

VIA TELEPHONE CONFERENCE

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor, the Planning and Zoning Commission of the City of Benbrook will conduct its Regular Meeting scheduled for **7:30 p.m.** on **Thursday June 10, 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).

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.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <http://www.benbrook-tx.gov/AgendaCenter>.

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 this 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, JUNE 10, 2021
911 WINSCOTT ROAD
PRE-COMMISSION WORK SESSION, 7:00 P.M.
CENTRAL CONFERENCE ROOM**

1. Review Items Administratively Reviewed/Approved by Staff
2. Review and Discuss Items for the Regular Meeting

**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 April 8, 2021.

Documents:

[PZ MINUTES 04082021.PDF](#)

IV. REPORTS BY CITY STAFF

A. Conditional Use Permit

1. CUP-21-02

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 4321 Springbranch Drive, legally described as Lot 6 and the south 30 feet of Lot 5, Block 2, Brooks-Moreland Addition. [PUBLIC HEARING]

Documents:

[CUP-21-02 PZ STAFF REPORT.PDF](#)
[CUP-21-02 ATTACHMENTS.PDF](#)

B. Benbrook Boulevard Addition

1. FP-21-03

Benbrook Boulevard Addition. A request to approve a Final Plat for 1.4628 acres for a fast-food/fast-casual development.

Documents:

[FP-21-03 PZ STAFF REPORT.PDF](#)
[FP-21-03 ATTACHMENTS.PDF](#)

2. SP-21-03

Consideration of a site plan, submitted in conjunction with the Benbrook Boulevard Addition final plat application, for the remodel and redevelopment of a fast-food restaurant and the development of a new fast-casual restaurant. The two sites total approximately 1.5 acres of land and are situated in the J. Stephens Survey, Abstract Number 1494 and the H. Covington Survey, Abstract Number 257, Tarrant County, Benbrook, Texas. The property is zoned "HC-PD1" Highway Corridor Planned Development District 1, "HC" Highway Corridor District and is located within the Benbrook Boulevard Corridor Overlay District. The site is generally located on the southwest corner of the Benbrook Field Drive and Benbrook Boulevard intersection (8522 & 8528 Benbrook Boulevard). [PUBLIC HEARING]

Documents:

[SP-21-03 PZ STAFF REPORT.PDF](#)
[SP-21-03 ATTACHMENTS.PDF](#)

C. BASIS Benbrook Primary Campus

1. FP-21-04

BASIS Benbrook Primary Campus Addition. A request to approve a Final Plat for 6.526 acres for a charter school development.

Documents:

[FP-21-04 PZ STAFF REPORT.PDF](#)
[FP-21-04 ATTACHMENTS.PDF](#)

2. SP-21-04

Consideration of a site plan, submitted in conjunction with the BASIS Benbrook Primary Campus Addition final plat application, for the development of a charter school on approximately 6.5 acres of land situated in the J.M. Evans Survey, Abstract Number 466, Tarrant County, Benbrook, Texas. The property is zoned "HC-PD1" Highway Corridor Planned Development District and is located within the Benbrook Boulevard Corridor Overlay District. The property is generally located northeast of the Vista Way and Sproles Drive intersection.

Documents:

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. ADJOURNMENT