

**MINUTES  
OF THE MEETING OF THE  
CITY OF BENBROOK  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, APRIL 8, 2021**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, April 8, 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-Presiding Officer  
Matthew Wallis-via Telephone Conference  
Leah Rodriguez-via Telephone Conference  
Damon Farrar-via Telephone Conference

Absent: Alex Newman  
Brandon Ellison  
Jon Craver  
Beth Jones

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 Logan, 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 March 11, 2021.**

Motion by Commissioner Wallis to approve the minutes of the March 11<sup>th</sup> meeting. Seconded by Commissioner Ramsey. The presiding officer called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Wallis, and Ms. Rodriguez

Noes: None

Abstain: Mr. Farrar

Motion carried: 4 – 0 – 1

#### **IV. REPORTS OF CITY STAFF**

##### **A. Walnut Creek at Benbrook**

- 1) SP-21-01 – Consideration of a site plan for the development of a 374-unit apartment complex on approximately 30 acres of land (12.5 dwelling units per acre), currently zoned “D” Multiple Family District. The site is generally located on the west side of Vista Way, between the I.H. 20/820 frontage road and Mercedes Street, within the Hays Covington Survey. [PUBLIC HEARING]

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

The applicant’s representative, Shawn Graham – Jones Carter, was available for questions.

The presiding officer opened the meeting for public comment at 7:45pm.

Harold Johnson and Harold Johnson (father and son) (3912 Hartwood Dr, Fort Worth, TX) spoke about their concern for the multi-family development. Shawn Graham explained the buffer between the proposed development and the railroad property. Commissioner Logan suggested the applicant look at potential options for the concerns that were presented. Harold Johnson had several zoning related comments and objections. Doug Howard and the Presiding Officer explained this case was not based on the zoning and work with the applicant for some options based on the public concern. Commissioner Wallis asked if the 2007 Ordinance allowed for a multi-family development and verified this decision should not be based on any zoning concerns. Harold Johnson further expressed his concerns about the subject property. Jim Hinderaker advised any further comments or concerns should be done so at the podium. Harold Johnson asked if this would be in the interest of the community to have this development. The Presiding Officer explained the property owner has the right to develop following the standards for the existing zoning district. The presiding officer closed the public comment period at 8:00pm.

Commissioner Ramsey asked if the Mercedes St extension would be built prior to the development of the site. Doug Howard explained public infrastructure must be complete prior to building permits.

Motion by Commissioner Ramsey to approve Site Plan SP-21-01, subject to staff’s analysis provided within the staff report. Seconded by Commissioner Rodriguez. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Wallis, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 5 – 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 Wallis stated he would like a future worksession to discuss legal ramifications for denying multi-family development applications.

**VI. ADJOURNMENT**

The presiding officer adjourned the meeting at 8:03 p.m.

APPROVED JUNE 10, 2021

  
Chair/Presiding Officer