

# PLANNING AND ZONING MINUTES

May 20, 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, May 20, 2019.

Commissioners present: Chase Gardaphe, Josh Sparks, Dianne Williams, Karmen Bryant, Kevin Wilton (arrived at 3:34 p.m.), and Warren Ivey (arrived at 3:34 p.m.).

Alternate Commissioners present: None.

Commissioners absent: Reggie Lawrence.

Staff members present: Senior Planner Elizabeth Shaughnessy, Senior Planner Rolandrea Russell, Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, Planner Radford Dickson and Account Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at 3:31 p.m.

## Opening Item

1. Pledge of Allegiance

## Announcements

## Consent Items

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

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

2. Approved a motion approving the following minutes:
  - a. Joint Meeting Minutes for April 23, 2019
  - b. Planning & Zoning Commission Meeting Minutes for May 6, 2019.
3. Approved a proposed Preliminary Plat of Elmwood Addition, Section 6, being a Re-Plat of the North 0.278 Acres, West Holmsley Tract, Block 8, Elmwood Addition, City and County of Midland, Texas. (Generally located on the west side of N. Marienfield Street, approximately 25 feet north of W. Kansas Avenue - Council District 3)
4. Approved a proposed Final Plat of PNR Midland Park, being a plat of a 75.4 Acre Tract of land out of the S/2 of the SE/4 of Section 28, Block 38, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of N. County Road 1140 and E. Loop 250 North. Extraterritorial Jurisdiction).
5. Approved a reinstatement of an approved Preliminary Plat of Pavilion Park Addition, Section 10, being a replat of Lots 1-4, 20-26, and a portion of lots 5-8, Block 7, all of Lots 1-30, and Common Area "A", Block 8, all of Lots 17-20, and a portion of lots 5 and 21, and Tract 1, Block 19, all of Lots 1 and 14, and a portion of Lots 2 and 13, Block 11,

all of Lots 1-6, 20-26, and a portion of Lots 7, 17-19, Block 12, a portion of Lots 1 and 18, Block 15, all of Lots 1-7, 12-16, and a portion of Lots 8-11, and Tract 2, Block 16, all of Lots 1 and 2, and a portion of Lot 3, Block 17, Pavilion Park, Section 2, City and County of Midland, Texas. (Generally located on the south side of Mockingbird Lane, approximately 370-feet east of Stonebridge Drive. Council District 1)

6. Approved a proposed Final Plat of Austin Addition, being a plat of a 8.730-acre tract of land out of the SE/4, of Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 148, approximately 762-feet west of Farm to Market Road 715. Extraterritorial Jurisdiction)
7. Approved a proposed Final Plat of PINRIC Addition, Section 2, being a plat of a 7.152-acre tract of land out of the NW/4 of Section 30, Block 40, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of North Farm-to-Market Road 1788, approximately 220-feet south of West County Road 61. Extraterritorial Jurisdiction)
8. Approved a proposed Final Plat of Southern Meadows Industrial, being a Plat of a 10.00-acre tract of land out of the SE/4 of Section 23, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 140, approximately 2,400-feet east of South County Road 1185. Extraterritorial Jurisdiction)
9. Approved a proposed Final Plat of Wydeewood Estates, Section 35, being a Re-Plat of Lot 5, Block 27, Wydeewood Estates, Section 20, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wadley Avenue and North Loop 250 West. Council District 4)
10. Approved a proposed Final Plat of South 349 Acres Addition, Section 6, being a re-plat of Lots 1 through 3, Block 2, South 349 Acres, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Dayton Road and Rankin Highway. Council District 2)
11. Approved a proposed Preliminary Plat of Indian Acres, Section 2, being a re-plat of Lots 2 and 3, Block 1, Indian Acres Addition, and a plat of a 2.69-acre tract of land, out of the southeast quarter of Section 2, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 277 feet west of South Lamesa Road. Council District 2)
12. Approved a proposed Preliminary Plat of Westridge Addition, Section 3, being a 1.75 acre tract of land out of Section 6, Block 39, T-2-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of South Loop 250 West, approximately 322-feet north of West State Highway 80. Council District 4)

#### **Public Hearings**

13. Hold a public hearing and consider a request by GPV Midland, L.P., for Site Plan Approval on a 9.77-acre tract located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Texas, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Thomason Drive. Council District 4)

Planner Rolandrea Russell 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, Ben Sanchez with Parkhill, Smith & Cooper, was present and open for questions.

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

Commissioner Williams moved to approve a request by GPV Midland, L.P., for Site Plan Approval on a 9.77-acre tract located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Texas, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Thomason Drive. Council District 4); seconded by Commissioner Ivey.

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

14. Hold a public hearing and consider a request by Pontikes Development, LLC, for the initial zoning of a 46.38-acre tract of land located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of Tradewinds Boulevard and Thomason Drive.)

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

Commissioner Sparks asked if the zoning being requested is in compliance with the new zoning code. Senior Planner Rolandrea Russell explained that it is in compliance with the new code.

Commissioner Wilton asked if the density on the chart stating 50 units per acre was correct. Senior Planner Rolandrea Russell explained that it was correct. Commissioner Wilton also asked if that many units was going to be comparable to the new zoning code. Senior Planner Rolandrea Russell explained that based on all the amenities offered it is up city code.

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

The applicant, Eric West with Parkhill, Smith & Cooper, was present. He gave a summary of the project and was open for questions.

Commissioner Wilton also asked if they planned on developing the land. Mr. West explained that this developer has already done some office sites in the vicinity and will more than likely be the ones to develop and manage the construction of it.

Commissioner Sparks asked what type of garage the apartments would offer. Mr. West explained that it would be offering a parking garage.

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

Commissioner Gardaphe moved to approve a request by Pontikes Development, LLC, for the initial zoning of a 46.38-acre tract of land located in Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of Tradewinds Boulevard and Thomason Drive.); seconded by Commissioner Wilton.

The motion carried by the following vote: AYE: Wilton, Williams, Ivey, Gardaphe,

Sparks, and Bryant. NAY: None. ABSTAIN: None. ABSENT: Lawrence.

15. Hold a public hearing and consider a request by SCI Texas Funeral Services, LLC. for a Zone Change from AE, Agriculture Estate District to LR-2, Local Retail District on Lot 1, Block 1, Resthaven Memorial Park, Section 2, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 604-feet north of East Loop 250 North. Council District 1)

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

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

The applicant was present and deferred to staff.

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

Commissioner Bryant moved to approve a request by SCI Texas Funeral Services, LLC. for a Zone Change from AE, Agriculture Estate District to LR-2, Local Retail District on Lot 1, Block 1, Resthaven Memorial Park, Section 2, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 604-feet north of East Loop 250 North. Council District 1); seconded by Commissioner Gardaphe.

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

16. Hold a public hearing and consider a request by Arthur Blake Hughes for a Specific Use Permit without Term for a Kennel, on Lot 6, Block 4, Tanglewood, Section 4, City and County of Midland, Texas. (Generally located on the west side of N. Lamesa Road, approximately 801-feet north of E. Wadley Avenue. 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 3:52 p.m.

The applicant was not present.

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

Commissioner Wilton moved to approve a request by Arthur Blake Hughes for a Specific Use Permit without Term for a Kennel, on Lot 6, Block 4, Tanglewood, Section 4, City and County of Midland, Texas. (Generally located on the west side of N. Lamesa Road, approximately 801-feet north of E. Wadley Avenue. Council District 2); seconded by Commissioner Gardaphe.

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

17. Hold a public hearing and consider a residential replat of Pavilion Park Addition, Section 12, being a replat of Lots 1-11, Block 3; Lots 1-12, Block 4; Lots 1-17, Block 5; a portion of Lots 2 and 3, all of Lots 4-17, and a portion of Lots 18-21, Block 6; a portion of Lots 7, 8, 12, 13, 15, and 19, and all of Lots 9-11 and Lots 16-18, Block 7; Lots 1, and Lots 6-16, and a portion of Lots 2-5 and Lot 21 and Tract 1, Block 9; a portion of Lot 1 Block

10; a portion of Lots 2, 6, 9, 13, and all of Lots 3-5 and 10-12, Block 11; all of Lots 8-10, and a portion of Lots 7, 11, and 14-17, Block 12; all out of Pavilion Park, Section 2, City and County of Midland, Texas. (Generally located approximately 522-feet south of E. Mockingbird Lane and approximately 964-feet east of N. Big Spring Street. 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 3:56 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 3:56 p.m.

Commissioner Williams moved to approve a residential replat of Pavilion Park Addition, Section 12, being a replat of Lots 1-11, Block 3; Lots 1-12, Block 4; Lots 1-17, Block 5; a portion of Lots 2 and 3, all of Lots 4-17, and a portion of Lots 18-21, Block 6; a portion of Lots 7, 8, 12, 13, 15, and 19, and all of Lots 9-11 and Lots 16-18, Block 7; Lots 1, and Lots 6-16, and a portion of Lots 2-5 and Lot 21 and Tract 1, Block 9; a portion of Lot 1 Block 10; a portion of Lots 2, 6, 9, 13, and all of Lots 3-5 and 10-12, Block 11; all of Lots 8-10, and a portion of Lots 7, 11, and 14-17, Block 12; all out of Pavilion Park, Section 2, City and County of Midland, Texas. (Generally located approximately 522-feet south of E. Mockingbird Lane and approximately 964-feet east of N. Big Spring Street. Council District 1); seconded by Commissioner Bryant.

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

18. Hold a public hearing and consider a request by Newton Engineering for a Zone Change from a PD, Planned District for a Shopping Center to an Amended PD, Planned District for a Shopping Center on a 1.92-acre portion out of Lot 6B, Block 3, Westridge Park Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard approximately 351-feet west of Tradewinds Boulevard. Council District 4)

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

The public hearing was opened at 3:59 p.m.

The applicant was present and deferred to staff.

The public hearing was closed at 3:59 p.m.

Commissioner Gardaphe moved to approve a request by Newton Engineering for a Zone Change from a PD, Planned District for a Shopping Center to an Amended PD, Planned District for a Shopping Center on a 1.92-acre portion out of Lot 6B, Block 3, Westridge Park Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard approximately 351-feet west of Tradewinds Boulevard. Council District 4); seconded by Commissioner Ivey.


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

**Miscellaneous**

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:59 p.m.

  
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Josh Sparks, Chairman

6/12/19  
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Date

  
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Cristina Odenborg Burns, Planning Division Manager  
Development Services Department

6/13/2019  
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Date