

**PLANNING AND ZONING
MINUTES
August 06, 2018
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, August 06, 2018.

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

Alternate Commissioners present: Terry Gammage, Justin Nichols.

Commissioners absent: None.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Jessica Carpenter, Senior Planner Kierra Williams, Senior Planner Jeremy McNeil, Planner Janna Keller, Planner Rolandrea Russell, and Account Clerk Samantha Madrid.

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

Opening Item

1. Pledge of Allegiance

Consent Items

2. Approved a motion approving the following minutes:

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

- a. Planning and Zoning Minutes for meeting on July 16, 2018.

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

3. Consider a proposed Final Plat of Parsley Addition, being a 63.942-acre tract of land out Section 12, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally

located on the northwest corner of the intersection of East County Road 120 and FM 715. ETJ, Extraterritorial Jurisdiction)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

4. Consider a proposed Preliminary Plat of Quail Ridge Addition, Section 6 being a replat of a portion of Lot 1, Block 1, Quail Ridge Addition (15.527-acres), and a 7-acre tract of land out of Tract 25, Parker Acres, a subdivision of the NE 1/4 of Section 42, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland Texas. (Generally located on the south side of Quail Ridge Road, approximately 853-feet west of Chukar Lane. Council District 2)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

5. Consider a proposed Preliminary Plat of Hawk View Addition, Section 4 being a replat of Lots 29 through 32, and Common Area, Block 1, Lots 1 and 2, 8 and 9, 12 through 15 and Drainage Common Area Block 2, Hawk View Addition, and Lots 33A and 33B, 34 and 35, Block 1, Hawk View Addition, Section 3, all out of Section 29, Block 40, T-2S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of West County Road 150 and South County Road 1270. ETJ, Extraterritorial Jurisdiction.)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

6. Consider a proposed Final Plat of Greathouse Addition, Section 15 being a replat of lot 30B Block 5, Greathouse Addition, Section 1, City and County of Midland, Texas. (Generally located on the northeast corner of in the intersection of Holiday Hill Road and Briarwood Avenue. Council District 1)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

7. Consider a proposed Preliminary Plat of Evans Acres, Section 3, being a Re-Plat of Lots 15 and 16, Block 3, Evans Acres, Section 2, Midland County, Texas. Generally located on the northeast corner of South County Road 1177 and East County Road 132. (Extraterritorial Jurisdiction).

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

8. Consider a proposed Preliminary Plat of Dahlia Estates being a plat of 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 the Mockingbird Lane. Council District 1)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

9. Consider a proposed Preliminary Plat of Dove Acres, Section 2, being a re-plat of Lots 1 and 2, Block 1, Dove Acres and a 10.00 Acre Tract of Land out of Section 16, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of N. County Road 1140, approximately 630- feet north from North County Road 45. Extraterritorial Jurisdiction.)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

10. Consider a proposed Final Plat of Homestead Addition, Section 15, being a replat of the east half of Block 33, Homestead Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of N. Carrizo Street and W. Louisiana Avenue. Council District 3)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

11. Consider a proposed Final Plat of Homestead Addition, Section 14, being a replat of the southwest quarter of Block 45, Homestead Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of N. Big Spring Street and W. Ohio Avenue. Council District 2)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

12. Consider a proposed Final Plat of Wydeewood Estates, Section 34, being a re-plat of Lots 6, and 7, Block 28, Wydeewood Estates, Section 21, City and County of Midland, Texas. (Generally located on the east side of Sunmore Circle, approximately 350 feet east of Sunburst Drive. Council District, 4).

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

13. Consider a proposed Preliminary Plat of Northpark Addition, Section 18, being the 0.053-acre drainage and utility easement located in North Park Addition, Section 10, and a 2.60-acre tract of land out of Section 4, Block X, HP Hilliard, Survey, City and County of Midland, Texas. (Generally located on the north-west corner of Whitman Drive and Loop 250 North. Council District 1).

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

14. Consider a proposed Preliminary Plat of Random Blue Addition, being a 7.52-acre and 5.00-acre tract of land out of the SW/4, of Section 29, Block 40, T-2-S, T & P RR Co. Survey, Midland County, Texas. (Generally located on the north-side of W. County Road 150, approximately 828-feet east of S. Farm to Market Road 1788. Extraterritorial Jurisdiction).

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

15. Consider a proposed Final Plat of Double Eagle Addition, being a plat of a 12.00-acre tract of land located in 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 North County Road 1120 approximately 1,525-feet south of East State Highway 80. ETJ, Extraterritorial Jurisdiction)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

16. Consider a proposed Final Plat of Serapa Addition being a 20.06-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 south side of E. County Road 95, approximately 830-feet east of S.

County Road 1130. ETJ, Extraterritorial Jurisdiction).

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

17. Consider a proposed Preliminary Plat of Adobe Meadows Section 8, being a replat of Lot 15, Block 2, and Lot 1, Block 3, and the previously vacated 0.566 acres portion of Guadalupe Street right of way, adjacent to Blocks 2 and 3, all out of Adobe Meadows, Section 2, City and County of Midland, Texas. (Generally located on the northeast corner of State Highway 349 and Mockingbird Lane. Council District 1)

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Williams.

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

Public Hearings

18. Hold a public hearing and consider a proposed Residential Replat of Hillcrest Acres, Section 12, being a replat of the south half of Tract 4, the north 609 feet of Tracts 5, 6, and 7, and the north 609 feet of the east 77 feet of Tract 8, all out of Hillcrest Acres; and Lot 2C, Block 1, Hillcrest Acres, Section 11; City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 670 feet west of N. Midland Drive. Council District 4)

Commissioner Williams move to approve a proposed Residential Replat of Hillcrest Acres, Section 12, being a replat of the south half of Tract 4, the north 609 feet of Tracts 5, 6, and 7, and the north 609 feet of the east 77 feet of Tract 8, all out of Hillcrest Acres; and Lot 2C, Block 1, Hillcrest Acres, Section 11; City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 670 feet west of N. Midland Drive. Council District 4); seconded by Commissioner Wilton.

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

19. Hold a public hearing and consider a request by Tall City Brewing Beverage, LLC for a Specific Use Permit with Term, for the sale of all beer and wine beverages for on-premises consumption in a brewery/tap room, on Lot 4, Block 12, Sunset Acres, Section 9, City and County of Midland, Texas (Generally located on the south side of West Golf Course Road, approximately 270-feet west of North Midkiff Road. 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 4:54

The applicant Jarred Sparks was present and gave a summary of the project.

Resident John Dzubinski spoke in favor of the project but had a question in regards to parking, the applicant answered the question.

The public hearing was closed at 4:57

Commissioner Wilton moved to approve a public hearing and consider a request by Tall City Brewing Beverage, LLC for a Specific Use Permit with Term, for the sale of all beer and wine beverages for on-premises consumption in a brewery/tap room, on Lot 4, Block 12, Sunset Acres, Section 9, City and County of Midland, Texas (Generally located on the south side of West Golf Course Road, approximately 270-feet west of North Midkiff Road. Council District 4); seconded by Commissioner Bryant.

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

20. Hold a public hearing and consider a request by Mesquite Terrace Apartments for a Zone Change from a PD, Planned District for a Housing Development, to an Amended PD, Planned District for a Housing Development on Lot 1, Block 161, Wilshire Park Addition, Section 9, and Lot 2A, Block 165, Wilshire Park Addition, Section 19, City and County of Midland, Texas. (Generally located at the southeast intersection of South Loop 250 West and Leisure Drive. Council District 4)

Planner Rolandrea Russell gave an overview of the project, with no letteres of objection received staff recommends approval.

The public hearing was open at 5:00

The applicant was not present.

The public hearing was closed at 5:01

Commissioner Williams moved to approve a request by Mesquite Terrace Apartments for a Zone Change from a PD, Planned District for a Housing Development, to an Amended PD, Planned District for a Housing Development on Lot 1, Block 161, Wilshire Park Addition, Section 9, and Lot 2A, Block 165, Wilshire Park Addition, Section 19, City and County of Midland, Texas. (Generally located at the southeast intersection of South Loop 250 West and Leisure Drive. Council District 4); seconded by Commissioner Bryant.

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

21. Hold a public hearing and consider an ordinance request by O'Haver Company, LTD, is requesting a Zone Change from a PD, Planned District for a Shopping Center, to an Amended Planned District on Lots 4A and 4B, Block 2, Westridge Park Addition, Section 34, City and County of Midland, Texas. (Generally located on west side of N. Loop 250 W., approximately 795-feet north of Deauville Blvd. Council District 4)

Commissioner Bryant moved to approve Hold a public hearing and consider an

ordinance request by O'Haver Company, LTD, is requesting a Zone Change from a PD, Planned District for a Shopping Center, to an Amended Planned District on Lots 4A and 4B, Block 2, Westridge Park Addition, Section 34, City and County of Midland, Texas. (Generally located on west side of N. Loop 250 W., approximately 795–feet north of Deauville Blvd. Council District 4); seconded by Commissioner Williams.

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

22. Hold a public hearing and consider a request by Maverick Engineering for a zone change from PD, Planned District for a Mixed Use District, to MF-1, Multiple Family Dwelling District, and LR-2, Local Retail District, on a 12.94-acre tract of land located in Section 19, Block 39, T-1-2, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Andrews Highway, approximately 421-feet west of N. Midland Drive. Council District 4)

Commissioner Wilton moved to approve a request by Maverick Engineering for a zone change from PD, Planned District for a Mixed Use District, to MF-1, Multiple Family Dwelling District, and LR-2, Local Retail District, on a 12.94-acre tract of land located in Section 19, Block 39, T-1-2, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Andrews Highway, approximately 421-feet west of N. Midland Drive. Council District 4); seconded by Commissioner Williams.

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

23. Hold a public hearing and consider a request by Maverick Engineering, for a zone change from PD, Planned District, in part, and 1F-1, Single Family Dwelling District, to LR-2, Local Retail District; MF-1, Multiple Family Dwelling District; and 1F-1, Single Family Dwelling District; on a 14.71-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 670 feet west of N. Midland Drive. Council District 4)

Planner Taslima Khandaker gave an overview of the project, with 5 letters of objection received, staff recommended approval.

The public hearing was open at 5:24

The applicant was Andrew Mellon gave an summary of the project. He proposed to split the project in order to proceed.

Commissioner Lawrence moved to split the project, Wilton 1st, Williams 2nd. Vote...motioned carried 4 to 0.

Resident Sharon Humphreys spoke in oppotion to the project due to the lack of privacy and litering.

Interim Manager Cristina Odenborg answered the question.

Resident James Pritchard spoke in oppostion to the project due to the propossed road.

Developer Glenn Lance answered the question.

Resident Carol Pritchard spoke in opposition to the project due to the proposed road.

City Traffic Engineer Mike Pacillie answered the question.

Resident Ashley Warren spoke in opposition to the project, asked if the fencing could back up to the residential fences.

Commissioner Lawrence and Engineer Mike Pacilli answered the question.

Applicant Andrew Mellon spoke in favor of the project and touched on all the question.

The public hearing was closed at 5:40

Commissioner Wilton moved to approve a request by Maverick Engineering, for a zone change from PD, Planned District, in part, and 1F-1, Single Family Dwelling District, to LR-2, Local Retail District; MF-1, Multiple Family Dwelling District; and 1F-1, Single Family Dwelling District; on a 14.71-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 670 feet west of N. Midland Drive. Council District 4); seconded by Commissioner Bryant.

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

24. Hold a Public Hearing and consider a request by Maverick Engineering, for a zone change from LR-2, Local Retail District, to BP, I-20 Business Park District, on a 7.99-acre tract of land located in Section 5, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Interstate 20, approximately 336-feet west of South Midkiff Road. Council District 2).

Planner Taslima Khandaker gave an overview of the project, with letters of objection received, staff recommended approval.

The public hearing was opened at 5:44

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

Commissioner Lawrence asked what the building was, the application answered the question.

Commissioner Williams asked what the appearance of the project would be, the applicant answered the question.

The public hearing was closed at 5:47

Commissioner Williams moved to approve a request by Maverick Engineering, for a

zone change from LR-2, Local Retail District, to BP, I-20 Business Park District, on a 7.99-acre tract of land located in Section 5, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Interstate 20, approximately 336-feet west of South Midkiff Road. Council District 2). ; seconded by Commissioner Wilton.

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

Jessica Carpenter, Planning Division Manager
Development Services Department

Date