

**PLANNING AND ZONING
MINUTES
April 15, 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, April 15, 2019.

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

Alternate Commissioners present: Stacy Grosse

Commissioners absent: None.

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

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

Opening Item

1. Pledge of Allegiance

Announcements

2. The City Council and the Planning and Zoning Commission will hold a joint public hearing at 6:00 p.m. on Tuesday, April 23, 2019, at the Midland Municipal Court Building, 201 E. Texas Avenue, Midland, Texas, to hear comments regarding the proposed adoption of the Zoning Ordinance.

Consent Items

3. Approved a motion approving the following minutes:

Commissioner Lawrence moved to approve Approved a motion approving the following minutes;; seconded by Commissioner Williams.

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

- a. Planning & Zoning Commission Meeting Minutes for April 1, 2019.

4. Consider a proposed Final Plat of LMB Addition being a 5.00 Acre Tract of Land out of the SE/4 of Section 35, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of N. County Road 1120, approximately 2,580-ft. south of E. State Highway 80. Extraterritorial Jurisdiction).
5. Consider a proposed Preliminary Plat of Southern Meadows Industrial, being a Plat of a 10.00-acre tract of land out of the SE/4 of Section 23, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 140, approximately 2,400-feet east of South County Road 1185. Extraterritorial Jurisdiction)

Public Hearings

6. Hold a public hearing and consider a proposed residential replat of 349 Ranch Estates, Section 21, being a re-plat of Lot 14, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the north side of Washita Court, approximately 140-feet west of Choctaw. Council District 1)

Planner Radford Dickson gave an overview of the project. With one letter of objection received, staff recommended approval.

Commissioner Lawrence asked for the background for the letter of objection received. Planner Radford Dickson explained that the person who wrote the letter is present and deferred to them.

The public hearing was opened at 3:34 p.m.

The applicant, Cindy Klatt with Schumann Engineering, was present. She gave a summary of the project and was open for questions.

Resident Dane Walker spoke in opposition of the project due to the lack of space and the closeness to his property.

Commissioner Lawrence asked staff if they knew the size of the homes to the south of the property.

Resident Jeff Sanchaez spoke in opposition of the project due to because the house will become an oil field rental.

Commissioner Williams asked if the owner of the property also owned the properties to the east. Applicant Cindy Klatt explained that no they do not.

Resident Kathrine Walker spoke in opposition of the project due to it's there understanding that the owner has no intention of living in the home but they intend on selling or renting it.

Applicant Cindy Klatt re-addressed the commission to address some of the question asked by residents. She explained that the client never intended to live there.

The public hearing was closed at 3:49 p.m.

Commissioner Lawrence asked what the sum of the squar footage of the other homes in the area.

Commissioner Sparks asked Mr. Sanchez what his knowledge of the other homes square footage was. He stated that the homes are simular in size.

Commissioner Gardaphe moved to approve a proposed residential replat of 349 Ranch Estates, Section 21, being a re-plat of Lot 14, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the north side of Washita Court, approximately 140-feet west of Choctaw. Council District 1); seconded by Commissioner Lawrence.

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

Miscellaneous

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

Josh Sparks, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Development Services Department

Date