

**MIDLAND CITY COUNCIL
MINUTES
July 14, 2011**

The City Council convened in special session in the Council Chamber, City Hall, Midland, Texas, at 8:36 a.m., July 14, 2011.

Council Members present: Mayor Pro Tem Michael Trost (District 4), Council Member Jerry Morales (At-Large), Council Member Vicky Hailey (District 2), and Council Member John James (District 3).

Council Members absent: Mayor W. Wesley Perry, Council Member Scott Dufford (At-Large), and Council Member Jeff Sparks (District 1).

Staff members present at the annex table: City Manager Courtney Sharp, City Attorney Keith Stretcher, Deputy City Manager Tommy Hudson, and Assistant City Manager Jim Nichols.

1. Public Hearing to receive public input regarding the annexation of a 465.07-acre tract of land (Tract 1A) all out of Section 37 and 48, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of SH 191 west of FM 1788.)

Mayor Pro Tem Trost opened the public hearing at 8:37 a.m.

Fletch Smith, 13380 Highway 191, stated that he already started building on his property before the annexation process began. He heard that the property would be zoned retail and noted that there are many industrial commercial sites in the area and wondered how they would come together. He expressed concern that without water and sewer no one would be able to do anything with the land. He asked how the property would be zoned and when the utilities would be installed.

Following discussion, City Manager Sharp noted they would meet with individual owners to answer questions if needed.

There being no one else present wishing to speak, the public hearing was closed at 8:53 a.m.

No further action was taken on this item.

2. Public Hearing to receive public input regarding the annexation of a 220.94-acre tract of land out of (Tract 1B) all out of Section 37 and 48, Block 41, T-1-S, T&P RR Co. Survey, Midland County Texas. (Generally located on the south side of SH 191 west of FM 1788.)

Mayor Pro Tem Trost opened the public hearing at 8:53 a.m.

Roy Allen, 700 N. Grant, Odessa, stated he owns land in the proposed annexation area and has a large investment in the surrounding properties. He noted Odessa had asked him not to do anything to SH 191 and he agreed. He noted that they had begun development on SH 1788 not realizing that Council wanted to protect that corridor and immediately stopped work when he learned about the annexation. He asked if this was the only property that was going to be annexed.

City Manager Sharp noted that at this point in time, no additional annexations were recommended.

Mr. Allen stated they needed answers about how the land would be zoned and when utilities would be brought in. He stated he has been in contact with people who wish to purchase the land but their interest is for industrial commercial.

Council Member Trost noted that Council has directed staff to zone retail in order to protect the area especially around the performing arts center.

Council Member James noted it is not the Council's intention to impede development and requested that if the Council's actions are going to impede development because the timeline is too slow, then the Council should be interested in being more aggressive.

Discussion ensued about the current annexation and utility schedule. City Manager Sharp noted he would send the utility construction schedule to the Council.

Discussion ensued regarding the absorption study completed by the MDC pertaining to the SH 1788/191 corridors.

There being no one present wishing to speak, the public hearing was closed at 9:18 a.m.

No further action was taken on this item.

All of the business at hand having been completed, the meeting adjourned at 9:18 a.m.

PASSED AND APPROVED the 26th day of July, 2011.

W. Wesley Perry, Mayor

ATTEST:

Amy M. Turner, City Secretary