

**Council Minutes March 3, 2014**

**STATE OF TEXAS           §**

**COUNTY OF TARRANT   §**

**CITY OF BEDFORD       §**

**The City Council of the City of Bedford, Texas, met in joint work session with the Planning and Zoning Commission at 6:30 p.m. in the TXI Conference Room, 1805 L. Don Dodson on the 3rd day of March, 2014 with the following members present:**

Jim Griffin	Mayor
Chris Brown	Council Members
Ray Champney	
Jim Davisson	
Patricia Nolan	
Roy W. Turner	

constituting a quorum.

Councilmember Boyter was absent from the meeting.

The following members of the Planning and Zoning Commission were present:

Bill Reese	Chairperson
Todd Carlson	Commissioners
Roger Fisher	
Mickey Hall	
Bill Reese	
Jason Sinisi	
Lee Pierson (alternate)	

constituting a quorum.

Staff present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Michael Wells	City Secretary
Meg Jakubik	Asst. to the City Manager
Mirenda McQuagge-Walden	Managing Director
Jackie Reyff	Planning Manager
Bill Syblon	Development Director

Also in attendance:

Jayashree Narayanal	Gateway Planning
Jim Tharp	Oxley Williams Tharp

**CALL TO ORDER/GENERAL COMMENTS**

The Joint Work Session was called to order at 6:37 p.m.

**JOINT WORK SESSION 6:30 p.m.**

- **City Council and Planning and Zoning Commission Joint Work Session to discuss the Central Bedford Development Zone (aka CBDZ) for the development of draft guidelines.**

Mayor Griffin discussed the City embarking on the CBDZ project with one of the steps being to devise a new name for the project.

Development Director Bill Syblon introduced Jayashree Narayanan, with Gateway Planning, and Jim Tharp with Oxley Williams Tharp, the consultants on the project. He discussed the project's Vision Plan, which includes planning and implementing high quality, unique development being critical to the future of the City in order to create a place that is desired by the residents. Planning Manager Jacquelyn Reyff presented an overview of the Vision document that was approved by Council in June of 2013. She displayed a map from the Vision document showing the focus areas and presented a project summary and timeline, which included stakeholder meetings, a public open house, staff and stakeholder charette meetings, and the final Vision document. This meeting is to discuss text amendments to the Zoning Ordinance. She displayed possible housing mixes that were agreed to in the Vision document as well as a map showing the potential area for more office, retail, and restaurant development. She discussed examples of demand for new retail and the general amount of square footage that could be absorbed; infill and redevelopment of the area around City Hall; and other standard concepts, including distinction, walkability, mixture of land uses, parking and authenticity. She displayed a timeline, as well as the next steps to be taken. It was stated that meetings were held with TXI, State National and Harley-Davidson to get their input on the Vision.

Ms. Narayanan discussed use-based zoning, which she stated does not drive development and is a one size fits all approach. It involves buffering the use between everything next to it, minimal design standards, and is unpredictable and mostly auto-oriented. In design-based zoning, the focus is on the form and the market drives the use. The standards are particular to the concepts the City wants to achieve. It involves mixing uses, minimum and maximum setbacks, transitions instead of buffers, and the creation of a predictable environment. The City would act as a master developer by creating the context. The buildings would be allowed to evolve as the market changes. The City would be proactive in establishing standards so that the vision would be implemented at the end of the day. From an owner and developer standpoint, there would be a more streamlined review process because there are a detailed set of standards and they would know what is expected of them. Multiple property owners would be able to take advantage of the scope. Sub-districts could also be established and more graphics should be used. Issues to consider include administrative approvals; non-conforming uses and sites including ensuring that standards are evolutionary and property owners are not punished for making minor changes; and infrastructure improvements as a public/private partnership.

There was discussion that the design criteria would be used in the entire zone; linkages between the Library, the Old Bedford School, and the Boys Ranch Park; public/private partnerships including the 380 program and TIFS, and what would be best received by developers and what would be most cost effective; the role the City would play in making improvements; using the private sector as a catalyst; the Cultural District as a catalyst; concerns over the administrative review process bypassing the Commission and Council, and that both groups would still have input; and that putting these standards in the code would let the City know exactly what it is going to get. There was discussion on the boundaries of the CBDZ, including the sub-districts; the elements that are going to be in the Code; that the Code would only be rewritten for the district; the area south of the freeway including the highway serving as a barrier, finding ways to better connect it, having walkways over the highway in the future, and

success north of the freeway serving as a catalyst; the types of businesses the City is trying to attract, including corporate, medical offices and service-type retail, and where; creating an environment where one lives, works and partakes of opportunities; invigorating growth and sustainability; auto-orientation in regards to what is being built; the key component of the project being location; proceeding with caution; becoming a cultural center and attracting businesses that are focused on arts and culture; creating a unique vision that the City owns and is a point of differentiation; creating an environment that is demand generating; partnering and creating synergy with a company like Harley-Davidson; creating a civic place or plaza; the market driving the users; creating a sense of community; attracting the right kind of businesses and if the City has the right kind of demographics; the residential density presentation by Jason Claunch; another primary component being that it would feed into existing businesses and keep the momentum going; creating opportunities for the market to grow; finding a niche that is unique and different; getting a developer that does a significant part; attracting national chains as opposed to local businesses; demographics and the City being landlocked; the synergy between the medical and entertainment districts, the Harley-Davidson building, the CBDZ, and City facilities including the Library, Boys Ranch and the Old Bedford School; a new city hall being a catalyst and the City not feeling like community without a central area; and the City owning a lot of land.

In regards to building height, there was discussion on the current restriction being 35 feet and if there is a willingness to go higher to five or six stories with the right type of business; having shared parking and garages; having buildings tall enough to be seen from the highway; and having flexibility and transition standards. In regards to the placement of buildings, there was discussion on ensuring that buildings are pulled to the front.

In regards to parking placement and standards, there was discussion on not micromanaging parking requirements and creating a blended ratio for all commercial uses; letting the market drive what the parking will be; the importance of where parking is located from a walking standpoint; screening, the number of driveways and landscaping; creating joint agreements for parking; the history of the development of parking standards; enforcing parking standards; having parking lots in the back; and adding on-street parking. There was discussion on having functional sidewalks and spending money on accents like trees and lighting; dealing with private development and the City having the ultimate call on how the area is developed; what the main street would be in the district including Parkwood Drive and L. Don Dodson; drive-thru designs including an alternative design, expense, and choosing one that would work for all uses.

There was discussion on buildings needing access from the sidewalk; how the building frontage design relates to the sidewalk; addressing shade through galleries, arcades or canopies; ensuring that the design is suitable to store fronts; having windows and doors, as well as façade articulation along the main streets so there are no blank walls; the current masonry requirement being 60 percent; looking at more contemporary materials and designs; the need for flexibility; being less restrictive as long as there are urban design standards and that it is style neutral; and sign standards including identifying the different sign types and having a palette that allows for blade signs.

There was discussion on standards for parks and open spaces; having courtyards and public or private open spaces and amenities; creating common civic space to be a central gathering place; balconies; what an ideal green space is and if there is a ratio; that there are different scales for different kinds of parks; quality and amenities if the City owns the property and can designate them on the map; having design standards for multifamily; there being a palette for the developer to pick from; delineating on the map where parks, a new city hall or civic plaza are to go; public/private partnerships and what the City has to do; that the City owns a lot of land and has a lot of negotiating power; the City having more input; deciding on where a new city hall would go; and the importance of standards for public parks and private open spaces.

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The next steps of the process are to take the original concept and refine it with the input from the meeting. There was discussion on designating where the main street area is going to be; showing sub-districts; having a framework; building a model or having renderings; adding more detail to the conceptual plan; and trees on Central Drive. The Council and the Commission were of the consensus to hold their next joint meeting on April 1, 2014.

### **ADJOURNMENT**

The meeting was adjourned at 8:29 p.m.

ATTEST:

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Jim Griffin, Mayor

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Michael Wells, City Secretary