

**PLANNING AND ZONING
MINUTES
February 04, 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, February 04, 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 Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

- a. Planning & Zoning Meeting Minutes for January 7. 2019.

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

Grosse.

3. Consider a proposed Final Plat of TK Addition, being a plat of a 10.625-acre tract of land out of Section 18, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located east of South County Road 1223 Half, approximately 700-feet south of West County Road 120. ETJ, Extraterritorial Jurisdiction)

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

4. Consider a proposed Preliminary Plat of Westridge Park Addition, Section 42 being a plat of 9.75-acre tract of land located in the NE/4 of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Tradewinds Boulevard Drive and Thomason Drive. Council District 4)

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

5. Consider a proposed Final Plat of Crestgate Addition, Section 48, being an 8.390 Acre Tract of Land out of the NE/4 of Section 5, Block X, HP Hilliard Survey, City and County of Midland, Texas. (Generally located northwest of the intersection of Bluebird Lane and Diamond Drive. Council District 1).

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

6. Consider a proposed Final Plat of Crestgate Addition, Section 49, being a plat of a 2.89 Acre Tract of Land out of the NE/4 of Section 5, Block X, H.P. Hilliard Survey, 14, City and County of Midland, Texas. (Generally located on the south side of Cardinal Lane, approximately 500-ft. west of N. Midkiff Road. Council District 1).

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

7. Consider a proposed Final Plat of Sanders Addition being a Plat of a 7.16 Acre Tract of Land out of the NE/4 of the SW/4 of Section 34, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located 1,320 feet north of E. Business I-20, approximately 425 feet west of N. County Road 1135. Extraterritorial Jurisdiction).

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

8. Consider a proposed Final Plat of Pavilion Park, Section 11, being a re plat of Lot 1, Block 1, Pavilion Park, City and County of Midland, Texas. (Generally located on the southeast corner of East Mockingbird Lane and North Big Spring Street. Council District 1)

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

9. Consider a proposed Preliminary Plat of Venky Addition being a plat of a 26.36-acre tract of land out of Section 18, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the southeast corner of West County Road 120 and South County Road 1230. Extraterritorial Jurisdiction).

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

10. Consider a proposed Preliminary Plat of In the Black Rentals Addition, being a Plat of a 6.93 acre tract of land out of Section 16, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 130, approximately 722-feet east of South County Road 1265. Extraterritorial Jurisdiction)

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

City Engineer Shanna McWilliams gave further information on this item. She explained that the County does want the road dedicated.

Commissioner Sparks stated that it was supposed to be 30/30. Mrs. McWilliams explained the reasoning.

The applicant stated that west of the property is a 60 foot roadway, so the south side could give 30 feet.

Commissioner Sparks recommended differing this item.

Cindy Klatt spoke on her experience with these types of projects.

Manager Cristina Odenborg Burns reminded that it is only the preliminary plat, there is time to still work something out.

Commissioner Ivey Motioned to approval with the exception of the 15 foot right away. Seconded by Commissioner Williams.

Motioned carried 5 to 0.

11. Consider a proposed Preliminary Plat of Brooks Addition, Section 4, being a Plat of a 2.000 acre tract of land out of Section 47, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of Farm to Market Road 307, approximately 1,210-feet east of South County Road 1130. Extraterritorial Jurisdiction)

Commissioner Lawrence Motion to approve items 1-9 & 11; seconded by Commissioner Williams.

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

Public Hearings

12. Hold a public hearing and consider a request by Dahlia Development, LLC. for a Zone Change from 1F-2, One-Family Dwelling District to AE, Agriculture Estate District on a 30.74-acre tract of land located in Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the west side of North Garfield Street, approximately 594-feet north of Mockingbird Lane. Council District 1)

Commissioner Lawrence moved to approve Hold a public hearing and consider a request by Dahlia Development, LLC. for a Zone Change from 1F-2, One-Family Dwelling District to AE, Agriculture Estate District on a 30.74-acre tract of land located in Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the west side of North Garfield Street, approximately 594-feet north of Mockingbird Lane. Council District 1); seconded by Commissioner Ivey.

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

Commissioner Lawrence asked prior to when was it AE?

The public hearing was opened at 3:44

The applicant differed to staff.

The public hearing was closed at 3:44 p.m.

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

13. Hold a public hearing and consider a request by SBC, LP for Site Plan Approval on a 13.36-acre tract of land located in Section 35, Block 40, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North County Road 1247 and West State Highway 158. Council District 4)

Planner Rolandrea Russell gave an overview of the project and corrected the acre size. With no letters of objection received, staff recommended approval.

Commissioner Sparks asked what the allowed acres are. Planner Rolandrea Russell

Commissioner Williams asked if there are any plans to annex.

Commissioner Lawrence asked what the last 3 story complex was.

Commissioner Ivey asked what the typical amenities were required.

The public hearing was opened at 3:55 p.m.

The applicant, Brady Hawkins with Stonehawk Capital, gave a summary of the project and was open for questions.

Commissioner Sparks asked what the typical apartment size was. Mr. Hawkins explained that it varied.

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

Commissioner Ivey moved to approve Hold a public hearing and consider a request by SBC, LP for Site Plan Approval on a 13.36-acre tract of land located in Section 35, Block 40, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North County Road 1247 and West State Highway 158. Council District 4); seconded by Commissioner Williams.

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

14. Hold a public hearing and consider a request by Stonehawk Capital Partners, LLC for Site Plan Approval on a 21.30-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 approximately 688-feet south of State Highway 191 and 2,287-feet west of Avalon Drive.

Council District 4)

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

The public hearing was open at 4:00

The applicant was present and deferred to staff.

The public hearing was closed at 4:01

Commissioner Lawrence moved to approve Hold a public hearing and consider a request by Stonehawk Capital Partners, LLC for Site Plan Approval on a 21.30-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 approximately 688-feet south of State Highway 191 and 2,287-feet west of Avalon Drive. Council District 4); seconded by Commissioner Ivey.

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

15. Hold a public hearing and consider a request by Vineyard Reserve, LLC, for the initial zoning of a 126.126-acre tract located in Section 13, Block 40, T-1-S, T&P RR Co. Survey, and a 13.537-acre tract located in Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 2,630-feet east of the intersection of Mockingbird Lane and Holiday Hill Road.)

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

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

The applicant was present and deferred to staff.

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

Commissioner Williams moved to approve Hold a public hearing and consider a request by Vineyard Reserve, LLC, for the initial zoning of a 126.126-acre tract located in Section 13, Block 40, T-1-S, T&P RR Co. Survey, and a 13.537-acre tract located in Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 2,630-feet east of the intersection of Mockingbird Lane and Holiday Hill Road.); seconded by Commissioner Lawrence.

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

16. Hold a public hearing and consider a proposed residential replat of Warwick Addition, Section 2, being a replat of Lot 9 and Lot 10 less the East 4-feet, Block 5, Warwick Addition, City and County of Midland, Texas. (Generally located on the south side of

Winfield Road, approximately 324 feet west of North L Street. Council District 3).

Planner Elizabeth Shaughnessy gave an overview of the project. With 1 letter of objection received, staff recommended approval.

The public hearing was opened at 4:07 p.m.

The applicant was present and differed to staff.

The public hearing was closed at 4:08 p.m.

Commissioner Ivey moved to approve Hold a public hearing and consider a proposed residential replat of Warwick Addition, Section 2, being a replat of Lot 9 and Lot 10 less the East 4-feet, Block 5, Warwick Addition, City and County of Midland, Texas. (Generally located on the south side of Winfield Road, approximately 324 feet west of North L Street. Council District 3).; seconded by Commissioner Lawrence.

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

17. Hold a Public Hearing and consider a request by Jay Leeper for a Specific Use Permit, without term, for an accessory building for living or sleeping quarters, on Lot 10, Block 149, Wilshire Park Addition, City and County of Midland, Texas. (Generally located on the west side of Woodcrest Drive, approximately 257-feet south of Ric Drive. Council District 4).

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

The public hearing was opened at 4:13 p.m.

The applicant was present and differed to staff. Commissioner Ivey asked the applicant if the residence is occupied, the applicant explained that it is his current residency. Commissioner Lawrence asked if they ever intended to rent it to none family.

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

Commissioner Sparks moved to approve Hold a Public Hearing and consider a request by Jay Leeper for a Specific Use Permit, without term, for an accessory building for living or sleeping quarters, on Lot 10, Block 149, Wilshire Park Addition, City and County of Midland, Texas. (Generally located on the west side of Woodcrest Drive, approximately 257-feet south of Ric Drive. Council District 4). ; seconded by Commissioner Williams.

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

18. Hold a public hearing and consider a request by Knights of Columbus for a zone change from 1F-1, One Family Dwelling District, to O-1, Office District on Lot 1, Tract 4, Wallace

Heights Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Bates Street and Andrews Highway. Council District 4)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Lawrence asked what the was difference between this request and the one that was made last month.

The public hearing was opened at 4:22 p.m.

The applicant, Bob Weidner with the Knights of Columbus, gave a summary of the project and was open for quesitons.

Resident Michael Segouvis, asked if the property will ever be used as a rental, and will it be given an alcohol permit.

Resident Myra Rodriguez, had the same concerns as the previous speaker.

The applicant addressed the quesitons and concerns of the 2 residents.

Resident Myer Rodriguez, asked what the hours of use are going to be.

The public hearing was closed at 4:29 p.m.

Commissioner Lawrence Moved to approve Hold a public hearing and consider a request by Knights of Columbus for a zone change from 1F-1, One Family Dwelling District, to O-1, Office District on Lot 1, Tract 4, Wallace Heights Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Bates Street and Andrews Highway. Council District 4); seconded by Commissioner Williams.

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

Date

Development Services Department