



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 17, 2023
SUBJECT: PLAT23-0047 Consideration of a request from Teague Nall & Perkins for a final plat of Lot 12, Block 10, Hillview Addition, being 9.00 acres located at 4100 Flory Street.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Birdville Independent School District, Teague Nall & Perkins is requesting approval of a final plat of Lot 12, Block 10, Hillview Addition. This 9.00-acre property is located at 4100 Flory Street (Mullendore Elementary School).

GENERAL DESCRIPTION:

The 9.00-acre property is located at the northeast corner of Glenview Drive and Flory Street and is bounded on the north by Manor Drive and on the east by Mackey Creek. Kay Granger Park is located on the southern portion of the site, and a hike and bike trail is located adjacent to Mackey Creek.

The final plat is intended to create a single lot for the construction of a replacement campus for Mullendore Elementary School. The old campus has been demolished, and construction is scheduled to begin in fall of 2023. The new campus is expected to open to students in fall of 2025.

LAND USE PLAN: This area is designated on the Land Use Plan as Community Services and Parks/Open Space. The Community Services designation provides for non-profit activities of an educational, religious, governmental, or institutional nature. Schools, churches, hospitals, governmental buildings, fire stations, and public utilities are examples.

The Parks/Open Space land use designation identifies all public parks, golf courses, trail systems, open spaces, and flood-prone areas, including the Little Bear Creek Corridor and other floodplain areas. The Land Use Plan depicts only existing parks and open spaces. Potential future parks and open space areas are shown in the Parks, Recreation, and Open Space Master Plan.

CURRENT ZONING: The zoning is R-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre. Public schools are a permitted use within all North Richland Hills zoning districts.



TRANSPORTATION PLAN: The development has frontage on the following streets. A right-of-way dedication of 0.481 acres for Flory Street and Manor Drive is provided on the final plat. This dedication is intended to ensure that on-street parking spaces and public sidewalks are located within the street right-of-way.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Glenview Drive	M4U Minor Arterial	Suburban Commercial	<ul style="list-style-type: none">4-lane undivided roadway70-foot right-of-way widthDesign speed 35-45 MPH
Flory Street	Local Road	Local Road	<ul style="list-style-type: none">2-lane undivided roadway50-foot right-of-way width
Manor Drive	Local Road	Local Road	<ul style="list-style-type: none">2-lane undivided roadway50-foot right-of-way width

DRAINAGE: Mackey Creek runs along the east property line of the lot. Current FEMA mapping encumbers approximately 1.84 acres of the 9.00 acres with Zone AE (1% chance, formerly 100-year floodplain) and Zone X (1% to 0.2% chance, formerly 500-year floodplain). The area of Zone AE will be dedicated as a drainage easement on the plat.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	C-2 (Commercial) R-7-MF (Multifamily)	Office Commercial	Day care center Vacant
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted.

CITY COUNCIL: The City Council will consider this request at the September 11, 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 revisions to notations and labeling on the drawing and the addition of a drainage easement.

RECOMMENDATION:

Approve PLAT23-0047 with the conditions outlined in the Development Review Committee comments.