

**PLANNING AND ZONING
MINUTES
March 19, 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, March 19, 2018.

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 Rolandrea Russell, and Account Clerk Samantha Madrid.

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 - 9 excluding ; seconded by Commissioner Ivey.

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

- a. March 5, 2018 minutes

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

3. Consider a proposed Reinstatement for a Preliminary Plat of W.W. Harris Addition, being a plat of 0.031-acre tract of land out of Blocks 3 through 5, Section 4, City and County of Midland, Texas. (Generally located on the east side of North Weatherford Street, approximately 110 feet north of Mississippi Avenue. Council District 2)

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

4. Consider a proposed Final Plat of W.W. Harris, being a plat of 0.16-acre tract of land out of Blocks 3 through 5, W.W. Harris Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of N. Weatherford Street, approximately 110 feet north of Mississippi Avenue. Council District 2)

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

5. Consider a proposed Final 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)

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

6. Consider a proposed Preliminary Plat of Brooks Addition, Section 2 being a plat of a 2.00-acre tract of land located in Section 34, Block 38, T-1-S, T & P RR Co. Survey, Midland County, Texas. (Generally located north of FM 307, approximately 1,590-feet east of South County Road 1130. ETJ, Extraterritorial Jurisdiction)

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

7. Consider a proposed Preliminary Plat of Brooks Addition, Section 3 being a plat of a 2.00-acre tract of land located in Section 34, Block 38, T-1-S, T & P RR Co. Survey, Midland County, Texas. (Generally located north of FM 307, approximately 1,360-feet

east of South County Road 1130. ETJ, Extraterritorial Jurisdiction)

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

8. Consider a proposed Final Plat of Trueland Addition, Section 4 being a re-plat of lots 9, 10, and 11, Block 9, Trueland Addition located in Section 24, Block 39, T-1-S, T & P RR Co. Survey, City and County, Midland Texas. (Generally located to the west side of North Fairgrounds, approximately 150-feet south of English Drive. Council District 2)

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

9. Consider a proposed Preliminary Plat of Polo Club Addition, Section 7 being a 9.51-acre tract of land in Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 1,289-feet east of North Garfield Street. Council District 1)

Commissioner Gardaphe Moved to approve Consent Agenda items 2 - 9 excluding ; seconded by Commissioner Ivey.

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

Public Hearings

10. Hold a public hearing and consider a request by Bobby Cox dba Rosa's Café Tortilla Factory #14 for a Specific Use Permit with Term for the Sale of all alcoholic beverages, for on-premises consumption in a restaurant, on a 6,940 square feet of area on Lot 13, Block 41, Belmont Addition, Section 24, City and County of Midland, Texas. (General located on the southeast intersection of South Rankin Highway and West Gist Avenue. Council District 2)

Planner Janna K gave an overview of the project

Planner Janna Keller gave an overview of the project

No letter of objections received and staff recommends approval.

oph 3:40

Applicant deferred to staff

cph 3:41

Commissioner Gammage Moved to approve a request by Bobby Cox dba Rosa's Café Tortilla Factory #14 for a Specific Use Permit with Term for the Sale of all alcoholic beverages, for on-premises consumption in a restaurant, on a 6,940 square feet of area on Lot 13, Block 41, Belmont Addition, Section 24, City and County of Midland, Texas. (Generally located on the southeast intersection of South Rankin Highway and West Gist Avenue. Council District 2) ; seconded by Commissioner Williams.

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

11. Hold a public hearing and consider a request by Gary J Dawson for a Zone Change from AE, Agriculture Estates District, to O-1, Office District on Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 610-feet north of East County Road 72. Council District 2)

Planner Rolandrea Russell gave an overview of the project.
No letters of objection received and staff recommends approval.

oph 3:45

commissioner Wilton asked about the ownership of the property.

Steve Jeeter 4009 ECR 63

cph 3:48

D Williams inquired of the zoning of the land

Commissioner Gardaphe Moved to approve a request by Gary J Dawson for a Zone Change from AE, Agriculture Estates District, to O-1, Office District on Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 610-feet north of East County Road 72. Council District 2); seconded by Commissioner Gammage.

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

12. Hold a public hearing and consider a request by Robert Rendall for a Zone Change from FD, Future Development District to PD, Planned District for a Shopping Center on a 26.92-acre tract of land out of Section 24, Block 40, T-1-S, T&P RR. Co. Survey, City and County of Midland Texas. (Generally located northeast of the intersection of Briarwood Avenue and Avalon Drive. Council District 4)

Planner Jeremy McNeil gave an overview of the prooject.

No letters of objection received and staff recommends approval

oph 3:52

Robert Rendall, Desta drive

Commissioner Lawrence inquire about

cph 3:53

Commissioner GardapheMoved to approve a request by Robert Rendall for a Zone Change from FD, Future Development District to PD, Planned District for a Shopping Center on a 26.92-acre tract of land out of Section 24, Block 40, T-1-S, T&P RR. Co. Survey, City and County of Midland Texas. (Generally located northeast of the intersection of Briarwood Avenue and Avalon Drive. Council District 4); seconded by Commissioner Ivey.

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

13. Hold a public hearing and consider a request by Stonehawk Capital Partners, LLC for a approval site plan on Lot 3, Block 1, Cross Pointe Addition, Section 24, T-1-S, City and County of Midland, Texas. (General located on the north side of Briarwood Avenue, and Holiday Hill Road. Council District 2)

oph 3:57

cph 3:58

Commissioner WilliamsMoved to approve a request by Stonehawk Capital Partners, LLC for a approval site plan on Lot 3, Block 1, Cross Pointe Addition, Section 24, T-1-S, City and County of Midland, Texas. (General located on the north side of Briarwood Avenue, and Holiday Hill Road. Council District 2); seconded by Commissioner Wilton.

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

Miscellaneous

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

Chase Gardaphe, Chairman

Date

Jessica Carpenter, Planning Division Manager
Development Services Department

Date