PLANNING AND ZONING
MINUTES
February 05, 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, February 05, 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 Rolandrea Russell, and Account Clerk Samantha Madrid.

Chairman Sparks 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 Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

   a. Minutes for January 16, 2018 meeting.

   Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

3. Consider a proposed Preliminary Plat of Lozano Place being a 5.05-acre tract of land out of Section24, Block 41, T-1-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located southwest of the intersection of West County Road 54 and FM 1277. ETJ, Extraterritorial Jurisdiction)

   Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

4. Consider a proposed Preliminary Plat of Northwestern Addition, Section 16, being out of 3.80-acre tract of land out of N/W 4 of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located approximately 1,662 feet east of North Midland Drive. Council District 1)

   Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

5. Consider a proposed Preliminary Plat of Midkiff Industrial Center Section 25 being a 31.339-acre tract of land out of Section 5, Block 39, T-2-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northwest intersection of South Midkiff Road and West Interstate 20. Council District 2)

   Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

6. Consider a proposed Preliminary Plat of High Plains, being a plat of a 13.067-acre tract of land located in Section 21, Block 39, T-2-S, T & P RR CO. Survey, Midland County, Texas. (Generally located at the southwest intersection of West County Road 130 and South County 1205. ETJ, Extraterritorial Jurisdiction)

   Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

7. Consider a proposed Preliminary Plat of Garden Twenty Addition, Section 3, being a 15.03-acre tract of land Section 6, Block 38, T-2-S, T &P RR Co., Survey, City and County of Midland, Texas. (Generally located at the southeast intersection of South

Fairgrounds and E I-20 Frontage. Council District 2)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

8. Consider a proposed Final Plat of Hawk View Addition, Section 2 being a re-plat of, Lots 22, 23, 24, 25, & 26 Section 29, Block 40, T-2-S, T&P, RR. Co. Survey Midland, Texas. (Generally located on the southeast corner of South County Road 1273 Private, and West County Road 143. ETJ, Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

9. Consider a proposed Final Plat Hawk View Addition, Section 3 being a re-plat of Hawk View Addition, Lots 33,34 and Drainage Common Area Section 29, Block 40, T-2-S, T&P, RR. Co. Survey Midland, Texas. (Generally located on the southwest corner of West County Road 143, and South County Road 1270. ETJ, Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

10. Consider a proposed Final Plat of Sunset Acres, Section 9, being a 1.96 -acre tract of land out of the NE/4 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)

Commissioner Williams moved to approve Consider a proposed Final Plat of Sunset Acres, Section 9, being a 1.96 -acre tract of land out of the NE/4 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 Gammage.

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

11. Consider a proposed Final Plat of Texland Estates, Section 2, being a replat of Lots 6 and 7, Block 1, Texland Estates, City and County of Midland, Texas. (Generally located on the west side of Texland Circle, approximately 950-feet west of Garfield Street. Council District 1)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

12. Consider a proposed Final Plat of Country Sky Addition, Section 21 being a replat lots of 6D and 6E, Block 2, Country Sky Addition, Section 11, City and County of Midland Texas. (Generally located on the west side of Roadrunner Trail, approximately 630-feet south of Briarwood Avenue. Council District 4)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

13. Consider a proposed Final Plat of Garden Twenty Addition, Section 3, being a 15.03-acre tract of land Section 6, Block 38, T-2-S, T &P RR Co., Survey, City and County of Midland, Texas. (Generally located at the southeast intersection of South Fairgrounds and E I-20 Frontage. Council District 2)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

14. Consider a proposed Final Plat of 1788 Industrial Park, Section 2, being a replat of lots 1 and 2, Industrial Park, and a 24.962-acre tract of land out of Section 32, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located north of West County Road 157, approximately 1,500-feet east of South FM 1788. ETJ, Extraterritorial Jurisdiction.)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

15. Consider a Preliminary Plat of Phoenix Park 2, being a 25.71-acre tract of land in Section 16 and 17, T-I-S, T &P RR Co. Survey, Midland County, Texas. Generally located at the southwest intersection of South County Road 1270 and W I-20 Frontage. ETJ, Extraterritorial Jurisdictional)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner

Williams.

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

16. Consider a proposed Preliminary Plat of West Terminal Addition, Section 6, being a replat of Lot 10, Block 5, West Terminal Addition, Section 4, Midland County, Texas. (Generally located on the north side of West County Road 100, approximately 150-feet east of South County Road 95. ETJ. Extraterritorial Jurisdiction.)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

17. Consider a proposed Final Plat of Timberwolf Estates North, being a 130.0-acre tract of land out of Sections 5 and 8, Block 38, T-1-S, T&P RR. Co. Survey, City of Midland, Martin county, Texas. (Generally located on the west side of North Elkins Road, approximately 695-feet north of Timber Wolf Trail. Council District 1)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

18. Consider a request for a proposed Final Plat of Quail Ridge Addition, Section 5, being a replat of common areas A and B, Lots 10-13, Block 3, Lots 16 and 17, Quail Ridge Addition, Section 2, City and County of Midland, Texas. (Generally located on the northside of East Busines 1-20, approximately 300-feet west of Chukar Lane. Council District 2)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

Public Hearings

19. Hold a public hearing and consider a request by Watson Professional Group Inc., for a proposed Residential Preliminary Replat of Country Sky Addition, Section 24, being a replat of Lot 1, Block 3, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located southeast intersection of Briarwood Drive and Roadrunner Trails. Council District 1)

Commissioner Ivey moved to approve a request by Watson Professional Group Inc., for a proposed Residential Preliminary Replat of Country Sky Addition, Section 24, being a replat of Lot 1, Block 3, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located southeast intersection of Briarwood Drive and Roadrunner Trails. Council District 1); seconded by Commissioner Gardaphe.

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

20. Hold a public hearing and consider a request by Tiffany Marie Castillo for a Specific Use Permit with Term for in home child care center on Lot 9, Block 6, Saddle Club South Section 2, City and County of Midland, Texas. (Generally located on the south side of Castleford Road approximately 190-feet east of Heather Road. Council District 1)

Commissioner Gardaphe moved to deny a request by Tiffany Marie Castillo for a Specific Use Permit with Term for in home child care center on Lot 9, Block 6, Saddle Club South Section 2, City and County of Midland, Texas. (Generally located on the south side of Castleford Road approximately 190-feet east of Heather Road. Council District 1); seconded by Commissioner Gammage.

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

21. Hold a public hearing and consider a request by True Star Capital, LLC. for a zone change from 1F-1, One-Family Dwelling District, to 1F-2, One-Family Dwelling District on a 30.75-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County of Midland, Texas. (Generally located west of north Garfield Street, approximately 617-feet north of Mockingbird Lane. Council District 1)

Commissioner Gammage moved to approve a request by True Star Capital, LLC. for a zone change from 1F-1, One-Family Dwelling District, to 1F-2, One-Family Dwelling District on a 30.75-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County of Midland, Texas. (Generally located west of north Garfield Street, approximately 617-feet north of Mockingbird Lane. Council District 1); seconded by Commissioner Gardaphe.

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

22. Hold a public hearing and consider a request by Betenbough Homes, LLC. for a Zone Change from AE, Agriculture Estate District, to 1F-3, One-Family Dwelling District on a 306.65-acre tract of land out of Section 7, Block 38, T-1-S, T&P RR Co. Survey, City and County Midland, Texas. (Generally located at the northeast intersection of Arapahoe Road and Fairgrounds Road. Council District 1)

Commissioner Ivey moved to approve a request by Betenbough Homes, LLC. for a Zone Change from AE, Agriculture Estate District, to 1F-3, One-Family Dwelling District on a 306.65-acre tract of land out of Section 7, Block 38, T-1-S, T&P RR Co. Survey,

City and County Midland, Texas. (Generally located at the northeast intersection of Arapahoe Road and Fairgrounds Road. Council District 1); seconded by Commissioner Williams.

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

Miscellaneous

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

Chase Gardaphe, Chairman — Date

Jessica Carpenter, Planning Division Manager
Development Services Department — Date