



# City of Benbrook

## CITY COUNCIL COMMUNICATION

<b>DATE:</b> <b>10/01/2020</b>	<b>REFERENCE NUMBER:</b> <b>PZ-2020-05</b> <b>Z-20-01/CP-20-02</b>	<b>SUBJECT:</b> <b>Adopt an ordinance rezoning 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 from “C” Multiple-Family District to “PD” Planned Development District, for a single-family residential development; and amending the area’s Future Land Use Map (FLUM) designation, of the Comprehensive Plan, 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 4</b>
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**Project Name:** Whitestone Point

**Request Type:** Future Land Use Map (FLUM) and Rezone Amendments

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

**Summary**

The applicant proposes amending Benbrook’s Comprehensive Plan Future Land Use Map (FLUM) from Medium-Density Residential (MDR) to Low-Density Residential (LDR) and downzoning the subject property from “C” multiple-family district to a planned development district reducing the gross maximum allowable density from 12.5 units per acre to 4.65 units per acre.

The proposed development regulations are as follows:

<b>SUBMITTED BY:</b>	<b>DISPOSITION BY COUNCIL:</b> <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	<b>PROCESSED BY:</b>  CITY SECRETARY
CITY MANAGER		<b>DATE:</b>

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<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	1 dwellings per 60 feet of frontage  1 lot; 1 dwelling	2-4 dwellings per 75 feet of frontage  1 lot; 4 dwellings	1 dwellings per 50 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**

- Developer is required to install (HOA to own and maintain) a wrought iron style fence along the property line adjacent to the golf course

**Other Development Regulations**

- All “BR” district regulations apply, except as noted within the planned development ordinance
- Trees identified and counted toward the tree preservation requirements may be removed; however, they shall be mitigated at a 1 to 1 ratio

**Staff Analysis**

**Comprehensive Plan**

- Staff supports the proposed Comprehensive Plan FLUM amendment from Medium-Density Residential (MDR) to Low-Density Residential (LDR) as the requested change is more in keeping with the overall density of the emerging residential development in the area
- The proposed LDR FLUM designation is the city’s lowest density residential classification

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**Rezoning**

- Staff supports the proposed zone change from "C" multiple-family district to a planned development district, with the above noted development standards, as the requested zone change:
  - complies with the Benbrook's Comprehensive Plan Future Land Use Map (FLUM)
  - is of a similar density and minimum lot/house size standards of surrounding development
  - property has access to the public road system and required infrastructure necessary to support the proposed development

**Planning and Zoning Recommendation**

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

**Attachments**

1. Ordinance
2. Location Map
3. Zoning Map
4. Future Land Use Map

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**UNAPPROVED MINUTES  
 OF THE MEETING OF THE CITY OF BENBROOK  
 PLANNING AND ZONING COMMISSION  
 REGULAR MEETING  
 THURSDAY, SEPTEMBER 10, 2020**

**IV. REPORTS OF CITY STAFF**

**B. ZONING**

- 1) Z-20-01/CP-20-02 – 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]

Doug Howard, City Planner, presented the staff report for consideration of an amendment to the Future Land Use Map (FLUM) and rezoning.

The applicant’s agent, Casey Stevenson with Peloton Land Solutions, was available for questions. There were no questions from the Commission for the Mr. Stevenson.

The Chair asked for public comment. There were no public comments.

Motion by Commissioner Logan to recommend the City Council approve the Future Land Use Map amendment and the rezoning request, as presented. Seconded by Commissioner Eason. The presiding officer called the question:

Vote on the motion:

Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, Mr. Craver, Mr. Brauer, Mr. Eason and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0