

**PLANNING AND ZONING
MINUTES
July 01, 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, July 01, 2019.

Commissioners present: Kevin Wilton, Dianne Williams, Warren Ivey, and Reggie Lawrence

Alternate Commissioners present: None

Commissioners absent: Josh Sparks, Chase Gardaphe, and Karmen Bryant.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg Burns, Senior Planner Elizabeth Shaughnessy, Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, Planner Radford Dickson, Administrative Clerk Dalia Salinas, and Administrative Assistant Mirna Acosta.

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

Opening Item

1. Pledge of Allegiance

Announcements

Consent Items

Commissioner Ivey moved to approve the Consent Items; seconded by Commissioner Wilton.

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

2. Approved a motion approving the following minutes:
 - a. Planning & Zoning Meeting Minutes for June 17, 2019.
3. Approved a proposed Final Plat of Llano Country Addition being a Plat of 5.00 Acre Tract of Land out of Section 23, Block 40, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Golden Gate Drive. Council District 4)
4. Approved a proposed Final Plat of Bent Tree Addition, Section 8, being a replat of Lot 2, Block 2, Bent Tree Addition, Section 6, and Lot 1B, Block 2, Bent Tree Addition, Section 7, City and County of Midland, Texas. (Generally located on the south side of Bluebird Lane, approximately 315-feet east of N. Midkiff Road. Council District 1).
5. Approved a proposed Final Plat of Midland Hills, Section 2, being a 1.81-acre tract of land out of the SE/4 of Section 21, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of E. County Road 60, approximately 1,814-feet west of N. County Road

1140. Extraterritorial Jurisdiction).

6. Approved a proposed Final Plat of Lone Star Addition, being a Plat of a 15.62-acre tract of land out of Section 21, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1210, approximately 1,695-feet north of West County Road 140. Extraterritorial Jurisdiction)
7. Approved a proposed Preliminary Plat of Sun Country Addition, being a 5-acre tract of land out of Section 38, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 195-feet north of East County Road 90. Extraterritorial Jurisdiction)

Public Hearings

8. Hold a public hearing and consider a request by Daybreak Development, LLC, for a Zone Change from AE, Agriculture Estate District, to PD, Planned District for a Housing Development, on a 40.36-acre tract of land out of the south ½ of Section 12, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located east of the intersection of Overshine Lane and Sunrise Way. Council District 1).

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

Commissioner Lawrence asked where the tank battery was located and if there was a variance for it. Staff deferred to the applicant.

The applicant, Andrew Mellen, explained that the tank battery was located to the south east and over 500 feet away from any structure.

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

The applicant Andrew Mellen, with Maverick Engineering, was present.

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

Commissioner Williams moved to approve a request by Daybreak Development, LLC, for a Zone Change from AE, Agriculture Estate District, to PD, Planned District for a Housing Development, on a 40.36-acre tract of land out of the south ½ of Section 12, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located east of the intersection of Overshine Lane and Sunrise Way. Council District 1); seconded by Commissioner Ivey.

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

9. Hold public hearing and consider a request by Maverick Engineering for a Zone Change from a LR-2, Local Retail District, to a PD, Planned District for a Housing Development on Lots 5 and 6, Block 3, Gateway Plaza Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of Starboard Dr, approximately 570-feet east of S. Tradewinds Blvd. Council District 4)

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

Commissioner Lawrence asked if this is the first five story apartment complex in Midland. Planning Manager Cristina Odenborg Burns explained that to her knowledge this is the first.

The public hearing was opened at 3:42 p.m.

The applicant was present but deferred to staff.

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

Commissioner Ivey moved to approve a request by Maverick Engineering for a Zone Change from a LR-2, Local Retail District, to a PD, Planned District for a Housing Development on Lots 5 and 6, Block 3, Gateway Plaza Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of Starboard Drive, approximately 570-feet east of S. Tradewinds Boulevard. Council District 4); seconded by Commissioner Wilton.

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

10. Hold a public hearing and consider a request by Midland TPS Development, LP, for a Specific Use Permit with Term for the sale of all alcoholic beverages for on-premises consumption, in a bar, on Lot 9, Block 2, Amaron Addition, Section 8, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Camp Street and Crump Street. Council District 2).

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

Commissioner Lawrence commented that the square footage on the application was different from what staff had said. Planner Taslima Khandaker explained that the area had increased.

Commissioner Lawrence asked if an application for this area had already been submitted. Planner Taslima Khandaker explained that yes, but it was for the Dickey's BBQ.

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

The applicant was not present.

The public hearing was closed at 3:49 p.m.

Commissioner Williams moved to approve a request by Midland TPS Development, LP, for a Specific Use Permit with Term for the sale of all alcoholic beverages for on-premises consumption, in a bar, on Lot 9, Block 2, Amaron Addition, Section 8, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Camp Street and Crump Street. Council District 2); seconded by Commissioner Wilton.

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

11. Consider a request to create a Master Sign Plan on Lot 2A, Lot 2B and Lot 2C, Block 4, Corporate Plaza, Section 22, City and County of Midland, Texas. (Generally located on the east side of N. Big Spring Street, approximately 862-feet north of Corporate Drive. Council District 2).

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

Commissioner Lawrence asked if this Master Sign Plan request should be a public hearing.

Planning Manager Cristina Odenborg Burns explained that a Master Sign Plan request only needs to be voted on; it does not require a public hearing.

Commissioner Wilton moved to approve a Master Sign Plan on Lot 2A, Lot 2B and Lot 2C, Block 4, Corporate Plaza, Section 22, City and County of Midland, Texas. (Generally located on the east side of N. Big Spring Street, approximately 862-feet north of Corporate Drive. Council District 2) ; seconded by Commissioner Williams.

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

With no further items of business to come before the Commission, Vice Chairman Lawrence adjourned the meeting at 3:54 p.m.



Reggie Lawrence, Vice Chairman

07.15.19

Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department

7/15/2019

Date