



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2020

Re: Discovery Park Plat 4 PD Plan Major Amendment – Design Adjustment (Case #114-2020)

## 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 PD plan major amendment to the *Discovery Park Plat 4 PD Plan*, which will allow the subdivision of an existing lot into 2 lots.

## Discussion

Anderson Engineering (agent), on behalf of Discovery Park Apartments, 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 major amendment to the Discovery Park Subdivision Plat 4 PD Plan to subdivide an existing lot into two separate lots. The 12.92-acre property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street.

The requested design adjustment is sought to allow a parking lot to be constructed over a proposed lot line dividing Lots 401A and 401B as shown on the accompanying PD plan. The requested location of the new lot line is reasonably located and does not arbitrarily bisect parking spaces. However, because it divides a drive aisle an access easement encompassing the entire drive aisle will be platted to ensure the owners of each parcel have access their respective parking spaces. Allowing a lot line over the parking lot 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 June 4, 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, a motion to approve the amended PD plan and requested design adjustment passed (8-0).

The Planning Commission staff report, locator maps, previously approved *Discovery Park Subdivision Plat 4 PD Plan*, PD plan, 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
2/17/20	Approved PD Plan Major Amendment #1 for <i>Discovery Park Subdivision Plat 4. (Ord. #24164)</i>

## Suggested Council Action

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