



Zoning Staff Report

Date: December 9, 2025

Case Number: ZC-25-168

Council Districts: 9 & 11

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner: Multiple property owners

Applicant: City of Fort Worth Development Services

Site Location: Generally bounded by Berry Street / BNSF Railroad Right of Way/Biddison Street/Hemphill Street/Seminary Drive/Lubbock Avenue/Pafford Street/McCart Avenue/Cleburne Road (Certain properties located in the Rosemont Neighborhood-Phase 1)

Acreage: 386.12ac

Request

Proposed Use: Single-family residential homes, duplexes, institutional uses, small commercial sites, or undeveloped land

Request:

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", "A-5" One-Family, "CF" Community Facilities, "ER" Neighborhood Commercial Restricted, "E" Neighborhood Commercial, "BU-SH-3" Berry-University Shopfront; 3620, 3624, 3714, 3728 Hemphill Street to Add Conditional Use Permit (CUP) for auto sales in "E" Neighborhood Commercial; 3575, 3707, 3759 McCart Avenue to Add Conditional Use Permit (CUP) for auto sales in "E" Neighborhood Commercial; 3610, 3762, 3850 Hemphill Street to Add Conditional Use Permit (CUP) for auto sales and repair in "E" Neighborhood Commercial; 3616, 3701-3771 (odds) McCart Avenue to Add Conditional Use Permit (CUP) for auto sales and repair in "E" Neighborhood Commercial; 3625 McCart Avenue to Add Conditional Use Permit (CUP) for door/window manufacturing in "E" Neighborhood Commercial; 3605, 3609 McCart Avenue to Add Conditional Use Permit (CUP) for Screen Printing in "E" Neighborhood Commercial

Recommendation

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

Comprehensive Plan Map Consistency: Requested change **is consistent.**

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

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 11-0**

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Project Description and Background

This case was continued from the October 8, 2025 Zoning Commission hearing so the agenda caption could match the proposed overlay districts.

The proposed zoning area is bounded by W. Berry Street, the BNSF Railway, W. Biddison Street, Hemphill Street, W. Seminary Drive, Lubbock Avenue, and McCart Avenue. The neighborhood has a mixture of single-family residential homes, duplexes, institutional uses, small commercial sites, or undeveloped land. The neighborhood held 4 meeting between June 18 to August 1, 2025 to discuss the proposed zoning and hold a vote with the affected property owners. The neighborhood is large enough to be located in both Council District 9 and Council District 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. The proposed rezoning will bring the properties in conformance with the Comprehensive Plan.

Surrounding Zoning and Land Uses

North	“B”, “MU-1”, “BU-RA-3”, “BU-SH-3” / single family, scattered duplexes, small commercial uses
East	“D”, “E”, “I”, “J”, “PD 851” / multifamily uses, small commercial uses, large industrial uses, vacant land
South	“A-5”, “B”, “CF”, “E”, “PD 885” / single family, small commercial uses, Baptist Theological Seminary, parkland
West	“E”, “I”, “J”, “K”, “PD 995” / small commercial uses, large industrial uses, vacant land

Recent Zoning History

The majority of the neighborhood's zoning dates back to 1940.

ZC-22-125, from A-5 to B, approved 10/11/2022.

ZC-22-207, from FR to A-7.5, approved, 2/7/2023.

ZC-23-041, from A-5 to D, approved, 5/9/2023.

ZC-24-017, from D to PD/D to allow a perimeter fence, withdrawn.

Development Impact Analysis

Land Use Compatibility

Councilmembers Elizabeth Beck and Jeanette Martinez have initiated the rezoning process for certain properties in the Rosemont Neighborhood. The rezoning request rebalances the existing zoning into districts that are encouraged to stabilize the neighborhood and prevent wholesale redevelopment into more intensive uses that have traditionally been developed in the neighborhood. 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 request **is compatible** with surrounding land uses, based on creating more compatible zoning districts established within the neighborhood.

Comprehensive Plan Consistency – Southeast Planning Sector

The 2023 Comprehensive Plan currently designates the subject properties as Single Family Residential, Low Density Residential, Medium Density Multifamily, Institutional, Neighborhood Commercial, Light Industrial, and Infrastructure. on the Future Land Use Map. While the base zoning district listed is compatible with the land use map, the current land uses are not included in the description envisioned for this category, as detailed in the excerpt from the Comprehensive Plan below. Heavy Industrial is a more appropriate classification for the existing use.

The proposed zoning is consistent with the following policies of 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.

Based on conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **September 26, 2025**.

Posted Notice

A sign was erected on the property on **September 28, 2025**.

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 **[date]**:

Organizations Notified	
Rosemont NA*	Bluebonnet Hills NA
Frisco Heights NA	Jennings May St Louis NA
Paschal NA	Ryan Place Improvement Assn
Shaw Clarke NA	South Hemphill Heights NA
South Hills NA	Westcliff NA
Worth Heights NA	Berry Street Initiative
Hemphill Corridor Development Collaborative	Fort Worth ISD
Streams And Valleys Inc	Trinity Habitat for Humanity

**Located in this registered Neighborhood Association*



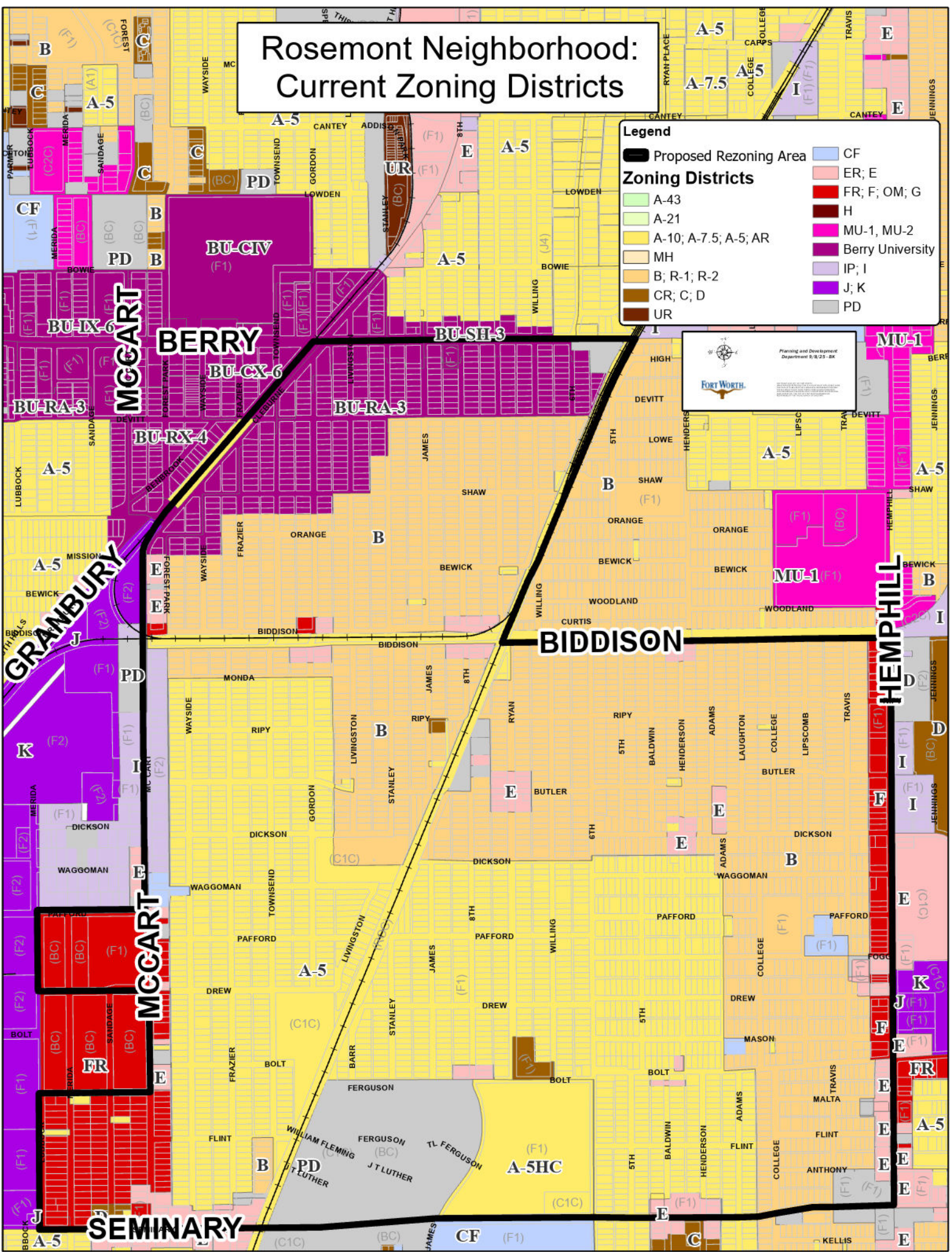
Rosemont Neighborhood: Current Zoning Districts

Legend

Proposed Rezoning Area

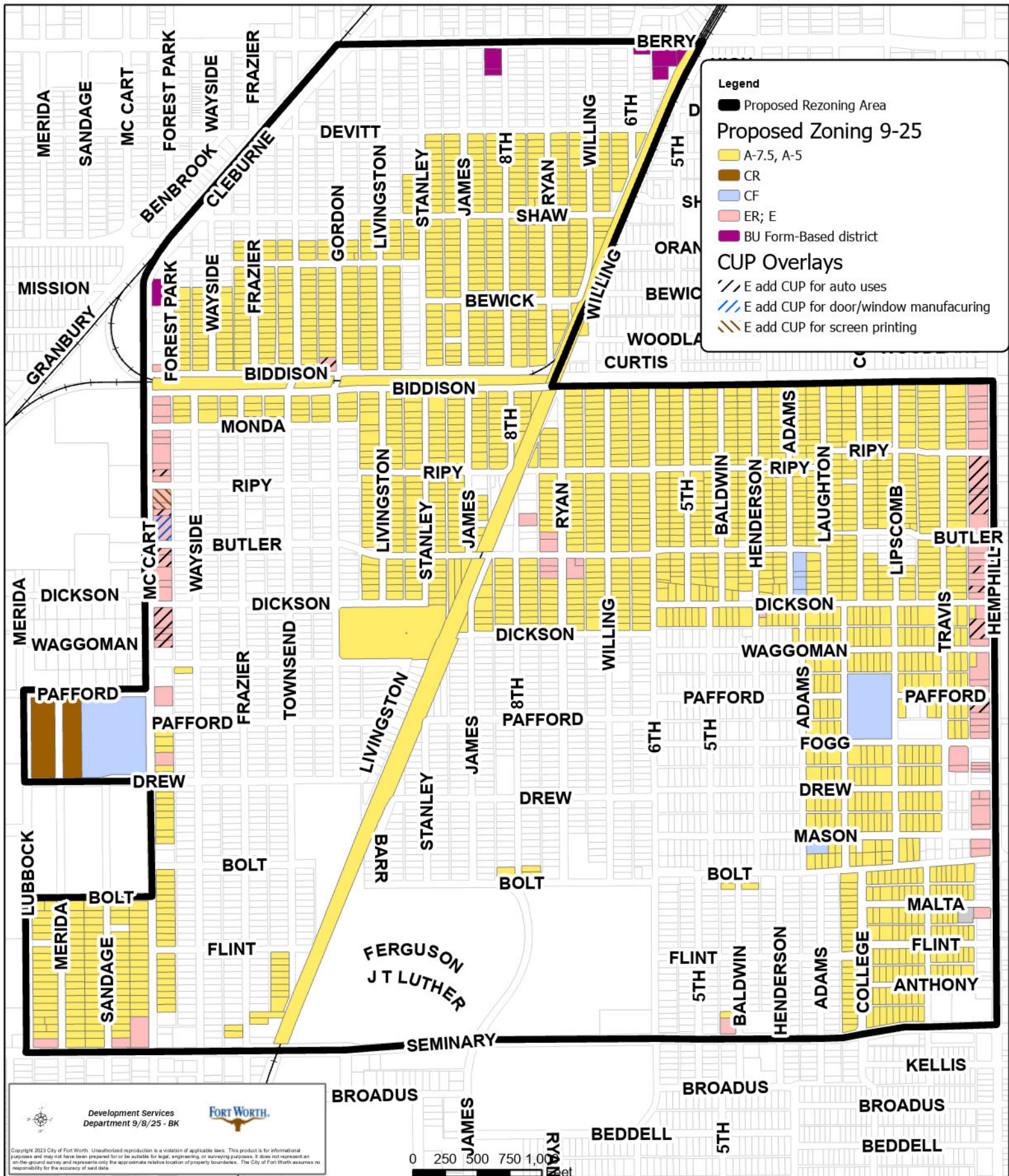
Zoning Districts

- A-43
- A-21
- A-10; A-7.5; A-5; AR
- MH
- B; R-1; R-2
- CR; C; D
- UR
- CF
- ER; E
- FR; F; OM; G
- H
- MU-1, MU-2
- Berry University
- IP; I
- J; K
- PD

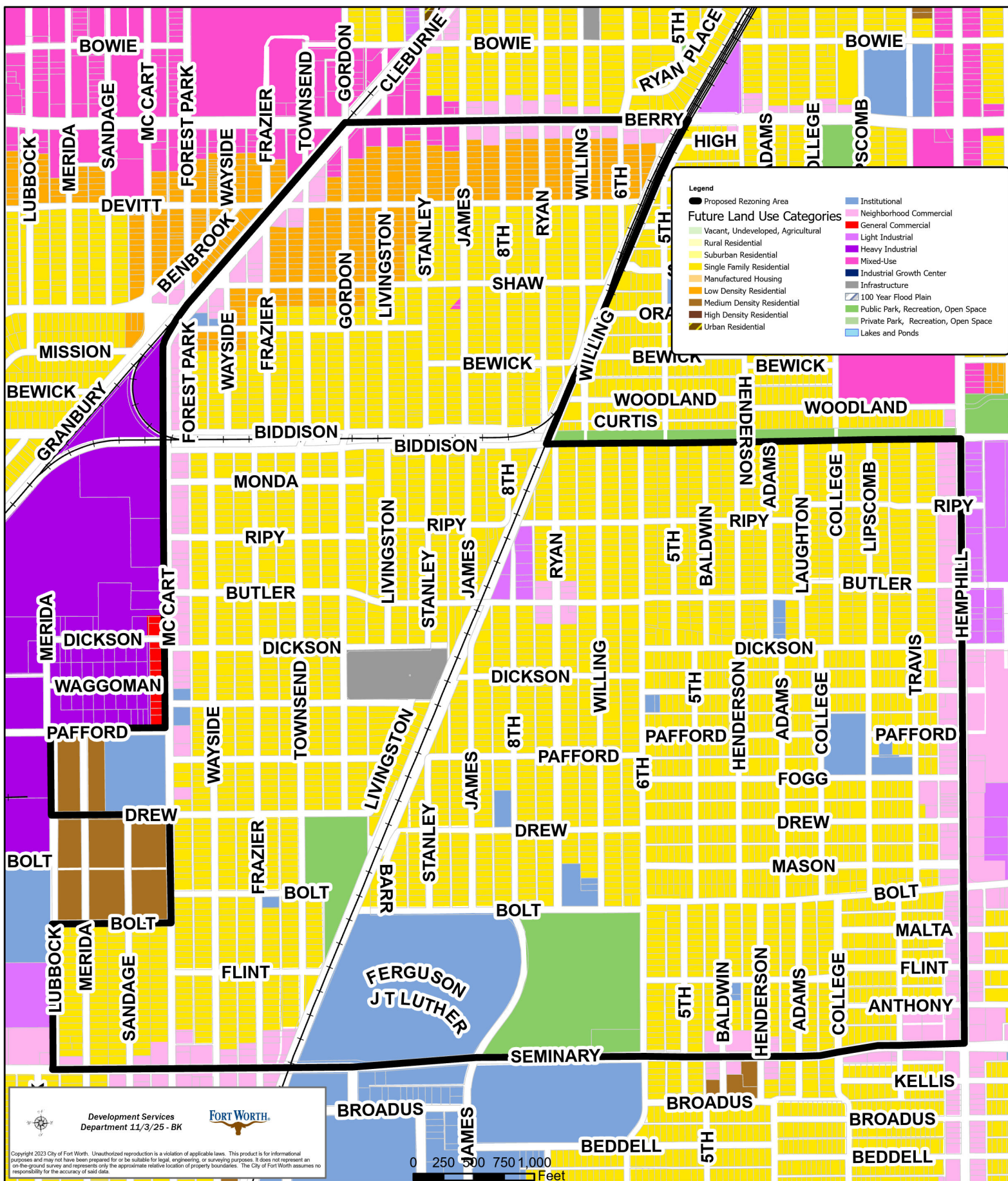


Rosemont Neighborhood: Proposed Zoning

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: Future Land Use Categories

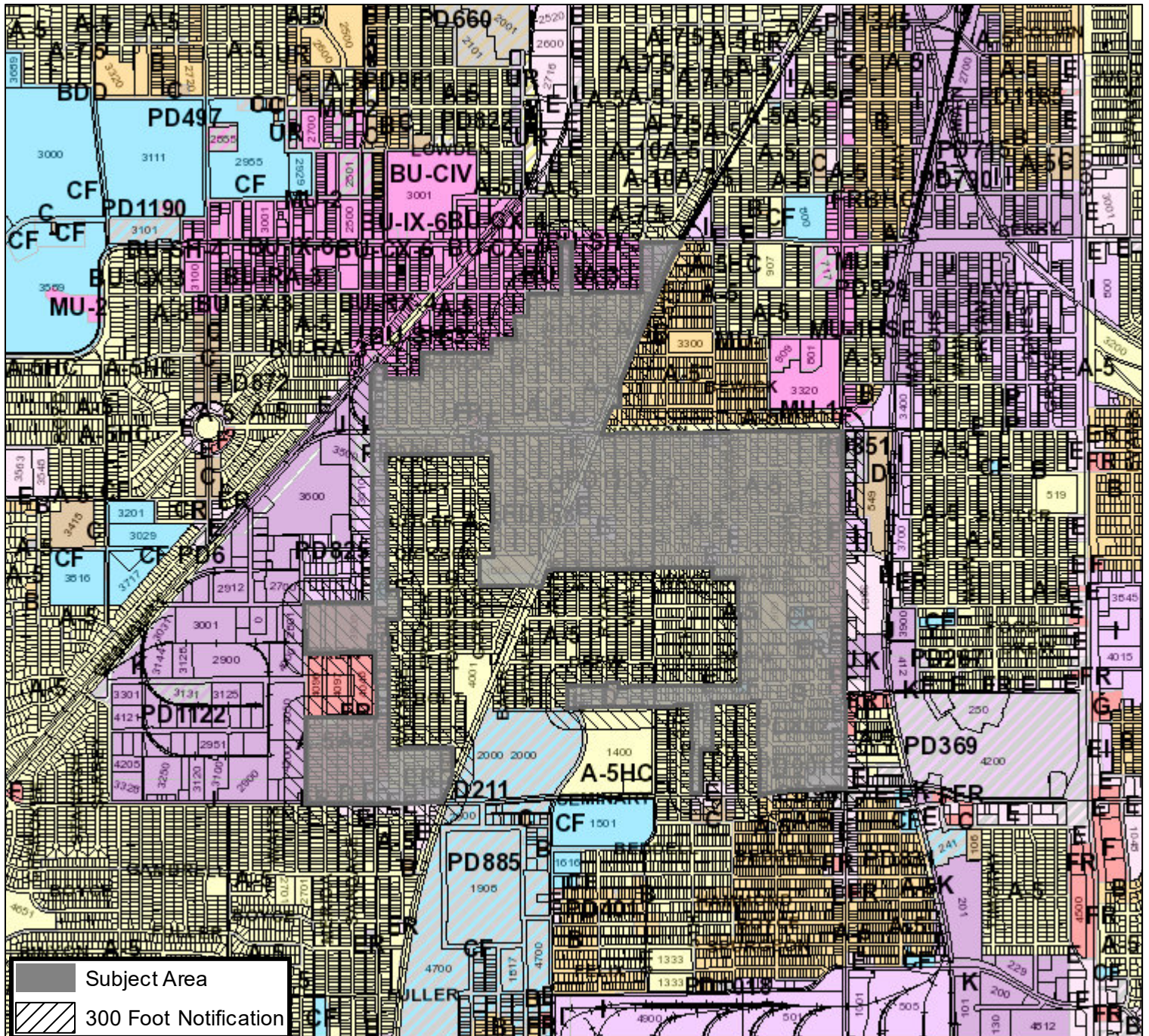




TC-25-168

Area Zoning Map

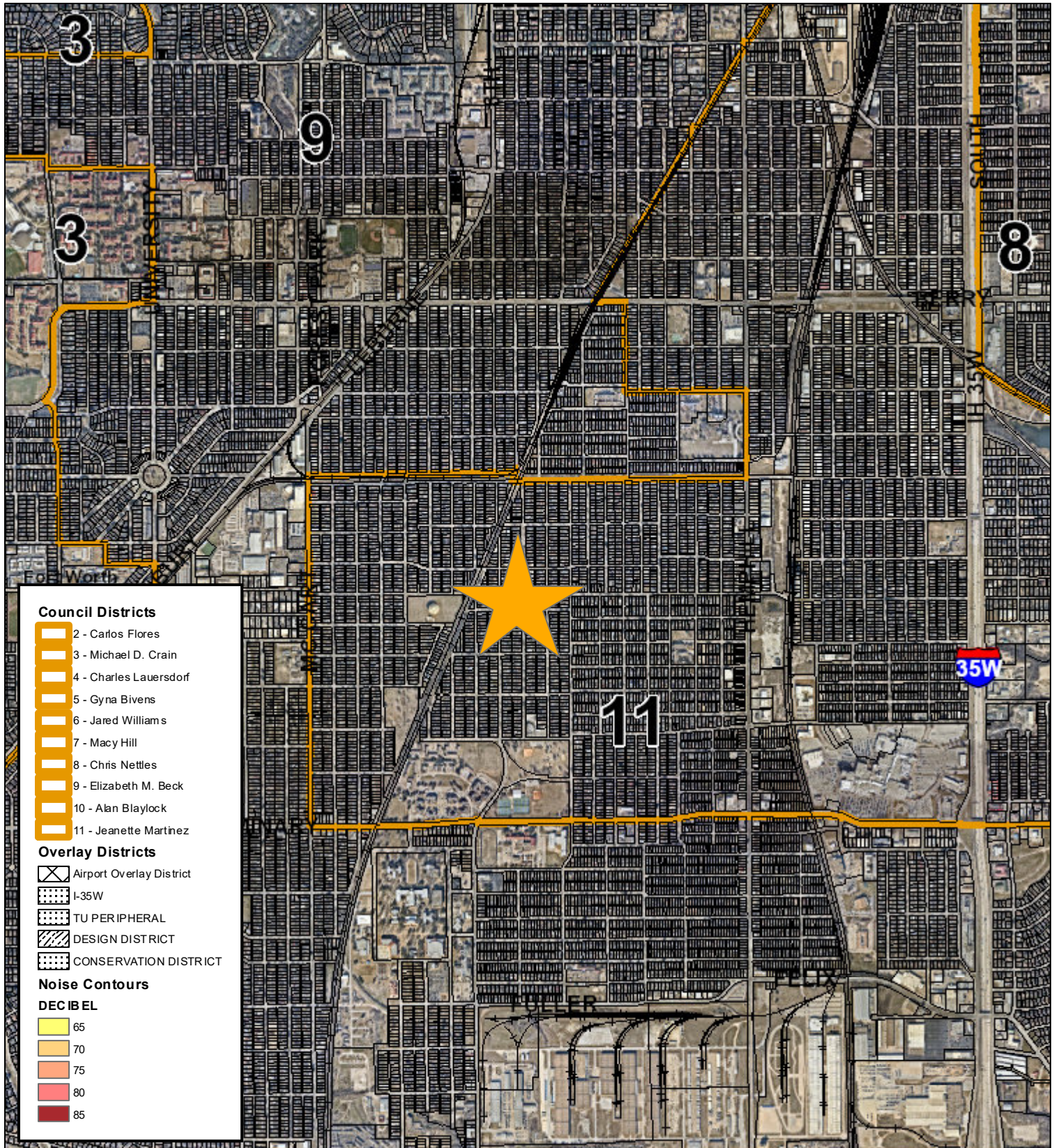
Applicant: City of Fort Worth Development Services
Address: Generally bounded by Berry St/RR/Biddison/Hemphill/Seminary/Lubbock/Pafford/McCart/C
Zoning From: B; D; CF; E; FR; F; I; PD 206, 211, 892, 1002, & 1160
Zoning To: A-7.5; A-5; CF; ER; E; BU-SDH-3; adding CUPs for auto sales or repair, screen printing, an
Acres: 386.12
Mapsc: Text
Sector/District: Southside
Commission Date: 10/8/2025
Contact: 817-392-8190



0 950 1,900 3,800 Feet

Created: 9/15/2025 5:37:59 PM

Area Map



0 1,000 2,000 4,000 Feet

An aerial photograph of Dallas, Texas, with numerous street names labeled in black text. A yellow outline highlights a central urban area, likely downtown Dallas. The map shows a dense network of streets, including major highways like I-35 and I-20. The yellow outline encompasses areas from roughly between Cooper and 6th Streets to between 10th and 15th Streets, and from between Main and 10th Streets to between 10th and 15th Streets. The map also shows surrounding areas like the airport and various residential and commercial districts.