

PLANNING AND ZONING MINUTES
March 16, 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 16, 2020.

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

Alternate Commissioners present: Stacy Grosse and Lucy Sisniega.

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

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, and Administrative Clerk Dalia Salinas.

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

Opening Item

1. Pledge of Allegiance

Announcements

Development Services Director Chuck Harrington addressed the commission in regard to future plans for Planning and Zoning Commission meetings due to COVID-19.

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 closed the public comment at 3:37 p.m. with no one wishing to speak.

Consent Items

Commissioner Lawrence moved to approve Consent Items, excluding item #10; seconded by Commissioner Sisniega.

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

3. Approved a motion approving the following minutes:
 - a. Planning and Zoning Commission Meeting Minutes for March 2, 2020.
4. Approved a proposed Final Plat of Grassland Estates West, Section 12, being a plat of 29.782-acre tract of land located in Section 35, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located approximately 722-feet west of the intersection State Highway 158 and State Highway 191. Extraterritorial Jurisdiction)
5. Approved a proposed Final 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 2)
6. Approved a proposed Preliminary Plat of Greenwood Terrace, Section 2, being a plat of a 3.83-acre tract of land located in the Northwest Quarter of Section 34, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 75, approximately 442-feet east of North County Road 1140. Extraterritorial Jurisdiction)

7. Approved a proposed Final Plat of Wakefield Addition, Section 5, being a plat of a 1.478-acre tract of land located in the northwest quarter of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Interstate 20, approximately 486-feet west of S. Wakefield Road. Council District 2)
8. Approved a reinstatement of an approved Preliminary Plat of Fuse Industrial Park being a plat of 6.335-Acres out of a 17.060-Acre Tract of land out of the NE/4 of Section 36, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located north of E. Indiana Avenue, approximately 721 feet east from South Tilden Street. Council District 2)
9. Approved a proposed Final Plat of Fuse Industrial Park, being a plat of a 6.335-acre tract of land located in the NE/4 of Section 36, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the north side of East Indiana Avenue, approximately 721 feet of South Tilden Street. Council District 2)
10. Approved a proposed Final Plat of Hardy Addition, being a plat of a 20-acre tract of land located 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. Extraterritorial Jurisdiction)

Commissioner Lawrence moved to approve Consent Item #10; seconded by Commissioner Williams.

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

11. Approved a proposed Preliminary Plat of Hog Pit, being a plat of a 12.549-acre tract of land located in Section 10, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of South County Road 1250 and West County Road 116. Extraterritorial Jurisdiction)

Public Hearings

12. Hold a public hearing and consider a request by 87th Street Partners, LLC, for the initial zoning of a 64.52-acre tract of land located in Section 48, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 733-feet west of the intersection of Tradewinds Boulevard and Thomason Drive. Extraterritorial Jurisdiction)

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

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

The applicant, Andrew Mellen with Maverick Engineering, gave a summary of the project and was open for questions.

Commissioner Williams asked if there are two more developments planned for this site. Mr. Mellen confirmed that yes there are two additional phases plans for this site.

Commissioner Ivey asked if they were giving right-of-way. Mr. Mellen confirmed that 50 feet of Thomason would be given.

The Commissioners discussed if an apartment complex has ever been approved near a school zone.

Commissioner Sparks asked why it is being requested to be MF-22 instead of MF-16. Mr. Mellen explained it was a safeguard, so that if funding fell through for this project, a different project could be proposed.

Commissioner Grosse asked what the max square footage. Mr. Mellen explained that he did not know the actual square footage of the actual buildings, but he stated the apartments range from 900 to 1300 square feet. The apartments will also be for lease, not purchase.

The public hearing was closed at 3:51 p.m.

Commissioner Sisniega moved to approve a request by 87th Street Partners, LLC, for the initial zoning of a 64.52-acre tract of land located in Section 48, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 733-feet west of the intersection of Tradewinds Boulevard and Thomason Drive. Extraterritorial Jurisdiction); seconded by Commissioner Williams.

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

13. Hold a public hearing and consider a proposed Final Plat of Greathouse Addition, Section 16, being a residential re-plat of Lots 13, 14 and 15, Block 23, Greathouse Addition, Section 14, City and County of Midland, Texas. (Generally located on the north side of Balfour Court, approximately 279-feet west of Greathouse Avenue. Council District 1)

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 3:53 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:53 p.m.

Commissioner Lawrence moved to approve a proposed Final Plat of Greathouse Addition, Section 16, being a residential re-plat of Lots 13, 14 and 15, Block 23, Greathouse Addition, Section 14, City and County of Midland, Texas. (Generally located on the north side of Balfour Court, approximately 279-feet west of Greathouse Avenue. Council District 1); seconded by Commissioner Sisniega.

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

14. Hold a public hearing and consider a request by Midland (King) DTP, LLC, for a zone change from LI, Light Industrial District to C, Commercial District on Lots 3 and 4, Block 2, Overstreet Addition, Section 2, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Garden City Highway and King Street. Council District 2)

Commissioner Sparks announced that item #14 was pulled from the agenda and would be moved to the next commission meeting.

Miscellaneous

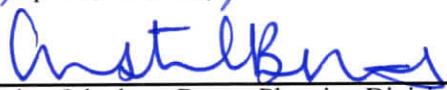
With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:55 p.m.



Josh Sparks, Chairman

4/6/20

Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department

4/6/20

Date