

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 9, 2023

SUBJECT: PLAT22-0030 Consideration of a request from Convergence Capital for a final plat of Berry Creek Village Phase 1, being 4.141 acres located in the 9000 block of Mid-Cities Boulevard.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

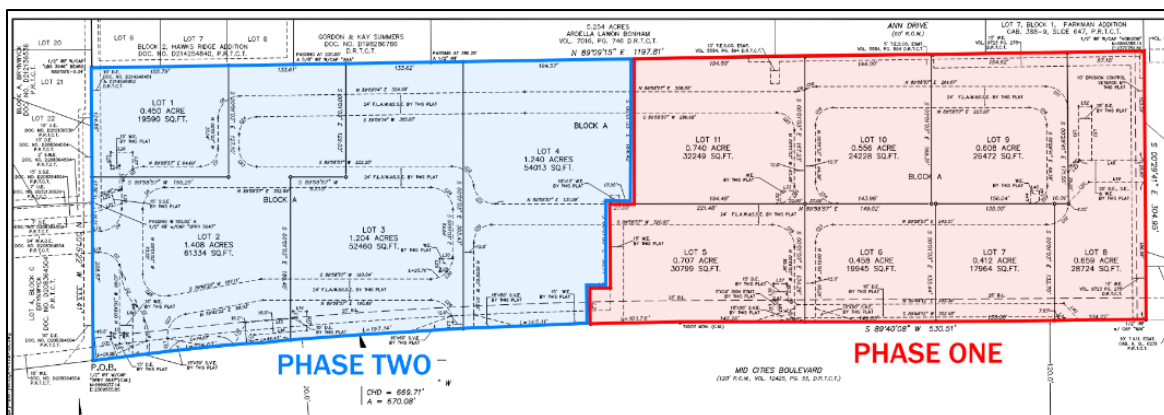
Convergence Capital LLC is requesting approval of a final plat of Berry Creek Village. This 4.141-acre development is located in the 9000 block of Mid-Cities Boulevard.

GENERAL DESCRIPTION:

The property is located on the north side of Mid-Cities Boulevard across from Birdville High School, just east of Hawk Avenue. The site is immediately west of The Home Depot. The property is currently vacant.

As originally submitted, the final plat included eleven lots on 8.443 acres intended for office, restaurant, and retail development. During review of the plat by the Development Review Committee (DRC), the applicant indicated that the construction of infrastructure to serve the lots would be completed in phases. The initial construction would include utilities and paving to support development on the eastern portion of the site that includes lots 5-11. Additional phases of construction would cover the western portion of the site that includes lots 1-4. As such, the final plat was divided into two phases.

The attached plat covers 4.141 acres and includes the seven lots shown in phase one below. The applicant intends to plat the site in two phases to align with the construction of infrastructure on the property. A final plat for phase two is expected to be submitted in in early 2023.





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 and service establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors.

CURRENT ZONING: The property is currently zoned C-1 (Commercial). This district is intended to permit a variety of retail trade, personal and business services establishments, and offices. The zoning was approved by City Council on September 24, 2018 (Ordinance 3542). Additionally, City Council approved two special use permits on October 10, 2022, on the property for a quick service restaurant and veterinarian clinic with boarding facilities.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required on the final plat as sufficient right-of-way exists at this location.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Mid-Cities Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single Family Residential) AG (Agricultural) R-1 (Single Family Residential)	Low Density Residential	Single-family residences Residential estate lots
WEST	PD (Planned Development) LR (Local Retail)	Low Density Residential Office Commercial	Single family residences (Brynwyck) Vacant
SOUTH	U (School, Church, Institutional)	Community Services	Public school (Birdville High School)
EAST	PD (Planned Development)	Retail Commercial	Retail store (The Home Depot)

PLAT STATUS: The property is unplatted. A preliminary plat for the property was approved by City Council on October 10, 2022.

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the December 15, 2022, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.



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 PLAT22-0030.