

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 8, 2018

SUBJECT: AP 2017-06 Consideration of a request from JBI Partners, Inc., for an amended plat of HomeTown Canal District Phase 5B on 3.984 acres located southeast of the intersection of Ice House Drive and Bridge Street.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Hometown 5 Development Corp., JBI Partners is requesting approval of an amended plat of Hometown Canal District Phase 5B. The purpose of the amended plat is to add and revise several utility easements to coincide with constructed utilities. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would make the following corrections to the previous plat.

1. The location of several 7-foot by 7-foot utility easements are revised to coincide with the constructed utilities.
2. A five-foot wide utility easement is added to Lot 5, Block A, to coincide with the constructed utilities.

The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Town Center.” This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.

CURRENT ZONING: The property is currently zoned TC Town Center.

SURROUNDING ZONING | LAND USE:

North: TC Town Center | Town Center

West: TC Town Center | Town Center



South: TC Town Center | Town Center

East: U School, Church, and Institutional and O-1 Office | Public/Semi-Public and Neighborhood Service

PLAT STATUS: The property is currently platted as HomeTown Canal District Phase 5B.

PLANNING AND ZONING COMMISISON: The Planning and Zoning Commission is scheduled to consider this item at the January 4, 2018, meeting. If the Commission issues a recommendation to City Council, staff will brief City Council of their recommendation at the January 8, 2018, meeting.

RECOMMENDATION:

Approve AP 2017-06.