

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 9, 2021**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, December 9, 2021, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
John Logan
Matthew Wallis
Jon Craver – Chair/Presiding Officer
Leah Rodriguez
Damon Farrar

Absent: Beth Jones
Brandon Ellison

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 Craver, called the meeting to order at 7:30 p.m.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

The presiding officer asked for any citizen comments on any agenda item.

In regards to item Z-21-02/CP-21-02 on the agenda, Darlene Prior, 1217 Timbercrest Drive, voiced concerns regarding safety, drainage, and wanting a better understanding of what exactly is going on for the potential development of the south east corner of Winscott Road and I.H. 20/820.

III. MINUTES

A. Approve Minutes of the Regular Meeting Held on October 14, 2021.

Motion by Commissioner Ramsey to approve the minutes of the October 14th meeting. Seconded by Commissioner Logan. The presiding officer called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Wallis, Mr. Craver, and Ms. Rodriguez

Noes: None

Abstain: Mr. Farrar

Motion carried: 5 – 0 – 1

IV. REPORTS OF CITY STAFF

A. Conditional Use Permit

- 1) CUP-21-06 – A request for approval of a Conditional Use Permit for the installation of a roof mounted solar energy system, with a total surface area greater than 1,000 square feet, located at 416 Stratford Dr., legally described as Lot 18, Block 4, Brookside at Benbrook Field Phase I Addition, and zoned “BR-PD” One-Family Reduced Planned Development District. [PUBLIC HEARING]

The applicant, Sean Sorge (416 Stratford Dr), was available for questions.

Caroline Stewart, Assistant City Planner, presented the staff report and recommended approval of the item to the Planning and Zoning Commission.

The commission had no questions for city staff.

The presiding officer asked for public comment. There were no public comments.

The presiding officer closed the public comment portion of the item and asked for a motion. Motion by Commissioner Wallis to approve conditional use permit request number CUP-21-06, for a roof mounted solar energy system, as presented. Seconded by Commissioner Logan. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Wallis, Mr. Craver, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

B. Rezoning Request

- 1) Z-21-02 / CP-21-02 – A request to rezone approximately 255 acres out of the J. Cambo Survey Abstract No. 362, J. Rogers Survey Abstract No. 1264 and John Laneri Survey Abstract No. 1964 from “E” Commercial, “F” Commercial, “G” Commerce, “H” Industrial, “A” One-Family, “D” Multiple-Family, and “MU” Mixed-Use Districts to “PD” Planned Development District, providing for supplemental regulations to the current “MU” Mixed-Use, “D” Multiple-Family, and “G” Commerce zoning district regulations and uses. The applicant is also requesting amendments to the Benbrook Comprehensive Plan’s thoroughfare plan and future land use map designations for this area, consistent with the rezoning request. The property is generally east of Winscott Road on the north and south sides of I.H. 20/820. [PUBLIC HEARING]

Originally, the applicant proposed to rezone approximately 255 acres together with several future land use map (FLUM) and thoroughfare plan amendments of the Benbrook Comprehensive Plan (Plan) necessary for their rezone request to be consistent with the Plan, but following published notice the applicant chose to bifurcate their application into two phases.

Phase 1 proposes to rezone approximately 69 acres, located northeast of the I.H. 20/820 and Winscott Road intersection, from “F” Commercial, “G” Commerce, and “H” Industrial districts to “G-PD” Commerce Planned Development District. Phase 1 further seeks to amend the FLUM

designation for part of the 69 acres from Industrial (IN) and General Commercial (GC) to Commerce (CM).

Phase 2 will be resubmitted at a later date to allow the applicant more time to work with city staff.

The applicant, Miles Terry, Michele Wheeler, and Michael Flowers (Jackson Shaw) gave a presentation and answered questions from the Commission. Barry Hand, Gensler, gave a presentation regarding the future mixed use and residential portion of the project.

Commissioner Wallis asked if the property owner, Cassco, would be involved in these developments. Michele Wheeler stated the Edwards family may participate through the development; however, the sale of the property is a straight sale to the developer.

Commissioner Logan asked why they were moving forward with rezoning the northern portion of this project since the potential proposed uses would be allowed by right. Michele Wheeler stated this rezoning would create a more cohesive and better-looking project as it creates more stringent requirements than previously zoned for.

Doug Howard, City Planner, presented the staff report and outlined the two motions, based on the commission's opinion of the proposal; if the commission finds it appropriate to amend the future land use map in favor of the applicant's proposed development, staff recommends the commission recommend the City Council approve the amendment to the future land use map and rezoning request. If the commission does not find it appropriate to amend the future land use map for the subject site, then staff recommends the rezoning request be denied.

Commissioner Logan asked for clarification on how many acres this rezoning case includes. Doug Howard stated this area was approximately 68-69 acres.

Commissioners Farrar asked for clarification if this was the final motion or a recommendation to city council. Doug Howard confirmed that the commission recommends action to city council for rezoning cases.

Commissioner Wallis asked what information would need to be included in a motion. Doug Howard stated any recommended motion of approval could be we motion that the city council approve the comprehensive plan amendment and rezoning request as presented.

The presiding officer asked for public comment. There were no public comments; however, Darlene Prior (1217 Timbercrest Drive) spoke during the citizen comments on any agenda portion of the meeting with concerns regarding safety, drainage, and wanting a better understanding of what exactly is going on for the potential development of the south east corner of Winscott Road and I.H. 20/820.

The presiding officer closed the public comment portion of the item and opened the commission discussion. Commissioners Wallis, Logan and Craver thanked staff and the applicant for their time and hard work on the item and expressed their support for the proposed development.

Motion by Commissioner Wallis to approve the amendment to the future land use map in favor of the applicants proposed development as presented and recommend the city council approve the amendments and rezoning request. Seconded by Commissioner Rodriguez. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Wallis, Mr. Craver, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

After the motion, Commissioner Wallis asked city staff when this may go to City Council. Doug Howard stated it would most likely be the 3rd Thursday of January and that notifications will be mailed to property owners within 200ft, at least 10 days prior to the meeting, and a legal notice will be placed in the newspaper, at least 15 days before the meeting.

V. COMMISSION MEMBER AND STAFF COMMENTS

The presiding officer asked for any commission member or staff comment/announcement. No comments or announcements were made.

VI. ADJOURNMENT

The presiding officer adjourned the meeting at 8:27 p.m.

APPROVED _____, 2021

Chair/Presiding Officer