

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 12, 2021**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, August 12, 2021, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
John Logan
Brandon Ellison
Jon Craver – Presiding Officer
Leah Rodriguez
Damon Farrar

Absent: Matthew Wallis
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, Chair Craver, called the meeting to order at 7:30 p.m. The presiding officer removed item FP-21-04 from the agenda.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

The presiding officer asked for any citizen comments on any agenda item and no one in attendance spoke.

III. MINUTES

A. Approve Minutes of the Regular Meeting Held on June 10, 2021.

Motion by Commissioner Logan to approve the minutes of the June 10th meeting. Seconded by Commissioner Farrar. The presiding officer called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Ellison, Mr. Craver, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

IV. REPORTS OF CITY STAFF

A. Conditional Use Permit

- 1) CUP-21-03 – A request for approval of a conditional use permit for deviation from the land use standards of Chapter 17.79 – Benbrook Boulevard Corridor Overlay District of the Benbrook Zoning Ordinance to allow for use of Secondhand Sales. The property is located at 8907 Benbrook Boulevard Suite A, legally described as Lot 4-R, Block 46, Benbrook Lakeside Addition. The property is zoned “HC” Highway Corridor District and is located within the Benbrook Boulevard Corridor Overlay District. [PUBLIC HEARING]

The applicant’s representative, Shawn Hopson, gave a presentation and answered questions from the Commission. Commissioner Ellison asked if there were any other stores, if he foresaw any situations of people camping out or issues with crowding during events, and if they sold anything “adult” in nature. Commission Rodriguez asked what the hours of operation were. Commission Ramsey asked how long he had been in the industry, if this was his first brick and mortar store, and if they would be hosting any game nights. Commission Farrar asked to go through some of the pictures in the applicant’s presentation and if some of the pictures shown were from the actual store or example.

Caroline Stewart, Assistant City Planner, presented the staff report and recommended approval to the Planning and Zoning Commission with the following conditions:

1. Sale of used merchandise is limited to artwork, collectibles and antiques (as defined in the zoning ordinance); Golden-Age (1938-1950), Silver-Age (1956-1970) and Bronze-Age (1970-1985) comics and toys; and other similar items.
2. The CUP shall expire upon change of tenant.

Commissioner Logan asked staff if there is a reason there are years associated with the Golden-Age, Silver-Age, and Bronze-Age comics and toys? Caroline Stewart responded stating this was something the applicant provided and Doug Howard added the recommended motion “included other similar items” to allow items that may not completely meet these date ranges.

The presiding officer asked for public comment. There were no public comments.

Motion by Commissioner Ramsey to approve the conditional use permit request number CUP-21-03 to allow secondhand sales with the following conditions:

1. Sale of used merchandise is limited to artwork, collectibles and antiques (as defined in the zoning ordinance); Golden-Age (1938-1950), Silver-Age (1956-1970) and Bronze-Age (1970-1985) comics and toys; and other similar items.
2. The CUP shall expire upon change of tenant.

Seconded by Commissioner Logan. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Ellison, Mr. Craver, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

Caroline Stewart gave the next steps for the applicant.

B. Final Plats

- 1) FP-21-02 – Whitestone Point. A request to approve a Final Plat for 8.82 acres of land situated in the Elizabeth Langston Survey, Abstract Number 988, Tract 1D and the Edward Taylor Survey, Abstract 1560, Tract 1F, Tarrant County, Benbrook, Texas. The property is zoned “PD” Planned Development District for a single family development. The property is generally located on the north side of Jerry Dunn Parkway, approximately 1,400 feet west of Rolling Hills Drive (7168 Rolling Hills Drive).

Doug Howard, City Planner, presented the staff report and recommended approval to the Planning and Zoning Commission with the following revised conditions:

- 1. Execution of a City of Benbrook Developer Agreement
- 2. Correct lot description errors in the HOA document

Commissioner Ellison confirmed the staff recommended motion items two thru seven shown in the staff report were no longer applicable and asked how to see the public open spaces on the plat. Commission Farrar verified the second condition on the new recommended motion by staff is not in the staff report and was added. Doug Howard responded stating the new recommended motion removed items that were resolved and added a new item not previously shown in the staff report.

The applicant, Casey Stevenson, was available for questions. Commissioner Ellison asked where exactly the Fort Worth phase was located and if they would be connected and what kind of trees will be planted with the lots. Doug Howard explained at this point the developer of the lot is subject to change and will follow the standards of the city.

Motion by Commissioner Rodriguez to approve, with conditions, the Final Plat, number FP-21-02, as presented and subject to the following:

- 1. Execution of a City of Benbrook Developer Agreement
- 2. Correct lot description errors in the HOA document

Seconded by Commissioner Farrar. Commissioner Ramsey wanted to verify the two conditions in the motion followed staff’s recommendation. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Ellison, Mr. Craver, Ms. Rodriguez, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

Doug Howard gave the next steps for the applicant.

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 Logan thanked staff for a great job on the staff reports.

VI. ADJOURNMENT

The presiding officer adjourned the meeting at 8:11 p.m.

APPROVED September 9, 2021


Chair/Presiding Officer