



CITY COUNCIL MEMORANDUM

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

SUBJECT: AP 2018-04 Consideration of a request from JBI Partners, Inc., for an amended plat of HomeTown Canal District Phase 5B, being 3.984 acres located southeast of the intersection of Ice House Drive and Bridge Street.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Weekley Homes, LLC, 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 street front of all the lots. 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 street fronts of all the lots on Ice House Drive, Bridge Street, and Mandalay Street. 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.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center	Town Center	NYTEX Sports Centre
WEST	TC Town Center	Town Center	Single family residences
SOUTH	TC Town Center	Town Center	Walker Creek Elementary School
EAST	U School, Church and Institutional O-1 Office	Public / Semi-public Neighborhood Service	Birdville High School Vacant property



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

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 2018-04.