



**Regular Meeting of the Bedford City Council
Tuesday, October 13, 2026 at 6:00 p.m.
Bedford City Hall
2000 Forest Ridge Drive
Bedford, Texas 76021**

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

REGULAR SESSION

CALL TO ORDER/GENERAL COMMENTS

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (The public is invited to address the Council on any topic. 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 Public Comments 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 Public Comments. Further, Public Comments is limited to a maximum of 3 minutes per speaker.)

COUNCIL RECOGNITION

- [Proclamation recognizing November 1-7, 2026, as National Animal Shelter Appreciation Week in the City of Bedford.](#)

CONSIDER APPROVAL OF ITEMS BY CONSENT (Consent items are deemed to need little Council deliberation and will be acted upon as a business item. Any member of the City Council may request that an item be withdrawn from the Consent Agenda and placed before the City Council for full discussion. Approval of the Consent Agenda authorizes the City Manager, or a designee, to implement each item in accordance with staff recommendation.)

1. [Consider approval of the following City Council minutes:](#)
 - a) [September 22, 2026 regular meeting](#)
2. [Consider an ordinance amending the City of Bedford Code of Ordinances, Chapter 114 Article II, Section 114-39 "Stop Intersections" to include the specific locations listed for intersections designated as streets upon which vehicles stop before entering intersections.](#)
3. [Consider a resolution approving the renewal of the Tarrant Regional Auto Crimes Task Force Interlocal Assistance Agreement to assist in the detection, apprehension, and prosecution of individuals who commit motor vehicle crimes.](#)
4. [Consider a resolution ratifying an additional \\$90,000 annually under the professional services contract with Promoter Line, Inc. \(PLI\) for increased entertainment expenses associated with the City's Bedford Beats and Eats Festival and Bedford 4thFest, resulting in an estimated annual contract amount of \\$500,000 and a total estimated amount of \\$2,500,000 over the five-year term.](#)

5. Consider a resolution authorizing the City Manager or her designee to purchase library print, multimedia, digital content, educational kits, and Library of Things materials primarily using the State of Texas SmartBuy contract with various vendors, the North Texas Libraries on the Go Consortium, and the CloudLibrary Consortium in an amount not to exceed \$250,000.

NEW BUSINESS

6. Public hearing and consider an ordinance to rezone the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)
7. Consider a resolution approving a Special Signage Program for Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village being 7.49 acres. The properties are generally located west of Industrial Blvd and north of Airport Fwy / State Hwy 183 and are commonly known as 209, 213, 217, 221, 225, and 229 N. Industrial Blvd, Market at Gateway. (SSP-26-1)

REPORTS

8. Mayor/Council Member Reports
9. City Manager/Staff Reports

EXECUTIVE SESSION

- a) Pursuant to Section 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following item:
 - a. Contract with Allied Waste Services of Fort Worth, LLC (dba Republic Services) for Citywide Solid Waste Collection and Recycling Services.
 - b. Update on pending litigation and claims filed against the City.
10. **Take any action necessary as a result of the Executive Session.**
(Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.)

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: **Wednesday, October 7, 2026 at 5:00 p.m.**, and remained so posted at least 3 business days 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 must be requested in writing to the City Secretary's Office a minimum of seventy-two hours (72) hours prior to the scheduled starting time of the posted meeting. Requests can be delivered in person or mailed to the City Secretary's Office at 2000 Forest Ridge Drive, Bedford, TX 76021, or emailed to citysecretary@bedfordtx.gov. Some requests may take longer due to the nature, extent and/or availability of such auxiliary aids, services or accommodations.)

*Pursuant to Sec.551.043(c) Texas Government Code
Fiscal Year 2026-27 Budget and Taxpayer Impact Statement*



Council Agenda Background

AGENDA

PRESENTER: Dan Cogan, Mayor

DATE: 10/13/26

Council Recognition

ITEM:

Proclamation recognizing November 1-7, 2026, as National Animal Shelter Appreciation Week in the City of Bedford.

DISCUSSION:

Since 1996, National Animal Shelter Appreciation Week, also known as National Animal Shelter and Rescue Week, is observed for seven days starting with the first Sunday in November.

The campaign was launched by the Humane Society of the United States based on an idea from the Capital Humane Society in Lincoln, Nebraska. The campaign acknowledges and promotes the invaluable role shelters and other animal welfare organizations play in their communities. Besides a community role, the campaign is also intended to increase public awareness of animal welfare issues and shelter services.

Animal Control Supervisor Jose Morales will accept this proclamation.

ATTACHMENTS:

[Proclamation](#)



CITY OF
BEDFORD

Proclamation

WHEREAS, animal shelters act as safe havens for homeless, lost, and abused animals, providing them with comfort and care; and

WHEREAS, a significant portion of pets and pet owners need the help of animal shelters every year; and

WHEREAS, animal shelters help both animals and people in many ways: by returning lost pets to their owners, enforcing animal control laws, rescuing injured/abused animals, educating the public, and matching up families with new animal companions; and

WHEREAS, animal shelter employees, like public safety responders, must respond to the needs of the community, keeping animals and humans safe from harm.

NOW, THEREFORE, let it be known that I, Dan Cogan, Mayor of the City of Bedford, and the City Council do hereby proclaim November 1-7, 2026, as:

National Animal Shelter Appreciation Week

in the City of Bedford and call upon all citizens to recommit to the animals in our community with responsible pet ownership and support of local efforts to help homeless animals.

*In witness whereof, I have hereunto set my hand and
caused the seal of the City of Bedford to be affixed this
13th day of October 2026.*

Daniel S. Cogan, Mayor



Council Agenda Background

AGENDA

PRESENTER: Michael Wells, City Secretary

DATE: 10/13/2026

Minutes

ITEM:

Consider approval of the following City Council minutes:

- a) September 22, 2026 regular meeting

DISCUSSION:

N/A

ATTACHMENTS:

[September 22, 2026 regular meeting](#)

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STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in Regular Session at 6:00 p.m. in the Council Chambers of City Hall, 2000 Forest Ridge Drive, on the 22nd day of September, 2026 with the following members present:

Dan Cogan
 Nichelle D. Dawkins
 Joy Donovan Brandon
 Steve Farco
 Rob Gagliardi
 Shelly Lemman

Mayor
 Mayor Pro Tem
 Councilmembers

constituting a quorum.

Councilmember Sabol was absent from the meeting.

Staff present included:

Andrea Roy
 Mark Long
 Bryn Meredith
 Michael Wells
 Chris Clark
 Bobby LaPenna
 Ben Perry

City Manager
 Assistant City Manager
 City Attorney
 City Secretary
 Facilities Manager
 Police Chief
 Parks and Recreation Director

REGULAR SESSION

The Regular Session began at 6:00 p.m.

CALL TO ORDER/GENERAL COMMENTS

Mayor Cogan called the meeting to order.

INVOCATION

Councilmember Donovan Brandon gave the invocation.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENTS

Ambika Sharma, Fort Worth, 76123. Ms. Sharma signed up to speak about general comments on certified taxable volume. She discussed the relationship between the City's tax rate and property values established by the Tarrant Appraisal District (TAD), expressing concerns about whether

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residential properties are being appraised equally and uniformly. She presented information regarding 2026 appraisal ratios and stated that lower-valued homes are being appraised at a higher percentage of market value than higher-valued homes. Ms. Sharma also discussed the increase in property appraisal protests and noted that she is a candidate for Tarrant Appraisal District Place 2 in the November election. She further presented information regarding population growth in Tarrant County and changes in the taxable property base.

COUNCIL RECOGNITION

- **Employee Service Recognition**

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

Eric Perez, Police Department – 10 years of service
Dale Dawson, Senior Center – 30 years of service

- **Proclamation recognizing National Night Out in the City of Bedford.**

Mayor Cogan read a proclamation recognizing National Night Out in the City of Bedford. Police Chief Bobby LaPenna accepted the proclamation.

- **Proclamation recognizing October 2026 as Crime Prevention Month in the City of Bedford.**

Mayor Cogan read a proclamation recognizing October 2026 as Crime Prevention Month in the City of Bedford. Sergeant Brett Bowen accepted the proclamation.

- **Proclamation recognizing October 2026 as National Domestic Violence Awareness Month in the City of Bedford.**

Mayor Cogan read a proclamation recognizing October 2026 as National Domestic Violence Awareness Month in the City of Bedford. Officer Monique Hall accepted the proclamation.

CONSIDER APPROVAL OF ITEMS BY CONSENT

City Manager Andrea Roy presented an overview of items on the Consent Agenda. In response to questions on Item No. 3, Facilities Manager Chris Clark stated that the contract includes cleaning of the City's four chillers three times a year and quarterly inspections of all HVAC units throughout the City. Regarding the increase in cost from the last contract, he explained that an extra cleaning and inspection was added for the chillers.

Motioned by Councilmember Donovan Brandon, seconded by Mayor Pro Tem Dawkins, to approve the following items by consent: 1, 2, and 3.

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

1. **Consider approval of the following City Council minutes:**
 - a) **September 8, 2026 regular meeting**
 - b) **September 15, 2026 special session**

This item was approved by consent.

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2. **Consider a resolution authorizing the City Manager or her designee to enter into a three-year agreement for the lease of copier and printers from DocuMation through a Master Cooperative agreement with The Interlocal Purchasing System (TIPS) for an annual amount of \$74,947.20, totaling \$224,841.60 for all three years.**

This item was approved by consent.

3. **Consider a resolution authorizing the City Manager or her designee to enter into a three-year agreement for preventative maintenance and repairs of all City HVAC Systems with Siemens Industry, Inc. through a Master Cooperative agreement with Sourcewell for an amount of \$637,589.06.**

This item was approved by consent.

NEW BUSINESS

4. **Consider a resolution appointing members and chairpersons to Bedford's Citizen Boards and Commissions.**

City Secretary Michael Wells presented information on the Boards and Commissions.

Motioned by Mayor Cogan, seconded by Councilmember Lemman, to approve a resolution appointing the following members and chairpersons to Bedford's Citizen Boards and Commissions:

Animal Shelter Advisory Board

Susan Read, Place 1, Veterinarian - Term ending September 30, 2028
 Yusuf Mauladad, Place 5, General Public - Term ending September 30, 2028
 Sue Ellen Love, Place 6, General Public - Term ending September 30, 2027
 Jane Kolstad, Place 7, General Public - Term ending September 30, 2027

Beautification Advisory Board

Stephen Kotecki II, Place 3 - Term ending September 30, 2028
 Marty Geer, Place 6 - Term ending September 30, 2028
 Kelli Jean Guytan, Place 7 - Term ending September 30, 2028
 Karen Runyan, Place 8 - Term ending September 30, 2028
 Amanda Reid, Place 9 - Term ending September 30, 2028

Building and Standards Commission/Zoning Board of Adjustment

Stefani Yarbrough, Place 2 - Term ending December 31, 2028
 Jesse Owens, Place 3 - Term ending December 31, 2028
 Randy Youngs, Place 4 - Term ending December 31, 2028
 Jon Billingsley, Place 7 - Alternate - Term ending December 31, 2028

Library Advisory Board

Lori Irvin, Place 5 - Term ending September 30, 2028
 Susan Hampton, Place 6 - Term ending September 30, 2028

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Teri Clifford, Place 7 - Term ending September 30, 2028
Deborah Chaney, Place 9 - Term ending September 30, 2028

Parks and Recreation Advisory Board

Alton Stockton, Place 5 - Term ending September 30, 2028
Heather Lopez Velarde, Place 6 - Term ending September 30, 2028
Bucky Geer, Place 7 - Term ending September 30, 2028
Linsa Sunny, Place 8 - Term ending September 30, 2028
Marguerite Allen, Place 9 - Term ending September 30, 2028

Planning and Zoning Commission

Bruce Emery, Place 1 - Term ending September 30, 2028
Duke Loper, Place 5 - Term ending September 30, 2028
Dorothy Crawford, Place 6 - Term ending September 30, 2028
Kate Barlow, Place 7 - Term ending September 30, 2028
Mike Ingraham, Place 9 - Alternate - Term ending September 30, 2028

Senior Advisory Board

Jane Billingsley, Place 1 - Term ending September 30, 2028
Patty Blum, Place 2 - Term ending September 30, 2028
Rachel Stultz-Williams, Place 3 - Term ending September 30, 2028

Street Improvement Economic Development Corporation

Domenico Bulone, Place 3 - Term ending September 30, 2028

Chairpersons

Animal Shelter Advisory Board: Jane Kolstad
Parks and Recreation Advisory Board: Joe Shaw

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

REPORTS

5. Mayor/Council Member Reports

Mayor Cogan reported that the next Mornings with the Mayor event will be held on October 3 at the Look Cinema.

Mayor Pro Tem Dawkins reported on attending the Hurst-Euless-Bedford Chamber of Commerce's (HEB Chamber) 71st anniversary celebration, which she described as a great event. She also noted that the Parks and Recreation Advisory Board will meet next on October 1.

Councilmember Donovan Brandon reported that the Library is celebrating Hispanic Heritage Month with events including a tortilla making class at the HEB grocery store, a tamale-making demonstration and tasting, and sugar skull painting. She further reported that a Texas library survey showed that for every dollar invested in libraries, \$4.74 returns to the community. The survey also found that 95 percent of respondents believe that libraries are important, 90 percent

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feel that libraries should be treated as essential public and community services, and 45 percent consider their local library to be underfunded.

Councilmember Lemman reported on attending the Police Department Open House, which she described as amazing, as well as the HEB Chamber celebration, which she described as a fabulous event. She further reported on her first meeting with the Animal Shelter Advisory Board and noted that concrete has been poured as part of the Animal Shelter renovations.

Councilmember Farco reported on attending the HEB Chamber celebration and stated he raised \$1,000 by riding the mechanical bull for eight seconds. He shared that it was great to see staff and other members of Council present. He reported that his first meeting with the Senior Advisory Board went well and that their next meeting is scheduled for October 2. He reported on a senior trip to Winstar World Casino and recognized Senior Center employees who managed a medical emergency on the bus. He noted the passing of Tommy Gallant, owner of New York Pizza and Deli, who was a big supporter of first responders and schools in Bedford, Hurst, and Euless.

Councilmember Gagliardi reported on the upcoming planting of 25 new oak trees along the west Harwood Road corridor. He stated that the Beautification Advisory Board had to reschedule building a wider bed in front of the Old Bedford School due to the ground being too hard because of the lack of rain.

6. City Manager/Staff Reports

City Manager Andrea Roy reported that demolition of the two-story retail building along Airport Freeway is nearly complete and that the grand opening for Sprouts is scheduled for October 16. She announced the hiring of Andrew Lipsomb as the City's new in-house Building Official, noting that having this position in-house will allow staff to better prioritize customer service for residents and contractors.

Ms. Roy reported that the Hurst-Euless-Bedford Independent School District is scheduled to award the bid for the sale of the Meadow Park property to Bloomfield Homes at its September 28 meeting and stated that staff will attend to monitor the process and remain fully engaged with Bloomfield Homes. She added that plans for an alternate location for the Dog Park, currently located at Meadow Park, are in the design phase.

Ms. Roy further reported that all swing set projects are complete and now have shade, and that work on the Brook Hollow Park trail and Stormie Jones soccer fields also have been completed. She noted that the online sidewalk connectivity input tool has closed but staff will be available at City Hall on September 29 to answer questions and mark up a map with their recommendations.

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

Executive Session was not held.

ADJOURNMENT

Mayor Cogan adjourned the meeting at 6:47 p.m.

Daniel S. Cogan, Mayor

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ATTEST:

Michael Wells, City Secretary



Council Agenda Background

PRESENTER: Marah Aqqad, P.E., City Engineer

DATE: 10/13/26

Council Strategic Focus Area: Quality of Life

ITEM:

An ordinance amending the City of Bedford Code of Ordinances, Chapter 114 Article II, Section 114-39 “Stop Intersections” to include the specific locations listed for intersections designated as streets upon which vehicles stop before entering intersections; providing for a severability clause; providing; for a penalty clause; and declaring an effective date.

City Attorney Review: Yes **Purchasing Review:** N/A **Budget Review:** N/A
City Manager’s Office Review: ✓

BACKGROUND:

Section 114-39 - Stop Intersections of the City of Bedford Code of Ordinances identifies intersections designated as stop intersections within the City. The Engineering Department recently conducted a citywide review of the existing stop sign locations using the traffic-control inventory provided by the Police Department, supplemented by field verification, to confirm existing stop-controlled intersections throughout the City. Based on this review, staff has prepared an updated comprehensive list of stop intersections to ensure Section 114-39 accurately reflects existing conditions.

In addition to updating the existing inventory, staff has received requests to evaluate several intersections for additional stop control. The stop sign at Oak Cove Lane and Edgewater Drive was previously approved by City Council on June 9, 2026, and has been incorporated into the updated list. Engineering also evaluated the additional requested locations and determined that a stop control is appropriate at the following intersections:

- Phyllis St and Ravenswood Dr
- Harber Dr and Harwood Terrace
- Stephenson Dr and Harwood Terrace
- Spring Valley Dr and Harwood Terrace
- Spring Grove Dr and Harwood Terrace
- Shady Brook Dr and Harwood Terrace
- Berwick Lane and Harwood Terrace

The proposed ordinance amendment updates Section 114-39 to reflect City’s verified inventory of existing stop-controlled intersections and incorporates the additional stop signs identified through staff’s evaluation.

RECOMMENDATION:

Staff recommends the following motion:

Approval of an ordinance amending the City of Bedford Code of Ordinances, Chapter 114 Article II, Section 114-39 “Stop Intersections” to include the specific locations listed for intersections designated as streets upon which vehicles stop before entering intersections; providing for a severability clause; providing; for a penalty clause; and declaring an effective date.

FISCAL IMPACT:

N/A

ATTACHMENTS:

[Ordinance](#)

**CITY OF BEDFORD
ORDINANCE NO. 2026-**

AN ORDINANCE AMENDING THE CITY OF BEDFORD CODE OF ORDINANCES, CHAPTER 114 ARTICLE II, SECTION 114-39. "STOP INTERSECTIONS" TO INCLUDE THE SPECIFIC LOCATIONS LISTED FOR INTERSECTIONS DESIGNATED AS STREETS UPON WHICH VEHICLES STOP BEFORE ENTERING INTERSECTIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of Bedford, Texas recognizes that approving the Traffic Plan is necessary to be responsive to the needs of the community; and,

WHEREAS, the City Council of Bedford, Texas recognizes the importance of providing these improvements to protect the vitality of neighborhoods.

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

SECTION 1.

The findings above are found to be true and correct and are incorporated herein in their entirety.

SECTION 2.

Section 114-39 of the City of Bedford Code of Ordinances is hereby amended to include the following intersections designated as streets upon which vehicles shall stop entering such intersections.

All traffic-control signs, signals, devices and markings placed or erected prior to adoption of this Code and in use for the purpose of regulating, warning or guiding traffic are hereby affirmed, ratified and declared to be official traffic-control devices, provided such traffic-control devices are not inconsistent with provisions of this chapter or state law.

Sign Type	Route	Intersection	Direction
Stop	Bedford Rd	Golden Oak Dr	Southeast
Stop	Warwick St	Gettysburg Pl	Southeast
Stop	Martin Dr	Creekwood Ct	Northeast
Stop	Double Oak Dr	Oak Timber Dr	Southeast
Stop	Jerry Ln	Pipeline Rd	Northwest
Stop	Shady Brook Dr	Carousel Dr	Northeast
Stop	Cheek Sparger Rd	Fairmont Ct	Southeast
Stop	Gettysburg Pl	Gregory Ave	Southeast
Stop	Cummings Dr	Hwy 121 Service Rd	Northeast
Stop	Murphy Dr	Edgewood Ln	Northeast
Stop	Eagles Nest Dr	Matterhorn Dr	Southwest
Stop	Lexington Pl	Wilemon Dr	Northeast
Stop	Whisperwood Ln	Murphy Dr	Northeast

Stop	Patti Dr	Pipeline Rd	Northwest
Stop	Hollybush Ln	Central Dr	Northeast
Stop	Wellington Ct	Hillwood Way	Southwest
Stop	Mclain Rd	Medford Dr	Northeast
Stop	Barr Dr	Woodmeadow St	Northeast
Stop	Royal Crescent Dr	Matterhorn Dr	Northeast
Stop	Barr Dr	Sunshine Ct	Southwest
Stop	Dora St	Pipeline Rd	Northwest
Stop	Norfolk Dr	Shenandoah Dr	Northeast
Stop	Stonegate Dr	Honor Oak Ln	Northwest
Stop	Pipeline Rd	Natchez Ave	Northwest
Stop	Bay St	Plaza Dr	Southeast
Stop	Crystal Springs St	Summer Hill St	Northeast
Stop	Norman Ln	Saxon Dr	Northwest
Stop	Wayfarer Rd	Willow Bend Ct	Northeast
Stop	Shady Ln	Shady Grove Dr	Northeast
Stop	Monette Dr	Wade Dr	Northeast
Stop	Diamond St	Emerald St	Southeast
Stop	Mclain Rd	Oakgrove Ln	Southeast
Stop	Central Dr	Chattanooga Dr	Southwest
Stop	Ashbury Ln	Wimbledon Dr	Northwest
Stop	Country Meadows Dr	Mclain Rd	Northeast
Stop	Burr Oak Ct	Oak Manor Dr	Northwest
Stop	Schumac Ln	Hospital Pkwy	Southwest
Stop	Shady Turf Dr	Hospital Pkwy	Southwest
Stop	Natchez Ave	Savannah Way	Northwest
Stop	Double Oak Dr	Oak Hollow Dr	Northwest
Stop	Forest Dr	Paint Brush Ln	Northeast
Stop	Brown Trl	Springdale Rd	Northeast
Stop	Airport Fwy	Marriott Dr	Northwest
Stop	Wayne Dr	Harwood Ter	Northwest
Stop	Carolyn Dr	Blue Quail Ln	Southwest
Stop	Spring Valley Dr	Simpson Ter	Southeast
Stop	Hurst Dr	Glenda Dr	Northwest
Stop	Sage Ln	Oakridge Dr	Southwest
Stop	Cummings Dr	Forest Ridge Dr	Southeast
Stop	Sage Ln	Oakridge Dr	Northeast
Stop	Spring Grove Dr	Simpson Ter	Northwest
Stop	Shady Lake Dr	Shady Brook Dr	Northeast
Stop	Oak Leaf Ln	Oak Manor Dr	Northeast
Stop	Willow Ln	Scenic Hills Dr	Northeast
Stop	Rankin Dr	Wade Dr	Northwest
Stop	Harwood Rd	Rustic Meadows Dr	Northwest
Stop	Winchester Way	Savannah Way	Northeast
Stop	Eagle Dr	Blue Quail Ln	Southwest
Stop	Homecraft Dr	Central Dr	Southwest
Stop	Spring Lake Dr	Spring Valley Dr	Southeast

Stop	Meadow Park Dr	Cummings Dr	Southeast
Stop	Central Dr	Meadow Park Dr	Southwest
Stop	Martin Dr	Willow Creek Way	Northeast
Stop	Hollybush Ln	Oakridge Dr	Southwest
Stop	Cummings Dr	Crystal Springs St	Southeast
Stop	Bedford Rd	Chinaberry Dr	Northwest
Stop	Murphy Dr	Cheek Sparger Rd	Southeast
Stop	Hurst Dr	Dora St	Northwest
Stop	Country Meadows Dr	Forest Ridge Dr	Southwest
Stop	Walter St	Bedford Ct E	Southeast
Stop	Wedglea Dr	Forest Ridge Dr	Northeast
Stop	Mulberry Ln	Cottonwood Ln	Northeast
Stop	Stonegate Dr	Airport Fwy	Northwest
Stop	Central Dr	Charleston Dr	Southwest
Stop	Blue Quail Ln	Quail Crest Dr	Southeast
Stop	San Marcos Ln	Spring Valley Dr	Northwest
Stop	Hillwood Way	Wimbleton Dr	Southwest
Stop	Double Oak Dr	Oak Park Dr	Northeast
Stop	Hurst Dr	Dora St	Southwest
Stop	Channing Ln	Cummings Dr	Northwest
Stop	Scenic Hills Dr	Pecan Cir	Northeast
Stop	Bedford Rd	Stonegate Dr	Northwest
Stop	Rolling Meadows Dr	Woodfield Way	Southeast
Stop	Cottonwood Ln	Aspenwood Dr	Northeast
Stop	Central Dr	Bear Creek	Southwest
Stop	Park Ln	Holly Brook Ct	Southwest
Stop	Lee Dr	Pipeline Rd	Northwest
Stop	Wildwood Cir	Oakgrove Ln	Northwest
Stop	Elisha Dr	Greg Dr	Northwest
Stop	Shady Brook Dr	Crestview Dr	Southeast
Stop	Brookside Dr	Cummings Dr	Southeast
Stop	Pipeline Rd	Charleston Dr	Northwest
Stop	Cummings Dr	Scenic Hills Dr	Southeast
Stop	Wayne Dr	Harwood Ter	Southeast
Stop	Teakwood Dr	Princess St	Northwest
Stop	Shenandoah Dr	Blue Quail Ln	Southwest
Stop	Hurst Dr	Lee Dr	Northeast
Stop	Shady Brook Dr	Shady Wood	Southeast
Stop	Double Oak Dr	Forest Oak Ct	Northwest
Stop	Hospital Pkwy	Airport Fwy	Southeast
Stop	Hospital Pkwy	Tibbets Dr	Southeast
Stop	Park Ln	Maple Brook Ct	Southwest
Stop	Wayne Dr	Harwood Ter	Southwest
Stop	Schumac Ln	Winchester Way	Southeast
Stop	Timber View Dr	Clear View Dr	Northeast
Stop	Wedglea Dr	Forest Ridge Dr	Southwest
Stop	Hastings Pl	Dorchester Dr	Northwest

Stop	Wade Dr	Avinell Dr	Northeast
Stop	Richwood Cir	Central Dr	Southwest
Stop	Forest Dr	Paint Brush Ln	Northeast
Stop	Rolling Meadows Dr	Morningside Dr	Southwest
Stop	Harwood Rd	Meadow Creek Dr	Southeast
Stop	Shady Grove Dr	Spring Brook Dr	Southwest
Stop	Oakmont Dr	Hospital Pkwy	Northeast
Stop	Elisha Dr	Greg Dr	Southwest
Stop	Hurst Dr	Jerry Ln	Northwest
Stop	Cummings Dr	Simpson Ter	Southwest
Stop	Reliance Pkwy	Commerce	Southwest
Stop	Martin Dr	Park Ln	Northwest
Stop	Forest Ridge Dr	Hidden Oaks Dr	Southwest
Stop	Hampton Dr	Ashbury Ln	Southwest
Stop	Bedford Rd	South Gate	Northwest
Stop	Cottonwood Ln	Aspenwood Dr	Northeast
Stop	Woodson Dr	Bedford Rd	Northwest
Stop	Diamond St	Vintage Way	Southeast
Stop	Brown Trl	Steeplechase Dr	Northeast
Stop	Brown Trl	Simpson Ter	Northeast
Stop	Park Place Blvd	Bridgeton Ln	Northeast
Stop	Martin Dr	Park Ln	Northeast
Stop	Mclain Rd	Wingate Dr	Southwest
Stop	Shenandoah Dr	Blue Quail Ln	Northeast
Stop	Cummings Dr	Derby Cir	Northwest
Stop	Martin Dr	Old Orchard Ln	Southwest
Stop	Summit View Dr	Springdale Rd	Southeast
Stop	Woodhill Ln	Cummings Dr	Southeast
Stop	Dalewood Ln	Warwick St	Southeast
Stop	Brown Trl	Mountain Laurel Ln	Northeast
Stop	Bedford Ct E	Brown Trl	Southwest
Stop	Wendover Ct	Cummings Dr	Southeast
Stop	Ashbury Ln	Wimbleton Dr	Southwest
Stop	Crystal Springs St	Susan Dr	Northwest
Stop	Cedar Ridge Dr	Baylor Dr	Northwest
Stop	Wayne Dr	Harwood Ter	Northeast
Stop	Cheek Sparger Rd	Westmont Ct	Southeast
Stop	Laurel Ln	Edgewater Dr	Southeast
Stop	Aqueduct Dr	Hospital Pkwy	Northeast
Stop	Murphy Dr	Ellison Ct	Northeast
Stop	Mclain Rd	Cheek Sparger Rd	Southeast
Stop	Charleston Dr	Savannah Way	Northeast
Stop	Creighton Ln	Cummings Dr	Southeast
Stop	Springdale Rd	Spring Valley Dr	Northeast
Stop	Gettysburg Pl	Savannah Way	Northeast
Stop	Murphy Dr	Classic Ct E	Southwest
Stop	Coffee Tavern Rd	Bedford Rd	Southeast

Stop	Hidden Oaks Dr	Forest Ridge Dr	Northwest
Stop	Shady Ln	Stonegate Dr	Southwest
Stop	Meadow Wood Ln	Murphy Dr	Northeast
Stop	Martin Dr	Manchester Cir	Northeast
Stop	Timber Grove Dr	Crestview Dr	Southeast
Stop	San Marcos Ln	Spring Valley Dr	Southwest
Stop	Warbler Dr	Hawk Ln	Northeast
Stop	Lexington Pl	Wilemon Dr	Southeast
Stop	Stonegate Dr	Shady Lake Dr	Southeast
Stop	Shady Brook Dr	Spring Lake Dr	Northwest
Stop	Cummings Dr	Mclain Rd	Southwest
Stop	Airport Fwy	Bay St	Northwest
Stop	Mclain Rd	Falcon Trl	Southwest
Stop	Beachtree Ln	Woodbridge Dr	Northwest
Stop	Laurel Lns	Cheek Sparger Rd	Southeast
Stop	Chattanooga Dr	Savannah Way	Southwest
Stop	Hurst Dr	Glenda Dr	Southwest
Stop	Mclain Rd	Woodvale Dr	Southwest
Stop	Edgecliff Dr	Schumac Ln	Southeast
Stop	Industrial Blvd	Rustic Meadows Dr	Southwest
Stop	Brown Trl	Deuce Dr	Southwest
Stop	Elisha Dr	Northridge Dr	Southwest
Stop	Blue Quail Ln	Norfolk Dr	Northeast
Stop	Wayside Dr	Carolyn Dr	Southeast
Stop	Shady Ln	Shady Brook Dr	Northwest
Stop	Martin Dr	Dogwood Ct	Northeast
Stop	Spring Valley Dr	Sandlin Dr	Southwest
Stop	Schumac Ln	Winchester Way	Northwest
Stop	Central Dr	Meadow Park Dr	Northeast
Stop	Harwood Rd	Meadow Park Dr	Southeast
Stop	Highbury Ct	Cummings Dr	Northwest
Stop	Meadow Creek Dr	Meadow Green	Southeast
Stop	Cheryl Ave	Walter St	Northwest
Stop	Summit View Dr	San Marcos Ln	Northeast
Stop	Blue Quail Ln	Pheasant Ct	Southwest
Stop	Cummings Dr	Murphy Dr	Southeast
Stop	Rankin Dr	Circle Ln	Southwest
Stop	Forest Ridge Dr	Cantebria Crossing	Northeast
Stop	Hurst Dr	Dora St	Northeast
Stop	Eagles Nest Dr	Matterhorn Dr	Northwest
Stop	Forest Ridge Dr	Hillside Ct	Northeast
Stop	Crystal Springs St	Susan Dr	Soiuthwest
Stop	Airport Fwy	Shady Wood	Northwest
Stop	Reliance Pkwy	Burr Oak Ct	Northeast
Stop	Pipeline Rd	Chaparral Cir	Northwest
Stop	Spring Garden Dr	Brown Trl	Northeast
Stop	Oak Brook Dr	Cypress Creek Ln	Northeast

Stop	King Dr	Circle Ln	Southeast
Stop	Phyllis	Dora St	Southeast
Stop	Bedford Rd	Parkwood Dr	Southeast
Stop	Sherwood Dr	Nottingham Dr	Northeast
Stop	Highgate Ln	Murphy Dr	Northeast
Stop	Dalewood Ln	Hospital Pkwy	Northeast
Stop	Oak Leaf Ln	Oak Hollow Dr	Southwest
Stop	Woodvale Dr	Forest Ridge Dr	Northeast
Stop	Gettysburg Pl	Savannah Way	Southwest
Stop	Eagle Dr	Blue Quail Ln	Northwest
Stop	Cummings Dr	Hwy 121 Service Rd	Northeast
Stop	Barr Dr	Harwood Rd	Southeast
Stop	Cambridge Cir E	Wimbleton Dr	Northwest
Stop	Bedford Ct E	Acorn St	Southeast
Stop	Pin Oak Ln	Pecan Cir	Northeast
Stop	Cummings Dr	Woodpark Ln	Northwest
Stop	Forest Ridge Dr	Shady Ln	Southwest
Stop	Springdale Rd	Spring Valley Dr	Northeast
Stop	Hardisty Rd	Forest Ridge Dr	Southwest
Stop	Sherwood Dr	Nottingham Dr	Northwest
Stop	Charleston Dr	Savannah Way	Northwest
Stop	Dartmouth Ct	Hospital Pkwy	Southwest
Stop	Shady Brook Dr	Simpson Ter	Southwest
Stop	Circle Ln	Hurst Dr	Southwest
Stop	Cedar Ridge Dr	Jones Ct	Northeast
Stop	Spring Valley Dr	Simpson Ter	Southwest
Stop	Bedford Rd	School Ln	Northwest
Stop	Martin Dr	Park Ln	Southeast
Stop	Hospital Pkwy	Tibbets Dr	West
Stop	Forest Ridge Dr	Winchester Way	Northeast
Stop	Pine Thicket Ln	Edgewater Dr	Northwest
Stop	Shady Ln	Shady Grove Dr	Southeast
Stop	Marriott Dr	Plaza Dr	Southeast
Stop	Meandering Way	Willow Bend Ct	Northeast
Stop	Richmond Dr	Monterrey St	Northeast
Stop	Cummings Dr	Vista Way	Southeast
Stop	Lincolnshire Dr	Yorkshire St	Northwest
Stop	Eagle Dr	Blue Quail Ln	Southeast
Stop	Spargercrest Dr	Forest Ridge Dr	Southwest
Stop	Spring Valley Dr	Spring Garden Dr	Southwest
Stop	Forest Ridge Dr	Helen Dr	Northeast
Stop	Savannah Way	Lexington Pl	Southwest
Stop	Buckner Ct	Cheek Sparger Rd	Southeast
Stop	Murphy Dr	Tall Meadow Ct	Northeast
Stop	Bedford Rd	Hwy 121 Service Rd	Southwest
Stop	Lexington Pl	Wilemon Dr	Southwest
Stop	Pin Oak Ln	Pecan Cir	Southwest

Stop	Charleston Dr	Savannah Way	Southwest
Stop	Schumac Ln	Park Place Blvd	Northwest
Stop	Winchester Way	Savannah Way	Northwest
Stop	Natchez Ave	Savannah Way	Northeast
Stop	Bedford Rd	Oak Brook Dr	Northwest
Stop	Carolyn Dr	Blue Quail Ln	Southeast
Stop	Merrill Dr	Wade Dr	Northeast
Stop	Russell Ln	Phyllis St	Southwest
Stop	Oakgrove Ln	Harwood Rd	Northwest
Stop	Harwood Rd	Brasher Ln	Northeast
Stop	Elisha Dr	Miranda Ter	Northwest
Stop	Double Oak Dr	Golden Oak Dr	Northwest
Stop	Shady Turf Dr	Oaklawn Ct	Northwest
Stop	Mossy Oak Ln	Murphy Dr	Southwest
Stop	Hillwood Way	Brookside Dr	Southwest
Stop	Diamond St	Princess St	Northeast
Stop	Shady Brook Dr	Shady Meadow Dr	Northeast
Stop	Briarhaven Dr	Forest Ridge Dr	Southwest
Stop	Michael Sean Dr	Cummings Dr	Northeast
Stop	Ashbury Ln	Cheek Sparger Rd	Southeast
Stop	Cummings Dr	Murphy Dr	Southwest
Stop	Martin Dr	Meandering Way	Southwest
Stop	Pipeline Rd	Helen Dr	Northwest
Stop	Forest Ridge Dr	Woodhill Ln	Northeast
Stop	Cypress Creek Ln	Peach Blossom Ct	Southwest
Stop	Park Ln	River Forest Ct	Southwest
Stop	Monterrey St	Lexington Pl	Southwest
Stop	Oakmont Dr	Hospital Pkwy	Southwest
Stop	Hurst Dr	Lee Dr	Southwest
Stop	Shady Ln	Shady Brook Dr	Southwest
Stop	Sandlin Dr	Brown Trl	Northeast
Stop	King Dr	Circle Ln	Southwest
Stop	Circle Ln	Forest Ridge Dr	Southwest
Stop	Bedford Rd	Reliance Pkwy	Southeast
Stop	L Don Dodson Dr	Parkwood Dr	Southwest
Stop	Central Dr	Oakmeadow St	Southwest
Stop	Hospital Pkwy	Tibbets Dr	Northeast
Stop	Chinaberry Dr	Aspenwood Dr	Northwest
Stop	Schumac Ln	Hialeah Path	Southeast
Stop	Woodmont Ct	Bedford Rd	Southeast
Stop	Ridge Dr	Shady Brook Dr	Northeast
Stop	Cummings Dr	Simpson Ter	Southeast
Stop	Hospital Pkwy	Tibbets Dr	Northwest
Stop	Spring Valley Dr	Shady Lake Dr	Northeast
Stop	Carolyn Dr	Blue Quail Ln	Northwest
Stop	Robindale Dr	Wade Dr	Southeast
Stop	Timber View Dr	Clear View Dr	Southwest

Stop	Cordero Dr	Hwy 121 Service Rd	Northeast
Stop	Hawk Ln	Quail Crest Dr	Southeast
Stop	Teakwood Dr	Emerald St	Southwest
Stop	Martin Dr	Martin Dr	Northeast
Stop	King Dr	Wade Dr	Southeast
Stop	Brown Trl	Belle St	Southwest
Stop	Blue Quail Ln	Stanford Dr	Northeast
Stop	Shady Brook Dr	Spring Lake Dr	Southeast
Stop	Warbler Dr	Blue Quail Ln	Northeast
Stop	Springdale Rd	Spring Valley Dr	Northeast
Stop	Monterrey St	Winchester Way	Northeast
Stop	Park Ln	Oak Brook Dr	Northeast
Stop	Parkview Ln	Hospital Pkwy	Northeast
Stop	Ravenswood Dr	King Dr	Northeast
Stop	Surgard	Airport Fwy	Southeast
Stop	Harwood Rd	Bedfordshire St	Southeast
Stop	Schumac Ln	Autumn Chase Sq	Southeast
Stop	Stephenson Dr	Simpson Ter	Northwest
Stop	Memphis Dr	Winchester Way	Northeast
Stop	Annette Dr	Wade Dr	Northeast
Stop	Rolling Meadows Dr	Cummings Dr	Northwest
Stop	Schumac Ln	Autumn Chase Sq	Northwest
Stop	Old Kirk Rd	Somerset Ter	Northwest
Stop	Central Dr	Lexington Pl	Southwest
Stop	Forest Meadows Ct	Forest Ridge Dr	Southwest
Stop	Park Ln	Harwood Rd	Southeast
Stop	Rolling Meadows Dr	Talisman Ct	Southeast
Stop	Homecraft Dr	Meadow Park Dr	Northeast
Stop	Channing Ln	Cummings Dr	Southeast
Stop	Forest Dr	Rustic Woods Dr	Northeast
Stop	Double Oak Ct	Double Oak Dr	Northwest
Stop	Vine Ridge St	Crystal Springs St	Northeast
Stop	Medford Dr	Forest Ridge Dr	Northwest
Stop	Central Dr	Highcrest Dr	Northeast
Stop	Forest Ridge Dr	Shirley Way	Southwest
Stop	Candlewick Ct	Cheek Sparger Rd	Southeast
Stop	Chinaberry Dr	Aspenwood Dr	Southwest
Stop	Ashwood Ln	Rolling Meadows Dr	Southwest
Stop	Mulberry Ln	Cottonwood Ln	Southeast
Stop	Circle Ln	Annette Dr	Southwest
Stop	Talisman Ct	Horizon Dr	Northwest
Stop	Harwood Ter	Brown Trl	Northeast
Stop	E M Bilger Jr Blvd	L Don Dodson Dr	Northwest
Stop	Cedar Ridge Dr	Baylor Dr	Southeast
Stop	Stonegate Dr	Saddlebrook Dr	Southwest
Stop	Bedford Rd	Serrano St	Northwest
Stop	Chinaberry Dr	Aspenwood Dr	Southwest

Stop	Murphy Dr	Willow Crest Ct	Northeast
Stop	Park Ln	Hwy 121 Service Rd	Southwest
Stop	Bedford Rd	E M Bilger Jr Blvd	Southeast
Stop	Summit View Dr	Spring Brook Dr	Northeast
Stop	Bedford Rd	Martha Dr	Southeast
Stop	Saddlebrook Dr	Stratford Dr	Southeast
Stop	Phyllis St	Dora St	Northwest
Stop	Bedford Rd	Hwy 121 Service Rd	Northeast
Stop	Shady Brook Dr	Clear View Dr	Southwest
Stop	Shady Brook Dr	Simpson Ter	Northeast
Stop	Welwyn Way Dr	Wimbleton Dr	Northwest
Stop	Harwood Rd	Oakridge Dr	Northwest
Stop	Murphy Dr	Willow Bend Ct	Northeast
Stop	Meadowside Dr	Arthurs Cir	Southwest
Stop	Willow Ln	Pin Oak Ln	Southwest
Stop	Glenda Dr	Belle St	Northwest
Stop	Monterrey St	Winchester Way	Southwest
Stop	Cambridge Cir E	Wimbleton Dr	Northwest
Stop	Cummings Dr	Hwy 121 Service Rd	Southwest
Stop	Bedford Rd	Hwy 121 Service Rd	Northeast
Stop	Queens Way	Stratford Dr	Southeast
Stop	Live Oak Ln	Pecan Cir	Southwest
Stop	Summit View Dr	Springdale Rd	Northwest
Stop	Diamond St	Misty Ct	Southeast
Stop	Barr Dr	Lincolnshire Dr	Southwest
Stop	Bryan Dr	Wilemon Dr	Northeast
Stop	Martin Dr	Manchester Cir	Northeast
Stop	Willow Ln	Pin Oak Ln	Northeast
Stop	Michael Sean Dr	Cummings Dr	Southwest
Stop	Brookhaven Cir	Monterrey St	Southeast
Stop	Forest Dr	Misty Glen Ct	Northeast
Stop	Queens Way	Kentwood Cir	Northwest
Stop	Cummings Dr	Simpson Ter	Northeast
Stop	Spicewood Rd	Central Dr	Southwest
Stop	Forest Ridge Dr	Lexington Pl	Southeast
Stop	Woodson Cir	Woodson Dr	Southwest
Stop	Brown Trl	Racquet Club	Southwest
Stop	Merrill Dr	Wade Dr	Southwest
Stop	Spring Grove Dr	Harwood Rd	Northwest
Stop	Meandering Way	Willow Bend Ct	Southwest
Stop	L Don Dodson Dr	Park Place Blvd	Southeast
Stop	Savannah Way	Knoxville Dr	Northeast
Stop	Wellington Ct	Welwyn Way Dr	Northeast
Stop	Martin Dr	Chaucer Ln	Southwest
Stop	Elizabeth Dr	Dora St	Northeast
Stop	Medford Dr	Forest Ridge Dr	Southwest
Stop	Condor	Eagles Nest Dr	Northwest

Stop	Park Ln	Cedar Springs Ct	Southwest
Stop	Chinaberry Dr	Aspenwood Dr	Northeast
Stop	Rolling Meadows Dr	Talisman Ct	Southwest
Stop	Lincolnshire Dr	Devonshire Dr	Northwest
Stop	Shady Brook Dr	Spring Brook Dr	Northeast
Stop	Brookside Dr	Laurel Ln	Southeast
Stop	Evandale Dr	Wade Dr	Northeast
Stop	Bedford Rd	Park Place Blvd	Southeast
Stop	Harwood Rd	Meadow Park Dr	Northwest
Stop	Spring Lake Dr	Spring Valley Dr	Southwest
Stop	Meandering Way	Willow Bend Ct	Northwest
Stop	King Dr	Lee Dr	Southeast
Stop	New Bedford Ct	Hospital Pkwy	Northeast
Stop	Shady Turf Dr	Hospital Pkwy	Northeast
Stop	Park Place Blvd	Central Park Blvd	Northwest
Stop	Phyllis St	Glenda Dr	Southeast
Stop	Glenda Dr	Gaye St	Southwest
Stop	Martha Dr	Avinell Dr	Southwest
Stop	Forest Ridge Dr	Linderhof Cir	Southwest
Stop	Meadow Creek Dr	Bedford Rd	Northwest
Stop	Shady Lake Dr	Lakeview Dr	Northeast
Stop	Springhaven Ct	Harwood Rd	Southeast
Stop	Mulberry Ln	Ember	Northwest
Stop	Andover Dr	Dorchester Dr	Northeast
Stop	Ridge Dr	Shady Brook Dr	Southwest
Stop	Hospital Pkwy	Tibbets Dr	North
Stop	Mclain Rd	Woodvale Dr	Northeast
Stop	Teakwood Dr	Sapphire St	Northwest
Stop	Forest Ridge Dr	Rankin Dr	Southwest
Stop	Cottonwood Ln	Aspenwood Dr	Southwest
Stop	Cardinal Cir	Pipeline Rd	Northwest
Stop	Oak Creek Ln	Timber Glen Dr	Southwest
Stop	Crestview Dr	Mclain Rd	Southwest
Stop	Central Dr	Fox Glenn Cir	Northeast
Stop	Murphy Dr	Coble Ct	Northeast
Stop	Donna Ln	Forest Ridge Dr	Southwest
Stop	Martin Dr	Pecan Cir	Southwest
Stop	Hurst Dr	Russell Ln	Northeast
Stop	Shady Lake Dr	Shady Brook Dr	Southeast
Stop	Monterrey St	Winchester Way	Northwest
Stop	Rankin Dr	Circle Ln	Northwest
Stop	Regency	Hwy 121 Service Rd	Northeast
Stop	Murphy Dr	Live Oak Ln	Northeast
Stop	Harber Dr	Simpson Ter	Northwest
Stop	Somerset Ter	Regents Park Dr	Southeast
Stop	Winchester Way	Savannah Way	Southeast
Stop	Forest Ridge Dr	Oak Creek Ln	Northeast

Stop	Phyllis St	Dora St	Southwest
Stop	Woodfield Way	Central Dr	Northeast
Stop	Stanton St	Storm Dr	Southeast
Stop	Shady Ln	Shady Brook Dr	Southwest
Stop	Laurel Ln	Edgewater Dr	Northwest
Stop	Harwood Rd	Woodson Dr	Southwest
Stop	Shady Brook Dr	Springdale Rd	Southwest
Stop	Honor Oak Ln	Wade Dr	Southwest
Stop	Reliance Pkwy	Airport Fwy	Northwest
Stop	Bedford Ct E	Brown Trl	Northeast
Stop	Hurst Dr	Russell Ln	Southwest
Stop	Stanton St	Circle Ln	Northwest
Stop	Central Dr	Brightwood Dr	Southwest
Stop	Bedford Rd	Somerset Ter	Northwest
Stop	Cummings Dr	Murphy Dr	Northeast
Stop	Mulberry Ln	Cottonwood Ln	Southwest
Stop	Bentley Dr	Central Dr	Southwest
Stop	Vine Ridge St	Crystal Springs St	Southeast
Stop	Cummings Dr	Andover Dr	Northwest
Stop	Northridge Dr	Miranda Ter	Southwest
Stop	Sugar St	Sapphire St	Southwest
Stop	Cheek Sparger Rd	Teal Ln	Southeast
Stop	Monterrey St	Lexington Pl	Northwest
Stop	Shady Brook Dr	Springdale Rd	Northeast
Stop	King Dr	Circle Ln	Northwest
Stop	Shady Ln	Shady Brook Dr	Northeast
Stop	Diamond St	Crystal Springs St	Northeast
Stop	Donna Ln	Wade Dr	Northeast
Stop	L Don Dodson Dr	Parkwood Dr	Northeast
Stop	Martin Dr	Teakwood Dr	Northeast
Stop	Robindale Dr	Wade Dr	Northeast
Stop	Glenda Dr	Pipeline Rd	Northwest
Stop	Central Dr	Gettysburg Pl	Southwest
Stop	Shady Ln	Stonegate Dr	Northeast
Stop	Sherwood Dr	Schumac Ln	Southeast
Stop	Marshfield Dr	Overbrook Ln	Northeast
Stop	Belle St	Brown Trl	Northeast
Stop	Gettysburg Pl	Prestwick St	Southeast
Stop	Hillwood Way	Cheek Sparger Rd	Southeast
Stop	Central Dr	Knoxville Dr	Southwest
Stop	Realistic Ct	Pine Ridge Dr	Southwest
Stop	Cummings Dr	Ashland Dr	Southeast
Stop	Pebblestone Ln	Highgate Ln	Southwest
Stop	Marriott Dr	Plaza Dr	Southwest
Stop	Hurst Dr	Glenda Dr	Southeast
Stop	Pipeline Rd	Mccurry Ave	Northwest
Stop	Brookwood Blvd	Pine Thicket Ln	Southwest

Stop	Shady Brook Dr	Timber View Dr	Southwest
Stop	Nantucket Ct	Hospital Pkwy	Northeast
Stop	Hurst Dr	Glenda Dr	Northeast
Stop	Shady Brook Dr	Spring Lake Dr	Northeast
Stop	Ashbury Ct	Ashbury Ln	Southwest
Stop	Murphy Dr	Greenwood Ct	Northeast
Stop	Murphy Dr	Sanders Ct	Southwest
Stop	Medford Dr	Forest Ridge Dr	Southeast
Stop	Forest Ridge Dr	Bent Oak Dr	Northeast
Stop	Sage Ln	Central Dr	Northeast
Stop	Park Place Blvd	Central Park Blvd	Southwest
Stop	Airport Fwy	Wiggins	Northwest
Stop	Spring Valley Dr	Spring Brook Dr	Southwest
Stop	Meadow Wood Ln	Willow Bend Ct	Northwest
Stop	Cummings Dr	Brookwood Blvd	Northwest
Stop	Pipeline Rd	Gettysburg Pl	Northwest
Stop	Crystal Springs St	Millridge St	Northeast
Stop	Harwood Rd	Highgate Ln	Northwest
Stop	Berwick Ln	Simpson Ter	Northwest
Stop	Hurst Dr	Dora St	Southeast
Stop	Ashford Dr	Berkshire Ln	Northwest
Stop	Forest Ridge Dr	Linderhof Cir	Southwest
Stop	Aberdeen Dr	Folkstone Way	Northwest
Stop	Arthurs Cir	Cummings Dr	Southeast
Stop	Central Dr	Texas Harley	Southwest
Stop	Atlanta Dr	Lexington Pl	Southwest
Stop	Cummings Dr	Forest Ridge Dr	Southwest
Stop	Wellington Ct	Welwyn Way Dr	Southwest
Stop	Hurst Dr	Brown Trl	Northeast
Stop	Summit View Dr	Springdale Rd	Southwest
Stop	Mclain Rd	Brookshire Dr	Northeast
Stop	Phyllis St	Glenda Dr	Northwest
Stop	Oak Brook Dr	Pine Creek Ct	Southwest
Stop	Brown Trl	Spring Forest Dr	Northeast
Stop	King Dr	Wade Dr	Northeast
Stop	Bluebonnet Ln	Primrose Ln	Northwest
Stop	Eagle Dr	Blue Quail Ln	Northeast
Stop	L Don Dodson Dr	Parkwood Dr	Northwest
Stop	Carousel Dr	Timber Grove Dr	Northeast
Stop	Harwood Rd	Falcon Trl	Northwest
Stop	Airport Fwy	Cindy Ln	Northwest
Stop	Cummings Dr	Red Oak Ln	Southeast
Stop	Dalewood Ln	Hospital Pkwy	Southwest
Stop	Sherwood Dr	Wembley Wood Ln	Southeast
Stop	Cummings Dr	Sapphire St	Southeast
Stop	Hospital Pkwy	New Haven Ct	Southwest
Stop	Forest Ridge Dr	L Don Dodson Dr	Northeast

Stop	Central Dr	Memphis Dr	Southwest
Stop	Martin Dr	Cheek Sparger Rd	Southeast
Stop	Stanton	Fieldstone Ct E	Southwest
Stop	Pipeline Rd	Savannah Way	Northwest
Stop	Stonegate Dr	Spring Valley Dr	Northwest
Stop	Overhill Dr	Rankin Dr	Northwest
Stop	Shady Brook Dr	Simpson Ter	Southeast
Stop	Forest Ridge Dr	Brookshire Dr	Southwest
Stop	Bedford Rd	Aspenwood Dr	Northwest
Stop	Marriott Dr	Plaza Dr	Northwest
Stop	Springdale Rd	Summit View Dr	Northeast
Stop	Park Place Blvd	Bridgeton Ln	Northwest
Stop	Gaye St	Brown Trl	Northeast
Stop	Oak Brook Dr	Elm Branch Ct	Southwest
Stop	Hospital Pkwy	Tibbets Dr	Southwest
Stop	Lincolnshire Dr	Bedfordshire St	Northwest
Stop	Queens Way	Kentwood Cir	Southwest
Stop	Sherwood Dr	Nottingham Dr	Southeast
Stop	Brown Trl	Smith Ter	Northeast
Stop	Cummings Dr	Mclain Rd	Southeast
Stop	Hurst Dr	Jerry Ln	Southeast
Stop	Cummings Dr	Apache Dr	Northwest
Stop	Queens Way	Kentwood Cir	Northeast
Stop	Wedglea Dr	Mclain Rd	Northeast
Stop	Oak Creek Ln	Airport Fwy	Southwest
Stop	Beachtree Ln	Turtlerock Dr	Northeast
Stop	Bryan Dr	Columbus Ct	Southeast
Stop	Brown Trl	Taylor	Southwest
Stop	El Campo St	Loma Verde Dr	Southwest
Stop	Park Ln	Juniper Ct	Southwest
Stop	Shady Lake Dr	Shady Grove Dr	Northwest
Stop	Misty Glen Ct	Vista Way	Northwest
Stop	Barr Dr	Pine Ridge Dr	Southwest
Stop	Diamond St	Vintage Way	Northwest
Stop	Shady Lake Dr	Shady Grove Dr	Southeast
Stop	Cottonwood Ln	Aspenwood Dr	Southeast
Stop	Forest Dr	Rustic Woods Dr	Northeast
Stop	Briar Dr	Circle Ln	Northeast
Stop	Brookside Dr	Cummings Dr	Northwest
Stop	Eagle Dr	Brown Trl	Southwest
Stop	Forest Ridge Dr	Vicksburg Dr	Northeast
Stop	Overhill Dr	Schumac Ln	Southeast
Stop	Shady Ln	Shady Grove Dr	Southwest
Stop	Bedford Rd	Loma Verde Dr	Northwest
Stop	Carlisle St	Overbrook Ln	Northwest
Stop	Meadowside Dr	Brookside Dr	Northwest
Stop	Shady Brook Dr	Crestview Dr	Northwest

Stop	Brestol Ct E	Wayne Dr	Northeast
Stop	Aberdeen Dr	Meadow Creek Dr	Northwest
Stop	Tennis Dr	Airport Fwy	Southwest
Stop	Park Ln	Oak Brook Dr	Southeast
Stop	Bedford Rd	Durango Ridge Dr	Northwest
Stop	Somerset Ter	Regents Park Dr	Northeast
Stop	Beachtree Ln	Woodbridge Dr	Southeast
Stop	Murphy Dr	Serene Ct	Southwest
Stop	Somerset Ter	Somerset Ter	Northeast
Stop	Shirley Way	Circle Ln	Northeast
Stop	Ridgewood Dr	Harwood Rd	Northwest
Stop	King Dr	Wade Dr	Southwest
Stop	Edgewater Dr	Central Dr	Southwest
Stop	Stonegate Dr	Somerset Ter	Northwest
Stop	Meadow Wood Ln	Murphy Dr	Southwest
Stop	Tennis Dr	Racquet Club	Northeast
Stop	Cummings Dr	Cripple Creek Ct	Northwest
Stop	Brookside Dr	Laurel Ln	Southwest
Stop	Huntwich Dr	Brown Trl	Northeast
Stop	Laurel Ln	Edgewater Dr	Northeast
Stop	Park Ln	Heather Brook Ct	Southeast
Stop	Airport Fwy	Forum Pkwy	Northwest
Stop	Shady Lake Dr	Shady Brook Dr	Southwest
Stop	Spring Lake Dr	Spring Valley Dr	Northeast
Stop	Schumac Ln	Circle Ln	Northeast
Stop	Atlanta Dr	Lexington Pl	Northeast
Stop	Cummings Dr	Forest Dr	Southeast
Stop	Rolling Meadows Dr	Woodfield Way	Northwest
Stop	Mclain Rd	Oakgrove Ln	Southwest
Stop	Rolling Meadows Dr	Woodfield Way	Southwest
Stop	Forest Ridge Dr	Bedfordshire St	Northeast
Stop	Cheek Sparger Rd	Rolling Meadows Dr	Southeast
Stop	Murphy Dr	Bluebonnet Ln	Northeast
Stop	Murphy Dr	Classic Ct E	Northeast
Stop	Plaza Dr	Brown Trl	Southwest
Stop	Queens Way	Kentwood Cir	Southeast
Stop	Airport Fwy	Parkwood Dr	Northwest
Stop	Hurst Dr	Russell Ln	Northwest
Stop	Murphy Dr	Woodpath Ln	Northeast
Stop	Willow Ln	Scenic Hills Dr	Northeast
Stop	Bedford Rd	Overbrook Ln	Southeast
Stop	Carolyn Dr	Brown Trl	Southwest
Stop	Scenic Hills Dr	White Oak Ln	Northeast
Stop	Ashbury Ln	Wimbleton Dr	Southeast
Stop	Hardisty Rd	Mclain Rd	Northeast
Stop	Stonegate Dr	Saddlebrook Dr	Southwest
Stop	Mountain View Dr	Blue Quail Ln	Northeast

Stop	Shady Lake Dr	Shady Grove Dr	Northeast
Stop	Realistic Ct	Pine Ridge Dr	Northeast
Stop	Lincolnshire Dr	Bedfordshire St	Southwest
Stop	Shady Ln	Stonegate Dr	Northwest
Stop	Murphy Dr	2nd St	Northeast
Stop	Danielle Dr	Mclain Rd	Northeast
Stop	Eagle Dr	Bobwhite Dr	Northeast
Stop	San Marcos Ln	Spring Valley Dr	Southeast
Stop	Spring Valley Dr	Birdsong St	Southwest
Stop	Schumac Ln	Savannah Way	Southeast
Stop	Lexington Pl	Boston Blvd	Northwest
Stop	Bedford Rd	Overbrook Ln	Northwest
Stop	Bentley Dr	Bear Creek	Southeast
Stop	Savannah Way	Knoxville Dr	Southwest
Stop	Warbler Dr	Hawk Ln	Southwest
Stop	Brookside Dr	Laurel Ln	Northwest
Stop	Stanton	Fieldstone Ct E	Northeast
Stop	Bedford Rd	Wade Dr	Southeast
Stop	Forest Ridge Dr	Post Oak Dr	Northeast
Stop	Monterrey St	Lexington Pl	Northeast
Stop	Spargercrest Dr	Mclain Rd	Northeast
Stop	Shady Ln	Shady Grove Dr	Northwest
Stop	Park Ln	Oak Brook Dr	Southwest
Stop	Cedar Ridge Dr	Baylor Dr	Southwest
Stop	Mclain Rd	Carousel Dr	Southwest
Stop	Willow Ln	Bent Tree Ln	Northeast
Stop	Shady Brook Dr	Timber View Dr	Northwest
Stop	Texas Harley Way	Parkwood Dr	Northeast
Stop	Bentley Dr	Bear Creek	Northwest
Stop	Forest Ridge Dr	Dee Ln	Northeast
Stop	Schumac Ln	Winchester Way	Northeast
Stop	Forest Dr	Paint Brush Ln	Southwest
Stop	Scenic Hills Dr	Magnolia Ln	Southwest
Stop	Spring Valley Dr	Windmill Ct	Northeast
Stop	Merrill Dr	Wade Dr	Southeast
Stop	Aberdeen Dr	Folkstone Way	Northwest
Stop	Spring Valley Dr	Simpson Ter	Northwest
Stop	Cottonwood Ln	Aspenwood Dr	Northwest
Stop	Shady Brook Dr	Springdale Rd	Southeast
Stop	Oak Valley Dr	Harwood Rd	Northwest
Stop	Pipeline Rd	Columbus Ct	Northwest
Stop	Bedford Rd	Oak Park Dr	Southeast
Stop	Susan Dr	Hwy 121 Service Rd	Southwest
Stop	Shady Lake Dr	Shady Meadow Dr	Northeast
Stop	Meadowside Dr	Brookside Dr	Southeast
Stop	Shady Creek Ln	Harwood Rd	Southwest
Stop	Cheek Sparger Rd	Cedar Ridge Dr	Southeast

Stop	L Don Dodson Dr	Park Place Blvd	Northwest
Stop	Cottonwood Ln	Aspenwood Dr	Northwest
Stop	Cummings Dr	Derby Cir	Northwest
Stop	Brown Trl	Cheryl Ave	Southwest
Stop	Bob Nash Dr	Cummings Dr	Southeast
Stop	Robindale Dr	Wade Dr	Northwest
Stop	Eagles Nest Dr	Matterhorn Dr	Northeast
Stop	Forest Glen Dr	Shady Brook Dr	Southwest
Stop	Saddlebrook Dr	Pleasantview Dr	Southwest
Stop	Hastings Pl	Dorchester Dr	Southeast
Stop	Somerset Ter	Somerset Ter	Southwest
Stop	Pipeline Rd	Warwick St	Northwest
Stop	Leafy Glen Ct	Park Place Blvd	Southwest
Stop	Medford Dr	Forest Ridge Dr	Northeast
Stop	Savannah Way	Lexington Pl	Southeast
Stop	Blue Quail Ln	Norfolk Dr	Southwest
Stop	Bedford Rd	Regents Park Dr	Southeast
Stop	Live Oak Ln	Bluebonnet Ln	Northwest
Stop	Summit View Dr	Shady Lake Dr	Northwest
Stop	Crystal Springs St	Susan Dr	Southeast
Stop	Barr Dr	Realistic Ct	Southwest
Stop	Lincolnshire Dr	Bedfordshire St	Northeast
Stop	Pebblestone Ln	Murphy Dr	Northeast
Stop	Brown Trl	Golden Hawk	Northeast
Stop	Northridge Dr	Harwood Rd	Southeast
Stop	Central Dr	Legacy Oaks Ln	Northeast
Stop	Shady Brook Dr	Shady Grove Dr	Northeast
Stop	Central Dr	Nottingham Dr	Northeast
Stop	Crystal Springs St	Millridge St	Southwest
Stop	Martin Dr	Andrew Ct	Northeast
Stop	Pipeline Rd	Wade Dr	Northwest
Stop	Spring Lake Dr	Spring Valley Dr	Northwest
Stop	Airport Fwy	Plaza Dr	Northwest
Stop	Marriott Dr	Plaza Dr	Northeast
Stop	Rolling Meadows Dr	Stone Hollow Dr	Southwest
Stop	Pebblestone Ln	Murphy Dr	Southwest
Stop	Willow Ln	Bent Tree Ln	Southwest
Stop	Beachtree Ln	Oakridge Dr	Northeast
Stop	Brown Trl	Old Kirk Rd	Northeast
Stop	Morning Glory Ln	Brown Trl	Northeast
Stop	Barr Dr	Coventry Dr	Southwest
Stop	Woodvale Dr	Forest Ridge Dr	Southwest
Stop	Spring Valley Dr	Simpson Ter	Northeast
Stop	Murphy Dr	Primrose Ln	Northeast
Stop	Blue Quail Ln	Pheasant Ct	Northeast
Stop	Andover Dr	Pembroke Pl	Northeast
Stop	Forest Ridge Dr	Brookshire Dr	Northeast

Stop	Mossburg Dr	Circle Ln	Northwest
Stop	Cummings Dr	Mclain Rd	Northeast
Stop	Shady Brook Dr	Timber View Dr	Southeast
Stop	Fieldstone Ct E	Mossburg Dr	Southwest
Stop	Gettysburg Pl	Mccurry Ave	Southeast
Stop	Bedford Rd	Shady Grove Dr	Southeast
Stop	Timber View Dr	Clear View Dr	Southeast
Stop	Stonegate Dr	Queens Way	Southwest
Stop	Bedford Rd	Caldwell Dr	Northwest
Stop	Willow Ln	Old Orchard Ln	Southeast
Stop	Northridge Dr	Taylor	Northeast
Stop	Dora St	Belle St	Southwest
Stop	Bedford Rd	Eagles Nest Dr	Northeast
Stop	Warbler Dr	Blue Quail Ln	Southwest
Stop	Park Place Blvd	Central Park Blvd	Northeast
Stop	Park Place Blvd	Central Park Blvd	Southeast
Stop	Schumac Ln	Highpoint Rd	Northeast
Stop	Natchez Ave	Savannah Way	Southeast
Stop	Park Place Blvd	Central Park Blvd	East
Stop	Park Ln	Durango Ridge Dr	Southeast
Stop	Cummings Dr	Forest Ridge Dr	Northwest
Stop	Beachtree Ln	Turtlerock Dr	Southwest
Stop	Scenic Hills Dr	Pecan Cir	Southwest
Stop	Post Oak Dr	Oak Valley Dr	Southwest
Stop	Ashbury Ln	Wimbleton Dr	Northeast
Stop	Park Ln	Mimosa Ct	Southwest
Stop	Brown Trl	Queens Way	Northeast
Stop	Winchester Way	Savannah Way	Southwest
Stop	Cummings Dr	Ashford Dr	Northwest
Stop	Brightwood Dr	Meadow Park Dr	Northeast
Stop	Scenic Hills Dr	White Oak Ln	Southwest
Stop	Carolyn Dr	Shenandoah Dr	Northwest
Stop	Sunset Ln	Mclain Rd	Northeast
Stop	Rankin Dr	Circle Ln	Northeast
Stop	L Don Dodson Dr	Parkwood Dr	Southeast
Stop	Monterrey St	Lexington Pl	Northeast
Stop	Harwood Rd	Crystal Springs St	Northeast
Stop	Robinhood Ln	Brown Trl	East
Stop	Hampton Dr	Ashbury Ln	Northeast
Stop	Somerset Ter	Regents Park Dr	Southwest
Stop	Shady Brook Dr	Simpson Ter	Northwest
Stop	Woodson Cir	Woodson Dr	Southwest
Stop	Forest Ridge Dr	Cheek Sparger Rd	Southeast
Stop	Brookside Dr	Laurel Ln	Northeast
Stop	Cheek Sparger Rd	Windsong Ln	Southeast
Stop	Cummings Dr	Scenic Hills Dr	Northwest
Stop	Shady Lake Dr	Shady Brook Dr	Northwest

Stop	Edgecliff Dr	Rankin Dr	Northwest
Stop	Mountain View Dr	Blue Quail Ln	Southwest
Stop	Shady Brook Dr	Springdale Rd	Northwest
Stop	Hastings Pl	Aspen Dr	Southeast
Stop	Central Dr	Natchez Ave	Southwest
Stop	Bedford Oaks Dr	Bent Oak Dr	Northwest
Stop	Rankin Dr	Wade Dr	Southeast
Stop	Tiffany Glenn Ct	Central Dr	Northeast
Stop	Lexington Pl	Boston Blvd	Southeast
Stop	Homecraft Dr	Central Dr	Northeast
Stop	Phyllis	Glenda Dr	Northeast
Stop	Rankin Dr	Wade Dr	Northeast
Stop	Cummings Dr	Red Oak Ln	Northwest
Stop	Cottonwood Ln	Aspenwood Dr	Southwest
Stop	Ashbury Ln	Cummings Dr	Northwest
Stop	Meandering Way	Willow Bend Ct	Southeast
Stop	Cummings Dr	Murphy Dr	Northwest
Stop	Eagles Nest Dr	Mclain Rd	Southwest
Stop	Plymouth Ct	Hospital Pkwy	Northeast
Stop	Monterrey St	Winchester Way	Southeast
Stop	Somerset Ter	Regents Park Dr	Northwest
Stop	Brookwood Blvd	Pine Thicket Ln	Northeast
Stop	Savannah Way	Lexington Pl	Northwest
Stop	Fieldstone Ct E	Mossburg Dr	Northeast
Stop	Cummings Dr	Creekside Ct	Southeast
Stop	Vine Ridge St	Crystal Springs St	Southwest
Stop	Hillwood Way	Brookside Dr	Northwest
Stop	Hillwood Way	Brookside Dr	Northeast
Stop	Stonegate Dr	Somerset Ter	Southeast
Stop	Shady Turf Dr	Bellmont Ct	Northwest
Stop	Forest Ridge Dr	Morrow Dr	Southwest
Stop	Forest Ridge Dr	Saxon Dr	Northeast
Stop	Sage Ln	Oakridge Dr	Northwest
Stop	Ashford Dr	Dorchester Dr	Northwest
Stop	Mossburg Dr	Storm Dr	Southeast
Stop	Park Ln	Willow Creek Way	Northwest
Stop	Spring Valley Dr	Shady Lake Dr	Southwest
Stop	Merrill Dr	Wade Dr	Northwest
Stop	Hurst Dr	Russell Ln	Southeast
Stop	Martin Dr	Park Ln	Southwest
Stop	Chattanooga Dr	Savannah Way	Northeast
Stop	Central Dr	Meadow Park Dr	Northeast
Stop	Cheek Sparger Rd	Windstone Ct	Southeast
Stop	Wayside Dr	Harwood Rd	Northwest
Stop	Sherwood Dr	Schumac Ln	Northwest
Stop	Woodpark Ln	Berkshire Ln	Southwest
Stop	Fox Glenn Cir	Central Dr	Northeast

Stop	Eagle Dr	Hawk Ln	Northwest
Stop	Chestnut Way	Hospital Pkwy	Southwest
Stop	Mclain Rd	Timber View Dr	Southwest
Stop	Oak Creek Ln	Cantebria Crossing	Southwest
Stop	Cheek Sparger Rd	Pecan Cir	Southeast
Stop	Eagles Nest Dr	Matterhorn Dr	Southeast
Stop	Briar Dr	Forest Ridge Dr	Southwest
Stop	Plaza Dr	Forum Pkwy	Northeast
Stop	Oak Manor Ct	Oak Manor Dr	Northeast
Stop	Cheryl Ave	Acorn St	Southwest
Stop	Shady Lake Dr	Lakeview Dr	Northwest
Stop	Bedford Rd	Regents Park Dr	Northwest
Stop	Warwick St	Gettysburg Pl	Northwest
Stop	Murphy Dr	Jasmine Ct	Northeast
Stop	Park Place Blvd	Central Park Blvd	West
Stop	King Dr	Wade Dr	Northwest
Stop	Coventry Dr	Rollingshire Dr	Northeast
Stop	Central Dr	Plaza Dr	Northeast
Stop	Patricia Ln	Dora St	Southwest
Stop	Shady Brook Dr	Carousel Dr	Southwest
Stop	Schumac Ln	Winchester Way	Southwest
Stop	Stonegate Dr	Somerset Ter	Northeast
Stop	Willow Bend Ct	Whisperwood Ln	Northwest
Stop	Charleston Dr	Savannah Way	Southeast
Stop	Woodvale Dr	Woodmont Ct	Northeast
Stop	Bedford Rd	Somerset Ter	Southeast
Stop	Circle Ln	Donna Ln	Northeast
Stop	Natchez Ave	Savannah Way	Southwest
Stop	Cummings Dr	Hwy 121 Service Rd	Northwest
Stop	Bedford Rd	Tennis Dr	Northwest
Stop	Welwyn Way Dr	Wimbledon Dr	Southeast
Stop	Forest Dr	Periwinkle St	Northeast
Stop	Cantebria Crossing	Willow Ln	Southeast
Stop	Bedford Rd	Pine Ridge Dr	Northwest
Stop	Lincolnshire Dr	Bedfordshire St	Southeast
Stop	Bedford Rd	Hwy 121 Service Rd	Southwest
Stop	Wayfarer Rd	Meandering Way	Northwest
Stop	Sage Ln	Oakridge Dr	Southeast
Stop	Ashford Dr	Berkshire Ln	Southeast
Stop	Cheryl Ave	Acorn St	Southeast
Stop	Brestol Ct E	Wayne Dr	Southwest
Stop	Cummings Dr	Hwy 121 Service Rd	Southwest
Stop	Oak Leaf Ln	Oak Park Dr	Northwest
Stop	Shady Ln	Stonegate Dr	Southeast
Stop	Harwood Rd	Summit View Dr	Southeast
Stop	Stonegate Dr	Somerset Ter	Southwest
Stop	Elisha Dr	Greg Dr	Northeast

Stop	Spring Lake Dr	Oakgrove Ln	Northwest
Stop	Bedford Rd	Stonegate Dr	Southeast
Stop	Cheryl Ave	Acorn St	Northwest
Stop	Shady Brook Dr	Timber View Dr	Northeast
Stop	Russell Ln	Pipeline Rd	Northwest
Stop	Martin Dr	Sugar St	Northeast
Stop	Savannah Way	Lexington Pl	Northeast
Stop	Harwood Rd	Ember	Southeast
Stop	Cummings Dr	Princess St	Southeast
Stop	Phyllis	Dora St	Northeast
Stop	Country Pl	Cummings Dr	Northwest
Stop	Pipeline Rd	Dee Ln	Northwest
Stop	Bedford Oaks Dr	Oak Valley Dr	Southwest
Stop	Bryan Dr	Wilemon Dr	Southwest
Stop	Timber View Dr	Clear View Dr	Northwest
Stop	Cedar Grove Ln	Meadow Park Dr	Northeast
Stop	Cottonwood Ln	Aspenwood Dr	Southeast
Stop	Pipeline Rd	Bryan Dr	Northwest
Stop	Spicewood Rd	Meadow Park Dr	Northeast
Stop	Cheek Sparger Rd	Horizon Dr	Southeast
Stop	Carolyn Dr	Blue Quail Ln	Northeast
Stop	Shady Lake Dr	Shady Meadow Dr	Southeast
Stop	Cummings Dr	Hwy 121 Service Rd	Northeast
Stop	Crystal Springs St	Susan Dr	Northeast
Stop	Cummings Dr	Willow Bend Ct	Southeast
Stop	Pipeline Rd	Prestwick St	Northwest
Stop	Whisperwood Ln	Murphy Dr	Southwest
Stop	Oak Leaf Ln	Royal Oak Dr	Northwest
Stop	Bedford Rd	Avalon Ct	Northwest
Stop	Central Dr	Gettysburg Pl	Northeast
Stop	Shady Grove Dr	Shady View	Northeast
Stop	Springdale Rd	Spring Valley Dr	Northeast
Stop	Golden Gate Cir	Central Dr	Southwest
Stop	Cummings Dr	Comanche Trl	Northeast
Stop	Rolling Meadows Dr	Talisman Ct	Southwest
Stop	Willow Ln	Scenic Hills Dr	Northeast
Stop	Shady Brook Dr	Clear View Dr	Northeast
Stop	Forest Ridge Dr	Brookhaven Cir	Southeast
Stop	Phyllis St	Glenda Dr	Southwest
Stop	Mclain Rd	Oakgrove Ln	Northwest
Stop	Beachtree Ln	Turtlerock Dr	Southwest
Stop	Bedford Rd	Shady Brook Dr	Southwest
Stop	Cummings Dr	Mclain Rd	Northwest
Stop	Chestnut Way	Hospital Pkwy	Northeast
Stop	Central Dr	Ridgewood Dr	Southwest
Stop	Scenic Hills Dr	Magnolia Ln	Northeast
Stop	Queens Way	Stratford Dr	Northwest

Stop	Channing Ln	Cummings Dr	Northwest
Stop	Forest Ridge Dr	Nelson Ter	Northeast
Stop	Cummings Dr	Forest Ridge Dr	Northeast
Stop	Harwood Rd	Shady Glen Ln	Southeast
Stop	Diamond St	Misty Ct	Northwest
Stop	Meadow Creek Dr	Bedford Rd	Southeast
Stop	Eagle Dr	Blue Jay Ct	Southeast
Stop	Briarhaven Dr	Mclain Rd	Northeast
Stop	Monette Dr	Circle Ln	Southwest
Stop	Shady Grove Dr	Springdale Rd	Southwest
Stop	Laurel Ln	Edgewater Dr	Southwest
Stop	Shady Brook Dr	Shady Creek Ln	Southwest
Stop	Shady Lake Dr	Shady Grove Dr	Southwest
Stop	Welwyn Way Dr	Cheek Sparger Rd	Southeast
Stop	Pipeline Rd	Gregory Ave	Northwest
Stop	Cummings Dr	Simpson Ter	Northwest
Stop	Shady Brook Dr	Spring Lake Dr	Southwest
Stop	Blue Quail Ln	Stanford Dr	Southwest
Stop	Brookside Dr	Laurel Ln	Northeast
Stop	Aqueduct Dr	Hospital Pkwy	Southwest
Stop	Vine Ridge St	Crystal Springs St	Northwest
Stop	Shenandoah Dr	Blue Quail Ln	Northwest
Stop	Shenandoah Dr	Blue Quail Ln	Southwest
Stop	Eagle Dr	Hawk Ln	Northeast
Stop	Mclain Rd	Michael Sean Dr	Southwest
Stop	Oak Cove Ln	Edgewater Dr	Northeast
Stop	Harwood Rd	Weslyan Oak St	Northwest
Stop	Harwood Rd	Concordia	Northwest
Stop	Mighty Oak	Weslyan Oak St	Southwest
Stop	Martin Dr	Joseph Ct	Southwest
Stop	Central Dr	Bentley Dr	Southwest
Stop	Cheek Sparger Rd	Grace Park Ln	Southeast
Stop	Shady Lake Dr	Shady Meadow Dr	Southwest
Stop	Shady Lake Dr	Shady Meadow Dr	Northwest
Stop	Shady Lake Dr	Lakeview Dr	Southeast
Stop	Shady Lake Dr	Lakeview Dr	Southwest
Stop	Regency	Forum Pkwy	Southwest
Stop	Somerset Ter	Somerset Ter	Northwest
Stop	Somerset Ter	Somerset Ter	Southeast
Stop	Kingston Ct	Somerset Ter	Northwest
Stop	Kingston Ct	Somerset Ter	Southeast
Stop	Somerset Ter	Golden Hawk	Southwest
Stop	Tennis Dr	Deuce Dr	Northeast
Stop	Phyllis St	Brown Trl	Northeast
Stop	Ravenswood Dr	Jerry Ln	Northeast
Stop	Hurst Dr	Wade Dr	Northeast
Stop	Hospital Pkwy	Sakeena Ct	Southwest

Stop	Hospital Pkwy	Rochester Ct	Southwest
Stop	Sherwood Dr	Nottingham Dr	Southwest
Stop	Oak Cove Ln	Edgewater Dr	Southwest
Stop	Phyllis St	Ravenswood Dr	Southeast
Stop	Harber Dr	Harwood Ter	Southeast
Stop	Stephenson Dr	Harwood Ter	Southeast
Stop	Spring Valley Dr	Harwood Ter	Southeast
Stop	Spring Grove Dr	Harwood Ter	Southeast
Stop	Shady Brook Dr	Harwood Ter	Southeast
Stop	Berwick Ln	Harwood Ter	Southeast

SECTION 3.

All ordinances, parts of the ordinances and amendments thereto in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4.

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City council hereby declares it would have passed such remaining portion of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5.

Any person who shall violate any of the provisions of the ordinance or shall fail to comply therewith or with any of the requirements thereof, shall be deemed guilty of misdemeanor and shall be liable to a fine, and upon conviction of any such violation shall be fined up to the maximum amount allowed by law.

SECTION 6.

Any person who shall violate any of the provisions of the ordinance or shall fail to comply therewith or with any of the requirements thereof, shall be deemed guilty of misdemeanor and shall be liable to a fine, and upon conviction of any such violation shall be fined up to the maximum amount allowed by law.

SECTION 7.

That this ordinance shall become effective from and after its passage and publication as required by law.

PRESENTED AND PASSED this 13th day of October 2026, by a vote of __ ayes, __ nays and __ abstentions, at a regular meeting of the City Council of Bedford, Texas.

Daniel S. Cogan, Mayor

ATTEST:

Michael Wells, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney



Council Agenda Background

PRESENTER: Scott Russell, Deputy Police Chief

DATE: 10/13/26

Council Strategic Focus Area: Organizational Excellence

ITEM:

Consider a resolution approving the renewal of the Tarrant Regional Auto Crimes Task Force Interlocal Assistance Agreement to assist in the detection, apprehension, and prosecution of individuals who commit motor vehicle crimes.

City Attorney Review: Yes **Purchasing Review:** N/A **Budget Review:** N/A

City Manager's Office Review: ✓

BACKGROUND:

Auto crimes continue to be a significant public safety concern in Tarrant County and surrounding areas.

The Bedford Police Department currently participates in the Tarrant Regional Auto Crimes Task Force, led by the Tarrant County Sheriff's Office. This collaboration brings together local law enforcement agencies to proactively investigate, prevent, and reduce vehicle crimes through intelligence sharing, coordinated operations, and public awareness efforts. Continued participation in the task force will enhance the Police Department's ability to:

- Access regional intelligence and investigative resources
- Participate in joint operations and specialized training opportunities
- Improve recovery rates for stolen vehicles
- Strengthen interagency coordination and response capabilities
- Provide additional opportunities for officer professional growth and development

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution approving the renewal of the Tarrant Regional Auto Crimes Task Force Interlocal Assistance Agreement to assist in the detection, apprehension, and prosecution of individuals who commit motor vehicle crimes.

FISCAL IMPACT:

Tarrant County agrees to reimburse eighty percent (80%) of salary and fringe. Authorized Task Force overtime, budgeted at five percent (5%) of salary, will be reimbursed at one hundred percent (100%).

ATTACHMENTS:

[Resolution](#)
[Interlocal Agreement](#)

**CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-**

A RESOLUTION APPROVING THE RENEWAL OF THE TARRANT REGIONAL AUTO CRIMES TASK FORCE INTERLOCAL ASSISTANCE AGREEMENT (“AGREEMENT”) TO ASSIST IN THE DETECTION, APPREHENSION, AND PROSECUTION OF INDIVIDUALS WHO COMMIT MOTOR VEHICLE CRIMES; FINDING THAT THE AGREEMENT IS IN THE BEST INTERESTS OF THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1993, the Tarrant Regional Auto Crimes Task Force (“Task Force”) was initiated to combat motor vehicle theft and has proven effective in reducing motor vehicle crime rates; and,

WHEREAS, the City of Bedford, Texas, desires to continue its participation in the Task Force by renewing its Interlocal Assistance Agreement with the Task Force for the detection, apprehension, and prosecution of individuals who commit motor vehicle crimes, as outlined in Exhibit “A”; and,

WHEREAS, the City Council of the City of Bedford finds that it is necessary and in the best interests of the public health, safety, and general welfare to enter into the Agreement; and,

WHEREAS, the City Council finds that directing the City Manager to take all steps necessary to enter into the Agreement for the public health, safety, and general welfare of the citizens of the City of Bedford, Texas.

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

SECTION 1.

The findings above are found to be true and correct and are incorporated herein in their entirety.

SECTION 2.

The City Council hereby fully supports the Agreement and finds that it is in the best interests of the public health, safety, and general welfare.

SECTION 3.

The City Manager is authorized to execute any agreements, documents, or instruments necessary to facilitate the completion of the Agreement.

SECTION 4.

This resolution shall be in full force and effect from and after its date of passage and it is so resolved.

PRESENTED AND PASSED this 13th day of October 2026, by a vote of __ ayes, __ nays, and __ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

Daniel S. Cogan, Mayor

CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-

ATTEST:

Michael Wells, City Secretary

THE STATE OF TEXAS	§	THIS ORIGINAL –
	§	EXECUTED BY TARRANT COUNTY
COUNTY OF TARRANT	§	AND by THE CITY OF BEDFORD

**THE TARRANT REGIONAL AUTO CRIMES
TASK FORCE INTERLOCAL ASSISTANCE AGREEMENT**

WHEREAS the detection, apprehension, and prosecution of individuals who commit motor vehicle crimes (defined herein as “motor vehicle theft, burglary of a motor vehicle, and fraud-related motor vehicle crime”) is often hindered because the range of operations of the criminal offender is greater than the jurisdiction of the peace officers called upon to investigate the crime; and,

WHEREAS the existence of a multiplicity of political jurisdictions in Tarrant, Jack, Hood, Palo Pinto, Parker, Somervell, and Wise Counties impedes the effectiveness of individual law enforcement agencies to detect and eradicate automobile-related crimes; and,

WHEREAS past experience has indicated that a cooperative effort between law enforcement agencies and Tarrant County has been effective in detecting and deterring the activities of targeted criminal groups to the mutual benefit of all the political entities of Tarrant County and neighboring counties; and,

WHEREAS pursuant to Chapter 362 of the Texas Local Government Code, the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, Texas Administrative Code, Title 43; Part 3; Chapter 57 and Chapter 1006 of the Texas Transportation Code, the contracting governmental entities, to-wit: Arlington, Bedford, Euless, Fort Worth, Haltom City, Hurst, Weatherford, White Settlement, the County of Parker, the County of Tarrant, and the County of Wise, together with the Tarrant County Criminal District Attorney and the Tarrant County Sheriff, hereby agree to participate in, and be a part of the cooperative investigative, enforcement, and prevention efforts which are known and designated as the Tarrant Regional Auto Crimes Task Force; and,

WHEREAS each of the contracting governmental entities makes the following findings:

- a. This Agreement serves the common interests of all parties;
- b. This Agreement will benefit the public;
- c. The division of costs fairly compensates all parties to this Agreement; and
- d. Each entity has authorized its representative to sign this Agreement;
- e. Each entity acknowledges that it is a “governmental entity” and not a “business entity” as those terms are defined in Tex. Gov’t Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required;

and,

WHEREAS, during the performance of the governmental functions and the payment for the performance of those governmental functions under this Agreement, the parties will make the performance and payment from current revenues legally available to that party; and

WHEREAS a grant of money from the Texas Motor Vehicle Crime Prevention

Authority has been received to fund the continuation of the Tarrant Regional Auto Crimes Task Force.

NOW, THEREFORE, BE IT KNOWN BY THESE PRESENTS:

That Tarrant County, acting by and through its duly authorized County Judge, the Criminal District Attorney of Tarrant County, the Sheriff of Tarrant County, and the governmental entities that have executed, are executing, or will execute substantially similar copies hereof at this time or in the future during the time that this Agreement is in force, acting herein by and through their duly authorized chief administrative officer, do hereby covenant and agree as follows:

TASK FORCE

The Tarrant Regional Auto Crimes Task Force ("Task Force") will be a part of the Tarrant County Sheriff's Office for administrative purposes. The activities of the Task Force shall be supervised by a thirteen (13) member Board of Governors. This Board will include as permanent voting members the Fort Worth Chief of Police, the Arlington Chief of Police, the Tarrant County Criminal District Attorney, and a Chairperson, who shall be the Tarrant County Sheriff. Additionally, the Board will consist of an executive of every additional agency that participates in the Task Force with personnel, to include: The Police Chiefs of Bedford, Euless, Haltom City, Hurst, Weatherford, White Settlement, the Parker County Sheriff, the Wise County Sheriff, and a Regional Director of the National Insurance Crime Bureau. Ex-officio members, if any, may be added by agreement of the voting members; ex-officio members shall be non-voting. The Board of Governors shall have the responsibility for policy, direction, and control of the Task Force. The Board of Governors will have direct responsibility for the selection of a Commander for the Task Force. The Board will monitor the activities and accomplishments of the Task Force to ensure orderly progress towards attainment of all stated objectives.

There will be one unit, which may form sub-groups or teams as appropriate. The activities and investigations of these sub-groups or teams shall be led by the Sgt. Team Leader at the direction of the Commander of the Task Force. These sub-groups or teams will have the duties assigned to them by the Sgt. Team Leader at the approval of the Commander.

AUTOMOBILE RELATED CRIMES INVESTIGATIONS

Automobile-related crimes investigations within the jurisdictional bounds of the entities joining this Agreement may be coordinated through the Task Force. All commercial auto crimes intelligence received by a law enforcement agency that is a party to this Agreement may be referred to the Task Force for investigation. The assigned officers will respond to complaints in a timely manner. The Task Force will conduct salvage business inspections, covert operations, training, arrests, investigations, assistance to other agencies and public awareness education in an effort to lower the auto crimes rate.

ASSET SEIZURES

All asset seizures developed by the Task Force in Tarrant County under Chapter 59 of the Code of Criminal Procedure, as well as any criminal acts, will be prosecuted by the Tarrant County Criminal District Attorney's Office.

There is hereby created a certain fund to be known as the Auto Crimes Task Force

Asset Seizure Fund (hereinafter called "Fund"), said Fund to be created in compliance with State law and the requirements of the grant restrictions.

FORFEITURE POLICY

Upon entry of a judgment in a judicial proceeding awarding monies or other proceeds to the Tarrant Regional Auto Crimes Task Force, said monies or proceeds will be immediately deposited in the Auto Crimes Task Force Seizure Fund. The monies and proceeds in this Fund must be used to further the purpose of the Task Force as required by the Tarrant Regional Auto Crimes Task Force Grant award: Enhancement of currently funded and/or future automobile-related crimes enforcement and prevention programs.

All forfeiture funds and other generated program income shall be subject to audit by the Auditor of Tarrant County, Texas, and the Texas Motor Vehicle Crime Prevention Authority.

Any conveyance or vehicle that is the subject of a final forfeiture shall be awarded to the Task Force to be used to further the purpose of the Task Force as required by the Task Force grant award.

Upon termination of this Agreement, ownership of equipment, hardware, and other non-expendable items will revert to the applicant for which it was acquired, subject to the approval of the Motor Vehicle Crime Prevention Authority of the State of Texas.

OFFICER STATUS

Any peace officer assigned to the Task Force by a government entity which is a party to this Agreement shall be empowered to enforce all laws and ordinances applicable in the jurisdiction of the county and municipal entities signatory to this Agreement, including the power to make arrests, execute search warrants, and investigate auto crimes offenses outside of the geographical jurisdiction from which he or she is assigned, but within the area covered by the jurisdictions of the counties and municipal entities which are parties to this Agreement.

While functioning as a peace officer assigned to the Task Force, he or she shall have all of the law enforcement powers of a regular peace officer of such other political entity.

A peace officer who is assigned, designated, or ordered by the official designated by the governing body of any entity to perform law enforcement duties as a member of the Task Force shall receive the same wage, salary, pension and all other compensation and all other rights for such service, including injury or death benefits and workers' compensation benefits, paid in accordance with the Texas Motor Vehicle Crime Prevention Authority Grant Guidelines, as existing or as may be amended, and applicable law, as though the service had been rendered within the limits of the entity from which he or she was assigned. Recognizing the benefits to a participating entity to this agreement, it is agreed that all wage and disability payments, including workers' compensation benefits, pension payments, damage to equipment (with the exception of leased vehicles, for which damages will be covered under the provisions of the lease(s) and clothing, medical expense and expense of travel, food and lodging shall be paid in accordance with the Texas Motor Vehicle Crime Prevention Authority Grant Guidelines, as existing or as may be amended. However, peace officers assigned to the Task Force will not work overtime that is not reimbursable to their assigning agency without prior approval from

their assigning agency supervisor. (For example, Fort Worth police officers assigned to the Task Force will not work Task Force overtime, which is not reimbursable to the Fort Worth Police Department, without prior approval from their Fort Worth police supervisor.) Instead, they will be permitted to flex their work hours as necessary to accomplish Task Force objectives and assignments.

In further recognition of the benefit to be gained by the entity participating in the Task Force, it is agreed that no entity that is a party to this Agreement shall receive or be entitled to reimbursement from another entity participating in this Agreement for any services performed pursuant to this Agreement.

It is further agreed that, in the event that any peace officer assigned to the Task Force is cited as a party defendant to any civil lawsuit, state or federal, arising out of his or her official acts while functioning as a peace officer assigned to the Task Force, said peace officer shall be entitled to the same benefits that such officer would be entitled to receive had such civil action arisen out of an official act within the scope of his or her duties as a member and in the jurisdiction of the law enforcement agency from which he or she was assigned. Further, no entity shall be responsible for the acts of a peace officer of another entity assigned to the Task Force. Each entity participating herein indemnifies and holds all other participating entities harmless for all acts of its own officers and employees acting hereunder, to the full extent permitted by law.

GENERAL PROVISIONS

This Contract is subject to all grant conditions applicable to the grant of the Texas Motor Vehicle Crime Prevention Authority to the Tarrant Regional Auto Crimes Task Force.

Each party to this Agreement expressly waives all claims against every other party for compensation for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement.

Third party claims against members shall be governed by the Texas Tort Claims Act or other appropriate statutes and laws of the State of Texas and the United States.

It is expressly understood and agreed that, in the execution of this Agreement, no party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas.

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

This Agreement shall become effective as to a party hereto on the day of the *execution of the Agreement by the party and shall continue in effect as to a participating entity for one year from the date of signature and thereafter until it has been terminated or rescinded by appropriate action of the participating entity's governing body, or expires*

due to termination of the grant or by operation of law. (To minimize the administrative difficulty of signature between the many parties, each city or other law enforcement entity will sign a substantially similar agreement with Tarrant County; however, each party signing substantially similar copies is immediately bound one to another to all other entities participating during the time said agreement is in force as to said entity, even though the parties' signatures appear on different copies of the substantially similar copies. Any entity being added after the agreement is in effect need only sign the documents which Tarrant County signs to be fully a party bound to all other parties, and such signature shall, as of the date of the signing, have the same force and effect as between the joining and already-bound members as if a single document was signed simultaneously by all then-participating entities.)

If program enhancement activities are terminated, unexpended revenues will be promptly returned to the Texas Motor Vehicle Crime Prevention Authority.

This Agreement may be amended or modified by the mutual agreement of the parties hereto in writing. The Interlocal Agreement is for the period and on the conditions herein contained, and on such conditions to this Agreement as may be added by amendment or by law, and not for any period beyond that permitted by law, nor for any purpose not permitted by law.

This instrument contains all commitments and agreements of the parties, and no oral or written commitments have any force or effect to alter any term or condition of this Agreement, unless the same are done in proper form and in a manner constituting a bona fide amendment hereto.

The National Insurance Crime Bureau, a non-local entity, will enter a separate agreement with Tarrant County for the following reasons: The entity's staff member carries a statewide law enforcement commission and therefore does not require the enhanced law enforcement jurisdiction afforded by this Agreement; The entity funds their staff member's salary and fringe benefits 100%; and the entity's staff member performs in a support role to the Task Force and is available less than 100% of their work week because the availability of the staff member is subject to assignments from their entity.

The parties agree that their collective agreement may be evidenced by the execution of an identical counterpart of this instrument by the duly authorized official(s) of each participant and the failure of any anticipated member to enter into or renew this Agreement shall not affect the agreement between and among the parties executing the Agreement.

BUDGETARY MATTERS

As part of this Agreement, all participating entities entitled to reimbursement will be reimbursed for their participation in this program by grant funds, according to the entity's applicable submitted budget schedule, to the extent that the budget schedule is consistent with the grant. Reimbursement will be made through the grant's financial officer, who is presently Kimberly M. Buchanan, Auditor, Tarrant County, but is subject to change by Tarrant County. If changed, the change will be made in accordance with the grant and all participating entities will be advised in writing. To the extent that the budget schedule is inconsistent with the grant, the grant controls. *A copy of the latest and most current Grant Award Digest will be provided to all participating agencies when received by Tarrant County.* Participating entities may bill the financial officer for reimbursement at

such periodic intervals as are appropriate and in accordance with the grant.

As consideration for this agreement, Tarrant County (“**Grantee**”) agrees to reimburse \$ 116,747.00 for salary and fringe per the Budgetary Schedule, attached hereto, to the City of Bedford (“**Sub-Grantee**”). In consideration, the Sub-Grantee agrees to contribute match funds for salary and fringe in the amount of \$ 29,187.00 for enhancement of the program with a full-time detective position to the grant program.

CONFIDENTIAL FUNDS

The Texas Motor Vehicle Crime Prevention Authority Guidelines for Control and Use of Confidential Funds will be utilized for the disbursement and reimbursement of confidential funds.

UNIFORM ASSURANCES

In accordance with §783.005 of the Texas Government Code Grantee and sub-grantee shall comply with the Uniform Assurance.

FINANCIAL ADMINISTRATION & REPORTING

In accordance with §783.006 of the Texas Government Code Standard Financial Management Conditions the prescribed are applicable to all grants and agreements executed between affected entities:

Financial Reporting: Accurate, current, and complete disclosure of the financial results of grant-related activities must be made in accordance with the financial reporting requirements of the grant.

Accounting Records: Grantee will maintain records, which adequately identify the source and application of funds, provided for grant-related activities. These records will contain information pertaining to grant awards and obligations, unobligated balances, assets, liabilities, outlays or expenditures, and income.

Internal Control: Effective control and accountability will be maintained for all grant cash, real and personal property, and other assets. Grantee will safeguard all such property and assure that it is used for authorized grant purposes.

Page Budget Control: Actual expenditures will be kept within budgeted amounts for each grant.

Allowable Cost: Applicable cost principles, agency program regulations, and the terms of grant agreements shall be followed in determining the reasonableness, allowability, and allocability of costs.

Source Documentation: Accounting records must be supported by such source documentation as checks, paid bills, payroll records, receipts, timesheets, travel vouchers, and other records, etc. These source documents must be retained and made available for MVCPA staff when requested.

Cash Management: Grantee will establish reasonable procedures to ensure the receipt of reports on cash balances and cash disbursements in sufficient time to enable them to prepare complete and accurate cash transactions reports to the awarding agency.

Reimbursement Grant: All expenditures reported will be based on actual amounts paid and documented. Reporting budgeted amounts or estimated costs as expenditures are not permitted and if used may result in payment suspension and

possible termination of the grant.

Costs Incurred Outside the Program Period: Grant funds may not be obligated prior to the effective date without written permission of the MVCPA director or subsequent to the termination date of the grant period. All obligations must be consistent with the Statement of Grant Award and used for statutorily authorized purposes.

COMPLIANCE

Grantee and sub-grantee will comply with state law, program rules and regulations and the Statement of Grant Award. In addition, Grantee and sub-grantee represents and warrants that it will comply with all requirements imposed by the awarding agency concerning special requirements of law, program requirements, and other administrative requirements. Information, guidance and program rules can be found in the Motor Vehicle Crime Prevention Authority Grant Administrative Manual and if not found in the administrative manual, then grantee and sub-grantee must follow the Texas Grant Management Standards maintained under the authority of the Texas Comptroller of Public Accounts. These grant management standards are used by the Motor Vehicle Crime Prevention Authority in the administration of the MVCPA grant program.

Sub-grantee Monitoring and Management: The local government must monitor the activities of the sub-grantee as necessary to ensure that sub-award performance goals are achieved and the sub-award is used for authorized purposes, in compliance with state law, rules, and the terms and conditions of the sub-award. Monitoring of the sub-grantee must include:

- (1) Reviewing financial and performance reports required by the local government.
- (2) Following-up and ensuring that the sub-grantee takes timely and appropriate action on all deficiencies pertaining to the sub-award provided to the sub-grantee from the local government detected through audits, on-site reviews, and other means.
- (3) Issuing a management decision for audit findings pertaining to the sub-award provided to the sub-grantee from the local government as required.

ACCEPTANCE OF RESTRICTIONS

Signature of this Agreement constitutes acceptance of all grant conditions, grant restrictions and the terms of all applicable laws.

This is to certify that the objectives of the Tarrant Regional Auto Crimes Task Force as stated in its Grant Application for the fiscal year(s) funding covered by this Agreement have been reviewed and that it is mutually agreed to cooperate to whatever extent is necessary in carrying out the work plan described in the application(s).

Additionally, each participating agency and entity is cognizant of the grant and agrees to abide by any and all rules or special conditions in relation to the application. Agencies or their representatives shall have the right to investigate, examine and audit at any time any and all necessary books, papers, documents, records and personnel that pertain to this contract or any related subcontracts.

EQUAL EMPLOYMENT OPPORTUNITY PROGRAM CERTIFICATION

The city law enforcement agency signing along with Tarrant County certifies that:

Either the city law enforcement agency signing along with Tarrant County employs fifty (50) or more people and has received or applied to the Texas Motor Vehicle Crime Prevention Authority for total funds in excess of \$25,000, in which case the city law enforcement agency signing along with Tarrant County certifies that it has formulated an equal employment opportunity program in accordance with 28 CFR 42.301 et seq., Subpart E and that it is on file in the office of:

NAME

TITLE

STREET ADDRESS

CITY, STATE

OR, if the above is left blank, the city law enforcement agency signing along with Tarrant County certifies that it is not required by the terms of this grant or the laws applicable thereto to have such a plan on file in order to participate in this grant.

The Tarrant County Judge certifies that:

Tarrant County employs fifty (50) or more people and has received or applied to the Texas Motor Vehicle Crime Prevention Authority for total funds in excess of \$25,000; therefore, Tarrant County has formulated an equal employment opportunity program in accordance with 28 CFR 42.301 et seq., Subpart E and that is on file in the office of:

ROXIE HELD
DIRECTOR OF HUMAN RESOURCES
100 East Weatherford Street
Fort Worth, Texas 76196.

Said plan or plans are on file and available for review or audit by an official of the Texas Motor Vehicle Crime Prevention Authority as required by relevant laws and regulations.

ENTIRE AGREEMENT

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained herein shall be valid or binding upon all parties.

EXECUTION OF AGREEMENT

This Agreement may be executed in one or more counterparts, each of which will

be deemed to be an original copy of this Agreement, an all of which, when taken together, shall be deemed to constitute one and the same agreement. The exchange of copies of this Agreement and of signature pages by electronic transmission shall be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted or executed electronically shall be deemed to be their original signatures for any purpose whatsoever.

[Remainder of Page Intentionally Left Blank]

SIGNED AND EXECUTED this _____ day of _____, 2026.

TARRANT COUNTY SHERIFF'S OFFICE

 Bill E. Waybourn
 Sheriff

TARRANT COUNTY DISTRICT ATTORNEY'S OFFICE

 Phil Sorrells
 District Attorney

PASSED AND APPROVED on _____.

**COUNTY OF TARRANT
 STATE OF TEXAS**

Separate Electronic Signature Page
 TIM O'HARE
 County Judge

FOR THE COUNTY

APPROVED AS TO FORM*:

Separate Electronic Signature Page
 Criminal District Attorney's Office*

* By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval and should seek review and approval by their own respective attorney(s).

CERTIFICATION OF AVAILABLE FUNDS: \$ 121,928.00

Separate Electronic Signature Page
 Tarrant County Auditor

OTHER SIGNING ENTITY:

NAME OF ENTITY

SIGNATURE OF AUTHORIZED OFFICIAL

DATE

TITLE

APPROVED AS TO FORM AND LEGALITY:

ATTORNEY FOR ABOVE-LISTED NON-COUNTY ENTITY

DATE

Attest:

BUDGETARY SCHEDULE

Budgetary Schedule:

\$ 103,628.00	Salary
\$ 13,119.00	Fringe
<u>\$ 5,181.00</u>	<u>Taskforce Overtime</u>
\$ 121,928.00	Total Reimbursable Funds
\$ 29,187.00	Cash Match Portion paid by City/County of Bedford

**NONSUPPLANTING CERTIFICATION OF PARTICIPATING
AGENCIES OTHER THAN GRANTEE**

Texas Government Code 772.006(a)(7) requires that state funds provided by this Act shall not be used to supplant state or local funds. Public Law 98-473 requires that federal funds provided by that Act shall not be used to supplant state or local funds.

The city law enforcement agency certifies that Texas Motor Vehicle Crime Prevention Authority funds will not be used to replace state or local funds that would be available in the absence of Texas Motor Vehicle Crime Prevention Authority funds.

Bobby LaPenna
NAME

Chief of Police
TITLE

Bedford Police Department
(CITY OR LAW ENFORCEMENT ENTITY)

(Note: Tarrant County's certification is incorporated in each grantee's report of expenditure and status of funds.)

UNIFORM ASSURANCES**NON-COUNTY ENTITY ASSURANCES CERTIFICATION**

I certify that the programs proposed in this application meet all the requirements of the Texas Motor Vehicle Crime Prevention Authority Program, that all the information presented is correct, and that the applicant will comply with the rules of the Texas Motor Vehicle Crime Prevention Authority and all other applicable federal and state laws, regulations and guidelines. By appropriate language incorporated in each grant, subgrant, or other document under which funds are to be disbursed, the undersigned shall assure that the following assurances apply to all recipients of assistance. We acknowledge reviewing the TxGMS Standard Assurances by Local Governments as promulgated by the Texas Comptroller of Public Accounts, available at <https://comptroller.texas.gov/purchasing/grant-management/>, and, as applicable, agree to abide by the terms stated therein.

Bobby LaPenna

NAME

Chief of Police

TITLE

Bedford Police Department

(CITY OR LAW ENFORCEMENT ENTITY)

Note – This Interlocal Assistance Agreement was last updated August 27, 2026.



Council Agenda Background

PRESENTER: Ben Perry, Director of Parks, Recreation, and Facilities

DATE: 10/13/26

Council Strategic Focus Area: Quality of Life

ITEM:

Consider a resolution ratifying an additional \$90,000 annually under the professional services contract with Promoter Line, Inc. (PLI) for increased entertainment expenses associated with the City's Bedford Beats and Eats Festival and Bedford 4thFest, resulting in an estimated annual contract amount of \$500,000 and a total estimated amount of \$2,500,000 over the five-year term.

City Attorney Review: N/A **Purchasing Review:** Yes **Budget Review:** Yes
City Manager's Office Review: ✓

BACKGROUND:

The City entered into a five-year professional services contract with Promoter Line, Inc. (PLI) on January 27, 2026, to provide event production and planning services for the Bedford Beats and Eats Festival and Bedford 4th Fest. As part of the contract, PLI manages event funds and is responsible for procuring entertainment and other event-related services.

The original agreement provides for PLI to receive up to \$60,000 annually for professional event production and planning services. In addition, PLI manages event entertainment and production budgets estimated at \$350,000 annually, resulting in an estimated annual contract amount of \$410,000.

The proposed contract amendment is for an additional \$90,000 for event-related entertainment expenses and does not increase PLI's annual professional services fee of \$60,000.

Funding for this increase is included in the FY26-27 Adopted Budget for the Beats and Eats Festival. The proposed amendment updates PLI's annual not-to-exceed contract amount to reflect the previously approved funding, ensuring PLI can administer the full event budget for both events.

This additional amount will increase the estimated annual contract amount from \$410,000 to \$500,000. With the additional recurring entertainment expenditure, the estimated contract amount over the five-year term will increase from \$2,050,000 to \$2,500,000, an overall increase of \$450,000 over the life of the agreement.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution ratifying an additional \$90,000 annually under the professional services contract with Promoter Line, Inc. (PLI) for increased entertainment expenses associated with the City's Bedford Beats and Eats Festival and Bedford 4thFest, resulting in an estimated annual contract amount of \$500,000 and a total estimated amount of \$2,500,000 over the five-year term.

FISCAL IMPACT:

Tourism Fund Signature Event Budget: \$90,000

ATTACHMENTS:

[Resolution](#)
[Change Order Contract](#)

**CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-**

A RESOLUTION RATIFYING AN ADDITIONAL \$90,000 ANNUALLY UNDER THE PROFESSIONAL SERVICES CONTRACT WITH PROMOTER LINE, INC. (PLI) FOR INCREASED ENTERTAINMENT EXPENSES ASSOCIATED WITH THE CITY'S BEDFORD BEATS AND EATS FESTIVAL AND BEDFORD 4THFEST, RESULTING IN AN ESTIMATED ANNUAL CONTRACT AMOUNT OF \$500,000 AND A TOTAL ESTIMATED AMOUNT OF \$2,500,000 OVER THE FIVE-YEAR TERM.

WHEREAS, the City of Bedford, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, each governing body, in performing governmental functions or in paying for performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and,

WHEREAS, the City Council of Bedford, Texas has determined that a professional services contract with Promoter Line, Inc. for the provision of providing professional event production and planning services for Bedford Beats and Eats Festival and Bedford 4thFest is necessary to promote economic development and stimulate business and commercial activity; and,

WHEREAS, the City Council of Bedford, Texas recognizes the importance of obtaining these services to be responsive to the needs of the community.

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

SECTION 1.

The findings above are found to be true and correct and are incorporated herein in their entirety.

SECTION 2.

The City Council authorizes ratifying an additional \$90,000 annually under the professional services contract with Promoter Line, Inc. (PLI) for increased entertainment expenses associated with the City's Bedford Beats and Eats Festival and Bedford 4thFest, resulting in an estimated annual contract amount of \$500,000 and a total estimated amount of \$2,500,000 over the five-year term.

SECTION 3.

Funding will come from the Tourism Fund Signature Event budget and the Bedford 4th Fest budget.

SECTION 4.

This resolution shall take effect from and after the date of its passage.

PRESENTED AND PASSED on this 13th day of October 2026, by a vote of __ ayes __ nays and __ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-

Daniel S. Cogan, Mayor

ATTEST:

Michael Wells, City Secretary

**AMENDMENT TO ANNUAL CONTRACT
CITY OF BEDFORD**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THIS AMENDMENT to the Annual Contract (the “Agreement”) is made and entered into this date by and between the **CITY OF BEDFORD, TEXAS**, a Texas home-rule municipality (hereinafter referred to as the “CITY”, and **PROMOTER LINE, INC.** (hereinafter referred to as “VENDOR”). The VENDOR and the CITY may be referred to herein collectively as the “Parties,” or individually as a “Party.”

WHEREAS, the CITY and VENDOR entered into the Agreement to provide professional services for Beats and Eats Festival and Bedford 4th Fest events; and

WHEREAS the Agreement’s initial term of five years effective as of January 27, 2026, and is to terminate at midnight on January 27, 2031; and

WHEREAS, the Agreement provides that the CITY may request changes to the Agreement; and

WHEREAS, the CITY has determined that additional services are needed that were not specifically priced in the original bid response. Additional services requested include(s) for entertainment expenses; and

WHEREAS, the VENDOR has agreed to perform said additional services, as described and herein attached as Exhibit “A,” for an additional cost of \$90,000.00.

NOW, THEREFORE, for and in consideration of the mutual acts and covenants set out herein, the CITY and VENDOR agree as follows:

1. VENDOR and the CITY covenant and agree that VENDOR shall perform all of the services and work contained in VENDOR'S proposal to the CITY, attached hereto as “Exhibit A”; said document being made part of the Agreement and incorporated in its entirety herein; and
2. The CITY agrees that the price quoted is acceptable and in the best interest of the CITY; the Parties mutually agree to add provisions for entertainment expenses; and
3. The amount of “Event Funds” to be paid to VENDOR under the Agreement shall be increased by the sum of \$90,000.00, making the total estimated amount to be paid to VENDOR under such an Agreement \$500,000.00; and
4. This Amendment shall constitute as an authorization to increase the compensations, as set out in the Agreement between the Parties. All of the terms and conditions of the Agreement shall remain in full force and effect, unless set out otherwise herein.

EXECUTED this the _____ day of _____,2026.

CITY OF BEDFORD, TEXAS

PROMOTER LINE, INC.

By: _____
City Manager

By: _____
Printed
Name: _____

ATTEST:

Title: _____

City Secretary

Exhibit “A”

1. Promoter Line, Inc. will work with City staff in development and design of an Event concept and theme.
2. Promoter Line, Inc. will develop and oversee all existing logistical elements going into Event.
3. Promoter Line, Inc. will hold a series of meetings to begin in March each year and occur monthly until the Event.
4. Promoter Line, Inc. will secure entertainment related items in cooperation with the budget.
5. Promoter Line, Inc. and the designated City of Bedford's “Key” staff will oversee budget preparation. The budget will include, at a minimum, the following:

Services To Be Provided	Projected Budget
Entertainment	\$220,000.00
Catering/Rider for Headliner	\$8,000.00
Transportation for Headliner	\$2,500.00
Median Signs (Reader Boards)	\$3,500.00
ASCAP	\$100.00
BMI	\$100.00
Forklifts/Light Towers	\$8,000.00
Fence/Golf Carts	\$8,000.00
Gate Personnel	\$4,500.00
Food/Catering	\$2,500.00
Décor/scaff	\$2,000.00
Generators	\$40,000.00
Kid Area (Inflatables)	\$9,000.00
Portalets/Cleaning & Servicing	\$5,000.00
Producers fee	\$45,000.00
Radio Rentals	\$800.00
Security	\$10,500.00
Sound & Lights Main Stage	\$35,000.00
Stage-Main	\$10,000.00
Stagehands	\$22,500.00
Spotlights/Stage Barricades	\$1,000.00
Tents/Tables/Chairs	\$12,000.00
 Total:	 \$450,000.00

6. Promoter Line, Inc. to manage budget and obtain services in accordance with the budget that is approved by the City of Bedford.
7. Promoter Line, Inc. will secure all arts, crafts, and food vendors.
8. Promoter Line, Inc. will secure all payments and any insurance required from vendors.
9. Prepare and distribute vendor packets to vendors secured by Promoter Line, Inc., in cooperation with City.
10. Promoter Line, Inc. will oversee all on site sponsor logistics for sponsors secured by the City of Bedford. Promoter Line, Inc. will not be responsible for securing any sponsors for event.
11. Promoter Line, Inc. will secure all purchase/rental items, delivery, and timing of them. Promoter Line, Inc. will compile a list of City equipment that will be needed and provided by the City.
12. Promoter Line, Inc. will hire and oversee production items and staffing on all stages.
13. Promoter Line, Inc. will direct and manage overall staffing and placement of staffing for events.
14. Promoter Line, Inc. will jointly handle with the City of Bedford all marketing, advertising, and promotion.
15. Promoter Line, Inc. will manage and execute overall festival accounting, subject to City of Bedford approval of the final budget. Promoter Line, Inc. will oversee and maintain approved budget. This would include making timely payments to all vendors and contractors.
16. Promoter Line, Inc. will oversee and secure talent for entertainment on all stages.
17. Promoter Line, Inc. will develop, implement, and maintain a schedule timeline in coordination with all City departments.

Exhibit “B”

1. Promoter Line, Inc. will secure power distribution/power needs for Bedford 4th Fest.
2. Promoter Line, Inc. will secure all sound needs for Bedford 4th Fest.
3. Promoter Line, Inc. will assist City with securing Entertainment for Bedford 4th Fest.
4. Promoter Line, Inc will have staff available to take care of all vendors loading in for Bedford 4th Fest
5. Promoter Line, Inc. and the designated City of Bedford's “Key” staff will oversee budget preparation. The budget will include, at a minimum, the following:

<u>Services To Be Provided</u>	<u>Projected Budget</u>
Entertainment	\$5,000.00
Generators	\$20,000.00
Sound for entertainment	\$10,000.00
Producers Fee	\$15,000.00
Total	\$50,000.00



Council Agenda Background

PRESENTER: Maria Redburn, Library Director

DATE: 10/13/26

Council Strategic Focus Area: Quality of Life

ITEM:

Consider a resolution authorizing the City Manager or her designee to purchase library print, multimedia, digital content, educational kits, and Library of Things materials primarily using the State of Texas SmartBuy contract with various vendors, the North Texas Libraries on the Go Consortium, and the CloudLibrary Consortium in an amount not to exceed \$250,000.

City Attorney Review: N/A **Purchasing Review:** Yes **Budget Review:** Yes

City Manager's Office Review: ✓

BACKGROUND:

The Texas State Library and Archives Commission (TSLAC) centralizes bidding and discounts for library materials through the Texas SmartBuy Program. As a paid member of the Texas SmartBuy Program, the City of Bedford has access to greater discounts on library materials, and greater access to processing and cataloging services from vendors than it would on its own. The contract period is from November 1, 2025, through October 31, 2026. The contract renews on November 1, 2026, and has renewal options for additional years.

The Library will primarily utilize Ingram for the purchase of books. Ingram offers deep discounts on library materials and processing of Library materials. The Library may use alternate vendors for hard-to-find items such as STEM (science, technology, engineering, and math) kits and out-of-print materials. The Library also participates in the North Texas Libraries On the Go consortium which allows patrons access to e-books, e-audiobooks, and e-magazines. In addition, the Library is a member of the CloudLibrary Consortium, which has 72 libraries sharing e-books and audiobooks.

Library Material	Vendors	Amount
Print Materials	Ingram, Amazon, and various others	\$126,740
Audio Books	Library Ideas, PlayAway, and various others	\$4,000
Digital Content	CloudLibrary	\$29,380
Digital Content	North Texas Libraries on the Go and Overdrive	\$41,400
DVDs	Amazon	\$5,000
Educational Kits	PlayAway, Amazon, and Various	\$6,160
Library of Things	Various	\$2,200
		\$214,880

Due to the nature of publishing, the Library purchases materials on an ongoing basis to provide patrons access to bestsellers, high-demand, and topical materials throughout the year. Most of the library materials purchased come pre-processed, with covers, cases, spine labels, and barcodes. The Library allocated \$214,880 to purchase print, multimedia, e-books, e-audiobooks, e-magazines, and educational materials in the FY 2026-2027 budget approved by Council. Staff are seeking authorization for spending not to exceed \$250,000 on library materials. Funding library materials above the budgeted \$214,880 would come from grants and donations.

Texas Government Code, Chapter 791, provides for the voluntary participation of local governments to contract with one another, and with agencies of the state, to increase efficiency and effectiveness in the performance of government functions. The primary purpose of the interlocal agreement between the agencies is to set forth terms and conditions upon which both entities may procure goods and services from vendors under current and future contracts.

RECOMMENDATION:

Staff recommends the following motion:

Approval of a resolution authorizing the City Manager or her designee to purchase library print, multimedia, digital content, educational kits, and Library of Things materials primarily using the State of Texas SmartBuy contract with various vendors, the North Texas Libraries on the Go Consortium, and the CloudLibrary Consortium in an amount not to exceed \$250,000.

FISCAL IMPACT:

General Fund Library Operating Budget: \$214,880
Additional funding will come from grants and donations.

ATTACHMENTS:

[Resolution](#)

**CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-**

A RESOLUTION AUTHORIZING THE CITY MANAGER OR HER DESIGNEE TO PURCHASE LIBRARY PRINT, MULTIMEDIA, DIGITAL CONTENT, EDUCATIONAL KITS, AND LIBRARY OF THINGS MATERIALS PRIMARILY USING THE STATE OF TEXAS SMARTBUY CONTRACT WITH VARIOUS VENDORS, THE NORTH TEXAS LIBRARIES ON THE GO CONSORTIUM, AND THE CLOUDLIBRARY CONSORTIUM IN AN AMOUNT NOT TO EXCEED \$250,000.

WHEREAS, the City Council of Bedford, Teas will primarily use the competitively bid Texas SmartBuy Program for the purchase of library print and multimedia materials; and,

WHEREAS, the CloudLibrary Consortium and North Texas Libraries on the Go Consortium give patrons access to thousands of items through shared libraries of e-books, e-audiobooks, and e-magazines; and,

WHEREAS, the library, print, multimedia, and digital materials are critical to the operation of the Bedford Public Library.

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

SECTION 1.

The findings above are found to be true and correct and are incorporated herein in their entirety.

SECTION 2.

The City Council hereby authorizes the City Manager or her designee to purchase print, multimedia, digital content, education kits, and Library of Things materials for the Library in an amount not to exceed \$250,000.

SECTION 3.

Funding for library materials above the budgeted amount of \$214,880 will come from grants and donations.

SECTION 4.

This resolution shall be in full force and effect from and after its date of passage and it is so resolved.

PRESENTED AND PASSED this 13th day of October 2026, by a vote of __ ayes, __ nays, and __ abstentions, at a regular meeting of the City Council of the City of Bedford, Texas.

Daniel S. Cogan, Mayor

ATTEST:

Michael Wells, City Secretary



Council Agenda Background

PRESENTER: Marah Aqqad, Interim Director of Development

DATE: 10/13/26

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

ITEM:

Public hearing and consider an ordinance to rezone the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)

City Attorney Review: Yes **Purchasing Review:** N/A **Budget Review:** N/A

City Manager's Office Review: ✓

BACKGROUND:

The applicant requests a Specific Use Permit (SUP) for a massage salon in an approximately 1,800-square-foot vacant suite at 1908 Central Drive, Suite B. The proposal includes two employees and daily hours of 9:00 a.m. to 9:00 p.m. A massage salon requires an SUP before operating. A prior salon operated at this location, but the City has no record of its SUP or certificate of occupancy.

Developed in 1980, the single-story office center has approximately 6,025 square feet of lease space. Its tenants include insurance, accounting, and construction offices and medical laboratories. No exterior changes are proposed. The site provides approximately 28 parking spaces; the proposed use requires seven.

The Future Land Use Map designates the area Place Focused Commercial. Staff noted that a massage salon may not advance the plan's goals for dining, shopping, entertainment, and gathering uses. At its May 28, 2026 public hearing, the Planning and Zoning Commission discussed compatibility with the building's professional office tenants and recommended denial. As a result, a supermajority vote of the City Council is required to approve the SUP.

RECOMMENDATION:

Staff recommends the following motion:

If to approve:

Approval of an ordinance to rezone the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)

If to deny:

Denial of an ordinance to rezone the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)

FISCAL IMPACT:

N/A

ATTACHMENTS:

[Ordinance](#)
[Exhibit A – Site Plan](#)
[Planning and Zoning Staff Report](#)
[Planning and Zoning Commission Minutes](#)
[Presentation](#)

**CITY OF BEDFORD
ORDINANCE NO. 2026-**

AN ORDINANCE AMENDING THE ZONING ON PROPERTY LEGALLY DESCRIBED AS LOT C, FIRST STATE ADDITION, AN ADDITION TO THE CITY OF BEDFORD, TARRANT COUNTY, TEXAS (KNOWN LOCALLY AS 1908 CENTRAL DRIVE, SUITE B) FROM HEAVY COMMERCIAL (H) TO HEAVY COMMERCIAL / SPECIFIC USE PERMIT (H/SUP) TO PERMIT A MASSAGE SALON; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bedford, Texas (the “City”), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance (the “Zoning Ordinance”) and zoning map, which regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes, for the purpose of promoting the public health, safety, morals, and general welfare of the City, all in accordance with a comprehensive plan; and,

WHEREAS, the owner of property described as Lot C, First State Addition, located at 1908 Central Drive, Suite B, Bedford, Texas, has applied for a Specific Use Permit to permit a massage salon on the property; and,

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on the 28th day of May, 2026, and the City Council of the City on the 13th day of October, 2026, with respect to the requested approval described herein; and,

WHEREAS, all requirements of law dealing with notice to other property owners, publication, and all procedural requirements, have been complied with in accordance with Chapter 211 of the Local Government Code; and,

WHEREAS, the City Council has determined that a massage salon is an appropriate use for the property described below, and is in accordance with the future land use plan and with the standards in the Zoning Ordinance and that an amendment to the current zoning to approve a Specific Use Permit is appropriate; and,

WHEREAS, the City Council does hereby deem it advisable and in the public interest to amend the City's Zoning Ordinance as described herein.

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

SECTION 1.

The findings above are found to be true and correct and are incorporated herein in their entirety.

**CITY OF BEDFORD
ORDINANCE NO. 2026-**

SECTION 2.

The Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and/or restricted as depicted on Exhibit "A," attached hereto, and described below:

Lot C, First State Addition, located at 1908 Central Drive, Suite B, Bedford, Texas (the "Property").

Rezoning the Property from Heavy Commercial (H) to Heavy Commercial / Specific Use Permit (H/SUP) to permit a massage salon use in Suite B of the Property as detailed herein.

SECTION 3.

The Site Plan, attached hereto as Exhibit "A," is approved as a component of this Ordinance approval.

SECTION 4.

The Official Zoning Map of the City is hereby amended as set forth above.

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Bedford, Texas, as amended, including but not limited to all ordinances of the City affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 6.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights or remedies of the City are expressly saved as to any and all violations of any ordinances governing zoning or of any amendments thereto that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation both civil and criminal same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 8.

It is hereby declared to be the intention of the City Council 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 by the valid judgment or decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance

**CITY OF BEDFORD
ORDINANCE NO. 2026-**

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 9.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PRESENTED AND PASSED this 13th day of October 2026, by a vote of __ ayes, __ nays and __ abstentions, at a regular meeting of the City Council of Bedford, Texas.

Daniel S. Cogan, Mayor

ATTEST:

Michael Wells, City Secretary

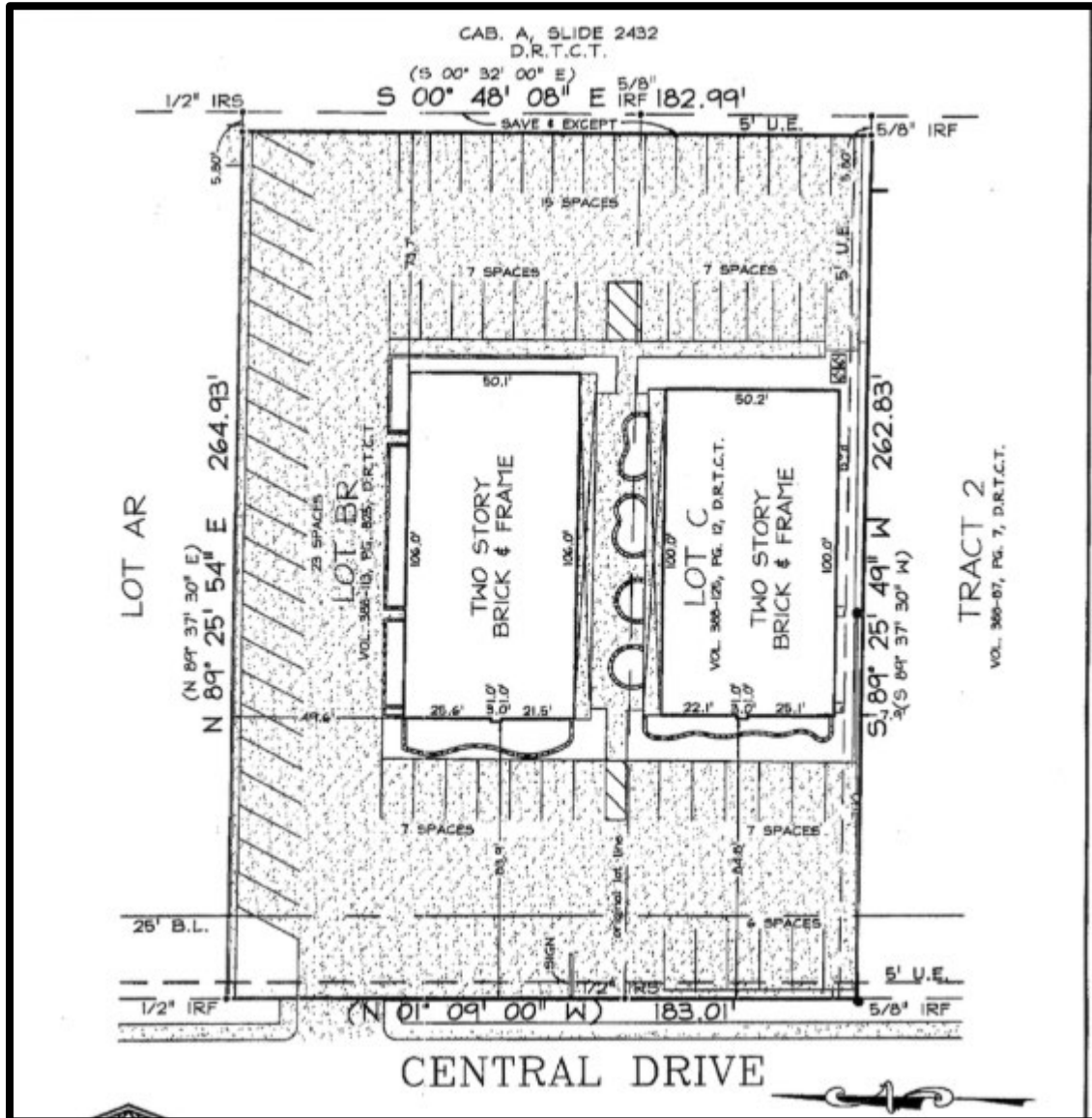
APPROVED AS TO FORM:

Bryn Meredith, City Attorney

CITY OF BEDFORD
ORDINANCE NO. 2026-

EXHIBIT "A"

SITE PLAN





Specific Use Permit No. SUP-26-2

P&Z Meeting Date:	May 28, 2026
Agenda Caption:	Conduct a public hearing and consider making a recommendation to City Council regarding a rezoning of the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)
Applicant:	Tony Yang, 1908 Central Drive, STE B, Bedford, Texas 76021
Owner:	Duvar Family Trust, 3908 Eagle Lake Ct, Arlington, Tx 76016
Existing Zoning:	Heavy Commercial (H)
Proposed Zoning:	Heavy Commercial / Specific Use Permit-Massage Salon
Location:	1908 Central Drive STE B. Bedford, TX 76021

Background:	The subject property previously operated as a massage salon, however there is no Specific Use Permit on file for the address to operate as a massage salon. In 2023, the previous salon closed due to an ongoing police department investigation.
Summary of Request:	The Zoning Ordinance requires massage salon uses to receive a Specific Use Permit before operating in all zoning district. The applicant is requesting a Specific Use Permit to allow an approximately 1800 square-foot suite within an existing office complex to operate as a massage salon. According to the application, there will be approximately 2 employees on site. The proposed hours of operation will be from 9AM to 9PM Monday – Sunday.
Site Conditions:	The subject property was developed in 1980, consisting of a single-story office center with approximately 6,025 square-feet of lease space. The current uses within the center includes several professional offices for insurance, accounting, and construction as well as medical labs. The proposed use would occupy a vacant lease space within the center.

Site and Surrounding Area:

	North	South	East	West
Zoning of Adjacent Property	Heavy Commercial (H)	Heavy Commercial (H)	Planned Unit Development	Planned Unit Development
Land Use	Office Center with various professional offices	Bank	HEB ISD Athletic Facilities & Offices	Office Building and Bank

**Development Review
Analysis:**

Specific Use Permit Requirements: The purpose of a Specific Use Permit is to determine if the use is compatible with surrounding land uses based on site design and the existing built environment, or if conditions are needed to ensure compatibility. Conditions can be applied related to the design/layout of the site or the operation of the proposed use. The Zoning Ordinance defines a massage salon as the following:

“MASSAGE SALON - An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist, or similar professional person licensed by the state. This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa, or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.”

The Zoning Ordinance does not place additional conditions on the Specific Use Permit for a Massage Salon. However, Chapter 26 of the Code of Ordinances requires that any massage establishment obtain a license from the Police Department. The SUP must be obtained before the massage establishment owner can apply for the license through the Police Department.

It should be noted that the Police Department a total of 14 massage establishments registered within the City, one of those establishments are within the 200-foot notification radius for this application.



A Specific Use Permit has been required for Massage Salon use in commercial zoning districts under prior Zoning Ordinances. The City does not have record of previous massage salons at this location having ever received a certificate of occupancy or specific use permit.

Parking: The proposed use requires 7 parking spaces. The property provides approximately 28 parking spaces, overall, the property complies with the parking requirements of the Zoning Ordinance.

**Comprehensive Plan
Analysis:**

The Comprehensive Plan/Future Land Use Map identifies the subject property as being located within the Place Focused Commercial development pattern. Characteristics of this development pattern include providing minor level density, scale, and a mix of uses. Such uses include a blend of dining, shopping, entertainment, and social gathering spaces. It is not believed that a massage salon would complement adjacent retail and shopping uses within the shopping center.

Staff Findings:

A Specific Use Permit is required to determine if the use of a Massage Salon is compatible with the surrounding built environment and to ensure minimal impact to surrounding uses. Staff finds the following facts regarding this request:

1. The site is currently developed, and no exterior changes are proposed; and
2. The majority of the land uses within the area are professional office uses; and
3. The proposed massage salon may not meet the goals of the adopted Comprehensive Plan in providing a variety of dining, entertainment, or retail uses to the overall site; and
4. The City currently has a total of 14 massage salon establishments within Bedford city limits.

Staff Contact:

Wes Morrison, wes.morrison@bedfordtx.gov

Development Review Committee Comments *(These comments are provided to the Applicant for informational purposes only)*

DRC Meeting Date:

Staff reviewed the application on May 13, 2026.

Engineering Notes:	<i>No Outstanding Comments.</i>
Fire Department Notes:	<i>No Outstanding Comments.</i>
Police Department Notes:	<i>No Outstanding Comments.</i>
Zoning Department Notes:	<i>1. Before being considered for approval by City Council, the property owner acknowledgement must be provided.</i> <i>2. If approved, the next step would be to complete the Police Department Massage Establishment Registration, followed by applying for the Certificate of Occupancy. Both applications can be found online through the online portal.</i>

Attachments:

Exhibit A:	Location/Aerial Map
Exhibit B:	Zoning Map
Exhibit C:	Site Photos
Exhibit D:	Property Owner Notice Map
Exhibit E:	Narrative and Site Plan



EXHIBIT A

Location/Aerial Map





EXHIBIT B

Zoning Map

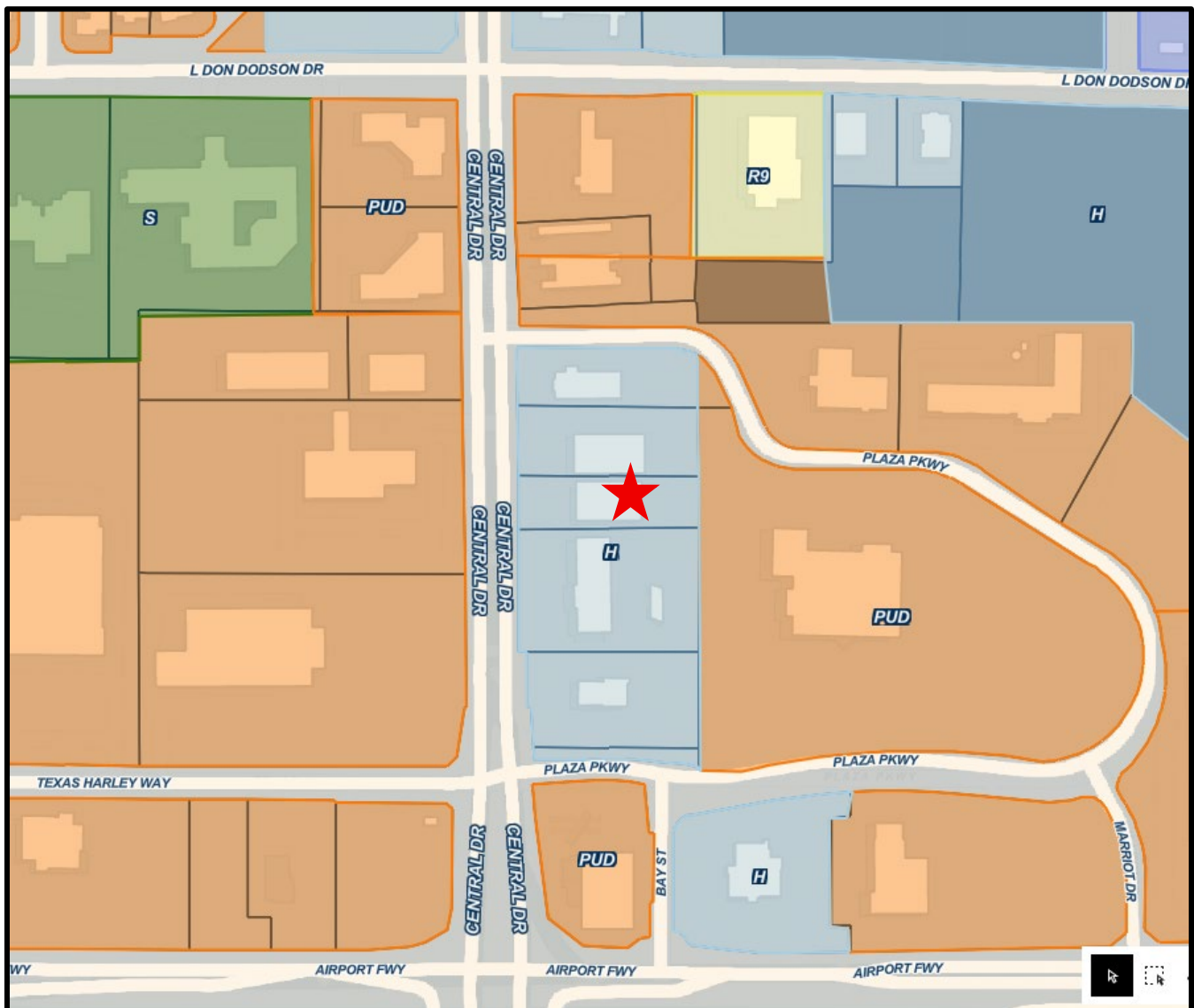


EXHIBIT C

Site Photos





EXHIBIT D

Property Owner Notice Map

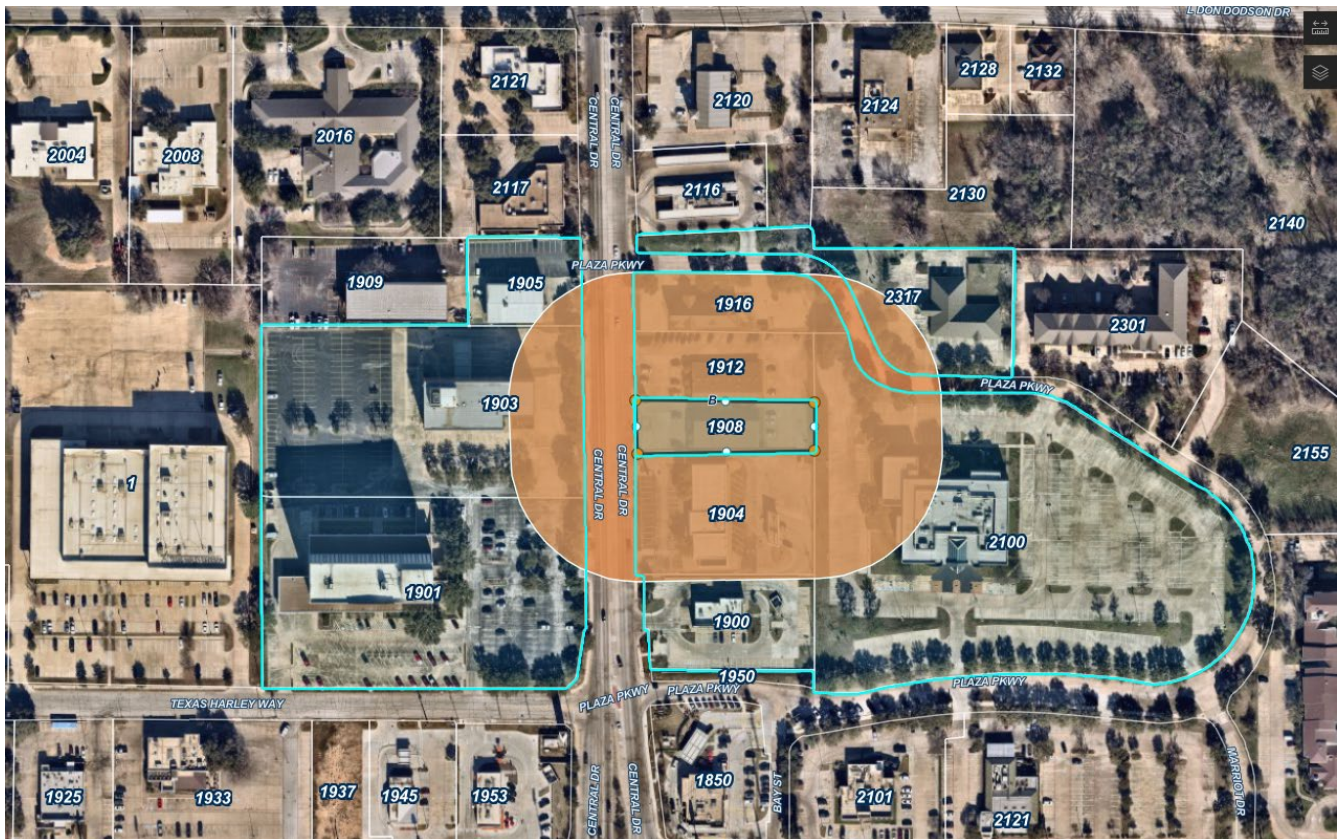




EXHIBIT E

ATTACHMENTS:

Narrative

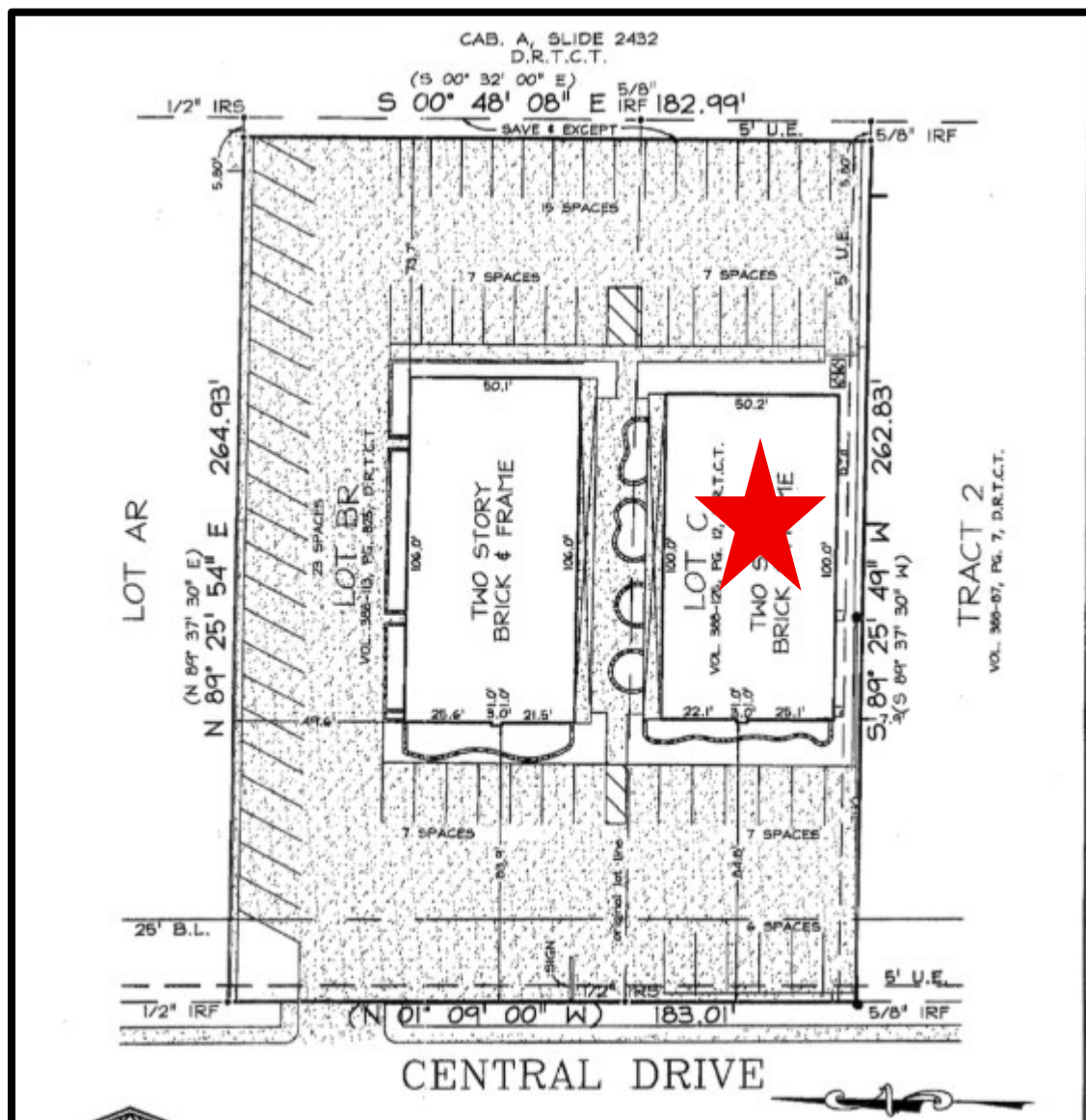
- 1.) MASSAGE THERAPY ESTABLISHMENT.
- 2.) 2 EMPLOYEES ON AVERAGE.
- 3.) ABOUT 4 TO 8 CUSTOMERS PER DAY.
- 4.) BUSINESS HOURS 9:00 - TO 9:00 DAILY.
MON DAY TO SUNDAY.

NO LAND USE NEEDED

ESTABLISHMENT EXISTING



Site Plan



**Planning & Zoning Commission Meeting Minutes Excerpt
May 28, 2026**

PUBLIC HEARINGS

Conduct a public hearing and consider making a recommendation to City Council regarding a rezoning of the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)

Vice-Chairman Jacobsen introduced the item and recognized Wes Morrison to provide the staff report.

Mr. Morrison gave a presentation and an overview of the Specific Use Permit application stating the proposed use is Massage Parlor and there are no proposed changes to the exterior of the structure or parking. Mr. Morrison detailed how this location was previously a Massage Parlor, but has been vacant for three months, thus the nonconforming use was no longer applicable. However, the previous business was shut down due to a police investigation. Mr. Morrison detailed the Comprehensive Plan, stating that this area has been designated Place Focused Commercial, with a majority of nearby uses being offices focused on professional services.

Property owners of properties nearby to the property in question were notified of the Specific Use Permit, as well as a sign placed on the property in question. No responses were received for or against.

Staff recommended that a Massage Parlor does not fit in this area, as well as 14 other Massage Parlors existing within the City.

Commissioner Smith asked if this building has suites and if this proposed business will occupy one suite. Staff stated the building has five or six suites and the proposed business will only occupy one suite.

Commissioner Barlow inquired if the current applicant is different from the owner of the business which was under police investigation. Staff stated that to their knowledge, the applicant is not the same as the previous owner.

Vice-Chairman Jacobsen inquired what nearby uses are present. Staff stated that other business in the building are a bank, financial services, and professional offices.

Commissioner Lee asked if the stated 6,000 sq. ft. included in the Specific Use Permit application is for the suite or the entire building. Staff stated that the building is 6,000 sq. ft. with the specific suite being 1,800 sq. ft.

Vice-Chairman Jacobsen opened a Public Hearing at 6:08 PM.

No members of the public were present.

Vice-Chairman Jacobsen closed the Public Hearing at 6:09 PM. Commissioner Smith inquired if other tenants in the building were uses such as doctors or other uses which could have synergy

**Planning & Zoning Commission Meeting Minutes Excerpt
May 28, 2026**

with a Massage Parlor. Staff stated that uses are financial services and professional offices, such as for a construction company.

Commissioner Smith stated that previously, the Planning & Zoning Commission approved a different Massage Parlor. Commissioner Smith asked if that Massage Parlor had nearby uses which had synergy with a Massage Parlor. Staff stated that is correct, the previous Massage Parlor had synergistic uses, while this application does not.

Commissioner Lee asked if there was a chiropractor located within the building where the proposed Massage Parlor is to be located. Staff stated this was not known at the time.

Motion: Commissioner Gallenstein made a motion to deny SUP-26-2 as presented, seconded by Commissioner Smith.

Motion approved unanimously by a vote of 7-0-0

Public hearing and consider an ordinance to rezone the property legally described as First State Addition Lot C from Heavy Commercial to Heavy Commercial / Specific Use Permit – Massage Salon. The property is generally located east of Central Drive, south of Plaza Parkway, and commonly known as 1908 Central Drive. (SUP-26-2)

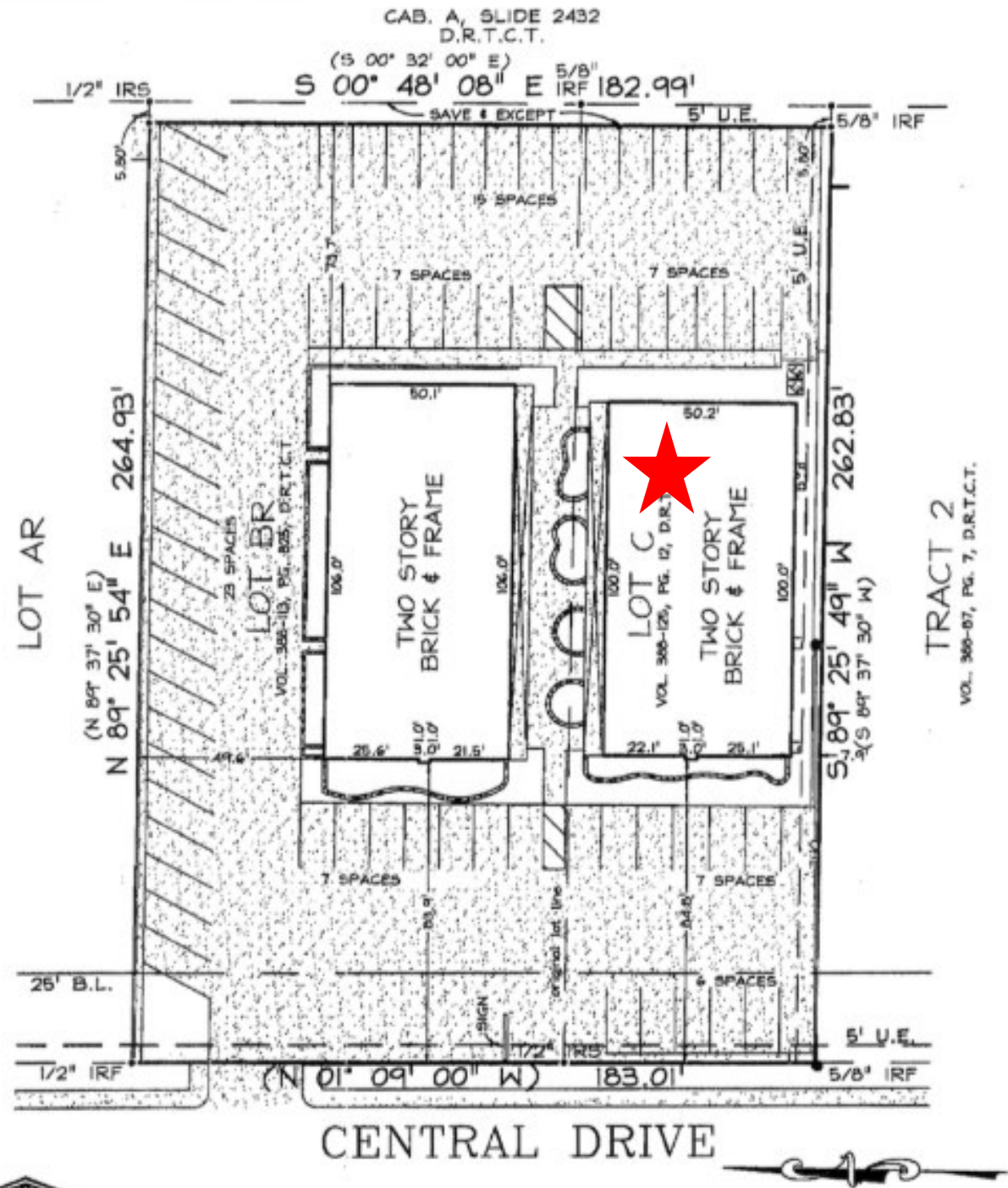
Location Map



Background & Summary

- Suite in question has been used as a massage salon in the past; however never received a Specific Use Permit and has been vacant for more than 3 months.
- Site is developed, with approximately 6,000 square feet building predominately used as professional office.
- Application is not proposing any exterior changes to the site.

Site Plan



Site Photos



Comprehensive Plan Analysis

BIG BOX RETAIL

- Includes low intensity mix of retail and service uses in a series of 1 story structures or linear “strips” with structures often larger scale than Suburban Strip/Corridor Commercial
- May include stand alone “big box” national-brand retailers or national-brand anchors for linear strips
- Typically located at the intersection of major roadways
- Nearly exclusively caters to automobile traffic with a focus on convenient driving access and substantial frontage parking
- Highly dependent upon signage to capture impulse traffic
- Landscaping limited to screening and trees in parking area



Page 16

PLACE FOCUSED COMMERCIAL

- Provides minor destination level density, scale and mix of uses that include dining and/or entertainment, with one or more social/gathering spaces and possibly limited shopping
- Introduces a “hangout” concept but is not always adjacent to residential areas
- Parking may be a mix of on-site and off-site
- Typically a limited number of 1 story structures
- Often a means of reinventing Suburban Strip/Corridor Commercial space



OFFICE FOCUS

- Includes structures and series of structures that are nearly exclusively devoted to office activity (with the possibility of limited internal retail)
- Heavily auto-oriented and typically located along major roadways
- Buildings may range from 1 to multi-story
- Parking is nearly exclusively surface level and may front the roadway
- Lawns and landscaping ranges from highly limited to ample



Planning & Zoning Commission

Findings and Recommendation

- The applicant is requesting a Specific Use Permit to open a new massage salon within the City of Bedford. Massage salons require a Specific Use Permit across all permitted commercial districts.
- The proposed massage salon would occupy an existing suite in a building used predominantly for professional services nor does it meet the goals of the adopted Comprehensive Plan.
- The Planning and Zoning Commission recommended denial by a vote of 7-0-0.



Council Agenda Background

PRESENTER: Marah Aqqad, Interim Director of Development

DATE: 10/13/26

Council Mission Area: Foster economic growth.

ITEM:

Consider a resolution approving a Special Signage Program for Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village being 7.49 acres. The properties are generally located west of Industrial Blvd and north of Airport Fwy / State Hwy 183 and are commonly known as 209, 213, 217, 221, 225, and 229 N Industrial Blvd, Market at Gateway. (SSP-26-1).

City Attorney Review: Yes **Purchasing Review:** N/A **Budget Review:** N/A
City Manager's Office Review: ✓

BACKGROUND:

The City's Sign ordinance allows the City Council, following a recommendation from the Planning and Zoning Commission, to approve a Special Signage Program for an area with more than 150 feet of continuous street frontage that consists of either two or more properties or a single property greater than five acres. The purpose of a Special Signage Program is to provide flexibility and allow for creative design in establishing a common signage program for a commercial area. In considering a Special Signage Program, the City Council considers compatibility with surrounding properties, including the scale and materials of the proposed signage.

The applicant has requested a Special Signage Program for Market at Gateway, to establish a coordinated signage program for the development. Their request includes deviations for one proposed multi-tenant monument sign along N Industrial Blvd. Section 6-78(c) of the Sign Ordinance permits a maximum effective sign area of 96 square feet, while the applicant proposes 188.32 square feet. The maximum total sign area is 160 square feet, while 312.25 square feet is what is proposed. The proposed sign would be 25 feet tall, exceeding the 16-foot maximum, and its base would be 15 percent of the sign's total height rather than the required 25 percent.

An existing 45-foot sign along the development's frontage was previously permitted and constructed and is not part of the request. The other proposed monument signs are included in the Special Signage Program but do not require deviations from the Sign Ordinance.

The Planning and Zoning Commission considered the request on September 24, 2026, and recommended approval.

RECOMMENDATION:

Staff recommends the following motion:

If to approve:

Approval of a resolution approving the Special Signage Program for Market at Gateway (SSP-26-1). The applicant would then be required to obtain sign permits before installing the proposed signs.

If to deny:

Denial of the resolution approving the Special Signage Program for Market at Gateway (SSP-26-1). Any future sign proposal would need to comply with the City's Sign Ordinance.

FISCAL IMPACT:

N/A

ATTACHMENTS:

[Resolution](#)
[Planning and Zoning Staff Report](#)
[Planning and Zoning Commission Minutes](#)
[Presentation](#)

**CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-**

A RESOLUTION APPROVING A SPECIAL SIGNAGE PROGRAM FOR MARKET AT GATEWAY, CONSISTING OF APPROXIMETLY 7.49 ACRES AND DESCRIBED AS LOTS 1-R1, 1-R2, 1-R3 AND 1-R4 OF GATEWAY VILLAGE ADDITION, GENERALLY LOCATED WEST OF N. INDUSTRIAL BOULVERARD AND NORTH OF AIRPORT FREEWAY/STATE HIGHWAY 183, AND COMMONLY KNOWN AS 209, 213, 217, 221, 225, AND 229 N. INDUSTRIAL BOULEVARD, BEDFORD, TEXAS; APPROVING CERTAIN DEVIATIONS FROM SECTION 6-67(C) OF THE CITY OF BEDFORD CODE OF ORDINANCES FOR A MULTI-TENANT MONUMENT SIGN; AND PROVIDING AN EFFECTIVE DATE. (SSP-26-1)

WHEREAS, the City of Bedford, Texas (the "City"), is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the City has adopted regulations governing signs withing the City for public health, safety, morals, and general welfare of the City and providing for the orderly development of signage within the City; and,

WHEREAS, pursuant to Section 6-80 of the City of Bedford Code of Ordinances, the City Council may approve a Special Signage Program following a recommendation from the Planning and Zoning Commission of Bedford, Texas; and,

WHEREAS, the applicant has requested approval of a Special Signage Program for Market at Gateway, consisting of approximately 7.49 acres and described as Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village Addition, generally located west of N. Industrial Boulevard and north of Airport Freeway/State Highway 183, and commonly known as 209, 213, 217, 221, 225, and 229 N. Industrial Boulevard, Bedford, Texas; and

WHEREAS, the proposed Special Signage Program includes one proposed multi-tenant monument sign along N. Industrial Boulevard that requires deviations from the monument sign requirements for multi-tenant commercial developments established in Section 6-78(c) of the City of Bedford Code of Ordinances, specifically related to effective sign area, total sign area, sign height, and sign base size; and,

WHEREAS, the proposed multi-tenant monument sign has an effective sign area of 188.32 square feet, where a maximum of 96 square feet is permitted; a total sign area of 312.25 square feet, where a maximum of 160 square feet is permitted; a height of 25 feet, where a maximum height of 16 feet is permitted; and a base equal to 15 percent of the sign's total height, where a minimum of 25 is required; and,

WHEREAS the Planning and Zoning Commission considered the Special Signage Program at their September 18, 2026, meeting and recommended approval; and,

WHEREAS, the Special Signage Program is attached hereto as Exhibit "A" and incorporated herein for all purposes.

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

SECTION 1.

**CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-**

The findings above are found to be true and correct and are incorporated herein in their entirety.

SECTION 2.

The City Council hereby approved the Special Signage Program attached hereto as Exhibit "A" for Market at Gateway, consisting of approximate 7.49 acres and described as Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village Addition, generally located west of N. Industrial Boulevard and north of Airport Freeway/State Highway 183, Bedford, Texas, in accordance with Section 6 of the City of Bedford Code of Ordinances.

SECTION 3.

This Resolution shall be in full force and effect from and after its date of passage and it is so resolved.

PRESENTED AND PASSED this 13th day of October 2026, by a vote of __ ayes, __ nays and __ abstentions, at a regular meeting of the City Council of Bedford, Texas.

Daniel S. Cogan, Mayor

ATTEST:

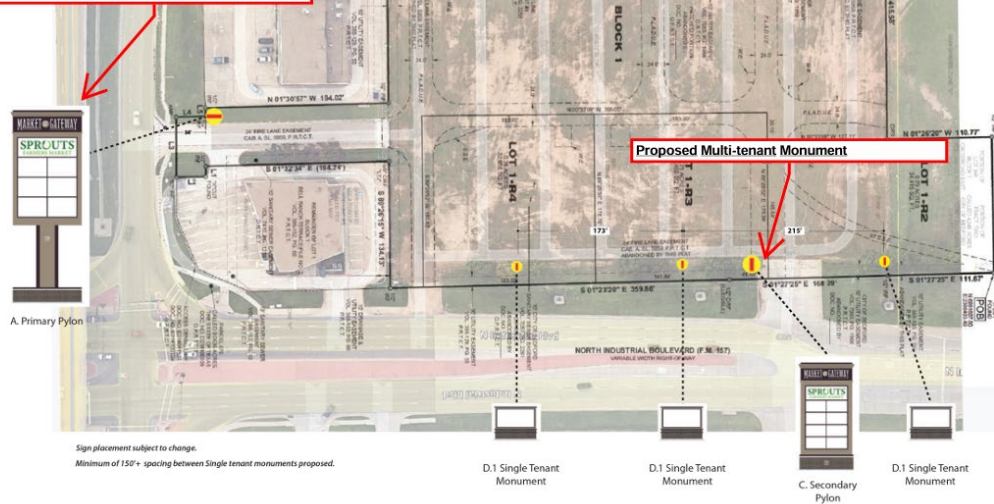
Michael Wells, City Secretary

CITY OF BEDFORD, TEXAS
RESOLUTION NO. 2026-

EXHIBIT A

Market at Gateway / Sign Program / Bedford, Tx

Existing Pylon
Installed via Permit #SIGN-26-39



Single-tenant monument signs to be installed by individual outparcel users.



10112 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgsigns.com

Market at Gateway
209 N. Industrial Blvd.
Bedford, Tx 76021

Start Date: 03/27/2023
Last Revision: 06/11/2025
Job#92113745
Dwg#92113745, site plan

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: This document is approved for sign placement on this property by the client and is not intended for construction.



Market at Gateway / Sign Program / Bedford, Tx

C Pylon / 25' O.A.H.
Scale: NTS

Fabricate and install one (1) Pylon sign built to MET specifications;
• Single steel pole supports set in concrete w/ 3" concrete move stops;

- Main Cabinet to have welded tubular framework with .090" alum. plate finished MP 03181 Craft Brown;
- Tenant Cabinet to have 2.5" alum. retainers finished MP 12808 Bellare Brown, with White flex-faces with digitally printed graphics; Options of panel arrangement and subdivisions may include white acrylic panels at sizes lesser than 4' x 8';
- Cabinet illuminated with White LED components;
- Base cap to be .090" aluminum over welded tubular framework, finished in Matthews Polyurethane(s) 12808 Bellare Brown, Acme™ Thin Brk™ Graphite veneer on base (all sides);
- 3" tubular aluminum rail on base finished MP White;
- Formed .090" alum. moulding at top, and collar below channel letters finished MP 03181 Craft Brown;
- Brand to be internally illuminated face-lit channel letters with:
 - White acrylic faces and white 1" x 1/2" trimcap retainers;
 - .040" aluminum sidewalls finished MP 03181 Craft Brown;
 - .063" aluminum backs;
 - White LED illumination;
 - [AT] to be a reverse aluminum pan finished MP 03181 Craft Brown, with .75" Clear plex push-thru letters; Letters overlaid with 3M™ white transparent vinyl; White LED illumination;
 - Underscores to be 1.5" alum. tube finished MP 03181 Craft Brown;
- Electrical requirement: 120-277v to be supplied at sign location by others;



10112 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgsigns.com

Market at Gateway
209 N. Industrial Blvd.
Bedford, Tx 76021

Start Date: 03/27/2023
Last Revision: 08/06/2025
Job#92113745
Dwg#92113745CV251

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: This document is approved for sign placement on this property by the client and is not intended for construction.



CITY OF BEDFORD, TEXAS RESOLUTION NO. 2026-

Market at Gateway / Sign Program / Bedford, Tx

C Pylon / 25' O.A.H.
Scale: 1/4" = 1'-0"

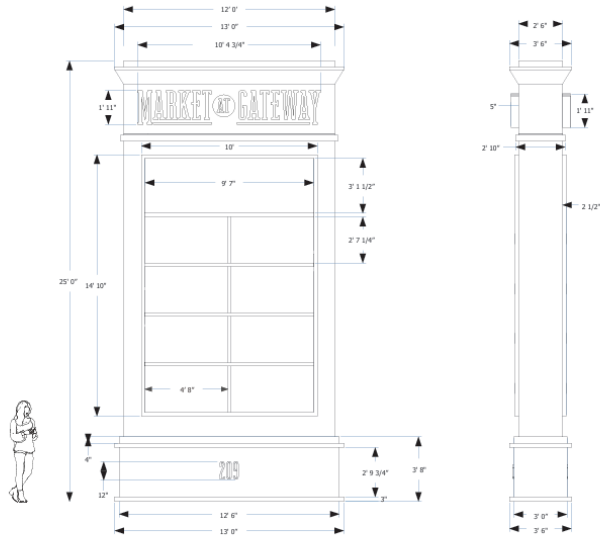
Fabricate and install one (1) Pylon sign built to MET specifications;
• Single steel pole supports set in concrete w/ 3" concrete mow strip;

• **Main Cabinet** to have welded tubular framework with .090" alum. plate finished MP 03181 Craft Brown;
• **Tenant Cabinet** to have 2.5" alum. retainers finished MP 12808 Bellare Brown, with White flex faces with digitally printed graphics; Options of panel arrangement and subdivisions may include white acrylic panels at size lesser than 4' x 8';
• Cabinet illuminated with White LED components;

• Base cap to be .090" aluminum over welded tubular framework, finished in Matthews Polyurethane(s) 12808 Bellare Brown, Acme™ Thin-Bak™ Graphics veneer on base (all sides);
• 3" tubular aluminum rail on base finished MP White;
• Formed .090" alum. moulding at top, and collar below channel letters finished MP 03181 Craft Brown;

• **Brand** to be internally illuminated face-in channel letters with:
• White acrylic faces and white 1" Vidor™ trimcap retainers;
• .040" aluminum sidewalls finished MP 03181 Craft Brown;
• .063" aluminum backs;
• White LED illumination;
• [AT] to be a reverse aluminum pan finished MP 03181 Craft Brown, with .75" Clear plexi-push-thru letters; Letters overlaid with 3M™ white transparent vinyl; White LED illumination;
• Underscores to be 1.5" alum. tube finished MP 03181 Craft Brown;

• Electrical requirement: 120-277v to be supplied at sign location by others;



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800-327-1104 / 512-484-0002
fsgsigns.com

Market at Gateway
209 N. Industrial Blvd.
Bedford, Tx 76021

Start Date: 03/27/2023
Last Revision: 08/11/2025
Job#492113745
Dwg #92113745CV253

Design:
Ben Anglin
Sales:
Bob Strabock

CLIENT APPROVAL: I have reviewed and approved the sign details and/or drawing for fabrication and installation.
#0075047-1001-00-1001030000



✓ FOR PRESENTATION
○ FOR PRODUCTION



Special Signage Program Application No. SSP-26-1

P&Z Meeting Date: September 24, 2026

Agenda Caption: Consider making a recommendation to City Council regarding application for a Special Signage Program for Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village being 7.49 acres. The properties are generally located west of Industrial Blvd and north of Airport Fwy / State Hwy 183 and are commonly known as 209, 213, 217, 221, 225, and 229 N Industrial Blvd, Market at Gateway. (SSP-26-1).

Applicant: Web Elliott, 5950 Berkshire Lane Ste 700, Dallas, TX 75225

Owner: Streetlevel Investments, 5950 Berkshire Lane Ste 700, Dallas, TX 75225

Summary of Request: The proposed Special Signage Program shall apply to the Market at Gateway Commercial Development. The application includes deviations from the adopted Sign Ordinance to the following requirements: Maximum Effective Sign Area, Maximum Total Sign Area, Maximum Height, and Base Size - Proposed Height.

One sign is proposed which does not comply with the Sign Ordinance. The sign in question is proposed to be located along Industrial Blvd, south of the drive approach between 213 and 217 N Industrial Blvd.

Planning & Zoning Review:

The City's Sign Ordinance states a Special Signage Program may be approved by City Council following recommendation by the Planning & Zoning Commission.

A Special Signage Program shall only be considered for an area more than one-hundred and fifty feet (150') of continuous street frontage comprised of a combination of two (2) or more properties or a single property greater than five (5) acres.

A Special Signage Program shall be compatible with surrounding properties. In considering whether a Special Signage Program is compatible, the Council shall consider, but is not limited to considering: Scale, Material, Shape, Traffic Safety and Traffic Circulation, Illumination, and Integration.

Scale: The City's Sign Ordinance limits the maximum height for a monument sign to sixteen feet (16'). The Proposed Special Signage Program includes a deviation to allow a maximum height of twenty-five feet (25'). For comparison, only one existing sign has previously been approved for the development along Airport Freeway at forty-five feet (45').

Material: There are no proposed deviations to the material requirements found in the City's Sign Ordinance, which are that signs shall have a base and exterior



frame that features the same materials and color as the primary structure. The primary structure of each property follows material requirements for properties within the Master Highway Corridor Overlay District, which are masonry materials of earthen tones.

Shape: There are no proposed deviations to any requirements regarding shape in the City's Sign Ordinance. The proposed signs within the Special Signage Program have similar design to the structures of the development.

Traffic Safety and Traffic Circulation: The City's Engineering Department has reviewed the proposed Special Signage Program and has no comments regarding traffic safety or traffic circulation.

Illumination: The properties adjacent to the area the Special Signage Program will apply are commercial properties. All proposed signs will have internal, LED lighting.

Integration: The proposed signs' designs are similar in material and construction to the proposed structures within the commercial development.

The applicant's Special Signage Program package refers to both freestanding signs, the existing 45' sign and the proposed 25' sign, as "Pylon" signs. The 45' sign (Sign A) shown in Exhibit F was already constructed under Permit SIGN-26-39 and is not part of the requested deviations in Exhibits B and F. The deviations requested under this application, and the subject of this staff report, pertain to the proposed 25' sign (Sign C), identified in Exhibits C and F.

The proposed 25' sign does not meet the City's definition of a pylon sign. The ordinance define a pylon sign as "a freestanding sign that has two (2) or more supports and is permanently affixed to the ground by such supports but not having the appearance of a solid base." The proposed sign is shown with a single steel pole support and a masonry base with the appearance of a solid base, consistent with the ordinance's definition of a monument sign rather than a pylon sign.

The Special Signage Program application includes design details for all proposed signs and clearly stated deviations from the City's Sign Ordinance.

Staff Findings:

When granting a Special Signage Program under the City's Sign Ordinance, Planning & Zoning Commission recommendation and City Council approval are required. Planning & Zoning and City Council will consider approval of the Special Signage Program.

Attachments:



Exhibit A:	Location/Aerial Map
Exhibit B:	Deviations from Sign Ordinance
Exhibit C:	Location and Rendering of Proposed Sign
Exhibit D:	Property Plat
Exhibit E:	Civil Site Plan
Exhibit F:	Pylon and Monument Signage Plan
Exhibit G:	Building Signage Requirements for Retail and Restaurant Businesses
Exhibit H:	Building Signage Sample Exhibit

EXHIBIT A

Location/Aerial Map

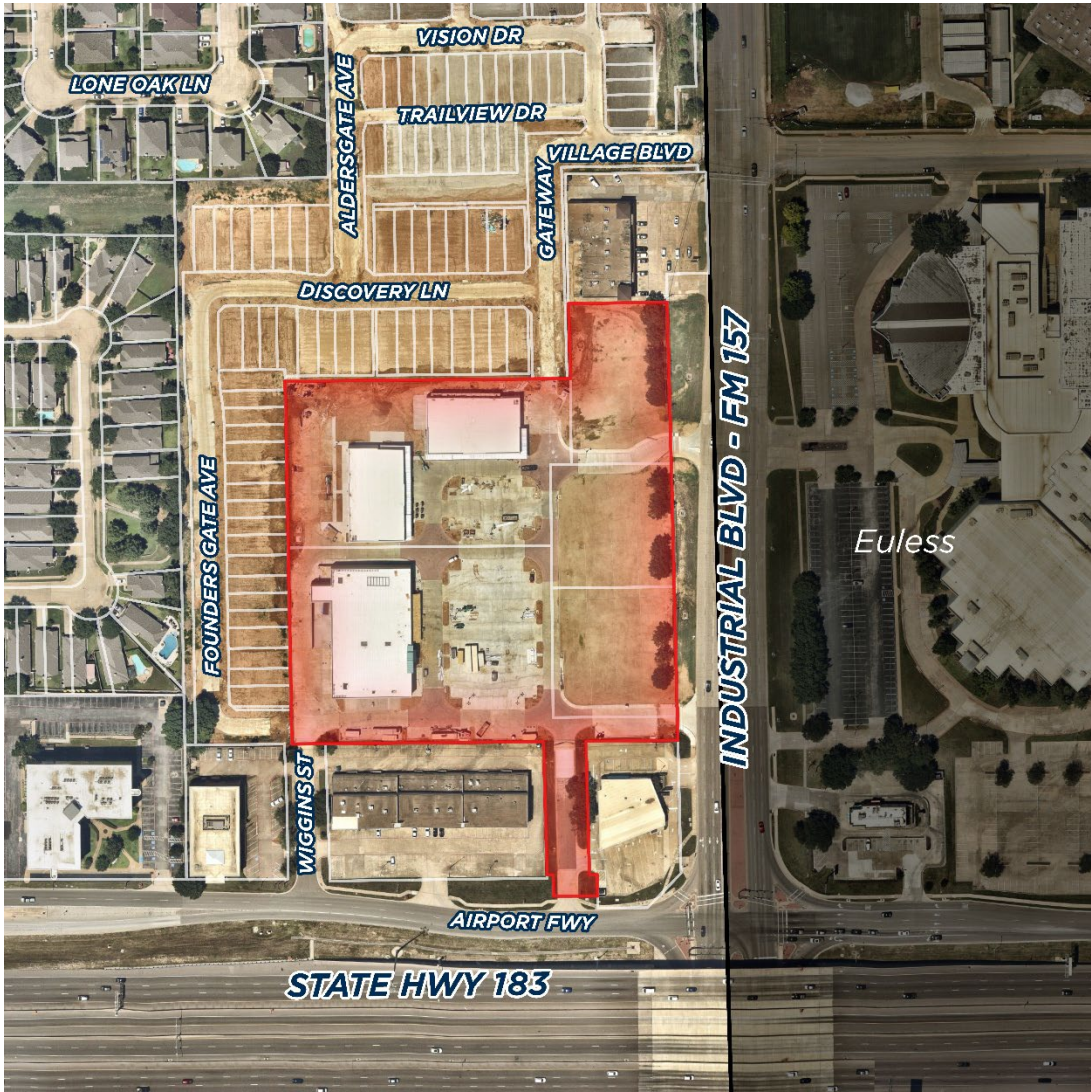




EXHIBIT B

Deviations from Sign Ordinance



Deviations from the Sign Ordinance

The deviations from the Sign Ordinance are limited to the multi-tenant monument sign proposed on Industrial Boulevard. The proposed sign is a critical element to attract businesses to the multi-tenant retail buildings.

The proposed deviations to this sign are detailed as follows:

- Maximum Effective Sign Area
 - Allowed: 96 square feet
 - Proposed: 188.32 square feet
- Maximum Total Sign Area
 - Allowed: 160 square feet
 - Proposed: 312.25 square feet
- Maximum Height
 - Allowed: 16 feet
 - Proposed: 25 feet
- Base Size – Proposed Height is
 - Allowed: 25% of total sign height
 - Proposed: 15% of total sign height

Location and rendering shown on the following page.

EXHIBIT C

Location and Rendering of Proposed Sign

Market at Gateway / Sign Program / Bedford, Tx

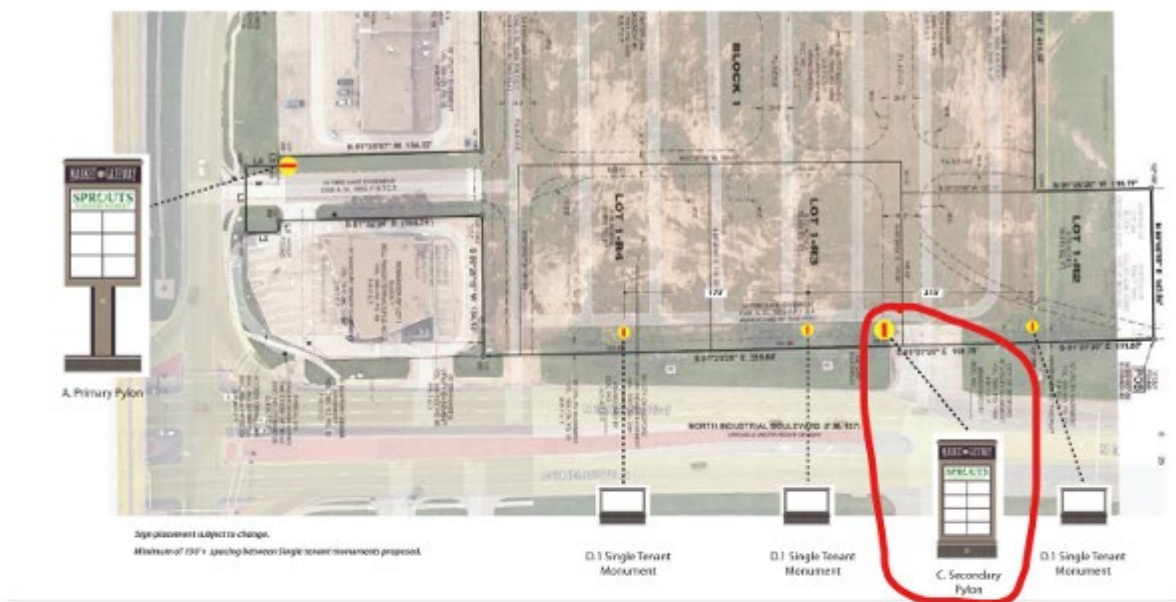
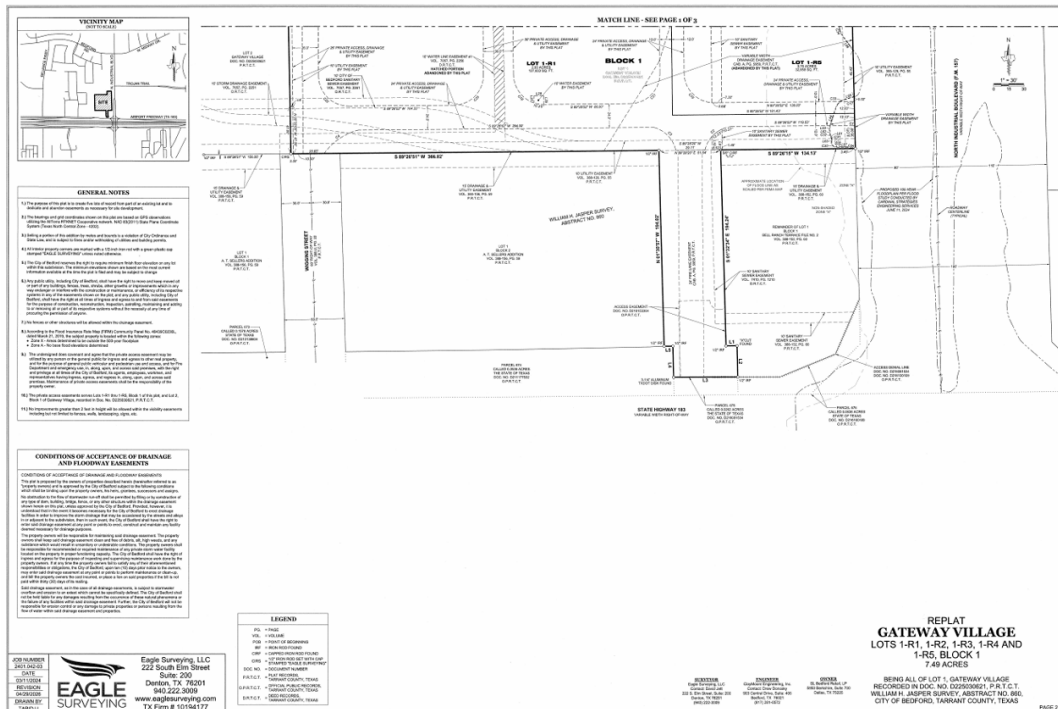
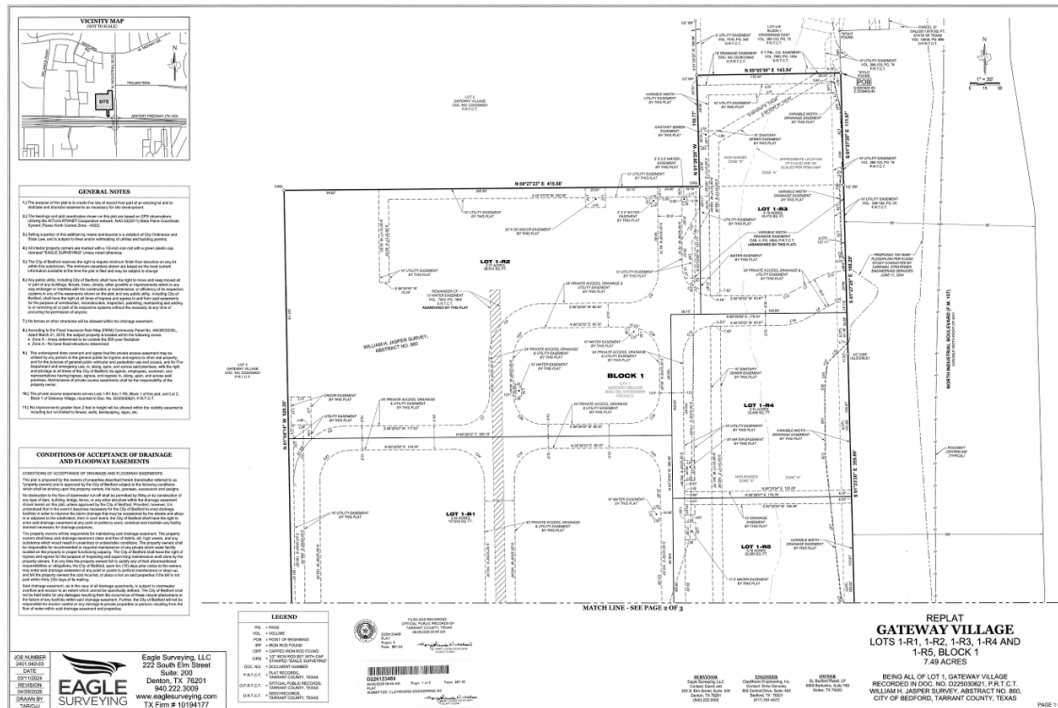




EXHIBIT D

Property Plat



Planning & Zoning Commission
Staff Report
Planning & Zoning Division

[illegible]



EXHIBIT E

Civil Site Plan

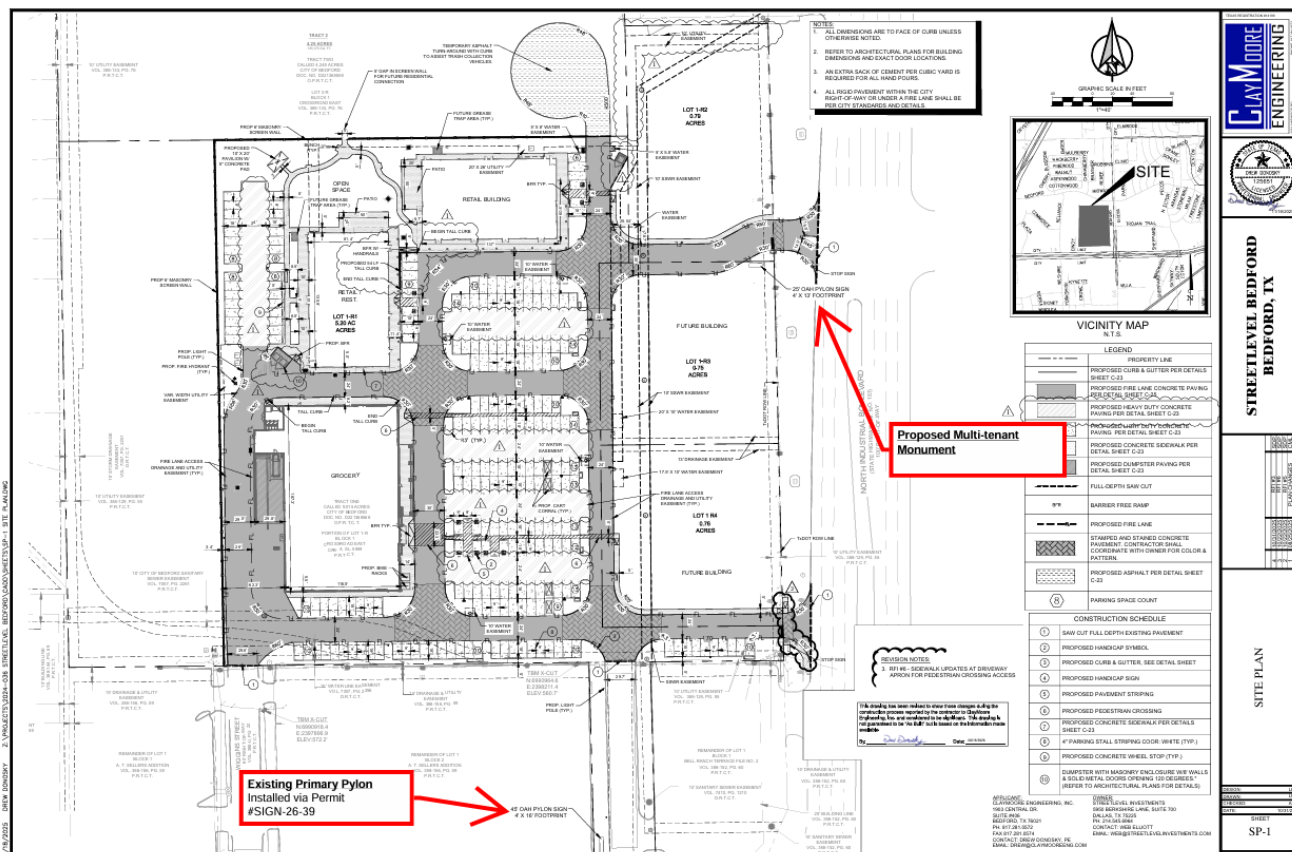


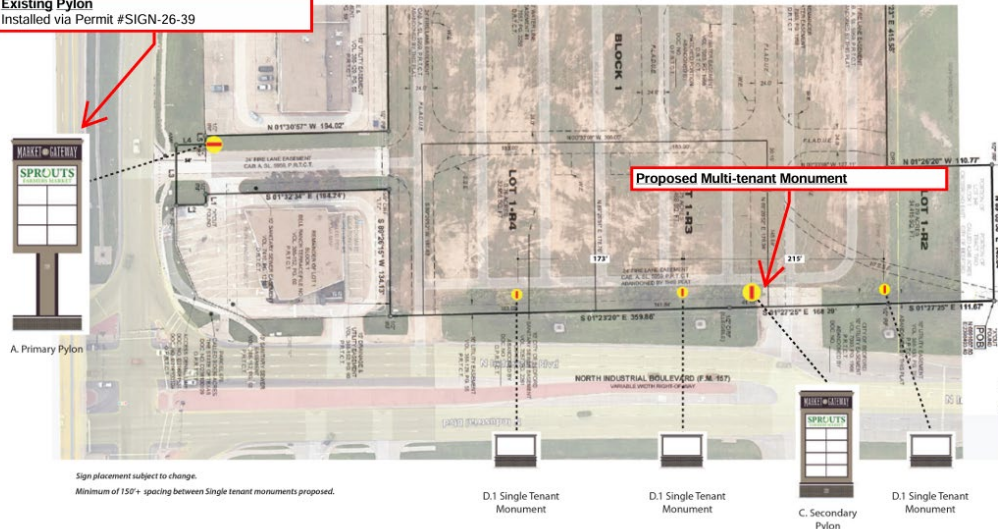


EXHIBIT F

Pylon and Monument Signage Plan

Market at Gateway / Sign Program / Bedford, Tx

Existing Pylon
Installed via Permit #SIGN-26-39



Single-tenant monument signs to be installed by individual outparcel users.



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Market at Gateway
209 N. Industrial Blvd.
Bedford, TX 76021

Start Date: 03/27/2023
Last Revision: 08/11/2023
Job#92113745
Dwg.#92113745_site plan

Design:
Ben Anglin
Sales:
Bob Strobbeck

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
DATE: 08/11/2023 BY: BOB STROBECK



FOR PRESENTATION
FOR PRODUCTION

Market at Gateway / Sign Program / Bedford, Tx

A. Primary Pylon / 45' O.A.H.
Scale: NTS

Fabricate and install one (1) Pylon sign built to MET specifications;
• Single steel pole supports set in concrete w/ 3" concrete shoe step;

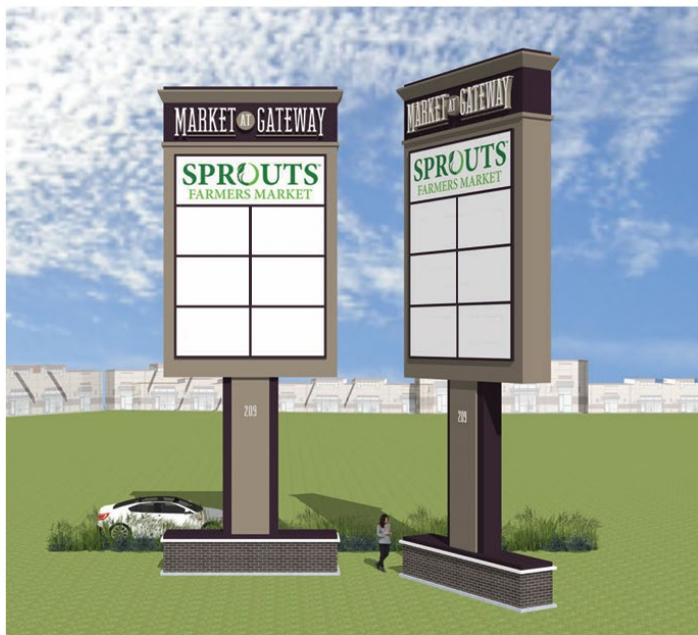
- Pole Cover and base-cap to be .090" aluminum over welded tubular framework, finished in Matthews Polyurethane(s) 12808 Bellare Brown and 03181 Craft Brown; Acme™ Thin-Brk™ Graphite veneer on base (all sides);
- 3" tubular aluminum rail on base finished MP White;
- Formed .090" alum. moulding at top, and collar below channel letters finished MP 03181 Craft Brown;
- Main Cabinet to have welded tubular framework with .090" alum. plate finished MP 03181 Craft Brown;
- Tenant Cabinet to have 2.5" alum. retainers finished MP 12808 Bellare Brown, with White flex faces with digitally printed graphics; Options of panel arrangement and subdivisions may include white acrylic panels at sizes lesser than: 4' x 8';
- Cabinet illuminated with GE™ White LED components;

- Brand to be internally illuminated face-let channel letters with:
• White acrylic faces and white 1" Vision™ trimcap retainers;
- .060" aluminum sidewalls finished MP 03181 Craft Brown;
- .063" aluminum back;
- White LED illumination;
- [AT] to be a reverse aluminum pan finished MP 03181 Craft Brown, with .75" Clear plex push-thru letters; Letters overfaced with .384" white transparent vinyl; White LED illumination;
- Underscores to be 1.5" alum. tube finished MP 03181 Craft Brown;

• Electrical requirement: 120-277v to be supplied at sign location by others;



ACME™ THIN-BRICK GRAPHITE
MP 12808 BELLARE BROWN
MP 03181 CRAFT BROWN
WHITE ACRYLIC



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Market at Gateway
209 N. Industrial Blvd.
Bedford, TX 76021

Start Date: 03/27/2023
Last Revision: 08/08/2023
Job#92113745
Dwg.#92113745AV251

Design:
Ben Anglin
Sales:
Bob Strobbeck

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
DATE: 08/08/2023 BY: BOB STROBECK



FOR PRESENTATION
FOR PRODUCTION

Market at Gateway / Sign Program / Bedford, Tx



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Market at Gateway
209 N. Industrial Blvd.
Bedford, TX 76021

Start Date: 03/27/2023
Last Revision: 08/11/2025
Job#492113745
Dwg.#9213745AV252

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign design on this drawing for fabrication and installation.
(Signature) (Date) (Title)



Market at Gateway / Sign Program / Bedford, Tx



Placement subject to change.



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Bedford, TX 76021

Start Date: 03/27/2023
Last Revision: 08/11/2025
Job#492113745
Dwg.#9213745AV252

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign design on this drawing for fabrication and installation.
(Signature) (Date) (Title)



Market at Gateway / Sign Program / Bedford, Tx

A Primary Pylon / 45' O.A.H. Scale: 3/16" = 1'-0"

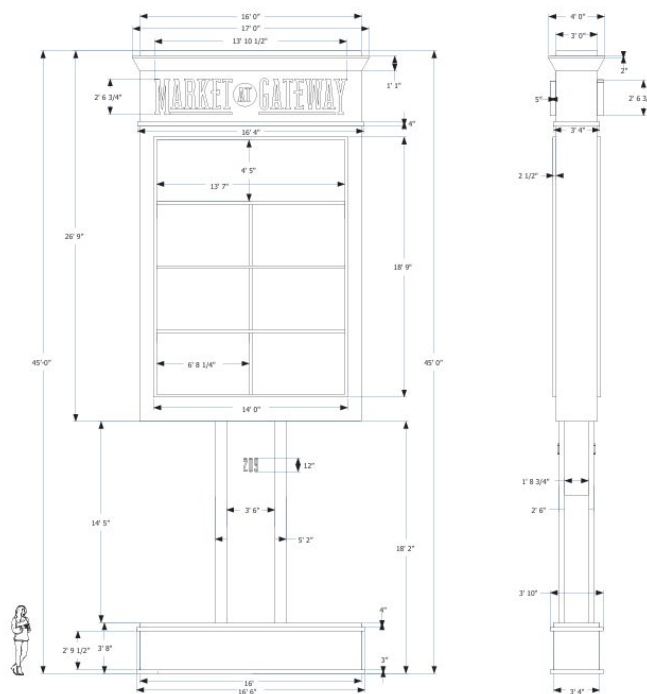
Fabricate and install one (1) Pylon sign built to MET specifications;
• Single steel pole supports set in concrete w/ 3" concrete mow strip;

- Pole Cover and base cap to be .090" aluminum over welded tubular framework, finished in Matthews Polyurethane(s) 12808 Bellare Brown and 03181 Craft Brown; Acme™ Thin Brk™ Graphite veneer on base (all sides);
- 1" tubular aluminum rail on base finished MP White;
- Formed .090" alum. moulding at top, and collar below channel letters finished MP 03181 Craft Brown;

- Main Cabinet to have welded tubular framework with .090" alum. plate finished MP 03181 Craft Brown;
- Tenant Cabinet to have 2.5" alum. retainers finished MP 12808 Bellare Brown, with White flex faces with digitally printed graphics; Options of panel arrangement and subdivisions may include white acrylic panels at sizes lesser than 4' x 8';
- Cabinet illuminated with GE™ White LED components;

- Brand to be internally illuminated face-in channel letters with:
- White acrylic faces and white 1" Vidcon™ trimcap retainers;
- .040" aluminum sidewalls finished MP 03181 Craft Brown;
- .063" aluminum backs;
- White LED illumination;
- [AT] to be a reverse aluminum pan finished MP 03181 Craft Brown, with .75" Clear plex push-thru letters; Letters overlaid with 3M™ white transparent vinyl; White LED illuminators;
- Underscores to be 1.5" alum. tube finished MP 03181 Craft Brown;

- Electrical requirement: 120-277v to be supplied at sign location by others;



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fsgsigns.com

Market at Gateway
209 N. Industrial Blvd.
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Start Date: 03/27/2023
Last Revision: 08/08/2025
Job#492113745
Dwg.#9213745AV254

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign design for the following for fabrication and installation.
(A) CONTRACTOR: (SEE ALL ISSUES REQUIRED)



Market at Gateway / Sign Program / Bedford, Tx

C Pylon / 25' O.A.H. Scale: NTS

Fabricate and install one (1) Pylon sign built to MET specifications;
• Single steel pole supports set in concrete w/ 3" concrete mow strip;

- Main Cabinet to have welded tubular framework with .090" alum. plate finished MP 03181 Craft Brown;
- Tenant Cabinet to have 2.5" alum. retainers finished MP 12808 Bellare Brown, with White flex faces with digitally printed graphics; Options of panel arrangement and subdivisions may include white acrylic panels at sizes lesser than 4' x 8';
- Cabinet illuminated with White LED components;

- Base cap to be .090" aluminum over welded tubular framework, finished in Matthews Polyurethane(s) 12808 Bellare Brown; Acme™ Thin Brk™ Graphite veneer on base (all sides);
- 1" tubular aluminum rail on base finished MP White;
- Formed .090" alum. moulding at top, and collar below channel letters finished MP 03181 Craft Brown;

- Brand to be internally illuminated face-in channel letters with:
- White acrylic faces and white 1" Vidcon™ trimcap retainers;
- .040" aluminum sidewalls finished MP 03181 Craft Brown;
- .063" aluminum backs;
- White LED illumination;
- [AT] to be a reverse aluminum pan finished MP 03181 Craft Brown, with .75" Clear plex push-thru letters; Letters overlaid with 3M™ white transparent vinyl; White LED illuminators;
- Underscores to be 1.5" alum. tube finished MP 03181 Craft Brown;

- Electrical requirement: 120-277v to be supplied at sign location by others;



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Market at Gateway
209 N. Industrial Blvd.
Bedford, Tx 76021

Start Date: 03/27/2023
Last Revision: 08/08/2025
Job#492113745
Dwg.#9213745CV251

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign design for the following for fabrication and installation.
(A) CONTRACTOR: (SEE ALL ISSUES REQUIRED)





Market at Gateway / Sign Program / Bedford, Tx



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figsigns.com

Market at Gateway
209 N. Industrial Blvd.
Bedford, TX 76021

Start Date: 03/27/2023
Last Revision: 08/11/2025
Job#92113745
Dwg.#92113745CV252

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have viewed and approved the sign details as shown for fabrication and installation.
(signature)



FOR PRESENTATION
FOR PRODUCTION

Market at Gateway / Sign Program / Bedford, Tx

C Pylon / 35' O.A.H.
Scale: 1/4" = 1'-0"

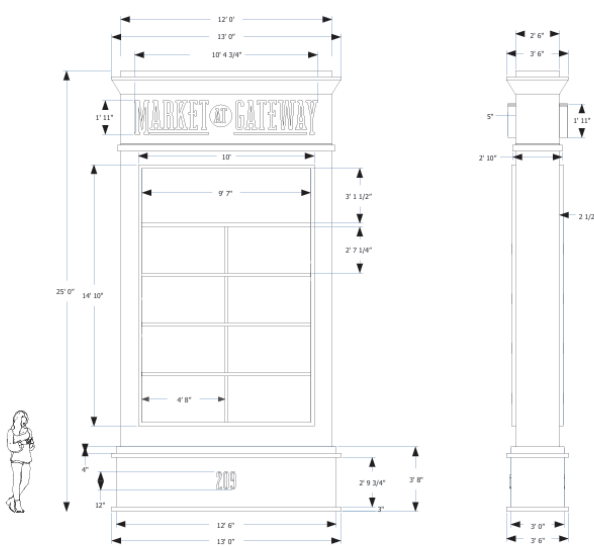
Fabricate and install one (1) Pylon sign built to MET specifications;
• Single steel pole supports set in concrete w/ 3" concrete mow strip.

- **Main Cabinet** to have welded tubular framework with .090" alum. plate finished MP 03181 Craft Brown;
- **Tenant Cabinet** to have 2.5" alum. retainers finished MP 12808 Bellare Brown, with White flex faces with digitally printed graphics; Options of panel arrangement and subdivisions may include white acrylic panels at sizes lesser than 4' x 4';
- Cabinet illuminated with White LED components;

- Base cap to be .090" aluminum over welded tubular framework, finished in Matthews Polyurethane(s) 12808 Bellare Brown; Acrylic™ Thin-Belt™ Graphics screen on base (all sides);
- 3" tubular aluminum rail on base finished MP White;
- Formed .090" alum. moulding at top, and collar below channel letters finished MP 03181 Craft Brown;

- **Brand** to be internally illuminated face-fit channel letters with:
• White acrylic faces and white 1" Video™ trimcap retainers;
• .040" aluminum sidewalls finished MP 03181 Craft Brown;
• .063" aluminum backs;
- White LED illumination;
- [AT] to be a reverse aluminum pan finished MP 03181 Craft Brown, with .75" Clear plex-thru letters; Letters overlaid with 3M™ white transparent vinyl; White LED illumination;
- Underscores to be 1.5" alum. tube finished MP 03181 Craft Brown;

- Electrical requirement: 120-277v to be supplied at sign location by others;



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Start Date: 03/27/2023
Last Revision: 08/11/2025
Job#92113745
Dwg.#92113745CV253

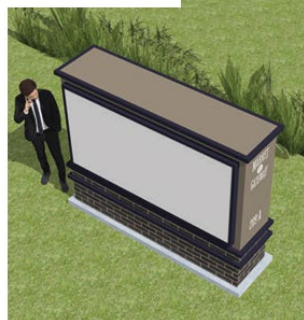
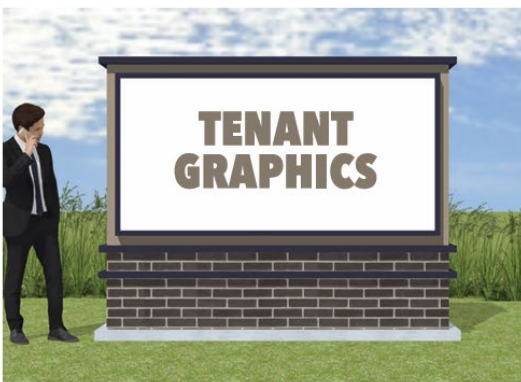
Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have viewed and approved the sign details as shown for fabrication and installation.
(signature)



FOR PRESENTATION
FOR PRODUCTION

Market at Gateway / Sign Program / Bedford, Tx



D Monument / Single tenant
Scale: NTS

- Fabricate and install one (1) monument built to MET specifications;
- Single steel pole support set in concrete w/ 3" concrete snow strip;
- Cabinet to have welded tubular framework w/ .090" alum. plate finished in MP 03181 Craft Brown;
- Tenant cabinet to have white acrylic faces with digitally-printed graphics;
- Cabinet illuminated with White LED components;
- Cabinet to have 2" alum. retainers finished MP Black;
- 2" x 2" aluminum tube accent rails over cabinet finished MP12808 Bellare Brown;
- Electrical requirement: 120-277v to be supplied at sign location by others;
- Total Sign Area: 61.83 SF;



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fsgsigns.com

Market at Gateway
209 N. Industrial Blvd.
Bedford, Tx 76021

Start Date: 03/27/2023
Last Revision: 08/11/2025
Job#92J13745
Dwg #92J13745DV451

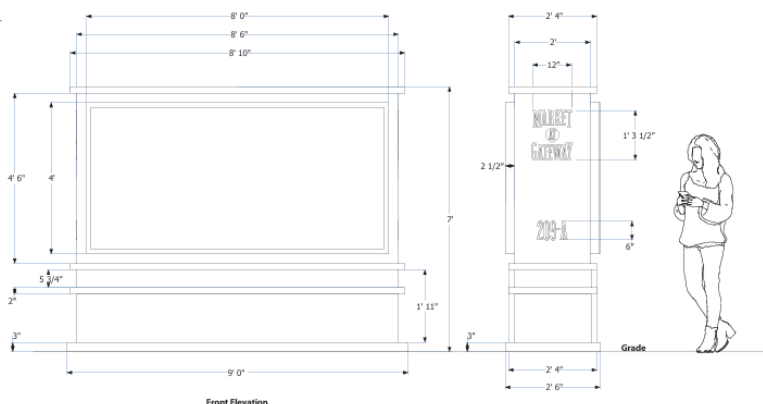
Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
(PRINT NAME AND SIGNATURE)



Market at Gateway / Sign Program / Bedford, Tx

D Monument / Single tenant
Scale: 1/2" = 1'-0"



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AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
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Market at Gateway
209 N. Industrial Blvd.
Bedford, Tx 76021

Start Date: 03/27/2023
Last Revision: 08/11/2025
Job#92J13745
Dwg #92J13745DV352

Design:
Ben Anglin
Sales:
Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
(PRINT NAME AND SIGNATURE)





EXHIBIT G

Building Signage Requirements for Retail and Restaurant Businesses

Market at Gateway

Landlord Sign Criteria

Sign Criteria for Market at Gateway

The following sign criteria have been established to assist tenants in complying with their leases. These basic standards have been made to govern the design, fabrication and installation of tenant signs and is intended to afford all tenants with good visual identification, both day and night, and to protect against poorly designed and badly proportioned signing.

SUBMISSION REQUIREMENTS

Tenant shall give this exhibit with the accompanying drawings to its sign company (the "Sign Company") to serve as a guide in preparing design and cost estimates for Tenant's sign at the Premises.

The Sign Company shall submit two (2) copies of Tenant's sign drawings to Landlord for written approval prior to fabrication of Tenant's sign.

LIABILITIES/ RESPONSIBILITIES/ LIMITATIONS

Tenant shall be liable and shall bear all costs associated with the removal of and/or correction of any sign, sign installation or damage to the Center by and sign that does not conform to the sign criteria described in the Exhibit.

All signs shall be constructed and installed at Tenant's expense.

All permits for signs and sign installation shall be obtained by Tenant.

All signs shall be fabricated and installed in strict compliance with the City of Bedford Building Code.

Tenant is solely responsible for maintenance of its signs at Tenant's sole cost.

THE FOLLOWING SIGNS ARE SPECIFICALLY PROHIBITED

1. Temporary trailer signs.
2. Marquee signs.
3. Iridescent painted signs.
4. Dayglo colors.
5. Signs which make or create noise.
6. Box type signs.
7. Banner flags or pendants.
8. "Sandwich" or easel/portable signs.

SPECIFICATIONS

All signs are to be in the form of face mounted, internally illuminated, acrylic face channel letters.

Letter Height:

Inline Tenants-Not to exceed 30" overall copy height (Note: backer panel will add 3" contour)

NOTE Sign sample exhibit attached.

End cap Tenants- Not to exceed 30" overall copy height (Note backer panel will add 3" contour)



Sign area:

Total Aggregate sign area may use 2sf for each foot of store front. Set back over 450 ft will allow x2 bonus. This would include space between demising walls and floor to top of façade.

EXAMPLE: 20lf wide space X 2sf = 40SF (x2 bonus = 80SF) of aggregate sign area allowed for the tenant space.

Letter Spread:

Not to exceed length of 75% of storefront (Example: a storefront measuring 40'-0" in width can have a sign length not exceeding 30'-0" if approved by local code.)

Sign Placement:

All tenant spaces are required to install one (1) sign on the front entrance elevation and located within the storefront of the business premises.

Any additional signs may be considered with Landlord approval. Note: End cap users to be allowed 1 additional sign on side elevation. Signs on side elevations shall be subject to the 30" letter height requirement but do not count towards the total aggregate sign area driven by a Tenant's premises area.

Signs should appear balanced and in scale within the context of the sign space and the building as a whole.

Design:

- a. All designs are subject to Landlord approval.
- b. Letter style may be selected by Tenant, provided the channel letters built will meet UL standards.

Construction: (see attached drawing):

- a. CHANNEL LETTER: construction will consist of .063" aluminum backs and 0.040" aluminum 5" side returns. Each channel letter must have weep holes.
- b. LETTER FACES: 3/16" acrylic faces in the color of choice.
- c. ILLUMINATION: Internal illumination shall consist of LED modules powered by 60w/120v power supplies.
- e. NO 7" x 7" RACEWAYS Allowed: Only wireways
- f. All signs to be MET certified.
- g. All signs shall mount to a .090 contour backer panel with a 3" border. Backer panel painted MAP Brushed Aluminum. Backer panel will conceal a 3" by 8" wireway.
- h. No signage to have fastening bolts or exposed fasteners, which are visible from the front, bottom, or sides of letter enclosures.

Mounting:

- a. All signs are to be electrified using Tenant's power.
- b. All signs and connections shall be soundly constructed and secured and be weather tight. All signs shall be mounted with good quality. Workmanship: The Landlord reserves the right to be the sole judge of whether quality workmanship has been achieved. Sign mounting must comply with the applicable city ordinances, codes and sign criteria.
- c. All fasteners, screws, bolts, etc. used in the fabrication and mounting of signs must be rust proof.
- d. Any damage done to any part of the building during the mounting or removal of signs shall be promptly repaired to "like new condition" by Tenant at Tenant's expense.
- e. NOTE: ANY PENETRATIONS OF ROOF MEMBRANE WILL NEED PRIOR APPROVAL BY LANDLORD

Other Signage:

- a. All signage must be approved by Landlord.

All proposed sign shop drawings must be submitted to Landlord for review and approval at least 30 days prior to construction and installation. **Actual physical location to be approved by landlord prior to installation.**

For any technical or specification questions, please contact Bob Strobeck at:

FSG Signs

p. 512 494-0002 m. 512 940-5725 email: bob.strobeck@fsgi.com

EXHIBIT H

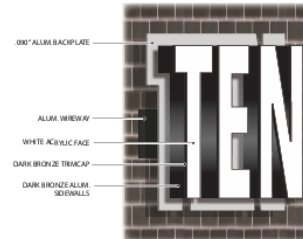
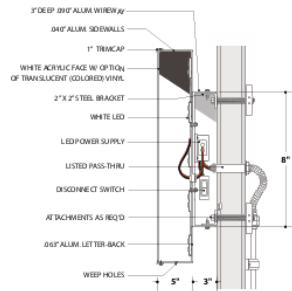
Building Signage Sample Exhibit

Market at Gateway / Tenant Criteria

A Face-Lit Channel Letters

FACE-LIT INTERNALLY ILLUMINATED CHANNEL LETTERS CRITERIA:

- 5" deep letters to have:
 - White L.E.D. illumination;
 - .040" aluminum sidewalls finished in MP Bronze 313;
 - .063" aluminum backs;
 - Sidewall color: Dark Bronze 313;
 - 3/16" White Acrylic faces;
- Letters to mount to a 3" x 8" aluminum wireway containing LED power supplies;
- Wireway to be finished in Matthews polyurethane to match wall color;
- Wireway to mount to 2" angle brackets attached to fascia with approved non-corrosive hardware;
- Service switch required on exterior of wireway;
- U.L. or MET listed components required;
- Letter height not to exceed 30";
- Overall length not to exceed 75% of linear storefront;
- Logos allowed per landlord approval;



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
800-327-1104 / 512-494-0002
fsgsigns.com

Market at Gateway
209 N. Industrial Blvd.
Bedford, Tx 76021

Job#92213745
Dwg.#92213745E_CRITERIA

Sales:
Bob Strobeck
Design:
Ben Anglin



**Planning & Zoning Commission Meeting Minutes Excerpt
September 24, 2026**

Consider making a recommendation to City Council regarding application for a Special Signage Program for Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village being 7.49 acres. The properties are generally located west of Industrial Blvd and north of Airport Fwy / State Hwy 183 and are commonly known as 209, 213, 217, 221, 225, and 229 N Industrial Blvd, Market at Gateway. (SSP-26-1)

Chairman Emery introduced the item and recognized Marah Aqqad to present on the Special Signage Program.

Mrs. Aqqad presented the application for the Special Signage Program, detailing the specifics of the proposed sign, deviations from the City's Sign Ordinance, comparison to commercial signs in Euless, and requirements for special signage program.

Mrs. Aqqad specified the proposed signs will be perpendicular to Industrial Blvd / FM 157.

Commissioner Crawford asked if this meeting is reviewing all the signs.

Mrs. Aqqad stated that each sign will require a sign permit and that this meeting was for the special signage program which allows for deviations to the Sign Ordinance for a specific area.

Commissioner Ingraham asked if the deviations were for a sign which is taller and with a smaller base than what is permitted within the Sign Ordinance.

Mrs. Aqqad stated that is correct.

Commissioner Jacobsen asked if the signs in Euless which were detailed for comparison were fifty feet (50') tall.

Mrs. Aqqad stated the maximum height which the city of Euless allows for signs along the highway is fifty feet (50'), which is likely how tall the comparison signs are.

Commissioner Ingraham asked what the effective sign area and base width requirements are for Euless along highways.

Mrs. Aqqad stated staff was not provided that information, and thus did not have an answer.

Chairman Emery asked if the existing sign located along State Highway 183 was similar to what was being proposed.

Chairman Emery recognized Web Elliott, applicant, to answer questions.

Mr. Elliott stated the sign along State Highway 183 was designed for visibility for drivers on the freeway. However, the sign along FM 157, which is part of the proposal, has a different design to focus on visibility for drivers on FM 157.

Chairman Emery stated that FM 157 does not have the same requirements as the highway.

**Planning & Zoning Commission Meeting Minutes Excerpt
September 24, 2026**

Mr. Elliott stated the goal with the design is to maximize sign area without being too large of a sign overall.

Commissioner Crawford asked if the eight (8) sign spaces in the proposal were necessary given the layout and size of the buildings.

Mr. Elliott stated the site was designed to have eight (8) commercial tenants plus the existing Sprouts and that progress has been made on securing those tenants.

Commissioner Crawford stated FM 157 is a major road, which will affect her decision.

Chairman Emery stated his approval of the inclusion of the landlord tenant sign requirements in the application for the Special Signage Program. He asked if the proposed signs will comply with the Sign Ordinance.

Mr. Elliott stated all signs will comply with the Sign Ordinance aside from the specific deviations requested in the Special Signage Program application.

Chairman Emery asked if the signs will be engineering to ensure structural integrity, given that the deviations requested are for requirements regarding sign height and base size.

Mr. Elliott said the signs are being designed by a professional sign company who have engineers on staff and creating designs.

Chairman Emery asked if the applicant was aware each sign require a separate permit aside from the Special Signage Program.

Mr. Elliott confirmed that was true and the he was aware.

The Commission had a discussion about approving deviations from the Sign Ordinance so soon after the Sign Ordinance was adopted.

Commissioner Crawford stated that this location is unique, given that FM 157 is a major road and is not in a residential area.

Mrs. Aqqad stated there are specific requirement for an area to be eligible for a Special Signage Program.

Commissioner Ingraham stated there are several areas throughout the City where those requirements are met.

Chairman Emery stated the Commission has a history of making decisions based on precedent. He stated the scale of this site, the Market at Gateway is large and unique within the City. He stated the Commission's decision on this application would set a precedence for large, unique developments.

**Planning & Zoning Commission Meeting Minutes Excerpt
September 24, 2026**

Commissioner Crawford agreed and stated the characteristics of the site are unique and this application applies to this site specifically.

Commissioner Barlow asked if the City had a traffic study of FM 157 including the number of cars.

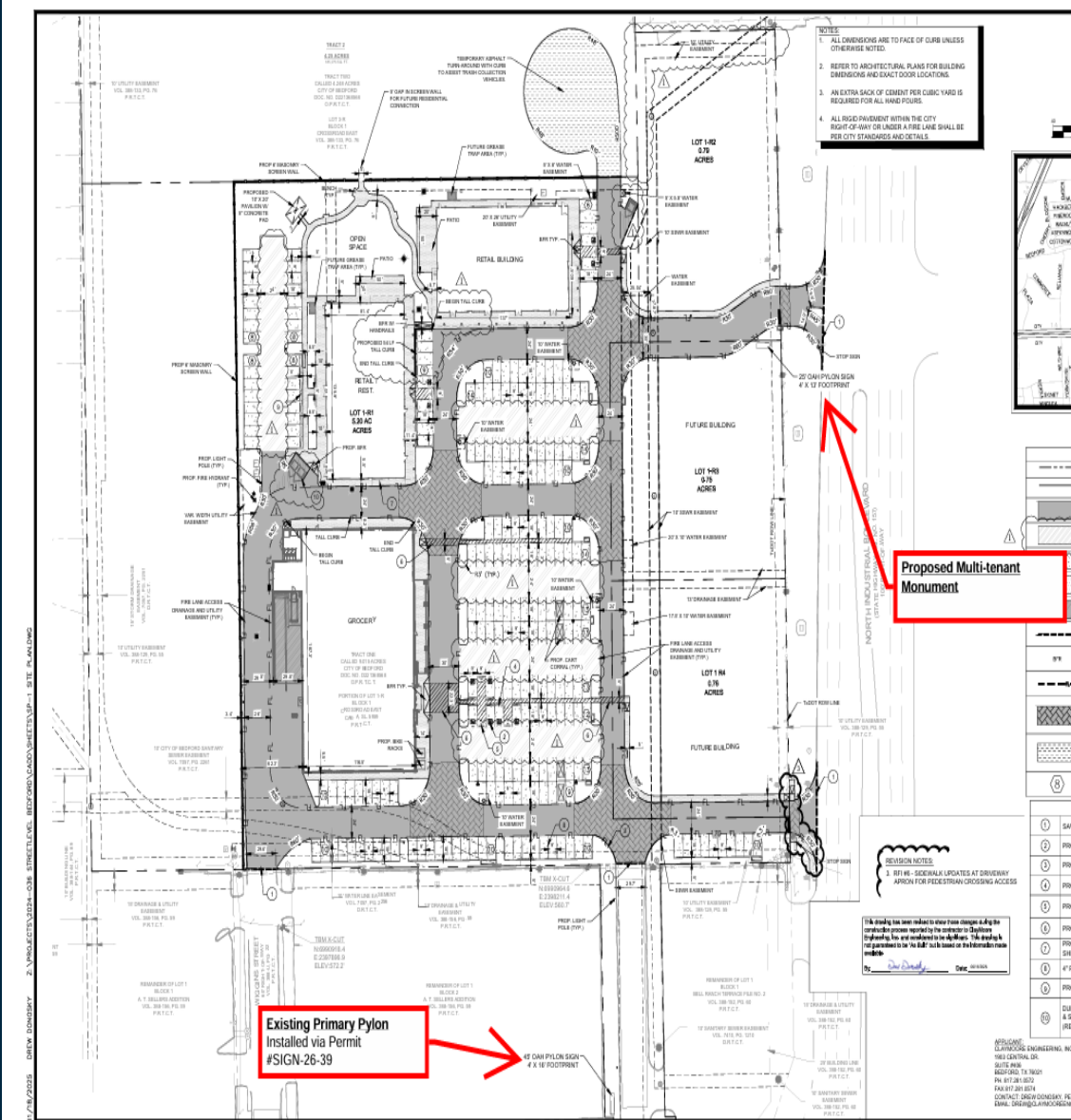
Mrs. Aqqad stated FM 157 is a TXDOT road. Thus, the City does not have that information, although it could be requested.

With no further discussion, a motion was made.

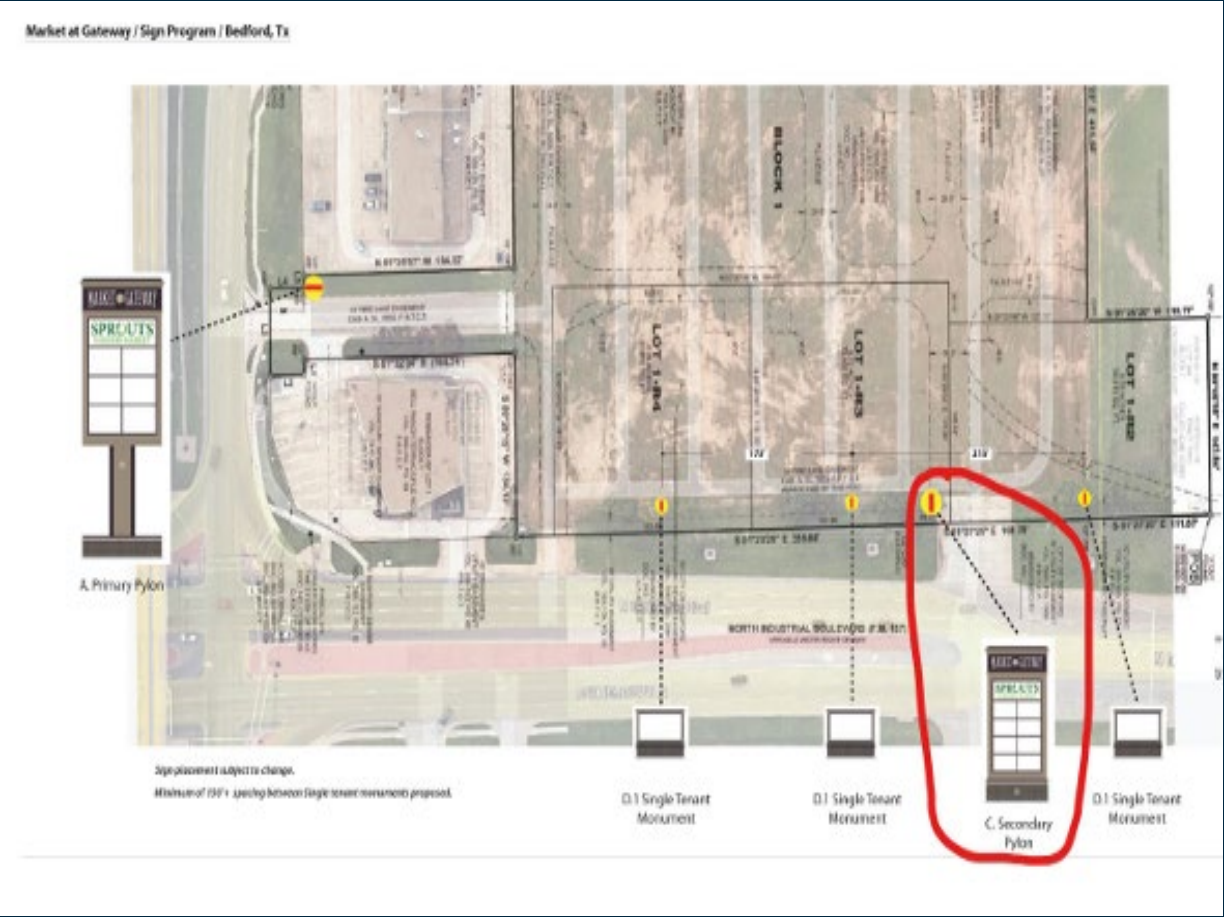
Motion: Commissioner Ingraham made a motion to recommend approval for SSP-26-1, seconded by Commissioner Gallenstein.

Motion approved by a vote of 7-0-0.

Consider resolution approving a Special Signage Program for Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village being 7.49 acres. The properties are generally located west of Industrial Blvd and north of Airport Fwy / State Hwy 183 and are commonly known as 209, 213, 217, 221, 225, and 229 N Industrial Blvd, Market at Gateway. (SSP-26-1)



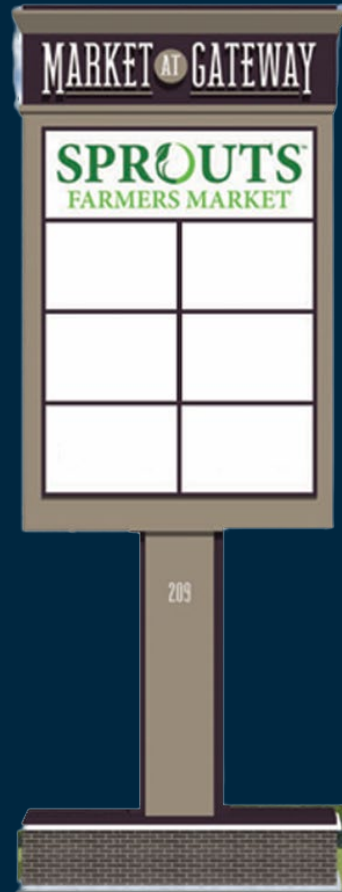
Proposed Sign

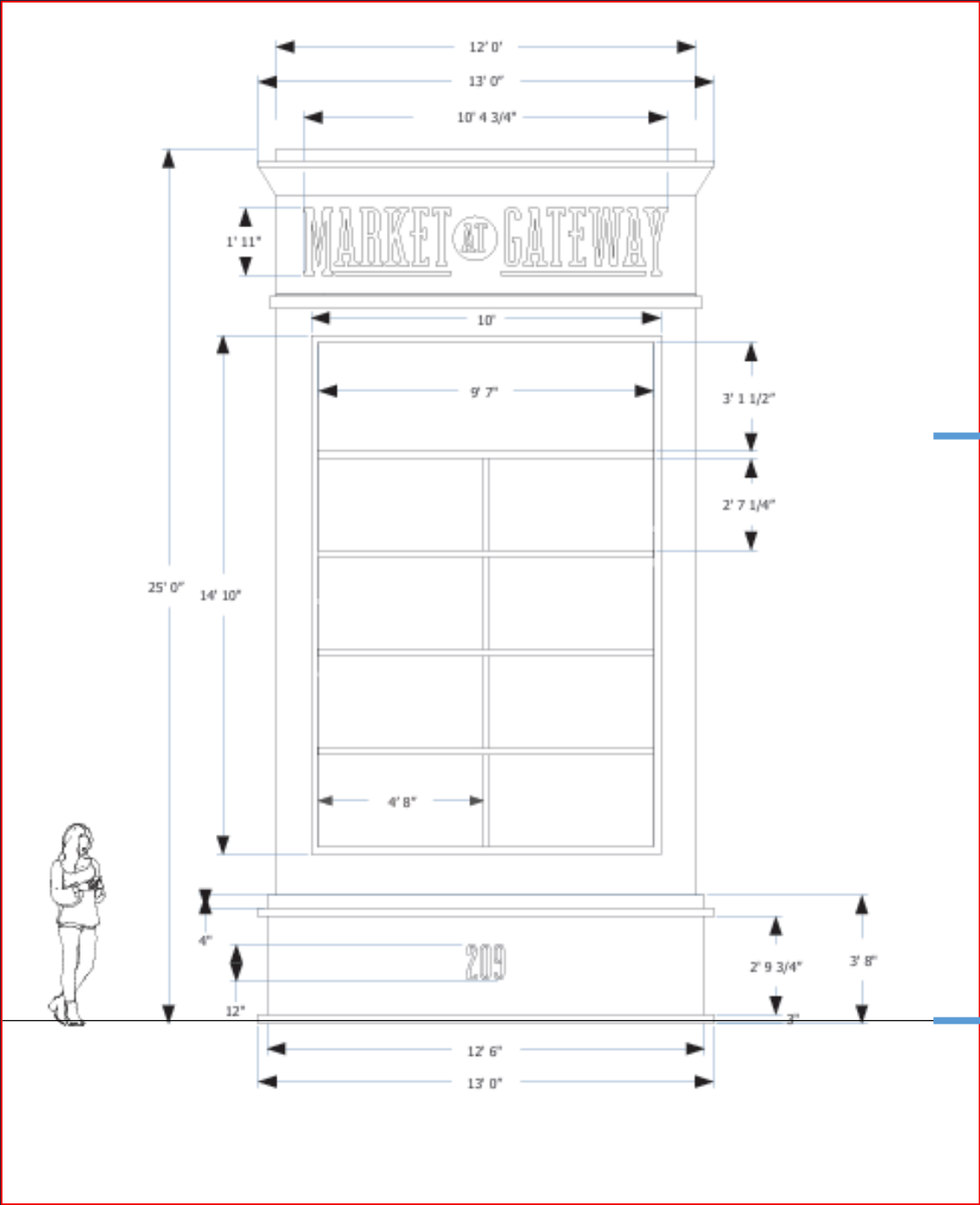


Proposed Signage Compared with Ordinance Requirement

Sign Standard	Ordinance Requirement	Proposed
Maximum Effective Sign Area	96 Sq. Ft.	188.32 sq. ft.
Maximum Total Sign Area	160 Sq. Ft.	312.25 sq. ft.
Maximum Height	16 ft.	25 ft.
Base Size	25% of total sign height	15% of the total sign height

Sign Comparison to Existing Sign





16' Maximum Height Permitted Per Ordinance

Planning & Zoning Commission

Findings and Recommendation

- Recognized and considered the scale and characteristics of the development, including its location along major roadways and separation from surrounding residential properties.
- The proposed signage was considered as part of a coordinated signage program for the overall commercial development.
- Planning & Zoning Commission recommended approval by a vote of 7-0-0.