



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** April 6, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion of a Project Concept for the Mulberry Fields Subdivision site for consideration of a new concept, for approximately 13 acres of land located north of W. Mulberry St., East side of N. Walker St, and south of W. Live Oak St., within the SF-6.3 Zoning District. No action is required.

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** \$0

**FUNDS REQUESTED:** \$0

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Mulberry Fields Subdivision is a proposed 13 acre, 44 lot, residential development bordered on the east by Walker Street, south of its intersection with an unnamed street that appears to be Magnolia Street. The land to be subdivided surrounds a CG zoned area consisting of commercial tower and a one-acre commercial tract. Reserve "A" will serve as the detention area for the development. The development will be served by 2 ingress/egress points: one on N. Walker St. and the other on West Mulberry St.

Corey Boyer, Manager of Development of Texas, developer, hopes to discuss a new vision for the property to allow for a different product in response to the current market influences and interest rates. The applicant is proposing a rezoning of the property to SFA, Single-family attached residential district (Townhomes) (See attachment 1 for the related Code regulations). The proposed number of units would result in 88 doors, depending on net density once public improvements and setbacks are finally designed.

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission receive the developer's presentation and hold discussion regarding the proposed development and provide the applicant with feedback. No formal action is required for this item.