



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department   **DATE:** June 20, 2019  
**SUBJECT:** PP 2019-02 Consideration of a request from Convergence Capital LLC for a preliminary plat of Berry Creek Village, being 8.443 acres located in the 8900-9100 blocks of Mid-Cities Boulevard.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of Convergence Capital LLC, Rhonda Berry is requesting approval of a preliminary plat of Berry Creek Village. This 8.443-acre development is generally located in the 8900-9100 blocks of Mid-Cities Boulevard. The proposed preliminary plat meets the requirements of the zoning ordinance and subdivision regulations.

### **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 and east of the Brynwyck subdivision. The property is currently vacant.

The preliminary plat includes twelve lots intended for office and retail development. The lots generally range in size from 21,000 square feet to 45,000 square feet. The plat includes a common access easement that connects all lots to proposed driveways on Mid-Cities Boulevard as well as the existing traffic signal at Hawk Avenue.

The owner has indicated the initial plans are to final plat and develop the four western lots in the subdivision. The remaining lots would be developed in the future, with the final lot arrangement dependent on proposed development at that time.

**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 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).

**THOROUGHFARE PLAN:** The development has frontage on Mid-Cities Boulevard, which is classified as a P6D Principal Arterial roadway. A P6D roadway is a six-lane divided street with a variable ultimate right-of-way. Right-of-way dedication is not required for the plat as sufficient right-of-way exists at this location.



**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.

**RECOMMENDATION:**

Approve PP 2019-02.