

**AGENDA
BENBROOK PLANNING AND ZONING COMMISSION
THURSDAY, March 12, 2020
911 WINSCOTT ROAD
PRE-COMMISSION WORK SESSION, 7:00 P.M.
CENTRAL CONFERENCE ROOM**

1. Oath of Office for New Commissioner.
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 February 13, 2020

Documents:

[PZ MINUTES 02132020.PDF](#)

IV. REPORTS BY CITY STAFF

A. ZONING

1. CUP-20-01

Consider the reissuance of a conditional use permit for a subsidiary dwelling due to a change in ownership for property legally described as Lot 1-A-2, Block 7, Benbrook Lakeside Addition (1313 Cozby Street W). [PUBLIC HEARING]

Documents:

[CUP-20-01 PZ STAFF REPORT.PDF](#)
[CUP-20-01 ATTACHMENTS.PDF](#)

V. ADJOURNMENT

**COMMISSION WORKSESSION, FOLLOWING THE REGULAR MEETING
CENTRAL CONFERENCE ROOM**

1. Discussion of Future P&Z Worksession Topics
2. Discussion of Updating the Sign Ordinance

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 13, 2020**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, February 13, 2020, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey
Jon Logan
Alfredo Valverde – Chair
Matthew Wallis
Jon Craver – Vice Chair
David Eason
Damon Farrar

Absent: Nathan Sulzemeier

Also present: Jim Hinderaker Assistant City Manager
Doug Howard City Planner
Caroline Stewart Assistant City Planner,
Acting Recording Secretary

I. CALL TO ORDER

The Chair called the meeting to order at 7:31 p.m.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

III. MINUTES

Regular Meeting, January 9, 2020

Motion by Commissioner Ramsey to approve the minutes of the January 9th meeting. Second by Commissioner Craver. The Chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Valverde, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: Mr. Logan

Motion carried: 6 – 0 – 1

IV. REPORTS OF CITY STAFF

A. SUBDIVISION

- 1) **RP-20-01 – A request to approve a replat of 5.834 acres to combine lots 1R and 2R, Block 1 of the Hawkins Business Center Phase 1 Addition into one**

nonresidential lot. The property is zoned “G” Commerce District and is generally located at the northeast corner of the I.H. 20/820 frontage road and Hawkins Center Drive intersection (7300 Hawkins center Drive). [PUBLIC HEARING]

Doug Howard, City Planner, introduced the item to the Commission and recommended the Commission hear from the applicant first, before staff recommendation.

Birk Ayer, the applicant (215 Johnston St, Rock Hill, SC), gave a presentation and answered questions from the Commission.

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

The Chair opened the public hearing at 7:49 p.m. There were no public comments. The Chair closed the public hearing at 7:50 p.m.

Motion by Commissioner Logan to approve replat request number RP-20-01, including the approval of the alternative tree preservation/mitigation plan, as proposed by the applicant. Seconded by Commissioner Craver. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 –0

B. ZONING

1) **ZTA-20-01 – An ordinance amending Chapter 17.79 – Benbrook Boulevard Corridor Overlay District, Title 17 – Zoning, Benbrook Municipal Code, prohibiting minor auto repair and self-service carwash uses, currently allowed by right in commercial zoning districts in the Benbrook Boulevard Corridor Overlay District located primarily along Benbrook Boulevard (U.S. Hwy 377) between Winscott Road and I-20/I-820. [PUBLIC HEARING]**

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

The Chair asked for public comment. There were no public comments. The Chair closed the public hearing at 7:59 p.m.

Motion by Commissioner Logan to recommend City Council adopt an ordinance amending Title 17, as presented. Seconded by Commissioner Wallis. The Chair called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, Mr. Craver, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 –0

IV. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 8:00 p.m.

APPROVED _____, 2020

Chair



City of Benbrook

Planning and Zoning Commission

DATE: 03/12/2020	REFERENCE NUMBER: CUP-20-01	SUBJECT: Consider the reissuance of a conditional use permit for a subsidiary dwelling due to a change in ownership for property legally described as Lot 1-A-2, Block 7, Benbrook Lakeside Addition (1313 Cozby Street W).	PAGE: 1 of 3
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Project Name: Wilson Residence

Request Type: Conditional Use Permit (CUP) for a Subsidiary Dwelling

Site Description: 21,600 square feet or 0.9458 acres
Lot 1-A-2, Block 7, Benbrook Lakeside Addition

Location: 1313 Cozby Street W

Zoning District: "B" One-Family District

Property Owner: Richard Wilson
1313 Cozby Street W
Benbrook, TX 76126

Background

- A building permit was issued in 2005 for construction of a pool house (929 sqft). Sometime after its construction, the pool house was converted into a subsidiary dwelling.
- In 2008, a change in ownership prompted the new owners to apply for a subsidiary dwelling CUP (Z-08-01). Staff recommended the CUP run with the land; however, the Planning and Zoning Commission excluded this from the motion to approve, requiring a CUP be reissued when the property is sold to a new owner.
- The applicant recently purchased the home (1/31) and is requesting the reissuance of a CUP for a subsidiary dwelling. The subsidiary dwelling will be used by an elderly parent of the property owner.

ANALYSIS:

Ordinances and Definitions

- Chapter 17.20 – Districts, District Boundaries and District Uses
 - Section 17.20.070 – Currently, a CUP is required for a subsidiary dwellings within the "RE," "A," "B," and "BR" zoning districts.
- Chapter 17.08 – Definitions
 - "Subsidiary Dwelling": Separate living quarters with separate kitchen facilities which is in addition to the principle dwelling unit on a single-family lot.
 - "Family": One (1) or more persons who are related by blood, marriage, adoption, or foster assignment living together and occupying a single housekeeping unit with single kitchen facilities; or a group of not more than three (3) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a non-profit cost-sharing basis.
 - "One-Family Dwelling": A detached residential dwelling unit other than a mobile home designed for and occupied by one-family only.

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- “Dwelling Unit”: One room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms, or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.
- Chapter 17.88 – Parking
 - Section 17.88.010 – Parking requirements by use. One-family dwellings require a minimum of two (2) spaces. Two-family dwellings require a minimum of four (4) spaces, two (2) spaces per dwelling unit.
 - Section 17.88.020 – All required parking to be provided behind the required front yard and second front yard setbacks. All required parking must include a minimum of a 9ft by 18ft area, plus off-street maneuvering space. Drives and parking areas shall be asphalt, concrete, or other approved hard, all-weather surface, free of litter, debris, weeds, grass, or other objectionable material or objects.
- Chapter 17.80 – Conditional Uses
 - See attached ordinance excerpt.

Staff Comments and Analysis

- The one-family zoning district, commonly referred to as single-family districts, allows residential lots to contain one (1) dwelling unit per lot.
- A CUP may be granted for a subsidiary dwelling if approved by the Planning and Zoning Commission, as regulated by Chapter 17.80 of the zoning ordinance.
- Authorized subsidiary dwelling CUPs allow separate living quarters with separate kitchen facilities on a single-family lot, which may be occupied by family members of those living in the related principle dwelling unit (see definition of “Family”). The subsidiary dwelling is an extension of the principle single-family dwelling unit.
- Granting a subsidiary dwelling is intended to allow immediate or extended family members to live together with some separation or privacy, while ensuring the one-family zoning districts remain exclusively single-family areas. For example, a mother may elect to live with her adult child, but still desires to have her own space. Another example could include parents allowing their adult child, who desires to have their own space, continue to live with them while attending college.
- As the subsidiary dwelling functions as a separate dwelling area, additional parking should be required to mitigate any potential unfavorable effects or impacts on other existing or permitted uses on abutting sites and/or the safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses anticipated in the area (Section 17.80.030 – [CUP] Review and evaluation criteria), as determined by the Planning and Zoning Commission. As the subsidiary dwelling use is similar to a two-family dwelling, staff recommends an additional two (2) parking spaces be required, located behind the front and secondary front build lines.
- In accordance to Section 17.80.050, CUPs expire upon change in ownership of the land, unless specifically approved by the Planning and Zoning Commission.
- With the information provided within the analysis section, Staff is supportive of allowing this CUP to run with the land, should the Planning and Zoning Commission vote to approve.

DATE: 03/12/2020	REFERENCE NUMBER: CUP-20-01	SUBJECT: Consider the reissuance of a conditional use permit for a subsidiary dwelling due to a change in ownership for property legally described as Lot 1-A-2, Block 7, Benbrook Lakeside Addition (1313 Cozby Street W).	PAGE: 3 of 3
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Public Notice

Legal notifications of this request 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 February 26, 2020.
- A legal notice was posted within the Benbrook News on February 20, 2020.

Staff Recommended Motion

Move to approve request number CUP-20-01, reissuing a conditional use permit for Lot 1-A-2, Block 7, Benbrook Lakeside Addition, also known as 1313 Cozby St. W, for a subsidiary dwelling and allowing the conditional use permit to run with the land.

Attachments

1. Location Map
2. Site Plan/Property Survey
3. Chapter 17.80 – Conditional Uses Excerpt
4. Z-08-01 P&Z Staff Report (February 14, 2008)
5. February 14, 2008 P&Z Minutes Excerpt

Location Map



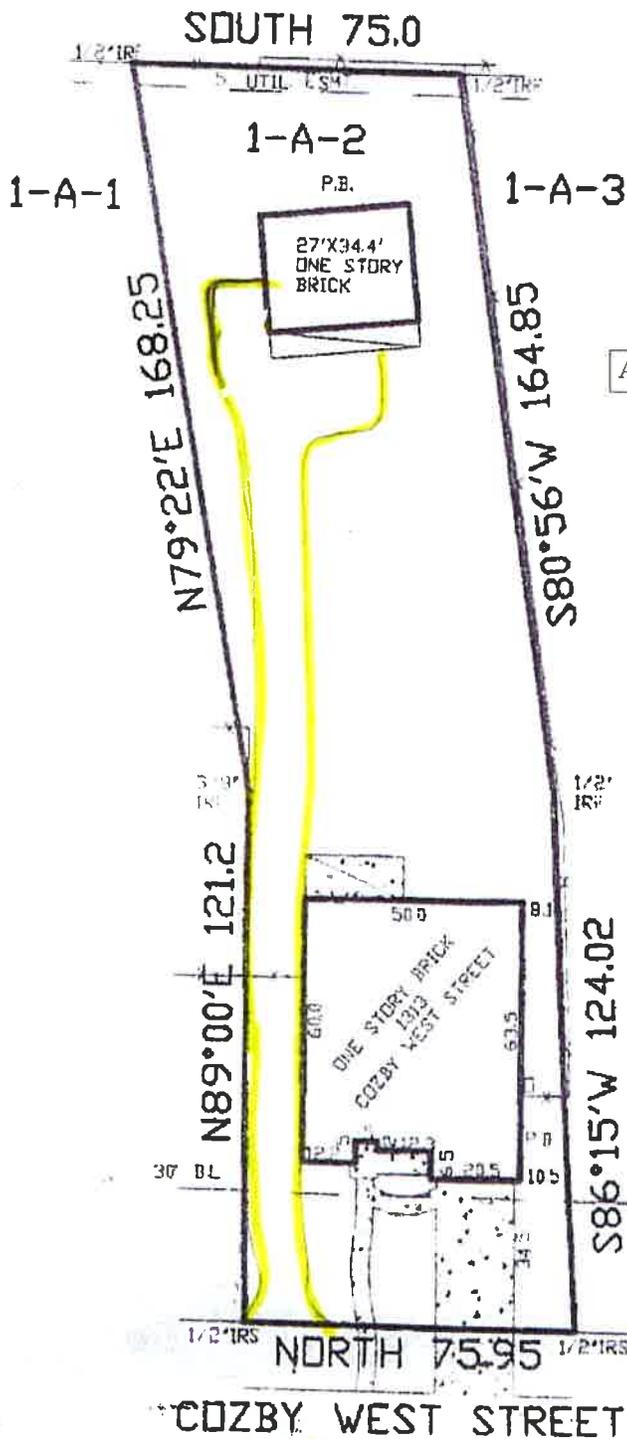
CUP-20-01 - 1313 Cozby St W.

POGUE & WOODARD LAND SURVEYORS, INC.

SURVEY PLAT

This is to certify that I have, this date, made a careful FIELD survey on the ground of property located at
No. **1313 COZBY WEST STREET** in the city of **BENBROOK** Texas

Lot No. **1-A-2** Block No. **7** City Block No. _____
of **BENBROOK LAKESIDE** on addition to the
City of **BENBROOK, TARRANT COUNTY,** Texas, according to the **PLAT** thereof
recorded in **VOLUME 388-145, PAGE 40 PLAT** Records **TARRANT** County, Texas



Approved for LTP/OTP

Digitally signed by Kevin Huber
Reason: I am approving this document
Date: 2020-01-08 17:12:06:00



Attachment 3

Chapter 17.80 - CONDITIONAL USES

17.80.010 - Purpose.

The purpose of the conditional use procedure is to allow for review of uses which would not be appropriate generally or without certain restriction throughout a zoning district, but which, if controlled as to the number, area, location or relation to the neighborhood would promote the health, safety, and welfare of the community. The procedure is intended to allow broad public review and evaluation of the proposed development and to ensure adequate mitigation of potentially unfavorable impacts.

17.80.030 - Review and evaluation criteria.

The conditional uses application shall be reviewed and evaluated using the following criteria:

- A. Conformance with applicable regulations and standards established by this Zoning Ordinance.
- B. Compatibility with existing or permitted uses on abutting, adjacent, or adjoining sites in terms of building height, bulk, scale, setbacks, open spaces, landscaping and site development, and access and circulation features.
- C. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
- D. Location, lighting, and type of signs and relation of signs to traffic control; external illumination; and adverse effect on adjacent properties.
- E. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses anticipated in the area considering existing zoning and land uses.

Attachment 4

Page 1 of 2

REQUEST: Conditional Use Application for a Subsidiary Dwelling as provided for in Section 10–B–b–8 and Section 22 of Ordinance Number 808, as amended

SUBJECT PROPERTY: Lot 1 – A – 2, Block 7, Benbrook Lakeside Addition

LOCATION: Planning Area “C”,
1313 Cozby West Street

AREA: Approximately 21, 200 square feet

ZONING DISTRICT CLASSIFICATION: “B” One Family District

LANDOWNER/ APPLICANT: Steve and Gayle Wells
1313 Cozby West Street

SUMMARY:

The applicants request approval of a conditional use permit to use an existing 929-square-foot accessory building on Lot 1–A–2 (1313 Cozby West Street) as a subsidiary dwelling. The single-story accessory building is located near the rear of the lot. A building permit was issued September 13, 2005 for construction with plans describing the accessory building as a pool house. Some time after the final inspection of the permitted pool house by the Building Inspection Department, a change to a subsidiary dwelling occurred. The applicant purchased the property December 14, 2007. The application indicates the proposed use of the accessory building as a subsidiary dwelling is to accommodate the applicant’s widowed mother.

PLANNING REVIEW:

The City Planning Staff has reviewed the Conditional Use Application in accordance with Section 22-C, Conditional Uses – Review and Evaluation Criteria, of Ordinance Number 808, as amended, and offers the following comments:

- Criteria 1: The conditional use application appears to conform to applicable regulations and standards of the Zoning Ordinance with the exception of off-street parking spaces behind the building line. Two concrete off-street parking spaces behind the building line should be required as a condition of approval.
- Criteria 2: The proposed subsidiary dwelling is compatible with existing and permitted uses on abutting sites regarding building height, bulk, scale, setbacks, and open space for the conditional use.
- Criteria 3: The proposed conditional use is for a residential activity and does not appear to have an unfavorable effect on existing or permitted uses on adjoining sites. The proposed subsidiary dwelling, when combined with the existing one-family dwelling on the approximately 21,200-square-foot lot, provides a compatible or lower density than surrounding sites and a lower density than typical residential areas meeting

density regulations of the Zoning Ordinance.

Criteria 4: No signs are proposed with the conditional use application.

Criteria 5: The subject property has frontage on Cozby West Street, a two-lane, 28-foot-wide local street. The proposed subsidiary dwelling combined with the existing one-family dwelling on the property would not generate traffic that would be detrimental to the safety and convenience of vehicular and pedestrian traffic in the area or have a detrimental effect when combined with other existing or anticipated uses in the area. The proposed conditional use will not exceed the capacity of the roadway serving the property.

The City Planning Staff has reviewed the Conditional Use Application and offers the following comments:

1. Any approval of the proposed conditional use applies only to the authorization of the otherwise nonconforming use. All construction must be in conformance with all Building Codes, the Zoning Ordinance, and all other applicable codes and regulations.
2. When combined with the existing single-family house on the site, the subsidiary dwelling would create a density of 2.05 dwelling units per acre, compared with a typical density of approximately 3.5 dwelling units per acre in "B" District.
3. The Zoning Ordinance provides that a Conditional Use Permit automatically expires with a change of ownership of the land unless the approval includes the determination that it is in the best interest of the City that the approval transfer to subsequent landowners. Frequently, a conditional use involves a use in an existing structure that has other permitted use potential. However, it is not unusual that the use be transferable, or run with the land, rather than alter the structure with a change in ownership. It appears the transfer of the conditional use to future owners would be appropriate and in the best interest of the City.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve Conditional Use Application Z-08-01 for Steve and Gayle Wells to authorize the proposed subsidiary dwelling use of the existing accessory building in accordance with the application on Lot 1-A-2, Block 7, Benbrook Lakeside Addition (1313 Cozby West Street) subject to:

1. conformance with all elements of the Conditional Use Application,
2. conformance with all "B" District regulations with the exception of the Conditional Use and conformance with all other applicable codes, regulations, and ordinances.
3. the addition of two off-street parking spaces behind the building line, and
4. the Conditional Use is to run with the land.

The Commission may want to consider additional conditions to approval, as it may deem appropriate.

Abstain: Mr. Dawson

Motion carried 3 – 0 – 1

III. OATH OF OFFICE

The oath of office was taken by Robert Pesce for Place 7 of the Planning and Zoning Commission.

IV. REPORTS OF CITY STAFF

A. COMPREHENSIVE PLAN AMENDMENTS

CP – 08 – 01 Consider update of Section 17 – Capital Improvements of the Comprehensive Plan

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

Dave Gattis, Deputy City Manager, said that, the Commission conducted a public hearing and considered the initial draft of the update of the Capital Improvements Plan (CIP) which is Section 17 – Capital Improvements of the Comprehensive Plan last month at the January 10, 2008 meeting. Mr. Gattis said the Commission had requested that Staff annotate where specific changes had been made and that is being presented to the Commission this month.

Staff recommends that the Planning and Zoning Commission recommend that the City Council adopt the revised Section 17 – Capital Improvements as part of the Comprehensive Plan.

The Chair asked if the Commission had any comments, questions, or a motion.

Motion by Mr. Dawson that the Planning and Zoning Commission recommend that the City Council adopt the revised Section 17 of the Comprehensive Plan. Second by Mr. Pesce. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Pesce, Mr. Weaver, Mr. Dawson, Mr. Wilson, and Dr. Marshall

Noes: None

Motion carried 5 – 0

B. ZONING

Z – 08 – 01 Consider Conditional Use Application for a Subsidiary Dwelling as provided for in Section 10 – B – b – 8 and Section 22 of Ordinance Number 808, as amended, Lot 1- A – 2, Block 7, Benbrook Lakeside Addition (1313 Cozby West Street) PUBLIC HEARING

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

Steve Wells, 1313 Cozby West Street, said he is the owner and applicant. Mr. Wells said he is requesting the conditional use permit for a subsidiary dwelling for an approximately 1,000 square foot house at the rear of his lot. He said his mother would occupy the house.

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

Ed Gallagher, City Planner, said the Z-08-01 conditional use application is presented by Steve and Gayle Wells for a subsidiary dwelling on their property at 1313 Cozby West Street. The proposed subsidiary dwelling would be a second dwelling unit on the "B" One Family District zoned, Lot 1-A-2 in Block 7 of Benbrook Lakeside Addition.

A subsidiary dwelling is a separate living quarters with separate kitchen facilities which is in addition to the principal dwelling unit on a single-family zoned lot. Most typically, a subsidiary dwelling is a garage apartment or guest house. A conditional use is a use that would not routinely be permitted in a particular district, but upon specific evaluation by the Commission, can be approved if determined to be compatible with other permitted uses in the area.

Mr. Gallagher said the proposed subsidiary dwelling is an approximately 929-square-foot, existing single-story accessory building near the rear of the lot. In September 2005, a building permit was issued to the previous landowner for the construction of the building as a pool house. The Z-08-01 application is to authorize a subsidiary dwelling use in the previously permitted pool house. The application indicates the subsidiary dwelling is to better accommodate the applicant's widowed mother.

The staff reviewed the application in accordance with the review and evaluation criteria specified in the Zoning Ordinance for compatibility with existing and permitted uses in the area. Regarding Criteria 1, the application indicates conformance with applicable regulations and standards of the Zoning Ordinance except off-street parking provisions for the proposed conditional use. Mr. Gallagher said two concrete off-street parking spaces behind the building line should be a condition of approval.

Compared with Criteria 2, the proposed subsidiary dwelling is compatible with existing and permitted uses on abutting sites regarding building height, bulk, scale, setbacks and open space for the conditional use. Regarding Criteria 3, the proposed conditional use is a residential activity and does not appear to have an unfavorable effect on existing or permitted uses on adjoining sites. Mr. Gallagher said the proposed subsidiary dwelling, when combined with the existing one-family house on the approximately 21,200-square-foot lot, provides a compatible or lower density than surrounding sites and a lower density than typical residential developments meeting density standards of the Zoning Ordinance.

Mr. Gallagher said Criteria 4 addresses signs and none are proposed with the application. Criteria 5 addresses the safety and convenience of vehicular and pedestrian circulation expected with the conditional use. The property has frontage on Cozby West Street, a two-lane, 28-foot-wide local street. Traffic generated by the proposed conditional use, combined with the existing single family use, will not generate traffic that would be detrimental to area traffic and will not exceed the capacity of the roadway serving the site.

In addition to the review and evaluation criteria specified in the Zoning Ordinance, the staff notes that the establishment of the conditional use must be in compliance with all Building Codes, the Zoning Ordinance, and other applicable codes and regulations.

Mr. Gallagher said the Zoning Ordinance provides that a Conditional Use Permit automatically expires with a change of ownership of the land unless the approval includes the determination that it is in the best interest of the City that the approval transfer to subsequent landowners. Frequently, a conditional use involves a use in an existing structure that has other permitted use potential. However, it is not unusual that the use be transferable, and run with the land, rather than alter the structure with a change in ownership. Mr. Gallagher said it appears that the transfer of the conditional use to future owners would be appropriate and in the best interest of the City.

Staff recommends that the Planning and Zoning Commission approve Conditional Use Application Z-08-01, presented by Steve and Gayle Wells, to authorize the proposed subsidiary dwelling use in the existing accessory building in accordance with the application on Lot 1-A-2, Block 7, Benbrook Lakeside Addition (1313 Cozby West Street) subject to:

1. conformance with all elements of the Conditional Use Application,
2. conformance with all "B" District regulations with the exception of the Conditional Use and conformance with all other applicable codes, regulations, and ordinances,
3. the addition of two off-street parking spaces behind the building line, and
4. the Conditional Use is to run with the land.

Mr. Gallagher said the Commission may want to consider additional conditions to approval as it may deem appropriate.

The Chair asked for any comments or questions from the Commission. There being none, the Chair opened the public hearing at 7:48 p.m. and asked if anyone wanted to speak for or against the item.

Rob Shear, 1317 Cozby West Street, said his concern is that the properties would be sold separately in the future or used as a rental property.

Mr. Gallagher said the subject property is zoned single-family and would not meet the Zoning Ordinance if subdivided.

Mike Ford, 212 Cozby South Street, is directly behind the subject lot and he would like to know if the next owner would have to go through the same conditional use process, or would the permit run with the land. Mr. Ford said he is concerned that future owners would rent out the subsidiary dwelling.

The Chair asked for any other speakers. There being none, the Chair closed the public hearing at 7:52 p.m. and asked for any comments, questions, or a motion from the Commission. Discussion followed between the Commission and Staff.

Motion by Mr. Wilson that the Planning and Zoning Commission approve the Conditional Use Application, Z – 08 – 01, as recommended by Staff except that the approval not run with the land but would expire when the property changed owners. Second by Mr. Pesce.

Following discussion, Mr. Wilson amended the motion to include a stipulation that the required addition of the two off-street parking spaces behind the building line be constructed within 120 days of the approval. Mr. Pesce agreed to the amendment. The Chair called the question.

Vote on the Motion:

Ayes: Mr. Pesce, Mr. Weaver, Mr. Dawson, Mr. Wilson, and Dr. Marshall

Noes: None

Motion carried 5 – 0

C. SUBDIVISION PLATS

P – 08 – 01

Consider preliminary plat of Sproles Addition, 5.0394 acres out of the J.M. Evans Survey Abstract Number 466 and the Joel Fish Survey Abstract Number 1876 (southeast corner of Benbrook Boulevard and Sproles Drive) PUBLIC HEARING

The Chair introduced the item and asked for a presentation by the applicant.

Kristy Elliott said she is the project manager for QuikTrip, 14450 Trinity Boulevard, Fort Worth, Texas, who is the agent on the preliminary plat application. Ms. Elliott said she is representing the owner and applicant and they are proposing to sub-divide the five-acre property into four lots. Three lots would front on Benbrook Boulevard and are zoned for commercial use and the fourth lot fronts on Sproles Drive and is zoned residential.

Ms. Elliott said the three lots on Benbrook Boulevard would have a mutual access drive that has been conceptually approved by TxDOT. She said there would also be a shared drive on Sproles Avenue at the rear of the three commercial lots. Ms. Elliott said they are correcting the location of the drive on Sproles Drive to align with McKinley Street as requested by Staff.

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

Mr. Gallagher said the preliminary plat of Sproles Addition involves 5.0394 acres in the Evans and Fish Surveys at the southeast corner of Benbrook Boulevard and Sproles Drive. The property is split zoned with the approximately 3.6-acre frontage on Benbrook Boulevard zoned "HC" Highway Corridor Commercial District and the approximately 1.4-acre balance with frontage on Sproles Drive zoned "D" Multiple Family Residential District. Mr. Gallagher said the preliminary plat material was prepared by SCI Survey Consultants of Plano and Glenn Engineering of Irving and presented on behalf of the property owners, Jerry and Ann Dittrich.

Three lots are shown in the commercial area parallel to Benbrook Boulevard and are connected with mutual access easements connecting with the shared access on the adjacent Tractor Supply site and Sproles Drive. The three commercial lots are shown to share a single driveway connection to Benbrook Boulevard.

Mr. Gallagher said the irregular shaped residential portion of the plat area is a single lot that has frontage only on Sproles Drive and is the relocation site of the historic Sproles House that was built in 1934 on the current commercial portion of the five acres. The residential lot also includes