

**PLANNING AND ZONING
MINUTES
October 21, 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, October 21, 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 Lawrence moved to approve Consent Items; seconded by Commissioner Williams.

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

- a. Planning & Zoning Commission Meeting Minutes for October 7, 2019.

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

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

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

3. Consider a proposed Preliminary Plat of Claydesta Plaza, Section 14 being a replat of Lot 2, Block 14, Claydesta Plaza, Section 7, City and County of Midland, Texas. (Generally located on the west side of North Big Spring Street, approximately 805-feet north of Veterans Airpark Lane. Council District 3)

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

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

4. Consider a proposed Preliminary Plat of Grassland Estates West, Section 12 being a plat of 30.307-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located approximately 722-feet west of the intersection State Highway 158 and State Highway 191. Extraterritorial Jurisdiction)

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

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

5. Consider a proposed Final Plat of Lone Star Trails II, Section 2, being a plat of a 23.58-acre tract of land in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located approximately 1,079-feet east of the intersection of Fairgrounds Road and Occidental Parkway. Council District 1)

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

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

6. Consider a proposed Final Plat of Polo Club Addition, Section 8, being a plat of 11.190-acre tract of land out of the NW/4 of Section 3, Block 'X', H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Polo Club Road and Bluebird Lane. Council District 1)

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

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

7. Consider a proposed Final Plat of 349 Ranch Estates, Section 21, being a re-plat of Lot 14, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the north side of Washita Court, approximately 140-feet west of Choctaw. Council District 1)

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

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

8. Consider a proposed Final Plat of Cross Pointe, Section 2, being a re-plat of Lot 3, Block 1, Cross Pointe Addition, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 625 feet west of Holiday Road. Council District 4)

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

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

9. Consider a proposed Final Plat of Ol'Roberts Addition being a plat of 11.94 Acre Tract of Land out of SW/4 of Section 35, Block 38, T-1-S, T&P. RR. Co. Survey, and a .093 Acre tract of land out of the SW/4 of Section 35, Block 38, T-1-S, T&P. RR. Co. Survey, Abstract 27, Midland County, Texas. (Generally located on the southeast corner of E. Highway 80 and N. County Road 1130. Extraterritorial Jurisdiction.)

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

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

10. Consider a proposed Final Plat of South 1788 Commercial, being a plat of a 10.04-acre tract of land out of Section 18, Section 19, and Section 20, all out of Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of West Interstate 20 East and South Farm to Market 1788. Extraterritorial Jurisdiction)

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

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

11. Consider a proposed Final Plat of The Park at 1788 South, Section 2, being a replat of Lot 10, Block 1, The Park at 1788 South, Midland County, Texas. (Generally located on the southeast corner of the intersection of West County Road 148 and South County Road 1275. Extraterritorial Jurisdiction)

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

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

12. Consider a reinstatement of the proposed Preliminary Plat of Community Place being a plat of a 5.83-acre tract of land out of the Southeast/4 of Section 22, Block 38, T-1-S, T &P RR Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 55, approximately 545-feet west of North County Road 1130. Extraterritorial Jurisdiction)

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

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

13. Consider a proposed Final Plat of Community Place being a plat of a 5.79-acre tract of land out of the Southeast/4 of Section 22, Block 38, T-1-S, T &P RR Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 55, approximately 545-feet west of North County Road 1130. Extraterritorial Jurisdiction).

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

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

14. Consider a proposed Final Plat of Eastway Addition, being a plat of a 4.012-acre tract of land out of the NE/4 of Section 39, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of Loop 250 and East Interstate 20. Extraterritorial Jurisdiction)

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

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

15. Consider a proposed Final Plat of Gateway Plaza, Section 13, being a replat of Lots 5 and 6, Block 3, Gateway Plaza Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of Starboard Drive, approximately 570-feet east of S. Tradewinds Boulevard. Council District 4).

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

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

16. Consider a proposed Final Plat of Monomoy Addition, being a plat of a 0.41-acre tract of land out of the southeast quarter of Tract F-3, Section 2, Block 40, T-2-S, T&P RR Co. Survey; a 3.20-acre tract of land out of the southwest quarter of Section 1, Block 40, T-2-S, T&P RR Co. Survey; and a 5.34-acre tract of land out of the north half of Section 12, Block 40, T-2-S, T & P RR Co. Survey; all out of Midland County, Texas. (Generally

located on the south side of W. Industrial Avenue, approximately 999-feet west of Agri Road. Extraterritorial Jurisdiction).

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

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

17. Consider a proposed Final Plat of OMG Addition, Section 7, being a plat of a 9.4-acre tract of land out of the south part of Section 24, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on east side of FM 715, approximately 513-feet north of E. County Road 140. Extraterritorial Jurisdiction).

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

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

18. Consider a proposed Final Plat of Venky Addition being a plat of a 26.36-acre tract of land out of Section 18, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the southeast corner of West County Road 120 and South County Road 1230. Extraterritorial Jurisdiction).

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

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

19. Consider a proposed Final Plat of Western Hills, Section 14, being a replat of Lot 6C, Block 20, and a previously vacated .375-acre portion of Pasadena Drive and alley Right-of-Way, adjacent to said lot, Western Hills, Section 13, City and County of Midland, Texas. (Generally located west of Pasadena Drive, approximately 383-feet west of S. Eisenhower Drive. Council District 4).

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

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

20. Consider a proposed Final Plat of Hill Crest Acres, Section 13, being a re-plat of the north 386.4-feet of the south half of Tract 18, Hill Crest Acres; Lot 1, Block 1, Hill Crest Acres, Section 2; Lot 1, Block 2, Hill Crest Acres, Section 3; and a 0.339-acre portion of previously vacated Bedford Right-of-Way, located in Section 30, Block 39, T-1-S, T&P RR. Co. Survey; City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of West Cuthbert Avenue and North Midland Drive. Council District 4)

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

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

21. Consider a proposed Final Plat of Noir Addition, being a plat of a 11.438-acre tract of land out of Section 28, Block 38, T-1-S, T&P R.R. Co. Survey, and a 2.307-acre tract of land out of Section 33, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1148, approximately 1,177 feet north of East County Road 72. Extraterritorial Jurisdiction)

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

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

22. Consider a proposed Final Plat of Oasis Addition, being a plat of a 10.00-acre tract of land out of Section 10, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the south side of West Industrial Avenue, approximately 440-feet west of South County Road 1250. Extraterritorial Jurisdiction)

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

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

23. Consider a proposed Preliminary Plat of Southern Addition, Section 16, being a re-plat of Lots 1 through 5, less the south 30-feet, Block 146, Southern Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East New York Avenue and South Baird Street. Council District 2)

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

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

Public Hearings

24. Hold a public hearing and consider a request by Cornerstone Funding, LLC for a Zone Change from PD, Planned District for an Office Center to an Amended Planned Development District for an Office Center on Lot 1A, Block 2, Grassland Estates West, Section 2, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Homestead Boulevard and Hereford Boulevard. Council District 4)

Planne Rolandrea Russell gave an overview of the project. With 24 letters of objection received, staff recommended approval.

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

The applicant Luis Zavala was present.

The public hearing was closed at 4:31 p.m.

Commissioner Wilton moved to defer, to be moved November 4, 2019. the motion by ; seconded by .; seconded by Commissioner Lawrence.

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

25. Hold a public hearing and consider a request by Karen Pinard for a Zone Change from TP, Technology Park District to MF-22, Multiple-Family Dwelling District on a 13.620-acre tract of land out of Section 3, Block 39, T-2-S, T&P R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of South 'K' Street and East Stokes Avenue. Council District 2)

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

The public hearing was open at 4: 46 p.m.

The applicant, Tom Houth, gave a summary of the project and was opened for questions.

Resident Bryon Fender spoke in regards to the project. Mr. Fender had questions in regard to the site plan.

The applicant, Tom Houth, addressed Mr. Fenders questions.

The public hearing was closed at 4: 58 p.m.

Commissioner Lawrence moved to approve a request by Karen Pinard for a Zone Change from TP, Technology Park District to MF-22, Multiple-Family Dwelling District on a 13.620-acre tract of land out of Section 3, Block 39, T-2-S, T&P R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of South 'K' Street and East Stokes Avenue. Council District 2); seconded by Commissioner Sparks.

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

26. Hold a public hearing and consider a request by Midland Community Development Corporation, for a zone change from SF-1, Single Family Dwelling District, in part, and MF-22, Multiple Family Dwelling District, in part, to MF- 16, Multiple Family Dwelling District on a 19.70-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 Princeton Avenue, approximately 824-feet west of N. Midland Drive. Council District 4).

27. Hold a public hearing and consider a request by Philip L. Caudill dba The Destination-Journey's End LLC for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in an event venue, on Lot Q, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located on the south side of W. Industrial Avenue, approximately 1,370-feet east of S. Garfield Street. Council District 2).

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

The public hearing was opened at 5:03 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 5:03 p.m.

Commissioner Bryant moved to approve a request by Philip L. Caudill dba The Destination- Journey's End LLC for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in an event venue, on Lot Q, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located on the south side of W. Industrial Avenue, approximately 1,370-feet east of S. Garfield Street. Council District 2).; seconded by Commissioner Sisniega.

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

28. Hold a public hearing and consider a request by Don Clay for a zone change from a LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lots 1 and 2, Block 6, Moody Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Houston Avenue and North Lee Street. Council District 2)

Planner Glenda Arroyo-Cruz gave an overview of the project. With 1 letter of objection received, staff recommended approval.

The public hearing was opened at 5:07 p.m.

The applicant was not present.

The public hearing was closed at 5:07 p.m.

Commissioner Lawrence moved to approve a request by Don Clay for a zone change from a LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lots 1 and 2, Block 6, Moody Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Houston Avenue and North Lee Street. Council District 2); seconded by Commissioner Williams.

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

29. Hold a public hearing and consider a request by Landgraf, Crutcher and Associates for a zone change from a PD, Planned District for a Housing Development, in part; and 2F-Two-Family Dwelling District, in part; to SF-3, Single-Family Dwelling District, on a 22.75-acre tract of land out of Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Passage Way and North Midkiff Road. 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 5:10 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 5:10 p.m.

Commissioner Williams moved to approve a request by Landgraf, Crutcher and Associates for a zone change from a PD, Planned District for a Housing Development, in part; and 2F-Two-Family Dwelling District, in part; to SF-3, Single-Family Dwelling District, on a 22.75-acre tract of land out of Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Passage Way and North Midkiff Road. Council District 1); seconded by Commissioner Sisniega.

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