



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2020

Re: Discovery Park Subdivision Plat 5 – Final Plat (Case #47-2020)

Executive Summary

Approval of this request would result in the creation of a one-lot subdivision for commercial development within the Discovery Park development.

Discussion

Anderson Engineering (agent) on behalf of P1316, LLC (owner) is seeking approval of a one-lot final major plat on PD (Planned Development) zoned property to be known as *Discovery Park Subdivision Plat 5* that includes the proposed extension of Endeavor Avenue. The 3.67-acre subject site is generally located west of the roundabout intersection of Endeavor Avenue and Nocona Parkway.

The final plat creates a single lot that is proposed for commercial development consistent with the Council approved PD plan. The PD plan, known as *Discovery Park Subdivision Plat 5, Lot 501* includes two separate commercial buildings with uses identified as commercial and a veterinary clinic.

The Preliminary Plat Revision #3 for Discovery Park Subdivision (attached) shows the extension of Endeavor Avenue abutting the proposed lot and extending westward to its terminus. Approval of the proposed final plat will dedicate the right of way for Endeavor Avenue along the proposed lot as well as to its westward extension in a cul-de-sac. The site plans for the construction of the entire extension have been submitted to the City for review.

The requested final plat includes the lot reflected on the current PD plan (attached). The 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, previously approved PD plan, previously approved preliminary plat, and the final plat 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
2/17/2020	Approved the Discovery Park Subdivision Plat 5, Lot 501 PD plan. (Ord #24163)

Suggested Council Action

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