



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: Discovery Park Subdivision Plat 4 PD Plan – Major Amendment (Case #38-2020)

Executive Summary

Approval of this request will result in the acceptance of a revised PD plan that relocates several multi-family dwellings on the site, and revises the access to the dwelling units via Briarmont Avenue, a private street.

Discussion

Anderson Engineering (agent), on behalf of Discovery Park Apartments, LLC (owner), seeks approval a PD Plan (Planned Development) amendment to the Discovery Park Subdivision Plat 4 PD Plan, with the most recent version administratively approved on 6/11/2018, to reconfigure the layout of the dwelling units that have not yet been constructed, and create an additional residential access drive off of Briarmont Avenue. The 12.92-acre property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street.

The amendment would reduce the number of separate multi-family buildings from 6 to 4, reduce the number of dwelling units, and increase the open space on site. The newly oriented and proposed buildings would include attached parking below the units. Two buildings will face southward toward an existing private street, Briarmont Avenue. Residents of the southward facing units would access garages via a side access drive separating the dwellings from the private street. To accommodate the side access drive, Briarmont has been shifted south and Lot 402 has increased in size.

The proposed expansion of Lot 402 has been shown on a concurrent preliminary plat revision (Case # 25-2020) that is being considered on the February 3 Council agenda. Prior to building permits being issued for this amended PD plan, a final plat for Lot 402 will required Council approval and recording.

The Planning and Zoning Commission considered this request at their January 9, 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. Following limited discussion, a motion to approve the PD plan passed (7-0) with one recusal.

The Planning Commission staff report, locator maps, previously approved Discovery Park Subdivision Plat 4 PD Plan, PD plan, 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
12/5/2016	Approved Discovery Park Subdivision – Plat 4 CP/OP plan (Ord. #23030)
4/19/2004	Approved annexation and zoning (Ordinance #18043)

Suggested Council Action

Approve the Discovery Park Subdivision Plat 4 PD Plan Major Amendment as recommended by the Planning and Zoning Commission.