



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 16, 2023
SUBJECT: PLAT23-0050 Consideration of a request from Society of Saint Pius X of Fort Worth Inc for a replat of Lot 4R, Block 1, Calloway Acres, being 1.147 acres located at 3900 Scruggs Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

The Society of Saint Pius X of Fort Worth Inc is requesting approval of a replat of Lot 4R, Block 1, Calloway Acres. This 1.147-acre property is located at 3900 Scruggs Drive.

GENERAL DESCRIPTION:

The 1.147-acre property is generally located on the east side of Scruggs Drive between Boulevard 26 and Glenview Drive and near the intersection of Harmonson Road. The property also fronts on Parchman Street. It is the site of Our Lady of Mount Carmel Roman Catholic Church, which was constructed in the late 1960's. The current owner acquired the property in 1992.

The replat is intended to create a single lot for the church site, which would allow for building permits to be issued on the property. The property was recently rezoned to the U (School, Church, and Institutional) district to consolidate the parcels into a single zoning district.

LAND USE PLAN: This area is designated on the Land Use Plan as Community Services and Parks/Open Space. 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 zoning is U (School, Church, and Institutional). This district is intended to permit only nonprofit activities of an educational, religious, governmental, or institutional nature. The zoning for this property was approved by City Council on September 25, 2023 (Ordinance 3812).



TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for the plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Scruggs Drive	Local Road	Local Road	<ul style="list-style-type: none"> ○ 2-lane undivided roadway ○ 50-foot right-of-way width
Parchman Street	Local Road	Local Road	<ul style="list-style-type: none"> ○ 2-lane undivided roadway ○ 50-foot right-of-way width

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

CITY COUNCIL: The City Council will consider this request at the December 11, 2023, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include revisions to notations and labeling on the drawing and the addition of a sanitary sewer easement.

RECOMMENDATION:

Approve PLAT23-0050 with the conditions outlined in the Development Review Committee comments.