

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 11, 2021**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, March 11, 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
Matthew Wallis-via Telephone Conference
Jon Craver-Presiding Officer
Beth Jones-via Telephone Conference
Leah Rodriguez-via Telephone Conference

Absent: Damon Farrar

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, 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 January 14, 2021.

Motion by Commissioner Logan to approve the minutes of the January 14th 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. Wallis, Mr. Craver, Ms. Jones, and Ms. Rodriguez

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

IV. REPORTS OF CITY STAFF

A. Victron

- 1) FP-21-01 – A request to approve a Final Plat for 3.627 acres of land situated in the T. &N.O.R.R. Co. Survey, Abstract Number 1565, Tract 2A07, Tarrant County, Benbrook, Texas, for a commercial development. The property is zoned “F” Commercial District and is generally located at the northeast corner of Benbrook Boulevard and Hawkins Home Boulevard.

Caroline Stewart, Assistant City Planner, presented the staff report. Doug Howard corrected a typo in Slide 14 of the PowerPoint presentation; the number of trees should match tables in the submitted plan. The applicant representative, Kyle Bradley, was available for questions.

Commissioner Ramsey asked Mr. Bradley what happened to the detention pond where lot 3 is located, shown on previous plans. Mr. Bradley answered that they are providing underground detention instead.

Commissioner Newman asked Mr. Bradley if he could speak further on the tree preservation and mitigation plan. Mr. Bradley expounded on the tree preservation plan.

Motion by Commissioner Wallis to approve the Final Plat number FP-21-01, as presented and subject to staff comments as contained in the staff report attachments as well as the correction to the PowerPoint. Seconded by Commissioner Ellison. The presiding officer called the question:

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

B. American Masonry Supply, Inc.

- 1) CUP-21-01 – A request for properties totaling approximately 7.6 acres of land for approval of a conditional use permit for deviation from the outdoor storage regulations of Chapter 17.79 – Benbrook Boulevard Corridor Overlay District, Title 17 – Benbrook Municipal Code. The properties are generally located at the southwest corner of Old Benbrook Road and Winscott Road and addressed as 500 Winscott Road (Lot 1, Block 3, Benbrook Industrial Park and Tract 1C04, Abstract 1680, James S Wilburn Survey) and 5701 Old Benbrook Road (Tract 1C03, Abstract 1680, James S Wilburn Survey). The area is zoned “H” Industrial District and is located within the Benbrook Boulevard Corridor Overlay District. [PUBLIC HEARING]

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

Commissioner Wallis asked if the tree preservation ordinance applied to conditional use permit applications. Jim Hinderaker, Assistant City Manager, explained City Council modified the tree preservation ordinance to be exempt when in relation to a Benbrook Economic Development

Corporation property. Doug Howard added that many trees are still being preserved with the agreement made with the Economic Development Corporation.

Commissioner Ellison asked if the screening on the south side of the property would be sufficient for adjacent properties. Doug Howard explained the "H" Industrial zoning district requirements on screening and explained that staff was satisfied with the existing screening on adjacent property, the Oncor property being utilized as a buffer, and natural grade and existing vegetation on the subject site.

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

The Chair asked for public comment. There were no public comments.

Motion by Commissioner Ramsey to approve conditional use permit request number CUP-21-01, 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. Wallis, Mr. Craver, Ms. Jones, and Ms. Rodriguez

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

C. Zoning Text Amendment

- 1) ZTA-21-01 – Consider an ordinance amending Title 17 – Zoning of the Benbrook Municipal Code by amending Chapter 17.92 – Sign Regulations modifying regulations to freestanding signs. [PUBLIC HEARING]

Doug Howard, City Planner, presented the staff report for consideration for amendments to the City sign regulations of Title 17 - Zoning of the Benbrook Municipal Code. The purpose of the text amendment is to update the electronic message center requirements and commercial monument sign height.

Commissioner Newman stated his appreciation for staff's presentation and asked a question regarding monument sign material standards. Doug Howard stated there this ordinance does not propose any material standard changes.

The Chair asked for public comment. There were no public comments.

Commissioner Newman and Commissioner Ramsey asked questions to clarify what changeable copy signs are and asked if this update was a stop gap measure before a larger sign ordinance amendment is presented. Doug Howard explained the different types of changeable copy signs and stated while there are other sign ordinance update needs, the monument sign height limitation was top concern for staff and potential businesses.

Commissioner Newman and Commissioner Wallis stated their support for this text amendment.

Commissioner Wallis stated his appreciation for staff research and likes the idea of taller signs with the infrastructure updates to the Benbrook Boulevard Corridor.

Motion by Commissioner Ramsey to recommend the City Council adopt the zoning ordinance text amendment, as presented. Seconded by Commissioner Wallis. The presiding officer called the question:

Vote on the motion:

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

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

VI. ADJOURNMENT

The presiding officer adjourned the meeting at 8:41 p.m.

APPROVED 4/8, 2021


Chair/Presiding Officer