

PLANNING AND ZONING MINUTES
March 02, 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, March 02, 2020.

Commissioners present: Chase Gardaphe, Josh Sparks, Kevin Wilton, Dianne Williams, Warren Ivey, Reggie Lawrence and Karmen Bryant.

Alternate Commissioners present: None.

Commissioners absent: None.

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

Chairman Sparks called the meeting to order at 3:34 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.)

Commissioner Sparks opened the public comment at 3:34 p.m. With no one wishing to speak, the public comment was closed at 3:35 p.m.

Consent Items

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

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

3. Approved a motion approving the following minutes:
 - a. Planning & Zoning Commission Meeting Minutes for February 18, 2020.
4. Approved a proposed Final Plat of Mockingbird Heights, Section 13, being a plat of 2.069-acre tract of land located in Section 8, Block 'X', H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Midland Drive and Mockingbird Lane. Council District 1)
5. Approved a proposed Preliminary Plat of Country Villa Estates, Section 8, being a re-plat of Lot 4, Block 2, Country Villa Estates, Section 7, and the north 5.86-acres of Lot 2, Block 2, Country Villa Estates, Section 3, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Brinson Lane and West Wall Street. Council District 2)
6. Approved a proposed Final Plat of Ranler Addition, being a plat of a 1.12 acre tract of land located in Section 32, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1276, approximately 426 feet north of West County Road 154. Extraterritorial Jurisdiction)

Public Hearings

7. Hold a public hearing and consider a request by Midland Community Development Corporation for a Zone Change

from C, Commercial District, to SF-3, Single Family Dwelling District, on Lot 9, Block 9, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located on the east side of S. Stonewall Street, approximately 173-feet south of E. Indiana Avenue. Council District 2)

Planner Joseph Marynak 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 Marcie Booker, 403 S. Stonewall, spoke in opposition to the project due to lack of notification of the project. She feels like the Lions Club does not need to be rezoned.

Commissioner Lawrence explained that the application is only to rezone the applicant's property and will not affect any adjacent properties. Mrs. Booker asked if the surrounding homes and businesses were notified. Commissioner Lawrence explained the notification zone and the regulation for the traffic notices.

Commissioner Gardaphe also explained that the zone change is for the purpose of building a single family home.

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

Commissioner Lawrence moved to approve a request by Midland Community Development Corporation for a Zone Change from C, Commercial District, to SF-3, Single Family Dwelling District, on Lot 9, Block 9, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located on the east side of S. Stonewall Street, approximately 173-feet south of E. Indiana Avenue. Council District 2); seconded by Commissioner Ivey.

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

8. Hold a public hearing and consider a request by Joe Dominguez for a Zone Change from LI, Light Industrial District, to SF-3, Single Family Dwelling District, on Lots 15 and 16, Block 133, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of S. Weatherford Street, approximately 86-feet north of E. Washington Avenue. Council District 2)

Planner Eric Myers gave an overview of the project. With one letter of objection received, staff recommended approval.

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

The applicant, Joe Dominguez of 407 S. Weatherford, was present. He presented a summary of the project and was open for questions.

Mr. Dominguez asked if the one objection would affect them getting approved. Commissioner Sparks explained that the commission takes in all the information given and then they make their decision, but an objection does not necessarily mean a denial.

The public hearing was closed at 3:52 p.m.

Commissioner Lawrence moved to approve a request by Joe Dominguez for a Zone Change from LI, Light Industrial District, to SF-3, Single Family Dwelling District, on Lots 15 and 16, Block 133, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of S. Weatherford Street, approximately 86-feet north of E. Washington Avenue. Council District 2); seconded by Commissioner Gardaphe.

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

9. Hold a public hearing and consider a request by Irma Ogle for approval of a Zone Change from PD, Planned District for a Shopping Center to RR, Regional Retail District on Lots 5A and 5B, Block 3, Westridge Park Addition, Section 14, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Deauville Boulevard. Council District 4)

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

The public hearing was opened at 3:55 p.m.

The applicant was not present.

The public hearing was closed at 3:55 p.m.

Commissioner Williams moved to approve a request by Irma Ogle for approval of a Zone Change from PD, Planned District for a Shopping Center to RR, Regional Retail District on Lots 5A and 5B, Block 3, Westridge Park Addition, Section 14, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Blvd and Deauville Blvd. Council District 4); seconded by Commissioner Bryant.

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

Miscellaneous

- 10. Approved an amendment to the Tall City Tomorrow Comprehensive Plan so as to revise the thoroughfare plan.

City Traffic Engineer Mike Pacelli gave an overview of the amendment and discussed the proposed changes with the commission.

Commissioner Lawrence moved to approve the amendment to the Tall City Tomorrow Comprehensive Plan so as to revise the thoroughfare plan; seconded by Commissioner Wilton.

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

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:12 p.m.



Josh Sparks, Chairman

3/16/20
Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department

3/16/2020
Date