

**PLANNING AND ZONING
MINUTES
September 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, September 17, 2018.

Commissioners present: Kevin Wilton, Dianne Williams, and Warren Ivey.

Alternate Commissioners present: Karmen Bryant.

Commissioners absent: Gardaphe, Sparks, Lawrence, and Nichols.

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 Wilton called the meeting to order at 3:35 p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Consent Items

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

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

2. Approved a motion approving the following minutes:
 - a. Planning and Zoning Minutes for Meeting on September 4, 2018
3. Approved a proposed Preliminary Plat of Cedar Elm Mobile Home Park being a Plat of a 4.840 Acre Tract of Land out of the S/2 of Section 10, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of W. County Road 116 and S. County Road 1255. Extraterritorial Jurisdiction.)
4. Approved a proposed Final Plat of Chase Five Addition being a plat of 41.945-acre tract of land out of T.F. Spencer Survey A-592, Midland County, Texas. (Generally located on the east side of Farm-to-Market 1213, approximately 225-feet south of East County Road 132. Extraterritorial Jurisdiction)
5. Approved a proposed Preliminary Plat of Arrow Estates being a plat of a 10.71-acre tract of land out of the Northeast/4, of Section 28, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of South County Road 1202 and West County Road 142. ETJ, Extraterritorial Jurisdiction).

6. Approved a proposed Final Plat of Rambler Estate being a Plat of 1.50 Acre Tract of Land out of Section 33, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of N. County Road 1140, approximately 500 feet north of E. County Road 73. (Extraterritorial Jurisdiction).
7. Approved a proposed Preliminary Plat of LMB Addition being a 5.00 Acre Tract of Land out of the SE/4 of Section 35, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of N. County Road 1120, approximately 2,580-ft. south of E. State Highway 80. Extraterritorial Jurisdiction).
8. Approved a proposed Preliminary Plat of Midkiff Heights, Section 5, being the north 403.2 feet of the south 528.2 feet of Tracts 2 and 3, Midkiff Heights Addition, City and County of Midland, Texas. (Generally located on the east-side of Austin Street, approximately 393-feet north of Bedford Drive. Council District 4).

Public Hearings

9. Hold a public hearing and consider a request by Kimley-Horn and Associates, Inc., for a Zone Change from a PD, Planned District for a Housing Development to an Amended PD, Planned District for a Housing Development on Lot 1A, Block 6, Pavilion Park, Section 10, City and County of Midland, Texas. (Generally located on the on the southeast corner of the intersection of Mockingbird Lane and Stonebridge Drive. Council District 1)

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

The public hearing was opened at 3:38 p.m.

The applicant was not present.

Resident, Anna Pierson, asked for a simplified explanation of the project. Planner Rolandrea Russell explained that it was Zone change for a planned district; she pointed out the locations on the site plan. Planning Manager, Cristina Odenborg, explained that the only thing changing is the entrance. Commissioner Wilton went into further explanation of the entrance on Mockingbird Lane.

Commission Wilton asked to be shown a picture of the proposed sign; staff pulled up the photo onto the screen.

Resident, Anna Pierson, asked when the deadline was for her submit an objection. Planning Manager, Cristina Odenborg, and Commissioner Wilton explained that she could turn in her objection today, or she could wait till she received her notice for City Council meeting and turn it before the meeting takes place.

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

Commissioner Ivey moved to approve a request by Kimley-Horn and Associates, Inc., for a Zone Change from a PD, Planned District for a Housing Development to an Amended PD, Planned District for a Housing Development on Lot 1A, Block 6, Pavilion Park, Section 10, City and County of Midland, Texas. (Generally located on the on the southeast corner of the intersection of Mockingbird Lane and Stonebridge Drive. Council District 1); seconded by Commissioner Bryant.

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

10. Hold a public hearing and consider a request by Family Promise of Midland, TX Inc., for a site plan approval on the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of Ward Street and W. Ohio Street. Council District 3).

Planner Elizabeth Shaughnessy gave an overview of the project. With 1 letter of objection received, staff recommended approval.

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

The applicant, Tom Miller with The Family Promise of Midland, was present and gave a summary of the project.

Commissioner Wilton asked how close the organization was to getting its funding. The applicant explained their efforts into completing their goals.

Commissioner Williams asked about the day care center. The applicant explained that it is not a child day care center its "day center" that is used for functions. He explained that they do provide child day care for its residents, but that will be provided by the Peppermint Plantation Day Care.

The public hearing was closed at 3:54 p.m.

Commissioner Williams moved to approve a request by Family Promise of Midland, TX Inc., for a site plan approval on the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of Ward Street and W. Ohio Street. Council District 3); seconded by Commissioner Bryant.

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

11. Hold a public hearing and consider a request by Skyline Civil Group, for a zone change from PD, Planned District for Office Center, to IP-3, Industrial Park District on Lot 3, Block 2, Industrial Park Regional Air Terminal, Unit 7, City and County of Midland, Texas. (Generally located on the west side of Earhart Drive, approximately 634-feet south of Banks Drive. - Council District 4).

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

The public hearing was opened at 3:57 p.m.

Commissioner Williams asked what type of business it would be; staff deferred to the applicant.

The applicant, Steven Marcum, explained it would be used for a whole sale business.

The public hearing was closed at 3:59 p.m.

Commissioner Williams moved to approve a request by Skyline Civil Group, for a zone change from PD, Planned District for Office Center, to IP-3, Industrial Park District on Lot 3, Block 2, Industrial Park Regional Air Terminal, Unit 7, City and County of Midland,

Texas. (Generally located on the west side of Earhart Drive, approximately 634-feet south of Banks Drive. - Council District 4); seconded by Commissioner Ivey.

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

- 12. Hold a public hearing and consider an ordinance on a request by Maverick Engineering, for a Zone Change from an O-2, Office District, to an LR-2, Local Retail District on Lot 2, Block 4, Corporate Plaza, Section 5, City and County of Midland, Texas. (Generally located on east side of N. Big Spring, approximately 889-feet north of Corporate Drive - Council District 2).

Planner Elizabeth Shaughnessy 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 was present but deferred to staff.

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

Commissioner Ivey moved to approve an ordinance on a request by Maverick Engineering, for a Zone Change from an O-2, Office District, to an LR-2, Local Retail District on Lot 2, Block 4, Corporate Plaza, Section 5, City and County of Midland, Texas. (Generally located on east side of N. Big Spring, approximately 889-feet north of Corporate Drive - Council District 2).; seconded by Commissioner Williams.

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

Miscellaneous

With no further items or business to come before the Commission, Chairman Wilton adjourned the meeting at 4:03 p.m.

Josh Sparks, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Development Services Department

Date