



City of Benbrook

Planning and Zoning Commission

DATE: 02/13/2020	REFERENCE NUMBER: ZTA-20-01	SUBJECT: Consideration of a replat combining Lots 1R and 2R, Block 1 of the Hawkins Business Center – Benbrook Phase 1 Addition.	PAGE: 1 of 1
----------------------------	---------------------------------------	--	------------------------

Request Type: Zoning Text Amendment

Amended Sections: 17.79.040 – Definitions
17.79.050 – Land use standards

Summary:

- In April of 2018, the Benbrook City Council adopted Ord. No. 1426, which created the Benbrook Boulevard Corridor Overlay zoning district.
- The Benbrook Boulevard Corridor Overlay District established land use regulations, which restrict and/or prohibit inappropriate land uses deemed detrimental to desired new development and redevelopment along the corridor. These regulations are necessary to enhance the overall quality and compatibility of development in the corridor and to secure the long term aesthetic and economic value of the corridor. Car lots, major auto repair and other uses that typically involve significant outdoor storage and display are among the prohibited uses in the corridor. Minor auto repair/service requires a Conditional Use Permit (CUP), which may be granted by the Planning and Zoning Commission after a public hearing.
- During the 86th Texas State Legislative Session, the legislature passed HB 2439, which removed municipality authority to regulate exterior building materials and aesthetic methods, directly or indirectly.
- Prior to the passing of HB 2439, the City prohibited service areas automotive service bays, overhead doors, and other service areas to be oriented away from the view of any freeway public street, or adjacent residential zoning district. Because of the City's architectural and aesthetic standards, the Planning and Zoning Commission, on a case by case basis, could ensure that any development for minor auto service/repair use, met the City's high quality development standards. The adopted standards promote and protect the health, safety, and welfare of the public through the protection Benbrook Blvd, a key commercial corridor in the City, thus providing an enhanced quality of life for the citizens.
- Because of the passing of HB 2439, the City's ability to ensure quality development of potentially detrimental land uses, like minor auto service/repair, has been drastically limited; therefore, staff is recommending that minor auto service/repair be added to the list of prohibited uses within the Benbrook Boulevard Corridor Overlay District.
- Staff recommends the "minor auto repair/service" definition include automatic car wash facilities:

Public Notice

A legal notice was posted within the Fort Worth Star Telegram on January 26, 2020.

Staff Recommended Motion

Move to recommend City Council adopt an ordinance amending Title 17, as presented.

Attachments

1. Draft Ordinance
2. Benbrook Blvd Corridor Overlay Map