

VIA TELEPHONE CONFERENCE

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of Benbrook will conduct its Regular Meeting scheduled for **7:30 p.m.** on **Thursday July 9, 2020**, in the City Council Chambers, 911 Winscott Road, Benbrook, Texas by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (Covid-19). While this meeting is open to the public, social distancing and wearing of masks will be enforced.

For this meeting, the presiding officer will be physically present at the location described above. However, one or all other members of the Planning and Zoning Commission may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the Planning and Zoning Commission.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <http://www.benbrook-tx.gov/AgendaCenter>.

The public too-free dial-in number to participate in the telephone meeting is: **1-866-894-9011** or local number **817-443-6248**.

The public meeting will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

This meeting will be recorded, and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

**AGENDA
BENBROOK PLANNING AND ZONING COMMISSION
THURSDAY, JULY 9, 2020
911 WINSCOTT ROAD
PRE-COMMISSION WORK SESSION, 7:15 P.M.
CENTRAL CONFERENCE ROOM**

1. 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 March 12, 2020.

Documents:

[PZ MINUTES 03122020.PDF](#)

IV. REPORTS BY CITY STAFF

A. SUBDIVISION

1. FP-20-02

Whitestone Heights Phase 2. A request to approve a Final Plat for 37.94 acres for residential development.

Documents:

[FP-20-02 PZ STAFF REPORT.PDF](#)

[FP-20-02 ATTACHMENTS.PDF](#)

V. ADJOURNMENT

**MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 12, 2020**

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, March 12, 2020, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

John Logan
Alfredo Valverde - Chair
Hunter Brauer
David Eason
Damon Farrar

Absent:

David Ramsey
Nathan Sultemeier
Matthew Wallis
Jon Craver – Vice Chair

Also present:

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

I. CALL TO ORDER

Chair Valverde called the meeting to order at 7:32 p.m.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

III. MINUTES

Regular Meeting, February 13, 2020

Motion by Commissioner Logan to approve the minutes of the February 13th meeting. Second by Commissioner Farrar. The Chair called the question.

Vote on the motion:

Ayes: Mr. Logan, Mr. Valverde, Mr. Brauer, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 5 – 0 – 0

IV. REPORTS OF 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]

Richard Wilson, the applicant (1313 Cozby Street W), provided a presentation and answered questions from the Commission.

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

The Chair asked for public comment. There were no public comments. The Chair closed the public hearing at 7:44 p.m.

Motion by Commissioner Logan 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, restricting occupancy of the lot to a family as defined. Seconded by Commissioner Eason. The Chair called the question:

Vote on the motion:

Ayes: Mr. Logan, Mr. Valverde, Mr. Brauer, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 5 – 0 – 0

IV. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 7:46 p.m.

APPROVED _____, 2020

Chair



City of Benbrook

Planning and Zoning Commission

DATE: 07/09/2020	REFERENCE NUMBER: FP-20-02	SUBJECT: Whitestone Heights Phase 2. A request to approve a Final Plat for 37.94 acres for residential development.	PAGE: 1 of 3
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With a passing of the "Shot-Clock Bill" (H.B. 3167) during the 86th legislative session of the Texas State Legislature, the Planning and Zoning Commission must approve, approve with conditions, or disapprove any standard final plat submitted to the city, along with their accompanying subdivision construction plans. If the plat and/or subdivision plan conform to adopted city development regulations, the Planning and Zoning Commission must approve.

Project Name: Whitestone Heights Phase 2

Request Type: Final 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. No. 1089)

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

Background

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

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

Jun. 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.

Jun. 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.

Jan. of 2020: The Planning and Zoning Commission approved a preliminary plat for 2 additional phases; a total of 107 single family residential lots.

DATE: 07/09/2020	REFERENCE NUMBER: FP-20-02	SUBJECT: Whitestone Heights Phase 2. A request to approve a Final Plat for 37.94 acres for residential development.	PAGE: 2 of 3
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Summary

Generally, the applicant's subdivisions plans depict the following:

- Residential Lots and Tracts
 - 58 single-family residential lots;
 - 1 tract for HOA landscaping and screening;
 - 6 tracts for future residential development of Phase 3; and
 - 4 tracts for dedication to the City for a golf cart path for the Whitestone Golf course's use.
- Conformance to zoning regulations ("BR-PD" Ord. No. 1089):
 - Lots meet the minimum 7,000 SF lot size requirement.
 - Corner lots meet the minimum 8,400 SF lot size requirement.
 - Lots meet the minimum 60 FT lot width zoning requirement.
 - Corner lots meet the minimum 66 FT requirement (10% increase over min. interior lot width).
 - Bufferyard screening wall (along Benbrook Blvd.)
 - Meets the minimum requirements of an F2 masonry wall (ornamental/textured wall min. 6ft in height).
 - Bufferyard landscaping (along Benbrook Blvd.)
 - Meets the minimum 10ft width requirement.
 - Meets the minimum plantings requirements per 100 linear feet:
 - Canopy Trees: 2 (minimum 2-inch caliper or 6ft for a multi-trunk clump).
 - Understory: 2 (minimum 4ft in height).
 - Shrubs: 10 (minimum 12 inches in height for evergreen and 115 inches in height for deciduous).
- Alternative Tree Preservation and Mitigation Plan
 - In accordance with the Alternative Tree Preservation and Mitigation Plan (P-20-01), approved by the Planning and Zoning Commission on January 9, 2020, every developed residential lot shall have a minimum of two (2) 3-inch caliper trees, at least five (5) feet in height.
- Access
 - Primary access to Whitestone Heights from Benbrook Blvd. (US Hwy. 377) using the existing Hawkins Home Blvd.
 - Secondary access from Benbrook Blvd. using Golds Hills Dr.
 - Access to the development from existing stub streets; Alta Sierra Dr., Luanna Hills Dr., Spanish Hills Dr., and Gold Hills Dr.
- Storm Drainage
 - Storm water is primarily directed towards City rights-of-way.
 - Where needed, lot-to-lot drainage is permitted through drainage easements.
- Floodplain
 - Tract 37X contains area of unmapped floodplain, not yet recorded with FEMA. Tract 37X shall not be subdivided until a LOMR is approved by FEMA.
- Whitestone Golf Cart Path
 - The golf cart path is being rerouted through the new development, on tracts dedicated to the city.
 - Extinguishment of the existing golf cart path easement requires City Council action.
 - An approved golf cart path phasing plan is required for city review and approve prior to the removal of the existing path. At all times, an all-weather surface, as approved by the city, is required to be maintained during construction.

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Staff Review

- The construction plans and the final plat were reviewed and approved by the city staff and TxDOT.
- The City Engineer certifies that the municipal infrastructure improvements on the project are roughly proportionate to the proposed development as required on similar projects in accordance with Texas Local Government Code Section 212.904.
- Water and Sanitary Sewer Plans
 - Final water and sanitary sewer plans are expected to be approved by the BWA Board on July 7th.

Staff Recommended Motion:

Move to approve the Final Plat, number FP-20-02, subject to the following condition:

1. Execute a Developer Authority agreement from the Benbrook Water Authority (BWA), for the subject property.

Next Steps

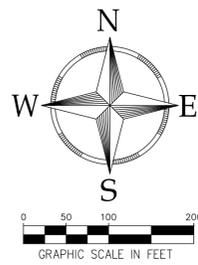
- Extinguishment of the existing Whitestone golf cart path easement:
 - Requires City Council action.
- Plat Recordation. If FP-20-02 is approved, the following must occur prior to plat recordation:
 - Approval and recordation of property owner association documents (Establishment of an HOA and Covenants, Conditions, and Restrictions).
 - Execution of a City of Benbrook Developer Agreement.
 - Submission of all documents and fees required for plat recordation.
- Pre-Construction Meeting:
 - Meet with BWA and city development staff prior to beginning construction.

Attachments

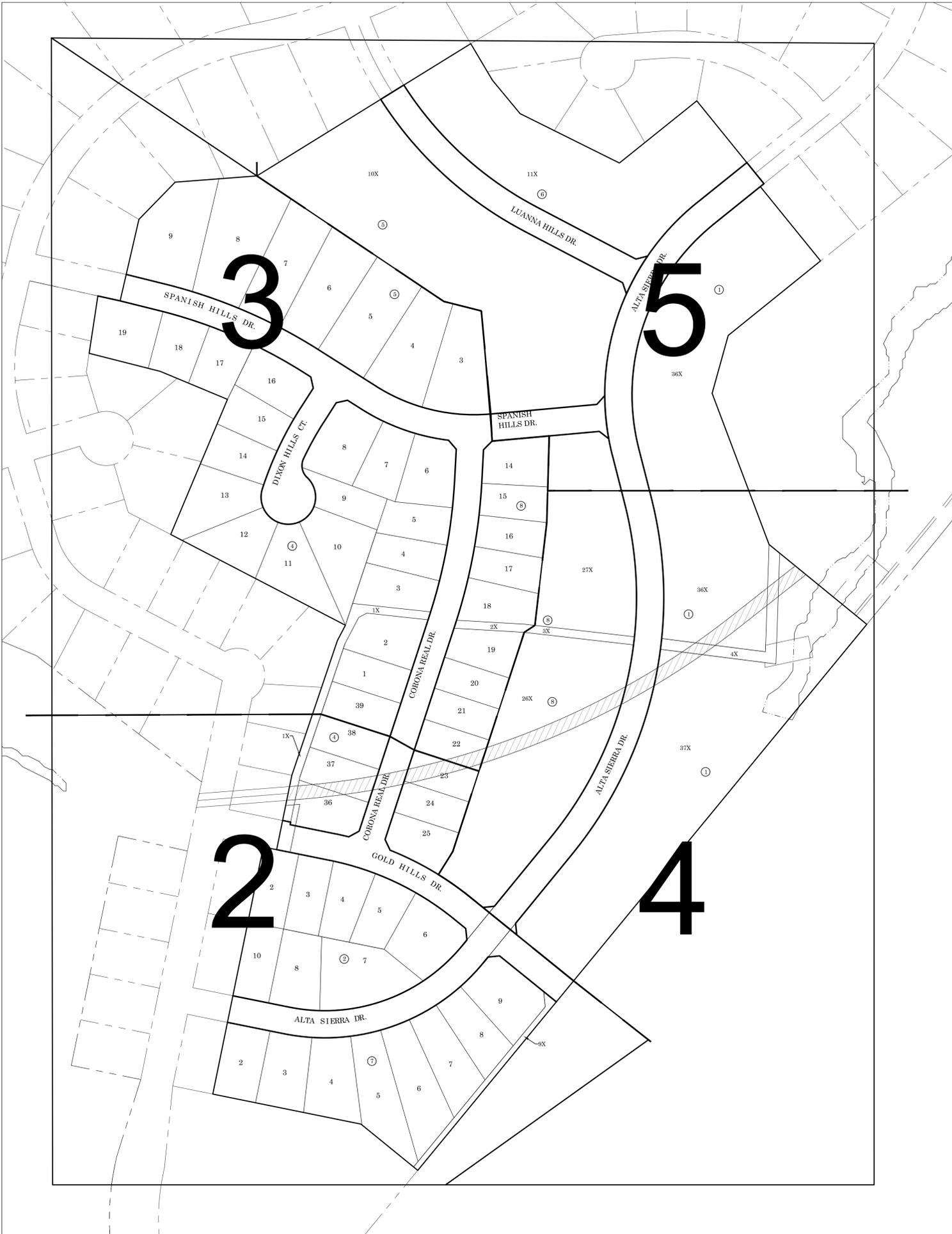
1. Final Plat
2. Location Map

LEGEND

- IRF IRON ROD FOUND
- RRS RAILROAD SPIKE
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT



WHITESTONE HEIGHTS PHASE TWO INDEX MAP



A Final Plat of
Whitestone Heights Phase Two

TRACTS 4X, 36X, 37X, BLOCK 1; LOTS 1-8, BLOCK 2; LOTS 1-19, LOTS 36-39, TRACT 1X, BLOCK 4; LOTS 3-9, TRACT 10X, BLOCK 5; TRACT 11X, BLOCK 6; LOTS 2-9, TRACT 9X, BLOCK 7; LOTS 14-25, TRACT 2X, 3X, 26X, 27X, BLOCK 8; 58 RESIDENTIAL LOTS & 11 TRACTS TOTALING 37.94 ACRES SITUATED IN THE T. & N. O. R.R. SURVEY, ABSTRACT NUMBER 1565 CITY OF BENBROOK, TARRANT COUNTY, TEXAS

OWNER SJ DOMINION DEVELOPMENT, LP A TEXAS LIMITED PARTNERSHIP 7201 HAWKINS VIEW, CT, STE. 101 FORT WORTH, TEXAS 76132 PHONE: 817-737-4446	SURVEYOR PELOTON LAND SOLUTIONS, INC 11000 FRISCO ST., STE. 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX TBPELS: 10194468	PLANNER / ENGINEER PELOTON LAND SOLUTIONS, INC 11000 FRISCO ST., STE. 400 SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO 12207
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This Plat filed in Instrument No. _____ Date _____ Date of Preparation: _____

Case No. FP-20-02

OF 5 SHEETS

1

PELOTON

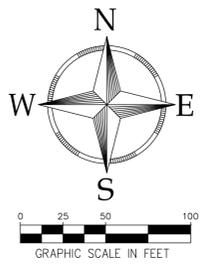
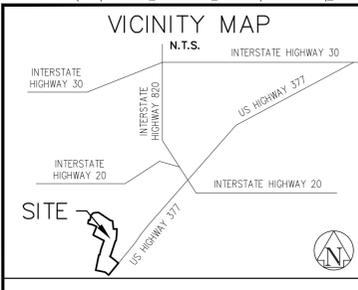
LAND SOLUTIONS

11000 Frisco St. Ste. 400 | Frisco, TX 75033 | 469-213-1800

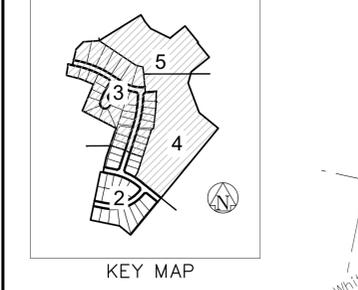
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Job #:	HCH18003	Revisions:
Drawn By:	MYOST	
Checked By:	SRAMSEY	
Date:	12.20.2019	



LEGEND
IRF IRON ROD FOUND
RRS RAILROAD SPIKE
U.E. UTILITY EASEMENT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT



LAND USE TABLE

RESIDENTIAL	15.41 ACRES
RIGHT-OF-WAY TRACTS	6.17 ACRES
TOTAL	37.94 ACRES

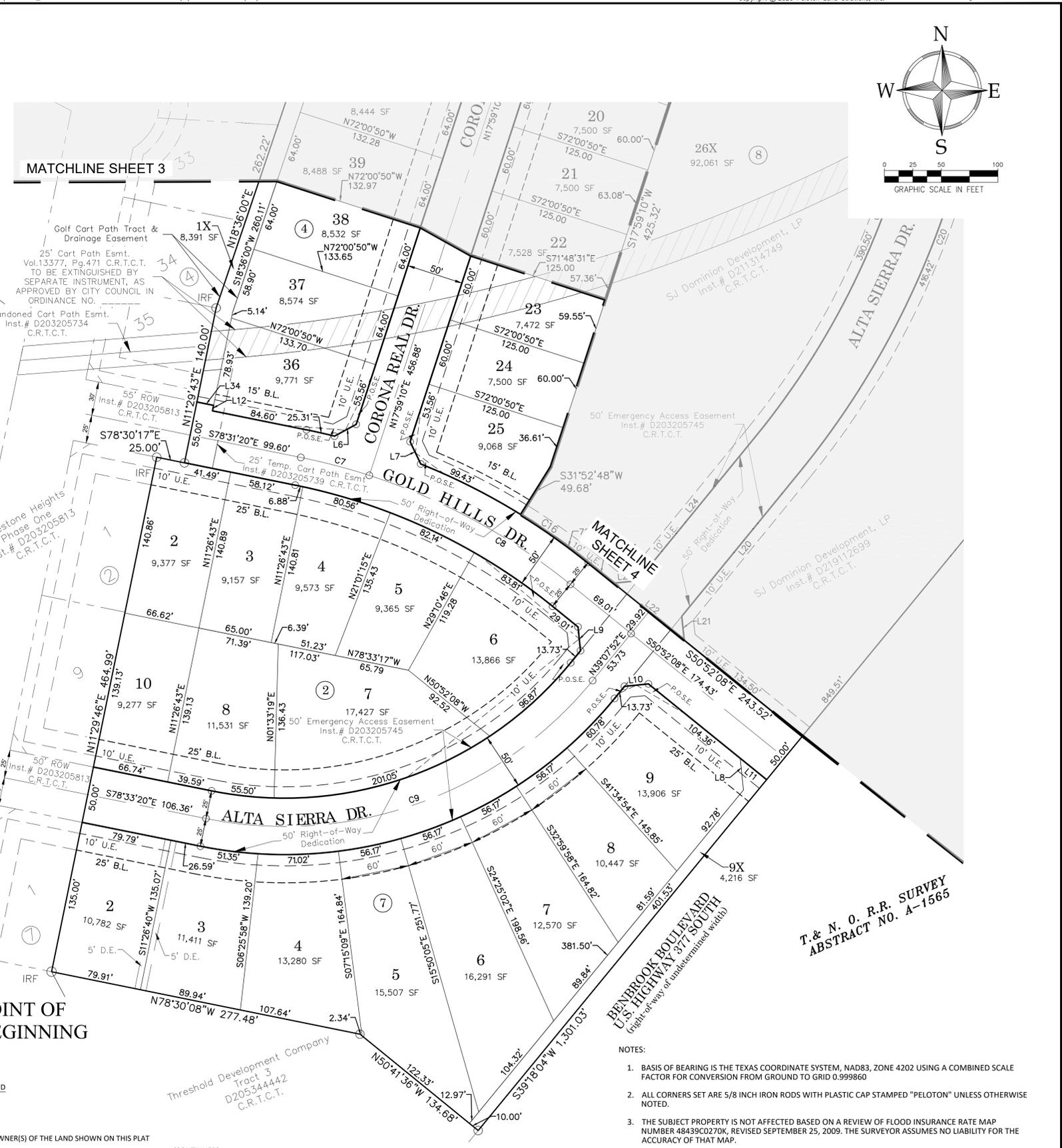
LOT TABULATION

BLOCK 2	8 LOTS
BLOCK 4	23 LOTS
BLOCK 5	7 LOTS
BLOCK 7	8 LOTS
BLOCK 8	12 LOTS
RESIDENTIAL TRACTS	58 LOTS
TRACTS	11 LOTS
TOTAL	69 LOTS

STATE OF TEXAS §
COUNTY OF TARRANT §
I (WE), _____, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
BEING THAT TRACT OF LAND SITUATED IN THE T. & N. O. R.R. SURVEY, ABSTRACT NUMBER 1565, CITY OF BENBROOK, TARRANT COUNTY, TEXAS, BEING ALL OF THOSE TRACTS OF LAND DESCRIBED BY DEED TO SJ DOMINION DEVELOPMENT, LP, RECORDED IN INSTRUMENT NUMBER D211314749 AND D219112699, COUNTY RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SJ DOMINION TRACT AND BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 7 OF WHITESTONE HEIGHTS, PHASE ONE, AN ADDITION TO THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER D203205813, COUNTY RECORDS, TARRANT COUNTY, TEXAS;
THENCE ALONG THE COMMON LINE OF SAID SJ DOMINION TRACT AND SAID WHITESTONE HEIGHTS PHASE ONE AS FOLLOWS:
THENCE N 11° 29' 46" E, 464.99 FEET ALONG THE EAST LINE OF SAID WHITESTONE HEIGHTS PHASE ONE TO A 1/2 IRON ROD FOUND IN THE SOUTH LINE OF GOLD HILLS DRIVE (55' ROW) RECORDED IN INSTRUMENT NUMBER D203205813 OF SAID COUNTY RECORDS;
THENCE S 78° 30' 17" E, 25.00 FEET ALONG THE SOUTH LINE OF SAID GOLD HILLS DRIVE;
THENCE N 11° 29' 43" E, 140.00 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 18° 36' 00" E, 262.22 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 27° 35' 29" E, 31.71 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 62° 26' 06" W, 361.72 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 22° 41' 28" E, 270.00 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 67° 18' 32" W, 133.61 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 75° 39' 52" W, 134.74 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 08° 35' 10" E, 106.93 FEET TO A 1/2 IRON ROD FOUND TO THE SOUTH LINE OF SPANISH HILLS DRIVE RECORDED IN INSTRUMENT NUMBER D203205813 (50' ROW);
THENCE S 77° 26' 44" E, 41.81 FEET ALONG THE SOUTH LINE OF SAID SPANISH HILLS DRIVE;
THENCE N 12° 56' 49" E, 154.16 FEET;
THENCE N 44° 05' 50" E, 95.66 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 85° 36' 55" E, 150.36 FEET TO A RAILROAD SPIKE FOUND;
THENCE N 58° 08' 47" E, 462.06 FEET TO A 1/2 IRON ROD FOUND;
THENCE S 30° 32' 52" E, 78.39 FEET;
THENCE S 39° 32' 13" E, 79.77 FEET;
THENCE S 63° 28' 09" E, 203.72 FEET TO A 1/2 IRON ROD FOUND;
THENCE N 51° 05' 31" E, 182.44 FEET TO A 1/2 IRON ROD FOUND;
THENCE S 38° 54' 29" E, 196.28 FEET TO THE EAST LINE OF SAID ALTA SIERRA DRIVE IN THE WEST LINE OF LOT 36, BLOCK 1 OF SAID WHITESTONE HEIGHTS PHASE ONE;
THENCE S 51° 05' 31" W, 8.60 FEET ALONG THE SOUTH LINE OF SAID ALTA SIERRA DRIVE;
THENCE S 38° 54' 29" E, 176.29 FEET TO A 1/2 IRON ROD FOUND IN THE WEST LINE OF LOT 2, BLOCK A OF SAID WHITESTONE GOLF COURSE ADDITION;
THENCE S 51° 01' 56" W, 218.22 FEET TO A 1/2 IRON ROD FOUND;
THENCE S 15° 25' 14" W, 110.76 FEET TO A 1/2 IRON ROD FOUND;
THENCE S 20° 33' 22" E, 297.57 FEET TO A 1/2 IRON ROD FOUND;
THENCE S 50° 36' 08" E, 232.03 FEET TO A 1/2 IRON ROD FOUND IN THE WEST LINE OF BENBROOK BOULEVARD AND U.S. HIGHWAY 377 BOTH BEING (A RIGHT-OF-WAY OF UNDETERMINED WIDTH);
(CONTINUING)

(CONTINUING)
REGISTERED PROFESSIONAL LAND SURVEYOR, #6718
DATE: _____



POINT OF BEGINNING
THENCE S 39° 18' 04" W, 1,301.03 FEET ALONG THE WEST LINE OF SAID BENBROOK BOULEVARD AND U.S. HIGHWAY 377 TO THE NORTHEAST CORNER OF A TRACT OF LAND TO THRESHOLD DEVELOPMENT COMPANY BEING (TRACT 3) RECORDED IN INSTRUMENT NUMBER D205344442 OF SAID COUNTY RECORDS;
THENCE N 50° 41' 36" W, 134.68 FEET;
THENCE N 78° 30' 08" W, 277.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,652,672 SQUARE FEET OR 37.940 ACRES OF LAND MORE OR LESS.

AND DESIGNATED HEREIN AS WHITESTONE HEIGHTS PHASE TWO TO THE CITY OF BENBROOK, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC IN FEE SIMPLE ALL STREETS, ALLEYS, RIGHT-OF-WAY AND PARKS, AND DEDICATE TO THE PUBLIC FOREVER ALL WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER: _____
DATE: _____

STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020
NOTARY PUBLIC _____
_____ COUNTY

CITY OF BENBROOK
APPROVED BY PLANNING AND ZONING COMMISSION:
CHAIR: _____
ATTESTED BY CITY SECRETARY: _____
DATE OF APPROVAL: _____

STATE OF TEXAS §
COUNTY OF TARRANT §
STATEMENT OF SURVEYOR
I, THE UNDERSIGNED, A PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Charles Stephen Ramsey, RPLS 6718
Date: 7/1/2020

OWNER: SJ DOMINION DEVELOPMENT, LP A TEXAS LIMITED PARTNERSHIP 7201 HAWKINS VIEW, CT. STE. 101 FORT WORTH, TEXAS 76132 PHONE: 817-737-4446
SURVEYOR: PELOTON LAND SOLUTIONS, INC. 11000 FRISCO ST., STE. 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX TBPELS: 10194468
PLANNER / ENGINEER: PELOTON LAND SOLUTIONS, INC. 11000 FRISCO ST., STE. 400 SUITE 400 FRISCO, TX 75033 PHONE: 469-213-1800 TX FIRM NO 12207

- NOTES:**
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202 USING A COMBINED SCALE FACTOR FOR CONVERSION FROM GROUND TO GRID 0.999860
 2. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
 3. THE SUBJECT PROPERTY IS NOT AFFECTED BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP NUMBER 48439C0270K, REVISED SEPTEMBER 25, 2009. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
 4. NATIONAL GEODETIC SURVEY MONUMENT NO. A21 (BRASS CAP IN CONCRETE)
 5. THE APPROVED TREE PRESERVATION AND MITIGATION PLAN INCLUDES TREES TO BE PLANTED WITH INITIAL HOUSE CONSTRUCTION ON ALL LOTS SHOWN ON THIS PLAT AND IS ON FILE WITH THE CITY OF BENBROOK COMMUNITY DEVELOPMENT DEPARTMENT. THE REQUIRED TREES SHALL BE INSTALLED ON EACH RESIDENTIAL LOT IN ACCORDANCE WITH THE APPROVED PLAN AS A REQUIREMENT FOR CERTIFICATE OF OCCUPANCY. TREES TO BE INSTALLED IN COMMON AREAS IN ACCORDANCE WITH THE APPROVED TREE PRESERVATION AND MITIGATION PLAN SHALL BE INSTALLED BY THE DEVELOPER WITH CONSTRUCTION OF THE SUBDIVISION. THE DEVELOPER SHALL SUBMIT A TWO-YEAR TREE MAINTENANCE BOND IN ACCORDANCE WITH CHAPTER 16.16.020 OF THE SUBDIVISION ORDINANCE. REFER TO WHITESTONE HEIGHTS (PHASE 2 & 3) ALTERNATIVE AND MITIGATION PLAN, BY PELOTON LAND SOLUTIONS, DATED DECEMBER 31, 2019, THAT HAS BEEN APPROVED BY THE CITY OF BENBROOK REGARDING PRESERVATION OF TREES AND NATIVE VEGETATION. (CITY CASE FILE P-20-01)
 6. ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF BENBROOK AND THE BENBROOK WATER AUTHORITY SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF BENBROOK, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
 7. PUBLIC OPEN SPACE EASEMENTS (P.O.S.E.'s) EXIST AT ALL STREET INTERSECTIONS AND ARE SHOWN AND DIMENSIONED ON AFFECTED LOTS. NO CONSTRUCTION OR PLANTING IS PERMITTED WITHIN THE PUBLIC OPEN SPACE EASEMENT AREAS THAT WOULD RESTRICT SIGHT OR VISIBILITY AT THE STREET INTERSECTION.
 8. LOT-TO-LOT DRAINAGE IS PROHIBITED OUTSIDE OF A DRAINAGE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC. THE PURPOSE OF THE PRIVATE DRAINAGE EASEMENT IS TO CONVEY SURFACE FLOW FROM OTHER PROPERTIES TO THE RIGHT-OF-WAY. THE CITY OF BENBROOK IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS. FENCES LOCATED IN DRAINAGE EASEMENTS, SHALL BE DESIGNED TO ACCOMMODATE DRAINAGE FLOW. ASIDE FROM FENCES, NO STRUCTURES, EQUIPMENT, OR OTHER OBSTRUCTION SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENT, UNLESS OTHERWISE APPROVED BY THE CITY OF BENBROOK.
 9. NO UNAUTHORIZED LAND DISTURBING ACTIVITY OR CONSTRUCTION THAT WOULD NEGATIVELY AFFECT AND/OR DAMAGE THE TREE(S) TO BE PRESERVED OR PROTECTED SHALL TAKE PLACE. SEE SECTION 16.28.010 OF THE BENBROOK MUNICIPAL CODE FOR MORE DETAILS.
 10.
 - I. TRACTS 1X, 2X, 3X, AND 4X ARE DESIGNATED FOR A GOLF CART PATH FOR THE WHITESTONE GOLF COURSE'S USE.
 - II. TRACT 9X IS DESIGNATED FOR HOA LANDSCAPING AND SCREENING WALL.
 - III. TRACTS 10X, 11X, 26X, 27X, 36X AND 37X IS DESIGNATED FOR FUTURE RESIDENTIAL DEVELOPMENT, TO BE REPLACED INTO RESIDENTIAL LOTS AND HOA COMMON PROPERTY IN THE FUTURE.
 - IV. TRACT 37X SHALL NOT BE SUBDIVIDED UNTIL A LOMR IS APPROVED BY FEMA.
 11. AN ALL-WEATHER GOLF CART PATH SHALL BE MAINTAINED AT ALL TIMES.

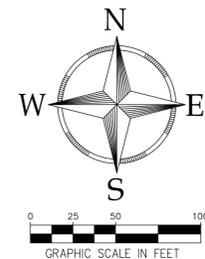
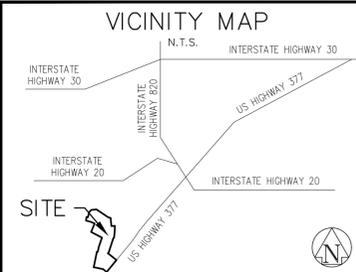
**A Final Plat of
Whitestone Heights Phase Two**

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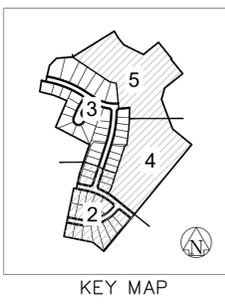
PELOTON LAND SOLUTIONS
11000 Frisco St. Ste. 400 | Frisco, TX 75033 | 469-213-1800

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Whitestone Heights Phase Two**
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Job #:	HCH18003	Revisions:
Drawn By:	MYOST	
Checked By:	SRAMSEY	
Date:	12.20.2019	



LEGEND
 IRF IRON ROD FOUND
 RRS RAILROAD SPIKE
 U.E. UTILITY EASEMENT
 B.L. BUILDING LINE
 W.E. DRAINAGE EASEMENT



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OWNER
 SJ DOMINION DEVELOPMENT, LP
 A TEXAS LIMITED PARTNERSHIP
 7201 HAWKINS VIEW, CT, STE. 101
 FORT WORTH, TEXAS 76132
 PHONE: 817-737-4446

SURVEYOR
 PELOTON LAND SOLUTIONS, INC.
 11000 FRISCO ST, STE 400
 FRISCO, TX 75033
 PHONE: 469-213-1800
 TX TBPELS: 10194468

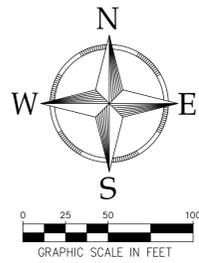
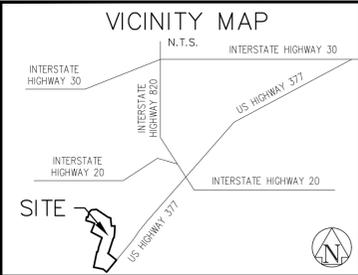
PLANNER/ENGINEER
 PELOTON LAND SOLUTIONS, INC.
 11000 FRISCO ST, STE 400
 SUITE 400
 FRISCO, TX 75033
 PHONE: 469-213-1800
 TX FIRM NO 12207

Case No. FP-20-02

OF 5 SHEETS
3
PELOTON
 LAND SOLUTIONS
 11000 Frisco St, Ste. 400 | Frisco, TX 75033 | 469-213-1800

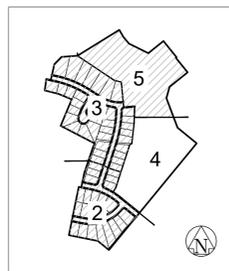
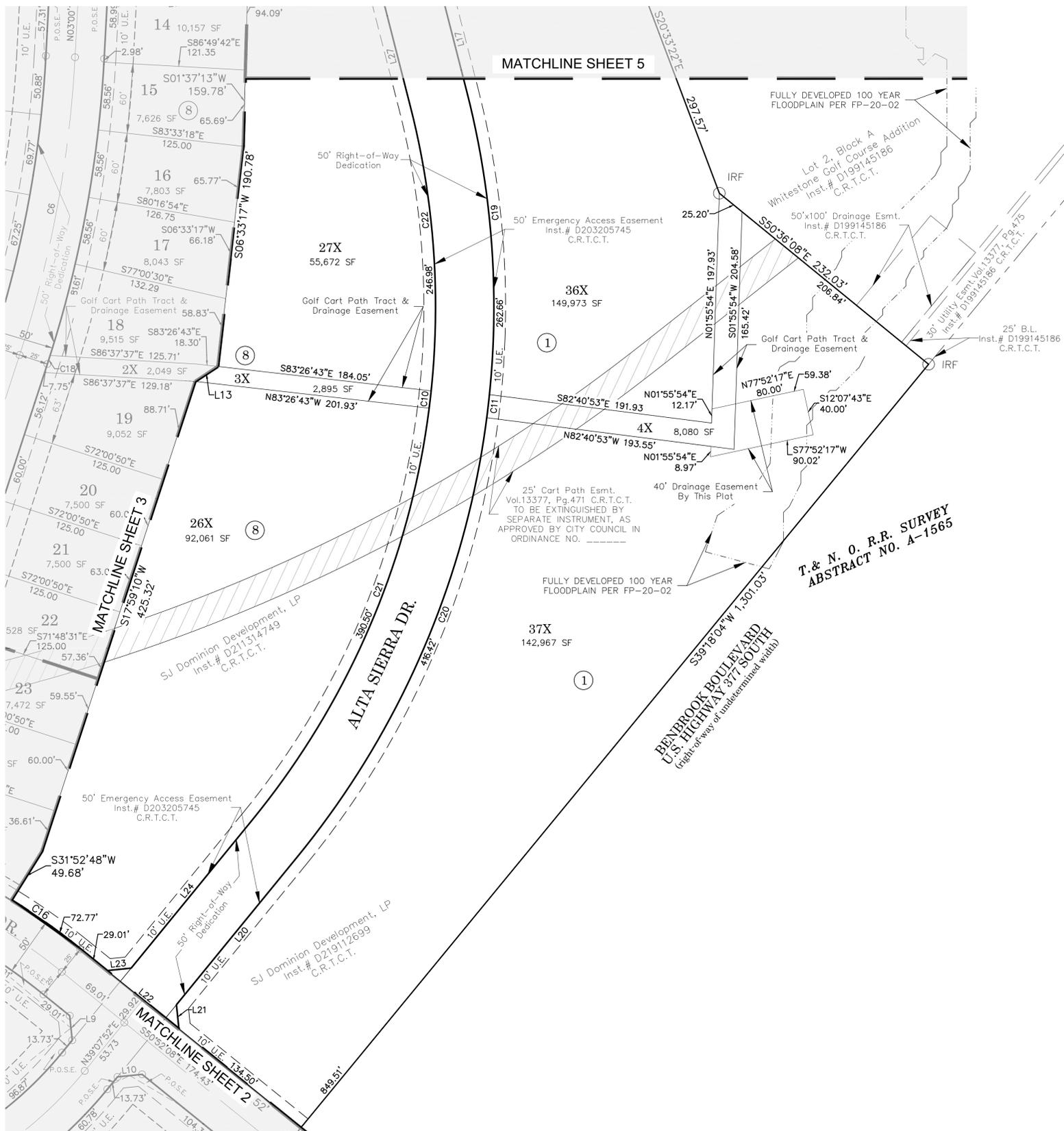
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Job #:	HCH18003	Revisions:
Drawn By:	MYOST	
Checked By:	SRAMSEY	
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LEGEND

- IRF IRON ROD FOUND
- RRS RAILROAD SPIKE
- U.E. UTILITY EASEMENT
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Whitestone Heights Phase Two**

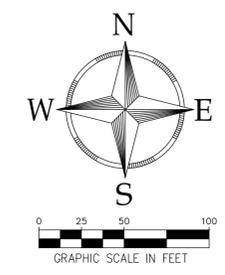
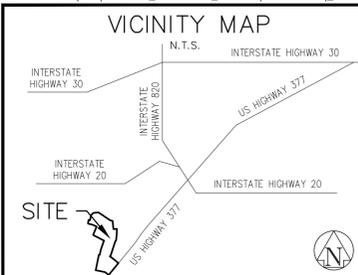
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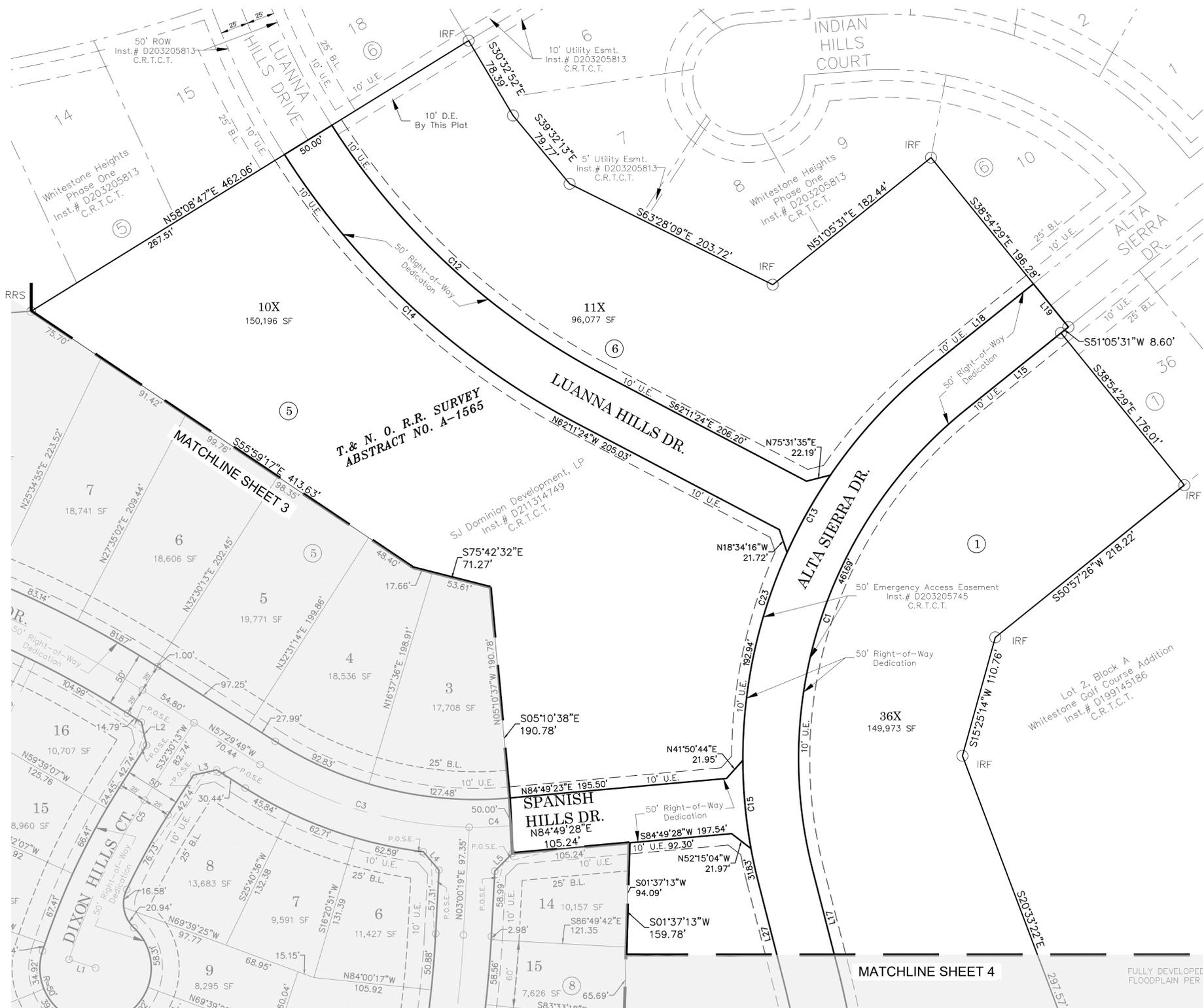
OF 5 SHEETS

4

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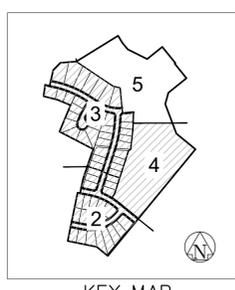


NO.	BEARING	LENGTH
L1	S72°05'39"E	25.00'
L2	S12°29'47"E	21.21'
L3	N77°30'13"E	21.21'
L4	S40°32'12"E	21.74'
L5	S44°37'07"W	22.43'
L6	N61°21'57"E	21.80'
L7	N25°23'37"W	21.80'
L8	S05°47'01"E	28.24'
L9	S05°52'08"E	21.21'
L10	S84°07'53"W	21.21'
L11	N50°52'08"W	30.00'
L12	S11°29'43"W	5.00'
L13	S56°34'22"W	23.34'
L14	S77°26'44"E	41.81'
L15	S51°02'28"W	118.02'
L17	S14°16'31"E	91.82'
L18	N51°02'28"E	118.06'
L19	S38°54'29"E	50.00'
L20	S39°07'52"W	164.54'
L21	S05°52'08"E	21.21'

NO.	BEARING	LENGTH
L22	N50°52'08"W	80.00'
L23	N84°07'52"E	21.21'
L24	N39°07'52"E	164.54'
L27	N14°16'31"W	91.82'
L34	N78°31'20"W	15.00'

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C1	65°18'58"	405.00'	461.69'	S18°22'59"W	437.10'	
C2	18°46'02"	915.31'	299.81'	N66°44'44"W	298.47'	
C3	31°33'23"	360.00'	198.28'	N73°16'29"W	195.78'	
C4	5°57'57"	360.00'	37.48'	S87°57'51"W	37.47'	
C5	14°35'53"	625.00'	159.24'	S25°12'16"W	158.81'	
C6	14°58'51"	1000.00'	261.47'	N10°29'44"E	260.72'	
C7	6°30'30"	550.00'	62.47'	S75°16'05"E	62.44'	
C8	21°08'42"	550.00'	202.98'	S61°26'29"E	201.83'	
C9	62°18'47"	350.00'	380.65'	N70°17'16"E	362.17'	
C10	1°13'40"	700.00'	15.00'	S06°33'17"W	15.00'	
C11	1°31'41"	750.00'	20.00'	N06°33'17"E	20.00'	
C12	29°46'46"	644.80'	335.13'	S47°18'01"E	331.37'	
C13	10°04'44"	455.00'	80.04'	S29°08'43"W	79.94'	
C14	29°49'10"	694.80'	361.61'	N47°16'49"W	357.54'	
C15	10°04'38"	455.00'	80.03'	S05°13'43"E	79.92'	
C16	7°15'04"	575.00'	72.77'	S54°29'40"E	72.72'	
C17	0°26'59"	975.00'	7.66'	S17°45'40"W	7.66'	
C18	0°25'58"	1025.00'	7.74'	N17°46'11"E	7.74'	
C19	16°14'15"	750.00'	212.55'	S06°09'23"E	211.84'	
C20	37°10'08"	750.00'	486.54'	S20°32'49"W	478.05'	

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD
C21	37°10'08"	700.00'	454.10'	N20°32'49"E	446.18'	
C22	16°14'15"	700.00'	198.38'	N06°09'23"W	197.72'	
C23	65°18'58"	455.00'	518.69'	N18°22'59"E	491.06'	



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Location Map



Whitestone Heights Phase 2