

**Council Minutes April 1, 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 1st day of April, 2014 with the following members present:**

Jim Griffin	Mayor
Michael Boyter	Council Members
Chris Brown	
Jim Davisson	
Patricia Nolan	
Roy W. Turner	

constituting a quorum.

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

Bill Reese	Chairperson
Todd Carlson	Commissioners
Bill Reese	
Jason Sinisi	
Tom Stroope	

constituting a quorum.

Staff present included:

David Miller	Deputy City Manager
Michael Wells	City Secretary
Meg Jakubik	Assistant to the City Manager
Mirenda McQuagge-Walden	Managing Director
Bill Syblon	Development Director

Also in attendance:

Jayashree Narayanal	Gateway Planning
Jim Tharp	Oxley Williams Tharp

**CALL TO ORDER/GENERAL COMMENTS**

Mayor Griffin and Chairperson Reese called the meeting to order at 6:31 p.m.

**JOINT WORK SESSION**

- **City Council and Planning and Zoning Commission Joint Work Session to discuss the Central Bedford Development Zone (aka CBDZ) for the development of draft design guidelines (A-039).**

## Council Minutes April 1, 2014

Councilmember Champney arrived at 6:33 p.m.

Jayashree Narayanan with Gateway Planning stated that this presentation builds upon the previous meeting where there was discussion on the overall structure of the CBDZ. An internal design session was held and more detail was added. They looked at the original focused core area, the areas east of Central Drive and the connection to the Cultural District. They examined the idea of Parkwood Drive serving as "Main Street" instead of L. Don Dodson, which from a retail standpoint does not have the traffic to attract retail. Parkwood would have visibility as it can be seen from the access road. It could become a two-lane roadway with on-street parking, wider sidewalks and trees. Further, it already has the Harley-Davidson buildings behind it, which creates synergy and is a big destination driver.

There was discussion on visibility from Highway 183; having arches over the street; Central Drive having so much traffic and existing retail, which Parkwood does not; Forest Ridge Drive having a lot of residential frontage; the number of open lots on Parkwood; parking from State National Insurance; potential enthusiasm once the Harley building is built; collaboration between Harley and State National; spin-off businesses; educating the development community; getting the concept on paper and what the City can do as far as infrastructure; buildings that will be available; an easement north of State National; stakeholders needing to see the benefits; creating a point of differentiation; and attracting and retaining businesses.

There was further discussion on Ms. Narayanan writing the zoning for the vision plan; that the plan established a broad vision and did not have the level of detail; what standards the City wants and where; where the City wants to put its investment in infrastructure; the need for a central gathering place; State National having added value based on where the open lands are; talking to all of the stakeholders; that there would be zoning changes and the area having to be studied for the type of zoning; having flexibility on the use side and being stricter on the design side; conceptually agreeing on such things as buildings being closer to the street and wider sidewalks; that there have form based codes that rely on the subdivision of parcels; what would happen if businesses say no; and that zoning may not match property lines and allowing for leeway for lines to shift as development comes forward.

Ms. Narayanan discussed a central square and a new city hall to anchor the development at the crossroads of L. Don Dodson and Parkwood. She also discussed connecting the Cultural District; that Forest Ridge Drive has less than 4,000 cars a day and taking it from four lanes down to three, which would give the space for a trail connection between the Boys Ranch and the CBDZ; using the right-of-way on Forest Ridge and creating cultural amenities and trails; having the central turn lane be stained concrete; having power lines on only one side of the street; having ornamental trees; that burying power lines would be cost-prohibitive; that decreasing traffic lanes helps other modes of transportation; projections from NTE; and that even if traffic increased by 200 percent it would still be low. She further discussed circulation around a civic square including having angled parking on one side and wide sidewalks; that L. Don Dodson does not have enough traffic to justify four lanes and that it could have 11-foot lanes with a parking lane on one side; and creating a trail that connects east of Central Drive to Forest Ridge and the Boys Ranch.

Ms. Narayanan discussed the different subzones or districts and achieving the type of development the City wants. Highway Mixed Use includes everything along the highway. It would be automobile oriented and they would want to look at improving the aesthetics including materials, landscaping and articulation. It would build on the existing overlay district and have more standards and details. Main Street Mixed Use would create a gateway linking the central square to the highway. Buildings would be much closer to the street and there would be five to ten-foot setbacks. Regional Retail and Employment would be behind the highway. It already has

## Council Minutes April 1, 2014

a lot of major employers and does not really need visibility from the highway. Buildings would be one to three stories high or there could be an increase in the height entitlement. It would serve as a buffer between the highway and neighborhoods and civic uses. She discussed getting the Wells Fargo building to redevelop. The code would allow for multi mixed use and residential would be built to commercial standards. There was discussion on allowing town homes in the district. In regards to the Civic Mixed Use district, there is currently a lot of vacant land and trees. Buildings would be one to four stories and there would be a lot of different civic uses. In respect to existing neighborhoods, transition standards could be written in. Parks and open space standards would be addressed. Ground floor along L. Don Dodson would be built to commercial standards. It would have smaller lots and more rental living. A common front yard would be created and civic opportunities would be identified, including anchoring the central square with a new civic building. There would be standards to reflect the type of design the City wants for a civic building and the civic square. There was discussion on moving all civic buildings to one location; and having standards on where civic buildings would be located and what they would look like.

Ms. Narayanan discussed the components of the code. The Zoning Map would show the zones and the locations of items including future streets, frontages and civic spaces. There would be enough information for developers to know what the expectations are. There was discussion on the creek including not paving over it and creating pedestrian connections. Under Administration, Ms. Narayanan encouraged administrative review and approval of projects that meet the code since it has a lot more detail than other zoning districts. There would be a process for those projects that do not meet the code. There would be Site Development Standards for each of the zones to include heights, setbacks and parking. Building Design Standards would have functional design standards including where entrances should be, where drive through uses could be created, window and door articulations, the types of building materials, ground floor shading, and commercial ready standards. In regards to Streetscape/Landscape Standards, she discussed public street standards including standard Public Works standards and creating an appendix that shows that the City can have different standards for special districts. Under Civic and Open Space Standards, there would be a minimum amount of public open space for new residential development, which is typically 10 percent of the site. Preservation of existing trees and creeks would be encouraged. In regards to Sign Standards, she recommended putting it in the Zoning or Sign Code. A simple matrix would be created for different sub-zones and design types would be matched to the types of streets. There was discussion on parking including where it would be located, a parking garage concept, centralized parking, shared parking, and having one standard for all commercial uses.

Ms. Narayanan stated that a code would be drafted with a regulating plan. It would be a stand-alone document and more user-friendly in that it has all of the development standards. The draft code would be sent to the members of the Council and Commission a week or ten days before the next meeting. There was discussion on explaining how legal non-conforming situations would be handled; looking at other options and having flexibility; archways from the east onto L. Don Dodson; having flexible zoning requirements; having all of the regulations in one book; encouraging development; the City becoming a motorcycle hangout; creating vertical markers; when to include stakeholders that are developers and having to be far enough along that distinct parameters are laid out; seeing more of a tie in to the Boys Ranch, the Old Bedford School, and the Library, as well as east of Central Drive; a CIP for redoing Forest Ridge Drive and doing a trail plan; what would happen if a developer does not want to do it the City's way and involving developers when designing the codes; setting the vision and the parameters for what that vision is to become; multiple developers working on pieces of the footprint; having design criteria established for developers to work inside of; that developers may come back to the City with changes for consideration; coming up with something feasible within the context of what is

## **Council Minutes April 1, 2014**

around and the vision of a downtown; the City having a lot of control since it owns a lot of the land; having the right kind of development; that Gateway Planning works with developers; and that it is not unusual for cities to develop guidelines.

Deputy City Manager David Miller stated that the code would be a fluid document and that by doing this ahead of time, the less financially stable developers would be eliminated. There was discussion on having a project manager, including outsourcing and adding the cost onto the developer.

The Council and the Commission were of the consensus to have the next meeting on May 29 at 6:30 p.m.

### **ADJOURNMENT**

The meeting was adjourned at 8:02 p.m.

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Jim Griffin, Mayor

ATTEST:

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Michael Wells, City Secretary