

**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: Josh Sparks, Kevin Wilton, Dianne Williams, Warren Ivey, Justin Nichols, and Reggie Lawrence.

Alternate Commissioners present: Karmen Bryant.

Commissioners absent: Chase Gardaphe.

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, and Account Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at 3:30 p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Consent Items

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

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

2. Approved a motion approving the following minutes:
 - a. Planning & Zoning Meeting Minutes for December 3, 2018.
3. Approved 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)
4. Approved 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)

5. Approved 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)
6. Approved 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)
7. Approved 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)

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 request had been previously presented to the commission. Planner Rolandrea explained that the previous property was to the west of this one.

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

The applicant Jeff Beckler was present and available for questions.

Commissioner Wilton asked how many stories the units would be. The applicant explained that it was a three story project.

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, and Bryant. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

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 amended conditions are. Planner Rolandrea Russell explained that the amendment was to include 60 units instead of 72.

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

The applicant Michael Osmond representing VCZ, was present, gave a summary of the project, and was available for questions.

Commissioner Williams asked for more details on the detention area. The applicant explained that it was in reference to a detention pond; he explained that he is working with City staff to get that facilitated.

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, and Bryant. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

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 an 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 but deferred to staff.

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

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, and Bryant. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

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 if they are open for lunch. Planner Taslima Khandaker explained that they do not open until 3 p.m.

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

The applicant was present but 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, and Bryant. NAY: None. ABSTAIN: None. ABSENT: Gardaphe.

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, representing Blue Beacon, was present, gave a summary of the project, and was available for question.

Commissioner Lawrence asked if they owned the truck wash located in Odessa; Mr. Morse explained that yes they do.

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

Commissioner Sparks asked if it was all automated; Mr. Morse explained that it is not automated; the facility is maned by staff.

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

Resident Cory Harding spoke in favor of the project. He stated that 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, and Bryant. NAY: Wilton. ABSTAIN: None. ABSENT: Gardaphe.

Miscellaneous

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

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

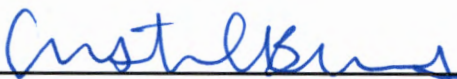
With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:06 p.m.



Josh Sparks, Chairman

1/7/19

Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department

1/7/19

Date