

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 11, 2019**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, April 11, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
Alfredo Valverde
Jonathan Russell
Mikel Seifert
David Eason
Damon Farrar

Absent: John Logan
Nathan Sultemeier
Jon Craver

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

I. CALL TO ORDER

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

II. MINUTES

Regular Meeting, March 14, 2019

Motion by Commissioner Farrar to approve the minutes of the March 14th meeting. Second by Commissioner Eason. The Chair called the question.

Vote on the motion:

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

Noes: None

Abstain: Mr. Russell and Ms. Seifert

Motion carried: 4 – 0 – 2

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 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) and zoned "CF-PD" Community Facilities Planned Development District. [PUBLIC HEARING]

Doug Howard, City Planner, introduced the item. Shannon Bearden, the applicant (801 Cherry St. Ste. 500, Fort Worth, TX) and Christopher Tatton (Pacheco Koch Landscape/Civil Engineers), Landscape Architect, provided a presentation to the Commission and answered questions.

Doug Howard, City Planner, presented the staff report. The following was discussed in conjunction with plans presented to the Commission: 3,960 S.F. addition to the northeast corner of the existing building; 900 S.F. new entry portal; Landscape and Tree Preservation and Mitigation plans are to be reviewed for compliance by staff during the building permit process; and, if approved by the Planning and Zoning Commission, the City's right-of-way may be used for additional handicapped parking spaces, as presented. Fort Worth ISD is responsible for maintenance of their parking areas within the City's right-of-way.

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 Seifert to approve the site plan amendment for SP-19-01, as presented. Seconded by Commissioner Russell. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Russell, Ms. Seifert, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 –0

B. ZONING

- 1) **ME-19-04** – A request to approve a Meritorious Exception to authorize the use of alternative exterior materials for a new front entry portal. This request is in conjunction with a site plan application (SP-19-01). The property is legally described as Lot 1, Block 1, Western Hills High School Addition (3600 Boston Ave) and zoned "CF-PD" Community Facilities Planned Development District. [PUBLIC HEARING]

Shannon Bearden, the applicant (801 Cherry St. Ste. 500, Fort Worth, TX), provided a presentation to the Commission and answered questions. Ms. Bearden was joined by Cameron Mason (Project Architect – Huckabee) and Matthew Tanner (Procedeo/ FWISD Project Manager). Commissioner Farrar asked for clarification on how they are going to paint the existing metal and the durability of the paint.

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

The Chair opened the public hearing at 7:55 p.m. Steve Lewsador (8100 Bangor Drive) asked for clarification of how the school will remove 14 portable classrooms with the addition two new visual arts classrooms. Shannon Bearden responded that the interior of the school will renovated to create more space for students. The Chair closed the public hearing at 7:59 p.m.

Commissioner Seifert recognized the applicant for involving the Western Hills High School students during the design process of the new addition and school interior.

Chair Valverde expressed appreciation for the plan to remove the portable classroom and including the Western Hills High School students in the design process.

Motion by Commissioner Ramsey to approve the proposed meritorious exception for the use of alternative exterior materials, as presented. Seconded by Commissioner Seifert. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Russell, Ms. Seifert, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 6 – 0 – 0

- 2) **Z-19-02/CP-19-01** – A request to rezone Lots 7, 8 and 9, Block 7 Benbrook Estates Addition (110, 112 and 116 Del Rio Avenue), totaling 0.90 acres, from "HC-PD" Highway Corridor Planned Development District to "CR" Multiple-Family Restricted District and to amend their future land use plan map designation, within the Benbrook Comprehensive Plan, from Commercial to Medium Density Residential. [PUBLIC HEARING]

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

Lonnie Huett, the applicant (7204 Tour Trail, Benbrook, Texas), answered questions from the Commission.

The Chair opened the public hearing at 8:08 p.m. There were no public comments. The Chair closed the public hearing at 8:08 p.m.

Motion by Commissioner Russell to recommend City Council adopt an ordinance amending the Benbrook Comprehensive Plan's land use plan designation for Lots 8 and 9, Block 7, Benbrook Estates Addition from Commercial to Medium Density Residential and to rezone said lots from "HC-PD" Highway Corridor Planned Development District to "CR" Multiple Family Restricted District. Seconded by Commissioner Ramsey.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Russell, Ms. Seifert, 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 8:10 p.m.

APPROVED June 13, 2019

Chair