

**PLANNING AND ZONING  
MINUTES  
December 18, 2017  
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, December 18, 2017.

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

3.37

**Consent Items**

2. Approved a motion approving the following minutes:

Commissioner Williams moved to approve Consent Agenda items 2 - 9 excluding 3, 4; seconded by Commissioner Ivey.

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

- a. Minutes for the December 4, 2017 meeting.

Commissioner Williams moved to approve Consent Agenda items 2 - 9 excluding 3, 4; seconded by Commissioner Ivey.

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

3. Consider a proposed Preliminary 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 Preliminary 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 Bullock.

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

4. Consider a Proposed Final Plat of Lone Star Trails, Section 9, being a 20.43 acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located northwest of the intersection of Lone Star Lane and Buffalo Gap. Council District 1)
5. Consider a Proposed Final Plat for Apex Addition Section 5, being a being a 8.09 acre tract of land out of Block 38 T-2-S, T&P, RR, Co. Survey, City and County of Midland, Texas. (Generally located northwest of East Interstate 20, approximately 1,200 feet southeast of Farm Market to Market to Road 307. ETJ, Extraterritorial, Jurisdiction)

Commissioner Williams moved to approve Consent Agenda items 2 - 9 excluding 3, 4; seconded by Commissioner Ivey.

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

6. Consider a proposed Final Plat of Empire Heights, Section 2, being a 1.996 acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located west of South County Road 1123, approximately 496-feet south of East County Road 93. ETJ, Extraterritorial Jurisdiction)

Commissioner Williams moved to approve Consent Agenda items 2 - 9 excluding 3, 4; seconded by Commissioner Ivey.

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

7. Consider a proposed Preliminary Plat of Parklea Addition, Section 6, being a replat of Lots 1, 2, 3, and 4, Block 4, Parklea Addition, City and County of Midland, Texas. (Generally located at the northwest corner of Wall Street and Truman Avenue. Council District 2)

Commissioner Williams moved to approve Consent Agenda items 2 - 9 excluding 3, 4; seconded by Commissioner Ivey.

The motion carried by the following vote: AYE: Williams, Ivey, Sparks, Bullock, Nichols.

NAY: None. ABSTAIN: None. ABSENT: Wilton, Gardaphe, Lawrence, Gammage.

8. Consider a proposed Preliminary Plat of MDC Business Park, Section 2, being a 58.18-acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Interstate 20, approximately 570-feet east of Schlumberger Drive. Council District 2)

Commissioner Williams moved to approve Consent Agenda items 2 - 9 excluding 3, 4; seconded by Commissioner Ivey.

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

9. Consider a Proposed Final Plat for Jurado Acres Section 15 being, a plat of 0.998 tract of land out of Block 39, T-2-S, T&P RR Co Survey, Midland County Texas. (Generally located on the southwest intersection of West County Road 125 and approximately 767 feet south of South County Road 1198. ETJ, Extraterritorial, Jurisdiction)

Commissioner Williams moved to approve Consent Agenda items 2 - 9 excluding 3, 4; seconded by Commissioner Ivey.

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

### **Public Hearings**

10. Hold a public hearing and consider a request by Troy Hunt Homes, Ltd. for a zone change from PD, Planned District for a Housing Developement, to an Amended Planned District on Lots 10-13, Block 3, Common Area A, Block 4, Lots 16 and 17, Block 5, and Common Area B, Block 6, Quail Ridge Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of E. Business I-20, approximately 300-feet west of Chukar Lane. Council District 2)

Senior Planner Jerney McNeil gave an overview of the project. Staff has received no letter of objection. Staff recommends approval.

Commissioner Bullock, What will the common area be?

Jessica Block 4 and

OPH 3.46

Larry Walker, West Company, Here to answer any questions. a reinstatement plat.

warren ivey asked what the percentages for loss were

josh sparks

warren ivey purpose of common area

walker - open area

ivey, what is the purpose of teh common area

jess the common area are important, offers amenities, gathering place, walking plats

Dianne williams, required by builder

jess part of attraction for subdivisions

dianne, responsibility of the builders

jessica

josh ratio to homes to common area  
jessica  
bullock, nothing in code for requirements  
walker before subdivision bought  
ivey hoa?  
walker yes  
dianne replat or rezone  
jess replat

cph 3.52

Commissioner Ivey Move to Approve a request by Troy Hunt Homes, Ltd. for a zone change from PD, Planned District for a Housing Development, to an Amended Planned District on Lots 10-13, Block 3, Common Area A, Block 4, Lots 16 and 17, Block 5, and Common Area B, Block 6, Quail Ridge Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of E. Business I-20, approximately 300-feet west of Chukar Lane. Council District 2); seconded by Commissioner Bullock.

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

11. Hold a public hearing and consider a request by Travis Durham dba Yucca Blossom Montessori, for a Specific Use Permit with Term on Lots 15, 16, and 17, Block 5, Westcliff, City and County of Midland, Texas. (Generally located southwest of the intersection of Westcliff Road and Douglass Avenue. Council District 4)

Planner Janna Keller gave an overview of the project. Staff has received three letters of objection. Engineering recommends denial, due to layout and other major issues. Staff recommends denial with conditions a thru d.

bullock, property currently zoned  
bullock revised the site plan but not enough time to go around.  
janna applicatn resubmitted wednesday  
dianne - condition not known if met  
oph 3.57

Domingo Borrero Velazquez,  
expressing opposition, always been a residential area, opposes the montessori school system, worried about traffic, and road conditions created on already bad streets, devalue house, harder to sell, there are sex offenders in the area as well,  
bullock, any use that you would support besides residential?  
citizen, does not want the extra traffic, wouldnt mind anything, just no extra traffic

cph 4.05

bullock, staff question, is this an sup for a daycare? what does it allow for?  
jess conditions a-c, occupants are limited to 70, sup renews every two years.

jess, previous sup app, same concerns as last time

engineering not available  
bullock

Commissioner Bullock moved to defer a request by Travis Durham dba Yucca Blossom Montessori, for a Specific Use Permit with Term on Lots 15, 16, and 17, Block 5, Westcliff, City and County of Midland, Texas. (Generally located southwest of the intersection of Westcliff Road and Douglass Avenue. Council District 4); seconded by Commissioner Nichols.

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

Commissioner Ivey moved to deny a request by Travis Durham dba Yucca Blossom Montessori, for a Specific Use Permit with Term on Lots 15, 16, and 17, Block 5, Westcliff, City and County of Midland, Texas. (Generally located southwest of the intersection of Westcliff Road and Douglass Avenue. Council District 4); seconded by Commissioner Williams.

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

12. Hold a public hearing and consider a request for a Zone Change by Jose Mateus from PD, Planned District for a Transition District and 1F-2, One-Family Dwelling District., to PD, Planned District for a Transition District., on Tracts 1 & 2, Patterson Acres, City and County of Midland, Texas., City and County of midland, Texas. (Generally located on the south side of East Wadley Avenue, approximately 365-feet west of Ranchland Drive. Council District 2)

Senior Planner Kierra Williams gave an overview of the project. No objections received. recommends approval.

oph 4.15

applicant - Jose Mateus, stated his proposal reasons and ideas.

cph 4.18

Commissioner Bullock moved to approve a request for a Zone Change by Jose Mateus from PD, Planned District for a Transition District and 1F-2, One-Family Dwelling District., to PD, Planned District for a Transition District., on Tracts 1 & 2, Patterson Acres, City and County of Midland, Texas., City and County of midland, Texas. (Generally located on the south side of East Wadley Avenue, approximately 365-feet west of Ranchland Drive. Council District 2); seconded by Commissioner Williams.

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

## **Miscellaneous**

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

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Chase Gardaphe, Chairman

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Date

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Jessica Carpenter, Planning Division Manager  
Development Services Department

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Date