



## Legislation Text

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**File #:** 16-2127, **Version:** 1

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Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to PD, Planned Development for Single-Family Residential Use on Approximately 15.5 Acres Generally Located East of Newt Patterson Road and South of Sabine Trail, Peycos Court and Columbia Court; Bloomfield Homes (ZC#16-022)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on November 21, 2016, and voted 7-0 to recommend approval with the recommendation that the exterior side yard setback of Lot 10, Block 21 will be 25 feet and the neighbors' drainage concerns be shared with the City Engineer.

The applicant is proposing 36 residential lots on 15.5 acres. The minimum lot area will be 12,000 sq ft, similar to the lots to the north, with the exception that:

- minimum lot width will be 80' instead of 90'
- minimum lot depth will be 120' instead of 125'
- minimum square footage of homes will be 2,300 instead of 2,200

Three of the surrounding property owners spoke at the Planning and Zoning Commission public hearing expressing their concerns about downstream storm water runoff.

Felix Wong, Director of Planning  
817-276-4228