



City of Benbrook

Planning and Zoning Commission

DATE: 03/12/2026	REFERENCE NUMBER: PZ-2026-02	SUBJECT: Rowan Ranch: A request to rezone 61.31 acres of land from "C-PD" Multiple-Family District to "A-PD" One-Family Planned Development District [PUBLIC HEARING]	PAGE: 1 of 4
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Request Type:	Rezoning
Site Description:	Approximately 61.31 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:	"A-PD" One-Family Planned Development District
Property Owner(s):	Chapin Holdings LLC, Fort Worth, TX
Applicant:	Ron Ramirez, Evolving Texas, Fort Worth, TX

Summary

The applicant requests to rezone approximately 61.31 acres of land located east of IH-820, near Mary's Creek, from the existing "C-PD" Multiple-Family Planned Development District to "A-PD" One-Family Planned Development District. (see Attachment 8, pp. 4-14 for full details on the specific proposed development regulations).

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;
- 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 2.87 DU/AC. Under the original "SD" Suburban District zoning, the district potentially could have allowed up to 8 lots (a minimum lot size of 10 acres), providing a density of about 0.01 dwelling units per acre; 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.

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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 of 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.

In January 2026, the City Council denied with prejudice a rezoning request involving two components: a request that would have allowed a “B” One-Family District development within Area 2 (61.3 acres), as identified in Ord. 1490 and allow the remainder of the site to remain “C-PD” (18.6 acres), generally consistent with the existing Planned Development district. Because the denial was issued with prejudice, the City may not accept another rezoning application requesting either of the same zoning classifications (“B” or “C-PD”) 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.
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.

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South: The southern boundary includes two distinct areas:

1. Along the IH-820 frontage is property zoned “C-PD”, a portion of the subject property’s existing Planned Development (Ord. 1490) zoning district. The land is currently vacant.
2. 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 the U.S. Army Corps of Engineers.

Staff Analysis

The applicant requests to rezone a 61.31-acre portion of the existing Planned Development District adopted under Ordinance No. 1490 (“Area 2”) to a new “A-PD” designation, while maintaining the existing Planned Development framework for the remainder of the property (“Area 1”). The request would effectively carve out a portion of the previously approved Planned Development without comprehensively amending the regulations that govern the tract as a whole.

Ordinance No. 1490 established a unified development framework for the property. The preservation of Area 2 was not imposed by the City; it was proposed by a prior applicant as part of a development concept that clustered all improvements within the approximately 18.6-acre Area 1 building envelope, while leaving more than 60 acres of floodplain as privately retained open space. This approach advanced elements of the Comprehensive Plan encouraging the private preservation of environmentally sensitive areas and formed the basis for the approved density distribution for the property.

The existing Planned Development regulations were adopted as an integrated framework, with provisions that work together to establish the density and development pattern for the property. Carving out a portion of the property for separate rezoning, without comprehensively addressing how the remaining regulations would function independently, creates potential conflicts and inconsistencies within the adopted ordinance and should require a comprehensive amendment to the Planned Development regulations.

The applicant has requested that City Council authorize staff to make administrative language, formatting, or boundary “clarifications;” however, modifications to an adopted Planned Development ordinance cannot be made administratively. Any amendment to Ordinance No. 1490 must be considered and adopted by the City Council through a formal zoning ordinance amendment process.

Although the existing Future Land Use Map, adopted in 2020, designates this area for low-density residential, the City Council more recently adopted Ordinance No. 1490 as a more specific zoning framework for the property, establishing a clustered development pattern in Area 1 building envelope and long-term private

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preservation of Area 2 within the lot. The Council reaffirmed this policy direction through its subsequent denials with prejudice of rezoning requests in August 2025 and January 2026.

While the Comprehensive Plan provides general long-range guidance, adopted zoning regulations represent the Council’s most specific and controlling land use decision for a property. Through adoption of Ordinance No. 1490 and its later reaffirmation, the Council established its expectations for how this site should develop. Absent a change in policy direction by the City Council, staff finds no basis to support the requested rezoning and recommends maintaining the existing Planned Development district.

Staff Recommendation

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 approval 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.”

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