

## PLANNING AND ZONING MINUTES

January 21, 2020

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, January 21, 2020.

Commissioners present: Josh Sparks, Dianne Williams, Warren Ivey, and Karmen Bryant.

Alternate Commissioners present: Lucy Sisniega.

Commissioners absent: Reggie Lawrence, Kevin Wilton and Chase Gardaphe.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg Burns, Senior Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, Planner Joseph Marynak and Administrative Clerk Dalia Salinas.

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

### Opening Item

1. Pledge of Allegiance

### Announcements

Planning Division Manager Cristina Odenborg Burns introduced the newest Planning & Zoning staff member, Joseph Marynak.

Commissioner Sparks announced that item number 11 would be pulled from the agenda.

### Public Comment

2. 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.)

Commissioner Sparks opened and with no one wishing to speak, closed the public comment at 3:31 p.m.

### Consent Items

Commissioner Williams moved to approve the Consent Items; seconded by Commissioner Sisniega.

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

3. Approved a motion approving the following minutes:
  - a. Planning & Zoning Commission Meeting Minutes for January 6, 2020.
4. Approved a proposed Preliminary Plat of West 191 Industrial Park, Section 6, being a plat of a 33.95 acre tract of land in Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas (Generally located on the north side of State Highway 191, approximately 171-feet east of North Farm-to-Market Road 1788. Council District 4 and ETJ, Extraterritorial Jurisdiction)
5. Approved a proposed Final Plat of Dahlia Industrial Park, being a plat of 148.42-acre tract of land in the E/2 of Section 18, Block 40, T-1-S, T&P RR Co. Survey Midland County, Texas. (Generally located north of

Craddick Hgwy, approximately 2,717-ft. east of North Farm-to-Market 1788. ETJ, Extraterritorial Jurisdiction.)

6. Approved a proposed Final Plat of Entrada Estates, Section 6 being a plat of a 54.75-acre tract of land in Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of North County Road 1271 and West County Road 78. ETJ, Extraterritorial Jurisdiction)
7. Approved a proposed Final Plat of Happy Cove Ranch Estates, being a plat of a 30.5-acre tract of land in 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. ETJ, Extraterritorial Jurisdiction)
8. Approved a proposed Preliminary Plat of Hardy Addition, being a plat of a 20-acre tract of land in Section 16, Block 38, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of North County Road 1142 and East County Road 45. ETJ, Extraterritorial Jurisdiction)

### Public Hearings

9. Hold a public hearing and consider a proposed Preliminary Plat of West End Addition, Section 24, being a residential re-plat of Lots 1 and 2, Block 114, West End Addition, City and County of Midland, Texas. (Generally located on the southwest corner of intersection of College Ave. and South L St. Council District 3)

Planning Manager Cristina Odenborg Burns gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:34 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:34 p.m.

Commissioner Bryant moved to approve a proposed Preliminary Plat of West End Addition, Section 24, being a residential re-plat of Lots 1 and 2, Block 114, West End Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of College Avenue and South L Street. Council District 3); seconded by Commissioner Sisniega.

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

10. Hold a public hearing and consider a proposed Preliminary Plat of East Midland Addition, Section 21, being a residential replat of the south half of Block 55, and a previously vacated 0.128-acre portion of N. Adams Street right-of-way adjacent to said property, all out of East Midland Addition, City and County of Midland, Texas. (Generally located on the northwest corner of intersection of Garden Lane and N. Jackson Street. Council District 2)

Planner Taslima Khandaker 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 present but deferred to staff.

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

Commissioner Sisniega moved to approve a proposed Preliminary Plat of East Midland Addition, Section 21,

being a residential replat of the south half of Block 55, and a previously vacated 0.128-acre portion of N. Adams Street right-of-way adjacent to said property, all out of East Midland Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Garden Lane and N. Jackson Street. Council District 2); seconded by Commissioner Ivey.

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

11. Hold a public hearing and consider a request by Olanrewaju Tihamiyu for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service on a 3,600 square foot portion of Area C, Blocks 21 and 22, Kelview Heights Addition, and on a 870 square foot portion of N. Big Spring Street Right of Way, City and County of Midland, Texas. (Generally located on the west side of N. Big Spring Street, approximately 234-feet north of Humble Avenue. Council District 3).

**Item #11 was pulled from the agenda.**

12. Hold a public hearing and consider a request by Cora Lechler for a zone change from C, Commercial District to SF-3, Single-Family Dwelling District on the North ½ of the West 1/3 of Tract 1, Snively Addition, City and County of Midland, Texas. (Generally located approximately 421-feet east of Cotton Flat Road and approximately 865-feet north of West Francis 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 opened at 3:39 p.m.

The applicant, Cora Lechler, gave a summary of the project and was open to questions.

Commissioner Sparks asked if they were wanting to add a modular home for personal living. Mrs. Lechler confirmed that they did plan on using the home as their own residence.

The public hearing closed at 3:43 p.m.

Commissioner Williams asked if the current zoning doesn't allow for single family housing. Planning Manager Cristina Odenborg Burns explained that the new zoning ordinance does not allow for cumulative zoning so single family housing is no longer allowed. Mrs. Odenborg Burns also explained that any existing homes there now are considered non-conforming.

Commissioner Sparks also explained that any properties wanting to make changes now would have to come to the commission to make any changes.

Commissioner Bryant moved to approve a request by Cora Lechler for a zone change from C, Commercial District to SF-3, Single-Family Dwelling District on the North ½ of the West 1/3 of Tract 1, Snively Addition, City and County of Midland, Texas. (Generally located approximately 421-feet east of Cotton Flat Road and approximately 865-feet north of West Francis Avenue. Council District 2); seconded by Commissioner Sparks.

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

13. Hold a public hearing and consider a request by Jason Heller for a zone change from PD, Planned District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center on Lot 1A, Block 1, Cycles Addition, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of West Business I-20 Frontage Road and Tradewinds Boulevard. Council District 4)

Planner Glenda Arroyo Cruz gave an overview of the project. With no letters of objection received, staff

recommended approval.

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

The applicant, Tom Heller, gave a summary of the project and was open for questions.

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

Commissioner Sisniega moved to approve a request by Jason Heller for a zone change from PD, Planned District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center on Lot 1A, Block 1, Cycles Addition, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of West Business I-20 Frontage Road and Tradewinds Boulevard. Council District 4); seconded by Commissioner Williams.

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

**Miscellaneous**

- 14. Consider a request by PMG Digital, Inc., for approval of a Master Sign Plan on Lot 7, Block 27, Wydewood Estates, Section 20; Lots 6A and 10, Block 27, Wydewood Estates, Section 26; Lot 3B, Block 27, Wydewood Estates, Section 28; and Lots 5A and 5B, Block 27, Wydewood Estates, Section 35; City and County of Midland, Texas. (Generally located on the east side of North Loop 250 West approximately 518-feet south of West Wadley Avenue. Council District 4)

Planner Taslima Khandaker gave an overview of the project. Staff recommended approval.


Commissioner Bryant moved to approve a request by PMG Digital, Inc., for approval of a Master Sign Plan on Lot 7, Block 27, Wydewood Estates, Section 20; Lots 6A and 10, Block 27, Wydewood Estates, Section 26; Lot 3B, Block 27, Wydewood Estates, Section 28; and Lots 5A and 5B, Block 27, Wydewood Estates, Section 35; City and County of Midland, Texas. (Generally located on the east side of North Loop 250 West approximately 518-feet south of West Wadley Avenue. Council District 4); seconded by Commissioner Williams.

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

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:49 p.m.

  
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Josh Sparks, Chairman

2/3/2020  
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Date

  
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Cristina Odenborg Burns, Planning Division Manager  
Development Services Department

2/3/2020  
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Date