

**MINUTES  
OF THE MEETING OF THE  
CITY OF BENBROOK  
PLANNING & ZONING COMMISSION  
THURSDAY, MAY 10, 2007**

The regular monthly meeting of the Planning & Zoning Commission of the City of Benbrook was held on Thursday, May 10, 2007 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Joe Hughes  
David Ramsey  
Alfredo Valverde  
Bret Early  
Dian Price  
Sanjiv Shah  
Larry Marshall

Also Present:

Dave Gattis, Deputy City Manager  
Ed Gallagher, City Planner  
Sue Clark, Recording Secretary  
Larry Stowe, Councilmember  
Ron Sauma, Councilmember  
Ron Rainey  
Barry Hudson  
Chris Wield  
Dan Tully

**I. CALL TO ORDER**

Chairman Early called the meeting to order at 7:30 p.m.

**II. CONSIDERATION OF MINUTES**

**Regular Meeting – March 8, 2007**

Motion by Mr. Valverde to approve the minutes of the March 8, 2007 regular meeting of the Planning and Zoning Commission as presented. Second by Dr. Marshall. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Hughes, Mr. Ramsey, Mr. Valverde, Mr. Early, Ms. Price, Mr. Shah, and Dr. Marshall

Noes: None

Motion carried 7 – 0

### III. REPORTS OF CITY STAFF

#### A. ZONING

**Z – 07 – 03 (Revised)** Consider rezoning of 137.172 acres of land in the C.A. Kuykendall Survey Abstract Number 890, the J.M. Evans Survey Abstract Number 466, the H. Covington Survey Abstract Number 257, and the J. Stephens Survey Abstract Number 1494, (northwest of U.S. Highway 377/Benbrook Boulevard, southwest of I20/Loop 820, north of Westpark Section Two, Summit on the Ridge Apartments and Summit Ridge Apartments)

**Parcel 1 – 29.9052 acres of land in the C.A. Kuykendall Survey Abstract Number 890, from "BR" One Family Reduced District to "BR-PD" One Family Reduced Planned Development District (south of Brookside At Benbrook Field Phase I, west of Vista Way, and north of Westpark Section Two, Summit on the Ridge Apartments and Summit Ridge Apartments)**

**Parcel 2 – 8.6596 acres of land in the C.A. Kuykendall Survey Abstract Number 890, and the J.M. Evans Survey Abstract Number 466 from "D" Multiple Family District and "HC" Highway Corridor District to "HC-PD" Highway Corridor Planned Development District (east side of Vista Way approximately 750 feet north of Sproles Drive intersection and 9006 Benbrook Boulevard)**

**Parcel 3 – 46.9428 acres of land in the C.A. Kuykendall Survey Abstract Number 890, and the H. Covington Survey Abstract Number 257 from "BR" One Family Reduced District to "BR-PD" One Family Reduced Planned Development District (northwest of Walnut Creek, southeast of Union Pacific Railroad)**

**Parcel 4 – 19.2085 acres of land in the H. Covington Survey Abstract Number 257, from "D" Multiple Family District and "E" Commercial District to "D-PD" Multiple Family Planned Development District (northeast of Mercedes Street between Walnut Creek and future Vista Way)**

**Parcel 5 – 1.7937 acres of land in the H. Covington Survey Abstract Number 257, from "E" Commercial District to "D/HC-PD" Multiple Family/Highway Corridor Planned Development District (southwest of I20/Loop 820 , between future Vista Way and Union Pacific Railroad)**

**Parcel 6 – 4.3197 acres of land in the H. Covington Survey Abstract Number 257, from "D" Multiple Family District to "D/HC-PD" Multiple Family/Highway Corridor Planned Development District (northeast of the intersection of Mercedes Street and future Vista Way)**

**Parcel 7 – 29.4246 acres of land in the H. Covington Survey Abstract Number 257 and the J. Stephens Survey Abstract Number 1494 from "D" Multiple Family District, "E" Commercial District, and "HC" Highway Corridor District to "HC-PD" Highway Corridor Planned Development District (northwest of U.S. Highway 377/Benbrook Boulevard, north of Mercedes Street, southeast of future Vista Way, and southwest of I20/Loop 820)**

**Parcel 8 – 1.6631 acres of land in the H. Covington Survey Abstract Number 257 and the J.M. Evans Survey Abstract Number 466 from "HC" Highway Corridor District to "HC-PD" Highway Corridor Planned Development District (southwest of the intersection of U.S. Highway 377/Benbrook Boulevard and Mercedes Street)**

**G – 07 – 05 (Revised) Consider Land Use Plan amendments and Thoroughfare Plan amendments of the Comprehensive Plan for Planning Area "D" reducing Mixed Use Village and increasing Commercial and High Density Multi Family land uses, and deleting proposed Vista Way north of Mercedes Street (west side of Benbrook Boulevard/ U.S. Highway 377, north and south of Mercedes Street, and south of I-20/Loop 820)**

Chairman Early introduced the two items and asked for a presentation from the applicant.

Barry Hudson with Dunaway Associates said he was representing the applicants, Benbrook Economic Development Corporation and BoPeek, the owners of the properties. Mr. Hudson said they have submitted a letter requesting a continuance to the next regularly scheduled Planning and Zoning Commission meeting on June 14, 2007. Mr. Hudson said they are requesting a special joint work session with the Planning and Zoning Commission and the City Council as referred to in Staff's recommendation to the Commission. He said they are asking that the work session be held on Thursday, May 31, 2007, to give the applicants and developers three weeks to work with City Staff and respond to any comments from the Commission and City Council at the joint work session.

Mr. Hudson said he agreed with Staff's comments that it would not be productive to go through the individual items and he apologizes for the changing of the application over a period of months. He said they have had numerous changes of both additions and deletions of areas included in the planned development, which has caused a change in the

planned development regulations as proposed.

Mr. Hudson said another reason the application has changed is that some of the planned development regulations proposed, are for particular tenants that are anticipated to go into the Benbrook Field development and were specifically written to address their concerns, particularly in the "HC-PD" Highway Corridor Planned Development sections. Because there are several "HC-PD" areas that have been included in the overall regulations, he said they might need to specify certain lots or areas that would not be affected.

Mr. Hudson said, earlier a lot of the focus was on Vista Way, the alignment of streets, and access to the site. He said some of those major issues have been addressed. Mr. Hudson said, even though that is not a part of the PD zoning, it relates to the platting of the property and other issues that are all tied together. He said it is an excellent suggestion to have the joint work session because there have been changes made on a continuing bases and they need to work through some of those issues so that Staff clearly understands why they are proposing particular revisions and work with the developers.

Mr. Hudson said that the primary entity that they are representing is the Benbrook Economic Development Corporation, which is the development arm of the City. He said he thinks everybody wants the same results because it is such a prominent area in the City and everybody needs to find a way to work things out to get the quality development that the developer wants, the EDC wants, and the City wants, and is enforceable. Mr. Hudson said if it were a private entity, some of the items would be handled strictly with deed restrictions and outside the PD and zoning process to some extent. He said since it is the EDC and City, they need to craft something that is very acceptable to everybody.

Mr. Early noted that the development's name had changed to Benbrook Field and that he recalled that there was going to be a theme for the entire development. Mr. Hudson said there is definitely a theme reminiscent of the training airfield on the property during World War I and it is a matter of crafting how that is best reflected in the architectural design guidelines. Many chain restaurants and major retailers have a certain look that they like to use and they need to get something that unifies the whole development together but still allows them some recognition of their brand. Mr. Hudson said the developer would like to have maximum flexibility to allow them to work out the deals with the individual tenants but this is a very unique situation with the EDC and the City, so something needs to be worked out that everyone can live with.

The Chair asked for any comments or questions from the Commission.

Dian Price said she would not be able to attend the proposed work session and she would like to make sure the development is going to be an upgraded area. She said this is an opportunity to do something great in this city and she does not want to settle for something that is second best. Ms. Price said Benbrook is a great city and she is looking forward to its growth and has very high expectations of the subject area.

Dr. Marshall said the letter from the applicants requesting a continuance on the item, states that they were confused by some of the comments regarding the Planned Development regulations text and he does not think the City regulations are confusing at all. He thinks what is confused, is the direction the Commission was told that the development would take and then when it got underway; everyone involved is no longer on board with that direction.

He said the joint work session should be fruitful and produce a cleaner look to the application that was presented.

Dr. Marshall said the City Staff has made appropriate comments and he understands some people have taken some heat over their comments and he thinks the comments are correct. He does not think Staff's comments are anti-development, he thinks that it is a very disappointing stand for the developer to take and he feels confused about the presentation made at the meeting.

Dr. Marshall said the Planning & Zoning Commission has made many hours of study in trying to devise guidelines that the City should follow in a very fruitful, clean, and progressive way, and to have somebody tear that down for the sake of some big company coming to Benbrook is not necessarily a benefit to the City. Dr. Marshall said it was his understanding from the beginning that the companies were going to be very cooperative and happy to be here, with a new stand on life, and that is not what he is seeing. He said he would like to see some better ideas presented at the next meeting.

Mr. Early said the Planned Development process is there for a reason and should include some "give and take" and he hopes that can be worked out between the applicants and Staff. If not, it will be discussed in the joint work session.

The Chair asked for any further comments, questions, or a motion from the Commission.

Alfredo Valverde said Benbrook does not have a lot of room for growth, unlike Fort Worth that has a wide variety of different developments. He thinks the City should be very choosy and careful in considering what is allowed to come into Benbrook and entertain a higher standard for development.

Motion by Mr. Valverde to continue items Z – 07 – 03 and G – 07 – 05 to the June 14, 2007 Planning & Zoning Commission meeting and proposes a joint work session on Thursday, May 31, absent any change by the City Council. Second by Mr. Ramsey. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Early, Ms. Price, Mr. Shah, Dr. Marshall, and Mr. Hughes

Noes: None

Motion carried 7 – 0

**B. SUBDIVISION PLATS**

None

**C. PD SITE PLANS**

None

**D. GENERAL**

**G – 07 – 04**

**Consider Update of Section 8 – Community Facilities of the Comprehensive Plan**

Motion by Mr. Valverde that the Commission continues the item until further notice. Second by Mr. Shah. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Valverde, Mr. Early, Ms. Price, Mr. Shah, Dr. Marshall, Mr. Hughes, and Mr. Ramsey

Noes: None

Motion carried 7 – 0

**IV. PRESENTATIONS BY PLANNING AND ZONING COMMISSION MEMBERS**

None

**V. CITIZENS PRESENTATIONS**

None

**VI. ADJOURNMENT**

The Chair noted there were no additional matters of business on the regular Commission agenda and declared the Commission regular meeting adjourned at 7:55 p.m.

APPROVED: \_\_\_\_\_ 2007

\_\_\_\_\_ Chair