



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 26, 2020

SUBJECT: ZC 2020-09, Ordinance No. 3669, Public hearing and consideration of a request from 7625 Glenview Drive TX LLC for a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) at 7625 Glenview Drive, being 3.517 acres described as Lot 7, Block A, Calloway Farm Addition.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of 7625 Glenview Drive TX LLC, Jo-Jo Curtis is requesting a zoning change from C-1 (Commercial) to NR-PD (Nonresidential Planned Development) on 3.517 acres located at 7625 Glenview Drive.

GENERAL DESCRIPTION:

The property is located at the northwest corner of Glenview Drive and Booth Calloway Road. The lot is developed as a nursing facility ([Glenview Wellness and Rehab](#)).

The applicant is requesting a zoning change to NR-PD (Nonresidential Planned Development) to accommodate the long-term refinancing for the property through the US Department of Housing and Urban Development (HUD). A portion of the site is located within the floodplain and floodway of Calloway Branch creek. The owner proposes to split the property into two lots so they can obtain a HUD loan using the portion of the property that is not located in the floodway as mortgage collateral. A letter from the applicant is attached that explains the request in detail.

A replat of the property is a related item on the October 26, 2020, agenda (see RP 2020-10). The proposed lot split would create a lot (7R2) that does not provide sufficient area for building or other improvements, as the lot would be completely comprised of floodway and floodplain areas. In addition, much of the area on proposed Lot 7R2 comprises required landscaped areas, driveway access, parking areas, and signage for the nursing care facility lot. The proposed NR-PD zoning addresses these issues to ensure the lot split does not cause the existing property to fall out of compliance with these standards.

LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices as well as limited commercial service establishments that benefit adjacent and nearby residential area.

CURRENT ZONING: The property is currently zoned C-1 Commercial. This district is intended to provide for development of retail service and office uses principally serving



community and regional needs. The district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

PROPOSED ZONING: The proposed zoning is NR-PD Nonresidential Planned Development following the C-1 Commercial district land uses and development standards. The proposed change is intended to authorize the subdivision of the property into two lots.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 (Commercial)	Office Commercial	Calloway Branch creek
WEST	C-1 (Commercial)	Office Commercial	Medical offices
SOUTH	City of Richland Hills	Office Professional (<i>per Richland Hills land use map</i>)	Retail and restaurant
EAST	C-1 (Commercial)	Retail Commercial	Convenience store with fuel sales

PLAT STATUS: The property is currently platted as Lot 7, Block A, Calloway Farm Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the October 1, 2020, meeting and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3669.