

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING & ZONING COMMISSION
THURSDAY, APRIL 14, 2005**

The regular monthly meeting of the Planning & Zoning Commission of the City of Benbrook was held on Thursday, April 14, 2005 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Bryan Welborn
George Bolton
Alfredo Valverde
Bret Early
John Dawson
Larry Marshall

Also Present:

Dave Gattis, Assistant City Manager
Ed Gallagher, City Planner
Sue Clark, Recording Secretary
Felix Hebert, Mayor
Ron Rainey
Sam Balkum

I. CALL TO ORDER

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

II. CONSIDERATION OF MINUTES

Regular Meeting – February 10, 2005

Motion by Mr. Welborn to approve the minutes of the February 10, 2005 Planning and Zoning Commission meeting as presented. Second by Mr. Valverde. The Chair called the question.

Vote on the Motion:

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

Noes: None

Motion carried 6 – 0

III. REPORTS OF CITY STAFF

A. ZONING

None

B. SUBDIVISION PLATS

None

C. PD SITE PLANS

None

D. GENERAL

G – 05 – 02 Consider update of Section 5 – Goals, Objectives and Strategies of the Comprehensive Plan

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

Mr. Gattis said the G-05-02 consideration is the update of Section 5 – Goals, Objectives and Strategies of the Comprehensive Plan, which is generally updated on a five-year cycle. The Planning and Zoning Commission has had two work sessions; one with the City Council and last month with the City Council, representatives of the Benbrook Economic Development Corporation, the Library Board, and the Water Board.

The new Strategic Plan has the following high priority goals:

Neighborhood Quality – Aggressive code enforcement

Efficient and Effective Government – More communication, education, and citizen input through community meetings

Economic Development – Consider expanding the City limits through a possible land swap with Fort Worth, and approve wine sales

Community Appearance and Pride – Improve Benbrook Boulevard’s appearance by straightening utility poles or burying utilities, hosting an annual festival or event, promote the arts, technology, history, artist colony, invite Bob Phillips from Texas Country Reporter

Community Facilities – Larger BCC/YMCA, more outdoor recreation space, use the lake more, and new public boat ramp/dock

Mr. Gattis said, after considerable discussion, the following has been identified as the overall goal of the City:

THE OVERALL GOAL OF BENBROOK IS TO MAINTAIN PROTECT AND ENHANCE NEIGHBORHOOD QUALITY AND VALUES, AND MAINTAIN IMPROVE THE EFFICIENT EFFICIENCY AND EFFECTIVENESS OF GOVERNMENT SERVICES, WHILE PROMOTING ECONOMIC DEVELOPMENT, PROMOTING COMMUNITY APPEARANCE AND PRIDE, AND PROVIDING ~~ADDITIONAL~~ APPROPRIATE COMMUNITY FACILITIES.

The Strategic Plan tables have been updated and all actions completed in the last five years have been deleted, with new actions added. Some of the completed actions have been added to the Planning Tenets and Principals to be continued.

Mr. Gattis said Staff recommends the Planning and Zoning Commission recommend the City Council adopt the update of Section 5 – Goals, Objectives and Strategies as part 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 7:35 p.m. and asked if anyone wished to speak for or against the item. There being none, the Chair closed the public hearing at 7:36 p.m. and asked

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 5 – Goals, Objectives and Strategies of the Comprehensive Plan as presented. Second by Dr. Marshall. The Chair called the question.

Vote on the Motion:

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

Noes: None

Motion carried 6 – 0

IV. CITIZENS PRESENTATIONS

Mayor Hebert noted the passing of Mr. Edward Newby, a former Planning and Zoning Commission member, Vice-Chair, and Chair. He said Mr. Newby has done much for the City of Benbrook over many years and may he rest in peace.

The Mayor said because this would be his last P&Z meeting to attend as Mayor, he wants to thank the Planning and Zoning Commission, he has enjoyed working with them, and they have been great for the City of Benbrook. Mayor Hebert said, at the last City Council meeting he read a letter from the developer of Hills of Whitestone Phases I and II, praising Staff, the Commission, and the Council for how great Benbrook is and how much he enjoyed working in Benbrook. Mayor Hebert said he has heard for six years how Benbrook is a difficult city to work with, but he has never had a developer come to him with a specific problem. He said he hears this from Council and EDC members, but it is very seldom he hears a negative comment from a citizen. Mayor Hebert said the City has a Charter the Commission knows well and has developed the ordinances that the City needs. The Commission is to approve what meets those requirements and during his tenure as Mayor, the Commission has done it well.

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 met in work session to discuss architectural requirements for big box developments.

The work session convened at 7:45 p.m., attended by Commissioners Marshall, Valverde, Early, Welborn, Dawson, and Bolton; City Staff members Gattis, Clark, and Gallagher; EDC Director Ron Rainey and Sam Balkum. The work session concluded at 8:45 p.m.

APPROVED: _____, 2005

Chair