

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

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

David Ramsey-via Telephone Conference  
John Logan-via Telephone Conference  
Alfredo Valverde-Chair  
Matthew Wallis-via Telephone Conference  
Jon Craver-via Telephone Conference  
Hunter Brauer-via Telephone Conference  
David Eason-via Telephone Conference  
Damon Farrar-via Telephone Conference

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

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

The presiding officer paused the meeting for any citizen comments on any agenda item via telephone conference. There were no calls.

**III. MINUTES**

**A. Approve Minutes of the Regular Meeting Held on July 9, 2020.**

Motion by Commissioner Wallis to approve the minutes of the July 9<sup>th</sup> meeting. Seconded by Commissioner Brauer. The presiding officer called the question.

Vote on the motion:

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

Noes:                None

Abstain:            Mr. Logan and Mr. Valverde

Motion carried: 6 – 0 – 2

**IV. REPORTS OF CITY STAFF**

**A. SUBDIVISION**

- 1) FP-20-01 – Whitestone Crest Phase 2. A request to approve a Final Plat for 19.165 acres for residential development.

Doug Howard, City Planner, presented the staff report. Whitestone Crest Phase 2 consists of 81 single-family residential lots on 19.165 acres.

The applicant, Casey Stevenson with Peloton Land Solutions, was available for questions. There were no questions from the Commission for the applicant.

Motion by Commissioner Logan to approve the final plat, number FP-20-01, as conditioned in the staff report. Seconded by Commissioner Farrar. The presiding officer called the question:

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

## **B. ZONING**

- 1) ZTA-20-02 – Ordinance amending Title 17 - Zoning of the Benbrook Municipal Code (1985), as amended, by amending Chapter 17.92 – Sign Regulations and Chapter 17.79 – Benbrook Boulevard Corridor Overlay District establishing updated sign regulations; and amending Chapter 17.08 – Definitions to update various sign definitions. [PUBLIC HEARING]

Doug Howard, City Planner, presented the staff report for consideration for amendments to the City sign regulations of Title 17 – Zoning of the Benbrook Municipal Code. The purpose of the sign ordinance update is to improve readability, incorporate recent Supreme Court decisions, and clarify conflicting and vague regulations.

In staff's recommendation, Mr. Howard included the City Attorney's suggestion to remove any requirement for the Planning and Zoning Commission to approve a unified commercial sign.

The Chair asked for public comment. There were no public comments. The Chair closed the public hearing at 8:11 p.m.

Motion by Commissioner Logan to recommend City Council adopt the zoning ordinance text amendment, as presented. Seconded by Commissioner Craver. The presiding officer called the question:

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

## **V. ADJOURNMENT**

There being no further business on the agenda, the presiding officer adjourned the meeting at 8:14 p.m.

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

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**Chair/Presiding Officer**