

**PLANNING AND ZONING
MINUTES
January 07, 2019
3:30 p.m.**

The Planning and Zoning Commission convened in regular session in the Midland City Hall Council Chamber, 300 North Loraine, Midland, Texas, on, January 07, 2019.

Commissioners present: Chase Gardaphe, Josh Sparks, Kevin Wilton, Dianne Williams, Warren Ivey, Justin Nichols and Reggie Lawrence.

Alternate Commissioners present: Karmen Bryant and Stacy Grosse

Commissioners absent: None.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg-Burns, Senior Planner Rolandrea Russell, Planner Taslima Khandaker, Planner Elizabeth Shaughnessy, Planner Glenda Arroyo-Cruz and Account Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at ____ p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Consent Items

2. Approved a motion approving the following minutes:

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

- a. Planning & Zoning Meeting Minutes for December 17, 2018.

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

3. Consider a proposed Final Plat for Lone Star Trails, Section 13, being a 12.01-acre tract of land in Section 12, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Burnett Lane, approximately 129-feet north of Six Flags. Council District 1)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

4. Consider a proposed Final Plat for Lone Star Trails, Section 14, being a 24.74-acre tract of land in Section 12, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Rattler Lane and Independence. Council District 1)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

5. Consider a request for a proposed Final Plat for Legacy Addition, Section 6 being a 35.41-acre tract of land located in Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Arlington Road, approximately 115-feet north of Jamestown Street. Council District 4.)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

6. Consider a proposed Final Plat of South Midkiff Addition, Section 4, being a 5.11 Acre Tract of Land out of the W/2 of Section 21, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of S. County Road 1210, approximately 575 – ft. south from W. County Road 130. Extraterritorial Jurisdiction).

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

7. Consider a proposed Preliminary Plat of Midkiff Industrial Center, Section 26, being a Plat of a 3.906 Acre Tract of Land of Section 4, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of E. Industrial Loop, approximately 100 - feet south of W. Gist Avenue. Extraterritorial Jurisdiction.)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

8. Consider a Proposed Final Plat of OMG Addition, Section 4, being a 22-acre tract of land out of Section 24, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of E. County Road 139 between S. County Road 1180 and S. County Road 1172. Extraterritorial Jurisdiction).

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

9. Consider a proposed Final Plat of Random Blue Addition, being a 7.52-acre and 5.00-acre tract of land out of the SW/4, of Section 29, Block 40, T-2-S, T & P RR Co. Survey, Midland County, Texas. (Generally located on the north-side of W. County Road 150, approximately 828-feet east of S. Farm to Market Road 1788. ETJ, Extraterritorial Jurisdiction).

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

10. Consider a proposed Preliminary Plat of Midland Hills, Section 2, being a 1.81-acre tract of land out of the SE/4 of Section 21, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of E. County Road 60 approximately 1,814-feet west of N. County Road 1140. Extraterritorial Jurisdiction).

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

11. Consider a proposed Preliminary Plat of PINRIC Addition, being a Plat of a 10.100 Acre tract of land out of the NW/4, of Section 30, Block 40, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of the North Farm-to-Market Road 1788 and approximately 187-feet south of West County Road 61. Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

12. Consider a proposed Preliminary Plat of Patterson Addition, being a Plat of a 8.681 Acre

tract of land out of the SE/4 of Section 21, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the northwest corner of North County Road 1147, approximately 352-feet east of East County Road 55. Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

13. Consider a proposed Preliminary Plat of Southeast Industrial Acres, Section 4, being a plat of a 6.012 acre tract of land and a previously vacated 0.907 acre portion of East Taylor Avenue Right-of-Way, all out of Section 1, Block 39, T-2-S,T&P, RR, Co. Survey, City and County of Midland, Texas.(Generally located on the northwest corner of the intersection of South Fairgrounds Road and East Interstate Highway 20Frontage Road. Council District 2)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

Public Hearings

14. Hold a public hearing and consider a request by Jara Hotels, LLC for a Specific Use Permit with Term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on Lot 2A, Block 3, Gateway Plaza, Section 7, City and County of Midland, Texas. (Generally located on the north side of Starboard Drive, approximately 1, 167-feet east of South Tradewinds Boulevard. Council District 4)

Commissioner Sparks moved to approve Hold a public hearing and consider a request by Jara Hotels, LLC for a Specific Use Permit with Term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on Lot 2A, Block 3, Gateway Plaza, Section 7, City and County of Midland, Texas. (Generally located on the north side of Starboard Drive, approximately 1, 167-feet east of South Tradewinds Boulevard. Council District 4). Aprove with the amended hours of Monday through Saturday, 10 am to Midnight.; seconded by Commissioner Williams.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

15. Hold a public hearing and consider a request by Midland Ambulatory Surgery Center, LLC for a zone change from PD, Planned District for an Office Center to an Amended PD, Planned District for an Office Center on Block 2, Harrison Tract, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Midland Drive and Gulf Avenue. Council District 3).

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

The public hearing was open at 3:50 p.m.

The applicant Andrew Melon with Maverick Engineering was present, gave an overview of the project and was open to question.

The public hearing was closed at 3:51 p.m.

Commissioner Gardaphe moved to approve a request by Midland Ambulatory Surgery Center, LLC for a zone change from PD, Planned District for an Office Center to an Amended PD, Planned District for an Office Center on Block 2, Harrison Tract, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Midland Drive and Gulf Avenue. Council District 3).; seconded by Commissioner Williams.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

16. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Housing Development, to an Amended PD, Planned District for a Housing Development, on Lot 1, Block 3, and Lot 15, Block 2, and the previously vacated 0.566-acre portion of Guadalupe Street right-of-way adjacent to Blocks 2 and 3, all out of Adobe Meadows, Section 2, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of E. Mockingbird Lane and N. Big Spring Street. Council District 1).

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

The public hearing was opened at 3:56 p.m.

The applicant Andrew Melon with Maverick Engineering was present.

The public hearing was closed at 3:56 p.m.

Commissioner Lawrence moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Housing Development, to an Amended PD, Planned District for a Housing Development, on Lot 1, Block 3, and Lot 15, Block 2, and the previously vacated 0.566-acre portion of Guadalupe Street right-of-way adjacent to Blocks 2 and 3, all out of Adobe Meadows, Section 2, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of E. Mockingbird Lane and N. Big Spring Street. Council District 1).; seconded by Commissioner Bryant.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Sparks, Lawrence, Bryant. NAY: None. ABSTAIN: None. ABSENT: Wilton, Nichols, Grosse.

Miscellaneous

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at ____ p.m.

Chase Gardaphe, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Development Services Department

Date