

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 10, 2022
SUBJECT: PLAT22-0025 Consideration of a request from Convergence Capital for a preliminary plat of Berry Creek Village, being 8.443 acres located in the 9000 block of Mid-Cities Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Convergence Capital LLC is requesting approval of a preliminary plat of Berry Creek Village. This 8.443-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, 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 eleven lots intended for office, restaurant, and retail development. The lots generally range in size from 17,964 square feet to 61,334 square feet. The plat includes common access easements that connect all lots to proposed driveways on Mid-Cities Boulevard and the existing traffic signal at Hawk Avenue.

Two special use permit applications are related items on the October 10, 2022, agenda (see ZC22-0032 and ZC22-0033). Development associated with these applications is proposed for two of the lots and would be dependent on the construction of utilities and drainage improvements for the property.

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).

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	PD (Planned Development)	Retail Commercial	Retail store (The Home Depot)

PLAT STATUS: The property is unplatted. The 8.44-acre tract is described as Tract 12G, Tandy K Martin Survey, Abstract 1055. Prior to issuance of building permits on the property, a final plat for the property must be approved.

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.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the September 15, 2022, meeting and voted 4-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve PLAT21-0025.