

**PLANNING AND ZONING  
MINUTES  
July 15, 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, July 15, 2019.

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

Alternate Commissioners present: Stacy Grosse

Commissioners absent: None.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg Burns, Senior Planner Rolandrea Russell, Senior Planner Elizabeth Shaughnessy, Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, Planner Radford Dickson and Account Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at \_\_\_\_ p.m.

**Opening Item**

1. Pledge of Allegiance

**Announcements**

**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: Wilton, Williams, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Ivey, Sparks, Bryant, Grosse.

- a. Planning & Zoning Commission Meeting Minutes for July 1, 2019.

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

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

NAY: None. ABSTAIN: None. ABSENT: Ivey, Sparks, Bryant, Grosse.

3. Consider a proposed Preliminary Plat of Midland (1150) DTP Addition, being a plat of a 2.33 acre tract of land out of the NW/4 of Section 21, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of N. County Road 1150, approximately 982 feet south of E. County Road 50. Extraterritorial Jurisdiction)

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

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

4. Consider a proposed Preliminary Plat of Monomoy Addition, being a plat of a 0.41-acre tract of land out of the southeast quarter of Tract F-3, Section 2, Block 40, T-2-S, T&P RR Co. Survey; a 3.20-acre tract of land out of the southwest quarter of Section 1, Block 40, T-2-S, T&P RR Co. Survey; and a 5.34-acre tract of land out of the north half of Section 12, Block 40, T-2-S, T & P RR Co. Survey; Midland County, Texas. (Generally located on the south side of W. Industrial Avenue, approximately 999-feet west of Agri Road. Extraterritorial Jurisdiction).

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

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

5. Consider a proposed Preliminary Plat of Southwest Crossing, Section 5, being a plat of a 10.67-acre tract of land out of Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas; and a 95.22-acre tract of land out of Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located south of Interstate Highway 20, approximately 947-feet west of Antelope Trail. Council District 2 and Extraterritorial Jurisdiction).

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

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

6. Consider a proposed Preliminary Plat of Gatewood Addition, being a plat of a 14.350-acre tract of land out of the NW/4 of Section 32, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located approximately 866-feet south of West County Road 150 and approximately 2,124-feet east of South Farm to Market Road 1788. Extraterritorial Jurisdiction)

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

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

7. Consider a proposed Preliminary Plat of Garrett RV Park, being a plat of a 1-acre tract of land out of Section 17, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 120, between South County Road 1215 and South County Road 1216. Extraterritorial Jurisdiction)

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

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

8. Consider a proposed Preliminary Plat of Indian Acres, Section 3, being a plat of a 2.69-acre tract of land out 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 694 feet west of South Lamesa Road. Council District 2)

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

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

### **Public Hearings**

9. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on Lot 1 (less the south 20-feet), Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Beal Parkway and Thomason Drive. Council District 4)

Commissioner Gardaphe moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on Lot 1 (less the south 20-feet), Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Beal Parkway and Thomason Drive. Council District 4); seconded by Commissioner Wilton.

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

10. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned District for a Housing Development on a 2.254-acre portion of Lot 1, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Beal Parkway and Thomason Drive. Council District 4)

Commissioner Gardaphe moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to a PD, Planned

District for a Housing Development on a 2.254-acre portion of Lot 1, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Beal Parkway and Thomason Drive. Council District 4); seconded by Commissioner Wilton.

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

11. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a 1F-1, One Family Dwelling District, to O-1, Office District on the south 3.91-acres of Tract 3, Wallace Heights Addition, City and County of Midland, Texas.(Generally located on the north side of Andrews Highway, approximately 229-feet east of Bates Street. Council District 4)

Commissioner Lawrence moved to deny Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a 1F-1, One Family Dwelling District, to O-1, Office District on the south 3.91-acres of Tract 3, Wallace Heights Addition, City and County of Midland, Texas.(Generally located on the north side of Andrews Highway, approximately 229-feet east of Bates Street. Council District 4); seconded by Commissioner Williams.

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

12. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a 1F-1, One-Family Dwelling District, to O-1, Office District on Lot 1, Block 2, Hillcrest Acres, Section 3, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Cuthbert Avenue and Midland Drive. Council District 4)

Commissioner Wilton moved to approve and consider a request by Maverick Engineering for a Zone Change from a 1F-1, One-Family Dwelling District, to O-1, Office District on Lot 1, Block 2, Hillcrest Acres, Section 3, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Cuthbert Avenue and Midland Drive. Council District 4); seconded by Commissioner Williams.

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

13. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a 1F-3, One-Family Dwelling District to an O-2, Office District on Lots 1 through 12, Block 42; the west 75.33 feet of Lots 7-12, Block 43; a previously vacated 0.138-acre portion of alley right-of-way located in Block 42; and a previously vacated 0.412-acre portion of South Colorado Street right-of-way located adjacent to Lots 1 through 6, Block 42, and Lots 7 through 12, Block 43; all out of Belmont Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Belmont Street and West Stokes Avenue. Council District 2)

Commissioner Gardaphe moved to approve Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from a 1F-3, One-Family Dwelling District to an O-2, Office District on Lots 1 through 12, Block 42; the west 75.33 feet of

Lots 7-12, Block 43; a previously vacated 0.138-acre portion of alley right-of-way located in Block 42; and a previously vacated 0.412-acre portion of South Colorado Street right-of-way located adjacent to Lots 1 through 6, Block 42, and Lots 7 through 12, Block 43; all out of Belmont Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Belmont Street and West Stokes Avenue. Council District 2); seconded by Commissioner Lawrence.

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

Commissioner Gardaphe moved to approve and consider a request by Maverick Engineering for a Zone Change from a 1F-3, One-Family Dwelling District to an O-2, Office District on Lots 1 through 12, Block 42; the west 75.33 feet of Lots 7-12, Block 43; a previously vacated 0.138-acre portion of alley right-of-way located in Block 42; and a previously vacated 0.412-acre portion of South Colorado Street right-of-way located adjacent to Lots 1 through 6, Block 42, and Lots 7 through 12, Block 43; all out of Belmont Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Belmont Street and West Stokes Avenue. Council District 2); seconded by Commissioner Lawrence.

### **Miscellaneous**

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

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Josh Sparks, Chairman

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Date

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Cristina Odenborg Burns, Planning Division Manager  
Development Services Department

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Date