



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 7, 2021

Re: Discovery Park Subdivision Plat 6 - Final Major Plat (Case #66-2021)

## Executive Summary

Approval of this final plat will create 6 new lots within the Discovery Park development and dedicate right-of-way for Artemis Drive and the extension of Nocona Parkway.

## Discussion

Anderson Engineering, Inc. (agent), on behalf of P1316, LLC (owner), is seeking approval of a 6-lot final major plat on PD (Planned Development) zoned land, to be known as Discovery Park Subdivision Plat 6. The plat includes right of way dedication for the extension of two public streets – Artemis Drive and Nocona Parkway. The 14.5-acre subject site is located southwest of the intersection of Nocona Parkway and Endeavor Avenue.

The new subdivision will require the extension Nocona Parkway south of the its current terminus at the roundabout with Endeavor Avenue to serve a portion of the proposed lots. Additionally, a new street, Artemis Drive, will also be extended from Discovery Parkway and intersect with the new extension of Nocona.

The requested final plat includes property contained within the approved PD plans of *Discovery Park - Endeavor Center West* and *Discovery Business Park*, which were recently approved and serve as preliminary plats for the property. Upon review, it was determined that the final plat is in conformance with the lot layout within the approved PD plans. The plat meets all the standards of the UDC regulations and is recommended for approval.

Locator maps, final plat, *Discovery Park - Endeavor Center West PD plan (1-19-21)*, and *Discovery Business Park (1-19-21)*, are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
1/19/2021	Approved PD plan of <i>Discovery Park - Endeavor Center West</i> (Ord. 024510)
1/19/2021	Approved PD plan of <i>Discovery Business Park</i> (Ord. 024512)

## Suggested Council Action

Approve the final plat of *Discovery Park Subdivision Plat 6*.