



Legislation Text

File #: 18-2602, **Version:** 3

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development District to PD, Planned Development District for Single-Family Residential Use on Approximately 15.598 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 stipulation that the exterior side yard will be 25' as currently required, and that the neighbors' drainage concerns be shared with the City Engineer.

The applicant is proposing 36 residential lots and two open space lots on 15.598 acres. The proposed PD regulations comply with the SF-12/22 zoning standards for the minimum lot size of 12,000 square feet, the minimum lot coverage, and the minimum building setbacks, similar to the Twin Creeks subdivision to the north. The applicant is proposing minor changes from the SF-12/22 standards for the following:

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

East of the property is floodplain and floodway. Also, a pipeline easement runs diagonally through the property. Note #2 on Exhibit C acknowledges that there is limited buildable area for the four affected lots and that no modifications to the PD for these lots will be sought in the future.

At the public hearing before the Planning and Zoning Commission, three of the surrounding property owners expressed concern about downstream storm water runoff.

On December 12, 2016, the Council tabled the zoning change because the City's Engineering Department asked the developer's design engineer to perform a downstream analysis to show the effects of the Queensgate development on the properties downstream.

When the analysis was completed, it was determined that the existing conditions in the Federal Emergency Management Agency (FEMA) model were incorrect. The design engineer was able to obtain better topography and hydrologic information to support revising the existing conditions. City staff reviewed the design engineer's results and instructed him to process a Letter of Map Revision (LOMR) with FEMA to revise the existing conditions model.

The design engineer submitted a LOMR to FEMA for the Revised Existing Condition. FEMA's review and resubmittal process can be a lengthy process, which necessitated that the zoning change be tabled for a year. The LOMR submittal is now substantially complete and should be accepted by FEMA soon.

Based on the LOMR for the Revised Existing Condition the updated proposed condition has been submitted to the City and shows no adverse impacts on the surrounding properties. The study has been reviewed initially by City staff and while it is not officially approved, the Engineering staff is comfortable with the development moving forward with zoning.

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