



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** September 21, 2023

**SUBJECT:** ZC23-0073 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 Husband, Principal Planner

### **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.

This request is continued from the August 17, 2023, Planning and Zoning Commission meeting due to an error in the property owner notification. A corrected notice was mailed to all property owners of record within 200 feet of the property.

### **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)<br>C-1 (Commercial) | Low Density Residential | Multifamily residences<br>Single-family residence |
| WEST      | R-7-MF (Multifamily)                     | Low Density Residential | Single-family residence                           |
| SOUTH     | C-1 (Commercial)                         | Retail Commercial       | Vacant<br>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 September 25, 2023, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC23-0073.