



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 7, 2020

Re: Discovery Park Subdivision Plat 5A – Final Plat (Case #6-2021)

## Executive Summary

Approval of this request would result in the creation of a two-lot subdivision for a mixed-use development within the Discovery Park development.

## Discussion

Anderson Engineering (agent), on behalf of Endeavor Center LLC (owner), is seeking approval of a two-lot final plat of PD (Planned Development) zoned property, constituting a replat of Lot 501 of *Discovery Park Subdivision Plat 5*, to be known as *Discovery Park Subdivision Plat 5A*. The 2.26-acre subject site is located at the northwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

The final plat divides an existing lot into two lots that are proposed for commercial development. The subdivision is consistent with the Council approved PD plan amendment that was passed on November 16, 2020. The amended *Discovery Park Subdivision Plat 5, Lot 501 PD Plan* includes two separate buildings – Building A identified as a veterinary clinic, and Building B used for commercial uses on the ground floor and residential units on the upper two floors.

The requested final plat includes the lot arrangement reflected on the current PD plan, which serves as a revised preliminary plat. The final plat has been found to be in substantial conformance with the existing PD plan and meets all the standards of the UDC regulations. Staff recommends approval of the plat.

Locator maps, final plat, and the PD plan (11/16/20) 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 and sewers 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
11/16/2020	Approved the amended Discovery Park Subdivision Plat 5, Lot 501 PD plan. (Ord #24432)

## Suggested Council Action

Approve the final plat of *Discovery Park Subdivision Plat 5A*.