

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** October 5, 2023
SUBJECT: PLAT23-0048 Consideration of a request from Convergence Capital for a final plat of Berry Creek Village Phase 2, being 4.302 acres located in the 9000 block of Mid-Cities Boulevard.
PRESENTER: Clayton Husband, Principal Planner

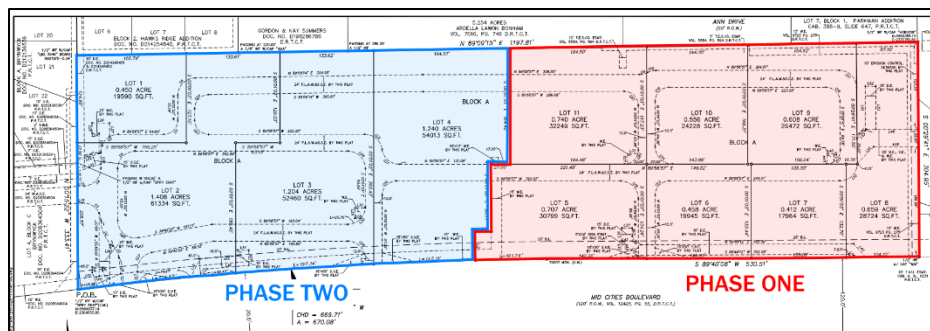
SUMMARY:

Convergence Capital LLC is requesting approval of a final plat of Berry Creek Village Phase 2. This 4.302-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. The site is east of Hawk Avenue and adjacent to a portion of the Brynwyck subdivision. The property is currently vacant.

The final plat includes four lots intended for office, restaurant, and retail development. The lots generally range in size from 0.45 acres to 1.408 acres. Construction plans for infrastructure to serve the lots are complete. In addition to water, sanitary sewer, and drainage improvements, the plans include installation of a median opening on Mid-Cities Boulevard to provide access to the property for eastbound traffic. The final plat for phase one was approved by City Council in January 2023, and onsite improvements are under construction.



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. Both projects will be starting construction by the end of 2023.

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	C-1 (Commercial)	Office Commercial	Vacant

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.

CITY COUNCIL: The City Council will consider this request at the October 23, 2023, 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 and the addition of access, fire lane, and utility easements.

RECOMMENDATION:

Approve PLAT23-0048 with the conditions outlined in the Development Review Committee comments.