

PLANNING AND ZONING MINUTES

February 03, 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, February 03, 2020.

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

Alternate Commissioners present: Lucy Sisniega.

Commissioners absent: Reggie Lawrence.

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

Chairman Sparks called the meeting to order at 3:33 p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Planning Division Manager Cristina Odenborg Burns introduced Eric Myers as the new city planner.

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.

Resident Edwin Rice, 3410 Sentinel Avenue, requested information on item number 12. Commissioner Sparks explained that item, number 12 is a public hearing item and he will have an opportunity to request more information when that item comes up.

Commissioner Sparks closed the public comment at 3:35 p.m.

Consent Items

Commissioner Wilton moved to approve Consent Items; seconded by Commissioner Bryant.

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

3. Approved a motion approving the following minutes:
 - a. Planning & Zoning Commission Meeting Minutes for January 21, 2020.
4. Approved a proposed Final 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 in 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).
5. Approved a proposed Preliminary Plat of Freeland Addition, Section 12, being a plat of a 1.986 acre tract of land in Section 33 and Section 40, Block 38, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Elkins Road, approximately 155-feet north of East County Road 81. Council District 2)

6. Approved a proposed Preliminary Plat of JAM Addition, being a plat of a 2.03-acre tract of land in Section 41, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1151, approximately 109-feet south of East County Road 85. ETJ, Extraterritorial Jurisdiction)
7. Approved a proposed Preliminary Plat of Sixtywest Ranch Estates, Section 2, being a re-plat of Lot 15, Sixtywest Ranch Estates, Midland County, Texas. (Generally located on the southeast corner of the intersection of North County Road 1283 and West County Road 60. ETJ, Extraterritorial Jurisdiction)
8. Approved a proposed Preliminary Plat of Terramark Addition, being a plat of a 9.784-acre tract of land in Section 5, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Industrial Avenue, approximately 454-feet east of South Midland Drive. Council District 4)
9. Approved a proposed Final Plat of Warwick Addition, Section 3, being a Residential Re-Plat of the west 103 feet of Lot 4 and all of Lot 5, Block 7, Warwick Addition, City and County of Midland County, Texas. (Generally located on the southeast corner of the intersection of Winfield Road and Humble Avenue. Council District 3)
10. Approved a proposed Final Plat of Westridge Park Addition, Section 48, being a replat of Lot 5A, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard, approximately 1,090 feet west of Avalon Drive. Council District 4)
11. Approved a proposed Preliminary Plat of Westridge Park Addition, Section 47, being a replat of the remainder 7.86-acre portion of Lot 1, Block 6, Westridge Park Addition, Section 6, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Tradewinds Boulevard and Thomason Drive. Council District 4)

Public Hearings

12. Hold a public hearing and consider a request by Sara Bradshaw, for a zone change from PD, Planned District for an Office Center to O-1, Office District, on Lots 3 and 4, Block 6, Lily Heights, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Andrews Highway and Tarleton Street. Council District 4)

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

The public hearing was opened at 3:38 p.m.

The applicant was not present.

Resident Edwin Rice 3410 Sentinel Avenue, requested more information as to what the application is for.

Commissioner Sparks explained that at the moment the applicant is only requesting a change in zoning. He also verified with staff that a proposed project has not yet been determined. He deferred to the applicant for further information.

Lori Martin with SK Architecture spoke on behalf of the applicant. She explained that the project would more than likely be for an office building that will have a residential look to the building.

Commissioner Wilton asked how many pads were on the property and asked if they will all be developed.

Mrs. Martin explained that there are 3 pads and they will all be developed in the same manner with office use as the intended use.

The public hearing was closed at 3:44 p.m.

Commissioner Sparks readdressed Mr. Rice to ensure that his concerns had been addressed.

Mr. Rice asked if the increase in traffic had been predicted. Commissioner Sparks explained that the amount of parking spaces has still not been determined by the applicant, but that the applicant will have to adhere to certain codes.

Planning Manager Cristina Odenborg Burns also stated that the site plan is just illustrative, and it will be up to

13. Hold a public hearing and consider a request by Elsa Marquez for a zone change from a MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 3, less the south 10-feet, Block 26, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Tyler Street, approximately 100-feet south of East Texas Avenue. Council District 2)

Planning Manager Cristina Odenborg Burns gave a summary of the project. With no letters of objection received, staff recommended approval.

Commissioner Wilton asked what the size of the lot is. Planning Manager Cristina Odenborg Burns explained that the lot is 40 by 140, which is 10 feet short of meeting the standard.

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

The applicant was present but deferred to staff.

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

Commissioner Wilton moved to approve a request by Elsa Marquez for a zone change from a MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 3, less the south 10-feet, Block 26, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Tyler Street, approximately 100-feet south of East Texas Avenue. Council District 2); seconded by Commissioner Gardaphe.

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

Miscellaneous

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:50 p.m.



Josh Sparks, Chairman



Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department



Date