



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 16, 2017

SUBJECT: RP 2017-02 Consideration of a request from Arcadia NRH4 Hometown LLC for a Replat of Hometown Canal District Phase 4, Block C, Lot 55R, on 0.113 acres located at 8741 McDonough Street.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Arcadia NRH4 Hometown LLC is requesting approval of a replat of Lot 55R, Block C, Hometown Canal District Phase 4. The purpose of this replat is to move the three-foot building line from the west lot line to the east lot line. The plat is complete and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The property is located on the north side of McDonough Street between Bridge Street and Morningside Drive. The proposed replat would move the three-foot building line from the west lot line to the east lot line to accommodate anticipated construction of a house on the lot.

As required by Section 212.015 of the Texas Local Government Code and Section 110-219 of the subdivision regulations, this replat will require a public hearing when the plat is considered by the City Council. Since the property is zoned for single-family residential uses, the public hearing will include notification of all property owners within 200 feet of the lot boundary that are within Hometown Canal District Phase 4.

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: TC Town Center | Town Center

PLAT STATUS: The property is currently platted as Lot 55, Block C, Hometown Canal District Phase 4.

CITY COUNCIL: The City Council will consider this request at the March 6, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve RP 2017-02.