



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 6, 2018

SUBJECT: ZC 2018-21 Public hearing and consideration of a request from Convergence Capital for a zoning change from AG Agricultural to C-1 Commercial in the 8900-9100 block of Mid Cities Boulevard, being 8.3 acres described as Tract 12G, T.K. Martin Survey, Abstract 1055.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of the Estate of William D Souder and Lucas FLP Farms, Ltd., Convergence Capital LLC is requesting a zoning change from AG Agricultural to C-1 Commercial on 8.3 acres located in the 8900-9100 block of Mid-Cities Boulevard.

GENERAL DESCRIPTION:

The property is located on the north side of Mid-Cities Boulevard across from Birdville High School. The site is immediately west of The Home Depot and east of the Brynwyck subdivision. The property is vacant.

The applicant is requesting a zoning change to C-1 Commercial with the intent to develop the site with office and/or other commercial uses permitted by the C-1 Commercial District. The 8.3-acre site has approximately 1,200 feet of frontage on Mid-Cities Boulevard and is approximately 330 feet deep.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Neighborhood Service." This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas.

CURRENT ZONING: The property is currently zoned AG Agricultural. The AG district is intended to preserve lands best suited for agricultural use from encroachment of incompatible uses, and to preserve in agricultural use, land suited to eventual development into other uses pending proper timing for practical economical provisions of utilities, major streets, schools, and other facilities so that reasonable development will occur.

PROPOSED ZONING: The proposed zoning is C-1 Commercial. This district is intended to permit a variety of retail trade, personal and business services establishments, and



offices. Refer to the [Table of Permitted Uses](#) for a comprehensive list of uses permitted within the C-1 Commercial District.

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 Neighborhood Services	Single family residences (Brynwyck) Vacant
SOUTH	U School, Church, Institutional	Public / Semi-Public	Public school (Birdville High School)
EAST	PD Planned Development	Retail	Retail store (The Home Depot)

PLAT STATUS: The property is currently unplatted. City Council approval of a plat will be required prior to construction of any new commercial development.

CITY COUNCIL: The City Council will consider this request at the September 24, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2018-21.