

**PLANNING AND ZONING
MINUTES
September 04, 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, September 04, 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 Lawrence moved to approve Consent Items; seconded by Commissioner Grosse.

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

- a. Planning and Zoning Minutes for Meeting on August 6, 2018.

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

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

- b. Planning and Zoning Minutes for Meeting on August 20, 2018.

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

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

3. Consider a proposed Final Plat of Windy Hollow, Section 2 being a 0.97 Acre Tract of Land out of the NE/4 of Section 47, Block 38, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located at the northeast corner of N. County Road 1120 and E. County Road 95. Extraterritorial Jurisdiction).

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

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

4. Consider a proposed Final Plat of Treece Addition, being a plat of a 5.00-acre tract of land out of the NW/4 of Section 14, Block 38, T-2-S, T&P RR. CO. Survey Midland County, Texas. (Generally located on the east side of East County Road 123, approximately 785-feet south of South County Road 1161. ETJ, Extraterritorial Jurisdiction

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

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

5. Consider a proposed Final Plat of SCP Midland West being a 17.84-acre tract of land out of Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 737-feet east of Avalon Drive. Council District 4)

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

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

6. Consider a proposed Preliminary Plat of Belmont Addition, Section 26 being a replat of Lots 1-12, and a 20-feet Alley out of Block 21, Belmont Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Francis Avenue and Rankin Highway. Council District 2.)

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

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

7. Consider a proposed Final 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 Lawrence moved to approve Consent Items; seconded by Commissioner Grosse.

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

8. Consider a proposed Preliminary Plat of Crestgate Addition, Section 48, being an 8.39 Acre Tract of Land out of the NE/4 of Section 5, Block X, HP Hilliard Survey, City and County of Midland, Texas. (Generally located on the northwest, corner of Bluebird Lane and Diamond Drive. Council District 1).

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

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

9. Consider a proposed Preliminary Plat of Ridgeheights Annex, Section 3 being a Plat of a 16.63 Acre Tract of Land out of the SW/4 of Section 13, Block 39, T-2-S, T&P. RR. Co. Survey, City and County of Midland County, Texas. (Generally located on the north side of E. County Road 130, approximately 1,882 feet east of S. County Road 1180. Extraterritorial Jurisdiction.)

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

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

10. Consider a proposed Final Plat of Decker Addition being a Plat of a 10.00 Acre Tract of Land out of the SW/4 Section 7, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located at the northwest corner of S. County Road 1227 and W. County Road 116. Extraterritorial Jurisdiction.)

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

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

11. Consider a proposed Final Plat of White Addition, being a 6.44-acre tract of land out of the Southwest/4 of Section 9, Block 39, T-2-S, T & P RR Co. Survey, Midland County, Texas. (Generally located on the west-side of South County Road 12-7, approximately 350-feet north of West County Road 116. Extraterritorial Jurisdiction, ETJ).

Commissioner Lawrence moved to approve Consent Items; seconded by Commissioner

Grosse.

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

12. Consider a proposed Preliminary Plat of South Bend Addition being a plat of a 10.02-acre tract of land out of the AC West/2 of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of S. County Road 1232, and W. County Road 140. Extraterritorial Jurisdiction)

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

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

13. Consider a proposed Final Plat of Skyline Terrace, Unit 8, being a replat of Lot 4, Block 17, Skyline Terrace, Unit 7, City and County of Midland, Texas. (Generally located on the west side of North Midkiff Road, approximately 1,030-feet south of Loop 250 North. Council District 1).

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

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

14. Consider a proposed Final Plat of Johnston Addition, being a 75.2-acre tract of land out of Section 21, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located east of S. County Road 1270, approximately 1,500-feet north of W. County Road 143.)

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

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

15. Consider a proposed Final Plat of Leveraged Addition, being a 19.023 Acre Tract of Land out of Section 31, Block 38, T-1-S, T&P. RR. Co. Survey, City and County of Midland County, Texas. (Generally located northeast of the intersection of Pecan Avenue and Copus Street. Council District 2).

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

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

16. Review and consider the Declaration of Covenants, Conditions and Restrictions for Westridge Park Addition, Section 40 (TDII Office Park) being a replat of Lots 4A, 4B,

and Common Area 'A', Block 9, Westridge Park Addition, Section 36 and Lot 5, Block 9, Westridge Park Addition, Section 25, City and County of Midland, Texas. (Generally located on the south side of Tradewinds Boulevard approximately 396-feet west of Champions Drive. Council District 4)

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

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

Public Hearings

17. Hold a public hearing and consider a proposed Residential Replat of Country Sky Addition, Section 25 being a replat of Lot 27, Block 3, Country Sky Addition, Section 13, City and County of Midland, Texas. (Generally located approximately 362-feet south of the intersection of Cactus Trail and Roadrunner Trail. Council District 4)

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

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

The applicant was Andrew Mellen was present and gave an summary of the project.

The public hearing was closed at 3:35 p.m.

Commissioner Wilton Moved to approve a proposed Residential Replat of Country Sky Addition, Section 25 being a replat of Lot 27, Block 3, Country Sky Addition, Section 13, City and County of Midland, Texas. (Generally located approximately 362-feet south of the intersection of Cactus Trail and Roadrunner Trail. Council District 4); seconded by Commissioner Grosse.

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

18. Hold public hearing and consider a request by Kimley-Horn and Associates, Inc. for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on a 17.84-acre tract of land out of Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 737-feet east of Avalon Drive. Council District 4)

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

Commissioner Lawrence asked about the oil and gas variance. Planner Rolandrea Russell explained that the variance was done by another department.

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

The applicant Robert Rendall was present and gave a summary of the project.

The public hearing was closed at 3:42 p.m.

Commissioner Lawrence Moved to approve a request by Kimley-Horn and Associates, Inc. for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on a 17.84-acre tract of land out of Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 737-feet east of Avalon Drive. Council District 4); seconded by Commissioner Ivey.

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

19. Consider a request by Maverick Engineering, for a zone change from O-1, Office District, in part, and PD, Planned District for a Housing Development, in part, to PD, Planned District for a Housing Development, on Lot 8, Block 3, Gateway Plaza, Section 2, and Lot 7B, Block 3, Gateway Plaza, Section 10, City and County of Midland, Texas. (Generally located on the northeast corner of South Tradewinds Boulevard and Starboard Drive. Council District 4).

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

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

The applicant Andrew Mellen was present and gave a summary of the project.

The public hearing was closed at 3:46 p.m.

Commissioner Ivey Moved to approve a request by Maverick Engineering, for a zone change from O-1, Office District, in part, and PD, Planned District for a Housing Development, in part, to PD, Planned District for a Housing Development, on Lot 8, Block 3, Gateway Plaza, Section 2, and Lot 7B, Block 3, Gateway Plaza, Section 10, City and County of Midland, Texas. (Generally located on the northeast corner of South Tradewinds Boulevard and Starboard Drive. Council District 4).; seconded by Commissioner Lawrence.

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

20. Hold a public hearing and consider a request by Maverick Engineering for approval of a site plan on a 8.03-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 North Midland Drive. Council District 4).

Planner Taslima Khandaker gave an overview of the project. With 2 letters of objection received for Planning & Zoning and 2 letters of objection received for City Council, staff recommended approval.

Commissioner Lawrence asked if transportation had address the traffic issue. The applicant, Andrew Mellen, explained that staff and residents meet with the Mayor and worked out a plan.

Commissioner Wilton asked to be shown were the gates are going to be placed. The applicant, Andrew Mellen, pointed out on the site plan where they would be.

Commissioner Ivey asked if there was an office club house on the south side. The applicant, Andrew Mellen, explained where the office would be and how access to it would work and the difference options to access it.

Commissioner Sparks what other amenities there would be. The applicant, Andrew Mellen explained the leasing office was accoss the way.

The public hearing was opened at 3:50

The applicant

The public hearing was closed at 3:54

Commissioner SparksMoved to approve a request by Maverick Engineering for approval of a site plan on a 8.03-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 North Midland Drive. Council District 4).; seconded by Commissioner Lawrence.

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

Miscellaneous

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

Chase Gardaphe, Chairman

Date

Cristina Odenborg-Burns, Planning Division Manager
Development Services Department

Date