

**PLANNING AND ZONING
MINUTES
December 16, 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, December 16, 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 Elizabeth Shaughnessy, Senior Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, and Administrative Clerk Dalia Salinas.

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

Opening Item

1. Pledge of Allegiance

Announcements

Public Comment

Public Comment was open and closed at 3:31 p.m.

2. Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

Consent Items

3. 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, Gardaphe, Sparks,

Lawrence, Bryant, Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey.

a. Planning & Zoning Commission Meeting Minutes for December 2, 2019.

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

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

4. Consider a reinstatement of an approved Preliminary Plat of Wallace Heights, Section 9, being a replat of Tracts 14, 15, 16, 17, and 1.16-acres out of the south 284.30-feet of Tract 13, Wallace Heights, City and County of Midland, Texas. (Generally located on Sinclair Avenue, approximately 290-feet east of N. Loop 250 West. Council District 4).

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

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

5. Consider a proposed Final Plat of Wallace Heights, Section 9, being a replat of the south 284.30-feet of Tract 13, Tract 14 less the south 1.01 acres, and Tract 15, 16, and 17, all out of Wallace Heights, City and County of Midland, Texas. (Generally located on the south side of Sinclair Avenue, approximately 290-feet east of N. Loop 250 West. Council District 4)

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

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

6. Consider a Proposed Final Plat of Gatewood Addition, being a Plat of a 14.350-acre tract of land out of the NW/4 of Section 32, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located approximately 866-feet south of West County Road 150 and approximately 2,124-feet east of South Farm to Market Road 1788. Extraterritorial Jurisdiction)

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

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

7. Consider a proposed Final Plat of Greathouse Addition, Section 17, being a re-plat of Lot 30C, Block 5, Greathouse Addition, Section 11, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Spence Drive. Council District 1)

Commissioner Lawrence moved to approve Consent Items; seconded by Commissioner

Williams.

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

Public Hearings

8. Hold a public hearing and consider a proposed Preliminary Plat of Legacy Addition, Section 8, being a residential replat of Common Area A and Common Area B, Block 1; Common Area D, Block 2; and Common Area E, Block 3; all out of Legacy Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Fortitude Court and Patriot Parkway and on the east side of Gallantry Lane, approximately 235-feet south of Vanguard Road. Council District 4).

Planner Taslima Khandaker gave an overview of the project. With 2 letters of projection received, staff recommended approval.

Commissioner Lawrence asked where the wells are located. Planning Manager Cristina Odenborg Burns explained the locations and the process. Commissioner Lawrence also asked if there have been these types of application in the past.

Commissioner Wilton asked if the building inspector denied the application.

Commissioner Lawrence asked if he denied it with conditions.

Commissioner Wilton asked if they go back out to verify.

Commissioner Sparkes asked if they are larger lots because they are in a PD. He also asked if there is still comunitlve zoning.

The public hearing was opened at

Commissioner Williams to see the second letter of objection.

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

The applicant, Eric West with Parkhill, Smith and Cooper, was present. He gave a summary of the project and was open for question.

Commissioner Wilton asked if they were plugged. Mr. West explained that when the application was initionally submitted they were not plugged but they have now been plugged.

Commissioner Lawrence asked why was the land being named a common area. Mr. West explained that it was due to the ownership belonging to the home owners association.

Commissioner Sparks asked if there was a school just to the south.

Resident Jeremy Willingham, 907 Gallantry Lane, spoke in opposition of the project due to the location. The project would cause the community pool and playgroud to be removed.

Resident David Bond, 908 Founders Road, spoke in opposition of the project due to the uncertainty for the use of the lot next to his property.

The applicant, Eric West, readdressed the commission to answer the questions of the commission and the residents.

The public hearing was closed at 4:02 p.m.

Commissioner Gardaphe moved to approve a proposed Preliminary Plat of Legacy Addition, Section 8, being a residential replat of Common Area A and Common Area B, Block 1; Common Area D, Block 2; and Common Area E, Block 3; all out of Legacy Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Fortitude Court and Patriot Parkway and on the east side of Gallantry Lane, approximately 235-feet south of Vanguard Road. Council District 4).; seconded by Commissioner Sisniega.

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

9. Hold a public hearing and consider a proposed Final Plat of Southern Addition, Section 17, being a residential re-plat of Lot 16, Block 121, and a previously vacated .03-acre portion of east/west alley right-of-way adjacent to said lot, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of S. Dallas Street, approximately 141-feet south of E. Washington 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 4:04 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 4:05 p.m.

Commissioner Lawrence moved to a proposed Final Plat of Southern Addition, Section 17, being a residential re-plat of Lot 16, Block 121, and a previously vacated .03-acre portion of east/west alley right-of-way adjacent to said lot, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of S. Dallas Street, approximately 141-feet south of E. Washington Avenue. Council District 2).; seconded by Commissioner Bryant.

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

10. Hold a public hearing and consider a request by The Fields Edge, Inc., for a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development on a 23.66-acre tract of land out of the South Part of Section 11, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 1,024-feet south of W. Interstate 20 and approximately 2,083-feet west of S. County Road 1235. 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 4:08 p.m.

The applicant, Eric West with Parkhill, Smith and Cooper, gave a summary of the project and was open for question.

The applicant John Mark Echols with Fields Edges addressed the commission to further answer questions. He also gave more information to the origins of the project.

The public hearing was closed at 4:16 p.m.

Commissioner Gardaphe moved to approve a request by The Fields Edge, Inc., for a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development on a 23.66-acre tract of land out of the South Part of Section 11, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 1,024-feet south of W. Interstate 20 and approximately 2,083-feet west of S. County Road 1235. Council District 2); seconded by Commissioner Wilton.

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

11. Hold a public hearing and consider a request by Jamie Alvarado Lopez for a zone change from a MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 1, Block 43, South Park Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East Hicks Avenue and South Dallas Street. Council District 2)

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 4:19 p.m.

The applicant was not present.

The public hearing was closed at 4:19 p.m.

Commissioner Bryant moved to approve a request by Jamie Alvarado Lopez for a zone change from a MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 1, Block 43, South Park Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East Hicks Avenue and South Dallas Street. Council District 2); seconded by Commissioner Williams.

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

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