

**MINUTES  
OF THE MEETING OF THE  
CITY OF BENBROOK  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JANUARY 9, 2020**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, January 9, 2020, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey  
Alfredo Valverde  
Nathan Sultemeier  
Matthew Wallis  
Jon Craver  
David Eason  
Damon Farrar

Absent: John Logan  
Mikel Seifert

Also present: Jim Hinderaker Assistant City Manager  
Caroline Stewart Assistant City Planner,  
Acting Recording Secretary

**I. CALL TO ORDER**

Chair Valverde called the meeting to order at 7:30 p.m.

**II. CITIZEN COMMENTS ON ANY AGENDA ITEM**

**III. MINUTES**

Regular Meeting, June 13, 2019

Motion by Commissioner Ramsey to approve the minutes of the June 13<sup>th</sup> meeting. Second by Commissioner Sultemeier. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Sultemeier, Mr. Wallis, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: Mr. Craver

Motion carried: 6 – 0 – 1

**IV. SELECTION OF CHAIR AND VICE CHAIR**

Motion by Commissioner Ramsey to elect Commissioner Valverde as Chair of the Planning and Zoning Commission. Seconded by Commissioner Craver. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Sultemeier, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0

Motion by Commissioner Sultemeier to elect Commissioner Craver as Vice Chair of the Planning and Zoning Commission. Seconded by Commissioner Farrar. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Sultemeier, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0

## V. REPORTS OF CITY STAFF

### A. SITE PLAN

- 1) **SP-20-01** – A request to approve a Site Plan for a 179-unit multi-family development on 7.34 acres within a “D” Multiple-Family zoning district, generally located northwest of the Cook Ranch Road and Benbrook Boulevard (Hwy 377) intersection (8879 Cook Ranch Road). [PUBLIC HEARING]

JR Thulin, the applicant, gave a presentation and answered questions from the commission. Pat Hart, the Landscape Architect with Kimley-Horn, presented the landscape plan and tree mitigation and preservation plan and answered questions from the Commission.

Caroline Stewart, Assistant City Planner, presented the staff report.

The Chair asked for public comment. Diane Price (11029 Hawkins Home Boulevard, Benbrook), Anthony Harris (10901 Hawkins Home Boulevard, Benbrook), and Randy Toulouse (11104 Hawkins Home Boulevard, Benbrook) asked questions concerning the proposed development. The Chair closed the public hearing at 8:07 p.m.

Motion by Commissioner Sultemeier to request to approve the site plan for a 179-unit multi-family development on 7.34 acres generally located at the northwest corner of the Cook Ranch Road and Benbrook Boulevard (Hwy 377) intersection (8879 Cook Ranch Road). Seconded by Commissioner Craver. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Sultemeier, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 –0

## B. SUBDIVISION

2) **P-20-01** – A request to approve a Preliminary Plat for 37.94 acres out of the T. & N. O. RR. Co Survey, Abstract No. 1565. The property is zoned “BR-PD” One-Family Reduced District. The residential development, named Whitestone Heights Phases 2 and 3, proposes 107 single-family residential lots. The property is generally located northeast of the Hawkins Home Boulevard and Benbrook Boulevard (Hey 377) intersection. [PUBLIC HEARING]

Commission Ramsey and Jim Hinderaker disclosed that they both live within the adjacent subdivision, Whitestone Heights PH1.

Caroline Stewart, Assistant City Planner, presented the staff report to the Commission and entered a letter, “Exhibit A”, into the record, submitted by Robert E. Tanner concerning lack of utility and cable/internet services at Whitestone Heights – Phase 1.

Casey Stevenson, the applicant, gave a presentation to the Commission.

The Chair asked for public comment. Judith Bennett (10913 Hawkins Home Boulevard), Diane Price (11029 Hawkins Home Boulevard), Diane Luton (11037 Hawkins Home Boulevard), Anthony Harris (10901 Hawkins Home Boulevard), Steve Kolman (11033 Hawkins Home Boulevard), Mike Lloyd (11000 Hawkins Home Boulevard), and Doug Price (11029 Hawkins Home Boulevard) spoke with concerns regarding the case. Among the issues raised were concerns about drainage, utilities, golf cart path safety, builder refuse, quality of homes in the future developments and the new connection to Highway 377. Commissioner Wallis asked questions to clarify information regarding drainage. The Chair closed the public hearing at 9:06 p.m.

Motion by Commissioner Wallis to approve Preliminary Plat request number P-20-01, subject to staff comments and stipulations as contained in the staff report and attachments. Seconded by Commissioner Sultemeier. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Sultemeier, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 –0

## C. COMPREHENSIVE PLAN

3) **CP-20-01** – Consideration of an update to the Benbrook Comprehensive Plan. Updates include revised goals and visioning, Future Land Use Map (FLUM) for the City and its Extra Territorial Jurisdiction (ETJ), Master Thoroughfare Plan, the establishment of a Downtown Plan, and other editorial updates. [PUBLIC HEARING]

Jim Hinderaker, Assistant City Manager, presented the staff report. Commissioners Ramsey and Farrar commended staff for their work on the Comprehensive Plan Update.

The Chair asked for public comment. There were no public comments. The Chair closed the public hearing at 9:25 pm.

Motion by Commissioner Craver to recommend to the City Council the Benbrook Comprehensive Plan update as presented. Seconded by Commissioner Farrar. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Sultemeier, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0

#### **IV. ADJOURNMENT**

There being no further business on the agenda, the Chair adjourned the meeting at 9:27 p.m.

**APPROVED** \_\_\_\_\_, 2020

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**Chair**