



**MINUTES
OF THE
MEETING OF THE
BENBROOK CITY COUNCIL
MONDAY, JANUARY 15, 2026**

The regular meeting of the Benbrook City Council was held on January 15, 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
Doug Howard, City Planner

I. CALL TO ORDER

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

II. INVOCATION/PLEDGE OF ALEGIANCE

Invocation was given by Councilmember Franklin

The Pledge of Allegiance recited.

III. CITIZEN COMMENTS ON ANY AGENDA ITEM

No one spoke.

IV. MINUTES

1. Approve minutes of the regular meeting held January 5, 2026

Motion by Mr. Reagan, seconded by Mr. Tiner, to approve the minutes of the regular meeting held January 5, 2026.

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. 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

Applicant Ron Ramirez - Evolving Texas (3000 Race St, Suite 108, Fort Worth) and Tommy Mann (300 Throckmorton St, Suite 1700, Fort Worth) – Winstead PC presented and addressed City Council.

Doug Howard presented the staff report. He clarified that while portions of the site are within a FEMA-designated floodplain, this doesn't prevent the property from obtaining a zoning district. Zoning is just an initial step in a multi-layered regulatory process. He then outlined the development process in Benbrook, starting with a sketch plat, followed by preliminary and final plats.

He reviewed the existing zoning and neighboring properties, detailing the history of the property's rezoning to a CPD (Comprehensive Plan Development) district in June 2023, which divided the property into two areas: Area 1 for clustered improvements and Area 2 for open space. He also mentioned previous zoning requests and their outcomes, including a denial with prejudice in August 2025.

Mr. Howard highlighted the differences between the current zoning request and previous ones, noting that the proposed B district (single-family) offers larger lots and sider building sites compared to the previously requested BR district.

He emphasized that the staff didn't state that the Council's decisions amended the Comprehensive Plan, but that recent City Council actions and policy direction carry significant weight. He explained the importance of understanding how the zoning framework under Ordinance 1490 was established, with the preservation of Area 2 voluntarily proposed by the prior applicant.

After consideration of the request at the December 11, 2025 meeting, The Planning and Zoning Commission recommended denial of the proposed zoning change in a 6-0 vote. City ordinance states that an 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 the regulation or boundary be denied.

Mayor Ward opened the public hearing at 7:35 p.m., first asking for those who are in favor of the item.

No one spoke.

Mayor Ward asked if anyone wanted to speak against the item.

Greg Clem (1236 S Timberline Dr), Derrick Varnell (8604 Elmwood Dr), Monty Briley (4221 Marys Creek Dr), Audra Andrews (8457 Marys Creek Dr), Justin Mullins (4225 Dawn Dr), Dan Powell (4420 Marys Creek Dr), Tammera Hollerich (4920 Jordan Trail) all spoke against the proposed rezoning with a summary of reasons: increased flood risk, environmental concerns, inconsistency with existing zoning, lack of community collaboration, protection of property, reliance on City plan, and setting a precedent on developing floodplains in the city. Written notice of opposition was given by: Matthew and Ashlee Nave (9029 Sirocka Dr), Terry Wolfe (9033 Sirocka Dr), Micah Frost (9032 Sirocka Dr), and Sharon Dionne (8917 Van Deman Dr).

Mayor Ward closed the public comment portion of the meeting at 7:51 p.m.

In response to public comment, Mr. Ramirez defended the use of floodplain models, addressed the concerns about protecting homes, noted that the landowner is sacrificing land, acknowledged that increased runoff can increase flooding but stated that steps are being taking to address this issue, highlighted the importance of improvements to conveyance systems, refuted the statement that there was no community collaboration, and clarified that the entire watershed was studied.

Mr. Mann explained that an independent process exists for evaluating the floodplain, separate from zoning, and that an offer was made to postpone the matter to proceed through that process. If that option is not available, guidance is requested from Council regarding what land use, if any, would be appropriate for the property.

Mayor Ward closed the public hearing at 8:01 p.m.

Mr. Tiner thanked the developer for the presentation and the citizens for being present. He cited the existing zoning, approved in June 2023 via Ordinance No. 1490, designates two areas: 18 acres for development and 61 acres as privately retained open space. This ordinance aligns with the Comprehensive Plan Principle 3.32, which encourages preserving environmentally sensitive areas like floodplains. The proposed request is inconsistent with the development expectations established under Ordinance No. 1490. For those reasons and in accordance with recommendation from the Planning and Zoning Commission, I move the City Council deny with prejudice the request to change the zoning designation of the subject property.

Mr. Moore seconded the motion to deny the rezone request.

Mr. Moore addressed the applicant’s comment regarding “outdated zoning,” stating that the summer of 2023 was not that long ago and that such a characterization is condescending to the residents of the city. He emphasized that past decisions should inform present and future actions, which is why he seconded the motion.

Mr. Reagan asked Mr. Howard whether the property could be built on and developed as it stands. Mr. Howard’s response was “The plan development district is a one lot planned development district and absolutely can be built on”.

Vote on the Motion:

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

Noes: None

Motion carried unanimously.

VI. INFORMAL CITIZEN COMMENTS

Deidre Potter addressed City Council.

VII. COUNCIL MEMBER AND STAFF COMMENTS

Councilmember Franklin announced upcoming community events and noted that city offices will be closed in observance of the Martin Luther King Jr. holiday.

Councilmember Moore recognized and thanked his neighbors for their continued support.

Councilmember Reagan thanked everyone for attending and for sharing their voices during the meeting.

VIII. ADJOURNMENT

Meeting adjourned at 8:13 p.m.

APPROVED:

Jason Ward, Mayor

ATTEST:

Elizabeth Fischer
City Secretary/Chief Governance Officer