



# PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** September 5, 2019  
**SUBJECT:** PP 2019-03 Consideration of a request from JBI Partners, Inc. for a preliminary plat of Hometown Canal District Phase 6, being 15.393 acres located at the southeast corner of Bridge Street and Parker Boulevard.  
**PRESENTER:** Clayton Comstock, Planning Director

**SUMMARY:**

On behalf of Arcadia Land Partners 25 Ltd and Arcadia NRH4 Hometown LLC, JBI Partners, Inc. is requesting approval of a preliminary plat of Hometown Canal District Phase 6. This 15.393-acre property is located the southeast corner of Bridge Street and Parker Boulevard.

**GENERAL DESCRIPTION:**

Hometown Canal District Phase 6 is located on the east side of the lakes and southwest of Walker Creek Elementary. The developer intends to continue the same theme and style of development as Phases 4 and 5 of the Canal District area, including a mix of garden home lots, cottage lots, and townhouse lots.

The proposed development includes 129 single-family residential lots, as described below. An exhibit showing the location of each lot is attached. A special use permit to allow up to 55 single-family cottage lots on the property was approved by City Council on December 6, 2018 (Ordinance No. 3554).

LOT TYPE	NUMBER OF LOTS	LOT WIDTH	LOT DEPTH
Garden home	24 lots	45 feet	93-98 feet
Cottage home	49 lots	35 feet	78 feet
Townhome	56 lots	25 feet	78 feet

The development is accessed from street entrances on Bridge Street, Parker Boulevard, and Grand Avenue. The development incorporates four open space lots totaling 1.897 acres (12.3 percent of the site).

**LAND USE PLAN:** This area is designated on the Land Use Plan as Urban Village. This category promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban



Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of preliminary plat subject to the following conditions. The proposed preliminary plat meets the requirements of the zoning ordinance and the approved Special Use Permit.

1. In all open space and HOA lots, show only water, sanitary sewer, or drainage easements over the specific infrastructure associated with each utility.
2. Revise the minimum storm drain size to 24 inches unless the lateral is shorter than 50 feet.
3. Rework the inlet at the intersection of the existing alley and Grand Avenue as the inlet is to be in sump.
4. Label the purpose of the drainage easement on Lot 5 Block B.
5. Eliminate the water line dead end next to Lot 1 Block A and connect to the existing water line in Bridge Street.
6. Add an easement for the existing water line that is contained within the existing right-of-way along Bridge Street.

**CURRENT ZONING:** The property is currently zoned Town Center and located in the Neighborhood General Center subzone. The Neighborhood General subzone is primarily intended for single-family development.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Right-of-way dedication for these streets is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Bridge Street	C2U Minor Collector	Urban Village	2-lane undivided roadway 90-foot right-of-way width
Parker Boulevard	C2U Minor Collector	Urban Village	2-lane undivided roadway 70-foot right-of-way width
Grand Avenue	R2U Local Road	Urban Village	2-lane undivided roadway 68foot right-of-way width



**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center	TC Town Center	Single-family residences Walker Creek Elementary
WEST	TC Town Center	TC Town Center	Single-family residences
SOUTH	TC Town Center	TC Town Center	Single-family residences Multifamily residences
EAST	TC Town Center	TC Town Center	Vacant property Multifamily residences

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

**PLAT STATUS:** The property is currently unplatted.

**CITY COUNCIL:** The City Council will consider this request at the September 23, 2019, meeting following action by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve PP 2019-03 subject to the conditions listed in the staff report.