



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2020

Re: Discovery Park Subdivision Plat 4-A – Final Plat (Case #89-2020)

## Executive Summary

Approval of this request would result in the resubdivision of two existing lots into three lots for use as a multi-family development.

## Discussion

Central Counties Surveying (agent), on behalf of Discovery Park Apartments II LLC and P1316, LLC (owners), are seeking approval of a three-lot final plat to PD (Planned Development) zoned property. The three-lot plat constitutes a replat of lots within *Discovery Park Subdivision Plat 4* and is to be known as *Discovery Park Subdivision Plat 4-A*. The subject site is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street.

The applicant is seeking to final plat the three lots that were reflected on the recently amended *Discovery Park Subdivision Plat 4 PD Plan* to facilitate the division of the property into three lots that would separate the existing and still-to-be-constructed multi-family units onto two separate lots for financing purposes. The third lot is a private street that provides access to Nocona Boulevard. An access easement that was required as part of the PD plan review has been recorded and is shown on the plat near the boundary between lots 401A and 401B. The PD plan (Case #114-2020) is currently on the Council's agenda for final read on July 20.

The requested final plat includes all property contained within the *Discovery Park Subdivision Plat 4 PD Plan*, which serves as the preliminary plat for the site. Upon review the plat has been found to be in substantial conformance with the proposed PD plan. The plat meets all the standards of the UDC regulations and is recommended for approval, pending the approval of the PD plan revision (Case # 114-2020) on July 20.

Locator maps, final plat, and the *Discovery Park Subdivision Plat 4 PD Plan (revision #2)*, 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
12/19/2016	Approved the final plat of <i>Discovery Park Subdivision Plat 4 (Ord. #23031)</i>

## Suggested Council Action

Approve the *Discovery Park Subdivision Plat 4-A* final plat.