



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Discovery Business Park PD Plan – Design Adjustment (Case #10-2021)

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 development plan to be known as *Discovery Business Park PD Plan*, which will create a three-lot commercial development.

Discussion

Anderson Engineering (agent), on behalf of P1316, 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 new PD plan, *Discovery Business Park PD Plan*. The approximately 8.39-acre site is located at the southwest 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 Lot 2 and 3 that coincides with a proposed access drive that is shown on the accompanying PD plan. The requested location of the new lot line is reasonably located and does not arbitrarily bisect parking spaces or drive aisles. Allowing a lot line through the parking area 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 December 10, 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 brief discussion on the design adjustment, a motion to approve the requested design adjustment passed (7-0) with one abstention.

The Planning Commission staff report, locator maps, PD plan, statement of intent, 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: 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
2/3/2020	Approved <i>Discovery Park Subdivision Preliminary Plat Revision #3 (Res #21-20)</i>

Suggested Council Action

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