



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2023

Re: Discovery Hotel, Plat No. 1 – Final Plat (Case #70-2023)

## Executive Summary

This request, if approved, would result in the creation of two (2) new lots within the Discovery Park Subdivision to be known as "Discovery Hotel, Plat No. 1". The subject acreage is located between S. Ponderosa Street and Nocona Parkway south of the Homewood Suites Hotel and Park Restaurant. The final plat is consistent with the recently approved PD plan for the same acreage.

## Discussion

Crockett Engineering (agent), on behalf of P1316, LLC (owners), seeks approval of a 2-lot final plat to be known as "Discovery Hotel Plat, No. 1". The 4.09-acre parcel is located between S. Ponderosa Street and Nocona Parkway south of the Homewood Suites Hotel and Park Restaurant. The proposed plat is consistent with the recently approved PD plan known as "Discovery Hotel" for the same acreage and is being processed in advance of future hotel construction on Lot 1 of the plat.

Access to the property is provided via two private cross-access easements on the north and south sides of the property. These cross-access easements provided east-west connectivity to S. Ponderosa Street and Nocona Parkway, respectively. No additional public right of way is required; however, over-sized utility easements have been shown and will be dedicated along S. Ponderosa (15-feet) and the southern property line (30-feet). Additionally, a standard 16-foot utility easement is being shown between Lot 1 and 2.

The recently approved legislation relating to the PD Plan and Statement of Intent (SOI) for included a provision that future development upon the site would be subject to architectural appearance standards as depicted and described in "Exhibit B" of Ordinance # 025281. These standards stipulate that the future hotel exterior shall contain no less than 55% glazing and 20% fenestration and be restricted to a maximum of 45% EFIS finishes. Additionally, development of the site must conform to the impervious surface limitations associated with Tracts 5 (60%) and 8 (85%) of the Philips Farm Annexation/Permanent zoning agreement approved by Ordinance # 018043. Per the SOI, overall impervious surfaces between the two lots shall not exceed 80%.

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC and is consistent with the approved PD Plan which also serves as the site's preliminary plat. The plat is supported for approval.

Locator maps and the final plat are attached for review.



## Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Possible impacts may include additional expenditures for solid waste collection and public safety service provision. Such impacts may or may not be off-set by user-fees and property tax collections.

## Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

## Legislative History

Date	Action
3/20/23	Approved PD Plan and revised Statement of Intent (Ord. 025281)

## Suggested Council Action

Approve the final plat to be known as "Discovery Hotel, Plat No. 1".