

PLANNING AND ZONING MINUTES

June 03, 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, June 03, 2019.

Commissioners present: Chase Gardaphe, Josh Sparks, and Warren Ivey.

Alternate Commissioners present: Stacy Grosse

Commissioners absent: Kevin Wilton, Reggie Lawrence, Diane Williams, and Karmen Bryant.

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, Administrative Clerk Dalia Salinas, and Administrative Assistant Mirna Acosta.

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

Opening Item

1. Pledge of Allegiance

Announcements

Consent Items

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Ivey.

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

2. Approved a motion approving the following minutes:
 - a. Planning & Zoning Meeting Minutes for May 20, 2019.
3. Approved a proposed Preliminary Plat of Midland (S349) DTP Addition, being a Plat of a 2.0 Acre Tract of Land out of the SE/4 of Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of W. County Road 138 and S. State Highway 349 - Extraterritorial Jurisdiction).
4. Approved a proposed Preliminary Plat of Southwest Crossing, Section 7, being a replat of Lot 1, Block 2, Southwest Crossing, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Cholla Road and Antelope Trail. Council District 2).
5. Approved a proposed Final 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)
6. Approved a proposed Preliminary Plat of Gateway Plaza, Section 12, being a Re-plat 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. Approved a proposed Final Plat of Original Town, Section 19, being a re-plat of Lots 1 through 12, and a 0.138-acre portion of previously vacated alley right-of-way all out of Block 110, Original Town Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N. Pecos Street and W. Kentucky Avenue. Council District 3)
8. Approved a Proposed Final Plat of Young Addition, Section 5, being a Re-plat of Lot 7A, Block 1, Young Addition, Section 4, Midland County, Texas. (Generally located on the south side of West County Road 129, approximately 204 feet west of South County Road 1206. Extraterritorial Jurisdiction)
9. Approved a proposed preliminary plat of Happy Cove Ranch Estates, being a plat of a 30.5 acre tract of land out of Section 14, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of North County Road 1246 and West County Road 41. Extraterritorial Jurisdiction)
10. Approved a proposed preliminary plat of Ortega Acres, being a Plat of a 10-acre tract of land out of west half of Section 19, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1226, approximately 1,315-feet south of West County Road 130. Extraterritorial Jurisdiction)

Public Hearings

11. Hold public hearing and consider a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on a 2.254-acre portion of Lot 1, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Beal Parkway and Thomason Drive. Council District 4)

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

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

The applicant, Andrew Mellen with Maverick Engineering, was present. He gave a summary of the project and was open for questions.

Commissioner Sparks asked if their plans work for what is asked of that property. Mr. Mellon explained that yes it does and that they have been working with engineering.

Resident David Ham, with the Aphasia Center, spoke in opposition of the project due to the issue with traffic. He expressed concerns that an apartment complex would bring added issues with the current traffic. He was also concerned with the safety of the staff that could be affected due to the increase in population.

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

Commissioner Gardaphe asked if the project was for a multi-family senior living facility. Mr. Mellen explained that yes it was.

Commissioner Gardaphe moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on a

2.254-acre portion of Lot 1, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Beal Parkway and Thomason Drive. Council District 4); seconded by Commissioner Ivey.

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

12. Hold public hearing and consider a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on Lot 1 (less the south 20-feet), Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Beal Parkway and Thomason Drive. Council District 4)

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

The public hearing was opened at 3:43 p.m.

The applicant, Andrew Mellen with Maverick Engineering, was present. He gave a summary of the project and was open to questions.

Resident David Ham expressed that he has the same concerns with this item as he did with item #11.

Commissioner Grosse asked if it was the same complex and if transportation was being provided to connect the two and if there was a plan for senior citizens walking across. Mr. Mellen explained that other than providing a handicapped ramp they would not be providing anything as far as transportation.

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

Commissioner Sparks stated that as far as discussion it is a good point to ask about transportation. He also asked if the stop light will eventually be a roundabout. Mr. Mellen explained that yes it would be, but it would be a few years before the roundabout is available. He again explained the plan for the handicapped ramps.

Commissioner Sparks asked if there was any way that a flashing crossing sign, similar to what they use in school zones, could be placed. Mr. Mellen stated the question would be better answered by Mr. Pacelli the traffic engineer. Development Services Director Chuck Harrington addressed the question. He explained that once the project is occupied a study would be done by engineering to determine what would be in the best interest of safety.

Commissioner Ivey asked how many of lanes are in the street. Staff answered that there is one lane in each direction with a turning lane in the center.

Commissioner Gardaphe moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on Lot 1 (less the south 20-feet), Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Beal Parkway and Thomason Drive. Council District 4); seconded by Commissioner Ivey.

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

13. Hold a public hearing and consider a request by Midland Carrillo Realty Partners, LLC for a zone change from 1F-2, One Family-Dwelling District to an LR-2, Local Retail District on Lot 6, Block 34, Cowden Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Estes Avenue and North Marienfeld Street. Council District 3).

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

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

The applicant, Stephen Marcum with Skyline Civil Group, was present. He gave a summary of the project and was open for questions.

Commissioner Sparks asked why they are requesting to change it to an LR-2 and not a 0-1. Mr. Marcum explained they wanted to keep it the same as the original lot and the adjacent zoning.

Commissioner Grosse asked if the lot had been developed. Mr. Marcum explained that it has been demolished and cleaned up; as of right now, it is a vacant lot.


The public hearing was closed at 3:53 p.m.

Commissioner Gardaphe moved to approve a request by Midland Carrillo Realty Partners, LLC for a zone change from 1F-2, One Family-Dwelling District to an LR-2, Local Retail District on Lot 6, Block 34, Cowden Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Estes Avenue and North Marienfeld Street. Council District 3); seconded by Commissioner Ivey.

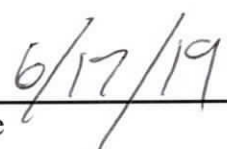
The motion carried by the following vote: AYE: Ivey, Gardaphe, Sparks, and Grosse. NAY: None. ABSTAIN: None. ABSENT: Wilton, Williams, Lawrence, and Bryant.

Miscellaneous


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



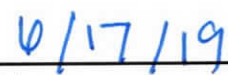
Josh Sparks, Chairman



Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department



Date