

# AGENDA

**Regular Meeting of the Bedford City Council  
Tuesday, June 11, 2013  
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.
- Presentation by Robert Hinkle and Lara Kohl, NTE, regarding the S.H. 183 expansion.
- Presentation on marketing efforts for the past six months.

## 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:

- a) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1 Lot 1, First State Bank Plaza.
- b) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to Block 1, Lot 1D, Shops at Central Park.
- c) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to "Project Oatmeal".

## REGULAR SESSION 6:30 P.M.

### CALL TO ORDER/GENERAL COMMENTS

### INVOCATION (Pastor Dan Mendoza, Oasis Community Worship Center)

### PLEDGE OF ALLEGIANCE (Boy Scout Troop #387)

### OPEN FORUM

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

### CONSIDER APPROVAL OF ITEMS BY CONSENT

### APPROVAL OF THE MINUTES

1. Consider approval of the following City Council minutes:
  - a) May 28, 2013 regular meeting

## **NEW BUSINESS**

2. **Public hearing and consider an ordinance to rezone the property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A, B, C, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church, specifically for a Specific Use Permit to allow for a church; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The property is generally located west of Brown Trail and north of Bedford Road. (Z-234)**
3. **Consider a resolution approving an amendment to the 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 DFVHD Partners LP (Texas Harley-Davidson).**
4. **Consider a resolution adopting the Kimley-Horn Central Bedford Development Zone Vision.**
5. **Report on most recent meeting of the following Boards and Commissions:**
  - ✓ **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**
6. **Council member reports**
7. **City Manager/Staff Reports**
8. **Take any action necessary as a result of the Executive Session**

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

## **ADJOURNMENT**

### **CERTIFICATION**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Friday, June 7, 2013 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.

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**Michael Wells, City Secretary**

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**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

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**PRESENTER:** Robert Hinkle, NTE  
Lara Kohl, NTE

**DATE:** 06/11/13

**Work Session**

**ITEM:**

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

City Manager Review: \_\_\_\_\_

**DISCUSSION:**

Robert Hinkle and Lara Kohl from NTE Mobility Partners will present an update regarding the S.H. 183 expansion project.

**ATTACHMENTS:**

N/A



# Council Agenda Background

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**PRESENTER:** Rebecca Asher, Marketing Specialist

**DATE:** 06/11/13

**Work Session**

**ITEM:**

**Presentation on marketing efforts for the past six months.**

**City Manager Review:** \_\_\_\_\_

**DISCUSSION:**

**The Marketing Specialist position was added through the FY 2012/2013 budget process and started on December 12, 2012. The presentation will update the City Council on the marketing efforts and progress for the past six months.**

**ATTACHMENTS:**

**N/A**



# Council Agenda Background

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**PRESENTER:** Michael Wells, City Secretary

**DATE:** 06/11/13

**Minutes**

**ITEM:**

Consider approval of the following City Council minutes:

- a) May 28, 2013 regular meeting

City Manager Review: \_\_\_\_\_

**DISCUSSION:**

N/A

**ATTACHMENTS:**

May 28, 2013 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 5:00 p.m. in the Conference Room, Work Session at 5:15 p.m. and Regular Session at 6:30 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 28th day of May, 2013 with the following members present:

Jim Griffin  
Michael Boyter  
Chris Brown  
Ray Champney  
Jim Davisson  
Patricia Nolan

Mayor  
Council Members

constituting a quorum.

Councilmember Turner was absent from the meeting.

Staff present included:

Beverly Griffith  
David Miller  
Cathy Cunningham  
Michael Wells  
Cliff Blackwell  
Roger Gibson  
Tom Hoover  
Jill McAdams  
Mirenda McQuagge-Walden  
Maria Redburn  
Jackie Reyff  
Bill Syblon

City Manager  
Deputy City Manager  
City Attorney  
City Secretary  
Administrative Services Director  
Police Chief  
Public Works Director  
Human Resources Director  
Managing Director of Community Services  
Library Manager  
Planning Manager  
Development Director

**CONFERENCE ROOM WORK SESSION 5:00 p.m.**

Mayor Griffin called the Work Session to order at 5:00 p.m.

**• Interviews for appointment to the Beautification and Cultural Commissions.**

Council conducted interviews with applicants for appointment to the Beautification and Cultural Commissions.

Mayor Griffin adjourned the Work Session at 5:24 p.m.

**WORK SESSION**

Mayor Griffin called the Work Session to order at 5:29 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 and 6.

Managing Director of Community Services Mirenda McQuagge-Walden presented information regarding

Item #6. It is an ordinance to renew the Rate Review Mechanism, or RRM, with Atmos Energy. The City is a member of the Atmos Cities Steering Committee, which has 154 members. Before this rate review process, there was a process called the Gas Reliability Infrastructure Program, or GRIP, which allowed Atmos and other gas companies to do quicker rate increases. Cities were not allowed to submit testimony or review rate cases. A compromise was reached with Atmos to do the RRM, which saves ratepayers some expenses and allow cities to review rate cases and submit testimony. The original mechanism expired in 2011 and the Steering Committee has been in negotiations with Atmos since then. As Bedford has original jurisdiction, any rate cases must be brought to Council for approval. Atmos does have the ability to appeal rate denials to the Railroad Commission. In answer to questions from Council, Ms. McQuagge-Walden stated that this RRM is for a four-year term with no residential customer charge for the first year; and that if Council does not approve this mechanism, Atmos could request \$5M in rate relief and rate payers would not be in as good a position.

- **Presentation regarding the Emerging Leaders Program and receive an introduction to the inaugural class participants.**

Human Resources Director Jill McAdams presented information regarding the Emerging Leaders Program. She stated that as the City's workforce is aging, it is important for the City to grow its own talent and develop a program to move its people forward. This program would give employees the opportunity to learn about themselves and to look for ways to improve their leadership. Staff's research showed that in order to have a successful succession plan, the City has to have a set of values. Senior management met on what is important in the organization and what employees represent in the community and amongst themselves. They came up with the mission and value statement of, "We will accomplish service excellence through P.R.I.D.E. inside". P.R.I.D.E. stands for: Passion – for what we do; Respect – for ourselves, each other and for the community; Innovation – striving for creative solutions and outcomes; Dependability – doing what we say we will do; and, Ethics – doing the right thing even when no one is watching. This mission and value statement laid the foundation for the Program.

Ms. McAdams stated that effective succession planning requires employee development, which shows how an organization works and ties in the mission and value statement. The Program is designed to give employees a foundation to assist them in developing and advancing their careers and to give them confidence, skills and knowledge required to become a leader. To be eligible, an employee has to be employed with the City for two years and in their current position for one year; have no active disciplinary action or previous action within the previous two years; and to have a minimum of a 3.0 on their most recent performance evaluation. The Program is not only done during work time and the participants have made a commitment to meet one or two times a month, in four to eight hour blocks. Their regular duties have to be completed as expected and assigned. Outside participation is required and the City will not be paying overtime or compensatory time. The participants must commit to 80% of attendance in the Program. The application process was designed so that a member of management could nominate an employee or the employee could self-nominate. The participants were required to put together a resume and complete a two page essay on why they were interested in the program, their career goals and how those goals would be impacted by the Program. Then a panel interview was conducted with members of senior management, who evaluated interviewees on a scorecard system. The Program is yearlong and the first session was held two weeks ago with a team-building exercise at Main Event in Grapevine. It will also include job shadowing, ride outs with the Police and Fire Departments as well as Public Works; overviews of Departments including how they interact, how decisions are made, and how the P.R.I.D.E. values are involved; professional growth and development seminars; a book club; volunteer activities such as at BluesFest and 4thFest; and a capstone project. At the teambuilding exercise, the participants and senior staff came up with a list of expectations for the Program, which included: guidance in skills development; exposure to departmental operations; a greater sense of the decision making process; succession planning; developing influence skills; and that leadership is not a position but a behavior.

Ms. McAdams introduced the participants, who included: Ross Brookbank – Public Works; Kay Brown – Economic Development; Chris Clark – Facilities; Gary Clopton – Information Services; Jeff Gibson – Police Department; Megan Jakubik – Administrative Services; Michael Krug – Public Works; Paula McPartlin – Administrative Services; Nathan Noble – Police Department; Kenny Overstreet – Public

Works; Kyle Petrick – Public Works; Noel Scott – Police Department; James Tuttle – Public Works; and Eric Valdez – Community Services. She also introduced Susan Hampton, who worked as a training development specialist and wanted to do volunteer work for the City, and who was an integral part of developing the Program's curriculum.

- **Presentation on options for over the street banner poles.**

Ms. McQuagge-Walden presented information regarding options for over the street banner poles. She stated that Don Perfect from Oncor was present as well to answer questions. The City was contacted a few months ago and informed that over the street banners could no longer hang from Oncor's poles. In the past, the City has utilized poles on Forest Ridge Drive near the Library and one near the intersection of Forest Ridge and Harwood Road. Oncor stated that the City would be allowed to install its own poles as long as they were far enough away from Oncor's poles and facilities. She presented examples of wooden poles and decorative metal poles. Four standard metal poles would cost \$24,000 including installation, while four wooden poles would cost \$6,000 including installation. Smaller banner signs could be used as well, including on Oncor's poles, as long as they are 12 inches below any wires/cables and are made of certain types of material.

In answer to questions from Council, Ms. McQuagge-Walden stated that if the City were to move forward with wooden poles, they should be able to get banners up in time for 4thFest; that Oncor was not singling out the City; that poles could be installed on Forest Ridge further away from the Library and on Harwood Road, further east of the Forest Ridge Drive intersection; and that metal poles look nicer but that in looking at the metal poles in Grapevine, they have listed so there may not be any advantage over wooden poles in that regard. In regards to hanging banners over Central Drive, there was discussion that it may not be viable during construction and would require new banners. There was further discussion that the poles would be funded out of the Tourism Fund; renting out the poles to other groups as a revenue generating opportunity; and that if Council moves forward on wooden poles, it would not need to go before Council for further approval as it falls below the \$15,000 threshold. Council was of the consensus to move forward with wooden poles.

- **Discussion regarding the Forest Ridge Drive and Bedford Road sidewalk improvements.**

Public Works Director Tom Hoover presented information regarding the Forest Ridge Drive and Bedford Road sidewalk improvements. At the last Council meeting, staff was directed to examine the feasibility of sidewalks on the south side of the City. They focused on school areas and there are missing segments at Forest Ridge Drive and Schumac Lane. They have recently received bids for paving improvements and therefore have current bid prices for new sidewalks. Based on those numbers, the approximate costs would be \$21,000 with engineering and surveying, which falls within the budgeted amount for new sidewalks of \$38,000. Staff's recommendation is the sidewalks at Forest Ridge Drive and Schumac Lane. In answer to questions from Council, Mr. Hoover stated that the sidewalks would be installed in the existing rights-of-way; that on one particular property, they can pull the sidewalk out towards Forest Ridge so as not to interfere with the owner's decorative landscaping; that the criteria used for making recommendations was pedestrian traffic to public-type facilities; and that staff should contact the property owners beforehand. Council was of the consensus to move forward with the sidewalks at Forest Ridge Drive and Schumac Lane barring any objections from the property owners. Further, if there are objections, this issue would be brought back to Council to determine a secondary choice.

- **Discussion regarding paving maintenance and rehabilitation.**

Mr. Hoover presented information regarding paving maintenance and rehabilitation. The main methods of rehabilitation are crack sealing, patch repair and micro-paving. Crack sealing prevents water from entering through the pavement into the sub-grade. The City seals approximately 100,000 linear feet of asphalt yearly, using approximately 18,000 lbs of sealant. The City seals 10% of the City's roadways every year. The pros for crack sealing include that it prevents moisture from entering the sub-grade, which extends the life of the pavement, and that it is not very expensive at \$0.60 a running foot. However, it is not effective for repairing a failed section. Patch repair is used when the base or sub-grade has failed or during utility work. These repairs are performed on approximately 5% of the City's

roadways every year. For large concrete repairs, it is not done in-house and is instead sent out to contractors. Pros include that it is a lower cost than replacing the whole road and is done faster than installing new pavement. Cons include that continuous patching causes the area not to drive very well and that the area around the patches tends to fail. Micro-paving is a process that extends the life of existing paving that is in good shape. In 2008, the City did a micro-surfacing program on major roads using a large-aggregate method, which was loud and did not adhere well to the pavement. In 2012, micro-paving was installed on Cummings Drive using a small aggregate, which was quieter and adhered better. Approximately \$100,000 for micro-surfacing is put in the 4B budget each year. Pros include that it does not trigger Americans with Disabilities Act (ADA) or Texas Accessibility Standards (TAS) requirements and it is a fast process. Cons include that it has only a life expectancy of five to eight years and does not affect any irregularities of pavement underneath it.

Mr. Hoover then presented information regarding paving rehabilitation. He stated that paving surfaces have a lifespan, which is impacted by the number of vehicles that use it and the condition of the sub-grade. Once the surface has reached its life expectancy, doing patches is no longer economical. Three methods of rehabilitation include two inch mill overlay, four inch mill overlay, and removal then replacement of the pavement. In regards to mill overlay, four inches is much stronger but there needs to be four inches of existing asphalt. Pros include that it is a little more cost effective than rebuilding the entire street and it only takes days. Cons include that it does require that there be decent pavement to start with and it does trigger TAS and ADA requirements. Removal and replacement would remove all of the existing pavement, curb and gutter. For asphalt streets, there would be four inches of asphalt on top of six inches of flex base. For concrete streets, there would be six inches of concrete on top of six inches of flex base. Pros include that it has the longest life span, it pushes back maintenance costs and the streets would be TAS and ADA compliant. Cons include that it takes a long time and it is more expensive initially.

Mr. Hoover presented a breakdown of total unit costs for each of the methods of maintenance and rehabilitation: crack sealing - \$0.57/foot; patch repairs - \$45.00/square yard; micro-paving - \$3.06/square yard; two inch mill overlay - \$24.00/square yard; four inch mill overlay - \$34.00/square yard; 6 inch asphalt replacement - \$58.00/square yard; and 6 inch concrete repairs - \$72.00/square yard. He also presented a breakdown of life spans of each of the methods for a standard residential street: micro-paving – 8 years or \$21,000/mile per year; two inch mill overlay – 16 years or \$27,100/mile per year; four inch mill overlay – 20 years or \$30,600/mile per year; asphalt rehab – 25 years or \$42,200/mile per year; and concrete rehab – 40 years or \$32,300/mile per year.

In answer to a question from Council regarding more failures due to the nine interim years between crack sealing, Mr. Hoover stated that he is comfortable doing the 10% a year. In answer to questions from Council, he stated that in regards to the street system, he depends on studies that have been done in the past and that he has not seen anything abnormal. Failures are mainly due to the storm drainage system and on base failures. In regards to why the City is doing the small aggregate micro-surfacing, it is mostly due to piggybacking off of the City of Euless' contract and that they have experienced the same types of problems with the large aggregate. The small aggregate can be used on the larger roads like Harwood Road and Martin Drive. In regards to any recourse for issues related to the micro-paving performed in 2008, he stated there was none as the warranty period was two years. He stated that he was not aware of any provision with NTE or TxDOT to compensate the City for deterioration of the roads during the construction and that the City tries to keep trucks off of the side streets and on approved routes. He stated that the Public Works Department does have a list of spot repairs that are prioritized and that there are enough projects that they cannot all be done with the amount of personnel and budget within a year. He spoke regarding the importance of working with the County. In regards to issues on Harwood, they have looked at using smaller aggregate where the micro-paving has come loose but he would not recommend doing the whole street. He stated that they probably are looking at a mill overlay on Harwood within the next three to five years. In regards to Country Meadows, he stated those repairs were done using micro-surfacing.

- **Discussion regarding a resident satisfaction survey.** \*\*This item requested by Councilmember Nolan.

Councilmember Nolan requested this item be placed on the agenda for discussion. She stated that, from time-to-time, it is important to hear from the citizens on what they like and think, and what they

want changed or implemented. She hoped that they could find a way to have a resident satisfaction survey performed by a third party. A list of questions would need to be determined for the citizens to be able to answer and that it would provide great feedback on what they would like to see done or things that need to be changed. There was discussion that the last comprehensive survey was performed in 2001; surveys being performed on a timelier basis; addressing this issue in the upcoming budget if there is no money currently available; performing due diligence in regards to what Council hopes to find out and what actions need to be taken based on the survey; and surveys being misleading if they are not prepared properly. Council was of the consensus that staff put this issue on an upcoming Work Session to examine costs and how it is to be implemented.

Mayor Griffin adjourned the Work Session at 6:37 p.m.

### **EXECUTIVE SESSION**

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

- a) Pursuant to Section 551.087, deliberation regarding economic development negotiations relative to “Project Oatmeal”.
- b) Pursuant to Section 551.072, to deliberate the purchase, exchange, lease or value of real property – Block 2 Lot 4, Bedford Lake Addition.

Council did not meet in Executive Session.

### **REGULAR SESSION 6:30 P.M.**

The Regular Session began at 6:45 p.m.

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

Mayor Griffin called the meeting to order. He stated that Councilmember Turner was traveling and was unavailable to attend the meeting. He welcomed Councilmember Champney back to the Council.

Mr. Hoover presented an update on water restrictions. He stated that the City receives 90% of its drinking water from the Trinity River Authority (TRA) and the rest from its groundwater wells. Once the TRA’s reservoir capacities drop to 75%, they start enforcing Phase One Water Restrictions in order to reduce water consumption by 5%. Outdoor watering by sprinkler systems or lawn sprinklers cannot occur between 10:00 a.m. and 6:00 p.m. Residents can use a handheld hose or soaker hose along foundations. Watering is limited to twice a week, with houses ending in an even number watering on Wednesdays and Saturdays and those ending in odd numbers watering on Thursdays and Sundays. He stated that 50% of residents’ water consumption comes from outside irrigation. People can wash their cars but have to use a bucket and a hose with a positive shut-off nozzle. He displayed signs that will be put up by the end of the week and explained that information will be on the City’s website and on the back of the June water bill.

### **INVOCATION (Pastor Robert White, Cornerstone Church North)**

Mayor Griffin gave the invocation.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was given.

### **OPEN FORUM**

Nobody chose to speak during Open Forum.

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

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

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

## **COUNCIL RECOGNITION**

### **1. Proclamation declaring June, July and August 2013 as Summer Reading Club Season.**

Mayor Griffin read a proclamation declaring June, July and August 2013 as Summer Reading Club Season. Library Manager Maria Redburn was on hand to accept the proclamation on behalf of the Library. She thanked the Council for supporting the Club. She stated that last summer 20,000 hours were read by the teens and children. There was a shift in that there were fewer hours read in the children's program because many graduated and still participated in the teen program. There are weekly programs, movies, a Lego Club, story times and a Thursday club house. People can register and log in their hours on-line. There is a Mayor's Club where if a child reads over 40 hours, they receive a medal from the Mayor. This summer, there will be yard signs and bumper stickers available. Shady Brook Elementary has the most registrants and she encouraged other schools to register and log-in hours so their librarian and principal can be recognized. In answer to questions from Council, she stated that 912 kids have registered and 543 showed up for the Splash kickoff event on Friday, which were 110 more than last year. She thanked the lifeguards and those running the concessions at Splash.

### **2. Employee Service Recognition.**

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

Pam Dhanoolal, Development Department – 10 years of service

## **APPROVAL OF THE MINUTES**

### **3. Consider approval of the following City Council minutes:**

- a) **May 14, 2013 regular meeting**
- b) **May 21, 2013 special meeting**

This item was approved by consent.

## **PERSONS TO BE HEARD**

### **4. Pamela Stroud, 1820 Wimbleton Drive, Bedford, Texas – Requested to speak to the Council regarding neighborhood nursing homes and rent homes.**

Pamela Stroud, 1820 Wimbleton Drive – Ms. Stroud stated she lives across from the community/group home at 1900 Wimbleton Drive. She stated that Council is more interested in working the issue now than when she spoke to Council in 2011. When she spoke then regarding community/group homes, the only person who knew what was going on was the Fire Marshal, who did the inspection at the home. Council and possibly the City Manager were not aware of this issue caused by a misconnect on communication. She spoke about when the person with LBN who is renting the home spoke to Council and had told the person that she did not build or buy her home to live next to a nursing home and a parking lot. Cars had been parked along her home and her neighbor's home and no neighborhood should be treated like that. She stated that parking has been much better and asked if there was an ordinance regarding the number of cars that could be parked at a home or business. She stated that ordinances were not enforced in Bedford and gave an example of home with a stagnant pool. She asked if the legislation that Council is working on takes into account rent homes. She stated that it is easier to do something in a rent home as they are left out of ordinances and that they bring down neighborhoods because they do not have to keep up their yards. It was stated from Council that the

City does not differentiate in regards to rent homes because the State does not. They are trying to establish an ordinance that governs the use including permitting, registration and site plans.

Ms. Stroud stated that community homes could not have more than six disabled people with two supervisors but that the home was approved for up to 12 people and asked if the rule of six people will be enforced and by whom. It was stated by Council that in order to get to enforcement, the City has to finish the items being put together in relation to community and group homes, which includes creating ordinances and going through the Planning and Zoning process. Once approved, Code Enforcement could be the arm for enforcement. Ms. Stroud that inspections should be made that match State regulations and asked what assurances would be made that the regulations for group and community homes would be enforced. It was stated by Council that a registration process would be implemented, which includes a yearly fire inspection. A brand new location would have to go through the permitting process and the inspections associated with that, which are City functions. In terms of the actual use, those types of homes have to get licensed and inspected by the State and would not be a City function. It was stated that the hope was with the registration, permitting and inspection processes that the City can perform the level of inspection it is responsible for.

Ms. Stroud stated that there are problems with Code Enforcement that need to be addressed either by hiring more people or making people more responsible. The response from Council was that Code Enforcement was one of their goals and objectives and that staff is working on an alternate plan that will address what Ms. Stroud is asking. More people would be involved in the process and there would be more accountability. Ms. Stroud spoke about issues related to Code Enforcement and inspections and that citizens should not have to call Council members to have things done fairly.

Ms. Stroud asked about an ordinance regarding businesses in homes and cited an ordinance in Hurst as an example. She was handed a copy of the City's ordinance at the end of Persons to be Heard.

Ms. Stroud stated that the City has an aging population and homes will be sold multiple times. As these homes are sold, the City would be faced with lower property values and that Council and the City Manager should be proactive and pass ordinances to keep this a nice area. She asked why there was no single family rental ordinance. It was stated from Council it was not something they were going to pursue, that research showed that rental homes did not account for a higher number of Code Enforcement problems and that Council is focusing strengthening Codes and enforcing them across the City, including rental homes. Ms. Stroud stated that such an ordinance would help to keep houses single-family homes. It was stated from Council that it was not the purview of the City to legislate who could live in a home.

Ms. Stroud spoke about her treatment the last time she spoke to Council when she quoted a neighbor who said that Council would more likely listen to a man, which greatly upset a Council member. She stated that employees and Council work for and serve the citizens and that they should never speak unkindly to citizens. She asked that a Council member apologize to the citizens and to Dorothy McWhorter. She asked that the Council do the right thing to protect the City and its citizens as it is their job.

There was discussion the laws on the books being enforced; allowing an additional hire for Code Enforcement in the budget; that Council serves the citizens; and that Council is working diligently on the group/community home issue.

## **NEW BUSINESS**

- 5. Public hearing and consider an ordinance to amend Ordinance 12-3042 for the property known as Lots 50 and 51, JR Murphy Addition, located at 2709 Murphy Drive, Bedford TX, specifically for an Amended Single-Family Detached Residential 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. The property is generally located south of Harwood Road and west of Murphy Drive. (S-056)**

Planning Manager Jacquelyn Reyff presented information regarding this ordinance. This case was published in the May 7, 2013 edition of the Star-Telegram. It is Zoning Case S-056, located at 2709 Murphy Drive on Lots 50 and 51 of the JR Murphy Addition. The applicant is requesting to amend Ordinance 12-3042, which was approved October 30, 2012. The property was rezoned from larger lot single-family detached residential to medium density residential single-family detached district. The site plan at the time included three parcels and 18 single-family detached homes. The original developer did not move forward and being presented at the meeting is a new site plan for two parcels of land and 13 single-family detached homes. The site plan meets all of the development standards for MD3 Zoning including minimum floor areas not being less than 1,800 square feet, each lot to have five-foot side yards, garages set back 20 feet from the street, and that the homeowner's association maintains the detention pond and the masonry wall along Murphy Drive. At the time of platting, all issues related to drainage and engineering will be required to meet the City's standards and ordinance. The Comprehensive Plan indicates the location to be residential and therefore the request does not conflict with the Plan. The Planning and Zoning Commission recommended approval of this item at their April 25, 2013 meeting by a unanimous vote with no stipulations.

In response to questions from Council, Ms. Reyff stated that the street would allow parking on both sides. There was discussion regarding the detention pond and whether some sort of drainage or enhancement like a waterfall could be included to keep the water circulating. The applicant, Bryan Holland with BDH Portfolio, LLC located at 5101 Oak Timbers Court in Colleyville, stated they have not done an engineering design as of yet and would be done at the time of platting. He stated that it would be a dry detention area where storm water will runoff and eventually dissipate. The area is oversized to accommodate the third lot to the north. The houses are expected to go from the low \$300,000s to the mid-\$400,000 range.

Mayor Griffin opened the public hearing at 7:51 p.m.

Nobody chose to speak during the public hearing.

Mayor Griffin closed the public hearing at 7:51 p.m.

Motioned by Councilmember Champney, seconded by Councilmember Davisson, to approve an ordinance to amend Ordinance 12-3042 for the property known as Lots 50 and 51, JR Murphy Addition, located at 2709 Murphy Drive, Bedford TX, specifically for an Amended Single-Family Detached Residential 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. The property is generally located south of Harwood Road and west of Murphy Drive. (S-056)

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

**6. Consider an ordinance of the City of Bedford, Texas, ("city") approving and adopting rate schedule "RRM – Rate Review Mechanism" for Atmos Energy Corporation, Mid-Tex Division to be in force in the city for a period of time as specified in the rate schedule; adopting a savings clause; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; declaring an effective date; and requiring delivery of this ordinance to the Company and ACSC legal counsel.**

This item was approved by consent.

**7. Consider a resolution appointing members to the Beautification and Cultural Commissions.**

This item was approved by consent.

**8. Report on most recent meeting of the following Boards and Commissions:**

✓ **Beautification Commission – Councilmember Turner**

No report was given.

✓ **Community Affairs Commission - Councilmember Boyter**

Councilmember Boyter reported that the Commission is getting ready to have a special meeting to discuss further projects, including possibly changing the focus of their efforts.

✓ **Cultural Commission - Councilmember Nolan**

No report was given.

✓ **Library Board – Councilmember Brown**

No report was given.

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

Councilmember Davisson reminded everybody of the opening for the Bark Park on June 1 from 9:00 a.m. to 12:00 p.m., with the presentation at 10:00 a.m.

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

No report was given.

**9. Council member reports**

Mayor Griffin reported on the recent ICSC show he attended from May 19-22 as part of the Economic Development Foundation. They met with shopping center owners, builders and developers. He praised Development Director Bill Syblon and Economic Development Coordinator Kay Brown for their fantastic job with maps and date when meeting with people. The primary goal is to find additional growth opportunities for the cities. Meetings included: Houlihan's; Quaker Steak and Lube; a national pet store chain; Mr. E's staying in Bedford and becoming their flagship store; Tom Thumb turning an old gas station into their fuel station; Duncan Donuts; Dairy Queen; Steak and Shake not expanding further into the DFW area; La Madeleine having the HEB area as their number one target; Corner Bakery; Twin Peaks and the impact of the construction; Starbucks at the St. Michael Shopping Center; Ace Hardware and Fazoli's needing franchisees; Whataburger and Fox and Hound; the Pappas Group purchasing a piece of property on Central Drive; and partnering with HEB ISD for a Chik-fil-A at the corner of the ISD property on Central.

**10. City Manager/Staff Reports**

City Manager Beverly Griffith reported on make-up dates for Twilight Thursdays that were cancelled by bad weather. On June 13, the band will be the Killdares and there will be a food truck to be determined. On June 20, the band will be Vocal Trash and the food truck will be What's Cooking Chef.

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

Council did not meet in Executive Session.

**ADJOURNMENT**

Mayor Griffin adjourned the meeting at 8:05 p.m.

ATTEST:

---

Michael Wells, City Secretary



# Council Agenda Background

**PRESENTER:** Jacquelyn Reyff, Planning Manager

**DATE:** 06/11/13

**Council Mission Area:** Foster economic growth.

**ITEM:**

Public hearing and consider an ordinance to rezone the property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A, B, C, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church, specifically for a Specific Use Permit to allow for a church; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The property is generally located west of Brown Trail and north of Bedford Road. (Z-234)

**City Attorney Review:** N/A

**City Manager Review:** \_\_\_\_\_

**DISCUSSION:**

The property is zoned H, Heavy Commercial. The Heavy Commercial zoning district is established to provide for development of retail and commercial uses, including higher intensity commercial uses. A church is a permitted use within the H zoning district when it has completed the Specific Use process.

The existing landscaping applies to the office development as a whole. Therefore, the site is sufficiently landscaped for the proposed use of a church.

The name of the church is Lighthouse Chapel International. The expected occupancy is up to 65 people, based on the number of seats the applicant provided on the proposed floor plan. Per this occupancy level, the number of parking spaces required is 22 (one parking space per three seats). Parking remains from the previous office development of the whole complex which has 109 parking spaces and therefore, the parking as it exists is in excess of what is required, and is in compliance for the proposed use per Section 5.2.A.(3) of the City of Bedford Zoning Ordinance.

**Comprehensive Plan:**

The Comprehensive Plan indicates the location of 1321 Brown Trail to be commercial; therefore, the use of a church at this location would not conflict with the Comprehensive Plan.

The Planning and Zoning Commission recommended approval of this item at their May 9, 2013 meeting by a vote of 6-0-0 with no stipulations.

**RECOMMENDATION:**

Staff recommends the following motion:

Approval of an ordinance to rezone the property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A, B, C, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church, specifically for a Specific Use Permit to allow for a church; declaring that this ordinance be cumulative of all other ordinances; providing for a severability clause; providing for a penalty; and declaring an effective date. The property is generally located west of Brown Trail and north of Bedford Road. (Z-234)

**FISCAL IMPACT:**

**N/A**

**ATTACHMENTS:**

**Ordinance  
May 9, 2013, Planning & Zoning Minutes  
Copy of Legal Ad Published in Star Telegram  
Application  
Zoning Map of Referenced Property  
8 ½ x 11 drawings**

**ORDINANCE NO. 13-**

**AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS LOT 3B, BLOCK 4, AIRPORT FREEWAY CENTER ADDITION, LOCATED AT 1321 BROWN TRAIL, SUITES A, B, C, BEDFORD, TEXAS, FROM HEAVY COMMERCIAL TO HEAVY COMMERCIAL/SPECIFIC USE PERMIT/CHURCH, SPECIFICALLY FOR A SPECIFIC USE PERMIT TO ALLOW FOR A CHURCH; 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-234)**

**WHEREAS, it is deemed expedient and for the benefit of the City of Bedford, Texas, that the Comprehensive Zoning Ordinance be rezoned for the property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A, B, C, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church specifically to allow for a Church. The property is generally located west of Brown Trail and north of Bedford Road. (Z-234)**

**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:**

**the property known as Lot 3B, Block 4, Airport Freeway Center Addition, and located at 1321 Brown Trail, Suites, A, B ,C, 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 deviate from the Site Plan attached hereto shall require an amendment to this ordinance.**

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

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

**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.**

**SECTION 8. This Ordinance shall take effect from and after its date of passage in accordance with law, and it is so ordained.**

**ORDINANCE NO. 13-**

**PRESENTED AND PASSED** this 11th day of June, 2013 by a vote of \_\_\_ ayes, \_\_\_ nays and \_\_\_ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

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**Jim Griffin, Mayor**

**ATTEST:**

---

**Michael Wells, City Secretary**

**APPROVED AS TO FORM:**

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**Stan Lowry, City Attorney**

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 9, 2013**

**APPROVED**

**CALL TO ORDER**

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

**INVOCATION**

Commissioner Hall gave the 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) April 25, 2013**

Motion: Commissioner Hall made a motion to approve the meeting minutes of April 25, 2013, correct as written.

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

Ayes: Commissioners Henning, Hall, Pierson, and Chairman Stroope

Nays: None

Abstention: Commissioners Carlson and Austin

Motion approved 4-0-2. Chairman Stroope declared the motion approved.

**PUBLIC HEARING**

**2. Zoning Case Z-234, public hearing and consideration of a request to rezone a portion of property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A,B,C, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church. The property is generally located west of Brown Trail and north of Bedford Road.**

Chairman Stroope recognized Jacquelyn Reyff, AICP, Planning Manager who reviewed Zoning Case Z-234.

Chairman Stroope recognized Ransford Owusu, 1321 Brown Trail, Bedford, Texas who was there to present this application.

Chairman Stroope opened the public hearing at 7:06 PM and recognized Richard Mack, 1319 Brown Trail, Bedford, Texas who spoke in favor of Zoning Case Z-234.

Chairman Stroope closed the public hearing at 7:08 PM.

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF MAY 9, 2013**

**APPROVED**

The Commission discussed the application.

Motion: Commissioner Henning made a motion to approve Zoning Case Z-234.

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

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

**ADJOURNMENT**

Chairman Stroope adjourned the Planning and Zoning meeting at 7:09 PM.

---

**Chairman Stroope  
Planning and Zoning Commission**

**ATTEST:**

---

**Yolanda Alonso  
Planning and Zoning Secretary**



CITY OF  
**BEDFORD**

2000 Forest Ridge Drive - Bedford, TX 76021  
(817)952-2100 [www.bedfordtx.gov](http://www.bedfordtx.gov)

May 13, 2013

PLEASE DELIVER TO:

Legal Publications  
Attn: Christine Lopez  
Fort Worth Star-Telegram  
400 West 7<sup>th</sup> Street  
Fort Worth, TX 76102

SENT VIA E-MAIL: [clopez@star-telegram.com](mailto:clopez@star-telegram.com) on Monday, May 13, 2013

FROM:

City of Bedford  
Yolanda Alonso, Planning and Zoning

Dear Christine,

Please publish the following in "Legal Notices" on Wednesday, May 15, 2013.

MESSAGE:

CITY OF BEDFORD  
PUBLIC HEARING

The City of Bedford City Council will hold a Public Hearing on the following zoning item on Tuesday, June 11, 2013 at 6:30 PM, at City Hall, Council Chamber, 2000 Forest Ridge Drive, Building A, Bedford, Texas:

Public hearing and to consider an ordinance to rezone a portion of property known as Lot 3B, Block 4, Airport Freeway Center Addition, located at 1321 Brown Trail, Suites A,B,C, Bedford, Texas, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Church. The property is generally located west of Brown Trail and north of Bedford Road (Z-234).

All interested citizens will be given the opportunity to speak and be heard.

## Alonso, Yolanda

---

**From:** Lopez, Christine [clopez@star-telegram.com]  
**Sent:** Monday, May 13, 2013 2:12 PM  
**To:** Alonso, Yolanda  
**Subject:** Re: CC Legal Notice Z234 051513

ad received :)  
Christine

**Christine Lopez**  
Legal Representative  
Fort Worth Star-Telegram  
Phone: 817 - 390 -7522

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On Mon, May 13, 2013 at 12:28 PM, Alonso, Yolanda <[Yolanda.Alonso@bedfordtx.gov](mailto:Yolanda.Alonso@bedfordtx.gov)> wrote:

Hi,

Please place the attached ad in the May 15<sup>th</sup>, Legal Notice Section of the newspaper.

Thank you.

--

Yolanda Alonso  
Planning and Zoning Coordinator  
**City of Bedford**  
2000 Forest Ridge Drive, Bedford, Texas 76021  
Office: [817-952-2137](tel:817-952-2137) | Fax: [817-952-2210](tel:817-952-2210) | [Yolanda.Alonso@bedfordtx.gov](mailto:Yolanda.Alonso@bedfordtx.gov)



City of Bedford

Change of Zoning Application

Z-234

*RAUSFORD OWUSU*

Applicant Name (Print): Rausford Owusu (\*Signature): [Signature]

Address: 2716 Meadow Park Drive

Telephone number: (817) 507 6863 Fax number: 817 275 8577

X I, the undersigned owner, or SAINT ANTHONY ASS PRESEVENT RICHARD MACK (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: Heavy Commercial To: H/SUP/CHURCH

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 3B Block 4 Addition Airport freeway center  
Tract \_\_\_\_\_ Abstract \_\_\_\_\_ Survey \_\_\_\_\_ to the City of Bedford, Texas.  
Street Address 1321 Brown Trail Bedford, TX 76022 Suite A,B,C

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)

X Property Owner (if not applicant): (\*Signature)

(Print name) RICHARD MACK PRESEVENT Richard Mack

(Company name) SAINT ANTHONY ASS.

(Street Address, City, State & Zip Code) 1319 BROWNTAIL BEDFORD TX 76022

(Telephone number) 817-280-9323 (FAX number) SAME

Land Planner/Engineer/Surveyor: (\*Signature)

(Print Name)

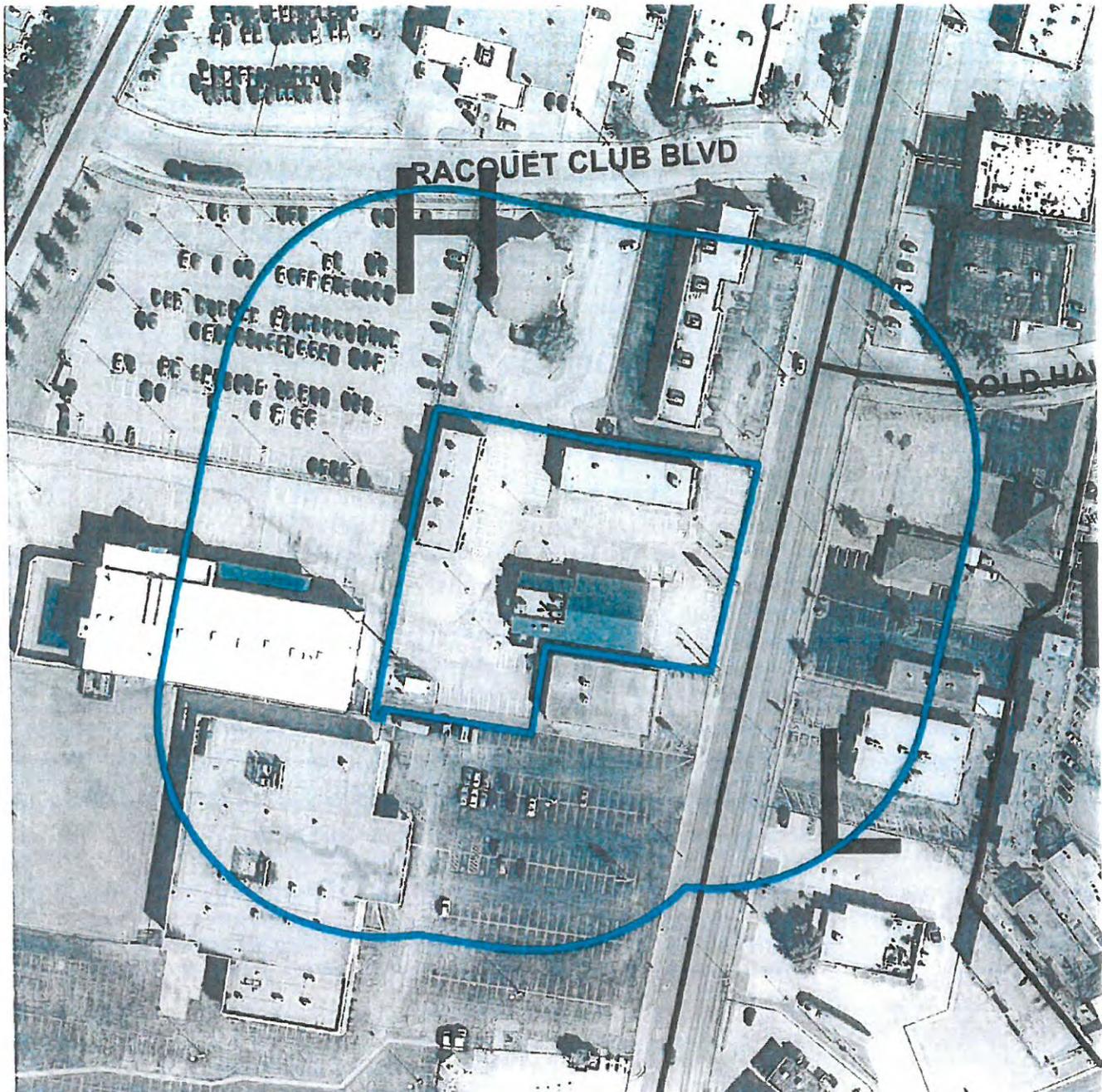
(Company Name)

(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 "⇒".)



**City of Bedford, Texas**

**Hearing Date: 05-09-13    Z-234**

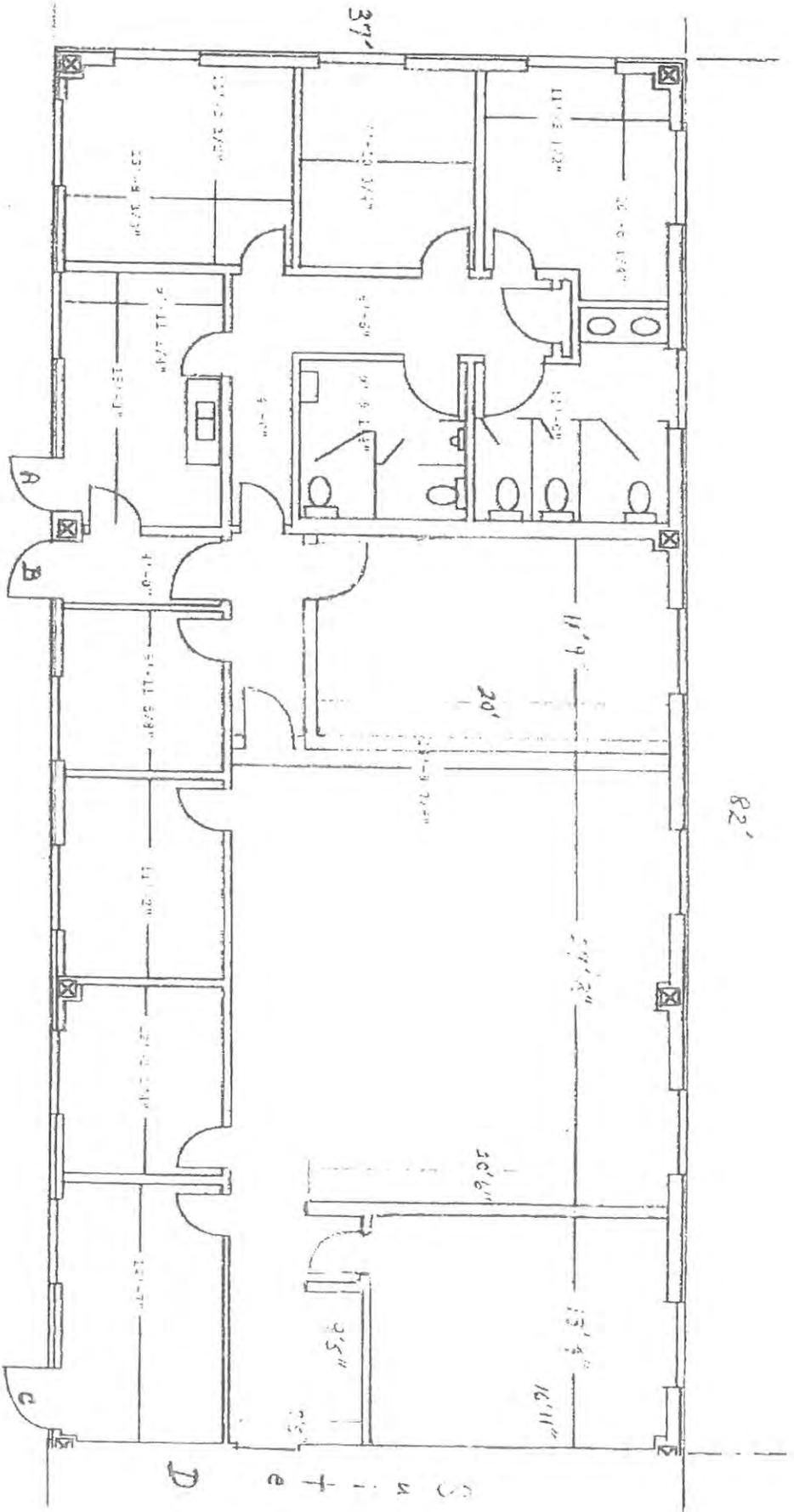
**Address: 1321 BROWN TRAIL, SUITES A,B,C  
 Addition: AIRPORT FREEWAY CENTER  
 Bedford, TX 76021**

**SUBNUM:    BLOCK:4,    LOT: 3B**



-  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.



1321 Brown Trail, Suites A, B, & C  
 FLOOR PLAN FOR 3,034 Sq. Ft.



*Knights of Columbus*

Council 7641  
 1319 Brown Trail  
 Bedford, TX 76022  
 Main 817/280-9323

**Z-234**



Interior Wall - 5/8" X 3 5/8"  
 Metal Stud O.M.  
 Perimeter Wall to be  
 Insulated R-19

EXISTING PERIMETER WALL  
 - 3/4" METAL STUD WITH  
 BRICK VENEER

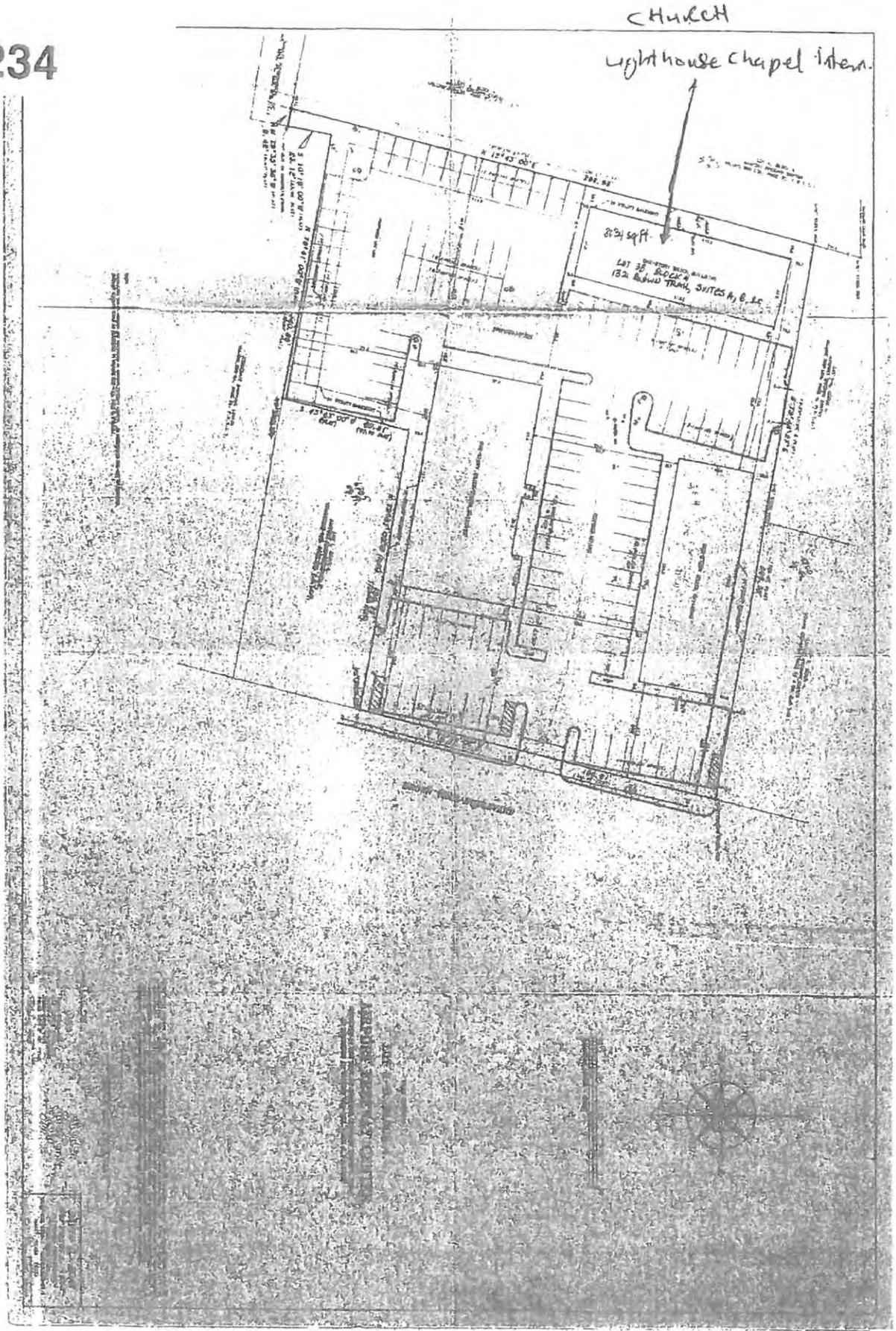
WEST WALL TO BE DOUBLE STUD

1/2" = 8'-5"

1321 BROWN TRAIL, BEDFORD, TX



Z-234



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



# Council Agenda Background

**PRESENTER:** Rob Rae, Kimley-Horn and Associates  
Bill Syblon, Development Director

**DATE:** 06/11/13

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

**ITEM:**

Consider a resolution adopting the Kimley-Horn Central Bedford Development Zone Vision.

**City Attorney Review:** N/A

**City Manager Review:** \_\_\_\_\_

**DISCUSSION:**

The idea of a Central Bedford Development Zone was initiated by the City Council to create a vision and action plan for the development of the area surrounding City Hall. The vision will serve as an action plan to promote Bedford, guide future development decisions, and encourage economic activity with a set of short and long term strategic actions. The vision is based on extensive input from the public and a stakeholder committee consisting of council members, city staff, and local business leaders. Meetings were held on the following dates to receive the input from the public and the stakeholders:

February 21, 2012  
March 20, 2012  
March 23, 2012 (Open House)  
May 15, 2012  
October 15, 2012

The following information is found in the 58 page vision document:

- **Guiding Principles (based on public input)**
  1. Best Economic Principle to Build On
  2. Type of Desired Development
  3. Plans Biggest Goals and Hopes
  4. Long-term Dream for Bedford
- **Evaluation of Existing Conditions**
  1. Regional Context
  2. Demographic and Development Trends
  3. Land Use
  4. Access and Transportation
  5. Market Environment
- **The Vision for Central Bedford**
  1. Dynamics of the Core of the Study Area
  2. Site Objectives
  3. Mixed Office, Retail, and Restaurant Opportunities
  4. Streetscapes
  5. Natural Features
  6. Municipal Complex
- **Development Standards Guiding Principles**
  1. Placemaking
    - a. Unique Destination
    - b. Functionality

**c. Accessibility**

- 2. Distinctive Destination
  - a. Streets/Walkability
- 3. Entry Feature Concepts
- 4. Mixture of Land Uses
- 5. Engaging Street Wall
- 6. Parking
- 7. Authenticity/Details
- 8. Urban Design Concepts
- **Implementation Strategy**
  - Task 1: Develop Marketing Strategy
  - Task 2: Develop Regulating Standards
  - Task 3: Update Parks and Recreation Master Plan
  - Task 4: Entry Features
  - Task 5: Street Wayfinding
  - Task 6: Street Improvement and Streetscaping
- **Vision Summary**
- **Appendix A: Visual Preference Survey Results**
- **Appendix B: Guiding Principle Survey Results**
- **Appendix C: Economic Assessment**

Once the Vision is approved, the next step in the process will be to determine the exact design standards desired within the Central Bedford Development Zone.

**RECOMMENDATION:**

Staff recommends the following motion:

Approval of a resolution adopting the Kimley-Horn Central Bedford Development Zone Vision.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

Resolution  
Central Bedford Vision Document

**RESOLUTION NO. 13-**

**A RESOLUTION ADOPTING THE KIMLEY-HORN CENTRAL BEDFORD DEVELOPMENT ZONE STUDY.**

**WHEREAS, the Bedford City Council has deemed economic development to be a top priority; and,**

**WHEREAS, the City Council has determined that a vision to develop the Central Bedford Development Zone serve as a catalyst for economic growth; and,**

**WHEREAS, the vision will serve as a guide for future development decisions.**

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

**SECTION 1. That the Bedford City Council does hereby adopt the attached Central Bedford Development Zone Vision.**

**PASSED AND APPROVED this 11th day of June 2013, by a vote of \_\_\_ayes, \_\_\_nays and \_\_\_ abstentions, at a special 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**