



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 1, 2020
SUBJECT: RP 2020-10 Consideration of a request from 7625 Glenview Drive TX LLC for a replat of Lots 7R1 and 7R2, Block A, Calloway Farm Addition, being 3.517 acres located at 7625 Glenview Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of 7625 Glenview Drive TX LLC, Jo-Jo Curtis is requesting approval of a replat of Lots 7R1 and 7R2, Block A, Calloway Farm Addition. This 3.517-acre property is 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 property was originally platted in 1988.

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 (see ZC 2020-09). 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 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.

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.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

As required by Section 212.015(f) of the Texas Local Government Code, written notice of this replat will be mailed to each owner of the lots in the Calloway Farm Addition that are within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.



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. A zoning change to NR-PD (Nonresidential Planned Development) is a related item on the October 1, 2020, agenda (see ZC 2020-09).

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication for Glenview Drive and Booth Calloway Road may be required for this plat depending on the width of the existing rights-of-way.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Glenview Drive	M4U Minor Arterial	Suburban Commercial	4-lane undivided roadway 70-foot right-of-way width
Booth Calloway Road	C2U Major Collector	Suburban Neighborhood	2-lane undivided roadway 60-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-1 Commercial	Office Commercial	Vacant / Floodplain
WEST	C-1 Commercial	Office Commercial	Medical Office
SOUTH	City of Richland Hills	City of Richland Hills	Office Commercial
EAST	C-1 Commercial	Low Density Residential	Fuel Station (Valero)

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

CITY COUNCIL: The City Council will consider this request at the October 26, 2020, 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 minor revisions to notations and labeling on the drawing, verification of the width of existing rights-of-way, and approval of the zoning change to NR-PD.

RECOMMENDATION:

Approve RP 2020-10 with the conditions outlined in the Development Review Committee comments.