

**AGENDA  
BENBROOK PLANNING AND ZONING COMMISSION  
THURSDAY, JANUARY 9, 2020  
911 WINSCOTT ROAD  
PRE-COMMISSION WORK SESSION, 7:00 P.M.  
CENTRAL CONFERENCE ROOM**

1. Introductions
  2. Oath of Office
2. Review and Discuss Items for the Regular Meeting

**REGULAR MEETING, 7:30 P.M.  
COUNCIL CHAMBERS  
ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION**

**I. CALL TO ORDER**

**II. CITIZEN COMMENTS ON ANY AGENDA ITEM**

**III. MINUTES**

**A. Approve Minutes Of The Regular Meeting Held On June 13, 2019.**

Documents:

[PZ MINUTES 061319.PDF](#)

**IV. SELECTION OF CHAIR AND VICE CHAIR**

**V. REPORTS BY CITY STAFF**

**A. SITE PLAN**

**1. SP-20-01**

A request to approve a Site Plan for a 179-unit multi-family development on 7.34 acres within a "D" Multiple-Family zoning district, generally located northwest of the Cook Ranch Road and Benbrook Boulevard (Hwy 377) intersection (889 Cook Ranch Road).  
[PUBLIC HEARING]

Documents:

[00\\_SP-20-01 PZ STAFF REPORT.PDF](#)  
[SP-20-01 ATTACHMENTS.PDF](#)

**B. SUBDIVISION**

**1. P-20-01**

A request to approve a Preliminary Plat for 37.94 acres out of the T. & N. O. RR. Co Survey, Abstract No. 1565. The property is zoned "BR-PD" One-Family Reduced District. The residential development, named Whitestone Heights Phases 2 and 3, proposes 107 single-family residential lots. The property is generally located northeast of the Hawkins Home Boulevard and Benbrook Boulevard (Hwy 377) intersection.  
[PUBLIC HEARING]

Documents:

[00\\_P-20-01 PZ STAFF REPORT .PDF](#)  
[P-20-01 ATTACHMENTS.PDF](#)

## **C. COMPREHENSIVE PLAN**

### **3. CP-20-01**

Consideration of an update to the Benbrook Comprehensive Plan. Updates include revised goals and visioning, Future Land Use Map (FLUM) for the City and its Extra Territorial Jurisdiction (ETJ), Master Thoroughfare Plan, the establishment of a Downtown Plan, and other editorial updates. [PUBLIC HEARING]

Documents:

[CP-20-01 STAFF REPORT.PDF](#)  
[COMPREHENSIVE PLAN DRAFT 1-3.PDF](#)

## **VI. ADJOURNMENT**

**MINUTES  
OF THE MEETING OF THE  
CITY OF BENBROOK  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 13, 2019**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, June 13, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey  
John Logan  
Alfredo Valverde  
Jonathan Russell  
Nathan Sultemeier  
Mikel Seifert  
David Eason  
Damon Farrar

Absent: Jon Craver

Also present: Doug Howard City Planner  
Caroline Stewart Assistant City Planner,  
Recording Secretary  
Heath Haseloff City Engineer

**I. CALL TO ORDER**

Chair Valverde called the meeting to order at 7:30 p.m.

**II. MINUTES**

Regular Meeting, April 11, 2019

Motion by Commissioner Sultemeier to approve the minutes of the April 11<sup>th</sup> meeting. Second by Commissioner Seifert. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Russell, Mr. Sultemeier, Ms. Seifert, Mr. Eason  
and Mr. Farrar

Noes: None

Abstain: Mr. Logan

Motion carried: 7 – 0 – 1

**III. REPORTS OF CITY STAFF**

**A. SUBDIVISION**

- 1) **P-19-01** – A request to extend the Whitestone Crest Preliminary Plat (Case No. S-14-02) approval for a 38.91 acre tract of land in Edward

Taylor Survey, Abstract No. 1560 generally located northwest of the intersection of Rolling Hills Dr. and Trail Ridge Dr. [PUBLIC HEARING]

Casey Stevenson, the applicant (9800 Hillwood Parkway Ste. 250, Fort Worth, Texas 76177), answered questions from the Commission.

Doug Howard, City Planner, presented the staff report and answered questions.

The Chair opened the public hearing at 7:36 p.m. There were no public comments. The Chair closed the public hearing at 7:36 p.m.

Motion by Commissioner Seifert to grant the extension of the Preliminary Plat approval of Case No. S-14-02, through March 7, 2020. Seconded by Commissioner Logan. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Russell, Mr. Sultemeier, Ms. Seifert, Mr. Eason and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

#### IV. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 7:38 p.m.

**APPROVED** \_\_\_\_\_, 2020

\_\_\_\_\_  
**Chair**



# City of Benbrook

## Planning and Zoning Commission

<b>DATE:</b> <b>01/09/2020</b>	<b>REFERENCE NUMBER:</b> <b>SP-20-01</b>	<b>SUBJECT:</b> <b>A request to approve a Site Plan for a 179-unit multi-family development on 7.34 acres, generally located northwest of the Cook Ranch Road and Benbrook Boulevard (Hwy 377) intersection (8879 Cook Ranch Road).</b>	<b>PAGE:</b> <b>1 of 3</b>
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**Project Name:** Destinations Team Ranch

**Request Type:** Site Plan

**Location:** 8879 Cook Ranch Road – 7.34 Acres

**Zoning District:** “D” Multiple-Family District

**Developer:** Greystar – JR Thulin  
Irving, TX

**Property Owner:** Team Ranch and Cook Team – Johnny Stevens  
Wichita, KS

**Background Information:**

The developer, Greystar, proposes to build a multi-family apartment community designed for empty nesters ready to downsize from their single-family homes. Destinations Team Ranch will be a 179-unit senior living community for individuals that are 55+ in age. No children (including adult children) will be permitted to live on the property. Visiting hours and/or over-night stays for individuals under the age of 55 are limited/restricted by the lease for each individual residence.

**Project Details:**

Submitted plans depict a gated, 179-unit apartment complex on 7.34 acres, which equates to approximately 24.4 dwelling units per acre. The complex will have 107 (59.8%) 1-bedroom apartments and 72 (40.2%) 2-bedroom apartments. Apartments will range in size from 680sqft to 1,109sqft.

Site Plan

The proposed site plan layout demonstrates:

- 2 gated access points from Cook Ranch Road. Entries are emergency vehicle accessible.
- The apartment building, leasing office/clubhouse, 8 garages, and 14 carports either meet or exceed the zoning setbacks.
- The total building area is 104,601sqft.
- 24ft wide fire lanes and the appropriate number and locations of fire hydrants throughout the site
- Recreational areas, pool, and open space.
- 314 Parking spaces of which 40 are garage spaces, 85 are under carport and 8 are handicapped.
- A monument sign located at each access point on Cook Ranch Road.
- Trash compactor located in the rear of the property, not within any required bufferyards.

DATE: <b>01/09/2020</b>	REFERENCE NUMBER: <b>SP-20-01</b>	SUBJECT: <b>A request to approve a Site Plan for a 179-unit multi-family development on 7.34 acres, generally located northwest of the Cook Ranch Road and Benbrook Boulevard (Hwy 377) intersection (8879 Cook Ranch Road).</b>	PAGE: <b>2 of 3</b>
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Landscape Plan

The proposed landscape layout demonstrates:

- A 10ft bufferyard along all Cook Ranch Rd. and 5ft bufferyards adjacent to the multi-family zoned properties.
- More than 30% canopy coverage and more than 40% of the total site is landscaped.
- Substantial compliance with planting requirements (trees, shrubs, groundcover) within bufferyards, interior yards, and parking areas.
- 102 total canopy trees.
- 98 total understory trees.
- 417 total shrubs.

Conceptual Building Elevations

The conceptual building elevations demonstrate:

- Buildings will be primarily constructed of brick and fiber cement board.
- Building height of 40.5ft. The maximum allowed is 45ft.

**Staff Analysis:**

The City's Development Review Committee (DRC) has reviewed the Plans. The DRC finds:

- The developer intends to meet all of the requirements of the City's ordinances, as generally depicted in the submitted plans.
  1. Final construction documents will be reviewed prior to issuance of a building permit. Final construction plans must substantially comply with Planning and Zoning Commission approval.
- The plans comply with the minimum standards of the zoning ordinance and, in most cases, exceed the minimum standards (see attached; Developmental Performance Standards).
- Landscape plan substantially comply with zoning standards. The 10ft bufferyard, required along Cook Ranch Rd., overlaps a 10ft utility easement. While shrubs can be placed within a utility easement, it's not typically prudent to place trees within utility easements. Section 17.54.040.B of the zoning ordinance allows for design flexibility during the site plan review process. The applicant relocated all the required bufferyard trees to other areas onsite.
- The plans demonstrate compliance with fire safety standards.
- The current plat depicts a 20ft side yard building line. Side yard setbacks are a minimum of 10ft in the "D" zoning district. The property owner must replat the property to correct the building lines.
- Property owners within 200ft of the site were notified, by mail, of the public hearing and a legal notice was posted in the newspaper, as required by City ordinance.

The applicant proposes an alternative tree preservation and mitigation plan.

- In accordance with Section 16.28.010.L an applicant may file for relief from the tree preservation and mitigation requirements. City ordinance provides a flexible process where an alternative plan may be approved by the Planning and Zoning Commission. The applicant submitted a letter detailing the specific relief requested and an alternative tree preservation and mitigation plan (see attached).
- Criteria for approval:
  1. The proposed alternative tree preservation plan adequately achieves, or is an improvement on, the intent of the requirements of [Section 16.28.010];
  2. It assures quality development that fits in with the character of Benbrook; and

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3. It clearly states the intended preservation objectives.
- Staff supports the applicant's request for relief from the preservation and mitigation requirements.
  - If approved, and prior to removing any trees, the applicant must:
    1. Apply for and receive a tree removal permit;
    2. Pay the required mitigation fee for the removal of any applicable quality tree or secondary tree.
  - The mitigation fee will be held in escrow, as a tree surety deposit, until the final Certificate of Occupancy is obtained. The applicant must request the return of the tree surety deposit, in writing, to receive a refund.
  - Tree removal and mitigation plans, consistent with the alternative tree mitigation plan approved by the Planning and Zoning Commission, must be submitted in conjunction with the final construction plans.

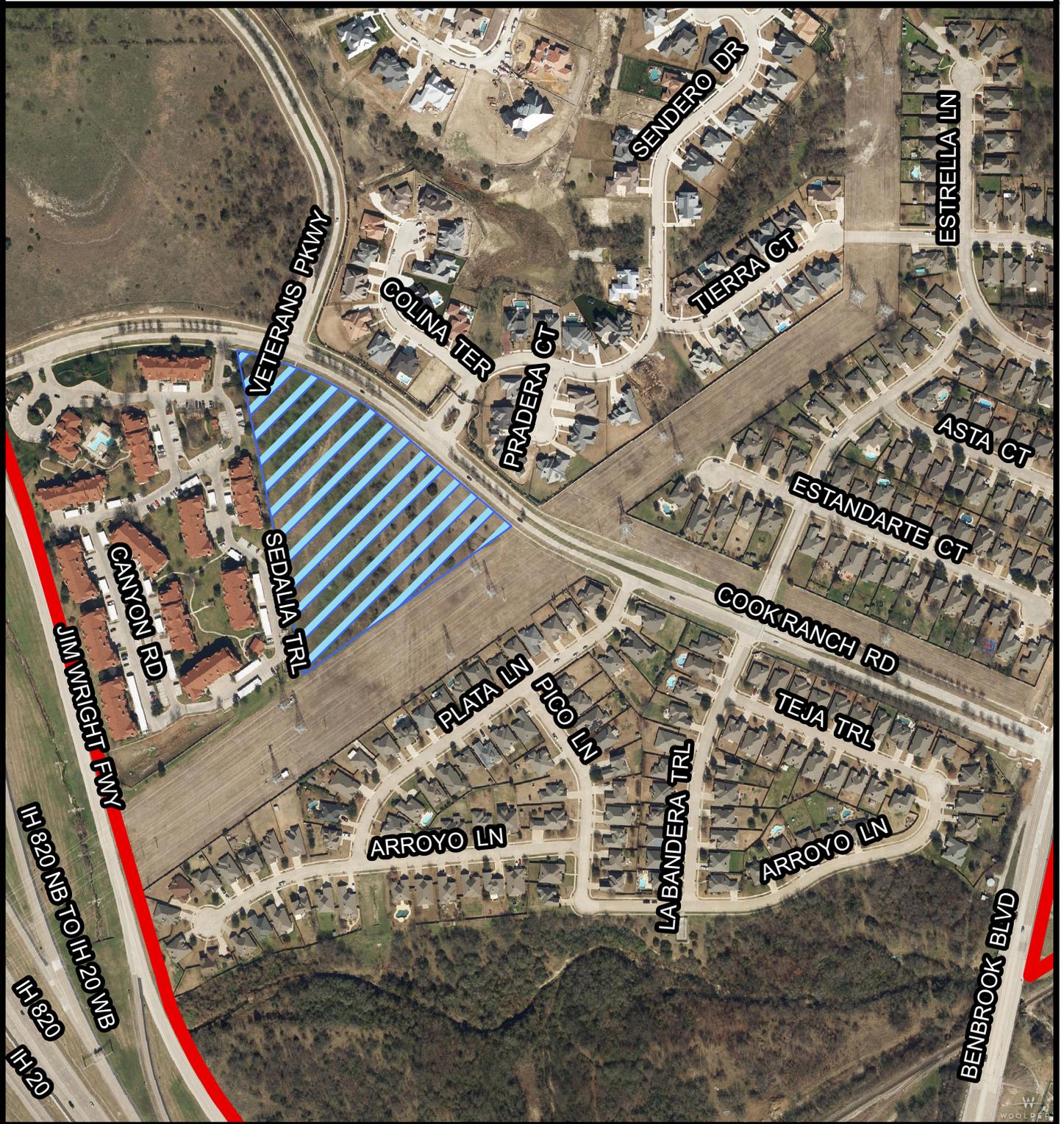
**Staff Recommended Motion:**

Motion to approve Site Plan SP-20-01, subject to staff's analysis provided within the staff report.

Attachments:

1. Location Map
2. Site Plan
3. Conceptual Elevations
4. Landscape Plan
5. Developmental Performance Standards
6. Alternative Tree Preservation Relief Letter (ATP Letter)
7. Alternative Tree Preservation Plans (ATP)

# Location Map

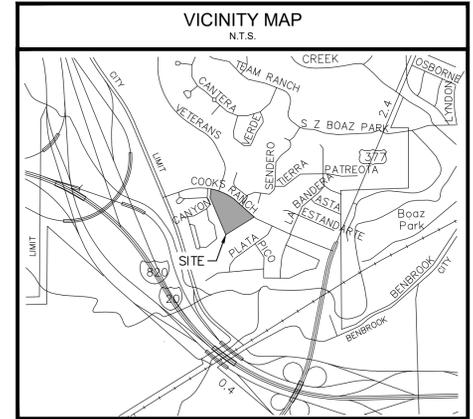
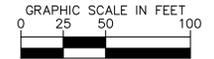


SP-20-01 Benbrook Active Adult

# Site Plan

Page 1 of 2

TEAM RANCH PARTNERSHIP  
PART OF CALLED 154.672 ACRES  
VOL. 13019, PG. 32  
D.R.T.C.T.  
ZONE G



LEGEND	
PROPERTY LINE	---
PROPOSED BUILDING	▒
PROPOSED FIRE LANE	---
PROPOSED FENCE	---o---o---
PROPOSED ADA ROUTE	---
USABLE OPEN SPACE	---

BUILDING DATA			
MAIN BUILDING			
STORIES	AREA	ONE BEDROOM	TWO BEDROOM
FLOOR 1	68,851 SF	33 UNITS	24 UNITS
FLOOR 2	68,581 SF	37 UNITS	24 UNITS
FLOOR 3	68,851 SF	37 UNITS	24 UNITS
SUBTOTAL	206,553 SF	107 UNITS	72 UNITS
GRAND TOTAL	206,553 SF	179 UNITS	

CLUBHOUSE	
STORIES	BUILDING AREA
1	8,024 SF

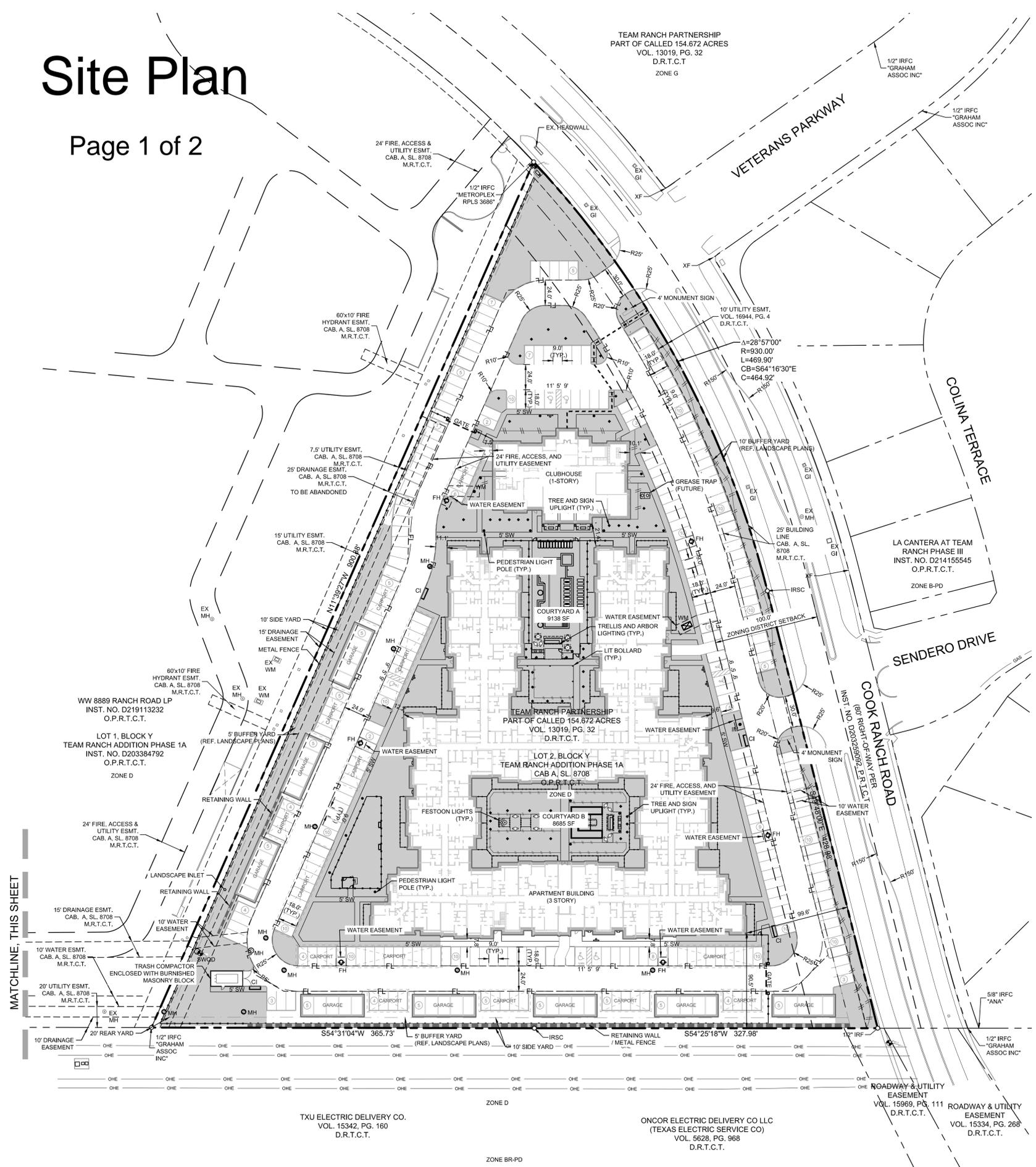
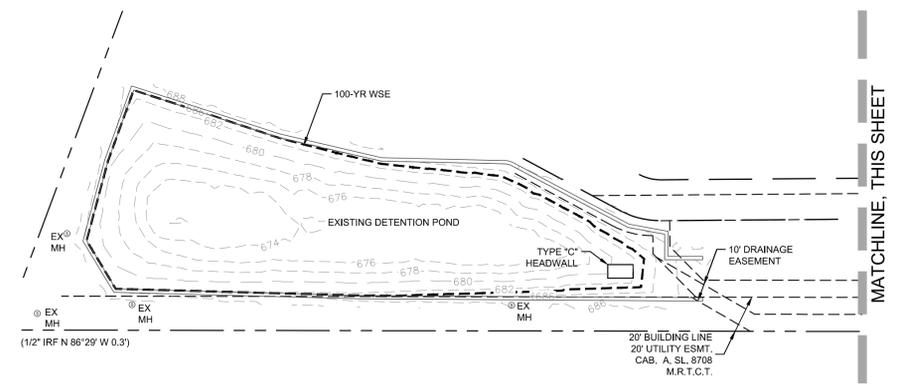
GARAGES	
BUILDING AREA	NO. OF GARAGES
1,294 SF	8
GRAND TOTAL GARAGE AREA	10,352 SF

CARPORTS			
SPACE CARPORT	AREA	NO. OF CARPORTS	SUBTOTAL AREA
4 SPACE CARPORT	865 SF	5	4325 SF
5 SPACE CARPORT	1029 SF	5	5145 SF
10 SPACE CARPORT	1976 SF	4	7904 SF
GRAND TOTAL		14	17,374 SF

PARKING DATA	
REQUIRED PARKING	314 SPACES 179 UNITS @ (1.75 SPACES / UNIT)
PROPOSED PARKING	314 SPACES (INCLUDING 8 HANDICAPPED SPACES)

PROPERTY DATA	
LOT AREA (GROSS)	(319,794 SF) 7.3415 AC
BUILDING AREA (INCL. CLUBHOUSE, MAIN BUILDING, GARAGES AND CARPORTS)	242,303 SF
LOT AREA PER UNIT	1,786.56 SF / UNIT (319,794 SF / 179 UNITS)
BUILDING TO LAND RATIO	0.76 (242,303 SF / 319,794 SF)
TOTAL FLOOR AREA PER DWELLING UNIT	1,153 SF / UNIT (206,553 SF / 179 UNITS)
OPEN SPACE REQUIRED	(35,800 SF) 0.8219 AC 179 UNITS @ (200 SF / UNIT)
OPEN SPACE PROVIDED	(102,314 SF) 2.35 AC



NO.	REVISIONS	DATE

**Kimley-Horn**  
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
SUITE 100, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM, TX F-928

FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley-Horn**  
Engineer: DAVID E MEYERS  
P.E. No. 81512 Date: 12/12/2019

KHA PROJECT	06771667
DATE	12/12/2019
SCALE AS SHOWN	DEM
DESIGNED BY	JKL
DRAWN BY	JKL
CHECKED BY	DEM

BENBROOK  
ACTIVE ADULT  
PREPARED FOR  
GREYSTAR

TEXAS

SITE PLAN

SHEET NUMBER  
**SP-1**

06/09/2019 10:50 AM  
 LAST SAVED  
 12/22/2019 10:50 AM  
 12/22/2019 10:50 AM  
 DWG PATH  
 K:\AL\DWG\77707\BENBROOK\ACTIVE ADULT\SP-1\SP-1-SITE PLAN.rvt  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE, THIS SHEET

MATCHLINE, THIS SHEET

TXU ELECTRIC DELIVERY CO.  
VOL. 15342, PG. 160  
D.R.T.C.T.

ONCOR ELECTRIC DELIVERY CO LLC  
(TEXAS ELECTRIC SERVICE CO)  
VOL. 5628, PG. 968  
D.R.T.C.T.

ROADWAY & UTILITY  
EASEMENT  
VOL. 15969, PG. 111  
D.R.T.C.T.

ROADWAY & UTILITY  
EASEMENT  
VOL. 15334, PG. 268  
D.R.T.C.T.

OWNER:  
TEAM RANCH LP, AND  
COOK TEAM LP  
1223 N. ROCK ROAD  
WICHITA, KS 67206  
CONTACT: JOHNNY STEVENS  
TEL: 316.636.2100  
EMAIL: JOHNNY@MARCHOIL.COM

AGENT:  
GREYSTAR  
600 EAST LAS COLINAS BOULEVARD  
SUITE 2100  
IRVING, TX 75039  
CONTACT: JR THULIN  
TEL: 214.451.5669  
EMAIL: JTHULIN@GREYSTAR.COM

APPLICANT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD,  
TWO GALLERIA OFFICE TOWER, SUITE 100  
DALLAS, TX 75240  
TEL: 972.770.1300  
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CONTACT: DAVID MEYERS  
EMAIL: DAVID.MEYERS@KIMLEY-HORN.COM



# Conceptual Elevations

Page 1 of 3



**B** ELEVATION - EAST  
1/16" = 1'-0"



**A** ELEVATION - NORTH  
1/16" = 1'-0"

# Conceptual Elevations

Page 2 of 3

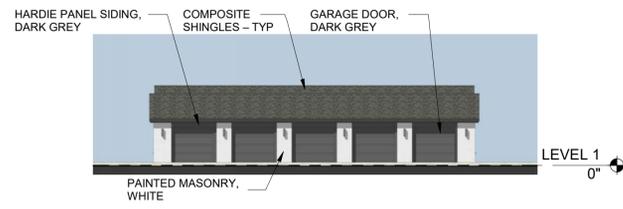


**D** ELEVATION - WEST  
1/16" = 1'-0"

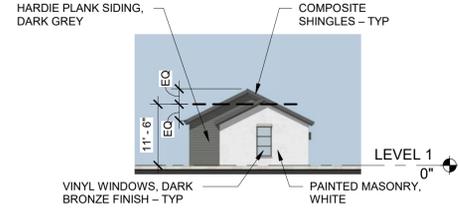


**C** ELEVATION - SOUTH  
1/16" = 1'-0"

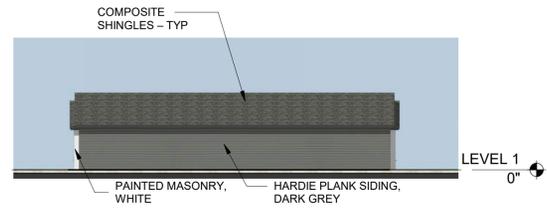
# Conceptual Elevations



**L** ELEVATION - GARAGE EAST  
1/16" = 1'-0"



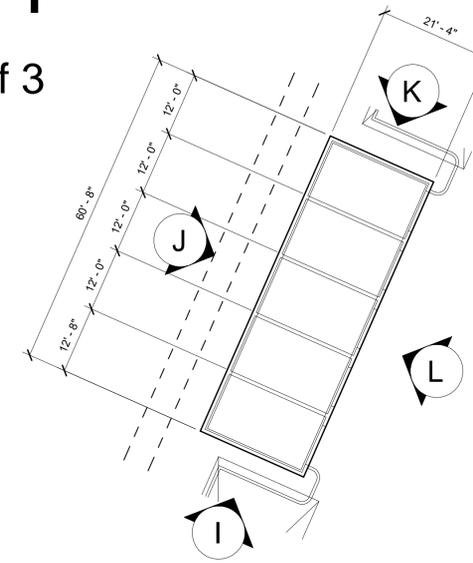
**K** ELEVATION - GARAGE NORTH  
1/16" = 1'-0"



**J** ELEVATION - GARAGE WEST  
1/16" = 1'-0"



**I** ELEVATION - GARAGE SOUTH  
1/16" = 1'-0"



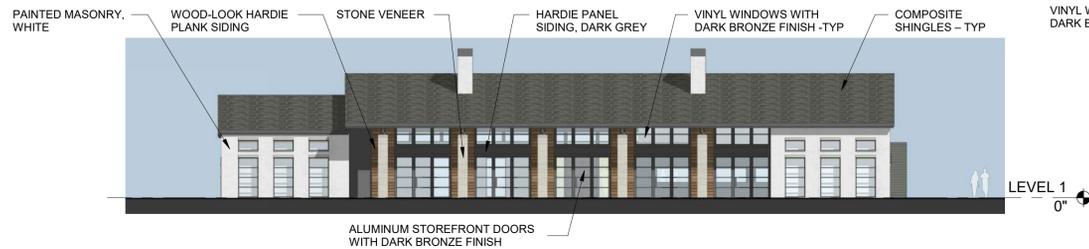
**2** FLOOR PLAN - TYPICAL GARAGE  
1/16" = 1'-0"



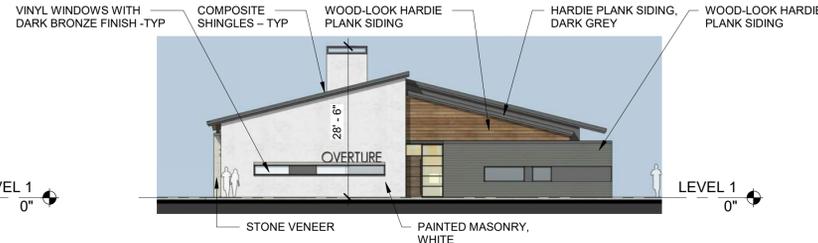
**H** ELEVATION - CLUBHOUSE NORTH  
1/16" = 1'-0"



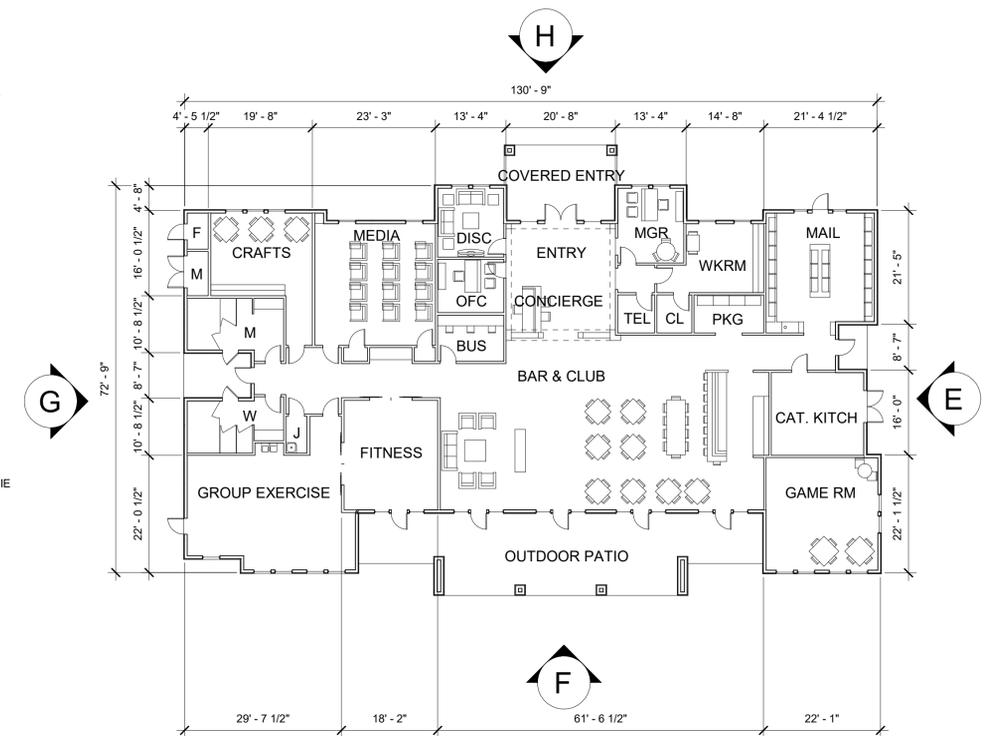
**G** ELEVATION - CLUBHOUSE WEST  
1/16" = 1'-0"



**F** ELEVATION - CLUBHOUSE SOUTH  
1/16" = 1'-0"



**E** ELEVATION - CLUBHOUSE EAST  
1/16" = 1'-0"



**1** FLOOR PLAN - CLUBHOUSE  
1/16" = 1'-0"

## CLUBHOUSE AND GARAGES

GREYSTAR MID-MARKET AOA  
Benbrook, Texas

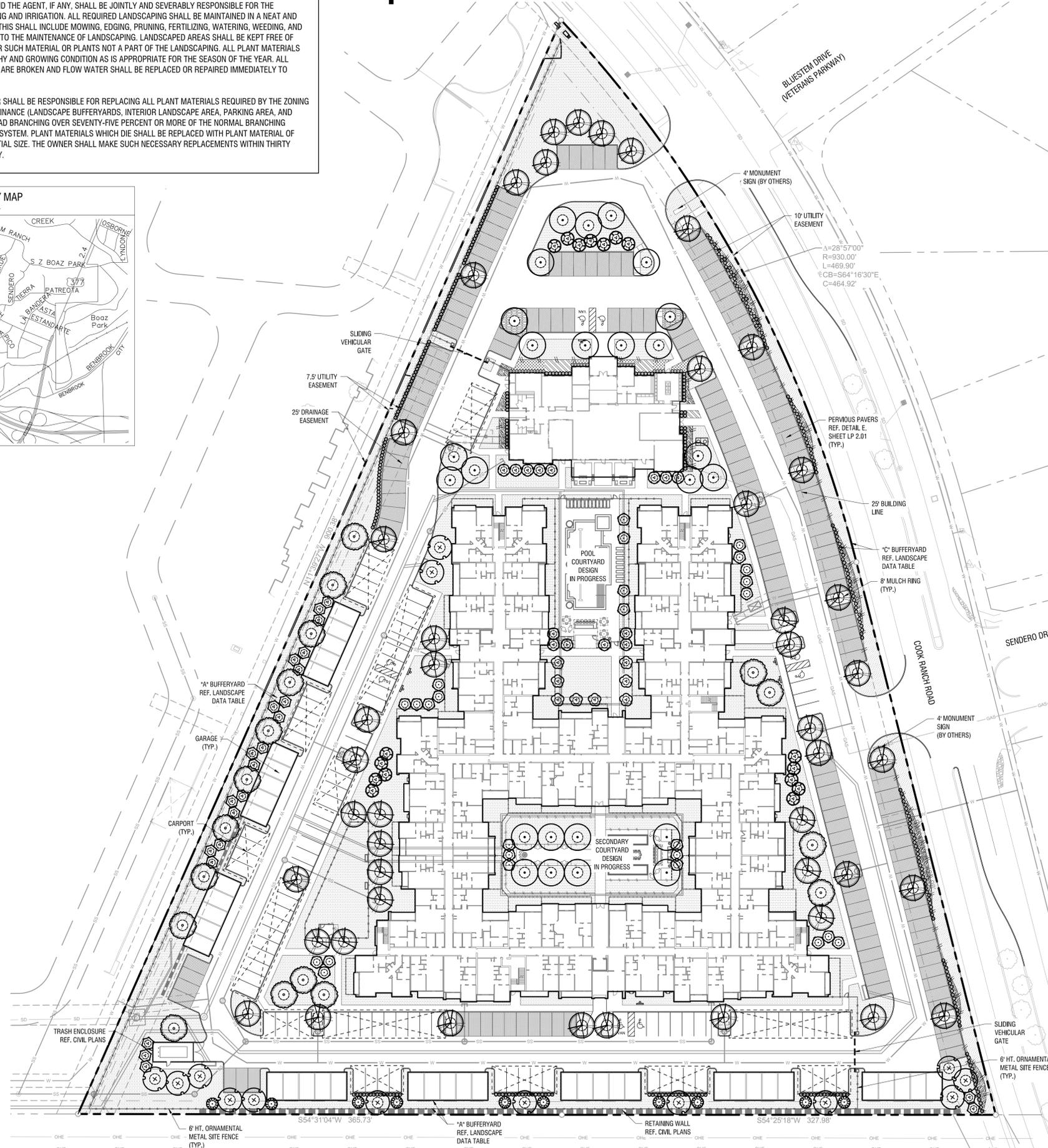
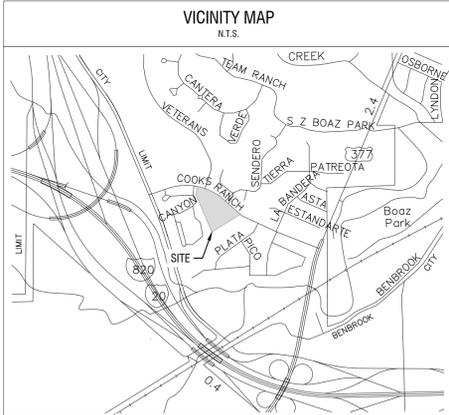
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File Name: BIM 360://19084 - Greystar Mid-Market AOA-Benbrook/19084\_Greystar Benbrook\_A19.rvt  
Date: 11/21/19  
Drawn by: JEF/SK



# Landscape Plan

## CITY OF BENBROOK MAINTENANCE NOTES:

- GENERAL:** THE OWNER, TENANT AND THE AGENT, IF ANY, SHALL BE JOINTLY AND SEVERABLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES THAT ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.
- PLANT REPLACEMENT:** THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIALS REQUIRED BY THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE (LANDSCAPE BUFFERYARDS, INTERIOR LANDSCAPE AREA, PARKING AREA, AND STREET TREES) WHICH SHOWS DEAD BRANCHING OVER SEVENTY-FIVE PERCENT OR MORE OF THE NORMAL BRANCHING PATTERN AND REPAIR IRRIGATION SYSTEM. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIMILAR INITIAL SIZE. THE OWNER SHALL MAKE SUCH NECESSARY REPLACEMENTS WITHIN THIRTY DAYS OF NOTIFICATION BY THE CITY.



TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	DATE	REMARKS
UP	25		ULMUS PARVIFOLIUS SEMPERVIRENS / ATHENA / ATHENA LACEMARK ELM	B 8.8	3" CAL.		12' - 14' HT. STRONG CENTRAL LEADER, FULL
UC	17		ULMUS CRASSIFOLIA / CEDAR ELM	B 8.8	3" CAL.		12' - 14' HT. STRONG CENTRAL LEADER, FULL
VA	17		VITEX ADAMI-CASTUS / CHASTE TREE	CONT.	2" CAL.		6' - 8' HT. MULTI-TRUNK (3-4 STEMS), FULL
PC	14		PESTICIA CHENSIS / CHINESE PISTACHE	B 8.8	3" CAL.		10-12' HT. STRONG CENTRAL LEADER, FULL
MS	10		MANGIFERA INDICA / LITTLE LEAF / LITTLE OIL MANGO	CONT.	3" CAL.		6' - 8' HT. STRONG CENTRAL LEADER, FULL
LA	14		LAGERSTROMIA / HATCHER / HATCHER CHAPEL MYRTLE	CONT.	2" CAL.		6' - 10' HT. MULTI-TRUNK (3-4 STEMS), FULL AND MATCHING
QS	46		QUERCUS SHUMARDII / SHUMARD RED OAK	B 8.8	3" CAL.		12' - 14' HT. STRONG CENTRAL LEADER, FULL
SS	8		SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	CONT.	2" CAL.		6' - 8' HT. STRONG CENTRAL LEADER, FULL
CC	26		CERISE GAMBODIA / TREASURE / TEXAS REDBUD	B 8.8	3" CAL.		6' - 8' HT. MULTI-TRUNK (3-4 STEMS), FULL
BP	23		BELXANTHORA / YAPPOU HOLLY	CONT.	2" CAL.		6' - 8' HT. MULTI-TRUNK (3-4 STEMS), FULL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
LF	177		LEUCOPHYLLUM FRUTICOSUM / COMPACTA / COMPACT TEXAS RANGER	CONT.	24" HT.		36" O.C. FULL AND MATCHING
WP	208		WYETHIA PUBERULA / DWARF SOUTHERN SPINEWHEEL	CONT.	24" HT.		36" O.C. FULL AND MATCHING
FR	32		RAPHAELIS BIRREA / CLARA / IRIDIA HARTHORN	CONT.	24" HT.		36" O.C. FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
LA	172		LEPISYRON MARSCHALLII / FETTER LILY TURT	1 GAL.	9-12" HT.		18" O.C. 5 BBS PER FULL
BS	188		BOUTELOUA GRACIOSA / BLONDI BARRON / BLUE GRASS	1 GAL.	12" HT.		18" O.C. FULL
SD	81 888 SF		CYNODON DACTYLOLON / COMMON BERBERIDA GRASS	N/A	N/A		N/A SD TO BE MAINT. SAND FILLED JUNCTIONS AND BE FREE OF WEEDS.
WT	678		WASSILLA TUBEROSA / POWY THIAS / IRIDIA HARTHORN	1 GAL.	12" HT.		18" O.C. FULL
EP	169		EUPHORBIA FORTYALEI / POLYANTHUS / PURPLE WINTERGREEN	4" POT	3-4 INCHES, 12-14" SP.		18" O.C.

City of Benbrook, Texas - Landscape Data Table	REQUIRED	PROVIDED
<b>Site Area: 7.34 acres (319,794 SF)</b>		
<b>Chapter 17.54 "D" Multiple-Family District</b>		
17.54.034 - Usable Open Space		
All residential use shall provide and maintain a minimum of 200 square feet of usable open space for each dwelling unit. 179 units x 200 SF = 35,800 SF minimum of open space	35,800 SF	102,314 SF
<b>Chapter 17.98 Landscape and Buffer Requirements</b>		
<b>17.98.030 Bufferyards</b>		
Cook Ranch Road - C BUFFERYARD 10' minimum width Required planting per 100 LF: 3 canopy trees, 4 understory, 12 shrubs 833 LF of Cook Ranch Rd / 100 = 25 canopy trees, 34 understory, 100 shrubs *excludes drive aisles	10' width minimum 25 canopy trees 34 understory 100 shrubs	10' width 163 shrubs * canopy trees and understory trees planted elsewhere on site due to 10' utility easmt and existing bar ditch
8889 Cook Ranch Road Property - A BUFFERYARD 5' minimum width Required planting per 100 LF: 1 canopy tree, 2 understory, 8 shrubs 900 LF / 100 = 9 canopy trees, 18 understory, 72 shrubs	5' width minimum 9 canopy trees 18 understory 72 shrubs	5' width 9 canopy trees 18 understory 99 shrubs
Txu & Oncor - A BUFFERYARD 5' minimum width Required planting per 100 LF: 1 canopy tree, 2 understory, 8 shrubs 634 LF / 100 = 7 canopy trees, 14 understory, 56 shrubs	5' width minimum 7 canopy trees 14 understory 56 shrubs	5' width 7 canopy trees 14 understory 66 shrubs
<b>17.98.040 Interior Landscape Requirements</b>		
The required landscape area for the "D" zoning district shall be ten percent of the floor area 242,303 floor area x 10% = 24,230 SF	10% (24,230 SF)	26% (63,445 SF)
The following plants shall be required within the interior landscape areas: - One canopy tree per 600 SF - One understory tree per 300 SF - One shrub per 120 SF - Ground cover - 10% of required area	16 canopy trees 32 understory trees 80 shrubs min. 962 SF ground cover	22 canopy trees 32 understory trees 91 shrubs 1,202 SF ground cover
A minimum 75% of all required plant materials within the interior landscape area shall be in the front or along either side of the building between the building and interior edge of the required bufferyard	12 canopy trees of 16 24 understory trees of 32 60 shrubs of 80 min. 722 SF ground cover of 962	15 canopy trees of 16 32 understory trees of 32 74 shrubs of 80 min. 961 SF ground cover of 962
<b>17.98.050 Parking Lot Landscaping Requirements</b>		
All rows of space shall terminate in a curbed landscape island A minimum 3" caliper canopy tree is required in each endcap parking space. A landscape island & tree must be provided for every ten parking spaces. 314 parking spaces / 10 = 31.4 canopy trees	Yes 32 canopy trees	Yes 39 canopy trees
<b>17.98.060 Landscape and Tree Canopy Requirements</b>		
The minimum percentages of landscape and tree canopy requirements are listed per district. Requirements for "D" listed below		
40% Landscape Area 319,794 square feet lot area x 40% = 127,918 SF landscape area	40% (127,918 SF)	40.4% (129,086 SF)
10% Interior Landscape Area Reference calculations above	10% (24,230 SF)	26% (63,445 SF)
30% Tree Canopy Coverage 319,794 square feet lot area x 30% = 95,938 SF of tree canopy coverage Lacemark Elm - 1,256 SF x 25 = 31,400 SF Cedar Elm - 1,256 SF x 17 = 21,352 SF Shumard Oak - 1,963 SF x 46 = 90,298 SF Chinese Pistache - 1,256 SF x 14 = 17,584 SF	30% (95,938 SF)	50% (160,634 SF)
<b>Chapter 16.28.010 Tree Preservation and Mitigation</b>		
Ref. Tree Preservation and Mitigation Plans Replanting required for minimum 280.5'	280.5' of trees	484' of trees

**OWNER:** TEAM RANCH LP AND COOK TEAM LP  
1223 N. ROCK ROAD WICHITA, KS 67206  
CONTACT: JOHNNY STEVENS  
TEL: 316.686.1100  
EMAIL: JOHNNY@MARCHOIL.COM

**AGENT:** GREYSTAR  
6900 EAST LAS COLINAS BOULEVARD SUITE 2100 IRVING, TX 75039  
CONTACT: JR THULIN  
TEL: 214.451.5588  
EMAIL: JTHULIN@GREYSTAR.COM

**LANDSCAPE ARCHITECT:** KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240  
TEL: 972.770.1300  
CONTACT: PATRICK B. HART, PLA (TX)  
EMAIL: PAT.HART@KIMLEY-HORN.COM



**CAUTION**  
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

NO.
REVISIONS
DATE

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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM, TX F 928

FOR REVIEW ONLY  
Not for construction or permit purposes.

**Kimley-Horn**

R.L.A. PATRICK B. HART  
L.A. No. 2839 Date: NOV. 2019

KHA PROJECT: 06771167

DATE: 12/12/2019

SCALE AS SHOWN

DESIGNED BY: LLL

DRAWN BY: LLL

CHECKED BY: PBH

Texas

BENBROOK ACTIVE ADULT

PREPARED FOR GREYSTAR

LANDSCAPE PLAN

BENBROOK

SHEET NUMBER
LP 1.01

12/20/2019 10:53 AM  
 K:\AL\016077707\BENBROOK\KHA\BENBROOK\LANDSCAPE\LANDSCAPE PLAN  
 DWG DATE: 12/12/2019  
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# Developmental Performance Standards

## Dimensional Requirements

Standards	Required	Provided
<b>Min. Living Area</b>	Avg. 750sqft Min. 550sqft	Avg. 919sqft Min. 680sqft
<b>Max. Height</b>	45ft; 3 ½ stories	40.5ft
<b>Min. Front Yard Setback</b>	25ft	35ft
<b>Min. Rear Yard Setback</b>	20ft	149ft
<b>Min. Side Yard Setback</b>	10ft	10ft (Adjacent to TXU & Oncor) 10ft (Adjacent to 8889 Cook Ranch Rd)
<b>Separation between buildings</b>	Min. 10ft separation between buildings	Separation between buildings: 21ft
<b>Max. Lot Coverage</b>	45% 143,908sqft	33% 104,601sqft
<b>Parking</b>	1.75 spaces/unit 314 spaces	314 spaces

## Overall and Interior Landscaping Requirements

Landscaping Standards	Required	Provided
<b>Usable Open Space</b>	200sqft/unit 35,800sqft	102,314sqft
<b>Interior Landscape</b>	10% 24,230sqft	26% 63,445sqft
	<b>Canopy Tree</b>	
	1/600sqft 16	22
	<b>Understory Tree</b>	
	1/300sqft 32	32
	<b>Shrubs</b>	
	1/120sqft 80	89
	<b>Ground Cover</b>	
	10% 962sqft	1,202sqft
	<b>Min. 75% in front or along either side of the building</b>	
	12 canopy trees of 16 24 understory trees of 32 60 shrubs of 80 Min. 722sqft ground cover of 962	15 canopy trees of 16 32 understory trees of 32 74 shrubs of 80 Min. 961sqft ground cover of 962
<b>Total Landscape Area</b>	40% 127,918sqft	40.4% 129,086sqft
<b>Total Tree Canopy</b>	30% 95,938sqft	50% 160,634sqft
<b>Parking lot landscaping</b>	Landscape island with canopy tree ~every 10 parking spaces: 32 canopy trees (314 spaces)	39 canopy trees

# Developmental Performance Standards

## Bufferyard Landscape Requirements

Bufferyard Standards	Required	Provided
<b>"C" Bufferyard (Adjacent to Cook Ranch Rd)</b>		
<b>Width</b>	Min. 10ft	10ft
<b>Canopy Tree</b>	2/100 linear ft 17	*25 trees planted elsewhere on site
<b>Understory Tree</b>	2/100 linear ft 17	*34 trees planted elsewhere on site
<b>Shrubs</b>	6/100 linear ft 50	163
<b>"A" Bufferyard (Adjacent to 8889 Cook Ranch Rd)</b>		
<b>Width</b>	Min. 5ft	5ft
<b>Canopy Tree</b>	1/100 linear ft 9	9
<b>Understory Tree</b>	2/100 linear ft 18	18
<b>Shrubs</b>	6/100 linear ft 54	99
<b>"A" Bufferyard (Adjacent to TXU &amp; ONCOR)</b>		
<b>Width</b>	Min. 5ft	5ft
<b>Canopy Tree</b>	1/100 linear ft 7	7
<b>Understory Tree</b>	2/100 linear ft 14	14
<b>Shrubs</b>	6/100 linear ft 42	66



To: Caroline Stewart, Assistant City Planner  
City of Benbrook, TX

CC: Doug Howard, City Planner  
City of Benbrook, TX

From: Patrick B. Hart, PLA (TX), LEED AP  
Kimley-Horn

Date: December 12, 2019

Subject: Benbrook Active Adult - Alternative Tree Preservation Narrative

---

To Members of the Planning and Zoning Commission and City Staff:

We request tree preservation requirement relief for the Benbrook Active Adult multi-family development proposed for 8879 Cook Ranch Road, Benbrook, Texas.

The subject property is 7.3415 acres with street frontage on the west side of Cook Ranch Road. The property is triangular and zoned D-Multiple Family District. It is bound on two sides of the site with utility easements (10' – east and 7.5' – west), a 25' drainage easement on the west property line, and a large overhead electric transmission line easement directly adjacent to the southern property line. The site is currently vacant.

The proposed multi-family development includes one large apartment building containing 179 senior living (55+) dwelling units, a leasing/clubhouse building, along with parking garages, carports and surface parking. Site amenities for the residents include a pool courtyard, secondary activity courtyard, and a dog park. The overall character of the proposed architecture and landscape design will be consistent with the existing adjacent residential sites surrounding the site.

The existing tree inventory shows characteristics of abandoned pasture land that may have also been maintained by mowing at some time in the past due to the large number of small sized multi-trunk trees present on site. In addition, there are several fence rows present that bisect the southeastern corner of the site that indicate further use in the past as pasture land. Much of the site (93%) is dominated by secondary tree species the majority of which is less than 12" DBH (63%). These secondary trees consist largely of Hackberry and Mesquite with the remainder being Gum Bumelia, Honey Locust, and Eastern Cottonwood. The eight large secondary trees on site are all Mesquite. Eastern Red Cedar represents the one large quality tree present and most of the quality trees on site (six). The remainder of the on-site quality trees are Green Ash (two), Black Willow (one), and American Elm (one).

The overall condition of the trees on site appear to be healthy with a low percentage of dying and dead trees (5%) which is another indicator of the young age of the tree coverage being characteristic of abandoned pasture land.

Per *Section 16: Preservation of Trees and Native Vegetation* of the City code, the site is required to preserve 70% of large quality trees, 20% of quality trees, and 20% of large secondary trees. The property currently has, on-site, one (1) large quality tree, nine (9) quality trees, and eight (8) large secondary trees; the remainder of the site is secondary trees, many of which are less than 12" DBH or dying/dead. As shown on the Tree Removal and Mitigation Plan, there are currently no trees being preserved on-site. Reasons for removal include:

- The overall scrub-like character of the existing tree clusters/linear fence row clusters on site.
- The nature of most of the tree species (Hackberry, Mesquite, Honey Locust, Gum Bumelia, and Eastern Cottonwood) – short lived, shallow root systems, brittle/weak wooded, disease/borer prone, and thorns.
- Overall triangular shape and presence of utility easement constraints upon the overall layout and circulation of a property zoned for multi-family use to meet building and fire code requirements.
- Overall grading design to provide ease of accessibility throughout site for the residents (senior adults).
- Tight site constraints around the buildings that will impact to the long-term viability of the existing tree canopy and the preservation of critical root zones to ensure the survivability of the trees during and after construction.

In addition, there are 14 off-site Cedar Elm trees located in the existing Cook Ranch Road medians that are being removed due to the required turn lane improvements inside the City R.O.W.

To offset the removal of all on-site trees, the proposed Landscape Plan and Alternative Tree Preservation Plan are providing additional trees above what is required by the City landscape code. The intent is to provide the City of Benbrook with quality, native/native adaptive trees that will provide a long-term environmentally sustainable urban tree canopy that benefits both to the resident citizens and native wildlife for decades to come. The current Landscape and Alternative Tree Preservation Plan enhances the site with 102 - 3" caliper minimum canopy trees and 98 – 2" caliper minimum understory trees. This provides an additional 13 canopy trees above the code requirement (15% additional canopy trees). The remaining 76.9" of tree mitigation will be provided as payment in lieu of mitigation to the City Tree Fund per Chapter 1.12 of the Benbrook Municipal Code.

Thank you for your consideration of our Landscape Plan and Alternative Tree Preservation Plan.



**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	UP	25	ULMUS PARVIFOLIA SEMPERVIRENS 'ATHENA' / ATHENA LACEBARK ELM
	UC	17	ULMUS CRASSIFOLIA / CEDAR ELM
	VA	17	VITEX AGNIUS-CASTUS / CHASTE TREE
	PC	14	PISTACIA CHINENSIS / CHINESE PISTACHE
	MG	10	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA
	LN	14	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE
	QS	46	QUERCUS SHUMARDII / SHUMARD RED OAK
	SS	8	SOPHORA SECUNDFLORA / TEXAS MOUNTAIN LAUREL
	CC	26	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
	IY	23	ILEX VOMITORIA / YAUPON HOLLY
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	LF	177	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	MP	208	MYRICA PUSILLA / DWARF SOUTHERN WAX MYRTLE
	RI	32	RAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	LA	172	LIRIOPE MUSCARI 'AZTEC' / AZTEC LILY TURF
	BG	188	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA
	SOD	61,668 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS
	NT	678	NASSELLA TENUSSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS
	EF	169	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE WINTERCREEPER

# BENBROOK ACTIVE ADULT

BENBROOK, TEXAS

## LANDSCAPE PLAN



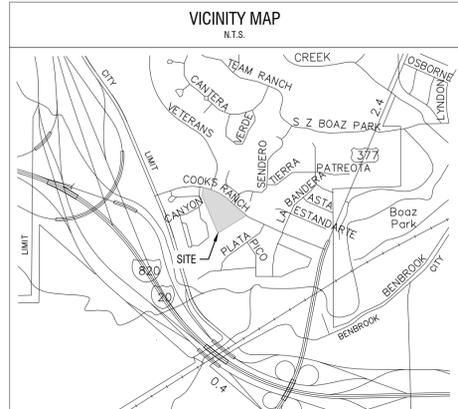
December 12, 2019

BENBROOK - TREE PRESERVATION									
TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	TREE TYPE	ACTION	MITIGATION RATIO	MITIGATION REQUIRED
7501	13.8	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.5	6.9
7502	11.2	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	11.2
7503	16.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	16.3
7504	15.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	15.3
7505	7.8	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7506	15.7	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.5	7.85
7507	19.3	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Large Quality Tree	REMOVE	1:1	19.3
7508	8.6	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7509	8.6	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7510	9.2	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7511	6.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7512	12.5	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.5	6.3
7513	13.0	gum bumelia	<i>Sideroxylon lanuginosum</i>	Dying	Forked	N/A - Dying	REMOVE	N/A - Dying	0.0
7514	15.8	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	15.8
7515	7.7	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	7.7
7516	13.2	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	9.9
7517	11.6	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7518	6.4	hackberry	<i>Celtis laevigata</i>	Dying	Single	N/A - Dying	REMOVE	N/A - Dying	0.0
7519	20.9	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Large Secondary Tree	REMOVE	1:0.75	15.7
7520	14.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	1:0.75	10.7
7521	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7522	10.9	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7523	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7524	15.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	11.7
7525	6.7	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7526	12.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	1:0.75	9.5
7527	20.9	mesquite	<i>Prosopis glandulosa</i>	Dying	Multi	N/A - Dying	REMOVE	N/A - Dying	0.0
7528	15.7	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	11.8
7529	9.2	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7530	8.9	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7531	10.5	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7532	9.4	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7533	6.3	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7534	7.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7535	22.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Large Secondary Tree	REMOVE	1:0.75	17.0
7536	8.6	eastern redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	8.6
7537	7.4	hackberry	<i>Celtis laevigata</i>	Dead	Single	N/A - Dead	REMOVE	N/A - Dead	0.0
7538	7.7	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7539	6.8	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7540	7.8	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7541	7.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7542	6.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7543	21.2	mesquite	<i>Prosopis glandulosa</i>	Dying	Multi	N/A - Dying	REMOVE	N/A - Dying	0.0
7544	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7545	7.2	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7546	6.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7547	18.8	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Large Secondary Tree	REMOVE	1:0.75	14.1
7548	13.2	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	9.9
7549	14.1	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	1:0.75	10.6
7550	13.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	1:0.75	10.1
7551	22.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Large Secondary Tree	REMOVE	1:0.75	17.0
7552	14.3	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	10.7
7553	16.3	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	12.2
7554	6.0	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7555	17.9	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	13.4
7556	13.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	1:0.75	9.8
7557	10.1	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7558	14.2	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	10.7
7559	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7560	16.4	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	12.3
7561	10.5	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7562	7.0	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7563	6.6	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7564	16.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	1:0.75	12.1
7565	8.4	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7566	8.3	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7567	6.4	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7568	7.1	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7569	6.4	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7570	7.6	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7571	11.4	mesquite	<i>Prosopis glandulosa</i>	Dying	Multi	N/A - Dying	REMOVE	N/A - Dying	0.0
7572	9.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7573	10.7	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7574	9.9	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7575	24.6	mesquite	<i>Prosopis glandulosa</i>	Healthy	Multi	Large Secondary Tree	REMOVE	1:0.75	18.5
7576	17.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	1:0.75	12.8
7577	16.0	mesquite	<i>Prosopis glandulosa</i>	Healthy	Forked	Secondary Tree	REMOVE	1:0.75	12.0
7578	14.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	11.0
7579	7.8	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7580	8.3	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7581	10.6	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7582	14.6	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	11.0
7583	9.2	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7584	6.7	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7585	6.8	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7586	7.6	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7587	6.0	honey locust	<i>Gleditsia triacanthos</i>	Dying	Multi	N/A - Dying	REMOVE	N/A - Dying	0.0
7588	9.4	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7589	10.2	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7590	13.7	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	10.3
7591	7.7	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7592	7.5	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7593	9.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7594	6.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7595	8.2	green ash	<i>Fraxinus pennsylvanica</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	8.2
7596	6.9	green ash	<i>Fraxinus pennsylvanica</i>	Healthy	Forked	Quality Tree	REMOVE	1:1	6.9
7597	7.0	American elm	<i>Ulmus americana</i>	Healthy	Multi	Quality Tree	REMOVE	1:1	7.0
7598	6.4	eastern cottonwood	<i>Populus deltoides</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7599	9.8	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7600	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7601	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7602	6.1	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7603	7.5	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7604	10.3	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7605	8.9	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7606	7.8	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7607	6.2	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7608	6.1	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7609	7.2	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7610	6.9	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7611	6.2	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7612	6.5	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7613	16.3	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	1:0.75	12.2
7614	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7615	7.5	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7616	10.1	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0

7617	10.2	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7618	7.1	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7619	6.9	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7620	6.0	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7621	6.3	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7622	6.4	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7623	7.1	hackberry	<i>Celtis laevigata</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7624	7.3	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7625	12.9	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	9.7
7626	8.8	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7627	7.8	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7628	7.4	hackberry	<i>Celtis laevigata</i>	Healthy	Forked	Secondary Tree	REMOVE	N/A less than 12"	0.0
7629	8.2	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single	Secondary Tree	REMOVE	N/A less than 12"	0.0
7630	16.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Multi	Secondary Tree	REMOVE	1:0.75	12.5
7631	7.2	gum bumelia	<i>Sideroxylon lanuginosum</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7632	8.4	hackberry	<i>Celtis laevigata</i>	Healthy	Multi	Secondary Tree	REMOVE	N/A less than 12"	0.0
7633	9.2	hackberry	<i>Celtis laevigata</i>	Dying	Single	N/A - Dying	REMOVE	N/A - Dying	0.0
7634	11.8	black willow	<i>Salix nigra</i>	Healthy	Multi	N/A - Located in Esmt	REMOVE	N/A - Located in Esmt	0.0
7635	7.7	honey locust	<i>Gleditsia triacanthos</i>	Healthy	Single	N/A - Located in Esmt	REMOVE	N/A - Located in Esmt	0.0
7636	6.7	honey locust	<						

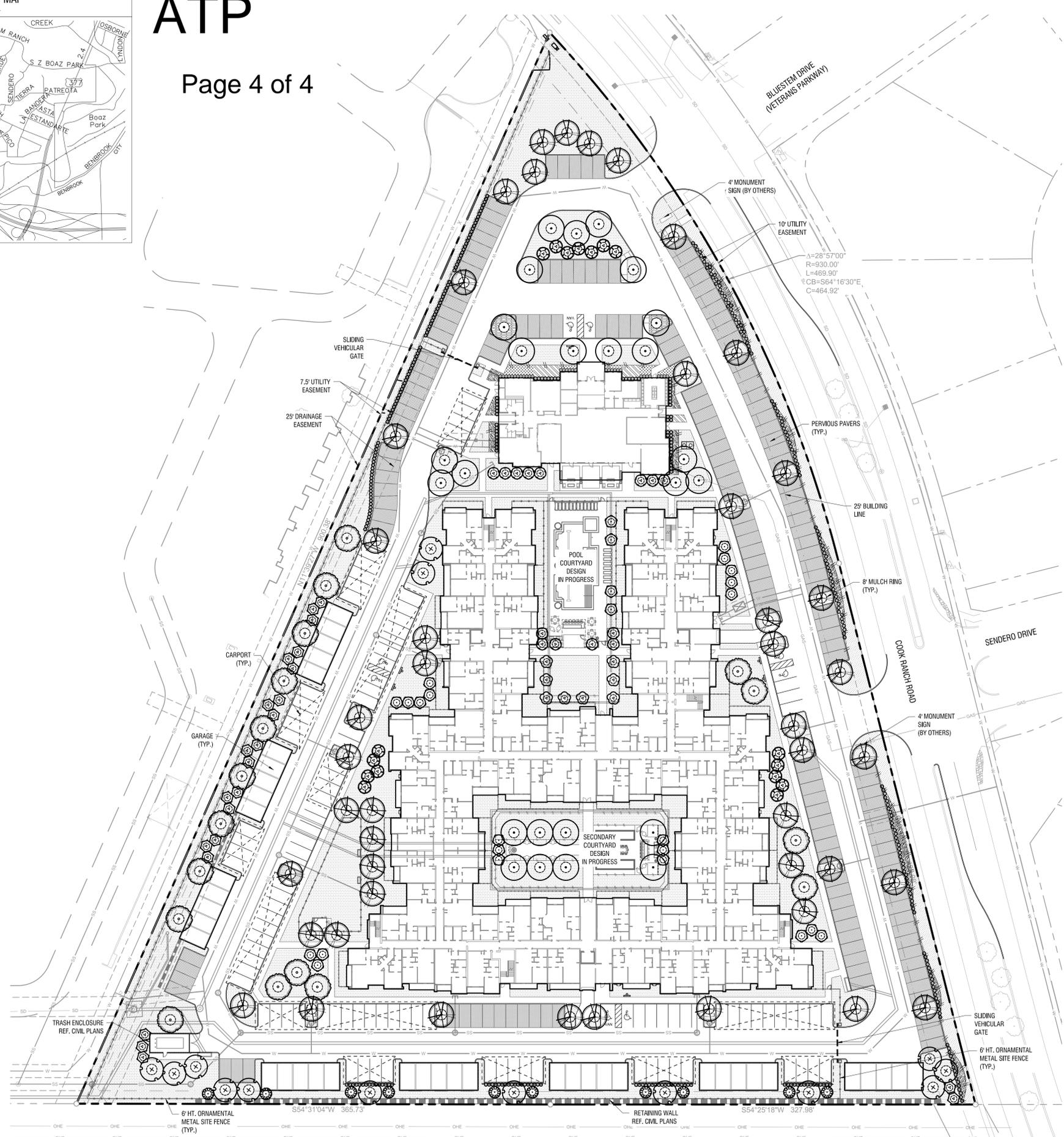


12/20/2019 10:58 AM  
 LAST SAID  
 DRAWN BY: JKH  
 CHECKED BY: JKH  
 DATE: 12/20/2019  
 SCALE: AS SHOWN  
 PROJECT: BENBROOK ACTIVE ADULT PRESERVATION PLAN  
 SHEET: LA 1.01  
 THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



# ATP

Page 4 of 4



### PLANT SCHEDULE

SYMBOL	SIZE	QTY	BOTANICAL / COMMON NAME	ROOT BALL	REMARKS
UP	25		ULMUS PARVIFLORA SEMPERVIRENS / ATHENA / ATHENA LACINIAE VAR.	8.6' 3\"/>	

### LARGE QUALITY TREES (>18 INCHES)

Total # of Trees	Total Caliper Inches	# of Required Trees (70%)	Total Preserved Caliper Inches
1	19.3	1	0.0

### QUALITY TREES (6 INCHES TO 18 INCHES)

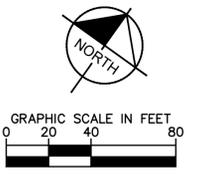
Total # of Trees	Total Caliper Inches	# of Required Trees (20%)	Total Preserved Caliper Inches
9	97	2	0.0

### LARGE SECONDARY TREES (<18 INCHES)

Total # of Trees	Total Caliper Inches	# of Required Trees (20%)	Total Preserved Caliper Inches
8	113.6	2	0.0

### REQUIRED REPLACEMENT MITIGATION (AFTER REQUIRED PRESERVATION)

Tree Type	Mitigation Ratio	Required Caliper Inches Replaced	Caliper Inches Planted	Caliper Inches Removed
Large Quality	1:1	19.3	484	19.3
Quality	1:1	97		108.8
Large Secondary	1:0.75	113.6		211.7
Secondary (12\"/>				



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 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM, TX F-928

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**BENBROOK ACTIVE ADULT PRESERVATION PLAN**

PREPARED FOR GREYSTAR

---

ALTERNATIVE TREE PRESERVATION PLAN

---

NO.	REVISIONS	DATE	BY

---

KHA PROJECT	067771867
DATE	12/12/2019
SCALE AS SHOWN	
DESIGNED BY	LLL
DRAWN BY	LLL
CHECKED BY	PBH

---

SHEET NUMBER

**LA 1.01**



# City of Benbrook

## Planning and Zoning Commission

<b>DATE:</b> 01/09/2020	<b>REFERENCE NUMBER:</b> P-20-01	<b>SUBJECT:</b> Whitestone Heights Phases 2 and 3. A request to approve a Preliminary Plat for 37.94 acres for residential development.	<b>PAGE:</b> 1 of 3
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**Project Name:** Whitestone Heights

**Request Type:** Preliminary Plat

**Site Description:** 37.94 acres, out of the T. & R. O. RR. CO Survey, Abstract 1565

**Location:** Planning Area "E"  
Generally located northeast of the intersection of Hawkins Home Blvd. and Benbrook Blvd. (US Hwy. 377)

**Zoning District:** "BR-PD" One-Family Reduced Planned Development District (Ord. 1089)

**Property Owner/  
Developer:** SJ Dominion Development, LP  
Fort Worth, TX

### Background

April of 2001: The City Council approved Ordinance No. 1089, rezoning the Whitestone Heights area, 83.45 of land from "C" Multiple-Family District, "D" Multiple-Family District, and "F" Commercial District, to "BR-PD" One-Family Reduced Planned Development District.

April of 2001: The Planning and Zoning Commission approved a preliminary plat for Whitestone Heights Phases 1 and 2.

June of 2003: The final plat for Whitestone Heights Phase 1 was filed at the Tarrant County Recorder's office, allowing for the submittal of application for development and building permits.

June of 2005: The preliminary plat, approved on April 12, 2001, expired. A preliminary plat expires 2 years after its approval if a final plat application has not been submitted; or, 2 years after the filing of a final plat of property within the preliminary plat boundaries.

### Preliminary Plat Analysis

Preliminary plans have been reviewed by the City's Development Review Committee (DRC). The purpose of a preliminary plat is to provide for the general layout and location of proposed lots, streets, access approaches; access, utility and drainage easements; and other requirements necessary for development to in preparation for full civil engineering designs, which must be approved prior to final plat approval. Changes to the general layout and location of these development features, excluding providing more lots than the underlying zoning district allows, is acceptable at the time of final platting, provided that all access, utility and drainage easements necessary for development of each lot are provided with the final plat and that the minimum development standards of the underlying zoning district and other standards of Benbrook's Municipal Code are preserved.

Generally, the preliminary plans depict the following:

- A two-phased development of 107 single-family lots; 57 lots in Phase 2 and 50 lots in Phase 3.

DATE: <b>01/09/2020</b>	REFERENCE NUMBER: <b>P-20-01</b>	SUBJECT: <b>A request to approve a Preliminary Plat for 37.94 acres for residential development.</b>	PAGE: <b>2 of 3</b>
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- Maximum gross density of approximately 2.82 dwelling units per acre (DU/AC).
- Conformance with the minimum 7,000 SF lot size zoning requirement. Average lot size of approximately 13,000 SF.
- Conformance with the minimum 60 FT lot width zoning requirement.
- Primary access to Whitestone Heights from Benbrook Blvd. (US Hwy. 377) using the existing Hawkins Home Blvd. A proposed secondary access from Benbrook Blvd., conceptually approved by TxDOT (*final approval required from TxDOT*).
- Access to the development from existing stub streets; Alta Sierra Dr., Luanna Hills Dr., Spanish Hills Dr., and Gold Hills Dr.
- Access to water and sanitary sewer by extending and connecting to existing systems (*final water and sanitary sewer plans are reviewed and approved by the BWA*).
- Drainage is primarily directed towards proposed City rights-of-way (*lot to lot drainage requires drainage easements*).
- The golf cart path will be rerouted through the new development and a pedestrian access to the golf course is proposed (*must be approved by the golf course*).

After reviewing the submitted plans, the DRC find that the preliminary plat substantially conforms with the requirements of the subdivision ordinance and the City's Comprehensive Plan. The DRC is providing a list of comments and stipulations for the applicant to address during the 2-step final plat process consisting of an engineering review and a standard plat review. Staff is recommending approval of the preliminary plat subject to the DRC comments and stipulations (see attached; Staff Comments and Stipulations).

**Request for Waivers or Relief**

Waivers from Design Standards

- The developer is not asking for any waivers from the City design standards.

Alternative Tree Preservation and Mitigation Relief

- In accordance with Section 16.28.010.L an applicant may file for relief from the tree preservation and mitigation requirements. City ordinance provides a flexible process where an alternative plan may be approved by the Planning and Zoning Commission. The applicant submitted a letter detailing the specific relief requested and an alternative tree preservation and mitigation plan (see attached).
- Criteria for approval:
  1. The proposed alternative tree preservation plan adequately achieves, or is an improvement on, the intent of the requirements of [Section 16.28.010];
  2. It assures quality development that fits in with the character of Benbrook; and
  3. It clearly states the intended preservation objectives.
- Staff supports the applicant's request for relief from the preservation and mitigation requirements. If approved, and prior to removing any trees apply for and receive a tree removal permit.
- Tree removal and mitigation plans, consistent with the alternative tree mitigation plan approved by the Planning and Zoning Commission, may be submitted in conjunction with the final subdivision construction plans.

**Public Notice**

Legal notifications were sent out, in accordance with State Law and City Ordinance:

- Notification of this request was sent to all property owners within 200ft of the subject site on December 20, 2019.
- A Legal Notice concerning this request was posted within the Benbrook News on December 19, 2019.

DATE: <b>01/09/2020</b>	REFERENCE NUMBER: <b>P-20-01</b>	SUBJECT: <b>A request to approve a Preliminary Plat for 37.94 acres for residential development.</b>	PAGE:  <b>3 of 3</b>
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**Staff Recommended Motion:**

Move to approve Preliminary Plat request number P-20-01, subject to staff comments and stipulations as contained in the staff report and attachments.

**Attachments**

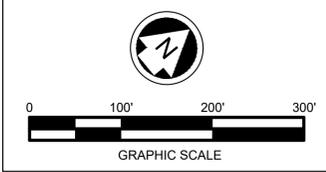
1. Preliminary Plat
2. Location Map
3. Staff Comments and Stipulations
4. Alternative Tree Preservation Relief Letter (ATP Letter)
5. Alternative Tree Preservation Plans (ATP)



VICINITY MAP N.T.S.

Line Table			Line Table			Curve Table			
Line #	Len.	Brng.	Line #	Len.	Brng.	Curve #	Length	Radius	Delta
L1	106.36	S78°33'20"E	L22	79.77	S39°32'13"E	C1	380.65'	350.00'	62°18'4"
L2	258.26	N39°07'52"E	L23	203.72	S63°28'09"E	C2	675.78'	725.00'	53°24'2"
L3	91.82	N14°16'31"W	L24	182.44	N51°05'31"E	C3	490.19'	430.00'	65°18'5"
L4	118.04	N51°02'28"E	L25	196.28	S38°54'29"E	C4	265.45'	550.00'	27°39'11"
L5	99.60	S78°31'20"E	L26	8.60	S51°05'31"W	C5	261.47'	1000.00'	14°58'5"
L6	243.45	S50°52'08"E	L27	176.29	S38°54'29"E	C6	159.24'	625.00'	14°35'5"
L7	456.88	S17°59'10"W	L28	218.22	S51°01'56"W	C7	324.11'	928.50'	20°00'0"
L8	97.35	N03°00'19"E	L29	110.76	S15°25'14"W	C8	236.75'	360.00'	37°40'5"
L9	25.00	S72°05'39"E	L30	297.57	S20°33'22"E	C9	348.37'	669.80'	29°48'0"
L10	82.74	S32°30'13"W	L31	232.03	S50°36'08"E				
L11	47.93	N77°29'47"W	L32	1301.03	S39°18'05"W				
L12	126.25	N57°29'47"W	L33	134.67	N50°41'36"W				
L13	234.84	S84°49'23"W	L34	277.48	N78°30'08"W				
L14	244.93	N62°11'24"W	L35	464.99	N11°29'46"E				
L15	106.93	N08°35'10"E	L36	25.00	S78°30'17"E				
L16	41.81	S77°26'44"E	L37	140.00	N11°29'43"W				
L17	154.16	N12°56'49"E	L38	262.22	N18°36'00"E				
L18	95.66	N44°05'50"E	L39	361.72	N62°26'06"W				
L19	150.36	N85°36'55"E	L40	270.00	N22°41'28"E				
L20	462.06	N58°08'47"E	L41	133.61	N67°18'32"W				

# Preliminary Plat Page 1 of 2



PROPERTY OWNERS	
NO.	OWNER INFORMATION
PO1	MELISSA R. BECKER
PO2	KATHERINE RENEE CICCARIANO
PO3	SIDNEY WHITENER
PO4	SAMMY GOVEA, SR.
PO5	SAM GOVEA, SR.
PO6	JOANNE RANDOLPH
PO7	DONALD E. MCCLUSKEY
PO8	HANKS HARRIS
PO9	ANTHONY G. HARRIS
PO10	GIANCARLA R. ADDISON
PO11	RAJEN B. NARAN
PO12	JANET J. BENNETT
PO13	MARLA BUCKLES
PO14	VINCENT R. NIESWIADOMY
PO15	STEPHEN JAMES FARROW
PO16	SJ DOMINION DEVELOPMENT, LP
PO17	SJ DOMINION DEVELOPMENT, LP
PO18	MILTON HUMPHRIES
PO19	ROBERTS FAMILY TRUST
PO20	STEVE HAWKINS CUSTOM HOMES, LP
PO21	ALBERT DALE CATHEY
PO22	WILLIAM JOHN DILDAY
PO23	ANGELA CONLEY
PO24	SID WHITENER
PO25	DOUGLAS E. PRCE
PO26	STEVEN C. KOLMAN
PO27	DANA PRÄTHER
PO28	JOHN COX
PO29	MASON L. TOWNSEND
PO30	SJ DOMINION DEVELOPMENT, LP
PO31	JAMES FRANK ANSLEY
PO32	STEVE HAWKINS CUSTOM HOMES, LP
PO33	EDDIE BROWN
PO34	MARCIA D. GIRTON
PO35	RAND E. TOULOUSE
PO36	STEPHEN ZETTLER
PO37	ROBERT J. BECKMAN, JR.
PO38	DAVID RAMSEY

OWNER: THRESHOLD DEVELOPMENT CO.  
TRACT 2A04  
T&N O RR CO SURVEY, ABSTRACT 1565  
INST. #D205344442  
D.R.T.C.T.

EXISTING ZONING: D

OWNER: THRESHOLD DEVELOPMENT CO.  
TRACT 2A07  
T&N O RR CO SURVEY, ABSTRACT 1565  
INST. #D205344442  
D.R.T.C.T.

EXISTING ZONING: F

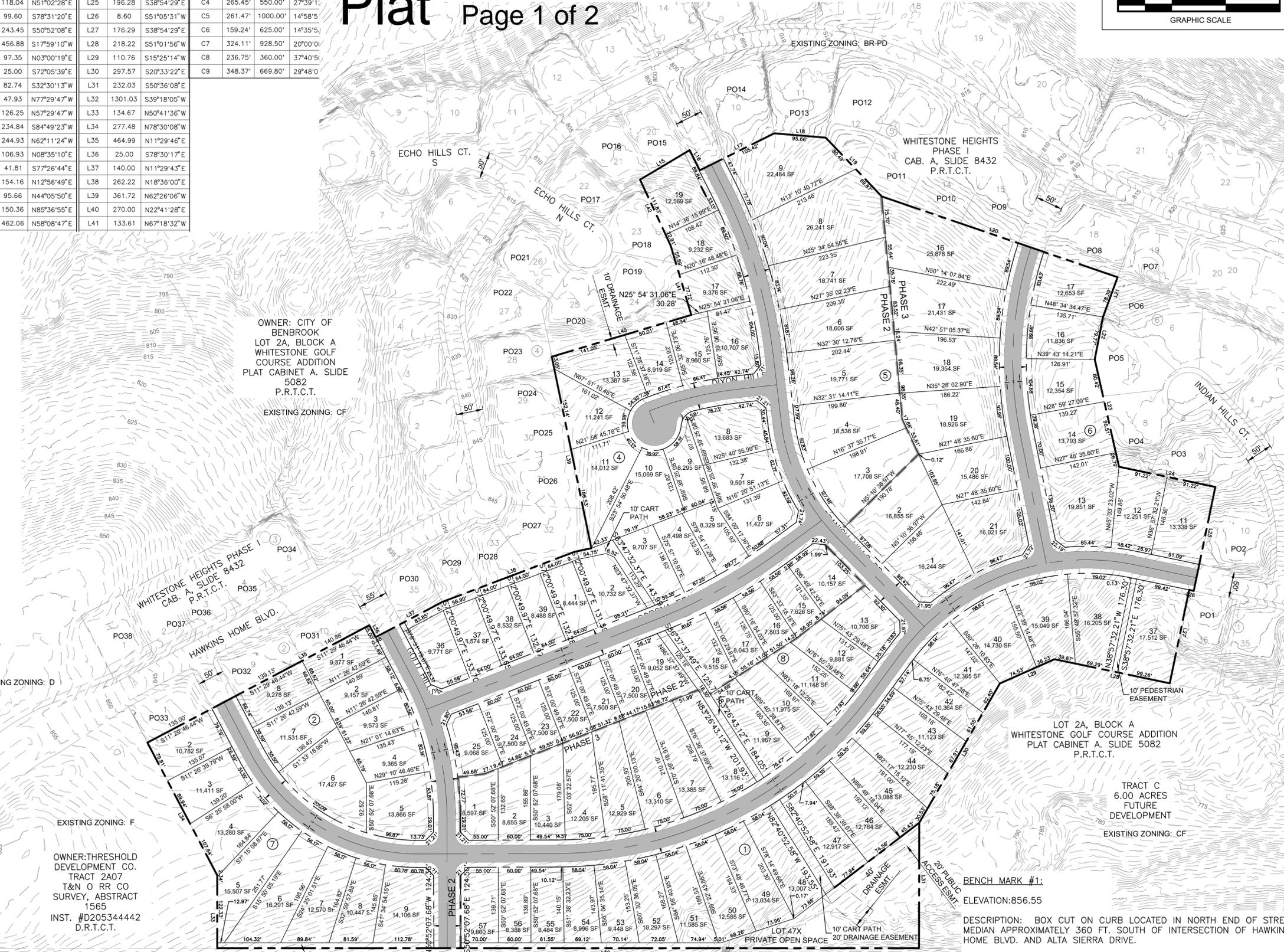
US-377  
(VARIABLE WIDTH R.O.W.)

OWNER: CITY OF BENBROOK  
LOT 2A, BLOCK A  
WHITSTONE GOLF COURSE ADDITION  
PLAT CABINET A. SLIDE 5082  
P.R.T.C.T.

EXISTING ZONING: CF

LOT 2A, BLOCK A  
WHITSTONE GOLF COURSE ADDITION  
PLAT CABINET A. SLIDE 5082  
P.R.T.C.T.

TRACT C  
6.00 ACRES  
FUTURE DEVELOPMENT  
EXISTING ZONING: CF



BENCH MARK #1:  
ELEVATION: 856.55  
DESCRIPTION: BOX CUT ON CURB LOCATED IN NORTH END OF STREET MEDIAN APPROXIMATELY 360 FT. SOUTH OF INTERSECTION OF HAWKINS HOME BLVD. AND ALTA SIERRA DRIVE.

BENCH MARK #2:  
ELEVATION: 841.10  
DESCRIPTION: BOX CUT ON NORTH CURB LINE OF GOLD HILL DR. +/- 100 FT. EAST OF THE EAST CURB LINE OF HAWKINS HOME BLVD.

A PRELIMINARY PLAT FOR  
**WHITESTONE HEIGHTS**  
CONTAINING: LOTS 36, 37, 52, BLOCK 1, LOTS 14, 15, BLOCK 2,  
LOTS 11-17, BLOCK 6; LOTS 29, 30, BLOCK 7; LOTS 1, 2, 3, BLOCK 8  
EXISTING 'BR-PD' ZONING  
BEING 37.94 ACRES OF LAND, TRACT NUMBER 1565,  
SITUATED IN THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS  
107 RESIDENTIAL LOTS  
PREPARED AUGUST, 2019

SURVEYOR / ENGINEER  
**PELTON**  
LAND SOLUTIONS  
9800 HILLWOOD PARKWAY  
SUITE 250  
FORT WORTH, TX 76177  
PHONE: 817-562-3350

DEVELOPER  
SJ DOMINION DEVELOPMENT, LP  
A TEXAS LIMITED PARTNERSHIP  
7201 HAWKINS VIEW, CT. STE. 101  
FORT WORTH, TEXAS 76132  
(817) 737-4446

OWNER  
THRESHOLD DEVELOPMENT CO.  
6050 SOUTHWEST BLVD, SUITE 210  
FORT WORTH, TX 76109

PROJECT NO.	HCH18003
FILE PATH	G:\JOB\HCH18003\MASTER_DEV\ENTITLEMENTS\
DRAWN BY	MM
REVIEWED BY	RG
DATE	OCTOBER 24, 2019
REVISIONS	

# Preliminary Plat

Page 2 of 2



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION:**

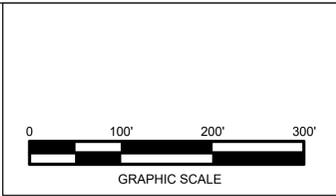
BEING A TRACT OF LAND SITUATED IN THE T. & N. O. RR. SURVEY, ABSTRACT NUMBER 1565, TARRANT COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO SJ DOMINION DEVELOPMENT, LP. RECORDED IN INSTRUMENT NUMBER D211314749 HERE IN AFTER REFERRED TO AS TRACT 1 AND INSTRUMENT NUMBER D219112699 HERE IN AFTER REFERRED TO AS TRACT 2, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 2 AND THE SOUTHWESTERLY RIGHT-OF-WAY OF BENBROOK BOULEVARD KNOWN AS U.S. HIGHWAY 377 SOUTH (VARIABLE WIDTH RIGHT-OF-WAY);  
 THENCE S 39°18'04" W, 1,301.03 FEET WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THRESHOLD DEVELOPMENT COMPANY (TRACT 3) RECORDED IN INSTRUMENT NUMBER D205344442 OF SAID COUNTY RECORDS;  
 THENCE N 50°41'36" W, 134.68 FEET DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE NORTH LINE OF SAID TRACT 3;  
 THENCE N 78°30'08" W, 277.48 FEET CONTINUING ALONG THE NORTH LINE OF SAID TRACT 3 TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, WHITESTONE HEIGHTS ADDITION PHASE 1, AN ADDITION TO THE CITY OF BENBROOK, RECORDED IN INSTRUMENT NUMBER D203205813 OF SAID COUNTY RECORDS;  
 THENCE DEPARTING THE NORTH LINE OF SAID TRACT 3, ALONG THE WEST LINE OF SAID TRACT 1 AND WITH THE EAST LINE OF SAID WHITESTONE HEIGHTS ADDITION THE FOLLOWING BEARINGS AND DISTANCES:  
 N 11°29'46" E, 464.99 FEET;  
 S 78°30'17" E, 25.00 FEET;  
 N 11°29'43" E, 140.00 FEET;  
 N 18°36'00" E, 262.22 FEET;  
 N 27°35'29" E, 31.71 FEET;  
 N 62°26'06" W, 361.72 FEET;  
 N 22°41'28" E, 270.00 FEET;  
 N 67°18'32" W, 133.61 FEET;  
 N 75°39'52" W, 134.74 FEET;  
 N 08°35'10" E, 106.93 FEET;  
 S 77°26'44" E, 41.81 FEET;  
 N 12°56'49" E, 154.16 FEET;  
 N 44°05'50" E, 95.66 FEET;  
 N 85°36'55" E, 150.36 FEET;  
 N 58°08'47" E, 462.06 FEET;  
 S 30°32'52" E, 78.39 FEET;  
 S 39°32'13" E, 79.77 FEET;  
 S 63°28'09" E, 203.72 FEET;  
 N 51°05'31" E, 182.44 FEET;  
 S 38°54'29" E, 196.28 FEET;  
 S 51°05'31" W, 8.60 FEET;  
 THENCE S 38°54'29" E, 176.01 FEET, TO THE NORTHWESTERLY CORNER OF LOTS 1 AND 2, BLOCK A, WHITESTONE GOLF COURSE ADDITION, AN ADDITION TO THE CITY OF BENBROOK, RECORDED IN INSTRUMENT NUMBER D199145186 OF SAID COUNTY RECORDS;  
 THENCE S 50°57'26" W, 218.22 FEET;  
 THENCE S 15°25'14" W, 110.76 FEET;  
 THENCE S 20°33'22" E, 297.57 FEET;  
 THENCE S 50°36'08" E, 232.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,652,641 SQUARE FEET OR 37.939 ACRES OF LAND MORE OR LESS.

**NOTES:**

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO PROVIDE FOR THE GENERAL LAYOUT AND LOCATION OF PROPOSED LOTS, STREETS, ACCESS APPROACHES; ACCESS, UTILITY, AND DRAINAGE EASEMENTS; AND OTHER REQUIREMENTS NECESSARY FOR DEVELOPMENT PRIOR TO FULL CIVIL ENGINEERING REQUIRED PRIOR TO FINAL PLAT. CHANGES TO THE GENERAL LAYOUT AND LOCATION OF THESE DEVELOPMENT FEATURES, EXCLUDING PROVIDING MORE THAN THE MAXIMUM NET DENSITY SPECIFIED, IS ACCEPTABLE AT THE TIME OF FINAL PLATTING PROVIDED THAT ALL ACCESS, UTILITY, AND DRAINAGE EASEMENT NECESSARY FOR DEVELOPMENT OF EACH LOT ARE PROVIDED WITH THE FINAL PLAT AND THAT THE MINIMUM DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING DISTRICT AND OTHER STANDARDS OF BENBROOK'S MUNICIPAL CODE ARE PRESERVED.
2. APPROVAL OF A PRELIMINARY PLAT BY THE COMMISSION SHALL BE DEEMED AN EXPRESSION OF APPROVAL OF THE GENERAL LAYOUT SUBMITTED ON THE PRELIMINARY DRAWINGS AS A GUIDE TO THE INSTALLATION OF STREETS, WATER, SEWER AND OTHER REQUIRED IMPROVEMENTS, AND THE THE PREPARATION OF THE FINAL PLAT. APPROVAL OF THE PRELIMINARY PLAT DOES NOT CONSTITUTE ACCEPTANCE OF THE SUBDIVISION OR LOT DESIGN, BUT IS MERELY AN AUTHORIZATION TO PROCEED WITH THE PREPARATION OF THE FINAL CIVIL PLANS AND FINAL PLAT. THE FINAL PLAT MUST CONFORM TO ALL THE CONDITIONS OF THE PRELIMINARY PLAT APPROVAL AND TO ALL THE DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING DISTRICT AND OTHER STANDARDS OF BENBROOK'S MUNICIPAL CODES AND ORDINANCES.

**DATA TABLE**

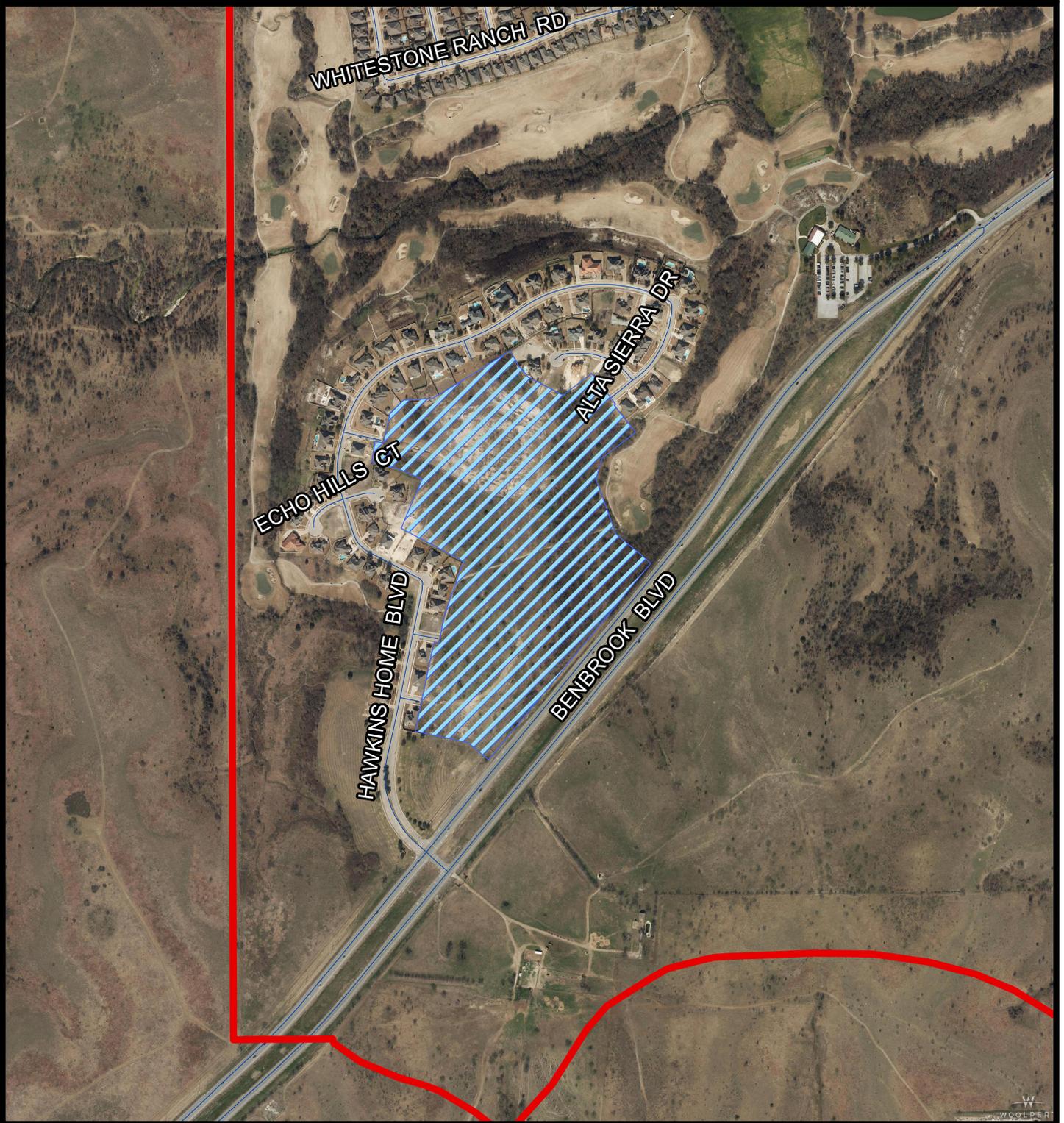
TOTAL AREA (AC)	37.94
PROPOSED MAXIMUM GROSS DENSITY	107
PROPOSED MAXIMUM NET DENSITY	107
RESIDENTIAL LOTS	107
HOA LOTS	6
AVERAGE LOT SIZE (SF)	13000
MINIMUM LOT WIDTH (LF)	60
MINIMUM LOT INTERIOR LOT SIZE (SF)	7000
MINIMUM CORNER LOT SIZE (SF)	8400



A PRELIMINARY PLAT FOR  
**WHITESTONE HEIGHTS**

CONTAINING LOTS 36, 37, 57, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 1-5, BLOCK 3, LOTS 1-5, BLOCK 4, LOTS 1-5, BLOCK 5, LOTS 1-5, BLOCK 6, LOTS 1-5, BLOCK 7, LOTS 1-5, BLOCK 8, LOTS 1-5, BLOCK 9, LOTS 1-5, BLOCK 10, LOTS 1-5, BLOCK 11, LOTS 1-5, BLOCK 12, LOTS 1-5, BLOCK 13, LOTS 1-5, BLOCK 14, LOTS 1-5, BLOCK 15, LOTS 1-5, BLOCK 16, LOTS 1-5, BLOCK 17, LOTS 1-5, BLOCK 18, LOTS 1-5, BLOCK 19, LOTS 1-5, BLOCK 20, LOTS 1-5, BLOCK 21, LOTS 1-5, BLOCK 22, LOTS 1-5, BLOCK 23, LOTS 1-5, BLOCK 24, LOTS 1-5, BLOCK 25, LOTS 1-5, BLOCK 26, LOTS 1-5, BLOCK 27, LOTS 1-5, BLOCK 28, LOTS 1-5, BLOCK 29, LOTS 1-5, BLOCK 30, LOTS 1-5, BLOCK 31, LOTS 1-5, BLOCK 32, LOTS 1-5, BLOCK 33, LOTS 1-5, BLOCK 34, LOTS 1-5, BLOCK 35, LOTS 1-5, BLOCK 36, LOTS 1-5, BLOCK 37, LOTS 1-5, BLOCK 38, LOTS 1-5, BLOCK 39, LOTS 1-5, BLOCK 40, LOTS 1-5, BLOCK 41, LOTS 1-5, BLOCK 42, LOTS 1-5, BLOCK 43, LOTS 1-5, BLOCK 44, LOTS 1-5, BLOCK 45, LOTS 1-5, BLOCK 46, LOTS 1-5, BLOCK 47, LOTS 1-5, BLOCK 48, LOTS 1-5, BLOCK 49, LOTS 1-5, BLOCK 50, LOTS 1-5, BLOCK 51, LOTS 1-5, BLOCK 52, LOTS 1-5, BLOCK 53, LOTS 1-5, BLOCK 54, LOTS 1-5, BLOCK 55, LOTS 1-5, BLOCK 56, LOTS 1-5, BLOCK 57, LOTS 1-5, BLOCK 58, LOTS 1-5, BLOCK 59, LOTS 1-5, BLOCK 60, LOTS 1-5, BLOCK 61, LOTS 1-5, BLOCK 62, LOTS 1-5, BLOCK 63, LOTS 1-5, BLOCK 64, LOTS 1-5, BLOCK 65, LOTS 1-5, BLOCK 66, LOTS 1-5, BLOCK 67, LOTS 1-5, BLOCK 68, LOTS 1-5, BLOCK 69, LOTS 1-5, BLOCK 70, LOTS 1-5, BLOCK 71, LOTS 1-5, BLOCK 72, LOTS 1-5, BLOCK 73, LOTS 1-5, BLOCK 74, LOTS 1-5, BLOCK 75, LOTS 1-5, BLOCK 76, LOTS 1-5, BLOCK 77, LOTS 1-5, BLOCK 78, LOTS 1-5, BLOCK 79, LOTS 1-5, BLOCK 80, LOTS 1-5, BLOCK 81, LOTS 1-5, BLOCK 82, LOTS 1-5, BLOCK 83, LOTS 1-5, BLOCK 84, LOTS 1-5, BLOCK 85, LOTS 1-5, BLOCK 86, LOTS 1-5, BLOCK 87, LOTS 1-5, BLOCK 88, LOTS 1-5, BLOCK 89, LOTS 1-5, BLOCK 90, LOTS 1-5, BLOCK 91, LOTS 1-5, BLOCK 92, LOTS 1-5, BLOCK 93, LOTS 1-5, BLOCK 94, LOTS 1-5, BLOCK 95, LOTS 1-5, BLOCK 96, LOTS 1-5, BLOCK 97, LOTS 1-5, BLOCK 98, LOTS 1-5, BLOCK 99, LOTS 1-5, BLOCK 100, LOTS 1-5, BLOCK 101, LOTS 1-5, BLOCK 102, LOTS 1-5, BLOCK 103, LOTS 1-5, BLOCK 104, LOTS 1-5, BLOCK 105, LOTS 1-5, BLOCK 106, LOTS 1-5, BLOCK 107, LOTS 1-5, BLOCK 108, LOTS 1-5, BLOCK 109, LOTS 1-5, BLOCK 110, LOTS 1-5, BLOCK 111, LOTS 1-5, BLOCK 112, LOTS 1-5, BLOCK 113, LOTS 1-5, BLOCK 114, LOTS 1-5, BLOCK 115, LOTS 1-5, BLOCK 116, LOTS 1-5, BLOCK 117, LOTS 1-5, BLOCK 118, LOTS 1-5, BLOCK 119, LOTS 1-5, BLOCK 120, LOTS 1-5, BLOCK 121, LOTS 1-5, BLOCK 122, LOTS 1-5, BLOCK 123, LOTS 1-5, BLOCK 124, LOTS 1-5, BLOCK 125, LOTS 1-5, BLOCK 126, LOTS 1-5, BLOCK 127, LOTS 1-5, BLOCK 128, LOTS 1-5, BLOCK 129, LOTS 1-5, BLOCK 130, LOTS 1-5, BLOCK 131, LOTS 1-5, BLOCK 132, LOTS 1-5, BLOCK 133, LOTS 1-5, BLOCK 134, LOTS 1-5, BLOCK 135, LOTS 1-5, BLOCK 136, LOTS 1-5, BLOCK 137, LOTS 1-5, BLOCK 138, LOTS 1-5, BLOCK 139, LOTS 1-5, BLOCK 140, LOTS 1-5, BLOCK 141, LOTS 1-5, BLOCK 142, LOTS 1-5, BLOCK 143, LOTS 1-5, BLOCK 144, LOTS 1-5, BLOCK 145, LOTS 1-5, BLOCK 146, LOTS 1-5, BLOCK 147, LOTS 1-5, BLOCK 148, LOTS 1-5, BLOCK 149, LOTS 1-5, BLOCK 150, LOTS 1-5, BLOCK 151, LOTS 1-5, BLOCK 152, LOTS 1-5, BLOCK 153, LOTS 1-5, BLOCK 154, LOTS 1-5, BLOCK 155, LOTS 1-5, BLOCK 156, LOTS 1-5, BLOCK 157, LOTS 1-5, BLOCK 158, LOTS 1-5, BLOCK 159, LOTS 1-5, BLOCK 160, LOTS 1-5, BLOCK 161, LOTS 1-5, BLOCK 162, LOTS 1-5, BLOCK 163, LOTS 1-5, BLOCK 164, LOTS 1-5, BLOCK 165, LOTS 1-5, BLOCK 166, LOTS 1-5, BLOCK 167, LOTS 1-5, BLOCK 168, LOTS 1-5, BLOCK 169, LOTS 1-5, BLOCK 170, LOTS 1-5, BLOCK 171, LOTS 1-5, BLOCK 172, LOTS 1-5, BLOCK 173, LOTS 1-5, BLOCK 174, LOTS 1-5, BLOCK 175, LOTS 1-5, BLOCK 176, LOTS 1-5, BLOCK 177, LOTS 1-5, BLOCK 178, LOTS 1-5, BLOCK 179, LOTS 1-5, BLOCK 180, LOTS 1-5, BLOCK 181, LOTS 1-5, BLOCK 182, LOTS 1-5, BLOCK 183, LOTS 1-5, BLOCK 184, LOTS 1-5, BLOCK 185, LOTS 1-5, BLOCK 186, LOTS 1-5, BLOCK 187, LOTS 1-5, BLOCK 188, LOTS 1-5, BLOCK 189, LOTS 1-5, BLOCK 190, LOTS 1-5, BLOCK 191, LOTS 1-5, BLOCK 192, LOTS 1-5, BLOCK 193, LOTS 1-5, BLOCK 194, LOTS 1-5, BLOCK 195, LOTS 1-5, BLOCK 196, LOTS 1-5, BLOCK 197, LOTS 1-5, BLOCK 198, LOTS 1-5, BLOCK 199, LOTS 1-5, BLOCK 200, LOTS 1-5, BLOCK 201, LOTS 1-5, BLOCK 202, LOTS 1-5, BLOCK 203, LOTS 1-5, BLOCK 204, LOTS 1-5, BLOCK 205, LOTS 1-5, BLOCK 206, LOTS 1-5, BLOCK 207, LOTS 1-5, BLOCK 208, LOTS 1-5, BLOCK 209, LOTS 1-5, BLOCK 210, LOTS 1-5, BLOCK 211, LOTS 1-5, BLOCK 212, LOTS 1-5, BLOCK 213, LOTS 1-5, BLOCK 214, LOTS 1-5, BLOCK 215, LOTS 1-5, BLOCK 216, LOTS 1-5, BLOCK 217, LOTS 1-5, BLOCK 218, LOTS 1-5, BLOCK 219, LOTS 1-5, BLOCK 220, LOTS 1-5, BLOCK 221, LOTS 1-5, BLOCK 222, LOTS 1-5, BLOCK 223, LOTS 1-5, BLOCK 224, LOTS 1-5, BLOCK 225, LOTS 1-5, BLOCK 226, LOTS 1-5, BLOCK 227, LOTS 1-5, BLOCK 228, LOTS 1-5, BLOCK 229, LOTS 1-5, BLOCK 230, LOTS 1-5, BLOCK 231, LOTS 1-5, BLOCK 232, LOTS 1-5, BLOCK 233, LOTS 1-5, BLOCK 234, LOTS 1-5, BLOCK 235, LOTS 1-5, BLOCK 236, LOTS 1-5, BLOCK 237, LOTS 1-5, BLOCK 238, LOTS 1-5, BLOCK 239, LOTS 1-5, BLOCK 240, LOTS 1-5, BLOCK 241, LOTS 1-5, BLOCK 242, LOTS 1-5, BLOCK 243, LOTS 1-5, BLOCK 244, LOTS 1-5, BLOCK 245, LOTS 1-5, BLOCK 246, LOTS 1-5, BLOCK 247, LOTS 1-5, BLOCK 248, LOTS 1-5, BLOCK 249, LOTS 1-5, BLOCK 250, LOTS 1-5, BLOCK 251, LOTS 1-5, BLOCK 252, LOTS 1-5, BLOCK 253, LOTS 1-5, BLOCK 254, LOTS 1-5, BLOCK 255, LOTS 1-5, BLOCK 256, LOTS 1-5, BLOCK 257, LOTS 1-5, BLOCK 258, LOTS 1-5, BLOCK 259, LOTS 1-5, BLOCK 260, LOTS 1-5, BLOCK 261, LOTS 1-5, BLOCK 262, LOTS 1-5, BLOCK 263, LOTS 1-5, BLOCK 264, LOTS 1-5, BLOCK 265, LOTS 1-5, BLOCK 266, LOTS 1-5, BLOCK 267, LOTS 1-5, BLOCK 268, LOTS 1-5, BLOCK 269, LOTS 1-5, BLOCK 270, LOTS 1-5, BLOCK 271, LOTS 1-5, BLOCK 272, LOTS 1-5, BLOCK 273, LOTS 1-5, BLOCK 274, LOTS 1-5, BLOCK 275, LOTS 1-5, BLOCK 276, LOTS 1-5, BLOCK 277, LOTS 1-5, BLOCK 278, LOTS 1-5, BLOCK 279, LOTS 1-5, BLOCK 280, LOTS 1-5, BLOCK 281, LOTS 1-5, BLOCK 282, LOTS 1-5, BLOCK 283, LOTS 1-5, BLOCK 284, LOTS 1-5, BLOCK 285, LOTS 1-5, BLOCK 286, LOTS 1-5, BLOCK 287, LOTS 1-5, BLOCK 288, LOTS 1-5, BLOCK 289, LOTS 1-5, BLOCK 290, LOTS 1-5, BLOCK 291, LOTS 1-5, BLOCK 292, LOTS 1-5, BLOCK 293, LOTS 1-5, BLOCK 294, LOTS 1-5, BLOCK 295, LOTS 1-5, BLOCK 296, LOTS 1-5, BLOCK 297, LOTS 1-5, BLOCK 298, LOTS 1-5, BLOCK 299, LOTS 1-5, BLOCK 300, LOTS 1-5, BLOCK 301, LOTS 1-5, BLOCK 302, LOTS 1-5, BLOCK 303, LOTS 1-5, BLOCK 304, LOTS 1-5, BLOCK 305, LOTS 1-5, BLOCK 306, LOTS 1-5, BLOCK 307, LOTS 1-5, BLOCK 308, LOTS 1-5, BLOCK 309, LOTS 1-5, BLOCK 310, LOTS 1-5, BLOCK 311, LOTS 1-5, BLOCK 312, LOTS 1-5, BLOCK 313, LOTS 1-5, BLOCK 314, LOTS 1-5, BLOCK 315, LOTS 1-5, BLOCK 316, LOTS 1-5, BLOCK 317, LOTS 1-5, BLOCK 318, LOTS 1-5, BLOCK 319, LOTS 1-5, BLOCK 320, LOTS 1-5, BLOCK 321, LOTS 1-5, BLOCK 322, LOTS 1-5, BLOCK 323, LOTS 1-5, BLOCK 324, LOTS 1-5, BLOCK 325, LOTS 1-5, BLOCK 326, LOTS 1-5, BLOCK 327, LOTS 1-5, BLOCK 328, LOTS 1-5, BLOCK 329, LOTS 1-5, BLOCK 330, LOTS 1-5, BLOCK 331, LOTS 1-5, BLOCK 332, LOTS 1-5, BLOCK 333, LOTS 1-5, BLOCK 334, LOTS 1-5, BLOCK 335, LOTS 1-5, BLOCK 336, LOTS 1-5, BLOCK 337, LOTS 1-5, BLOCK 338, LOTS 1-5, BLOCK 339, LOTS 1-5, BLOCK 340, LOTS 1-5, BLOCK 341, LOTS 1-5, BLOCK 342, LOTS 1-5, BLOCK 343, LOTS 1-5, BLOCK 344, LOTS 1-5, BLOCK 345, LOTS 1-5, BLOCK 346, LOTS 1-5, BLOCK 347, LOTS 1-5, BLOCK 348, LOTS 1-5, BLOCK 349, LOTS 1-5, BLOCK 350, LOTS 1-5, BLOCK 351, LOTS 1-5, BLOCK 352, LOTS 1-5, BLOCK 353, LOTS 1-5, BLOCK 354, LOTS 1-5, BLOCK 355, LOTS 1-5, BLOCK 356, LOTS 1-5, BLOCK 357, LOTS 1-5, BLOCK 358, LOTS 1-5, BLOCK 359, LOTS 1-5, BLOCK 360, LOTS 1-5, BLOCK 361, LOTS 1-5, BLOCK 362, LOTS 1-5, BLOCK 363, LOTS 1-5, BLOCK 364, LOTS 1-5, BLOCK 365, LOTS 1-5, BLOCK 366, LOTS 1-5, BLOCK 367, LOTS 1-5, BLOCK 368, LOTS 1-5, BLOCK 369, LOTS 1-5, BLOCK 370, LOTS 1-5, BLOCK 371, LOTS 1-5, BLOCK 372, LOTS 1-5, BLOCK 373, LOTS 1-5, BLOCK 374, LOTS 1-5, BLOCK 375, LOTS 1-5, BLOCK 376, LOTS 1-5, BLOCK 377, LOTS 1-5, BLOCK 378, LOTS 1-5, BLOCK 379, LOTS 1-5, BLOCK 380, LOTS 1-5, BLOCK 381, LOTS 1-5, BLOCK 382, LOTS 1-5, BLOCK 383, LOTS 1-5, BLOCK 384, LOTS 1-5, BLOCK 385, LOTS 1-5, BLOCK 386, LOTS 1-5, BLOCK 387, LOTS 1-5, BLOCK 388, LOTS 1-5, BLOCK 389, LOTS 1-5, BLOCK 390, LOTS 1-5, BLOCK 391, LOTS 1-5, BLOCK 392, LOTS 1-5, BLOCK 393, LOTS 1-5, BLOCK 394, LOTS 1-5, BLOCK 395, LOTS 1-5, BLOCK 396, LOTS 1-5, BLOCK 397, LOTS 1-5, BLOCK 398, LOTS 1-5, BLOCK 399, LOTS 1-5, BLOCK 400, LOTS 1-5, BLOCK 401, LOTS 1-5, BLOCK 402, LOTS 1-5, BLOCK 403, LOTS 1-5, BLOCK 404, LOTS 1-5, BLOCK 405, LOTS 1-5, BLOCK 406, LOTS 1-5, BLOCK 407, LOTS 1-5, BLOCK 408, LOTS 1-5, BLOCK 409, LOTS 1-5, BLOCK 410, LOTS 1-5, BLOCK 411, LOTS 1-5, BLOCK 412, LOTS 1-5, BLOCK 413, LOTS 1-5, BLOCK 414, LOTS 1-5, BLOCK 415, LOTS 1-5, BLOCK 416, LOTS 1-5, BLOCK 417, LOTS 1-5, BLOCK 418, LOTS 1-5, BLOCK 419, LOTS 1-5, BLOCK 420, LOTS 1-5, BLOCK 421, LOTS 1-5, BLOCK 422, LOTS 1-5, BLOCK 423, LOTS 1-5, BLOCK 424, LOTS 1-5, BLOCK 425, LOTS 1-5, BLOCK 426, LOTS 1-5, BLOCK 427, LOTS 1-5, BLOCK 428, LOTS 1-5, BLOCK 429, LOTS 1-5, BLOCK 430, LOTS 1-5, BLOCK 431, LOTS 1-5, BLOCK 432, LOTS 1-5, BLOCK 433, LOTS 1-5, BLOCK 434, LOTS 1-5, BLOCK 435, LOTS 1-5, BLOCK 436, LOTS 1-5, BLOCK 437, LOTS 1-5, BLOCK 438, LOTS 1-5, BLOCK 439, LOTS 1-5, BLOCK 440, LOTS 1-5, BLOCK 441, LOTS 1-5, BLOCK 442, LOTS 1-5, BLOCK 443, LOTS 1-5, BLOCK 444, LOTS 1-5, BLOCK 445, LOTS 1-5, BLOCK 446, LOTS 1-5, BLOCK 447, LOTS 1-5, BLOCK 448, LOTS 1-5, BLOCK 449, LOTS 1-5, BLOCK 450, LOTS 1-5, BLOCK 451, LOTS 1-5, BLOCK 452, LOTS 1-5, BLOCK 453, LOTS 1-5, BLOCK 454, LOTS 1-5, BLOCK 455, LOTS 1-5, BLOCK 456, LOTS 1-5, BLOCK 457, LOTS 1-5, BLOCK 458, LOTS 1-5, BLOCK 459, LOTS 1-5, BLOCK 460, LOTS 1-5, BLOCK 461, LOTS 1-5, BLOCK 462, LOTS 1-5, BLOCK 463, LOTS 1-5, BLOCK 464, LOTS 1-5, BLOCK 465, LOTS 1-5, BLOCK 466, LOTS 1-5, BLOCK 467, LOTS 1-5, BLOCK 468, LOTS 1-5, BLOCK 469, LOTS 1-5, BLOCK 470, LOTS 1-5, BLOCK 471, LOTS 1-5, BLOCK 472, LOTS 1-5, BLOCK 473, LOTS 1-5, BLOCK 474, LOTS 1-5, BLOCK 475, LOTS 1-5, BLOCK 476, LOTS 1-5, BLOCK 477, LOTS 1-5, BLOCK 478, LOTS 1-5, BLOCK 479, LOTS 1-5, BLOCK 480, LOTS 1-5, BLOCK 481, LOTS 1-5, BLOCK 482, LOTS 1-5, BLOCK 483, LOTS 1-5, BLOCK 484, LOTS 1-5, BLOCK 485, LOTS 1-5, BLOCK 486, LOTS 1-5, BLOCK 487, LOTS 1-5, BLOCK 488, LOTS 1-5, BLOCK 489, LOTS 1-5, BLOCK 490, LOTS 1-5, BLOCK 491, LOTS 1-5, BLOCK 492, LOTS 1-5, BLOCK 493, LOTS 1-5, BLOCK 494, LOTS 1-5, BLOCK 495, LOTS 1-5, BLOCK 496, LOTS 1-5, BLOCK 497, LOTS 1-5, BLOCK 498, LOTS 1-5, BLOCK 499, LOTS 1-5, BLOCK 500, LOTS 1-5, BLOCK 501, LOTS 1-5, BLOCK 502, LOTS 1-5, BLOCK 503, LOTS 1-5, BLOCK 504, LOTS 1-5, BLOCK 505, LOTS 1-5, BLOCK 506, LOTS 1-5, BLOCK 507, LOTS 1-5, BLOCK 508, LOTS 1-5, BLOCK 509, LOTS 1-5, BLOCK 510, LOTS 1-5, BLOCK 511, LOTS 1-5, BLOCK 512, LOTS 1-5, BLOCK 513, LOTS 1-5, BLOCK 514, LOTS 1-5, BLOCK 515, LOTS 1-5, BLOCK 516, LOTS 1-5, BLOCK 517, LOTS 1-5, BLOCK 518, LOTS 1-5, BLOCK 519, LOTS 1-5, BLOCK 520, LOTS 1-5, BLOCK 521, LOTS 1-5, BLOCK 522, LOTS 1-5, BLOCK 523, LOTS 1-5, BLOCK 524, LOTS 1-5, BLOCK 525, LOTS 1-5, BLOCK 526, LOTS 1-5, BLOCK 527, LOTS 1-5, BLOCK 528, LOTS 1-5, BLOCK 529, LOTS 1-5, BLOCK 530, LOTS 1-5, BLOCK 531, LOTS 1-5, BLOCK 532, LOTS 1-5, BLOCK 533, LOTS 1-5, BLOCK 534, LOTS 1-5, BLOCK 535, LOTS 1-5, BLOCK 536, LOTS 1-5, BLOCK 537, LOTS 1-5, BLOCK 538, LOTS 1-5, BLOCK 539, LOTS 1-5, BLOCK 540, LOTS 1-5, BLOCK 541, LOTS 1-5, BLOCK 542, LOTS 1-5, BLOCK 543, LOTS 1-5, BLOCK 544, LOTS 1-5, BLOCK 545, LOTS 1-5, BLOCK 546, LOTS 1-5, BLOCK 547, LOTS 1-5, BLOCK 548, LOTS 1-5, BLOCK 549, LOTS 1-5, BLOCK 550, LOTS 1-5, BLOCK 551, LOTS 1-5, BLOCK 552, LOTS 1-5, BLOCK 553, LOTS 1-5, BLOCK 554, LOTS 1-5, BLOCK 555, LOTS 1-5, BLOCK 556, LOTS 1-5, BLOCK 557, LOTS 1-5, BLOCK 558, LOTS 1-5, BLOCK 559, LOTS 1-5, BLOCK 560, LOTS 1-5, BLOCK 561, LOTS 1-5, BLOCK 562, LOTS 1-5, BLOCK 563, LOTS 1-5, BLOCK 564, LOTS 1-5, BLOCK 565, LOTS 1-5, BLOCK 566, LOTS 1-5, BLOCK 567, LOTS 1-5, BLOCK 568, LOTS 1-5, BLOCK 569, LOTS 1-5, BLOCK 570, LOTS 1-5, BLOCK 571, LOTS 1-5, BLOCK 572, LOTS 1-5, BLOCK 573, LOTS 1-5, BLOCK 574, LOTS 1-5, BLOCK 575, LOTS 1-5, BLOCK 576, LOTS 1-5, BLOCK 577, LOTS 1-5, BLOCK 578, LOTS 1-5, BLOCK 579, LOTS 1-5, BLOCK 580, LOTS 1-5, BLOCK 581, LOTS 1-5, BLOCK 582, LOTS 1-5, BLOCK 583, LOTS 1-5, BLOCK 584, LOTS 1-5, BLOCK 585, LOTS 1-5, BLOCK 586, LOTS 1-5, BLOCK 587, LOTS 1-5, BLOCK 588, LOTS 1-5, BLOCK 589, LOTS 1-5, BLOCK 590, LOTS 1-5, BLOCK 591, LOTS 1-5, BLOCK 592, LOTS 1-5, BLOCK 593, LOTS 1-5, BLOCK 594, LOTS 1-5, BLOCK 595, LOTS 1-5, BLOCK 596, LOTS 1-5, BLOCK 597, LOTS 1-5, BLOCK 598, LOTS 1-5, BLOCK 599, LOTS 1-5, BLOCK 600, LOTS 1-5, BLOCK 601, LOTS 1-5, BLOCK 602, LOTS 1-5, BLOCK 603, LOTS 1-5, BLOCK 604, LOTS 1-5, BLOCK 605, LOTS 1-5, BLOCK 606, LOTS 1-5, BLOCK 607, LOTS 1-5, BLOCK 608, LOTS 1-5, BLOCK 609, LOTS 1-5, BLOCK 610, LOTS 1-5, BLOCK 611, LOTS 1-5, BLOCK 612, LOTS 1-5, BLOCK 613, LOTS 1-5, BLOCK 614, LOTS 1-5, BLOCK 615, LOTS 1-5, BLOCK 616, LOTS 1-5, BLOCK 617, LOTS 1-5, BLOCK 618, LOTS 1-5, BLOCK 619, LOTS 1-5, BLOCK 620, LOTS 1-5, BLOCK 621, LOTS 1-5, BLOCK 622, LOTS 1-5, BLOCK 623, LOTS 1-5, BLOCK 624, LOTS 1-5, BLOCK 625, LOTS 1-5, BLOCK 626, LOTS 1-5, BLOCK 627, LOTS 1-5, BLOCK 628, LOTS 1-5, BLOCK 629, LOTS 1-5, BLOCK 630, LOTS 1-5, BLOCK 631, LOTS 1-5, BLOCK 632, LOTS 1-5, BLOCK 633, LOTS 1-5, BLOCK 634, LOTS 1-5, BLOCK 635, LOTS 1-5, BLOCK 636, LOTS 1-5, BLOCK 637, LOTS 1-5, BLOCK 638, LOTS 1-5, BLOCK 639, LOTS 1-5, BLOCK 640, LOTS 1-5, BLOCK 641, LOTS 1-5, BLOCK 642, LOTS 1-5, BLOCK 643, LOTS 1-5, BLOCK 644, LOTS 1-5, BLOCK 645, LOTS 1-5, BLOCK 646, LOTS 1-5, BLOCK 647, LOTS 1-5, BLOCK 648, LOTS 1-5, BLOCK 649, LOTS 1-5, BLOCK 650, LOTS 1-5, BLOCK 651, LOTS 1-5, BLOCK 652, LOTS 1-5, BLOCK 653, LOTS 1-5, BLOCK 654, LOTS 1-5, BLOCK 655, LOTS 1-5, BLOCK 656, LOTS 1-5, BLOCK 657, LOTS 1-5, BLOCK 658, LOTS 1-5, BLOCK 659, LOTS 1-5, BLOCK 660, LOTS 1-5, BLOCK 661, LOTS 1-5, BLOCK 662, LOTS 1-5, BLOCK 663, LOTS 1-5, BLOCK 664, LOTS 1-5, BLOCK 665, LOTS 1-5, BLOCK 666, LOTS 1-5, BLOCK 667, LOTS 1-5, BLOCK 668, LOTS 1-5, BLOCK 669, LOTS 1-5, 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# Location Map



P-20-01 - Whitestone Heights  
Phases 2 and 3

# Staff Comments and Stipulations

**Project:** (P-20-01) Whitestone Heights PH2 and PH3  
**Request Type:** Preliminary Plat  
**P&Z Date:** Jan. 9, 2020

## I. Preliminary Plat Comments:

This section contains a list of staff recommended revisions in order to show compliance with preliminary plat regulations. If approved by the Planning and Zoning Commission (P&Z), the applicant must submit revised copies of the Preliminary Plat, including any revised grading, drainage, utility, tree survey plans or any other element of the Preliminary Plat that requires revision, reflecting the conditions set forth by the P&Z. In accordance with Section 16.16.020.B.4.f of the Benbrook Municipal Code, revisions shall be delivered to Planning Staff within 60 days of approval. If the required submission is not made within 60 days, the preliminary plat shall be considered void.

## **Planning Comments**

1. Label tracts (i.e. "Tract A", "Tract B", etc.). Identify the purpose of each tract (*16.16.020.B.3.j*).
2. Golf cart path is to be located in a separate tract(s) dedicated to the City and maintained by the golf course. City Council and golf course approval is required to extinguish the existing golf cart path easement and to authorize a new golf cart path alignment.
3. The preliminary plat must show all existing easements, including the golf cart path. The preliminary plat must identify the current golf cart path easement as "to be extinguished" (*16.16.020.B.3.f*).
4. Label the F2 buffer yard on the preliminary plat. An F2 masonry wall (ornamental/textured wall min. 6ft in height) and buffer yard is required when the rear yards and/or side yards of a residential subdivision abut a frontage road, arterial, or collector street (Benbrook Blvd). The screening wall and landscaping should be located in a separate HOA tract, with the wall located to the back of this tract between the landscaping and the residential lots. A minimum of seven and a half feet is required for landscaping (*17.98.030; Table 17.98.030-D*).
5. Corner lots shall be wider than interior lots so that dwellings can be placed further from the street. Corner lots shall be 10% to 20% wider than interior lots; or 6ft to 12ft when interior lots are a minimum of 60ft (*16.16.030.B.6*). Below are lots that may need to be widened:
  - a. Block 7 Lot 9
  - b. Block 1 Lot 57
  - c. Block 8 Lots 1, 13, 14, 25
  - d. Block 4 Lots 6, 8, 16, 36
  - e. Block 5 Lots 1, 21
  - f. Block 6 Lot 13
  - g. Block 2 Lot 5
6. Verify interior lots are a minimum of 60ft in width, measured at the front build line. The lot width is the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80% of the required lot width except in the case of lots

# Staff Comments and Stipulations

on the turning circle of cul-de-sacs, where the 80% requirement shall not apply (17.44.030 and 17.08.020; Definition of “Lot measurements”).

## **Engineering Comments**

1. Add a note to the plat stating that Lot-to-Lot drainage is prohibited without a drainage easement (16.28.030.B.7).
2. Add a note to the plat stating that the City of Benbrook is not responsible for the surface maintenance of drainage easements. Surface maintenance of drainage easements is the responsibility of the property owner (16.28.020.A and 16.28.035).
3. Provide a 10’ Drainage Easement along the northwest side of Lot 17, Block 6 due to the existing drainage from Lot 6, Block 6 (16.28.030.B.7, 16.28.020.A, and 16.28.035).
4. Provide 10’ Drainage Easements through Lots 2 & 3, Block 7 to accept future, allowable surface drainage from the commercial Tract 2A07 (16.28.030.B.7, 16.28.020.A, and 16.28.035).
5. Portions of Lots 36 to 39, Block 4 drain to the Cart Path tract. A drainage easement will be required on the cart path tract for any individual lots that drain to the Cart Path tract (16.28.030.B.7).

## **II. Alternative Tree Preservation Plan**

This section contains comments and stipulations for the alternative tree preservation and mitigation plan.

### **Planning Comments**

1. If the applicant’s alternative tree preservation plan is approved, all trees planted to meet mitigation requirements shall be canopy trees measuring a minimum of 2 caliper inches and at least 5 feet in height at the time of planting (16.28.010.H.6).
2. A notation shall be placed on the final plat referencing the tree preservation and mitigation plan on file with the City. The notation shall limit any future unauthorized land disturbing activity or construction that would negatively affect and/or damage the tree(s) to be preserved or protected (16.16.020.C.3.ii).
3. If approved, and prior to removing any trees, the applicant must obtain a tree removal permit (16.28.010.J).
4. Tree removal and mitigation plans, consistent with the alternative tree mitigation plan approved by the Planning and Zoning Commission, may be submitted in conjunction with the final subdivision construction plans (16.28.010.D.5 and 16.28.010.J).

## **III. Preliminary Flood Study Comments:**

As required, the applicant submitted a preliminary flood study. This section does not contain an exhaustive list of all required revisions, but is meant to assist the applicant in the creation of the final plans.

### **Floodplain/Public Services Comments**

1. Benbrook floodplain maps were revised on 3/21/2019.
2. How do the Atlas 14 rainfall amounts alter the model results?
3. How will the floodplain react as Ventana is developed?
4. Table 2.3 – why does the ultimate 100-yr Q drop on Dutch Branch creek and did this ultimate value include complete build out of Ventana and other developments outside of Benbrook City limits?

## Staff Comments and Stipulations

5. Table 3.1 – J OS 2 is marked at two different locations on the map 2.2
6. Table 3.1 – J OS 1b is not shown on map 2.2
7. Table 3.1 – Location UT needs to be better defined in the table since there are multiple UTs on the map.
8. Exhibit 3-1 shows floodplain being created by this development so a LOMR will need to be submitted to FEMA for approval (15.40.330.I). The floodplain needs to be shown on the plat.
9. The headings on HEC-HMS Global Summary Tables overlap and are difficult to read.
10. The City is implementing an Erosion Hazard Zone (EHZ) along channels, ditches, etc. The EHZ's starting point is at the toe of the channel, ditch, etc., then take a 4:1 slope up to ground level. The first 60% of the EHZ starting at the channel is a no development zone and the remaining 40% of the EHZ is limited development. Please put the EHZ on the plat and maps (15.42.040.D.12).
11. Larissa Knapp-Scott with LJA is working on a LOMR for Ventana which uses the Benbrook City Limits as the LOMR boundary. Peloton should review that LOMR to make sure everything is consistent.

#### IV. **Final Construction Plans Comments:**

This section does not contain an exhaustive list of all items to include in the final construction plans, but is meant to assist the applicant in the preparation of the final engineering plans. All final construction documents must be in compliance with all city ordinances.

#### **Engineering Comments**

Preliminary comments for Engineering Review submittal:

1. On Sht. 019, change to Phase 2 and Phase 3.
2. Clarify the extents of the grading for Phase 2 and Phase 3.
3. Add note on all grading sheets that Lot-to-Lot drainage is prohibited without a drainage easement.
4. Add the grading details on Sht. 020 to all grading sheets.
5. Designate each individual lot with the appropriate Lot Grading Type (A, B, or other).
6. Enlarge the drainage arrows for better readability and add drainage arrows at all common property corners and rear property lines to illustrate no Lot-to-Lot drainage.
7. Show contours on Sht. 023.
8. Provide TXDOT approval for drainage.
9. Provide the Geotechnical Report.
10. On Sht. 028, Sta. 1+95.01 of Spanish Hills Drive does not match up with existing.
11. Clarify the grading and storm sewer to be installed for each phase.
12. What is the outfall velocity for storm drain line SD-B?
13. Provide Erosion Control Plans.
14. Remove all references to the City of Celina.
15. Provide approvals from the Benbrook Water Authority.

#### **Fire Dept. Comments**

1. Fire hydrant locations must comply with City standards.

# Staff Comments and Stipulations

## V. Miscellaneous Comments:

### **Parkland Dedication**

1. Section 16.04.045.B.2, of the Subdivision Ordinance, states, “The City Council declares that development of an area smaller than 2 acres for public park purposes is impractical. Therefore, if fewer than 200 units are proposed by a plat filed for approval, the developer shall be required to pay the applicable cash in lieu of land amount.” The parkland dedication fee is \$600 per dwelling unit. This fee will be required during the final plat process (16.04.045. C).
2. The Whitestone Heights PH1 parkland dedication was returned (approved by City Council on 05/16/19). A Whitestone Heights PH1 parkland dedication fee is required prior to any final plan application acceptance for Whitestone Heights PH2. Whitestone Height PH1 requires a parkland dedication fee of \$600 per lot; 86 lots x \$600 = \$51,600 (16.04.045.C)

### **Benbrook Water Authority (BWA) Comments**

1. The engineering reports for the water and wastewater utilities have been received and are under staff review.
2. The Preliminary Utility Plans have been reviewed, marked up and returned to the engineer for corrections.
3. Next steps (BWA)
  - a. BWA approval of all Preliminary Documents required by the Authority.
  - b. Submittal of construction documents or approval of proposed service connection(s), (BWA Policies and Procedures 4.02- F).
  - c. Upon completion of above, approval of contract between Developer and Developer’s Engineer as stated in the BWA Policies and Procedures 4.03-A, 1-4.
  - d. Please refer to the BWA Policies and Procedures (effective October 1, 2019) regarding processes required for approval of the improvements proposed, including submittals and applicable review fees. Policies and Procedures can be downloaded from BWA’s website (<http://benbrookwater.com/208/BWA-Policies-Procedures>).



November 15, 2019

Mr. Alfredo Valverde  
Chairman, Place 3  
City of Benbrook  
911 Winscott Road  
Benbrook, TX

**Re: Whitestone Heights Garden Homes Preliminary Plat – Waiver Request**

Chairman Valverde:

On behalf of the Developer, Steve Hawkins Custom Homes, Peloton Land Solutions has submitted a Preliminary Plat for a single-family development referred to as Whitestone Heights, Phase 2. The plat is expected to be heard at the January 9<sup>th</sup>, 2020 Planning and Zoning Commission meeting.

We are respectfully requesting this Preliminary Plat be approved with the following waivers:

- Subdivision Ordinance Section 16..28.010(F): Waive the 20% minimum preservation requirements for large secondary trees. Due to constraints imposed by the existing topography and proposed grading, it will not be possible to meet this requirement. Accompanying this preliminary plat is a tree inventory and mitigation calculations, that shows the proposed plan is currently 1 large secondary tree away from meeting the 20% requirement. However, the developer is planning on planting 2-3” trees per lot to mitigate the trees that will be removed.

We appreciate your consideration for approval of the Preliminary Plat.

Sincerely,  
Peloton Land Solutions, Inc.

A handwritten signature in black ink, appearing to read "Casey Stevenson".

Casey Stevenson, P.E.  
Project Manager, Associate  
Peloton Land Solutions, Inc.



December 31, 2019

City of Benbrook  
911 Winscott Road  
Benbrook, Texas 76126

RE: Whitestone Heights (Phases 2 & 3)

To Whom It May Concern:

This letter pertains to the proposed Whitestone Heights (Phases 2 & 3) single-family residential development located in the City of Benbrook, Tarrant County, Texas. The proposed development includes 107 single-family residential lots as well as associated infrastructure such as roads, utilities, and drainage.

The majority of the subject property is sparsely wooded, dominated by American elm, cedar elm, hackberry, honey locust, mesquite, and Osage orange. Site visits were conducted on November 1 and 4, 2019 to conduct a tree inventory on the subject property (**Attachment A**). The subject property includes non-disturbance areas of hardwoods along the edges of the development where no tree impacts will occur.

The development is approximately 38 acres with 5.29 acres of existing canopy. The applicant has made a good faith effort to preserve the natural landscape in its natural state and is proposing to preserve excess large quality trees and secondary trees. However, due to constraints imposed by the existing topography and proposed grading, including locations of required cut and fill to meet City of Benbrook standards, (**Attachment B**), preservation within these areas are not feasible. The applicant is unable to preserve the minimum quality tree and large secondary tree requirements by approximately one tree for each classification, and is requesting approval from the planning and zoning commission to waive the minimum preservation requirement for quality and large secondary trees. By preserving in excess of the minimum requirement for large quality and secondary trees, the proposed alternative tree preservation plan is an improvement on the intent of the City of Benbrook.

- Quality Tree Preservation
  - Preservation Requirement = 18 trees.
  - Total Trees Preserved = 17 trees.
  - Short by 1 tree.
- Large Secondary Trees
  - Preservation Requirement = 2 trees.
  - Total Trees Preserved = 1 tree.
  - Short by 1 tree.
- Large Quality Trees
  - Preservation Requirement = 6 trees.
  - Total Trees Preserved = 8 trees.

Based on the required mitigation for trees removed from the site, the applicant is proposing to mitigate for approximately 885 caliper inches through plantings and payment in lieu of planting into the tree fund. Approximately 214 3-inch caliper trees at minimum 5-foot height (642 caliper inches) will be planted throughout the project area, two trees planted on each single-family residential lot. The remaining 243 caliper inches will be mitigated for by making a \$6,075.00 payment in lieu of planting. A summary of the preservation and mitigation for the Whitestone Heights single-family residential development is located in **Attachment C**.

We are more than willing to provide any additional information about the project you need. I can be contacted at the phone numbers below or via e-mail at [paul.kelly@pelotonland.com](mailto:paul.kelly@pelotonland.com).

Sincerely,



Paul A. Kelly  
Associate Wildlife Biologist  
Peloton Land Solutions  
Office: 817.562.3350  
Cell: 954.609.4440

**Attachment A**  
**Tree Inventory and Tree Replacement/Mitigation Plan**



**Attachment B**  
**Overall Grading Heatmap**



**Attachment C**  
**Tree Preservation and Mitigation Summary**

Tree Category	Preservation/Mitigation Requirement	Total Tree Count	Minimum Preservation Requirement	Total Trees Preserved	Total Removed Trees/DBH Inches	Mitigation Requirement (Inches)	Mitigation Plan <sup>1</sup> Tree Plantings (Two 3-inch trees per lot) = 214 trees (642 caliper inches)	Mitigation Fee
Quality Tree	<ul style="list-style-type: none"> <li>• 20% of Quality Trees (6 caliper-inches (dbh) to 18 caliper-inches)</li> <li>• Trees shall be mitigated by planting 1 caliper-inch (dbh) for every 1 caliper inch (dbh) removed.</li> </ul>	88	18	17	71 Trees/601 Inches	1:1 601 Inches	601 inchs mitigated through provided replantings.	\$0
Large Quality Tree	<ul style="list-style-type: none"> <li>• 70% of Large Quality Trees (18 caliper-inches (dbh) or greater)</li> <li>• Trees shall be mitigated by planting 1 caliper-inch (dbh) for every 1 caliper inch (dbh) removed.</li> </ul>	8	6	8	0 Trees/0 Inches	1:1 0 Inches	No mitigation required.	\$0
Large Secondary Tree	<ul style="list-style-type: none"> <li>• 20% of Large Secondary Trees (18 caliper-inches (dbh) or greater)</li> <li>• Trees shall be mitigated by planting 0.75 caliper-inch for every 1 caliper-inch (dbh) removed.</li> </ul>	8	2	1	7 Trees/186 Inches	0.75:1 140 Inches	41 inches mitigated through provided replantings. 99 inches mitigated through mitigation fee @ \$25/caliper inch.	\$2,475
Secondary Tree	<ul style="list-style-type: none"> <li>• 0% of Secondary Trees</li> <li>• Trees (12 caliper-inches (dbh) up to 18 caliper-inches (dbh) shall be mitigated by planting 0.5 caliper-inches for every 1 caliper-inch (dbh) removed.</li> </ul>	78	0	1	77 (288 caliper inches to be mitigated)	0.5:1 144 Inches	144 inches mitigated through mitigation fee @ \$25/caliper inch.	\$3,600
<b>Total</b>	-	<b>182</b>	-	<b>27</b>	<b>155 Trees/1,075 Inches</b>	<b>885</b>	-	<b>\$6,075</b>

<sup>1</sup> Replacement trees shall consists of minimum 2" caliper and at least 5ft in height at time of planting.



# City of Benbrook

## Planning and Zoning Commission

DATE: <b>01/09/2020</b>	REFERENCE NUMBER: <b>CP-20-01</b>	SUBJECT: <b>Comprehensive Plan Update. Consideration of an update to the Benbrook Comprehensive Plan.</b>	PAGE: <b>1 of 1</b>
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The Benbrook Comprehensive Plan update began in January 2019. The City Council appointed a seven-member Steering Committee, supported by staff, to lead the update process. The committee met once a month to review and provide comment on the various plan elements. During the early months of the plan update, staff met with key stakeholders and property owners to gain a better understanding of their desired land use goals. This information, along with existing and future land use and demographic data, was then presented to the committee. The committee completed their work in August 2019.

In October 2019, during separate work sessions, staff presented the Steering Committee's recommendations to the Benbrook Parks and Recreation Board and the Planning and Zoning Commission for their review and input. Both boards were supportive of the Committee's recommendations. The plan was then presented to the public during a public open house held on November 12, 2019. Residents had an opportunity to review the key plan elements and provide written comment.

Following the public open house, the plan was made available on-line for additional public review and comment through December 12, 2019. The comments were then presented to the Planning and Zoning Commission during a final work session held on December 12, 2019.

The primary objectives of the plan update were to remove out-of-date material, establish updated land use and transportation plans for the vacant properties located within the City and its extraterritorial jurisdiction (ETJ) and to make the plan more user friendly and readable. The attached draft plan accomplished these goals. Additionally, the plan establishes a new overall vision for the City – "Making Benbrook Your Hometown" and recommends that the City work to establish a downtown that supports mixed-use development.

The Benbrook Comprehensive Plan is a guidance document and does not contain any regulatory language.

**Staff Recommended Motion:**

Move to recommend City Council approve the Benbrook Comprehensive Plan update as presented.

**Attachments**

1. Comprehensive Plan Draft



CITY OF BENBROOK

# Comprehensive Plan 2020

THE ROADMAP FOR PRESERVING AND ENHANCING OUR GREAT CITY



# Letter from the Mayor



The message from the Mayor will be added here at a later time.

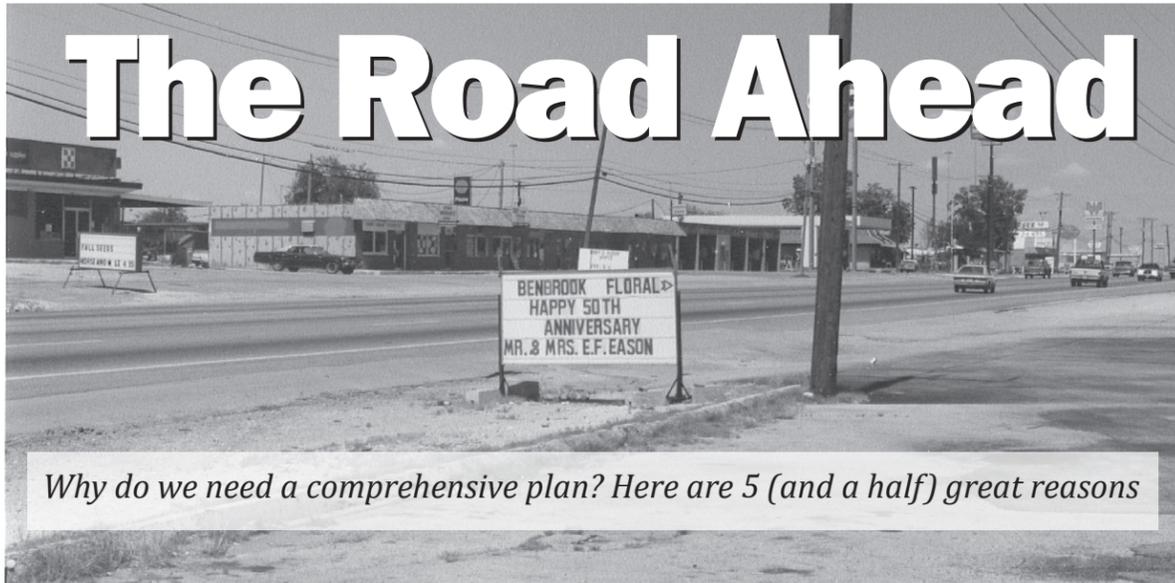
**Dr. Jerry Dittrich**  
Mayor of Benbrook

DRAFT - 1/3/20

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4. Inventory of City-owned Properties	
5. Laws and Charters Requiring Planning	
<b>Acknowledgements</b>	

Carruthers Field in Benbrook, around 1917. The hangars are believed to have been located just south of present-day Mercedes Street. This view is believed to be looking west, and the airfield extended to where the Walmart is currently located.



Along U.S. Highway 377/Benbrook Boulevard, probably in the 1970s.

DRAFT - 1/3/20

**1. To inform.** With the click of a mouse or a tap on the screen, citizens can quickly learn about the plans helping shape the future of Benbrook. They can see where new roadways and trails are planned, learn what is likely to be built on a vacant lot, and see where residential and commercial areas are likely to develop. A readable plan allows everyone to be informed.

**2. To guide our city leaders.** City staff and council members often have to make very tough choices. It is much easier for them to make those decisions if they know they are following the guidelines of a plan that has the support of the community.

**3. To guide our partners.** Utility companies, schools and other quasi-governmental entities all try to plan for future capital expenditures. For example, the utilities and infrastructure needed to support a major industrial area are very different from those needed for a residential development. When our partners know what we are planning, it makes it easier for them to plan.

**4. To provide stability.** No one likes an unwelcomed surprise. Who would want to buy a home and then find out later that a strip mall is going in across the street? A plan allows citizens to know what may be coming *before* it happens.

**5. To shape the future.** A comprehensive plan helps us actively shape our future; so instead of waiting to see what happens, we can decide what we want to happen. As the popular expression goes, "If you fail to plan, you are planning to fail."

**5 1/2. To create a shared vision.** A good plan, one with clearly stated principles and goals, can unite a community. Each one of us can know the vision for Benbrook, get excited about it, and find ways to help us make it a reality.

## The Update Process Timeline

**Jan. 3, 2019:** City Council work session and kickoff meeting

**Jan. 4 – Feb. 28:** Staff meet with key stakeholders and property owners

**Jan. 17:** Steering Committee members selected

**Feb. 7:** City Council formally appoints Steering Committee members

**March – August:** Steering Committee meets once a month for six-months

**Aug. 6:** Steering Committee completes work and provides final recommendations

**Sept. 19:** City Council work session on Steering Committee's core recommendations

**Oct. 9:** Parks and Recreation Board work session

**Oct. 10:** Planning and Zoning Commission work session

**Nov. 12:** Public Open House (Our thanks to those who attended!)

**Nov. 12 - Dec. 12:** Public Comment Period (Our thanks to those who shared comments!)

**Dec. 12:** Planning and Zoning Commission work session

**Jan. 9, 2020:** Planning and Zoning Commission public hearing on the plan update

**Feb. 20:** City Council public hearing on Comprehensive Plan update



- 1/3/20

*The process of updating the plan was driven by the ideas and input of citizens*



# Pointing the Way

**T**his plan is more than a year in the making. Preparations began on January 3, 2019, at a work session of the Benbrook City Council. City staff attended, providing an overview of the current plan.

That plan had served the City well for many years, and the core tenets and guiding principles remained valid.

However, that version also included a collection of piecemeal updates, most made between 1990 and 2010. More significant, some elements of that plan were outdated and/or no longer applicable.

Rather than start from scratch, staff proposed using the existing plan as a framework for making updates. City Council agreed. With the core plan elements intact, staff proposed a number of changes. These included:

Citizens were invited to review the proposed updates and talk with City staff at an open house held in November. The City also created a page on their website where citizens could read about the proposed updates, study the maps, and submit their comments.

- Removing any unnecessary technical information or jargon
- Establishing a new “community vision”
- Completely rewriting the sections on transportation and future land use.
- Putting greater focus on undeveloped lands within the existing municipal boundaries
- Putting greater focus on undeveloped lands in the City’s extra-territorial jurisdiction, or ETJ.

Instead of hiring an expensive consulting firm to guide the update process, the City Council elected to form a steering committee comprising Benbrook residents experienced in representing the citizens. Inset: Benbrook City Council in 1975.



(An ETJ is land outside of municipal boundaries that a city still has authority over; Benbrook’s ETJ is primarily located south of Dutch Branch Park between Highway 377 and Benbrook Lake.)

At the same time, Council directed staff to work on plans for creating a downtown area and a new municipal complex.

The previous plan also addressed this topic, but the City had not been able to fulfill the vision. But Benbrook is continuing to grow, and City Hall, the senior center, the library and the police station all are more than 40 years old. Council members decided the time was right to seriously explore this possibility.

**Citizens Take the Lead**

City Council also decided against hiring a consulting firm. While many cities choose this route, it is expensive. Instead, Council decide to create a steering committee comprising seven citizens.

Committee members were selected among individuals currently serving on one of the City’s boards or commissions. Council

opted to select only these individuals because of their experience representing the citizens of Benbrook.

These appointed individuals, assisted by staff, led the update process. Beginning in March, the Steering Committee met monthly for six months to review the existing plan and make comments. They spent considerable time discussing their “vision” for the City in the coming 20 years.

One of the more challenging tasks for the Committee was determining how best to accommodate multi-family developments and new commercial growth while maintaining

# Bean Counters

*How hard it is to set funding priorities? Community members found out firsthand*

The choices are difficult. Services such as street maintenance, stormwater systems and parks all are paid largely with tax dollars. But the cost of providing these services is increasing, and the demand for new services is expanding. And the amount of funds available is limited.

So as the City plans for the next 20 years, staff must decide: What should be our spending priorities?

During the open house held in November, citizens got to experience this process firsthand. Each participant was given five beans, representing tax dollars. On a table were several jars, each one representing a different City service. Participants were asked to choose their priorities by placing a bean in the corresponding jar.

The **City Services Prioritization** exercise was done by 78 citizens. Not surprisingly, citizens’ top priorities were public safety and infrastructure maintenance. Other services receiving strong support were economic development and redevelopment incentives, parks and recreational opportu-



nities and the establishment of a new downtown area and City Hall.

While this was only an exercise, the results provided an interesting look at how community members want their tax payer dollars spent.

The table below shows each of the categories, along with the complete results of the exercise. How would YOU vote?

Service	Votes	Public Meeting Ranking
Public Safety	65	1
Infrastructure Maintenance	64	2
Code Enforcement/Animal Control	24	8 (tie)
Cultural Amenities	24	8 (tie)
Re-Development	38	5
Economic Development Incentives	48	4
Downtown/New City Hall	62	3
Parks and Recreational Opportunities	34	6
Social Programs	27	7
Other	4	10

Citizens write their comments at the open house in November. Below, some of the maps and information that were on display at the event; the final version of these documents will be posted on the City's website.



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the “small-town feel” that Benbrook citizens love about our community. This updated plan contains many elements intended to achieve that balance.

**Getting Input from the Public**

The Steering Committee’s recommendations were widely circulated. They were presented to City Council on September 19, 2019, to the Benbrook Parks and Recreation Board on October 9 and to the Planning and Zoning Commission on October 10.

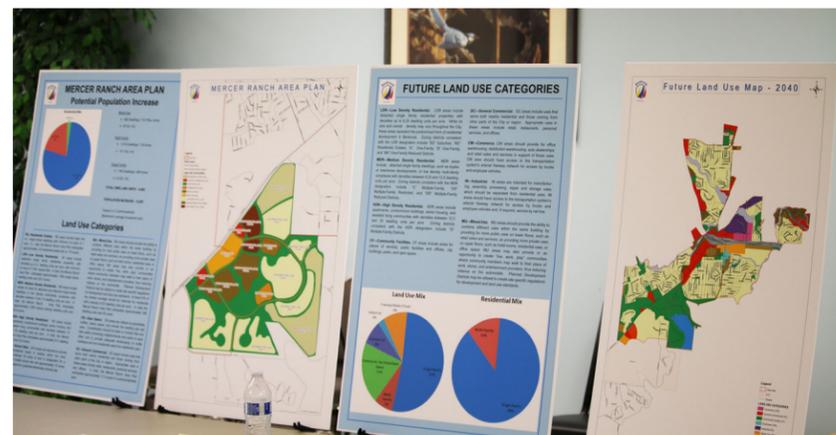
On November, 12, the City held an open house at the Benbrook Senior Citizens Center. The public was invited to review the committee’s recommendations and submit comments.

Following the open house, the proposed updates were posted on the City’s website; the public was given 30 days to submit additional comments.

All citizen input was shared with the Planning and Zoning Commission for their review at a final work session held on December 12, 2019.

From the start, we knew there was no way to produce a plan that would fully satisfy everyone who loves Benbrook. But we do want citizens to know this: The process we used to create this document was methodical and thorough, committed to transparency and intent on making sure our citizens had the opportunity to share their own ideas, hopes and concerns.

The 2020 version of the Comprehensive Plan is our attempt to layout a vision for Benbrook that preserves the charm of our city while embracing the great opportunities before us. It was exciting for us to write this updated version. We hope it will be just as exciting for you to read it.



**B**enbrook has both outer and inner beauty. Residents appreciate our great recreational facilities, including neighborhood parks, a golf course, hike and bike paths, and a large regional park.

We have equestrian trails, creeks and creekbanks, amazing views of natural open spaces, floodplains and a large water reservoir, Benbrook Lake. We also have cozy neighborhoods and bustling urban centers. Viewed as a whole, it's why we describe our city as a “Small Town with a Big Backyard.”

But Benbrook is more than just a pretty face. We also are an inclusive and welcoming community, with quality schools and new developments. We take great pride in our city, and all of us are committed to keeping Benbrook friendly, clean, and safe.

This Comprehensive Plan serves as the blueprint for the future of our City. It is intended to help define and direct how we desire to grow in the coming years. In turn, the document is based on our Core Tenets and Vision for the City, as follows.

**CORE TENETS**

The Core Tenets represent the fundamental policies of our governance style. They are intended to express the priorities of the City, state the character and nature of government in Benbrook, and serve as a guide for future City Councils.

**Quality of Life:** The City of Benbrook endeavors to implement legislation, policies, projects, and services to ensure our community remains a great city, and to enhance the quality of life for current and future generations of residents.

**Approach to Governance:** The City of Benbrook will provide governance that is effective, efficient and equitable.

**Character:** The City of Benbrook will govern with attentiveness, compassion, creativity, dedication, dependability, discretion, enthusiasm, fairness, flexibility, honesty, humility, resourcefulness, respect, thoroughness, wisdom, and without bias.

**Inclusive Governance:** The City of Benbrook believes that the best government is

inclusive, communicative, and open.

**Services, Programs and Projects:** The City of Benbrook will provide these and enhance our quality of life by assuring that:

- Public safety is emphasized.
- City infrastructure is well-maintained.
- Recreation and cultural opportunities are abundant.
- Development and growth is orderly and strategic.
- Neighborhoods and business corridors are attractive, clean, and safe.

**Professional Staff:** Through market competitive compensation/benefits and a quality work environment, the City of Benbrook will recruit and retain only the most qualified and professional employees for City service.

**Financial Stability:** The City of Benbrook is committed to providing citizens the best value for their tax dollars and ensuring that financial resources are available to invest in community priorities.

To protect long-term financial stability, the City will:

- Continually strive to diversify the tax base
- Conservatively estimate revenue receipts
- Fund core services through reliable and predictable revenue source
- Predicate expenditures on need, not revenues
- Utilize additional revenue sources prudently
- Require a super-majority vote of City Council for use of sales tax funds and gas and oil lease royalties fund revenues
- Maximize grant funding
- Follow a policy of maintaining cash reserves to meet at least three months of operating expenses
- Keep total annual debt service payments below 20 percent of the City budget
- Continue “pay-as-you-go” when possible

## OUR VISION:

*"Making Benbrook your hometown."*

- Regularly update the City's long-range financial plan
- Maintain a high-quality bond rating
- Hold the line on the current property tax rate and reduce future tax rates as prudently as possible.

### The Big Picture

Our overall goal is to ensure Benbrook remains a city we can be proud of. For our citizens, this means we are committed to:

- Excellent City services
- Public safety and emergency response
- Fiscal responsibility
- Being family-friendly
- Being inclusive and welcoming
- Diversity
- Quality schools
- Promoting and supporting healthy lifestyles
- Quality development
- Recreational Access to Benbrook Lake
- Being a clean and well-maintained city
- A strong economy
- Encouraging community pride
- Green spaces
- Hike and bike paths
- Equestrian Trails
- Parks and Recreation
- Civic Engagement
- Transparency
- Encouraging a hometown spirit
- Remaining a “Small Town with a Big Backyard”
- Remaining a great place to live, work and play

How exactly do we propose to implement these principles and vision? Read on.



**B**enbrook is a thriving community. More than 23,000 people currently make their home here, an increase of about 8 percent since 2010. We expect that growth trend to continue, and by around 2040, we project the city's population will be about 47,000.

Of course, with that growth will come changes. For example, we also project that by 2040, we all our available land will be fully developed, or “built out.”

The City can't control all of the changes that are on the horizon, but we *can* choose how we will prepare for and respond to those changes. With community-focused goals and careful planning, we believe we can not only maintain our city, but enhance it, ensuring that Benbrook remains a place people are proud to call their hometown.

The following sections of the plan detail our goals and principles regarding residential, commercial, industrial, and mixed-use development, and the action steps we think are necessary to achieve those goals.

### Residential Areas

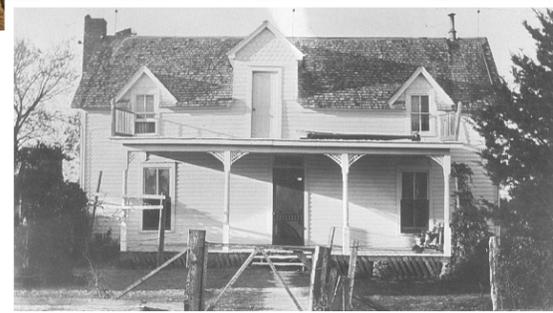
Benbrook is by and large a bedroom community. Single-family residential areas make up the largest share of all usable land, and will continue to be the dominant land use well beyond 2040. As Benbrook continues to improve, we believe more and more people will choose to live here.

The City encourages the growth of the residential population. To encourage and manage this new growth, the Future Land Use Plan includes areas for new residences throughout the City. To help City staff evaluate proposals for new developments, the Comprehensive Plan features the following guiding principles:

**Principle 3.1:** Approximately 60 percent of the land available for existing and future development within the City should be allocated to residential uses.

**Principle 3.2:** No more than 15 percent of the residential land within the City should be allocated to multi-family units.

The City recommends that approximately 60 percent of the available land be allocated for residential use, and that more than 15 percent of the total residential land be allocated for multi-family use. Inset: The Old Benbrook House was located along Walnut Creek.



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**Principle 3.3:** Residential land uses should be protected from the intrusion of incompatible land uses.

**Principle 3.4:** Vacant land or redevelopment within existing residential areas should be limited to similar density residential, public or semi-public uses.

**Principle 3.5:** The density of a new residential area should be in the same range as the average density of the adjacent existing developments, unless adequate protection and buffers are provided.

**Principle 3.6:** Site design techniques, such as buffers or screens, access and building orientation, should be employed to mitigate negative intrusions on residential areas.

**Principle 3.7:** The City should enforce building and other codes to maintain the quality of housing and neighborhoods.

**Principle 3.8:** Residential development should provide adequate lot size and shape to accommodate residential structures, provide usable open space of adequate size, and protect the privacy of indoor and outdoor uses.

**Principle 3.9:** Neighborhood streets should have sidewalks amenable to pedestrians.

**Principle 3.10:** Residential areas should be designed to provide easy, convenient access to community facilities and services.

**Principle 3.11:** Wherever possible, residential uses should be oriented to front on or face local streets, fronting on collector streets only when necessary. Frontage on thoroughfares should be avoided.

### **Commercial Areas**

Business areas within the community should be planned to accommodate a wide variety of regional and local retail, general commerce and light industrial needs that contribute to Benbrook's employment and tax base.

The Comprehensive Plan specifically recognizes the unique location advantages of existing and potential commercial areas along the I-20/Loop 820 corridor. Some of that property is designated as appropriate for commercial and office/restricted industrial uses because it has direct, convenient access to residents and businesses of the entire metropolitan region.

Property owners are encouraged to maxi-

mize the development potential of designated land in the I-20/Loop 820 corridor, with reasonable limits set by local access streets, the capacity of utility services and recognition of the need to be compatible with existing uses on adjacent land.

Business property located elsewhere in the city should be oriented to meeting retail and general commerce needs for the citizens of Benbrook and adjoining areas outside the community. Such commercial areas should provide a variety of retail goods and services to meet the convenience or neighborhood shopping needs of area residents. New commercial property should be developed to provide a broader range of commercial services, including the sale of durable goods, be planned as unified shopping centers, when practical, with limited access provided by thoroughfare streets.

**Principle 3.12:** The City should allocate approximately 10 percent of the developable land area within the City to commercial uses.

**Principle 3.13:** The City should deny zoning requests and development proposals that conflict with the Comprehensive Plan.

**Principle 3.14:** The City should deny the rezoning of property solely for the intent of increasing the property's value.

**Principle 3.15:** The City should discourage rezoning requests where the request is primarily to the benefit of the applicant and to the detriment of the community as a whole.

**Principle 3.16:** Land development standards in commercial areas should be sufficiently flexible to allow for creative ideas that can enhance stability and strengthen the City's economic base, while minimizing

the adverse effects on adjacent non-commercial uses.

**Principle 3.17:** The City should review and revise zoning and development regulations regularly, providing adequate flexibility for development to occur within established constraints and minimizing review and approval time by the City.

**Principle 3.18:** The City should establish design standards for development of commercial areas and remove Planned Development (PD) zoning designations where they are not appropriate or necessary.

**Principle 3.19:** The City should encourage appropriate design of commercial corridors that reduces the congestion and land use conflicts associated with strip commercial development.

**Principle 3.20:** The City should provide a regulatory environment that encourages continued viability and expansion of existing conforming businesses and establishment of new business and industry.

**Principle 3.21:** The City should review its commercial and development regulatory process to identify and implement measures that would reduce the time and expense of development projects while continuing to protect the City's interests.

**Principle 3.22:** Sufficient off-street parking should be provided for all land uses to avoid congestion on streets.

### **Downtown and Mixed-Use Centers**

The Comprehensive Plan acknowledges the trend of creating mixed-use developments. These developments provide housing opportunities that are not typically available in a single-family neighborhood, such as loft apartments and live-work units.

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As part of the update process, the City prepared a short video showing a concept of what a downtown area might look like. Want to see the clip yourself? Find it on the City of Benbrook website on the Comprehensive Plan page.



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For many people, this housing option is both more attractive and more affordable.

Mixed-use centers offer a variety of benefits to citizens. Instead of having to drive everywhere, people may be able to walk to their place of work, to stores, or to entertainment. Also, the greater density of people can attract other new developments, such as restaurants, theaters and local shops.

The City's approach to the development of these areas is to establish certain minimum performance standards through zoning, and then allow the developer the flexibility to create the project with little interference by the City.

For example, the zoning ordinance may require developments to have landscaping and street trees, off-street parking, extensive pedestrian circulation and an established public open space.

Similarly, buildings could be required to have a minimum of two stories and a maximum front yard setback of 10 feet; each block would need to have a minimum mix of residential and retail, office and/or restaurant use, and environmentally beneficial areas (streams, steep slopes, etc.) would have to be protected.

Beyond those basic standards, the developer is responsible for developing a site plan and architectural theme for the project. The City may assist the project through the acquisition of grants, public funding of certain infrastructure, or the creation of tax

increment finance district or public improvement districts.

**Principle 2.23:** The City should seek ways reduce sprawl, use infrastructure more efficiently, and provide more environments that mix residential and commercial uses and are welcoming to pedestrians.

**Principle 2.24:** The City should support a diversity of building types to accommodate a mix of residential and commercial uses

**Principle 2.25:** The City should encourage a street design with wide sidewalks and attractive streetscapes that focus on the safety pedestrians

**Principle 2.26:** A downtown should include outdoor open spaces of sufficient size to support large public gatherings, festivals and other civic functions.

**Principle 2.27:** A downtown plan should call for businesses also to feature open spaces for things such as outdoor dining and window displays, as well as festivals, farmers markets and other social events.

### Industrial Areas

The Comprehensive Plan specifically recognizes the positive contributions industrial businesses provide to our community's economic and employment structure. At the same time, the City must strive to control or

mitigate nuisances and emissions that may impact the surrounding area.

Noise, glare, heat, vibration, dust, air pollution, solid and liquid waste and visual blight all can detract from nearby residences, businesses or public spaces.

Accordingly, the industries must be able to provide assurance that air emissions and disposal of industrial wastewater and solid wastes will meet environmental standards, and that storage, handling and disposal of hazardous materials will be done in a safe and environmentally-sound manner.

**Principle 2.28:** Industrial areas in the community should be for manufacturing, assembly, processing, repair, and storage uses, and are located separate from residential uses, to the mutual benefit of all parties.

**Principle 2.29:** Industrial uses should have direct access to the city's transportation system arterial/freeway network for use by trucks and employee vehicles and, if required, rail line service.

**Principle 2.30:** Site design techniques should recognize the unique characteristics of industry and mitigate their impact on adjoining property.

**Principle 2.31:** Industrial sites that use hazardous materials or perform hazardous operations should have easy access to fire and rescue services and be separate from non-industrial uses.

### Environmentally Sensitive Lands

The City of Benbrook contains many natural land features that contribute to the community's character. Streams, undeveloped floodplain, and naturally vegetated areas enable the community to better withstand major storms and contribute to the quality of life of its residents. The Comprehensive

Plan recognizes that preserving and enhancing these natural areas has multiple benefits to the community.

**Principle 2.32:** Retention of environmentally-sensitive areas as undeveloped open space is specifically encouraged to protect fragile natural features, such as steep slopes, easily eroded soils, natural vegetation and drainage courses, and to help protect urban development from damage from soil erosion and flooding.

**Principle 2.33:** Where permitted, urban development in environmentally sensitive areas should be carefully planned to avoid damage to the natural and man-made environments.

**Principle 2.34:** Specific site design techniques, such as clustering development to limit the size of the disturbed area, lowering the density of development, and providing on-site mitigation measures to minimize site disruption should be used to limit harmful impacts on sensitive areas.

**Principle 2.35:** Development of all land should minimize cutting, filling, and extensive site grading. After site preparation and during construction, best-management practices for erosion and sedimentation control should be utilized.

### The Future Land Use Map

We know that the details of each land use — its location, density and orientation — affects every other aspect of city planning, including infrastructure, drainage, traffic, schools and public safety. When the City is planning future development, we rely heavily upon the **Future Land Use Map (FLUM)**.

The FLUM recognizes existing land uses, environmental constraints and land use goals. It also reflects the market viability of

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the proposed land use allocations. For example, the city supply commercial or industrial lands should be economically feasible for the community.

The FLUM represents what we believe is the ideal balance of private and public land uses for Benbrook. Any subdivision, zoning change or development project that is in conflict with the Comprehensive Plan will not be approved.

However, the map also is a dynamic document that can be adapted as goals, conditions and trends change. Thus, if a desired proposed land use is in conflict with the Comprehensive Plan, the City may amend the document and then approve the project. Of course, a change in the FLUM may result in changes throughout the Comprehensive Plan.

The FLUM designations indicate the preferred land use of a particular area of the City or extraterritorial jurisdiction. The map and Mercer Ranch Area Plan appear on the next pages, and the future land uses are categorized as follows.

**Agriculture (AG)**

These areas include larger properties primarily for the raising of crops or livestock. The properties may include residence and farm-related structures. "SD" Suburban District is appropriate for this category.

**Low-Density Residential (LDR)**

These areas include detached single-family residential properties with a typical density of 3 to 6.25 dwelling units per acre. While lot size and overall density may vary throughout the City, these areas represent the predominant form of residential development in Benbrook. These areas may also include local amenities for residents, such as neighborhood parks or places of worship. Districts consistent with the LDR designation include "RE" Residential Estates,

"A" One-Family, "B" One-Family, and "BR" One-Family Reduced Districts.

**Medium-Density Residential (MDR)**

These areas include townhouse or duplex residential properties with a typical density of 6.25 to 12.5 dwelling units per acre. Districts consistent with the MDR designation include "C" Multiple-Family and "CR" Multiple-Family Restricted Districts.

**High-Density Residential (HDR)**

These areas include apartments, condominium buildings, senior housing, and special type of group living. These areas vary greatly in terms of density depending on scale but typically have at least 12.5 to 25 dwelling units per acre. Districts consistent with the HDR designation include "C" Multiple-Family and "D" Multiple Family Districts.

**General Commercial (GC)**

These areas include uses that serve both nearby residential and those coming from other parts of the City or region. Appropriate uses in these areas include retail, restaurants, personal services and offices.

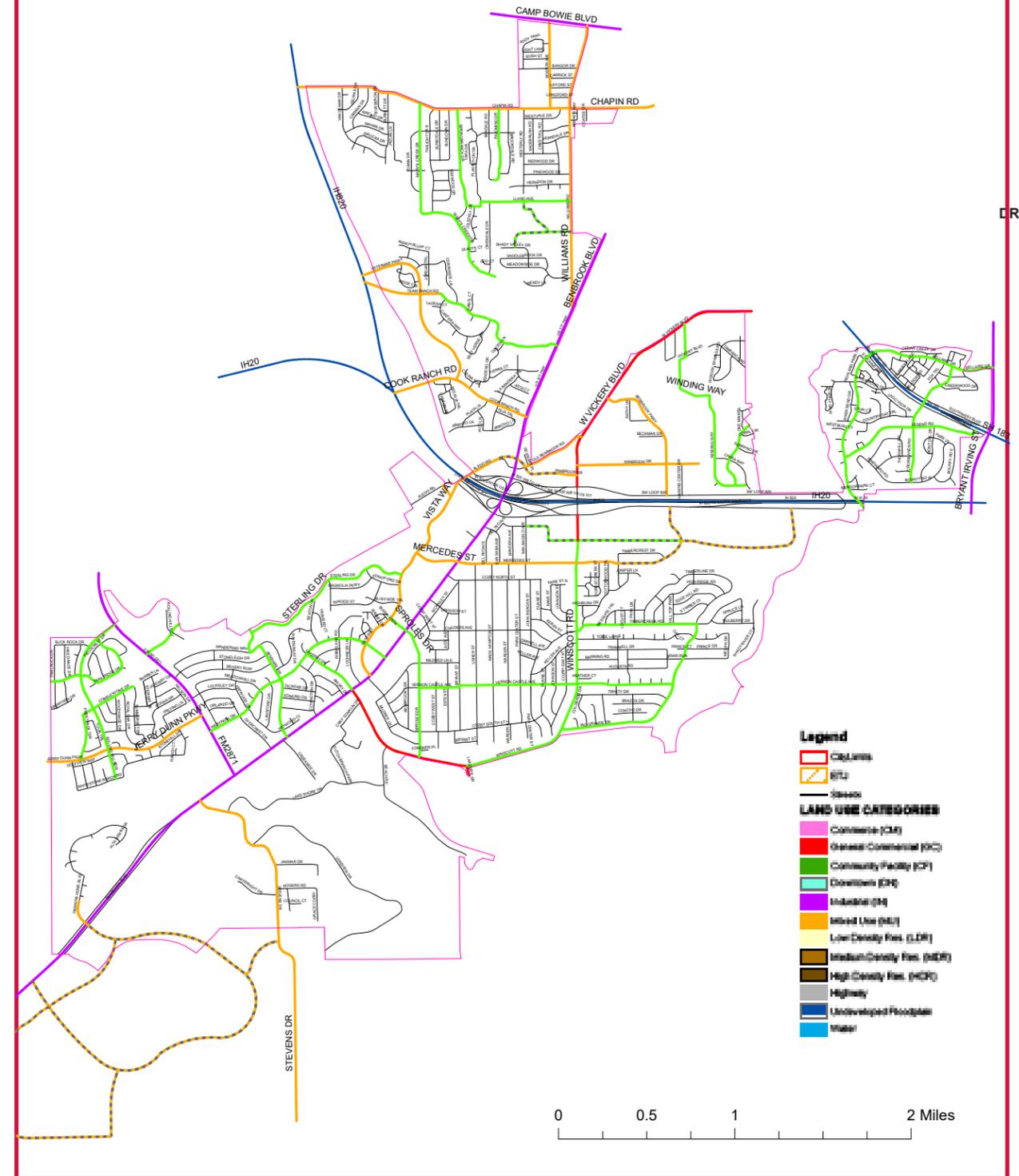
**Highway Corridor (HC)**

These areas should encourage developments and uses which serve the local community and attract customers and clients from neighboring communities. HC areas should discourage inappropriate land uses deemed detrimental to desired development and redevelopment along the City's primary commercial corridors. These corridors include I.H 20/ I.H. 820 and U.S. Highway 377/Benbrook Boulevard.

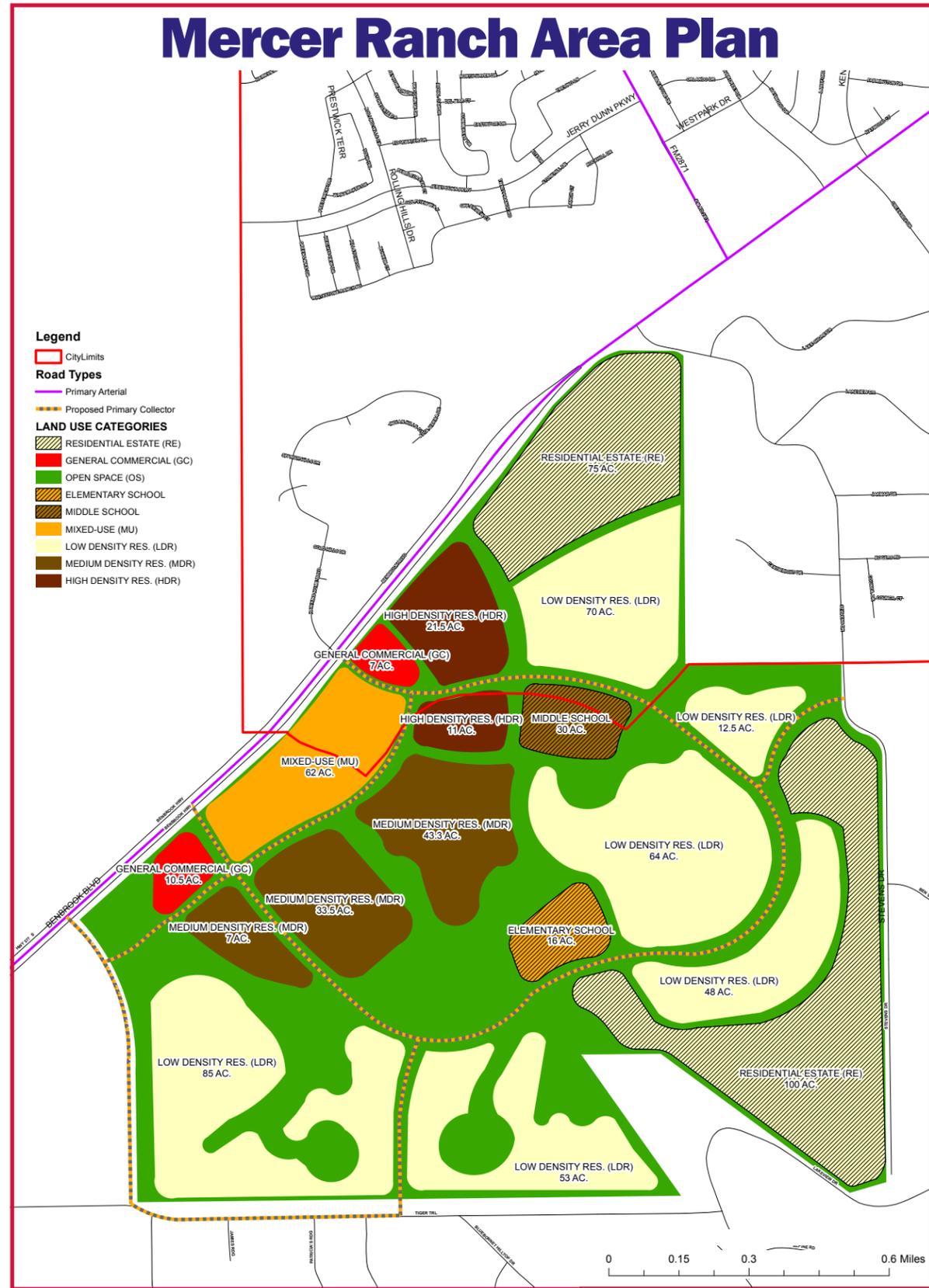
**Mixed-Use Commercial (MU)**

As previously noted, these areas can feature loft apartments, live-work units, and people often can walk to their place of work and to shop or dine. They also can attract

# Benbrook Future Use Land Map



# Mercer Ranch Area Plan



new restaurants, theaters, and light-rail systems. Districts consistent with the MU designation include “MU” Mixed-Use and “PD” Planned Development District.

## Downtown Commercial

This is an area intended for a mix of retail, office, and residential within a pedestrian-oriented neighborhood. Front building facades should be located near the sidewalks. Building heights should be a minimum of 2-stories. On-street parking should be provided.

The downtown area should also serve as a location for various civic uses and a gathering place for community activities.

Districts consistent with the DN designation include “PD” Planned Development District and a future Downtown zoning District.

## Industrial

These areas are intended for manufacturing, assembly, processing, repair and storage uses, which by the nature of their operations, should be separated from residential uses. Industrial uses should have direct access to the transportation system’s arterial freeway network for access by trucks and employee vehicles and, if required, service by rail line. The “H” Industrial District is consistent with the IN designation.

## Goals and Action Items: Land Use

### Goal 1: Provide for adequate land area to achieve a desired development mix.

#### Action Items

- 1.1: Monitor land use and update the Future Land Use Map as necessary to ensure the plan maintains the desired land development mix.
- 1.2: Regularly meet with the FWISD to monitor changes in population and demographics that may affect local school enrollment and facility needs.
- 1.3: Promptly notify the FWISD of all development proposals that could affect school enrollment and facility needs.
- 1.4: Update the Future Land Use Map as necessary to include future school sites or other public facilities.

### Goal 2: Protect existing neighborhoods.

#### Action Items

- 2.1: Provide prompt notice to neighborhood associations of zoning changes or other significant development plans that may affect

their neighborhoods.

- 2.2: Periodically conduct audits of neighborhood associations to verify that sufficient cash reserves are being held for ongoing maintenance of all perimeter fencing and other public amenities.
- 2.3: Code enforcement officers will regularly patrol the corridors and evaluate properties against adopted City codes in order to maintain an attractive and safe community. Officers will work with property owners to achieve voluntary compliance of adopted regulations. When necessary, officers should resolve violations through appropriate abatement procedures.
- 2.4: Encourage individual homeowners to implement Crime Prevention through Environmental Design (CPTED) principles via on-going outreach through the City’s website and newsletters, participating in neighborhood meetings, the Citizens on Patrol (COPs) program, National Night Out, etc.
- 2.5: Establish buffers or other screening



methods to minimize conflicts with non-residential uses.

2.6: Consider adoption of the Property Maintenance Code.

**Goal 3: Promote quality new residential development.**

*Action Items*

3.1: Establish new multi-family development standards that ensure new development is of the highest quality to last the test of time.

3.2: Review and update the residential subdivision development standards.

**Goal 4: Maintain, update or establish land-use regulations and processes that are business-friendly and community-focused.**

*Action Items*

4.1: Revise existing sign code regulations to better meet the needs of businesses while being visually compatible with surrounding development.

4.2: Encourage and support the rezoning of existing Planned Development zoning districts that do not have specific development standards or clear review procedures.

4.3: Establish development review procedures that foster good communication and timely responses.

**Goal 5: Promote redevelopment and infilling of undeveloped areas in the city.**

5.1: Identify and encourage redevelopment or revitalization of distressed or underdeveloped areas of town through the adoption of Area Plans. City Council may call on the Planning and Zoning Commission (P&Z) or the Economic Development Corporation (EDC) to provide suggestions or recommendations.

5.2: Review adopted development standards and, where prudent, work to revise said standards to lesson redevelopment barriers.

5.3: Encourage cooperation and coordination between property owners during the redevelopment of properties process. City staff should help facilitate meetings whenever possible.

5.4: Revise existing sign code regulations to better meet the needs of businesses while being visually compatible with surrounding development.

5.5: Encourage and support the rezoning of existing Planned Development zoning districts that do not have specific development standards or clear review procedures.

5.6: Establish development review procedures that foster good communication and timely responses.

5.7: Consider adoption of the Property Maintenance Code.

**Goal 6: Establish an active and vibrant downtown Benbrook.**

*Action Items*

6.1: Establish a downtown zoning district ordinance that promotes a wide variety of land uses and activities, including: commercial, residential and community-oriented activities.

6.2: Explore the feasibility of building a new City Hall that incorporates the police department, city administration offices, senior center and other public use facilities into a single municipal complex.

By following the Future Land Use Map, and implementing this Comprehensive Plan, we believe Benbrook can maintain its current healthy balance of land use — and be well-prepared for the many changes coming to our community.

Every development decision the City makes must include careful consideration of the impact on the transportation system.

For example, planners must determine if the current and future system will realistically be able to properly support the proposed land use. They also must assess the amount of time required to build a new system, and the likelihood that public or private capital funds will be available to maintain and improve it in the future.

Similarly, decisions about changes to the transportation require careful consideration of their impact on Benbrook's current and long-term land use.

The work is complicated by the fact that changes in land use and transportation often occur at different rates. Land use changes usually are the result of citizens making decisions about their private property; these changes tend to occur in a piecemeal manner. Transportation changes, mean-

while, impact large areas, if not the entire city. This means the City must sometimes make transportation system decisions based on *projected* land-use activity.

It's an inexact science. But it is critical work: The city's land use and transportation system are inseparable.

So just as the City needs to have a desired land use arrangement, we also need a preferred transportation system arrangement. This helps Benbrook maintain an acceptable balance between the land use and transportation system, one that meets the community's mobility and circulation needs and still maintains a high-quality urban environment.

**Principle 3.1:** The City should ensure that future development and related roadway improvements address capacity and connectivity needs in a proactive manner.

**Principle 3.2:** The City should deny

development proposals that are in conflict with the Master Thoroughfare Plan.

**Principle 3.3:** The thoroughfare system should be compatible with the land use plan so that travel efficiency and safety are maintained.

### Regional Context

The City must always keep in mind that our transportation system is not self-contained. Our roads and plans are interrelated with the systems and planning of the Texas Department of Transportation, the City of Fort Worth, and the Regional Transportation Council of the North Central Texas Council of Governments (in their role as Metropolitan Planning Organization). Continued coordination between these entities is necessary to avoid potential problems and conflicts.

Also, while transportation in Benbrook is primarily done by car, other modes are offered throughout the Metroplex. This Comprehensive Plan is supportive of these systems, provided they are cost-effective.

**Principle 3.4:** The City should support cost-effective alternative transportation opportunities as they arise.

### Street Functions

Providing streets of sufficient capacity to handle the projected traffic efficiently should facilitate the mobility of citizens and goods. Adequate sizing of streets promote traffic safety as well as traffic flow. The City should not construct larger streets than necessary to handle the projected flow. Inappropriate street sizes may be a poor investment and may result in increased speeds and increased external traffic through sensitive areas. The general transportation network is intended to allow ease of travel from a local street to a freeway and every step in between.



### Types of Streets

To accomplish the goal of providing a street system to efficiently move traffic, the City has adopted a functional classification system of different types of streets.

This plan has a six level classification system for use in street system analysis:

**1. Freeways** (or interstate systems) are devoted to moving high volumes of traffic with maximum efficiency. This roadway requires 400 feet or more right-of-way. Access is restricted to widely spaced interchange points (typically one mile apart or more) and land adjacent to the freeway is usually accessed by a parallel frontage road separated from the freeway main lanes. All freeway crossings are grade-separated.

**2. Primary Arterials** are designed to provide movement of high volumes of traffic between major traffic centers (neighboring towns, commercial centers, and large neigh-

borhoods, etc.). These roadways are usually spaced at approximately one-mile intervals, unless terrain or barriers create a need for a major deviation. The minimum primary arterial cross section contains four moving traffic lanes. Right-of-way requirements typically range from 100 to 120 feet. Primary arterials are normally divided, include left turn lanes and limit the number and location of access driveways.

**3. Secondary Arterials** are designed to collect and distribute traffic from lower classification roadways to a principle arterial or freeway. Due to primary arterial spacing and capacity limitations, secondary arterials may also function as primary arterials in limited portions of the City. Secondary arterials typically provide a minimum of two moving lanes of traffic and left turn movements can be accommodated through the use of continuous left-turn lanes. Right-of-Way requirements typically range from 70 to 100 feet.

**Benbrook's transportation system is not self-contained.**

**We must continue to coordinate our plans with the City of Fort Worth, the state transportation department and other partner entities.**

**4. Primary Collectors** serve to collect and distribute traffic from local streets to the arterial roadway system and beyond. Primary collectors are used most often in commercial and industrial areas, and as may be necessary in residential areas. The minimum right-of-way requirement for non-residential primary collector is 70 feet. The minimum right-of-way requirement for a residential primary collector is 60 feet. Two moving lanes of traffic, plus any on-street parking are the minimum pavement requirements for primary collectors. Primary collectors are designed to carry two moving lanes at all times with no residential driveway access.

**5. Secondary Collectors** serve to collect and distribute traffic from local streets to primary collectors and the arterial roadway system. Secondary collectors are designed to discourage cut-through traffic by offsetting intersections, incorporation of curvilinear design and other traffic calm-

The City generally does not plan local streets. Instead, we allow each individual developer to propose a local street system that meets the City's design standards and criteria.

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ing methods. The minimum right-of-way requirement for a secondary collector is 60 feet. Two moving lanes of traffic, plus any on-street parking are the minimum pavement requirements for a collector street in a residential area. Secondary collectors are designed to carry two moving lanes at all times while allowing for residential driveway access.

**6 Local Streets** provide access from an individual lot to the street system. The minimum right-of-way requirement for a local street is 50 feet. Two moving lanes of traffic, plus any on-street parking are the minimum pavement requirements for a local street in a residential area.

The ideal spacing for arterials is one mile apart and the ideal spacing for collector streets is every half mile. However, the location of arterials must also recognize the existing topography and physical barriers and be supportive of the existing and planned land uses. Cross-access easements between nonresidential properties should be required to better limit the number driveway access points to higher classification roadways.

The City generally does not plan local streets. Instead, we allow each individual developer to propose a local street system that meets the City's design standards and criteria.

**Principle 3.5:** A system of arterials, collectors and local streets should be planned and established to provide safe and efficient flow of traffic through the City.

**Street Capacity**

Streets are intended to handle traffic with maximum efficiency and maximum safety. The ability of a street to efficiently move a given volume of traffic can be classified into one of six service levels. The levels and definitions are as follows.

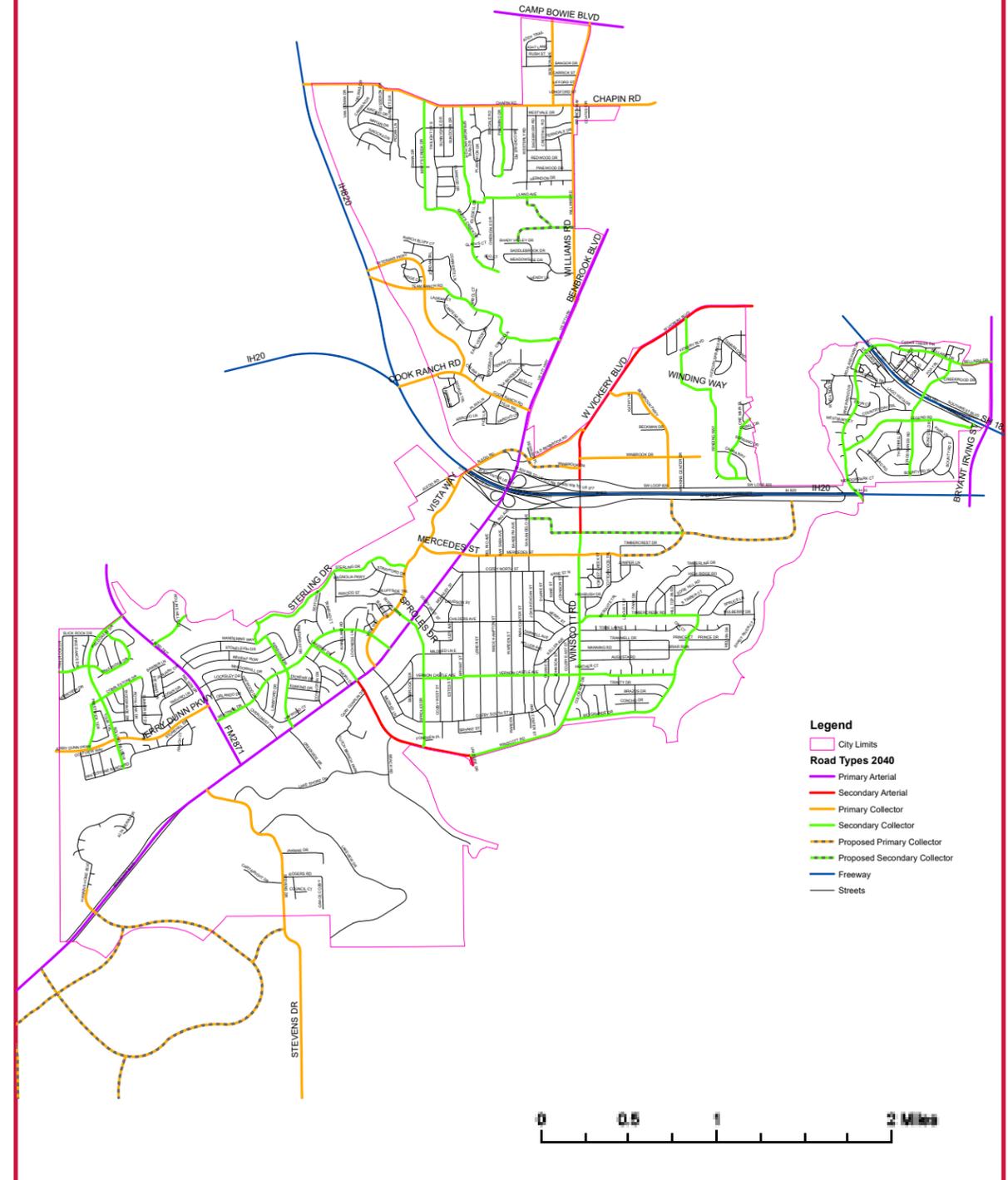
**Level of Service A** is free-flowing traffic, typified by low volumes and high speeds. There is little or no restriction in maneuverability because other vehicles and drivers can maintain their desired speed with little or no delay.

**Level of Service B** is stable flowing traffic, but with operating speeds beginning to be restricted by traffic conditions. Drivers have reasonable freedom to select their speed and lane of operation.

**Level of Service C** is still stable flow, but the higher volumes control speeds and maneuverability. Most drivers will have difficulty selecting their own speeds, changing lanes, and passing.

**Level of Service D** approaches unstable flow. Fluctuations in volume or temporary restrictions may cause substantial reductions in speeds. Drivers have little freedom

# Thoroughfare System Map



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to maneuver and their comfort and convenience is low.

**Level of Service E** is unstable flow at capacity. Stoppages may occur for momentary duration (i.e. stop-and-go traffic).

**Level of Service F** is essentially gridlock, with traffic exceeding the capacity of the roadway. Such conditions are characterized by stop-and-go travel at low speeds and high accident potential.

**Principle 3.6:** All roadways should be designed and built to maintain Level of Service Classification C.

### Design Standards

The effectiveness of the transportation

element is only as strong as the degree to which it is implemented. The thoroughfare system is built by both the City and by private developers, in accordance with City requirements. To promote development of an appropriate thoroughfare system the following two design standard principles have been adopted:

**Principle 3.7:** City streets should be designed, constructed and maintained to promote safety and efficiency.

**Principle 3.8:** Future development proposals and related roadway improvements should adequately address the safety needs of pedestrians and cyclists.

## Goals and Action Items: Transportation

### Goal 1: Maintain an up-to-date Master Thoroughfare Plan.

#### Action Items

1.1: Implement the Master Thoroughfare Plan and update as necessary.

1.2: Require right-of-way dedication at the time of platting or re-platting of property.

### Goal 2: Base roadway development on the Future Land Use Map.

#### Action Items

2.1: Conduct Level of Service evaluations on non-residential roadways with the assistance of the North Central Texas Council of Governments (NCTCOG), as opportunities arise.

2.2: Continue to coordinate with the Texas Department of Transportation (TXDOT) and NCTCOG for transportation improvement projects and funding.

2.3: Annually review, and as necessary update, the Capital Improvement Plan (CIP)

to include roadway projects to maintain and upgrade existing roadways.

2.4: Continue to leverage the annual Tarrant County street overlay program to the maximum extent practicable.

2.5: Establish and institute a Pavement Management Plan.

### Goal 3: Enhance overall traffic and pedestrian safety.

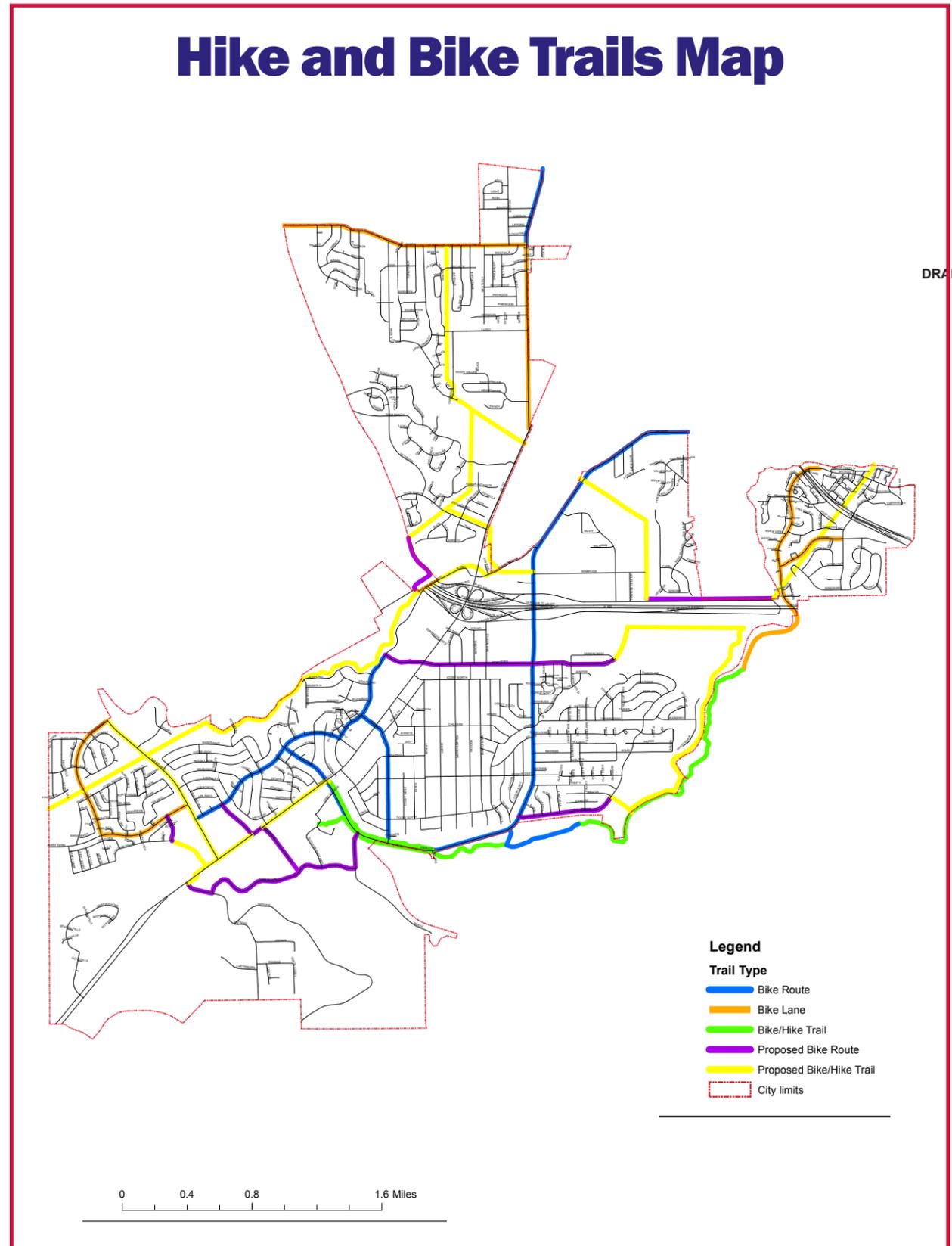
#### Action Items

3.1: Periodically gather traffic counts on key roadways.

3.2: Continue to gather accident data and monitor accident patterns to evaluate whether any traffic control or roadway modifications may improve traffic safety.

3.3: Support the installation of way-finding signage at key areas throughout the City.

3.4: Support the installation of streetlights at all intersections.



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One of the City's goals is to install more facilities for cyclists and pedestrians, giving special attention to adding on-street bike lanes and safe crossings at busy intersections.

3.5: Establish and implement a street-sweeping program.

3.6: Establish and implement a sign inventory and maintenance program.

3.7: A cul-de-sac or other method of emergency turn-around should be installed at existing dead-end streets without such facilities in the City.

3.8: Provide a safe pedestrian crossing on U.S. Hwy. 377 between the Westpark neighborhood and Dutch Branch Park.

3.9: Provide a safe pedestrian crossing on R.M Road 2871 between the Westpark neighborhood and Westpark Elementary.

3.10: Review existing Commercial Truck Routes regulations and update as necessary.

**Goal 4: Install more facilities for pedestrians and cyclists and promote them to the community.**

*Action Items*

4.1: Establish a policy that addresses the installation of sidewalks on existing streets having incomplete or no sidewalks.

4.2: Establish a citywide trail plan that connects to the North Central Texas Council of Government's Veloweb system.

4.3: Meet with FWISD to discuss a Safe Routes to School program and work to implement it as practical.

4.4: Support the construction of pedestrian and bicycle facilities to improve connectivity within and between existing residential subdivisions, retail areas, schools, workplaces, and recreational destinations. Special consideration should be given to establishing on-street bike lanes and to creating safe crossings at major roadways and intersections.

4.5: Increase promotion efforts of the city's pedestrian and bike trails, encouraging citizens to use their cars less and be more active.

4.5: Seek grants or cost-sharing methods to cover costs of capital expenditures on sidewalks and trails.

4.6: Highlight areas of interests or destinations through the use of "way-finding" signage along key bicycle and pedestrian trails.

**Goal 5: Create a plan to bring all playgrounds into compliance with Consumer Product Safety Commission (CPSC) and Americans with Disabilities Act.**

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# Response Time

*Improving on Benbrook's top-tier public safety services is Job 1 for citizens -- and for us*

**P**ublic safety may be the first pillar of any successful community. Citizens want to feel safe and secure in their homes, neighborhoods and work places, and especially in their schools and public spaces. They also want emergency responders to arrive quickly in case of a fire, medical emergency or natural disaster.

In Benbrook, public safety includes police protection, fire protection, emergency medical care and disaster preparedness and response. This chapter will cover plans for each of these units.

**Police**

The Benbrook Police Department is recognized as one of the more effective depart-

**The annual National Night Out event is a great opportunity for Benbrook's public safety teams to connect with the community and build lasting partnerships.**

ments in Tarrant County. The department consists of 42 full-time and two part-time sworn officers, and 11 full-time civilians: four dispatchers, four records clerks, one supervisor, one property/evidence tech and one administrative manager. The department also has one full-time and one part-time animal control officer.

In 2018, Patrol and Criminal Investigation Sections responded to 14,869 calls for police service—an average of 45 calls every day. In the process, they also logged 253,438 miles.

The average response time was 2.87 min-

utes per call; that figure is up slightly from 2017, when the response time was 2.76 minutes. Even so, the number compares very favorably to other cities. For example, Fort Worth's average response time to top-priority incidents was more than nine minutes.

A valuable extension of the police is the all-volunteer Citizens on Patrol team. In 2018, they logged 1,996 hours of service and drove more than 14,000 miles. Perhaps most significant, they also filed 586 reports.

In order to be effective in the prevention of crime, the Police Department must have the trust and support of the community. And the cornerstones of public trust are part-

nerships, transparency, accountability and shared problem-solving. As such, the City believes the following principles are critical to the continued success of the Police Department's mission:

**Principle 5.1:** The City should provide well-staffed, well-trained and well-equipped police force and facilities to respond to emergency calls throughout the City within three minutes.

**Principle 5.2:** The Police Department should take all the necessary steps to reduce the incidence and fear of crime to aggressively enforce the laws of the City and State.

## A key crime prevention tool: YOU

Principle 5.3 states that the Benbrook Police should continue to practice "comprehensive crime prevention and crime reduction efforts." Here's what that means—and how it helps all of us.

1. Provide prompt, professional service.
2. Develop and maintain positive relationships with other law enforcement agencies, making it easier to exchange information with them and coordinate crime reduction efforts.
2. Build and nurture relationships with businesses, community leaders and residents, making it easier to identify and address issues and community concerns.
4. Regularly prepare and present crime prevention educational programs to local volunteer groups, HOAs, hotel/motel establishments, businesses and citizens.

5. Promote crime prevention using the principles of Environmental Design (CPTED).
6. Administer a departmentwide field training program, striving to enhance the existing positive culture and shared values.
7. Embrace and promote the ideas of community-oriented policing and the Peelian principles ("policing by consent").
8. Assign directed patrols in response to collected crime data as well as feedback from the community.
9. Be responsive to needs of the community.
10. Maintain a Crime Prevention and Community Resource office to identify, coordinate and implement effective crime prevention strategies.

## Fire and Emergency Medical

The Benbrook Fire Department responds to fire and emergency medical calls for all of Benbrook and also provides fire protection to areas outside of the City limits under contract with Tarrant County Rural Fire Prevention District Number One. The ambulance service is staffed by full-time, professional, EMS-certified personnel, all of whom double as firefighters.

In addition, Benbrook has mutual aid agreements with Fort Worth and other surrounding cities, cities will provide equipment and personnel when needed. The department is staffed by 30 full-time professional firefighters, one administrative clerk and two part-time employees.

There are no standards for the size of fire stations, only that they be able to house the necessary firefighting equipment and personnel. Benbrook's Central Fire Station has adequate capacity for the existing equipment.

The State Board of Insurance recommends one engine company per 10,000 residents and one aerial ladder per 35,000 residents. With the fire station expansion in 2013 the facility is at the maximum limit for equipment. The quarters will max out at 13 firefighters per shift or 39 personnel in general.

Depending on future growth of the City, some apparatus may need to be stationed at a new branch fire station in the southern part of the City. Fire stations should be located to provide rapid response to fire and medical emergencies. Benbrook has adopted a strategy of responding to a fire or medical emergency within five minutes in the City. Benbrook participates in the 911 emergency telephone response system to facilitate fast response.



The Citizens on Patrol are a volunteer group that supports the police in a variety of ways. In 2018, they logged 1,996 hours and filed 586 reports.

The National Fire Protection Association recommends a maximum of five minutes to respond to residential areas and a maximum of three minutes to respond to other areas. The National Fire Protection Association also recognizes five minutes as the crucial response time.

A five-minute response time generally corresponds to a 1.5-mile radius from each fire station, though a more detailed time and motion analysis may indicate variations in this distance. Future fire station should be planned to serve areas as they develop and to benefit the citizens to achieve the five-minute response time.

The Insurance Service Organization (ISO) is responsible for rating cities for insurance rates. The scale is 1 to 10 (with a 1 being the best); in 2018, Benbrook was upgraded to a 2. The ISO also recommends one engine company per 1.5-mile radius of a fire station and one ladder truck company per 2.5-mile radius.

**Principle 5.4:** The City should provide well-trained, well-staffed and well-equipped fire department and facilities to respond to emergency calls throughout the City within five minutes.



A young firefighter gets to practice using the hose at the annual National Night Out event.



*Maintaining and adding to our community facilities will be a top priority in the coming years*

**Disaster and Response Preparedness**

Widespread, severe damage. Loss of property. Loss of life. No matter how much preparation a city does, residents will always face some risk of disaster. The incident may be natural or man-made; it also may be an actual occurrence or just an imminent threat.

Regardless of the circumstances, the City wants to be as prepared as possible. Through the Comprehensive Plan, we seek to identify the most likely risks, take steps to minimize them where possible and develop procedures to effectively respond to disasters that do occur.

The daily work of maintaining and updating the emergency management plan is the responsibility of the emergency management coordinator; currently, this person is assigned from the Fire Department. The City also is a participant in Tarrant County's emergency management council and cooperates in mutual aid responses to emergencies in other cities.

Disaster response is the responsibility of numerous officials and agencies. Section 2.32 of the Benbrook Municipal Code and the adopted Emergency Management Plan governs the City's response to emergencies. During an actual disaster, the mayor acts as emergency management director. He or she has authority to declare a local emergen-

cy and to direct the operations of the City during an emergency.

In the event of a declaration of an emergency by the Mayor, the response is coordinated by "the Executive Group." This consists of the mayor, City Council, city manager, emergency management coordinator and city attorney. Additional personnel are responsible for various aspects of emergency response. Emergency activities are directed from the Emergency Operating Center, located in the Central Fire Station.

If the magnitude of the disaster exceeds the City's ability to respond effectively, the Governor and/or President could declare a state or national disaster or emergency. In addition, several state and federal laws and executive orders may affect responses to specific disasters.

The Emergency Management Plan also identifies various levels of readiness, ranging from Condition 4 (only slightly higher readiness than normal) to Condition 1 (hazard is present or imminent).

Benbrook is fortunate to already have exceptional public safety teams. In the next 20 years, the City will be counting on them to further enhance the quality of their services. And they will be counting on us.

If the first priority for many citizens is to have a city that is safe, their second priority may be to have a city with sound community facilities.

The topic covers a variety of aspects of a city, including the police and fire stations, the community centers, and the parks and recreation facilities. The City's administration buildings and maintenance and service centers also are considered community facilities.

There are some notable exclusions. Unlike most municipalities, Benbrook does not manage the city's water supply and wastewater infrastructure. These facilities are owned and managed by the Benbrook Water Authority (BWA). In 1949, the City granted franchise authority to the Worth Water Company to install and operate a water system in Benbrook. In 1955, the Texas Legislature established the BWA as a water

Constructed in 19??, the Senior Citizen Center provides a variety of engaging programs and social opportunities to support Benbrook's growing senior community and help aging residents continue living here.

conservation and reclamation district, and it assumed the assets of the Worth Water Company.

In addition, the Benbrook Public Library Public and the city's utility services (gas, electric, phone, cable, etc.) operate outside of the City's community facilities system.

But even with these exclusions, community facilities clearly are a big category. It's also an expensive one: In fact, community facilities make up the City's largest public investment. And maintaining these facilities is our largest long-term liability. The chapter will lay out the City's long-term plans for providing and maintaining quality community facilities.

**Principle 6.1:** The City should provide sufficient infrastructure, facilities and services to meet the needs of the citizens and protect the rights of citizens, while minimizing costs to the extent practical.

**Principle 6.2:** In every department, the City should maintain appropriate staffing levels to meet the needs of the citizens.

**City Administration**

Benbrook City Hall occupies about 1.8 acres of land at 911 Winscott Road. The 10,480- square-foot building was constructed in 1976. Most administrative functions are handled here, including City Council and board and commission meetings.

In 2018, the City Council authorized an engineering firms, Dunaway Associates, to perform an assessment of City Hall, the Police Department and the Senior Citizen Center. The consultants found that while the size of the existing administration building was adequate for future staffing needs, the building does not meet current energy code standards. They also concluded that efforts to modernize the building would be too costly.

**Police Station**

The Benbrook Police Station is at 1080 Mercedes Street, in the Municipal Complex. It houses police administration, jail facilities, and the municipal court. The building has offices, a reception area, radio dispatch areas, interrogation rooms, a crime laboratory, polygraph room, evidence storage, detectives' offices, squad rooms, lockers, records management, conference room, breakroom and an office for the Citizens on Patrol.

The jail includes a sally port (a secure, controlled entryway), a holding cell, 12 jail cells (suitable for double occupancy), and a detoxification cell. The municipal court area includes a courtroom with audience capaci-

ty of 36 and a judge's chambers. A separate radio transmission facility and building are located at 9700 Westpark Drive.

**Fire Station**

The City completed construction of a new 13,140 square-foot Central Fire Station at 528 Mercedes Street in 1980. In 2013, the building was renovated to create new quarters for the personnel and convert the previous quarters into administration offices. The current configuration allows for a six-bay tandem apparatus room, office space, training room, day room, dispatch and reception areas, shop area and fitness area. It also features a medical treatment room for walk-in patients and restrooms.

**Maintenance and Service Facilities**

The City's maintenance work is done at the Service Center on Winscott Road. The facility includes a metal maintenance garage, covered area for materials and equipment. The Parks Department has a separate maintenance building at Dutch Branch Park.

**Animal Shelter**

The new animal shelter, located at 467 Winscott Road in front of the Public Works facility, opened in December 2018. The animal shelter is a ranch-style construction with a metal roof. There are 3,000 square-feet of interior space along with 1,300 square-feet of covered outdoor dog runs.

The shelter has 14 dog kennels, four dog cages, 2 dog isolation cages and two dog quarantine cages. Also available are 12 cat cages and six cat isolation cages. There is a workroom, office and lobby area and a fenced in covered sally port area to load and unload animals and supplies.

**Community Centers**

The existing Community Center is a 2,458-square-foot concrete block building



City Hall and the police station both were constructed in the 1970s, and both are rapidly becoming outdated. City Hall is still large enough to accommodate the staff, but does not meet current energy code standards. Consultants say efforts to bring the building into compliance would be very costly.



located at 228 San Angelo Avenue, at the corner of Mercedes Street. The building originally was constructed and owned by the Benbrook Lions Club, which donated their equity in the building to the City on the condition that the City assume the loan and the Lions Club could continue to use the facility. The facility is used for community meetings and as a polling location.

In 1990, the City constructed a new Senior Citizen Center at 1010 Mercedes Street, between City Hall and the police building. The center is open during business hours Monday through Friday for programs and social opportunities, with dances held every other Friday evening. The 5,850-square-foot building was constructed with a Community Development Block Grant.

In 2000, the City completed construction of the 32,600-square-foot Benbrook Community Center/YMCA. The facility includes an indoor swimming pool, gymnasium, fitness area, aerobics room, jogging track, meeting rooms, and childcare facilities. The facility is managed through a contract with the YMCA of Metropolitan Fort Worth.

**Cemeteries**

The provision of a public cemetery is no longer considered a primary municipal duty. Even so, the City of Benbrook administers a five-acre cemetery, located on Mercedes Street just off Winscott Road. The cemetery was established in 1885 as The Miranda Cemetery and was maintained by a private cemetery association until 1966. The cemetery has 2,796 plots.

In addition to the Benbrook Cemetery on Mercedes Street, there are two other private cemeteries in Benbrook. The Wilburn Cemetery is located at 3720 Streamwood Road in Ridglea Country Club Estates. A one-acre, family-owned cemetery is on Chapin Road.

**Library**

Benbrook is one of the larger municipalities in Texas that does not have a city-owned public library. In 1997, the State Legislature allowed cities that did not have municipal libraries to create an independent library district, funded by a half-cent sales tax. In

January 1999, voters approved a proposal to establish a district in Benbrook. The district is governed by a five-member board of trustees, who are elected by the citizens. The Benbrook Library District is currently investigating options for expansion to meet future needs of the community.

**Schools and Other Educational Facilities**

Benbrook students attend one of five elementary schools, three middle schools and three high schools. The elementary schools include: Westpark Elementary, Benbrook Elementary, Ridglea Hills Elementary, Luella Merret Elementary and Waverly Park Elementary. The middle schools include: Benbrook Middle High, Leonard Middle and William Monnig Middle. The high schools include: Benbrook Middle High, Western Hills and Arlington Heights.

The City works with the Fort Worth Independent School District by providing population estimates and plans for future developments as presented to the City by developers. The City also works with the school district by providing sports facilities for the schools to use, since many of the schools in Benbrook do not have proper sports facilities. All of the schools are at capacity and additional schools are needed.

**Principle 6.3:** Quality educational opportunities should be available to all citizens.

**Parks and Recreations Facilities**

The City owns and maintains and number of publically accessible active and passive recreational uses. The amount of land in the City devoted to recreational uses has increased steadily over time. The Public Services Department maintains the following parks:

The City leases **Dutch Branch Park** land from the U.S. Army Corps of Engineers on

the shoreline of Benbrook Lake. On this land, the City provides eight active baseball/softball diamonds, a football/soccer field, four tennis courts, a multi-purpose court, sand volleyball court, jogging track, restrooms, pavilions, duck pond and a large playground area known as "Robot Park" and "Castle Park." The City also subleases four areas within Dutch Branch Park to private concessionaires. The concessionaires include such activities as a golf driving range, Par 3 golf course, miniature golf, batting cages, horseback riding, and marina and boat repairs. There is also a fishing area called Baja Beach.

**South Benbrook Park** is a "pocket park" located on the corner of Mildred Lane and Cozby West Street. This park is a partnership between the City and Benbrook United Methodist Church. The City leases the land from the church and, in turn, is allowed to construct and maintain the park equipment, walking track, picnic tables and park benches.

**Timber Creek Park** is a larger pocket park located at the corner of Park Drive and Mesquite Trail. The park includes a community garden, playground equipment, tennis courts and a large amount of open space.

**Mont Del Park** is a "pocket park" located at the corner of Mont Del Drive and Park Lane. The small park includes open spaces, benches and a duck pond.

**Twilight Park** is a larger pocket park located at the corner of Twilight Drive S and Twilight Drive W. The park includes swings, climbing equipment and benches.

**Rolling Hills Park** is a neighborhood park located at the corner of Rolling Hills Drive and Trail Ridge Drive. The park includes climbing equipment, restrooms, pavilion, a sand volleyball court, and a nature trail.

**Team Ranch Park** is an undeveloped parcel near the corner of Hwy 377, I-20 and



Dutch Branch Park is probably Benbrook's best-known and most popular park. But there are several other quality parks around the city, including Twilight Park. Inset: The old post office.



the railroad tracks. This park will be a challenge to develop due to topography issues and a creek flowing through it.

**Principle 6.3:** A variety of recreational spaces and opportunities should be provided throughout the city TO ALLOW choice of leisure time activities.

**Principle 6.4:** To the extent possible, recreational spaces and opportunities should be conveniently located for citizens.

**Principle 6.5:** The Master Park Plan should be reviewed annually to reassess priorities.

**Principle 6.6:** The City should continually work to identify and upgrade community facilities to meet ADA standards.

**Principle 6.7:** Recreational service plans should be based on proposed land uses, zoning and demographic trends.

**Principle 6.8:** The City should explore opportunities to partner with neighboring municipalities to ensure that our bicycle and pedestrian trail systems connect with one

another.

**Historical Marker**

The James M. Benbrook gravesite in Benbrook Cemetery has the city's only state historical marker.

However, there are several historic sites, several of which are mentioned in the Tarrant County Historic Resources Survey. These include a World War I airfield in what is now the Benbrook Lakeside subdivision. It was razed in the 1920s, but foundations of several buildings and an ammunition warehouse remain.

Vernon Castle was a World War 1 hero and, along with his wife Irene, part of a famous dance couple. He died in Benbrook when his military plane stalled and crashed. A memorial honoring him was erected in 1966 near the corner of Vernon Castle Avenue and Cozby North Street.

Among the imposing homes built in the 1930s, most of the Sproles House and its outbuildings remain, located near the intersection of Sproles Drive and U.S. 377. These buildings once were part of a large cattle ranch, much of which was submerged in 1947 when Lake Benbrook was created.

# Goals & Action Items: Public Facilities

## Goal 1: Maintain appropriate staffing levels in all departments.

### Action Items

- 1.1: Evaluate all departments to determine how to best meet the future needs of the community.
- 1.2: Develop a succession plan to address institutional knowledge loss of soon to retire legacy employees.

## Goal 2: Construct a new municipal complex.

### Action Items

- 2.1: Select a suitable location for a new municipal complex that is accessible to all and encourages better community involvement.
- 2.2: The City should evaluate the feasibility of including the Police Station, Senior Citizen's Center and Benbrook Library into the future municipal complex.

## Goal 3: Establish a new Master Park Plan.

### Action Items

- 3.1: Regularly conduct an audit of existing active recreational facilities and programs and patterns of use.
- 3.2: Seek the input of current and potential users of the park system in the planning of facilities and programming.
- 3.3: Determine if additional trails, parks, playing fields and programs are needed to meet growing community needs, giving special attention to the pocket parks.
- 3.4: Prepare a facilities and program plan to meet the needs of the city's growing senior population, helping them age in place.
- 3.5: Identify the specific recreational needs of teenagers and young adults and investigate ways to to meet those needs.
- 3.6: Explore ways to better market Ben-



Photo of the Fire Department, probably taken in the 1940s.

brook's trail facilities as a regional destination for bicyclists.

3.7: Seek ways to improve lake access to Benbrook Lake.

## Goal 4: Continue to develop greenways for public recreation and link trails to retail destinations in the city and to other trail systems in the region.

### Action Items

- 4.1: Contact the railroad company to determine if the grade-separated crossing at Vista Way Extension and the I-20 service road will be modified to accommodate two-way vehicular traffic when the double track project takes place.
- 4.2: Work with property owners to secure easements or rights-of-way, or purchase property needed to develop the City's trail system and achieve continuous trails.
- 4.3 Prepare an Open Space Plan that identifies properties that are located in the floodway, floodplain or on steep slopes that should be preserved through the establishment of no-build easements or public land dedication.



As often as possible, the City of Benbrook wants to have public utilities provided by the private sector. But the City has two important qualifiers.

First, the private company must be able to provide the service more efficiently than the City can. Second, the provider also must be able to meet our strict standards of service. Simply put, we think our citizens deserve both low costs *and* high quality.

In Benbrook, we are fortunate to have all our utilities efficiently provided by other agencies or companies; this includes electricity, telephone, natural gas, cable and internet. In most cases, private companies provide these services under franchise agreements with the City. These agreements allow the utility to use Benbrook's public rights-of-way and easements, and are necessary because of the noncompetitive nature

of these businesses.

Because the utilities are privately owned, the City has little direct control over any plans they have to improve or expand their service to Benbrook residents. Even so, we believe it is important for the City and the independent utilities to coordinate their planning efforts as much as possible, and work together to provide the best possible service in the most efficient manner.

**Principle 7.1:** To avoid visual clutter, utility lines should installed underground wherever possible.

### Water and Wastewater

The Benbrook Water Authority (BWA) is an independent Conservation and Reclamation District established by the State Legislature in 1955, provides water supply,

treatment and distribution, as well as wastewater collection services to the residents of Benbrook. The water operation is financed entirely from water revenues and water impact fees. The wastewater operation is financed entirely by user charges and wastewater impact fees. BWA does not have the authority to levy ad valorem taxes but may issue bonds.

**Solid Waste**

Benbrook contracts with Republic Services (formally Allied) for residential garbage and recycling services. Republic Services currently provides curbside collection service to single-family residential customers. Customers are provided with once-a-week refuse and bulk material collection and once per week recyclable material collection. Republic Services also provides collection service to non-residential accounts in Benbrook. Under this service, a refuse container is provided and emptied by Republic Services on a regular basis. The cost for the service is dependent on the size of the container and the frequency of collection.

**Electricity**

Benbrook’s first ordinance as a City was to approve a franchise agreement to the Texas Electric Service Company, which was the predecessor of Oncor Electric Delivery Company (Oncor). Oncor currently provides electrical services (the powerlines and grid system) to all customers in Benbrook.

**Natural Gas**

Atmos Energy Corporation (Atmos), was awarded a franchise agreement to provide natural gas service to Benbrook residents in 2018 (Ordinance No. 1436). The franchise expires in the year 2028. Atmos serves a portion of the City, with the remaining areas served by LP-Gas.

**Communications**

Telecommunications are an increasingly important part of everyday life. Most homes are now connected to the internet by cable, high-speed fiber or wireless service providers. Telecommunication systems that use wire cables or high-speed fiber use City rights-of-way and utility easements for the location of their facilities. Currently, Benbrook residents are served by Charter Communications, Inc. (Charter) and AT&T Inc. (AT&T). The City of Benbrook currently uses Charter Spectrum Channel 190 to broadcast public information announcements and public meetings.

# Drainage

This section of the chapter specifically addresses our extensive efforts to minimize the damage that can be caused by flooding in the coming year. The City has identified areas of the city at greatest risk, established standards developers must follow to prevent or suffer from flooding, and identified drainage projects that could better protect existing residents from floods. Drainage projects are included in the Capital Improvements Program (CIP).

**Principle 7.2:** The City should restrict and regulate development within floodways and floodplains to minimize future flooding.

**Principle 7.3:** To the degree practical, the City should relocate or protect existing development within flood-prone areas.

**Principle 7.4:** The City should periodically evaluate existing development along stream channels for potential structural damage from streambank erosion, and as necessary, explore mitigation actions.



Left, Whitestone Ranch Phase II, October 2018; below, flooding in the Westvale subdivision in 2015.



**Principle 7.5:** The City should regularly evaluate the community’s likely future drainage needs and formulate a plan and process to construct needed new infrastructure.

**Principle 7.6:** The City should regularly educate residents about the risks of flooding and the importance of buying flood insurance.

**Principle 7.7:** The City should regularly educate residents about the negative impacts of sweeping sediment and dumping debris into the storm sewer system.

A watershed, or drainage basin, is the land area where precipitation falls and then begins to travel down sloped overland or through the City’s storm drain system to a creek, river, or other body of water.

Once rainfall reaches the ground, a portion infiltrates into the soil and vegetation while the remainder runs off into natural and man-made drainage-ways.

The amount of water that runs off is a function of the duration and intensity of

rainfall, the size of the contributing drainage area, the amount and type of pervious and impervious surface, and the length of time since the last rainfall. Because most rain falls within a relatively short period of time, annual or monthly precipitation is not indicative of the type or magnitude of flooding that may occur.

Benbrook has seven major watersheds. They drain as follows:

- Watershed A: Mary’s Creek
- Watershed B: Walnut Creek
- Watershed C: Clear Fork Trinity River
- Watershed D: Dutch Branch
- Watershed E: Benbrook Lake
- Watershed F: Benbrook Lake
- Watershed G: Benbrook Lake

**Floodplains**

Natural floodplains develop over many centuries and are the result of the types and frequencies of floods that have occurred. Streams typically will scour a channel to a capacity of a two-year storm; the adjacent larger floodplain will carry a 10-year to 100-year flood on a more infrequent basis.

When urban development occurs in a



Preparing for the dam in 1947.

floodplain, it creates two problems, both of which can be critical.

First, if the flooding occurs infrequently, people may not fully appreciate the magnitude of the risk. Current homeowners may forget about a flood that occurred “a long time ago.” New homeowners, meanwhile, may not even know of the grave risk.

Second, development usually includes streets, parking lots and rooftops, surfaces that are impervious to water. These can greatly change the nature of the flooding, resulting in water that is both deeper and faster. So flooding that may have been manageable 20 years ago could now be catastrophic. The City will continue to try to educate developers and homeowners about the need to be fully understand flood risks.

**The National Flood Insurance Program (NFIP)**

The City of Benbrook participates in the National Flood Insurance Program (NFIP) of the Federal Emergency Management Agency (FEMA). As a participating community, Benbrook has adopted Floodplain Management practices through several ordinances that severely limit the development allowed in 100-year floodplains (the area inundated by a storm that has a 1 percent chance of

happening in any year). For property with any portion located within the 100-year floodplain, regardless of structure location, a flood insurance policy may be required.

The City of Benbrook standards require all new structures to be constructed at least two feet above the existing water surface elevation of the 100-year floodplain. When developing in the floodplain, the developer must submit a study to the City, showing the 100-year floodplain and water surface elevation, as based on current land use and future land use assumptions.

Benbrook also participates in the NFIP's Community Rating System (CSR). This is a voluntary program that encourages and recognizes floodplain management activities that exceed the minimum NFIP requirements. A good CSR can result in discounted flood insurance rates for the community.

**GOALS & ACTION ITEMS:  
Utilities & Drainage**

**Goal 1: Reduce flooding risk to existing and future structures.**

*Action Items*

- 1.1: Continue to support FEMA by adopting updates of local floodplain mapping studies.
- 1.2: Adopt erosion control ordinance to protect sensitive lands and property.
- 1.3: Actively work to improve Benbrook's Community Rating System (CRS) score.

**Goal 2: Improve community awareness of flooding risks.**

*Action Items*

- 2.1: Publish information about reducing flood risks on the City webpage, newsletter, and other platforms.
- 2.3: Publish the street-sweeping schedule on the City's website.



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**Simple as E-D-C**

*The Benbrook Economic Development Corporation plans growth almost to the letter*

The Benbrook Economic Development Corporation (BEDC), acting under Local Government Code Chapter 505.157, is comprised of seven board members appointed by City Council and two full-time support staff. The BEDC is a Chapter 505 “Type B” corporation given authority by the voters to levy a one-half cent sales tax to fund eligible projects that promote and expand business enterprise, increase investment in the community, create or retain jobs and enhance quality of life.

The Mission of the BEDC, in partnership with the City of Benbrook, is to Build a Better Benbrook by fostering quality business growth and economic vitality, supporting existing businesses, recruiting and encouraging new commercial endeavors, and making strategic and visible investments in projects

The Business Expo (now known as the Benbrook Business & Community Showcase) is an annual event welcoming dozens of local businesses and organizations and hundreds of guests.

that support business enterprise and improve quality of life in Benbrook.

**BEDC's Role**

The role of the Benbrook Economic Development Corporation (BEDC) is to act as a facilitator in support of our mission. The BEDC is vigilant in identifying opportunities to further commercial investment, resolving impediments to development and in assessing creative strategies to reach our goals. In addition, the BEDC recognizes that commercial activity in a community is often directly tied to the brand of a community; quality of life elements, services and amenities, and a “sense of place.”

Acting as the economic development arm of the City of Benbrook, the BEDC supports the City's current efforts to update the Comprehensive Plan in FY2019/2020. These updates promise to clearly identify City Council priorities for growth and act as a guideline for BEDC activities into the future.

The BEDC board believes it is important to share lessons learned from the past, to research and stay informed of advanced industry practices, to craft effective strategies to serve as a template for future activities, to be good stewards of resources and to act as ambassadors for the Benbrook brand in top regional markets.

### Lessons and Other Considerations

#### ● Approach to Commercial Development

The most effective strategies to prompt good commercial development include proactively seeking opportunities; being flexible and nimble in adjusting strategies as conditions change or new opportunities arise; building professional and trusting relationships in the development community; networking; compiling accurate community-specific data; exercising patience and tenacity (as many projects take substantial time to develop and implement); acting as a resource and/or liaison with city staff; and sharing the 'Benbrook Story' of growth, retail trade area, traffic counts, accessibility and visibility, median family income, low tax rate, recreational amenities, low crime rate and superb city services in simple, easily-available formats.

#### ● Incentives

BEDC has determined that it is important to consider traditional and non-traditional incentives and what other EDC's are doing to incentivize businesses. Because the City of Benbrook currently does not offer tax



The BEDC regularly attends the annual International Council of Shopping Centers conference, which has been a vital resource in helping create and maintain relationships with decision-makers in the development community.

abatements or rebates as part of an incentive package, the City has authorized waived permitting fees, assistance with infrastructure improvements, assembling properties, assisting with signage, marketing and/or resolving unique problems with properties on a case-by-case basis.

#### ● Retail Consultants

Retail and Marketing consultants who report to specialize in analyzing and marketing a community, recruiting retail and/or compiling community psychographics are prevalent in the economic development industry. Many retail consultants are producing reports that are not necessarily tailored to the community and can be very costly.

In our experience, retailers and developers have little interest in the results of template-generated community reports. Except in cases where very specialized retail knowledge or expertise is warranted, BEDC will forego retail consultant services.

Given new software and subscription programs, BEDC staff can easily and affordably generate data specific to the requests of developers.

#### ● Networking and Building Relationships

BEDC and the City of Benbrook should "own" our community's message and not rely on others in the field to tell our story, market our brand or build the relationships required to fully engage in good development.

The BEDC board believes that our participation in the annual International Council of Shopping Centers (ICSC) networking and deal-making conference is vital in maintaining and creating relationships in the development community that pay off in the form of increasing our brand recognition in regional and national markets, sustaining partnerships, and making connections with professionals exploring secondary markets such as Benbrook.

#### ● Trends in Development

Developer interest in mixed-use developments, a type of urban development that blends residential, commercial, cultural, institutional, or entertainment uses, where those functions are physically and functionally integrated and that provide pedestrian connections, is growing. BEDC research indicates that other communities currently incentivize these type of developments at 5-15% of anticipated taxable value of the project. BEDC should consider this level of incentive as we explore larger mixed-use proposals on the few properties that would accommodate them.

For developments such as restaurants and retail, a benchmark analysis of other cities demonstrates a varied mix of incentive types and value; from tax abatements, to deeding land, to infrastructure and site improvements.

For Benbrook, BEDC has determined that a recent substantial incentive (approximately 47% of total finish-out costs) for our first full-service restaurant should pay off as they successfully operate in Benbrook; which

helps garner interest from other restaurants. BEDC may incentivize subsequent restaurants; but, depending on the proposed development, likely will not incentivize at that same robust percentage of investment.

#### ● Quality of Life

BEDC board believes it is important to consider the community holistically and to understand the link between a community's quality of life and commercial investment. Many good developers will scout for solid communities that offer a "sense of place," not just sites. A community's amenities, aesthetics, services, unique features or historical aspects and/or welcoming public spaces are key to attracting and maintaining visionary development. School systems, workforce, transportation and housing stock are all part of the story, and are valid considerations of business and industry.

As important to aesthetics and quality of life, BEDC wishes to review aging, vacant, dilapidated properties or those with special restrictions such as floodplain designation to facilitate or encourage commercial redevelopment, blight mitigation, or special projects to create unique public spaces, where appropriate. The BEDC board supports City Council's recent approval of an overlay district to improve the aesthetic appeal and protect our investments in our major commercial corridors.

As Benbrook City Council considers updates to the City's Comprehensive Plan, BEDC believes there is a continued role for the board to consider and recommend appropriate investments in community appeal and amenities.

#### ● Community Needs and Desires

To date, BEDC has focused attention on recruiting specific commercial uses based on our understanding of citizen preferences. Those preferences have been identified

in citizen surveys, social media, market and retail leakage analysis and on anecdotal data generated from conversations with citizens at community meetings, such as Homeowner's Associations.

BEDC has discussed specific amenities, goods or services that appear to be lacking and/or may warrant attention, or that may offer commercial opportunity: grocery stores, senior housing, child daycare facilities, a downtown or town center, event/meeting/conference center space, golf course improvements, park and/or other public space improvements. In order to focus time, attention and resources effectively, BEDC hopes to receive clarification and direction on identified community priorities through the Comprehensive Plan update process.

**Business Retention and Expansion**

● **Business-Friendly**

A robust BRE program is critical to promoting the Benbrook business family. Equally or as important to recruiting new business, is the need to support existing businesses and to promote local shopping. Owners and managers of existing businesses can be our best ambassadors when prospective retailers visit our City. BEDC welcomes new businesses to the community with site visits and mailed postcards. BEDC acts as an information clearinghouse to our business community by providing information related to community demographics, available properties, development plans, utilities, etc.

● **Business & Community Showcase**

The BEDC, along with the Benbrook Area Chamber of Commerce (BACC), supports area businesses by hosting the annual Benbrook Business & Community Showcase (BCS). Local businesses are invited to showcase their goods/services and the public is



The Hometown Pride plaque recognizes businesses and organizations that have operated in Benbrook for at least 20 years.

invited to learn more about our business community.

**Storefront Improvement Program Grant**

BEDC offers a Storefront Improvement Grant to assist businesses with exterior improvements to their buildings. The grant offers a dollar-for-dollar match, up to \$20,000, for eligible improvements to building facades.

● **Free Advertising**

As part of the BRE program, BEDC offers business-specific free advertising in area publications.

● **Hometown Pride Recognition**

BEDC recognizes businesses and organizations that have operated in Benbrook for at least 20 years. This recognition may include an event taking place at the business, speech by the Mayor, plaque presented to business owners and/or promotion of that business.

**Financial Management**

In 1997, Benbrook voters approved a half-cent sales tax for economic development. As allowed by law, the BEDC utilizes those resources as the BEDC board finds necessary for expanding business enterprise in a land-locked community.

The BEDC relies primarily on a one-half cent sales tax on taxable sales within Benbrook. Sales taxes can be highly variable based on economic activity, but the one-half

cent sales tax generated approximately \$1.2 million in 2018. In addition to sales and use tax, BEDC revenue includes interest earned on investments, oil and gas royalties and sign rental at the Industrial Park. Currently, total monthly revenue averages approximately \$125,000.

The BEDC Board had anticipated lowered sales tax revenue as a result of the TxDOT Benbrook Boulevard/U.S. 377 expansion project. The project began in September 2014. A two-year analysis for calendar years 2014 and 2015 showed a net decrease in sales tax revenue of \$42,327.19, or 3.6 percent, in 2015 as compared to 2014.

For 2017/2018, with the highway expansion substantially complete, annual revenue appears to be trending upward. For calendar year 2018, total EDC half-cent sales tax revenue was \$1,267,023.81; \$112,049, or a 9.7% increase from calendar year 2017. For 2019, January comparisons to 2018 indicate an increase of nearly 15%.

● **Investments**

The BEDC currently maintains a checking account and a Certificate of Deposit (CD) at Pinnacle Bank Benbrook. BEDC believes it is important to select and maintain business partnerships with local merchants, when possible. The current interest rate on checking is 0.2% and on CD is 2.25%. Pinnacle Bank offers flexibility for the BEDC to move money to and from accounts as needed, without penalty. This flexibility helps BEDC earn interest on investment vehicles, while affording the ability to have access to funds and take advantage of incentive opportunities as they arise.

● **Financial Targets**

BEDC has determined that it wishes to maintain approximately \$1,000,000 in re-

serves to be prepared to respond to unanticipated economic development opportunities that may arise in the budget year.

The BEDC has determined that remaining assets are to be used for acquiring, improving, marketing and/or preparing certain properties for development, administration, ongoing projects/programs and/or targeted incentives that maximize economic development in Benbrook.

The BEDC's role is to work within the free market to facilitate desired development, investing resources to meet needs and spur investment.

**Projects and Programs**

● **Project Philosophy**

The BEDC understands that our role in a free market economy is to work within that system to facilitate desired development, as permitted by Local Government Code 505. Businesses are free to move, rebuild, leave or expand in a community as they see fit, as allowed by local ordinance. BEDC does not dictate who may come or who should go.

BEDC simply invests resources to create conditions for commercial development that BEDC believes meets a community need or desire and spurs further economic investment in the community.

Unlike the mindset of most corporations, economic development corporations do not undertake activities to make a profit.

Economic Development Corporations invest in activities that are intended to position a community for desirable growth. BEDC may purchase a property with the goal of improving the property to make it developable; usually with the knowledge that the improvements have proven to be cost-prohibitive to developers in the free market arena.

Performing the needed work, marketing the property to desirable developers and selling it with an agreement of the final development are ways that BEDC can incentivize and encourage desired growth. By doing

this, BEDC makes investments that spur the market and improve our overall economy. Economic development corporations can, and should, make strategic and sound investments in the financial health of a community.

### Project and Program Status

The previously adopted strategic plan (June 20, 2016) outlined the following projects. Please note current status in parenthesis:

- Assist existing businesses along Benbrook Boulevard/U.S. 377 with utility relocation as needed, as part of the TxDOT expansion project; (Complete)
- Assist existing businesses by providing a Storefront Improvement Program Grant to help fund storefront façade improvements; (Ongoing)
- Prepare EDC-owned 12.5-acres in NW Winscott Addition for development; specifically partnering with Benbrook Water Authority to provide sewer service; (Ongoing)
- Review and analyze select properties to consider purchasing to expedite development; (Ongoing)
- Assist in the recruitment of a full-service restaurant with alcohol sales at 8501 Benbrook Boulevard and identify other potential sites and opportunities; (8501 Complete; other sites Ongoing)
- Utilize the MTN Retail Advisors Supermarket analysis to approach grocers, establish relationships with decision-makers and create interest in Benbrook as a grocery store site; (Ongoing)
- Refine and execute a refreshed Business Retention Program (BRE); and (Complete and Ongoing)
- Recognize longstanding businesses in Benbrook through the “Hometown Pride” program; (Ongoing)



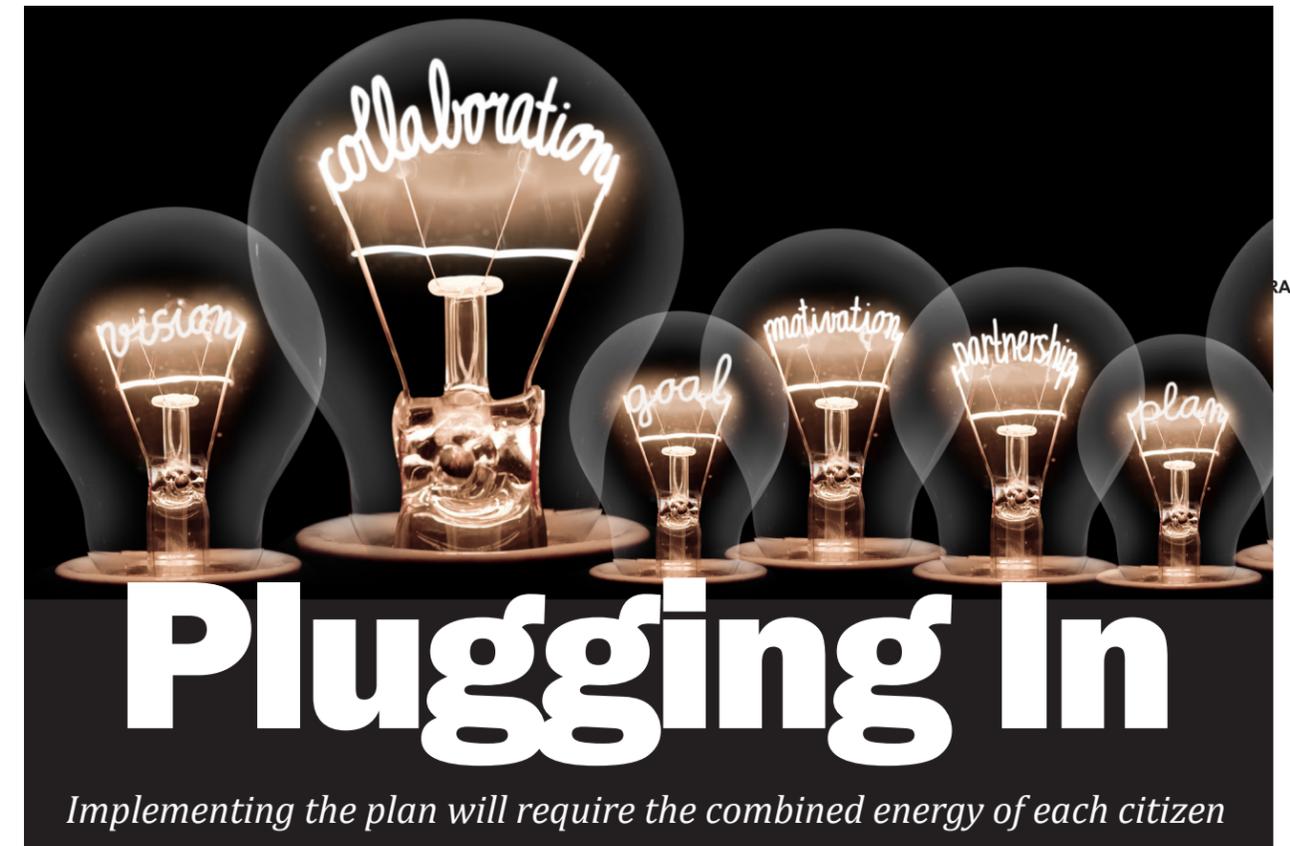
Childers Grocery Market and Gas Station, 1940s.

### The Future of Benbrook

BEDC is committed to continuing the programs outlined above, and will place emphasis on the following:

- Continued preparation of NW Winscott Addition, to include participation in potential new signalization/Vista Way extension and partnership to develop EDC’s 12-acres.
- Continued partnership with business owners to consider new development to include public spaces.
- Partnership with Benbrook Plaza owners to assist in funding improvements and recruiting desirable tenants.
- Complete purchase of property on Westpark Corner to assemble with other EDC-owned tracts and partner to develop restaurant or other desirable uses on the site.
- Implement strategies to address community priorities, as identified in the updated Comprehensive Plan and as directed by City Council.
- Where possible, develop and nurture relationships with owners of large, significant commercial lands (i.e. Cassco, Smith family) to benefit future development or redevelopment of properties to help achieve the long-term goals of the City of Benbrook.

In sum, our goal is to invest public resources in projects that increase goods and services to meet the needs of the community, increase employment opportunities, and facilitate future commercial development. In short, we work in partnership with the community to Build a Better Benbrook.



This plan will only be as useful as its implementation process. The City will need to regularly and frequently monitor the implementation, evaluating the effectiveness of the plan and modifying it as needed. City staff also will continually need to identify problems, evaluate solutions and then take action.

But a successful implementation cannot be done by the staff alone. For example, the police, fire department and other teams can provide programs and services to improve public safety. Similarly, land developers and construction industry companies will need to acknowledge and fully embrace the relevant ordinances and policies.

Private citizens have a role to play as well. The active involvement of residents and businesses will be critical to the success of

every aspect of the plan – fire and crime prevention, flood risk reduction and strategic land use, and more. Following are some of the tools we will use to help ensure that updated plan is implemented successfully.

### Comprehensive Plan

Although it may seem redundant, the Comprehensive Plan itself is an important part of its implementation. In many cities, comprehensive plans are prepared, adopted and then ignored until it is realized that the plan no longer reflects the conditions, trends or desires of the city. In Benbrook, the importance of the Comprehensive Plan has been recognized and its use has become a basis for most other City actions.

All elements of the Comprehensive Plan are complete. However, individual elements

of the Plan will continually be reviewed and updated as necessary. In addition, the Capital Improvements Program is updated annually.

### City Charter

The Charter of the City of Benbrook recognizes the importance of the Comprehensive Plan and the need to keep it current by requiring the Planning and Zoning Commission to review the Plan for possible revisions no less frequently than every five years (Charter, Section 8.02(a)).

### Zoning Ordinance

This is the City's most important tool for implementing the Comprehensive Plan's land-use policies. The ordinance regulates the height, bulk, setbacks and use of buildings on property within the city. The effectiveness of the ordinance is a function of the text, zoning map and administrative procedures used to implement and enforce the ordinance. Benbrook has made several minor amendments to provide an effective and equitable Zoning Ordinance. The last major amendments were adopted in April 2019.

Benbrook also has adopted a policy that no zoning change can be approved unless it conforms with the Comprehensive Plan, particularly the Land Use Plan Element. Pro-



posed zoning changes in conflict with the Land Use Element require a change of the Element prior to receiving approval.

### Subdivision Ordinance

While the Zoning Ordinance regulates the use of land and building heights, bulks and setbacks, the Subdivision Ordinance regulates the arrangement of lots and location of lot lines, streets, and easements. The construction of necessary public improvements are also required as part of the subdivision process. The Subdivision Rules are coordinated with the Comprehensive Plan so that new development is in conformance with the plan. The Ordinance requires that subdivisions conform to the Comprehensive Plan (Ordinance 836, Section 4.A).

### Floodplain Management Ordinance

The City's Floodplain Management regulations are incorporated in Chapter 15.40 of the Benbrook Municipal Code. It regulates and restricts development within the federally designated flood prone areas of the City. The floodplain regulations were adopted as a precondition to the issuance of federal flood insurance in the city. However, it has the added benefit of reducing flood hazards, a stated goal of the Comprehensive Plan. Floodways and flood-prone lands are indicated on the Land Use Plan Element.

Floodplain Management regulations are amended over time to provide greater flood protection. These amendments were coordinated with the Drainage Element of the Comprehensive Plan and with the Commu-

nity Rating System of the Federal Emergency Management Agency (FEMA).

As noted in Chapter 7, FEMA's Community Rating System evaluates a city's efforts to reduce the risk of flooding, which in turn can help property owners lower their insurance premiums. The City of Benbrook applied for its initial rating in December 1990. As of 2019, the City has achieved a Community Rating System score of 7 (on a 10-point scale). This qualifies Benbrook residents for a 15 percent discount on their flood insurance premiums.

### Municipal Code

In addition to the three major land-use controls cited above, the Benbrook Municipal Code has provisions that promote the implementation of the plan. These include provisions in Title 12 for Streets, Sidewalks and Public Places, Chapter 13.08 for Drainage Maintenance Activities, and Title 15 on Buildings and Construction.

### Municipal Administration

The day-to-day administration of the City also affects the implementation of the Comprehensive Plan. If the plan's goals are not considered in the City's daily affairs, then achievement of the overall goals is unlikely. On the other hand, administration also needs to react quickly to immediate needs and demands placed upon it.

The Community Development Division of the City reviews and processes zoning, subdivision and development proposals on a daily basis. To assist in reviewing proposals for conformance with the Plan requirements, a series of checklists have been developed to identify conflicts. These checklists are used for new projects.

### Comprehensive Plan

**Budgeting and Investment:** The manner in which the City spends its money also

affects the achievement of the Plan's goals and objectives. The expenditure of funds to achieve the Plan's purposes, particularly in capital expenditures, is necessary for the implementation of the Plan.

Each year, the City prepares and adopts an Annual Budget and an update of the Capital Improvements Program element of the Plan. These two items define the City's expenditures on various programs and projects capital expenditures for a one-year to five-year period.

The Annual Budget process begins in April when the City's Finance Director begins compiling initial income projections and budget projections for the current and coming year. The Finance Director also prepares a Long Range Financial Forecast. In May, the City's Department Directors prepare itemized budget requests for the new fiscal year, which begins in October. Each proposed new or expanded program must be accompanied by detailed justification.

The City Manager then reviews the budget requests and makes necessary adjustments to match the expected revenue and reserve targets based on stated the Goals and Policies of the City. An initial report is also submitted to the City Council in June. The City Manager continues to review, cut or restore programs through the month of June. The City Council begins holding regular budget work sessions from June through August. Public hearings are held to obtain





# Previous Plans

*The vision for this plan was guided and inspired by the work done by our predecessors*

**P**lanning has been an important part of the City's work for many years. The City's first Comprehensive Plan and Capital Improvements Program were prepared in 1969 by an independent firm, Parker-Croston Associates. They recommended that the vast majority of land be used for single-family residential developments, with commercial, industrial, and multi-family limited to only a few thoroughfares. Notably, their plan projected that Benbrook's population would reach 24,700 by 1980; the current population is about 22,000. Parker-Croston also calculated that by 1990, Benbrook's population would exceed 52,000!

In addition to the Comprehensive Plan, the firm??? drafted the city's first Capital Improvements Program in 1969, proposing a package totaling nearly \$4 million. These funds would have been used to rebuild most of the residential streets then in existence and provide drainage facilities to control most of the flooding in the City. The package was voted down in a bond election.

In 1977, the City updated the plan, preparing three reports. These covered land use, housing, and parks, recreation and open spaces. The Park Plan proposed a series of nine new neighborhood parks, along with protection of flood plains and existing parks, and construction of a recreation facility/library. The Housing report stressed conserving and rehabilitating older homes.

This plan's population calculations were more accurate: The 1980 population was projected to be 14,364 (actual was 13,579) and the 1990 population to be about 27,000.



**Benbrook Mayor Bob Clark and City Secretary Pat Rutherford pose with a model of the new city hall in 1976.**

Another bond election was held in 1978; this time, the proposal to build a new recreation facility failed, but proposals for a new fire station and street improvements was approved.

In 1979, voters approved a revised bond issue for drainage improvements.

The City continued to revise the Comprehensive Plan throughout the 1990s and 2000s by adopting numerous plan amendments and updates. Many of these updates remain valid today and form the basis of this document.

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public comment in August, prior to adoption of the Budget and tax rate in September.

### Capital Improvements Program

The **Capital Improvements Program** budget process begins in October when the City staff makes a projection of capital funds available, proposed expenditures and unfunded capital needs for the coming five years. The Community Development Division reviews the condition of all streets, drainage and community facilities and the need for new facilities. Recommendations are also solicited from other City Departments. A proposed Capital Improvements Element is reviewed and submitted to the City Council in December. Public hearings are held prior to adoption.

### Contributions from Others

While the City's elected officials, appointed boards and staff are the primary agents for the implementation of the Plan, a number of other parties are also important if the Plan is to be successful. Among these are the development community, the business community, the Chamber of Commerce, other governmental agencies and utilities and neighborhood associations. But most importantly, the public at-large must support the Plan and its elements.

### Monitoring

The effectiveness of the Comprehensive Plan should be monitored annually. Monitoring allows the City to measure the progress of plan implementation. It also serves as an indication of changing conditions and trends, which may suggest revisions to the Comprehensive Plan.

### Final Thoughts

Implementation is a continual and inexact process. It requires identifying problems and determining actions; the actions must be taken and monitored for effectiveness, including watching for new problems that may arise. The City understands that the changes we desire will be achieved only if the plan is being successfully implemented – every day, every month, every year.

It will not be easy work. But we know it is worth every bit of effort. As we noted at the outset, our vision is to protect and enhance the wonderful quality of life we already enjoy in Benbrook. We hope that City staff, residents and businesses all will rely on this updated Comprehensive Plan to guide them in the years to come. And we hope everyone will work together to achieve our shared vision, so that people will still be proud to call Benbrook their hometown 20 years from now ... and beyond.

# Capital Improvement Program

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In addition to an Annual Operating Budget, the City of Benbrook prepares a Capital Improvement Program (CIP) each year. The CIP is a listing of planned capital projects for the upcoming five-year period together with the expected costs and anticipated methods of financing. The CIP includes projects relating to Community Facilities, Streets, Drainage Facilities as well as the acquisition of larger or specialized equipment.

To be included in the CIP, expenditures must meet the following general criteria:  
1. Capital project  
2. Have a useful life of not less than five years  
3. Exceed \$5,000  
Many CIP projects have ongoing costs for staffing and maintenance well beyond its initial purchase and/or construction. Therefore, it is important to note that once a project is approved, the entire project, not just the first year's portion, may be bid out and awarded. For projects that span multiple years, this may create a long obligation to complete the project. For this and other reasons, the CIP must be viewed from a multiyear perspective.

Funding for CIP comes from several sources including:  
1. Transfers from the Operating Budget  
2. Transfers from reserves  
3. Economic Development Corporation  
4. Tax Increment Financing District  
5. Stormwater Utility Fund  
6. Grants or other outside contributions

## 17.1 Project Summaries

### Based on an analysis of needs and available funding, Table 17.1, as well as Sections 17.1.1 Community Facilities and Equipment

**Park Shade Structures** - The park equipment at South Benbrook, Twilight and Timber Creek Parks do not have shade structures, causing the equipment to become hot during the day. The proposed shade structures will fully cover the equipment, providing relief from the direct sun for children and families using the equipment. The cost of the equipment was approved in the FY 2018-19 budget.

**800 MHz Radio System** - The City's existing

UHF emergency radio system, used by emergency responders and field service staff, is no longer an effective communication system. The new 800 MHz radio system allows for interagency communication (Fort Worth and most other local agencies), eliminates dead spots and is generally more reliable. The cost of the equipment was approved in the FY 2018-19 budget.

**Jail Renovation** - The Police Department's electronic jail roll-in or roll-out system and manual override system are the end of their effective life cycles. Replacement of these and technical support are no longer available. While City crews have been able to repair mechanical problems, the system is subject to further breakdown and possible failure. The cost of the equipment replacement was approved in the FY 2018-19 budget.

**Pumper Fire Truck** - The Fire Department's 1997 Pumper Fire Truck is nearing the end of its scheduled 25-year life cycle and is scheduled for replacement at the beginning of the 2019-20 budget year. The National Fire Protection Association (NFPA, 1911 Annex D) recommends replacing fire trucks after 25 years of service. The lead time from purchase to delivery of a new fire truck is approximately 12 - 18 months. City Hall and Police Station - City Hall was constructed in 1976 and housed City Council meetings, city management staff, city support staff, and the Police Department. In 1986, a new police station was built allowing the Police Department to relocate from City Hall. In 1987, City Hall was remodeled to better accommodate staff and citizen needs. Unfortunately, the police station no longer meets the needs of the growing Police Department and City Hall is in need of significant renovations. The City has retained an architect to review the City's existing and future building needs.

**Quint Fire Truck** - The Fire Department's 1999 Quint "ladder" Fire Truck is 20 years old. The National Fire Protection Association (NFPA, 1911 Annex D) recommends replacing fire trucks after 25 years of service. The lead time for fire truck

design and construction is approximately 12-18 months. The CIP recommends the City order the replacement fire truck in early FY 2022-23 and take delivery in FY 2023-24.

**Pedestrian Tunnel** - The Dutch Branch Park Pedestrian/Bicycle Access project will connect the western portion of the City to the eastern portion of the City in a safe manner. The project includes construction of an access tunnel under Benbrook Boulevard (U.S. 377), a six (6) lane arterial, near Overcrest Drive in the southwest part of the City near Dutch Branch Park. The proposed access way will allow pedestrians/bicyclists to safely travel under Benbrook Boulevard without having to cross the street in heavy traffic. This project also allows students (an elementary, middle and high school are within walking distance of the park) to safely travel to Dutch Branch Park to enjoy the various amenities. Fort Worth ISD has entered into agreements with the City allowing use of the tennis courts for their tennis teams, the baseball/softball fields for practice and construction of a baseball field for the high school.

### 17.1.2 Streets

**Benbrook Boulevard** - The Texas Department of Transportation (TxDOT) reconstruction of Benbrook Boulevard from IH-820 to Winscott/Lakeside Drive is substantially complete. Crews continue to finalize installation of the remaining hardscape (curbs, ramps, sidewalks, etc.) adjacent to the main lanes. The City's local project match was funded utilizing the Core Value Fund.

**Benbrook Boulevard Utility Relocation** - Utility relocation and the removal of utility poles along the corridor is expected to be completed in February 2019.

**Benbrook Boulevard Landscaping and Irrigation** - Crews will begin installation of the irrigation system and landscaping along the length of the corridor once all the underground utilities and remaining hardscape projects are complete.

**Benbrook Boulevard Monument and Way Finding Signs** - Crews will begin installation of the monument and way finding signs along the length of the corridor once the underground utilities and hardscape projects are complete.

**Vista Way Extension Project** - The engineering design for the extension of Vista Way began in

April 2016 and construction began in September 2018. The project extends Vista Way from Mercedes Street to the I-20 Service Road. The project also includes extending water, sanitary sewer, storm drains and sidewalks. The project is funded through the Tax Increment Finance District.

**Benbrook Field Drive Traffic Signal Project** - The traffic signal on Benbrook Boulevard at Benbrook Field Drive is expected to be installed and operational by February 2019. The traffic signal will allow traffic on Benbrook Boulevard to more safely enter the ATT store on the east side of the highway and future development on the west side of the highway.

**Clear Fork Emergency Access Bridge** - The Clear Fork Emergency Access Bridge interlocal agreement with Fort Worth was approved by the City Councils in 2018. The gated, one-lane emergency access bridge will span the Clear Fork Trinity River within TxDOT right-of-way just north of where the river intersects with I-20 and will connect to Bellaire Drive. Engineering design of the emergency access bridge is approximately 60% complete and expected to be 100% complete by spring 2019. Construction of the emergency access bridge is expected to begin by fall 2019 and completed by fall 2020.

**Bellaire Streetlight Installation** - Streetlights will be installed on the 5600-5700 blocks of Bellaire Drive between Crosslands Road and Watercourse Drive in 2019. Funding of the project is from the 43rd Year Community Development Block Grant program administered by Tarrant County.

**Crosslands Road Streetlight Installation** - Streetlights are proposed to be installed along Crosslands Road between Bellaire Drive and approximately 420 feet north of Southwest Boulevard in 2020. Funding of the project is expected to come from the 45th Year Community Development Block Grant program administered by Tarrant County.

**Vista Way Connection to Benbrook Boulevard and I-20 Service Road Two-Way Conversion Project** - The CIP includes a new roadway and utility project that connect Vista Way to Benbrook Boulevard and further provides for the two-way conversion of a portion of the I-20 Service Road. The project is proposed to be funded through the Tax Increment Finance District.

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**Table?**

**Table?**

Bellaire Drive Sidewalk Installation - Sidewalk installation is proposed along the north side of Bellaire Drive between Crosslands Road and Watercourse Drive in 2022. Funding of the project is expected to come from the 47th Year Community Development Block Grant program administered by Tarrant County.

Crosslands Road Sidewalk Installation - Sidewalk installation is proposed along the east side of Crosslands Road between Bellaire Drive and approximately 420 feet north of South West Boulevard in 2024. Funding of the project is expected to come from the 49th Year Community Development Block Grant program administered by Tarrant County.

Annual Street Overlay Program - The CIP includes an annual expenditure of \$450,000 to fund the street overlay program. Tarrant County furnishes all equipment and labor necessary to overlay the street segments provided the City pays the

cost of all necessary materials and traffic control.  
17.1.3 Drainage Facilities

Chapin Road Cross Culvert Replacement and Drainage Project - During routine inspection, deterioration of the corrugated metal pipe around the flow line and roof of the culvert pipe. The structural integrity of the pipes will continue to decrease, eventually leading to road surface damage and ultimate failure. This project will include replacing the existing double 48-inch corrugated metal pipe with a reinforced concrete box cross culvert system.

Van Deman Drainage Project - The intersection of Van Deman and Chapin Road experiences flooding during relatively light rain events. This project includes constructing storm drain inlets and routing the stormwater to existing drainage structures. The project will reduce the flooding of the intersection and improve traffic safety.

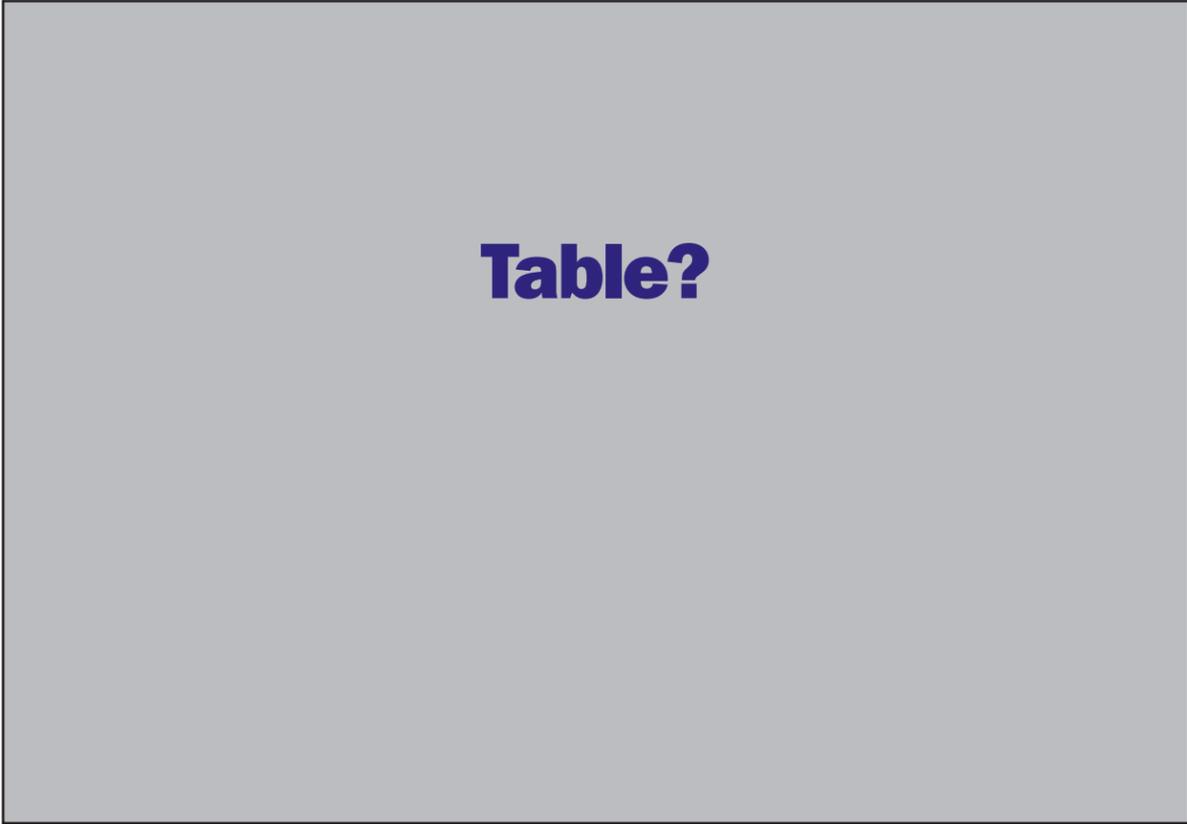
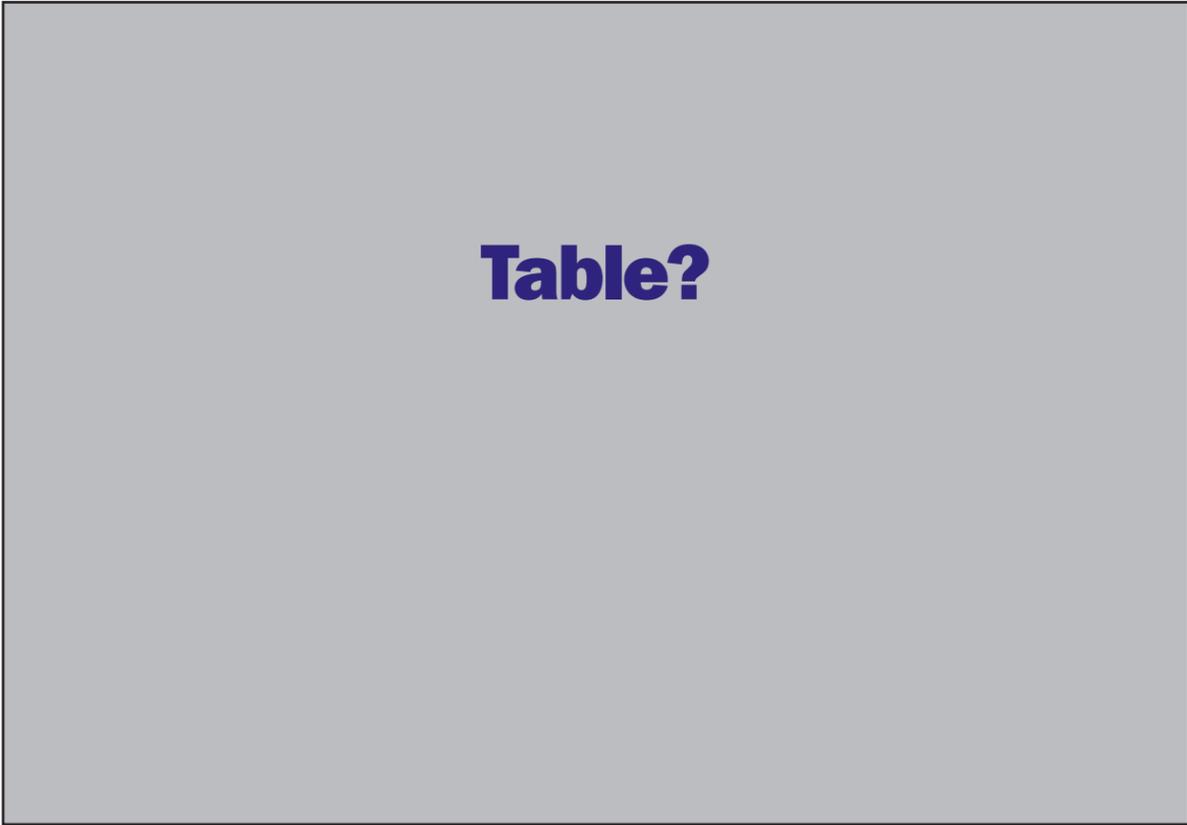
Westerly Ditch Drainage Project - The drainage ditch between Chapin Road and Circle S Road needs to be reshaped and armored to allow stormwater to more freely flow down the ditch. The ditch both upstream and downstream of this location has been improved allowing for greater flow capacities. However, the structure has necks at this ditch section and must be reshaped and armored with geogrid matting and vegetation to function properly.

Southside/Dawn Plantation West Drainage Project - This drainage project is a continuation of the previous Plantation West Drainage Improvement project. The previous project made improvements upstream of the Dawn Street bridge and this project proposes improvements on the downstream side of the bridge.

Dutch Branch Park Low Water Crossing Project

- The low water crossing on Lake Shore is a hazard to vehicles and bicycles when water overtops the road during heavy rains. City crews have to shut down the road to prevent vehicles from crossing the flooding road during heavy rain. Improvements may include a bridge structure, reinforced box culvert, design of retaining walls, and railings to keep drivers from leaving the road, whereas the current low water crossing has very little structure to keep vehicles from leaving the road.

Dutch Branch Park Drainage Improvements Project - During heavy rains, stormwater flows across ball fields and the running track damaging infrastructure and ponding in low areas creating mosquito traps. The project would regrade the park as needed to allow water to flow through the park without damaging infrastructure. The project will evaluate the drainage patterns in the park and recommend grading improvements that minimizes



APPENDIX 3

### City-owned Buildings

Facility	Address	Sq. Ft.	Purpose	Year Built
Animal Shelter	469 Winscott Rd.	4,651	Animal shelter	2019
City Hall	911 Winscott Rd.	10,480	Municipal offices	1976/1987
Community Center	228 San Angelo St.	2,458	Community meetings	1964
Concession Stand	Dutch Branch Park	1,200	Park services	2002
Fire Station	528 Mercedes St.	20,441	Fire Dept. operations	1980/2013
Park Dept. Bldg. 1	Dutch Branch Park	840	Park Maintenance operations	1975
Park Dept. Bldg. 2	Dutch Branch Park	140	Park Maintenance operations	1978
Park Dept. Bldg. 3	Dutch Branch Park	1,000	Park Maintenance operations	1983
Police and Courts Bldg.	1080 Mercedes St.	14,998	Police and Court operations	1987
Public Works and Fleet Bldg.	467 Winscott Rd.	3,200	Public Works and Fleet operations	1971/1981
Radio Transmission Bldg.	309 Sexton Ln.	96	Police and BWA radio transmitter	1975
Restroom No. 1	Dutch Branch Park	900	Park services	1999
Restroom No. 2	Dutch Branch Park	450	Park services	2001
Restroom No. 3	Dutch Branch Park	363	Park services	2003
Rolling Hills Restroom	Rolling Hills Park	1,160	Park services	2012
Senior Citizen Center	1010 Mercedes St.	5,850	Senior programs, community meetings	1990
YMCA	1899 Winscott Rd.	32,600	Indoor recreation center, pool, gym	2000

APPENDIX 4

### City-owned Properties

Property	Address	Acreage	Purpose
Animal Shelter	469 Winscott Rd.	3.66	Animal shelter
Cemetery	801 Mercedes St.	5.00	Cemetery
Community Center	228 San Angelo Ave.	0.24	Community building
Dutch Branch Park	1801 Winscott Rd.	278	Athletic fields and playgrounds
Fire Department	528 Mercedes St.	1.76	Fire department
Mont Del Park	14 Mont Del Dr.	1.62	Park
Municipal Complex	911 Winscott Rd.	3.80	City Hall, Senior Citizen Center, police and courts
Public Works/Fleet Operations	467 Winscott Rd.	3.83	Public Works and Fleet operations
Rolling Hills Park	6970 Rolling Hills Dr.	4.68	Public park
South Benbrook Park	1122 Bryant St.	1.52	Public park
Team Ranch Park	8250 Benbrook Blvd.	33.4	Natural area
Timber Creek Entry	1056 Cottonwood Tr.	0.49	Open space
Timber Creek Park	900 Park Dr.	16.4	Public park
Twilight Park	4100 Twilight Dr.	2.23	Public park

# The Laws

# Acknowledgements

*A special thank-you to those who shared their time and expertise to help with this project*

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**Texas State Law**

Chapter 211 of the Texas Local Government Code requires all cities to adopt their zoning regulations in accordance with a Comprehensive Plan. The comprehensive plan is a document that sets forth the city's vision for land use in the future. Most cities adopt their comprehensive plan after receiving input from various citizens' groups and other stakeholders. If a city wants to amend its zoning ordinance in a way that conflicts with the comprehensive plan, the city must first amend the comprehensive plan before it can amend its zoning ordinance.

**Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN.**

Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to

1. lessen congestion in the streets;
2. secure safety from fire, panic, and other dangers;
3. promote health and the general welfare;
4. provide adequate light and air;
5. prevent the overcrowding of land;
6. avoid undue concentration of population; or
7. facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

Municipal planning in Texas is authorized by the Texas Local Government Code §213.001 – 213-005, as follows:

**Sec. 213.001. PURPOSE.**

The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

**Sec. 213.002. COMPREHENSIVE PLAN.**

- a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.
  - b) A comprehensive plan may:
    1. include but is not limited to provisions on land use, transportation, and public facilities;
    2. consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
    3. be used to coordinate and guide the

establishment of development regulations.

c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

**Sec. 213.003. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN.**

a) A comprehensive plan may be adopted or amended by ordinance following:

1. a hearing at which the public is given the opportunity to give testimony and present written evidence; and
2. review by the municipality's planning commission or department, if one exists.
3. A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

**Sec. 213.004. EFFECT ON OTHER MUNICIPAL PLANS.**

This chapter does not limit the ability of a municipality to prepare other plans, policies, or strategies as required.

**Sec. 213.005. NOTATION ON MAP OF COMPREHENSIVE PLAN.**

A map of a comprehensive plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

**Benbrook City Charter**

The Benbrook City Charter requires the Planning Commission to prepare and recommend for approval be the City Council, a long range comprehensive City plan for the orderly physical development of the City, and to review and make recommendations for revisions to the City plan as necessary, but such review shall be made no less frequently than once every five years.

The Benbrook Comprehensive Plan was prepared in accordance with these above noted statutory requirements.

**Citizen Participants**

Without the support of our wonderful citizens, the Comprehensive Plan update would not have been possible.

**Steering Committee Members**

- David Ramsey (Chair) – Planning and Zoning Commission
- Leslie Singleton (Vice Chair) – Economic Development Corporation
- Jason Ward – Economic Development Corporation
- Karen Henderson – Parks and Recreation Board
- Lizzy Sutton – Parks and Recreation Board
- Alfredo Valverde – Planning and Zoning Commission
- Wes Meyers – Zoning Board of Adjustment

**Planning and Zoning Commission**

- Alfredo Valverde (Chair)
- John Logan (Vice Chair)
- Nathan Sultemeier
- Jonathan Russell
- Jon Craver
- Mikel Beth Seifert
- David Eason
- Damon Farrar
- David Ramsey

**City Council**

- Dr. Jerry Ditttrich (Mayor) – Place 1
- Dr. Larry Marshall (Mayor Pro-Tem) – Place 3
- Ron Sauma (term ended Nov. 6, 2019) – Place 7
- Jim Wilson – Place 5
- Laura Mackey – Place 6
- Dustin Phillips – Place 4
- Rene Franklin – Place 2
- Jason Ward (elected Nov. 6, 2019) – Place 7

**City Staff**

- Andy Wayman, City Manager
- Jim Hinderaker, Assistant City Manager
- Bennett Howell, Public Services Director
- Doug Howard, City Planner
- Caroline Steward, Assistant City Planner
- Cathy Morris, Director, Economic Development Corporation (EDC)
- Hillary Cromer, Assistant Director of EDC and Marketing
- Phyllis Wolfe, Information Technology Director
- Dane Garvin, Geographic Information System
- Rick Overgaard, Finance Director
- James Mills, Police Chief
- Tommy Davis, Fire Chief
- Jason Tate, Assistant Fire Chief
- Jeff Rodriguez, Communications and Marketing

# BENBROOK 1956

