



City of Benbrook Community Newsletter

August / September 2006

City Council Brief

At the June 1 meeting, City Council adopted a land use plan for the Benbrook Lake lease areas. The land use plan was developed by Schickel, Rollins and Associates, Inc. The plan includes extending Benbrook's current lease with the U. S. Army Corps of Engineers, working with existing concessionaires (Benbrook Stables, Benbrook Marina, Benbrook Par "3", and Benbrook Driving Range) to improve the appearance of existing facilities, raising the conservation pool level to improve lake levels, and considering purchase of the southeast corner of Winscott Road and Benbrook Boulevard for commercial development (possibly a restaurant). Additional recommendations include promoting certain areas for resort development, and others for nature trails with interpretive signage, nature observations points and environmental education, investigation of the establishment of a wildflower center, and development of soccer fields and an inline hockey/skate park.

At the July 6 meeting, the City Council approved an updated gas drilling ordinance. The revised ordinance helps ensure the safety and welfare of Benbrook's citizens, protects property values, and provides for the continued orderly growth of Benbrook. A copy of the 45-page ordinance is available online at www.cityofbenbrook.com

Other significant business actions in June and July include approval of an interlocal agreement with the City of Fort Worth for the construction and maintenance of two bridges over Walnut Creek, adoption of ordinances denying Atmos Energy's statement of intent to increase gas utility rates and request for a gas reliability infrastructure program rate increase, the award of a construction contract for drainage improvements at 913 Timberline Drive, and approval of an interlocal agreement with the City of Fort Worth for mutual aid fire services.

Agendas, minutes, and streaming video of council meetings can be found on the City website - www.cityofbenbrook.com.

Boards and Commissions Volunteers Needed

The City of Benbrook is accepting applications from citizens interested in serving on various Boards and Commissions. These Commissions include: Planning & Zoning Commission, Zoning Board of Adjustment/Board of Appeals, Park & Recreation Board, Benbrook Economic Development Corporation Board of Directors, and Sign Control Board.

Applications and information are available at City Hall, 911 Winscott Road, or by download at www.cityofbenbrook.com, or email at king@cityofbenbrook.com.

Application deadline is August 21, 2006.

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“FLOODSMART” INFORMATION

AM I IN A FLOOD ZONE?

To learn whether your house or property is within a Special Flood Hazard Area (SFHA), designated by the Federal Emergency Management Agency (FEMA), contact the Community Development Department at City Hall at 817-249-3000, or go online to www.cityofbenbrook.com, and select “Interactive Maps”. Check the boxes next to “Parcels” and “Flood Zones”, then select “Update Map”. Locate your property on the map to determine if you are in a SFHA. The City mails a Floodplain Newsletter to the owners of property within the 100-year floodplain each year. If your property is within a flood hazard zone, you may want to purchase flood insurance even if your lender does not require it, since flood insurance is not part of most homeowner's insurance coverage.

BE PREPARED!

Make a list and take photographs of all possessions so a complete claim can be filed if flood damage occurs. A book from FEMA, “Repairing Your Flooded Home”, is available free of charge at City Hall.

Keep a flashlight and battery-powered radio in working order and keep emergency food, water, and medical supplies on hand. Keep valuables, legal documents, and insurance papers in a safe, dry place such as a safe-deposit box. If an evacuation is ordered, move quickly and calmly, taking necessities such as medication, eyeglasses, and clothing. Avoid flooded areas, and never try to drive through high water.

If a flood occurs, fill containers, bathtubs, and sinks with clean water in case the water system becomes contaminated. Shut off all utilities (water, gas and electric) at the main switches or valves (use caution if the area is already inundated). Move personal property to higher ground.

AFTER THE FLOOD!

If flooding damages your house, wait until City officials determine that it is safe to reenter. Call your flood insurance agent. Use flashlights instead of lanterns, and watch for live electrical wires until an electrician has checked the system. Clean and dry your house as soon as possible. Throw away any perishable foods. Scrub and disinfect all walls and surfaces. Have the water system tested before using it. Take photographs to document damaged areas and repair activities. Contact the City Permit Office before beginning any repairs to a flood damaged structure.

Benbrook has participated in the Community Rating System for the National Flood Insurance Program since 1991. Benbrook currently has a Community Rating of “7”, putting Benbrook in the top 25 percent of all cities in the nation for reducing flood hazards. As a result, property owners within the 100-year floodplain are eligible for a 15 percent discount on their flood

insurance premium. Property owners outside of the 100-year floodplain receive a five percent discount. Contact your flood insurance carrier to make sure you are receiving the appropriate discount.

KEEP OUR STREAMS CLEAN!

Flooding often occurs because the natural capacity of a stream is blocked by obstructions. It is a violation of City Code to place or dump any material in a stream or channel, including dirt, rock, construction debris, rubbish, refuse, tree and brush cuttings, grass clippings or any other waste, material or device which may obstruct or impede flow. If you see a violation, please call the Code Enforcement Office at 817-249-6110.

CONSTRUCTION IN FLOODPLAIN AREAS

Any construction or filling within the 100-year floodplain requires a Floodplain Modification and Development Permit from the City before work begins. This includes construction of buildings, storage buildings, fences, retaining walls, swimming pools, garages, carports, patio covers, or major landscaping improvements.

The City will verify whether the project is in the floodplain and that the proposed improvements comply with FEMA regulations and will not cause an increase in flood hazards. If repair or rehabilitation is being made to an existing structure in the floodplain, it may be considered a substantial improvement if the value of the work exceeds 50 percent of the value of the original structure. All substantial improvements must be flood-proofed by raising the minimum floor level to two feet above the 100-year flood level, or by providing hydrostatic protection. Contact the Community Development Department at 817-249-3000 with any questions.

If you are experiencing a flooding problem, City staff is available to provide assistance in determining what steps may be necessary for protection. Often, City personnel can advise you about installing diversion channels, french drains, bank protection or sand bagging strategies to prevent localized flood damage. City funds are not normally available for these types of projects, but advice and consultation are free of charge.

WHERE CAN I GET ADDITIONAL INFORMATION?

Links on the City Home Page - www.cityofbenbrook.com :
FEMA (Federal Emergency Management Agency)
FloodSmart.gov (an official site of the National Flood Insurance Program)

Visit City Hall and the Community Development Department
911 Winscott Road 817-249-3000

Benbrook Public Library
1065 Mercedes Street

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EDC REPORTS COMMERCIAL DEVELOPMENT ACTIVITY

Benbrook is on the grow! Anyone that might question Benbrook's growth needs only to drive around virtually any part of the City to observe the construction that is occurring. There are a number of residential areas in various stages of development; however, this report will focus on Commercial/Industrial Development ranging from plans to actual construction.

WAL-MART – A contract has been approved and executed by the Benbrook Economic Development Corporation and its development partner, Richpenn Resources International, Inc., to sell more than 22 acres to Wal-Mart for construction of a SuperCenter south of Mercedes, west of Benbrook Blvd., east of the extension of Vista Way and north of Sproles Drive. The buyer has a 120 day feasibility period with two 60 day extension options.

WEATHERFORD INTERNATIONAL – Groundbreaking ceremonies for what is expected to be a 24,000 square feet training center east of Weatherford International R&D office building on Winscott, were held July 21. The company, formerly known as SIE, Computalog and Precision Drilling Services, has suggested plans that would ultimately become a training "campus" for the oil field service company.

PAUL KELLY CONSTRUCTION – Paul Kelly continues to invest in Benbrook Industrial Park with construction of four new buildings for office/storage leasing. New construction brings Kelly's total to nine buildings fronting either Benbrook Parkway or Kathy Lane in the Park which is located east of Winscott Road approximately one-half mile north of I-20.

I-20 CLASS A BUSINESS OFFICE PARK – Steve Hawkins has contracted to purchase approximately 25 acres from the Benbrook Economic Development Corporation for the development of a Class A Business Office Park. The land is located north of I-20, west of Ridglea Country Club Estates and west of property owned by Cassco Land Company east of Winscott Road.

CASSCO LAND COMPANY LOI – Cassco Land Company has executed a Letter of Intent to sell approximately 180 acres of undeveloped land south of I-20 from Winscott Road to the Clear Fork of the Trinity River. Company spokesmen report a contract to sell the property is being finalized. The developer will have a due diligence period in which plans will be developed for a mixed use area, junior anchor retail stores, a possible movie theatre, restaurants, multi-family housing, town homes and single family residential areas.

I-20 ENTRANCE/EXIT RAMPS – The relocated entrance/exit ramps and Texas turnaround east of Winscott Road

have created access to undeveloped property on both the north and south side of Interstate-20. A mixed used town center on the southeast corner of Winscott Road and I-20 is still planned with City Council rezoning the 20-acre corner for that purpose a number of months ago.

SALON SUPPORT OFFERS CALL CENTER/FULLFILLMENT SERVICES – Salon Support, Inc., one of the nation's largest distributors of tanning salon products, and located on Benbrook Parkway in the Benbrook Industrial Park, is extending its offering to those who may need outgoing call center services. The company also provides fulfillment services for company needing assistance with storage and distribution of products.

BENBROOK BLVD. MASTER PLAN STUDY – Assistant City Manager Dave Gattis is directing a Steering Committee working with HNTB in seeking the best method to expand Benbrook Blvd. (US377) from its current four lanes with a center turning lane, to a six lane divided boulevard. The committee has held three meetings and includes representatives from many of the businesses located on Benbrook Blvd. Additional information will be available on *Benbrook Spotlight* on Cable Channel 7 or by visiting www.cityofbenbrook.com and clicking on *Benbrook TV*.

BENBROOK WATER AUTHORITY REMODELS, ADDS OFFICES AND BOARD ROOM – Benbrook Water Authority recently completed remodeling of its service center by adding administrative offices and a new Board of Directors meeting area. More information is available on *Benbrook Spotlight* on Cable Channel 7 or by visiting www.cityofbenbrook.com and clicking on *Benbrook TV*.

BENBROOK LIBRARY BOARD PLANS EXPANSION – Members of the Benbrook Library District Board of Directors have spent several months planning the expansion of the Benbrook Library on Mercedes. More information is available on *Benbrook Spotlight* on Cable Channel 7 or by visiting www.cityofbenbrook.com and clicking on *Benbrook TV*.

STATE NATIONAL BANK – Extensive exterior remodeling has begun at State National Bank (formerly Heritage National) at the corner of Benbrook Blvd. and Sproles Avenue. The project is expected to be completed in late summer of 2006.

FIRST BANK – Permitting is nearing completion, and contracts are being considered, for the construction of First Bank at the corner Westpark and Benbrook Blvd. Officials are expecting to have construction completed in the Fall of 2006.



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June / July 2006
A bi-monthly publication of the
City of Benbrook

City Council:

Jerry Dittrich, Mayor
James Schull, Place 2
Keith Bailey, Place 3
Rickie Allison, Place 4
John Vander Pan, Place 5
Larry Stowe, Place 6
Ron Sauma, Place 7

Benbrook City Council normally meets on the 1st & 3rd Thursday of each month at 7:30 PM at City Hall, 911 Winscott Road. For more information, call 817-249-3000 or e-mail: info@cityofbenbrook.com.

Visit us on the Web:
www.cityofbenbrook.com

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Benbrook Library Update:

The Benbrook Library District Board of Trustees seeks applicants for appointment to a vacant trustee position. The Benbrook Library District (BLD) provides library services thru the Benbrook Public Library to the citizens of the City of Benbrook. BLD is governed by an elected board of five trustees that serve for two year terms. When a position becomes vacant during an elected member's term, the Board may appoint a replacement to serve the remainder of the term.

The replacement trustee will serve until May, 2007, at which time an election will be held for that position. Applicants for the vacant position will be interviewed by the Board in August or September, 2006. Applicants must meet the following criteria: 1. Be a citizen of Benbrook for at least the previous 2 years. 2. Be a registered voter. 3. Be willing to serve out the current trustee term. It is preferred that the appointee be willing to run for reelection in the next BLD election.

In order to be considered for appointment, applicants must send a letter of application to Michael Baldwin, Library Director, Benbrook Library District, 1065 Mercedes, Benbrook, TX 76126 (or email to mikeb@benbrooklibrary.org). The letter must be received by Friday, August 11, 2006. The letter should specifically state that the applicant meets each qualification listed above, should provide biographical information about the applicant, and should indicate why the applicant is interested in being a BLD trustee. The letter should include email address, phone number, or mailing address so the applicant can be invited to interview.

Benbrook Sister Cities Update:

Bled Trip Sponsor Lucynda Nicholson and students Delia Owens, Eric Brooks, Tyler Bornman, Haley Hankins, Ashley McDonald, Ashley Winters, and Aaron Rasco all returned safely on July 12 from a two-week visit to Bled, Slovenia, where they lived with host families, were introduced to the mayor, and toured the area. Just a few of their comments: "Better than I could have imagined!" "Really did not want to come home!" "Best kept secret in the world!" "Full of history, life, and great food!" "I'm going to go back!"

Ballymoney Visit Tears flowed freely at City Hall on July 10 as five Student Ambassadors and two Sponsors from Ballymoney, Northern Ireland, prepared to return to their homes. The visiting students and their Benbrook host siblings bonded completely and have vowed to see each other again. Local students who hosted were: Amanda and Candace Garcia, Bianca Bissey, Sarah Stewart, Patrick and Matt Teagarden, and Chandrie Cook. The visitors and host families participated in a wide range of activities including an art workshop at the Benbrook Community Center/YMCA, swimming, Cats' baseball game, Granbury Live concert, Benbrook Mayor's Reception, rodeo, tubing on the Comal River, touring the State Capitol, and attending a Benbrook City Council meeting. The program ended with an old-fashioned "Thanksgiving in July" celebration and family softball game at the Benbrook Community Center/YMCA and Dutch Branch Park softball field. The Benbrook students really learned to appreciate their own culture as they experienced it with their guests.