



City of Benbrook

Planning and Zoning Commission

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

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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.

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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)