



## Legislation Text

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**File #:** FP-1617-4, **Version:** 1

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CONSIDERATION OF A FINAL PLAT FOR A REPLAT OF LOT 2, BLOCK 1, WOODCREST ESTATES PLAZA ADDITION, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF PORTER AVENUE AND ROCK CREEK ROAD)

**BACKGROUND:** This item is a final plat for a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition, and is located at the northeast corner of the intersection of North Porter Avenue and Rock Creek Road. City Council, at its meeting of October 7, 1969, adopted Ordinance No. 2213 placing a portion of this property in the RM-6, Medium Density Apartment District with permissive use for off-street parking and at its meeting of March 30, 1976, City Council adopted Ordinance No. O-7576-36, placing the remainder of this property in the C-2, General Commercial District. City Council, at its meeting of January 12, 2016, approved the preliminary plat for a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition. This property consists of 6.83 acres and nine (9) lots. The project indicates a convenience store and retail shops on five proposed commercial lots. There are four (4) residential lots that will consist of duplexes. The residential lots will not access Sequoyah Trail. The City Development Committee, at its meeting on September 13, 2016, reviewed and approved the program of improvements, site plan and final plat for a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition and submitted to City Council for consideration.

**DISCUSSION:** The public improvements required of this plat consist of sanitary sewer mains, water lines serving fire hydrants. Public streets are existing. Storm water will be conveyed to proposed privately-maintained detention facilities. Sidewalks will be installed adjacent to Sequoyah Trail and Woodcrest Drive. Common drives and cross access will be utilized by the property owners. A traffic impact fee of \$5,922 is required that will contribute to a future traffic signal at the intersection of Rock Creek Road and Sequoyah Trail.

**RECOMMENDATION:** Based upon the above information, staff recommends acceptance of the public dedications, approval of the site plan and final plat and the filing of the final plat, subject to completion of public improvements or bonding. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and bond.