



# City of Benbrook

## Planning and Zoning Commission

<b>DATE:</b> <b>09/10/2020</b>	<b>REFERENCE NUMBER:</b> <b>Z-20-01/CP-20-02</b>	<b>SUBJECT:</b> <b>A request for 8.82 acres of land situated in the Elizabeth Langston Survey, Abstract Number 988 and the Edward Taylor Survey, Abstract Number 1560, Tarrant County, Benbrook, Texas to be rezoned from "C" Multiple-Family District to "PD" Planned Development District, for a single-family residential development, and for the area's Future Land Use Map (FLUM) designation, of the Comprehensive Plan, to be amended from Medium-Density Residential (MDR) to Low-Density Residential (LDR). The property is located on the north side of Jerry Dunn Parkway, approximately 1,400 feet west of Rolling Hills Drive. [PUBLIC HEARING]</b>	<b>PAGE:</b> <b>1 of 3</b>
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**Project Name:** Whitestone Point

**Request Type:** Rezoning and Future Land Use Map (FLUM) Amendment

**Site Description:** 8.82 acres of land situated in the Elizabeth Langston survey, abstract number 988 and the Edward Taylor survey, abstract number 1560, Tarrant County, Benbrook, Texas

**Location:** North side of Jerry Dunn Pkwy, appx 1,400 west of Rolling Hills Dr.

**Zoning District:** "C" Multiple Family District

**Proposed Zoning:** "PD" Planned Development for single family lots

**FLUM Designation:** Medium-Density Residential (MDR)

**Proposed FLUM:** Low-Density Residential (LDR)

**Property Owner:** GBR Reality LTD  
Fort Worth, TX

**Applicant:** GBR Reality LTD  
Steve Hawkins, President  
Fort Worth, TX

**Summary**

The applicant is proposing a planned development which will reduce the density permitted by right on this land and allow for a minimum of 50-foot wide lots with a minimum of 6,000 square feet in size.

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**Development Requirements**

The proposed development regulations are as follows:

<b>Proposed Rezoning Comparison</b>			
<b>Standards</b>	<b>“BR” District (Similar)</b>	<b>“C” District (Current)</b>	<b>Proposed Standards</b>
Use	Single Family Dwelling	2, 3, and 4 Family Dwellings	Single Family Dwelling
Density	Minimum of 2 dwellings per 120 feet of frontage  1 lot; 1 dwelling	Minimum of 2 dwellings per 75 feet of frontage  1 lot; 2 dwellings, Max. 4 dwellings	Minimum of 2 dwellings per 100 feet of frontage  1 lot; 1 dwelling
Min. Living Area	1,200sqft	750sqft per dwelling	1,500sqft
Minimum Lot Size	8,400sqft	8,400sqft: 2 dwellings 10,500; 3 dwellings 14,000; 4 dwellings	6,000sqft
Min. Lot Width	60ft	75ft	50ft
Min. Front Yard Setback	25ft	25ft	25ft
Min. Rear Yard Setback	15ft	20ft	15ft
Min. Side Yard Setback	15ft total; Min 5ft	10ft	5ft

**Landscaping and Screening Standards**

- Require a wrought iron fence along the property line adjacent to the golf course

**Other Development Regulations**

- Require the same regulations as the “BR” district be met in all unmentioned standards
- Trees identified and counted towards the tree preservation requirements may be removed; however, they shall be mitigated at a 1 to 1 ratio.

**Staff Analysis**

**Comprehensive Plan**

- Staff is supportive of reducing the density of this area from Medium-Density Residential (MDR) to Low-Density Residential (LDR):
  - MDR – 6.25 to 12.5 dwelling units per acre
  - LDR – 0 to 6.25 dwelling units per acre

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- If the FLUM amendment is approved, the proposed zoning district will be consistent with the Benbrook Comprehensive Plan:
  - The proposed LDR FLUM designation allows for up to 6.25 dwelling units per acre
  - The proposed development density is 41 lots over 8.82 acres (4.65 dwelling units per acre)

**Rezoning**

- The proposed development standards are compatible with the surrounding developments:
  - Whitestone Point is surrounded by the Whitestone Golf Course and the Ventana development in Fort Worth, which is a planned development which contains lots with 50-foot widths.
- The proposed development reduces the current density allowed by right:
  - At a minimum, the “C” multiple family district allows 2 dwelling units per 75 feet of frontage, while the proposed “PD” only allows 1 single family dwelling per 50 feet of frontage (or 2 dwellings per 100 feet)
  - “C” district; a maximum of 4 dwellings per 14,000sqft is permitted; allowing for a maximum of 109 dwelling units over 8.82 acres
  - The proposed “PD” district restricts the 8.82 acres of land to 41 single family lots
- The property has access to public roads and infrastructure:
  - The property has direct access to Jerry Dunn Pkwy
  - The property has water and sewer access, provided by the Benbrook Water Authority (BWA)

**Staff Recommendation**

Move to recommend the City Council approve the Future Land Use Map amendment and the rezoning request, as presented.

**Attachments**

1. Draft Ordinance
2. Location Map
3. Zoning Map
4. FLUM
5. Applicant Letter