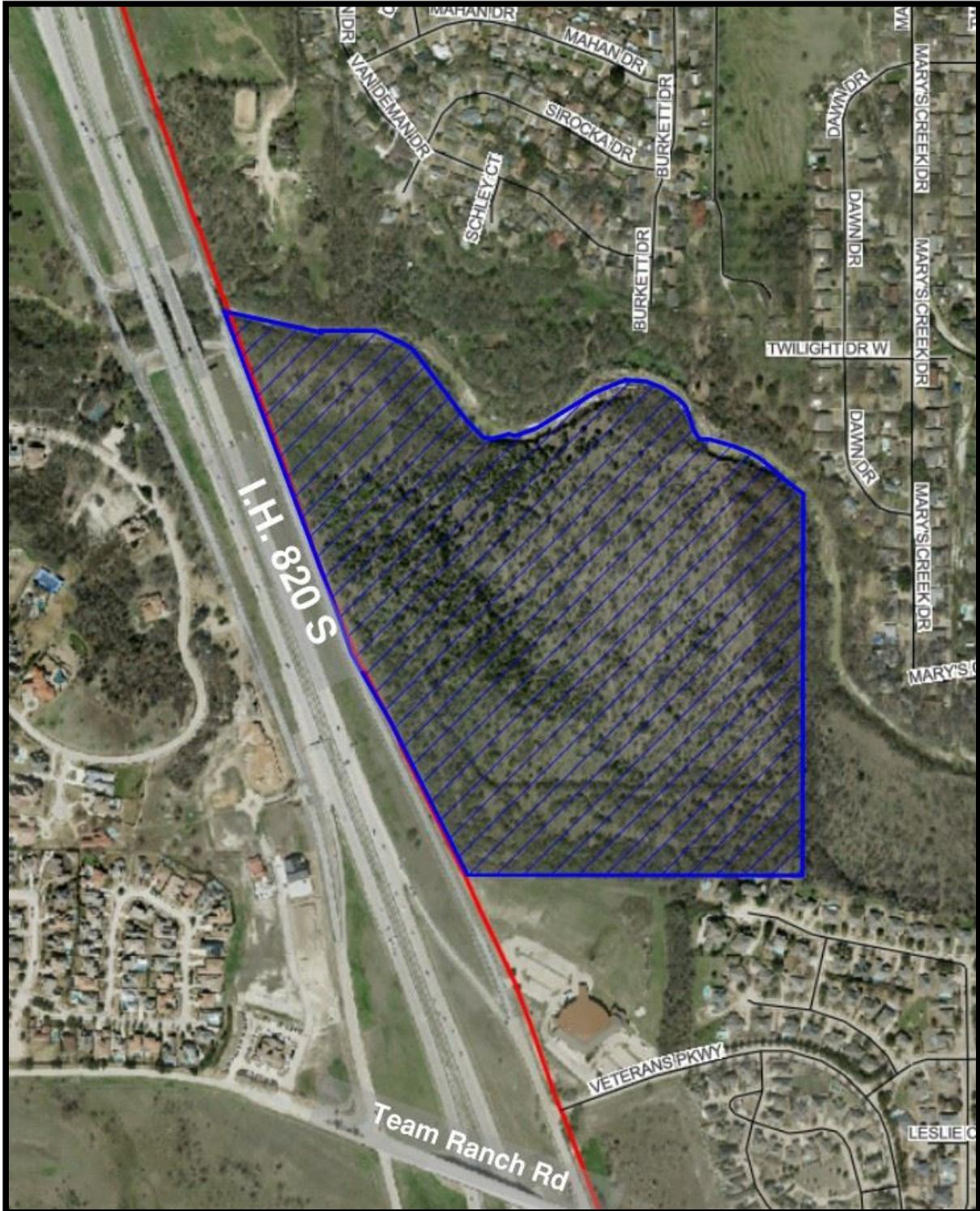
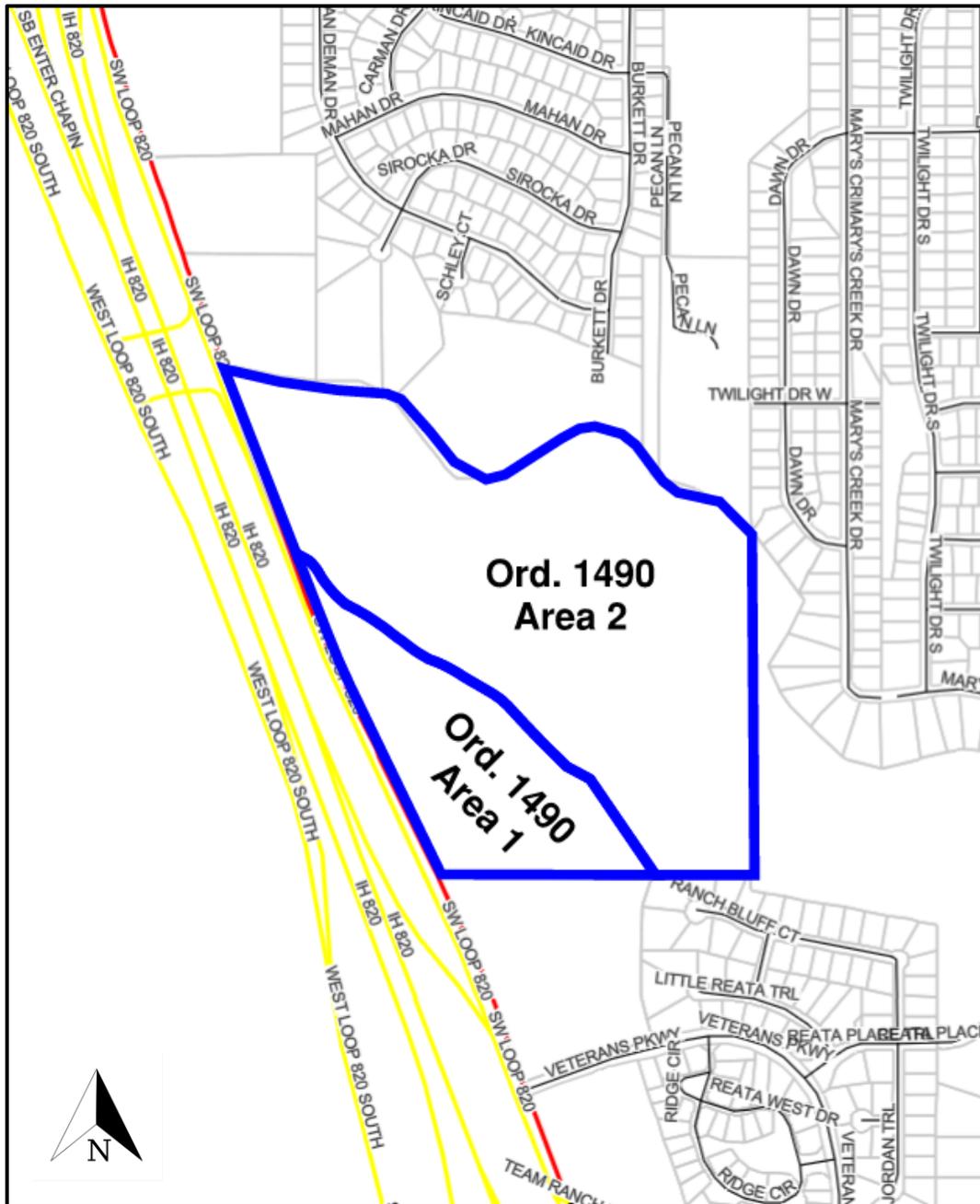


Aerial Map



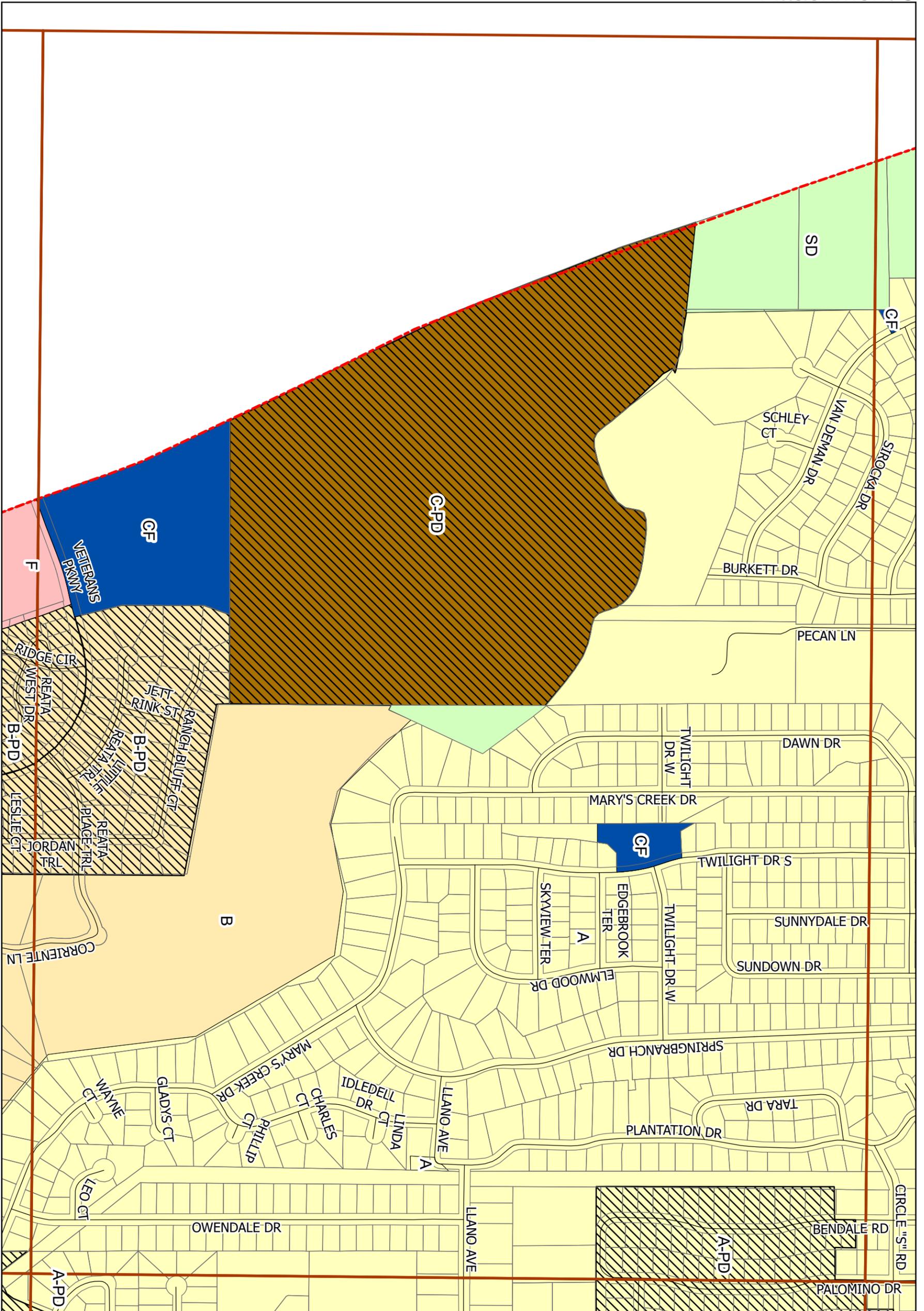
PZ-2026-01

“C-PD” Multiple-Family Planned Development District

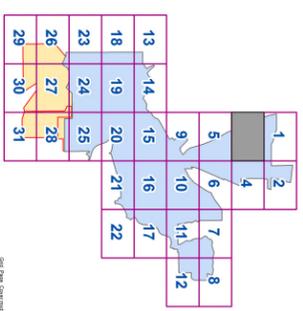


Area 1 (Ord. 1490): Approximately 18.6 acres designated in Ordinance 1490 as the area approved for multi-family development.

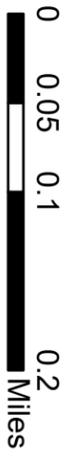
Area 2 (Ord. 1490): Approximately 62 acres preserved from development, with limited exceptions as outlined in Ordinance 1490.



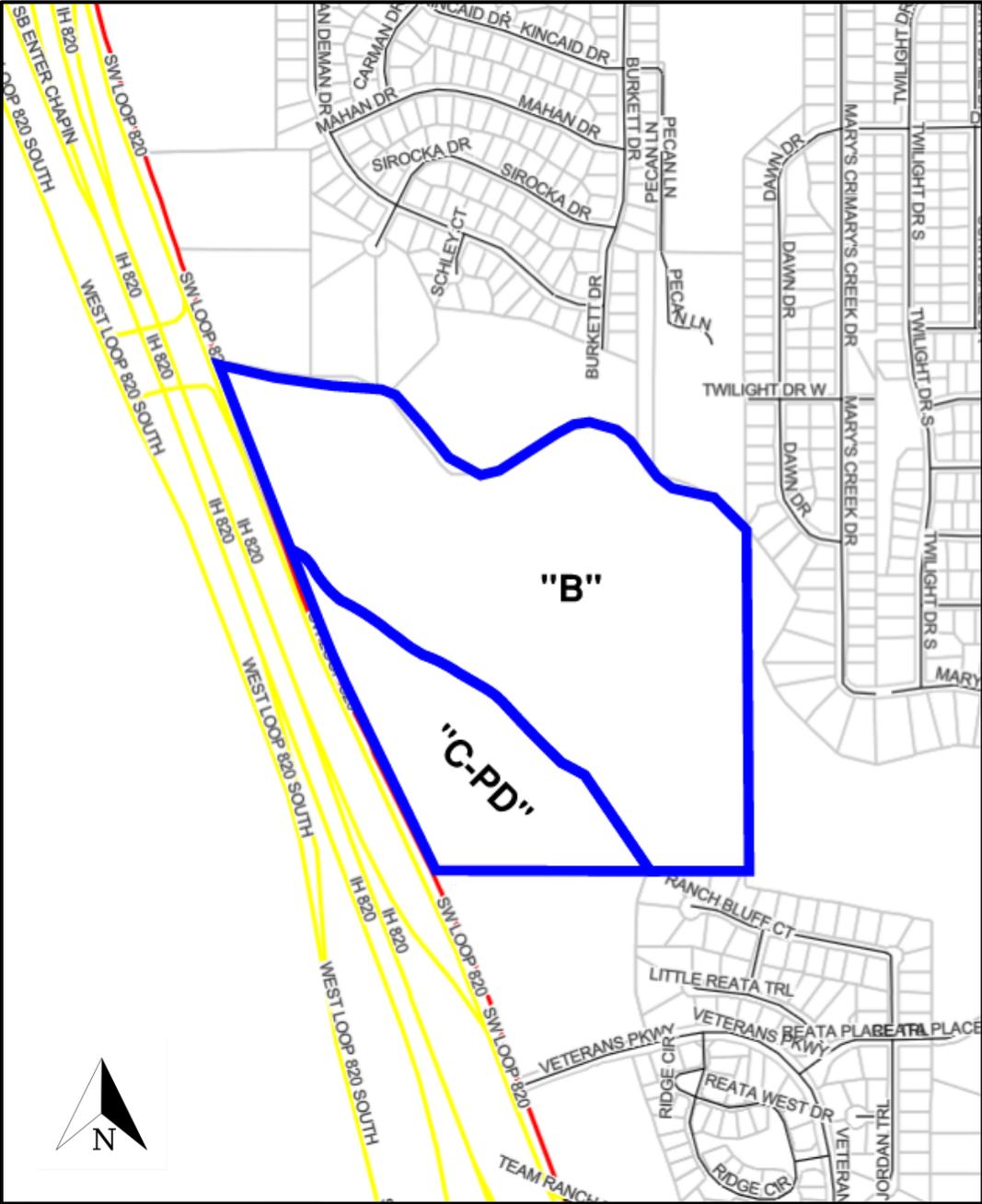
- Legend**
- A - Single Family
 - A-PD
 - B - Single Family
 - B-PD
 - BR - Single Family Reduced
 - BR-PD
 - C - Multiple Family
 - C-PD
 - CF - Community Facilities
 - CF-PD
 - CR - Multiple Family Restricted
 - D - Multiple Family
 - D-PD
 - E - Commercial
 - E-PD
 - F - Commercial
 - F-PD
 - G - 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
 - FTD



City of Benbrook

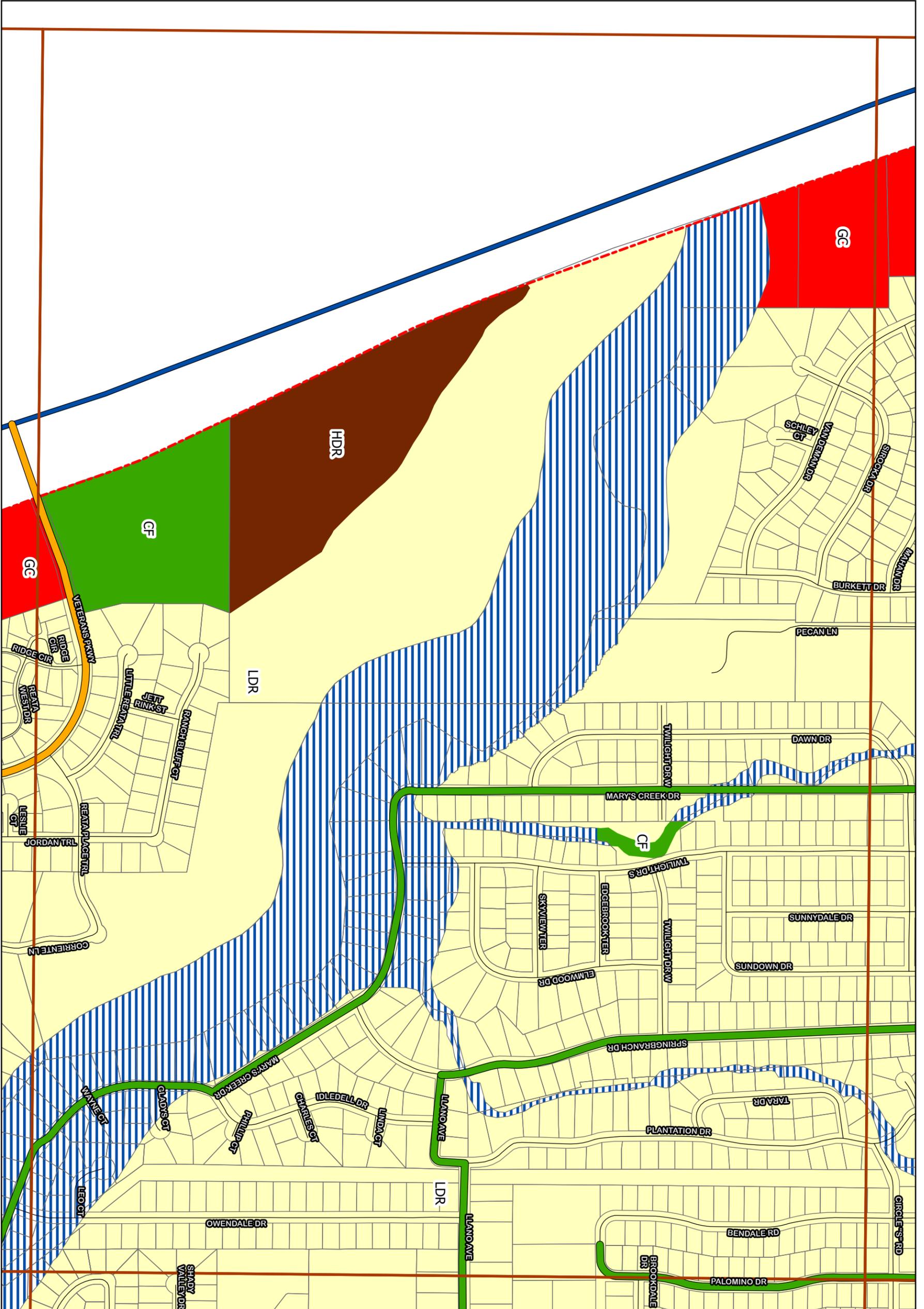


Proposed Zoning

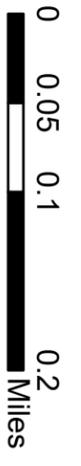


"B": The "B" One Family District (Approx. 61.3 Acres)
See Chapter 17.40 of the City's Zoning Ordinance for more details

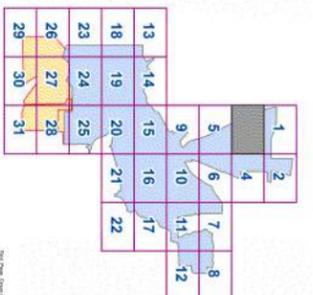
"C-PD": A proposed Multiple-Family Planned Development District, using the "C" district as the base zoning district. (Approx. 18.6 Acres)
See the applicant's application submittal for more details, found on the city's website; search "PZ-2026-01"



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

1. The Rowan Development
2. Project Briefing
3. Project Briefing
4. Project Briefing
5. Project Briefing
6. Project Briefing
7. An Exact Replica Supporting Benbrook's Vision
8. Rowan Ranch
9. Rowan Ranch S
10. FLUM & Proposed Zoning Equivalent
11. FLUM & Existing Zoning
12. Existing Zoning Is Inaccurate
13. Existing Zoning Is Inconsistent
14. Existing Zoning Is Obsolete
15. The Property Must Be Re-Zoned
16. Proposed Zoning
17. Proposed Zoning Surveys
18. Conceptual Site Plan - HDR
19. Conceptual Site Plan - LDR
20. Density Comparison
21. The Right Fit
22. Green Space
23. Benbrook For The Win
24. New Homes - New Revenue
25. 2027 Snapshot: Proposed Valuation Sources
26. A Clear Path Forward For Benbrook
27. Action Request



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.

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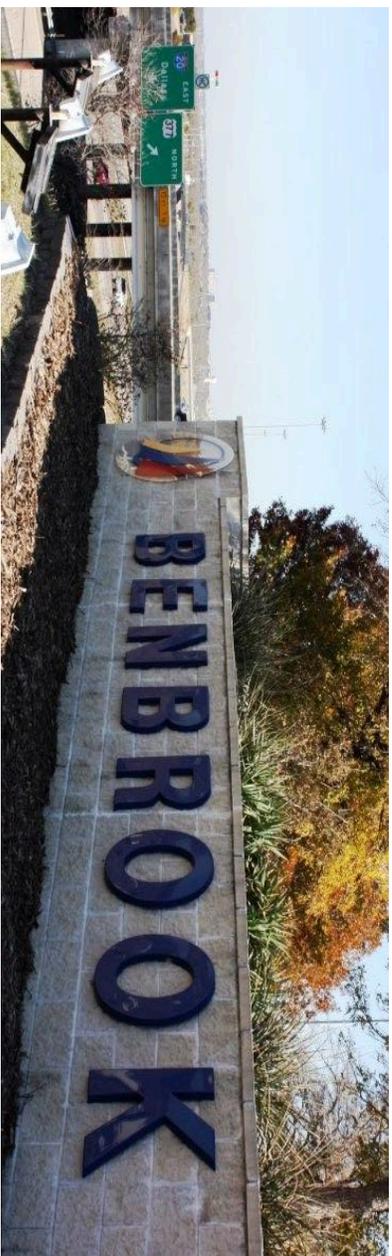
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Project Briefing

Development Features

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- **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.
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Project Briefing

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.

Project Briefing

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.

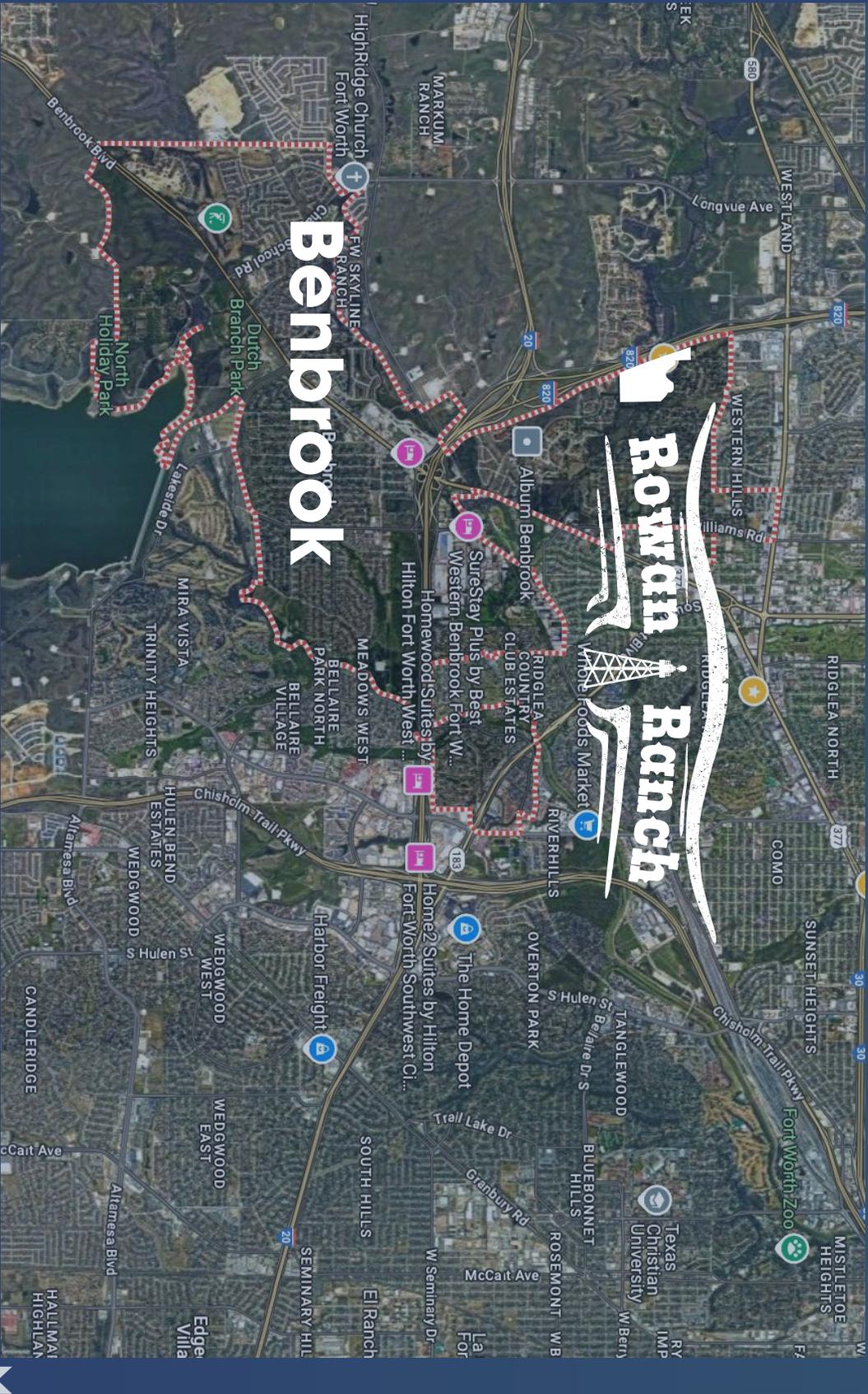


An Exact Replica Supporting Benbrook's Vision

- 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.

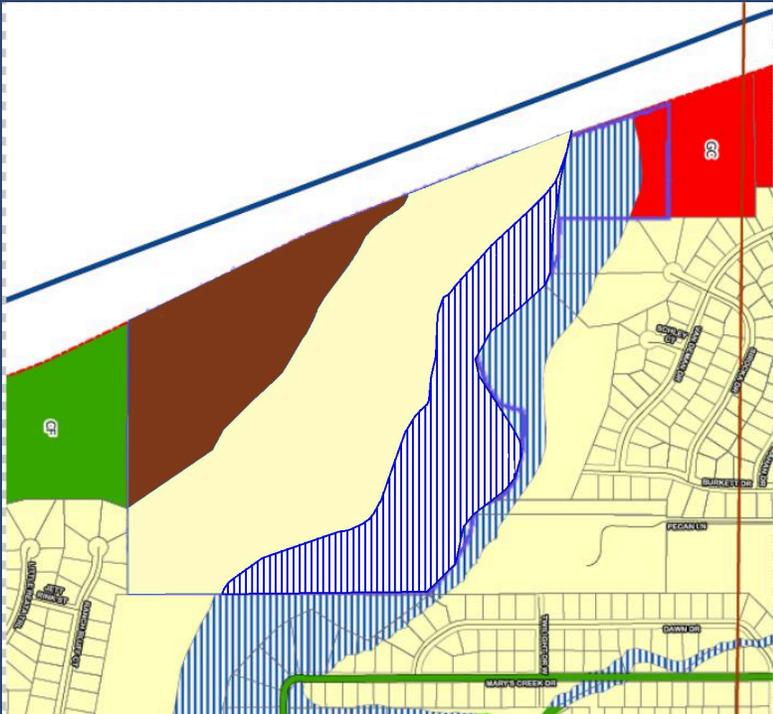
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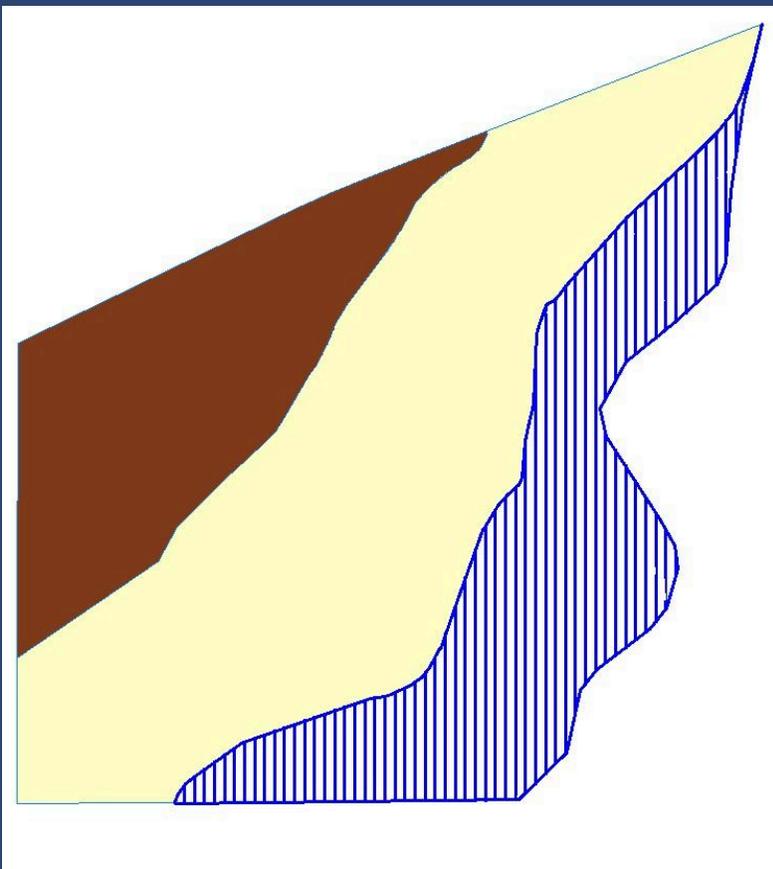
2020



FLUM & Proposed Zoning Equivalent

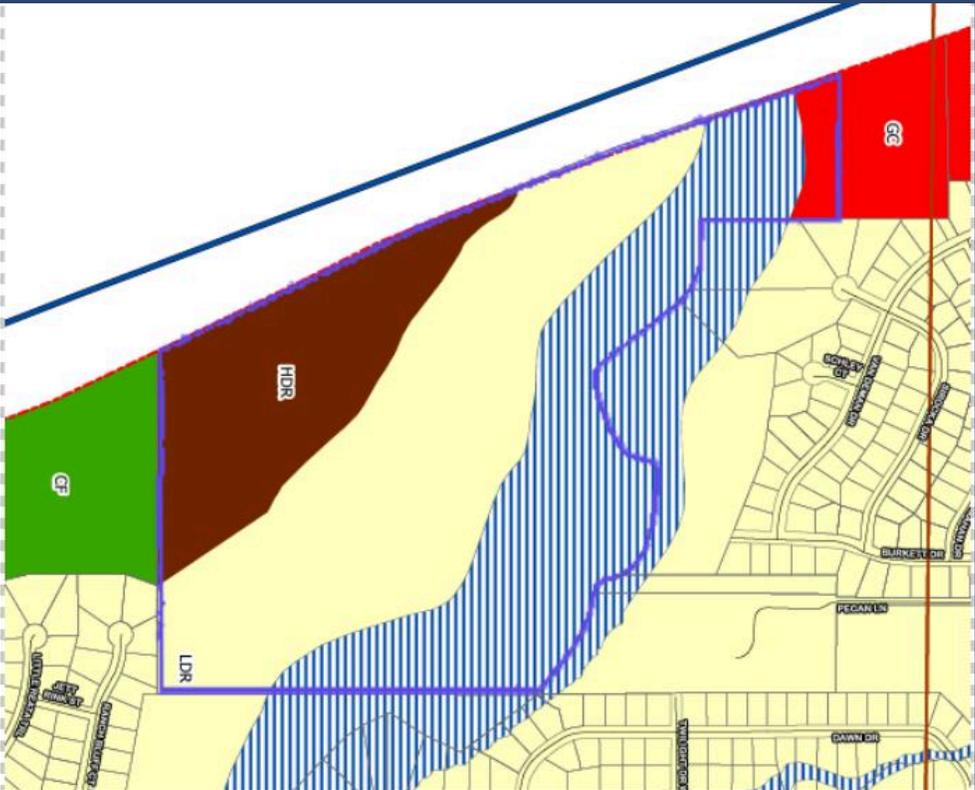


Future Land Use Map



Proposed Zoning Equivalent

FLUM & Existing Zoning

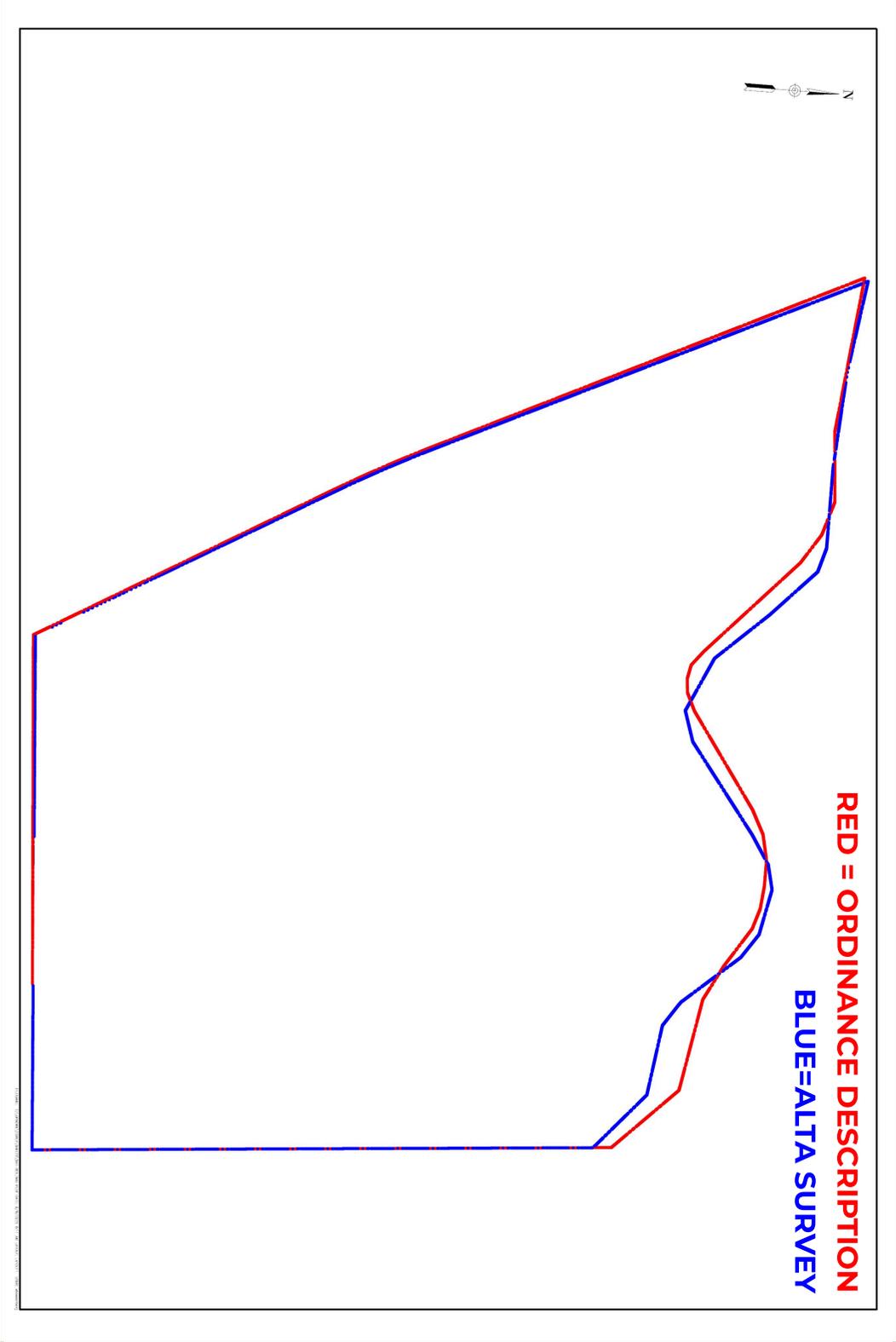


Future Land Use Map



Existing Obsolete Zoning

Existing Zoning is Innaaccurate



Existing Zoning is Inconsistent



Future Land Use Map

Existing Zoning

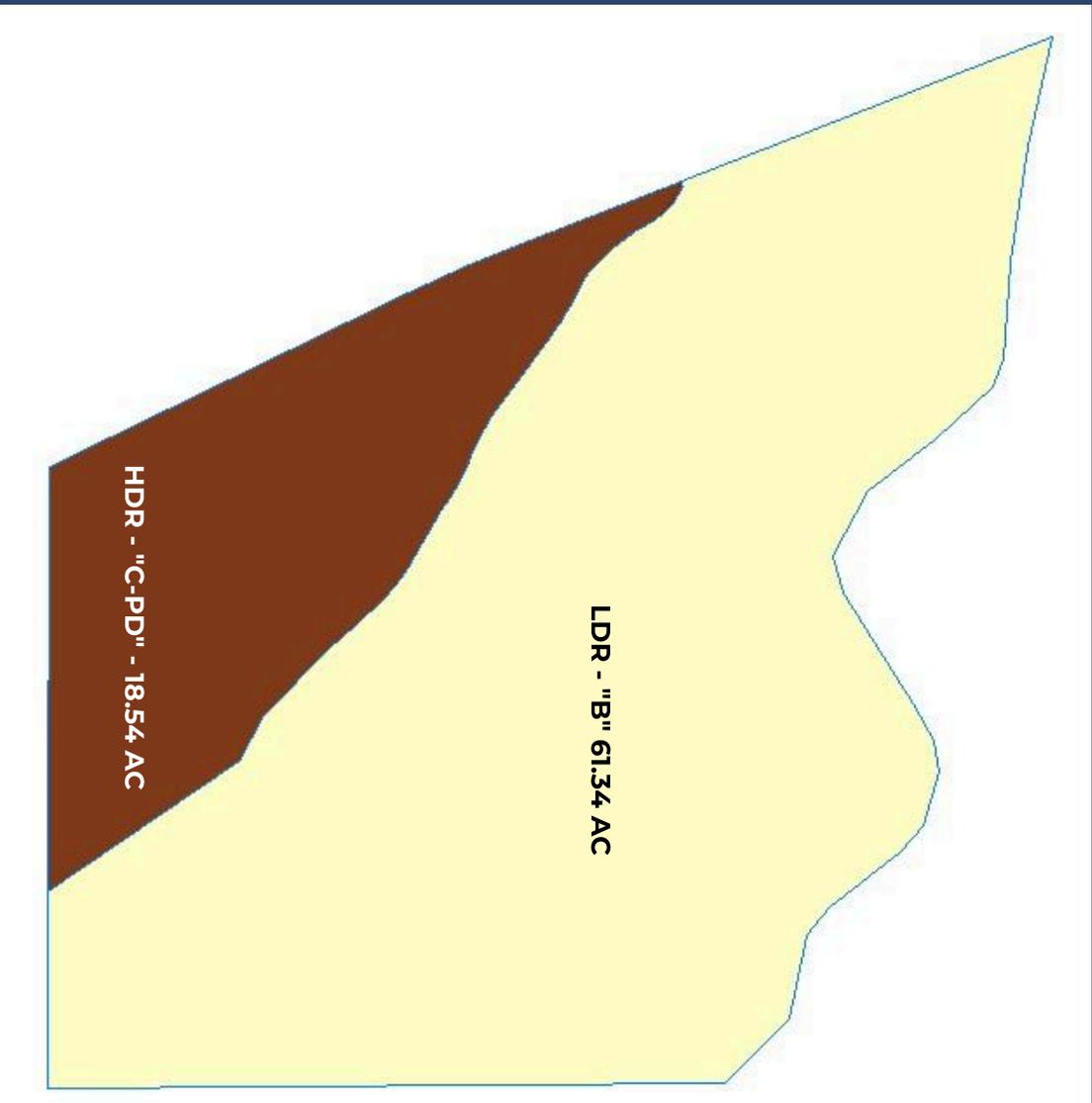
Existing Zoning Is Obsolete

- **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 Plan - For Visualization purposes only.

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

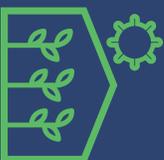
Green Spaces

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

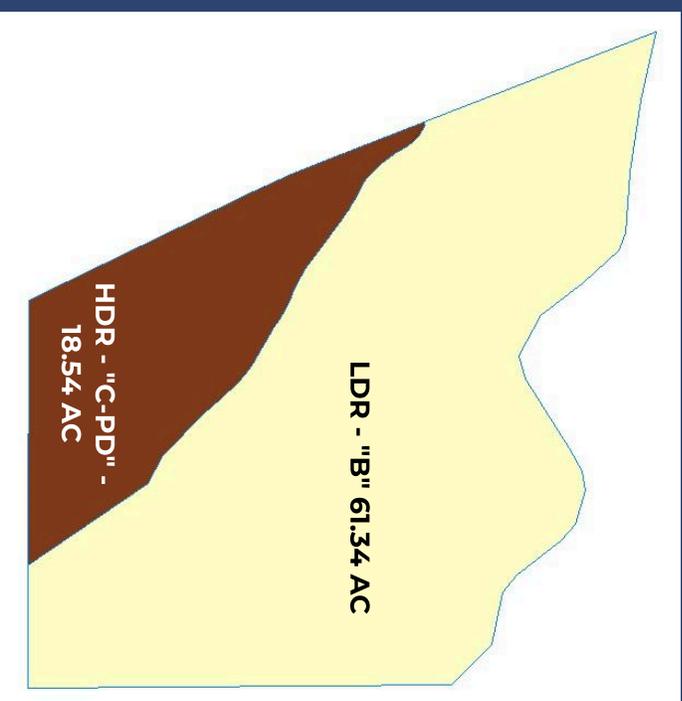


Action request

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						
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
Similar Community w/d/g/ Paves		Similar Community w/d/g/ Paves		Similar Community w/d/g/ Paves		Similar Community w/d/g/ Paves	
Pad Size 23' x 47'		Pad Size 22' x 50'		Pad Size 23' x 47'		Pad Size 23' x 47'	
Number of Floors ± 2 STORIES		Number of Floors ± 2 STORIES		Number of Floors ± 2 STORIES		Number of Floors ± 2 STORIES	
Typical Living Area ± 1,144 sqft		Typical Living Area ± 1,620 sqft		Typical Living Area ± 1,592 sqft		Typical Living Area ± 1,144 sqft	
Master Suite 2nd		Master Suite 2nd		Master Suite 2nd		Master Suite 2nd	

Product # & Color	Unit Count	Product # & Color	Unit Count	Product # & Color	Unit Count	Product # & Color	Unit Count
ALLEY PAIRED VILLAGES w/ 3BEDS A312 TRODSTONE (REV DRAW)	42	ALLEY PAIRED VILLAGES w/4BEDS A311 VANITAGE	30	ALLEY PAIRED VILLAGES w/ 3BEDS A312 TRODSTONE (REV DRAW)	42	ALLEY PAIRED VILLAGES w/ 3BEDS A312 TRODSTONE (REV DRAW)	42
Similar Community w/d/g/ Paves		Similar Community w/d/g/ Paves		Similar Community w/d/g/ Paves		Similar Community w/d/g/ Paves	
Pad Size 22' x 50'		Pad Size 22' x 50'		Pad Size 22' x 50'		Pad Size 22' x 50'	
Number of Floors ± 2 STORIES		Number of Floors ± 2 STORIES		Number of Floors ± 2 STORIES		Number of Floors ± 2 STORIES	
Typical Living Area ± 1,620 sqft		Typical Living Area ± 1,620 sqft		Typical Living Area ± 1,620 sqft		Typical Living Area ± 1,620 sqft	
Master Suite 1st / 2nd / 3rd		Master Suite 2nd		Master Suite 1st / 2nd / 3rd		Master Suite 1st / 2nd / 3rd	

TOTAL UNIT COUNT
200

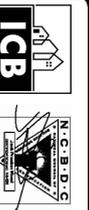
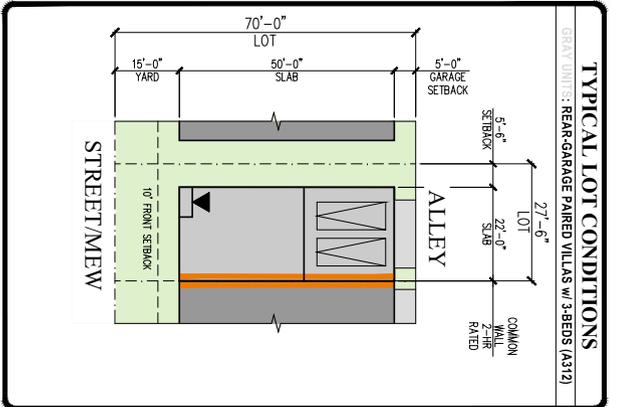
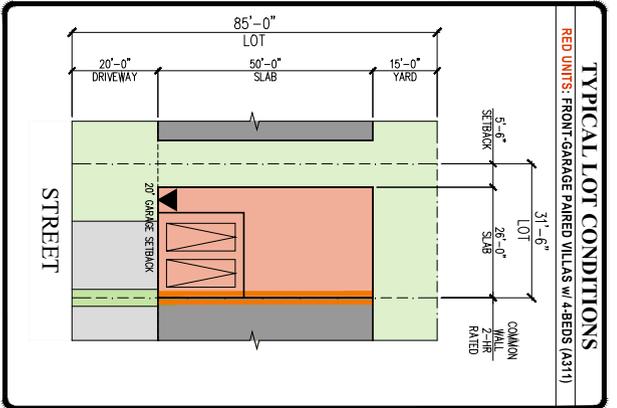
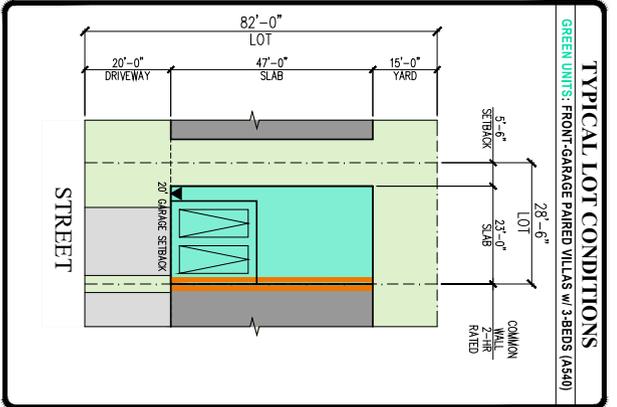
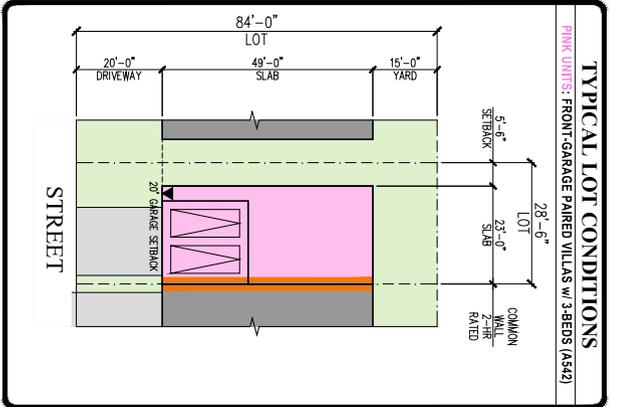
COMMUNITY INFO.

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 (Distances @ 9' / 51' / 61' / 07'
 DIST. BETWEEN VILLAS (Distances @ 10'
 GUEST PARKING PROVIDED: 388 (1.54 per UNIT)
 ZONING: STREET - 318 NC RWMS

SITE PLAN

(PARTNER COMPANY)
 ROWEN RANCH BTR
 DAL-0153
 GPS: 32.707992, -91.474689
 BERNHARDT, TX

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



PRODUCT INFO.
 Similar Community and/or Plans
78 FRONT PAIRED VILLAS w/ 3-BEDS
 A342 CARSTON
 Pad Size 263 X 446
 Net Living Area 1,620 sqft
 Target Living Area 1,744 sqft
 Master Suite 1st
 2nd

50 FRONT PAIRED VILLAS w/ 3-BEDS
 A340 BODOCK
 Similar Community and/or Plans
 Pad Size 23 X 47
 Number of Floors 2
 Target Living Area 1,192 sqft
 Master Suite 2nd

30 FRONT PAIRED VILLAS w/ 4-BEDS
 A311 VANHAGE
 Similar Community and/or Plans
 Pad Size 263 X 446
 Net Living Area 1,620 sqft
 Target Living Area 1,744 sqft
 Master Suite 2nd

42 ALLEY PAIRED VILLAS w/ 3-BEDS
 A312 TODSTONE (RE-DRAWN)
 Similar Community and/or Plans
 Pad Size 22 X 50
 Number of Floors 2
 Target Living Area 1,620 sqft
 Master Suite 1st / 2nd

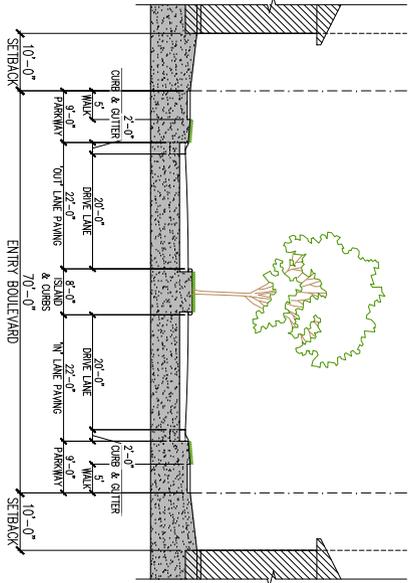
COMMUNITY INFO.

TOTAL SITE AREA: 487,468 sqft / 20.05 acres
 USABLE SITE AREA: #/## sqft / ##.## acres
 TOTAL SITE DENSITY: 9.88 DU/acre
 USABLE SITE DENSITY: #/## DU/acre
 MAX DENSITY (per ZONING): #/## DU/acre
 APPROX. STREET PAVING: 43,200 LINEAR FT @ C.L.
 APPROX. ALLEY PAVING: 41,500 LINEAR FT @ C.L.
 DIST. BETWEEN RESIDENCE (distance of 9' / 51' / 61' / 01' DIST. BETWEEN WALLS) (varies): 10'
 GUEST PARKING PROVIDED: 368 (1.94 per unit)
 ZONING: STREET + 318 IN-DRIVES

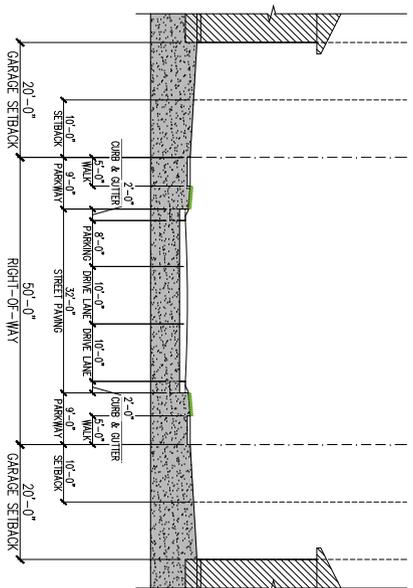
EXHIBITS
 (PARTNER COMPANY)
 ROWEN RANCH BTR
 DAL-0153
 GPS: 32.070992, -97.474689
 BENBROOK, TX

Version	10-09-2025	Author	ALL
Wid	10-09-2025	Mod	22324
VARIES		VARIES	

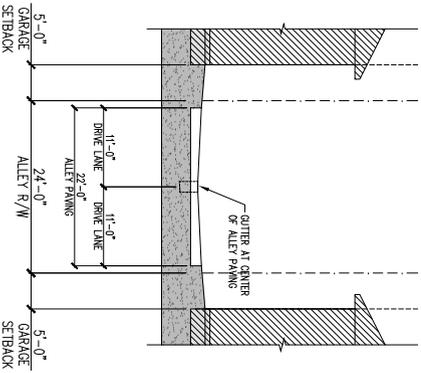
TYPICAL STREET SECTION
ENTRY BOULEVARD, 70' RIGHT-OF-WAY



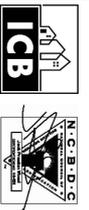
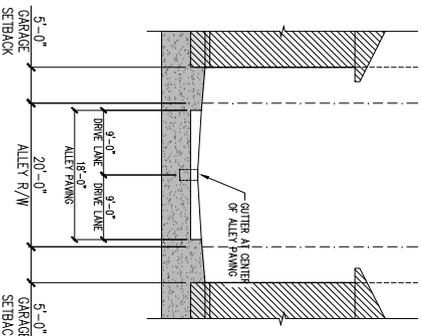
TYPICAL STREET SECTION
RESIDENTIAL STREET W/ PARRINGTON, 50' RIGHT-OF-WAY



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



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



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PRODUCT INFO.

Product # & Color	Unit Count
78 PINK	Similar Community w/4 Beds Front Paired Villas w/ 3Beds A542 CARSTON
50 GREEN	Similar Community w/4 Beds Front Paired Villas w/ 3Beds A540 BOODOCK
30 RED	Similar Community w/4 Beds Front Paired Villas w/4 Beds A511 VANTAGE
42 GRAY	Similar Community w/4 Beds Alley Paired Villas w/ 3Beds A512 TOADSTONE (RE-DRIVE)

Product # & Color	Unit Count	Prod. Size	Typical Lot Size	Number of Floors	Target Living Area	Master Suite
78 PINK	1st	28' X 48'	16,500' X 84'	2 STORIES	± 1,744 sqft	Master Suite
50 GREEN	1st	23' X 47'	28,000' X 82'	± 2 STORIES	± 1,922 sqft	Master Suite
30 RED	1st	28' X 48'	11,000' X 83'	2 STORIES	± 2,110 sqft	Master Suite
42 GRAY	1st / 2nd	22' X 50'	27,000' X 70'	± 2 STORIES	± 1,620 sqft	Master Suite

TOTAL UNIT COUNT

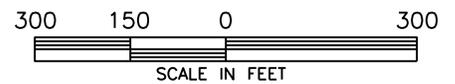
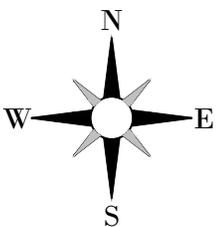
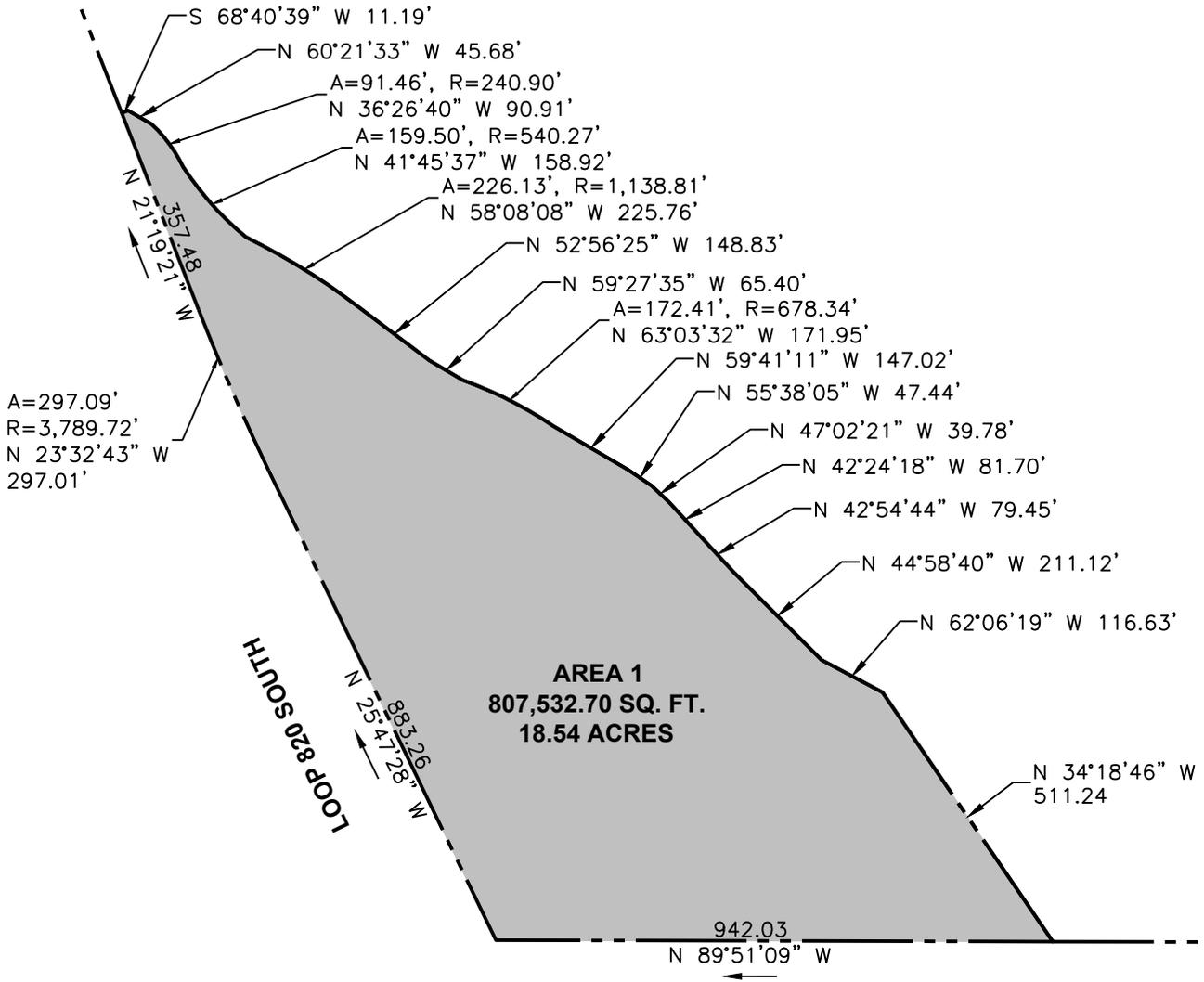
200

COMMUNITY INFO.

TOTAL SITE AREA:	±873,481 sqft / 20.05 acres
USABLE SITE AREA:	## sqft / ## acres
TOTAL SITE DENSITY:	9,830 D.U./acre
USABLE SITE DENSITY:	## D.U./acre
MAX. DENSITY (per zoning):	## D.U./acre
APPROX. STREET PAVING:	± 3,200 LINEAR FT. @ C.L.
APPROX. ALLEY PAVING:	± 1,531 LINEAR FT. @ C.L.
DIST. BETWEEN RESIDENCE (distance) (9/15/18/10)	10
DIST. BETWEEN MAIL (1/1/2017) (distance)	10
GUEST PARKING PROVIDED:	388 (1.54 per unit)
ZONING STREET:	± 118 INCHES

EXHIBITS

(PARTNER COMPANY)
ROWEN RANCH BTR
DAL-0153
GPS: 32.70392, -97.474689
BENBROOK, TX
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.

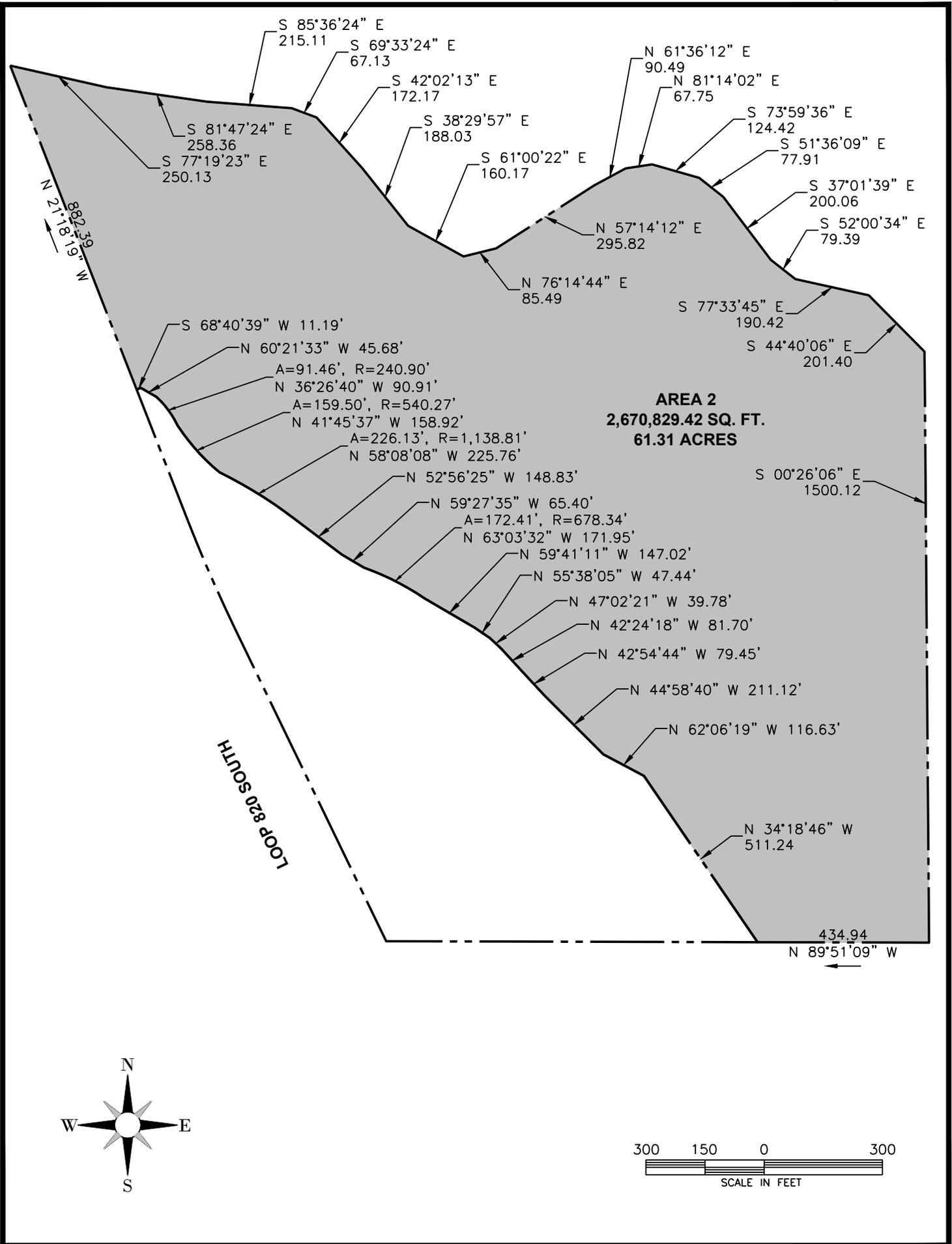
Thence, South 34° 18' 46" East for a distance of 511.24 feet to a point on a line.

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 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 RETA 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



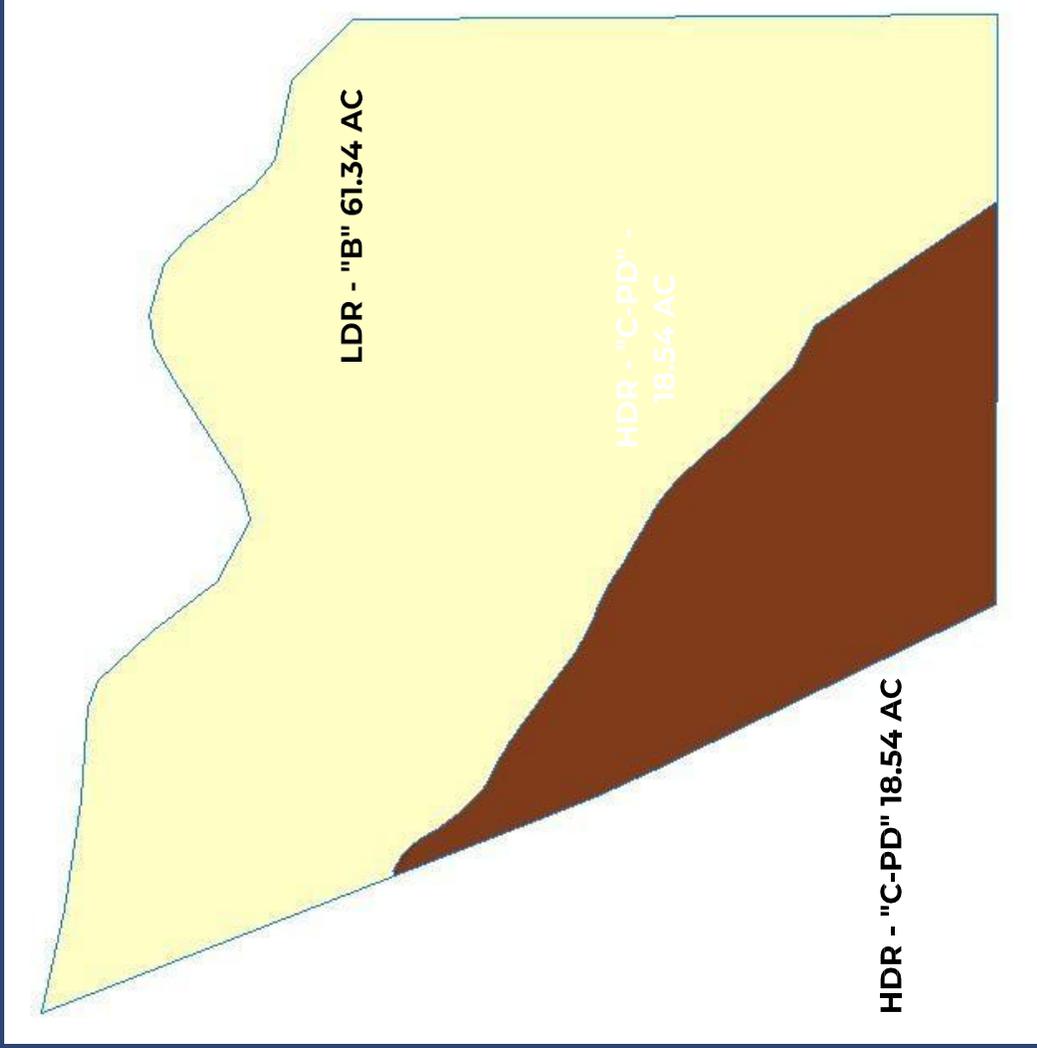
Action request

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"

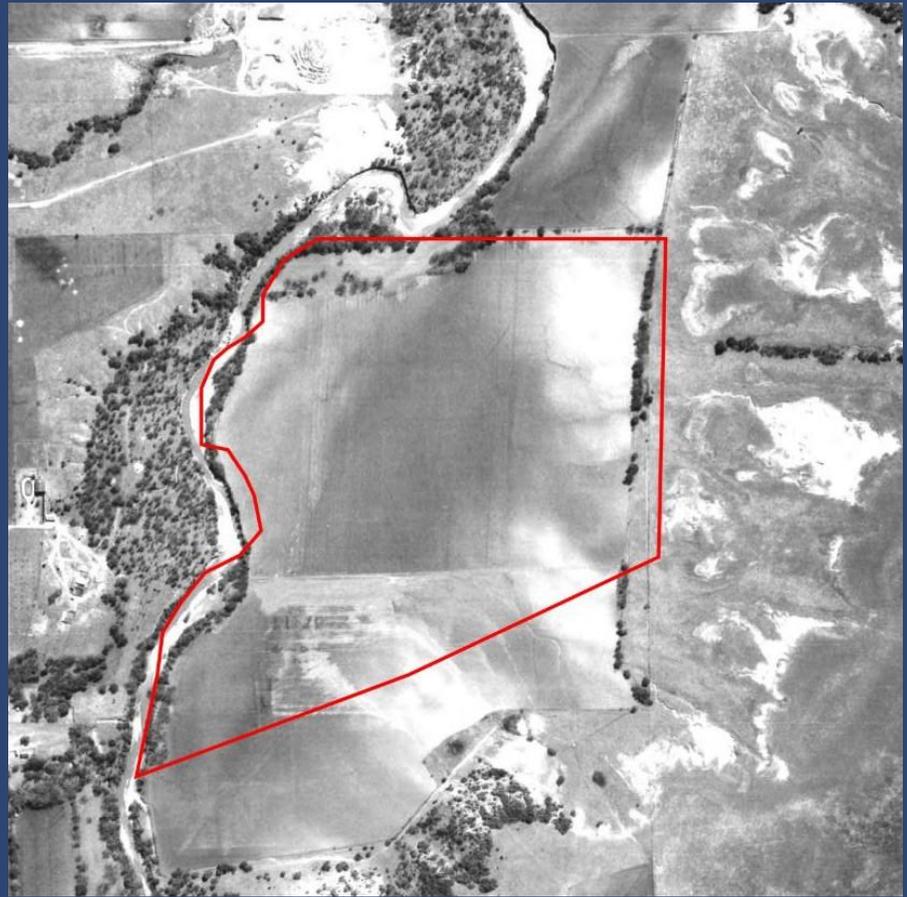


The Request Objective

- 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- CNTD.

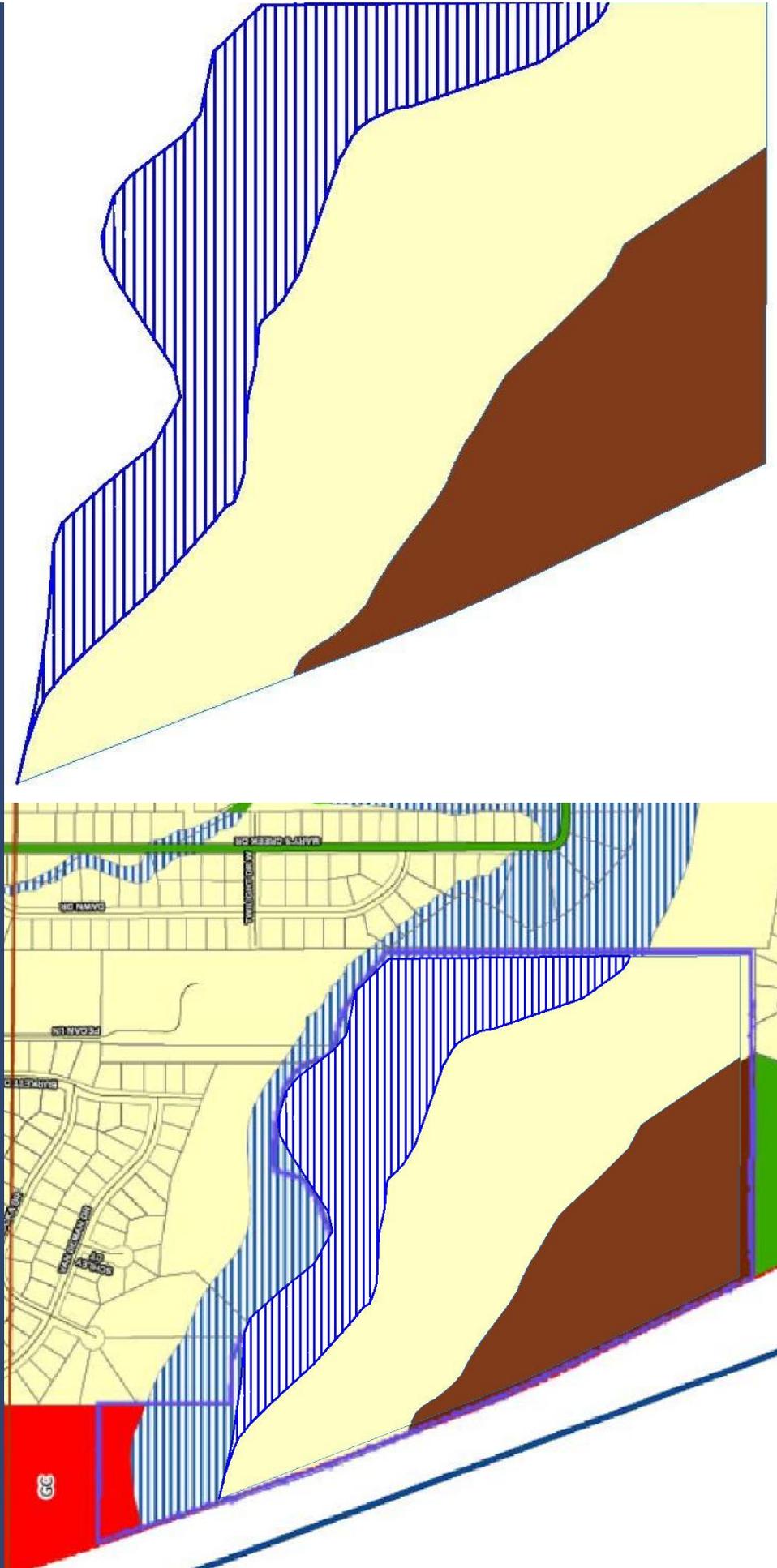
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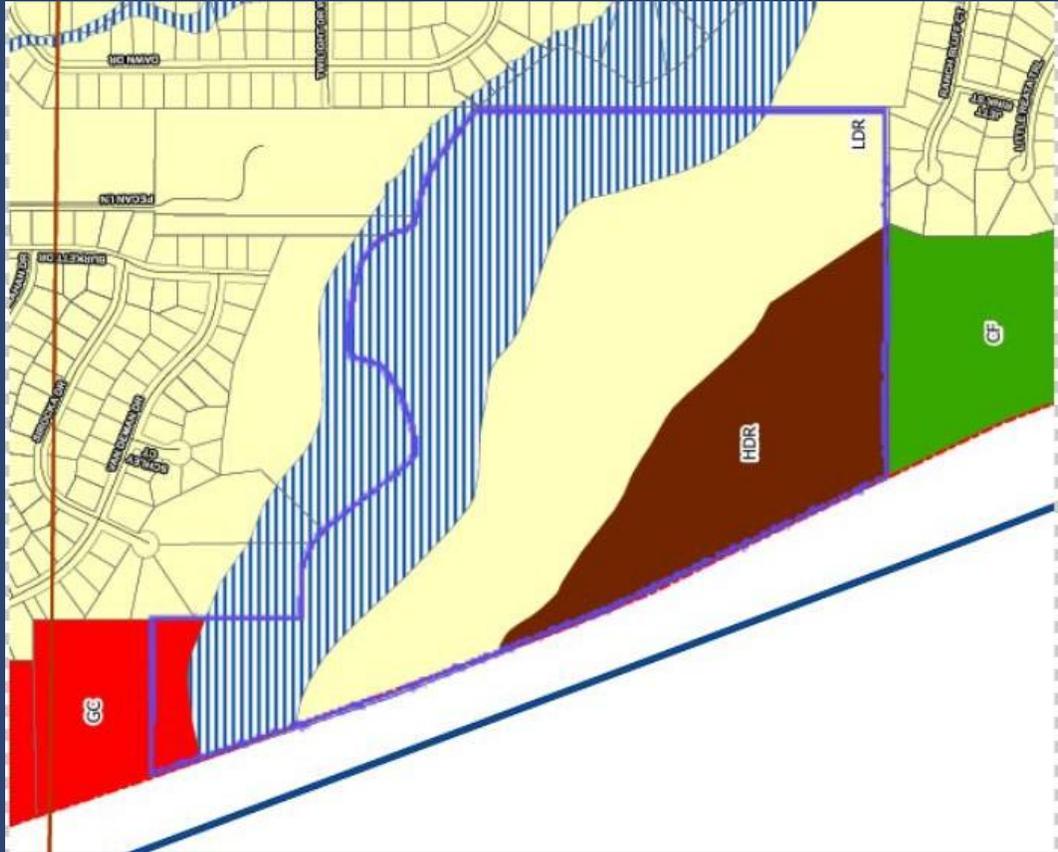
FLUM & Proposed Zoning Equivalent



Future Land Use Map

Proposed Zoning Equivalent

FLUM & Existing Zoning

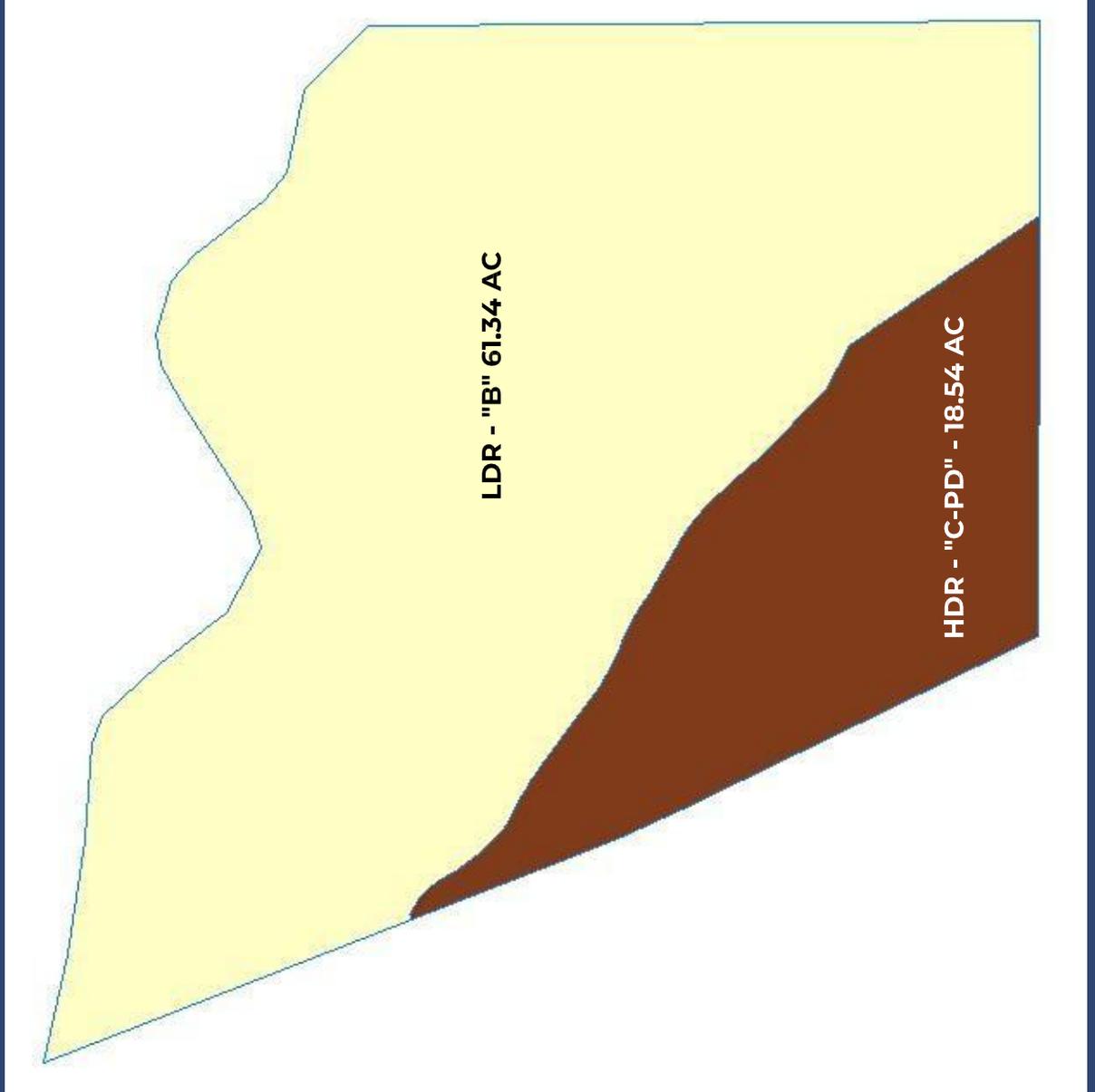


Future Land Use Map

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

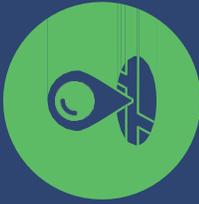
Russ LO Valley Subdivision :
2.60 DU/AC

Reata Place Subdivision:
2.25 DU/AC





The Right Fit for Benbrook



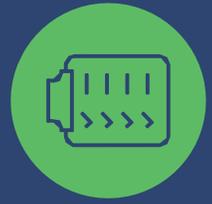
Compatible with Surrounding Uses consistent with the Comprehensive Plan Principles.



Project Designed Meets Market Demand



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



Corrects Obsolete Zoning

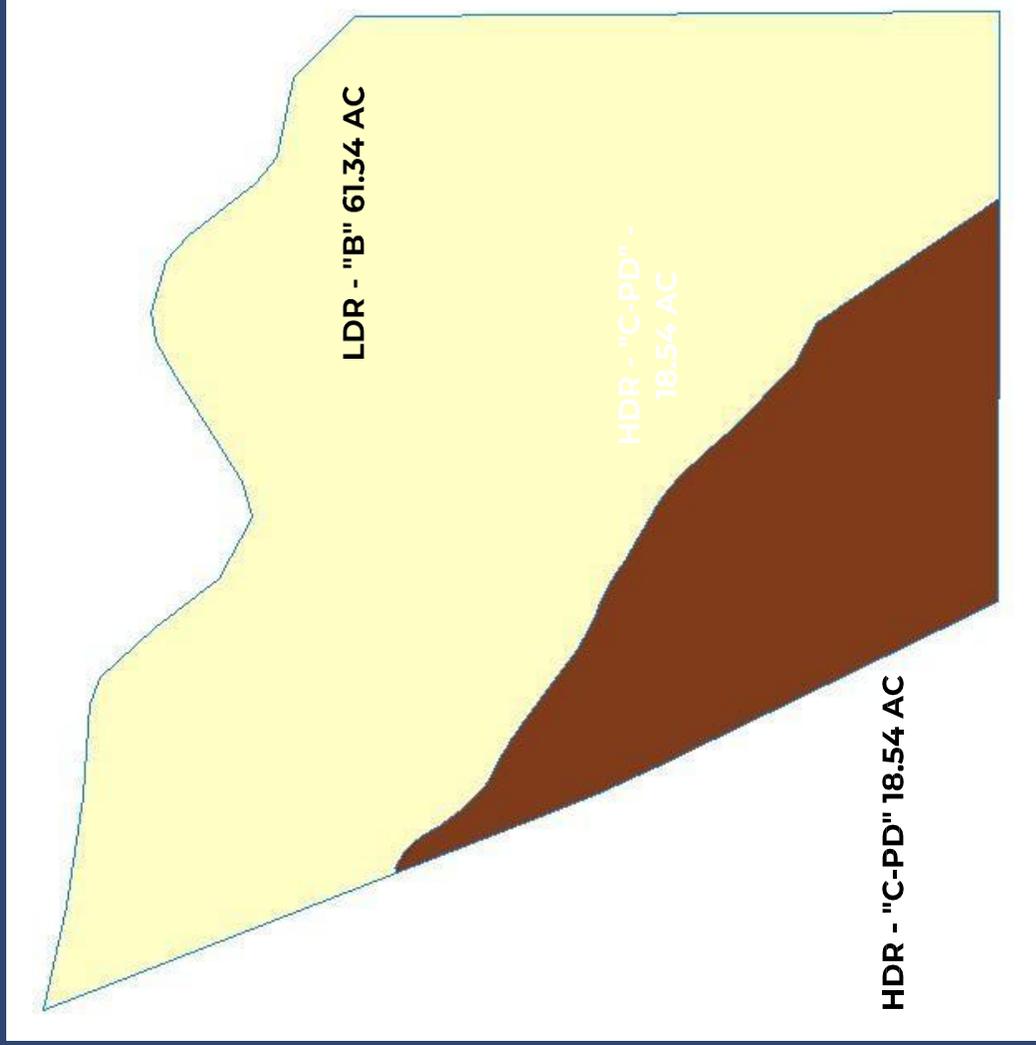
Action request

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