



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2017

Re: Discovery Park Plat 2-C – Replat (Case #17-129)

Executive Summary

Approval of this request will result in a replat of Lot 5 of Discovery Park Subdivision Plat 2-B in order to create 2 lots.

Discussion

The applicant, Columbia Civil Engineering Group, LLC (agent) on behalf of Discovery Park Apartments, LLC (owner), is seeking approval of a two-lot replat of PD (Planned Development) zoned property, constituting a replat of Lot 5 of Discovery Park Subdivision Plat 2-B. The replat is to be known as "Discovery Park Subdivision Plat 2-C". The 8.68-acre subject property is located on the west side of Nocona Parkway, 400 feet south of Ponderosa Street.

This plat is associated with Case #17-128, which is a request for an amendment to the PD development plan for the subject property. The requested PD plan serves as a revised preliminary plat for the property, and if Case #17-128 is approved, the requested final plat will be in substantial conformance with the approved PD plan. The plat is also in conformance with all UDC regulations, and staff recommends approval.

Locator maps, final plat, and the previously approved plat of Lots 4 & 5 Discovery Park Subdivision Plat 2B are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



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
09/02/2014	Approved Lots 4 & 5 Discovery Park Subdivision Plat 2B PD (Ord. #22188) Approved Discovery Park Subdivision Plat 2-B (Ord. #22189)

Suggested Council Action

Approve the plat entitled "Discovery Park Subdivision Plat 2C".