



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Discovery Park Plat 5, Lot 501 PD Plan Major Amendment – Design Adjustment (Case #184-2020)

Executive Summary

Approval of this request would allow a parking lot (i.e. a structure) to be constructed over a lot line. This request is being concurrently reviewed with a proposed PD plan major amendment to the *Discovery Park Plat 5, Lot 501 PD* plan, which will allow the subdivision of an existing lot into 2 lots.

Discussion

Anderson Engineering (agent), on behalf of Endeavor Center, LLC (owner), is seeking approval of a design adjustment to Section 29-5.1(f)(3) of the UDC to allow a new lot line through a parking lot which is defined by the UDC as a structure. The design adjustment is being considered concurrently with a proposed major amendment to the *Discovery Park Plat 5, Lot 501 PD* to subdivide an existing lot into two separate lots. The site is currently located at the northwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

The requested design adjustment is sought to allow a parking lot to be constructed over a proposed lot line dividing Lots 501A and 501B as shown on the accompanying PD plan. The requested location of the new lot line is reasonably located and does not arbitrarily bisect parking spaces. Allowing a lot line over the parking lot does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

The Planning and Zoning Commission considered this request at their October 8, 2020 meeting as part of its review of the revised PD plan. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion on the design adjustment, a motion to approve the proposed plan with the design adjustment, and a design exception for door location, passed (5-2-1) with one recusal (see separate report on the *Discovery Park Plat 5, Lot 501 PD* Plan major amendment).

The Planning Commission staff report; locator maps; previously approved *Discovery Park Plat 5, Lot 501 PD Plan* (2/17/20); previously approved *Discovery Park Plat 5, Lot 501 PD Plan Minor Amendment #1* (8/3/20); PD plan; zoning and statement of intent for Tract 5 (Ord. 18043); Design Adjustment Worksheet; and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A

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
2/17/2020	Approved PD Plan for <i>Discovery Park Plat 5, Lot 501 PD Plan</i> (Ord. #024163)

Suggested Council Action

Approve the design adjustment to Section 29-5.1(f)(3) as recommended by the Planning and Zoning Commission.