



City of Benbrook

Planning and Zoning Commission

DATE: 08/13/2020	REFERENCE NUMBER: FP-20-01	SUBJECT: Whitestone Crest Phase 2. A request to approve a Final Plat for 19.165 acres for residential development.	PAGE: 1 of 2
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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 Crest Phase 2

Request Type: Final Plat

Site Description: 19.165 acres, out of the E. Taylor Survey, Abstract No. 1560

Location: Planning Area “E”
East of Whitestone Crest Phase 1

Zoning District: “BR-PD” One-Family Reduced Planned Development District (Ord. No. 1365)

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

Background

May of 2005: The Planning and Zoning Commission approved a preliminary plat for Whitestone Crest Phases 1 and 2.

Apr. of 2006: The final plats for both phases were submitted for review. With the economic down-turn and drop in the housing market at the time, the developer suspended the pursuit of final plat approval.

Apr. of 2014: The City Council approved Ordinance No. 1365, rezoning the Whitestone Crest Area, 38.91 acres of land, from “BR-PD” One-Family Reduced Planned Development District to “BR-PD” One-Family Reduced Planned Development District.

Dec. of 2014: The preliminary plat, approved in May of 2005, 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. The Planning and Zoning Commission approved the re-establishment of S-14-02 Whitestone Crest preliminary plat for 2 phases.

Mar. of 2017: The Phase 1 final plat was recorded and construction began thereafter. The Phase 2 final plat was never recorded.

Jun. of 2019: The preliminary plat expired in March 2019. The Planning and Zoning Commission approved a one year extension of the Dec. 2014 preliminary plat (S-14-02).

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Summary

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

- Residential Lots and Tracts
 - 81 single-family residential lots.
 - 1 HOA tract.
- Conformance to zoning regulations (“BR-PD” Ord. No. 1365):
 - Lots meet the minimum lot dimensional requirements of the zoning ordinance and approved preliminary plat.
 - Five lots will need to be resized to meet the minimum requirements:
 - Interior lots (7,000sqft minimum size): Block 1, Lot 24
 - Corner lots (8,400sqft minimum size): Block 2, Lots 1 & 17; Block 1, Lot 7; Block 5, Lot 31
- Access
 - Access to Whitestone Crest from existing streets; Slick Rock Drive, Trail Ridge Drive, and Hanks Creek Road.
- Storm Drainage
 - Storm water is primarily directed towards City rights-of-way.
 - Where needed, lot-to-lot drainage is permitted through drainage easements.

Staff Review

- The construction plans and the final plat were reviewed and approved by the city staff.
- 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 were approved by the BWA Board on July 7th.

Staff Recommended Motion:

Move to approve the Final Plat, number FP-20-01, with the following conditions:

1. Off-site drainage easement must be secured from Oncor and accepted by the City; and
2. Revise the plans to show all lots meeting the minimum lot dimensional requirements of the zoning district.

Next Steps

- Off-site drainage easement acceptance by City Council.
- Plat Recordation. If FP-20-01 is approved, the following must occur prior to plat recordation:
 - 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