

RCC Development Review Web Tool - Project Details and Comments

Project Details

Contact Information:

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Project Number: 085

Parcel ID(s): A1118-1D01

Project Description: The property owner is proposing a 24-unit Townhome Development on 2 acres located at 7701 Chapin Rd. Currently, our "NAS" Overlay District does not allow for Multi-Family development. The property is zoned Single Family, but it is not platted. We are contemplating a Planned Development rezoning case that could allow for a townhome development. This area is currently surrounded by residential uses and our City would not likely support any commercial development within this area. Our ordinance states the following: 17.78.026 - Prohibited uses. A. One- and Two-family dwellings are prohibited. B. Multiple-family dwellings. Exception: One-, two- or multiple family dwellings that were constructed or occupied on the date of the adoption of this Ordinance, or any existing platted lot that is zoned for one-, two- or multiple family dwellings, may construct or reconstruct within the NAS Overlay zone provided that construction methods are used to achieve an inside sound level reduction of thirty decibels (30 db (A)) from the outside noise level. The exception allows for construction of a single family home on lots that are already platted. Since this land is not platted, under the current zoning of a single family district, this land is essentially undevelopable without making some exceptions. Before we move forward, we would really appreciate any objections, concerns, or general feedback, in the event that the city was to entertain a Planned Development Zoning that would allow the townhome development within this area, so long as they adhere to the sound attenuation requirements.

Date Submitted: 11/13/2017 1:41:19 PM

Deadline for Comments: 12/20/2017

Comments

Name	Entity	Date	Comment
Suzanne Meason	City of Lake Worth	11/20/2017	I would say even though zoning exceptions would have to be made for this particular development, but that since it is not in the APZ zone that with the proper sound attenuation that this type of development would probably be best if commercial development is not ideal.
Mike Branum	NAS Fort Worth, JRB	11/27/2017	Navy's AICUZ guidelines discourage residential land uses in DNL 65 to 69 noise zones. However types of retail, recreation, and transportation uses could be suitable. Although residential land use is viewed as incompatible for a property in this noise zone, if the city determines residential use must be allowed at this location, measures to achieve outdoor to indoor noise level reduction (NLR) of at least 25 decibels is recommended for any relevant building code and approval processes.

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