

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 8, 2016**

SUMMARY

A request by Discovery Hotels LLC & P1316, LLC (owners) for approval of a major amendment to the C-P Plan for Discovery Park Subdivision Lots 301, 302 & 303. The 3.86-acre subject site is located on the southeast corner of Nocona Parkway and Ponderosa Street. **(Case #17-11)**

DISCUSSION

The applicant is proposing approval of a major amendment to the C-P development plan for Lots 301, 302 and 303 of Discovery Park Plat 3. The previously approved C-P development plan includes a four-story, 55,210 square foot hotel on Lot 303, which is under construction, and a 5,040 square foot restaurant on each of Lots 302 and 303. The proposed amendment would allow for Lots 302 and 303 to be combined, and for the two 5,040 square foot restaurants to be consolidated into a single 8,414 square foot restaurant on proposed Lot 301A. The proposed change will result in a 200 square foot reduction in total impervious area on the site.

The applicant is also requesting wall signage on all four faces of the hotel on Lot 303. The previously approved development plan included a generic note indicating that final signage would be in accordance with City standards. Hotel sign standards allow signs on each wall facing a street (Section 23-26.(1)). Signs in planned districts are flexible, subject to review and approval of specific standards by Council, per Section 23-25.1(h).

Staff assessed the proposed wall signage against the C-1 standards and found them to be compliant with the exception of the northeast and southeast facing signs (#1 & #4 on the applicant's exhibit), which abut undeveloped commercially zoned parcels. None of the proposed wall signs exceeds the maximum allowable area per C-1 standards. Given the master planned nature of the Discovery Park development and the commercial nature of the subject site and abutting properties, staff is not opposed to allowing the proposed departure from standard requirements.

The plan meets all C-P development standards. The Design Parameters have been revised to reflect the updated impervious area calculations and newly proposed signage.

RECOMMENDATION

- Approval of the amended C-P development plan and Design Parameters

SUPPORTING DOCUMENTS

- Locator maps
- Proposed C-P development plan
- Wall sign plan & elevations
- Proposed Design Parameters
- Revised Impervious Area Allocations spreadsheets
- Approved C-P development plan
- Approved Design Parameters

SITE HISTORY

Annexation Date	2004
Existing Zoning District(s)	C-P/C-3
Land Use Plan Designation	Commercial District
Subdivision/Legal Lot Status	Final plat is pending concurrent approval

SITE CHARACTERISTICS

Area (acres)	3.86 acres
Topography	Flat to gently sloping
Vegetation/Landscaping	None. Cleared for development.
Watershed/Drainage	Clear Creek
Existing structures	Hotel (under construction) & vacant

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	C-P (Planned Business District)	Undeveloped
South	C-P	Undeveloped/Apartments
East	C-3 (General Business District)	Undeveloped
West	C-P	Apartments

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Ponderosa Street	North/east side of site
Major Roadway Plan	Neighborhood Collector (in place)
CIP Projects	None
Sidewalk	5-ft sidewalk in place

Nocona Parkway	South/west side of site
Major Roadway Plan	Major Collector (in place)
CIP Projects	None
Sidewalk	5-ft sidewalk in place

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (west of site)
Trails Plan	No proposed trails adjacent to site
Bicycle/Pedestrian Plan	No proposed bike/ped facilities adjacent to site

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on November 15, 2016.

Public Information Meeting Recap	Number of attendees: Applicant's representative Comments/concerns: None
Neighborhood Association(s)	N/A
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre

Approved by Patrick Zenner