



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** January 21, 2021  
**SUBJECT:** AP 2021-01 Consideration of a request from 7625 Glenview Drive TX LLC for an amended plat of Lots 7R1 and 7R2, Block A, Calloway Farm Addition, being 3.517 acres located at 7625 Glenview Drive.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of 7625 Glenview Drive TX LLC, Jo-Jo Curtis is requesting approval of an amended plat 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 recently replatted into two lots, and the plat recorded in December 2020. Following its recording, it was discovered that a lot number reference in the owner's dedication statement was incorrect. An amended plat was submitted to correct the error.

The amended plat would make the following revisions to the previous plat.

1. Correct the lot number reference in the owner's dedication statement to reflect the current lot designations.
2. Add a standard plat note stating the purpose for the amended plat.

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

**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 NR-PD (Nonresidential Planned Development). A zoning change to C-1 (Commercial) was approved by City Council on October 1, 2020, to accommodate the subdivision of the property into two lots.

**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	Office/Professional ( <i>per Richland Hills land use map</i> )	Office Commercial
EAST	C-1 Commercial	Low Density Residential	Fuel Station (Valero)

**PLAT STATUS:** The property is currently platted as Lots 7R1 and 7R2, Block A, Calloway Farm Addition.

**CITY COUNCIL:** The City Council will consider this request at the January 25, 2021, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

### **RECOMMENDATION:**

Approve AP 2021-01.