

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING & ZONING COMMISSION
THURSDAY, MAY 12, 2005**

The regular monthly meeting of the Planning & Zoning Commission of the City of Benbrook was held on Thursday, May 12, 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
Patsy Springer
Sanjiv Shah

Also Present:

Dave Gattis, Assistant City Manager
Ed Gallagher, City Planner
Sue Clark, Recording Secretary
Rick Allison, Council Member
Ron Sauma, Council Member
Buddy Greenhaw
Steve Hawkins
Ron Rainey
Charlie Anderson
Lisa Flowers
Sam Balkum

I. CALL TO ORDER

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

II. CONSIDERATION OF MINUTES

Regular Meeting – March 14, 2005

Motion by Mr. Valverde to approve the minutes of the March 14, 2005 Planning and Zoning Commission meeting as presented. Second by Mr. Bolton. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Welborn, Mr. Bolton, Mr. Valverde, and Mr. Early

Noes: None

Abstain: Ms. Springer and Mr. Shah

Motion carried 4 – 0 – 2

III. REPORTS OF CITY STAFF

A. ZONING

None

B. SUBDIVISION PLATS

P – 05 – 01 Consider Preliminary Plat of Whitestone Crest Addition, being 38.9 acres of land in the Edward Taylor Survey Abstract Number 1560 (west of Rolling Hills Drive and north of TXU Electric transmission lines)

Chairman Early introduced the item and asked for a presentation from the applicant. Buddy Greenhaw, 3332 W. 7th Street, Fort Worth said he was representing the applicant, Steve Hawkins. Mr. Greenhaw said Mr. Hawkins was proposing to develop 169, single-family residential lots on the 38.9-acre proposed Whitestone Crest Addition in two phases. Mr. Greenhaw said they were requesting Commission approval of the preliminary plat, subject to the approval of the two variance requests.

The Chair asked for a report from Staff.

Mr. Gallagher said the P-05-01 preliminary plat of Whitestone Crest Addition involves a 38.9-acre area west of Rolling Hills Drive and north of the TXU Electric transmission lines. The plat, presented by owner/developer Steve Hawkins, proposes to subdivide the “BR-PD” zoned area into 169 single-family lots with development to occur in two phases.

The plat area is adjacent to the existing 4.3-acre park area on Rolling Hills Drive, was dedicated in 1999, based on estimated lot arrangement of 119 lots in the Whitestone Crest area. The current plat contains 50 additional lots and shows a 0.4-acre dedication for 40 lots to expand the existing park. The remaining 10 lots should be addressed with cash in lieu of land.

Mr. Gallagher said the current “BR-PD” zoning, established in 1999, shows a side yard combination of 10 feet on interior lots, but otherwise follows all “BR” standards in the Zoning Regulations.

Plat approval should include the addition of a standard sidewalk along Rolling Hills Drive, a 6-foot masonry-screening wall, and a mandatory homeowner’s association to maintain common elements.

Mr. Gallagher said a temporary turnaround should be added at the north end of the Phase I portion of Canyon Rock Drive, with City Engineer review of turnaround designs. Drive access to Lot 14, Block 7 should be limited to Canyon Rock Drive, additional utility easements should be shown, and Public Open Space Easements configured in conformance with ordinance specifications. The final plat of Phase I should include off-site drainage and utility easements to connect with existing outfalls.

The City Engineer notes the need for a permit from TXU for the drainage discharge crossing the electric right-of-way and additional drainage calculations. BWSA noted minimum clearance standards between water and sewer mains.

Mr. Gallagher said the plat application includes the request to variances of two provisions of the Subdivision Ordinance:

1. The first variance is to standards for access to the subdivision that requires two points of access for developments of more than 20 lots. The overall project complies with the standard, however Phase I with 86 lots and one access point, will be deficient until the second phase of the development occurs. Traffic circulation is certainly a consideration but public safety is the primary consideration. The Police and Fire Departments have reviewed the plat and offered no objection. With no public safety objection and with the deficiency being temporary, Staff does not object to the variance.
2. The second variance involves required stormwater detention and proposes that the detention requirement for the 38.9-acre site be deferred and combined with the detention requirement for the 21.94-acre vacant, downstream site, which is owned by the same developer. With the proposed detention facility on the downstream 21.94-acre site south of the electric line, no properties will be in jeopardy with a 100-year storm event. However, in addition to flood protection, the purpose of detention facilities is to intercept sediment and floatables, and maintain stormwater quality and reduce pollution. The staff has no objection to this variance provided:
 - a. in lieu of capturing the 100-year flow, the storm water discharge is addressed using the Integrated Storm Water Management (iSWM) design for water quality flows and streambank protection flows, or
 - b. the detention be deferred until development of the Whitestone Ranch Phase 4 tract downstream, provided that improvements are made to the channel that crosses the TXU right-of-way.

Mr. Gallagher said, Staff recommends that the Planning and Zoning Commission approve P-05-01, preliminary plat of Whitestone Crest Addition pending:

1. Additional parkland dedication being addressed with cash in lieu of land, standard sidewalk along Rolling Hills Drive, a six-foot masonry wall along Rolling Hills Drive, and a mandatory homeowner's association responsible for maintenance of the wall, parkway, and any entrance landscaping,
2. the addition of a temporary turnaround and easement at the north end of Phase 1 Canyon Rock Drive, City Engineer approval of all temporary turnaround and emergency access facilities, the driveway on Lot 14, Block 7 limited to Canyon Rock Drive, the addition of utility easements in accordance with ordinance provisions, P.O.S.E. configurations in conformance with ordinance specifications, off-site easements for stormdrain and utilities, and
3. conformance with all Engineering, BWSA, Utility comments and requirements, and all final plat requirements of the Subdivision Ordinance.

The Staff also recommends Commission approval include specific determinations regarding each variance request in the preliminary plat.

The Chair asked for any comments or questions from the Commission. Mr. Shah asked what would happen if Mr. Hawkins decided to sell the 21.94-acre tract downstream. Mr. Gallagher said additional drainage easements would be required when the down stream tract is developed

and that development would have to capture the runoff from Whitestone Crest. Mr. Shah said, as a new owner, he would be required to furnish drainage for his development only. Mr. Gallagher said the new developer would still be obligated to capture the water. Mr. Shah asked if Whitestone Crest's or Whitestone Ranch's Phase 4 Homeowner's Association would be required to maintain the detention pond. Mr. Gallagher said the future pond would be maintained with the Whitestone Ranch Phase 4, HOA.

Following continued discussion, the Chair asked for any further 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 ask for any comments, questions, or a motion from the Commission.

Motion by Mr. Valverde that the Commission approve P-05-01, preliminary plat of Whitestone Crest Addition as recommended by Staff with the addition of "to existing out-falls" to the wording of the last sentence of Number 2, "off-site easements for stormdrain and utilities". Mr. Valverde said his motion also includes approval of the two variances as presented. Second by Mr. Shah. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Welborn, Mr. Bolton, Mr. Valverde, Mr. Early, Mr. Shah, and Ms. Springer

Noes: None

Motion carried 6 – 0

C. PD SITE PLANS

None

D. GENERAL

None

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 7:55 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 Valverde, Early, Welborn, Springer, Shah, and Bolton; City Staff members Gattis, Clark, and Gallagher; EDC Director Ron Rainey and members Daniel Tully, Ricky Allison, and Charlie Anderson; and Chamber of Commerce Director Lisa Flowers and Sam Balkum. The work session concluded at 10:10 p.m.

APPROVED: _____, 2005

Chair