

PRELIMINARY PLAT
PP-1213-9

ITEM NO. 12

STAFF REPORT

ITEM: Consideration of a Preliminary 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 this property and placing it in the C-2, General Commercial zoning district.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks. Sidewalks will be installed adjacent to Flood Avenue.
5. Drainage. Storm water will be conveyed to a proposed privately maintained detention facility and storm water will be conveyed to Flood Avenue.
6. Streets. Flood Avenue is existing.
7. Water Mains. Water main is existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All required rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owner proposed to develop this tract as a commercial business. Staff recommends approval of the preliminary plat for P.B. Addition.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirement and approval or disapproval of the preliminary plat for P.B. Addition.

ACTION TAKEN: _____