

**PLANNING AND ZONING
MINUTES
May 02, 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: Development Services Director Chuck Harrington, Planning Division Manager Jessica Carpenter, Senior Planner Kevin Crosby, Senior Planner Cristina Odenborg, Planner Ted Helm, Planner Kierra Williams, Planner Geoff Solomonson, and Account Clerk Diana Rodriguez.

Chairwoman 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 Consent Agenda items 1 - 9 excluding ; seconded by Commissioner Sparks.

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

Commissioner Ivey moved to approve Approved a motion approving the following minutes;; seconded by Commissioner Sparks.

- a. April 18, 2016

Commissioner Ivey moved to approve Consent Agenda items 1 - 9 excluding ; seconded by Commissioner Sparks.

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

Commissioner Ivey moved to approve Approved a motion approving the following minutes;; seconded by Commissioner Sparks.

2. Consider a proposed final plat of West Terminal Addition, Section 4, being a replat of Lots 1, 2 & 3, Block 5, and Lots 1, 2, 3, 4 & 5, Block 7, West Terminal Addition, Section 2, Midland County, Texas. (Generally located southeast of the intersection of S. County Road 1301 and W. County Road 100.)
3. Consider a proposed final plat of Dove Acres, being a 21.85-acre tract of land out of Section 16, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of N. County Road 1150, approximately 1450-feet south of E. County Road 40.)
4. Consider a proposed final plat of Herrera Addition, being a 0.375-acre tract of land out of Section 2, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located southwest of the intersection of E. Florida Avenue and S. Lamesa Road.)
5. Consider a proposed final plat of Phoenix Addition, being a 5.24-acre tract of land out of Section 14, Block 38, T-2-S, T&P RR Co. Survey, Midland, County, Texas. (Generally located on the west side of E. County Road 123, approximately 830-feet south of E. County Road 120.)
6. Consider a proposed final plat of South 349 Addition, being a .68-acre tract of land out of Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located southwest of the intersection of W. County Road 137 and S. Highway 349.)
7. Consider a proposed preliminary plat of Greenwood Industrial Park, Section 4, being a replat of a 7.42-acre tract of land, and Lot 1, Block 2, Greenwood Industrial Park, Section 2; Lots 2, 3, 5, 6, 8, 10, 12, and 14-21, Block 1, and Lots 2-11, Block 2, Correction Plat of Greenwood Industrial Park, Section 3, all out of Section 36, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of E. Highway 80, approximately 450-feet east of N. County Road 1120.)
8. Consider a proposed preliminary 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.)
9. Consider a proposed preliminary plat of Los Patios Addition, Section 5, being a 49.99 acre tract out of Section 25, Block 40, T-1-S, T&P Railroad Survey, City and County of Midland, Texas. (Generally located on the south side of Briarwood Ave, approximately 900-feet west of Holiday Hill Road.)

Public Hearings

10. Hold a public hearing and consider an ordinance on a request by Alli Bixler for a Specific Use Permit With Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 4,472-square foot portion of Lot 1, Block 8, Polo Park Addition, Section 3, City and County of Midland, Texas. (Generally located southeast of the intersection of N. Garfield Street and Castleford Road. - District 1)

Planner Ted Helm gave an overview of the project.

Bullock Application is for a bakery. What is brew sst for. How many SUP's in that shopping center.

Alli Bixler 5205 way, beer and wine coffee house

Wolf everyone inside...patio

pho 3:36

Commissioner Sparks Moved to approve a request by Alli Bixler for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 4,472-square foot portion of Lot 1, Block 8, Polo Park Addition, Section 3, City and County of Midland, Texas. (Generally located southeast of the intersection of N. Garfield Street and Castleford Road. - District 1); seconded by Commissioner Ivey.

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

11. Hold a public hearing and consider a request by Mockingbird Oaks Development, LLC for a zone change from FD, Future Development District to PD, Planned District for a Housing Development, on a 45.18-acre tract of land; and to O-1, Office District, on a 3.65-acre tract of land, all out of Section 25, Block 40, T-1-S, T&P Railroad Company, Survey, City and County of Midland, Texas. (Generally located on the south side of Briarwood Avenue, approximately 900-feet west of Holiday Hill Road)

Senior Planner Kevin Crosby gave an overview of the project.

pho 3:42

phc Alli B 3:38

Sparks stated they are doing PD due to wanting smaller set back.

Applicant deferred to staff

phc 3:42

Commissioner Sparks Moved to approve a request by Mockingbird Oaks Development, LLC for a zone change from FD, Future Development District to 1F-3, One-Family Dwelling District, on a 45.18-acre tract of land; and to O-1, Office District, on a 3.65-acre tract of land, all out of Section 25, Block 40, T-1-S, T&P Railroad Company, Survey, City and County of Midland, Texas. (Generally located on the south side of Briarwood Avenue, approximately 900-feet west of Holiday Hill Road); seconded by Commissioner Bullock.

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

Wolf inquired about the comp plan and the zoning ordinance.

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

Jane Wolf, Chairwoman

Date

Jessica Carpenter, Secretary

Date