

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 23, 2025

SUBJECT: ZC25-0135, Ordinance No. 3911, Public hearing and consideration of a request from ANA Consultants for a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) at 8251 Bedford Euless Road, being 4.26 acres described as Lot 1R, Block A, Richland Oaks Addition.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

On behalf of Pope Kyrillos the Sixth Coptic Orthodox Church, ANA Consultants is requesting a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) on 4.26 acres located at 8251 Bedford Euless Road.

GENERAL DESCRIPTION:

The property under consideration is generally located at the northeast corner of Bedford Euless Road and Strummer Drive. The subject building is a two-story 86,120-square-foot structure originally developed in 1986. The building is former location of Haverty's Furniture and other office and retail tenants. The building is currently under renovation to convert the building to a house of worship for Pope Kyrillos the Sixth Coptic Orthodox Church.

The applicant proposes to rezone the property from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) to add a day care center as a permitted use on the property. While a day care center is a permitted use in the C-1 (Commercial) district, the property is also located within the Freeway Corridor overlay district. This district does not permit a day care center land use by right. The applicant proposes to use approximately 5,000 square feet on the first floor of the building for a day care center and is requesting a zoning change to authorize the use.

The [Freeway Corridor overlay district](#) was approved by City Council on February 10, 2014 (Ordinance 3291). The district affects properties that adjoin or are located within 200 feet of the right-of-way for NE Loop 820 and Airport Freeway. The purpose of the district is to provide standards to mitigate the negative effects of the highway on adjacent properties, such as noise, aesthetics, glare of lights, and to protect public and private investment. It also implemented several recommendations from the *2001 City Image Study* and *2005 Loop 820 Corridor Plan*. While the district primarily focuses on enhanced landscaping and screening standards in the corridor, it also prohibits several land uses, including day care centers, kindergartens, nursing homes, automobile repair and service, and several other



commercial and retail uses. These uses are noted as “not permitted” in the table of permitted uses in [Section 118-631](#) of the zoning ordinance.

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to permit professional and organizational office development.

PROPOSED ZONING: The proposed zoning is NR-PD (Nonresidential Planned Development). The NR-PD zoning district is intended to permit flexibility in the design of developments to best utilize the physical features of the site in exchange for greater public benefits than would otherwise be achieved through development under general code standards.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Urban Village	Service and commercial uses
WEST	R-1 (Single-Family Residential) C-1 (Commercial)	Low Density Residential Urban Village	Single-family residences Retail and service uses
SOUTH	C-1 (Commercial)	Retail Commercial	Restaurant
EAST	C-2 (Commercial)	Urban Village	Retail, commercial, and service uses

PLAT STATUS: The property is platted as Lot 1R, Block A, Richland Oaks Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the June 5, 2025, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3911.