



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Discovery Professional Offices PD Plan – Design Adjustment (Case #31-2021)

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 one-lot Planned District plan to be known as *Discovery Professional Offices PD Plan* that would allow construction of a three-story office building.

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 across an access drive which is defined by the UDC as a structure. The design adjustment is being considered concurrently with a proposed new Planned District (PD) plan, *Discovery Professional Offices PD Plan*. The 4.4-acre site is located along the east side of Nocona Parkway, west side of Ponderosa Street, and approximately 500 feet south of the intersection of Ponderosa and Nocona.

The requested design adjustment is sought to allow an access driveway to be constructed over the proposed southern lot line of the subject parcel. The proposed access drive will provide a secondary access to the property to the south which is being concurrently reviewed as Case #30-2021 on Council's January 4 agenda. 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 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 proposed 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 limited discussion on the design adjustment, a motion to approve it was passed (7-0) with one abstention.

The Planning Commission staff report, locator maps, PD plan, design adjustment worksheet, statement of intent (4/19/2004), preliminary plat (4/15/2015), 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
4/15/2015	Approved <i>Discovery Park Subdivision Preliminary Plat 2</i> (Res #71-15)

Suggested Council Action

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