



City of Benbrook

Planning and Zoning Commission

DATE: 09/10/2020	REFERENCE NUMBER: CUP-20-02	SUBJECT: A request for approval of a Conditional Use Permit for the installation of a roof-mounted solar energy system, with a total surface area greater than 1,000 square-feet, located at 8535 Benbrook Blvd (AT&T), legally described as Lot 17, Block 7, Benbrook Estates Addition.	PAGE: 1 of 2
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Project Name: 8535 Benbrook Blvd Solar Panels

Request Type: Conditional Use Permit

Site Description: 40,075 square feet or 0.9199 acres
Lot 17, Block 7, Benbrook Estates Addition

Location: 8535 Benbrook Blvd

Zoning District: "HC" Highway Corridor District and Benbrook Blvd Corridor Overlay District

Property Owner: Signatel Corp.
Fort Worth, TX

Applicant: Daybreak Install
Fort Worth, TX

Background

In July of 2020, Community Development staff reviewed installation plans for a proposed roof mounted solar energy system on the existing commercial building located at 8535 Benbrook Blvd (AT&T), Benbrook. Staff informed the applicant, due to the fact the size of the proposed solar energy systems exceeded 1,000 square-feet in total surface area, a "no objection" letter from the Naval Air Station Fort Worth Joint Reserve Base (NAS JRB) commanding officer and a conditional use permit from the Planning and Zoning Commission must first be obtained prior to the issuance of a building permit.

Request

The owner of the property has requested approval of a conditional use permit for a roof-mounted solar energy system that has a total surface area greater than 1,000 square-feet (approximately 1,400 square-feet).

Staff sent notification to property owners within 200 feet of the property and posted a legal ad in the Star-Telegram of the request and public meeting.

Staff Analysis

As required by Chapter 17.80.030 of the Benbrook Zoning Ordinance, conditional use permit applications shall be reviewed and evaluated using the following criteria:

1. Conformance with applicable regulations and standards established by this Zoning Ordinance.
 - The submitted plans meet the zoning development regulations for roof-mounted solar panels as seen in Chapter 17.84.130 B:
 - Flat roof: No portion of the system shall extend beyond the roof edges and shall be screened in accordance with zoning screening requirements.

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- As required, the applicant obtained a letter of “no objection” from the commanding officer of the NAS JRB for a solar energy system that exceeds one thousand square-feet (see Attachment 1).

2. Compatibility with existing or permitted uses on abutting, adjacent, or adjoining sites in terms of building height, bulk, scale, setbacks, open spaces, landscaping and site development, and access and circulation features.
 - As stated above, the applicant’s proposed design meets the zoning development regulations for roof-mounted solar panels.
3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
 - NAS JRB has approved the placement of the solar system.
 - When installed the solar panels will be screened by parapets. Staff does not anticipate any unfavorable effects or impacts.
4. Location, lighting, and type of signs and relation of signs to traffic control; external illumination; and adverse effect on adjacent properties.
 - When installed the solar panels will be screened by parapets. Staff does not anticipate any adverse effect on adjacent properties.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses anticipated in the area considering existing zoning and land uses.
 - Since this solar energy system is being installed on the roof of a commercial building, it is unlikely that there will be any vehicular or pedestrian circulation or traffic concerns.

Staff Recommendation

Move to approve conditional use permit request number CUP-20-02 for a roof mounted solar energy system, as presented.

Attachments

1. NAS JRB “no objection” letter
2. Site Plan
3. Solar Panel Layout
4. Applicant Letter
5. Location Map