



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** January 4, 2018

**SUBJECT:** AP 2017-05 Consideration of a request from JBI Partners, Inc., for an amended plat of HomeTown Canal District Phase 5A on 12.924 acres located southwest of the intersection of Ice House Drive and Bridge Street.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Hometown 5 Development Corp., JBI Partners is requesting approval of an amended plat of Hometown Canal District Phase 5A. The purpose of the amended plat is to revise several utility easements and adjust the finished floor elevations on lots adjacent to the canal. 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 minimum finished floor elevations are revised on the lots adjacent to the canal. The affected properties are Lots 6-13 and 36-45, Block C.
2. The location of several 7-foot by 7-foot utility easements are revised to coincide with the constructed utilities.
3. Five-foot wide utility easements are added to Lots 5 and 32, Block B, and Lots 3, CA-C2, and CA-C4, Block C, to coincide with the constructed utilities.
4. The location of the 5-foot utility easement on Lot CA-A1, Block A (open space lot) is revised 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. A Special Use Permit request for single-family cottage lots was approved by City Council on February 13, 2017.

**SURROUNDING ZONING | LAND USE:**

**North:** TC Town Center | Town Center  
**West:** TC Town Center | Town Center  
**South:** TC Town Center | Town Center  
**East:** TC Town Center | Town Center

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

**CITY COUNCIL:** Following action by the Planning and Zoning Commission, the City Council will consider this item at the January 8, 2018, meeting.

**RECOMMENDATION:**

Approve AP 2017-05.