



**MINUTES  
OF THE  
MEETING OF THE  
BENBROOK CITY COUNCIL  
THURSDAY, APRIL 4, 2019**

The regular meeting of the Benbrook City Council was held on Thursday April 4, 2019 at 7:30 p. m. in the Council Chambers at 911 Winscott Road with the following Council members present:

Jerry Dittrich, Mayor  
Renee Franklin  
Larry Marshall  
Dustin Phillips  
Jim Wilson  
Laura Mackey  
Ron Sauma

Also Present:

Andy Wayman, City Manager  
Joanna King, City Secretary  
Jim Hinderaker, Assistant City Manager  
Bennett Howell, Public Services Director  
Amanda Valdez, Management Analyst

Others Present:

Bill Smith  
Rickie Allison

**I. CALL TO ORDER**

Meeting called to order at 7:30 p. m. by Mayor Jerry Dittrich.

**II. INVOCATION/PLEDGE OF ALLEGIANCE**

Invocation given by Pastor Seth Wigington of Restoration Family Church.  
The Pledge of Allegiance was recited.

**III. MINUTES**

**1. Minutes of the regular meeting held March 21, 2019**

Motion by Dr. Marshall, seconded by Mr. Sauma to approve the minutes of the regular meeting held March 21, 2019.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Phillips, Mayor Dittrich, Mr. Wilson, Ms. Mackey, Mr. Sauma

Noes: None

Motion carries unanimously.

#### **IV. PROCLAMATION/AWARD/RECOGNITION**

##### **1. Proclamation – Child Abuse Prevention Month**

Mayor Dittrich presented the Proclamation for Child Abuse Prevention Month to Shellie McMillon, Director of Community Engagement with Alliance for Children.

#### **V. PRESENTATION BY MAYOR AND MEMBERS OF CITY COUNCIL**

##### **CC-2019-01 Reschedule July 4, 2019 regular City Council meeting date**

Motion by Dr. Marshall, seconded by Ms. Franklin to reschedule the July 4, 2019 regular City Council meeting to July 2, 2019.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Phillips, Mayor Dittrich, Mr. Wilson, Ms. Mackey, Mr. Sauma

Noes: None

Motion carries unanimously.

#### **VI. PRESENTATION BY PLANNING AND ZONING COMMISSION**

##### **PZ-2019-01 ZTA-19-01**

**Adopt Ordinance amending Title 17 – Zoning of the Benbrook Municipal Code, as amended, by amending Additional Design Requirements of:  
Chapter 17.28 – “SD” Suburban District, Section 17.28.032;  
Chapter 17.32 – “RE” Residential Estate District, Section 17.32.032;  
Chapter 17.36 – “A” One-Family District, Section 17.36.032;  
Chapter 17.40 – “B” One-Family District, Section 17.40.032; and  
Chapter 17.44 – “BR” One-Family Reduced District, Section 17.44.032 to allow the minimum roof pitch for a principal residential addition to match the predominant roof pitch of the existing principal residential building;  
and amending Additional Design Requirements of:**

**Chapter 17.48 – “CR” Multiple-Family Restricted District, Section 17.48.032 to allow for a minimum roof pitch of 4:12 for standing seam metal roofs to meet the same material standards as the one-family zoning districts and to allow the minimum roof pitch for a principal residential addition to match the predominant roof pitch of the existing principal residential building**

Jim Hinderaker gave the following report: In January of 2011, City Council approved Ordinance No. 1314 requiring a 7:12 minimum roof pitch for all principal residential buildings, including additions, unless a Meritorious Exception granting a lesser roof pitch was approved by the Planning and Zoning Commission. Subsequently, City Council adopted Ordinance No. 1350 in July 2013 and Ordinance No. 1412 in August 2017 reducing the 7:12 minimum roof pitch standard to 4:12 for tile roofs and standing seam metal roofs, respectively.

Since 2011, the Planning and Zoning Commission has considered 13 Meritorious Exceptions from homeowners seeking relief from the 7:12 minimum roof pitch standard. The Planning and Zoning Commission has granted all 13 requests for relief. Based on their consistent approval action, staff suggests that proposed home additions to existing residential single-family homes should not be subject to the minimum 7:12 roof pitch standard but rather be allowed to match the existing predominate roof pitch of the home. The proposed amendment grants said relief and will thus reduce wait times for building permit approval and issuance by eliminating the now required Meritorious Exception step.

Mayor Dittrich opened the public hearing at 7:41 p.m. No one spoke to the item. Mayor Dittrich closed the public hearing at 7:42 p.m.

Motion by Jim Wilson, seconded by Dustin Phillips to adopt Ordinance No. 1440 amending Title 17 – Zoning of the Benbrook Municipal Code revising residential minimum roof pitch standards.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Phillips, Mayor Dittrich, Mr. Wilson, Ms. Mackey, Mr. Sauma

Noes: None

Motion carries unanimously.

## **VII. REPORTS FROM CITY MANAGER**

### **A. CONTRACT**

#### **C-323 Award Contract to Reytech Services, LLC for the Chapin and Van Deman Drainage Projects**

Bennett Howell gave the following report: The Chapin Drainage Project will replace the existing corrugated metal arch pipe culvert with a 140-ft. long reinforced concrete box culvert and plunge pool. The sides will include concrete riprap and reinforced turf mat to control erosion. To avoid disruption of school traffic, the project is scheduled to be completed over the summer months (60 days). The road will remain open for most of the construction period but full road closure with detours will be required intermittently.

The Van Deman Drainage Project includes construction of a 135-ft. of storm drain, a concrete flume, water line relocation and ditch grading. The road will remain open to two-way traffic during the project, but intermittent lane closures will occur.

Bids were received and opened on March 13, 2019. Reytech Services, LLC submitted the low bid of \$412,404.47. The company has successfully completed a number of past projects for Benbrook. A current review of their references continues to be favorable.

The Stormwater Utility Fund will fund this project.

Motion by Ms. Franklin, seconded by Mr. Wilson to award Reytech Services, LLC the contract for the Chapin and Van Deman Drainage Projects for \$412,404.47 to be funded from the Stormwater Utility Fund.

Vote on the Motion:

Ayes: Ms. Franklin, Dr. Marshall, Mr. Phillips, Mayor Dittrich, Mr. Wilson, Ms. Mackey, Mr. Sauma

Noes: None


Motion carries unanimously.

## **VIII. INFORMAL CITIZEN COMMENTS**

## **IX. COUNCIL MEMBER AND STAFF COMMENTS**

**X. ADJOURNMENT**

Meeting adjourned at 7:52 p.m.

APPROVED:  
  
Jerry B. Dittrich, Mayor

**ATTEST:**

  
Joanna King, City Secretary