

To the Mayor and Members of the City Council**September 23, 2025**

Page 1 of 4

**SUBJECT: PROPOSED COUNCIL-INITIATED ZONING CHANGES FOR CERTAIN PROPERTIES LOCATED IN THE ROSEMONT NEIGHBORHOOD IN COUNCIL DISTRICTS 9 AND 11**

On September 30, 2025, the City Council will consider a resolution to initiate the rezoning process for approximately 1,980 parcels totaling 386.12 acres in the Rosemont Neighborhood. Currently, the affected properties are zoned “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. The proposed zoning districts are “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. The properties are located within Council Districts 9 and 11.

Councilmembers Elizabeth Beck and Jeanette Martinez have requested that the residential and commercial properties be rezoned to more readily reflect the current and future land uses. The purpose of the zoning change is preserving the character of suburban residential neighborhoods; encouraging new development in character with the existing neighborhood scale, architecture, and platting patterns; and encouraging appropriate infill development in the central city to preserve and protect neighborhoods. It is important to note that a Conservation District is also contemplated to address the neighborhood character concerns and will be addressed with a separate informal report at a later date.

The Future Land Use Map in the Comprehensive Plan designates the affected properties as Single Family Residential, Low Density Residential, Medium Density Multifamily, Institutional, Neighborhood Commercial, Light Industrial, and Infrastructure. Conditional Use Permits for uses such as auto sales or repair, screen printing, and door/window manufacturing are additionally proposed for certain industrial and commercial sites. The Conditional Use Permits are proposed to balance a base zoning district that complies with the future land use maps, while allowing the uses to remain legal conforming uses. The proposed rezoning is consistent with the land use designations and Comprehensive Plan policies.

In accordance with Informal Report No. 8289, the City Council’s policy on Council initiated zoning changes, neighborhood meetings with the affected property owners were held on June 18 and June 21, 2025 regarding the proposed rezoning. 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. The proposed zoning changes and the affected properties are described in the attached document and maps.

The proposed schedule for the zoning change is:

Zoning Commission public hearing
City Council public hearing and action

October 8, 2025
November 11, 2025



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September 23, 2025

Page 2 of 4

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For any questions, please contact D.J. Harrell, Director of Development Services at 817-392-8032, LaShondra Stringfellow, Assistant Director of Development Services at 817-392-6214 or Beth Knight, Senior Planner in Development Services, at 817-392-8190.

**Jesus "Jay" Chapa
City Manager**

Attachments

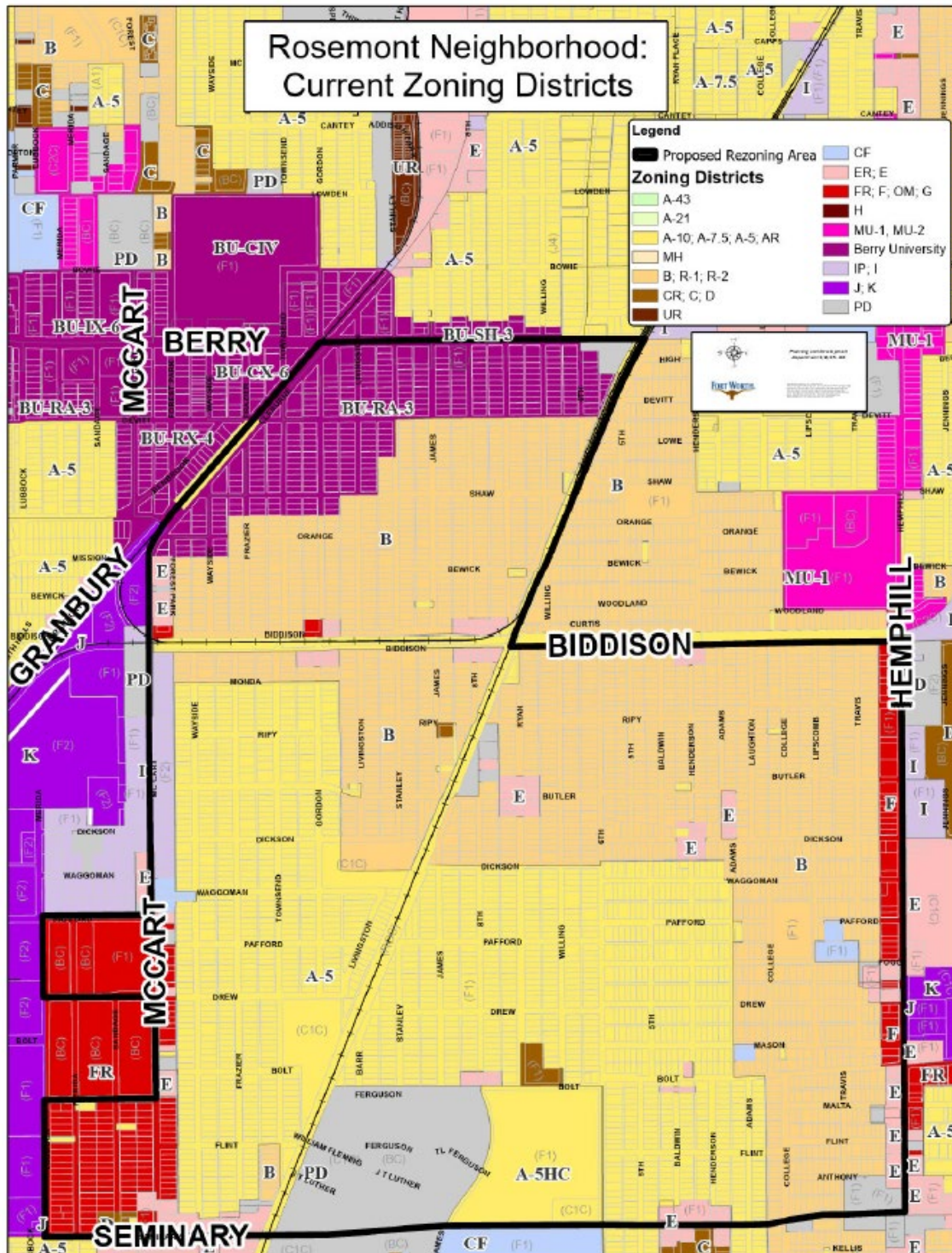
To the Mayor and Members of the City Council

September 23, 2025

Page 3 of 4



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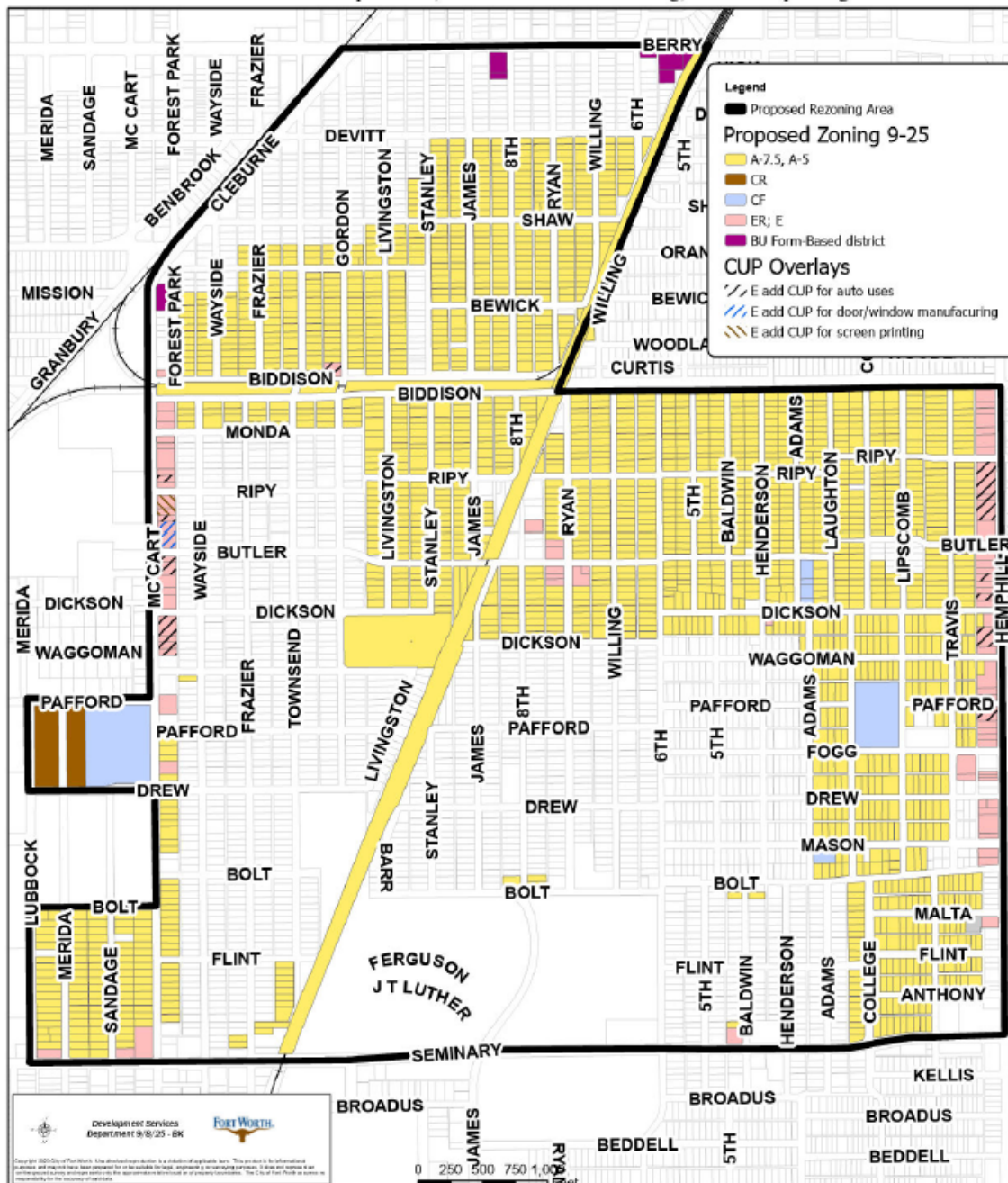
Page 4 of 4



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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