

**PLANNING AND ZONING  
MINUTES  
February 20, 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 20, 2018.

Commissioners present: Chase Gardaphe, Kevin Wilton, Dianne Williams, Reggie Lawrence, and Brad Bullock.

Alternate Commissioners present: Justin Nichols.

Commissioners absent: Warren Ivey, Terry Gammage and Josh Sparks

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Jessica Carpenter, Senior Planner Kierra Williams, Planner Janna Keller, and Account Clerk Samantha Madrid.

Interim Chairman Lawrence called the meeting to order at 3:36 p.m.

**Opening Item**

1. Pledge of Allegiance

**Consent Items**

2. Approved a motion approving the following minutes:
  - a) Minutes for February 5, 2018 Meeting

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

3. Approved a proposed Final Plat of Legacy Addition, Section 5, being a 16.39-acre tract of land out of Section 38, Block 40. T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Arlington Drive, approximately 100-feet south of Hall of Fame Boulevard. Council District 4)
4. Approved a proposed Final Plat for Lozano Place, being a 5.05-acre tract of land out of Section 24, 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 F. M. Highway 1788. ETJ, Extraterritorial Jurisdiction.)

5. Approved a proposed Final Plat of Moody Addition, Section 9, being a replat of Lots 1-6, and 9-12, and a portion of a vacated alley right of way, Block 8, City and County of Midland, Texas. (Generally located on the southwest intersection of Houston Avenue and North Tyler Street. Council District 2)
6. Approved a proposed Preliminary Plat of Tuscan Villas, being a 34.74-acre tract of land out of Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the west side of north Garfield Street, approximately 590-feet north of Mockingbird Lane. Council District 1)
7. Approved a proposed Preliminary Plat of Bent Tree Addition, Section 6, being a replat of Lot 1, Block 2, Bent Tree Addition, Section 2, City and County of Midland, Texas. (Generally located southeast of the intersection of North Midkiff Road and Bluebird Lane. Council District 1)
8. Approved a proposed Final Plat of Spanish Trails Station, Section 3, being a 15.90-acre tract of land out of Section 10, Block 40, T-2-S, T&P RR. Co Survey, City and County of Midland Texas. (Generally located on the northwest intersection of West Interstate 20 and South County Road 1250. Council District 2).
9. Approved a proposed Preliminary Plat of EE Homes Subdivision, being 2.964 acre tract of land out of Section 48, Block 38, T-1-S. T & P RR. Co. Survey, Midland County, Texas. (Generally located at the southeast intersection of South County Road 1118 and East County Road 95. ETJ, Extraterritorial Jurisdiction)
10. Approved a proposed Preliminary Plat of Cotton Addition, being a 10.01 acre tract of land out of Section 30, Block 40, T-2-S, T&R RR. Co. Survey, Midland County, Texas. (Generally located north of W County Road, 150 approximately 1,390-feet west of South FM 1788. ETJ, Extraterritorial Jurisdiction).
11. Approved a proposed Preliminary Plat of Lone Star Trails, Section 11 being a 272.86-acre tract of land in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas. (Generally located at the northeast intersection of Arapahoe Road and Fairgrounds Road. Council District 1)
12. Approved a proposed reinstatement Final Plat of Grandridge Estates, Section 2, being a plat of a 10.08-acre portion of Section 25, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located east of Navasota Drive, approximately 180-feet north of Trennon Pl. Council District 4)

### **Public Hearings**

13. Hold a public hearing and consider a request by James Wilson/Basin Roofing for a Zone Change from LR-2, Local Retail District, to LI, Light Industrial District, on a 2.43-acre portion of Section 33, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas.(Generally located on the north side of State Highway 191, approximately 1,110- feet east of North County Road 1271. Council District 4)

Senior Planner Kierra Williams gave an overview of the project. Staff recommended approval. Staff received no letters of objection.

With no one wishing to speak the public hearing was opened and immediately closed at 3.38 p.m.

Commissioner Bullock moved to approve a request by James Wilson/Basin Roofing for a Zone Change from LR-2, Local Retail District, to LI, Light Industrial District, on a 2.43-acre portion of Section 33, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas.(Generally located on the north side of State Highway 191, approximately 1,110- feet east of North County Road 1271. Council District 4); seconded by Commissioner Gardaphe.

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

14. Hold a public hearing and consider a proposed Correction Final Plat of Heritage Oaks Addition, Section 6, being a replat of Lots 39 and 40, Block 15, City and County of Midland, Texas. (Generally located north of Turtle Creek Road and approximately 165-feet east of Pedernales Drive. Council District 4)

Planner Janna Keller gave an overview of the project. Staff recommended approval. No objections were received.

With no one wishing to speak the public hearing was open and immediately closed at 3.38 p.m.

Commissioner Wilton moved to approve a proposed Correction Final Plat of Heritage Oaks Addition, Section 6, being a replat of Lots 39 and 40, Block 15, City and County of Midland, Texas. (Generally located north of Turtle Creek Road and approximately 165-feet east of Pedernales Drive. Council District 4); seconded by Commissioner Wilton.

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

With no further items or business to come before the Commission, Interim Chairman Lawrence adjourned the meeting at 3:42 p.m.

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Reggie Lawrence, Interim Chairman

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Date

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Jessica Carpenter, Planning Division Manager  
Development Services Department

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Date