

**PLANNING AND ZONING
MINUTES
May 20, 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, May 20, 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

Consent Items

2. Approved a motion approving the following minutes:

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

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

- a. Joint Meeting Minutes for April 23, 2019

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

The motion carried by the following vote: AYE: Williams, Gardaphe, Sparks, Bryant.

NAY: None. ABSTAIN: None. ABSENT: Wilton, Ivey, Lawrence, Grosse.

b. Planning & Zoning Commission Meeting Minutes for May 6, 2019.

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

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

3. Consider a proposed Preliminary Plat of Elmwood Addition, Section 6, being a Re-Plat of the North 0.278 Acres, West Holmsley Tract, Block 8, Elmwood Addition, City and County of Midland, Texas. (Generally located on the west side of N. Marienfield Street, approximately 25 feet north of W. Kansas Avenue - Council District 3)

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

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

4. Consider a proposed Final Plat of PNR Midland Park, being a plat of a 75.4 Acre Tract of land out of the S/2 of the SE/4 of Section 28, Block 38, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of N. County Road 1140 and E. Loop 250 North. Extraterritorial Jurisdiction).

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

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

5. Consider a reinstatement of an approved Preliminary Plat of Pavilion Park Addition, Section 10, being a replat of Lots 1-4, 20-26, and a portion of lots 5-8, Block 7, all of Lots 1-30, and Common Area "A", Block 8, all of Lots 17-20, and a portion of lots 5 and 21, and Tract 1, Block 19, all of Lots 1 and 14, and a portion of Lots 2 and 13, Block 11, all of Lots 1-6, 20-26, and a portion of Lots 7, 17-19, Block 12, a portion of Lots 1 and 18, Block 15, all of Lots 1-7, 12-16, and a portion of Lots 8-11, and Tract 2, Block 16, all of Lots 1 and 2, and a portion of Lot 3, Block 17, Pavilion Park, Section 2, City and County of Midland, Texas. (Generally located on the south side of Mockingbird Lane, approximately 370-feet east of Stonebridge Drive. Council District 1)

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

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

6. Consider a proposed Final Plat of Austin Addition, being a plat of a 8.730-acre tract of land out of the SE/4, of Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 148,

approximately 762-feet west of Farm to Market Road 715. Extraterritorial Jurisdiction)

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

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

7. Consider a proposed Final Plat of PINRIC Addition, Section 2, being a plat of a 7.152-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 North Farm-to-Market Road 1788, approximately 220-feet south of West County Road 61. Extraterritorial Jurisdiction)

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

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

8. Consider a proposed Final 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)

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

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

9. Consider a proposed Final Plat of Wydewood Estates, Section 35, being a Re-Plat of Lot 5, Block 27, Wydewood Estates, Section 20, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wadley Avenue and North Loop 250 West. Council District 4)

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

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

10. Consider a proposed Final Plat of South 349 Acres Addition, Section 6, being a re-plat of Lots 1 through 3, Block 2, South 349 Acres, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Dayton Road and Rankin Highway. Council District 2)

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

The motion carried by the following vote: AYE: Williams, Gardaphe, Sparks, Bryant.

NAY: None. ABSTAIN: None. ABSENT: Wilton, Ivey, Lawrence, Grosse.

11. Consider a proposed Preliminary Plat of Indian Acres, Section 2, being a re-plat of Lots 2 and 3, Block 1, Indian Acres Addition, and a plat of a 2.69-acre tract of land, out of the southeast quarter of Section 2, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 277 feet west of South Lamesa Road. Council District 2)

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

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

12. Consider a proposed Preliminary Plat of Westridge Addition, Section 3, being a 1.75 acre tract of land out of Section 6, Block 39, T-2-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of South Loop 250 West, approximately 322-feet north of West State Highway 80. Council District 4)

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

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

Public Hearings

13. Hold a public hearing and consider a request by GPV Midland, L.P., for Site Plan Approval on a 9.77-acre tract located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Texas, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Thomason 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 opened at 3:36 p.m.

The applicant Ben Sanchez with Parkhill, Smith & Cooper was present and open for questions.

The public hearing was closed at 3: 37 p.m.

Commissioner Williams moved to approve a request by GPV Midland, L.P., for Site Plan Approval on a 9.77-acre tract located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Texas, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Thomason Drive. Council District 4); seconded by Commissioner Ivey.

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

14. Hold a public hearing and consider a request by Pontikes Development, LLC, for the initial zoning of a 46.38-acre tract of land located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of Tradewinds Boulevard and Thomason Drive.)

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

Commissioner Sparks asked if the zoning being requested is in compliance with the new zoning code. Senior Planner Rolandrea Russell explained that it is.

Commissioner Wilton asked for the density per acre.

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

The applicant Eric West with Parkhill, Smith & Cooper was present. Mr. West gave a summary of the project and open to any question. Commissioner Wilton asked if what they are seeing can be sifted around and changed. Mr. West explained that yes it will be able to be changed. Commissioner Wilton also asked if they planned on developing the land. Mr. West explained that yes they did plan on development.

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

Commissioner Gardaphe moved to approve a request by Pontikes Development, LLC, for the initial zoning of a 46.38-acre tract of land located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of Tradewinds Boulevard and Thomason Drive.); seconded by Commissioner Wilton.

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

15. Hold a public hearing and consider a request by SCI Texas Funeral Services, LLC. for a Zone Change from AE, Agriculture Estate District to LR-2, Local Retail District on Lot 1, Block 1, Resthaven Memorial Park, Section 2, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 604-feet north of East Loop 250 North. Council District 1)

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

The public hearing was opened at 3: 48 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 3:48 p.m.

Commissioner Bryant moved to approve a request by SCI Texas Funeral Services, LLC. for a Zone Change from AE, Agriculture Estate District to LR-2, Local Retail District on Lot 1, Block 1, Resthaven Memorial Park, Section 2, City and County of Midland,

Texas. (Generally located on the east side of North Big Spring Street, approximately 604-feet north of East Loop 250 North. Council District 1); seconded by Commissioner Gardaphe.

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

16. Hold a public hearing and consider a request by Arthur Blake Hughes for a Specific Use Permit without Term for a Kennel, on Lot 6, Block 4, Tanglewood, Section 4, City and County of Midland, Texas. (Generally located on the west side of N. Lamesa Road, approximately 801-feet north of E. Wadley Avenue. Council District 2).

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

The public hearing was opened at 3:52 p.m.

The applicant was not present.

The public hearing was closed at 3:52 p.m.

Commissioner Wilton moved to approve a request by Arthur Blake Hughes for a Specific Use Permit without Term for a Kennel, on Lot 6, Block 4, Tanglewood, Section 4, City and County of Midland, Texas. (Generally located on the west side of N. Lamesa Road, approximately 801-feet north of E. Wadley Avenue. Council District 2). ; seconded by Commissioner Gardaphe.

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

17. Hold a public hearing and consider a residential replat of Pavilion Park Addition, Section 12, being a replat of Lots 1-11, Block 3; Lots 1-12, Block 4; Lots 1-17, Block 5; a portion of Lots 2 and 3, all of Lots 4-17, and a portion of Lots 18-21, Block 6; a portion of Lots 7, 8, 12, 13, 15, and 19, and all of Lots 9-11 and Lots 16-18, Block 7; Lots 1, and Lots 6-16, and a portion of Lots 2-5 and Lot 21 and Tract 1, Block 9; a portion of Lot 1 Block 10; a portion of Lots 2, 6, 9, 13, and all of Lots 3-5 and 10-12, Block 11; all of Lots 8-10, and a portion of Lots 7, 11, and 14-17, Block 12; all out of Pavilion Park, Section 2, City and County of Midland, Texas. (Generally located approximately 522-feet south of E. Mockingbird Lane and approximately 964-feet east of 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 was present and deferred to staff.

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

Commissioner Williams moved to approve a residential replat of Pavilion Park Addition,

Section 12, being a replat of Lots 1-11, Block 3; Lots 1-12, Block 4; Lots 1-17, Block 5; a portion of Lots 2 and 3, all of Lots 4-17, and a portion of Lots 18-21, Block 6; a portion of Lots 7, 8, 12, 13, 15, and 19, and all of Lots 9-11 and Lots 16-18, Block 7; Lots 1, and Lots 6-16, and a portion of Lots 2-5 and Lot 21 and Tract 1, Block 9; a portion of Lot 1 Block 10; a portion of Lots 2, 6, 9, 13, and all of Lots 3-5 and 10-12, Block 11; all of Lots 8-10, and a portion of Lots 7, 11, and 14-17, Block 12; all out of Pavilion Park, Section 2, City and County of Midland, Texas. (Generally located approximately 522-feet south of E. Mockingbird Lane and approximately 964-feet east of N. Big Spring Street. Council District 1). ; seconded by Commissioner Bryant.

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

18. Hold a public hearing and consider a request by Newton Engineering for a Zone Change from a PD, Planned District for a Shopping Center to an Amended PD, Planned District for a Shopping Center on a 1.92-acre portion out of Lot 6B, Block 3, Westridge Park Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard approximately 351-feet west of Tradewinds Boulevard. Council District 4)

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

The public hearing was opened at 3:59 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 3:59 p.m.

Commissioner Gardaphe moved to approve a request by Newton Engineering for a Zone Change from a PD, Planned District for a Shopping Center to an Amended PD, Planned District for a Shopping Center on a 1.92-acre portion out of Lot 6B, Block 3, Westridge Park Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard approximately 351-feet west of Tradewinds Boulevard. Council District 4); seconded by Commissioner Ivey.

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