



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 7, 2021

Re: Discovery Park Subdivision Plat 7 - Final Major Plat (Case #83-2021)

Executive Summary

Approval of this final plat will create 2 new lots within the Discovery Park development and will dedicate right-of-way for the extension of Artemis Drive.

Discussion

Anderson Engineering (agent), on behalf of P1316 LLC (owners), is seeking approval of a 2-lot final major plat on PD (Planned Development) zoned land, to be known as *Discovery Park Subdivision Plat 7*. The plat also includes right of way dedication for the extension of Artemis Drive. The property is generally located north and south of Endeavor Avenue, approximately 300 feet west of the intersection of Nocona Parkway.

The new subdivision will require the extension of public streets to serve the proposed lots. An extension of Artemis Drive will be constructed from the existing terminus of Endeavor Avenue which will connect that portion of Artemis Drive being dedicated with Plat 6 (Case #66-2021). Lots 7 and 8 will have frontage along existing Endeavor Avenue.

The requested final plat includes property contained within the approved *Discovery Park Subdivision Preliminary Plat Revision #4*, which was recently approved and includes the extension of Artemis and the two proposed lots, shown as Lots 504A and 504B on the preliminary plat. Upon review, it was determined that the final plat is in substantial conformance with the lot layout within the approved preliminary plat. The plat meets all the standards of the Unified Development Code regulations and is recommended for approval by staff.

Locator maps, final plat, and preliminary plat (4-19-21) 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
4/19/2021	Approved <i>Discovery Park Subdivision Preliminary Plat Revision #4</i> (Res. R62-21)

Suggested Council Action

Approve the final plat of *Discovery Park Subdivision Plat 7*.