

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
May 3, 2021
Council Chambers – City Hall**



The Planning & Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30, May 03, 2021.

Commissioners present: Reggie Lawrence, Dianne Williams, Lucy Sisniega, Chase Gardaphe, Zachary Deck, Adrian Carrasco

Commissioners absent: Stacy Grosse, Karmen Bryant

Staff members present: Charles Harrington, Dalia Salinas, Elizabeth Shaughnessy, Kelly Martinez

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

Commissioner Lawrence opened the public comment period at 3:31 p.m. With no one wishing to speak, the public comment period was closed at 3:31 p.m.

CONSENT ITEMS

Commissioner Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 6 to 0

AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for April 19, 2021
3. Consider a proposed Final Plat of the Barber-Cole Addition, Section 2, being a replat of the North 33-Feet of Lot 9, and all of Lots 10, 11 and 12, Block 2A, all out of a subdivision of Block 2, Barber-Cole Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of E. Golf Course Road and N. Fort Worth Street. Council District 2)

PUBLIC HEARINGS

4. Hold a public hearing and consider a request by Betenbough Homes for a zone change from SF-3, Single Family Dwelling District to PD, Planned Development District for a Housing Development on a 27.05-acre tract of land located in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, TX. (Generally located on the south side of Occidental Parkway, approximately 1,335- feet east of Carriage Road. Council District 1)

Senior Planner Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended denial.

Commissioner Lawrence asked how many other community projects have been considered with these same lot sizes. Staff confirmed that previously this year a project with similar lot sizes was approved.

Commissioner Lawrence also asked if the main issue with fulfilling the Tall City Tomorrow Plan is the reduction of yard sizes or the lack of neighborhood recreational areas. Senior Planner Elizabeth Shaughnessy

explained that it is a combination of the two. She explained that because they are not meeting the standards they are expected to provide more amenities.

Commissioner Carrasco asked if the request for the reduction is in an attempt to make the homes more affordable. Staff deferred to the applicant.

Commissioner Deck asked if the lot size had changed from a large lot that has been subdivided. Staff deferred to the applicant.

Commissioner Sisniega asked if approved what was the condition that staff recommended. Mrs. Shaughnessy explained the lot size that would be required.

Commissioner Williams asked if the square footage on the smallest lot included the set back. Commissioner Gardaphe explained that the set back is just where the home would be placed, so it is not included in the lot size.

The public hearing was opened at 3:45 p.m.

The applicant, Ronnie Wallace and Chris Berry with Betenbough Homes, gave a summary of the project which included a slide show presentation and they were open for questions.

Commissioner Lawrence asked what the average increase in price was. Mr. Berry explained that he did not have the actual increase amount available but it was the cost of lumber that has driven up the costs.

Commissioner Carrasco asked if no changes were made, how many houses could be built per lot. Mr. Berry explained that 4-45's could be added. Which would be approximately 10 more homes.

Mr. Berry also restated that the amenities being offered to the community will still be included.

Commissioner Williams asked if the green space shown on the map is still going to be the only green space included. Mr. Berry confirmed that it will be the only green space, other than what is already near the neighborhood.

Mr. Berry explained that more green space and more money put into amenities the more home prices go up so they try to balance it so that they can keep it affordable.

The public hearing was closed at 4:03 p.m.

Commissioner Gardaphe moved to approve this request; seconded by Commissioner Carrasco.

Commissioner Carrasco stated that hopefully this will be the last time the lot sizes will be reduced. Mr. Berry stated that he understands those concerns.

Commissioner Lawrence asked for the percentage that will be in the smaller lot. Mr. Berry explained that it would be 38 percent lot coverage.

The motion failed by the following vote: 3 to 3

AYE: Gardaphe, Deck, Carrasco

NAY: Lawrence, Williams, Sisniega

ABSTAIN: None

ABSENT: Grosse, Bryant

5. Hold a public hearing and consider a request by Shenandoah Bar M Ranch for a zone change from AE, Agricultural Estate District to SF-3, Single-Family Dwelling District, on a 141.53-acre tract of land located in Section 12, Block 39, T-1-S, T&P. RR Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of North State Highway 349 and Occidental Parkway. Council District 1)

Planner Kelly Martinez gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 4:12 p.m.

The applicant, Andrew Mellon with Maverick Engineering represented the Martin Family was present. He gave an overview of the project and was open to questions.

Mr. Mellon also stated that he would like to see staff look into the zoning code based off of smaller home sites. With prices increasing and not allowing smaller homes to be built it will become a problem.

The public hearing was closed at 4:14 p.m.

Commissioner Gardaphe moved to approve this request; seconded by Commissioner Deck.

The motion passed by the following vote: 6 to 0

AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:15 p.m.

C. Dianne Williams for

Reggie Lawrence, Chairman

5-17-21

Date

Charles Harrington

Charles Harrington
Director of Development Services

5-17-21

Date