

**MINUTES  
OF THE MEETING OF THE  
CITY OF BENBROOK  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 14, 2019**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, March 14, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey  
John Logan  
Alfredo Valverde  
Nathan Sultemeier  
David Eason  
Damon Farrar

Absent: Jonathan Russell  
Jon Craver  
Mikel Seifert

Also present: Jim Hinderaker      Assistant City Manager  
Doug Howard      City Planner  
Caroline Stewart      Assistant City Planner,  
Recording Secretary

**I. CALL TO ORDER**

Chair Valverde called the meeting to order at 7:32 p.m.

**II. MINUTES**

Regular Meeting, February 14, 2019

Motion by Commissioner Ramsey to approve the minutes of the February 14<sup>th</sup> meeting. Second by Commissioner Sultemeier. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Sultemeier, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: Mr. Logan

Motion carried: 5 – 0 – 1

**III. REPORTS OF CITY STAFF**

**A. SITE PLAN**

- 1) **SP-19-01** – A request to approve a Site Plan for a building expansion of the Western Hills High School. The Fort Worth ISD is proposing to construct a new addition, which will add two new Visual Art classrooms

and a centralized courtyard. The 4,250 square foot addition will be located at the northeast corner of the lot. The property is legally described as Lot 1, Block 1, Western Hills High School Addition (3600 Boston Ave), zoned "CF-PD" Community Facilities Planned Development District, and located at the northwest corner of Chapin Road and Boston Avenue. [PUBLIC HEARING] [RECOMMENDED TO BE CONTINUED TO THE APRIL 11, 2019 PUBLIC HEARING]

Doug Howard, City Planner, presented the staff report. Because an additional application regarding the school site was submitted, the applicant requested the item be continued to the next meeting so both items are considered on the same night.

The Chair opened the public hearing at 7:35 p.m. James Perry (8104 Bangor St) asked for clarification of the location of the addition. Steven Parish (8101 Rush St) asked about additional site details. Due to the continuance of the Site Plan, Staff will present more information at the next Public Meeting. Staff offered to meet with public hearing attendees after the meeting to answer their questions. The Chair closed the public hearing at 7:38 p.m.

Motion by Commissioner Ramsey to continue item SP-19-01 to a date certain, the April 11, 2019 regular meeting of the Planning and Zoning Commission. Seconded by Commissioner Farrar. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Sultemeier, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

## **B. ZONING**

- 1) **Z-19-01** – A request to rezone 10.7 acres out of Francis M. (Dec'd) Sur Wales Survey , Abstract No. 1637 and the John Wesley Smith Survey, Abstract No. 1406, currently zoned "B" One-Family District and "SD" Suburban District, to be entirely zoned "SD" Suburban District. The property is addressed as 8600 Team Ranch Road and is generally located northwest of the intersection of Cook Ranch Road and Benbrook Blvd (Hwy. 377). [PUBLIC HEARING]

Doug Howard, City Planner, presented the staff report and answered questions.

Tom Struhs, the applicant (1209 Belknap St, Fort Worth, TX 76102), answered questions from the Commission.

The Chair opened the public hearing at 7:44 p.m. There were no public comments. The Chair closed the public hearing at 7:45 p.m.

Motion by Commissioner Logan to recommend City Council approve an ordinance rezoning Lot 1, Block 1 of the La Paloma Addition from "B" One-Family District and "SD"

Suburban District to "SD" Suburban District. Seconded by Commissioner Farrar. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Sulzemeier, Mr. Eason, and Mr. Farrar


Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

#### IV. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 7:46 p.m.

APPROVED April 11, 2019  
  
Chair

