



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
THURSDAY, APRIL 1, 2021**

The regular meeting of the Benbrook City Council was held on April 1, 2021 at 7:30 p.m. in the Council Chambers with the following Council members present:

Jerry Dittrich, Mayor
Renee Franklin-via Telephone Conference
Larry Marshall- via Telephone Conference
Dustin Phillips-via Telephone Conference
Alfredo Valverde-via Telephone Conference
Laura Mackey-via Telephone Conference
Jason Ward-via Telephone Conference

Also Present:

Jim Hinderaker, Assistant City Manager
Joanna King, City Secretary
Beth Fischer, Deputy City Secretary
Wes Cooper, Assistant IT Director

Others:

Molly Horn, Alliance for Children

I. CALL TO ORDER

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

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

Mayor Dittrich paused the meeting for citizen comments on any agenda item via telephone call. There were no callers.

III. MINUTES

1. Minutes of the regular meeting held March 18, 2021

Motion by Mr. Valverde, seconded by Dr. Marshall to approve the minutes of the regular meeting held March 18, 2021.

Vote on the Motion by Roll Call:

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

Noes: None

Abstain: Mr. Ward

Motion carried 6-0-1.

IV. PROCLAMATION, RECOGNITION, AWARDS

1. Proclamation – Child Abuse Prevention Month – Alliance for Children

Mayor Dittrich read and presented a proclamation to Molly Horn with Alliance for Children designating April as Child Abuse Prevention Month.

V. PRESENTATION BY PLANNING AND ZONING COMMISSION

PZ-2021-01

ZTA-21-01 Adopt Ordinance amending Title 17 – Zoning of the Benbrook Municipal Code (1985), as amended by amending Chapter 17.92- Sign Regulations modifying regulations to freestanding signs

Jim Hinderaker gave the following report: Following City Council adoption of the Benbrook Corridor Overlay District in April 2018, which prohibited the use of pylon signs and limited the use of temporary signs within major segments of the Benbrook Boulevard corridor, staff has fielded numerous calls from current and potential business owners citing their frustrations with existing freestanding monument sign height limitations. Within the overlay district, freestanding monument signs are limited to one monument sign per every 100 feet of street frontage (spaced at least 50 feet apart), up to six feet in total height, and 120 square feet in maximum area. City sign regulations do not specify a maximum freestanding monument sign width.

To address concerns, staff performed an analysis of our neighboring cities' sign code regulations and found the most prevalent maximum freestanding monument sign height is eight feet, but most of the reviewed jurisdictions' sign regulations also allow for taller pylon and pole signs. Staff also reviewed a freestanding sign visibility study that recommends, for optimum sign visibility by motorists travelling on a four-lane or wider roadway, the bottom of the sign face should be at least six feet in height.

Additionally, as the use of digital signage is more commonplace, staff recommends restricting the overall size of changeable copy (manual or electronic/digital) currently allowed on freestanding monument signs from no size restriction to allowing only 50% of the total sign area or 50 square feet, whichever is less. Staff finds this restriction necessary to better comply with the Benbrook Corridor Overlay District's purpose statement, which is to enhance the overall quality and compatibility of development in the corridor and to secure the long-term aesthetic and economic value of the corridor.

The draft ordinance proposes the following amendments to the sign ordinance affecting the "F," "G," "HC," "MU," and "H" zoning districts:

- Increase the maximum allowable height of one monument sign per property from six feet to ten feet.
- Limit the maximum width of all freestanding monument signs to 12 feet.
- Changeable copy/electronic signs.
 - Limit changeable copy/digital signs to only one freestanding sign per property regardless of lot width/street frontage.
 - Limit the area of the changeable copy/digital portion of a sign to no more than 50% of the total sign area or 50square feet, whichever is less.

The Planning and Zoning Commission unanimously recommended the adoption of the Ordinance at their March 11, 2021 meeting.

Motion by Dr. Marshall, seconded by Ms. Franklin to adopt Ordinance No. 1465 amending Title 17-Zoning of the Benbrook Municipal Code (1985), as amended by amending Chapter 17.82-Sign Regulations modifying regulations to freestanding signs.

Vote on the Motion by Roll Call

Ayes: Dr. Marshall, Mr. Phillips, Mayor Dittrich, Mr. Valverde, Ms. Mackey, Mr. Ward, Ms. Franklin

Noes: None

Motion carried unanimously.

Ordinance No. 1465 being “**AN ORDINANCE AMENDING TITLE 17 - ZONING OF THE BENBROOK MUNICIPAL CODE (1985), AS AMENDED, BY AMENDING CHAPTER 17.92 – SIGN REGULATIONS MODIFYING FREESTANDING SIGN REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**”

SECTION 8 PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 13
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

VI. REPORTS FROM CITY MANAGER

A. GENERAL

**G-2506 Adopt Resolution to Participate in Tarrant County's 2021
Transportation Bond Program**

Jim Hinderaker gave the following report: Tarrant County has issued a Call for Projects to municipalities located within its jurisdiction to partially fund (50% cost match) transportation-related projects for a new Transportation Bond Program scheduled for voter consideration in November 2021. The Program will provide up to \$400 Million in total funding, including up to \$200 Million for street overlays and reconstruction of municipal streets that provide connectivity to major thoroughfares (streets designated as "collectors" or higher). Funding priority will be given to cities with "shovel ready" projects that are able to begin construction within five years following voter approval of the bond election.

City staff recommends submission of the following projects:

Street Reclamation Projects:

Westpark Drive between RM 2871 to Lakeway Drive

Timbercreek Drive between Bridge to Timberline Drive, East of Park Drive

Total Project Cost: \$1,751,388

City 50% share: \$875,694

Street Overlay Projects:

Mill and overlay all asphalt collectors as identified on the City's Master
Transportation Plan

Total Project Cost: \$9,320,746

City 50% share: \$4,660,373

Upon project award, the City and Tarrant County will enter into an Interlocal Agreement (ILA). The ILA will include a reimbursement payment schedule that takes into account the awarded amount and the construction schedule submitted by the City.

Tarrant County requires a local funding match of at least fifty percent of the total project cost identified in the City's project submittal. If a project's final cost is less than the amount obligated in the Program, the County will only fund up to fifty percent of the City's actual costs. The City is responsible for all cost overruns. The City's existing fund balances, coupled with likely Federal stimulus moneys, are sufficient to cover the City's cost share. However, the City is always able to defer or decline the award if necessary.

Motion by Mr. Valverde, seconded by Mr. Ward to adopt Resolution No. 2021-04 to participate in Tarrant County's 2021 Transportation Bond Program.

Vote on the Motion by Roll Call

Ayes: Mr. Phillips, Mayor Dittrich, Mr. Valverde, Ms. Mackey, Mr. Ward, Ms. Franklin, Dr. Marshall

Noes: None

Motion carried unanimously.

Resolution No, 2021-04 being **"A RESOLUTION AUTHORIZING PARTICIPATION IN TARRANT COUNTY'S TRANSPORTATION BOND PROGRAM AND AGREEING TO MEET ALL TARRANT COUNTY MATCH CONTRIBUTION REQUIREMENTS FOR EXPENDITURES UNDER THE TARRANT COUNTY 2021 TRANSPORTATION BOND PROGRAM – CALL FOR PROJECTS."**

VII. INFORMAL CITIZEN COMMENTS

Mayor Dittrich paused the meeting for any informal citizen comments via telephone conference. There were no callers.

VIII. COUNCIL MEMBER AND STAFF COMMENTS

Mr. Hinderaker gave update on COVID-19.

IX. ADJOURNMENT

Meeting adjourned at 7:56 p.m.

APPROVED:



Jerry B. Dittrich, Mayor

ATTEST:



Joanna King, City Secretary