



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 19, 2019
SUBJECT: FP 2019-10 Consideration of a request from Convergence Capital LLC for a final plat of Lots 1-4, Block A, Berry Creek Village, being 3.062 acres located in the 8900-9100 blocks of Mid-Cities Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Convergence Capital LLC, Rhonda Berry is requesting approval of a final plat of Lots 1-4, Block A, Berry Creek Village. This 3.062-acre development is generally located in the 8900-9100 blocks 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 west of The Home Depot and east of the Brynwyck subdivision. The property is currently vacant.

The final plat includes four lots intended for office and retail development. The lots range in size from 25,749 square feet to 43,943 square feet. The plat includes a common access easement that connects the lots to the existing traffic signal at Hawk Avenue to the west and to future driveways on Mid-Cities Boulevard to the east. The preliminary plat was approved by the Planning and Zoning Commission on June 20, 2019.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative office as well as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business and commerce is conducted indoors. It encourages the development of a variety of office types including traditional office buildings, executive suites, and co-working spaces.

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).



TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

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 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)

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.

PLAT STATUS: The property is currently unplatted.

CITY COUNCIL: The City Council will consider this request at the October 14, 2019, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of plat subject to the attached DRC comments. These comments include the requirement to provide off-site easements for utility service and common access that are necessary for the development of the property. Drafts of the easements have been submitted for review, but they would need to be filed prior to approval of the plat.

RECOMMENDATION:

Approve FP 2019-10 with the conditions listed in Development Review Committee comments.