



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 04/04/19	REFERENCE NUMBER: PZ-2019-01 ZTA-19-01	SUBJECT: Adopt Ordinance amending Title 17 – Zoning of the Benbrook Municipal Code, as amended, by amending Additional Design Requirements of: Chapter 17.28 – “SD” Suburban District, Section 17.28.032; Chapter 17.32 – “RE” Residential Estate District, Section 17.32.032; Chapter 17.36 – “A” One-Family District, Section 17.36.032; Chapter 17.40 – “B” One-Family District, Section 17.40.032; and Chapter 17.44 – “BR” One-Family Reduced District, Section 17.44.032 to allow the minimum roof pitch for a principal residential addition to match the predominant roof pitch of the existing principal residential building; and amending Additional Design Requirements of: Chapter 17.48 – “CR” Multiple-Family Restricted District, Section 17.48.032 to allow for a minimum roof pitch of 4:12 for standing seam metal roofs to meet the same material standards as the one-family zoning districts and to allow the minimum roof pitch for a principal residential addition to match the predominant roof pitch of the existing principal residential building.	PAGE: 1 of 3
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Summary

Consideration of an ordinance amending several sections of the Benbrook Municipal Code, as specifically noted above, allowing homeowners, seeking to construct a residential addition with a proposed roof pitch of less than 7:12, the ability to match the predominant roof pitch of the existing principal residential building.

Background

In January of 2011, City Council approved Ordinance No. 1314 requiring a 7:12 minimum roof pitch for all principal residential buildings, including additions, unless a Meritorious Exception granting a lesser roof pitch was approved by the Planning and Zoning Commission. Subsequently, City Council adopted Ordinance No. 1350 (July 2013) and Ordinance No. 1412 (August 2017) reducing the 7:12 minimum roof pitch standard to 4:12 for tile roofs and standing seam metal roofs, respectively.

Since 2011, the Planning and Zoning Commission has considered 13 Meritorious Exceptions from homeowners seeking relief from the 7:12 minimum roof pitch standard. The Planning and Zoning Commission has granted all 13 requests for relief. Based on their consistent approval action, staff suggests that proposed home additions to existing residential single-family homes should not be subject to the minimum 7:12 roof pitch standard but rather be allowed to match the existing predominate roof pitch of the home. The proposed amendment grants said relief

SUBMITTED BY: CITY MANAGER	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY: CITY SECRETARY DATE:
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and will thus reduce wait times for building permit approval and issuance by eliminating the now required Meritorious Exception step.

RECOMMENDATION

The Planning and Zoning Commission recommends that the City Council adopt an ordinance amending Title 17 – Zoning of the Benbrook Municipal Code revising residential minimum roof pitch standards.

Attachments

- Draft ordinance

**APPROVED MINUTES
OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 14, 2019**

III. REPORTS OF CITY STAFF

A. ZONING

- 2) ZTA-19-01 – Ordinance amending Title 17 – Zoning of the Benbrook Municipal Code (1985), as amended, by amending Section 17.28.032 – Additional design requirements of Chapter 17.28 – “SD” Suburban District; Section 17.32.032 – Additional design requirements of Chapter 17.32 – “RE” Residential Estate District; Section 17.36.032 – Additional design requirements of Chapter 17.36 – “A” One-Family District; Section 17.40.032 – Additional design requirements of Chapter 17.40 – “B” One-Family District;

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and Section 17.44.032 – Additional design requirements of Chapter 17.44 – “BR” One-Family Reduced District to allow the minimum roof pitch of the existing residential building; and by amending Section 17.48.032 – Additional design requirements of Chapter 17.48 – “CR” Multiple-Family Restricted District to allow for a minimum roof pitch of 4:12 for standing seam metal roofs to meet the same material standards for the one-family zoning districts and to allow the minimum rood pitch for a residential addition to match the predominant roof pitch of the existing residential building. [PUBLIC HEARING]

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

The Chair opened the public hearing at 7:42 p.m. There were no public comments. The Chair closed the public hearing at 7:42 p.m.

Motion by Commissioner Ramsey to recommend the City Council approve an ordinance amending regulations for residential minimum roof pitch standards, as presented by staff. Seconded by Commissioner Seifert. The Chair called the question:

Vote on the motion:
Ayes: Mr. Ramsey, Mr. Valverde, Mr. Russell, Mr. Craver, Ms. Seifert, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 7 – 0 – 0