MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 11, 2016

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, August 11, 2016, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

Alfredo Valverde
Brandon O'Donald
David Ramsey
John Dawson
Jonathan Russell
Tom Casey
John Craver
Matthew Wallis

Also present:

Dave Gattis, Deputy City Manager
Ed Gallagher, Planning Director
Johnna Matthews, City Planner
David Corley, City Engineer
Sue Clark, Recording Secretary
Tommy Davis, Fire Chief
Jason Tate, Assistant Fire Chief
Ed Brock, RJM Contractors
and one other

I. CALL TO ORDER

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

II. CONSIDERATION OF MINUTES

Regular Meeting, July 14, 2016

Motion by Mr. Casey to approve the minutes of the July 14, 2016 meeting. Second by Mr. Russell. The Chair called the question.

Vote on the motion:

Ayes: Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Ramsey, Mr. O'Donald, Mr. Casey, and Mr. Wallis

Noes: None

Abstain: Mr. Craver

Motion carried: 7 – 0 – 1

III. REPORTS OF CITY STAFF

A. SUBDIVISION ORDINANCE

S-16-01 Consider a waiver from Chapter 16.28.025, D. 16 and 17 of the Subdivision Ordinance, (Design Requirements, Parking Lots and Fire Lanes); to authorize an alternate pavement design on Lot 1, Block 5, Benbrook Industrial Park (7608 Benbrook Parkway) - **Continued from the June 9, 2016 and July 14, 2016 regular meetings of the Planning and Zoning Commission.**

Chairman Valverde introduced the item and asked for a presentation from the applicant.

Ed Brock, 426 Fountain Park Drive, Euless, representing the applicant, R.J. Miller, said that he had addressed all of staff's questions from the previous meetings. Mr. Brock said that asphalt is not as good as concrete. He said that what is as important as what goes on top is what is used underneath. He said the life expectancy for concrete is 20 years and asphalt, five to ten years, but it can be maintained and have just as long a life expectancy as concrete.

Mr. Brock said that they have to maintain the existing slope for drainage. He said the drainage and densities all have to be inspected and verified before they can move forward.

Mr. Brock said that R.J. Miller is an independent business owner that is just pursuing ways to save money. He said they would be willing to do concrete in all areas except the parking lot. This will not be a retail business so there will not be a high volume of traffic in the parking lot. He said they are a general contracting business and have nine employees at this time. There may be a few more when they move into the new building.

Mr. Brock said that Benbrook's City Hall has an asphalt parking lot and it has held up just fine. He said they are just trying to save money, and now Benbrook Water Authority has told him that the developers of Benbrook Parkway did not install the required stub outs for water and sewer when the street was built. This means they will have to incur more costs to tap into the water main.

The Chair asked for any comments or questions from the Commission.

Mr. Wallis asked where the business is currently located and Mr. Brock said it is at the corner of West Vickery Boulevard and Montgomery Street in Fort Worth.

The Chair asked for a report from staff.

Johnna Matthews said the property is located at the corner of Winscott Road and Benbrook Parkway. Ms. Matthews said the item was continued from the June 9th and the July 14, 2016 Commission meeting to allow the applicant time to gather information on:

1. Geotechnical report with recommendations for pavement types and subgrades,
2. Effects on drainage,
3. Details on current and proposed sheet flow conditions,
4. Life cycle costs,
5. Details regarding any heavy equipment to be used on site, and

6. Appraised value of the property based on engineering estimate of various pavement materials proposed.

Ms. Matthews said that the applicant had presented three options for the paving at the June meeting and they have since elected to pave the parking lot in asphalt and the rest in concrete. She said that the Subdivision Ordinance says that minimum pavement thickness of five inches of five-sack concrete is required and that concrete fire lanes are required.

Ms. Matthews said that staff has no problem with asphalt being used in parking stalls but recommends that the Planning and Zoning Commission deny a pavement design waiver for any pavement in any required fire lane.

The Chair asked for any comments or questions from the Commission.

Mr. Wallis if there are any sites in the Industrial Park or any other areas of the city where a waiver has been granted for the concrete fire lane requirement. Ms. Matthews said not to staff's knowledge. Mr. Wallis said that all new construction has required concrete as well.

Mr. Ramsey asked Chief Tommy Davis if the fire department's response to the waiver request was for concrete in only the fire lanes. Chief Davis said their response was to require concrete for the entire parking lot.

Mr. O'Donald asked Mr. Brock to describe the materials they are proposing if they are approved to use asphalt. Mr. Brock said that if they are allowed to use asphalt, they would want to meet with the City Engineer to see what he would recommend. He said there are several methods as far as thicknesses are concerned. Mr. O'Donald asked what they are proposing. Mr. Brock said six inches of road-base would be used and then topped with two to five inches of asphalt.

Mr. O'Donald said that he is surprised that there is such a difference in the price of concrete and asphalt. Mr. Brock said there is not a significant difference but there is some difference in that over time, with maintenance, there is a bigger difference.

Mr. Wallis said the Commission's report stated $5.85 per square-foot for asphalt, and $5.00 to $5.75 per square-foot for concrete. He asked Mr. Brock if the difference is you can go two to four inches for asphalt versus five inches for concrete. Mr. Brock said yes.

Mr. Gattis said that the geotechnical report, which was provided to staff, called for six inches of asphalt. He said that typically, six inches of asphalt is equal to five inches of concrete by strength. The report did not make a recommend for either concrete or asphalt.

Mr. Wallis asked staff that if the Commission permitted asphalt in the parking lot, since it is not allowed in the Subdivision Ordinance, what the standard requirement would be for the developer. Mr. Gattis said the ordinance says, "or approved by the City Engineer".

Mr. Craver asked if underlayment is used with concrete as there is with asphalt. Mr. Brock said that with concrete it has to be prepped with lime to get a required compaction rate and with asphalt, a road-base underlayment is used under the asphalt.

Mr. Gattis said that whether concrete or asphalt is being used, six inches of lime stabilized sub-grade is required. He said that if work is done in the county, not in the city, then road-base may be allowed. It is particularly important with asphalt because if the subgrade starts moving, the asphalt starts moving as well. With concrete, it will actually bridge over the subgrade and that is why asphalt is called a flexible pavement.

Discussion followed between the Commission, staff and the applicant on stability and price differences and City of Benbrook requirements.

The Chair asked for any further comments, questions or a motion from the Commission.

Motion by Mr. Wallis for the Planning and Zoning Commission to deny the waiver request. Second by Mr. Russell. The chair called the question.

Vote on the motion:

Ayes: Mr. Ramsey, Mr. O'Donald, Mr. Valverde, Mr. Dawson, Mr. Russell, Mr. Craver, Mr. Casey, and Mr. Wallis

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

B. Zoning Ordinance

None

IV. ADJOURNMENT

There being no further business on the agenda, the Chair adjourned the meeting at 8:10 p.m.

APPROVED 9-8 ,2016

Chair