



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Discovery Park- Endeavor Center West PD Plan (Case #08-2021)

Executive Summary

Approval of this request would result in a new PD plan that will create a 3-lot mixed-use development that includes new streets, right-of-way, and easements to be dedicated to public use. This request is being reviewed concurrently with a design adjustment seeking to allow property lines through a structure (i.e. parking lot).

Discussion

Anderson Engineering (agent), on behalf of P1316, LLC (owner), is seeking approval of a PD (Planned Development) plan to be known as "Discovery Park-Endeavor Center West PD Plan" that proposes the creation of three separate development lots for commercial and residential uses, the extension of Nocona Parkway from its current southern terminus, and construction of another new street extension. This request also includes a concurrent request for a design adjustment from Section 29-5.1 (f)(3) to allow a new lot line through a structure. The design adjustment will appear as a separate business item on Council's January 4, 2021 agenda. The approximately 6.08-acre site is located at the southwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

The proposed PD plan includes the creation of a three-lot development, the dedication of right of way for the westward extension of Nocona Parkway, and a new public street extension along the plan's southwest boundary. The approved zoning allows for most commercial uses, with some exceptions, and for residential uses as well. Lot 601, located adjacent to the Nocona and Endeavor roundabout, will include a 45,000 square foot three-story building, with a mix of commercial (ground floor) and residential (2nd and 3rd floors) uses. The proposed residential uses will include 44 studio apartments. The other 2 buildings shown on the PD Plan will be commercial in use. It is also worth noting that the traffic signal at the intersection of Endeavor Avenue and Discovery Parkway will be installed prior to issuing a certificate of occupancy for this project.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. A Commissioner shared concerns with the proliferation of residential units in this area. Following limited additional discussion, a motion to approve the PD plan passed (6-1) with one abstention.

The Planning Commission staff report, locator maps, PD plan, design adjustment worksheet, statement of intent (4/19/2004), preliminary plat (2/3/2020), and meeting minute excerpts 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
2/3/2020	Approved <i>Discovery Park Subdivision Preliminary Plat Revision #3</i> (Res #21-20)

Suggested Council Action

Approve the *Discovery Park-Endeavor Center West PD Plan* as recommended by the Planning and Zoning Commission.