



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 2, 2022

Re: Discovery Park Subdivision, Plat No. 8 - Final Major Plat (Case #81-2022)

## Executive Summary

Approval of this final plat will create seven new lots within the Discovery Park development.

## Discussion

Crockett Engineering Consultants (agent), on behalf of P1316, LLC (owner), is seeking approval of a seven-lot final major plat of PD (Planned Development) zoned property to be known as Discovery Park Subdivision, Plat No. 8. The 10.64-acre subject site is located on the southwest corner of Discovery Parkway and Endeavor Avenue.

The requested final plat includes property contained within the approved PD plan of *The Kitchen & Discovery Offices*, which was recently approved and serves as the preliminary plat for the property. The development includes a mix of uses, including offices, residential, and a combination of restaurant and outdoor entertainment.

Upon review, it was determined that the final plat is in substantial conformance with the lot layout within the approved PD plan. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and the approved *The Kitchen & Discovery Offices PD Plan*, 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: Reliable 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
01/3/22	Approved - <i>The Kitchen &amp; Discovery Offices PD Plan (Ord. 024879)</i>

## Suggested Council Action

Approve the final plat of *Discovery Park Subdivision, Plat No. 8*.