



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2024

Re: Discovery Park, Plat No. 6A – Final Plat (Case # 46-2024)

## Executive Summary

Approval of this request would authorize the recording of a 2-lot final plat to be known as “Discovery Park, Plat 6A” and constitutes a replat of Lot 6 of Discovery Park Subdivision Plat 6. The proposed replat has been precipitated by revisions to the “Discovery Business Park Planned Development Plan” (Case # 47-2024) which is pending second reading on the Council’s February 19, 2024 agenda. The proposed plat is consistent with the lot configuration shown on the revised PD Plan.

## Discussion

Crockett Engineering Consultants (agent), on behalf of P1316 LLC (owners), are seeking approval of a 2-lot final plat to be known as “Discovery Park, Plat No. 6A” which constitutes a replat of Lot 6 of Discovery Park Subdivision Plat 6 which was approved on June 21, 2021. The 3.17-acre parcel is zoned PD (Planned Development) and is located northwest of the intersection of Nocona Parkway and Artemis Drive and contains the address 4900 Artemis Drive. A concurrent PD Plan revision (Case # 47-2024), inclusive of the acreage shown on the plat, is scheduled for second reading before the City Council on February 19, 2024.

The proposed final plat is consistent with the lot arrangement shown on the revised PD Plan that has been filed under Case # 47-2024 (attached). The revised PD Plan also serves as a new preliminary plat for the acreage. Given the consistency between the PD Plan and the proposed final plat, Council is authorized to approve the final plat. Such action will ensure that the new 4-story multi-family structure and stormwater facility shown on the PD Plan are located on their own individual lots. The proposed lot lines do not create conflicts with required UDC setbacks or other dimensional requirements.

It should be noted that parking shown on the PD plan is interconnected between Lot 7 of the proposed final plat and existing Lot 5 of Discovery Park Subdivision Plat 6. This interconnection is authorized by the UDC and affords the applicant the ability to “share” parking between the proposed multi-family building and the existing multi-tenant commercial structure to the south. A shared parking agreement will be established to ensure that total parking requirements between the uses on these lots is met as well as cross-access is permitted. Each lot fronts to a public roadway and meets the standards for “lot frontage” established within the UDC.

The plat increases the number of lots previously proposed with the Discovery Business Park from the from 3 to 4. The increase was precipitated by the applicant’s desire to reallocate the uses on Lot 3 of the original PD plan to accommodate a 4-story residential building and a



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regional stormwater facility. No additional right of way was required with the new lot arrangement and required utility easements have been shown on the plat that were not otherwise provided with the recording of Discovery Park Subdivision Plat 6.

Per sec. 29-5.2(d)(4) of the UDC, a resubdivision/replat of land shall only be approved if Council determines compliance with the following provisions (staff analysis follows each provision):

**(i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.**

There are no known restrictions impacting the property or being relied upon by adjoining property owners.

**(ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.**

The subject site is provided with adequate public utilities and roadway infrastructure to support the development of the site as shown on the related PD development plan. 40,000 sq. ft. of office/artisan industry suites were removed and a 48-unit, 4-story residential structure containing 46,000 sq. ft along with a stormwater retention pond will be constructed on the subject 3.17-acres. This conversion has result in a reduction and consolidation of on-site impervious surface which is significant less than the original PD plan proposed. No concerns have been expressed that the proposed replat will impact the functionality of the existing infrastructure systems.

**(iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.**

The proposes replat shows a total of 2 commercial lots each with its own point of ingress/egress. The adjoining development within Discovery Park is similar to that proposed and approval of the replat is not believed to generate any additional negative impacts. The governing PD plan considered the integration of this tract's uses to those within the overall Discovery Park development and were found to be consistent with the underlying land use entitlements. This replat reconfigures the proposed development's lots to be consistent with the revised PD plan.

The subject site has been reviewed by both internal and external staff and found to comply with the requirements of the UDC. Staff supports the approval of the replat.



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Locator maps, final plat, and proposed PD Plan revision are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Minimal. Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

## Legislative History

Date	Action
2/05/24	Intro/First Read of revisions to the Discovery Business Park PD Plan (B21-24)
6/21/21	Approved final plat "Discovery Park Subdivision, Plat No. 6. (Ord. 024665)
1/19/21	Approved PD Plan/Prelim. Plat "Discovery Business Park". (Ord. 024512)

## Suggested Council Action

Approve the proposed final plat to be known as "Discovery Park, Plat No. 6A.