

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 14, 2021**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, January 14 2021, 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
Alex Newman-via Telephone Conference
Brandon Ellison-via Telephone Conference
Jon Craver-Presiding Officer
Hunter Brauer-via Telephone Conference
Leah Rodriguez-via Telephone Conference
Damon Farrar-via Telephone Conference

Absent: Matthew Wallis

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, Vice 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, including those participating via telephone conference. There were no calls and no one in attendance spoke.

III. MINUTES

A. Approve Minutes of the Regular Meeting Held on December 10, 2020.

Motion by Commissioner Logan to approve the minutes of the December 10th meeting. Seconded by Commissioner Ramsey. The presiding officer called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Newman, Mr. Ellison, Mr. Craver, Mr. Brauer, and Ms. Rodriguez

Noes: None

Abstain: Mr. Farrar

Motion carried: 7 – 0 – 1

IV. REPORTS OF CITY STAFF

A. Meritorious Exception

- 1) ME-21-01 – A request for approval of a meritorious exception for a proposed 12,300 square foot building (Sonshine Pre-School) in connection with Restoration Family Church located at 10201 Jerry Dunn Parkway. The applicant is requesting to deviate from the architectural standards for non-residential buildings listed in Section 17.84.100 of the Benbrook Municipal Code. The property is zoned “CF” Community Facilities District and is legally described as Lot 1, Block 5, Whitestone Ranch Addition Phase I Addition. [PUBLIC HEARING]

Caroline Stewart, Assistant City Planner, presented the staff report and informed the Commission that the applicant withdrew the request to waive the screening requirements of the ground mounted mechanical equipment.

Commissioner Ramsey asked if the applicant is required to provide more parking for the new building on the property. Caroline Stewart explained the parking numbers have been reviewed and they will not have to provide more parking as they are already meeting all parking requirements.

The applicant, Lonnie Huett, was available for questions. There were no questions from the Commission for the applicant.

The presiding officer asked for public comment at 7:44pm. The applicant, Lonnie Huett, came to the podium to provide support and encourage approval of this case. Gayle Prevost, 7505 Whitestone Ranch Rd, asked a question about zoning requirements, unrelated to the Meritorious Exception request. Staff offered to meet with her after the presentation to answer all her questions. The presiding officer closed the public comment period at 7:48pm.

Motion by Commissioner Logan to approve the proposed meritorious exception to deviate from the architectural standards for non-residential buildings, as presented. Seconded by Commissioner Rodriguez. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Newman, Mr. Ellison, Mr. Craver, Mr. Brauer, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

B. Walnut Creek at Benbrook

- 1) P-21-01 - A request to approve a preliminary plat for approximately 61 acres of land situated in the Hays Covington Survey, Abstract Number 257, J. Stephens Survey, Abstract Number 1494 and Lot 1, Block 7, Brookside at Benbrook Field Phase I Addition, Tarrant County, Benbrook, Texas. The property is zoned “D” Multiple-Family District and “BR-PD” One-Family Reduced Planned Development District. The property is generally located southwest of the intersection of Vista Way and I.H. 20/820 frontage road. [PUBLIC HEARING]

Doug Howard, City Planner, presented the staff report and recommended approval to the Planning and Zoning Commission.

The applicant, Ryan Alcala – Jones Carter, was available for questions. There were no questions from the Commission for Mr. Alcala.

The Chair asked for public comment at 8:03pm. Jim Gilmore (8912 Armstrong Ct) asked for clarification for where the single family zoned area and multi-family zoned area are located and if the quality of the proposed apartments would be similar to those of the Aura Apartment Complex. Staff responded that the applicant is available for any construction quality queries, but Mr. Gilmore declined to ask the applicant more questions. Mr. Gilmore also stated concern about crime associated with apartment complexes. David Hafer (569 Sterling Dr) questioned the ownership of the parkland lots in Brookside PH1. Staff responded by stating the parkland was dedicated to the City via plat and Tarrant County failed to catch the dedication. Staff is working towards fixing the ownership error. Tom Casey (9012 Inwood St) agreed with the previous comments and had the following concerns: 1) drainage associated with the multi-family development and 2) overcrowding in the local schools. The presiding officer closed the public comment period at 8:22pm.

Motion by Commissioner Logan to approve Preliminary Plat request number P-21-01, subject to staff comments as contained in the staff report and attachments. Seconded by Commissioner Farrar. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Newman, Mr. Ellison, Mr. Craver, Mr. Brauer, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

V. COMMISSION MEMBER AND STAFF COMMENTS

A. Announcements from Planning and Zoning Commission members and City staff may be made for items to include: expression of thanks; congratulations; condolence; recognition of public officials, employees or citizens; information regarding holiday schedules; reminders of community events or announcements involving an imminent threat to the public health and safety of the municipality that has arisen after the posting of the agenda. No discussion or formal action may be taken on these items at this meeting.

Commissioner Logan welcomed and congratulated the new commission members, thanked staff for providing information and educating the commission thoroughly, and is looking forward to working with everyone in 2021.

Commissioner Craver welcomed the new commission members, stated how the commission is a great opportunity, and looks forward to working with everyone.

VI. SELECTION OF CHAIR AND VICE CHAIR

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

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Newman, Mr. Ellison, Mr. Craver, Mr. Brauer, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

Motion by Commissioner Ramsey to elect Commissioner Logan as Vice Chair of the Planning and Zoning Commission. Seconded by Commissioner Brauer. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Newman, Mr. Ellison, Mr. Craver, Mr. Brauer, Ms. Rodriguez, and Mr. Farrar

Noes: None


Abstain: None

Motion carried: 8 – 0 – 0

VII. ADJOURNMENT

The presiding officer adjourned the meeting at 8:31 p.m.

APPROVED March 11, 2021



Chair/Presiding Officer