

**PLANNING AND ZONING
MINUTES
October 01, 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, October 01, 2018.

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

Alternate Commissioners present: Karmen Bryant and Stacy Grosse

Commissioners absent: None.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg-Burns, Senior Planner Rolandrea Russell, Planner Taslima Khandaker, Planner Elizabeth Shaughnessy, Planner Glenda Arroyo-Cruz and Account Clerk Dalia Salinas.

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

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

- a. Planning & Zoning Commission Minutes for September 17, 2018

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

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

3. Consider a proposed Preliminary Plat of Westlake Addition, Section 2, being a 4.43-acre tract of land out of the Southwest/4 of Section 33, Block 40, T-1-S, City and County of

Midland, Texas. (Generally located north of State Highway 191, approximately 1,143-feet east of North County Road 1271. Council District 4)

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

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

4. Consider a proposed Preliminary Plat of Pavilion Park, Section 11, being a re plat of Lot 1, Block 1, Pavilion Park, City and County of Midland, Texas. (Generally located on the southeast corner of East Mockingbird Lane and North Big Spring Street. Council District 1)

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

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

5. Consider a proposed Final Plat of Reynolds & Mayne Addition being a plat of a 5.00 Acre Tract of Land out of the NW/4 of Section 39, Block 38, T-1-S, T & P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of East Highway 80 and North County Road 1140 - Extraterritorial Jurisdiction).

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

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

6. Consider a proposed Preliminary Plat of South Midkiff Addition, Section 4, being a 5.11 Acre Tract of Land out of the W/2 of Section 21, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of S. County Road 1210, approximately 575-ft. south from W. County Road 130. - Extraterritorial Jurisdiction).

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

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

7. Consider a proposed Final Plat of Whirlwind Addition being a Plat of a 8.985 Acre Tract of Land out of E. Fain and L.F. Heard Survey, Abstract 1422, and out of C.A. Miller Survey, Abstract 633, all out of Block 38, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located at the South side East County Road 130, approximately 950 feet West of South County Road 1140. Extraterritorial Jurisdiction.)

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

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

Public Hearings

8. 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 4 letters of objection received; staff recommended approval.

The public hearing was opened at 3:38

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

Commissioner Wilton asked about the screening and whether it was just added or was it new. The applicant, Andrew Mellon explained that it was newly added.

Commissioner Sparks asked about the trees that were newly added to the site plan.

Resident Darrel Bishop spoke in opposition of the project, he explained his location and questioned the location of the fire lane. He also questioned if it was the city or the developer that will be handling the roads. Commissioner Sparks and Gardaphe explained that it was the developer but the city will oversee.

Mr. Bishop then mentioned his worries about the hazards that might be caused if the developer doesn't address the issues. Commissioner Sparks did agree that it would have to be discussed with the developer.

Resident Pat Vicent spoke in opposition of the project. She expressed concerns about the bank parking shared with her business. She explained that it is very congested with traffic as it is. She suggested using the semi-road leading to Taco Villa. Commissioner Wilton asked for her to point out her property, she did so on the map. Commissioner Gardaphe asked for the developer, Andrew Mellon, to come back to the podium and give answers on behalf of the developer.

He explained that Maverick is not handling the wall, Bobby Cox is. He explained the main entrance, it is a 40 foot main access. He also explained that this site plan does not offer any other main access.

Commissioner Sparks asked if it would be larger than 20 feet. Mr. Mellon said that yes it would be.

Commissioner Sparks also asked the time frame for the building of the road, Mr. Mellon said it could be at the beginning of the year.

Commissioner Ivey asked if any changes had been made to the access of the pool

The public hearing was closed at 3:53

Commissioner Gardaphemoved 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 Sparks.

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

9. Hold a public hearing and consider a request by Dave Meaden, for the initial zoning of a 9.75-acre tract located in the NE/4 of Section 48, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located on the northwest intersection of Tradewinds Boulevard and Thomason Drive. ETJ, Extraterritorial Jurisdiction)

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

The public hearing was opened at 3:57

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

The public hearing was closed at 3:58

Commissioner Lawrencemoved to approve a request by Dave Meaden, for the initial zoning of a 9.75-acre tract located in the NE/4 of Section 48, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located on the northwest intersection of Tradewinds Boulevard and Thomason Drive. ETJ, Extraterritorial Jurisdiction); seconded by Commissioner Williams.

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

Cristina Odenborg Burns, Planning Division Manager
Development Services Department

Date