16.A. and 4.16.B Central Business District Overlay from the City of Bedford's Zoning Ordinance. (A-030)
7. Receive the 2012 Certified Ad Valorem Tax Roll from the Tarrant Appraisal District.
8. Receive the certified anticipated collection rate from the Tarrant County Tax Assessor-Collector for the City of Bedford.
9. Consider a proposed tax rate and set two public hearings on the proposed tax rate.
10. Call a public hearing on the proposed FY 2012-2013 budget to be held on August 28, 2012 at 6:30 p.m.
11. Consider a resolution authorizing the City Manager to enter into a contract with Fast Solutions in the amount of \$113,604.43 for the Asbestos Abatement and Demolition of seven properties at Various Locations in the City of Bedford.
12. Consider a resolution authorizing abandonment of a Utility Easement (Permanent Water Easement) in Lot 4BR1, Block 1 of Northeast Community Hospital Addition to the City of Bedford, Texas, as recorded in Document 212103614 of the Deed Records of Tarrant County, Texas.

13. Consider a resolution authorizing the City Manager to enter into a contract with Quality Construction in the amount of \$48,771 for the 2012 Large Valve Replacement Project.
14. Consider a resolution to accept the petition by the Senior Activity Center members to name the large meeting room at the Senior Activity Center the Virginia Chamblee Meeting Room.
15. Discussion regarding West Nile Virus. ***Item requested by Councilmember Nolan
16. 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

17. Council member reports

18. City Manager/Staff Reports

19. 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, August 10, 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.)



Council Agenda Background

PRESENTER: See below

DATE: 08/14/12

Persons to be Heard

ITEM:

- a) John T. DeLorme, 1129 Woodvale Drive, Bedford, TX – Requested to speak to the Council regarding the Certificates of Obligation totaling about 7 million for the CIP Water/Sewer Projects.
- b) Dorothy McWhorter, 1600 Martha Drive, Bedford, TX – Requested to speak to the Council regarding Bedford 2005 Capital Improvement Projects and Communication.
- c) Ed Henderson, 2513 Meadow View, Bedford, TX – Request to speak to the Council regarding an update to Open Records Act as to comments made by city employees referencing the Bedford Police Department as source.

City Manager Review: _____

DISCUSSION:

N/A

ATTACHMENTS:

Letters of Request

From: John DeLorme [REDACTED]
Sent: Tuesday, July 24, 2012 11:09 PM
To: Griffith, Beverly; Wells, Michael; Miller, David
Subject: PERSONS TO BE HEARED

I would like to be put on the next council agenda Aug. 7 2012 to speak regarding the certificates of obligation totaling about 7 million for the CIP water/sewer projects.

Thank You,

John T. DeLorme
1129 Woodvale Drive
Bedford, TX 76021

[REDACTED]

From: Roy & Dorothy McWhorter [REDACTED]
Sent: Tuesday, August 07, 2012 4:58 AM
To: Wells, Michael
Subject: August 14 CC Meeting

Please place my name under "Persons to Be Heard" for the 14 August 2012 City Council Meeting.

Topic: Bedford 2005 Capital Improvement Projects and Communication

Thanks,

Dorothy McWhorter

RECEIVED AUG 07 2012

Update to Opens Record
Act as to comments made
by city employees
referencing the Bedford
Police Department as
SOURCE.

would like to ~~be~~ speak at
the next council meeting
on the subject above

Ed Henderson

2513 Meadow View

817 283 1799



Council Agenda Background

PRESENTER: Michael Wells, City Secretary

DATE: 08/14/12

Minutes

ITEM:

Consider approval of the following City Council minutes:

- a) July 24, 2012 regular meeting

City Manager Review: _____

DISCUSSION:

N/A

ATTACHMENTS:

Minutes of July 24, 2012 regular meeting

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 24th day of July, 2012 with the following members present:

Jim Griffin	Mayor
Michael Boyter	Council Members
Chris Brown	
Jim Davisson	
Patricia Nolan	
Sherry Olsen	
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
Jill McAdams	Human Resources
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, 8 and 10.

Council discussed Item #11 regarding the contract with the Tarrant County Tax Assessor and Collector. City Manager Beverly Griffith explained that this contract did go through the Commissioner's Court. The County did not supply their budget but staff was able to obtain information off of their website. The County did provide a summary of their cost of services survey. The account rate was calculated by taking their total expenses and dividing it by the total number of accounts. The last increase was in 2008 from \$0.50 per account to \$0.65 per account. Council was of the consensus to vote on this item during the regular session.

- **Presentation by Robert Hinkle and Lara Kohl, NTE, regarding the S.H. 183 expansion.**

Lara Kohl with Bluebonnet Construction presented Council an update on the S.H. 183 expansion. With her were Robert Hinkle and Tommy Williamson of NTE. This project starts at the I-35W interchange and runs through Haltom City, North Richland Hills, the interchange at North East Mall, Hurst, Bedford and ends in Euless, just shy of Industrial Boulevard. It involves the complete reconstruction of main lanes and frontage roads, as well as the adding managed toll lanes. The project not only improves mobility but

also serves as an economic driver as well as adding employment opportunities. It employs 104 companies with 1,000 people working directly on the project. There are nearly 140 disadvantaged business enterprises working on the project. So far, 1.42M cubic yards of dirt have been excavated with 0.8M cubic yards of concrete poured. \$442M has been spent so far and the project is on track to be complete by June of 2015.

The developer is in charge of operations and maintenance, which includes cleaning, mowing, pothole repair, ice and snow removal and motorist assistance. They also assist the Police and Fire Departments in responding to incidents. In regards to utility relocation, there is approximately 500,000 linear feet of utilities that need to be moved. This involves working with several municipalities and utility companies.

Recent activity includes opening a new westbound frontage road between Norwood Drive and Precinct Line Road, switching the westbound main lanes from Murphy Drive to Central Drive, switching traffic from Central Drive to Bedford Road onto new pavement, and the construction of the first residential noise wall along the westbound frontage road from Stonegate Drive to Brown Trail. This will be the first of 11 noise walls along the corridor. Looking ahead, there will be a complete swap, where everything that has been closed will reopen, while those that have been opened will be closed. On the westbound side, the Central Drive on-ramp and the Bedford Road off-ramp will be opened, while the off-ramps on Central Drive from S.B. 121 and Norwood Drive will be closed. On the eastbound side, this week they are starting to work on the main lanes and shifting that traffic to the north. The Bedford Road on-ramp will be closed.

The main areas of construction in the third quarter will include excavating a lot of dirt, drainage work and building retaining walls west of Precinct Line Road. There will be work on the retaining wall at Norwood Drive and the construction of the Norwood Drive Bridge. As previously mentioned, the westbound Bedford Road off-ramp and the westbound Central Drive on-ramp will be opened. Finally, the Murphy Drive/Westpark Bridge construction should be completed by next month. In regards to activity in the western part of the construction, they are working mainly on the center lanes and constructing frontage roads. The Haltom Road and Denton Highway bridges are being reconstructed and the direct connections from the managed lanes to I-35W are being built.

Ms. Kohl advised that there is a Beat the Traffic app that is free through the project's website at northtarrantexpress.com. People can also stay informed through the project's website and hotline, Facebook, Twitter or people can visit the public information center in North Richland Hills.

Council discussed with Ms. Kohl that on westbound S.H. 183 to I.H. 820 in Hurst at the South Glenview exit, the curves are a lot sharper than expected and whether there was anything similar to that being planned in Bedford. Ms. Kohl stated that she would look into correcting the issue in Hurst and will examine the plans for Bedford though, because the highway through Bedford is much straighter than Hurst, she does not expect any such issues. In response to questions from Council, Police Chief Roger Gibson stated that though there have been issues with the Police and Fire Departments due to the construction, the developer has been good at responding to incidents with their equipment and personnel. Further, NTE has been very responsive to problems identified by the Police Department and Public Works. In response to further questions from Council, Ms. Kohl stated that there was some validity to "first in, first out". She will examine if anything can be done with changing the lanes on southbound Central Drive during peak hours as traffic gets backed up to L. Don Dodson Drive.

- **Present report on the 2012 City of Bedford Fourth Fest.**

Special Events Coordinator Wendy Hartnett presented a report on the 2012 City of Bedford Fourth Fest. The goals of the festival were to provide a community event, foster economic growth, encourage citizen involvement and to produce a phenomenal festival. She listed many of the sponsors including Texas Roadhouse who did all the catering for free, McCalister's who helped with dinner, American Ice, Dr. Pepper, EZGO, and Speedpro Imaging who did the frame signs for free. Objectives that the festival was able to achieve included the extensive volunteer program, major parking changes, multi-year agreements, new sponsors such as Bell Helicopter and Brown Mackie College, and departmental synergy. The attendance at Splash was 1,237 for the day and they reached capacity at 3:30 p.m.

In presenting a four-year breakdown of revenues versus expenditures, Ms. Hartnett stated that they are going in the right direction. The festival is a hard catch since it was in the middle of the week and it is a short event. The festival is reevaluated every year in order to maximize what is being done. In regards to the volunteer program, it started in 2010 and has gradually been getting better. This year, the Court provided 21 volunteers who worked a total of 189 hours. Non-profits are paid back \$10.00 an hour; therefore, the Court volunteers saved the City \$1,890. The Trinity Troy Anns provided 28 volunteers at 135 hours, the Kiwanis provided nine volunteers at 144 hours and TWU provided 11 volunteers at 51 hours. On-site parking at \$15.00 brought in a total of \$4,387. The City's portion of the Bedford Library Friends' parking totaled \$1,900. The event will continue to begin at 4:00 p.m. in order to reduce expenses and increase revenue.

Future challenges include adding more sponsors, including co-sponsors such as Bell Helicopter and Brown Mackie College, who are able to enjoy benefits both at 4thFest and BluesFest. Also, parking options such as on-site and Pennington Field will continue to be optimized. They will also examine adding City drink and pizza sales in the food court area. Finally, the event will continue to be themed, with next year being a celebration of Bedford's 60th birthday.

Ms. Hartnett stated she would look into the suggestions from Council for adding a food truck alley with a competition for who has the best food, as well as having citizens decorate their houses with the winner for the best-dressed house being a VIP at the festival. In response to questions from Council, Ms. Hartnett stated that the festival is paid for through hotel/motel occupancy taxes and fees collected by sponsors. She stated that it is not the intent to break even; they do the best they can to increase revenue and provide a great event. In terms of increasing revenue and decreasing expenses, there were other suggestions from Council regarding a sponsorship for the fireworks program and for adding cabanas similar to BluesFest. In regards to the cabanas, Ms. Hartnett explained that currently, people can bring their own canopies to the event and for BluesFest, they are not getting a good return on investment so they will not be offered this year. Regarding issues with the fireworks, she first gave special thanks to their technician Greg, and explained that the electronic ignition on several of the rails failed, with 40% of the shells not firing. The vendor, Western Enterprises, acknowledged the problem and fully refunded the show. Council recognized Ms. Hartnett and Managing Director of Community Services Mirenda McQuagge-Walden for getting the word out on the festival as a lot of new people attended this year. City Manager Beverly Griffith stated that there is a lot that goes on behind the scenes at the event and that there is a lot of spirit because of Ms. Hartnett and her ability to draw the best out of people.

- **Presentation of Design of Phase I of the Boys Ranch Master Plan.**

Managing Director of Community Services Mirenda McQuagge-Walden presented information on the design of Phase I of the Boys Ranch Master Plan. The purpose of tonight's presentation is to display the 95% complete plans for the first phase, which includes work on the lake, drainage and ancillary improvements. Staff is requesting feedback from Council before the documents are finalized. Kimley-Horn has been contracted to do the design and when funding has been done, they will assist in the bidding process. The Parks and Recreation Board has reviewed the plans and gave their feedback.

Mark Hatchell of Kimley-Horn and Associates stated that the Master Plan was based on a lot of ideas that came from meetings with the Parks and Recreation Board, the Council and with the community. The Boys Ranch is the heart and soul of Bedford. It has been an idea for a long time to improve the Park by getting things in the right locations and putting together the final mix of attractions and facilities. Different phases of development were identified. From a safety and maintainability standpoint, the creek and dredging of the lake were the most logical first steps in the development. The goals of the first phase are to improve the functionality and usability of the trails, picnic areas and playgrounds; to upgrade the overall image and aesthetics of the park; and, to remove sediment and improve maintainability of the ponds and channel.

The project is true to the intent of the Master Plan. It was presented to the Parks and Recreation Board and they received feedback on colors and features. The project starts south of the drainage work south of Harwood. The whole channel would be improved with new ledge stone edging, which would sit on a

concrete ledge that provides a safety aspect and allows for easier maintenance. To increase the circulation around the channel and pond, three waterfall weirs and pedestrian bridges would be installed. The lake would be reshaped and graded to ease some of the tight places around the adjacent neighborhood. Two water aerators and a fountain at the headwaters would be installed. Also included would be two fishing piers, a new picnic pavilion, two 30-foot hexagonal pavilions, trails and landscaping features at the waterfall weirs. He also discussed the playground upgrades including shading. He stated the next steps were to address comments from Council and once the design is completed, to wait for the City to determine a funding mechanism. Kimely-Horn would then help with bidding and construction. He stated that advertising and bidding the project would take two months and there would be approximately 10-12 months for construction.

In answer to questions from Council, Mr. Hatchell stated that the new design of the lake, with the concrete edge and stone ledges would be easier to maintain. The center of the lake would also be deepened. He stated that parks maintenance trucks generally use the lighter trails to get down to the main areas of the park. In regards to the volleyball court, Ms. McQuagge-Walden explained that the Parks and Recreation Board wanted to move it out of the Boys Ranch to Central Park. Mr. Hatchell discussed grading an area of the Park for seating during events like FourthFest, which in the future could be developed as an amphitheater. The plans are done with long term construction techniques in mind; therefore, there should be no problems with the items specified for approximately the next five years.

Council was of the consensus to move forward with the design.

Mayor Griffin adjourned the Work Session at 6:41p.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.**

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 and Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1Rb, Bedford Meadows Shopping Center at 9:40 p.m.

Council reconvened from Executive Session at 10:00 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 6:48 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Griffin called the meeting to order.

INVOCATION (Dr. Timothy Pierce, Woodland Heights Baptist Church)

Dr. Timothy Pierce of Woodland Heights Baptist Church gave tonight's invocation.

PLEDGE OF ALLEGIANCE (Cub Scout Pack #0254, Hilory Conchola - Leader)

Cub Scout Pack #0254, lead by Hilory Conchola, along with Cubmaster Rich Krutenat, and Cub Scouts Nathan Krutenat, Parker Campbell and Nicolas Krutenat, lead the Pledge of Allegiance.

OPEN FORUM

Layne Gossett, 1813 Rollingwood Court, Bedford, Texas – Mr. Gossett signed up to speak on Council agendas and background information on-line. Mr. Gossett stated that the minutes for the past several Cultural Commission meetings were not on-line. Council and staff discussed that this was an administrative oversight and that it would be corrected.

Janet Easton, 2213 Wembley Wood, Bedford, Texas – Ms. Easton signed up to speak on the Cultural District but chose not to speak until she had more information.

John Ferebee, 3817 Hillwood Way, Bedford, Texas – Mr. Ferebee signed up to speak on the Cultural District but chose not to speak until he had more information.

Dave Ferebee, 1208 Oak Grove Lane, Bedford, Texas - Mr. Ferebee signed up to speak on the Cultural District but chose not to speak until he had more information.

Bill Ellis, 1004 Monterrey Street, Bedford, Texas - Mr. Ellis signed up to speak on the Cultural District but chose not to speak until he had more information.

CONSIDER APPROVAL OF ITEMS BY CONSENT

Motioned by Councilmember Olsen, seconded by Councilmember Brown, to approve the following items by consent: 3, 8 and 10.

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:

Joseph Lynn, Fire Department – 5 years of service
Marcos Espinoza, Fire Department – 5 years of service
Christopher West, Police Department – 15 years of service
Jill McAdams, Human Resources – 15 years of service
Loquita Traylor, Administrative Services – 40 years of service

PERSONS TO BE HEARD

2. The following individuals have requested to speak to the Council tonight under Persons to be Heard.

- a) **Ray Champney, 2300 Marshfield Drive, Bedford, TX – Requested to speak to the Council regarding leveraging the Cultural District, CBDZ and The Mayors Challenge, a national competition designed to inspire cities.**

Ray Champney, 2300 Marshfield Drive – Mr. Champney stated that the idea of a cultural district first started in 2009 with a presentation he did for the Mayor and Council regarding arts and culture as an economic engine. In 2008, the State changed the rules regarding the cultural district designation. This type of district would create a point of differentiation from other cities. Tonight he wants to present his concept and perception of what the district could be, how it all could come together, and the potential benefits for the City.

Mr. Champney explained that the whole idea of creating a different scenario in central Bedford goes back to 2004. It never got any legs but the concept spurred him on. He sent an email to Council and began to speak of the idea of a creating point of differentiation. In 2009, after getting elected, he came back with the proposal regarding arts and culture as an economic engine. The concept of the Central Bedford Development Zone (CBDZ) began in 2010. The CBDZ and the District are two separate projects and he has been the one trying to link them. He sees the District as a potential catalyst for the CBDZ. Kimley-Horn began a survey of the CBDZ in 2011 and at every meeting he attended, he tried to insert the District. The City has established a Cultural Commission and they have an excellent chairperson in Alicia McGlinchey. Their vision of the District is to revitalize central Bedford using existing assets that are not being fully utilized such as the Boys Ranch, the Trinity Arts Theater, the OnStage Theater, the Trinity Arts Guild, the Senior Center, FourthFest, BluesFest, and the Old Bedford School. Consolidating these assets together in a cultural district makes sense and would reposition Bedford from a standpoint of having arts and culture. There should be a focus on the Old Bedford School, the Library and the surrounding greenbelt. He visualizes a landscape architect redesigning the landscape and incorporating an amphitheater, band shell or gazebo. There would be formalized programs such as is being done with Twilight Thursdays. He has visited the Levitt Pavilion in Arlington and they have programs 52 weeks a year at no cost to the city. He also visualizes a series of mini-kiosks or pavilions where artists can come in and sell their arts and crafts as well as give instructions. He also feels that the old library is an ideal location for an arts center.

In regards to the CBDZ, Mr. Champney feels that if the District is established, it would create density in that area. This density would be more attractive to retailers and developers. He further sees targeting businesses and receiving commitments with companies that have relationships with arts and culture. If there is a focus on arts and culture as an economic engine, the process can be leveraged to move forward.

Mr. Champney then presented an opportunity with the Mayors' Challenge, which is supported by the Bloomberg Philanthropies. The program has no strings attached. There are 1,300 cities eligible and he believes that Bedford can win. The deadline for submitting the application is September 14. The benefits to Bedford of the District and linking it to the CBDZ are to revitalize and open up the City and to build a greater sense of community. The potential of the \$5M prize would do wonders for projects such as the landscaping outside of the Old Bedford School and the Library. It would also give the City tremendous local and national exposure, which can be used as a marketing tool to attract new businesses. None of this involves monies from the City. He has explored this concept with developers and management companies and nobody has had a negative response. He states that the District has the support of the Arts Council Northeast, the Trinity Arts Guild, Judge Whitley, County Commissioner Fickes, HEB ISD School Board President Dr. Gene Buinger, Bedford residents and President of Tarrant County College Dr. Larry Darlage. He feels there is an opportunity to embrace the community and the area and to create a unique position for the City. He believes the window of opportunity exists now with the \$5M competition and with the highway expansion.

Council discussed Mr. Champney's presentation. It was explained that a small team of department managers has been put together to review potential projects that would meet the problem solving criteria of the contest. Potentially, one of the projects could be the CBDZ. There was a discussion on the distinction between the Cultural District and the CBDZ. The District is made up of the Library, Boys Ranch and the Old Bedford School. The first step in the process was to seek a cultural district designation from the State; however, there were not enough criteria to achieve that recognition. The offshoot from that was the creation of the Cultural Commission, whose goal is to identify the types of art and culture going on around the City then report back to Council. Those activities could then be leveraged as the City moves forward with the CBDZ.

APPROVAL OF THE MINUTES

3. Consider approval of the following City Council minutes:

- a) July 10, 2012 regular meeting
- b) July 16, 2012 work session

This item was approved by consent.

NEW BUSINESS

4. Public hearing and consider an ordinance to rezone a portion of property known as Lot 1RB, Block 1, Bedford Meadows Shopping Center Addition, 2824 Central Drive, #331, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Children's Daycare Center. The property is generally located south of Harwood Road and east of Central Drive. (Z-224)

Planning Manager Jacquelyn Reyff presented information regarding this ordinance. Just for Kids has been operating in the shopping center for 17 years and is asking to move into the main part of the center. The section they are currently in is being demolished by the shopping center owner. Parking remains from the previous development; though the new play area will take up 7 spaces, parking is still in excess of what is required. The play area will be fenced and have two points of egress. The material for the fencing will be screening material on two or three sides and chain link fence on one side. The play area is 50 feet from the adjacent residential property, which meets the requirements of the Zoning Ordinance. There will be no change to the footprint so there is no need to update the landscaping.

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

Nobody chose to speak at tonight's public hearing.

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

The applicant, Robin Smith, 2828 Central Drive, responded to questions from Council. She stated that where the playground is going to be, they no longer have to cross traffic as they can access it from the back of the new location. There is a thin median where it backs up to the adjacent oil change business. She feels that it is safer than how they are operating now and that measures will be taken to ensure the safety of the children. The state agency that controls and licenses those types of businesses felt that it is a better location. She feels that the play area is of sufficient size and is safe enough.

Motioned by Councilmember Turner, seconded by Councilmember Davisson, to approve an ordinance to rezone a portion of property known as Lot 1RB, Block 1, Bedford Meadows Shopping Center Addition, 2824 Central Drive, #331, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Children's Daycare Center. The property is generally located south of Harwood Road and east of Central Drive. (Z-224)

Motion approved 6-1-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Boyter, Councilmember Davisson, Councilmember Olsen, Councilmember Turner and Councilmember Brown.

Voting in opposition to the motion: Councilmember Nolan

5. Public hearing to receive citizen comments on the City's application for the Texas Parks and Wildlife Department Local Park Grant Program.

Ms. McQuagge-Walden reported to the Council and the audience that all of the Cultural Commission minutes were now posted to the website.

Ms. McQuagge-Walden presented information regarding this item. The public hearing is to receive citizen comments on the City's application for the Texas Parks and Wildlife Department Local Grant Program. In 2010, the City Council approved the Boys Ranch Master Plan. In March of 2011, the City submitted an application for a grant of \$500,000. The City did not receive the grant and after that, the State Legislature suspended funding for the program. The United States Congress released federal funding and some has come to State of Texas to fund smaller local level park grants in the amount of \$100,000. The DFL Group moved forward on a pro-bono basis since the City did not receive the original grant and has come forward to work on this grant. The same application will be submitted for funding a fishing pier, lake dredging, drainage improvements, trails, disc golf and an amphitheater. It is

hoped that with a smaller award, the City will be more competitive. By having a Master Plan on file, the City already has points. The application for the grant is due by August 1.

Mayor Griffin opened the public hearing at 7:48 p.m.

Ray Champney, 2300 Marshfield Drive - Mr. Champney stated that it would make it \$5,100,000.

Mayor Griffin closed the public hearing at 7:49 p.m.

6. Consider a resolution of the City of Bedford, Tarrant County, Texas hereinafter referred to as “applicant,” designating certain officials as being responsible for, acting for, and on behalf of the applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as “department,” for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the “program”; certifying that the applicant is eligible to receive program assistance; certifying that the applicant matching share is readily available; dedicating the proposed site for permanent public park and recreational uses; and certifying that the application has been submitted to the appropriate regional council of governments for the Texas Review and Comment System (TRACS) review.

Ms. McQuagge-Walden presented information regarding this resolution. This resolution would allow City staff to submit an application on behalf of the City for the grant. The City would have to put up a match of \$100,000 and the proposed funding is well within the scope of the project.

John Fain of the DFL Group answered questions from Council. He stated that riparian refers to plants that are associated with rivers and streams. If awarded the grant, the City has three years to expend the funds. He does not feel that the City would get extra points for the finished work on the drainage to the creek. The basketball court was taken out of the application because it is no longer on the Master Plan.

Motioned by Councilmember Brown, seconded by Councilmember Turner, to approve a resolution of the City of Bedford, Tarrant County, Texas hereinafter referred to as “applicant,” designating certain officials as being responsible for, acting for, and on behalf of the applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as “department,” for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the “program”; certifying that the applicant is eligible to receive program assistance; certifying that the applicant matching share is readily available; dedicating the proposed site for permanent public park and recreational uses; and certifying that the application has been submitted to the appropriate regional council of governments for the Texas Review and Comment System (TRACS) review.

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

7. 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 Legacy Alliance Holdings, LLC. (Legacy)

This item was discussed in Executive Session.

Motioned by Councilmember Turner, seconded by Councilmember Davisson, to approve 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 Legacy Alliance Holdings, LLC. (Legacy)

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

8. Consider a resolution authorizing the City Manager to enter into a contract with the Hurst-Euless-Bedford Independent School District to provide two School Resource Officers for school year 2012/13, in the amount of \$142,178, paid for by the District.

This item was approved by consent.

9. Consider a resolution authorizing the City Manager to enter into a contractual agreement for employee health, life and long term disability insurance benefits with CIGNA.

Human Resources Director Jill McAdams presented information regarding this resolution. She introduced Lisa Mizell with Benefits Seminar Plus, who worked as the benefits consultant and broker.

Ms. McAdams presented an overview of the insurance bidding process. The City competitively bids out insurance products once a year. Benefits Seminar Plus, the broker, completes the RFPs and sends them out to insurance carriers. They further analyze the bids, negotiate with the carriers and brings back the bids with recommendations. This year, they are looking at medical, life and long-term disability insurance. Beginning five years ago, an employee insurance committee was put together, which goes through the process along with staff and the broker. This helps them understand what goes into their benefits from a cost standpoint and the impact of their choices on health care. There was good participation this year with 12 employees. The members of the committee take back information to their departments, explain the process and bring back any questions.

Life and long-term disability insurance were bid out together. Both benefits are currently with Hartford. Within the last 12 months, claims have equaled 300% of premium. In addition, medical claims from health insurance are considered when insurance companies bid. Based on usage, Hartford had an increase of \$61,000. Of the 21 carriers asked to submit a quote, eight provided a quote of which three, Hartford, Cigna and Lincoln, were considered competitive. The other companies declined to bid for reasons including not being competitive with rates and the City's ratio of police and fire employees. Cigna offered the most competitive rate as well as a 1% reduction on medical insurance if the City considered them for life and long-term disability insurance. They also offered to lock in the rate for three years. There is one difference in the Cigna plan in that the accelerated death benefit is 50% up to \$100,000, compared to the current 75% up to \$150,000. As this benefit has not ever been used, Ms. McAdams feels that it will not be seen as a major discouragement.

In regards to medical insurance, back in the 06-07 Fiscal Year, staff took a hard look at premiums. Rates were going up and the City was pricing itself out of the market. Employees were then transitioned over to a high deductible health plan, which lead to a substantial decrease in the cost of premiums. The City took the decrease and looked for a medical provider for an employee health clinic, which has become one of the City's flagship benefits. There was initially a 12% increase in premium totals last year; however, Benefits Seminar Plus negotiated with the carriers to get down to a 1% increase. This year, the City was not as lucky. There are substantial claims that are driving the increase. Six carriers were contacted and three, Cigna, BlueCross BlueShield (BBS), and United Health Care (UHC), provided bids. Cigna's final bid contained a 13% increase over current rates, or \$195,000. BBS came in 33% and UHC 46% over current rates. The Cigna bid includes a stipend of \$12,000 for employee wellness programming. The City's employee wellness program was recently spotlighted at ICMA. The initial bid from Cigna was 15% over current rates, but was reduced by 1% as an incentive to add them as the carrier for life and long-term disability insurance and an additional 1% because of the wellness program.

What are driving the increased cost are five very large claims over \$100,000 each and three claims over \$50,000 each. The adjusted paid loss ratio was 94.88% of premium dollars and is know trending 112% over premium. Other factors include the cost of medical inflation, federal and state mandates, reinsurance, the average age and lifestyle of participants and administrative costs.

The base plan has deductibles of \$2,500 for individuals and \$5,000 for families. Currently, there are 140 employees on the plan, of which nine have met their deductible. There have been 11 family deductibles met out of 111 members on the plan. The buy-up plan has deductibles of \$1,500 for individuals and \$3,000 for families. Of the 20 individuals on the plan, 13 have met their deductible. There has been one family deductible out of six on the plan.

Positive trends include the following: 82% generic drug utilization compared to 76.4% in Cigna's Book of Business (BOB) and up from 77.5% last year; preventative care utilization up from 60.2% last year to 65.5% and compared to 51.6% in the BOB; primary care office visits per thousand down from 2,468.2 to 2,389.3 and compared to a norm of 3,320.7 from the BOB; an increase in completion of Health Risk Assessments from 154 to 192; and emergency room costs down from \$197.83 per member per year to \$169.56 per member per year. How the increase of \$195,000 will be allocated will not be determined until the budget process.

Ms. McAdams and Ms. Mizell answered questions from Council. In regards to the police and fire ratios, this issue is not specific to Bedford and those companies would not have bid on any municipality. There has been a redevelopment of the employee wellness program with monetary incentives to get a physical, pushing the Lunch and Learns, Weight Watchers and yoga classes. The City pays 100% of the employee cost and 70-75% of the dependent cost. Dental insurance is not included in this particular item. Vision insurance is an additional benefit, for which employees pay 100%. In regards to the consideration of reducing life insurance coverage, currently the benefit is two times the employee's salary up to \$150,000. The current bid has a savings of \$14,000. The life insurance claims being 300% of premium paid is due to the death of one of the participants. In regards to the wellness program, participation varies by topic and level of interest. An average of 30 employees attends the Lunch and Learns; there was nearly 100% completion of health risk assessments; and 55 people took part in a blood pressure challenge. Approximately 300 people currently take the insurance. One large claim will soon be eligible for Social Security; however, there are no other large claims that are in that category. In regards to the speakers and food provided at Lunch and Learns, CIGNA has a speaker circuit and everything is paid through the money provided by CIGNA.

Motioned by Councilmember Turner, seconded by Councilmember Brown, to approve a resolution authorizing the City Manager to enter into a contractual agreement for employee health, life and long term disability insurance benefits with CIGNA.

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

10. Consider a resolution approving the City of Bedford's Section 125 Plan that allows employees to make contributions for insurance premiums and Health Savings Accounts (HSA) on a pre-tax basis as allowable under the Internal Revenue Service (IRS) Code Section 125.

This item was approved by consent.

11. Consider a resolution authorizing the City Manager to enter into a contract with Ron Wright, Tarrant County Tax Assessor-Collector, and Tarrant County, for the assessment and collection services of ad valorem taxes levied by the City of Bedford; and providing an effective date.

Administrative Services Director Cliff Blackwell presented information regarding this resolution. This contract is for tax assessing and collecting services from the Tarrant County Tax Assessor. Some of the services they provide, in addition to assessing and collecting taxes, include reports that can be found on-line, the tracking of accounts and delinquencies, and the assessment of penalties and interest. This information is provided to the City on a daily basis. They are also relied on for the Truth in Taxation publications, including calculating the effective and rollback rates that are put in the newspaper. The County has been doing this for the past 20 years on behalf of the City. Previously, the fee was \$0.65 cents per account; however, after a new review, the fee was raised to \$0.90 per account. This is an impact of an additional \$4,000 to the budget. Staff has attempted to obtain information from the County but still does not know where the new fee comes from.

Council discussed the alternatives to the contracting with the County such as bringing the process in-house. It was stated that additional staff would have to be added and the cost for postage alone would be more than the contract amount of \$14,000.

Motioned by Councilmember Brown, seconded by Councilmember Davisson, to approve a resolution authorizing the City Manager to enter into a contract with Ron Wright, Tarrant County Tax Assessor-Collector, and Tarrant County, for the assessment and collection services of ad valorem taxes levied by the City of Bedford; and providing an effective date.

Motion approved 6-1-0. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Boyter, Councilmember Davisson, Councilmember Olsen, Councilmember Turner and Councilmember Brown.

Voting in opposition to the motion: Councilmember Nolan

12. Consider all matters incident and related to approving and authorizing publication of notice of intention to issue Series 2012 Certificates of Obligation, including the adoption of a resolution pertaining thereto.

Mr. Blackwell presented information regarding this resolution. He stated that any time the City goes out to borrow money to fund capital projects, it partners with firms that it contracts with for this type of service. These include financial advisors through First Southwest Company and legal counsel through the City's bond counsel, Fulbright and Jaworski. This item addresses seeking the funding for the approved loan from the Texas Water Development Board, which was approved in October 2011 for sanitary sewer projects. The Board established a deadline of October 1 of 2013 in which the program will end if the City does not have the funding. To secure the funding, the City must start acting now in order to post a notice of intent to issue certificates of obligation. By statute, the City has to wait 31 days from the first publication before Council can be presented the ordinance issuing the certificates. The bond counsel felt that it was in the best interest of the City to separate this and Item #13 so in the case of any problems, the funding for that item does not get tied up. This item is for \$630,000, which is the exact amount approved in the loan and it is to publish the notice of intent to issue certificates of obligation.

In answer to questions from Council, Laura Alexander of First Southwest explained that publishing the notice of intent gives the Council authority to act at the meeting at September 11 but it is not binding; however, they would need some indication of Council's intent by August 10. The standard process for this type of loan is through certificates of obligation.

Motioned by Councilmember Brown, seconded by Councilmember Davisson, to approve a resolution approving and authorizing the publication of a notice of intent to issue Series 2012A Certificates of Obligation.

Councilmember Brown amended his motion to approve a resolution approving and authorizing the publication of a notice of intent to issue Series 2012 Certificates of Obligation, seconded by Councilmember Davisson.

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

13. Consider all matters incident and related to approving and authorizing publication of notice of intention to issue Series 2012A Certificates of Obligation, including the adoption of a resolution pertaining thereto.

Mr. Blackwell presented information regarding this resolution. This item is to consider the publication of a notice of intent to issue Series 2012A Certificates of Obligation. What was designed in this issuance are water and sewer related projects. Council has between tonight and preferably August 10 to narrow down where they want to go to with these projects. From the list that was presented to Council at their previous meeting are storm water projects as well as the Dora Street project, which is a General Obligation bond as it was voted on in 2001. If Council decides to move forward with that project, it does not need to be posted in the notice.

Motioned by Councilmember Brown, seconded by Councilmember Davisson, to approve a resolution approving and authorizing the publication of a notice of intent to issue Series 2012A Certificates of Obligation.

Motion approved 6-0-1. Mayor Griffin declared the motion carried.

Voting in favor of the motion: Mayor Griffin, Councilmember Boyter, Councilmember Davisson, Councilmember Nolan, Councilmember Turner and Councilmember Brown.

Abstaining from voting on the motion: Councilmember Olsen

Council adjourned into Executive Session prior to the reports on Boards and Commission.

14. 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**

Councilmember Olsen reported that the internet homepage now features a cat and dog of the week. The Shelter is at full capacity with dogs. Finally, the the Shelter is getting ready for their fall festival.

✓ **Beautification Commission – Councilmember Turner**

Councilmember Turner was not able to attend the last Commission meeting.

✓ **Community Affairs Commission - Councilmember Boyter**

Councilmember Boyter reported that the Commission is working on an upcoming business roundtable and is anticipating a good turnout. They are also reinvigorated by their efforts to push the Shop Bedford First program.

✓ **Cultural Commission - Councilmember Nolan**

Councilmember Nolan reported that the Commission met the previous night. The surveys are all done and will be going out to artists and groups to access venue opportunities. By the end of August, the Commission will have something concrete on what is available for the artists and groups.

✓ **Library Board – Councilmember Brown**

Councilmember Brown reported that the Board met last Wednesday and reminded everybody about the book sale this weekend. It will held on Friday, Saturday and Sunday and they are asking for volunteers to help set up on Thursday.

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

No report was given.

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

Councilmember Turner was unable to attend the last Board meeting.

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

No report was given.

15. Council member reports

No other reports were given.

16. City Manager/Staff Reports

- ✓ **Report from Police Chief Roger Gibson to discuss how staff reports crime stats, regarding D Magazine article. ***Requested by Council Member Patricia Nolan**

Council discussed this item prior to convening into Executive Session.

Police Chief Roger Gibson explained how the information was compiled in the D Magazine article. First, the data listed was from 2010. They also used 2009 data for the City of Lancaster and for another city, they grabbed all the data from Denton County and averaged it out. The vast majority of cities use Uniform Crime Reports (UCR) in reporting their crime data, while Bedford uses the National Incident-Based Reporting System (NIBRS). Bedford was the first city in Texas to start using NIBRS. Chief Gibson recalled that at one time, it was federally mandated that entities move to NIBRS; however, large entities balked at moving so the mandate went away. The main difference between the two systems is that UCR only captures the most serious offense during an incident and counts it as one, while NIBRS captures more information and counts every crime during an incident. In 2010, the City had 175 aggravated incidents reported under NIBRS; inputting that data into UCR drops the number of offences down to 126, or a 39% difference. This is the first time this has become an issue. In reporting to outside entities, such as the media, UCR data can be used but it would not match the annual report issued by the Department. Compared to the 2010 data, 2011 had an 18% decrease in violent crimes and an 11% decrease in property crimes. For violent crimes, that is the second lowest number in the previous eight years; for non-violent crimes, it is the lowest number in ten years. For this year, through the end of July, violent crime has been reduced by 25% from 2010 to 2012. One thing the Department wants to target is repeat victimization.

Council and staff discussed publishing information on the website to get word out about discrepancies and the reasons the D Magazine article was not valid or correct; switching back over to UCR; the surrounding cities that also use NIBRS; and reporting data under both systems. In answer to questions from Council, Chief Gibson stated the totality of information collected under NIBRS is greater than what is captured under UCR and that this is the system that the FBI wants everybody to go to. Violent crime is considered to be murder, sexual assault, aggravated assault and robbery.

Council was of the consensus for the Police Department to provide both sets of data in their annual report; to publish the information provided by Chief Gibson on the City's website; and to send a letter to D Magazine rebuffing the information they provided and that in the future, they should pull the UCR data.

City Manager Beverly Griffith had no report.

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

Item #4 was approved during the Regular Session.

ADJOURNMENT

Mayor Griffin adjourned the meeting at 10:06 p.m.

ATTEST:

Michael Wells, City Secretary



Council Agenda Background

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

DATE: 08/14/12

Council Mission Area: Foster economic growth.

ITEM:

Public hearing and 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) (Tabled at the July 10, 2012 Council Meeting)

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

Big Shots is 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, this is 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 LOT 1, BLOCK 1 THE OAKS ADDITION, LOCATED AT 1833 AIRPORT FREEWAY, BEDFORD, TEXAS, FOR A REZONING FROM HEAVY COMMERCIAL TO HEAVY COMMERCIAL/SPECIFIC USE PERMIT/OUTSIDE SEATING/INDOOR AMUSEMENT CENTER SPECIFICALLY FOR BIG SHOTS SPORTS CAFÉ 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 shall be shown 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 specific use permit 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 14th day of August 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.

P&Z MTG, 6/14/12

Z-221

Received 4/25/12



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

LA-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 ASSESSMENT 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

LA-25-12P02:35 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)

SHARMA TAYLOR PLAZA SHOPPING CENTER LTD.

Owner (if not applicant): (*Signature) _____
JVA, Inc. G.P. _____ Pres.
(Print name) Joe V. Hawn Jr
(Company name)

Developer: (*Signature) _____
(Print name) _____
(Company name) _____

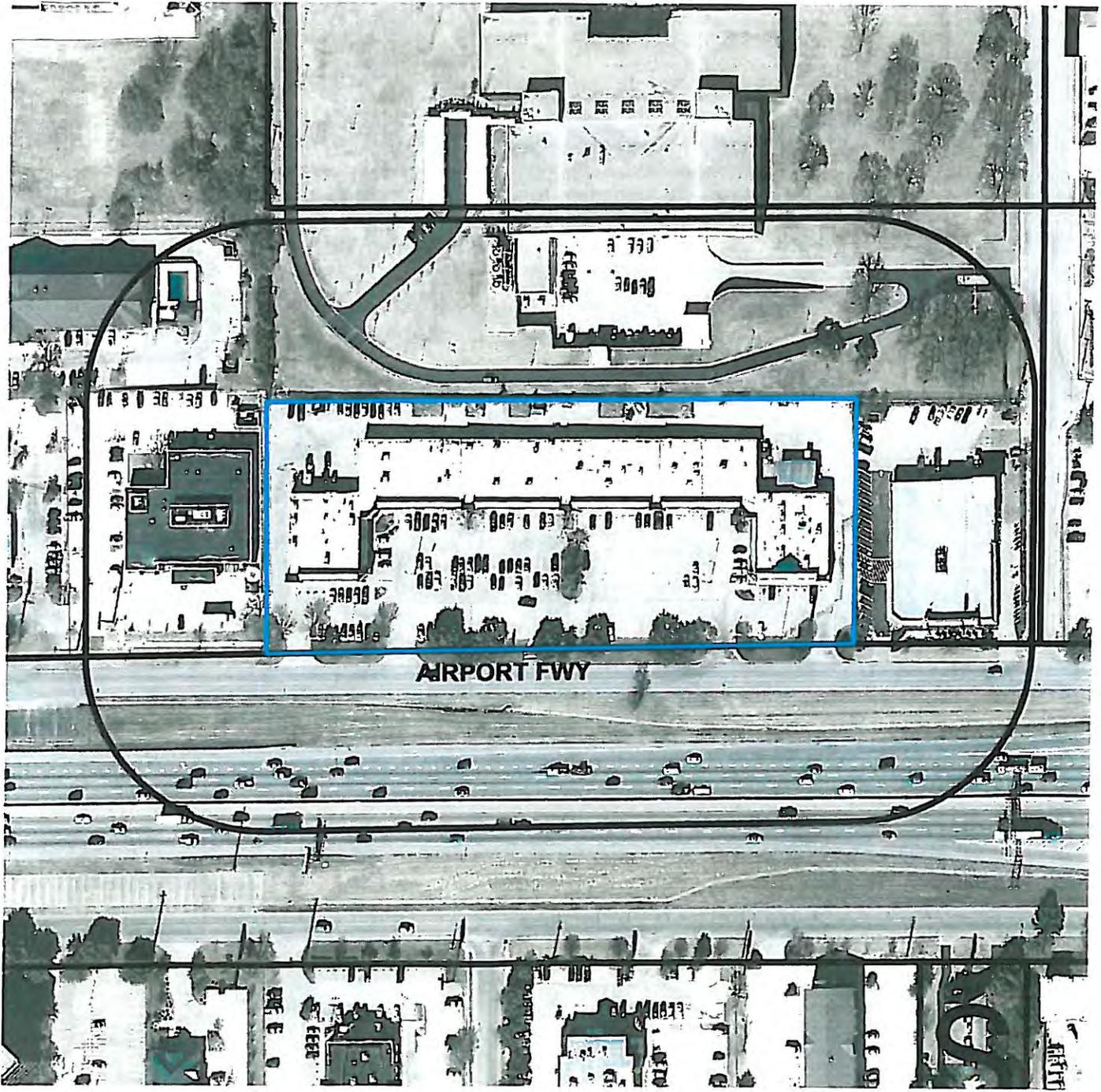
(Street Address, City, State & Zip Code) DALLAS TX
5949 HARRY LN. #775 75225
(Telephone number) _____ (FAX number) _____
2146966555 696 6596

(Street Address, City, State & Zip Code,) _____
(Telephone number) _____ (FAX number) _____

Land Planner/Engineer: (*Signature) _____
(Print Name) _____
(Company Name) _____
(Street Address, City, State & Zip Code,) _____
(Telephone number) _____ (FAX number) _____

Surveyor: (*Signature) _____
(Print Name) _____
(Company Name) _____
(Street Address, City, State & Zip Code) _____
(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 "⇒".)



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**



-  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

Fidelity Title

P&Z MTG, 6/14/12

Z-221

Received 4/25/12



STUFFED BURGERS

FAJITAS

TA





P&Z MTG, 6/14/11
Z-221
Revised Material
Received 5/30/11

PARKING LOT

Uncovered
Sidewalk
& Bushes

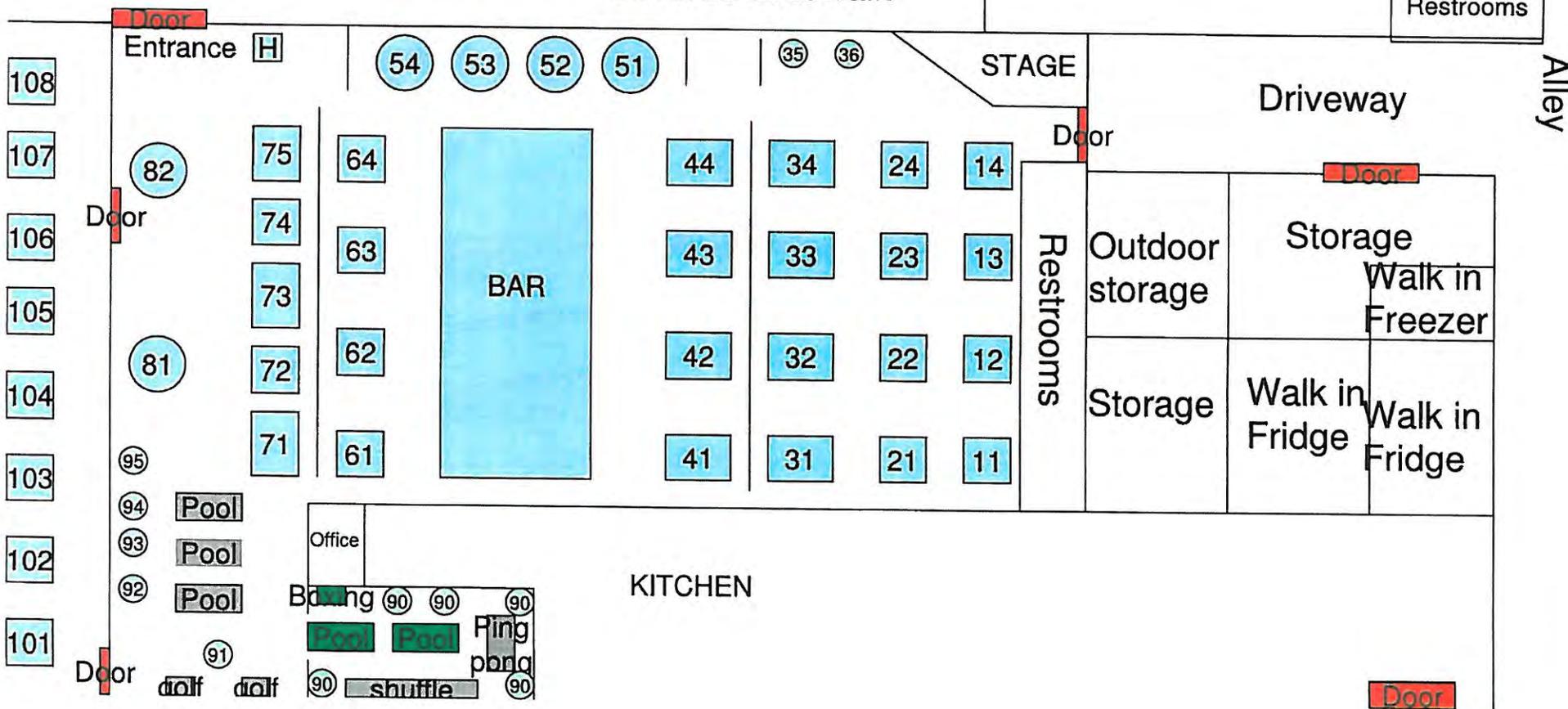
Covered Sidewalk

Door

Door

Restrooms

Alley



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

EXISTING BUILDING
 FACADE, TYP.

EXISTING BUILDING
 ROOF, TYP.

PROPOSED ROUGH
 SAUN CEDAR
 TRELLIS & POSTS,
 TYP.

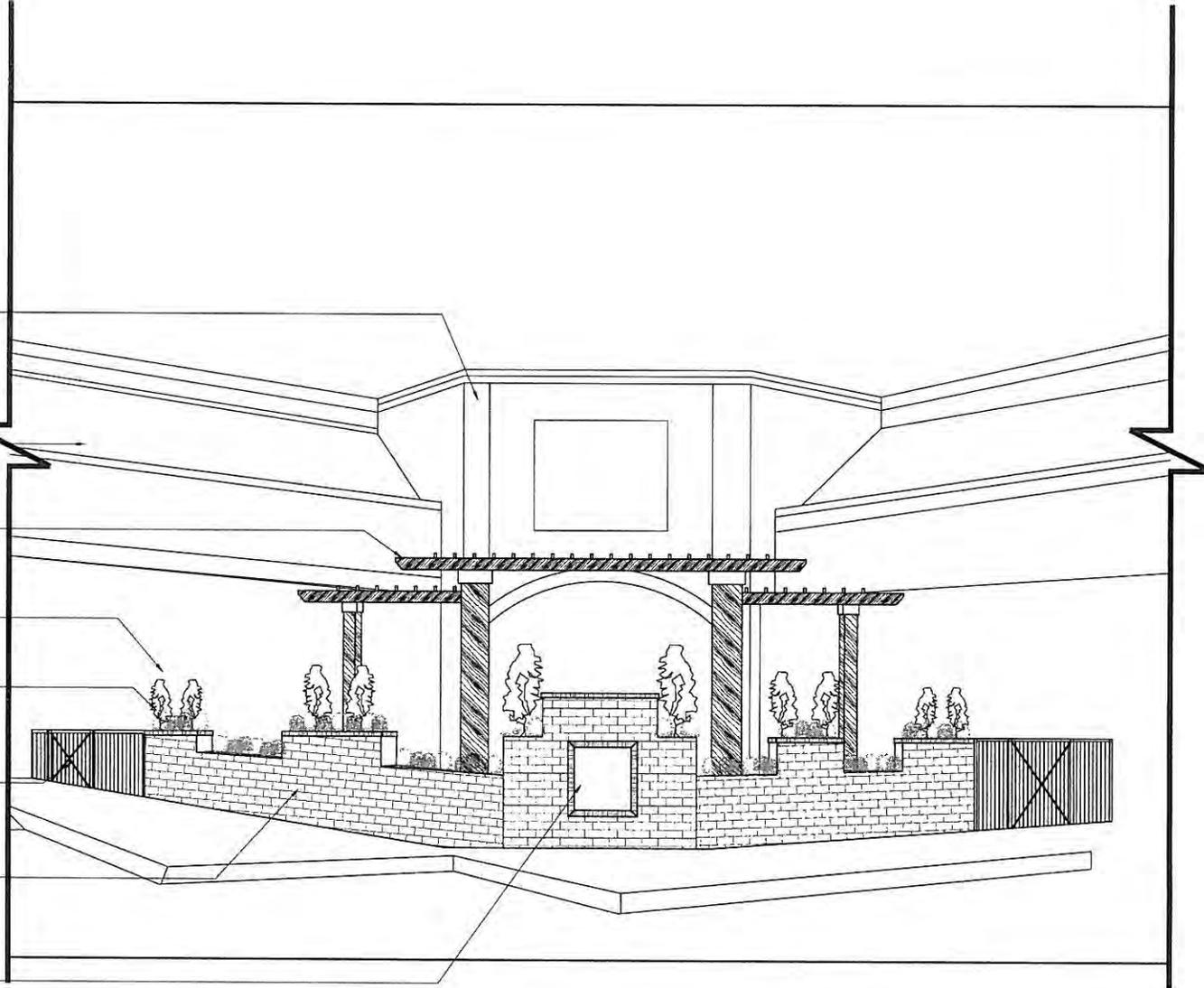
LOW MAINTENANCE
 LANDSCAPING
 SHRUBS, TYP.

42" HT BRICK
 VENEER PLANTER
 BOXES, TYP.

42' PAINTED MTL.
 TUB STEEL PRIVACY
 FENCE W/ GATE, TYP.

36" BRICK VENEER,
 (LOW WALL)
 PLANTER
 BOX, TYP.

54' HT. PROPOSED
 BRICK VENEER
 SCREEN/LOGO WALL



CONCEPTUAL PERSPECTIVE - OUTDOOR PATIO
 SCALE 1/8" = 1'-0"

BIG SHOTS
 SPORTS CAFE
 Bedford, Texas



DATE	DESCRIPTION

DATE	BY	CHECKED	DATE
05/27/12	BMC	BMC	05/27/12

A3.00



Council Agenda Background

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

DATE: 08/14/12

Council Mission Area: Foster economic growth.

ITEM:

Public hearing and consider an ordinance to rezone a portion of property known as Lot 1RB, Block 1, Bedford Meadows Shopping Center Addition, 2824 Central Drive, Suite 301, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outside Seating. The property is generally located east of Central Drive and south of Harwood Road. (Z-222)

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

Danny's Celtic Pub is located in the Bedford Meadows Shopping Center. The existing landscaping is from a previous development. Therefore, the site is sufficiently landscaped for the proposed outside seating.

The parking remains from a previous development. The parking is determined by the total square footage of leasable space for the entire shopping center. The ratio for calculating the parking is one parking space/250 SF of floor area. Based on the entire number of parking spaces for the center, 217 are required and there will be 273 provided. Therefore, the parking as it exists is in excess of what is required, and is in compliance for the proposed use.

The total size of the outside seating area is proposed to be 800 sq. ft., which will include seven tables with four seats for a total of 28 guests. The area in which the seating will be located is adjacent to the restaurant/pub to the east and accessible through a gate. The applicants will fence off the area with a six ft. wood, privacy fence. Planter boxes and additional potted shrubbery, provided by the applicant, will be installed along the fence and within the fenced in area.

The Planning and Zoning Commission recommended approval of this item at their July 12, 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 1RB, Block 1, Bedford Meadows Shopping Center Addition, 2824 Central Drive, Suite 301, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outside Seating. (Z-222)

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance
July 12, 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 LOT 1RB, BLOCK 1, BEDFORD MEADOWS SHOPPING CENTER ADDITION, LOCATED AT 2824 CENTRAL DRIVE, #301, BEDFORD, TEXAS, FOR A REZONING FROM HEAVY COMMERCIAL TO HEAVY COMMERCIAL/SPECIFIC USE PERMIT/OUTSIDE SEATING SPECIFICALLY FOR THE OPERATION OF DANNY'S CELTIC PUB TO ALLOW 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-222)

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/Outdoor Seating. The property is generally located south of Harwood Road and east of Central Drive. (Z-222)

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 1RB, Block 1, Bedford Meadows Shopping Center Addition, and is located at 2824 Central Drive, #301, Bedford, Texas shall be shown 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 specific use permit 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/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 14th day of August 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 JULY 12, 2012

APPROVED

CALL TO ORDER

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

INVOCATION

Vice Chairman 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) June 28, 2012

Motion: Commissioner Hall made a motion to approve the meeting minutes of June 28, 2012 with the noted correction made at the Work Session.

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

Ayes: Commissioners Sinisi, Hall, Pierson, Vice Chairman Reese
Chairman Stroope

Nays: None

Abstention: Commissioners Carlson and Smeltzer.

Chairman Stroope declared the motion approved.

PUBLIC HEARING

2. Zoning Case Z-222, request of Danny's Celtic Pub for a public hearing and to consider a request to rezone a portion of property known as Lot 1RB, Block 1, Bedford Meadows Shopping Center Addition, located at 2824 Central Drive, Suite 301, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Outdoor Seating Establishment. The property is generally located east of Central Drive and south of Harwood Road.

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-222.

Chairman Stroope recognized Keith Sather and Lorraine Moffett at, 2824 Central Drive, Suite 301, Bedford, Texas, who were there to represent this application.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 12, 2012**

APPROVED

Chairman Stroope opened the public hearing at 7:18 p.m. and there being no one to speak, closed the public hearing at 7:18 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-222.

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

Ayes: Commissioners Hall, Pierson, Carlson, Sinisi, Vice Chairman Reese, and Chairman Stroope

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Stroope declared the motion approved.

- 3. Zoning Case Z-225 request of McDonald's Restaurant for a public hearing and to consider a request to rezone property known as Lot 1R1, Block 1, Harwood Hills Village Addition, located at 3350 Harwood Road, Bedford, Texas; from Heavy Commercial/Specific Use Permit/Drive-in & Drive-through Restaurant to Heavy Commercial/Amended Specific Use Permit/Drive-in & Drive-through Restaurant, with Site Plan Modification. The property is generally located south of Harwood Road and west of State Highway 121.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-225.

Chairman Stroope recognized the letter received from the applicant requesting this item to be tabled until the August 9, 2012, Planning and Zoning Commission meeting.

Chairman Stroope opened the public hearing at 7:20 p.m. and there being no one to speak, left the public hearing open until the August 9, 2012 meeting.

Motion: Commissioner Carlson made a motion to table Zoning Case Z-225 to the August 9, 2012 meeting.

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

Ayes: Commissioners Carlson, Sinisi, Pierson, Hall, Smeltzer, Vice Chairman Reese, Chairman Stroope

Nays: None

Abstention: None

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

City of Bedford Change of Zoning Application

P&Z MTG, 7/12/12

Z-222

Received 5/16/12

Applicant Name (Print) LORRAINE M. MUGGET (*Signature): Lorraine M. Mugget

Address: 2204 EDGEWATER CT.

Telephone number: 817-358-6856 Fax number: 817-358-6856
LM CELL 817/845-3604 817/845-5695 KS

I, the undersigned owner, or LEASOR (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 to: H ONLY FOR SUP PERMIT FOR PATIO FOR DENNIS COLTR PAP

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: IRB Lot 22A Block 1 Addition REPLAT OF BEDFORD MEMORIAL PARK Tract Abstract Survey to the City of Bedford, Texas.

Street Address 2824 CENTRAL DR, #301

* ALSO SEE ATTACHED LEGAL *

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)

Property Owner (if not applicant): (*Signature) [Signature] MANAGER

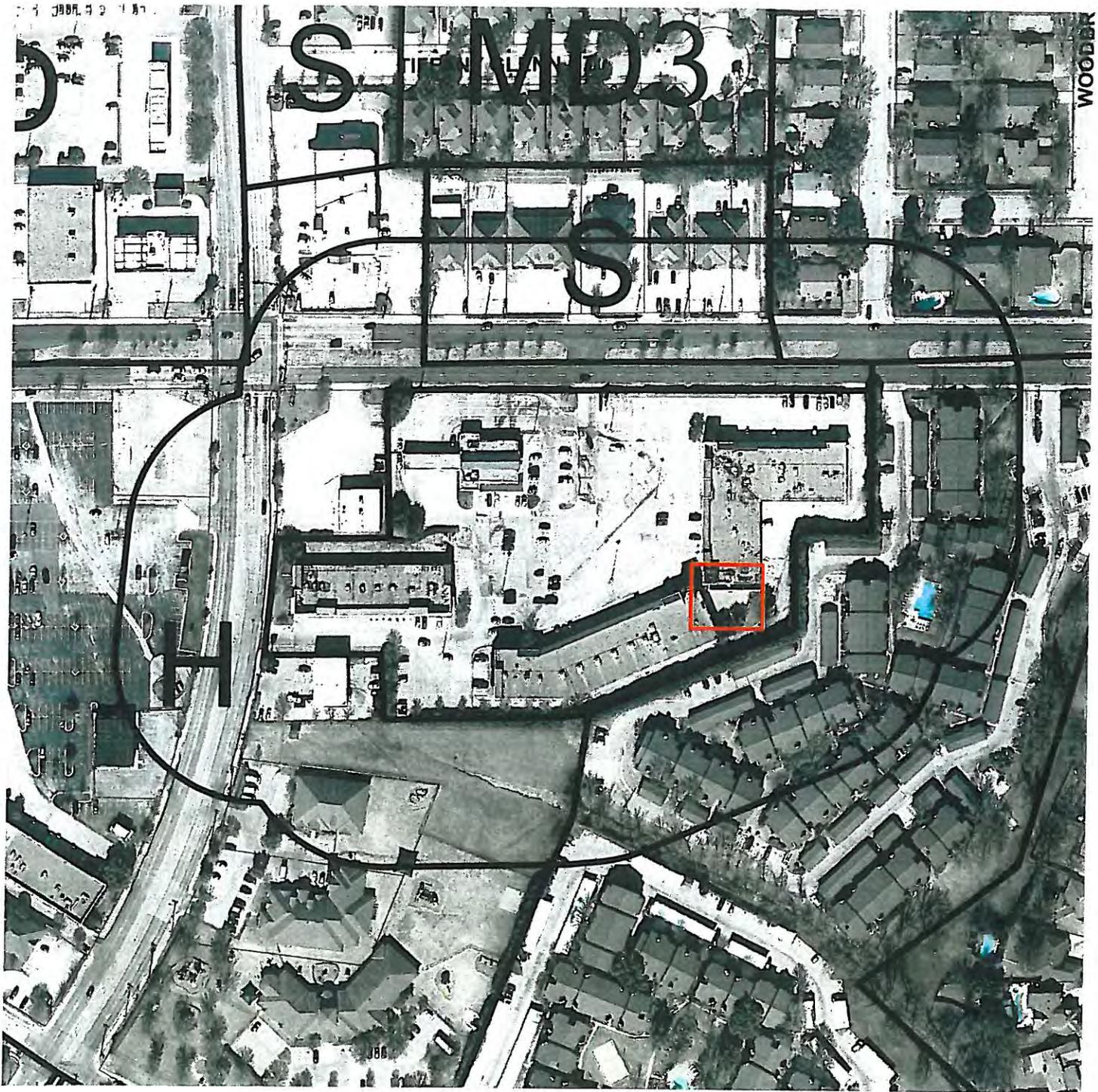
(Print name) CHRIS LEAVELL, MANAGER OF
(Company name) FCB V PROPERTIES, LLC

(Street Address, City, State & Zip Code) 4125 CENTURION WAY, STE 100
(Telephone number) (214) 731-3333 (FAX number) (214) 731-3155

Land Planner/Engineer/Surveyor: (*Signature)
(Print Name)
(Company Name)

(Street Address, City, State & Zip Code)
(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 "→".)



Hearing Date: 7/12/12

Z-222

City of Bedford, Texas

Address: 2824 Central Drive, #301
Bedford, Texas 76021



Legal Description: Lot 1RB, Block 1
Bedford Meadows Shopping Center Addition

-  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.

P&Z MTG, 7/12/12
Z-222
Received 5/16/12





Council Agenda Background

<u>PRESENTER:</u> Jacquelyn Reyff, Planning Manager William Syblon, Development Director		<u>DATE:</u> 08/14/12
Council Mission Area: Foster economic growth.		
<u>ITEM:</u> Public hearing and consideration of an ordinance to rezone a portion of property known as Lot 1R-1, Block 1, Harwood Hills Village Addition, 3350 Harwood Road, from Heavy Commercial to Heavy Commercial/Amended Specific Use Permit for a drive-through restaurant/Site Plan. The property is generally located south of Harwood Road and west of State Highway 121. (Z-225) City Attorney Review: N/A City Manager Review: _____		
<u>DISCUSSION:</u> This item was published for consideration at the August 14, 2012 City Council Meeting; however the applicant has requested that this item be tabled until the September 13, 2012 Planning and Zoning Commission Meeting. It will subsequently be scheduled for the October 9, 2012 City Council Meeting. As the item has been published as a public hearing for tonight, it is recommended that Council open the public hearing and have it remain open until the October 9, 2012 meeting.		
<u>RECOMMENDATION:</u> Staff recommends the following motion: That the public hearing be opened and remain open until such time this item may be heard. (Z-225)		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> Ordinance July 12, 2012 and August 9, 2012 Planning & Zoning Minutes Staff Memo Letter of Requesting to be tabled	

ORDINANCE NO. 12-

AN ORDINANCE TO REZONE A PORTION OF PROPERTY KNOWN AS LOT 1R-1, BLOCK 1, HARWOOD HILLS VILLAGE ADDITION, LOCATED AT 3350 HARWOOD ROAD, BEDFORD, TEXAS, SPECIFICALLY FOR THE OPERATION OF A RESTAURANT WITH AMENDED SPECIFIC USE PERMIT FOR A DRIVE-THROUGH RESTAURANT AND SITE PLAN; 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-225)

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/Amended Specific Use Permit/Site Plan. The property is generally located south of Harwood Road and west of State Highway 121. (Z-225)

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 1R-1, Block 1, Harwood Hills Village Addition, and is located at 3350 Harwood Road, Bedford, Texas shall be shown as approved by this ordinance.

SECTION 2. That the Site Plan, Landscaping Plan, and Elevation 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 amended specific use permit 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/Amended Specific Use Permit/Drive-through restaurant/Site Plan.

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 14th day of August, 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 JULY 12, 2012**

APPROVED

Chairman Stroope opened the public hearing at 7:18 p.m. and there being no one to speak, closed the public hearing at 7:18 p.m.

The Commission discussed the application.

Motion: Commissioner Hall made a motion to approve Zoning Case Z-222.

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

Ayes: Commissioners Hall, Pierson, Carlson, Sinisi, Vice Chairman Reese, and Chairman Stroope

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Stroope declared the motion approved.

-  **3. Zoning Case Z-225 request of McDonald's Restaurant for a public hearing and to consider a request to rezone property known as Lot 1R1, Block 1, Harwood Hills Village Addition, located at 3350 Harwood Road, Bedford, Texas; from Heavy Commercial/Specific Use Permit/Drive-in & Drive-through Restaurant to Heavy Commercial/Amended Specific Use Permit/Drive-in & Drive-through Restaurant, with Site Plan Modification. The property is generally located south of Harwood Road and west of State Highway 121.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-225.

Chairman Stroope recognized the letter received from the applicant requesting this item to be tabled until the August 9, 2012, Planning and Zoning Commission meeting.

Chairman Stroope opened the public hearing at 7:20 p.m. and there being no one to speak, left the public hearing open until the August 9, 2012 meeting.

Motion: Commissioner Carlson made a motion to table Zoning Case Z-225 to the August 9, 2012 meeting.

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

Ayes: Commissioners Carlson, Sinisi, Pierson, Hall, Smeltzer, Vice Chairman Reese, Chairman Stroope

Nays: None

Abstention: None

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

PLANNING AND ZONING COMMISSION
MEETING MINUTES OF AUGUST 9, 2012

DRAFT

PUBLIC HEARING

2. Zoning Case Z-225 request of McDonald's Restaurant for a public hearing and to consider a request to rezone property known as Lot 1R1, Block 1, Harwood Hills Village Addition, located at 3350 Harwood Road, Bedford, Texas; from Heavy Commercial/Specific Use Permit/Drive-in & Drive-through Restaurant to Heavy Commercial/Amended Specific Use Permit/Drive-in & Drive-through Restaurant, with Site Plan Modification. The property is generally located south of Harwood Road and west of State Highway 121.

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Case Z-225.

Chairman Stroope recognized a letter dated July 24, 2012 from the applicant requesting this item to be tabled until the September 13, 2012, Planning and Zoning Commission meeting.

Chairman Stroope opened the public hearing at 7:05 p.m. and there being no one to speak, left the public hearing open until the September 13, 2012 meeting.

Motion: Commissioner Fisher made a motion to table Zoning Case Z-225 to the the September 13, 2012 meeting.

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

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



Planning & Zoning Commission Staff Report

August 9, 2012

Case# Z-225

Prepared July 6, 2012

Request:

The applicant is proposing an extensive remodel of the building and reconfigured drive-thru for McDonalds located at 3350 Harwood Road, and as such an Amended Specific Use Permit (Ordinance 2231) and Site Plan approval are required.

Applicant	Glee Thomas for McDonalds
General Location	South of Harwood Road and West of Highway 121
Applicable Zoning Ordinance Section	Amend Specific Use Permit Ordinance 2231 and Site Plan meets the intent of the Highway Corridor Overlay District Section 4.18
Notification Requirements	15-day legal ad in Ft. Worth Star Telegram
Number of Property Owners Notified	16
Action Required	Approval or Denial of Amended Specific Use Permit and Site Plan

Description:

The applicant is proposing to update the façade and drive-through at the existing McDonalds located at 3350 Harwood Road. The owner of this McDonalds location is the same as the Central Drive location, which recently was remodeled. Due to the nature of the request, it is necessary to amend an existing Specific Use Permit and Site Plan consideration because it is located in the “HC” Highway Corridor Overlay District.

Development Review Committee:

The Development Review Committee met on June 20, 2012, and determined the proposed use of a corresponding site plan, floor plan, landscape plan, and elevations could proceed to the Planning and Zoning Commission after some revisions were completed.

Zoning and Site Conditions:

In March of 1995, this McDonalds Restaurant was rezoned from PUD to PUD/Specific Use Permit/Drive-in Drive-through Restaurant.

The property is zoned H, Heavy Commercial with a Highway Corridor Overlay. The Heavy Commercial zoning district is established to provide for development of retail and commercial uses, including higher intensity commercial uses. Restaurants with a drive-thru are permitted uses within the H zoning district when they have completed the Specific Use process. In this case, there exists a Specific Use Permit and the applicant is requesting to amend this for a different drive-through configuration. The Highway Corridor overlay has specific site plan implications and design standards. The surrounding land uses adjacent to the property are as follows:

Zoning and Land Uses	North	South	East	West
Zoning of Adjacent Property	Not Available	PUD	PUD	PUD
Land Use	Harwood Road	Shopping Center	Retail	Retail

The McDonalds restaurant is located in an out parcel to the Harwood Hills Shopping Center.

Design Standards

The changes proposed are to upgrade the façade, minimal expansion of the landscaping, and a new drive through configuration. The restaurant itself will not have a larger footprint. The façade materials and colors meet the requirements of the design standards for the Highway Corridor Overlay. Some of these standards include: 100% masonry materials are used; these materials are to be of earth tones; screening of ground mounted equipment with masonry material similar to the primary structure; and architectural relief to the roof and walls. The proposed changes meet or exceed these requirements.

Lot Coverage

While the calculations for pervious area are going up from 11% to 14% this is still less than the required 20%, but because the building footprint is not going to be expanded this can remain without being brought into compliance.

Parking and Vehicle Stacking

The drive-through is being reconfigured to allow an additional menu board. The drive-through windows are located along the east side of the building. The location of the windows meets the requirement provided by overlay district standards. The stacking for the vehicles remains unchanged and according to their exhibit shows room for 13 vehicles. According to the

requirement of the parking standards, this meets the intent of the ordinance. A roof canopy is provided to cover the drive-through window pick up area, which also meets the intent of the ordinance.

The parking remains from previous development and will not be changed in the number of spaces.

Ingress and Egress are located along two curb cuts on Harwood Road with one located to the east and one located to the west of the property.

Landscaping

The existing landscaping is from its previous development. Shown on the landscaping plan are 9 existing crepe myrtle trees along the east and west property lines. However, there is an increase in the amount of green space and plantings being located along the south side of the building between the building and the stacking for the redesigned drive-thru. Included in the new planting area will be the addition of 2 new trees and assorted shrubs and plants.

Comprehensive Plan:

The Comprehensive Plan indicates the location of 3350 Harwood Road, to be commercial. Therefore, the continued use of a restaurant with drive-thru would not conflict with the Comprehensive Plan.

Planning & Zoning Commission Review Options:

Recommend approval or denial for an Amended Specific Use Permit (Ordinance 2231) and Site Plan for the McDonalds Restaurant located at 3350 Harwood Road.



July 24, 2012

Mrs. Jacquelyn Reyff, AICP
Planning Manager
City of Bedford
2000-B Forest Ridge Drive
Bedford, Texas 76021

Re: Zoning Case 225 - McDonalds

Dear Mrs. Reyff,

As we discussed on the phone earlier this afternoon, please let this letter serve as a formal request to table Zoning Case 225 from the August 9, 2012 Planning & Zoning Commission Agenda. There is some coordination that is required with the landlord prior to this case being heard by the City. We would respectfully request that this case be rescheduled to the September 13, 2012 meeting.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.

A handwritten signature in cursive script, appearing to read "Matt Moore".

Matt Moore, P.E.



Council Agenda Background

<u>PRESENTER:</u> Jacquelyn Reyff, Planning Manager William Syblon, Development Director		<u>DATE:</u> 08/14/12
Council Mission Area: Foster economic growth.		
<u>ITEM:</u> Public hearing and consideration of an ordinance to remove Sections 4.16.A. and 4.16.B Central Business District Overlay from the City of Bedford's Zoning Ordinance. (A-030) City Attorney Review: N/A City Manager Review: _____		
<u>DISCUSSION:</u> This item was discussed with the Planning and Zoning Commission during their Work Session on June 28, 2012 and a public hearing on the item was held during their regular meeting on July 12, 2012. At that meeting, the Commission voted to table the item. Staff will be requesting that the item be withdrawn from consideration at the August 9, 2012 Commission meeting. However, it has been published as a public hearing for tonight's Council meeting; therefore, it is recommended that Council hold the public hearing on this item but take no further action.		
<u>RECOMMENDATION:</u> Staff recommends the following motion: Hold a public hearing regarding removal of Sections 4.16.A. and 4.16.B Central Business District Overlay from the City of Bedford's Zoning Ordinance. (A-030)		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> June 28, 2012, July 12, 2012, August 9, 2012 Planning & Zoning Minutes Staff Memo Letter of Withdrawal	

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JUNE 28, 2012**

APPROVED

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Planning and Zoning Commission of the City of Bedford, Texas, met in work session at 6:30 p.m. and regular session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive on the 28^h day of June 2012 with the following members present:

Tom Stroope	Chairman
Bill Reese	Vice Chairman
Hank Henning	
Jason Sinisi	
Roger Fisher	
Mickey Hall (alternate)	
Lee Pierson (alternate)	

Commissioners Carlson and Smeltzer had an excused absence from tonight's meeting.

Constituting a quorum.

Staff present included:

Jacquelyn Reyff, AICP	Planning Manager
Yolanda Alonso	Planning and Zoning Commission Secretary

(The following items were considered in accordance with the official agenda posted by June 22, 2012.)

CALL TO ORDER

Chairman Stroope called the work session to order at 6:30 p.m.

WORK SESSION

 Chairman Stroope asked the Commission if anyone had an interest or owned property within 200' of any of the items on the agenda. No one had an interest or owned property within 200' of any of the items on the agenda.

The Commission and staff reviewed and discussed items on the regular agenda.

Chairman Stroope adjourned the Work Session at 6:59 p.m.

REGULAR SESSION

The Planning and Zoning Commission reconvened in the Council Chamber at 7:00 p.m., and the Regular Session began.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF JULY 12, 2012**

APPROVED

- 
4. **Zoning Ordinance Amendment Case A-030, a public hearing and consider a request for an Amendment to the City of Bedford Zoning Ordinance to remove Sections 4.16.A and 4.16.B, "CBD" Central Business District Overlay.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Ordinance Amendment Case A-030.

Chairman Stroope recognized Staff, 2000 Forest Ridge Drive, Bedford, Texas, who was there to represent this application.

Chairman Stroope opened the public hearing at 7:25 p.m. and there being no one to speak, left the public hearing open until the August 9, 2012 meeting.

The Commission discussed the application.

Motion: Vice Chairman Reese made a motion to table Zoning Ordinance Amendment Case A-030 to the August 9, 2012 meeting.

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

Ayes: Commissioners Sinisi, Carlson, Smeltzer, Pierson, Vice Chairman Reese and Chairman Stroope

Nays: Hall

Abstention: None

Motion tabled 6-1-0. Chairman Stroope declared the motion approved.

ADJOURNMENT

Chairman Stroope adjourned the Planning and Zoning meeting at 7:30 p.m.

**Chairman Stroope
Planning and Zoning Commission**

ATTEST:

Jacquelyn Reyff, Planning Manager

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF AUGUST 9, 2012**

DRAFT

4. **Withdrawal of Zoning Ordinance Amendment Case A-030, a public hearing and consider a request for an Amendment to the City of Bedford Zoning Ordinance to remove Sections 4.16.A and 4.16.B, "CBD" Central Business District Overlay.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager reviewed Zoning Ordinance Amendment Case A-030.

Chairman Stroope recognized Staff, 2000 Forest Ridge Drive, Bedford, Texas, who was there to represent this application.

Chairman Stroope opened the public hearing at 7:46 p.m. and there being no one to speak, closed the public at 7:47.

The Commission discussed the application.

Motion: Commissioner Fisher made a motion to accept staff's request to withdraw Zoning Ordinance Amendment Case A-030.

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

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

ADJOURNMENT

Chairman Stroope adjourned the Planning and Zoning meeting at 7:48 p.m.

**Chairman Stroope
Planning and Zoning Commission**

ATTEST:

Jacquelyn Reyff, Planning Manager



Planning & Zoning Commission Staff Report

July 12, 2012

Case# A-030

Prepared July 2, 2012

Request:

To remove Sections 4.16.A and 4.16.B from the City of Bedford's Zoning Ordinance.

Applicant	City of Bedford
General Location	Zoning Ordinance
Applicable Zoning Ordinance Section	Removal of Sections 4.16.A & 4.16.B
Notification Requirements	15-day legal ad in Ft. Worth Star Telegram
Number of Property Owners Notified	NA
Action Required	Approval or Denial of Text Amendment to Zoning Ordinance

Description:

The City of Bedford's Zoning Ordinance is a document which over the years has helped guide new development in the City. Bedford is at a time of build-out and redevelopment brought on by the expansion of State Highways 121 and 183. Keeping this in mind, our current Zoning Ordinance does not function well for the current state of the City's redevelopment and revitalization.

The Central Bedford District Overlay currently requires all development to have site plan approval from the Planning and Zoning Commission and the City Council before the issuance of a building permit. Due to current trends and development related to the highway construction there is significant new and redevelopment occurring within this overlay. As such, this additional requirement takes time and is an additional cost to any new business within this overlay district. The only requirement within this overlay is site plan approval and there are no specific design standards to this overlay such as: landscaping standards; signage; lighting; façade materials and colors; and right-of-way design. While there are site plan requirements per the Zoning Ordinance, the overall design elements to make this overlay effective do not exist. There is also no difference between the current site plan approval, which is then taken to

the Planning and Zoning Commission and City Council except for the general site plan requirements. Thus, this situation then truly offers nothing to set these cases apart design-wise then those allowed by-right. Only in the case of where a location requires a Specific Use Permit and Site Plan approval can conditions be placed to alter the design.

Staff is of the opinion this is an antiquated overlay district that no longer serves a purpose and; therefore should be removed from the Zoning Ordinance with the understanding that this change to the Ordinance sets itself up for the opportunity for a better Central Business District overlay or this area to be served by a potential Central Bedford Development Zoning District or a combination of both. The time is now to create a better, more comprehensive set of standards, which will set this area apart from the rest of the City.

Development Review Committee:

The Development Review Committee met on June 20, 2012, and determined the removal of these sections from the Zoning Ordinance would not be detrimental to the overall Zoning Ordinance and City regulations as a whole.

Comprehensive Plan:

The Comprehensive Plan does not in fact highlight a specific Central Business District within the City. The plan is more a general discussion of how different land uses are represented. The removal of the two sections from the Zoning Ordinance does not conflict with the intent of the Comprehensive Plan.

Planning & Zoning Commission Review Options:

Recommend approval or denial for removal of Sections 4.16.A and 4.16.B from the City of Bedford's Zoning Ordinance.

Memorandum

To: City of Bedford Planning and Zoning Commission

From: Jacquelyn Reyff, Planning Manager

Date: July 30, 2012

Re: A-030 Removal of Sections 4.16.A and 4.16.B from the Zoning Ordinance

At this time, Staff is of the opinion, it is necessary to withdraw the request to remove Sections 4.16.A and 4.16.B from the Zoning Ordinance per the previous discussions on June 26, 2012 (Planning and Zoning Commission Workshop) and July 12, 2012 (Regular meeting of the Planning and Zoning Commission).



Council Agenda Background

<u>PRESENTER:</u> Clifford Blackwell, C.G.F.O., Director of Administrative Services		<u>DATE:</u> 08/14/12
Council Mission Area: Be responsive to the needs of the community.		
<u>ITEM:</u> Receive the 2012 Certified Ad Valorem Tax Roll from the Tarrant Appraisal District. City Attorney Review: No City Manager Review: _____		
<u>DISCUSSION:</u> Section 26.04 of the Texas Tax Code requires the appraisal roll for a taxing unit be submitted to the governing body each year by August 1st, or as soon thereafter as practicable. This information shall include the total appraised, assessed, and taxable values for all property within the City of Bedford's jurisdiction. In addition, this information includes the total taxable value of new property that did not exist on the previous year's tax roll. The attached information has been supplied by the Tarrant Appraisal District and certified by its chief appraiser, Jeff Law. It reflects the taxable values of all properties on the City of Bedford tax roll as of July 25, 2012.		
<u>RECOMMENDATION:</u> No action necessary – for City Council information only		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> 2012 Certified Appraisal Roll valuation Summary 2012 A.R.B. Protest Information 2012 Incomplete Property Information Supporting documentation	



TARRANT APPRAISAL DISTRICT

CITY OF BEDFORD

2012 Certified Appraisal Roll Valuation Summary

I, Jeff Law, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll of the Tarrant Appraisal District which lists property taxable by the above named entity and constitutes their certified appraisal roll.

APPRAISED VALUE (Considers Value Caps) - - - - - > \$ 3,399,092,069

Absolute Exemption	\$	244,067,604
Cases before ARB	\$	41,726,738
Incompletes	\$	24,849,637
Deferred, Special Use, and Partial Exemptions	\$	180,088,353

See Totals Report for breakdown of each Exemption

NET TAXABLE VALUE - - - - - > \$ 2,908,359,737

Appraised value minus Absolute Exemption amount, minus ARB amount, minus Incompletes, minus Deferred, Special Use and Partial Exemptions to equal the NTV.

ESTIMATED NET TAXABLE VALUE - - - - - > \$ 2,961,094,384

Including suggested values to be used for pending A.R.B. accounts (see page two), and Incomplete accounts (see page three).

Jeff Law, Chief Appraiser



TARRANT APPRAISAL DISTRICT
Jeff Law, Chief Appraiser

25 JUL 2012

CITY OF BEDFORD

2012 Appraisal Review Board Information

Section 25.01 (c) of the State Property Tax Code directs the chief appraiser to prepare a list of all properties under protest with the Appraisal Review Board and pending disposition at the time of value roll certification.

The values below are from the ARB roll and are not included in the totals certified by the chief appraiser and represented on page 1 of this report.

\$	41,726,738	Total appraised value of properties under protest.
\$	41,359,946	Net taxable value of properties under protest.
\$	28,951,962	Estimated minimum taxable value for the same properties. This value should be added to the net taxable value on page one.



CITY OF BEDFORD

2012 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the chief appraiser to prepare a list of all properties that are not on the certified appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals certified by the chief appraiser and represented on page 1 of this report.

The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.

\$	24,849,637	Total appraised value of incomplete properties
\$	23,782,685	Estimated net taxable value of incomplete properties

TARRANT APPRAISAL DISTRICT
CITY OF BEDFORD
TOTALS REPORT
2012

002
JUL
ROLL: CERTIFIED

REPORT ITEM		APPRAISED VALUE	ACCOUNTS	TAXABLE VALUE
1. REAL ESTATE RESIDENTIAL	(+)	2,077,271,580	13,852	1,903,408,491
2. REAL ESTATE COMMERCIAL	(+)	1,155,613,266	804	906,382,242
3. REAL ESTATE INDUSTRIAL	(+)	5,464,710	3	5,464,710
4. PERSONAL PROPERTY COMMERCIAL	(+)	158,410,101	1,311	156,103,371
5. PERSONAL PROPERTY INDUSTRIAL	(+)	2,143,371	5	2,143,371
6. MINERAL LEASE PROPERTIES	(+)	0	0	0
7. AGRICULTURE PROPERTIES	(+)	189,041	1	183
8 TOTAL APPRAISED VALUE	(=)	3,399,092,069	15,976	2,973,502,368
9. CASES BEFORE ARB	(-)	41,726,738	166	41,359,946
10. INCOMPLETE ACCOUNTS	(-)	24,849,637	389	23,782,685
11. CERTIFIED APPRAISED VALUE	(=)	3,332,515,694	15,421	2,908,359,737
EXEMPTION DETAIL		EXEMPT AMOUNT	ACCOUNTS	APPRAISED VALUE
12. ABSOLUTE EXEMPTIONS		244,067,604	300	244,067,604
13. AG DEFERRALS		188,858	1	189,041
14. SCENIC DEFERRALS		0	0	0
15. ABATEMENTS		8,408,663	4	14,528,624
16. PUBLIC ACCESS AIRPORTS		0	0	0
17. INDIGENT HOUSING		0	0	0
18. NOMINAL VALUE ACCOUNTS		0	0	0
19. DISABLED VETS		7,901,833	255	39,228,204
20. FREEPORT INVENTORY		0	0	0
21. GOODS IN TRANSIT		0	0	0
22. HOMESTEADS - STATE MANDATE		0	0	0
23. OVER 65 - STATE MANDATE		0	0	0
24. DISABLED - STATE MANDATE		0	0	0
25. HOMESTEADS - LOCAL OPTION		0	0	0
26. OVER 65 - LOCAL OPTION		162,337,993	3,291	501,028,631
27. DISABLED - LOCAL OPTION		0	142	0
28. SOLAR/WIND		1	1	180,000
29. POLLUTION CONTROL		0	0	0
30. COMM HSE DEV		0	0	0
31. PRORATED ABSOLUTE		1,251,005	13	1,689,561
32. HISTORIC SITES		0	0	0
33. FOREIGN TRADE ZONE		0	0	0
34 TOTAL EXEMPT AMOUNT	(-)	424,155,957		
35 NET TAXABLE VALUE	(=)	2,908,359,737	15,421	3,332,515,694
NEW EXEMPTIONS THIS YEAR (INCLUDED IN ITEM 12 TO 33)		EXEMPT AMOUNT	ACCOUNTS	APPRAISED VALUE
36. NEW ABSOLUTE EXEMPTIONS		0	0	0
37. NEW AG DEFERRALS		0	0	0
38. NEW SCENIC DEFERRALS		0	0	0
39. NEW ABATEMENTS		0	0	0
40. NEW PUBLIC ACCESS AIRPORTS		0	0	0
41. NEW INDIGENT HOUSING		0	0	0
42. NEW NOMINAL VALUE ACCOUNTS		0	0	0
43. NEW DISABLED VETS		1,308,443	15	2,676,100
44. NEW FREEPORT INVENTORY		0	0	0
45. NEW GOODS IN TRANSIT		0	0	0

TARRANT APPRAISAL DISTRICT
CITY OF BEDFORD
TOTALS REPORT
2012

NEW EXEMPTIONS THIS YEAR	EXEMPT AMOUNT	ACCOUNTS	APPRAISED VALUE
46. NEW HOMESTEADS - STATE MANDATE	0	0	0
47. NEW OVER 65 - STATE MANDATE	0	0	0
48. NEW DISABLED - STATE MANDATE	0	0	0
49. NEW HOMESTEADS - LOCAL OPTION	0	0	0
50. NEW OVER 65 - LOCAL OPTION	3,770,470	78	11,958,241
51. NEW DISABLED - LOCAL OPTION	0	6	0
52. NEW SOLAR/WIND	0	0	0
53. NEW POLLUTION CONTROL	0	0	0
54. NEW COMM HSE DEV	0	0	0
55. NEW PRORATED ABSOLUTE	1,220,454	12	1,479,161
56. NEW HISTORIC SITES	0	0	0
57. NEW FOREIGN TRADE ZONE	0	0	0
NEW CONSTRUCTION	TAXABLE VALUE	ACCOUNTS	APPRAISED VALUE
58. ALL REAL ESTATE	6,794,133	47	9,747,671
59. NEW BUSINESS IN NEW IMPROVEMENT	0	0	0
60. TOTAL NEW CONSTRUCTION	6,794,133	47	9,747,671
61. NEW CONSTRUCTION IN RESIDENTIAL	1,835,261	41	1,862,304
62. NEW CONSTRUCTION IN COMMERCIAL	4,958,872	6	7,885,367
63. ANNEXATIONS	0	0	0
64. DEANNEXATIONS	0	0	0
TAX CEILINGS	TAXABLE VALUE	ACCOUNTS	CEILING AMOUNT
65. OVER 65	329,905,944	3,216	1,387,900.59
66. DISABLED PERSON	18,944,159	139	84,571.49
67. TOTAL CEILINGS (INCLUDED IN ABOVE)	348,850,103	3,355	1,472,472.08
68. NEW OVER 65 CEILINGS	28,573,126	253	142,530.16
69. NEW DISABLED PERSON CEILINGS	1,566,600	11	7,990.33
CAPPED ACCOUNTS	CAP VALUE	ACCOUNTS	CAP LOSS
70. CAP TOTAL	17,397,232	124	1,145,168
71. NEW CAP THIS YEAR	14,304,037	104	875,263
ALL EXEMPTIONS BY GROUP	EXEMPT AMOUNT		APPRAISED VALUE
72. ALL RESIDENTIAL ACCOUNTS	173,863,089		2,077,271,580
73. ALL COMMERCIAL ACCOUNTS	251,537,754		1,314,023,367
74. ALL INDUSTRIAL ACCOUNTS	0		7,608,081
75. ALL MINERAL LEASE ACCOUNTS	0		0
76. ALL AGRICULTURE ACCOUNTS	188,858		189,041

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CITY OF BEDFORD
ABSOLUTES, ARB & INCOMPLETE TOTALS BY CATEGORY
2012

002
JUL
ROLL: CERTIFIED

	ABSOLUTES AMOUNT	COUNT	ARB AMOUNT	COUNT	INCOMPLETE AMOUNT	COUNT
1. REAL ESTATE RESIDENTIAL	3,004,317	80	12,946,693	82	136,300	2
2. REAL ESTATE COMMERCIAL	239,779,784	208	17,978,684	40	187,500	1
3. REAL ESTATE INDUSTRIAL	0	0	374,710	1	0	0
4. PERSONAL PROPERTY COMMERCIAL	1,283,503	12	10,213,358	42	24,525,837	386
5. PERSONAL PROPERTY INDUSTRIAL	0	0	213,293	1	0	0
6. MINERAL LEASE PROPERTIES	0	0	0	0	0	0
7. AGRICULTURE PROPERTITES	0	0	0	0	0	0
TOTAL	244,067,604	300	41,726,738	166	24,849,637	389

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CITY OF BEDFORD
CERTIFIED, ARB & INCOMPLETE EXEMPTION TOTALS
2012

002
JUL
CERTIFIED
ROLL:

	CERTIFIED LOSS	COUNT	ARB LOSS	COUNT	INCOMPLETE LOSS	COUNT	TOTAL LOSS	COUNT
1. ABSOLUTE EXEMPTIONS	244,067,604	300	0	0	1,060,762	10	245,128,366	310
2. AG DEFERRALS	188,858	1	0	0	0	0	188,858	1
3. SCENIC DEFERRALS	0	0	0	0	0	0	0	0
4. ABATEMENTS	8,408,663	4	0	0	0	0	8,408,663	4
5. PUBLIC ACCESS AIRPORTS	0	0	0	0	0	0	0	0
6. INDIGENT HOUSING	0	0	0	0	0	0	0	0
7. NOMINAL VALUE ACCOUNTS	0	0	0	0	6,190	23	6,190	23
8. DISABLED VETS	7,901,833	255	0	0	0	0	7,901,833	255
9. FREEPORT INVENTORY	0	0	0	0	0	0	0	0
10. HOMESTEADS	0	0	0	0	0	0	0	0
11. OVER 65	162,337,993	0	350,000	7	0	0	162,687,993	7
12. DISABLED PERSON	0	142	0	0	0	1	0	143
13. SOLAR/WIND	-	1	0	0	0	0	1	1
14. POLLUTION CONTROL	0	0	16,792	4	0	0	16,792	4
15. COMM HSE DEV	0	0	0	0	0	0	0	0
16. PRORATED ABSOLUTE	1,251,005	13	0	0	0	0	1,251,005	13
17. HISTORIC SITES	0	0	0	0	0	0	0	0
18. FOREIGN TRADE ZONE	0	0	0	0	0	0	0	0
19. NET TAXABLE VALUE OF ALL FROZEN ACCTS			348,850,103	3,355 ACCTS				
20. CAP LOSS ON RESIDENTIAL MARKET VALUES			1,145,168	124 ACCTS				
CERTIFIED APPRAISED VALUE	3,088,448,090	15,146 ACCTS						
PROTESTED APPRAISED VALUE	41,726,738	166 ACCTS						
INCOMPLETE APPRAISED VALUE	24,849,637	389 ACCTS						
ABSOLUTE EXEMPT VALUE	244,067,604	300 ACCTS						
TOTAL APPRAISED VALUE	3,399,092,069	15,976 ACCTS						
CERTIFIED NET TAXABLE VALUE	2,908,359,737							
NET TAXABLE IN ARB	41,359,946							
NET TAXABLE IN INCOMPLETE	23,782,685							
TOTAL NET TAXABLE VALUE	2,973,502,368							

CATEGORY	CERT. APPR VALUE NUMBER OF ACCTS	ARB VALUE NUMBER OF ACCTS	INCOMPLETE VALUE NUMBER OF ACCTS	AG VALUE NUMBER OF ACCTS	AG ACREAGE	NEW CONSTRUCTION NUMBER OF ACCTS
A1 RESIDENTIAL SINGLE-FAMILY	1,911,707,688	12,516,693	136,300	0	0.0000	1,446,608
NET TAXABLE VALUE	12,051	74	2	0		35
A2 RESIDENTIAL MOBILE HOMES	1,757,587,109	12,166,693	136,300	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
A3 RESIDENTIAL CONDOMINIUMS	14,876,974	0	0	0	0.0000	0
NET TAXABLE VALUE	132	0	0	0		0
A4 RESIDENTIAL TOWNHOMES	12,258,307	0	0	0	0.0000	0
NET TAXABLE VALUE	29,763,495	0	0	0		0
A5 RESIDENTIAL UNDECLARED	25,290,995	0	0	0	0.0000	415,696
NET TAXABLE VALUE	46,847,528	0	0	0		6
A9 INTERIM USE	43,400,502	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
** CAT A TOTALS	2,003,195,685	12,516,693	136,300	0	0.0000	1,862,304
** CAT A NET TAXABLE VALUE	12,877	74	2	0		41
B1 RESIDENTIAL MULTI-FAMILY	359,520,603	0	0	0	0.0000	0
NET TAXABLE VALUE	47	0	0	0		0
B2 RESIDENTIAL DUPLEX	359,520,603	0	0	0	0.0000	0
NET TAXABLE VALUE	53,172,169	0	0	0		0
B3 RESIDENTIAL TRIPLEX	47,322,169	0	0	0	0.0000	0
NET TAXABLE VALUE	518,800	0	0	0		0
B4 RESIDENTIAL QUADRUPLEX	2	0	0	0	0.0000	0
NET TAXABLE VALUE	518,800	0	0	0		0
** CAT B TOTALS	1,749,000	270,900	0	0	0.0000	0
** CAT B NET TAXABLE VALUE	7	1	0	0		0
C1 VAC/PLATTED RES. LT 5 ACRES	1,749,000	270,900	0	0	0.0000	0
NET TAXABLE VALUE	2,238,031	0	0	0		0
C2 VAC/PLATTED COMMERCIAL	262	0	0	0	0.0000	0
NET TAXABLE VALUE	2,238,031	0	0	0		0
C3 VAC/UNPLATTED RURAL LT 5 ACRES	17,613,665	473,975	0	183	2.4110	0
NET TAXABLE VALUE	73	1	0	1		0
NET TAXABLE VALUE	17,424,807	473,975	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
NET TAXABLE VALUE	0	0	0	0		0

CATEGORY	CERT. APPR VALUE NUMBER OF ACCTS	ARB VALUE NUMBER OF ACCTS	INCOMPLETE VALUE NUMBER OF ACCTS	AG VALUE NUMBER OF ACCTS	AG ACREAGE	NEW CONSTRUCTION NUMBER OF ACCTS
C6 VACANT EXEMPT-RIGHT OF WAY	1,181,761	0	0	0	0.0000	0
NET TAXABLE VALUE	10	0	0	0		0
	199,701	0	0			
** CAT C TOTALS	21,033,457	473,975	0	183	2.4110	0
	345	1	0	1		0
** CAT C NET TAXABLE VALUE	19,862,539	473,975	0			
D1 ACREAGE RANCH LAND	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
D2 ACREAGE TIMBERLAND	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
D3 ACREAGE FARM LAND	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
D4 ACREAGE UNDEVELOPED	7,229,190	0	0	0	0.0000	0
NET TAXABLE VALUE	8	0	0	0		0
	7,229,190	0	0			
** CAT D TOTALS	7,229,190	0	0	0	0.0000	0
	8	0	0	0		0
** CAT D NET TAXABLE VALUE	7,229,190	0	0			
E1 FARM/RCH HOUSE + LTD ACRES	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
E2 FARM/RCH MH + LTD ACRES	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
E3 FARM/RCH OTHER	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
** CAT E TOTALS	0	0	0	0	0.0000	0
	0	0	0	0		0
** CAT E NET TAXABLE VALUE	0	0	0			
F1 COMMERCIAL	509,355,990	17,504,709	187,500	0	0.0000	4,958,872
NET TAXABLE VALUE	408	39	1	0		4
F2 INDUSTRIAL	5,090,000	374,710	0	0	0.0000	0
NET TAXABLE VALUE	2	1	0	0		0
F3 BILLBOARDS	5,090,000	374,710	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
	0	0	0	0		0
	0	0	0			

CATEGORY	CERT. APPR VALUE NUMBER OF ACCTS	ARB VALUE NUMBER OF ACCTS	INCOMPLETE VALUE NUMBER OF ACCTS	AG VALUE NUMBER OF ACCTS	AG ACREAGE	NEW CONSTRUCTION NUMBER OF ACCTS
** CAT F TOTALS	514,445,990	17,879,419	187,500	0	0.0000	4,958,872
	410	40	1	0		4
** CAT F NET TAXABLE VALUE	506,164,310	17,879,419	0			
G1 OIL, GAS, MINERAL RESERVE	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
** CAT G TOTALS	0	0	0	0	0.0000	0
** CAT G NET TAXABLE VALUE	0	0	0			0
J1 UTILITY WATER SYSTEMS	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
J2 UTILITY GAS COMPANIES	3,893,075	0	0	0	0.0000	0
NET TAXABLE VALUE	3,893,075	0	0	0		0
J3 UTILITY ELECTRIC COMPANIES	19,736,010	0	0	0	0.0000	0
NET TAXABLE VALUE	19,736,010	0	0	0		0
J4 UTILITY TELEPHONE COMPANIES	6,294,565	221,755	1,329,942	0	0.0000	0
NET TAXABLE VALUE	6,294,565	221,755	1,329,942	0		0
J5 UTILITY RAILROADS	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
J6 UTILITY PIPELINES	238,580	0	0	0	0.0000	0
NET TAXABLE VALUE	238,580	0	0	0		0
J7 UTILITY CABLE COMPANIES	2,717,611	0	0	0	0.0000	0
NET TAXABLE VALUE	2,717,611	0	0	0		0
J8 UTILITY OTHER	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
** CAT J TOTALS	32,879,841	221,755	1,329,942	0	0.0000	0
** CAT J NET TAXABLE VALUE	32,879,841	221,755	1,329,942	0		0
L1 COMMERCIAL	92,293,917	9,991,603	23,195,895	0	0.0000	0
NET TAXABLE VALUE	92,166,934	9,974,811	22,316,443	0		0
L2 INDUSTRIAL	1,930,078	213,293	0	0	0.0000	0
NET TAXABLE VALUE	1,930,078	213,293	0	0		0

CATEGORY	CERT. APPR VALUE NUMBER OF ACCTS	ARB VALUE NUMBER OF ACCTS	INCOMPLETE VALUE NUMBER OF ACCTS	AG VALUE NUMBER OF ACCTS	AG ACREAGE	NEW CONSTRUCTION NUMBER OF ACCTS
** CAT L TOTALS	94,223,995 856	10,204,896 42	23,195,895 363	0 0	0.0000	0 0
** CAT L NET TAXABLE VALUE	94,097,012	10,188,104	22,316,443			
M1 PRIVATE WATERCRAFT	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
M2 PRIVATE AIRCRAFT	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
M3 MOBILE HOME IMPROVEMENT ONLY	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
M4 MISCELLANEOUS	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
** CAT M TOTALS	0	0	0	0	0.0000	0
** CAT M NET TAXABLE VALUE	0	0	0	0		0
N1 NOT OTHERWISE CLASSIFIED	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
** CAT N TOTALS	0	0	0	0	0.0000	0
** CAT N NET TAXABLE VALUE	0	0	0	0		0
O1 RES VACANT INVENTORY C1	127,280 6	159,100 7	0 0	0 0	0.0000	0 0
NET TAXABLE VALUE	127,280	159,100	0	0		0
O2 RES IMPROVED INVENTORY	352,080 2	0 0	0 0	0 0	0.0000	0 0
NET TAXABLE VALUE	352,080	0	0	0		0
O3 RES IMPROVED INVENTORY A3	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
O4 RES IMPROVED INVENTORY A4	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
O5 RES IMPROVED INVENTORY A5	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
O6 RES IMPROVED INVENTORY B2	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0

CATEGORY	CERT. APPR VALUE NUMBER OF ACCTS	ARB VALUE NUMBER OF ACCTS	INCOMPLETE VALUE NUMBER OF ACCTS	AG VALUE NUMBER OF ACCTS	AG ACREAGE	NEW CONSTRUCTION NUMBER OF ACCTS
07 RES IMPROVED INVENTORY B3	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
08 RES IMPROVED INVENTORY B4	0	0	0	0	0.0000	0
NET TAXABLE VALUE	0	0	0	0		0
** CAT 0 TOTALS	479,360	159,100	0	0	0.0000	0
	8	7	0	0		0
** CAT 0 NET TAXABLE VALUE	479,360	159,100	0			
** TDC TOTALS	3,088,448,090 15,121	41,726,738 166	24,849,637 389	183 1	2.4110	6,821,176 45
BEGIN CERT APPRAISED VALUE	3,332,515,694					
BEGIN CERT APPRAISED ACCTS	15,421					
** TOC NET TAXABLE VALUE	2,908,359,737	41,359,946	23,782,685	183		
** TDC AG IMPROVEMENTS				0		

NOTE: ABSOLUTE EXEMPTIONS ARE NOT INCLUDED EXCEPT FOR PRORATED ABSOLUTES

07/20/12

TARRANT APPRAISAL DISTRICT

(TADBO60)

JURISDICTION CITY OF BEDFORD
AVERAGE MARKET VALUE PER ACCOUNT > 158,701

AVERAGE NET TAXABLE VALUE PER ACCOUNT > 145,754

TOTAL MARKET VALUE >>>> 1,913,461,009

VALUE IN THOUSANDS PARCEL COUNT ENTITY DISTRIBUTION GRAPHICS

PLEASE NOTE: ACCOUNTS IN PROTEST & INCOMPLETE ACCOUNTS ARE
- N O T - INCLUDED IN ANY OF THE CALCULATIONS

UND - 5	0	
5 - 10	0	
10 - 15	0	
15 - 20	0	
20 - 25	1	*
25 - 30	1	*
30 - 35	5	*
35 - 40	3	*
40 - 45	9	*
45 - 50	18	*
50 - 55	34	*
55 - 60	42	*
60 - 65	40	*
65 - 70	50	*
70 - 75	85	*
75 - 80	141	**
80 - 85	170	**
85 - 90	156	**
90 - 95	205	***
95 - 100	259	***
100 - 105	284	***
105 - 110	314	****
110 - 115	441	*****
115 - 120	543	*****
120 - 125	573	*****
125 - 130	575	*****
130 - 135	610	*****
135 - 140	538	*****
140 - 145	514	*****
145 - 150	546	*****
150 - 155	449	*****
155 - 160	414	*****
160 - 165	399	****
165 - 170	329	****
170 - 175	335	****
175 - 180	301	****
180 - 185	262	***
185 - 190	325	****
190 - 195	275	***
195 - 200	288	***
200 - 205	257	***
205 - 210	246	***
210 - 215	231	***
215 - 220	224	***
220 - 225	204	***
225 - 230	174	**
230 - 235	143	**
235 - 240	134	**
240 - 245	105	**
DVR - 245	805	*****

12,057 *****10***15***20***25***30***35***40***45***50***55***60***65***70***75***80

PARCEL COUNTS IN HUNDREDS - SINGLE FAMILY RESIDENCE ONLY - 2012



Council Agenda Background

<u>PRESENTER:</u> Clifford Blackwell, C.G.F.O., Director of Administrative Services		<u>DATE:</u> 08/14/12
Council Mission Area: Be responsive to the needs of the community.		
<u>ITEM:</u> Receive the certified anticipated collection rate from the Tarrant County Tax Assessor-Collector for the City of Bedford. City Attorney Review: No City Manager Review: _____		
<u>DISCUSSION:</u> Section 26.04 of Texas Property Tax Code requires the Tax Collector to certify the anticipated collection rate for the current year. Ron Wright, Tarrant County Tax Assessor-Collector, has certified the anticipated collection rate for the City of Bedford at 100%. If the projection is less than 100% and the sum of taxes collected exceeds the amount the collector estimated would be collected for the preceding year, the collector must determine the amount of excess debt taxes collected. When calculating the debt rate for the next year, the rate must be adjusted to compensate for the inaccurate prediction. If the prediction is greater than 100%, then 100% is used and no adjustment is necessary.		
<u>RECOMMENDATION:</u> No action is necessary – for City Council information only		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> Certification letter from the Tarrant County Tax Assessor	



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105
Fort Worth, Texas 76196-0301
817-884-1100 taxoffice@tarrantcounty.com

Ron Wright
Tax Assessor-Collector

July 9, 2012

Mr Clifford Blackwell
Director of Administrative Services
City of Bedford
2000 Forest Ridge Dr
Bedford TX 76021

Re: Certified Estimate of Anticipated Collection Rate for Tax Year 2012

Dear Mr Blackwell:

Section 26.04 (b) of the TEXAS TAX CODE requires your Tax Collector to certify your entity's anticipated collection rate for the current year.

The anticipated collection rate for your entity for tax year 2012 is 100.00%.

If the actual collection rate for 2011 exceeded the anticipated rate for that year, the collector must also certify the amount of debt taxes collected in excess of the anticipated rate. When calculating the debt rate for 2012 the rate must be adjusted to compensate for excess debt collections in 2011.

Your excess debt collection for the 2011 tax year is \$0.00.

I am also including a form on which you should report your tax year 2012 tax rates and exemptions. Please return this completed form to the Tarrant County tax office by September 14, 2012. If you are able to set your tax rate before this date please provide the information as soon as it is available.

If I may be of further assistance to you, please call me at (817) 884-1123 or come by my office in the Administration Building – Room 102.

Sincerely,

Jim Pritchard

James E. Pritchard, RTA
Associate Chief Deputy - Property

For:

Ron Wright
Tarrant County Tax Assessor-Collector



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105
Fort Worth, Texas 76196-0301
817-884-1100 taxoffice@tarrantcounty.com

Ron Wright
Tax Assessor-Collector

~~—IMPORTANT—~~

Required Taxing Unit Information

Deadline September 14, 2012

Mr Clifford Blackwell
Director of Administrative Services
City of Bedford
2000 Forest Ridge Dr
Bedford TX 76021

Enclosed is a form for providing the Tarrant County Tax Office with your 2012 tax rates and other information necessary to calculate and bill taxes for your unit. **We cannot begin the tax calculation process until all 66 units have responded with the complete signed and dated document.** The data must be signed by an authorized official. **The signed and dated document is a requirement.**

Statewide statistics as well as our own experience in Tarrant County proves that collection rates are greater when tax bills are mailed as early as possible. Our goal is to mail bills on October 1. Delays in getting tax rates and exemptions can delay the billing process by as much as three weeks.

Our process for creating the 2012 tax collection database takes 14 days. Because of this, we **need the tax rate and exemption information by September 14th.** Failure to provide the required information by the September 14th deadline will jeopardize the mailing of statements for all other entities. The ultimate risk for providing tax rate and exemption information to us after September 14th is that the unit will have to pay for a separate mailing for its statements.

Please note that the Appraisal District(s) in which your unit is located has or will ask for tax rate and exemption information as well. They use the tax rates to calculate and recalculate tax ceilings. They use the exemption information to know what the district is providing so that they, in turn, can correctly provide that information to the tax assessor-collector's offices. However, they are a separate entity from our office. For auditing purposes, we need to have the information provided to us **on the enclosed form**. The appraisal districts must have the same information, but, on the form they provide. The information you send to us must be accurate and precisely the same as that provided to the appraisal district(s).

Please let me know if you have any questions or if I can assist you in any way please contact me on my direct line at (817) 884-1082.

Sincerely,

Jeff Hodges

Jeff Hodges, RTA, CTA
Assessment Manager

For: Ron Wright, Tarrant County Tax Assessor-Collector

-URGENT & REQUIRED-

Tax Rates and Exemptions Worksheet Cities, County & Special Districts

Please complete all items on this form and submit to Ron Wright, Tax Assessor Collector, by
September 14, 2012, as agreed by contract. Fax No. 817-884-1122

Tax Unit: **City of Bedford**

Tax Year: **2012**

SECTION 1 – TAX RATES

Total Tax Rate for Tax Year 2012	_____
Maintenance & Operations (M&O) Tax Rate for Tax Year 2012	_____
Interest and Sinking (I&S) Tax Rate for Tax Year 2012	_____
Effective Tax Rate	_____
Effective Maintenance & Operations Rate	_____
Interest and Sinking (I&S) Tax Rate for Tax Year 2012	_____

SECTION 2 – EXEMPTIONS

	<u>2011</u>	<u>2012</u>
Homestead (Optional)	_____ %	_____ %
Over 65 (Optional)	_____	_____
Disabled Person (Optional)	_____	_____
Freeport Exemption (Sec. 11.251)	___ Yes ___ No	___ Yes ___ No
Solar Exemption (Sec. 11.27)	___ Yes ___ No	___ Yes ___ No
Historic Exemption (Sec. 11.24)	___ Yes ___ No	___ Yes ___ No
Pollution Control (Sec. 11.31)	___ Yes ___ No	___ Yes ___ No
Foreign Trade Zone (Sec. 25.07)	___ Yes ___ No	___ Yes ___ No
Abatements Granted (Sec. 312)	___ Yes ___ No	___ Yes ___ No

SECTION 3

Delinquent Tax Attorney Contracted ___ Yes ___ No

SECTION 4

Does the unit collect additional sales tax to reduce Property tax,
in accordance with Section 31.01(i) of the Texas Property Tax Code? ___ Yes ___ No

If yes, what is the sales tax revenue for the previous 4 quarters?
(Line 42 of the Tax Rate Calculation) _____

SECTION 5

Did you elect to freeze taxes for over 65 and disabled citizens? ___ Yes ___ No

If "Yes", beginning with which tax year _____

Our Tax Rate was adopted on _____

Approved By: _____ Title: _____

Work Phone Number (____) _____ Date Submitted _____

Please contact Jeff Hodges at 817-884-1159 if you have any questions.



Council Agenda Background

PRESENTER: Clifford Blackwell, C.G.F.O., Director of Administrative Services

DATE: 08/14/12

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Consider a proposed tax rate and set two public hearings on the proposed tax rate.

City Attorney Review: No

City Manager Review: _____

DISCUSSION:

The recommended tax rate to fund the FY 2012-2013 budget as presented is \$0.504329 per \$100 assessed valuation.

Definitions:

Effective Tax Rate: The tax rate that will generate the same amount of tax revenue as the previous year from the same property. This rate serves as the benchmark from which all Truth-in-Taxation requirements are measured. The effective rate for FY 2012-2013 is \$0.499197 per \$100 valuation.

Effective Maintenance & Operations (M&O) Rate: The tax rate that will generate the same amount of tax revenue for maintenance and operations as the previous year. The effective M&O rate (prior to the sales tax rate adjustment) for FY2012-2013 is \$0.397243. The effective operating rate after the sales tax rate adjustment of \$0.088918 is \$0.308325.

Rollback Tax Rate: The maximum tax rate the City may adopt without initiating the possibility of a rollback election. The rollback tax rate for FY 2012-2013 is \$0.533176.

Debt Tax Rate: The rate required to generate revenue to meet debt service requirements, which is unlimited in terms of calculating the rollback rate. The debt tax rate for FY 2012-2013 is \$0.193072.

Maximum Public Hearing Rate: The effective tax rate or the rollback rate, whichever is less. The calculated maximum public hearing rate for FY 2012-2013 is \$0.499197, which is equal to the effective tax rate.

It is necessary at this time for the City Council to vote on the maximum tax rate that would be considered for implementation of the FY 2012-2013 budget. The City Council is not actually setting a tax rate at this time. The purpose of this vote is to establish the upper threshold for the tax rate that the City Council will consider when an actual vote is required on September 11, 2012. At that time, the City Council may consider any rate up to the amount that is approved at this time, but may not exceed that rate.

IN SUMMARY:

2011-2012 Adopted Tax Rate:	\$0.504329 / \$100 AV
2012-2013 Effective Tax Rate:	\$0.499197 / \$100 AV
Maximum public hearing rate:	\$0.499197 / \$100 AV

Rate required to fund the
2012-2013 budget as presented: \$0.504329

Should the City Council vote to consider a tax rate greater than \$0.499197, two public hearings will be required, and they must be at least three days apart (per section 26.06 of the Tax Code). In order to meet the publication and scheduling requirements in both the City Charter and the Truth-in-Taxation laws, the recommended dates for the public hearings are the following:

- Tuesday, August 28, 2012
- Tuesday, September 4, 2012

The actual vote on the tax rate will take place on Tuesday, September 11, 2012.

RECOMMENDATION:

Staff recommends the following motion:

Consider a tax rate of \$0._____ per \$100 assessed valuation, and schedule a public hearing to discuss the tax rate on Tuesday, August 28, 2012 at 06:30 p.m. at Bedford City Hall and a second public hearing to discuss the tax rate on Tuesday, September 4, 2012 at 06:30 p.m. at Bedford City Hall.

FISCAL IMPACT:

N/A

ATTACHMENTS:

N/A



Council Agenda Background

<u>PRESENTER:</u> Clifford Blackwell, C.G.F.O., Director of Administrative Services		<u>DATE:</u> 08/14/12
Council Mission Area: Be responsive to the needs of the community.		
<u>ITEM:</u> Call a public hearing on the proposed FY 2012-2013 budget to be held on August 28, 2012 at 6:30 p.m. City Attorney Review: No City Manager Review: _____		
<u>DISCUSSION:</u> Section 4.05 of the City Charter states that the City Council shall determine the place and time of the public hearing on the budget. In order to meet the appropriate timeline to approve the budget and tax rate for submittal to Tarrant County, it is recommended the City Council call the public hearing on the proposed FY 2012-2013 budget for August 28, 2012 at 6:30 p.m.		
<u>RECOMMENDATION:</u> Staff recommends the following motion: Call a public hearing on the proposed FY 2012-2013 budget for August 28, 2012 at 6:30 p.m. in the City Hall Council Chambers.		
<u>FISCAL IMPACT:</u> N/A	<u>ATTACHMENTS:</u> N/A	



Council Agenda Background

PRESENTER: John. F. Kubala, P.E., Public Works Director **DATE:** 08/14/12

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Consider a resolution authorizing the City Manager to enter into a contract with Fast Solutions in the amount of \$113,604.43 for the Asbestos Abatement and Demolition of seven properties at various locations in the City of Bedford.

City Attorney Review: Yes

City Manager Review: _____

DISCUSSION:

The “Sulphur Branch and Tributary SB-1 Watershed and Erosion Study” identified seven properties in the Sulphur Branch watershed that have the potential for flooding in a 100-year storm. The City Council authorized a one-time voluntary buyout offer to the homeowners. All of the property owners accepted the buyout offer and the properties have since been purchased and vacated. The properties are located at 1100, 1101 & 1105 Shady Oaks Court, 2057 & 2061 Shady Brook Drive, and 1412 & 1421 Donna Lane.

Staff is proceeding with the demolition of the houses. The low bid was submitted by Fast Solutions in the amount of \$113,604.43. There was no prior Opinion of Probable Cost. The consultant engineers on the project, Farmer & Associates, Inc., are familiar with the firm and have recommended approval of the bid. Funding will come from the 2011 Stormwater General Obligation Bonds.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution authorizing the City Manager to enter into a contract with Fast Solutions in the amount of \$113,604.43 for the Asbestos Abatement and Demolition of seven properties at various locations in the City of Bedford.

FISCAL IMPACT:

\$113,604.43 from the 2011 Stormwater General Obligation Bonds.

ATTACHMENTS:

Resolution
Bid Tabulation

RESOLUTION NO. 12-

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FAST SOLUTIONS IN THE AMOUNT OF \$113,604.43 FOR THE ASBESTOS ABATEMENT AND DEMOLITION OF SEVEN PROPERTIES AT VARIOUS LOCATIONS IN THE CITY OF BEDFORD.

WHEREAS, the City of Bedford, Texas determines the necessity for the removal of these structures from the 100-Year floodplain; and,

WHEREAS, the removal of these structures will provide for a safer environment.

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

SECTION 1. That the City Council authorizes the City Manager to enter into a contract with Fast Solutions in the amount of \$113,604.43 for the Asbestos Abatement and Demolition of seven (7) properties at Various Locations in the City of Bedford.

SECTION 2. Funding in the amount of \$113,604.43 will come from the 2011 Stormwater General Obligation Bonds.

PASSED AND APPROVED the 14th day of August 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

ASBESTOS ABATEMENT AND DEMOLITION AT VARIOUS LOCATIONS

BID TABULATION REPORT

CITY OF BEDFORD, TEXAS

PROJECT DESCRIPTION: Asbestos Abatement at Various Locations

BID REFERENCE NUMBER: 12-SW-3

BID DATE: JULY 17, 2012

BID TIME: 10:00 A.M.

ITEM NO.	DESCRIPTION OF ITEMS	BIDDERS			BIDDERS		BIDDERS		BIDDERS		BIDDERS	
		Fast Solution's			Clean Air Remediation		North Star Abatement Corp.		1 Priority Environmental		Intercon Enviornmental Inc.	
		QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	Total	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1100 SHADY OAKS COURT												
1	Popcorn Ceiling Texture/Joint Compound	2,075 SF	\$1.75	\$3,631.25	\$1.908	\$3,959.10	\$1.75	\$3,631.25	\$1.25	\$2,593.75	\$1.65	\$3,423.75
2	Smooth Ceiling Texture/Joint Compound	400 SF	\$1.75	\$700.00	\$1.908	\$763.20	\$1.75	\$700.00	\$1.25	\$500.00	\$1.65	\$660.00
3	Drywall Texture/Joint Compound (Walls)	6,958 SF	\$1.25	\$8,697.50	\$1.908	\$13,275.86	\$1.75	\$12,176.50	\$1.25	\$8,697.50	\$1.65	\$11,480.70
4	Demolition	2,475 SF	\$2.51	\$6,212.25	\$3.0310	\$7,501.42	\$2.75	\$6,806.25	\$3.65	\$9,033.75	\$3.06	\$7,573.50
1101 SHADY OAKS COURT												
1	Popcorn Ceiling Texture/Joint Compound	1,500 SF	\$1.75	\$2,625.00	\$1.92	\$2,880.00	\$1.75	\$2,625.00	\$1.25	\$1,875.00	\$1.65	\$2,475.00
2	Smooth Ceiling Texture/Joint Compound	450 SF	\$1.75	\$787.50	\$1.92	\$864.00	\$1.75	\$787.50	\$1.25	\$562.50	\$1.65	\$742.50
3	Drywall Texture/Joint Compound (Walls)	5,890 SF	\$1.25	\$7,362.00	\$1.92	\$11,308.80	\$1.75	\$10,307.50	\$1.25	\$7,362.50	\$1.65	\$9,718.50
4	Window/Door Caulk	217 LF	\$5.00	\$1,085.00	\$0.00	\$0.00	\$5.00	\$1,085.00	\$3.00	\$650.00	\$4.50	\$976.50
5	Wood Floor Mastic	400 SF	\$3.00	\$1,200.00	\$1.92	\$768.00	\$2.00	\$800.00	\$1.35	\$540.00	\$2.50	\$1,000.00
6	9" x 9" Floor Tile/Mastic	12 SF	\$5.00	\$60.00	\$1.92	\$23.04	\$1.00	\$12.00	\$30.00	\$360.00	\$1.40	\$16.80
7	Transite Flue Pipe	10 LF	\$5.00	\$50.00	\$1,216.00	\$12.16	\$1.00	\$10.00	\$25.00	\$250.00	\$0.00	\$0.00
8	Ceramic Floor Tile Mastic	75 SF	\$5.00	\$375.00	\$1.92	\$144.00	\$5.00	\$375.00	\$5.00	\$375.00	\$3.50	\$262.50
9	Demolition	1,950 SF	\$3.18	\$6,201.00	\$3.08	\$6,000.00	\$2.75	\$5,362.50	\$4.56	\$8,892.00	\$4.17	\$8,131.50
1105 SHADY OAKS COURT												
1	Popcorn Ceiling Texture/Joint Compound	1,485 SF	\$1.75	\$2,598.75	\$2.04	\$3,029.40	\$1.75	\$2,598.75	\$1.25	\$1,856.25	\$1.65	\$2,450.25
2	Smooth Ceiling Texture/Joint Compound	400 SF	\$1.75	\$700.00	\$2.04	\$816.00	\$1.75	\$700.00	\$1.25	\$500.00	\$1.65	\$660.00
3	Drywall Texture/Joint Compound (Walls)	4,900 SF	\$1.25	\$6,125.00	\$2.04	\$9,996.00	\$1.75	\$8,575.00	\$1.25	\$6,125.00	\$1.65	\$8,085.00
4	Black Mastic (Flooring)	580 SF	\$3.00	\$1,740.00	\$2.04	\$1,183.20	\$2.00	\$1,160.00	\$1.75	\$1,015.00	\$1.40	\$812.00
5	Demolition	1,885 SF	\$3.29	\$6,201.65	\$3.17	\$5,975.45	\$2.75	\$5,183.75	\$4.80	\$9,048.00	\$3.97	\$7,483.45
2057 SHADY BROOK DRIVE												
1	Drywall Ceiling Texture (Crows Foot/Popcorn) with Joint Compound	1,944 SF	\$1.75	\$3,402.00	\$1.87	\$3,635.28	\$1.75	\$3,402.00	\$1.25	\$2,430.00	\$1.65	\$3,207.60
2	Drywall Texture/Joint Compound (Walls)	7,198 SF	\$1.25	\$8,997.50	\$1.87	\$13,460.26	\$1.75	\$12,596.50	\$1.25	\$8,997.50	\$1.65	\$11,876.70
3	4" x 4" Ceramic Wall Tile/Grout	80 SF	\$8.00	\$640.00	\$1.87	\$149.60	\$1.00	\$80.00	\$10.00	\$800.00	\$1.65	\$132.00
4	Caulk	236 LF	\$10.00	\$2,360.00	\$0.00	\$0.00	\$5.00	\$1,180.00	\$4.00	\$944.00	\$4.50	\$1,062.00
5	Demolition	1,944 SF	\$4.62	\$9,007.94	\$2.57	\$4,996.08	\$4.85	\$9,428.40	\$6.36	\$12,363.84	\$8.18	\$15,901.92



Council Agenda Background

PRESENTER: John F. Kubala, P.E., Public Works Director

DATE: 08/14/12

Council Mission Area: Demonstrate excellent customer service in an efficient manner.

ITEM:

Consider a resolution authorizing abandonment of a Utility Easement (Permanent Water Easement) in Lot 4BR1, Block 1 of Northeast Community Hospital Addition to the City of Bedford, Texas, as recorded in Document 212103614 of the Deed Records of Tarrant County, Texas.

City Attorney Review: Yes

City Manager Review: _____

DISCUSSION:

Representatives of North Tarrant Expressway (NTE) Mobility Partners obtained a utility easement on behalf of the City of Bedford in order to relocate water meters displaced by the construction of the Forest Ridge Drive section of the NTE. The water meters were relocated by the contractor outside of the easement legal description. The owners of the property, Carroll Family Investments, LTD., have agreed to sign a new Utility Easement upon the abandonment of the recorded easement.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution authorizing abandonment of a Utility Easement (Permanent Water Easement) in Lot 4BR1, Block 1 of Northeast Community Hospital Addition to the City of Bedford, Texas, as recorded in Document 212103614 of the Deed Records of Tarrant County, Texas.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution
Exhibit A

RESOLUTION NO. 12-

A RESOLUTION AUTHORIZING ABANDONMENT OF A UTILITY EASEMENT (PERMANENT WATER EASEMENT) IN LOT 4BR1, BLOCK 1, NORTHEAST COMMUNITY HOSPITAL ADDITION TO THE CITY OF BEDFORD, TEXAS, AS RECORDED IN DOCUMENT 212103614 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

WHEREAS, the City Council of Bedford, Texas determines the necessity to abandon this utility easement; and,

WHEREAS, the property owner has agreed to sign a new Utility Easement upon the abandonment of the recorded easement.

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

SECTION 1. That the City Council authorizes the abandonment of a Utility Easement in Lot 4BR1, Block 1, Northeast Community Hospital Addition, to the City of Bedford, Texas, as recorded in Document 212103614 of the Deed Records of Tarrant County, Texas.

PASSED AND APPROVED the 14th day of August 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

EXHIBIT "A"
Permanent Water Easement

BEING a 50 square foot (0.001 acre) tract contained within the Manuel W. Wilmeth Survey, Abstract No. 1664, City of Bedford, Tarrant County, Texas, and being part of Lot 4BR1, Block 1 of Northeast Community Hospital Addition an addition to the City of Bedford, Tarrant County, Texas as recorded in Cabinet A, Slide 704 of the Plat Records of Tarrant County, Texas, said tract also being part of that certain tract of land described in a deed to Carroll Family Investments, LTD. as recorded in Volume 13597, Page 50 and Volume 17285, Page 272 of the Deed Records of Tarrant County, Texas, said 50 square foot tract being more particularly described as follows:

COMMENCING at a 3-1/2 inch TxDOT aluminum monument found in the proposed new westerly right-of-way line of Forest Ridge Road (a variable width right-of-way) at the most northerly northwest corner of that certain tract of land described in a Notice of Lis Pendens to the State of Texas as recorded in Instrument No. D211060349 of the Official Public Records of Tarrant County, Texas, said point being in the north line of said Lot 4BR1 and the south line of Lot 4BR2 of said Northeast Community Hospital Addition;

THENCE along the proposed new westerly right-of-way line of said Forest Ridge Road and the westerly line of said State of Texas tract, the following two (2) calls:

South 12 degrees 00 minutes 41 seconds West, a distance of 63.80 feet to a 3-1/2 inch TxDOT brass monument found for corner;

South 00 degrees 25 minutes 51 seconds East, a distance of 5.46 feet to the **POINT OF BEGINNING**;

THENCE South 00 degrees 25 minutes 51 seconds East, along the proposed new west right-of-way line of said Forest Ridge Road and the west line of said State of Texas tract, a distance of 10.00 feet to a point for corner;

THENCE departing the proposed new west right-of-way line of said Forest Ridge Road and the west line of said State of Texas tract, and over, across and through said Lot 4BR1, the following three (3) calls:

South 89 degrees 34 minutes 09 seconds West, a distance of 5.00 feet to a point for corner;

North 00 degrees 25 minutes 51 seconds West, a distance of 10.00 feet to a point for corner;

North 89 degrees 34 minutes 09 seconds East, a distance of 5.00 feet to the **POINT OF BEGINNING**, containing 50 square feet (0.001 acre) of land, more or less.



EXHIBIT "A"

LOT 4BR2, BLOCK 1
NORTHEAST COMMUNITY
HOSPITAL ADDITION
CAB. A. SLIDE 704
P.R.T.C.T.

FORT WORTH FEDERAL
CREDIT UNION
VOL. 14514, PG. 80
D.R.T.C.T.

P.O.C.
N: 8991347.65
E: 2385846.78

GRAPHIC SCALE
(in feet)



1 inch = 20 ft.

3-1/2" ALUMINUM
MON. FND. (C.M.)

10' UTILITY EASEMENT
CAB. A, SLIDE 704, P.R.T.C.T.

MANUEL W. WILMETH SURVEY
ABSTRACT NO. 1664

P.O.B.
N: 8991279.79
E: 2385833.52

50 S.F.
(0.001 ACRES)

S12°00'41"W
63.80'

3-1/2" BRASS MON.
FND. (C.M.)

10' TEMPORARY
SLOPE EASEMENT
VOL. 7410, PG. 1
D.R.T.C.T.

FOREST RIDGE ROAD
(VARIABLE WIDTH R.O.W.)

WILLIAM O. YANTIS SURVEY
ABSTRACT NO. 1752

CARROLL FAMILY INVESTMENTS, LTD.
VOL. 13597, PG. 050
VOL. 17285, PG. 272
D.R.T.C.T.

LOT 4BR1, BLOCK 1 OF
NORTHEAST COMMUNITY
HOSPITAL ADDITION
CAB. A. SLIDE 704, P.R.T.C.T.

PROPOSED NEW
R.O.W. LINE

PROPOSED NEW
RIGHT-OF-WAY AS DESCRIBED
IN NOTICE OF LIS PENDENS
INST. NO. D211060349, O.P.R.T.C.T.

EXISTING R.O.W. LINE

SOUTHWESTERN BELL
TELEPHONE COMPANY
EASEMENT
VOL. 5352, PG. 828
D.R.T.C.T.

APPROX. LOCATION
OF SURVEY LINE

S50°23'37"W 58.88'

S.H. 121
(VARIABLE WIDTH R.O.W.)

3-1/2" BRASS
MON. FND. (C.M.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°25'51"E	5.46'
L2	S00°25'51"E	10.00'
L3	S89°34'09"W	5.00'
L4	N00°25'51"W	10.00'
L5	N89°34'09"E	5.00'

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- (C.M.) = CONTROLLING MONUMENT
- P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS
- D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- = MONUMENT FOUND (AS NOTED)
- = "X" SET IN CONCRETE (UNLESS OTHERWISE NOTED)

NOTES:

1. All bearings and coordinates are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00012.
2. This survey plat is accompanied by a separate property description of even date.



Chad A. Gulick 2-16-12
Chad A. Gulick Registered Professional Land Surveyor No. 6021 Date



TRUE AND CORRECT COPY OF
ORIGINAL RECORD FILED IN
TARRANT COUNTY, TEXAS:
MARY LOUISE GARCIA, COUNTY CLERK

DATE: 10/26/2011	SCALE: 1" = 20'
DRAWN BY: JDS	CHECKED BY: CAG
SHEET NO. 3 of 3	JOB NUMBER: 1008-003-02
SHEET ID: S2-P592-2.dwg	

EXHIBIT "A"
PERMANENT WATER EASEMENT
50 SQUARE FEET OUT OF THE
MANUEL W. WILMETH SURVEY, ABSTRACT NO. 1664
CITY OF BEDFORD, TARRANT COUNTY, TEXAS

CobbFendley
6801 Gaylord Parkway, Suite 302
Frisco, Texas 78094
972.335.3214 | fax 972.335.3202 | www.cobbhendley.com



Council Agenda Background

PRESENTER: John F. Kubala, P.E., Public Works Director

DATE: 08/14/12

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Consider a resolution authorizing the City Manager to enter into a contract with Quality Construction in the amount of \$48,771 for the 2012 Large Valve Replacement Project.

City Attorney Review: Yes

City Manager Review: _____

DISCUSSION:

In July 2010, the contractor on the Trinity River Authority 60” transmission main hit and broke a flanged outlet on the existing 24” water line in Cummings Drive just west of Murphy Drive. During the repairs, staff discovered that bolts on the existing 24” valve had seriously deteriorated. The condition of the valve was such that staff determined it was in imminent danger of failure. There was also a 24” valve located in the intersection of Cummings Drive and Murphy Drive that was the same age. The decision was made to replace those valves at that time. All of these valves were replaced in September of 2010.

Since then, staff has checked three other valves in the area that are the same age. Inspection of the valves, a 24” and two 16”, revealed they are also in poor condition. This project would replace all three valves. The low bid was submitted by Quality Construction in the amount of \$48,771. There was no prior Opinion of Probable Cost. Funding will come from the 2010 Water Certificates of Obligation.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution authorizing the City Manager to enter into a contract with Quality Construction in the amount of \$48,771 for the 2012 Large Valve Replacement Project.

FISCAL IMPACT:

\$48,771 from the 2010 Certificates of Obligation

ATTACHMENTS:

Resolution
Bid Tabulation

RESOLUTION NO. 12-

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH QUALITY CONSTRUCTION IN THE AMOUNT OF \$48,771 FOR THE 2012 LARGE VALVE REPLACEMENT PROJECT.

WHEREAS, the City Council of Bedford, Texas determines the necessity for the replacement of these valves; and

WHEREAS, the replacement of these valves will result in a reliable and safer water supply system.

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

SECTION 1. That the City Council authorizes the City Manager to enter into a contract with Quality Construction in the amount of \$48,771 for the 2012 Large Valve Replacement Project.

SECTION 2. Funding in the amount of \$48,771 will come from the 2010 Water Certificates Obligation.

PASSED AND APPROVED the 14th day of August 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

BID TABULATION REPORT

CLIENT: City of Bedford, Texas
 PROJECT DESCRIPTION: 2012 Large Valve Replacement Project

BID DATE: Wednesday, August 1, 2012
 BID TIME: 10:00 AM

BIDDERS

ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	Quality Construction		Saber Development Corporation		Dake Construction		SYB Construction Company, Inc.		Ark Contracting Services, LLC	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	Remove 24" Gate Valve & Install 24" Dia. RCCP Spool	1	LS	\$12,504.00	\$12,504.00	\$15,000.00	\$15,000.00	\$15,500.00	\$15,500.00	\$21,000.00	\$21,000.00	\$22,000.00	\$22,000.00
2	Remove 16" Gate Valve & Install 16" Butterfly Valve	1	LS	\$13,121.00	\$13,121.00	\$17,000.00	\$17,000.00	\$20,000.00	\$20,000.00	\$21,000.00	\$21,000.00	\$18,000.00	\$18,000.00
3	Remove Blow-Off Valve and Manhole	1	LS	\$3,668.00	\$3,668.00	\$2,000.00	\$2,000.00	\$15,000.00	\$15,000.00	\$3,500.00	\$3,500.00	\$8,000.00	\$8,000.00
4	Remove 16" Gate Valve & Install 16" Butterfly Valve	1	LS	\$13,965.00	\$13,965.00	\$18,500.00	\$18,500.00	\$19,000.00	\$19,000.00	\$21,000.00	\$21,000.00	\$22,000.00	\$22,000.00
5	Traffic Control	1	LS	\$2,265.00	\$2,265.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
6	Yard / Parkway Restoration	1	LS	\$3,248.00	\$3,248.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$6,000.00	\$6,000.00
TOTAL AMOUNT BID					\$48,771.00		\$57,500.00		\$74,000.00		\$79,500.00		\$88,000.00
Calendar Days Bid					30		30		30		30		30

BIDDERS

ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	Dowager Utility Construction, LTD		M-Co Construction, Inc.	
				UNIT COST	TOTAL	UNIT COST	TOTAL
1	Remove 24" Gate Valve & Install 24" Dia. RCCP Spool	1	LS	\$32,000.00	\$32,000.00	\$31,970.00	\$31,970.00
2	Remove 16" Gate Valve & Install 16" Butterfly Valve	1	LS	\$29,000.00	\$29,000.00	\$25,610.00	\$25,610.00
3	Remove Blow-Off Valve and Manhole	1	LS	\$15,000.00	\$15,000.00	\$6,485.00	\$6,485.00
4	Remove 16" Gate Valve & Install 16" Butterfly Valve	1	LS	\$27,000.00	\$27,000.00	\$24,060.00	\$24,060.00
5	Traffic Control	1	LS	\$2,000.00	\$2,000.00	\$10,980.00	\$10,980.00
6	Yard / Parkway Restoration	1	LS	\$3,000.00	\$3,000.00	\$11,535.00	\$11,535.00
TOTAL AMOUNT BID					\$108,000.00		\$110,640.00
Calendar Days Bid					30		30



Council Agenda Background

PRESENTER: Mirenda McQuagge-Walden, Managing Director of Community Services

DATE: 08/14/12

Council Mission Area: Be responsive to the needs of the community.

ITEM:

Consider a resolution to accept the petition by the Senior Activity Center members to name the large meeting room at the Senior Activity Center the Virginia Chamblee Meeting Room.

City Attorney Review: N/A

City Manager Review: _____

DISCUSSION:

On July 14, 2009, the City Council approved a resolution that adopted the “Policy for Naming/Renaming or Dedicating City Facilities and Property.” This policy provided a formal process for the City Council to evaluate proposals for the naming, renaming or dedicating of City facilities and property.

Virginia Chamblee is a 40-year employee who has served as the Senior Center Manager since 1982. Throughout her distinguished career, she has been a dedicated and conscientious employee who has always championed the seniors. She is known for her kindness, gentle spirit and willingness to listen to any problem and extend a helping hand. Virginia is scheduled to retire from the City on September 1 of this year.

Attached is a petition, signed by 153 members of the Senior Activity Center, requesting that the large meeting room at the Center be named the Virginia Chamblee Meeting Room. The members would like to honor her service and commitment to them through this name change. If the change is approved, the sign reflecting the new room name will be unveiled at her retirement party on August 24, 2012. The sign will be paid for out of the Senior Center budget.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution to accept the petition by the Senior Activity Center members to name the large meeting room at the Senior Activity Center the Virginia Chamblee Room.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution
Naming Policy
Petition

RESOLUTION NO. 12 -

A RESOLUTION TO ACCEPT THE PETITION BY THE SENIOR ACTIVITY CENTER MEMBERS TO NAME THE LARGE MEETING ROOM AT THE SENIOR ACTIVITY CENTER THE VIRGINIA CHAMBLEE ROOM.

WHEREAS, the City Council of Bedford, Texas approved the "Policy for Naming/Renaming or Dedicating City Facilities and Property" on July 14, 2009;

WHEREAS, the City Council of Bedford, Texas recognizes the contributions of Virginia Chamblee as a City of Bedford employee for 40 years; and,

WHEREAS, the City Council of Bedford, Texas recognizes the dedicated service of Virginia Chamblee to the senior citizens of Bedford.

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

SECTION 1. That the City Council does accept the petition by the Senior Activity Center members to name the large meeting room at the Senior Activity Center the Virginia Chamblee Room.

SECTION 2. That this resolution shall take effect from and after the date of passage.

PASSED AND APPROVED this 14th day of August 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

City of Bedford
Policy for Naming/Renaming or Dedicating
City Facilities and Property

I. Purpose

To provide a formal process for the City Council of the City of Bedford (the “City Council”) to evaluate proposals for the naming/renaming or dedicating of city facilities and property such as streets, buildings, rooms, gardens, parks or features within or outside a building (“City Facility”). It is the intent of the City of Bedford (the “City”) to review all requests for naming/renaming or dedicating, evaluate each request in accordance with the following guidelines, and provide recommendations to City Council concerning the naming of a City Facility

II. Process

To request a name for a City Facility, an Applicant should submit a written request to the City Council through the City Manager’s office. An Applicant may obtain a copy of the Naming Guidelines from the Library Administration located at 1805 L. Don Dodson Drive, Bedford, TX 76021, the Parks Administration located at 2140 L. Don Dodson Drive, Bedford, TX 76021, or the City Secretary’s Office at 2000 Forest Ridge Drive, Bedford, TX 76021. The application should clearly state the name of the requesting person, entity or organization along with the name, address and phone number of a contact person, and the exact name being requested for a City Facility. The request must include all information as stated in the Naming Guidelines below and verified by City staff. Upon receipt of all information, the City staff will review the application and request any clarification as needed.

III. Guidelines for Naming/Renaming or Dedicating a City Facility

- A. Proposed names for a City Facility may include one of the following:
1. An adjacent street to a new or current City Facility;
 2. Predominant physical features (such as lakes, rivers, creeks, etc.) in or adjacent to a new or current City Facility;
 3. The subdivision in which a new or current City Facility is located;
 4. A significant historic feature or event that would warrant having a new or current City Facility bear the name;
 5. A person, entity or organization that has made exceptional contributions to the City of Bedford. Exceptional contributions that would warrant having a new or current City Facility bear the name including, but not limited to:

- a) Donating or contributing a significant amount of funding for the construction, reconstruction, renovation, or furnishing of a new or current City Facility.
 - b) Providing direct and significant volunteer services benefiting the public as a local or community leader.
- B. Persons currently holding a local elected office or serving on a Board or Commission may not be considered for having his or her name be considered for naming or a new or current City Facility.
- C. The City Council reserves the right to deny an application for Naming/Renaming or Dedicating a City Facility from any person, business or organization. The consideration by the City Council will not be based on race, age, color, religion, sex, ancestry, national origin, disability, or place of birth but on what the City Council and or City staff determines in its sole discretion to be in the best interest for the City.

IV. Procedures for Naming/Renaming or Dedicating a City Facility

- A. A person, entity or organizations shall submit a written nomination for the naming of a new or current City Facility, along with any information deemed necessary to support the justification for such request, to the City Manager's Office located at 2000 Forest Ridge Drive, Bedford, TX 76021. The nomination shall include, but not be limited to:
- 1. Reasons for the proposed name or dedication of a new or current City Facility;
 - 2. Evidence of community support for the proposed name or dedication of a new or current City Facility;
 - 3. Petitions, if submitted, must state the intent and include printed names, signatures, addresses, zip codes and telephone numbers of each signer as proof of residency supporting the naming or dedication of a new or current City Facility.
- B. The City Manager, or his/her designee, shall:
- 1. Review the nomination in accordance with Section III of the guidelines;
 - 2. Research, review and study the supporting documentation; and
 - 3. Forward recommendation to the City Council for review.

We, the below signed members of the Bedford Senior Activity Center wish to request the naming of a room located in the Senior Center, the "Virginia Chamblee Room", in honor of Virginia's many years of dedicated service to the Senior Center and the City of Bedford:

Patricia
 Shirley Brown
 Nina E. Johnson
 Dixie Lane
 Edwina Fester
 Louise Morrison
 Jimmie Lou Malt
 Fay Wood
 Brenda Hathaway
 Gwen Ray
~~Summa Drake~~
 Bonnie Kline
 Alice Johnson
 Marie Miller
 James Wilson
 Frank Sobel
 Ray Dunt
 Frank Sandy
 Ernest Nichols
 Darrell Dent
~~Ed Dunt~~
 Robin Little
 Barbara Pringle
 Tom Figg
 Shirley Grady
 Barbara Legg
 Shirley Luper
 Carolyn Dunsford
 Marie Ken

Lillian Hutchinson
 Edna
 John Hutchinson
 Mac
 FRANK SHAFER
 Richard E. Peterson
 Karen Campbell
 Ralph Zait
 Carolyn Palmer
 Gayle M. White
 Shirley Harmon
 Nick Russell
 Angela Peterson
~~Mr. M. E. Brown~~
~~W. H. Dunt~~
 Nancy Alcorn
 Grace Proctor
 Jessie Bentley
 Don K. Bentley
~~Kae Larson~~
 Marsha Kalk
 Sheryl Fygate
 Paul D. Herbe
 Betty Fogelin
 Joyce Luerbach
 Virginia Harmon
 Naomi Harpold
 Hubert Smith
 Rose Pallock

Rosi Martens
 Bruce Baron
 Ed Mathews
 Doris Young
 Mary Wika
 Islanda Bentley
 Cindy Goull
 Kim Bouse
 Betty White
 Jan Howe
 Bobbie James
 Judy Edge
 Josephine Bonfio
 Bobbie Mandell
 Raymond
 Dore Meyer
 Ernie Meyer
 Pat Benedict
 THANH TRAN
 Eloise Collins
 Pamela Johns
 Ernie Johns
 Lois Kafferay
 Bhuram, Bk.
 Miller Park
 Jo Grien
 Judy Demaja
 Mich Schouben
 R.P. Luttrell
 Paul Lewis
 Jobby Foster
 Todd Ben
 Wilcox Gray
 Frank Schertel
 Bob Lamy

Clara Nell Hatten
 Shirley Davidoff
 Courtney K Miller
 Barbara Quisenberry
 Alois Fouchard
 Byron Young
 Paula Franko
 Dorothy League
 Paul Lindner
 Billie Evans
 Mike Supple
 Carol Tharich
 Lybegan Lybegan
 Katherin Willy
 John Mohrkehn
 Tim Tomford
 Ann Lambert
 Martena Chase
 Edna Kemnitz
 James A. Edsger
 Kathleen White
 John Tomford
 Ted Eshert
 Mary Lou Gier
 Liz Garcia
 Dow Luttrell
 Bill Wilson
 Ann Katt
 Wanda Miller
 Ed Allen
 Ed Dibson
 Richard Chylbarger
 Lewis Chylbarger
 Charles W. G.
 John G.



Council Agenda Background

PRESENTER: Councilmember Nolan

DATE: 08/14/12

Council Request

ITEM:

Discussion regarding West Nile Virus.

City Manager Review: _____

DISCUSSION:

Councilmember Nolan requested this item be placed on the agenda for discussion.

ATTACHMENTS:

Letter of Request

From: [Nolan, Patricia](#)
To: [Wells, Michael](#)
Subject: City Council Meeting Aug 14
Date: Sunday, August 05, 2012 9:06:11 PM

Michael-

I would like to put on the Agenda for the August 14 meeting a discussion about WNV. Please contact the Tarrant County Health Dept and invite Lou Brewer, Public Health Director to attend.

Thanks-
Patricia