



# Zoning Staff Report

**Date:** September 16, 2025

**Case Number:** ZC-25-093

**Council District:** 11

## Zoning Map Amendment & Site Plan

**Case Manager:** Lynn Jordan

**Owner / Applicant:** SW Baptist Theological Seminary / Landon Geary

**Site Location:** 2000 W. Seminary Drive / North of W. Seminary Drive, South of W. Bolt Street  
**Acreage:** 40.55

### Request

**Proposed Use:** Detached Multifamily

**Request:** From: “PD885” Planned Development for “CF” Community Facilities with a maximum height of 75 ft.; site plan waived

To: “C” Medium Density Multifamily

### Recommendation

**Land Use Compatibility:** Requested change **is compatible**

**Comprehensive Plan Map Consistency:** Requested change **is not consistent**

**Comprehensive Plan Policy Consistency:** Requested change **is consistent**

**Staff Recommendation:** **Approval**

**Zoning Commission Recommendation:** **Approval by a vote of 10-0**

### Table of Contents

1. [Project Description and Background](#)
2. [Surrounding Zoning and Land Uses](#)
3. [Recent Zoning History](#)
4. [Public Notification](#)
5. [Development Impact Analysis](#)
  - a. [Land Use Compatibility](#)
  - b. [Comprehensive Plan Consistency](#)
6. Zoning Map with 300 ft. Notification Area
7. Area Map
8. Future Land Use Map
9. Aerial Photograph

## Project Description and Background

This case was continued from the June 11, 2025, Zoning Commission meeting to allow more time for the applicant to meet with the neighborhood. According to the applicant a meeting with the Rosemont neighborhood is scheduled for August 1, 2025.

The subject property, encompasses 40.54 acres, is currently being used for student housing for the SW Baptist Theological Seminary. The applicant is requesting a zoning change to "C" Medium Density Multifamily to align the zoning with the current usage of the property. The vicinity to the north and east feature single-family, commercial and Rosemont Park.

The Student Village was first constructed in 1958 with 12 apartments. Trustees named the facility J. Howard Williams Student Village. In 2012, new apartments were constructed to replace the original 12 and today there are 35 buildings that provide 376 family apartment units.

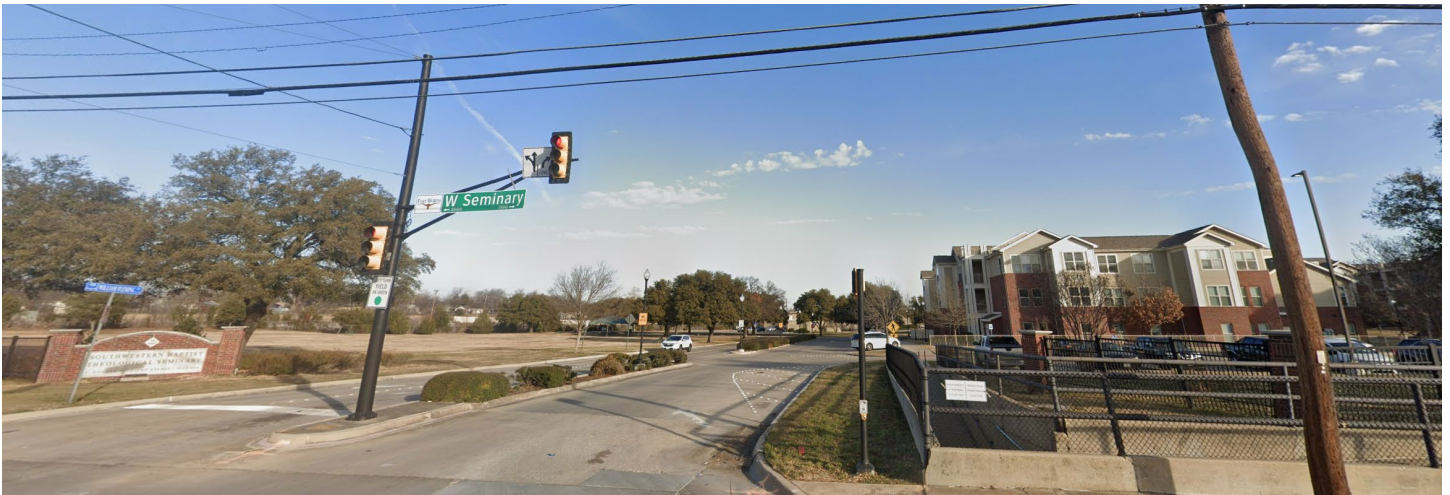
Applicants' response below:

The purpose of the proposed zoning change from current for the 40.548 acre parcel of the Southwestern Baptist Theological Seminary property, which is located North West of West Seminary Drive and 6th Avenue, will be for a few reasons:  
To align the zoning with the current usage of the property. To uncouple the parcel from the current PD, as the master planning aspects in the existing PD never came to fruition, and would allow this parcel to be more accurately served under the medium density zoning classification (C).

## Surrounding Zoning and Land Uses

North	"A-5" One-Family Residential, "E" Neighborhood Commercial / single-family, vacant structures
East	"A-5/HC" One-Family Residential/Historic & Cultural / Rosemont Park
South	"PD885" Planned Development, "C" Medium Density Multifamily and "CF" Community Facilities / Theological Seminary, single-family and vacant land
West	"A-5" One-Family, "B" Two-Family and "E" Neighborhood Commercial / Sante Fe Railroad, Single-Family, Vacant Land, Commercial Structures





## Recent Zoning History

- ZC-23-041, “D” High Density Multifamily. (Approved May 2023)
- ZC-14-131 “CF” Community Facilities. (Approved November 2014)
- PD885 Planned Development for all uses in “CF” Community Facilities with maximum height 75 ft., site plan waived. (Approved September 2010)

## Public Notification

### Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on May 30, 2025.



### Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

### Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

### Courtesy Notice

The following organizations were emailed on May 30, 2025:

Organizations Notified	
Rosemont NA*	South Hills NA
Streams and Valleys Inc	Trinity Habitat for Humanity
Fort Worth ISD	

\* *Closest registered Neighborhood Organization*

## Development Impact Analysis

### Land Use Compatibility

The surrounding land uses consist of single-family and vacant structures to the north, Rosemont Park to the east, Theological seminary and single-family to the south and railroad tracks, single-family and commercial structures to the west.

The proposed zoning is **compatible** with surrounding land uses.

### Comprehensive Plan Consistency- FLU Map and Policies

The adopted 2023 Comprehensive Plan currently designates the subject property as “Institutional” on the Future Land Use Map. The proposed property's designation does not align with this category.

However, the following land use policies below are supported by the rezoning request:

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic
- 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.

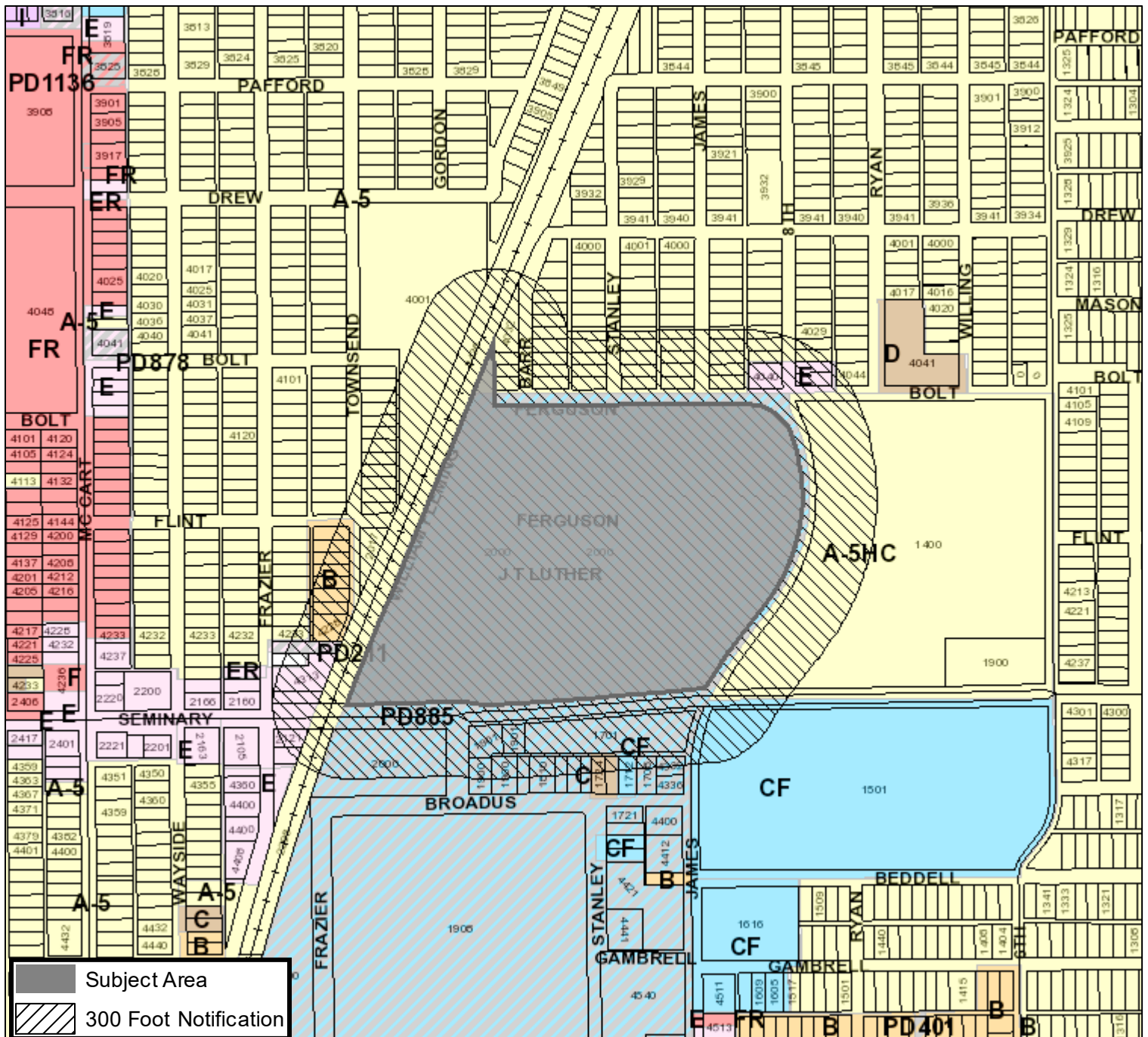
Furthermore, such a rezoning effort underscores the City's commitment to promoting stable, family-oriented neighborhoods, which can attract residents seeking a suburban lifestyle within the urban framework. This approach supports sustainable development by ensuring that land use decisions are made in harmony with the overarching planning strategy, ultimately enhancing the quality of life for residents and fostering a sense of community. As a result, the proposed rezoning to “C” **is consistent** with the Comprehensive Plan policies.



2025-09-23

## Area Zoning Map

Applicant: SW Baptist Theological Seminary/L. Geary/C.Adams  
Address: 2000 W.Seminary Dr., N.-W. Seminary, S.-Bolt  
Zoning From: A-5, PD 885 for CF uses with height waiver  
Zoning To: C  
Acres: 40.548  
Mapsc0: Text  
Sector/District: Southside  
Commission Date: 6/11/2025  
Contact: 817-392-7869

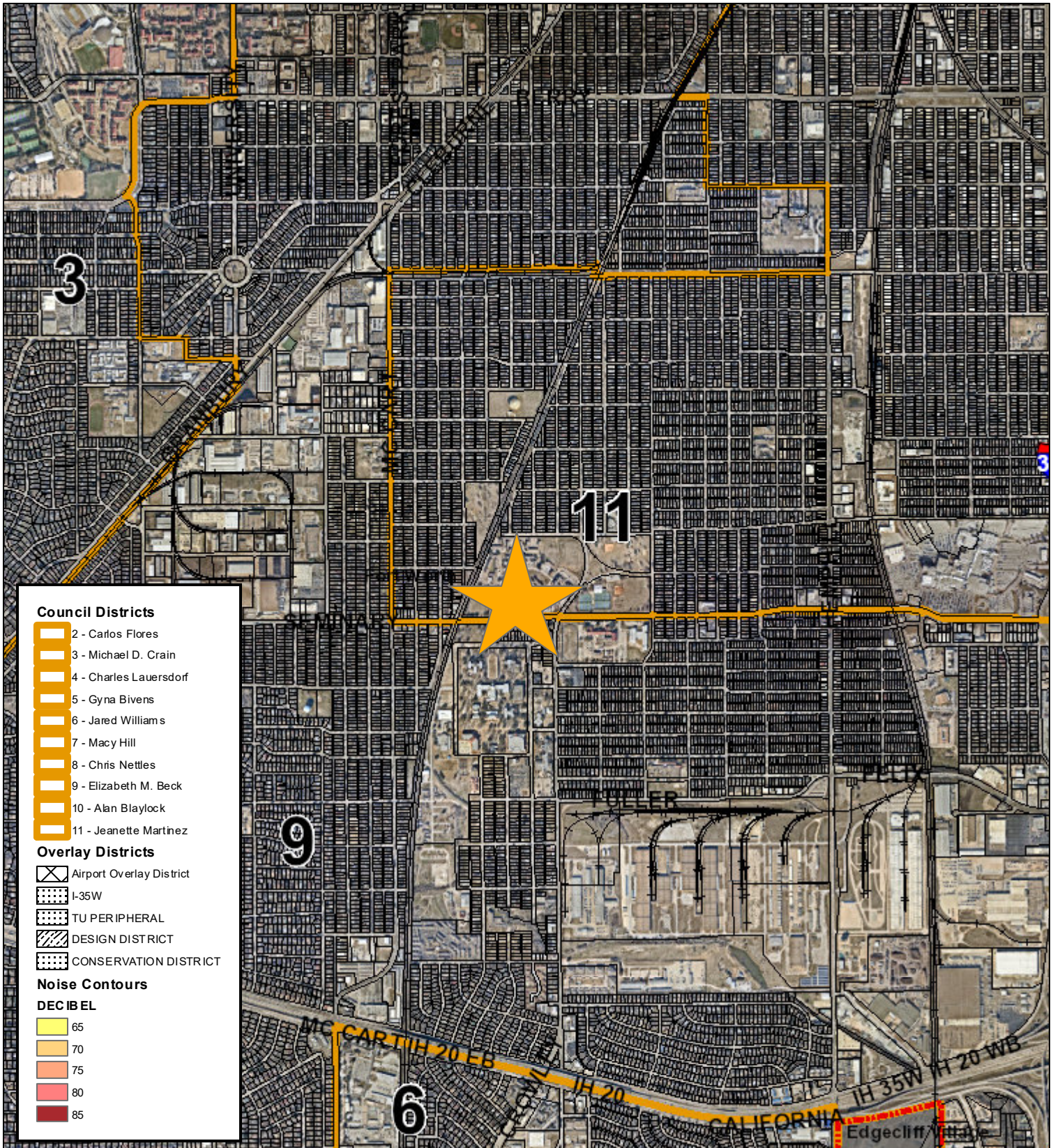


0 285 570 1,140 Feet

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## Area Map



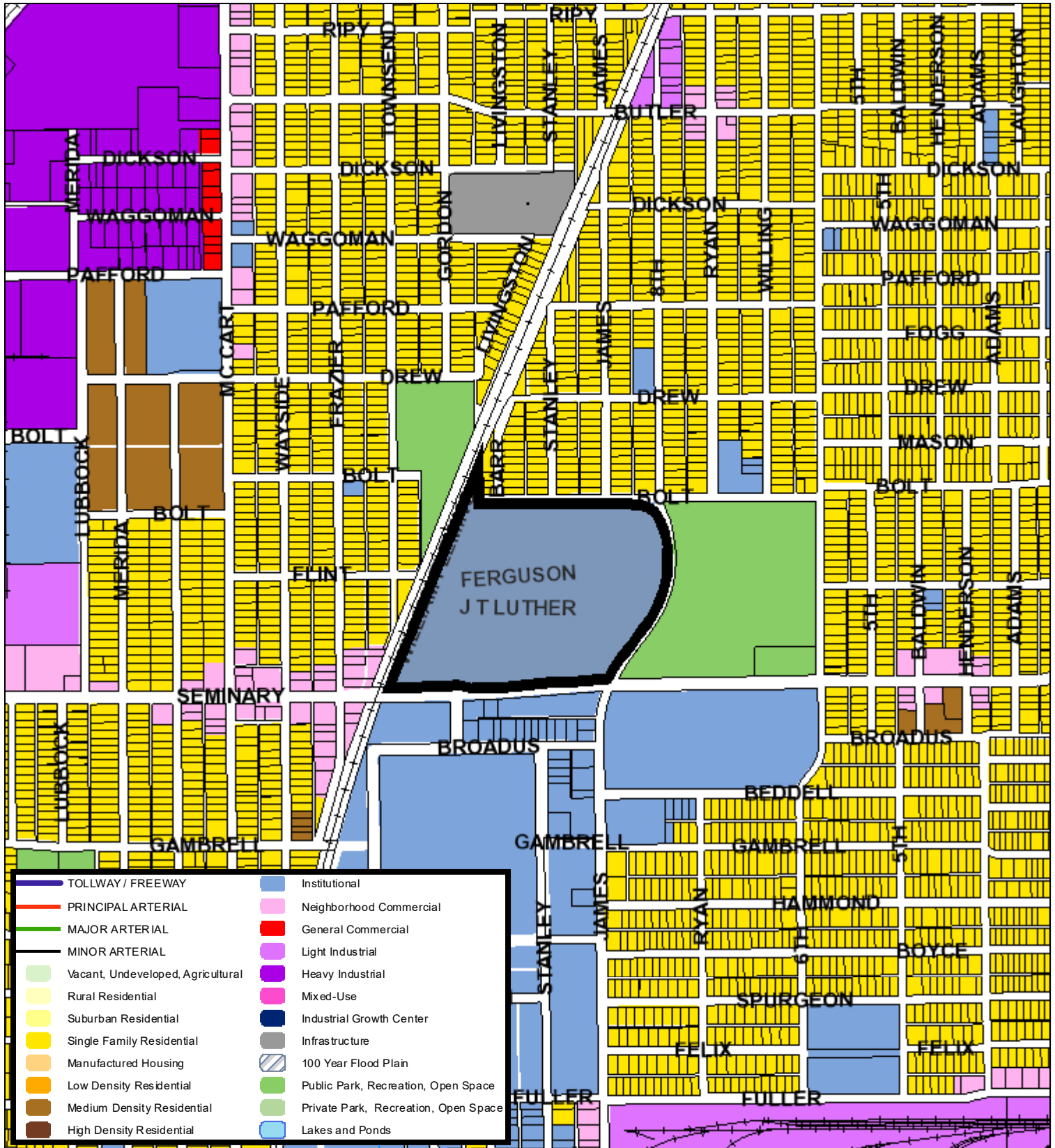
0 1,000 2,000 4,000 Feet





ZC-25-093

## Future Land Use



875 437.5 0 875 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



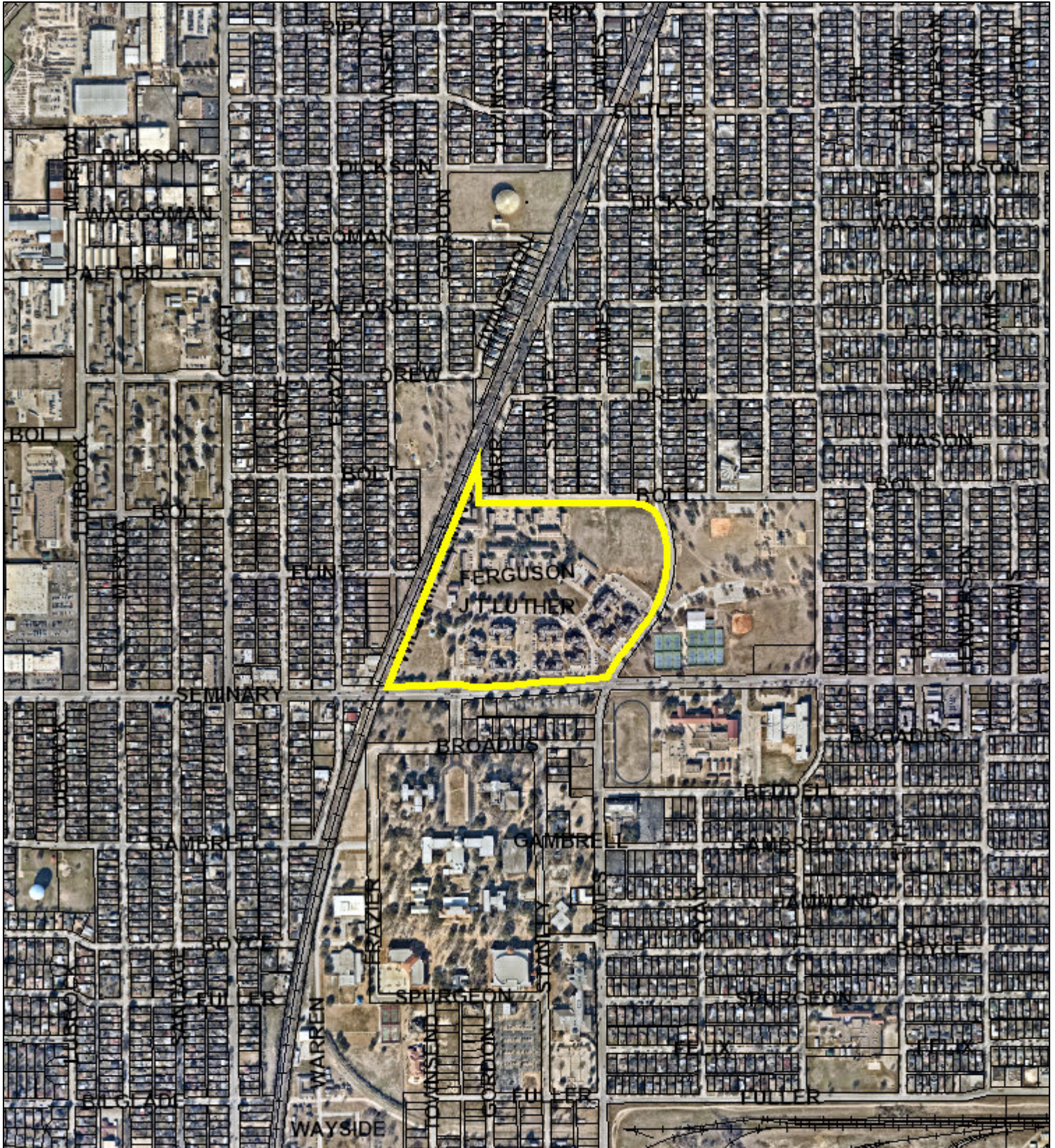
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ZC-25-093

## Aerial Photo Map



0 550 1,100 2,200 Feet

