



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Discovery Park- Endeavor Center West PD Plan – Design Adjustment (Case #08-2021)

## 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 plan known as *Discovery Park- Endeavor Center West PD Plan*, which will create a three-lot mixed-use development.

## 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 through a parking lot which is defined by the UDC as a structure. The design adjustment is being considered concurrently with a proposed new PD plan, *Discovery Park- Endeavor Center West PD Plan*. The approximately 6.08-acre site is located at the southwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

The requested design adjustment is sought to allow a parking lot to be constructed over a proposed lot line dividing each of the three lots shown on the accompanying PD plan. 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 over the parking area 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 revised 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 the requested design adjustment 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 (2/3/2020), 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
2/17/2020	Approved PD Plan for <i>Discovery Park Plat 5, Lot 501 PD Plan</i> (Ord. #024163)

## Suggested Council Action

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