



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** March 2, 2020
SUBJECT: AP 2020-01 Consideration of a request from JBI Partners for an amended plat of Lots 4R and 5R, Block A, Hometown Canal District Phase 5B, being 0.152 acres located at 8870-8874 Ice House Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of CB Jeni Hometown LLC, JBI Partners is requesting approval of an amended plat of Lots 4R and 5R, Block A, Hometown Canal District Phase 5B. This 0.152-acre property is located at 8870-8874 Ice House Drive.

GENERAL DESCRIPTION:

The property includes two existing lots located on the south side of Ice House Drive between Hawk Avenue and Bridge Street. A townhouse has been constructed on each lot, and a portion of the detached garage building was inadvertently constructed over the common property line. An amended plat was submitted to adjust the line to correct the error.

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

1. A 29-foot long portion of the common lot line at the rear of the lots would be shifted to the east by 0.80 feet (9.6 inches).

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

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.

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

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



STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Ice House Drive	C2U Minor Collector	Urban Village	2-lane undivided roadway 60-foot right-of-way width

Note: Ice House Drive is designated as a Residential Street (ST-64-38) by the Town Center zoning district. This street type requires a right-of-way width of 68 feet, a pavement width of 38 feet, and parking lanes on both sides of the street.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center	Urban Village	Nytex Sports Center
WEST	TC Town Center	Urban Village	Single-family residence
SOUTH	TC Town Center	Urban Village	Single-family residence
EAST	TC Town Center	Urban Village	Single-family residence

PLAT STATUS: The property is currently platted as Lots 4 and 5, Block A, Hometown Canal District Phase 5B.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the February 20, 2020, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.

RECOMMENDATION:

Approve AP 2020-01.