

PLANNING AND ZONING MINUTES
April 20, 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, April 20, 2020.

Commissioners present: Josh Sparks, Dianne Williams, Warren Ivey, and Reggie Lawrence.

Alternate Commissioners present: Lucy Sisniega.

Commissioners absent: Kevin Wilton, Chase Gardaphe, and Karmen Bryant.

Staff members present: Planning Division Manager Cristina Odenborg Burns, Senior Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, and Administrative Clerk Dalia Salinas.

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

Opening Item

1. Pledge of Allegiance

Announcements

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.)

Public comment was opened at 3:32 p.m. With no wishing to speak, public comment was closed at 3:33 p.m.

Consent Items

Commissioner Ivey requested to consider item 6 separately. Commissioner Lawrence moved to approve Consent Agenda items 3 through 5; seconded by Commissioner Sisniega.

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

3. Approved a motion approving the following minutes:
 - a. Planning & Zoning Commission Meeting Minutes for April 6, 2020.

4. Approved a proposed Final Plat of Lone Star Trails II, Section 3, being a plat of a 29.42-acre tract of land located in Section 7, Block 38, T-1-S, T&P RR. Co. Survey, City and County of Midland Texas. (Generally located east of the intersection of Husk Street and Outlaw Court. Council District 1)
5. Approved a proposed Final Plat of Midland International Airport Industrial Park, Section 8, being a 21.156-acre replat of a 0.03-acre portion of Lot 1A, Block 1; a 0.03-acre portion of Lot 1A, Block 2; a 0.13-acre portion of Lot 2A, Block 2; and a 21.12-acre portion of Lot 1A, Block 13, including a Utility Easement, Railroad Spur, and Earhart Drive right-of-way, all out of Midland International Airport Industrial Park Addition, City and County of Midland, Texas. (Generally located on the east side of La Force Boulevard, approximately 1,148-feet south of Windecker Street. Council District 1)
6. Approved a reinstatement of an approved Preliminary Plat of Midland International Airport Industrial Park, Section 8, being a replat of Lot 1A and Lots 2 through 5, Block 1; Lots 1A and 2A, Block 2; a 23.21-acre portion of Lot 1A, Block 13; a 1.10-acre portion of Earhart street right-of-way adjacent to Lots 1A and 2A, Block 2; plus a 1.64-acre Utility Easement and Railroad Spur, Midland International Airport Industrial Park Addition; and a 13.04-acre tract of land out of Section 8, Block 40, T-2-S, T&P Railroad Company Survey; all located in the City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and W. State Highway 80. Council District 1).

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

Commissioner Sparks asked for confirmation that nothing had been changed from the original application.

Planning Division Manager Cristina Odenborg Burns explained that only a portion of the preliminary plat had been approved in the previous item.

Commissioner Ivey moved to approve Consent Agenda item 6; seconded by Commissioner Williams.

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

Public Hearings

7. Hold a public hearing and consider a request by Patrick Brown, for a zone change from AE, Agricultural Estate District, to PD, Planned Development District for a Housing Development on Lots 2 and 3, Block 1, Jaden Kate Addition, City and County of Midland, Texas. (Generally located on northwest corner of the intersection of N. Elkins Road and Arapahoe Road. Council District 1)

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

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

The applicant was present but deferred to staff.

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

Commissioner Lawrence moved to approve a request by Patrick Brown, for a zone change from AE, Agricultural Estate District, to PD, Planned Development District for a Housing Development on Lots 2 and 3, Block 1, Jaden Kate Addition, City and County of Midland, Texas. (Generally located on northwest corner of the intersection of N. Elkins Road and Arapahoe Road. Council District 1); seconded by Commissioner Williams.

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

8. Hold a public hearing and consider a request by Maverick Engineering for a zone change from PD, Planned District for an Office Center to PD, Planned Development District for a Housing Development on Lot 2A, Block 1, Corporate Plaza, Section 20, City and County of Midland, Texas. (Generally located on the north side of Corporate Drive, approximately 550-feet east of North Big Spring. 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 3:49 p.m.

The representative, Andrew Mellen with Maverick Engineering, was present. Mr. Mellen explained how the ADA requirements are being met. Also present to answer questions was the applicant/owner Colby Denison.

Commissioner Lawrence and Commissioner Sparks asked for clarification on the storage and parking issues the commission had noted in the previous meeting.

Mr. Denison explained that the units are for senior living and 25% of the units are dual occupants with no children allowed. He went on to explain that less parking and storage is allowed for senior living facilities because the facility does provide transportation. He explained that each unit has its own storage, but they do offer separate units that can be rented for additional storage.

Commissioner Sparks asked what the screening process for seniors who are wanting to lease is. Mr. Denison explained that HUD will be doing the primary mortgage and screening for these units.

The public hearing was closed at 4:04 p.m.

Commissioner Williams moved to approve a request by Maverick Engineering for a zone change from PD, Planned District for an Office Center to PD, Planned Development District for a Housing Development on Lot 2A, Block 1, Corporate Plaza, Section 20, City and County of Midland, Texas. (Generally located on the north side of Corporate Drive, approximately 550-feet east of North Big Spring. Council District 2); seconded by Commissioner Sisniega.

Commissioner Ivey asked if the planning division had additional information that lead them to recommended approval. Planning Division Manager Cristina Odenborg Burns explained that typically a variance is considered for multi-family developments that offer affordable units or units to special age groups.

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

9. Hold a public hearing and consider a request by Jose Ramos for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single Family Dwelling District, on Lot 12, Block 30, Moody Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of S. Carver Street and E. Wall Street. Council District 2)

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 4:08 p.m.

The applicant was not present.

The public hearing was closed at 4:09 p.m.

Commissioner Lawrence moved to approve a request by Jose Ramos for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single Family Dwelling District, on Lot 12, Block 30, Moody Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of S. Carver Street and E. Wall Street. Council District 2); seconded by Commissioner Williams.

Commissioner Sparks commented that changes should be made on the city's end to make it easier for builders to not have to go through a zone change to get these types of project done.

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

Miscellaneous


With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:11 p.m.



Josh Sparks, Chairman

5/4/20

Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department

5/20/20

Date