

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, MARCH 29, 2018**

The special meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, March 29, 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
Jonathan Russell
John Craver
Larry Vickers

Absent: Mikel Seifert
Whitney Vaughan

Also present: Jim Hinderaker Assistant City Manager
Doug Howard City Planner
Desiree Powell Intern, Development Services
Alex Busken Management Analyst

I. CALL TO ORDER

Chair Valverde called the meeting to order at 7:31 p.m.

II. REPORTS OF CITY STAFF

A. ZONING

1. **Z-18-04-** An ordinance amending Title 17 – Zoning of the Benbrook Municipal Code by establishing Chapter 17.79 – Benbrook Boulevard Corridor Overlay District. The Overlay District will limit or restrict certain uses and establish development standards and design criteria for future development and improvements along the Benbrook Boulevard corridor. The Overlay District is generally applied to commercially zoned properties, along the Benbrook Boulevard corridor, between Winscott Road and the Union Pacific Railroad, which is located approximately 1,500 ft. north of I.H. 20/820

Jim Hinderaker, Assistant City Manager, provided a presentation to the Commission. The City of Benbrook is proposing a Benbrook Corridor Overlay District along Benbrook

Boulevard. Steve Metcalf (107 San Angelo Street), Bill Whetmore (8201 Old Benbrook Road), and Linda Smith (9250 Benbrook Boulevard) spoke during the public hearing.

Motion by Commissioner Valverde that the Planning and Zoning Commission recommend approval with the following changes:

- The definitions of any sort of Auto/Truck Rental to include trailers, tires, and wheels/rims.
- To add the following to the prohibited uses section:
 - Bingo Parlors
 - Liquor Stores
- Thrift Stores (receiving merchandise from donations) removed from the conditional use section and added to the prohibited uses section.
- The definition of Sexually Oriented Business to include stores that sell novelty sex items.

Seconded by Commissioner Ramsey. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Russell, Mr. Craver and Mr. Vickers.

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 April 12, 2018



Chair