

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

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, December 11, 2025, at 7:30 p.m., in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey – Chair  
Brandon Ellison  
Matthew Wallis  
Jon Craver Jr  
Josh Harville – Vice Chair  
Leah Rodriguez

Also present:

|             |                                             |
|-------------|---------------------------------------------|
| Ethan Cox   | Assistant City Manager                      |
| Doug Howard | City Planner                                |
| Brooke Teal | Recording Secretary,<br>Planning Technician |

**I. CALL TO ORDER**

The presiding officer called the meeting to order at 7:30 p.m.

**II. MINUTES**

**A. Approve Minutes of the Regular Meeting Held on November 13, 2025.**

The Chair asked if there were any comments on the minutes. Motion by Commissioner Rodriguez to approve the November 13<sup>th</sup> meeting minutes. Seconded by Commissioner Wallis. The presiding officer called the question.

Vote on the motion:

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

Noes: None

Abstain: Mr. Ellison

Motion carried: 5 – 0 – 1

**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.

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 Sunnysdale 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 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

Mr. Howard clarified that the Commission's recommendation of denial will be sent to City Council for consideration. If the applicant proceeds, the City Council would make the final decision.

#### **IV. ADJOURNMENT**

The presiding officer adjourned the meeting at 8:52 p.m.

**APPROVED \_\_\_\_\_, 2026**

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**Chair/Presiding Officer**