



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 5, 2016

Re: Discovery Park Subdivision Plat 4 C-P/O-P - C-P/O-P Plan (Case #16-173)

Executive Summary

This request will approve a C-P/O-P development plan to be known as "Discovery Park Subdivision Plat 4 C-P/O-P development plan" and permit the construction of a maximum of 336 multi-family residential dwelling units to be built upon on the site's 12.51-acres, subject to specific approval conditions.

Discussion

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

Approval of the development plan would permit the construction of 336 multi-family dwelling units (approximately 27 dwelling units/acre) that includes a mixture of studio, 1-bedroom, and 2-bedroom units. The plan also shows required parking being provided in a combination of surface lots and detached garages. The applicant is also seeking a sign standard modification to permit two monument style signs – typically only one would be permitted per the sign code.

Access to the site is currently proposed at two locations. The first access is via an access easement that extends through the development to the north and connects to the roundabout at Nocona Parkway. The second access is via a private street along the south side of the development that connects directly to Nocona Parkway; however, is restricted to a right-in/right-out access only.

Given that neither access point provided to the subject site permits full, direct access to a City right of way from the property, staff raised the possibility of adding a third access point to the site that would provide additional access. The applicant agreed to a condition that the City could require an additional access point in the future if staff determines that the two access points shown on the development plan are not sufficient to serve the site. This condition would be triggered following the issuance of the 150 certificate of occupancy for the site.

The Planning and Zoning Commission considered the proposed development plan at its meeting on November 10, 2016. Staff presented its report and the applicant and their



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representatives gave an overview of the request. No other member of the public spoke during the public hearing.

The Commission inquired about stormwater and landscaping requirements, and also requested additional details regarding when the third access point would be constructed as well as clarification on whether the private streets could become public streets. Staff explained that a note is on the plan, consistent with City Ordinance, stating that no private street can be dedicated to or accepted for maintenance until it has been improved to minimum city standards for public streets.

Following limited further discussion, the Planning and Zoning Commission voted (7-0) to recommend approval of the C-P/O-P development plan with the condition recommended by staff regarding the third access point. A full discussion of this item can be found within the attached Planning Commission staff report.

The Planning Commission staff report, locator maps, C-P/O-P development plan, design parameters, sign elevations, previously approved preliminary plat, impervious worksheet, and meeting minutes excepts 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 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 Discovery Park Subdivision Plat 4 C-P/O-P Development Plan and the associated design parameters, subject to the condition that the City may require the construction of a third access any time after 150 units have received occupancy permits provided the City clearly demonstrates that the two access points are not sufficient to provide safe and adequate ingress and egress from the site as recommended by the Planning and Zoning Commission.