



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: Discovery Park Subdivision Preliminary Plat Revision #4 (Case #82-2021)

## Executive Summary

Approval of this request would result in the revision to an existing preliminary plat to create additional lots and additional right of way to be platted in the future.

## Discussion

Anderson Engineering (agent), on behalf of P1316 LLC (owners), is seeking approval of a preliminary plat revision to PD (Planned Development) zoned property included within the *Discovery Park Subdivision Preliminary Plat Revision #3*. The revision includes a new lot arrangement and new right of way dedication that will connect the extension of Artemis Drive to Endeavor Avenue. The revised plat showing such changes is to be known as *Discovery Park Subdivision Preliminary Plat Revision #4*. The property is generally located north and south of Endeavor Avenue, approximately 300 feet west of the intersection of Nocona Parkway.

The proposed revision includes a portion of Lot 504 from Discovery Park Subdivision Preliminary Plat Revision #3. This preliminary plat would complete the extension of Artemis Drive from where it was included in the Discovery Park Business Park PD plan to Endeavor Avenue where it currently terminates in a roundabout. Three lots will be created around the Endeavor and Artemis roundabout. PD plans will be required in the future for development of these lots.

The Planning and Zoning Commission considered this request at their March 18, 2021 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 limited discussion, a motion to approve the preliminary plat passed (8-0).

The Planning Commission staff report, locator maps, revised preliminary plat, original preliminary plat (2/3/2020), 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
2/3/2020	Approved preliminary plat of <i>Discovery Park Subdivision Preliminary Plat Revision #3 (R21-20)</i>

## Suggested Council Action

Approve the preliminary plat of *Discovery Park Subdivision Preliminary Plat Revision #4*.