

**PLANNING AND ZONING  
MINUTES  
April 01, 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, April 01, 2019.

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

Alternate Commissioners present: None.

Commissioners absent: Josh Sparks and Dianne Williams.

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 Administrative Assistant Mirna Acosta.

Vice Chairman Lawrence called the meeting to order at 3:30 p.m.

**Opening Item**

1. Pledge of Allegiance

**Announcements**

**Consent Items**

Commissioner Gardaphe moved to approve Consent Items 2-15; seconded by Commissioner Bryant.

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

2. Approved a motion approving the following minutes:
  - a. Planning & Zoning Commission meeting minutes for March 18, 2019.
3. Approved a proposed Final Plat of Wedgewood Park, Section 15, being a Re-plat of Block 2, Harrison Tract, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Midland Drive and Gulf Avenue - Council District 3).
4. Approved a Proposed Final Plat of OMG Addition, Section 6, being a 5.64-acre tract of land out of the South Part of Section 24, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on north side of E. County Road approximately 732-foot west of S. County Road 1175. Extraterritorial Jurisdiction).

5. Approved a Proposed Final 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, Midland County, Texas. (Generally located on the south side of West County Road 114, approximately 145-feet west from South County Road 1202. Extraterritorial Jurisdiction)
6. Approved a proposed Final Plat of In the Black Rentals Addition, being a Plat of a 6.93-acre tract of land out of Section 16, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 130, approximately 722-feet east of South County Road 1265. Extraterritorial Jurisdiction)
7. Approved a proposed Final Plat of Neatherlin Acres, being a Plat of a 22.759-acre tract of land out of the SE/4 of Section 16, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1200, approximately 1,625-feet north of West County Road 130. Extraterritorial Jurisdiction)
8. Approved a proposed Final Plat of Patterson Addition, being a Plat of a 8.681 Acre tract of land out of the SE/4 of Section 21, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the northwest corner of North County Road 1147, approximately 352-feet east of East County Road 55. Extraterritorial Jurisdiction)
9. Approved a proposed Preliminary Plat of PINRIC Addition, Section 2, being a Plat of a 7.152-acre tract of land out of the NW/4 of Section 30, Block 40, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of the North Farm-to-Market Road 1788, approximately 220-feet south of West County Road 61. Extraterritorial Jurisdiction)
10. Approved a proposed Preliminary Plat of W.C. Barber Addition Section 2, being a Plat of a 0.440-acre tract of land and a 0.03-acre portion of previously vacated alley right-of-way, all out of the SE/4 of the NE/4 of Section 26, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Estes Avenue, approximately 314-feet west of North Main Street. Council District 2)
11. Approved a proposed Preliminary Plat of W.C. Barber Addition Section 3, being a Plat of a 0.814-acre tract of land and a 0.05-acre portion of previously vacated alley right-of-way, all out of the SE/4 of the NE/4 of Section 26, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of West Estes Avenue and North Main Street. Council District 2)
12. Approved a proposed Preliminary Plat of West End Addition, Section 23, being a Replat of Lots 1 through 6, Block 77, and a previously vacated 0.10-acre portion of West Texas Avenue right-of-way located adjacent to said lots, all out of West End Addition, City and County of Midland, Texas. (Generally located on the south side of West Texas Avenue between North N Street and North M Street. Council District 3)
13. Approved a proposed Final Plat of Young Addition, Section 4, being a re-plat of Lot 7, Block 1, Young Addition, Section 2, Midland County, Texas. (Generally located south of the intersection of West County Road 129 and South County Road 1206. - Extraterritorial Jurisdiction)
14. Approved a proposed preliminary plat of South 349 Acres Addition, Section 6, being a re-plat of Lots 1 through 3, Block 2, South 349 Acres, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Dayton Road and Rankin Highway. Council District 2)

15. Approved a request to ratify the previously recorded Hannah Addition, being a plat of a 17.299-acre tract of land out of Section 13, Block 40, T-2-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1230, approximately 150-feet south of West County Road 120. ETJ, Extraterritorial Jurisdiction)

### **Public Hearings**

16. Hold a public hearing and consider a residential replat of Melody Acres, Section 14, being a replat of the north half less the south 25 feet of the north half of Lot 14, Melody Acres, City and County of Midland, Texas. (Generally located on the south side of Meadowlark Lane, approximately 1,334-feet east of Oriole Lane. Council District 1).

Planner Taslima Khandaker gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:35 p.m.

The applicant was not present.

The public hearing was closed at 3:35 p.m.

Commissioner Ivey moved to approve a residential replat of Melody Acres, Section 14, being a replat of the north half less the south 25 feet of the north half of Lot 14, Melody Acres, City and County of Midland, Texas. (Generally located on the south side of Meadowlark Lane, approximately 1,334-feet east of Oriole Lane. Council District 1); seconded by Commissioner Gardaphe.

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

17. 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 an Amended PD, Planned District for a Shopping Center on a 7.789-acre portion out of Lot 5, Block 27, Wydewood Estates, Section 20, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wadley Avenue and North Loop 250 West. Council District 4)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:39 p.m.

Commissioner Gardaphe asked if they are remodeling the existing Kohls building and turning it into a fitness center. Planner Glenda Arroyo-Cruz confirmed that yes they are.

The applicant was present but deferred to staff.

The public hearing was closed at 3:40 p.m.

Commissioner Bryant moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to an Amended PD, Planned District for a Shopping Center on a 7.789-acre portion out of Lot 5, Block 27, Wydewood Estates, Section 20, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wadley Avenue and North Loop 250 West.

Council District 4); seconded by Commissioner Ivey.

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

18. 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 an Amended PD, Planned District for a Shopping Center on a 0.599-acre portion out of Lot 5, Block 27, Wydewood Estates, Section 20, City and County of Midland, Texas. (Generally located on the east side of North Loop 250 West Frontage Road, approximately 600-feet south of West Wadley Avenue. Council District 4)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:43 p.m.

The applicant was present but deferred to staff.

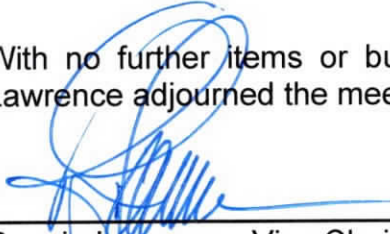
The public hearing was closed at 3:43 p.m.

Commissioner Gardaphe moved to approve a request by Maverick Engineering for a Zone Change from a PD, Planned District for a Shopping Center to an Amended PD, Planned District for a Shopping Center on a 0.599-acre portion out of Lot 5, Block 27, Wydewood Estates, Section 20, City and County of Midland, Texas. (Generally located on the east side of North Loop 250 West Frontage Road, approximately 600-feet south of West Wadley Avenue. Council District 4); seconded by Commissioner Bryant.

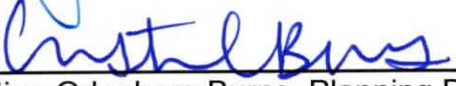
The motion carried by the following vote: AYE: Wilton, Ivey, Gardaphe, Lawrence, and Bryant. NAY: None. ABSTAIN: None. ABSENT: Williams and Sparks.

### Miscellaneous

With no further items or business to come before the Commission, Vice Chairman Lawrence adjourned the meeting at 3:44 p.m.

  
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Reggie Lawrence, Vice Chairman

  
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Date

  
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Cristina Odenborg Burns, Planning Division Manager  
Development Services Department

  
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Date