

## PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 6, 2016

PUBLIC HEARING AGENDA Item #25 – Z160601/CP160601 - Zoning Change - Lakeway Estates (City Council District 6). Senior Planner Denise Thomas presented the case report and gave a Power Point presentation for approval to rezone and approve a concept plan for a 19.27 acres from Single Family-4 (SF-4) District to a Planned Development District for single-family residential uses. The 19.27-acre property, located at 1231 E. Seeton Rd., is zoned Single Family-4 (SF-4) District and is within the Lakeridge Parkway Overlay District. The agent is USA Professional Services Group the applicant is J Waymon Levell, First Southwest Properties Management Co. The owners are Rodney Mellott, Beacon E&P Company, LLC and Mike Martinez, Edge Barnett, LLC.

Mrs. Thomas stated the applicant is proposing to change the zoning on 19.27 acres in the SF-4 District to a Planned Development District to permit single family residential uses. The property is developed with a single family residence and is approved for gas well production. The property is within Public Improvement District 8 and participation in the PID is mandatory. Additionally, at the time of preliminary plat the applicant will be required to provide a copy of the draft Homeowners Association documents along with perimeter landscape and wall plans. The property is currently approved for gas well production. The applicant has submitted documentation which indicates the gas well operation and gas well buffer easements have been abandoned. Prior to approval of a preliminary plat all processes necessary to officially abandon the well will be completed.

Mrs. Thomas noted residential subdivisions in the City are reviewed against the provisions of Resolution 3924 in addition to other applicable provisions of the Code of Ordinances. Subsequent preliminary and final plats will be required to address the provisions contained in the resolution.

Mrs. Thomas stated on May 26, 2016, the Development Review Committee recommended approval of the zone change for this property subject to conditions:

Chairperson Garrett noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Waymon Levell with First Southwest Properties Management Co., 2331 Gus Thomasson, #126, Dallas, TX was present representing the case and to respond to questions from the Commission.

David M. Shmurbusch with USA Engineers, 1525 Viceroy Drive, Dallas, TX

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case Z160601/CP160601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**