



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 27, 2018

SUBJECT: AP 2018-03 Consideration of a request from JBI Partners, Inc., for an amended plat of HomeTown Canal District Phase 5A, being 0.755 acres located in the 8700 block of Ice House Drive.

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 5A. The purpose of the amended plat is to remove a utility easement on the front of the lots in Block A. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would remove the five-foot utility easement on the front of Lots 1-6 in Block A. The affected lots are located on the curve on Ice House Drive and immediately west of NYTEX Sports Centre. 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:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center	Town Center	Multifamily residences (The Enclave)
WEST	TC Town Center	Town Center	Single family residences
SOUTH	TC Town Center	Town Center	Single family residences
EAST	TC Town Center	Town Center	NYTEX Sports Centre



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

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the August 16, 2018, meeting, and voted 4-0 to recommend approval.

RECOMMENDATION:

Approve AP 2018-03.