

Council Minutes May 9, 2023

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 6:00 p.m. in the in the Meeting Room of City Hall Building C, 1805 L. Don Dodson Drive, on the 9th day of May, 2023 with the following members present:

Amy Sabol	Mayor Pro Tem
Dan Cogan	Councilmembers
Nichelle D. Dawkins	
Steve Farco	
Rob Gagliardi	
Rich Steves	

constituting a quorum.

Mayor Boyter was absent from the meeting.

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

Bruce Emery	Chairperson
Kate Barlow	Commissioners
Roger Gallenstein	
Bryn Henderson	
Tom Jacobsen	
Steve Otto	
Danielle Stellrecht	
Treasure Ford	Alternate

constituting a quorum.

Commissioner Smith was absent from the meeting.

Staff present included:

Jimmy Stathatos	City Manager
Caryn Riggs	Assistant City Manager
Andrea Roy	Assistant City Manager
Michael Wells	City Secretary
Wes Morrison	Community Development Manager
Jose Saenz	Planner

JOINT WORK SESSION

The Joint Work Session began at 6:00 p.m.

CALL TO ORDER/GENERAL COMMENTS

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Mayor Pro Tem Sabol called the Work Session to order.

- **Receive an overview of the Comprehensive Plan (Master Plan) process and discuss the long-term vision for growth and development of the City.**

Tony Allender with Hawes Hills stated the goal of the work session is to craft a vision statement, introduce new development patterns, and determine what the Council and Commissioners feel future Bedford should be from a land use and development patterns perspective. The Council and Commissioners would engage in two exercises to determine that vision and how the community should look in the future as far as development patterns. From the vision statement, guiding principles, used to describe what is meant by the vision statement, would be developed. From there, policies, actions, and the land use plan, which ultimately becomes the comprehensive land use plan, would be developed. From that, other processes such as regulations, design standards, and incentives can be built and/or refined.

Mr. Allender presented the traits of a strong vision statement, including being brief, clear, inspirational, achievable, future focused, and able to define desirable traits. He discussed crafting guiding principles, which are guidelines that describe how a certain focus area, which are areas of importance to the community, can contribute to the vision statement. They would be used as recommendations in the Comprehensive Plan based on how the physical environment can be altered to achieve the vision statement.

Mr. Allender discussed the first exercise to craft a vision statement. He stated Hawes Hills would take the feedback from the exercise and build a set of guiding principles. The exercise was for each group to pick five to seven key words that describe future Bedford and then build a vision statement based on those words.

Council and the Commissioners worked in small groups. The vision statements they developed were as follows:

- A Bedford that is seen as a community that believes in safety, offers an exciting, livable environment to attract visitors by enhancing community values through maintaining its infrastructure and repurposing properties.
- Bedford will be a unique and inviting neighborhood-focused community that is sustainable and innovative to bring forth an evolving character for the future.
- Bedford values the preservation of natural and historic character, while innovating to evolve as a well-connected community that drives active and engaged residents to destinations and businesses.
- A neighborhood focused community connected through technology/mobility with unique identities in each area.

There was discussion regarding commonalities between the vision statements, including repurposing, maintaining, and evolving character; uniqueness; neighborhoods being preserved and enhanced; connectedness and mobility; and Bedford as a destination. There was further discussion regarding adapting to environmental changes.

Mr. Allender presented an overview of existing and possible future development patterns in Bedford in the categories of residential, mixed-use, commercial, and industrial. He stated the purpose of the second exercise is to take what Bedford currently has and add in opportunities to make changes and create interesting places for residents and people outside the area. There was discussion regarding the different types of development patterns. Mr. Allender stated the two stages of the exercise are the preservation stage, whereby sections of the community are carved

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out to preserve and enhance as is, and the transformation stage, where places that are desired to be changed are identified.

After each group presented their opinions on the development patterns for the community, Mr. Allender stated that he would take information from both the vision statement and land uses/develop patterns to develop a draft vision statement, a series of guiding principles, and the first version of a future land use plan. Other steps in the process include releasing the community assessment report and holding a workshop with staff and stakeholders.

ADJOURNMENT

Mayor Pro Tem Sabol adjourned the Work Session at 7:42 p.m.

Michael Boyter, Mayor

ATTEST:

Michael Wells, City Secretary