
FINAL PLAT
FP-1213-28

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a Final Plat for P.B. ADDITION.

LOCATION: Generally located on the west side of Flood Avenue approximately 160' north of Highland Parkway.

INFORMATION:

1. Owner. Sassan Moghadam.
2. Developer. Sassan Moghadam.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 26, 1954. City Council adopted Ordinance No. 899 annexing and placing this property in C-2, General Commercial zoning district.
2. November 8, 2012. Planning Commission, on a vote of 8-0, recommended to City Council approval of the preliminary plat for P.B. Addition.
3. January 22, 2013. City Council approved the preliminary plat for P.B. Addition.

IMPROVEMENT PROGRAM:

1. Alleys. In accordance with the City Code, alleys are not required for a lot greater than one acre.
2. Fire Hydrants. It has been determined existing fire hydrants in the area are adequate with this site plan. The proposed structure is served by existing fire hydrants.
3. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
4. Sanitary Sewers. Sanitary sewer is existing.

5. Sidewalks. Any damage to existing sidewalks will require the replacement of the sidewalk.
6. Storm Sewers. Storm water will be conveyed to a proposed privately maintained detention facility.
7. Streets. Staff is recommending deferral of four foot (4') widening for Flood Avenue.
8. Water. Water is existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way is dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan, final plat and memorandum recommending deferral of street improvements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property will be used for office and warehouse purposes. That portion of the property that is adjacent to the residential property to the west will remain undeveloped, however, the owner may store construction equipment on this portion of the property. Staff recommends deferral of street widening and approval of the final plat for P.B. Addition.

ACTION NEEDED: Recommend approval or disapproval of the deferral of street improvements for Flood Avenue and approve or disapprove the final plat for P.B. Addition.

ACTION TAKEN: _____