

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 8, 2018**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, February 8, 2018, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
John Logan
Alfredo Valverde
John Dawson
Jonathan Russell
John Craver
Mikel Seifert
Whitney Vaughan
Larry Vickers

Also present:

Jim Hinderaker	Assistant City Manager
Doug Howard	City Planner
Chelsea Nelson	Assistant City Planner Recording Secretary

I. CALL TO ORDER

Chair Valverde called the meeting to order at 7:30 p.m.

II. CONSIDERATION OF MINUTES

Regular Meeting, September 14, 2017

Motion by Commissioner Ramsay to approve the minutes of the September 14, 2017 meeting.
Second by Commissioner Craver. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey and Mr. Valverde.

Noes: None

Abstain: Mr. Dawson, Mr. Logan, Mr. Craver, Mr. Russell, Ms. Seifert, Mr. Vickers, and Mrs. Vaughan.

Motion carried: 2 – 0 – 7

III. REPORTS OF CITY STAFF

A. ZONING

- 1) **CUP-18-01**- A request for a Conditional Use Permit for an addition to an existing subsidiary dwelling at 1027 Usher Street, Lot 10TR2A, Block 33, Benbrook Lakeside Addition generally located southwest of the intersection of Mercedes Street and Winscott Road, and zoned "B" One Family District. – [PUBLIC HEARING]

Doug Howard, City Planner, provided a presentation to the Commission. James and Marybeth Manning, applicants, were present for any questions the commission may have.

Motion by Commissioner Dawson that the Planning and Zoning Commission recommend approval for the Conditional Use Permit, CUP-18-01. Seconded by Commissioner Russell. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Craver, and Mrs. Vaughan.

Noes: None

Abstain: Ms. Seifert and Mr. Vickers

Motion carried: 7 – 0 –2

- 2) **Z-18-01**- A request to rezone a 2 acre parcel, out of the McKinney & Williams Survey, Abstract 1118, Tract 1D01, from "A" One-Family District to a Multi-Family Planned Development (PD) District for a 23-unit townhome development at 7701 Chapin Road, located between Williams Road and Highway 377. – [PUBLIC HEARING]

Doug Howard, City Planner, provided a presentation to the Commission. Saraya Kingsley, representative for the applicant, was present for commission questions. Vickie Adams, Fort Worth resident, was present and spoke with concern regarding the case.

Motion by Commissioner Logan that the Planning and Zoning Commission recommend that City Council grant approval for the Rezoning at 7701 Chapin Road, Z-18-01. Seconded by Commissioner Dawson. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Craver, and Mrs. Vaughan.

Noes: None

Abstain: Ms. Seifert and Mr. Vickers

Motion carried: 7 – 0 –2

- 3) **Z-18-02-** A request to rezone a 28.687 acres, out of the James F. Elliot Survey, Abstract 495, Tract 1A3 and the Joel Fisher Survey, Abstract 1876 Tract 1, from "A-PD" One Family Planned Development to "A" One Family District at 401 Sexton Lane, generally located north of the intersection of Highway 2871 and Highway 377. – [PUBLIC HEARING]

Doug Howard, City Planner, provided a presentation to the Commission. Chair Valverde requested that the discussion, public comments, and vote for case Z-18-02 be done after subdivision case P-18-01 be presented since both items are related. Staff proceeded.

B. SUBDIVISION

- 1) **P-18-01-** A request to approve a preliminary plat for a 28.687 acres, out of the James F. Elliot Survey, Abstract 495, Tract 1A3 and the Joel Fisher Survey, Abstract 1876 Tract 1, with a proposed density of 1.71 dwelling units per acre, generally located north of the intersection of Highway 2871 and Highway 377 at 401 Sexton Lane, and zoned "A-PD" One Family Planned Development District. This request is being considered in conjunction with a request to rezone the property from "A-PD" One Family Planned Development District to "A" One Family District (City File # Z-18-02). – [PUBLIC HEARING]

Doug Howard, City Planner, provided a presentation to the Commission. Mr. Howard corrected the staff report concerning large secondary trees. Large secondary trees are greater than 18 inches dbh.

Casey Ross, applicant, and Paul McCracken, associate to applicant, were present for any questions the commission may have.

Present and speaking in opposition David Haifer- 569 Sterling Drive, Jerry Corlis- 317 Rylan Road, Steve Fish- 9924 Wandering Way, Robert Courtney- 9700 Ravensway Drive, Melissa Kumar- 9940 Wandering Way, Neil Hartman- 505 Woodglen Drive, John Adelman- 8917 Armstrong Court, Robert Farrell- 9704 Ravensway Drive, Edith Watson- 9605 Rio Frio Trail, Joshua Quiring- 521 Sterling Drive, Craig Roshaven- 9745 Rio Frio Trail, Donna Farrell- 9704 Ravensway Drive, Amy Almendarez- 309 Rhineland Road, Matthew Main - 553 Sterling Drive, and Garhett Gorden- 529 Sterling Drive.

Comments made were in regards to concerns about increased density in their neighborhoods, cut-through traffic, loss of views and mature trees, development in or near the flood plain/flood way and the difficulty of effectively addressing site drainage and erosion challenges, and the negative impact that the development would have on wildlife.

Following discussion between Commission and staff, Jim Hinderaker, Assistant City Manager, stated that the City Council has adopted City ordinances that deal with development and the preliminary plat is a tool for developmental proposals which staff reviews to determine whether or not there is enough information for the project to move forward without all the engineering that is required for the final plat. It gives the owner and developer some assurance that if they were to move forward in development and to spend the money on all of the necessary studies that they have a developable piece of property. The Planning and Zoning Commission as a body does not have the legal right to add any additional conditions to what City Council has already stipulated. The Planning and Zoning Commission is looking to see is if property is developable; does it have legal access and can the property be served by water and sewer.

City staff has determined that at this point there is enough information to assume that development can happen on this property.

Motion by Commissioner Dawson that the Planning and Zoning Commission recommend that City Council grant approval for the rezoning, Z-18-02. Seconded by Commissioner Russell. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Craver, Ms. Seifert, Mr. Vickers and Mrs. Vaughan.

Noes: None

Abstain: None

Motion by Commissioner Dawson that the Planning and Zoning Commission grant approval for the preliminary plat, P-18-01. Seconded by Commissioner Russell. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Craver, Ms. Seifert, Mr. Vickers and Mrs. Vaughan.

Noes: None

Abstain: None

IV. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 10:25 p.m.

APPROVED March 8th, 2018


Chair