

The Bedford Citizen

THE NEWS YOU NEED TO GUIDE YOUR CITY

Vol. 1 No. 17

July 16, 2007

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[TOMORROW'S CITY COUNCIL SPECIAL SESSION AGENDA TOPICS AT A GLANCE](#)

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[PUBLIC HEARINGS THIS WEEK](#)

Two public hearings are scheduled for tonight, one during the Zoning Board of Adjustment meeting and the other during the Building and Standards Commission meeting.

[LIBRARY ADVISORY BOARD MEETING](#)

The Bedford Library Advisory Board will meet Wed., Jul. 18, 7 p.m., at the Library.

[COMMUNITY AFFAIRS COMMISSION MEETING](#)

The Community Affairs Commission will meet Thurs., Jul. 19, 6 p.m., at the Old Bedford School.

[DEADLINE](#)

Anyone who intends to speak at next week's City Council Meeting as a "Person to Be Heard" must submit a written request to no later than this coming Wednesday at noon.

ABOUT THIS E-NEWS

The mission of this electronic newspaper (e-news) is to increase citizen awareness of current events and thereby increase their involvement in our government's decision-making process.

[Read more](#)

[CITY OF BEDFORD ZONING ORDINANCE 5.11.D COMMERCIAL ANTENNAS IN RESIDENTIAL DISTRICTS](#)

Appended for reference.

[CITY OF BEDFORD ZONING ORDINANCE 5.11.J SPECIAL EXCEPTION](#)

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If you find this e-news helpful and informative, please help us grow by passing it along to others.

FEATURES

TOMORROW'S STREET IMPROVEMENT ECONOMIC DEVELOPMENT CORP. MEETING AGENDA TOPICS AT A GLANCE

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The Street Improvement Economic Development Corp. will meet at the Bedford Public Library Tues., Jul. 17, at 6 p.m. This meeting is open to the public under the Texas Open Meetings Act.

The following items are on the agenda for that meeting:

- ◆ Receive financial status report.
- ◆ Receive update on Street Inventory and 4B Maintenance Plan.
- ◆ Consider approval of recommended Multi-Year Financial and Maintenance Plan and the FY 2007-2008 Budget for the City of Bedford Street Improvement Economic Development Corp.

TOMORROW'S CITY COUNCIL SPECIAL SESSION AGENDA TOPICS AT A GLANCE

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The Bedford City Council will meet in special session at the Library Tues., Jul. 17, 6:30 p.m. or immediately following the Street Improvement Economic Development Corp. meeting. This meeting is open to the public under the Texas Open Meetings Act.

Topics to be discussed during the Special

Session are:

- ◆ Health insurance for City staff
- ◆ City of Bedford Capital Improvement Projects (CIP)
- ◆ FY 07-08 Budget recommendations
- ◆ Charter review process

An Executive Session, which is closed to the public in accordance with Sections 551.072 and 551.087 of the Texas Open Meetings Act, is scheduled to follow the Special Session. The meeting will consist of deliberation regarding:

- ◆ The purchase, exchange, lease or value of real property
- ◆ Economic development negotiations

PUBLIC HEARINGS THIS WEEK

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Two public hearings are scheduled for tonight, one during the Zoning Board of Adjustment meeting and the other during the Building and Standards Commission meeting. Text enclosed in brackets below has been added by staff of *The Bedford Citizen*.

There will be a 5:30 p.m. Zoning Board of Adjustment Work Session in the City Hall Conference Room tonight, Jul. 16. The Board's Regular Meeting, at 6 p.m. in the City Council Chambers, will include a Public Hearing for "Special Exception Case X-055, request of Peter Kavanagh for Verizon Wireless. The special exceptions is required by the City's Zoning Ordinance 5.11.D (1) [[Appended to the end of this e-news.](#)] The applicant requests to mount six Verizon Cellular Antennas approximately

104 feet high on the TXU Transmission Monopole Tower and construct a 35'x30' ground lease area to be screened by a 6' masonry wall. The location is on the TXU easement, 2900 block of Cummings, Abstract 202, BBB& C RR Co. Survey and is generally located north of Harwood Rd. and west of Martin Dr. [*Bedford Trails Linear Park follows the TXU easement through Bedford.*]

Also, there will be a 6:30 p.m. Building and Standards Commission Work Session in the Conference Room at City Hall tonight, July 16. The Commission's Regular Meeting, at 7 p.m. in the City Council Chambers will include a Public Hearing regarding Variance Request B-07-007. "Pioneer Gun Shop (105 Bedford Rd.) is requesting a variance to allow the sign on the rear of the building, which is not allowed by the City's Sign Ordinance Section III 6-71. The Building and Standards Commission had previously granted 6 months for the sign B06-004 with an expiration date of 6/1/07."

The chart which constitutes Article III Section 7-71 of the City's Sign Ordinance can be found by opening <http://www.ci.bedford.tx.us/codes/index.htm>, clicking on "Sign Ordinance" and going to page 11 of that document.

LIBRARY ADVISORY BOARD MEETING

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The Bedford Library Advisory Board will meet Wed., Jul. 18, 7 p.m., at the Library.

The meeting will begin with a presentation, *The Library as a Community's Center for Democracy*, by Mike Baldwin, Texas

Forums Facilitator and Benbrook Public Library Director.

Texas Forums, an initiative of the LBJ Library and Museum, engages people in dialogue about issues that affect their lives. Using the National Issues Forums (NIF) model for public deliberation, Texas Forums moderators promote thoughtful conversations about important public issues like health care, education and racism. Through deliberation, people broaden their understanding of the issue, find common ground with others, and begin to imagine new and creative ways to work on solving these difficult issues. Links for National Issues Forums and Texas Forums are <http://www.nifi.org/> and <http://www.lbjlib.utexas.edu/>, respectively. For more information about the LBJ Library and Museum, go to <http://www.lbjlib.utexas.edu/>.

Mike Baldwin, a Fort Worth native, has a B.A. in political science and economics from UNT, a Master's in public administration from TCU, and a Master's in library science from UNT. He has served as fiscal officer for the Fort Worth Public Library System, library manager with Plano Public Library System and, for 10 years, was Director of the Montgomery County Library System in Conroe. Most recently, he has taught political science for Montgomery College. His professional specialty is functional design of library buildings. He has participated in the planning of eight library facilities and was the primary designer for five of those.

Following Mr. Baldwin's presentation, Library Manager Maria Redburn will provide an update on the status of the

City's Request for Proposals (RFP) for the supervision and operating services of the Bedford Public Library, and then the Board and the Library Manager will discuss an Action Plan for the library relative to community input gathered through the library's Nov./Dec. 2006 Community Survey and the May 2007 Library Board Community Focus Group Meeting.

The meeting is open to the public.

Summer Movie Madness @ Bedford Public Library!

Kids can enjoy a free movie at the Bedford Public Library tomorrow, July 17, at 2 p.m. This week's movie hint is: *A young woman meets and falls in love with a young man who is part of a family of immortals.* Guess the movie, and come dressed as your favorite character or thing from that movie. For more information, call Jeanne Green, BPL Community Services Supervisor, at 817/952-2370.

DEADLINE

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Anyone who intends to speak at next week's City Council Meeting as a "Person to Be Heard" must submit a written request to no later than this coming Wednesday at noon. The request must include name, address, phone number and the topic of discussion. It may be emailed to the City Secretary at sjennings@ci.bedford.tx.us or mailed to:

Bedford City Hall
ATTN: City Secretary Shanae Jennings
2000 Forest Ridge Dr.
Bedford, TX 76021.

COMMUNITY AFFAIRS COMMISSION MEETING

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The Community Affairs Commission will meet Thurs., Jul. 19, 6 p.m., at the Old Bedford School. The agenda includes an Economic Development update as well as the reports of three committees: Business Development and Retention, Resident Community Support, and Communications.

ABOUT THIS E-NEWS

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The mission of this electronic newspaper (e-news) is to increase citizen awareness of current events and thereby increase their involvement in our government's decision-making process. As a result, *The Bedford Citizen* will focus on providing Bedford's residents with the information they need in order to cast an informed vote. We also will include occasionally some helpful and entertaining information.

The Bedford Citizen is currently a volunteer effort which we expect to be circulated from friend to friend via email in its PDF format. If you find it helpful and informative, please feel free to pass it along to others.

During this introductory period, the subscriptions are free. This will allow us to gauge the demand and work out the bugs. Eventually, we plan to charge a fee for subscriptions. This will allow us to avoid the conflicts of interest that can arise from accepting paid advertising.

Initially, we plan to publish an issue every Monday, Wednesday, and Friday, subject to volunteer availability and the amount of news to report.

To subscribe, please send us an email at Be.A.Citizen@earthlink.net Please include your name, address and email address.

The Bedford Citizen welcomes free of charge:

- ◆ News articles from any volunteer writers, provided we judge the articles are relevant to our readers and the facts can be substantiated

- ◆ Position papers from political incumbents and candidates provided these position papers clearly state that person's position and they do not attack any other party

Our policies are as follows:

- ◆ *The Bedford Citizen* does not share or sell its mailing list information.
- ◆ Paid advertising is not accepted.
- ◆ Except when identified as editorials, letters to the editor or opinion pieces, stories will contain only facts that can be verified. Writers should expect to be asked to provide documentation before articles are published.
- ◆ All submitted articles must deal with issues relevant to Bedford's residents and not exceed two pages, as published in this format.
- ◆ Only one letter to the editor or opinion piece will be accepted from a single household during any 30-day period.
- ◆ Public service announcements will be included as space allows.
- ◆ The staff of the Bedford Citizen will be the final judge.
- ◆ Submissions must be received at least 72 hours prior to publication.
- ◆ Submissions should be sent to Be.A.Citizen@earthlink.net and must include the author's name, address, email address and phone number.

**CITY OF BEDFORD ZONING
ORDINANCE 5.11.D COMMERCIAL
ANTENNAS IN RESIDENTIAL
DISTRICTS**

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The following text can be found by opening <http://www.ci.bedford.tx.us/codes/index.htm>, clicking on “Zoning Ordinance” and going to page 5-31 (PDF page 129).

Only building-attached antennas shall be allowed in residentially zoned districts under the following conditions:

- (1) A Special Exception must be obtained from the Zoning Board of Adjustment. See Section 5.11.J, Special Exceptions. [*Editor’s note: The text of 5.11.J is provided below.*]
- (2) The proposed antenna must be attached to or enclosed in an existing structure currently or last occupied by a non-residential use as listed in Section 3.1, Schedule of Permitted Uses, or attached to a power or telephone pole, water-storage tower, or other utility structure.
- (3) The antenna must not exceed eight (8) feet above the structure to which it is attached.
- (4) If attached to the exterior of a structure or a power or telephone pole, water- storage tower, or other utility structure the antenna must be at least seventy-five (75) feet above grade and painted to match the structure to which it is attached.
- (5) The antenna may be placed lower than seventy-five feet (75’) above grade if completely enclosed within existing architectural elements of a building so as not to be visible.
- (6) Any associated equipment storage building shall be screened from public view by a decorative masonry wall with landscaping for aesthetic purposes.
- (7) All driveways accessing any antenna-facility site or equipment-storage site shall be constructed of an all-weather hard surface as approved by the City Engineer.
- (8) Lights: No auxiliary or outdoor lighting shall be allowed on antennas located on residentially zoned property except such lights or lighting as may be required by the Federal Aviation Authority or the Federal Communications Commission.
- (9) Construction standards: A building permit must be obtained prior to the construction and/or installation of a tower, antenna, or mast. Towers must be installed as per the manufacturers’ recommendations or under the seal of a registered professional engineer of the State of Texas. Regardless of the above, all such towers, antennas, or masts must meet the Electronic Industries Association Standard EIA-222-D, Structural Standards for Steel Antenna Towers, Antenna Supporting Structures, and the Building Code.

(10) Maintenance: Antennas obviously not in use or obviously in need of maintenance as determined by the Building Official shall be removed or brought into compliance within thirty (30) days following notice given by the Building Official. This shall not preclude immediate action by the Building Official to safeguard life, limb, health, property, and public welfare.

(11) No part of an antenna or any attachment thereto, may extend beyond the property lines of the owner of such antenna.

(12) Owners of any antenna must sign a notarized statement that they acknowledge and accept that a minimum amount of \$300,000.00 liability insurance that covers the antenna must be maintained at all times and that proof of such insurance coverage can be demanded to be provided to the city upon three (3) working days notice to the owner. Such notarized statement and, if the antenna is capable of transmitting, a copy of their Federal Communications Commission license(s) must be provided prior to the issuance of a building permit.

(13) No permit shall be issued for the installation of an antenna on a structure or property unless a notarized statement of permission from the owner is presented to the Building Department.

(14) All antennas shall be subject to a

periodic inspection by a qualified expert; such inspection to be conducted and charged for by the City in accordance with provisions in the Building Code.

CITY OF BEDFORD ZONING ORDINANCE 5.11.J SPECIAL EXCEPTION

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The following text can be found by opening <http://www.ci.bedford.tx.us/codes/index.htm>, clicking on "Zoning Ordinance" and going to page 5-35 (PDF page 133).

A Special Exception must be obtained from the Zoning Board of Adjustment for any satellite receive-only antenna which does not comply with the regulations specified in Section 5.11.A through 5.11.H herein above. In considering whether to grant a Special Exception from the regulations specified above, the Zoning Board of Adjustment shall consider the following:

- (1) The effect on the value of the surrounding property.
- (2) The potential for interference with the enjoyment of the use of surrounding properties.
- (3) Aesthetics.
- (4) The necessity of the Special Exception for the public health, safety and welfare of the citizens or for governmental purposes.
- (5) The Zoning District and the adjoining Zoning Districts of the property for which the Special Exception is sought.

- (6) The provisions of 47 C.F.R. § 25.104 which preempt local zoning or other regulations that differentiate between satellite receive-only antennas and other types of antenna facilities unless such regulations:
- a. Have a clearly defined health, safety, or aesthetic objective.
 - b. Furthers the stated health, safety, or aesthetic objective without unnecessarily burdening the federal interest in ensuring access to satellite services and in promoting fair and effective competition among competing communications service providers.
- (7) The unique conditions that govern reasonable reception on any given lot.
- (8) To properly evaluate all applications to locate antennas or towers which do not comply with the regulations specified herein above the following information must be provided by the applicant:
- a. Describe the nature of the antenna site. Indicate whether the proposed structure is a monopole or mounted to a self-supporting structure. Indicate the proposed height.
 - b. Provide photos or drawings of all equipment, structures, and antenna.
 - c. Describe why the antenna or tower is necessary.
 - d. State the name(s) of the telecommunications providers or other users of the antenna or tower and describe the use to be made by each user.
 - e. Indicate if this antenna or tower site is to be connected to other sites and, if so, describe how it will be connected and the name of the back-haul provider.
 - f. The applicant must address whether they have made an effort to co-locate the facilities proposed for this antenna or tower on existing towers or facilities in the same general area. Please identify the location of these existing sites. Describe in detail these efforts and explain in detail why these existing sites were not feasible. Attach all studies or tests performed which demonstrate why the existing sites will not provide sufficient signal coverage. Provide written documentation from existing sites' owners and/or operators, which confirm the statements, provided. Indicate whether the existing sites allow/promote co-location and, if not, describe why.