

**PLANNING AND ZONING
MINUTES
January 16, 2018
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, January 16, 2018.

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

Alternate Commissioners present: Terry Gammage, Justin Nichols.

Commissioners absent: None.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Jessica Carpenter, Senior Planner Kierra Williams, Senior Planner Jeremy McNeil, Planner Janna Keller, Planner Alex Dixon, Planner John Brideweser, and Account Clerk Samantha Madrid.

Chairman Gardaphe called the meeting to order at ____ p.m.

Opening Item

1. Pledge of Allegiance

Consent Items

2. Approved a motion approving the following minutes:

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

- a. Minutes for December 18, 2017 meeting.

3. Consider a proposed Preliminary Plat of Acorn Estates, being a 4.86 acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located northwest of the intersection of South County Road 1120 and East County Road 90. ETJ)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

4. Consider a proposed Preliminary Plat of Fallin Addition, being a 1.50 acre tract of land out of Section 15, Block 38, T-1-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located west of South State Highway 349, approximately 1,715-feet south of West County Road. ETJ)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

5. Consider a proposed Final plat of Daybreak Estates, Section 5, being a 40.434-acre tract of land out of south 1/2 of Section 12, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located east of Harvest Rain Street, approximately 1,438-feet north of East Mockingbird Lane. Council District 1)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

6. Consider a proposed Final Plat of 349 Ranch Estates, Section 19, being a re-plat of Lots 1, and 2, 349 Ranch Estates, City and County of Midland, Texas. (Generally located southeast of the intersection North State Highway 349 and Tejas. Council District 1).

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

7. Consider a proposed Final Plat of OMG Addition Section 2, being 5.61 acre tract of land out of Section 24, Block 39, T-2-S T&P RR Co. Survey, Midland County Texas. (Generally located northwest of Farm-to-Market Road 715 and north of East County Road 140. ETJ, Extraterritorial Jurisdiction)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

8. Consider a proposed Preliminary Plat for Longview Subdivision, Section 3, being a replat of Lot 1, Block 30, Longview Subdivision, Section 2, Midland County, Texas. (Generally located southwest of the intersection of West County Road 50 and North County Road 1270. ETJ, Extraterritorial Jurisdiction.)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

9. Consider a proposed Final Plat for West 191 Industrial Park being a 5.47 acre tract of land out of Section 31, Block 40, T-1-S, T&P RR Co Survey, City and County out of Midland, Texas. (Generally located north of State Highway 191 and approximately 2,500-feet east of North Farm-to-Market Road 1788. Council District 4)

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9 excluding a; seconded by Commissioner Gardaphe.

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

Public Hearings

10. Hold a public hearing and consider a request by David Martin for a zone change from AE, Agriculture Estates District to a PD, Planned District for a Housing Development on a 40.434-acre tract of land out of the south 1/2 of Section 12, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located east of Harvest Rain Street, approximately 1,438-feet north of East Mockingbird Lane. Council District 1)

Commissioner Gardaphe

Move to approve a request by David Martin for a zone change from AE, Agriculture Estates District to a PD, Planned District for a Housing Development on a 40.434-acre tract of land out of the south 1/2 of Section 12, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located east of Harvest Rain Street, approximately 1,438-feet north of East Mockingbird Lane. Council District 1); seconded by Commissioner Ivey.

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

11. Hold a public hearing and consider a request by Kristen Hollimon for a zone change from PD, Planned District for a Shopping Center, to an Amended PD, Planned District for a Shopping Center, Lot 9, Block 28, Wydeewood Estates, Section 21, City and County of Midland, Texas. (Generally located east of Sunmore Circle, approximately 509-feet south of West Wadley Avenue. Council District 4)

Jeremy - no objections - approval

Commissioner Wilton Moved to approve a request by Kristen Hollimon for a zone change from PD, Planned District for a Shopping Center, to an Amended PD, Planned District for a Shopping Center, Lot 9, Block 28, Wydewood Estates, Section 21, City and County of Midland, Texas. (Generally located east of Sunmore Circle, approximately 509-feet south of West Wadley Avenue. Council District 4); seconded by Commissioner Williams.

Warren Ivey

jc

oph 3.45

cph 3.46

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

12. Hold a public hearing and consider a request by Erich Schmidt for a Zone Change from PD, Planned District for an Office Center to PD, Planned District for a Shopping Center, on a 1.96-Acre Tract of Land out of Section 29, Block 39, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Golf Course Road, approximately 270-feet west of North Midkiff Road. Council District 3)

Rolandrea - overview -

oph 3.50

Lloyd Webb, concerns - later date, move, sell out, not make it, what could come in later?

reggie lawrence

lloyd

reggie

jc -

lawrence

jc subjective

chase

jc

aaron bedell - clarify - same process -

cph 3.57

Commissioner Gardaphe Moved to approve a request by Erich Schmidt for a Zone Change from PD, Planned District for an Office Center to PD, Planned District for a Shopping Center, on a 1.96-Acre Tract of Land out of Section 29, Block 39, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Golf Course Road, approximately 270-feet west of North Midkiff Road. Council District 3); seconded by Commissioner Ivey.

The motion carried by the following vote: AYE: Williams, Ivey, Gardaphe, Lawrence.
NAY: Wilton. ABSTAIN: Sparks. ABSENT: Bullock, Gammage, Nichols.

13. Hold a public hearing and consider a request by Woody's Hideaway for a Specific Use Permit with Term, for the sale of all alcoholic beverages, for on-premises consumption, in a bar on a 8,280 square foot portion of Lot 3A, Block 1, Gateway Plaza, Section 9, City and County of Midland, Texas. (Generally located southwest of the intersection of Starboard Drive and Liberty Drive. Council District 4)

Rolandrea - overview -
jc - overview
lawrence question about service time
diane williams - servicable hours
jc - change sunday starting hours

oph 4.04
Robert rendell - overview

cph 4.06

Commissioner Gardaphe Moved to approve a request by Woody's Hideaway for a Specific Use Permit with Term, for the sale of all alcoholic beverages, for on-premises consumption, in a bar on a 8,280 square foot portion of Lot 3A, Block 1, Gateway Plaza, Section 9, City and County of Midland, Texas. (Generally located southwest of the intersection of Starboard Drive and Liberty Drive. Council District 4); seconded by Commissioner Wilton.

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

Miscellaneous

14. Approved a motion on a request by Manuel Valdez for approval of a variance to the Zoning Code, for an exemption to, Section 11-1-7 Area, yard structure, parking and miscellaneous lot use regulations for an approximately 25-foot X 140-foot unplatted parcel on the south 1/2 of Lot 8, Block 27, Belmont Addition, City and County of Midland, Texas. (Generally located east of South Loraine Street, approximately 150-feet south of West Hicks Avenue. Council District 2)

JM - overview - recommend denial
sparks -
jc - explanation
chase back and forth
lawrence
chuck
sparks

Commissioner Lawrence Moved to approve a request by Manuel Valdez for approval of

a variance to the Zoning Code, for an exemption to, Section 11-1-7 Area, yard structure, parking and miscellaneous lot use regulations for an approximately 25-foot X 140-foot unplatted parcel on the south 1/2 of Lot 8, Block 27, Belmont Addition, City and County of Midland, Texas. (Generally located east of South Loraine Street, approximately 150-feet south of West Hicks Avenue. Council District 2); seconded by Commissioner Wilton.

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

With no further items or business to come before the Commission, Chairman Gardaphe adjourned the meeting at ____ p.m.

Chase Gardaphe, Chairman

Date

Jessica Carpenter, Planning Division Manager
Development Services Department

Date