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To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2016

Re: Discovery Park Subdivision Plat 3-B - Final Plat (Case #16-72)

Executive Summary

Approval will result in the creation of a final plat to be known as "Discovery Park Subdivision Plat 3-B". The plat will dedicate the right of way for Nocona Parkway's connection from its current terminus to Discovery Parkway – no other parcels are being created by the plat.

Discussion

The applicant, Catalyst Design Works, is requesting on behalf of P1316, LLC (owner) for approval of a final plat to be known as "Discovery Park Subdivision Plat 3-B", which includes the dedication of right of way for Nocona Parkway, Endeavor Avenue, and a roundabout intersection. The 4.11 acres of right of way are located northwest of the intersection of Nocona Parkway and Discovery Parkway.

The requested plat is solely for the dedication of right of way for the Nocona Parkway extension, which includes a roundabout, and does not create additional lots. The proposed right of way replaces the right of way that had been previously dedicated by Discovery Park Subdivision Plat 3A (see attached) in 2015, and subsequently vacated by Ordinance #22806 in anticipation of the newly designed right of way location. The revised location of the right of way will allow the roundabout to accommodate the intersection of four streets instead of three streets, as was originally designed.

The alignment of the street is generally consistent with the approved preliminary plat (see attached), with the exception of the additional western street leg created by the revised roundabout. Any additional development utilizing this street leg will require a revised preliminary plat to indicate the location of any new public streets. The property west of the roundabout is zoned C-P and will require submission of a development plan which also constitutes a preliminary plat. Through the submission of the required C-P development plan, the City will be able to review and approve any possible future plans for roadway extensions.

Staff finds that the final plat is in substantial compliance with "Discovery Park Subdivision Preliminary Plat 2", is in technical compliance with all relevant subdivision regulations, and recommends approval. Locator maps, reduced copy of Plat 3-B, and the previously approved final and preliminary plats of Plat 3A and Plat 2, respectively, are attached for review.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

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

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
5/4/2016	Ordinance #22806: Approved vacation of right of way for Nocona Parkway and Arrendale Drive
6/1/2015	Ordinance #22447: Approved final plat of "Discovery Park Subdivision Plat 3A"
4/20/2015	Resolution #71-15: Approved "Discovery Park Subdivision Preliminary Plat 2"

Suggested Council Action

Approve the proposed final plat to be known as "Discovery Park Subdivision Plat 3-B".