



Benbrook, Texas

... in brief

Community Development Department

July 2010

LOCATION

Benbrook is located in southwest Tarrant County adjacent to Fort Worth. It is located at the intersection of Interstate 20, Interstate Loop 820, and Benbrook Boulevard (U.S. 377.)

Distance in miles to:

Fort Worth	0	Denver	760
Dallas	30	Los Angeles	1,370
Houston	267	New York	1,632
Chicago	942		

Benbrook is located in the Fort Worth-Arlington Metropolitan Statistical Area (MSA), part of the Dallas-Fort Worth Metroplex. Benbrook is located in the Central Time Zone, midway between the east and west coasts.

POPULATION

<u>Year</u>	<u>Benbrook</u>	<u>Tarrant County</u>
1970	8,169	715,587
1980	13,579	860,880
1990	19,564	1,170,103
2000	20,208	1,410,740
2005	21,550	1,628,200
2010	24,000	1,829,400

CLIMATE

Benbrook has a temperate climate, with an average high temperature of 96° F in August to an average low temperature of 33.9° F in January. Average annual rainfall is 29.46 inches, with less than 3 inches of snow.

GOVERNMENT

Year settled	1850
Year Incorporated	1947
Charter Adopted	1983
Land Area	12 square miles
Total Park acres	1,069
Council-Manager form with a seven-member city council, all elected at-large	
City has a zoning ordinance and an award-winning comprehensive plan	

2009-2010 Budget	
Total Operating Budget	\$14,086,638
Total Debt Service	\$1,037,289
Bond Rating:	
Standard & Poor's	A
Moody's	A2

PUBLIC SAFETY

Number of Police (full-time uniformed):	40
Benbrook has one of the lowest crime rates in Tarrant County	
Part I crimes per 1,000 population, 2009	
Benbrook	22.37
Fort Worth	55.34
Number of full-time firemen:	16
Number of part-time firemen:	21
Number of volunteer firemen:	3
Fire Insurance ISO rating:	4
CRS Floodplain Management Rating:	6
911 system in operation	

TAXATION

2009 Property Taxes (\$/\$100 valuation):

City	0.6575
Tarrant County	0.264
Fort Worth ISD	1.322
Tarrant County College	0.13767
Tarrant County Hosp. Dist.	<u>0.227897</u>
Total Effective Rate	2.608267

Tax abatements are available for qualified industries. Homestead and Over 65 exemptions are available for qualified homeowners.

Sales Taxes:

State	6.25%
Benbrook	1.00%
Benbrook Economic Development Corp.	0.50%
Benbrook Library District	0.50%

Comparison with Fort Worth:

	Property	Sales
	<u>Tax</u>	<u>Tax</u>
Benbrook	2.608267	8.25
Fort Worth	2.826567	8.25

No State corporate or personal income tax. State Franchise Tax is 0.5 to 1.0% of total revenue, depending on the entity. Unemployment insurance is 2.7% or the average industry rate, based on experience.

FINANCIAL INSTITUTIONS

American National Bank (731-1444)

2009 Total Assets	\$2,209,502,000
2009 Deposits	\$1,891,928,000
2009 Loans	\$1,225,438,000

Wells Fargo Bank (249-6500)

Total Assets, Deposits, & loans-Refused to disclose

Compass Bank

2009 Deposits	88,919,000
Total Assets & loans-Refused to disclose	

Pinnacle Bank

2009 Total Assets*	\$170,158,096
2009 Deposits*	\$218,812,497
2009 Loans*	\$156,675,013

* includes more than Benbrook location

EDUCATION

Benbrook is part of the Fort Worth Independent School District.

Benbrook Elementary School (2009 exemplary rating)

Number of students	511
Student:teacher ratio	22:1

Waverly Park Elementary School (2009 exemplary)

Number of students	760
Student:Teacher ratio	22:1

Westpark Elementary School (2009 exemplary rating)

Number of students	370
Student:teacher ratio	18:1

Leonard 6th Grade Center (2009 acceptable rating)

Number of students	400
Student:teacher ratio	27:1

Leonard Middle School (2009 acceptable rating)

Number of students	700
Student/teacher ratio	25:1

Western Hills High School (2009 acceptable rating)

Number of students	1,451
student:teacher ratio	25:1

Average SAT score (2009): Math 488-Reading 474

Fort Worth ISD is building a new Middle School in Benbrook, scheduled to open in Fall 2011.

Vocational/technical training is available through Fort Worth ISD and Tarrant County Junior College.

Universities:

Tarrant County College

Total Enrollment	45,323
Degrees offered	AA, AAS

University of Texas at Arlington

Total Enrollment	28,085
Degrees offered	BS, MS, PhD

Texas Christian University

Total Enrollment	8,853
Degrees offered	BS, MS, PhD

Southwestern Baptist Theological Seminary

Total Enrollment	3,535
Degrees offered	BS, MA, M.Div., PhD

Texas Wesleyan University

Total Enrollment	3,333
Degrees offered	BS, MS, PhD, JD

University of North Texas Health Science Center

Total Enrollment	1,395
Degrees offered	MS, PhD, DO

Educational

<u>Attainment</u>	<u>Benbrook</u>	<u>Tarrant County</u>
High School graduates	12,949	730,928
Percent	92.1%	81.3%
College graduates	4,582	239,285
Percent	32.6%	26.6%
Advanced degrees	1,404	70,542
Percent	10.0%	7.8%

Source: 2000 Census

TRANSPORTATION

Air Travel: Benbrook has access to several aviation facilities in the Dallas-Fort Worth area. Dallas-Fort Worth International Airport, the second busiest airport in the world located 23 miles northeast of Benbrook, has almost 2,000 flights daily to 163 cities worldwide. Alliance Airport, an industrial airport with a 9,600 foot runway is located just 20 miles north of Benbrook. General aviation facilities are available at Bourland Field (6.5 miles from Benbrook), Meacham Field, and Spinks Field.

Truck: Benbrook is served by numerous interstate and intrastate motor freight companies. Carriers include Central Freight Lines, Roadway Express, Yellow Freight, SAIA Motor Freight Lines, and Con-Way Southern Express.

Rail: Benbrook is served by a main line of the Union Pacific Railroad. Services in nearby Fort Worth include Burlington Northern Santa Fe and Southern Pacific Railroads.

Highways: Benbrook is located at the intersection of Interstate Highways 20 and 820 and U.S. Highway 377 (Benbrook Blvd.) Benbrook is also served by State Highway 183 (Southwest Blvd.) and the former U.S. Highway 580 (Camp Bowie West).

2008 Traffic volumes (avg. annual daily traffic)

Interstate 20	82,000
Interstate Loop 820	49,000
Benbrook Boulevard (U.S. 377)	38,000
Southwest Boulevard (S.H. 183)	41,000
Camp Bowie West (Spur 580)	24,000
R.M. 2871	8,500
<small>Source: TxDOT, 2009</small>	
Miles of City-owned paved streets	98

DEMOGRAPHICS (2000)

<u>Attribute</u>	<u>Benbrook</u>	<u>Tarrant County</u>
Median age	39.2	32.3
Ethnicity		
White	88.3%	71.2%
Black	4.4	12.8
Other	7.3	16.0
Hispanic	7.0	19.7
Median Family Income	\$63,529	\$54,068
Per capita Income	\$26,781	\$22,548
Persons in poverty	4.4%	10.6%
<small>Source: 2000 Census</small>		

HOUSING

2000 Total Housing Units	8,914
Percent owner occupied	66.0%
Percent renter occupied	34.0%
Percent vacant	3.5%

<u>Attribute</u>	<u>Benbrook</u>	<u>Tarrant County</u>
Median value	\$91,100	\$72,300
Vacancy Rates		
Owner-occupied	0.9	1.7
Rental	5.8	8.0
<small>Source: 2000 Census</small>		

HEALTH CARE

Hospitals (within one mile):

Texas Health Harris Methodist-Southwest	
Number of beds:	230
Number of Physicians:	557
Number of RNs/LVNs	345
Baylor Medical Center at Southwest Fort Worth	
Number of beds:	71
Number of Physicians	1,078
Number of RNs/LVNs	260

Retirement Centers (in Benbrook):

Mirabella Retirement Center	145 appts.
Renaissance Park	120 beds
Benbrook Rehab & Nursing Home	115 beds

COMMUNITY SERVICES

Benbrook Public Library: The Benbrook Public Library, operated by a separate Library District, has a total of 35,000 volumes. The Library is a member of the North Texas Regional Library System and has access to materials throughout the system.

- Churches in Benbrook:
- Anointed Life Ministries (United Pentecostal)
 - Baha'i of Benbrook
 - Benbrook Christian Fellowship
 - Benbrook United Methodist Church
 - Capstone Church
 - First Baptist Church of Benbrook
 - Heritage Baptist Church
 - Jehovah's Witnesses
 - Korean Central Church
 - Restoration Family Church (Assembly of God)
 - Ridge Baptist Church
 - Tabernacle of Praise
 - Trinity Chapel Bible Church
 - Trinity Hills Baptist Church

LABOR FORCE

<u>Attribute</u>	<u>Benbrook</u>	<u>Tarrant County</u>
Total civilian labor force (6/10)	No data	914,130
Unemployment rate (6/10)	No data	8.5%

Note: Separate employment statistics for Benbrook are no longer collected.

Workers by Industry (2000 Census)

Agricultural and mining	75	3,338
Construction	570	51,185
Manufacturing	1,625	99,953
Wholesale trade	350	31,801
Retail trade	1,154	89,278
Transportation, utilities	545	60,673
Information	377	27,580
Finance, Insurance & Real Estate	1,193	56,448
Professional, management 901	70,418	
Education, health, social services	1,970	115,496
Arts, Entertainment & Recreation	522	50,832
Other services	531	33,970
Public Administration	569	24,415

TEN LARGEST EMPLOYERS (2009)

<u>Company, Product</u>	<u>No. of Employees</u>
Weatherford Industries, geophysical.....	176
Western Hills High School.....	130
Renaissance Park, nursing home	110
Benbrook Community Center/YMCA, gym	105
Benbrook Rehab & Nursing Center, nursing home	100
Cracker Barrel Old Country Store, restaurant	100
TXU Electric Delivery Service Center, utility.....	97
Albertson's, grocery store.....	95
City of Benbrook, government.....	95
Fowlkes Norman, Inc., landscaping.....	75

FOR MORE INFORMATION, CONTACT

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WAGE RATES (2009 HOURLY)

<u>Occupation/Job Title</u>	<u>Median Wage</u>
Computer Systems Analysts	\$39.20
Computer Programmers	35.51
Cashiers	8.40
Secretaries	14.30
Office Clerks	12.20
Shipping/Receiving Clerks	13.55
Electricians	18.79
Team Assemblers	9.75
Truck Drivers-Heavy and Tractor-Trailer	17.80
Construction Laborers	11.16
Janitors	10.11

Source: Texas Workforce Commission, 2010. Data for Fort Worth-Arlington Metro area

UTILITIES:

Electric power is deregulated and provided by several retail electric providers, including **TXU Energy, Reliant Energy, First Choice Power, Direct Energy and Green Mountain Energy**. The transmission and distribution service provider is **Oncor Electric Delivery**. Transmission lines include two 345 KV lines, three 138 KV lines and one 69 KV line. Distribution voltage is available at 14.4/25 KV and 7.2/12.5 KV.

Natural gas is provided by **Atmos Energy Company**. Benbrook is served by an 18-inch transmission line, at 800 psi pressure.

Local telephone service is also deregulated. Among the major certified telecommunications providers is **AT&T**. Digital, fiber optics, cellular and other advanced technologies are available.

Water and sewer is provided by the **Benbrook Water Authority**, an independent special district. Water is derived from Benbrook Lake and from 14 groundwater wells. Water is treated using conventional treatment with sand filtration. The water treatment plant has a maximum rated capacity of 12.0 million gallons per day, with maximum use to date of 9.75 MGD. Additional peaking capacity of 1.1 MGD is available with the well system. Wastewater is treated by contract at the City of Fort Worth's regional Village Creek Wastewater Treatment Plant. Wastewater capacity from Benbrook is unlimited.