



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: Discovery Park Plat 5, Lot 501 PD Plan (Case #24-2020)

Executive Summary

Approval of this request will result in the acceptance of a PD development plan for this site to allow for construction of two commercial buildings with associated off-street parking, and permit a design exception to the requirements of Section 29-4.6 pertaining to the requirement that building entrances face a public street.

Discussion

Anderson Engineering (agent), on behalf of P1316, LLC (owner), seeks approval of a PD plan on 2.25 acres of PD (Planned Development) zoned property to be known as Discovery Park Plat 5, Lot 501 PD Plan. The PD Plan proposes development generally consisting of commercial and office uses, the extension of Endeavor Avenue, and a design exception to Section 29-4.6 of UDC relating to entry door orientation. The subject site is located at the northwest corner of Nocona Parkway and Endeavor Avenue.

The PD development plan will include the construction of two, one-story office/commercial structures, with the southern building consisting of 5,500 square feet for a vet office, with the balance allocated to other commercial uses. Access to the site will be from the future extension of Endeavor, and from the private street (Briarmont) located within the development to the north. A drive through is also planned for the south building. The existing permitted uses for this PD includes most commercial uses.

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 discussion, a motion to approve the PD plan and requested design exception passed (7-0) with one recusal.

Please note that there were limited technical corrections made to the PD plan since reviewed by the PZC, and the current version is attached.

The Planning Commission staff report, locator maps, PZC reviewed PD plan, revised PD plan (1/22/2020), zoning and statement of intent for Tract 5 (Ord. 18043), 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
4/20/2015	Approved Discovery Park Subdivision Preliminary Plat 2 (Resolution #71-15)
4/19/2004	Approved annexation and zoning (Ordinance #18043)

Suggested Council Action

Approve the Discovery Park Plat 5, Lot 501 PD Plan as recommended by the Planning and Zoning Commission.