

**PLANNING AND ZONING
MINUTES
June 17, 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 17, 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 Bryant moved to approve Consent Items; seconded by Commissioner Lawrence.

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

- a. Planning & Zoning Commission Meeting Minutes for June 3, 2019.

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

The motion carried by the following vote: AYE: Wilton, Williams, Sparks, Lawrence,

Bryant. NAY: None. ABSTAIN: None. ABSENT: Ivey, Gardaphe, Grosse.

3. Consider a proposed Final Plat of Westridge Park Addition, Section 42 being a plat of a 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 Bryant moved to approve Consent Items; seconded by Commissioner Lawrence.

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

4. Consider a proposed Final Plat of Wilshire Park Addition, Section 23, being a replat of Lots 1 and 2, Block 162; the south 3.138-acres of Lot 1, Block 163; and the previously vacated 0.505-acres portion of Executive Drive right-of-way, all out of Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of South Loop 250 West and Leisure Drive. Council District 4)

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

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

5. Consider a proposed Preliminary Plat of Pioneer Industrial Park, being a Plat of a 43.196-acre tract of land out of the N/Part of Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 456-feet south of East County Road 140. Extraterritorial Jurisdiction).

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

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

6. Consider a proposed Final Plat of Vaquero Addition, Section 2, being a Plat of a 2.00-acre tract of land out of the NW/4 of Section 35, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 73, approximately 762-feet west of North County Road 1125. Extraterritorial Jurisdiction)

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

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

7. Consider a proposed Final Plat of West End Addition, Section 23, being a Replat of Lots 1 through 6, Block 77, and a previously vacated 0.10-acre portion of West Texas

Avenue right-of-way located adjacent to said lots, all out of West End Addition, City and County of Midland, Texas. (Generally located on the south side of West Texas Avenue between North N Street and North M Street. Council District 3)

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

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

8. Consider a proposed Preliminary Plat of Westridge Park Addition, Section 45, being a re-plat of an 8.21 acre portion 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)

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

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

9. Consider a reinstatement of the approved Preliminary Plat of Polo Club Addition, Section 7 being a plat of a 9.51-acre tract of land in Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 1,289-feet east of North Garfield Street. Council District 1)

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

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

10. Consider a proposed Final Plat of Polo Club Addition, Section 7, being a plat of a 9.51-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 1,289-feet east of North Garfield Street. Council District 1)

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

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

Public Hearings

11. Hold a public hearing and consider a request by Patrick Carrasco for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption in a restaurant, on a 4,175 square foot portion of the west 1.5 feet of Lot 3, all of Lots 4 through 6, and the east 24.25 feet of Lot 7, Block 65, Original Town Addition, City and County of Midland, Texas. (Generally located on the south side of the W. Wall Street,

approximately 188 – feet east of S. Colorado Street. - Council District 2).

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

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

The applicant was not present.

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

Commissioner Lawrence moved to approve a request by Patrick Carrasco for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption in a restaurant, on a 4,175 square foot portion of the west 1.5 feet of Lot 3, all of Lots 4 through 6, and the east 24.25 feet of Lot 7, Block 65, Original Town Addition, City and County of Midland, Texas. (Generally located on the south side of the W. Wall Street, approximately 188 – feet east of S. Colorado Street. - Council District 2).; seconded by Commissioner Williams.

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

12. Hold a public hearing and consider a request by Texas Tire for a zone change from PD, Planned District for a Shopping Center to an LR-2, Local Retail District on Lot Plot A, The Village, City and County of Midland, Texas. (Generally located on the north side of W. Wall Street, approximately 15 feet east of E. Circle Drive. - Council District 2).

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

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

The applicant was Emily Osley, business owner, spoke on behalf of Texas Tire.

The public hearing was closed at 3:57 p.m.

Commissioner Bryant moved to approve a request by Texas Tire for a zone change from PD, Planned District for a Shopping Center to an LR-2, Local Retail District on Lot Plot A, The Village, City and County of Midland, Texas. (Generally located on the north side of W. Wall Street, approximately 15 feet east of E. Circle Drive. - Council District 2).; seconded by Commissioner Lawrence.

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

13. Hold a public hearing and consider a request by Chase Gardaphe for a Specific Use Permit without Term for a Mobile Home Park on a 49.85-acre tract of land out of the south portion of Block 83, the west portion of Block 84, the north half of Blocks 85 and 86, and including a vacated 5.192-acre portion of Benton Avenue right-of-way and Poplar Lane right-of-way, East Midland Addition, City and County of Midland, Texas. (Generally located on the west side of N. Fairgrounds Road, approximately 617-feet

north of E. Cuthbert 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 4:

The applicant, Chase Gardaphe was present. He gave a summary of the project and was open for questions.

Resident Golden Gibbs spoke in opposition of the project due to the traffic issues it will cause. Mr. Gardaphe explained that traffic will primarily be going in the other direction.

The public hearing was closed at 4:30 p.m.

Commissioner Williams moved to approve a request by Chase Gardaphe for a Specific Use Permit without Term for a Mobile Home Park on a 49.85-acre tract of land out of the south portion of Block 83, the west portion of Block 84, the north half of Blocks 85 and 86, and including a vacated 5.192-acre portion of Benton Avenue right-of-way and Poplar Lane right-of-way, East Midland Addition, City and County of Midland, Texas. (Generally located on the west side of N. Fairgrounds Road, approximately 617-feet north of E. Cuthbert Avenue. Council District 2). ; seconded by Commissioner Wilton.

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

14. Hold a Public Hearing and consider a request by Newton Engineering, for a zone change from PD, Planned District for a Housing Development to an amended PD, Planned District for a Housing Development on a 26.15-acre tract of land out of the Southwest/4 of Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of N. Fairgrounds Road, approximately 715-feet south of E. Pecan 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 4:57 p.m.

The applicant John Newton was present and open to questions.

Resident Marty Villarreal spoke in opposition of the project. She had question in regards to the amount of units being built. Commissioner Sparks explained that the amount of units was reduced. Mrs. Villarreal also asked where the traffic will be diverted through. Planning Manager Cristina Odenborg Burns explained where traffic will be going through.

The public hearing was closed at 5:01 p.m.

Commissioner Lawrence moved to approve a request by Newton Engineering, for a zone change from PD, Planned District for a Housing Development to an amended PD, Planned District for a Housing Development on a 26.15-acre tract of land out of the

Southwest/4 of Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of N. Fairgrounds Road, approximately 715-feet south of E. Pecan Avenue. Council District 2). ; seconded by Commissioner Bryant.

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

15. Hold a public hearing and consider a request by JMR Dental SVC for Site Plan Approval on Lot 5, Block 35, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of West Loop 250 North and Northbrook Lane. Council District 1)

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

The public hearing was opened at 5:04 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 5:05 p.m.

Commissioner Lawrence moved to approve Hold a public hearing and consider a request by JMR Dental SVC for Site Plan Approval on Lot 5, Block 35, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of West Loop 250 North and Northbrook Lane. Council District 1); seconded by Commissioner Williams.

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