

AGENDA
BENBROOK CITY COUNCIL
THURSDAY, JANUARY 15, 2026
911 WINSOTT ROAD, BENBROOK, TEXAS
REGULAR MEETING 7:00 P.M.
COUNCIL CHAMBERS
ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. INVOCATION

PLEDGE OF ALLEGIANCE

III. CITIZEN COMMENTS ON ANY AGENDA ITEM (Citizen Comments Are Limited To 3 Minutes)

IV. MINUTES

1. Minutes Of The Regular Meeting Held January 5, 2026

Documents:

[MINUTES 01-05-2026.PDF](#)

V. PRESENTATION BY PLANNING AND ZONING COMMISSION

PZ-2026-01 Rowan Ranch: A Request To Rezone Approximately 80 Acres Of Land, Situated In The Thomas G. Zachary Survey, Abstract No. 1759, From "C-PD" Multiple-Family Planned Development District To "C-PD" Multiple-Family Planned Development District (18.6 Acres) And "B" One-Family District (61.3 Acres). The Property Is Generally Located On The East Side Of I.H. 820 Between Veterans Pkwy And Chapin Rd (4501 W Loop 820 S). [PUBLIC HEARING]

Documents:

[PZ-2026-01 STAFF REPORT.PDF](#)
[PZ-2026-01 ATTACHMENTS.PDF](#)

VI. INFORMAL CITIZEN COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in informal citizen comments. City Council may only make a statement of specific information given in response to the inquiry; recite an existing policy; or request staff place the item on an agenda for a subsequent meeting. The exception to informal comments is that once an election date has been set by City Council comments relative to elections will not be broadcast on the City's cable channel. However, a copy of the tape containing citizens' comments will be available at city hall for review or purchase by interested citizens. (Citizen comments are limited to 3 minutes)

VII. COUNCIL MEMBER AND STAFF COMMENTS

Pursuant to the Texas Government Code, Chapter 551, Open Meetings, Section 551.0415, announcements from City Councilmembers and City Staff are limited to expressions of thanks; congratulations; condolences; recognition of public officials, employees or citizens; information regarding holiday schedules; reminders of community events or announcements involving an imminent threat to the public health and safety of the municipality that has arisen after the posting of the agenda. No discussion or formal

action may be taken on these items at this meeting.

VIII. ADJOURNMENT



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
MONDAY, JANUARY 5, 2026**

The regular meeting of the Benbrook City Council was held on January 5, 2026 at 7:00 p.m. in the Council Chambers with the following Council members present:

Jason Ward, Mayor
Renee Franklin
Ryan Reagan
Dustin Phillips
Sean Moore
Laura Mackey
Keith Tiner

Also Present:

Jim Hinderaker, City Manager
Ethan Cox, Assistant City Manager
Beth Fischer, City Secretary/Chief Governance Officer
Bennett Howell, Director of Public Services

I. CALL TO ORDER

Meeting called to order at 7:00 p.m. by Mayor Ward.

II. INVOCATION/PLEDGE OF ALEGIANCE

Invocation was given Pastor Seth Wigington – Restore Church

The Pledge of Allegiance recited.

III. CITIZEN COMMENTS ON ANY AGENDA ITEM

Karen Dixon and Zebulon Freeman addressed City Council.

IV. MINUTES

1. Approve minutes of the regular meeting held December 18, 2025

Motion by Mr. Tiner, seconded by Mr. Phillips, to approve the minutes of the regular meeting held December 18, 2025.

Vote on the Motion:

Ayes: Ms. Franklin, Mr. Reagan, Mr. Phillips, Mayor Ward, Mr. Moore, Ms. Mackey, Mr. Tiner

Noes: None

Motion carried unanimously.

V. INFORMAL CITIZEN COMMENTS

No one spoke.

VI. COUNCIL MEMBER AND STAFF COMMENTS

VII. ADJOURNMENT

Meeting adjourned at 7:10 p.m.

APPROVED:

Jason Ward, Mayor

ATTEST:

Elizabeth Fischer
City Secretary/Chief Governance Officer



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 01/15/2026	REFERENCE NUMBER: PZ-2026-01	SUBJECT: Rowan Ranch: A request to rezone 80 acres of land from “C-PD” Multiple-Family District to “B” One-Family District and “C-PD” Multiple-Family Planned Development District [PUBLIC HEARING]	PAGE: 1 of 8
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Staff Report
Planning and Zoning Commission Meeting
December 11, 2025

- Request Type:** Rezoning
- Site Description:** Approximately 80 acres situated in the T.G. Zachary Survey, Abstract No. 1759
- Location:** East of IH-820, near Mary’s Creek; Approx. 1,050ft north of Veterans Pkwy, along the frontage road east of IH-820 (4501 W Loop 820 S)
- Current Zoning District:** “C-PD” Multiple-Family Planned Development District (Ord. 1490)
- Proposed Zoning District:** “C-PD” Multiple-Family District (~18.6 acres) and “B” One-Family District (~61.3 acres)
- Property Owner(s):** Chapin Holdings LLC, Fort Worth, TX
- Applicant:** Ron Ramirez, Evolving Texas, Fort Worth, TX

Summary

The applicant requests to rezone approximately 80 acres of land located east of IH-820, near Mary’s Creek, from the existing “C-PD” Multiple-Family Planned Development District to two separate zoning districts. Under the proposal, approximately 18.6 acres of developable land (designated Area 1 in Ord. 1490) will remain as “C-PD” Multiple-Family District, generally consistent with the original Planned Development (PD), while approximately 61.3 acres of undeveloped open space (designated Area 2 in Ord. 1490) will be rezoned to the “B” One-Family District. (see Attachment 2 for a depiction of Areas 1 and 2).

The request seeks to formalize the zoning of Area 2 while maintaining the previously approved development framework for Area 1. To review the entirety of the applicant’s proposal, including all submitted documents, plans, and supplemental materials, please refer to Attachment 8.

Historical Background

In June 2023, the City Council adopted Ord. 1490, establishing a planned development (PD) using the “C” Multiple-Family District as the base zoning district. The ordinance:

- Limited primary building types to two-family dwellings only;

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

DATE: 01/15/2026	REFERENCE NUMBER: PZ-2026-01	SUBJECT: Rowan Ranch: A request to rezone 80 acres of land from “C-PD” Multiple-Family District to “B” One-Family District and “C-PD” Multiple-Family Planned Development District [PUBLIC HEARING]	PAGE: 2 of 8
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- Restricted residential development to property located outside the 100-year FEMA floodplain and within the boundary designated as Area 1 (approximately 18.6 acres);
- Preserved more than 60 acres of land as undeveloped open space (Area 2), with limited exceptions outlined in Ord. 1490;
- Set a maximum density of 12.5 dwelling units per acre (DU/AC) for the developable area, with an overall district density of approximately 2.8 DU/AC; and
- Established enhanced landscaping standards, set tree preservation and mitigation standards, increased required front, side, and rear building setbacks, and reduced maximum height standards for the development.

In June 2024, one year after the adoption of Ord. 1490, a deed was recorded transferring ownership from Altgelt Laughlin Group LTD to Chapin Holdings LLC (D224101727 and D224098067).

In September 2024, the Planning and Zoning Commission voted to recommend that the City Council deny a rezoning request (City File #Z-24-01) for this property. The request sought to divide the property into 3 regulatory areas; “D-PD” Multiple-Family Development (Area 1: 16.4 acres), Open Space attached to the “D-PD” (Area 2: 36.9 acres), and “BR-PD” One-Family Reduced Development (Area 3: 26.5 acres). In response, the applicant withdrew the rezoning application and, in November 2024, requested the Commission’s authorization to allow the City to accept a new rezoning application for further consideration. The Commission voted to deny that request.

In August 2025, the City Council denied with prejudice a rezoning request involving two components: a request to rezone a portion of the site to the “D” Multiple-Family District, and a request that would have allowed a “BR” One-Family Reduced District development within Area 2, as identified in Ord. 1490. Because the denial was issued with prejudice, the City may not accept another rezoning application requesting either of the same zoning classifications (“D” or “BR”) for a period of 12 months.

Adjacent Properties

Adjacent zoning districts and property information are primarily as follows:

North: The northern boundary includes three distinct areas near Mary’s Creek:

1. The western portion is zoned “SD” Suburban District and consists of unplatted, mostly vacant land.
2. Moving eastward along the northern property line is the Pecan Valley subdivision, zoned “A” One-Family District. This is a typical single-family residential subdivision with an average density of approximately 2.84 dwelling units per acre (DU/AC).
3. Further east along the northern property line are large unplatted tracts of land zoned “A” One-Family District, containing several single-family homes built in the 1940s and 1950s.

East: The eastern boundary includes two distinct areas:

1. Near the northeastern end this boundary line is the Russ Lo Valley subdivision, zoned “A” One-Family District, characterized by larger single-family lots with an average density of approximately 2.6 DU/AC.

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2. Directly adjacent to the eastern boundary is a large lot of approximately 35-acres, zoned “B” One-Family District, which is preliminarily approved for a 5-lot subdivision, which equates to a very low density of approximately 0.14 DU/AC. This lot is part of the La Cantera subdivision, which is a multi-phased neighborhood featuring a variety of lot sizes. The nearest phase (PH 1), aside from the 35-acre lot, has a density of 0.61 DU/AC.

South: The southern boundary includes two distinct areas:

1. Along the IH-820 frontage is a property zoned “CF” Community Facilities, which is occupied by Capstone Church.
2. To the east of the church site is the Reata Place subdivision, zoned “B-PD” One-Family Planned Development, with an average residential density of approximately 2.25 DU/AC.

West: The western boundary of the site is defined by the IH-820 frontage road, which also marks the City of Fort Worth city limits.

Floodplain Consideration

Portions of the subject site lie within a FEMA-designated floodplain; however, the presence of the floodplain does not prevent the property from being assigned a zoning district. Zoning is the first step in a multi-layered regulatory process that grants certain development rights, but it does not guarantee that a project can proceed without meeting all applicable development standards.

These technical and regulatory requirements are reviewed during later stages of the development process by the appropriate agencies, which may include the City of Benbrook, FEMA, the City of Fort Worth, and, if necessary, the U.S. Army Corps of Engineers.

Staff Analysis

The applicant requests to rezone approximately 80 acres east of IH-820, near Mary’s Creek, from the existing “C-PD” Multiple-Family Planned Development District to two separate zoning districts. As requested, approximately 18.6 acres of developable land (Area 1) proposed to remain “C-PD,” and about 61.3 acres of undeveloped open space (Area 2) will be rezoned to the “B” One-Family District (See Attachment 4). The submitted conceptual plan illustrates the proposed lot layout for the single-family development (See Attachment 8 pg. 29).

The concept plan illustrates that the current proposal shares similar general characteristics with the prior request, though minor changes in lot dimensions and layout are reflected. Compared to the previously requested “BR” One-Family Reduced District, the proposed “B” One-Family District provides larger lots and wider building sites. The “B” District requires a minimum lot width of 70 feet (compared to 60 feet in “BR”) and a minimum lot size of 8,400 square feet (compared to 7,000 square feet in “BR”). The rear-yard setback is also increased from 15 feet (“BR”) to 20 feet (“B”) (See Attachment 6 pg. 2). On the submitted conceptual plans, the applicant shows a slight reduction in lot count, approximately 178 lots under the prior “BR” concept compared to 176 lots under the current “B” concept. Staff did not evaluate the accuracy of the conceptual plan, as it is illustrative only and would not be regulatory if the rezoning were approved.

When reviewing City policy and guidelines for future development, recent City Council action and policy direction carry the greatest weight for city staff, as they represent the most current expression of how the City expects land to develop. Staff also considers the Comprehensive Plan, which functions as a broad, long-range guidance document, which can be both informative and influential, but not regulatory. While the plan

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provides general direction on land-use patterns, appropriate zoning classifications, and preservation priorities, it does not mandate specific outcomes.

It is also important to understand how the zoning framework under Ord. 1490 was established. The preservation of Area 2 was not imposed by the City; it was proposed by the prior applicant under the previous property owner as part of a development concept that clustered all improvements within the 18.6-acre Area 1 while leaving more than 60 acres of land, within the FEMA designated floodplain in Area 2, as privately retained open space (see Attachment 2). This voluntary private preservation directly advanced Comprehensive Plan Principle 3.32, which encourages the private retention of steep slopes, natural vegetation, drainageways, and other sensitive areas to reduce erosion and flooding risks and protect natural features. To reinforce and encourage the private retention of the environmentally sensitive land within Area 2, the City agreed to the requested relief from some of its tree preservation and mitigation requirements within Area 1.

This history reflects the policy balance City Council supported in 2023 and reaffirmed through its 2025 denial with prejudice. Together, these actions demonstrate that the zoning established by Ord. 1490 is the appropriate zoning district for the property and reflects the City’s expectations for how the site should develop; a limited clustered development in Area 1 and long-term private preservation of Area 2.

The City Council’s questions, comments, discussion, and formal action during the City Council Meeting held on August 21st, 2025, communicated the following policy expectations for the property:

1. The timing for a zone change was not appropriate, and Council did not wish to abandon the recently approved PD, as just over two years had passed since Ord. 1490 was adopted.
2. The Council’s adoption of Ord. 1490 reflects their desire to protect Area 2 from development, which advances an important element of the Comprehensive Plan (Principle 3.32), which encourages the private retention of environmentally sensitive areas to reduce erosion and flooding risks and protect natural features.
3. The Council was satisfied with the existing zoning in place (“C-PD” under Ord. 1490).

While the Comprehensive Plan provides valuable long-range guidance, its role is fundamentally different from adopted zoning regulations. The Plan generally helps inform decisions about appropriate land use decisions where entitlements are not yet established; however, once the City Council adopts a zoning district for a property, in addition to adopting regulatory standards for the district, that zoning decision can reset the land use policy for the area. In adopting Ord. 1490 and later reaffirming it through the 2025 denial with prejudice, the Council effectively approved a land-use policy direction for how this property is expected to develop and staff views the current PD framework as consistent with the City’s long-term goals for the area and represents the appropriate zoning for the site. Although other zoning configurations might also align with some elements of the Comprehensive Plan (See Attachments 5 and 7), the zoning classification that best implements the City’s vision is decided through the Council’s decision-making authority. Until such time as the Council adopts a different policy direction or provides an updated vision for this area by amending the Comprehensive Plan, the existing zoning district, as proposed and approved under the previous ownership, remains the controlling and most specific expression of City policy and vision for this property.

As the existing zoning district reflects both the Council’s most recent policy direction and the development expectations for this area, staff does not support a rezoning that expands development within Area 2, as established under the current PD. Through their recent action, the Council indicated the existing zoning is

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appropriate for this area and consistent with the City’s long-range goals. Until the Council adopts a policy shift or approves a different vision for this area, staff finds no basis to support the requested zoning change and recommends maintaining the current zoning designation.

Staff Recommendation to the Planning and Zoning Commission

Following the applicant’s presentation, staff’s report, and public testimony, the Planning and Zoning Commission should engage in discussion, ask any relevant questions, and carefully consider all information presented. While the Commission is not responsible for making a final determination on rezoning requests, the Commission votes to recommend the City Council either approve or deny an applicant’s request. The City Council ultimately makes the final decision on rezoning applications.

Based on the analysis provided in this report, staff recommends the following motion:

“Move to recommend that the City Council deny the rezoning request.”

Planning and Zoning Commission Recommendation to the City Council

At the December 11, 2025 public hearing, the Planning and Zoning Commission considered the request and, following discussion, voted 6–0 to recommend denial of the proposed zoning change.

The Zoning Ordinance states that *“The affirmative vote of at least three-fourths of all members of the City Council is required to overrule a recommendation of the Planning and Zoning Commission that a proposed change to a regulation or boundary be denied.”* (Section 17.12.010.A)

In accordance with the recommendation of the Planning and Zoning Commission, the City Council could consider the following motion:

“Move to deny the request to change the zoning designation of the subject property.”

Attachments

1. Aerial Map
2. Existing Zoning Map
3. Zoning Map – Panel 3
4. Proposed Zoning Map
5. Future Land Use Map – Panel 3
6. Single Family Zoning Districts and Tables
7. Comprehensive Plan Principles – Chapter 3
8. Applicant’s Submittal Documents
9. Applicant’s P&Z Presentation Materials
10. Written Public Input

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**EXCERPT MINUTES
OF THE MEETING OF THE CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 11, 2025**

III. REPORTS OF CITY STAFF

A. Rezoning [PUBLIC HEARING]

1. PZ-2026-01 – A request to rezone approximately 80 acres of land, situated in the Thomas G. Zachary Survey, Abstract No. 1759, from “C-PD” Multiple-Family Planned Development District to “C-PD” Multiple-Family Planned Development District (18.6 acres) and “B” One-Family District (61.3 acres). The property is generally located on the east side of I.H. 820 between Veterans Pkwy and Chapin Rd (4501 W Loop 820 S).

Applicant Ron Ramirez, PE – Evolving Texas (3000 Race St, Suite 108, Fort Worth, TX) presented and addressed the Commission.

Commissioner Wallis sought clarification regarding whether the rezoning request included areas extending into the floodplain and floodway, specifically questioning whether zoning was proposed up to the creek, which forms the property boundary.

Mr. Ramirez and property owner Corey Waldrop of Chapin Holdings (6712 Kirkwood Rd, Fort Worth, TX) clarified that the proposed zoning boundaries extend beyond the initially highlighted area and may include portions depicted within the floodplain/floodway, as shown on the presentation exhibits.

Commissioner Ellison asked the applicant to clarify their reference to Texas Local Government Code 211.004(a) requiring zoning to be adopted in accordance with a comprehensive plan.

Mr. Ramirez cited the statute and explained his interpretation.

Doug Howard, City Planner, presented the staff report. He outlined floodplain considerations, noting that while portions of the site lie within the FEMA-designated floodplain, zoning may still be assigned and does not guarantee development without compliance with all applicable regulations.

The presentation described the surrounding zoning context, existing neighborhoods, and detailed the property’s zoning history, including adoption of Ordinance 1490 in 2023, subsequent ownership changes, and prior rezoning requests. Mr. Howard explained that the current application proposes different zoning classifications than those previously denied and the submittal includes non-regulatory conceptual plans showing potential development. Key differences from prior proposals include larger lot sizes, wider lot widths, and increased setbacks under the proposed “B” One-Family zoning. He emphasized that Ordinance 1490 established a policy framework favoring clustered development in Area 1 and long-term private preservation of Area 2, a balance voluntarily proposed by a prior applicant and supported by City Council actions. Mr. Howard reiterated that the comprehensive plan serves as non-regulatory guidance, while adopted zoning reflects the City Council’s controlling policy direction. Based on recent Council actions reaffirming the existing Planned Development and its private preservation intent, staff found no basis to support rezoning that would expand development into Area 2 and recommended denial of the request.

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Commissioner Ellison asked about the previous applicant's conservation instrument and whether it was ever recorded.

Mr. Howard responded that no conservation easement or preservation instrument had been recorded and that the area is currently protected only by existing zoning restrictions.

Commissioner Harville asked whether Ordinance 1490 conflicted with state law regarding comprehensive plan compliance.

Mr. Howard stated that no conflict exists and that zoning regulations are evaluated for general consistency with the comprehensive plan, noting that Ordinance 1490 was previously deemed compliant.

Commissioner Wallis asked about zoning and development within floodplain and floodway areas.

Mr. Howard clarified that the floodplain and floodway are FEMA designations regulated separately from zoning and that zoning may be assigned in these areas subject to floodplain regulations. He further noted that the applicant's concept plan could include floodway areas but emphasized that the plan is non-regulatory and does not mandate development in that configuration.

Commissioner Ramsey asked whether Ordinance 1490 generally restricted building within the floodplain.

Mr. Howard confirmed.

The Chair opened the public hearing portion of the meeting.

Carolyn Campbell (8117 Wendy Ln), Dustin Bell (4513 Charles Ct), Derrick Varnell (8604 Elmwood Dr), Cynthia Wayland (8204 Saddlebrook Dr), Amberlee Mullins (4225 Dawn Dr), Justin Mullins (4225 Dawn Dr), Jack Schoemperlen (9008 Ranch Bluff Ct), Brenda Lester (8604 Marys Creek Dr), Shelly Ward (3904 Sunnydale Dr), Mike Thomas (4812 Williams Rd), Mary Poulsen (8413 Leo Ct), Audra Andrews (8457 Marys Creek Dr), Greg Clem (1236 Timberline Dr), Stephanie Reed (4513 Charles Ct), and Tammera Hollerich (4920 Jordan Tr; on behalf of the Reata Place Homeowners Association) spoke in opposition of the item. Questions and comments included the following topics: Local Government Code Chapter 211.004, flooding danger, not promoting general welfare, the request being similar to the previously denied request, Ordinance 1490 preventing development in Area 2, disrespectful application materials and terminology, the increased likelihood of flooding downstream, urban heat islands, keeping natural areas, gratitude to the Commission, changes in floodplain since 1942, the proposed subdivision layout not matching the surrounding low-density residential areas, the difference compared to the applicants previous request being only a decrease in 2 residential lots, satisfaction with the existing zoning designation established by Ordinance 1490, due diligence prior to purchasing the property, coordination with outside agencies such as FEMA, the Army Corps of Engineers, or the City of Fort Worth, bond requirements to protect damaged homes, obtaining zoning entitlements prior to purchasing the property, flooding tributaries, principles of the Benbrook Comprehensive Plan, taking City Council's denial seriously, Marys Creek being under studies, Trinity Estates Phase 3, and the reality of the project being worse than the proposed concept plan.

The Chair closed the public comment period for the item.

Mr. Ramirez acknowledged public comments by stating that the subject property is privately owned and not designated as public or community open space on the Future Land Use Map, and that maintaining it as undevelopable private open space would be inconsistent with its Low-Density Residential designation and

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leave the property without a viable use. He acknowledged that the proposal is similar to prior applications due to zoning and comprehensive plan constraints, but noted key changes including reduced density, revised lot sizes, and modified setbacks, which would also lessen stormwater impacts. He emphasized that the request is a zoning action representing the first step in the development process and that any future development would be subject to floodplain regulations, engineering standards, and public safety requirements. Mr. Ramirez further stated that development would be coordinated with city staff and governing bodies and that stormwater runoff would be mitigated through standard detention and engineering practices to ensure no increase in runoff to Mary's Creek.

Commissioner Ramsey initiated discussion by describing the advisory nature of the comprehensive plan, emphasizing that it serves as a long-range guide and is not regulatory.

Commissioner Wallis referenced the City Council's prior denial with prejudice and highlighted staff's position that Ordinance 1490 represents the City's current and controlling land use policy for the property unless amended by Council action.

Commissioner Ramsey asked staff to address a public comment question regarding bond requirements for new development.

Mr. Howard explained that development typically requires performance and maintenance bonds for public infrastructure and that certain floodplain-related developments may also require bonding, subject to applicable regulations.

The Chair called for a motion for a recommendation to City Council.

Motion by Commissioner Craver to recommend City Council deny rezoning request number PZ-2026-01. Seconded by Commissioner Harville.

The Chair called the question.

Vote on the motion:

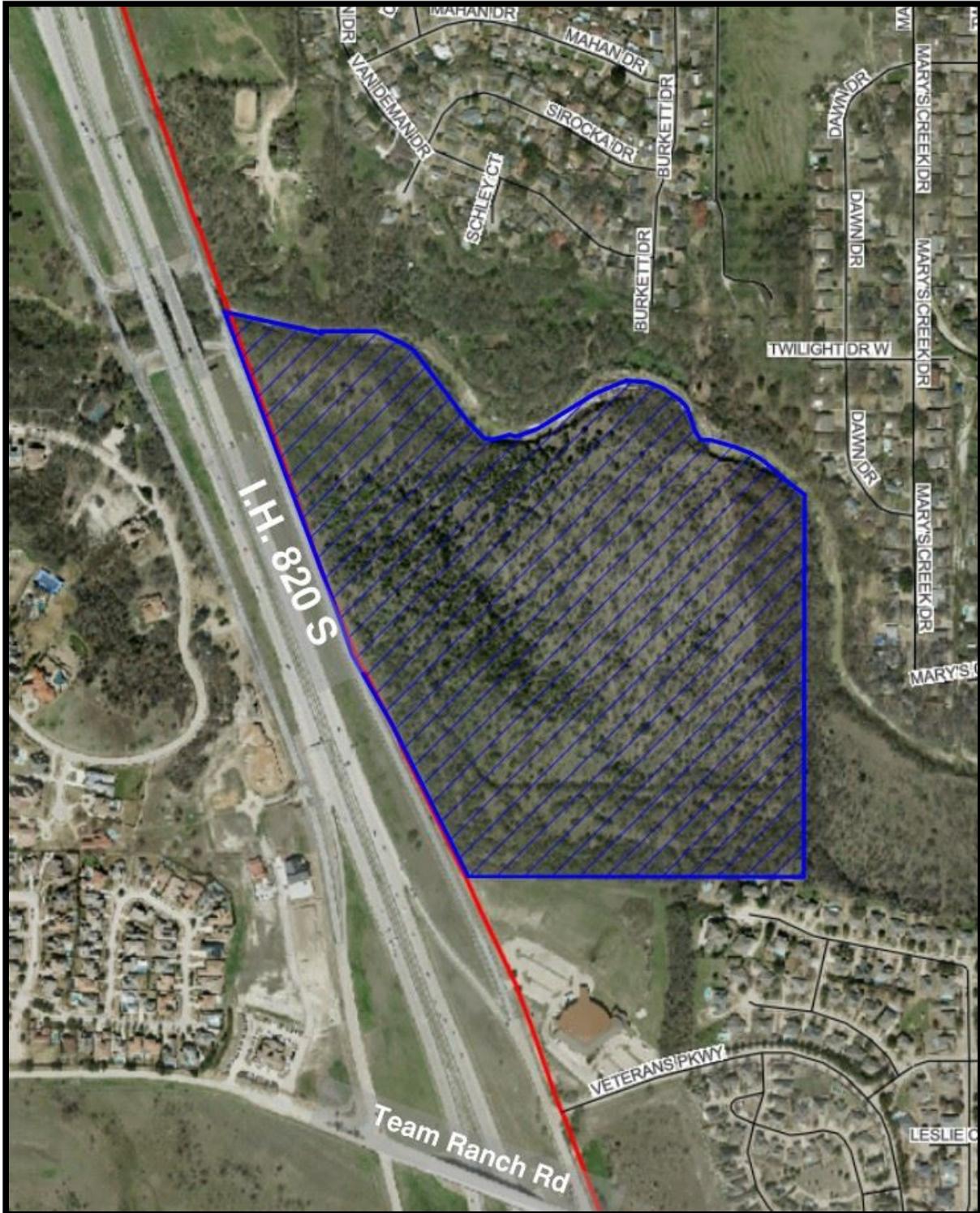
Ayes: Mr. Ramsey, Mr. Ellison, Mr. Wallis, Mr. Craver, Mr. Harville, and Ms. Rodriguez.

Noes: None

Abstain: None

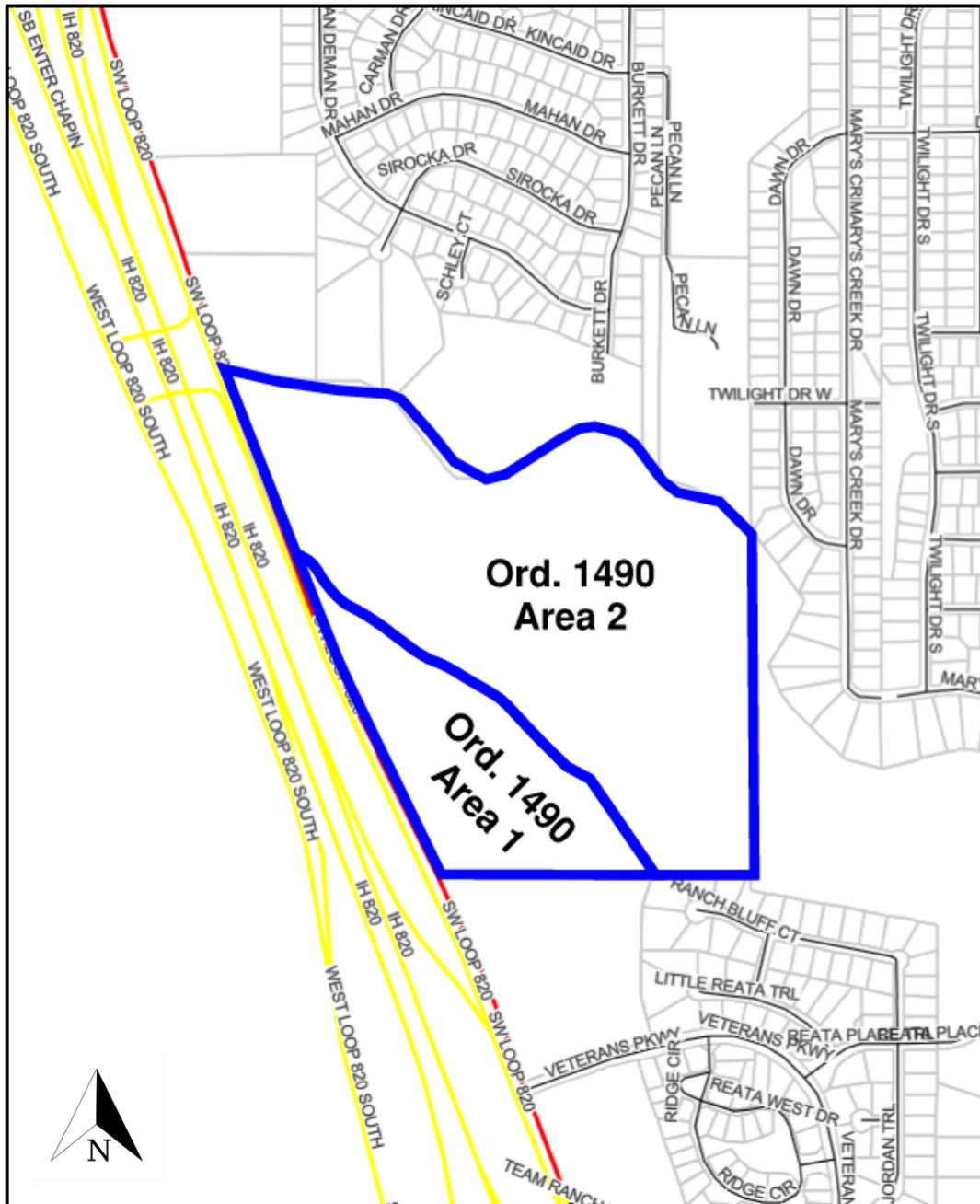
Motion carried: 6 – 0 – 0

Aerial Map



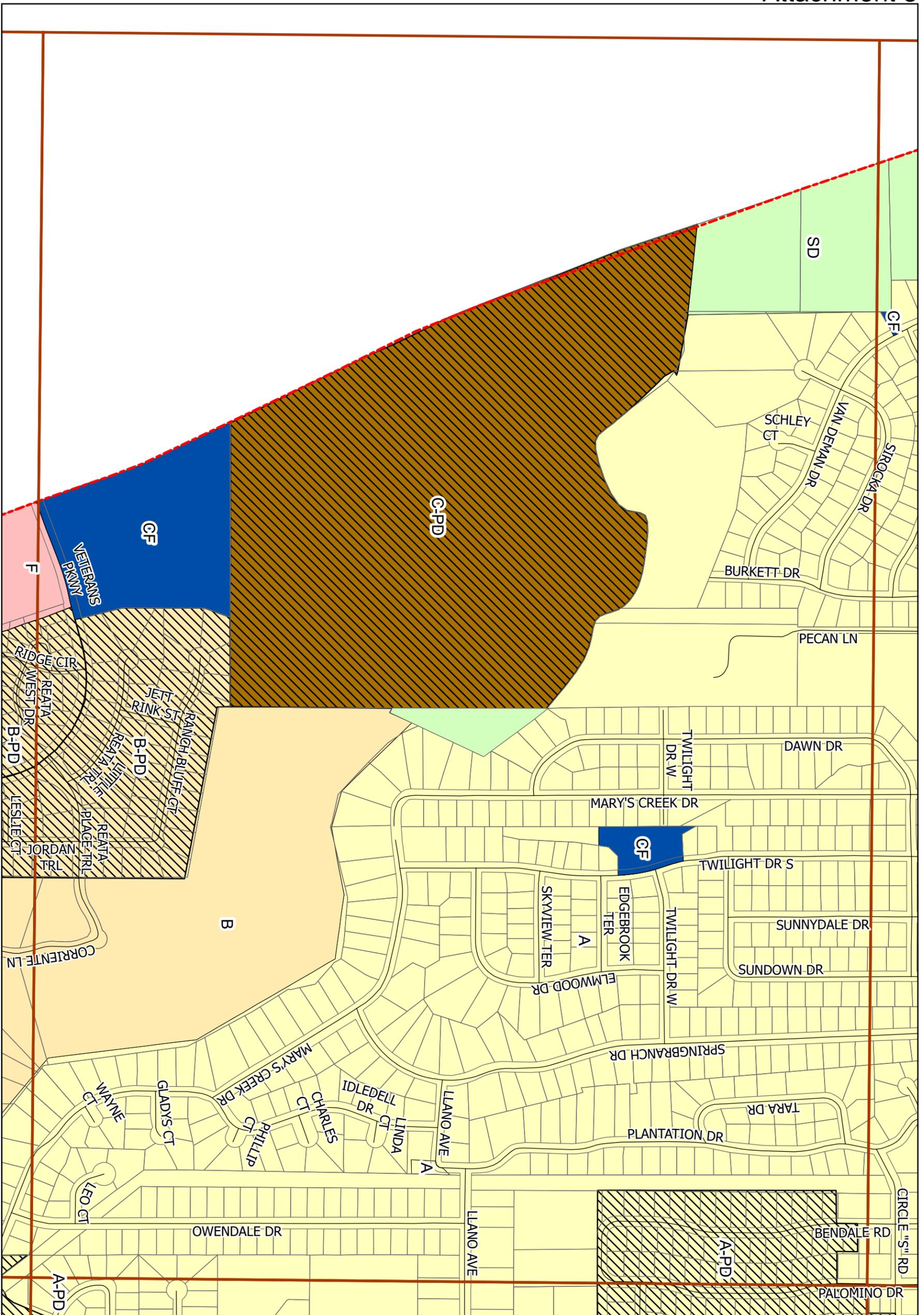
PZ-2026-01

“C-PD” Multiple-Family Planned Development District

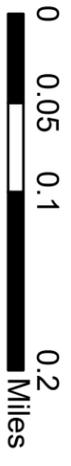


Area 1 (Ord. 1490): Approximately 18.6 acres designated in Ordinance 1490 as the area approved for multi-family development.

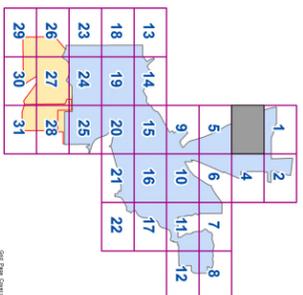
Area 2 (Ord. 1490): Approximately 62 acres preserved from development, with limited exceptions as outlined in Ordinance 1490.



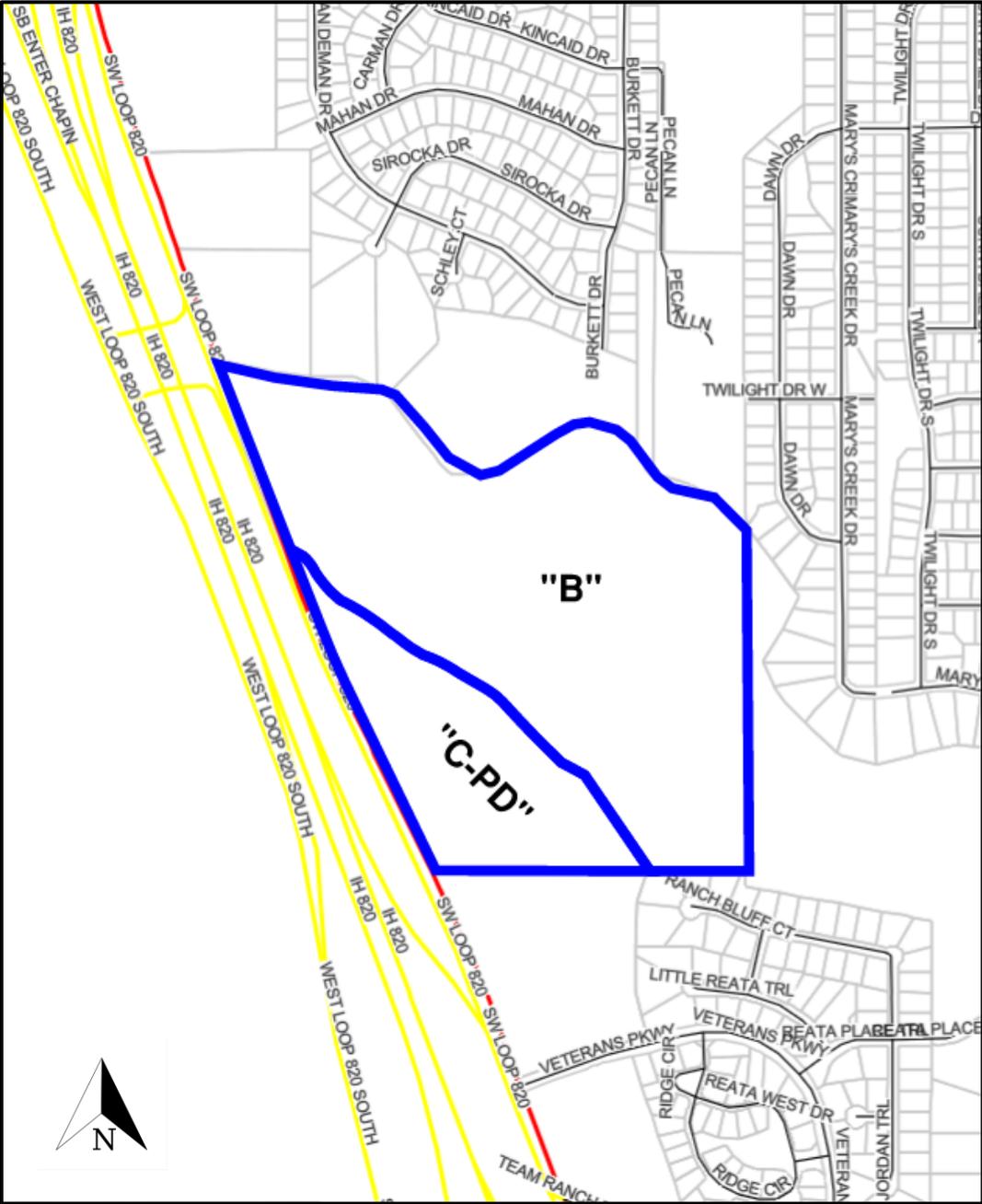
City of Benbrook



- Legend**
- A - Single Family
 - A-PD
 - B - Single Family
 - BR - Single Family Reduced
 - BR-PD
 - C - Multiple Family
 - C-PD
 - CF - Community Facilities
 - CF-PD
 - CR - Multiple Family Restricted
 - D - Multiple Family
 - D-PD
 - E - Commercial
 - E-PD
 - F - Commercial
 - F-PD
 - G - Commerce
 - H - Industrial
 - HC - Commercial
 - HC - PD
 - HC-PD1
 - HC-PD2
 - MU - Mixed Use
 - PD - Planned Development
 - RE - Residential Estate
 - SD - Suburban District
 - Benbrook_Grid
 - Streets
 - City Limits
 - ETJ

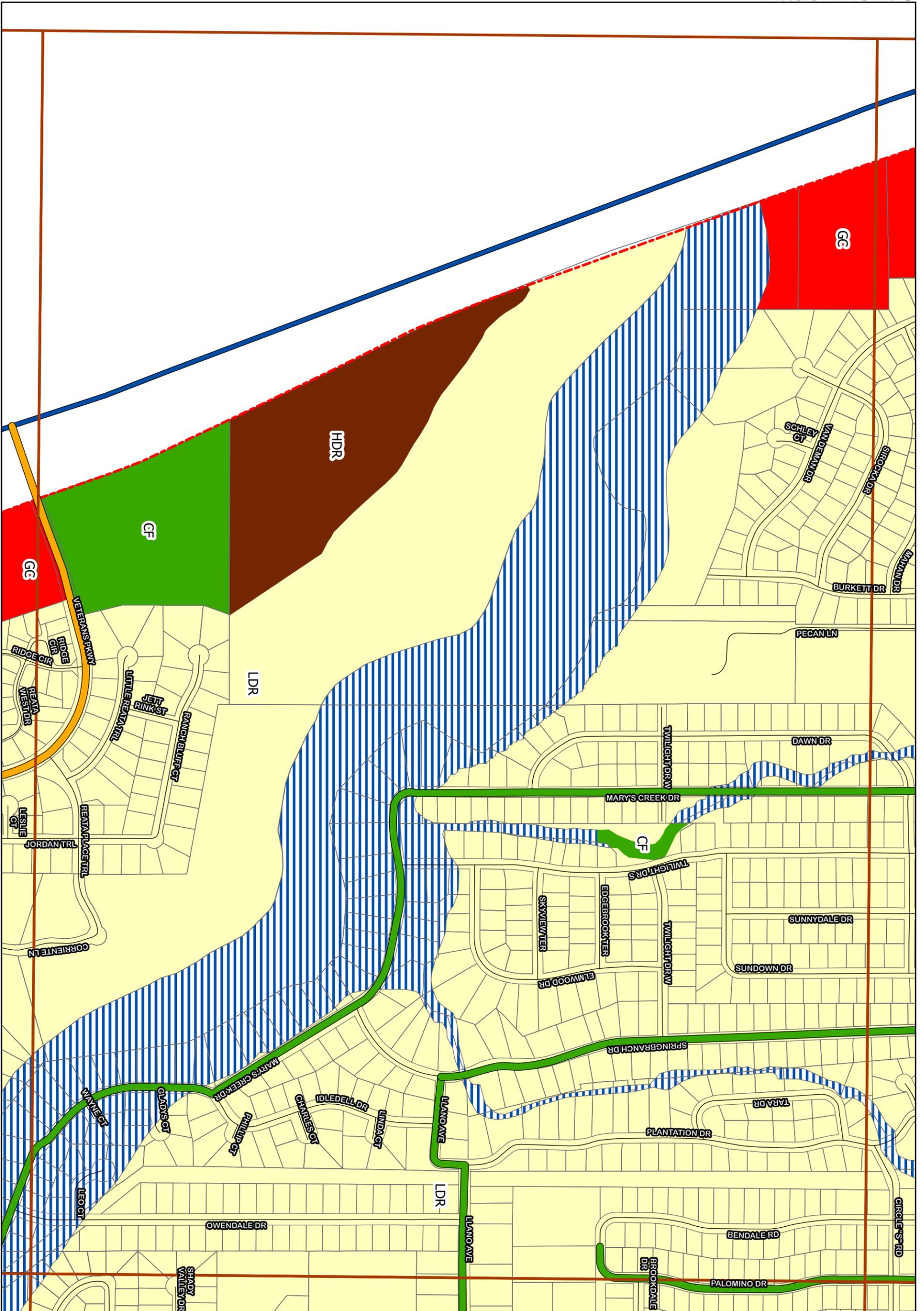


Proposed Zoning

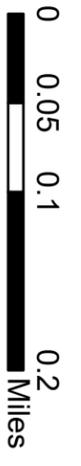


"B": The "B" One Family District (Approx. **61.3** Acres)
See Chapter 17.40 of the City's Zoning Ordinance for more details

"C-PD": A proposed Multiple-Family Planned Development District, using the "C" district as the base zoning district. (Approx. **18.6** Acres)
See the applicant's application submittal for more details, found on the city's website; search "PZ-2026-01"

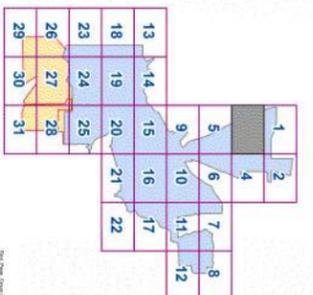


City of Benbrook



Legend

- Streets
 - City Limits
 - Road Types 2040
 - Primary Arterial
 - Secondary Arterial
 - Primary Collector
 - Secondary Collector
 - Proposed Primary Collector
 - Proposed Secondary Collector
 - Freeway
- LANDUSE**
- Commerce (CM)
 - General Commercial (GC)
 - Community Facility (CF)
 - Downtown (DN)
 - Industrial (IN)
 - Mixed Use (MU)
 - Low Density Res. (LDR)
 - Medium Density Res. (MDR)
 - High Density Res. (HDR)
 - Mercer Ranch
 - ETJ
 - Floodway
 - Highway
 - Water
 - Parcels



Single Family Districts

SD “Suburban District:” Section 17.28.010 – Purpose.

The purpose of this district is for the general continuation of certain farm, ranching, residential uses and non-urban uses of land that is not anticipated to be put to an urban-developed use in the immediate future. This district classification is to be used only in the outlying areas of the city's urban development, in newly annexed areas, or on major tracts of land containing ten acres of land or more. Upon the subdivision of land within this district for sale or intended use other than those noted below, the appropriate zoning district and classification for which the land subdivision is intended shall be required.

RE “Residential Estate District:” Section 17.32.010 – Purpose.

This zoning classification is for large-lot residences with a capability of keeping and maintaining limited numbers of livestock and other animals. It should be applied in areas of large lots and rural estate-type subdivision design and layout. This zoning classification should be applied in areas of the city to conserve rural neighborhood character and value and buildings.

A “One-Family District:” Section 17.36.010 – Purpose.

This zoning classification is the most restrictive of all residential zones and should be applied in areas of larger lots, more contemporary subdivision design and layout, and, for areas that are designed solely for residential uses. This zoning classification should be applied in areas of the city to conserve neighborhood character and value and buildings. It is not intended that this zoning district be the subject of major alterations except for a possible re-classification in minor areas for a less restrictive residential use for reasonable adjustment necessary for orderly development of vacant lots or the gradual transition from other districts.

B “One-Family District:” Section 17.40.010 – Purpose.

This zoning classification should be applied in areas of larger lots, more contemporary subdivision design and layout, and, for areas that are designed solely for residential uses. This zoning classification should be applied in areas of the city to conserve neighborhood character and value of buildings. It is not intended that this zoning district be the subject of major alterations except for a possible re-classification in minor areas for a less restrictive residential use for reasonable adjustments necessary for orderly development of vacant lots or the gradual transition from other districts.

BR “One-Family Reduced District:” Section 17.44.010 – Purpose.

This one-family residential zoning district is not as restrictive in its requirements and will allow greater design flexibility of residential uses. This district is to be applied in areas permitting smaller residential lots, smaller residential structures and in areas of transition between commercial and "A" and "B" one-family districts.

Residential Dimensions and Development Standards

	"SD"	"RE"	"A"	"B"	"BR"
Floor Space Min. (sqft)	-	1,500	1,500	1,250	1,200
Height Max. (ft)	3.5 stories; 45	2.5 stories; 35	2.5 stories; 35	2.5 stories; 35	2.5 stories; 35
Front Yard Min. (ft)	50; Corner Lots 2 nd 15	30; Corner Lots 2 nd 15	25; Corner lots 2 nd 15	25; Corner lots 2 nd 15	25; Corner lots 2 nd 15
Rear Yard Min. (ft)	20	20	20	20	15
Side Yard Min. (ft)	15	10	5; Total side yard combined: 15	5; Total side yard combined: 15	5; Total side yard combined: 15
Lot Width	200	100	75	70	60
Lot Area Min. (sqft)	435,600 (10 acres)	43,560 (1 acre)	9,000; Corner 10,800	8,400; Corner 10,080	7,000; Corner 8,400
Lot Coverage	25%	30%	40%	45%	45%
Garage/Gate	No closer than 20ft to ROW				
Landscaping *subject to bufferyards	1 canopy tree; 2-inch caliper				
Parking *behind required front and second yard setback	1/1,500 (up to 4) Min. 2				

City of Benbrook Comprehensive Plan

Chapter 3: Principles

- Principle 3.1:** Approximately 60 percent of the land available for existing and future development within the City should be allocated to residential uses.
- Principle 3.2:** No more than 15 percent of the residential land within the City should be allocated to multi-family units.
- Principle 3.3:** Residential land uses should be protected from the intrusion of incompatible land uses.
- Principle 3.4:** Vacant land or redevelopment within existing residential areas should be limited to similar density residential, public, or semi-public uses.
- Principle 3.5:** The density of a new residential area should be in the same range as the average density of the adjacent existing developments, unless adequate protection and buffers are provided.
- Principle 3.6:** Design techniques, such as buffers or screens, access and building orientation, should be employed to mitigate negative intrusions on residential areas.
- Principle 3.7:** The City should enforce building and other codes to maintain the quality of housing and neighborhoods.
- Principle 3.8:** Residential development should provide adequate lot size and shape to accommodate residential structures, provide usable open space of adequate size, and protect the privacy of indoor and outdoor uses.
- Principle 3.9:** Neighborhood streets should have sidewalks amenable to pedestrians.
- Principle 3.10:** Residential areas should be designed to provide easy, convenient access to community facilities and services.
- Principle 3.11:** Wherever possible, residential uses should be oriented to front on or face local streets, fronting on collector streets only when necessary. Frontage on arterial streets should be avoided.
- Principle 3.12:** The City should allocate approximately 10 percent of the developable land area within the City to commercial uses.
- Principle 3.13:** The City should deny zoning requests and development proposals that conflict with the Comprehensive Plan.
- Principle 3.14:** The City should deny the rezoning of property solely for the intent of increasing the property's value.
- Principle 3.15:** The City should discourage rezoning requests that primarily benefit an individual applicant, and are detrimental to the community as a whole.

City of Benbrook Comprehensive Plan

Chapter 3: Principles

- Principle 3.16:** Land development standards in commercial areas should be sufficiently flexible to allow for creative ideas that can enhance stability and strengthen the City's economic base, while minimizing the adverse effects on adjacent non-commercial uses.
- Principle 3.17:** The City should review and revise zoning and development regulations regularly, providing adequate flexibility for development to occur within established constraints, and minimizing review and approval time by the City.
- Principle 3.18:** The City should establish design standards for development of commercial areas and remove Planned Development (PD) zoning designations where they are not appropriate or necessary.
- Principle 3.19:** The City should encourage appropriate design of commercial corridors that reduce congestion and land use conflicts associated with strip commercial development.
- Principle 3.20:** The City should provide a regulatory environment that encourages continued viability and expansion of existing conforming businesses and establishment of new business and industry.
- Principle 3.21:** The City should review its commercial and development regulatory process to identify and implement measures that would reduce the time and expense of development projects while continuing to protect the City's interests.
- Principle 3.22:** Sufficient off-street parking should be provided for all land uses to avoid congestion on streets.
- Principle 3.23:** The City should seek ways to reduce sprawl, use infrastructure more efficiently, and provide more environments that mix residential and commercial uses, and are welcoming to pedestrians.
- Principle 3.24:** The City should support a diversity of building types to accommodate a mix of residential and commercial uses.
- Principle 3.25:** The City should encourage a street design with wide sidewalks and attractive streetscapes that focus on the safety of pedestrians.
- Principle 3.26:** A downtown should include outdoor open spaces of sufficient size to support large public gatherings, festivals and other civic functions.
- Principle 3.27:** A downtown plan should call for businesses to also feature open spaces for amenities such as outdoor dining and window displays, as well as festivals, farmers markets, and other social events.

City of Benbrook Comprehensive Plan

Chapter 3: Principles

- Principle 3.28:** Industrial areas in the community should be for manufacturing, assembly, processing, repair, and storage uses, and be located separate from residential uses, to the mutual benefit of all parties.
- Principle 3.29:** Industrial uses should have direct access to the city's transportation system arterial/freeway network for use by trucks and employee vehicles and, if required, rail line service.
- Principle 3.30:** Site design techniques should recognize the unique characteristics of industry and mitigate their impact on adjoining property.
- Principle 3.31:** Industrial sites that use hazardous materials or perform hazardous operations should have easy access to fire and rescue services and be separate from non-industrial uses.
- Principle 3.32:** Private retention of environmentally-sensitive areas as undeveloped open space is specifically encouraged to protect fragile natural features, such as steep slopes, easily eroded soils, natural vegetation and drainage courses, and to help protect urban development from damage from soil erosion and flooding.
- Principle 3.33:** Where permitted, urban development in environmentally-sensitive areas should be appropriately engineered to avoid damage to natural and man-made environments.
- Principle 3.34:** Specific site design techniques, such as clustering development to limit the size of the disturbed area, lowering the density of development, and providing on-site mitigation measures to minimize site disruption should be used to limit harmful impacts on sensitive areas.
- Principle 3.35:** The City should utilize best-management practices for erosion and sedimentation control.

Project Overview:

This application marks the sixth submission for the Rowan Ranch property and represents the culmination of years of planning, collaboration, and refinement. Each iteration has incorporated community feedback, updated technical findings, and evolving best practices to deliver a plan that is thoughtful, balanced, and ready to serve Benbrook’s long-term vision.

The proposed zoning boundaries and classifications are an exact mirror of the City’s adopted Future Land Use Map (FLUM)—fully aligned with the goals and guiding principles of the 2020 Comprehensive Plan. The plan reflects Benbrook’s commitment to orderly, high-quality growth and a healthy, connected community.

Rowan Ranch proposes to maintain the existing “C-PD” district in Area 1 and introduce diverse, non-apartment residential options within the 18.54-acre High-Density Residential (HDR) area. These homes are designed to meet the existing ordinances and specifications for the project area, incorporating shared recreation areas, community greens, and wellness-focused amenities that foster engagement and active living.

The Low-Density Residential (LDR) portion, approximately 61 acres, is planned for 176 single-family homes under straight “B” zoning, complemented by over 10 acres of green space, trails, and landscape buffers. The layout emphasizes connectivity, privacy, and sustainability, featuring winding pedestrian paths, pocket parks, and architectural themes that complement Benbrook’s character.

In every respect, this plan demonstrates a measured, data-driven, and community-focused approach. It provides a complete neighborhood vision, balancing housing diversity, design quality, and environmental stewardship, while implementing the City’s own adopted plans exactly as envisioned.

Development Features:

- **Health and Wellness:** The project promotes a healthy lifestyle with facilities such as pedestrian linkages, natural jogging trails, and recreational areas.
- **Privacy and Community Integration:** The development’s design and layout prioritize privacy for surrounding neighborhoods, aligning with community standards while minimizing impact on local living conditions.
- **Contemporary eco-friendly design:** Updated designs that complement the existing architectural themes of Benbrook while incorporating sustainable building practices.
- **Community Amenities:** Carefully planned private amenities, including community gathering spaces and pedestrian pathways that connect key areas, enhance the development’s cohesive layout and contribute to its upscale character.
- **Environmental Preservation:** Measures to preserve areas susceptible to erosion, improve the surrounding floodplain conditions, and maintain the natural vegetation with minimal disturbance.

Ordinance Reconsideration

The applicant respectfully requests reconsideration of the current zoning designation under Ordinance No. 1490, which has become outdated and no longer accurately reflects the property's characteristics, the City's long-term vision, or current planning best practices. This request is made in good faith and in accordance with the State of Texas statutes, the City's Comprehensive Plan, and the Future Land Use Map (FLUM).

The existing Planned Development (PD) overlay and base "C" zoning appear inconsistent with both the surrounding context and the City's stated planning objectives. This creates challenges in achieving reasonable use of the property in harmony with adjacent land uses and the Comprehensive Plan. By updating the zoning, the property can be utilized in a manner that directly aligns with the City's 2020 Comprehensive Plan and supports responsible, well-planned development.

Texas Local Government Code §211.004 requires that zoning within each district be uniform for each class and type of structure and use. The current PD zoning, as applied, may unintentionally deviate from this uniformity. Additionally, Texas planning principles recognize the need for periodic updates to ensure zoning regulations remain consistent with evolving conditions.

Principle 3.17 of the City's Comprehensive Plan encourages regular review and revision of zoning and development regulations to maintain flexibility within established constraints. Similarly, Principle 3.18 calls for the removal of Planned Development designations where they are no longer appropriate or necessary.

The existing ordinance and underlying assumptions were based on generalized conditions and have not been updated to reflect subsequent technical studies or changed circumstances, as recognized under Texas Local Government Code §211.007(b). These updated findings warrant a reevaluation to ensure zoning decisions reflect current realities and data.

Furthermore, the conceptual plan referenced in Ordinance 1490 identifies a portion of the property ("Area 2") as a Preserved Natural Area and Conservation Easement. However, no conservation easement has ever been formally recorded with Tarrant County, nor has compensation or voluntary conveyance occurred. Under Texas Local Government Code §220.002 and Article I, Section 17 of the Texas Constitution, private property may not be dedicated to public use without due process and just compensation.

By contrast, the adjacent tract to the southeast, which includes a designated "Nature Corridor," retains an active "B" One-Family Residential District zoning classification, allowing compatible low-density residential use consistent with Benbrook's Comprehensive Plan.

In partnership with the City, the applicant seeks to correct this inconsistency and modernize the zoning to align with the Future Land Use Map, preserving natural floodplain areas for environmental protection while restoring the ability to responsibly develop the upland portions in accordance with Benbrook's adopted ordinances.

This request is about modernizing an inconsistent classification so that the zoning accurately reflects the City's own Future Land Use Map, today's safety standards, and the guiding principles of Texas planning law.

Site Overview

The subject property is 79.854 acres east of Interstate 820 and approximately 1600 ft north of Team Ranch Rd.

The City of Benbrook's Future Land Use Map (FLUM) currently designates the Property as High-Density Residential (HDR) and Low-Density Residential (LDR).

Quick project details:

- LDR Residential (61.31 acres): 176 70' Front Lot Residential units planned.
 - 10+ Acres of Recreational area & Greenspace
- HDR Residential - "C" PD (18.54 acres):
 - Total 79.854 Acres

Request:

This application seeks to maintain the existing "C-PD" (Planned Development – Commercial) designation for area "1" with the corrected metes and bounds and establish straight "B" zoning classification in accordance with Chapter 17 of the Benbrook Zoning Ordinance for Area "2", in alignment with the 2020 Comprehensive Plan and Future Land Use Map to facilitate the proposed residential development.

Conclusion:

The Rowan Ranch proposal represents the next chapter in Benbrook's vision for thoughtful, high-quality growth. Every aspect of this plan, from its neighborhood layout and architectural character to its emphasis on livability, connectivity, and open space, has been crafted to reflect the principles set forth in the City's 2020 Comprehensive Plan.

This project is more than a zoning request; it is a shared investment in Benbrook's long-term success. It provides a balanced mix of housing options that serve a diverse range of residents, integrates community amenities that encourage health and connection, and promotes the city's core tenets.

By modernizing the existing zoning to match the Future Land Use Map and current best practices, Rowan Ranch delivers a cohesive, forward-looking neighborhood that strengthens Benbrook's identity and supports the community's evolving needs. The result is a development that reflects both respect for the past and confidence in Benbrook's future

Requested Action:

The applicant respectfully requests approval of the request to rezone the subject property, currently designated as "C-PD" (Planned Development – Commercial), to the following zoning districts in accordance with State statutes and the Benbrook Zoning Ordinance:

- Maintain the zoning classification identified as Area "1" as "C-PD" Multiple-Family District, with

applicable regulations updates in the request identified in the "C-PD" Development regulations;
and the corrected metes and bounds and;

- Rezone the area identified in Area "2" to "B" One-Family, per Benbrook Chapter 17.44, for the Low Density Residential (LDR) portion of the site.

This request aligns with the City of Benbrook's 2020 Comprehensive Plan and Future Land Use Map, and supports the implementation of the Rowan Ranch residential development as envisioned.

"C-PD" Planned Development Regulations

1. Base Zoning District. The base zoning district for this Planned Development District (PD) is the "C" Multiple-Family District. Unless otherwise stated herein, the definitions and regulations set forth in the City Zoning Ordinance in Title 17 of the Benbrook Municipal Code (the "Zoning Ordinance"), as amended, apply to this PD. In the event of conflict between the regulations set forth in this PD and the Zoning Ordinance, the regulations in this PD apply. Unless otherwise stated herein, all regulations of the City of Benbrook applicable to the "C" District apply to this District.
2. Allowed Principal Use. Single or Two-family dwellings.
3. Accessory Uses. A structure or use that: (1) is subordinate in area, extent, and purpose to the principal use; (2) contributes to the comfort, convenience, or necessity of the principal use; and (3) is located on the same lot and in the same zoning district as the principal use; including, but not necessarily limited to: a leasing office, clubhouse, carports, detached garages, storage buildings, and recreational amenities.
4. Density. The maximum density of Area 1 of this district shall not exceed 12.5 dwelling units per acre.
5. Parking. Unless otherwise provided herein, parking must be provided in accordance with Section 17.88 of the Zoning Ordinance, as amended. Parking regulations shall include the following:
 - a. A tandem parking space is only permitted in front of a garage space;
 - b. A minimum of two (2) on-site parking spaces, per dwelling unit, are required;
 - c. Minimum parking space dimensions (Width x Depth):
 - i. Head-in parking - 9ft x 18ft;
 - ii. Parallel parking - 9ft x 22ft;
 - iii. Tandem parking - 9ft x 20ft; and
 - iv. Garage parking - 10ft x 20ft.
6. Maximum Lot Coverage. The maximum lot coverage of the developable area of this district shall be 25%.
7. Minimum Perimeter Setbacks. No building or structure, except for signs allowed by this ordinance, may be located within the following setback distances from the specified property lines, as depicted in EXHIBIT B:
 - a. North property line (adjacent to Marys Creek) - 25ft;
 - b. South property line - 25ft;
 - c. East property line - 20ft; and

- d. West property line, which shall be considered the front property line (adjacent to the I.H. 820 frontage road) - 40ft, which shall also be considered the required front yard.
8. Maximum Building Height. The maximum building height shall be 30ft.
 9. Fencing. Fencing shall comply with Chapter 17.96 of the Zoning Ordinance.
 10. Signs. Sign regulations for this PD shall follow the same regulations as allowed within the "D" Multiple-Family District (See Section 17.92.080.B of the Zoning Ordinance, as amended). Monument signs may not be located within any side or rear perimeter setback.
 11. Landscaping. Landscaping shall comply with Chapter 17.98 of the Zoning Ordinance except for the following regulations:
 - a. The only required bufferyards shall include the west property line and south property line. Minimum bufferyard requirements shall be as follows:
 - i. West property line (along I.H. 820 Frontage Road):
 1. Minimum width - 40ft
 2. Canopy trees per 100 linear feet - 1.5
 3. Understory trees per 100 linear feet - 2.5
 4. Shrubs per 100 linear feet - 8
 - ii. South property line, adjacent to non-residential property:
 1. Minimum width - 5ft
 2. Canopy trees per 100 linear feet - 1
 3. Understory trees per 100 linear feet - 2.5
 4. Shrubs per 100 linear feet - 6
 - iii. South property line, adjacent to residential property:
 1. F2 bufferyard, as defined by Chapter 17.98 of the Benbrook Zoning Ordinance, is not required.
 - b. Total landscape area. The total landscape area shall cover 40% of the total lot area.
 - c. Tree canopy coverage. The total tree canopy coverage of the lot shall be 30%.
 - d. Interior landscaping. Minimum interior landscaping requirements shall be as follows:
 - i. Interior landscape area shall equal 10% of the total building footprint of the site
 - ii. Canopy trees per 600sqft of required landscape area - 1
 - iii. Understory trees per 500sqft of required landscape area - 1
 - iv. Shrubs per 120sqft of required landscape area - 1

- v. Groundcover area of the required landscape area - 5%
- e. Parking lot landscaping. Minimum parking lot landscaping requirements shall be as follows:
 - i. Endcap islands installed at the end of each parking row. 1 canopy tree, measuring at least 3 caliper-inches, shall be planted within each endcap island
 - ii. Parking lot landscape area. Landscape area within the parking area islands shall be equal to 20sqft of landscaping per parking space

12. Tree Preservation and Mitigation. This section supersedes the tree preservation and mitigation requirements of Sections 16.28.010.1.5 and 16.28.010.H.1 (including Tables 16-A1 and 16-A2) of the Benbrook Municipal Code.

- a. Preserved trees in Area 2, located outside the developable area, as depicted in EXHIBIT C and in the area described in EXHIBIT E, shall satisfy any tree preservation requirements of the City of Benbrook.
- b. Tree mitigation requirements shall be satisfied by providing tree canopy cover, at maturity, for a minimum of 50% of all open space within this planned development district, excluding the preservation area as shown in EXHIBITS C and E. Open space shall be defined as all areas of the developed site excluding parking spaces, drive aisles, utility easements, and building footprints. Proposed trees may be planted within the preservation area if needed, and may include required interior landscaping, bufferyards, and parking lot trees in the canopy coverage calculation.
- c. Private Trail Tree Mitigation. Trees removed due to trail construction shall be mitigated as follows:
 - i. Quality trees, as defined by Section 16.28.010 of the Benbrook Municipal Code, greater than 6 caliper-inches (dbh); and Secondary Trees, as defined by Section 16.28.010 of the Benbrook Municipal Code, greater than 12 caliper-inches (dbh) may be removed without mitigation up to a total of 100 caliper-inches (dbh).
 - ii. After the first 100 caliper-inches (dbh) of trees removed, as described above, the following mitigation requirements apply:
 - 1. Quality Trees shall be mitigated in accordance with

the fees listed in Chapter 1.12 of the Benbrook Municipal Code

2. Secondary trees shall be mitigated in accordance with the fees listed in Chapter 1.12 of the Benbrook Municipal Code.
13. Site Plan. A site plan review shall be required in accordance with Chapter 17.76 of the Zoning Ordinance; the site plan shall comply with all adopted development regulations of the City of Benbrook.

INVEST IN
SOMETHING
REAL

Rowena Ranch



Glossary

Title Page Glossary

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21. The Right Fit
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Rowan Ranch Development

The Rowan Ranch development in Benbrook, Texas, honors Arch H. Rowan's pioneering spirit and celebrates his families legacy of innovation and community investment in Benbrook.

This development enriches the future neighborhood with recreational amenities and prioritizes environmental sustainability through eco-friendly designs. The development will create a community with a mix of single-family residences and "Garden-style" homes, with various private amenities designed to promote a healthy lifestyle.

The proposed changes will improve local conditions, prevent erosion in existing communities, and establish an environment build to support future generations.



Project Briefing

This application marks the sixth submission for the Rowan Ranch property and represents the culmination of years of planning, collaboration, and refinement. Each iteration has incorporated community feedback, updated technical findings, and evolving best practices to deliver a plan that is thoughtful, balanced, and ready to serve Benbrook’s long-term vision.

The proposed zoning boundaries and classifications are an exact mirror of the City’s adopted Future Land Use Map (FLUM)—fully aligned with the goals and guiding principles of the 2020 Comprehensive Plan. The plan reflects Benbrook’s commitment to orderly, high-quality growth and a healthy, connected community.

Rowan Ranch proposes to maintain the existing “C-PD” district in Area 1 and introduce diverse, non-apartment residential options within the 18.54-acre High-Density Residential (HDR) area. These homes are designed to meet the existing ordinances and specifications for the project area, incorporating shared recreation areas, community greens, and wellness-focused amenities that foster engagement and active living.

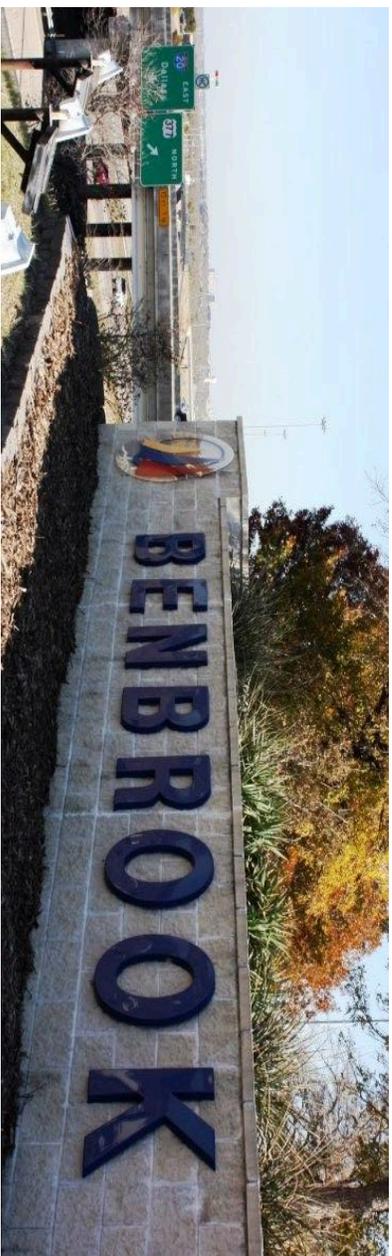
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In every respect, this plan demonstrates a measured, data-driven, and community-focused approach. It provides a complete neighborhood vision, balancing housing diversity, design quality, and environmental stewardship, while implementing the City’s own adopted plans exactly as envisioned.

Project Briefing

Development Features

- **Health and Wellness:** The project promotes a healthy lifestyle with facilities such as pedestrian linkages, natural jogging trails, and recreational areas.
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Project Briefing

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The existing Planned Development (PD) overlay and base "C" zoning appear inconsistent with both the surrounding context and the City's stated planning objectives. This creates challenges in achieving reasonable use of the property in harmony with adjacent land uses and the Comprehensive Plan. By updating the zoning, the property can be utilized in a manner that directly aligns with the City's 2020 Comprehensive Plan and supports responsible, well-planned development.

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By contrast, the adjacent tract to the southeast, which includes a designated "Nature Corridor," retains an active "B" One-Family Residential District zoning classification, allowing compatible low-density residential use consistent with Benbrook's Comprehensive Plan.

In partnership with the City, the applicant seeks to correct this inconsistency and modernize the zoning to align with the Future Land Use Map, preserving natural floodplain areas for environmental protection while restoring the ability to responsibly develop the upland portions in accordance with Benbrook's adopted ordinances.

This request is about modernizing an inconsistent classification so that the zoning accurately reflects the City's own Future Land Use Map, today's safety standards, and the guiding principles of Texas planning law.

Project Briefing

Site Overview

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Quick project details:

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- 10+ Acres of Recreational area & Greenspace
- HDR Residential - "C" PD (18.54 acres):
- Total 79.854 Acres

Request:

This application seeks to maintain the existing "C-PD" (Planned Development – Commercial) designation for area "1" with the corrected metes and bounds and establish straight "B" zoning classification in accordance with Chapter 17 of the Benbrook Zoning Ordinance for Area "2", in alignment with the 2020 Comprehensive Plan and Future Land Use Map to facilitate the proposed residential development.

Conclusion:

The Rowan Ranch proposal represents the next chapter in Benbrook's vision for thoughtful, high-quality growth. Every aspect of this plan, from its neighborhood layout and architectural character to its emphasis on livability, connectivity, and open space, has been crafted to reflect the principles set forth in the City's 2020 Comprehensive Plan.

This project is more than a zoning request; it is a shared investment in Benbrook's long-term success. It provides a balanced mix of housing options that serve a diverse range of residents, integrates community amenities that encourage health and connection, and promotes the city's core tenets.

By modernizing the existing zoning to match the Future Land Use Map and current best practices, Rowan Ranch delivers a cohesive, forward-looking neighborhood that strengthens Benbrook's identity and supports the community's evolving needs. The result is a development that reflects both respect for the past and confidence in Benbrook's future

Requested Action

The applicant respectfully requests approval of the request to rezone the subject property, currently designated as “C-PD” (Planned Development – Commercial), to the following zoning districts in accordance with State statutes and the Benbrook Zoning Ordinance

- Maintain the zoning classification identified as Area “1” as “C-PD” Multiple-Family District, with applicable regulations updates in the request identified in the “C-PD” Development regulations; and the corrected metes and bounds and;
- Rezone the area identified in Area “2” to “B” One-Family, per Benbrook Chapter 17.44, for the Low Density Residential (LDR) portion of the site.

This request aligns with the City of Benbrook’s 2020 Comprehensive Plan and Future Land Use Map, and supports the implementation of the Rowan Ranch residential development as envisioned.

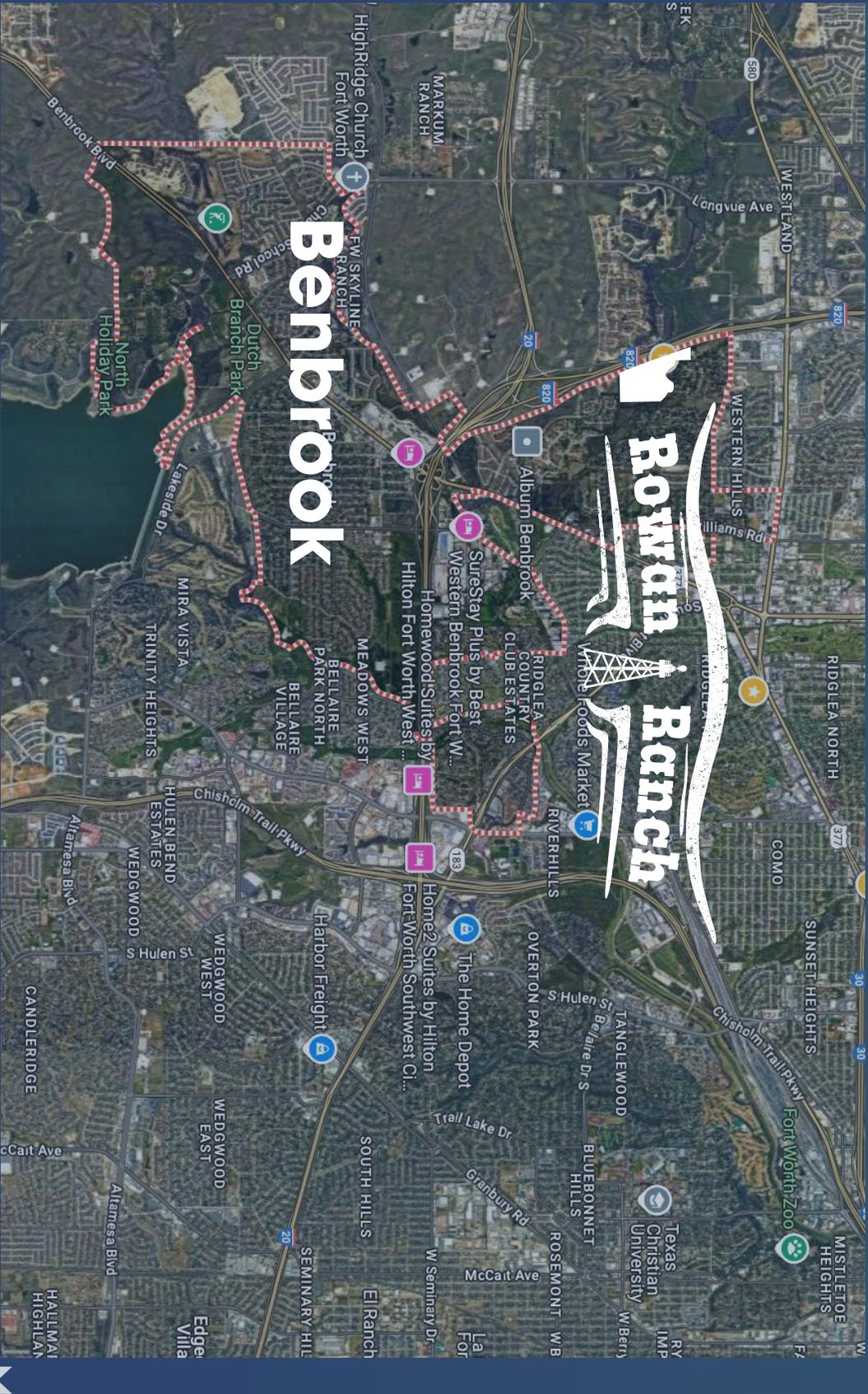


An Exact Replica Supporting Benbrook's Vision

- Aligns with the City's Vision: Updates zoning to match the 2020 Comprehensive Plan and Future Land Use Map, ensuring consistency with the City's long-term planning goals.
- Corrects Outdated Classifications: Replaces an obsolete ordinance (No. 1490) that no longer reflects current site conditions, engineering data, or surrounding land uses.
- Promotes Balanced Growth: Enables responsible development of upland areas while preserving natural floodplain zones for environmental protection and community benefit.
- Supports Uniform Zoning Standards: Brings the property into compliance with Texas Local Government Code §211.004, promoting fairness and consistency across districts.
- Enhances Safety and Infrastructure: Incorporates modern drainage, access, and design standards that reduce risk, improve functionality, and meet today's public-safety requirements.
- Advances Public Purpose: Transforms an underutilized tract into a project that adds tax revenue, improves aesthetics, and complements surrounding neighborhoods.



Rowan Ranch



Rowan Ranch S.

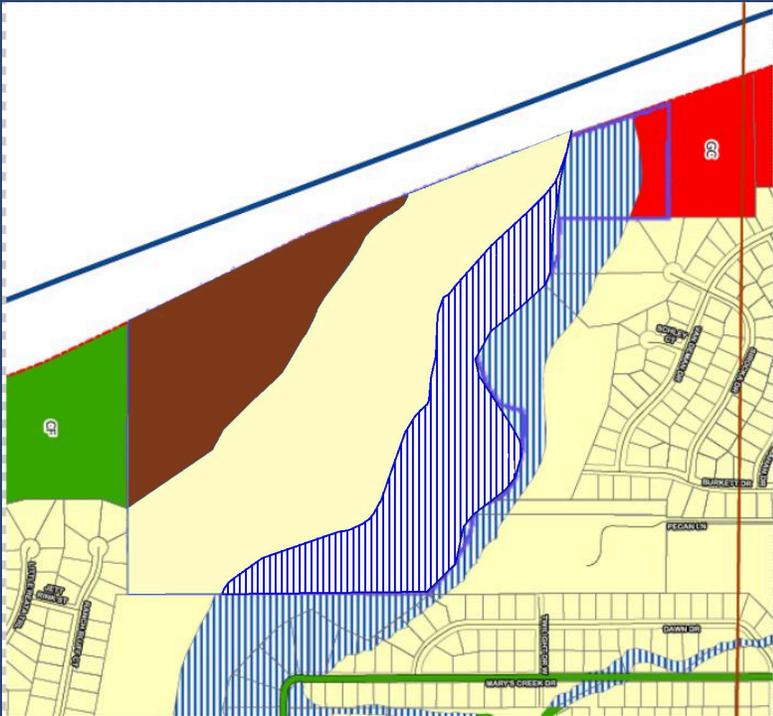
1942



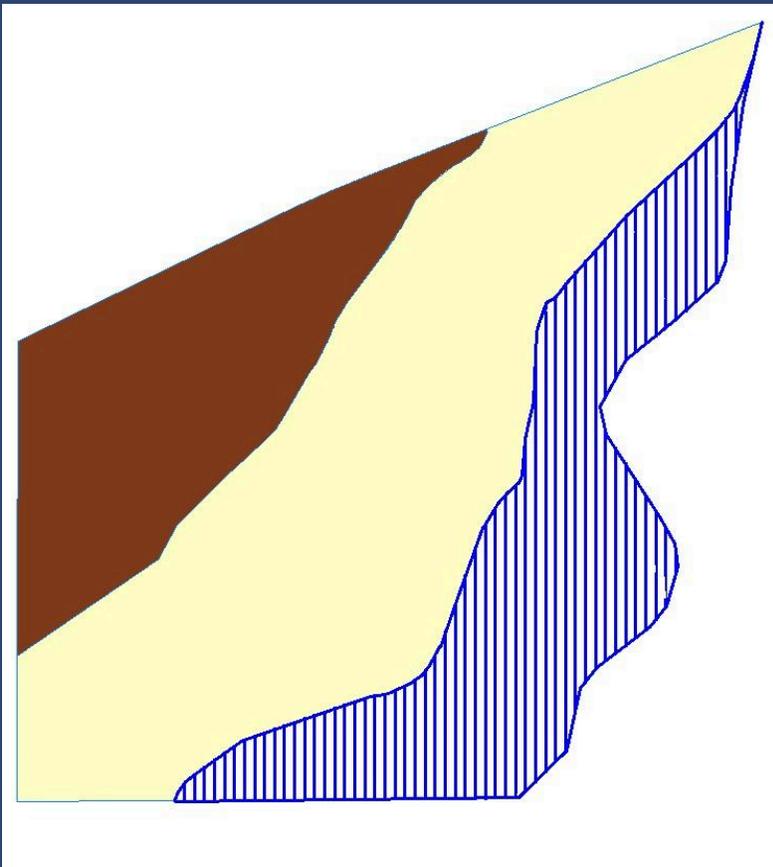
2020



FLUM & Proposed Zoning Equivalent

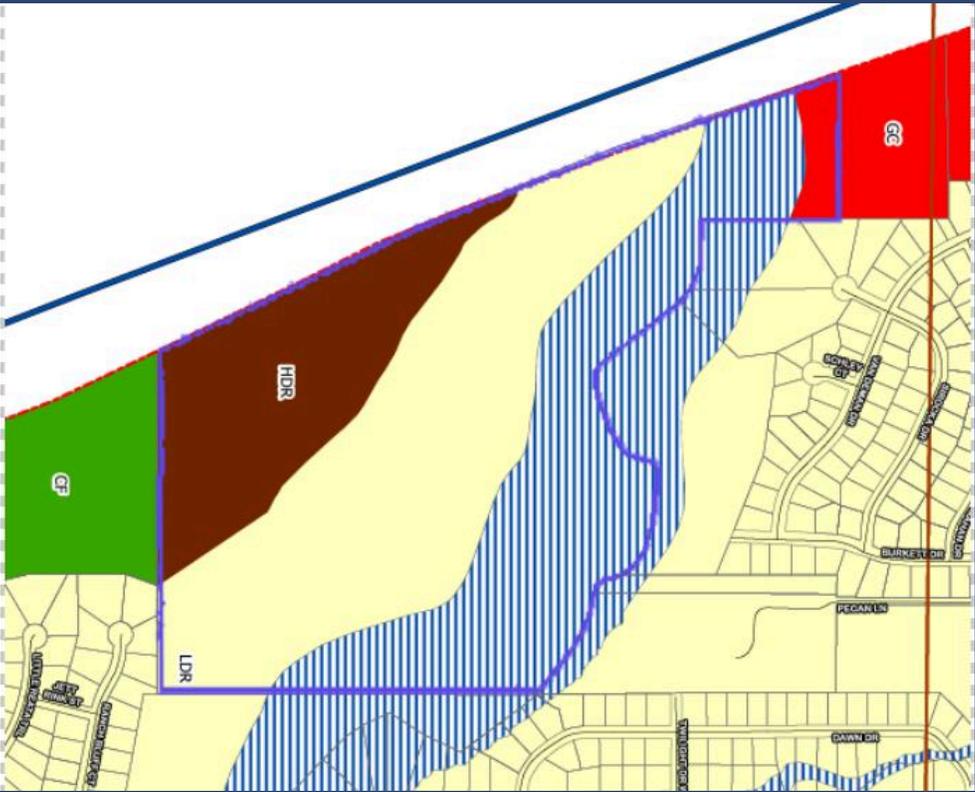


Future Land Use Map



Proposed Zoning Equivalent

FLUM & Existing Zoning

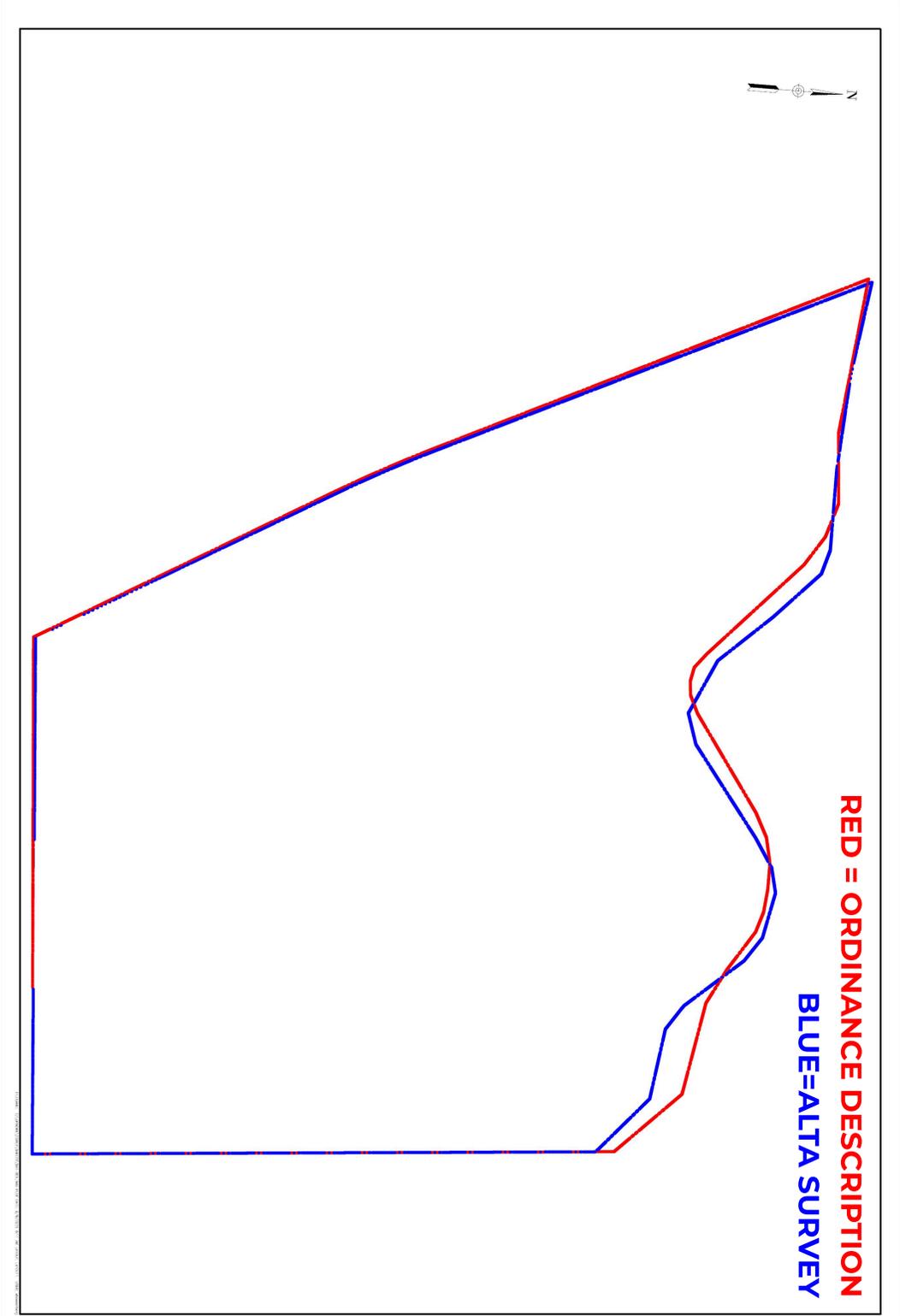


Future Land Use Map



Existing Obsolete Zoning

Existing Zoning is Innaaccurate



Existing Zoning is Inconsistent



Future Land Use Map

Existing Zoning

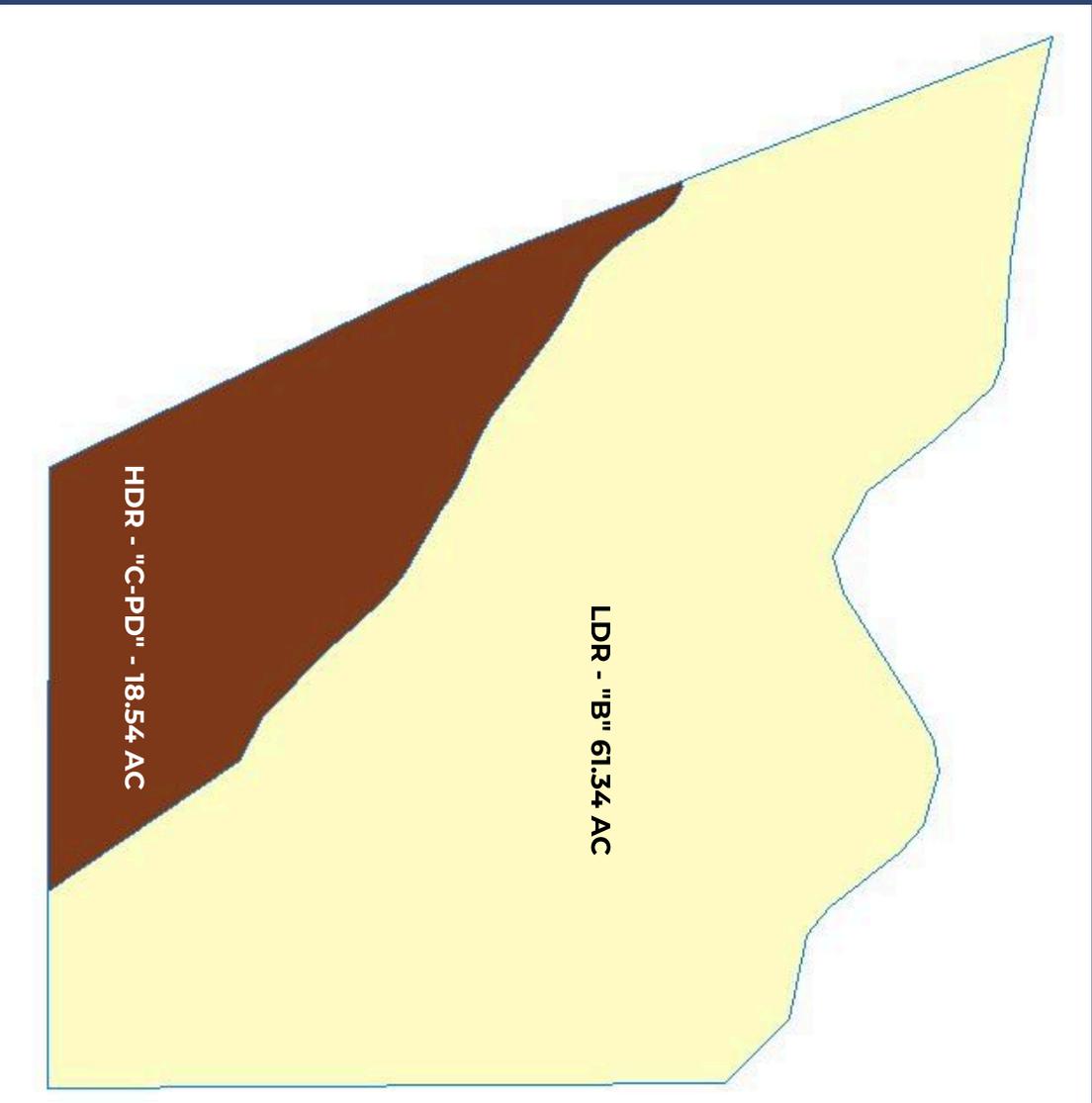
Existing Zoning Is Obsolete

- **Based on Outdated Assumptions:** Ordinance No. 1490 was created under older planning data and does not reflect updated engineering, floodplain, or infrastructure conditions.
- **Inconsistent with Current Land Use Goals:** The existing Planned Development (PD) and “C” zoning conflict with the City’s 2020 Comprehensive Plan and Future Land Use Map.
- **Restricts Reasonable Use:** Current regulations prevent the property from being used in a manner compatible with surrounding development and today’s market realities.
- **Fails to Meet Uniformity Standards:** The PD overlay lacks consistency with Texas Local Government Code §211.004, which requires uniform zoning within districts.
- **Unrecorded Restrictions:** The ordinance references a “Preserved Natural Area” that was never formally recorded or compensated, creating uncertainty and limiting lawful use.
- **No Longer Serves Public Purpose:** The existing zoning does not advance modern community, environmental, or economic objectives—contrary to the intent of state and local planning principles.

The Property Must be Re-zoned

- **Aligns with the City's Future Vision:** Brings the property into full consistency with the 2020 Comprehensive Plan and Future Land Use Map, supporting the City's long-term growth goals.
- **Encourages Responsible Development:** Allows thoughtful use of upland areas while preserving natural features and enhancing floodplain protection for the community.
- **Promotes Economic Vitality:** Unlocks opportunities for high-quality investment, new housing options, and increased tax revenue that benefits the City and its residents.
- **Reflects Current Conditions and Data:** Updates an outdated ordinance to match today's engineering studies, safety standards, and real-world site characteristics.

Proposed Zoning



Conceptual Site plan - HDR

Highlights:

- Area "1"
- 18.54 AC HDR - Aligns with Existing "C-PD" Regulations
- 200 Proposed Units ÷ 18.54 AC = 10.79 Units / AC
- 86% of Existing Max Density (10.79 / 12.5)
- 44% of Designated Maximum Density (10.79 / 24.5)



Conceptual Site plan - LDR

Highlights:

- Area "2"
- 61.31 AC LDR
Straight "B" Zoning
- 176 Proposed Units ÷
61.31 AC = 2.87 Units / AC
- Pocket Park
- 10 + Acres of Open Space
- Walking & Biking Trails
- Increases Public Safety



Conceptual Plan - For Visualization purposes only.

Density Comparison

Potential Maximum:

"A" District - 3.63 DU/AC

"B" District - 3.89 DU/AC

"BR" District - 4.01 DU/AC



Actual Density:

Rowan Ranch Proposed :
2.87 DU/AC

Pecan Valley Subdivision :
2.84 DU/AC

Russ LO Valley Subdivision :
2.60 DU/AC

Reata Place Subdivision:
2.25 DU/AC

The Right Fit



Compatible with Surrounding Uses



Meets Market Demand



Complies with Benbrook Zoning Ordinance regulations.



Corrects Obsolete Zoning

Green Space

Promoting Recreational Opportunities and Healthy Lifestyles, to Include:

Hike & Bike Paths

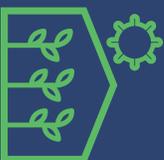
Green Spaces

Parks & recreation

Benbrook For the Win



Increases Benbrook's Tax Base Substantially, generating \$5M in annual property tax revenue



Catalyzes Commercial Growth in Target Corridors Unlocks developable land along 820 Frontage creating momentum to attract quality neighborhood-serving businesses.



Private Improvements at No Cost to City.



Signals Quality & Long-Term Planning Sets a precedent for thoughtful, engineered development to perpetuate tax growth, and smart infrastructure

New Homes - New Revenue

Year	Total Tax Value	Estimated Property Tax Revenue
2027	\$199.6 Million	\$4.99 Million
2028	\$201.8 Million	\$5.04 Million
2029	\$204.1 Million	\$5.10 Million
2030	\$206.5 Million	\$5.16 Million
2031	\$209.0 Million	\$5.23 Million

Estimate based on City of Benbrook receives ~\$1.13 million/year based on a 0.565% municipal tax rate applied to the ~\$199.6M new taxable base. For Conceptual purposes

2027 Snapshot: Proposed Valuation Sources



176 New Homes

@ \$550K = \$96.8 M



200 Duplex Units

@ \$2,500/mo + (Cap Rate: 6%) = \$97.4M



Improved Homes +10% Value

@ \$450K Base = \$22.3M



Stabilized Homes

@ \$350K Avg = \$20.7M



Total Taxable Value (2025)

\$199.6M



Estimated Annual Tax Revenue (2025)

= \$4.99M

*Improved Home Values calculated from article in Nature Climate change "Unpriced Climate Risk...
in Us Housing Markets" - Provided in City Council packet.*

A Clear Path Forward For Benbrook



Drives Economic Growth



Promotes Quality Development



Supports the Future Land Use Map (FLUM)



Aligns with the Comprehensive Plan



Clears up Existing zoning Inconsistencies



Provides & Improves Infrastructure Commitments for Benbrook

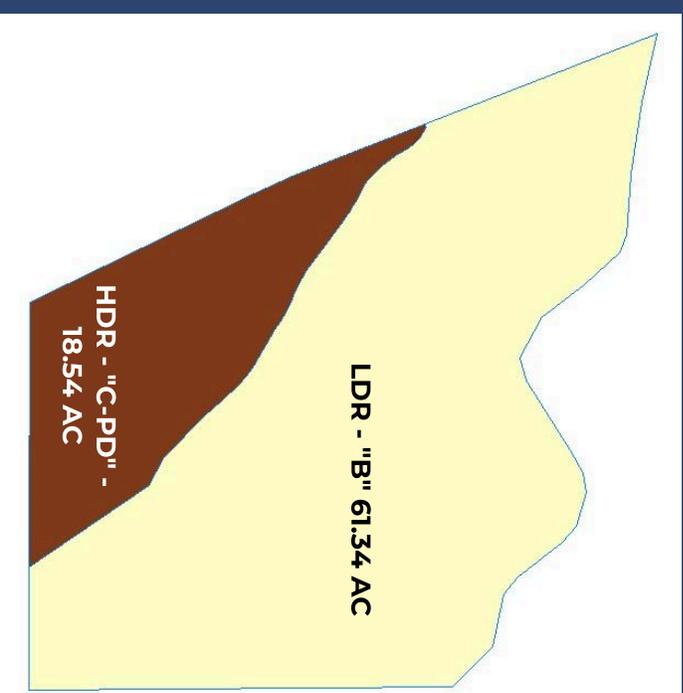


Action request

To Approve:

The request to rezone the subject property, currently designated as “C-PD” (Planned Development – Commercial), to the following zoning districts in accordance with State statutes and the Benbrook Zoning Ordinance:

- Maintain the zoning classification identified as Area “1” as “C-PD” Multiple-Family District, with applicable regulations updates in the request identified in the “C-PD” Development regulations; and the corrected metes and bounds and;
- Rezone the area identified in Area “2” to “B” One-Family, per Benbrook Chapter 17.44, for the Low Density Residential (LDR) portion of the site.

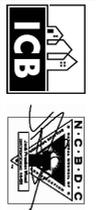


This request aligns with the City of Benbrook’s 2020 Comprehensive Plan and Future Land Use Map, and supports the implementation of the Rowan Ranch residential development as envisioned.



TURNING DREAMS INTO DOORWAYS





PRODUCT INFO.

Product # & Color	Unit Count	Product # & Color	Unit Count	Product # & Color	Unit Count	Product # & Color	Unit Count
FRONT PAIRED VILLAGES w/ 3BEDS A542 CARSTON	78	FRONT PAIRED VILLAGES w/ 4BEDS A511 VANITAGE	30	FRONT PAIRED VILLAGES w/ 3BEDS A540 BOODOCK	50	FRONT PAIRED VILLAGES w/ 3BEDS A542 CARSTON	78

Product # & Color	Unit Count	Product # & Color	Unit Count	Product # & Color	Unit Count	Product # & Color	Unit Count
ALLEY PAIRED VILLAGES w/ 3BEDS A312 TONDESTONE (REV DRAW)	42	ALLEY PAIRED VILLAGES w/ 4BEDS A311 VANITAGE	30	ALLEY PAIRED VILLAGES w/ 3BEDS A540 BOODOCK	50	ALLEY PAIRED VILLAGES w/ 3BEDS A542 CARSTON	78

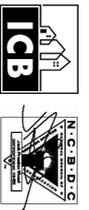
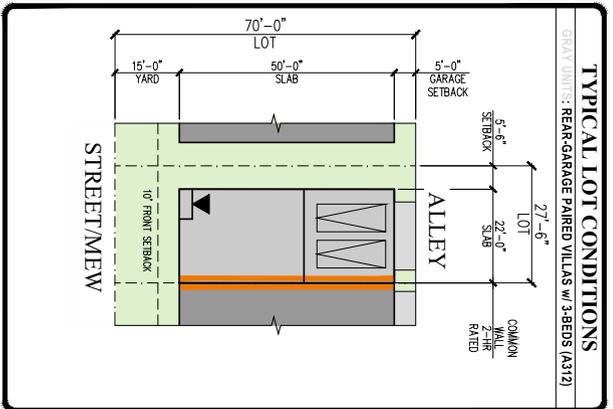
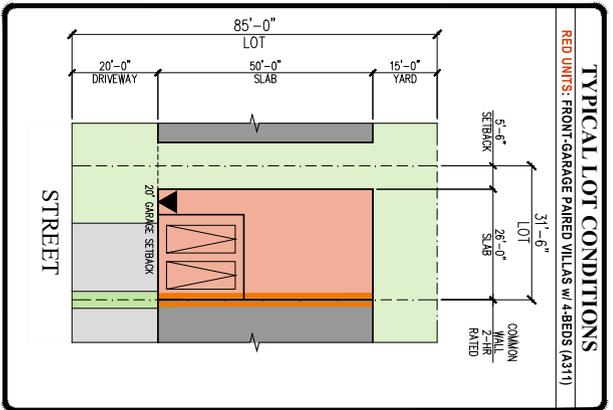
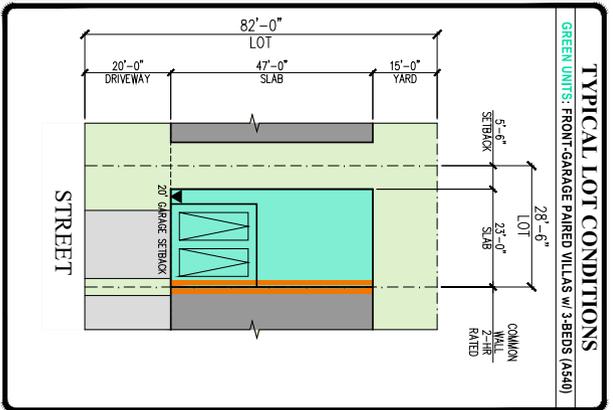
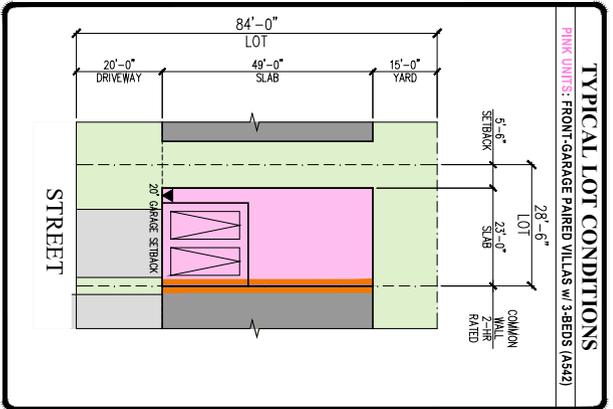
COMMUNITY INFO.

TOTAL SITE AREA: 897,148 sqft / 20.05 acres
 USABLE SITE AREA: ## sqft / ## acres
 TOTAL SITE DENSITY: 9,810 U/ha
 USABLE SITE DENSITY: ## U/ha
 MAX DENSITY (per ZONING): ## U/ha
 APPROX. STREET PAVING: 41,200 LINEAR FT @ C.I.
 APPROX. ALLEY PAVING: 11,150 LINEAR FT @ C.I.
 DIST BETWEEN RESIDENCE (center) @ 15' @ 107' U/I
 DIST BETWEEN VILLAS (center) @ 107' U/I
 GUEST PARKING PROVIDED: 388 (1.54 per unit)
 ZONING: 720S (STREET) - 318 IN-PARKS

SITE PLAN

(PARTNER COMPANY)
 ROWEN RANCH BTR
 DAL-0153
 GPS: 32.270592, -81.474659
 BERNHOCK, TX

Version: 10-09-2025
 Made @ 11:47 AM
 Scale: 1" = 120'-0"
 Scale: 1" = 60'-0"



PRODUCT INFO.
 Similar Community and/or Floor Plans

78
PINK
 FRONT PAIRED VILLAS w/ 3-BEDS
 A342 CARSTON

Product # & Color
 Unit Count
 Pad Size
 Number of Floors
 Target Living Area
 Living/Dining/Kitchen
 Master Suite
 2nd

50
GREEN
 FRONT PAIRED VILLAS w/ 3-BEDS
 A340 BODOCK

Product # & Color
 Unit Count
 Pad Size
 Number of Floors
 Target Living Area
 Living/Dining/Kitchen
 Master Suite
 2nd

30
RED
 FRONT PAIRED VILLAS w/ 4-BEDS
 A311 VANHAGE

Product # & Color
 Unit Count
 Pad Size
 Number of Floors
 Target Living Area
 Living/Dining/Kitchen
 Master Suite
 2nd

42
GRAY
 ALLEY PAIRED VILLAS w/ 3-BEDS
 A312 TODSTONE (RE-DRAWN)

Product # & Color
 Unit Count
 Pad Size
 Number of Floors
 Target Living Area
 Living/Dining/Kitchen
 Master Suite
 1st / 2nd

200
TOTAL UNIT COUNT

COMMUNITY INFO.

TOTAL SITE AREA: 897,468 sqft / 20.05 acres
 USABLE SITE AREA: #/## sqft / ##.## acres
 TOTAL SITE DENSITY: 9,880 Units
 USABLE SITE DENSITY: #/## D.U./Acre
 MAX DENSITY (per ZONING): #/## D.U./Acre
 APPROX. STREET PAVING: 43,200 LINEAR FT. @ C.L.
 APPROX. ALLEY PAVING: 41,550 LINEAR FT. @ C.L.
 DIST. BETWEEN RESIDENCE (distance of 9' / 51' / 61' / 101' DIST. BETWEEN WALLS) (varies): 10'
 GUEST PARKING PROVIDED: 388 (1.94 per unit)
 ZONING: STREET + 318 IN-DRIVES

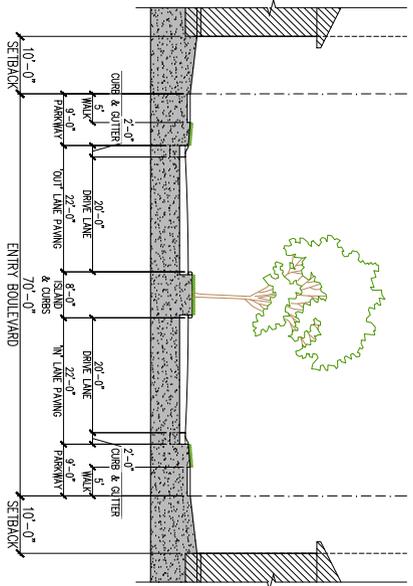
EXHIBITS

(PARTNER COMPANY)
 ROWEN RANCH BTR

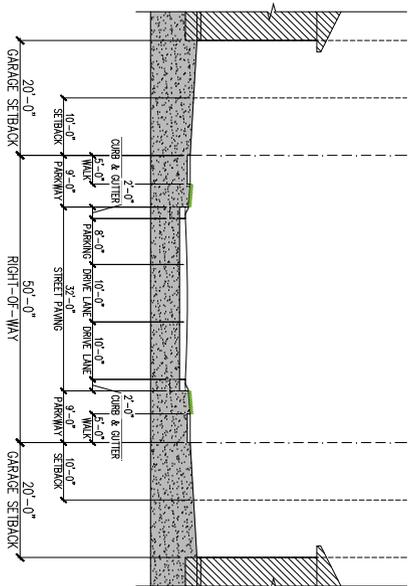
DAI-0153
 GPS: 32.070992, -97.474689
 BENBROOK, TX

Vendor: All
 VOA: 10-09-2025
 Varies: 0 11'x7'
 Varies: 0 22'x4'

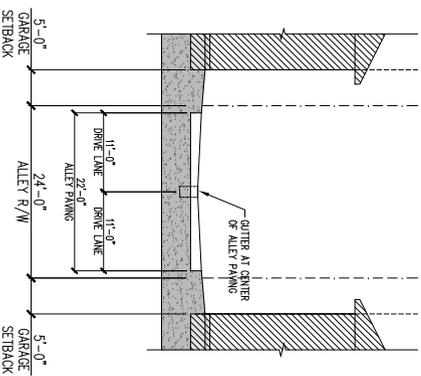
TYPICAL STREET SECTION
ENTRY BOULEVARD: 70' RIGHT-OF-WAY



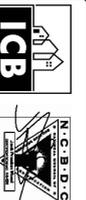
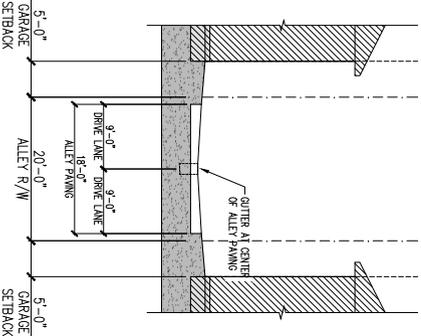
TYPICAL STREET SECTION
RESIDENTIAL STREET W/ PARRINGTON I SIDE: 50' RIGHT-OF-WAY



TYPICAL STREET SECTION
RESIDENTIAL ALLEY: 24' RIGHT-OF-WAY



TYPICAL STREET SECTION
RESIDENTIAL ALLEY: 20' RIGHT-OF-WAY



PRODUCT INFO.

Product # & Color	Unit Count	Product # & Color	Unit Count
78 PINK	Similar Community w/4 Beds A542 CARSTON	30 RED	Similar Community w/4 Beds A511 VANTAGE
50 GREEN	Similar Community w/4 Beds A540 BOODOCK	42 GRAY	Similar Community w/4 Beds A512 TOADSTONE (RE-DRIVE)

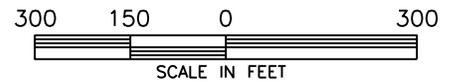
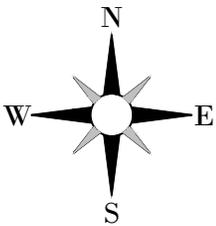
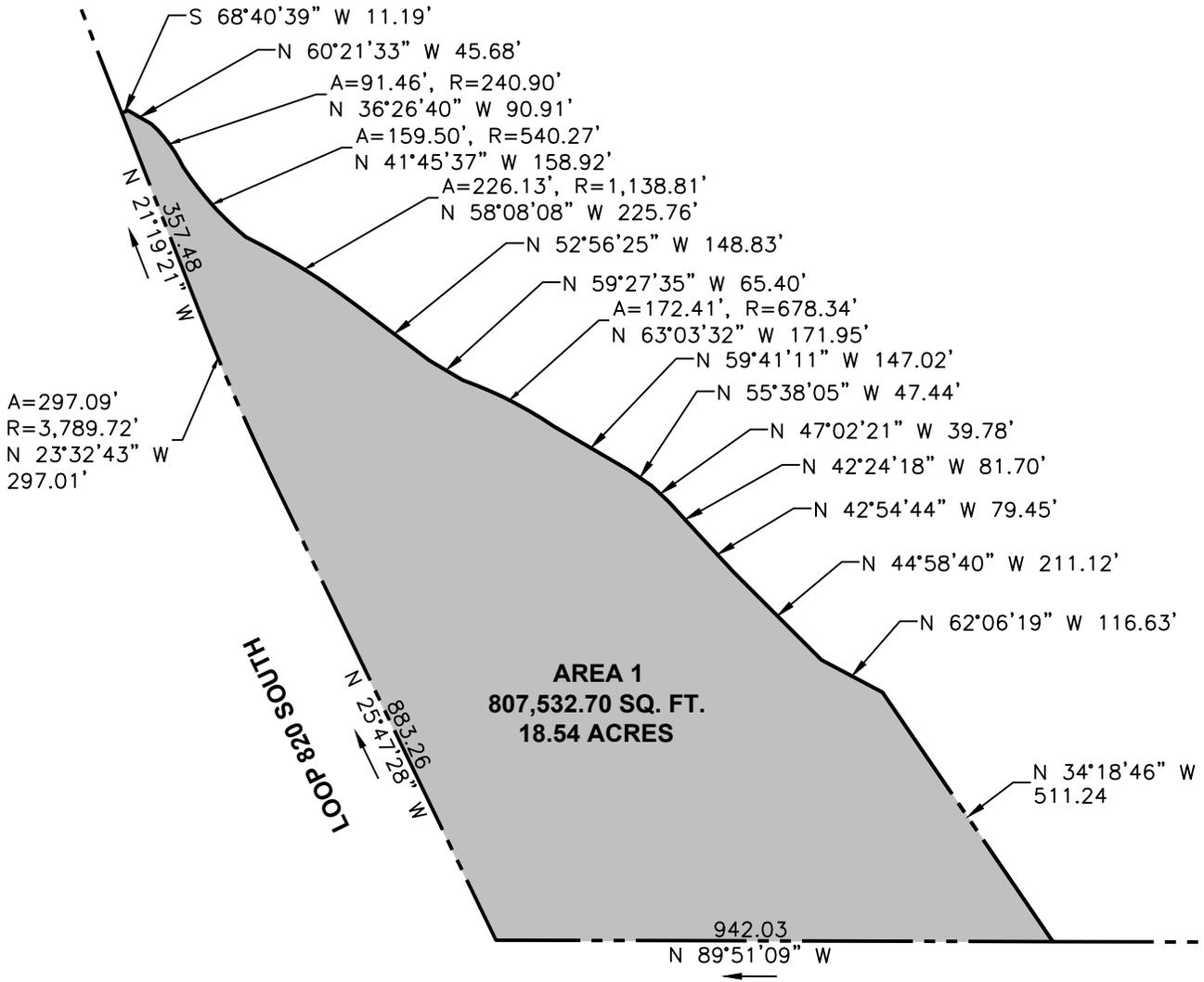
TOTAL UNIT COUNT	
200	

COMMUNITY INFO.

TOTAL SITE AREA:	4873.48 sqft / 20.05 acres
USABLE SITE AREA:	## sqft / ## acres
TOTAL SITE DENSITY:	9.83 D.U./acre
USABLE SITE DENSITY:	## D.U./acre
MAX DENSITY (per ZONING):	## D.U./acre
APPROX. STREET PAVING:	4,320 LINEAR FT @ C.I.
APPROX. ALLEY PAVING:	1,153 LINEAR FT @ C.I.
DIST BETWEEN RESIDENCE (distance) (9/15/17/07)	388 (1.94 mile UNIT)
DIST BETWEEN MAIL (19/PAV) (6/20/2016)	10
GUEST PARKING PROVIDED:	388 (1.94 mile UNIT)
ZONING STREET:	*18 R-2000S

EXHIBITS

(PARTNER COMPANY)	
ROWEN RANCH BTR	
DA: 0153	
GPS: 32.70392, -97.474689	
BENBROOK, TX	
Version:	Author:
VID:	10-09-2025
Made in 11"x17"	Made in 22"x34"
VARIES	VARIES



Area 1 Legal Description

From the POINT OF BEGINNING; Thence, North 21° 18' 19" West for a distance of 357.48 feet to a point on a line.

Thence, North 68° 40' 39" East for a distance of 11.23 feet to a point on a line.

Thence, South 60° 21' 33" East for a distance of 45.68 feet to the beginning of a non-tangential curve,

Said curve turning to the right through 21° 45' 08.9", having a radius of 240.90 feet, and whose long chord bears South 36° 26' 40" East for a distance of 90.91 feet to the beginning of a non-tangential curve.

Said curve turning to the left through 16° 54' 53.5", having a radius of 540.27 feet, and whose long chord bears South 41° 45' 37" East for a distance of 158.92 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 11° 22' 37.6", having a radius of 1138.81 feet, and whose long chord bears South 58° 08' 08" East for a distance of 225.76 feet to a point of intersection with a non-tangential line.

Thence, South 52° 56' 25" East for a distance of 148.83 feet to a point on a line.

Thence, South 59° 27' 35" East for a distance of 65.40 feet to the beginning of a non-tangential curve,

Said curve turning to the right through an angle of 14° 33' 46.3", having a radius of 678.34 feet, and whose long chord bears South 63° 03' 32" East for a distance of 171.95 feet to a point of intersection with a non-tangential line.

Thence, South 59° 41' 11" East for a distance of 147.02 feet to a point on a line.

Thence, South 55° 38' 05" East for a distance of 47.44 feet to a point on a line.

Thence, South 47° 02' 21" East for a distance of 39.78 feet to a point on a line.

Thence, South 42° 24' 18" East for a distance of 81.70 feet to a point on a line.

Thence, South 42° 54' 44" East for a distance of 79.45 feet to a point on a line.

Thence, South 44° 58' 40" East for a distance of 211.12 feet to a point on a line.

Thence, South 62° 06' 19" East for a distance of 116.63 feet to a point on a line.

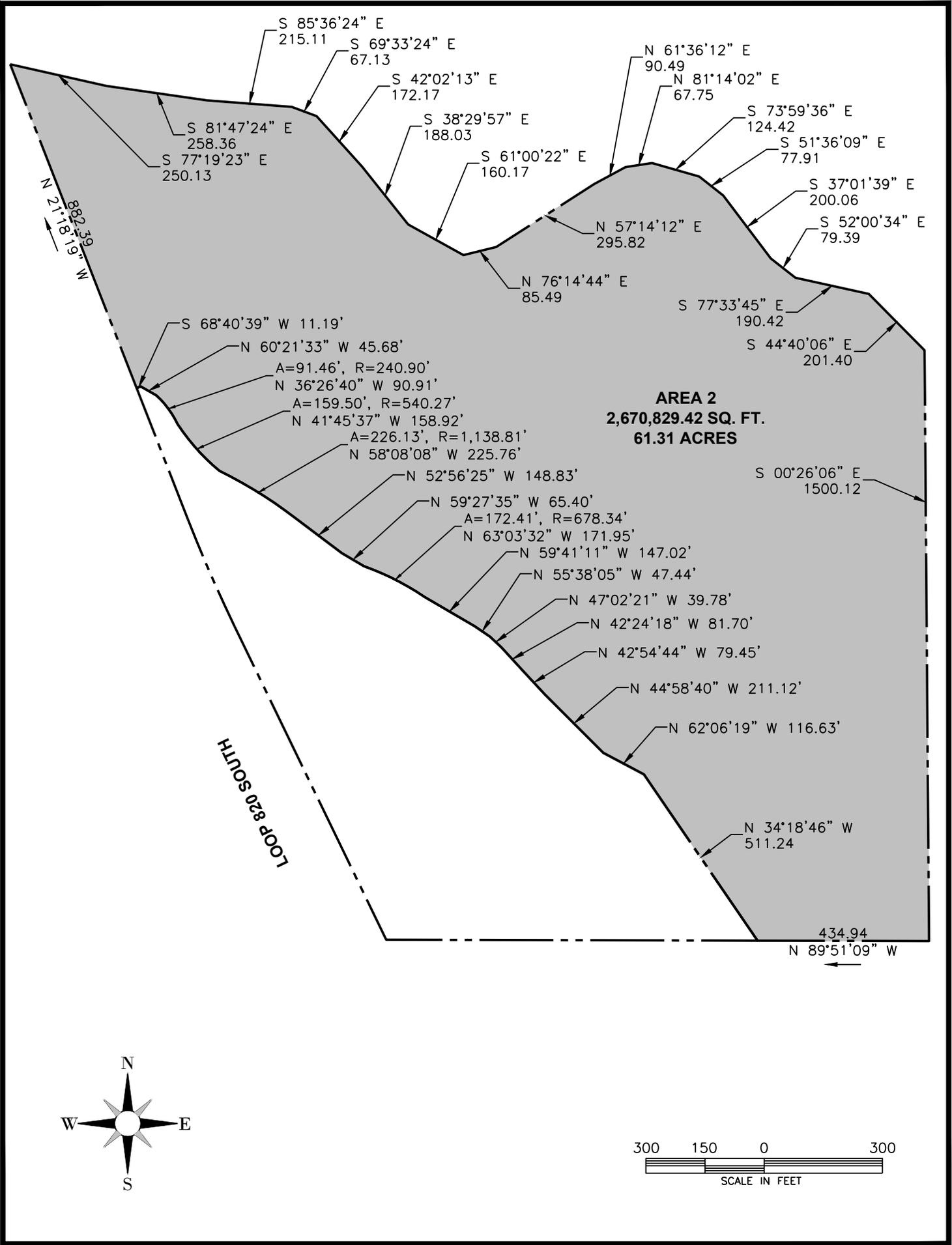
Thence, South 34° 18' 46" East for a distance of 511.24 feet to a point on a line.

Thence, North 89° 51' 09" West for a distance of 942.07 feet to a point on a line.

Thence, North 25° 47' 49" West for a distance of 883.26 feet to the beginning of a curve,

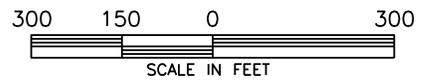
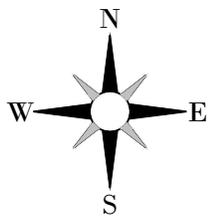
Said curve turning to the right through 04° 29' 29.9", having a radius of 3789.72 feet, and whose long chord bears North 23° 33' 04" West for a distance of 297.01 feet to the POINT OF BEGINNING

Containing 18.542 acres



AREA 2
2,670,829.42 SQ. FT.
61.31 ACRES

LOOP 820 SOUTH



Area 2 Legal Description

From the POINT OF BEGINNING; Thence, South 77° 19' 23" East for a distance of 250.13 feet to a point on a line.

Thence, South 81° 47' 24" East for a distance of 258.36 feet to a point on a line.

Thence, South 85° 36' 24" East for a distance of 215.11 feet to a point on a line.

Thence, South 69° 33' 24" East for a distance of 67.13 feet to a point on a line.

Thence, South 42° 02' 13" East for a distance of 172.17 feet to a point on a line.

Thence, South 38° 29' 57" East for a distance of 188.03 feet to a point on a line.

Thence, South 61° 00' 22" East for a distance of 160.17 feet to a point on a line.

Thence, North 76° 14' 44" East for a distance of 85.49 feet to a point on a line.

Thence, North 57° 14' 12" East for a distance of 295.82 feet to a point on a line.

Thence, North 61° 36' 12" East for a distance of 90.49 feet to a point on a line.

Thence, North 81° 14' 02" East for a distance of 67.75 feet to a point on a line.

Thence, South 73° 59' 36" East for a distance of 124.42 feet to a point on a line.

Thence, South 51° 36' 09" East for a distance of 77.91 feet to a point on a line.

Thence, South 37° 01' 39" East for a distance of 200.06 feet to a point on a line.

Thence, South 52° 00' 34" East for a distance of 79.39 feet to a point on a line.

Thence, South 77° 33' 45" East for a distance of 190.42 feet to a point on a line.

Thence, South 44° 40' 06" East for a distance of 201.40 feet to a point on a line.

Thence, South 00° 26' 06" East for a distance of 1500.12 feet to a point on a line.

Thence, North 89° 51' 09" West for a distance of 434.90 feet to a point on a line.

Thence, North 34° 18' 46" West for a distance of 511.24 feet to a point on a line.

Thence, North 62° 06' 19" West for a distance of 116.63 feet to a point on a line.

Thence, North 44° 58' 40" West for a distance of 211.12 feet to a point on a line.

Thence, North 42° 54' 44" West for a distance of 79.45 feet to a point on a line.

Thence, North 42° 24' 18" West for a distance of 81.70 feet to a point on a line.

Thence, North 47° 02' 21" West for a distance of 39.78 feet to a point on a line.

Thence, North 55° 38' 05" West for a distance of 47.44 feet to a point on a line.

Thence, North 59° 41' 11" West for a distance of 147.02 feet to the beginning of a non-tangential curve,

Said curve turning to the left through an angle of 14° 33' 46.3", having a radius of 678.34 feet, and whose long chord bears North 63° 03' 32" West for a distance of 171.95 feet to a point of intersection with a non-tangential line.

Thence, North 59° 27' 35" West for a distance of 65.40 feet to a point on a line.

Thence, North 52° 56' 25" West for a distance of 148.83 feet to the beginning of a non-tangential curve,

Said curve turning to the left through 11° 22' 37.6", having a radius of 1138.81 feet, and whose long chord bears North 58° 08' 08" West for a distance of 225.76 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 16° 54' 53.5", having a radius of 540.27 feet, and whose long chord bears North 41° 45' 37" West for a distance of 158.92 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 21° 45' 08.9", having a radius of 240.90 feet, and whose long chord bears North 36° 26' 40" West for a distance of 90.91 feet to a point of intersection with a non-tangential line.

Thence, North 60° 21' 33" West for a distance of 45.68 feet to a point on a line.

Thence, South 68° 40' 39" West for a distance of 11.23 feet to a point on a line.

Thence North 21° 18' 19" West a distance of 882.40 feet to the POINT OF BEGINNING;

Containing 61.312 acres

Legal description of land: A 79.854 ACRE, OR 3,478,459 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 23.4 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROWAN ALTGELT LAUGHLIN GROUP, LTD., RECORDED IN INSTRUMENT NO. D210259834 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, FURTHER DESCRIBED IN VOLUME 10612, PAGE 2002, OF SAID OFFICIAL PUBLIC RECORDS, AND OUT OF A CALLED 118.194 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES E. ALTGELT, JR., ET AL., RECORDED IN INSTRUMENT NO. D204009432 OF SAID OFFICIAL PUBLIC RECORDS, SITUATED IN THE THOMAS G. ZACHARY SURVEY, ABSTRACT 1759, IN TARRANT COUNTY, TEXAS, SAID 79.854 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00: BEGINNING: AT A FOUND 5/8" IRON ROD AT THE NORTHWEST CORNER OF BLOCK 1 OF TEAM RANCH ADDITION, PHASE IA, RECORDED IN VOLUME 388-209, PAGE 48, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, ON THE WEST LINE OF SAID 23.4 ACRE TRACT AND SAID 118.194 ACRE TRACT, AND ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE LOOP 820, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE: WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE LOOP 820, AND WITH THE WEST LINE OF SAID 23.4 ACRE TRACT AND SAID 118.194 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES: N 25°47'49" W, A DISTANCE OF 883.26 FEET TO A FOUND TXDOT RIGHT-OF-WAY TYPE I MONUMENT; NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3789.72 FEET, A CENTRAL ANGLE OF 04°29'30", A CHORD BEARING AND DISTANCE OF N 23°33'04" W, 297.02 FEET, FOR AN ARC LENGTH OF 297.09 FEET TO A FOUND TXDOT RIGHT-OF-WAY TYPE I MONUMENT, THENCE: N 21°18'19" W, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE LOOP 820, AND WITH THE WEST LINE OF SAID 118.194 ACRE TRACT, A DISTANCE OF 1239.88 FEET TO A POINT IN THE CENTERLINE OF MARY'S CREEK; THENCE: S 77°19'23" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE LOOP 820, OVER AND ACROSS SAID 118.194 ACRE TRACT, AND ALONG THE CENTERLINE OF SAID MARY'S CREEK, A DISTANCE OF 250.13 FEET TO A POINT; THENCE: S 81°47'24" E, CONTINUING ALONG THE CENTERLINE OF SAID MARY'S CREEK AND OVER AND ACROSS SAID 118.194 ACRE TRACT, AT A DISTANCE OF 166.60 FEET, PASSING AN INTERIOR CORNER OF SAID 118.194 ACRE TRACT, AND CONTINUING ALONG SAID CENTERLINE OF MARY'S CREEK AND WITH A NORTH LINE OF SAID 118.194 ACRE TRACT, FOR A TOTAL DISTANCE OF 258.36 FEET TO A POINT; THENCE: CONTINUING ALONG SAID CENTERLINE OF MARY'S CREEK AND WITH A NORTH LINE OF SAID 118.194 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES: S 85°36'24" E, A DISTANCE OF 215.11 FEET TO A POINT; S 69°33'24" E, A DISTANCE OF 67.13 FEET TO A POINT; S 42°02'13" E, A DISTANCE OF 172.17 FEET TO A POINT: Form T-7: Commitment for Title Insurance (01/03/14) TX----SPS-1-24-9001222402071FIDELITY NATIONAL TITLE INSURANCE COMPANY SCHEDULE A (continued) S 38°29'57" E, A DISTANCE OF 188.03 FEET TO A POINT; S 61°00'22" E, A DISTANCE OF 160.17 FEET TO A POINT; N 76°14'44" E, A DISTANCE OF 85.49 FEET TO A POINT; N57°14'12" E, A DISTANCE OF 295.82 FEET TO A POINT; N 61°36'12" E, A DISTANCE OF 90.49 FEET TO A POINT; N

81°14'02" E, A DISTANCE OF 67.75 FEET TO A POINT; S 73°59'36" E, A DISTANCE OF 124.42 FEET TO A POINT; S 51°36'09" E, A DISTANCE OF 77.91 FEET TO A POINT; S 37°01'39" E, A DISTANCE OF 200.06 FEET TO A POINT; S 52°00'34" E, A DISTANCE OF 79.39 FEET TO A POINT; S 77°33'45" E, A DISTANCE OF 190.42 FEET TO A POINT; COMMITMENT NO.: 9001222402071 S 44°40'06" E, A DISTANCE OF 201.40 FEET TO A POINT AT THE EASTERNMOST NORTHEAST CORNER OF SAID 118.194 ACRE TRACT; THENCE: S 00°26'06" E, DEPARTING MARY'S CREEK, ALONG THE EAST LINE OF SAID 118.194 ACRE TRACT AND WITH THE WEST LINE OF LOT A, BLOCK 10, OF LA CANTERA AT TEAM RANCH, PHASE II, RECORDED IN CABINET A, SLIDE 12766, OF SAID PLAT RECORDS, A DISTANCE OF 1500.12 FEET TO A FOUND 1/2" IRON ROD AT THE AT THE NORTHERNMOST NORTHEAST CORNER OF LOT 19, BLOCK 4, OF REATA PLACE AT TEAM RANCH, RECORDED IN CABINET A, SLIDE 5342, OF SAID PLAT RECORDS, THENCE: N 89°51'09" W, DEPARTING THE WEST LINE OF SAID LOT A, WITH THE NORTH LINE OF LOTS 19, 18, 17, AND 16 OF SAID REATA PLACE AT TEAM RANCH, AND WITH THE NORTH LINE OF SAID BLOCK 1 OF TEAM RANCH ADDITION, PHASE IA, A DISTANCE OF 1376.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.854 ACRES IN TARRANT COUNTY, TEXAS.

December 11th, 2025 P&Z Re-Zoning Request

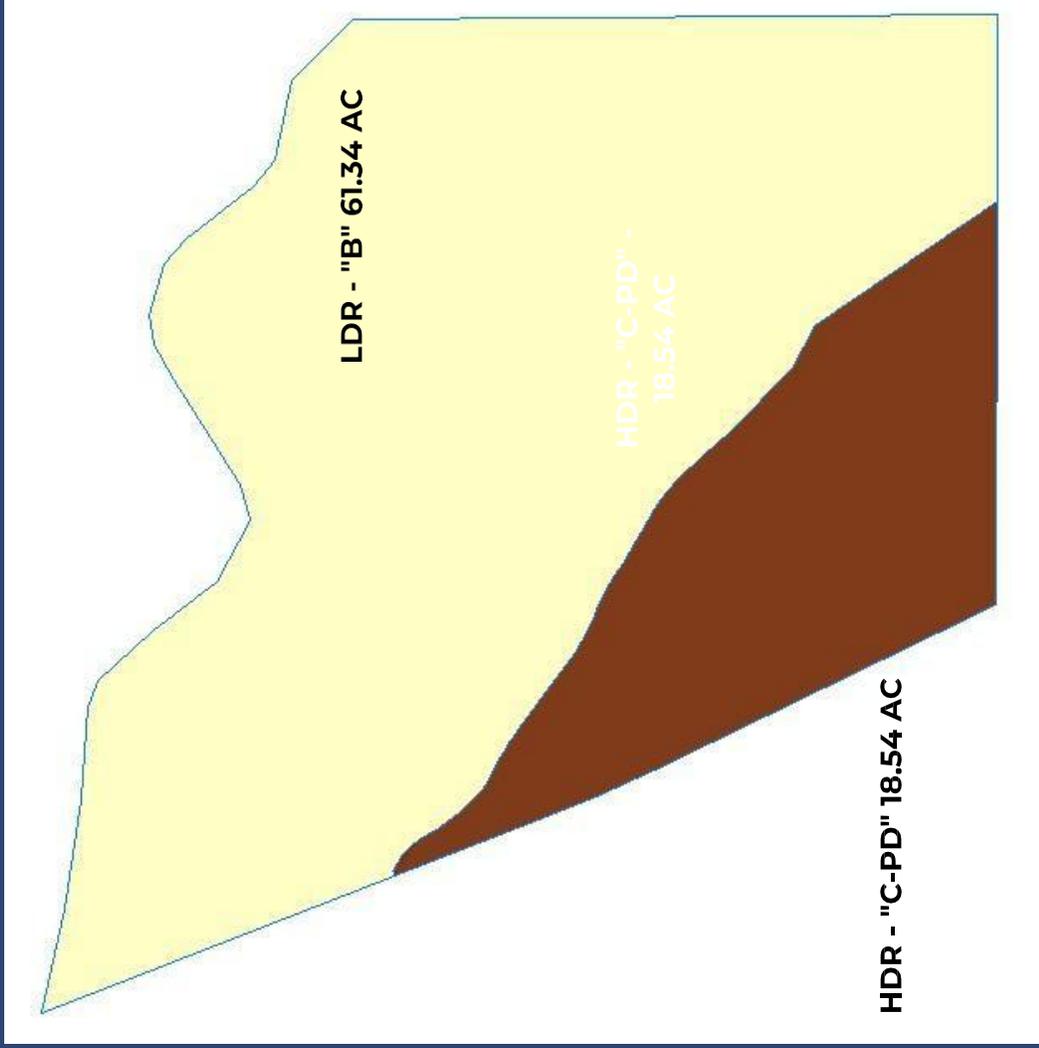
Action request

To Approve:

The request to rezone the area "2" subject property, from "O" density to LDR consistent with the 2020 Comprehensive Plan and Future Land Use Map, per Benbrook Chapter 17.44.

&

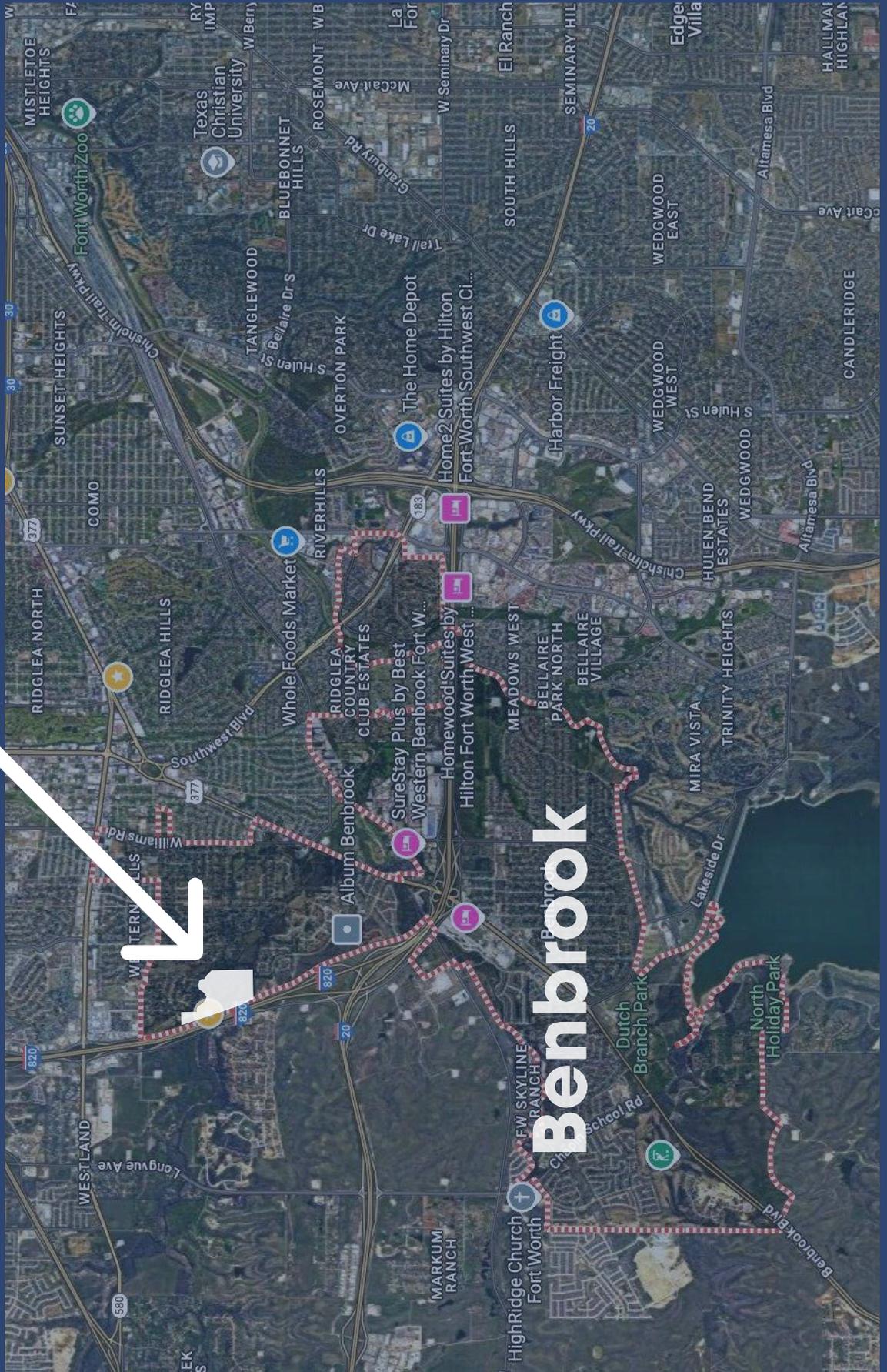
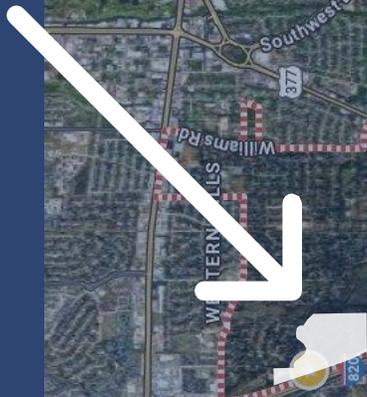
Maintain the zoning classification identified as requested for Area "7"



The Request Objective

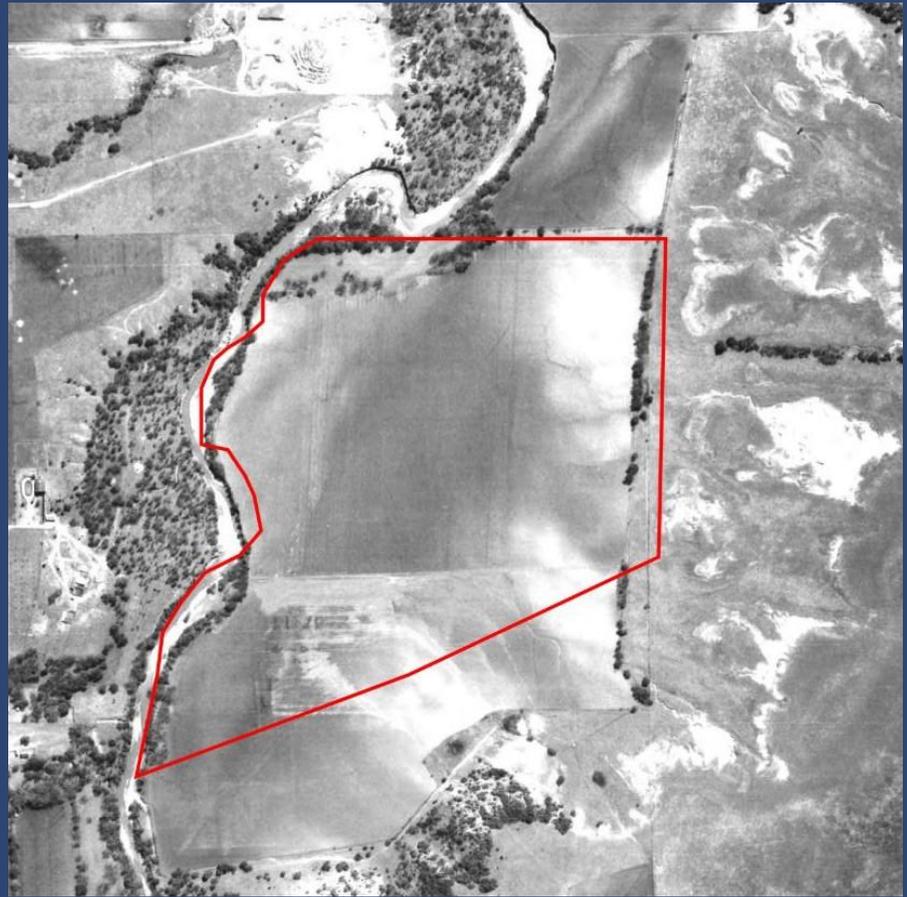
- Aligns exactly with the City's Vision.
- Updates zoning to match the 2020 Comprehensive Plan and "FLUM".
- Supports Uniform Zoning Standards
- Brings the property into compliance with Texas Local Government Code §211.004.
- Corrects Outdated Classifications.

Subject Property



Subject Property- CNTD.

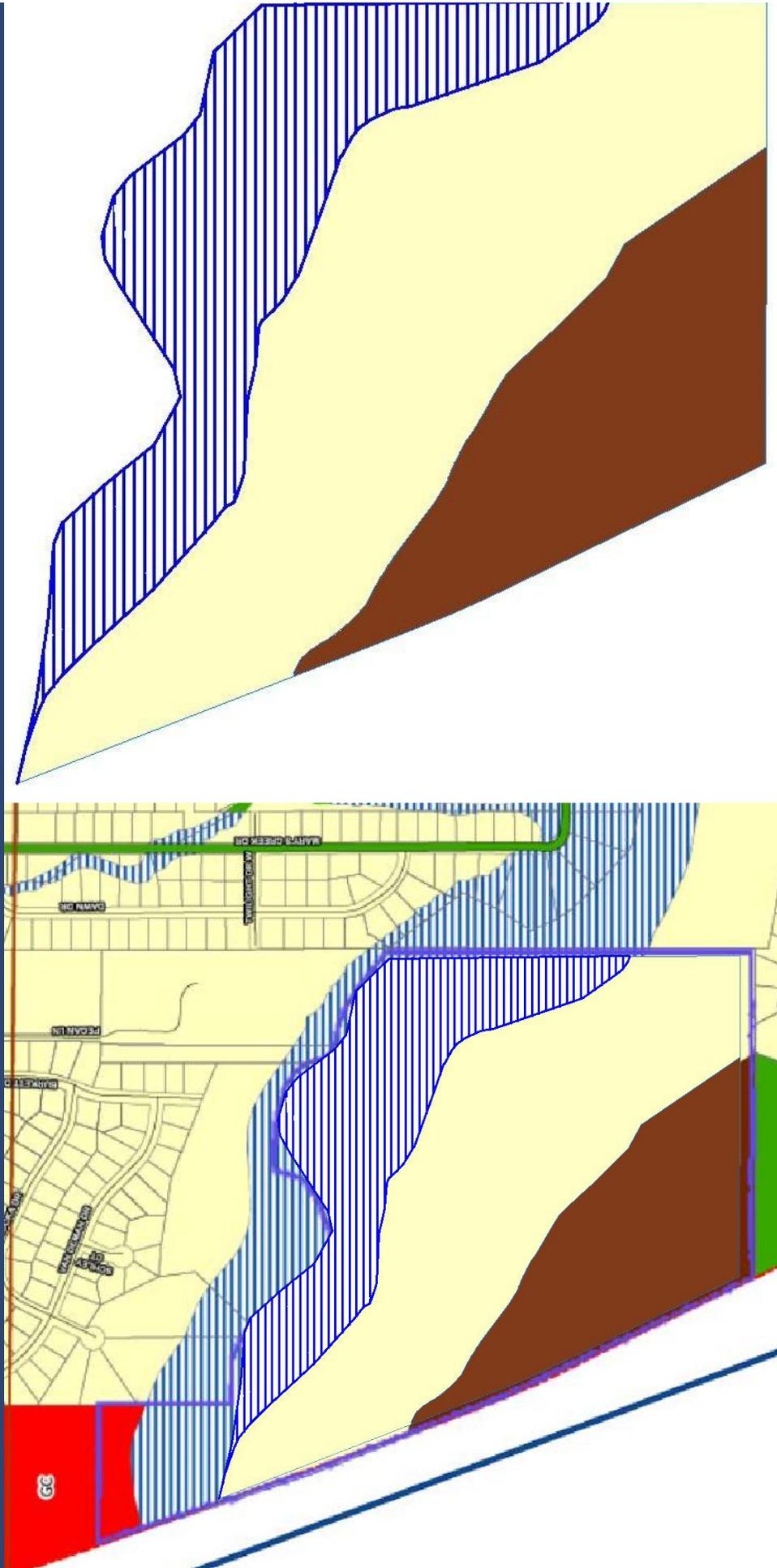
1942



2020



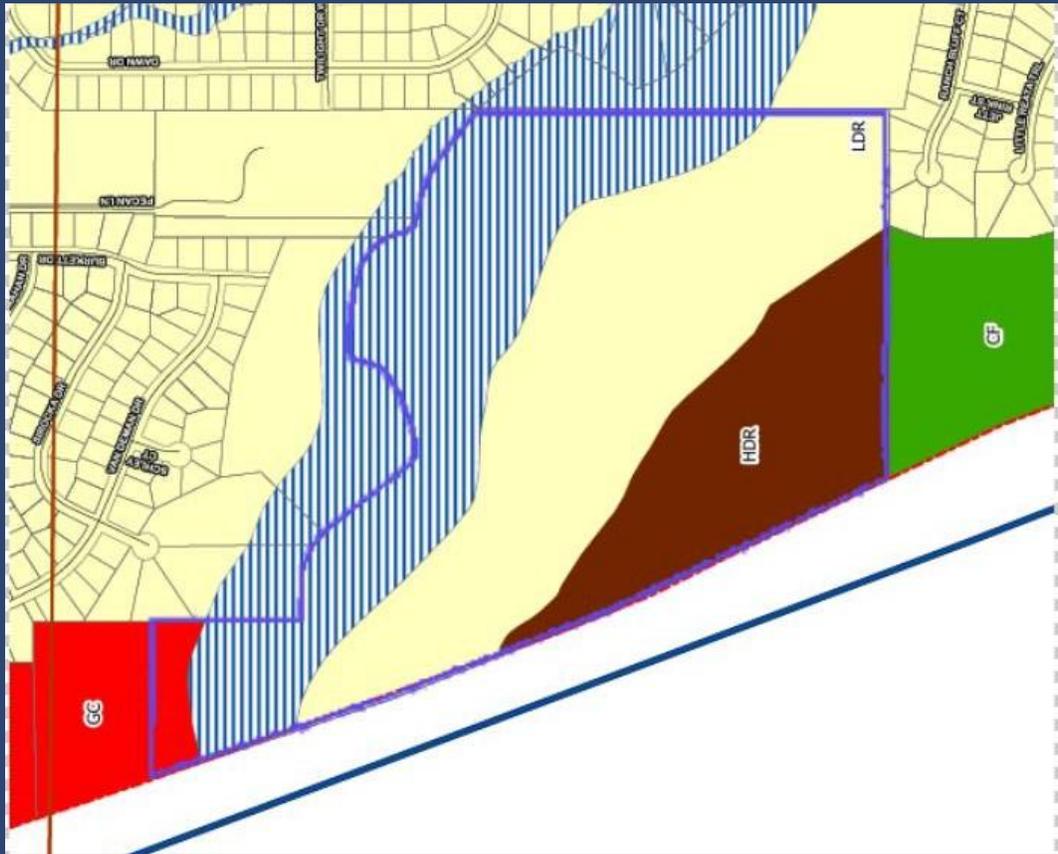
FLUM & Proposed Zoning Equivalent



Future Land Use Map

Proposed Zoning Equivalent

FLUM & Existing Zoning

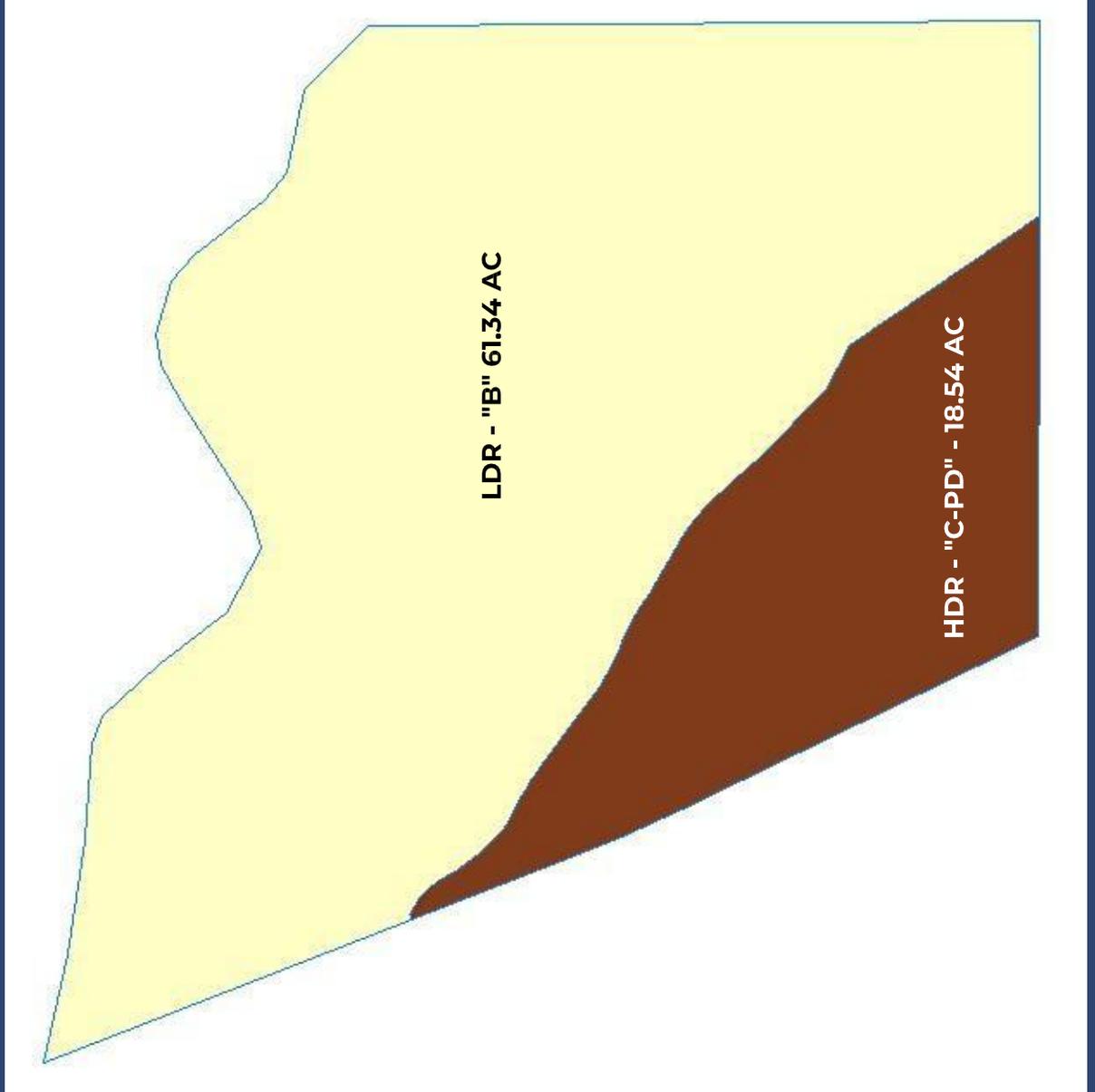


Future Land Use Map

Existing Obsolete Zoning



Proposed Zoning



Density Comparison

Potential Maximum:

"A" District - 3.63 DU/AC

"B" District - 3.89 DU/AC

"BR" District - 4.01 DU/AC



Rowan Ranch Proposed : 2.87 DU/AC

Zoned Density:

Pecan Valley Subdivision :
2.84 DU/AC

Russ LO Valley Subdivision :
2.60 DU/AC

Reata Place Subdivision:
2.25 DU/AC





The Right Fit for Benbrook



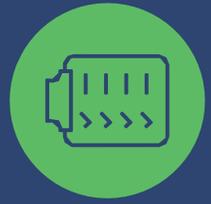
Compatible with Surrounding Uses consistent with the Comprehensive Plan Principles.



Project Designed Meets Market Demand



This Request Complies with both State & Benbrook Zoning Ordinance regulations.



Corrects Obsolete Zoning

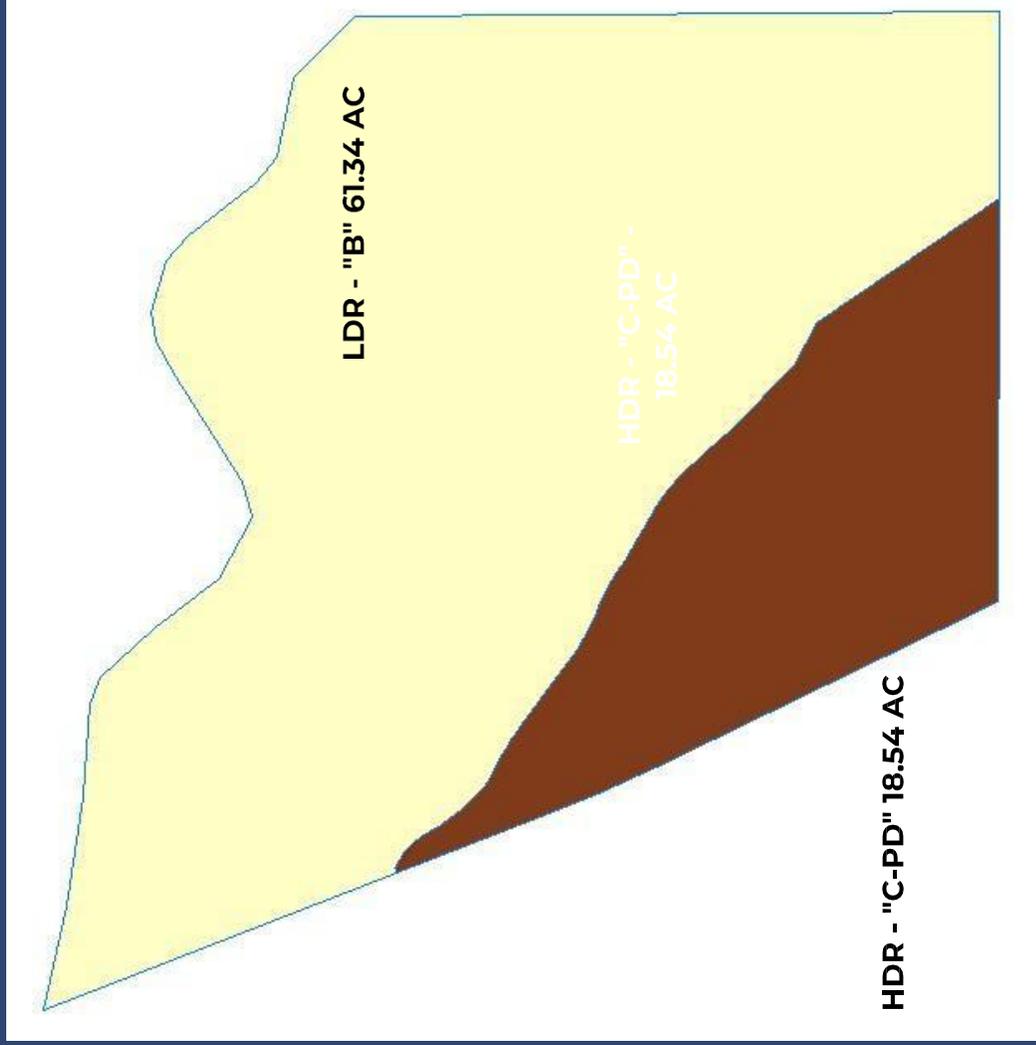
Action request

To Approve:

The request to rezone the area "2" subject property, from "O" density to LDR consistent with the 2020 Comprehensive Plan and Future Land Use Map, per Benbrook Chapter 17.44.

&

Maintain the zoning classification identified as requested for Area "7"



To: The Mayor and City Council of Benbrook

Re: An 80-acre tract of land below Mary's Creek to be considered for development

Honorable Mayor and Council,

The acreage in question was part of a homestead belonging to my maternal grandfather, Arch Rowan. The family stills owns adjoining property north and west. I have many happy memories of playing on and exploring this land as a child since at that time (the 1950s, 1960s) it appeared to be almost a wilderness with Fort Worth and Benbrook seemingly being miles away. Now development surrounds as easily witnessed in the positive growth currently underway on all sides.

Since those early years, the title eventually transferred down to myself, a brother and a few cousins, with none of us ever actually living in Tarrant County. Being a long-distance owner was doable only because of the excellent tenant we had for decades. As time passed however and we all aged, we felt that now would be a good time to find a buyer who could realize the property's greater potential (as evidenced by the recent development in west Fort Worth and Benbrook) ultimately bringing substantial benefits to your city while freeing us from the responsibilities of ownership. Mr. Waldrop shared his vision and we were impressed.

Unfortunately, he (and we) soon discovered that a faction in Benbrook, who under the pretense of possible destructive flooding (which we've never witnessed), was able to derail his dream of creating an extensive residential development utilizing a large segment of the tract. I personally think that this faction's motivation was the preservation of an attractive greenspace or, perhaps more accurately, enjoying a "personal park" without the responsibilities for maintaining the same.

Currently, Mr. Waldrop is approved for developing 18 acres out the 80. It is his hope that you will allow him to utilize a larger segment and, in this, we support him. The majority of this land seems suited to homes. And, with his aim to remediate flooding risks, I think Benbrook's greater interests will be enhanced if expansion is allowed rather than requiring him to leave much of this valuable real estate as an ag-exempted cattle pasture.

In closing, whatever concerns you have, please consider the long-range potential and weigh that against the arguments of those determined to stop anything proposed, no matter how worthy. I ask this because we would like the same consideration on our remaining properties in your area.

Please work with Mr. Waldrop, whose heart seems to be in the right place, as he endeavors to give Benbrook something to be proud of (and productive) while addressing the neighborhood's concerns. I truly believe that in the end, his proposed mix of housing coupled with some appealing natural areas will be a win for all.

Ernie Altgelt
(210) 355-0356