

**PLANNING AND ZONING
MINUTES
June 03, 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, June 03, 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 Ivey.

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

- a. Planning & Zoning Meeting Minutes for May 20, 2019.

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

The motion carried by the following vote: AYE: Ivey, Gardaphe, Sparks, Grosse. NAY:

None. ABSTAIN: None. ABSENT: Wilton, Williams, Lawrence, Bryant.

3. Consider a proposed Preliminary Plat of Midland (S349) DTP Addition, being a Plat of a 2.0 Acre Tract of Land out of the SE/4 of Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of W. County Road 138 and S. State Highway 349 - Extraterritorial Jurisdiction).

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

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

4. Consider a proposed Preliminary Plat of Southwest Crossing, Section 7, being a replat of Lot 1, Block 2, Southwest Crossing, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Cholla Road and Antelope Trail. Council District 2).

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

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

5. Consider a proposed Final Plat of Autumn Estates, being a Plat of a 22.640-acre tract of land out of the NE/4 of Section 26, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on southwest corner of the intersection of East County Road 60 and North County Road 1119. Extraterritorial Jurisdiction)

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

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

6. Consider a proposed Preliminary Plat of Gateway Plaza, Section 12, being a Re-plat of Lot 2, Block 1, Gateway Plaza and Lot 3A, Block 1, Gateway Plaza, Section 9, City and County of Midland, Texas. (Generally located on the south side of Starboard Drive, between Liberty Drive and South Tradewinds Boulevard. Council District 4)

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

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

7. Consider a proposed Final Plat of Original Town, Section 19, being a re-plat of Lots 1 through 12, and a 0.138-acre portion of previously vacated alley right-of-way all out of Block 110, Original Town Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N. Pecos Street and W. Kentucky

Avenue. Council District 3)

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

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

8. Consider a Proposed Final Plat of Young Addition, Section 5, being a Re-plat of Lot 7A, Block 1, Young Addition, Section 4, Midland County, Texas. (Generally located on the south side of West County Road 129, approximately 204 feet west of South County Road 1206. Extraterritorial Jurisdiction)

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

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

9. Consider a proposed preliminary plat of Happy Cove Ranch Estates, being a plat of a 30.5 acre tract of land out of Section 14, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of North County Road 1246 and West County Road 41. Extraterritorial Jurisdiction)

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

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

10. Consider a proposed preliminary plat of Ortega Acres, being a Plat of a 10-acre tract of land out of west half of Section 19, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1226, approximately 1,315-feet south of West County Road 130. Extraterritorial Jurisdiction)

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

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

Public Hearings

11. Hold public hearing and consider a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on a 2.254-acre portion of Lot 1, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Beal Parkway and Thomason Drive. Council District 4)

Planner Rolandrea Russell gave an overview of the project. With 1 letter of objection

received, staff recommended approval.

The public hearing was opened at 3: 36 p.m.

The applicant, Andrew Mellon with Maverick Engineering, was present. He gave a summary of the project and was open for questions.

Commissioner Sparks how many points that would leave. Mr. Mellon explained that they have been working with engineering.

Resident David Ham, with the Aphasia Center, spoke in opposition of the project due to the issue with traffic. He expressed concerns that a roundabout would bring with the current traffic. He was also concerned with the for the safety of the staff that could be effected due to the increase in population.

The public hearing was closed at 3:40 p.m.

Commissioner Gardaphe moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on a 2.254-acre portion of Lot 1, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Beal Parkway and Thomason Drive. Council District 4); seconded by Commissioner Ivey.

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

12. Hold public hearing and consider a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on Lot 1 (less the south 20-feet), Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Beal Parkway and Thomason Drive. Council District 4)

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

The public hearing was opened at 3:43 p.m.

The applicant, Andrew Mellon with Maverick Engineering, was present. He gave a summary of the project and was open to questions.

Commissioner Grosse asked if it was the same complex and if transportation is being provided.

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

Commissioner Gardaphe moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on Lot 1 (less the south 20-feet), Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located

on the southeast corner of the intersection of Beal Parkway and Thomason Drive. Council District 4); seconded by Commissioner Ivey.

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

13. Hold a public hearing and consider a request by Midland Carrillo Realty Partners, LLC for a zone change from 1F-2, One Family-Dwelling District to an LR-2, Local Retail District on Lot 6, Block 34, Cowden Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Estes Avenue and North Marienfeld Street. Council District 3).

Planner Elizabeth Shaughnessy gave an overview of the project. With 2 letters of objection received, staff recommended approval.

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

The applicant Steven Marcum with Skyline Civil Group was present. He gave a summary of the project and was open for questions.

Commissioner Sparks asked why an LR-2 and not an 01. Mr. Marcum explained it was to keep it the same as the original lot.

Commissioner Grosse asked if the lot had been developed.

The public hearing was closed at 3: 53 p.m.

Commissioner Gardaphe moved to approve a request by Midland Carrillo Realty Partners, LLC for a zone change from 1F-2, One Family-Dwelling District to an LR-2, Local Retail District on Lot 6, Block 34, Cowden Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Estes Avenue and North Marienfeld Street. Council District 3).; seconded by Commissioner Ivey.

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

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

Date

Development Services Department