

**PLANNING AND ZONING
MINUTES
April 04, 2016
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 19, 2016.

Commissioners present: Jane Wolf, Chase Gardaphe, Josh Sparks, Warren Ivey, Reggie Lawrence, Jay Norris and Brad Bullock.

Commissioners absent: None.

Staff members present: Planning Division Manager Jessica Carpenter, Senior Planner Kevin Crosby, Senior Planner Cristina Odenborg, Planner Ted Helm, Planner Kierra Williams, and Account Clerk Diana Rodriguez.

Madam Chair Wolf called the meeting to order at ____ p.m.

Opening Item

Consent Items

1. Approved a motion approving the following minutes:

Commissioner Ivey moved to approve March 21, 2016 Minutes with correction showing Ivey and Bullock absent; seconded by Commissioner Sparks.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

- a. March 21, 2016 Minutes

Commissioner Lawrence moved to approve Consent Agenda items 2 - 6 excluding 1, a; seconded by Commissioner Norris.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

- 2. Consider a proposed final plat of Hollyhock Addition, being an 11.10-acre tract of land out of Section 14, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of E. County Road 120, approximately 720-feet east of S. Highway 349.)
 3. Consider a proposed final plat of Northgate Addition, Section 27, being a replat of Lot 1A, Block 20, Northgate Addition, Section 25, City and County of Midland, Texas.

(Generally located on the east side of Holiday Hill Road, approximately 660-feet north of Canadian Avenue.)

4. Consider a proposed final plat of Sunridge Ranch Estates, Section 5, being a replat of Lots 2 and 3, Block 7, Sunridge Ranch Estates, Section 3, Midland County, Texas. (Generally located southeast of the intersection of W. County Road 41 and N. County Road 1246.)
5. Consider a proposed final plat of Saltbrush Estates, being a 30.51-acre tract of land out of Section 8, Block 38, T-1-S, T&P RR Co Survey, City of Midland, Martin and Midland Counties, Texas. (Generally located on the north side of Jaden Kate Road, approximately 1,500-feet west of N. Elkins Road.)
6. Consider a proposed preliminary plat of Quail Ridge Addition, Section 5, being a replat of 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.)

Public Hearings

7. Hold a public hearing and consider a request by Bynum School for a zone change from FD, Future Development District, to 1F-1, Single-Family Dwelling District on a 64.96 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 on the east side of Avalon Drive, approximately 1,800-feet north of Briarwood Avenue.)

Commissioner Norris moved to approve Bynum School for a zone change from FD, Future Development District, to 1F-1, Single-Family Dwelling District on a 64.96 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 on the east side of Avalon Drive, approximately 1,800-feet north of Briarwood Avenue.); seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

8. Hold a public hearing and consider a request by Midland Humane Coalition for a zone change from AE, Agriculture Estate District, to PD, Planned District for a Transition District, on a 7.00-acre tract of land out of Section 5, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of N. Elkins Road, approximately 100-feet north of Crownridge Drive.)

Commissioner Sparks moved to approve a request by Midland Humane Coalition for a zone change from AE, Agriculture Estate District, to PD, Planned District for a Transition District, on a 7.00-acre tract of land out of Section 5, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of N. Elkins Road, approximately 100-feet north of Crownridge Drive.); seconded by Commissioner Norris.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

9. Hold a public hearing and consider a request by Fivestones Ventures for a Zone Change from LR-1, Local Retail District, to LR-2, Local Retail District, on Lot 1A, Block 20, Northgate Addition, Section 25, City and County of Midland, Texas. (Generally located on the east side of Holiday Hill Road, approximately 240-feet south of Briarwood Avenue.)

Commissioner Sparks moved to approve a request by Fivestones Ventures for a Zone Change from LR-1, Local Retail District, to LR-2, Local Retail District, on Lot 1A, Block 20, Northgate Addition, Section 25, City and County of Midland, Texas. (Generally located on the east side of Holiday Hill Road, approximately 240-feet south of Briarwood Avenue.); seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

10. Hold a public hearing and consider a request by Arturo Trillo for a Specific Use Permit With Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 2,831 square foot portion of Lot 5, Block 1, Amaron Addition, Section 7, City and County of Midland, Texas. (Generally located on the north side of W. Interstate 20, approximately 400-feet east of Johnston Street.)

Commissioner Lawrence moved to approve a request by Arturo Trillo for a Specific Use Permit With Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 2,831 square foot portion of Lot 5, Block 1, Amaron Addition, Section 7, City and County of Midland, Texas. (Generally located on the north side of W. Interstate 20, approximately 400-feet east of Johnston Street.); seconded by Commissioner Norris.

sparks commented any comdition C ...needed to change a-d

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

11. Hold a public hearing and consider a request by Donn E. Fizer for a Zone Change from PD, Planned District for an Office Center, in part, and LR-2, Local Retail District, in part, and 1F-2, One-Family Dwelling District, in part, to LR-3, Local Retail District, on Lot 3 less the east 45.84-feet, Lots 4 through 8, Lot 11, and the west 8.8-feet of Lot 12, all out of Block 6, Barberdale Addition, City and County of Midland, Texas. (Generally located southeast of the intersection of W. Wadley Avenue and N. Big Spring Street.)

Lawrence through what lots. Lot 11 . 30 foot vacation

Norris 7 and 6 vacation of location

Sparks 11 new alley

Lawrence alley set to the east

Matt Pitts 578 s river st, east side of lot 11 will be vacated, alley along the rear until 30 feet of lot 11

Michell Maberry 106 e dormard, how large is the new pawn shop. need clarification of what will be in that area

Pitts lots 4, 5 and 3 will be for the Cash America. Dimensions will be 6000 square feet and seperated by a fence.

Michelle is speaking against the request

Sparks stated notices were sent out and had a chance to respond

Lawrence what is the concern

Michelle pawn shop not an asset and would prefer retail shop.

Gardaphe notices sent

Lawrence inquired if she had spoken with others

Harrington sign is a courtesy and notices sent out to give surroundings informed. New ordinance to improve all

Pitts requesting rezone to improve area

Michelle what will be in the other locations

Gardaphe stated this meeting is only for zoning

Commissioner Lawrence moved to approve a request by Donn E. Fizer for a Zone Change from PD, Planned District for an Office Center, in part, and LR-2, Local Retail District, in part, and 1F-2, One-Family Dwelling District, in part, to LR-3, Local Retail District, on Lot 3 less the east 45.84-feet, Lots 4 through 8, Lot 11, and the west 8.8-feet of Lot 12, all out of Block 6, Barberdale Addition, City and County of Midland, Texas. (Generally located southeast of the intersection of W. Wadley Avenue and N. Big Spring Street.); seconded by Commissioner Norris.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

12. Hold a public hearing and consider a request by DDC Merritt Leisure, Ltd. for a zone change from PD, Planned District for a Housing Development, in part, and PD, Planned District for a Shopping Center, in part, to PD, Planned District for a Housing Development, on Lots 1 and 2, Block 162, and the south 378-feet of Lot 1R, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located northwest of the intersection of Beal Parkway and Leisure Drive.)

Commissioner Norris moved to approve a request by DDC Merritt Leisure, Ltd. for a zone change from PD, Planned District for a Housing Development, in part, and PD,

Planned District for a Shopping Center, in part, to PD, Planned District for a Housing Development, on Lots 1 and 2, Block 162, and the south 378-feet of Lot 1R, Block 163, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located northwest of the intersection of Beal Parkway and Leisure Drive.); seconded by Commissioner Sparks.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

13. Hold a public hearing and consider a request by Manor Park for approval of a Site Plan on Lot 1, Block 10, Arbor Park Addition, Section 5, City and County of Midland, Texas. (Generally located southwest of the intersection of Sunshine Parkway and Idlewilde Drive – Council District 4)

Commissioner Sparks moved to approve a request by Manor Park for approval of a Site Plan on Lot 1, Block 10, Arbor Park Addition, Section 5, City and County of Midland, Texas. (Generally located southwest of the intersection of Sunshine Parkway and Idlewilde Drive – Council District 4); seconded by Commissioner Lawrence.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

14. Hold a public hearing and consider a request by Reed's Super Bowl for a Specific Use Permit with Term for the sale of alcoholic beverages, for on-premises consumption, in a bowling center on Lot 21-25, Block 82, Permian Estates Addition, City and County of Midland, Texas. (Generally located on the north side of W. Wall Street, approximately 600-feet west of Fasken Drive. - Council District 2)

Commissioner Lawrence moved to approve a request by Reed's Super Bowl for a Specific Use Permit with Term for the sale of alcoholic beverages, for on-premises consumption, in a bowling center on Lot 21-25, Block 82, Permian Estates Addition, City and County of Midland, Texas. (Generally located on the north side of W. Wall Street, approximately 600-feet west of Fasken Drive. - Council District 2); seconded by Commissioner Ivey.

The motion carried by the following vote: AYE: Ivey, Sparks, Norris, Gardaphe, Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wolf, Bullock.

With no further items or business to come before the Commission, Madam Chair Wolf adjourned the meeting at ____ p.m.

Jane Wolf, Madam Chair

Date

Jessica Carpenter, Secretary

Date