



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 5, 2016

Re: Discovery Park Subdivision Plat 4 – Final Plat (Case #16-175)

## Executive Summary

Approval of the request will approve a one-lot final plat of C-P and O-P zoned property that is consistent with the Discovery Park Subdivision Plat 4 C-P/O-P development plan.

## Discussion

The applicant, Catalyst Design Works, is requesting on behalf of P1316, LLC (owner) approval of a 1-lot final plat on 12.51 acres of C-P (Planned Business District) and O-P (Planned Office District) zoned land, to be known as "Discovery Park Subdivision Plat 4". The subject property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street. The final plat is being reviewed concurrently with a proposed development plan identified as Case #16-175 – known as Discovery Park Plat 4 C-P/O-P development plan.

The final plat is consistent with the lot arrangement as shown on the C-P/O-P development, which also represents the preliminary plat for the subject property. The final plat includes portions of property that are currently unplatted and Lot 7 of the final plat of Discovery Park Subdivision Plat 2-B. The plat consolidates the subject property into one lot for development and dedicates all necessary utility easements. The lot will have access to a public right of way via Nocona Parkway, which was previously dedicated and is nearing completion.

The proposed final plat has been reviewed by staff and meets all technical requirements of the subdivision regulations. Locator maps and the final plat are attached for reference.

## 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 for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.



## Vision & Strategic Plan Impact

### Vision Impacts:

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

### 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
4/20/2015	Resolution #71-15: Approved "Discovery Park Subdivision Preliminary Plat 2"
9/2/2014	Ordinance #22189: Approved "Discovery Park Subdivision Plat 2-B"

## Suggested Council Action

Approve the final plat of Discovery Park Subdivision Plat 4.