

**Council Minutes July 21, 2017**

**STATE OF TEXAS §**

**COUNTY OF TARRANT §**

**CITY OF BEDFORD §**

**The City Council of the City of Bedford, Texas, met in Special Session at 8:00 a.m. on the 21st day of July, 2017 with the following members present:**

Roger Fisher	Mayor Pro Tem
Michael Boyter	Council Members
Dave Gebhart	
Amy Sabol	
Roy W. Turner	

Mayor Griffin and Councilmember Sartor were not present at the meeting.

Staff present included:

Brian Bosshardt	City Manager
Cliff Blackwell	Acting Assistant City Manager
Emilio Sanchez	Planning Manager
Bill Syblon	Development Director

**CALL TO ORDER/GENERAL COMMENTS**

Mayor Por Tem Fisher called the Special Session to order at 8:12 a.m.

Council toured the following commercial and residential developments:

- Lakeside DFW Project, Flower Mound – Meet at Paradise Bistro - 2451 Lakeside Parkway Suite 100, Flower Mound, TX 75022

There was discussion on schools and school district around Lakeside; Bedford Commons, including background and an overview of the project; different development product types; other projects; the length of time Lakeside has been under development; the ratio of retail to residential; the length of time the shops been open; how Bedford Commons will compete with Glade Parks; and the differences of urban style units compared to garden style units.

- 925 Main Street in Grapevine, Grapevine TX

There was discussion on the pros and cons of the project.

- Village at Colleyville, Main Street, Colleyville

There was discussion on the pros and cons of project; lessons learned by Realty Capital during and after development; and retail mix in the development.

- Venue at Hometown, 9012 Courtenay Street, North Richland Hills, TX 76180

There was discussion on the conversion of some of the commercial units to residential; and occupancy, prices, and popularity development.

- Proposed Phase One of Bedford Commons

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There was discussion of the dynamics of Bedford Commons with representatives from Realty Capital.

- City Hall, Building A Conference Room

There was further discussion on Bedford Commons including Realty Capital, and not any other developers; potential density; the target market; feasibility; and upcoming proposed changes to the Bedford Commons Code.

### **ADJOURNMENT**

Mayor Pro Tem Fisher adjourned the meeting at 12:55 p.m.

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Jim Griffin, Mayor

ATTEST:

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Michael Wells, City Secretary