

**PLANNING AND ZONING
MINUTES
December 17, 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, December 17, 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

Announcements

Consent Items

2. Approved a motion approving the following minutes:

Commissioner Lawrence moved to approve Consent Agenda items 2 - 7 excluding ; seconded by Commissioner Williams.

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

- a. Planning & Zoning Meeting Minutes for December 3, 2018.

Commissioner Lawrence moved to approve Consent Agenda items 2 - 7 excluding ; seconded by Commissioner Williams.

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

Grosse.

3. Consider a request for a proposed Final Plat for Pilot 191, Section 1 being a 10.00-acre tract of land located in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland Texas. (Generally located on the southwest corner of the intersection of State Highway 191 and North Farm-to-Market 1788. Council District 4)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 7 excluding ; seconded by Commissioner Williams.

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

4. Consider a proposed Preliminary Plat of The Vineyard Addition, Section 13 being a 309.21-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of Mockingbird Lane and Avalon Drive. ETJ, Extraterritorial Jurisdiction)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 7 excluding ; seconded by Commissioner Williams.

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

5. Consider a proposed Preliminary Plat of Autumn Estates, being a Plat of a 22.640 Acre Tract of land out of the NE/4 of Section 26, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on southwest corner of the intersection of East County Road 60 and North County Road 1119. Extraterritorial Jurisdiction)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 7 excluding ; seconded by Commissioner Williams.

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

6. Consider a proposed Preliminary Plat of Midstream Addition, being a Plat of a 10.00 Acre tract of land out of Section 16, Block 38, T-1-S, T&P. RR. Co. Survey, County of Midland, Texas. (Generally located approximately 661-feet north of East County Road 60 and approximately 785-feet east of North County Road 1147. Extraterritorial Jurisdiction)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 7 excluding ; seconded by Commissioner Williams.

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

7. Consider a proposed Preliminary Plat of Austin Addition, being a Plat of a 8.730 Acre tract of land out of the SE/4, of Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located north of East County Road 148 and approximately 762-feet west of Farm to Market road 715. Extraterritorial Jurisdiction)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 7 excluding ; seconded by Commissioner Williams.

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

Public Hearings

8. Hold a public hearing and consider a request by VCZ Development for the approval of a Site Plan on Lot 1, Block 5, Hollandale Heights Resubdivision Blocks 3-9, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of North Carver Street and East Dormard Avenue. Council District 1)

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

Commissioner Sparks asked if this had come before the commission before.

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

The applicant was Jeff Becler was present and open for questions.

Commissioner Wilton asked how many stories the units would be.

The public hearing was closed at 3: 37 p.m.

Commissioner Williams moved to approve a request by VCZ Development for the approval of a Site Plan on Lot 1, Block 5, Hollandale Heights Resubdivision Blocks 3-9, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of North Carver Street and East Dormard Avenue. Council District 1); seconded by Commissioner Ivey.

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

9. Hold a public hearing and consider a request by VCZ Development for the approval of a Site Plan on Lot 1, Block 5, Hollandale Heights Resubdivision Blocks 3-9, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of North Carver Street and East Dormard Avenue. Council District 1)

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

Commissioner Lawrence asked what the ammended conditions are.

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

The applicant Michael Osmond was present, gave a summary of the project and was open to questions.

Commissioner Williams asked for more details. The applicant explained the design.

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

Commissioner Lawrence moved to approve a request by VCZ Development for the approval of a Site Plan on Lot 1, Block 5, Hollandale Heights Resubdivision Blocks 3-9, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of North Carver Street and East Dormard Avenue. Council District 1); seconded by Commissioner Bryant.

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

10. Hold a public hearing and consider a request by First Basin Credit Union for a zone change from LR-2, Local Retail District to O-2, Office District on a 2.004-acre tract of land out of Section 14, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Big Spring Street, approximately 1, 605-feet south of East Loop 250 North. - Council District 2)

Planner Elizabeth Shaughnessy gave a overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was present and deferred to staff

The public hearing was closed at 3: 46

Commissioner Williams moved to approve a request by First Basin Credit Union for a zone change from LR-2, Local Retail District to O-2, Office District on a 2.004-acre tract of land out of Section 14, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Big Spring Street, approximately 1, 605-feet south of East Loop 250 North. - Council District 2); seconded by Commissioner Nichols.

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

11. Hold a public hearing and consider a request by Strategic Restaurant Concepts, LLC, for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on Lot 7, Block 17, Skyline Terrace, Unit 7, City and County of Midland, Texas. (Generally located on the south side of W. Loop 250 North, approximately 220-feet west of N. Midkiff Road. Council District 1).

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

Commissioner Lawrence asked the current hours of operation.

The public hearing was opened at 3: 50 p.m.

The applicant was present and deferred to staff

The public hearing was closed at 3:51 p.m.

Commissioner Bryant moved to approve a request by Strategic Restaurant Concepts, LLC, for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on Lot 7, Block 17, Skyline Terrace, Unit 7, City and County of Midland, Texas. (Generally located on the south side of W. Loop 250 North, approximately 220-feet west of N. Midkiff Road. Council District 1).; seconded by Commissioner Lawrence.

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

12. Hold a public hearing and consider a request by Blue Beacon International, Inc. for a zone change from LR-2, Local Retail District, to BP, I-20 Business Park District, on a 5.450 acre tract of land out of the SE/4 of Section 1, Block 39, T-2-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of South Fairgrounds Road and East Interstate Highway 20 Frontage Road. 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 4:02 p.m.

The applicant Dana Morse for Blue Beacon was present, gave a summary of the project and was open for question.

Commissioner Lawrence asked if they owned the one in Odessa, Mr. Morse explained that yes they do.

Commissioner Wilton asked if they have any trouble with the run off of water in this area? Mr. Morse explained that the trucks are washed inside a bay with the doors closed with a recessed area that will flow to the sewers and they are working to make sure the neighbors drainage is taken to the drainage as well.

Commissioner Sparks asked if it was all automated, Mr. Morse explained that it is all manned by staff.

Commissioner Williams asked how long one truck wash takes. Mr. Morse explained on average it's about 15 minutes.

Resident Cory Harding spoke in favor of the project. He feels like Blue Beacon has gone above and beyond.

The public hearing was closed at 4: 03 p.m.

Commissioner Williams moved to approve a request by Blue Beacon International, Inc. for a zone change from LR-2, Local Retail District, to BP, I-20 Business Park District, on a 5.450 acre tract of land out of the SE/4 of Section 1, Block 39, T-2-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of South Fairgrounds Road and East Interstate Highway 20 Frontage Road. Council District 2); seconded by Commissioner Bryant.

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

Miscellaneous

13. Select the Chairman and Vice Chairman of the Planning and Zoning Commission for 2019.

Commissioner Sparks nominated himself, seconded by commissioner Bryant.

Motion carried 7 to 0

Commissioner Lawrence nominated himself, seconded by Commissioner Ivey.

Motion carried 7 to 0

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