



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 25, 2023

SUBJECT: ZC23-0073, Ordinance No. 3812, Public hearing and consideration of a request from the Society of Saint Pius X of Fort Worth Inc. for a zoning change from R-7-MF (Multifamily) and C-1 (Commercial) to U (School, Church, and Institutional) at 3900 Scruggs Drive, being 0.69 acres described as Lots 5K, 6K, and 19K, Calloway Acres Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

The Society of Saint Pius X of Fort Worth Inc. is requesting a zoning change from R-7-MF (Multifamily) and C-1 (Commercial) to U (School, Church, and Institutional) on 0.69 acres located at 3900 Scruggs Drive.

GENERAL DESCRIPTION:

Society of Saint Pius X of Texas is the owner of Our Lady of Mount Carmel Roman Catholic Church, located at 3900 Scruggs Drive. The property is generally located on the east side of Scruggs Drive between Boulevard 26 and Glenview Drive and near the intersection of Harmonson Road. Based on historical aerial photos, it appears the building was constructed in its current configuration in the late 1960's. The current owner acquired the property in 1992.

The property is currently split between two zoning districts. Lots 5K and 6K, which front Scruggs Drive, are zoned R-7-MF (Multifamily). Lot 19K, which fronts Parchman Street, is zoned C-1 (Commercial). The owner is requesting a zoning change to U (School, Church, and Institutional) to consolidate the property into a single zoning district. The owner also intends to replat the property into a single lot in the future, which would allow for building permits to be issued on the property.

LAND USE PLAN: This area is designated on the Land Use Plan as Community Services. The Community Services designation provides for non-profit activities of an educational, religious, governmental, or institutional nature. Schools, churches, hospitals, governmental buildings, fire stations, and public utilities are examples.

CURRENT ZONING: The property is currently zoned R-7-MF (Multifamily) and C-1 (Commercial). The R-7-MF (Multifamily) district is intended to provide areas for high density development of apartments constructed at a density of 16 dwelling units per acre.

The C-1 (Commercial) district is intended to permit a variety of retail trade, personal and business services establishments, and offices principally serving community and regional



needs. The district should be located on the periphery of residential neighborhoods and at intersections of major arterial streets. It is also appropriate for major retail corridors.

PROPOSED ZONING: The proposed zoning is U (School, Church, and Institutional). This district is intended to permit only nonprofit activities of an educational, religious, governmental, or institutional nature.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-7-MF (Multifamily) C-1 (Commercial)	Low Density Residential	Multifamily residences Single-family residence
WEST	R-7-MF (Multifamily)	Low Density Residential	Single-family residence
SOUTH	C-1 (Commercial)	Retail Commercial	Vacant Commercial uses
EAST	U (School, Church, and Institutional)	Community Services	Parking lot (North Richland Hills Baptist Church)

PLAT STATUS: The property is currently platted as Lots 5K, 6K, and 19K, Calloway Acres Addition

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission will consider this item at the September 21, 2023, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the September 25, 2023, meeting.

RECOMMENDATION:

Approve Ordinance No. 3812.