

**MINUTES  
OF THE MEETING OF THE  
CITY OF BENBROOK  
PLANNING & ZONING COMMISSION  
THURSDAY, FEBRUARY 10, 2005**

The regular monthly meeting of the Planning & Zoning Commission of the City of Benbrook was held on Thursday, February 10, 2005 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Symantha Spence  
George Bolton  
Alfredo Valverde  
Bret Early  
Bryan Welborn  
John Dawson  
Sanjiv Shah  
Larry Marshall

Also Present:

Dave Gattis, Assistant City Manager  
Ed Gallagher, City Planner  
Sue Clark, Recording Secretary  
Felix Hebert, Mayor  
Ron Sauma, City Council Member  
Daniel Tully  
Carl Peterson

**I. CALL TO ORDER**

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

**II. CONSIDERATION OF MINUTES**

**Regular Meeting – January 13, 2005**

Motion by Dr. Marshall to approve the minutes of the January 13, 2005 Planning and Zoning Commission meeting as presented. Second by Ms. Spence. The Chair called the question.

Vote on the Motion:

Ayes: Ms. Spence, Mr. Bolton, Mr. Valverde, Mr. Early, Mr. Dawson, and Dr. Marshall

Noes: None

Abstain: Mr. Welborn and Mr. Shah

Motion carried 6 – 0 – 2

### III. REPORTS OF CITY STAFF

#### A. ZONING

Z – 04 – 03 Consider rezoning of 75.159 acres of land in the William J. Jackson Survey Abstract Number 857 and the Joseph A. Dunham Survey Abstract Number 409 from “A” One Family District and “B” One Family District to “B-PD” One Family Planned Development District for 274 detached dwelling units (east of Timberline Drive, south of Greenbriar Addition, west and north of the Trinity River and Clear Fork Park, proposed Riverside at Mira Vista) Request by applicant to withdraw application

#### B. SUBDIVISION PLATS

P – 04 – 02 Consider Preliminary Plat of Riverside at Mira Vista, being 75.159 acres of land in the William Jackson Survey Abstract Number 857 and Joseph A. Dunham Survey Abstract Number 409 (east of Timberline Drive, south of Greenbriar Addition, west and north of the Trinity River and Clear Fork Park) Request by applicant to withdraw application

Chairman Early introduced both Z-04-03 and P-04-02 and asked for a report from Staff.

Mr. Gattis said the applications have been on the agenda for several months and the applicant has postponed every time. After trying to refine the submittals, the applicant has decided to withdraw both applications and reapply at a latter date. Mr. Gattis said Staff recommends the Commission accept the withdrawals without prejudice.

The Chair asked for any comments, questions, or a motion from the Commission. Motion by Mr. Valverde to accept the withdrawal requests for Z-04-03 and P-04-02, without prejudice. Second by Mr. Shah. The Chair called the question.

Vote on the Motion:

Ayes: Ms. Spence, Mr. Welborn, Mr. Bolton, Mr. Valverde, Mr. Early, Mr. Dawson, Mr. Shah, and Dr. Marshall

Noes: None

Motion carried 8 – 0

#### C. PD SITE PLANS

None

#### D. GENERAL

G – 05 – 01 Consider update of Section 17 – Capital Improvements of the Comprehensive Plan

Chairman Early introduced the item and asked for a report from Staff.

Mr. Gattis said the G-05-01 consideration is the annual update of the Comprehensive Plan, which includes the update of Section 17 – Capital Improvements of the Comprehensive Plan. The update includes revised financial data, cost estimates, and the conclusion of projects. Staff recommends the Commission recommend the City Council adopt the update of Section 17 – Capital Improvements of the Comprehensive Plan.

The Chair asked for any comments or questions from the Commission. There being none, the Chair opened the public hearing at 7:34 p.m. and asked if anyone wished to speak for or against the item. There being none, the Chair closed the public hearing at 7:35 p.m. and ask for any comments, questions, or a motion from the Commission.

Motion by Mr. Valverde that the Commission recommend the City Council adopt the update of Section 17 – Capital Improvements of the Comprehensive Plan as presented. Second by Dr. Marshall. The Chair called the question.

Vote on the Motion:

Ayes: Ms. Spence, Mr. Welborn, Mr. Bolton, Mr. Valverde, Mr. Early, Mr. Dawson, Mr. Shah, and Dr. Marshall

Noes: None

Motion carried 8 – 0

**IV. CITIZENS PRESENTATIONS**

None

**V. ADJOURNMENT**

The Chair noted there were no additional matters of business on the regular Commission agenda and declared the Commission regular meeting adjourned at 7:40 p.m.

Following the regular meeting, the Planning and Zoning Commission and the City Council met in work session to discuss Section 5 – Goals, Objectives and Strategies of the Comprehensive Plan.

The work session convened at 7:45 p.m., attended by Commissioners Marshall, Valverde, Early, Spence, Welborn, Dawson, Bolton, and Shah; City Staff members Gattis, Clark, Gallagher, Conklin, and Wayman; City Council Members Sauma, Bailey, Dittrich, and Mayor Hebert; and Carl Peterson and Daniel Tully. The work session concluded at 10:00 p.m.

APPROVED: \_\_\_\_\_, 2005

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Chair