

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 13, 2020**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, February 13, 2020, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
Jon Logan
Alfredo Valverde – Chair
Matthew Wallis
Jon Craver – Vice Chair
David Eason
Damon Farrar

Absent: Nathan Sulzemeier

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

I. CALL TO ORDER

The Chair called the meeting to order at 7:31 p.m.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

III. MINUTES

Regular Meeting, January 9, 2020

Motion by Commissioner Ramsey to approve the minutes of the January 9th meeting. Second by Commissioner Craver. The Chair called the question.

Vote on the motion:

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

Noes: None

Abstain: Mr. Logan

Motion carried: 6 – 0 – 1

IV. REPORTS OF CITY STAFF

A. SUBDIVISION

- 1) **RP-20-01 – A request to approve a replat of 5.834 acres to combine lots 1R and 2R, Block 1 of the Hawkins Business Center Phase 1 Addition into one**

nonresidential lot. The property is zoned “G” Commerce District and is generally located at the northeast corner of the I.H. 20/820 frontage road and Hawkins Center Drive intersection (7300 Hawkins center Drive). [PUBLIC HEARING]

Doug Howard, City Planner, introduced the item to the Commission and recommended the Commission hear from the applicant first, before staff recommendation.

Birk Ayer, the applicant (215 Johnston St, Rock Hill, SC), gave a presentation and answered questions from the Commission.

Doug Howard, City Planner, presented the staff report and answered questions.

The Chair opened the public hearing at 7:49 p.m. There were no public comments. The Chair closed the public hearing at 7:50 p.m.

Motion by Commissioner Logan to approve replat request number RP-20-01, including the approval of the alternative tree preservation/mitigation plan, as proposed by the applicant. Seconded by Commissioner Craver. The Chair called the question:

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 7 – 0 –0

B. ZONING

1) **ZTA-20-01 – An ordinance amending Chapter 17.79 – Benbrook Boulevard Corridor Overlay District, Title 17 – Zoning, Benbrook Municipal Code, prohibiting minor auto repair and self-service carwash uses, currently allowed by right in commercial zoning districts in the Benbrook Boulevard Corridor Overlay District located primarily along Benbrook Boulevard (U.S. Hwy 377) between Winscott Road and I-20/I-820. [PUBLIC HEARING]**

Doug Howard, City Planner, presented the staff report and answered questions.

The Chair asked for public comment. There were no public comments. The Chair closed the public hearing at 7:59 p.m.

Motion by Commissioner Logan to recommend City Council adopt an ordinance amending Title 17, as presented. Seconded by Commissioner Wallis. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, 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 8:00 p.m.

APPROVED _____, 2020

Chair