

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
August 17, 2020
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, Midland, Texas, at 3:32 pm, August 17, 2020.

Commissioners present: Karmen Bryant, Dianne Williams, Warren Ivey, Joshua Sparks, Chase Gardaphe, Lucy Sisniega

Commissioners absent: Kevin Wilton, Reggie Lawrence

Staff members present: Dalia Salinas, Cristina Odenborg Burns, Elizabeth Shaughnessy, Glenda Arroyo-Cruz, Joseph Marynak, Charles Harrington

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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.)

The public comment period was opened at 3:33 pm. With no one wishing to speak, the public comment period was closed at 3:34 pm.

CONSENT ITEMS

Commissioner Ivey moved to approve the Consent Items 2-9, excluding item #8; seconded by Commissioner Sisniega.

The motion passed by the following vote:

AYE: Bryant, Williams, Ivey, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Lawrence

2. Consider a motion approving the Planning and Zoning Commission Meeting Minutes for August 3, 2020.
3. Consider a proposed Preliminary Plat of Flores Addition, being a plat of a 2.00 acres tract of land located in the NE/4 of Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,269 feet north of W. County Road 137. Extraterritorial Jurisdiction)
4. Consider a proposed Final Plat of West Terminal Addition, Section 9, being a replat of Lot 6, Block 5, West Terminal Addition, Section 2, Midland County, Texas. (Generally located on the

north side of W. County Road 100, approximately 415-feet west of S. Farm to Market 1788 Road. Extraterritorial Jurisdiction).

5. Consider a reinstatement of an approved Preliminary Plat of Gateway Plaza, Section 12, being a replat of Lot 2, Block 1, Gateway Plaza, and Lot 3A, Block 1, Gateway Plaza, Section 9, City and County of Midland, Texas. (Generally located on the south side of Starboard Drive, between Liberty Drive and South Tradewinds Boulevard. Council District 4)
6. Consider a proposed Final Plat of Gateway Plaza, Section 12, being a replat of Lot 2, Block 1, Gateway Plaza, and Lot 3A, Block 1, Gateway Plaza, Section 9, City and County of Midland, Texas. (Generally located on the south side of Starboard Drive, between Liberty Drive and South Tradewinds Boulevard. Council District 4)
7. Consider a proposed Final Plat of Legacy Addition, Section 8, being a 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)
8. Consider a proposed Final Plat of Southern Addition, Section 18, being a replat of Lots 15 through 18, Block 133, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Weatherford Street, approximately 80-feet north of East Washington Avenue. Council District 2)

Item #8 was pulled off the agenda for review at a future meeting.

9. Consider a proposed Final Plat of J Bar J Properties, being a plat of a 25.95-acre tract of land located in the southwest quarter of Section 28, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of N. County Road 1148, approximately 448-feet south of E. County Road 63. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

10. Hold a public hearing and consider a request by Betenbough Homes, LLC for a zone change from O-1, Office District to LR, Local Retail District on Lots 2 through 10, Block 1, and Lots 1 through 7, Block 2, Lone Star Business Park, Section 2, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North State Highway 349 and Occidental Parkway. Council District 1)

Planner Elizabeth Shaughnessy gave an overview of the project. With one letter of objection received, staff recommended approval.

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

The applicant, Chris Wallace, was present. He gave a summary of the project and was open for question.

Commissioner Williams asked Mr. Wallace if the houses on Ranchland Drive were developed. Mr. Wallace explained that all the homes in that area have already been developed.

The public hearing was closed at 3:44 p.m.

Commissioner Ivey moved to approve this request; seconded by Commissioner Bryant.

The motion passed by the following vote:

AYE: Bryant, Williams, Ivey, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Lawrence

11. Hold a public hearing and consider a request by Betenbough Homes for a zone change from SF-3, Single Family Dwelling District to PD, Planned Development District for a Housing Development on a 15.70-acre tract of land located in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Tin Trail, approximately 130 feet east of N. Fairgrounds Road. Council District 1)

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

The public hearing was opened at 3:49 p.m.

The applicant, Ronnie Wallace, was present. He gave a summary of the project and was open for questions.

Commissioner Sparks asked what the smallest house would be if the zoning was left at SF3. Mr. Wallace explained that the cottage style home would be the smallest style home they would offer. Commissioner Sparks also asked what type of demographic they are going after by offering a smaller home. Mr. Wallace explained that it is an excellent opportunity for smaller families to get into home ownership.

Commissioner Williams asked what the asking price for the homes would be. Mr. Wallace explained that he couldn't quote the exact price but it would be about a \$5,000 savings for the homeowner.

Commissioner Sparks stated that he doesn't feel that the loss of square footage is equal to the price reduction quoted by Mr. Wallace. Mr. Wallace explained that he doesn't have the exact financial information on him to give accurate financial information. He stated that it is their intent to offer the homes at a lower market value.

Commissioner Sparks asked if not given the zone change, how many homes they would be able to put on the property. Mr. Wallace explained that he did not have the information to answer the question.

Commissioner Sparks asked Mr. Wallace if he was correct in understanding that he believes the \$5,000 savings is enough of an initiative to go this route. Mr. Wallace stated that the lower price homes present additional options for those seeking a starting point to home ownership.

The public hearing was closed at 4:04 p.m.

Commissioner Williams moved to approve this request; seconded by Commissioner Gardaphe.

The motion passed by the following vote:

AYE: Bryant, Williams, Gardaphe, Sisniega

NAY: Ivey, Sparks

ABSTAIN: None

ABSENT: Wilton, Lawrence

12. Hold a public hearing and consider a proposed Preliminary Plat of Southern Addition, Section 20, being a residential re-plat of Lots 13 and 14, Block 145, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Baird Street, approximately 120-feet north of East Pennsylvania Avenue. 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 4:09 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:12 p.m.

Commissioner Ivey moved to approve this request; seconded by Commissioner Bryant.

The motion passed by the following vote:

AYE: Bryant, Williams, Ivey, Sparks, Gardaphe, Sisniega

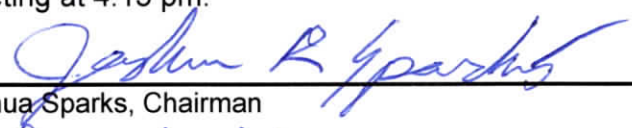
NAY: None

ABSTAIN: None

ABSENT: Wilton, Lawrence

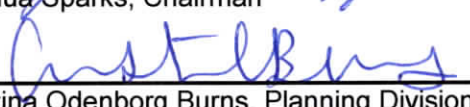
MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:15 pm.


Joshua Sparks, Chairman

Date

9/21/20


Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

Date

9/21/20