

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING & ZONING COMMISSION
THURSDAY, JULY 9, 2009**

The regular monthly meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, July 9, 2009, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Brandon O'Donald
Jess Jordon
John Dawson
David Ramsey
Bob Pesce
Sanjiv Shah
Joe Hughes
Larry Marshall

Also Present:

Dave Gattis, Deputy City Manager
Ed Gallagher, City Planner
Sue Clark, Recording Secretary
Bob Rowley, City Engineer
Ron Sauma, Councilmember
Charlie Anderson
Ron Rainey
Chris Biggers
Dan Tully

I. CALL TO ORDER

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

II. CONSIDERATION OF MINUTES

Regular Meeting – June 11, 2009

Motion by Mr. Ramsey to approve the minutes as written. Second by Mr. Pesce. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Hughes, Dr. Marshall, Mr. Ramsey, Mr. Pesce, Mr. O'Donald, and Mr. Shah

Abstain: Mr. Dawson

Noes: None

Motion carried 6 – 1 – 0

III. OATH OF OFFICE

The Oath of Office was administered to Jess Jordon, Place 9.

IV. REPORTS OF CITY STAFF

A. COMPREHENSIVE PLAN AMENDMENTS

None

B. ZONING

None

C. SUBDIVISION PLATS

P – 09 – 01 Preliminary Plat of Lots 1, 2, 3, 4, and 5, Wal-Mart Supercenter Addition, being 21.079 acres of land in the J.M. Evans Survey Abstract Number 466 and the Hays Covington Survey Abstract Number 257 (west side of U.S. Highway 377/Benbrook Boulevard , south side of Mercedes Street and east side of Vista Way)

The Chair introduced the item and asked for a report from the applicant.

Chris Biggers with Dunaway Associates, 1501 Merrimac Circle, Fort Worth, the civil engineers representing the applicants, Wal-Mart said they were proposing to subdivide the property into five lots with one of the lots being 18 acres to house a proposed Wal-Mart Supercenter and four additional pad sites along Benbrook Boulevard and Mercedes Street. Mr. Biggers said they are proposing access or access easements from Benbrook Boulevard, Mercedes Street, and the adjacent RaceTrac.

Mr. Biggers said they have reviewed the Staff comments and have no objections to those comments. They are working with Benbrook Water Authority and TxDOT to get the final items addressed for final engineering plans.

Mr. Biggers said they are working with Staff on the street tree requirements to determine the best approach for the installation of those street trees along Benbrook Boulevard because of the proposed widening of Benbrook Boulevard by TxDOT. The widening is proposed to begin in 2011 which will more than likely be after the construction of the Supercenter. He said that they will agree to put the money into an escrow account at platting or construction to cover the future installation of the trees. He said they will adhere to the street tree requirements along Mercedes Street and Vista Way.

The Chair asked for and comments or questions from the Commission. There being none, the Chair asked for a report from Staff.

Ed Gallagher said, with the Wal-Mart Supercenter Addition preliminary plat, the landowner, Wal-Mart Real Estate Business Trust, proposes to subdivide the 21 plus acre vacant site on the west side of U.S. Highway 377/Benbrook Boulevard into five lots. He said the plat prepared by Dunaway Associates indicates the "HC" Highway Corridor District-zoned site bounded by Mercedes Street on the north and Vista Way on the west will result in one large 16.5-acre lot for a retail store and four pad lots of approximately one-acre each, with two of the pad lots facing Benbrook Boulevard and two facing Mercedes Street.

Mr. Gallagher said the submittal is generally complete and conforms with the Comprehensive Plan, and indicates a 20-foot wide dedication area for the U.S. Highway 377/Benbrook Boulevard expansion project. Driveway access to Benbrook Boulevard is shown to be prohibited for the two pad lots on the highway and access to those lots by access easements on the large lot to Benbrook Boulevard and Mercedes Street. Shared access is shown for the two pad lots on Mercedes Street. Access easements are shown to connect with the adjacent properties to the southwest and those easements should also connect with the adjacent Racetrac site.

The plat does not address street trees required by the Subdivision Ordinance. The standard requirements should be followed along Vista Way and Mercedes Street. With the upcoming U.S. Highway 377/Benbrook Boulevard expansion, the required street trees along that frontage should be coordinated with the overall landscaping plans for that property, but should not be required to exceed provisions of the Subdivision Ordinance and can be addressed with an escrow payment as suggested by Mr. Biggers.

The Traffic Impact Analysis supports the overall development design. However, restriping on Mercedes Street for four travel lanes is a necessary requirement to accommodate the projected traffic and should include a dedicated left turn lane.

Mr. Gallagher said the City Engineer identified several design considerations on the preliminary engineering submittal, all of which can be addressed on the final plat application. The City Engineer certifies that the municipal infrastructure improvements required on this project are roughly proportionate to the proposed development as required on similar projects in accordance with the Texas Local Government Code.

The Benbrook Water Authority also identified a number of design considerations presented on the preliminary plat and engineering submittal. All of the BWA considerations must be addressed on the final plat and engineering application.

Mr. Gallagher said the Texas Department of Transportation noted that the proposed driveway from Lot 1 is acceptable, drainage plans are generally acceptable, and the proposal is compatible with the upcoming "Hwy 377" expansion projects. All work in the highway right-of-way will require permits from TxDOT.

The preliminary plat application does not request Commission approval of any waivers to provisions of the Subdivision Ordinance.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the preliminary plat (P – 09 – 01) of Wal-Mart Supercenter Addition, subject to:

1. The access easement connection to Lot 2, Block 1, West Ridge Addition, provisions for required street trees, the addition of a fire hydrant, restriping of Mercedes Street, and
2. conformance with all Engineering, TxDOT, BWA and utility requirements, and all final plat requirements of the Subdivision Ordinance.

The Chair asked for any comments or questions from the Commission. There being none, the Chair opened the public hearing at 7:40 p.m. and asked if anyone wished to speak for or against the item. There being none, the Chair closed the public hearing at 7:41 p.m. and asked for any comments, questions, or a motion from the Commission.

Mr. O'Donald asked about drainage issues and the lack of detention. Discussion followed between the applicant, the Commission and Staff.

Motion by Mr. Shah to approve P – 09 – 01, Preliminary Plat of Lots 1 through 5, Wal-Mart Supercenter Addition, as recommended by Staff. Second by Mr. O'Donald. The Chair called the question.

Vote on the motion:

Ayes: Mr. Hughes, Dr. Marshall, Mr. Ramsey, Mr. Pesce, Mr. O'Donald, Mr. Dawson, Mr. Jordan, and Mr. Shah

Noes: None

Motion carried: 8 – 0

D. PD SITE PLANS

None

E. GENERAL

None

V. PRESENTATIONS BY PLANNING AND ZONING COMMISSION MEMBERS

None

VI. CITIZEN PRESENTATIONS

None

VII. ADJOURNMENT

The Chair noted there were no additional matters of business on the regular Commission agenda and declared the Commission regular meeting adjourned at 7:57 p.m.

APPROVED: _____

_____ Chair