

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

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

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

Absent: David Ramsey

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 7:33 p.m.

**II. CONSIDERATION OF MINUTES**

Regular Meeting, February 8, 2018

Motion by Commissioner Craver to approve the amended minutes discussed in the work session as presented for the February 8, 2018 meeting. Second by Commissioner Logan. The Chair called the question.

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0

### III. REPORTS OF CITY STAFF

#### A. ZONING

- 1) **Z-18-03**- A request to rezone 124 Del Rio Street, a 0.26 acre parcel described as Lot 14, Block 7, Benbrook Estates Addition, from "B" One-Family District to "CR" Multiple-Family Restricted District. The property is generally located northeast of the intersection of Mercedes Street and Benbrook Boulevard (Highway 377). – [PUBLIC HEARING]

Doug Howard, City Planner, provided a presentation to the Commission. Kerry Kutchinski, applicant, was present for commission questions.

Motion by Commissioner Logan that the Planning and Zoning Commission recommend approval for the rezoning, Z-18-03, as presented by staff. Seconded by Commissioner Russell. The Chair called the question.

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0

- 2) **ZTA-18-01** Ordinance amending Title 17 – Zoning of the Benbrook Municipal Code (1985), as amended, by amending Sections 17.24.022 – Permitted uses and 17.24.024 – Conditional uses of Chapter 17.24 – "CF" Community Facilities District to move installations for public safety, governmental services, or the furnishing of utility services, from the conditional uses list to the permitted uses list. – [PUBLIC HEARING]

Doug Howard, City Planner, provided a presentation to the Commission on behalf of the City of Benbrook and was present for commission questions.

Motion by Commissioner Logan that the Planning and Zoning Commission recommend that City Council grant approval for the Zoning Text Amendment, ZTA-18-01, as presented by staff. Seconded by Commissioner Craver. The Chair called the question.

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0

**A. SUBDIVISION**

- 1) **ATP-18-01** A request to approve an Alternate Tree Preservation and Mitigation Plan, in accordance with Chapter 16.28.010 of the Benbrook Municipal Code, for the future development of 7340 Hawkins Center Drive, a 3.84 acre parcel described as Lot 3R, Block 1, Hawkins Business Center – Benbrook Phase 1 Addition, generally located northeast of the intersection of Hawkins Center Drive and the I.H. 20 Service Road. – [PUBLIC HEARING]

Doug Howard, City Planner, provided a presentation to the Commission. James Nader with Urban Bobcat Architects, applicant, was present for any commission questions.

Motion by Commissioner Logan that the Planning and Zoning Commission grant approval for the alternative tree preservation plan, ATP-18 –01, as presented by staff. Seconded by Commissioner Russell. The Chair called the question.

Vote on the motion:

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

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0

**IV. ADJOURNMENT**

There being no further business on the agenda, the Chair adjourned the meeting at 8:03 p.m.

APPROVED April 12 ,2018  
  
Chair