

VIA TELEPHONE CONFERENCE

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of the City of Benbrook will conduct its Regular Meeting scheduled for **7:30 p.m.** on **Thursday, January 14, 2021**, in the City Council Chambers, 911 Winscott Road, Benbrook, Texas by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (Covid-19). While this meeting is open to the public, social distancing and wearing of masks will be enforced.

For this meeting, the presiding officer will be physically present at the location described above. However, one or all other members of the Planning and Zoning Commission may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the Planning and Zoning Commission.

The public toll-free dial-in number to participate in the telephonic meeting is: 1-866-894-9011 or local number 817-443-6248.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

This meeting will be recorded, and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

**AGENDA
BENBROOK PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 14, 2021
911 WINSCOTT ROAD
PRE-COMMISSION WORK SESSION, 7:00 P.M.
CENTRAL CONFERENCE ROOM**

1. Review and Discuss Items for the Regular Meeting
2. Discussion of Monument Signs

**REGULAR MEETING, 7:30 P.M.
COUNCIL CHAMBERS
ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION**

I. CALL TO ORDER

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

III. MINUTES

A. Approve Minutes Of The Regular Meeting Held On December 10, 2020.

Documents:

[PZ MINUTES 12102020.PDF](#)

IV. REPORTS BY 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 Phase I Addition.
[PUBLIC HEARING]

Documents:

[ME-21-01 PZ STAFF REPORT.PDF](#)
[ME-21-01 ATTACHMENTS.PDF](#)

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]

Documents:

[P-21-01 PZ STAFF REPORT.PDF](#)
[P-21-01 ATTACHMENTS.PDF](#)

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.

VI. SELECTION OF CHAIR AND VICE CHAIR

VII. ADJOURNMENT