

**PLANNING AND ZONING
MINUTES
May 21, 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, May 21, 2018.

Commissioners present: Josh Sparks, Kevin Wilton, and Dianne Williams.

Alternate Commissioners present: Justin Nichols.

Commissioners absent: Warren Ivey, Chase Gardaphe, Reggie Lawrence, and Terry Gammage.

Staff members present: Development Services Senior Planner Jeremy McNeil, Planner Rolandrea Russell, Planner Elizabeth Shaughnessy, Planner Taslima Khandaker and Account Clerk Dalia Salinas

Chairman Sparks called the meeting to order at 3:32 p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Senior Planner Jeremy McNeil will introduced the new planner, Taslima Khandaker.

Consent Items

Commissioner Wilton moved to approve Consent Agenda items 3– 10, seconded by Commissioner Williams.

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

2. Approved a motion approving the following minutes:
 - a. Minutes for the Planning & Zoning meeting on May 7, 2018.
3. Approved a proposed Final Plat of Campgrounds Addition, being a plat of an 11.651-acre tract of land out of Section 32, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of W County Road 157 and S County Road 1270. ETJ, Extraterritorial Jurisdiction)

4. Approved a proposed Final Plat of B Adams Addition, being an 11.22-acre tract of land out Section 10, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of West County Road 117 and S County Road 1200. ETJ, Extraterritorial Jurisdiction)
5. Approved a proposed Preliminary Plat of TK Addition, being a plat of a 10.625-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 east side of W County Road 120, approximately 700-feet S County Road 1223 Half. ETJ, Extraterritorial Jurisdiction)
6. Approved a proposed Preliminary Plat of Leveraged Addition, being a 19.023 Acre Tract of Land out of Section 31, Block 38, T-1-S, T&P. RR. Co. Survey, City and County of Midland County, Texas. (Generally located northeast of the intersection of Pecan Avenue and Copus Street. Council District 2)
7. Approved a proposed Preliminary Plat of Southeast Industrial Acres, Section 3, being a 14.93 acre tract of land out of section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas (Generally located north of East Interstate Highway 20, approximately 1,300-feet west of South Fairground Road. Council District 2)
8. Approved a proposed Preliminary Plat of Lone Star Trails II, Section 1, being a 23.64-acre tract of land out of Section 7, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located east of Fairgrounds Road, approximately 1,090-feet north of Arapahoe Road. Council District 1)
9. Approved a proposed Final Plat of Johnson & Moran Addition, being a re-plat of 2.44 acres of land out of the south portion of Block 6, Johnson & Moran Addition, City & County of Midland, Texas. (Generally located west of the intersection of Andrews Highway and West Cuthbert Avenue. Council District 3)
10. Approved a proposed final plat of Stonebridge Addition, Section 3, being 10.32 acre tract of land in Section 1, Block "X", H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located south of Solomon Lane, approximately 1,276-feet east of North Lamesa Road. Council District 1)

Public Hearings

11. Hold a public hearing and consider a proposed Residential Replat for Permian Estates, Section 18, being a replat of Lots 1 and 2, Block 64, Permian Estates, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and South Midland Drive. Council District 2)

Planner Rolandrea Russell gave an overview of the project. With no letters of objection

received, staff recommended approval.

The public hearing was opened at 3:36 p.m.

The applicant was not present.

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

Commissioner Wilton moved to approve a proposed Residential Replat by Permian Estates, Section 18, being a replat of Lots 1 and 2, Block 64, Permian Estates, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and South Midland Drive. Council District 2); seconded by Commissioner Nichols.

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

12. Hold a public hearing and consider a request for an amended Specific Use Permit without Term for a Manufactured Home Park on Lot 1, Block 1, Fairgrounds Addition, City and County of Midland, Texas.(Generally located on the east side of North Fairgrounds Road, approximately 960-feet south of East Golf Course Road. Council District 2)

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

The public hearing was opened at 3:41 p.m.

The applicant was present but differed to staff.

The public hearing was closed at 3:41 p.m.

Commissioner Wilton moved to approve a request for an amended Specific Use Permit without Term for a Manufactured Home Park on Lot 1, Block 1, Fairgrounds Addition, City and County of Midland, Texas.(Generally located on the east side of North Fairgrounds Road, approximately 960-feet south of East Golf Course Road. Council District 2); seconded by Commissioner Williams.

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

13. Hold a public hearing and consider a request by Landgraf, Crutcher & Associates for a Zone Change from PD, Planned District for a Transition District; O-1, Office District; and O-2, Office District, to C-1, Central Area District, on the east half of Block 32, the south 75 feet of the southwest quarter of Block 32, Block 36, and the east half of Block 49, Homestead Addition; Lot 1, Block 32, Homestead Addition, Section 5; Lot 1, Block 37; Homestead Addition, Section 11; all out of the City and County of Midland, Texas. (Generally located southwest of the intersection of N. Pecos Street and W. Louisiana Avenue. - Council District 3)

Senior Planner Jeremy McNeil gave an overview of the project. With no letters of

objection received, staff recommended approval.

Commissioner Sparks questioned the effects of this request after new zoning code is adapted. Staff answered the question.

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

The applicant, John Landgraff was present and was open to questions.

Commissioners Sparks and Wilton had questions in regards to the plans for the building. Mr. Landgraff answered their questions.

The public hearing was closed at 3:46 p.m.

Commissioner Williams moved to approve a request by Landgraf, Crutcher & Associates for a Zone Change from PD, Planned District for a Transition District; O-1, Office District; and O-2, Office District, to C-1, Central Area District, on the east half of Block 32, the south 75 feet of the southwest quarter of Block 32, Block 36, and the east half of Block 49, Homestead Addition; Lot 1, Block 32, Homestead Addition, Section 5; Lot 1, Block 37; Homestead Addition, Section 11; all out of the City and County of Midland, Texas. (Generally located southwest of the intersection of N. Pecos Street and W. Louisiana Avenue. - Council District 3); seconded by Commissioner Nichols.

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

14. Hold a public hearing and consider a request by Basin Roofing and Construction Inc. for a Zone Change from LR-2, Local Retail District, to LI, Light Industrial District, on a 2.00-acre portion of Section 33, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,110-feet east of North County Road 1271.Council District 4)

Senior Planner Jeremy McNeil gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:48 p.m.

The applicant was not present.

The public hearing was closed at 3:48 p.m.

Commissioner Wilton moved to approve a request by Basin Roofing and Construction Inc. for a Zone Change from LR-2, Local Retail District, to LI, Light Industrial District, on a 2.00-acre portion of Section 33, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,110-feet east of North County Road 1271.Council District 4); seconded by Commissioner Nichols.

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

15. Hold a public hearing and consider a request by the City of Midland for a city initiated zone change from LR-2, Local Retail District to BP, I-20 Business Park District on a 36.6-acre tract of land out of Section 1, Block 39, T-2-S, and Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of Interstate Highway 20 and State Highway 158. Council District 2)

Senior Planner Jeremy McNeil gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Wilton questioned the ownership of the lot. Staff answered the question.

Commissioner Sparks asked if any other properties were owned on the City of Midland. Staff answered the question.

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

The applicant was present but differed to staff.

The public hearing was closed at 3:52 p.m.

Commissioner Wilton moved to approve a request by the City of Midland for a city initiated zone change from LR-2, Local Retail District to BP, I-20 Business Park District on a 36.6-acre tract of land out of Section 1, Block 39, T-2-S, and Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of Interstate Highway 20 and State Highway 158. Council District 2); seconded by Commissioner Williams.

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

Miscellaneous

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:53 p.m.

Chase Gardaphe, Chairman

Date

Cristina Odenborg, Interim Planning Division Manager
Development Services Department

Date