

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING & ZONING COMMISSION
THURSDAY, DECEMBER 8, 2005**

The regular monthly meeting of the Planning & Zoning Commission of the City of Benbrook was held on Thursday, December 8, 2005 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

George Bolton
David Ramsey
Alfredo Valverde
Jay Morrill
Bret Early
Dian Price
Sanjiv Shah
Larry Marshall

Also Present:

Ed Gallagher, City Planner
Sue Clark, Recording Secretary
Adam Whitfield
Dwayne Skow
Angela Skow
Kara Skow
James Salvitti, Jr.

I. CALL TO ORDER

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

II. CONSIDERATION OF MINUTES

Regular Meeting – November 10, 2005

Motion by Dr. Marshall to approve the minutes of the November 10, 2005 Planning and Zoning Commission meeting. Second by Mr. Shah. The Chair called the question.

Vote on the Motion:

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

Noes: None

Motion carried 8 – 0

III. REPORTS OF CITY STAFF

A. ZONING

None

B. SUBDIVISION PLATS

P – 05 – 05 Consider Preliminary Plat of Lots 1 – 5, Block A, Lakeview – High Point, being 6.785 acres in the H.A. Lounes Survey Abstract Number 1999 (southwest of the intersection of Rogers Road and Grace Cozby Lane)

Chairman Early introduced the item and asked for a presentation from the applicant. Adam Whitfield with Isbell Engineering Group said he was representing the applicants, Mr. and Mrs. Dwayne Skow. Mr. Whitfield said the applicant had read the Staff report and agreed with all comments and recommendations.

The Chair asked for any questions from the Commission to Mr. Whitfield. There being none, the Chair asked for a report from Staff.

Ed Gallagher said the property owner, Dwayne Skow, proposes to subdivide the 6.785-acre site at the southwest corner of Rogers Road and Grace Cozby into five lots that meet or exceed all zoning requirements of the “RE” Residential Estates District. The P-05-05 site is in a unique part of Benbrook that has a rural atmosphere with acreage and ranchette type home sites that, because there are no BWA facilities, functions using water wells and septic systems.

Each of the five lots front on a 50-foot wide previously dedicated street right-of-way with a substandard pavement. With right-of-way along the property already addressed, the standard street requirements of the Subdivision Ordinance remain. With the segment being a portion of a longer street, the circumstances are conducive to deferring with a deed covenant whereby future lot owners participate in future standard street improvements based on lot frontage abutting the street.

Mr. Gallagher said a formal tree survey was not part of the submittal, but with the basic tree information shown on the plat and with typical placement of houses and accessory buildings, limited disturbance of trees is expected. Streetlights in accordance with Ordinance standards should be installed, and parkland dedication requirements should be addressed with money in lieu of land.

The 30-foot wide area south of Lots 4 and 5, and identified as Council Court is a private access easement and not a public right-of-way. A 19.48-foot area south of Lot 1 was at one time part of the property but was sold by the previous owner to the owner of adjacent lots in Stephens Heights. Mr. Gallagher said it could be part of a future replat of those lots to meet minimum “RE” District lot area standards.

Mr. Gallagher said the final plat should meet all final plat requirements of the Subdivision ordinance. After review of the plat and drainage plan, the City Engineer noted that the proposed wye inlet, the RCP, and the headwall and bar ditch grading and lot swales, should be installed with final platting. Mr. Gallagher said the City Engineer also expressed the opinion that the required 200 square feet of right-of-way, commitment to pave 16,730 square feet of street, the installation of 75 feet of RCP, inlet and headwall, and grading of roadside and lot swales for the proposed lots, are roughly proportionate to those of other “RE” District zoned lots. Culverts for future driveways should be a minimum 24-inch RCP and include four to one safety end treatments.

The Public Works Department commented that lot owners should share in the proportional cost of any street reconstruction and concurred with the City Engineer regarding work to be done

with final platting. Public Safety Departments noted no objection to the plat. The Benbrook Water Authority noted that water wells will require Authority approval and septic systems will require permits from the Tarrant County Health Department. Other utility reviews are incomplete but are not expected to have a material effect on the plat.

Mr. Gallagher said Staff recommends that the Planning and Zoning Commission approve P – 05 – 05, Preliminary Plat for Lakeview – High Point, subject to the following conditions:

1. street improvements being addressed with a deed covenant that runs with the land and notes the unique situation, acknowledges benefit, and provides for participation in a future standard street improvement project based on rough proportionality standards,
2. parkland dedication requirements being met with money in lieu of land, and
3. conformance with all Engineering, Public Works, BWA comments, and requirements, other applicable 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.

Motion by Mr. Valverde to approve P-05-05, Preliminary Plat of Lakeview-High Point as recommended by Staff. Second by Dr. Marshall. The Chair called the question.

Vote on the Motion:

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

Noes: None

Motion carried 8 – 0

C. PD SITE PLANS
None

D. GENERAL
None

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 7:45 p.m.

APPROVED: _____, 2006

Chair