

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING & ZONING COMMISSION
THURSDAY, NOVEMBER 9, 2006**

The regular monthly meeting of the Planning & Zoning Commission of the City of Benbrook was held on Thursday, November 9, 2006 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
Alfredo Valverde
Jay Morrill
Bret Early
Dian Price
John Dawson
Sanjiv Shah
Larry Marshall

Also Present:

Joe Hughes, Commission Appointee
Dave Gattis, Assistant City Manager
Ed Gallagher, City Planner
Sue Clark, Recording Secretary
Jerry Dittrich, Mayor
Ron Sauma, Councilmember
Congresswoman Kay Granger
Ron Rainey, Director Benbrook EDC
Tom Galbreath
Phillip Craddock
Doug Plumber
Nick Early
Tom Eudaly
Brad Bowen
and approximately 6 others

I. CALL TO ORDER

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

II. CONSIDERATION OF MINUTES

Regular Meeting – October 12, 2006

Motion by Dr. Marshall to approve the minutes of the October 12, 2006 regular meeting of the Planning and Zoning Commission as presented. Second by Mr. Valverde. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Valverde, Mr. Early, Mr. Dawson, and Dr. Marshall

Noes: None

Abstain: Mr. Ramsey, Mr. Morrill, Ms. Price, and Mr. Shah

Motion carried 4 – 0 – 4

III. OATH OF OFFICE

Chairman Early said Mr. George Bolton was not present but he would like to thank him for serving on the Planning and Zoning Commission in the past.

The oath of office was administered to Bret Early – Place 2, John Dawson – Place 4, Joseph Hughes – Place 6, and Larry Marshall – Place 8, by Mayor Dittrich and witnessed by Sue Clark, Notary Public.

IV. SELECTION OF CHAIR AND VICE-CHAIR

By unanimous vote, Bret Early was re-elected Chair and Larry Marshall was re-elected Vice-Chair.

V. REPORTS OF CITY STAFF

A. ZONING

Z – 06 – 06 Consider rezoning of 11.419 acres of land being 9.035 acres in the J.M. Evans Survey Abstract Number 466 and 2.384 acres in the Hays Covington Survey Abstract Number 257 from “D” Multiple Family District to “HC” Highway Corridor District (Northwest of Benbrook Boulevard/US Hwy 377, south of westerly extension of Mercedes Street – under construction, and east of northeasterly extension of Vista Way – under construction)

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

Tom Galbreath with Dunaway Associates, 1501 Merrimac Circle, Fort Worth, said he is representing the present owner of the property, Benbrook Economic Development Corporation and the proposed developer of the property, WalMart Texas Stores, LP. Mr. Galbreath said the rezoning application is for the 11.419 acres on the back portion of the site that is proposed for a WalMart Supercenter.

Mr. Galbreath said the store is one of the larger and more common stores that WalMart has built in and around the Metroplex in recent years. He said they have submitted a traffic impact analysis to TxDOT but they intend to work off the existing traffic light at Mercedes Street and Benbrook Boulevard. There will be no left turns out of the parking lot onto Benbrook Boulevard because of the extensive traffic. Mr. Galbreath said there is a substantial grade change at the rear of the property so there will be no access to or from the

extension of Vista Way that is under construction at this time.

Mr. Galbreath said that even though the architects are working with a straight "HC" Highway Corridor zoning, they are working with Trinity Partners, the developers of the overall area, in designing the store to comply with the vision of a planned development for the area. He said the civil plans have been submitted to the City for review and described the layout of the store to the Commission.

Mr. Galbreath said the Benbrook store would have a landscaped area with seating between the two building entrances instead of a pullover area. He said this store has some unique features as far as architectural motifs and ideas that go back to the World War I airfield that was located on the subject property.

The parking lot will have landscaped islands that go the continuous length of the parking lot with sidewalks down the center and trees on both sides. Mr. Galbreath said they have also created a large landscaped island on the north side of the site. He said WalMart has purchased a live oak tree farm in Waco and the largest trees (9 to 18 inches in caliper) will be used at the Benbrook store, along Benbrook Boulevard, on the north side of the property, and scattered areas around the site.

The Chair asked for any comments or questions from the Commission. Ms. Price asked what exterior materials would be used on the store. Phil Craddock with Raymond Harris Architects said they researched some of the history of the site and the old World War I airfield and used some of those elements in the canopies for the center pedestrian area. The materials for the exterior walls are split-faced block that is painted different colors that will help break up the facade and give it a nice appearance. Mr. Craddock said stone would be located at the entrances and stone wainscot at the front vestibules.

There being no further comments or questions from the Commission, the Chair asked for a report from Staff.

Ed Gallagher said the 11.419-acre, "D" Multiple Family District site is the rear part of an overall 21-acre site with frontage on the west side of Benbrook Boulevard. The 9.6-acre part has been zoned "HC" Highway Corridor District since 1994 and the existing "D" District classification has existed since 1977. The proposed "HC" classification on the Z-06-06 site will result in an overall 21 acres scheduled for a large retail development. He said the Benbrook Economic Development Corporation is the property owner and Dunaway Associates acts as agent for the EDC.

The proposed rezoning will continue a 30-year old pattern of commercial zoning between Benbrook Boulevard and Vista Way. However, many of the existing zoning patterns were established years ago with a straight line paralleling Benbrook Boulevard when an alignment for the actual extension of Vista Way was not known.

Mr. Gallagher said the Land Use Plan shows the overall area as "Mixed Use Village." The "MU" Mixed Use District zoning classification includes commercial activities among the permitted uses and the proposed "HC" District is compatible with the Land Use Plan. Approval of the Z-06-06 rezoning application will require minor adjustments in the Land Use Plan.

Mr. Gallagher said Staff recommends that the Planning and Zoning Commission recommend that the City Council approve the Z-06-06 rezoning application of 11.419 acres

in the J. M. Evans Survey and the Hays Covington Survey from "D" Multiple Family District to "HC" Highway Corridor District, and to adjust the Land Use Plan accordingly.

The Chair asked for any comments or question from the Commission. There being none, the Chair opened the public hearing at 7:52 p.m. and asked if anyone wished to speak for or against the item. There being none, the Chair closed the public hearing at 7:53 p.m. and asked for any comments, questions, or a motion from the Commission.

Motion by Mr. Valverde that the Planning and Zoning Commission recommend that the City Council approve the Z-06-06 rezoning application of 11.419 acres in the J. M. Evans Survey and the Hays Covington Survey from "D" Multiple Family District to "HC" Highway Corridor District, and to adjust the Land Use Plan accordingly. Second by Ms. Price. The Chair called the question.

Vote on the Motion:

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

Noes: None

Motion carried 9 – 0

B. SUBDIVISION PLATS

None

C. PD SITE PLANS

None

D. GENERAL

None

VI. PRESENTATIONS BY PLANNING AND ZONING COMMISSION MEMBERS

None

VII. CITIZENS PRESENTATIONS

None

VIII. ADJOURNMENT

The Chair noted there were no additional matters of business on the regular Commission agenda and declared the Commission regular meeting adjourned at 8:00 p.m.

A work session for Commission training began at 8:05 p.m. Dave Gattis gave a presentation on Smart Growth, transit-oriented design, new urbanism, CPTED, and sustainable development. Commissioners Marshall, Price, Morrell, Valverde, Ramsey, and Hughes attended the work session along with Dan Tulley and Staff members Clark and Gallagher. The work session concluded at 9:00 p.m.

APPROVED: _____ 2006

Chair