

**AGENDA
CITY OF BENBROOK
ZONING BOARD OF ADJUSTMENT
TUESDAY, FEBRUARY 23, 2016**

**911 WINSCOTT ROAD
WORK SESSION, 7:00 P.M.
PRE-COUNCIL CONFERENCE ROOM, OPEN TO PUBLIC**

**REGULAR MEETING, 7:30 P.M.
CITY COUNCIL CHAMBERS**

ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. CONSIDERATION OF MINUTES

Regular Meeting January 26, 2016

Documents: [ZBAMINUTES-1-26-16.PDF](#)

III. OATH OF OFFICE

IV. REPORT OF ADJUSTMENT ITEMS

ZBA-16-01, 7212 Prestwick Terrace ZBA Staff Report

A request for a variance to allow a reduction of two and one-half feet (2.5') (Chapter 17.44.030 - Height and Area Regulations, Paragraph D - Rear Yard, Benbrook Municipal Code, as amended by Planned Development Ordinance Number 1349) to authorize a seven and one-half foot (7.5') rear yard; and a variance of ten and six-tenths percent (106%) (Chapter 14.44.030 - Height and Area Regulations, Paragraph H - Maximum Lot Coverage, Benbrook Municipal Code) to authorize a fifty-five and six tenths percent (55.6%, 3,912 square feet) lot coverage.

Documents: [ZBA-16-01 7212 PRESTWICK TERRACE STAFF REPORT.PDF](#)

V. ADJOURNMENT

THIS FACILITY IS WHEELCHAIR ACCESSIBLE. FOR ACCOMMODATIONS OR TO INFORM US OF INACCESSIBILITY TO THIS MEETING, PLEASE CONTACT ANDY WAYMAN, CITY MANAGER, AT 817-249-3000. FOR SIGN INTERPRETATIVE SERVICES, PLEASE CALL 48 HOURS IN ADVANCE.

**MINUTES
OF THE
MEETING OF THE
BENBROOK ZONING BOARD OF ADJUSTMENT
TUESDAY, JANUARY 26, 2016**

The Regular Meeting of the Zoning Board of Adjustment of the City of Benbrook was held on Tuesday, January 26, 2016 at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Wes Myers
Odessa Ellis
Jennifer Mundine
Donald Pilliod

Also Present:

Jason Ward, Board Appointee
Joel Trott, Board Alternate Appointee
Jacquie Messer, Board Alternate Appointee
Dave Gattis, Deputy City Manager
Ed Gallagher, Planning Director
Johnna Matthews, City Planner
Sue Clark, Recording Secretary/Notary
Athena Seaton, Planning Intern

I. CALL TO ORDER

Chairman Myers called the meeting to order at 7:30 p.m.

II. CONSIDERATION OF MINUTES

Regular Meeting – January 27, 2015

Motion by Mr. Pilliod to approve the minutes of the January 27, 2015 Board meeting as presented. Second by Ms. Mundine. The Chair called the question.

Vote on the Motion:

Ayes: Ms. Ellis, Mr. Myers, Ms. Mundine, and Mr. Pilliod

Noes: None

Abstain: None

Motion carried 4 – 0 – 0

III. OATH OF OFFICE

The oath of office was issued to Wes Myers – Place 1, Donald Pilliod – Place 3, Jason Ward – Place 5, and Jacquie Messer – Alternate A, by Sue Clark, Notary Public.

IV. SELECTION OF CHAIR AND VICE-CHAIR

Nomination by Ms. Mundine to elect Wes Myers as Chair. Second by Mr. Pilliod. There were no additional nominations. The Chair called the question.

Vote on the nomination:

Ayes: Ms. Ellis, Ms. Mundine, Mr. Ward, and Mr. Pilliod

Noes: None

Abstain: Mr. Myers

Motion carried 4 – 0 – 1

Nomination by Ms. Ellis to elect Donald Pilliod as Vice-Chair. Second by Ms. Mundine. There were no additional nominations. The Chair called the question.

Vote on the nomination:

Ayes: Ms. Ellis, Ms. Mundine, Mr. Ward and Mr. Myers

Noes: None

Abstain: Mr. Pilliod

Motion carried 4 – 0 – 1

V. REPORT OF ADJUSTMENT ITEMS

None

VI. PRESENTATION BY BOARD MEMBERS

None

VII. PRESENTATION BY CITY STAFF

None

VIII. ADJOURNMENT

There being no further business on the Board agenda, the Chair declared the regular meeting adjourned at 7:40 p.m.

WORK SESSION FOLLOWING REGULAR MEETING

Board Training

APPROVED: _____, 2016

Chair

City of Benbrook

Zoning Board of Adjustment

DATE:
February 23, 2016

REFERENCE NUMBER:
ZBA – 16 – 01

SUBJECT:
Rear Yard Setback and Lot Coverage Variance for
7212 Prestwick Terrace

PAGE:
1 of 18

REQUEST:

A request for a variance to allow for a reduction of two and one-half feet (2.5') (Chapter 17.44.030 – Height and Area Regulations, Paragraph D – Rear Yard, Benbrook Municipal Code, as amended by Planned Development Ordinance Number 1349) to authorize a seven and one-half-foot (7.5') rear yard; and a variance of ten and six-tenths percent (10.6%) (Chapter 14.44.030 – Height and Area Regulations, Paragraph H – Maximum Lot Coverage, Benbrook Municipal Code) to authorize a fifty-five and six-tenths percent (55.6%; 3,912 square feet) lot coverage.

**SUBJECT
PROPERTY:**

Block 3, Lot 14, Whitestone Ranch, Phase 4
(7212 Prestwick Terrace)

**ZONING DISTRICT
CLASSIFICATION:**

“BR-PD,” One-Family Reduced Planned Development District

**PROPERTY
OWNER/APPLICANT:**

George L. and Victoria L. Fruzick
Fort Worth, TX

The subject property includes approximately 0.16 acres of land (7,020 square feet) and currently a single family house is being constructed on the lot with an approximately 3,912 square feet. Because of errors made in the preparation of plans that were submitted to the City, as well as errors made during the review of the construction plans by city staff, the home was permitted and is being constructed with an encroachment into the required rear yard area. The property owner/applicant is seeking a variance from Chapter 17.44.030- Height and Area Regulations, Paragraph D – Rear Yard, of the Benbrook Municipal Code, as amended by Planned Development Ordinance Number 1349, to reduce the required rear yard setback from 10 feet to 7.5 feet. The property owner/applicant is also seeking a variance from Chapter 17.44.03 – Height and Area Regulations, Paragraph H – Maximum Lot Coverage of the Benbrook Municipal Code, to increase the maximum lot coverage from 45% to 55.6%. Construction of the home is nearly complete, and the above deficiencies were discovered during the inspection of the home by city staff.

APPLICATION SUMMARY

On June 20, 2013, a change in zoning was approved by the City Council to change the zoning of approximately 22.019 acres of land, subsequently developed as Whitestone Ranch, Phase 4, from “BR-PD,” One-Family Reduced Planned Development to “BR-PD,” One Family Reduced Planned Development, with the following conditions:

DISPOSITION:
 APPROVED OTHER (DESCRIBE)

DATE:
Feb. 23, 2016

“Conformity with all height and area regulations of the “BR” One Family Reduced District, except:

- Interior lots shall have a minimum side yard dimension of 5 feet. A combined total of 15 feet is not required.
- Lots shall have a minimum rear yard dimension of 10 feet. A minimum rear yard of 15 feet is not required.”

The subject property was platted as Whitestone Ranch, Block 3, Lot 14, Phase 4, on October 16, 2014. According to Tarrant County Deed Records, the property owner and variance applicant, George and Victoria Fruzick, acquired Lot 14 on January 23, 2015. It is staff’s understanding that during the Spring of 2015, the property owner began seeking possible building contractors. In June 2015, a contract was awarded by the owners to Premier Homes of Granbury, Texas, to construct a house on the property owner’s lot.

Below is a Statement of Facts, as represented by the Chief Building Official of the City of Benbrook:

On July 14th, 2015, the Building Permits and Inspections Department received building plans from Premier Homes, the building contractor, for the construction of a single family home at 7212 Prestwick Terrace.

On July 17th, 2015 the Building Permits and Inspections Department reviewed the submitted plans. Comments were made after the initial plan review and were provided to the building contractor on July 17th, 2015. Although the zoning setback dimensions were included on the plans, neither the zoning setback requirements, nor the lot coverage requirements were included within the July 17th, 2015 comments. The Building Permits and Inspections Department contacted the building contractor to discuss various plan deficiencies, including the form board survey that was not submitted; however, the discussion did not include the yet to be discovered rear yard and lot coverage deficiencies.

On August 7th, 2015, the Building Permits and Inspections Department received additional information from the builder, including engineered foundation plans.

Shortly after staff’s August 7, 2015 contact with the building contractor, staff received a call from the property owner requesting information on the status of the permit application, as they were informed that the city was holding up the building permit.

On August 17, 2015, the Building Permits and Inspections Department received a response from the building contractor addressing staff’s August 7th comments, and a building permit was issued.

On August 27, 2015, the Building Permits and Inspections Department received the form board survey. The form board survey was inadvertently filed directly with the building permit as opposed to being reviewed by the plans examiner/inspector. Foundation inspections were performed after the Building Permits and Inspections Department received the form board survey. Foundation inspections include checking dimensions of the foundation and the location of the foundation on the lot before the foundation is poured.

On November 10, 2015, after performing framing inspections, the Building Permits and Inspections Department left a voicemail message for the job superintendent to contact city staff to discuss construction deficiencies. The Building Permits and Inspections Department did not receive a response.

On November 18, 2015, during a re-inspection of other construction elements, the 2-foot, 6-inch encroachment into the rear yard setback was discussed on-site with the job superintendent.

On December 17, 2015, the Building Permits and Inspections Department met with the building contractor and job superintendent to re-discuss the 2-foot 6-inch encroachment into the rear yard setback and possible solutions, which was discovered after the foundation was poured and the framing had begun. The building contractor asked about the idea of obtaining a variance and was informed to contact the Planning Department for information regarding the process to apply for a variance.

On January 5th, 2016, the job superintendent met with the Planning Director to discuss variance application requirements, including time frames, public hearing dates, and the application deadline of February 3, 2016, for the February 23rd, 2016 public hearing. The job superintendent indicated his company would be preparing and submitting an application for a variance for rear yard setback encroachment and the increase in lot coverage.

With no movement from the building contractor on a variance application, on January 22nd, 2016, the Building Permits and Inspections Department contacted the property owner of the residential structure to ask whether a variance application would be submitted before the rapidly approaching deadline. The property owner responded that he was only made aware by the building contractor of the date of the public hearing, not that a variance application needed to be submitted by a particular deadline.

The Chief Building Official was later informed by the Planning Director that the property owner would be preparing and submitting the variance application prior to the deadline.

CRITERIA FOR APPROVAL OF VARIANCES

The Zoning Ordinance provides for and authorizes the Zoning Board of Adjustment (the Board) to grant a variance when in a specific case, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured. The Ordinance provides authority to the Board to grant a variance where literal enforcement of the Ordinance would result in an unnecessary hardship.

The Ordinance also provides that the Board may attach appropriate conditions and safeguards to any approvals. In granting a variance, the Board should prescribe only conditions that it deems necessary or desirable to protect the public interest. The Ordinance states that in making its findings, the Board should take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, and probable effect of such variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance should be granted unless the Board finds:

- A. that there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of his land, including sight visibility conditions;
- B. that the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and,
- C. that the granting of the variance will not be detrimental to the public health, safety, welfare, or injurious to other property in the area.

Variances may be granted only when in harmony with the general purpose and intent of the Zoning Ordinance so that the public health, safety, and welfare may be secured and substantial justice done. Pecuniary hardship to the owner, standing alone, must not be deemed to constitute undue hardship.

If a variance is granted, the Board should specify the reasons that a hardship is present and why a variance should be granted, so that they can be included in the official minutes. The Board may impose conditions and safeguards upon the issuance of a variance.

RECOMMENDATION

Staff recommends that the Board determine if the request meets the above criteria for approval to justify the proposed variance request (ZBA – 16 – 01), to reduce the required rear yard setback from 10 feet to 7.5 feet; and to increase the maximum lot coverage from 45% to 55.6% on Lot 14, Block 3, Whitestone Ranch, Phase 4, within the “BR-PD,” One-Family Reduced Planned Development District.

ATTACHMENTS

1. Staff Exhibit Aerial Map
2. Applicant Submittal
 - a. Application Letter
 - b. Building Photographs
 - c. Title Survey
 - d. Building Elevations (2 pages)
 - e. Floor Plans (3 pages)
 - f. Email Correspondence for Building Permits and Inspection Department
 - g. Form Board Survey
 - h. Inspection Log

EXHIBIT 1 Aerial Map



EXHIBIT 2
Application Submittal

APPLICATION FOR VARIANCE

Date: February 1, 2016

To: Zoning Board of Adjustment
City of Benbrook
911 Winscott Road
Benbrook, Texas 76126

From: George L. and Victoria L. Kruzick
3250 Mary's Lane
Fort Worth, Texas 76116-4328

RE: Request for Variance Section 17.44.030 - Paragraphs D and H
7212 Prestwick Terrace
Whitestone Ranch, Phase 4
Block: 3 Lot: 14

Members of the Zoning Board of Adjustment:

My name is George Kruzick, and my wife and I are currently building our retirement home in the Whitestone Ranch Phase 4 development along the 15th fairway of Whitestone Ranch Golf Course. We are requesting a variance from the 10 foot minimum setback of the rear property line and the 45% maximum lot coverage on the property.

The house is approximately 90% complete (see attached photo) and by the time this request is considered, the house will have been essentially completed. On January 5, 2016, City of Benbrook Building Official Izzy Rivera, informed our builder (Premier Homes of Granbury) that we cannot get a Certificate of Occupancy (CO), due to various aspects of the structure not conforming to requirements in Section 17.44.030 paragraphs D and H, as amended by Ordinance No. 1349 of the Zoning Ordinance.

The rear building line consists of a covered back porch (see attached photo) that extends to the 7.5 foot utility easement that is outlined on the property plat (attached). In order to receive the CO, the city's Building Inspection Department is requiring 2.5 feet be cut off the rear of the building to ensure compliance with the 10 foot setback required in the ordinance. In addition, the total covered square footage of the home including the living space, garage and both porches is 3,910 SF (55.6%) of the property (7,020 SF) or 751 SF (10.6%) over the maximum as outlined in the ordinance.

Our builder (their first project in Benbrook), using information available on the plat to assist in designing the project, was unaware of any additional building setback or the lot coverage requirements. Plans (attached) were submitted to the city's Building Inspection Department and a building permit issued on August 17, 2015 (attached). Our builder contracted with a license surveyor to begin construction and set foundation form boards which were inspected and approved on September 3, 2015 (attached). City

Inspectors have been on the site numerous times throughout the building process to review various aspects of the project, and have never mentioned any problem with either requirement.

Unfortunately, errors were made during the initial period of this project that could have easily rectified this current situation. However, at this point of construction, requiring changes would have an adverse impact on the overall project. Adverse impacts include:

- 1) increased drainage issues onto the patio that would then be partially uncovered, increasing the possibility of flooding inside the building as we had water up to the doorway with heavy rains this past winter,
- 2) existing patio foundation cannot be shortened as it is part of the engineered post tension cable system that supports the main body of the house,
- 3) increased solar heat gain into the West facing picture windows increasing utility usage,
- 4) negative impact on the continuity of design and integrity of the roof, and
- 5) increased overall costs to the project.

We sincerely hope the Board will consider granting us this variance. This will be a beautiful home and an asset to the Whitestone Ranch community. Our request primarily impacts the rear covered patio which faces the golf course, and should not have any detrimental impact on neighboring properties or public safety. In addition, as the homeowners, we can ensure the Board that the back patio will never be enclosed or occupied as living air conditioned space. Again, we thank you for your time and consideration in this matter.

Sincerely,

George L. and Victoria L. Kruzick

Attachments (7)





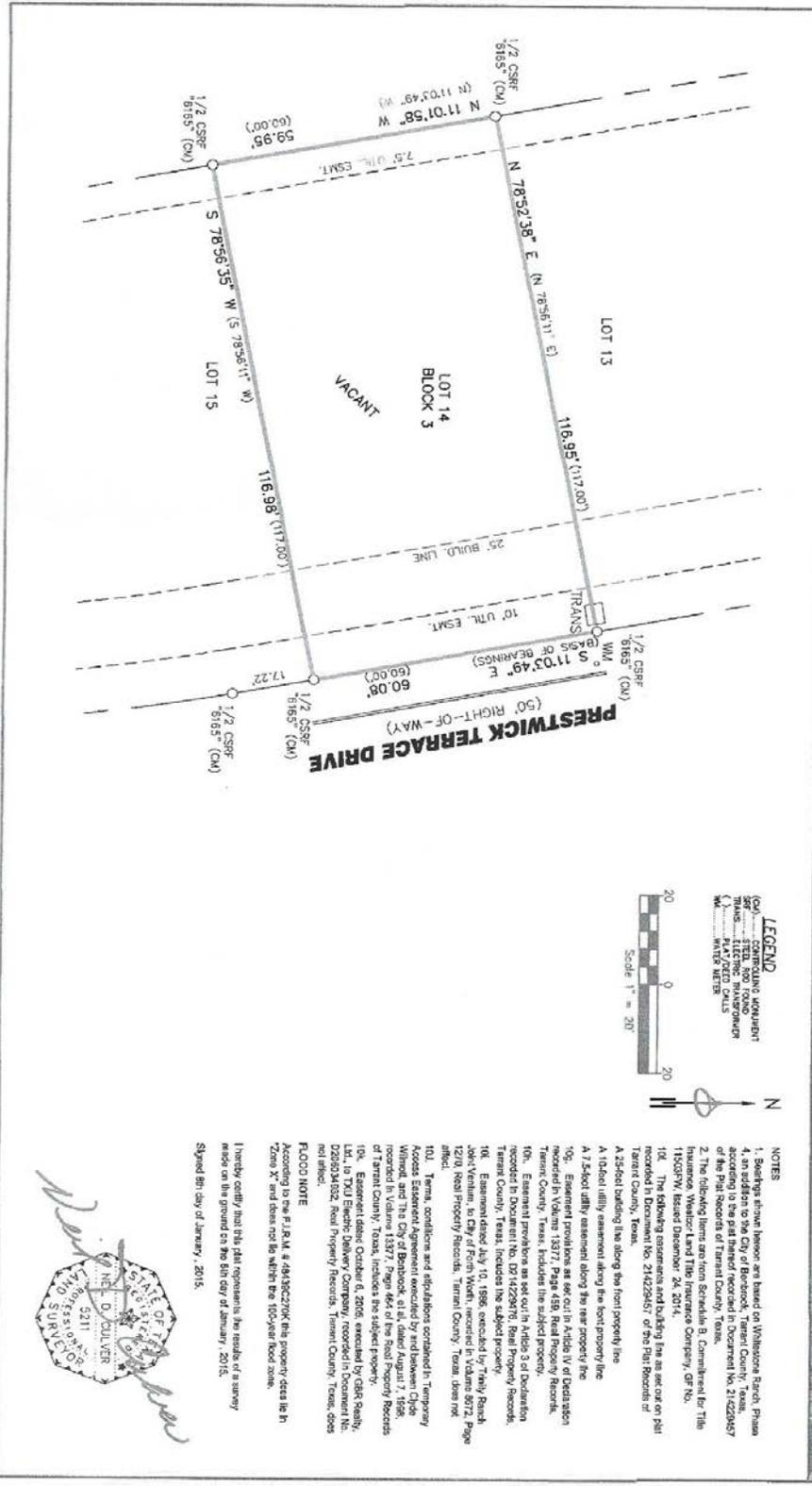
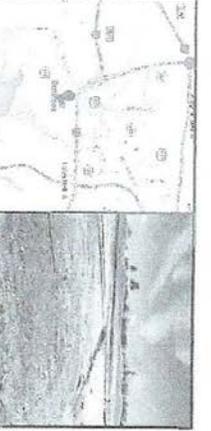
Surveyed By:

 TerraCorp
 10000 Preston Road, Suite 215
 Dallas, TX 75249
 972.966.4527

Ordered By:

 Trinity Title of Texas
 4325 S. Hulen
 Fort Worth, TX 76109
 817.294.6474 Office
 817.923.2343 Fax

Property Address: Prestwick Terrace Drive, Preston, TX 76093	TerraCorp Order No.:
Client Order Number: 118187W	Completion Date 01/29/2015
Group Name: Group Name: Survey/Title/Record, "Title" Title of Texas, LLC, Fort Worth City Civil Lines	

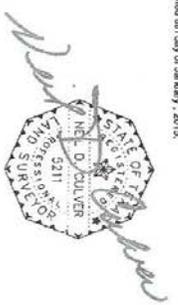


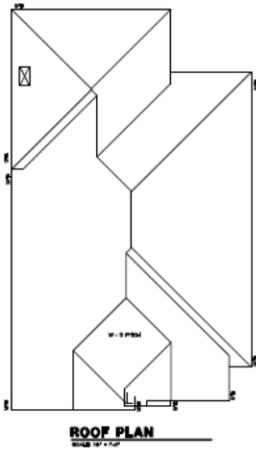
NOTES

1. Bearings shown hereon are based on Webster's Base Course 4, an addition to the City of Bonbrook, Tarrant County, Texas, according to the plat thereof recorded in Document No. 214228457 of the Plat Records of Tarrant County, Texas.
2. The following items are from Section 18, Chapter 18, Article 18.03, Texas Insurance, Westcott Land Title Insurance Company, GR No. 1150374, issued December 24, 2014.
10. The following easements and building line as set out on plat 104 of Document No. 214228457 of the Plat Records of Tarrant County, Texas.

A 7.5-foot utility easement along the front property line
 A 25-foot building setback along the front property line
 A 10-foot utility easement along the rear property line
 10. Easement provisions as set out in Article IV of Declaration recorded in Volume 13377, Page 458, Real Property Record, Tarrant County, Texas, includes the subject property.
 10a. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10b. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10c. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10d. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10e. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10f. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10g. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10h. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10i. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.
 10j. Easement provisions as set out in Article 3 of Declaration recorded in Document No. 0214228476, Real Property Record, Tarrant County, Texas, includes the subject property.

FLOOD NOTE
 According to the FIRM #484382270K this property does lie in Zone X and does not lie within the 100-year flood zone.
 I hereby certify that this plat represents the results of a survey made on the ground on the 5th day of January, 2015.
 Signed this day of January, 2015.


 David O. Culver
 Surveyor
 State of Texas



EQ
HOME DESIGNS
BY
MARY
ANN
MAYHEW

THESE ARCHITECTURAL PLANS ARE THE PROPERTY OF HOME DESIGNS BY MARY ANN MAYHEW. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF HOME DESIGNS BY MARY ANN MAYHEW IS STRICTLY PROHIBITED. HOME DESIGNS BY MARY ANN MAYHEW ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS.

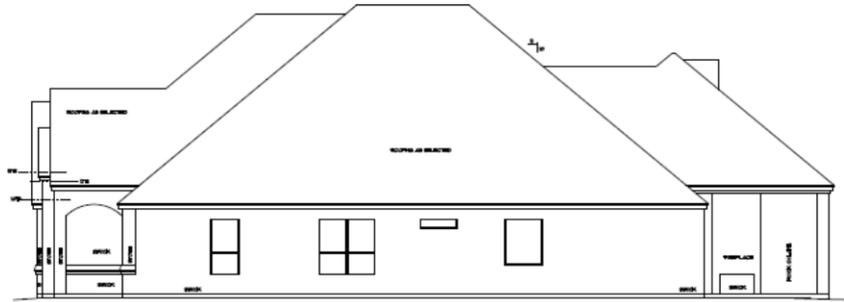
THE KEVORCK FAMILY
700 PRESTWICK TERRACE NORTH
CITY 14, BOX 1
BENEDICT, TX

RESIDENTIAL PLANS
to be built by
PREMIER HOMES
QUALITY AND COMMITMENT

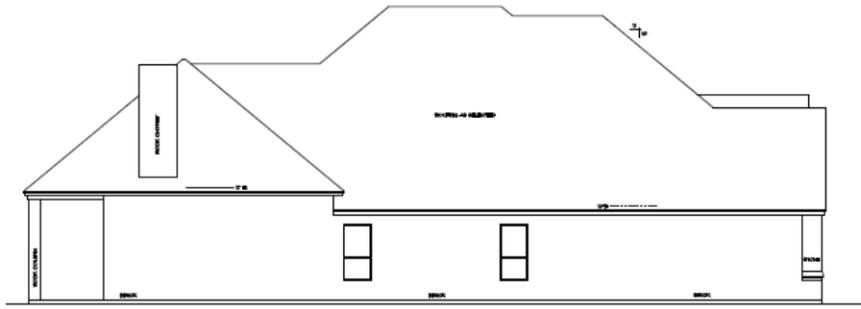
EL DORADO

AREA CALCULATIONS

LIVING	871.8 S.F.
P. PORCH	187 S.F.
R. PORCH	488 S.F.
GARAGE	778 S.F.
TOTAL FLOOR	2324.6 S.F.
MASTER	8887.00
DATE 02/23/16	A-1



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

EQ
HOME DESIGNS
BY
MARY
ARCHITECTURE

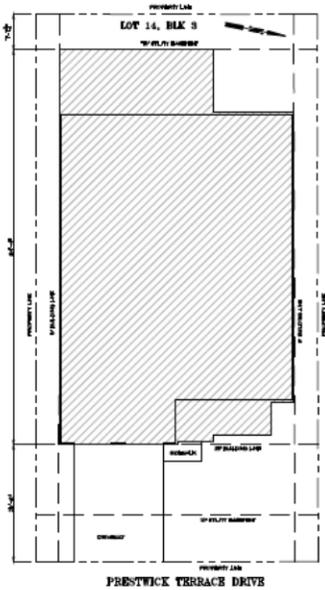
THESE ARCHITECTURAL PLANS ARE THE PROPERTY OF HOME DESIGNS BY MARY ARCHITECTURE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF HOME DESIGNS BY MARY ARCHITECTURE IS STRICTLY PROHIBITED. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF VIRGINIA.

THE KERRICK FAMILY
700 WEST TERRACE NORTH
CITY 14, BOX 1
BENEDICT, VA

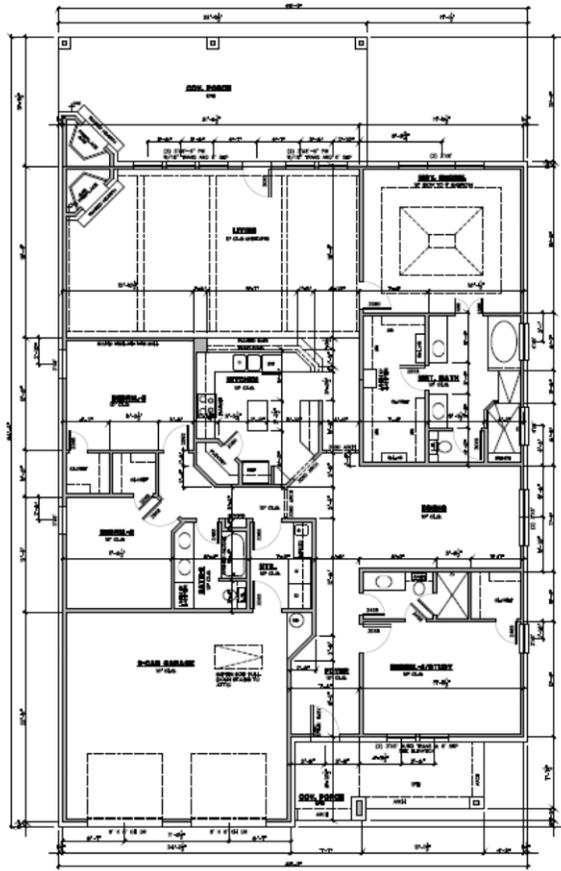
RESIDENTIAL PLANS
to be built by
PREMIER HOMES
Quality and Commitment

XL DORADO

AREA CALCULATIONS	
LIVING	8718 S.F.
P. PORCH	287 S.F.
S. PORCH	482 S.F.
CLOSET	772 S.F.
TOTAL FLOOR	10359 S.F.
MASTER	8887 sq. ft.
DATE: 02/16/16	A-2



SITE PLAN
SCALE 1/4" = 1'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"

EQ
HOME DESIGNS
BY
MARY
ARCHITECTURE

THE KERVICK FAMILY
PRESTWICK TERRACE HOME
127 1/2' x 122' x 122'
BENEDICT, VA

RESIDENTIAL PLANS
to be built by
PREMIER HOMES
Quality and Commitment

XL DORADO

AREA CALCULATIONS	
LIVING	874.8 S.F.
DINING	287.5 S.F.
KITCHEN	488.5 S.F.
BEDRM	778.5 S.F.
BEDRM	818.5 S.F.
BATH	218.5 S.F.
HALL	118.5 S.F.
PORCH	118.5 S.F.
TOTAL FLOOR AREA	3,710.0 S.F.

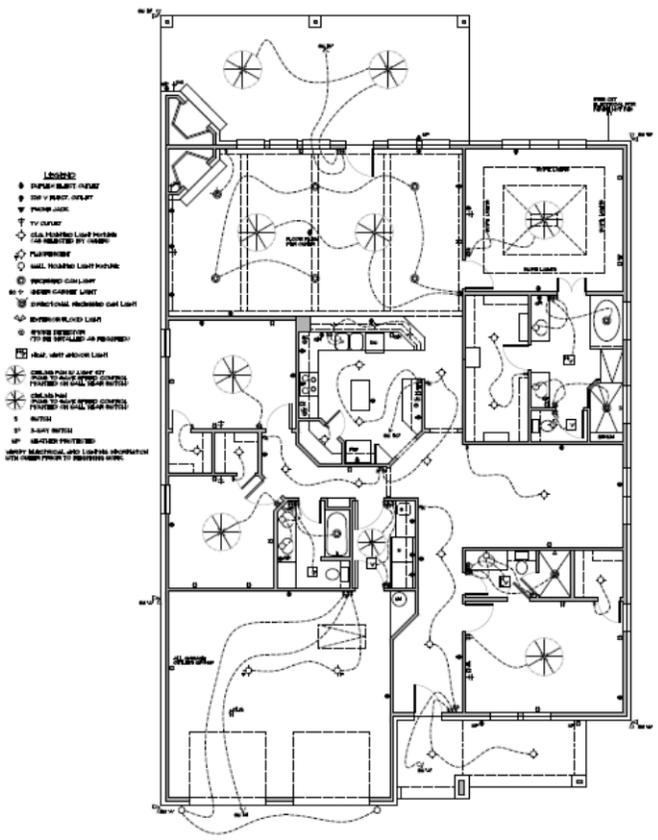
DATE	REVISION

DATE: 02/16/16

THE ARCHITECTURE OF MARY, INC. IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF SEXUAL ORIENTATION OR GENDER IDENTIFICATION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF MARITAL STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF POLITICAL AFFILIATION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF VETERAN STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF DISABILITY. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF GENETIC INFORMATION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF REPRODUCTION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF MATERNITY OR PATERNITY. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF PREGNANCY, PREGNANCY OUTCOME, OR MATERNAL OR PATERNAL TREATMENT. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF INTERSEX STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF HIV STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF IMMIGRATION STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF ANCESTRY OR NATIONAL ORIGIN. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF RELIGION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF POLITICAL AFFILIATION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF VETERAN STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF DISABILITY. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF GENETIC INFORMATION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF REPRODUCTION. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF MATERNITY OR PATERNITY. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF PREGNANCY, PREGNANCY OUTCOME, OR MATERNAL OR PATERNAL TREATMENT. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF INTERSEX STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF HIV STATUS. WE DO NOT DISCRIMINATE AGAINST ANY PERSONS ON THE BASIS OF IMMIGRATION STATUS.

THE KERRICK FAMILY
700 PRESTWICK TERRACE NORTH
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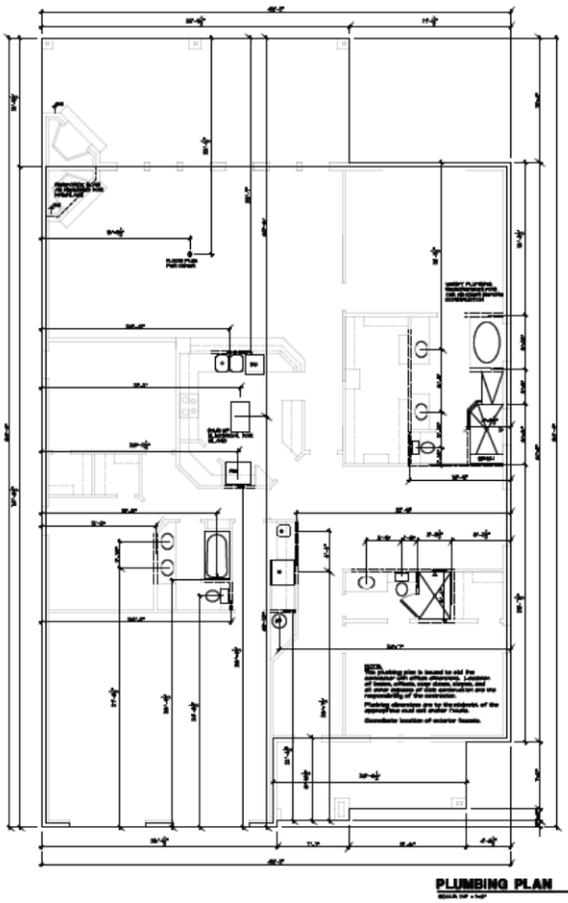
RESIDENTIAL PLANS
to be built by
PREMIER HOMES
Quality and Commitment



ELECTRICAL PLAN
SCALE 1/8" = 1'-0"

XL DORADO

AREA CALCULATIONS	
LIVING	8718 S.F.
PORCH	287 S.F.
B. PORCH	482 S.F.
CLOSET	772 S.F.
TOTAL FLOOR	10259 S.F.
MASTER	8887 S.F.
DATE (10/10/10)	E-1



HOME DESIGNS BY MARY
RESIDENTIAL DESIGNER

THE KERRICK FAMILY
PERFECT TERRACE HOME
17714, 17715, 17716, 17717, 17718, 17719, 17720, 17721, 17722, 17723, 17724, 17725, 17726, 17727, 17728, 17729, 17730, 17731, 17732, 17733, 17734, 17735, 17736, 17737, 17738, 17739, 17740, 17741, 17742, 17743, 17744, 17745, 17746, 17747, 17748, 17749, 17750, 17751, 17752, 17753, 17754, 17755, 17756, 17757, 17758, 17759, 17760, 17761, 17762, 17763, 17764, 17765, 17766, 17767, 17768, 17769, 17770, 17771, 17772, 17773, 17774, 17775, 17776, 17777, 17778, 17779, 17780, 17781, 17782, 17783, 17784, 17785, 17786, 17787, 17788, 17789, 17790, 17791, 17792, 17793, 17794, 17795, 17796, 17797, 17798, 17799, 17800, 17801, 17802, 17803, 17804, 17805, 17806, 17807, 17808, 17809, 17810, 17811, 17812, 17813, 17814, 17815, 17816, 17817, 17818, 17819, 17820, 17821, 17822, 17823, 17824, 17825, 17826, 17827, 17828, 17829, 17830, 17831, 17832, 17833, 17834, 17835, 17836, 17837, 17838, 17839, 17840, 17841, 17842, 17843, 17844, 17845, 17846, 17847, 17848, 17849, 17850, 17851, 17852, 17853, 17854, 17855, 17856, 17857, 17858, 17859, 17860, 17861, 17862, 17863, 17864, 17865, 17866, 17867, 17868, 17869, 17870, 17871, 17872, 17873, 17874, 17875, 17876, 17877, 17878, 17879, 17880, 17881, 17882, 17883, 17884, 17885, 17886, 17887, 17888, 17889, 17890, 17891, 17892, 17893, 17894, 17895, 17896, 17897, 17898, 17899, 17900, 17901, 17902, 17903, 17904, 17905, 17906, 17907, 17908, 17909, 17910, 17911, 17912, 17913, 17914, 17915, 17916, 17917, 17918, 17919, 17920, 17921, 17922, 17923, 17924, 17925, 17926, 17927, 17928, 17929, 17930, 17931, 17932, 17933, 17934, 17935, 17936, 17937, 17938, 17939, 17940, 17941, 17942, 17943, 17944, 17945, 17946, 17947, 17948, 17949, 17950, 17951, 17952, 17953, 17954, 17955, 17956, 17957, 17958, 17959, 17960, 17961, 17962, 17963, 17964, 17965, 17966, 17967, 17968, 17969, 17970, 17971, 17972, 17973, 17974, 17975, 17976, 17977, 17978, 17979, 17980, 17981, 17982, 17983, 17984, 17985, 17986, 17987, 17988, 17989, 17990, 17991, 17992, 17993, 17994, 17995, 17996, 17997, 17998, 17999, 18000

RESIDENTIAL PLANS
By **PREMIER HOMES**
Quality and Commitment

XL DORADO

AREA CALCULATIONS	
LIVING	8718 S.F.
K. PORCH	287 S.F.
B. PORCH	100 S.F.
BEDRM	778 S.F.
TOTAL FLOOR	9883 S.F.

MASTER	SHEET NO.
	P-1



Brandon Gowins <brandon@dallasbat.com>

Benbrook Permit

1 message

Sue Clark <SClark@benbrook-tx.gov>

Mon, Aug 17, 2015 at 10:47 AM

To: "brandon@dallasbat.com" <brandon@dallasbat.com>

Brandon,

I'm so sorry. I forgot to give you the stamped, approved plans. You can come by the next time you are coming through Benbrook.

Thank you,

Sue Clark

Permits & Inspections Clerk

911 Winscott Rd

Benbrook, TX 76126

817-249-6064 Direct Line

817-249-3000 City Hall

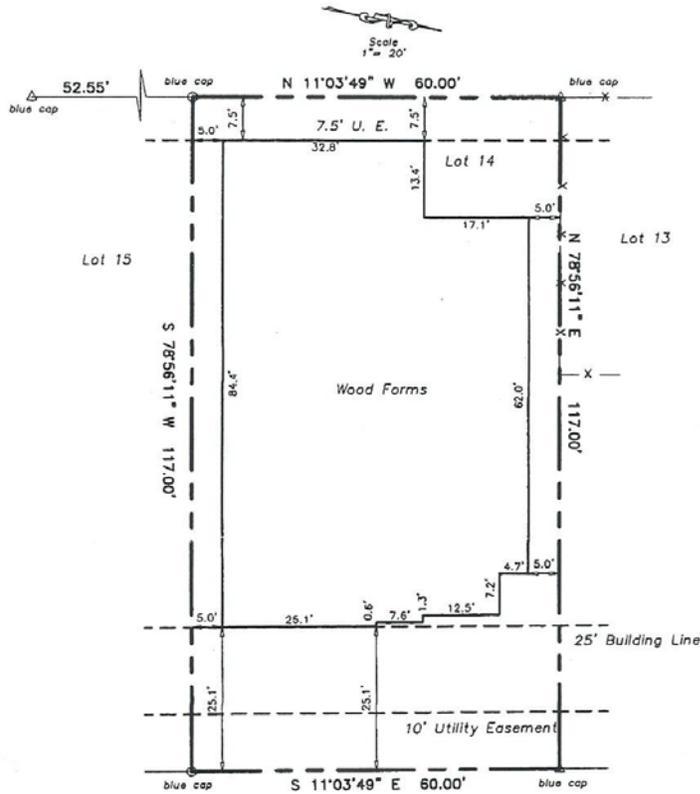
817-249-0884 Fax

www.benbrook-tx.gov

<https://mail.google.com/mail/u/0/?ui=2&ik=126e5bcaf2&view=pt&q=SClark%40benbroo...> 1/26/2016

PROPERTY DESCRIPTION
Lot 14, Block 3, Whitestone ranch Phase 4, an Addition to the City of Benbrook, Tarrant County, Texas, according to the plot recorded in Instrument No. D214229457, Plat Records, Tarrant County, Texas.

Lot 2, Block A, Whitestone Golf Course
Cabinet A, Slide 5083, PRCT



7212 PRESTWICK TERRACE

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the results of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of this property.

Note: This survey was performed in connection with the transaction described in:

Form Survey for Premier Homes.



WORTHY LAND SURVEYING, INC.

P.O. BOX 2571, BURLESON, TEXAS 76097
Phone # (817) 295-8747
Firm Reg. No. 10047000



Legend: Δ Iron Rod Found -x-x- Wood or Wire Fence
 \bullet Iron Rod Set \triangle Control Monument

All Iron rods are 1/2" rebar unless otherwise noted.



Joseph Mitchell Worthy
Joseph Mitchell Worthy
Registered Professional
Land Surveyor No. 5399

Date: 8/24/2015

Job No. 12881-PM3

Inspection	Date/Time	Permits	Address
T-Pole	08/25/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Foundation	09/03/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Plumbing Rough	09/01/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Electrical Rough	11/10/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Framing	11/10/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Mechanical Rough	11/10/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Plumbing Top Out	11/11/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Sheathing	10/07/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Insulation/Wall Tie	11/18/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126
Other	12/09/2015	15BEN-1010	7212 PRESTWICK TERR City Of Benbrook, TX 76126