

**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: Josh Sparks, Chase Gardaphe, Kevin Wilton, Dianne Williams, Warren Ivey, and Reggie Lawrence.

Alternate Commissioners present: None.

Commissioners absent: Brad Bullock, Terry Gammage, and Justin Nichols.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Jessica Carpenter, Senior Planner Jeremy McNeil, Planner Rolandrea Russell, Administrative Assistant Diana Rodriguez, and Account Clerk Samantha Madrid.

Chairman Sparks called the meeting to order at 3:35 p.m.

**Opening Item**

1. Pledge of Allegiance

**Consent Items**

2. Approved a motion approving the following minutes:
  - a. Minutes for December 18, 2017 meeting.

Commissioner Lawrence moved to approve Consent Agenda items 2 - 9; seconded by Commissioner Gardaphe. The motion carried by the following vote: AYE: Wilton, Williams, Ivey, Gardaphe, Sparks, and Lawrence. NAY: None. ABSTAIN: None. ABSENT: Bullock, Gammage, and Nichols.

3. Approved 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)
4. Approved 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)

5. Approved 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)
6. Approved 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).
7. Approved 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)
8. Approved 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.)
9. Approved 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)

### **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)

Senior Planner Jeremy McNeil gave an overview of the project. Staff received one letter of objection. Staff recommended approval for this request.

With no one wishing to speak, the public hearing was opened and immediately closed at 3:41 p.m.

Commissioner Gardaphe moved 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, and Lawrence. NAY: None. ABSTAIN: None. ABSENT: Bullock, Gammage, and 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)

Senior Planner Jeremy McNeil gave an overview of the project. Staff received no objections and recommended approval for this request.

With no one wishing to speak, the public hearing was opened and immediately closed at 3.45 p.m.

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, 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); seconded by Commissioner Williams.

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

Planner Rolandrea Russell gave an overview of the project.

The public hearing was opened at 3:50 p.m.

Discussion ensued regarding what type of businesses could possibly move in at a later date and if the current zone change would still be effective or if it would need to be changed.

With no one else wishing to speak, the public hearing was closed at 3:57 p.m.

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, and Lawrence. NAY: Wilton. ABSTAIN: Sparks. ABSENT: Bullock, Gammage, and 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 an 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)

Planner Rolandrea Russell gave an overview of the project. Staff received no letters of objection. Staff recommended approval.

Discussion ensued regarding serviceable hours.

The public hearing was opened at 4:04 p.m.

Mr. Robert Rendell spoke on behalf of the applicant and gave an overview of the project.

With no one else wishing to speak, the public hearing was closed at 4:06 p.m.

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 an 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, and Lawrence. NAY: None. ABSTAIN: None. ABSENT: Bullock, Gammage, and Nichols.

## **Miscellaneous**

14. Consider 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)

Senior Planner Jeremy McNeil gave an overview of the project. Staff received no letters of objection. Staff recommended denial due to parcel size not meeting the minimum code requirements for platting of a property.

Commissioner Lawrence moved to deny 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, and Lawrence. NAY: Gardaphe. ABSTAIN: None. ABSENT: Bullock, Gammage, and Nichols.

With no further items or business to come before the Commission, Chairman Gardaphe adjourned the meeting at 4:27 p.m.

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Josh Sparks, Chairman

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Date

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Jessica Carpenter, Planning Division Manager  
Development Services Department

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Date