

A Resolution

NO. _____

AUTHORIZING THE INITIATION OF REZONING FOR CERTAIN PROPERTIES IN THE ROSEMONT NEIGHBORHOOD IN COUNCIL DISTRICTS 9 AND 11 IN ACCORDANCE WITH THE COMPREHENSIVE PLAN

WHEREAS, Informal Report No. 8289 describes the procedures for City Council-initiated rezoning of properties; and

WHEREAS, the Council-initiated rezoning procedures involve verifying the proposed zoning changes are consistent with the City's Comprehensive Plan; allowing interested Council Members to conduct one or more informational meetings in or near the proposed zoning districts in order to explain the proposed changes to affected property owners; briefing the City Council on the proposed zoning changes, after which the City Council shall indicate whether or not it wishes to initiate those proposed changes; and placing an appropriate Resolution on the agenda for the next regular City Council meeting authorizing the Development Services Department to prepare a zoning change application and schedule the application for the next available public hearing of the Zoning Commission; and

WHEREAS, Councilmembers Elizabeth Beck and Jeanette Martinez have requested that the City Manager initiate the rezoning process for certain properties in the Rosemont Neighborhood to preserve the character of suburban residential neighborhoods, encourage new development in character with the existing neighborhood scale, architecture, and platting patterns, and encourage appropriate infill development in the central city to preserve and protect the neighborhood; and

WHEREAS, the affected properties are currently single-family residential homes, duplexes, institutional uses, small commercial sites, or undeveloped land; and

WHEREAS, the properties are zoned as "B" Two-Family, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, and "PD" Planned Developments 206, 211, 892, 1002, and 1160; and

WHEREAS, staff recommends rezoning the properties depicted in Exhibit "A" from "B" Two-Family, "D" High Density Multifamily, "CF" Community Facilities, "E" Neighborhood Commercial, "FR" General Commercial Restricted, "F" General Commercial, "I" Light Industrial, and "PD" Planned Developments 206, 211, 892, 1002, and 1160 to "A-7.5" One Family, "A-5" One Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, and "BU-SH-3" Berry University district; and

WHEREAS, the proposed rezoning to "A-7.5" One Family, "A-5" One Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial,

and “BU-SH-3” Berry University district, is consistent with the following policies in the Comprehensive Plan:

- Preserve the character of rural and suburban residential neighborhoods.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods; and

WHEREAS, City staff held meetings for the owners of property in the Rosemont Neighborhood in Council Districts 9 and 11 to discuss the proposed zoning change on June 18, June 21, and July 23, 2025; and

WHEREAS, the neighborhood association held another meeting on July 23, 2025 with City staff in attendance, and voted on the proposed rezoning on August 1, 2025; and

WHEREAS, approval of this Resolution will allow the City Manager to submit a zoning change application for public hearing and recommendation by the Zoning Commission on October 8, 2025, and for public hearing and action by the City Council on November 11, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, THAT:

The City Manager is authorized to initiate the proposed zoning change for the properties listed in Exhibit A and shown on the attached map, which are generally bounded by W. Berry Street, the BNSF Railway, W. Biddison Street, Hemphill Street, W. Seminary Drive, Lubbock Avenue, and McCart Avenue, in general conformance with the Comprehensive Plan to “A-7.5” One Family, “A-5” One Family, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, and “BU-SH-3” Berry University;

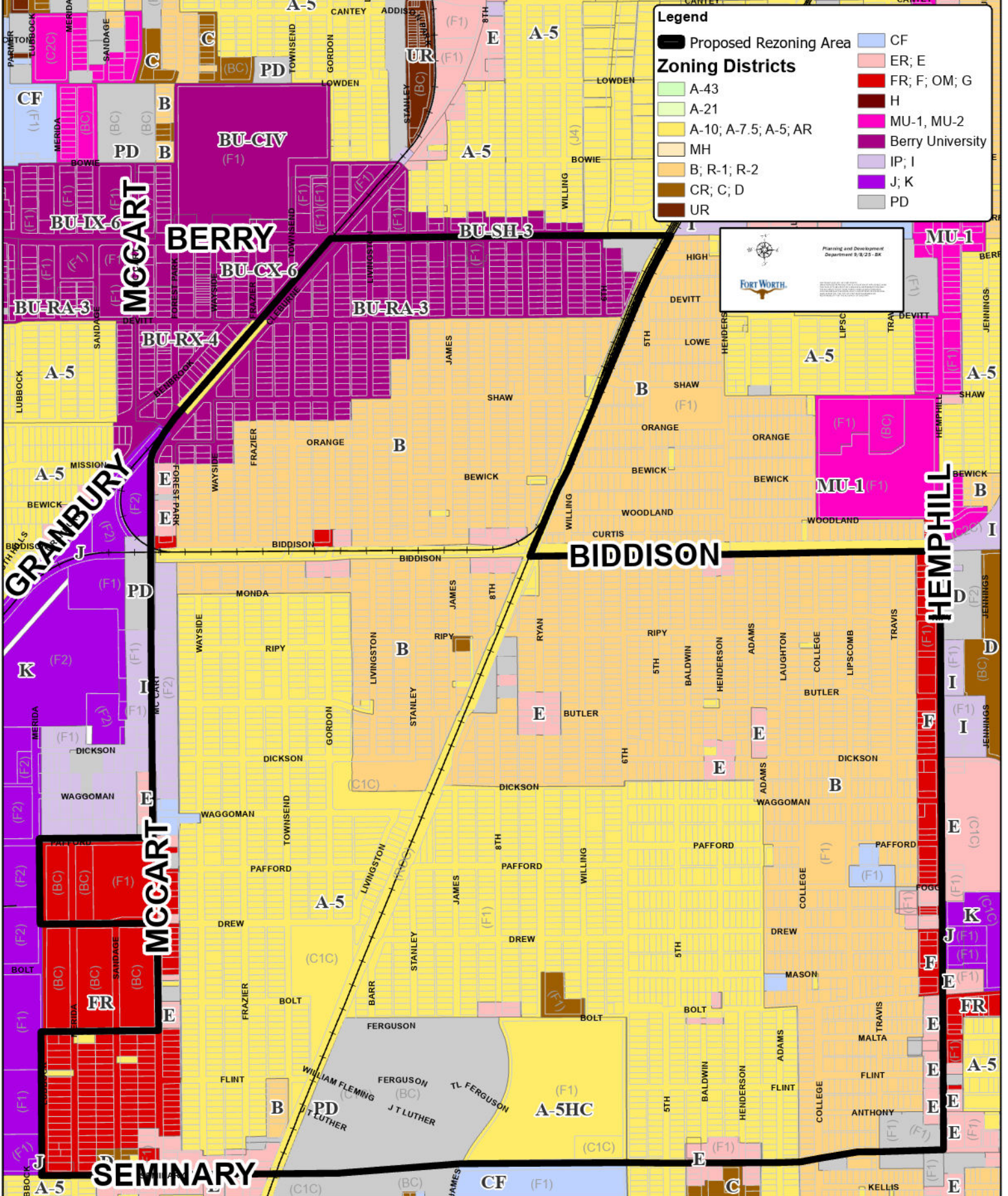
Adopted this _____ day of _____ 2025.

ATTEST:

By: _____

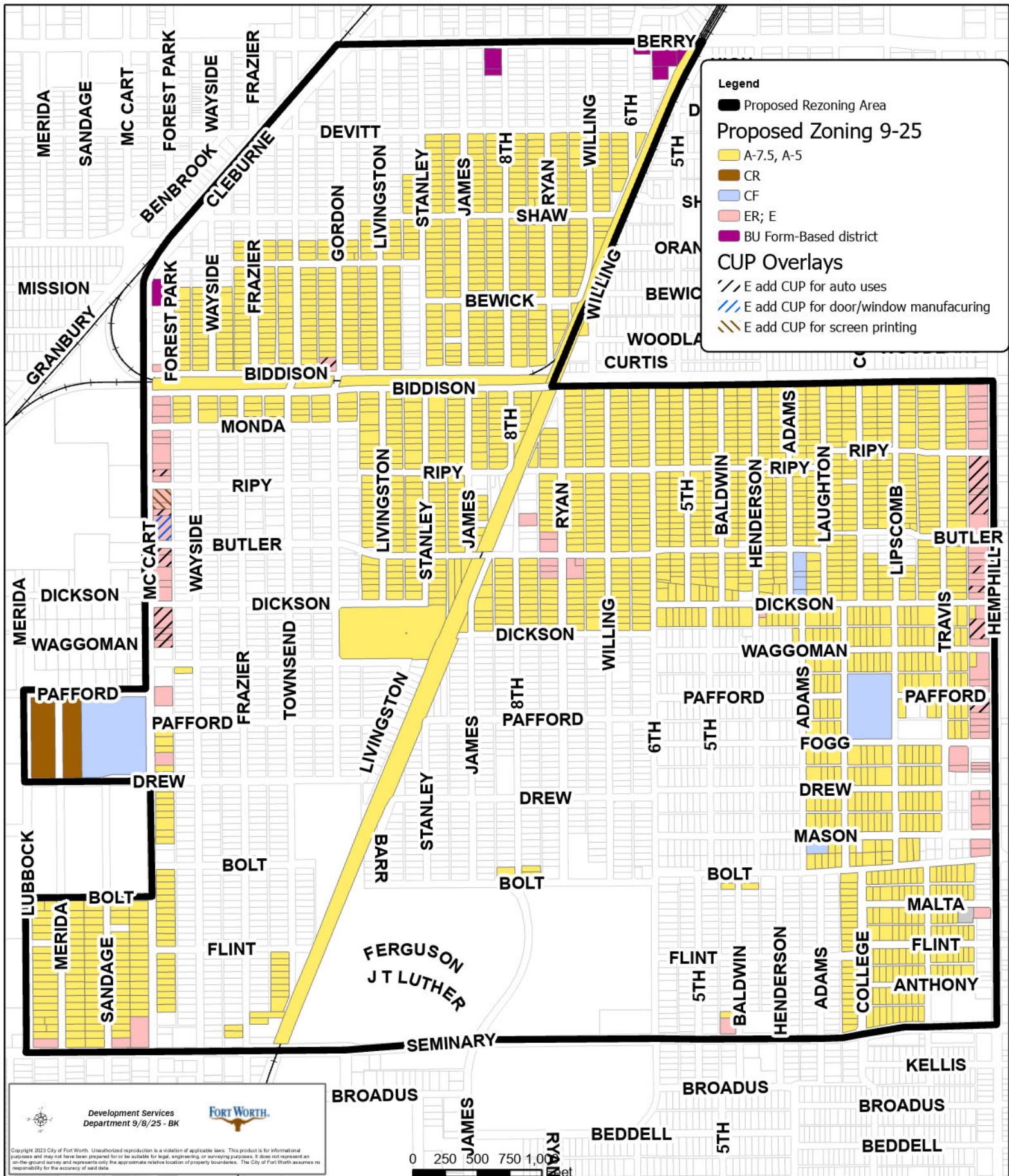
Jannette Goodall, City Secretary

Rosemont Neighborhood: Current Zoning Districts



Rosemont Neighborhood: Proposed Zoning

From Various Districts to “A-7.5”/“A-5” One Family, “CR” Low Density Multifamily, “CF” Community Facilities, “ER” Neighborhood Commercial Restricted, “E” Neighborhood Commercial, and “BU-SH-3” Berry University district, with CUPs for auto repair/sales, door window manufacturing, and screen printing



ROSEMONT NEIGHBORHOOD REZONING LIST

From: "A-5" & "B" To: "A-5"

3640	LIVINGSTON AVE
1800	W WAGGOMAN ST
1398	WOODLAND AVE

From: "A-5" & "D" To: "A-5"

4233	SANDAGE AVE
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From: "A-5" & "E" To: "E"

1300	W SEMINARY DR
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From: "B" To: "A-5"

3500-3545	5TH AVE
3600-3645	5TH AVE
3700-3720	5TH AVE
3200-3228	6TH AVE
3500-3545	6TH AVE
3600-3645	6TH AVE
3700-3740	6TH AVE
3200-3245	8TH AVE
3201-3245	8TH AVE
3300-3345	8TH AVE
3400-3429	8TH AVE
3508-3544	8TH AVE
3700-3741	8TH AVE
3701-3741	8TH AVE
3500-3545	BALDWIN ST
3600-3645	BALDWIN ST
3700-3720	BALDWIN ST
3500-3537	COLLEGE AVE
3600-3644	COLLEGE AVE
3700-3735	COLLEGE AVE
3900	COLLEGE AVE
4100-4270 (evens)	COLLEGE AVE
710-739	FLINT ST
800-825	FLINT ST
909-913	FLINT ST
1001	FLINT ST
3417-3461 (odds)	FOREST PARK BLVD
3312-3321	FRAZIER AVE
3400-3460	FRAZIER AVE
3500-3513	FRAZIER AVE
3312-3321	GORDON AVE
3400-3453	GORDON AVE

3508-3517	GORDON AVE
3200-3245	JAMES AVE
3300-3345	JAMES AVE
3400-3437	JAMES AVE
3500-3545	JAMES AVE
3600-3644	JAMES AVE
3713-3741	JAMES AVE
3500-3540	LAUGHTON ST
3600-3642	LAUGHTON ST
3700-3733	LAUGHTON ST
3501-3537	LIPSCOMB ST
3600-3645	LIPSCOMB ST
3720-3736	LIPSCOMB ST
3912	LIPSCOMB ST
4050-4062	LIPSCOMB ST
3300-3321	LIVINGSTON AVE
3401-3461	LIVINGSTON AVE
3500-3545	LIVINGSTON AVE
3600-3645	LIVINGSTON AVE
3700-3721	LIVINGSTON AVE
1908	ORANGE ST
3200-3245	RYAN AVE
3300-3345	RYAN AVE
3400-3428	RYAN AVE
3501-3545	RYAN AVE
3600-3633	RYAN AVE
3712-3741	RYAN AVE
3500-3548	S ADAMS ST
3600-3641	S ADAMS ST
3700-3759	S ADAMS ST
3512-3545	S HENDERSON ST
3600-3645	S HENDERSON ST
3700-3717	S HENDERSON ST
3201-3245	STANLEY AVE
3300-3345	STANLEY AVE
3401-3437 (odds)	STANLEY AVE
3500-3545	STANLEY AVE
3600-3646	STANLEY AVE
3700-3744	STANLEY AVE
3312-3321	TOWNSEND DR
3400-3460	TOWNSEND DR
3500-3516	TOWNSEND DR
4200-4228 (evens)	TOWNSEND DR
3500-3537	TRAVIS AVE
3600-3645	TRAVIS AVE
3700-3738	TRAVIS AVE
708-740 (evens)	W ANTHONY ST

800-817	W ANTHONY ST
900-915	W ANTHONY ST
1451	W BEWICK ST
2213	W BIDDISON ST
711-739 (odds)	W BOLT ST
801-817 (odds)	W BOLT ST
901-920	W BOLT ST
1002 -1016 (evens)	W BOLT ST
715	W BUTLER ST
812	W BUTLER ST
1705	W BUTLER ST
1707	W BUTLER ST
1709	W BUTLER ST
711-721	W DICKSON ST
800-821	W DICKSON ST
901-925 (odds)	W DICKSON ST
1000-1020	W DICKSON ST
1100-1111	W DICKSON ST
1208-1221	W DICKSON ST
1301-1325	W DICKSON ST
800-824	W DREW ST
900-924	W DREW ST
1000-1020	W DREW ST
714-722 (evens)	W FOGG ST
801-825 (odds)	W FOGG ST
905-923 (odds)	W FOGG ST
1000-1017	W FOGG ST
708-728	W MALTA AVE
800-817	W MALTA AVE
900-913	W MALTA AVE
800-825	W MASON ST
900-927	W MASON ST
1000-1016	W MASON ST
714-723	W PAFFORD ST
800-823	W PAFFORD ST
1000-1016	W PAFFORD ST
800-822 (evens)	W SEMINARY DR
904-912 (evens)	W SEMINARY DR
1554	W SHAW ST
709-714	W WAGGOMAN ST
800-823	W WAGGOMAN ST
900-923	W WAGGOMAN ST
1000-1019	W WAGGOMAN ST
1100	W WAGGOMAN ST
3412-3461	WAYSIDE AVE
3500-3513	WAYSIDE AVE
3200-3245	WILLING AVE

3300-3344	WILLING AVE
3500-3545	WILLING AVE
3600-3645	WILLING AVE
3700-3744	WILLING AVE

From: "B" To: "CF"

900	W FOGG ST
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From: "B" & "E" To: "A-5"

NUMBER	STREET
1501	W BIDDISON ST

From: "CF" To: "A-5"

3800	WAYSIDE AVE
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From: "D" To: "A-5"

4228-4236	SANDAGE AVE
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From: "ER" To: "A-5"

4308	FRAZIER AVE
3929	MC CART AVE

From: "E" To: "A-5"

3432-3436	8TH AVE
3500-3505	8TH AVE
4040-4045	8TH AVE
4100, 4105	BALDWIN ST
4312	FRAZIER AVE
3457	GORDON AVE
3500-3505	GORDON AVE
4033	MC CART AVE
4101-4113 (odds)	MC CART AVE
4228, 4232	MC CART AVE
3432	RYAN AVE
3637-3645 (odds)	RYAN AVE
3500-3509	S HENDERSON ST
3720-3755	S HENDERSON ST
1117	W DICKSON ST

From: "E" To: "CF"

3701, 3725	S ADAMS ST
1108	W DICKSON ST

From: "E" To: "ER"

1121	W DICKSON ST
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From: "E" & "FR" To: "E"

3819 MC CART AVE

From: "E" & "F" To: "E"

4236 MC CART AVE

From: "E" & "BU-SH-3" To: "BU-SH-3"

3417 MC CART AVE

From: "FR" To: "A-7.5"

4229, 4233 LUBBOCK AVE

4120-4144 (evens) MC CART AVE

4124 MC CART AVE

4200-4224 (evens) MC CART AVE

4100-4137 MERIDA AVE

4200-4237 MERIDA AVE

4100-4137 SANDAGE AVE

4200-4225 SANDAGE AVE

2607 W BOLT ST

From: "FR" To: "A-5"

3901-3925 (odds) MC CART AVE

4001-4029 (odds) MC CART AVE

4117-4145 (odds) MC CART AVE

4201-4233 MC CART AVE

From: "FR" To: "CR"

3964, 3965 MERIDA AVE

From: "FR" To: "CF"

3908 MC CART AVE

From: "FR" To: "E"

3461, 3917 MC CART AVE

2406, 2600 W SEMINARY DR

From: "FR" To: "E" plus add CUP for auto

3460 GORDON AVE

From: "F" To: "A-5"

709 W DICKSON ST

701 W WAGGOMAN ST

From: "F" To: "E"

3500-3536 (evens) HEMPHILL ST
3636 HEMPHILL ST
3700-3770 (evens) HEMPHILL ST
3800-3872 (evens) HEMPHILL ST
3910-3916 (evens) HEMPHILL ST
4000-4056 (evens) HEMPHILL ST
711 W DREW ST

From: "F" To: "E" plus add CUP for auto sa

3620, 3624 HEMPHILL ST
3714, 3728 HEMPHILL ST

From: "F" To: "E" plus add CUP for auto sa

3610, 3762, 3850 HEMPHILL ST

From: "I" To: "E"

3501-3579 (odds) MC CART AVE
3717-3725 (odds) MC CART AVE

From: "I" To: "E" plus add CUP for auto sa

3575, 3707, 3759 MC CART AVE

From: "I" To: "E" plus add CUP for auto sa

3616 MC CART AVE
3701-3771 (odds) MC CART AVE

From: "I" To: "E" plus add CUP for door/wi

3625 MC CART AVE

From: "I" To: "E" plus add CUP for screen

3605, 3609 MC CART AVE

From: "PD 206" To: "A-5"

4305 FRAZIER AVE

From: "PD 211" To: "A-5"

4301 FRAZIER AVE

From: "PD 1002" To: "E"

3900 HEMPHILL ST

From: "PD 1160" To: "BU-SH-3"

3108, 3112, 3101 5TH AVE
1301 W BERRY ST