

**PLANNING AND ZONING  
MINUTES  
November 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, November 05, 2018.

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

Alternate Commissioners present: Karmen Bryant and Stacy Grosse

Commissioners absent: None.

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

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 Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

- a. Planning & Zoning Meeting Minutes for October 15, 2018.

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

3. Consider a reinstatement of an approved Preliminary Plat of Heritage Oaks Addition, Section 6, being a plat of 80.98-acre tract of land located in Section 25, Block 40, T-1-S,

T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of Briarwood Avenue, at the north extension of Navasota. Council District 4)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

4. Consider a proposed Final Plat of Heritage Oaks Addition, Section 7 being a 42.098-acre tract of land located in Section 25, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Briarwood Avenue, approximately 2,392-feet east of Roadrunner Trail. Council District 4)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

5. Consider a proposed Final Plat of Wallace Heights, Section 11, being a replat of Lots 1 and 2, Block 3, Wallace Heights Addition, Section 4 City and County of Midland, Texas. (Generally located on the north side of Andrews Highway, approximately 400-feet west of North Midland Drive. Council District 4)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

6. Consider a proposed Final Plat of Hillcrest Acres, Section 12, being a replat of 15.02-acres, being all of 2-C, Block 1, Hillcrest Acres, Section 11, the south half of Tract 4, the north 609 feet of Tracts 5, 6, and 7, and the north 609 feet of the east 77 feet of Tract 8, and a 0.31-acre portion of previously vacated public right-of- way; all out of Hillcrest Acres; City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 670 feet west of N. Midland Drive. Council District 4)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

7. Consider a proposed a Preliminary Plat of Covington Addition, Section 6, being a 2.55-acre tract of land located in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1, 227-feet east of Jordy Road. Council District 4)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

8. Consider a proposed Preliminary Plat of Jurado Acres, Section 2 being a Plat of 1.00 Acre Tract of Land out of the NW/4 of Section 15, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of N. County Road 125, approximately 423 – ft. west from S. County Road 1195. Extraterritorial Jurisdiction.)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

9. Consider a proposed Final Plat of North Park Addition, Section 18, being the 0.053-acre drainage and utility easement located in North Park Addition, Section 10; a previously vacated 0.17-acre portion of Faulkner Drive right-of-way, and a 0.225-acre tract of land out of Section 4, Block X, HP Hilliard Survey; all out of City and County of Midland, Texas. (Generally located on the northwest corner of Whitman Drive and Loop 250 North. Council District 1).

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

10. Consider a proposed Final Plat of South Bend Addition being a plat of a 10.02-acre tract of land out of the AC West/2 of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of S. County Road 1232, and W. County Road 140. (Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

11. Consider a reinstatement of an approved Preliminary Plat of Yadon Addition, being a 5.76-acre tract of land out of Section 11, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Rankin Highway, approximately 1,050–feet south of W. Interstate 20. - Council District 2)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

12. Consider a proposed Preliminary Plat of Circuit Acres being a plat of a 5-acre tract of land out of the Northeast/4 of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1119, approximately 657-feet south of East County Road 64. Extraterritorial Jurisdiction).

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

13. Consider a proposed Preliminary Plat of PNR Midland Park, being a plat of a 75.4 Acre Tract of land out of the S/2 of the SE/4 of Section 28, Block 38, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of N. County Road 1140 and E. Loop 250 North. Extraterritorial Jurisdiction).

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

14. Consider a proposed Preliminary Plat of High Sky Addition being a plat of a 16.03-acre tract of land out of the Northeast/4 of Section 28, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 60, approximately 1,291-feet west of West State Highway 158. Extraterritorial Jurisdiction).

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

15. Consider a proposed Preliminary Plat of Fuse Industrial Park being a plat of 6.335-Acres out of a 17.060-Acre Tract of land out of the NE/4 of Section 36, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located north of E. Indiana Avenue, approximately 721 feet east from South Tilden Street. Council District 2)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

16. Consider a proposed Preliminary Plat of Impressions Addition, being a Plat of a 2.00 Acre Tract of land out of the NE/4 of Section 9, Block 39, T-2-S, T&P. RR. Co. Survey, County of Midland, Texas. (Generally located on the south side of West County Road 114, approximately 145 west of feet from South County Road 1202. Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

17. Consider a Proposed Preliminary Plat of REI Addition, being a Plat of a 19.788 Acre Tract of Land out of The NE/4 of Section 32, Block 38, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Elkins Road and E. County Road 72 (Council District 2)

Commissioner Gardaphe moved to approve Consent Agenda items 2 - 17 excluding ; seconded by Commissioner Ivey.

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

### **Public Hearings**

18. Hold a public hearing and consider a request by PROFFUTT Limited Partnership, for the initial zoning of a 25.410-acre tract located in Section 38, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located approximately 896-feet south of State Highway 191 and 1,020-feet west of Avalon Drive)

Commissioner Bryant Moved to approve a request by PROFFUTT Limited Partnership, for the initial zoning of a 25.410-acre tract located in Section 38, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located approximately 896-feet south of State Highway 191 and 1,020-feet west of Avalon Drive); seconded by Commissioner Ivey.

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

19. Hold a public hearing and consider a request by Midland Independent School District, for the initial zoning of a 123.28-acre tract located in Section 37 and 48, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located approximately 703-feet west of the intersection of Tradewinds Boulevard and Thomason Drive.)

Commissioner Gardaphe Moved to approve a request by Midland Independent School District, for the initial zoning of a 123.28-acre tract located in Section 37 and 48, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located approximately 703-feet west of the intersection of Tradewinds Boulevard and Thomason Drive.); seconded by Commissioner Williams.

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

20. Hold a public hearing and consider a request by Mike and Helen Bowden for a zone change from CE, County Estate District to O-1, Office District on Lot 1A, Block 3, Country Sky Addition, Section 24, City and County of Midland, Texas. (Generally

located on the southeast corner of Briarwood Avenue and Roadrunner Trail. Council District 4)

Commissioner Williams Moved to approve a request by Mike and Helen Bowden for a zone change from CE, County Estate District to O-1, Office District on Lot 1A, Block 3, Country Sky Addition, Section 24, City and County of Midland, Texas. (Generally located on the southeast corner of Briarwood Avenue and Roadrunner Trail. Council District 4); seconded by Commissioner Gardaphe.

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

21. Hold a public hearing and consider a request by Parkhill, Smith, and Cooper for a zone change from PD, Planned District for a Medical Center to an Amended PD, Planned District for a Medical Center on Lot 1A, Block 1, Midland Memorial Hospital, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Michigan Avenue and North "N" Street. Council District 3)

Commissioner Ivey Moved to approve a request by Parkhill, Smith, and Cooper for a zone change from PD, Planned District for a Medical Center to an Amended PD, Planned District for a Medical Center on Lot 1A, Block 1, Midland Memorial Hospital, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Michigan Avenue and North "N" Street. Council District 3)

; seconded by Commissioner Bryant.

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

22. Hold a public hearing and consider a request by BP Land Development, LLC for a zone change from FD, Future Development to a MF-1, Multiple Family Dwelling District and LR-2, Local Retail District, for an 18.43 Acre Tract of Land out of the N/PART & SW/4 of Section 23, Block 40, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of Briarwood Avenue and North County Road 1250. Council District 4)

Commissioner Williams Moved to approve a request by BP Land Development, LLC for a zone change from FD, Future Development to a MF-1, Multiple Family Dwelling District and LR-2, Local Retail District, for an 18.43 Acre Tract of Land out of the N/PART & SW/4 of Section 23, Block 40, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of Briarwood Avenue and North County Road 1250. Council District 4); seconded by Commissioner Bryant.

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

24. Hold a public hearing and consider a request by Newton Engineering, for a zone change from LR-1, Local Retail District, in part, and AE, Agricultural Estate District, in part to PD, Planned District for a Housing Development on a 26.15-acres tract of land out of the Southwest/4 of Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

(Generally located on the east side of N. Fairgrounds Road, approximately 715-feet south of E. Pecan Avenue. Council District 2).

Commissioner Ivey Moved to approve a request by Newton Engineering, for a zone change from LR-1, Local Retail District, in part, and AE, Agricultural Estate District, in part to PD, Planned District for a Housing Development on a 26.15-acres tract of land out of the Southwest/4 of Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

(Generally located on the east side of N. Fairgrounds Road, approximately 715-feet south of E. Pecan Avenue. Council District 2).

; seconded by Commissioner Williams.

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

### **Miscellaneous**

25. Consider a request by Robert Rendell for a Master Sign Plan on a 16.67- square foot portion of Spring Park Drive right of way located adjacent to Lot 3B, Block 1, Corporate Plaza Addition, Section 11, and Lot 1B, Block 2, Corporate Plaza Addition, Section 18, City and County of Midland, Texas. Generally located on the northeast corner of the intersection of N. Big Spring and Spring Park Drive. (Council District 2)

Commissioner Williams Moved to approve Robert Rendell for a Master Sign Plan on a 16.67- square foot portion of Spring Park Drive right of way located adjacent to Lot 3B, Block 1, Corporate Plaza Addition, Section 11, and Lot 1B, Block 2, Corporate Plaza Addition, Section 18, City and County of Midland, Texas. Generally located on the northeast corner of the intersection of N. Big Spring and Spring Park Drive. (Council District 2) ; seconded by Commissioner Bryant.

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

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

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Chase Gardaphe, Chairman

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Date

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Cristina Odenborg Burns, Planning Division Manager  
Development Services Department

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Date