

**PLANNING AND ZONING
MINUTES
June 18, 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, June 18, 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 Items; seconded by Commissioner Williams.

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

- a. Minutes for the Planning & Zoning meeting for June 11, 2018.

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

3. Consider a proposed Preliminary Plat of Original Town, Section 16 a Re-Plat of the West half of Block 2, Original Town Addition, City and County of Midland, Texas. (Generally located on the northeast corner of N. Mineola Street and E. Tennessee Avenue. Council District, 2).

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

4. Consider a proposed Final Plat of Midland (1210) DTP Addition being a 2.0-acre tract of land out of Section 20, Block 39, T-2-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located west of South County Road 1210, approximately 622 feet north of West County Road 116. Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

5. Consider a proposed Preliminary Plat of Mays Ranch, Section 1, being a 107.83-acre tract of land out Section 20, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of East Loop 250 North, approximately 1,872-feet east of North County Road 1162. ETJ, Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

6. Consider a proposed Final Plat of Bush Tennis Center, Section 2, being a plat out 3.312-acre tract of land out of Section 24, Block 40, T-1-S, T&P RR co. Survey Midland County Texas. (Generally located on the north side of Briarwood Avenue, approximately 2,391 feet west of Holiday Hill Road. Extraterritorial Jurisdiction)

Commissioner Gardaphe moved to approve Consent Items; seconded by Commissioner Williams.

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

Miscellaneous

Public Hearings

7. Hold a public hearing and consider a request by Midland Koontz, LLC for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption in a restaurant on Lot 8, Block 44, Fairmont Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 233-feet south of Henry Koontz Boulevard. Council District 1)

Commissioner Wilton Hold a public hearing and consider a request by Midland Koontz, LLC for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption in a restaurant on Lot 8, Block 44, Fairmont Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 233-feet south of Henry Koontz Boulevard. Council District 1); seconded by Commissioner Gardaphe.

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

8. Hold a public hearing and consider a request by Meredith Morales, for a Specific Use Permit with Term, for the sale of all beer and wine beverages for on-premises consumption, in a restaurant, on a 3,685 square feet portion of Lot 1, Block 2, Claydesta Plaza, City and County of Midland, Texas. (Generally located on the east side of Desta Drive, approximately 235-feet north of West Wadley Avenue. Council District 3)

Commissioner Gardaphe Hold a public hearing and consider a request by Ravi Katta for approval of a Site Plan on Tract 25, Replat of Terrace Gardens Addition, City and County of Midland, Texas. (General located on the north side of West Illinois Avenue, approximately 890-feet east of North Powell Street. Council District 3); seconded by Commissioner Williams.

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

9. Hold a public hearing and consider a request by Leonard (Chip) Hight for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a bar, on a 2,957-square foot portion of the west 1.5 feet of Lot 3, Lots 4 through 6, and the east 24.25 feet of Lot 7, Block 65, Original Town Addition, City and County of Midland, Texas. (Generally located on the south side of W. Wall Street, approximately 170-feet east of S. Colorado Street. Council District 2)

Commissioner Nichols Hold a public hearing and consider a request by Leonard (Chip) Hight for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a bar, on a 2,957-square foot portion of the west 1.5 feet of Lot 3, Lots 4 through 6, and the east 24.25 feet of Lot 7, Block 65, Original Town Addition, City and County of Midland, Texas. (Generally located on the south side of W. Wall Street, approximately 170-feet east of S. Colorado Street. Council District 2); seconded by Commissioner Gardaphe.

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

Gammage.

10. Hold a public hearing and consider a request by Betenbough Homes for a zone change from AE, Agriculture-Estate District to 1F-3, One-Family Dwelling District on a 0.712-acre tract of land out of Section 7, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located west of Fairgrounds Road, approximately 927-feet north of Arapahoe Road. Council District 1)

Commissioner Williams Hold a public hearing and consider a request by Betenbough Homes for a zone change from AE, Agriculture-Estate District to 1F-3, One-Family Dwelling District on a 0.712-acre tract of land out of Section 7, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located west of Fairgrounds Road, approximately 927-feet north of Arapahoe Road. Council District 1); seconded by Commissioner Nichols.

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

11. Hold a public hearing and consider a proposed Residential Replat of Timber Wolf Estates, Section 1, being a replat of Lot 9, Block 1, and Lots 1 and 2, Block 2, Timber Wolf Estates, City of Midland, Martin County Texas. (Generally located on the south side of Timber Wolf Trail, approximately 2,340-feet west of N Elkins Road and northwest corner of the intersection of N Elkins Road and Timber Wolf Trail. Council District 1)

Commissioner Wilton Hold a public hearing and consider a proposed Residential Replat of Timber Wolf Estates, Section 1, being a replat of Lot 9, Block 1, and Lots 1 and 2, Block 2, Timber Wolf Estates, City of Midland, Martin County Texas. (Generally located on the south side of Timber Wolf Trail, approximately 2,340-feet west of N Elkins Road and northwest corner of the intersection of N Elkins Road and Timber Wolf Trail. Council District 1); seconded by Commissioner Gardaphe.

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

12. Hold a public hearing and consider a request b Brandon Easterling for a Zone Change from a LR-2, Local Retail District and MF-1, Multiple Family Dwelling District, to PD, Planned District for a Housing Development on Lot 15 Block 2 and Block 3, Adobe Meadows, Section 2, City and County of Midland, Texas. (Generally located on the northeast corner of Mockingbird Lane and Big Spring Street. Council District 1)
13. Hold a public hearing and consider a request by Ravi Katta for approval of a Site Plan on Tract 25, Replat of Terrace Gardens Addition, City and County of Midland, Texas. (General located on the north side of West Illinois Avenue, approximately 890-feet east of North Powell Street. Council District 3)

Commissioner Wilton Hold a public hearing and consider a request by Ravi Katta for approval of a Site Plan on Tract 25, Replat of Terrace Gardens Addition, City and County of Midland, Texas. (General located on the north side of West Illinois Avenue, approximately 890-feet east of North Powell Street. Council District 3); seconded by

Commissioner Gardaphe.

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

14. Hold a public hearing and consider a request by Robert Rendall for the initial zoning of a 15.83-acre tract located in Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at on the northeast corner of the intersection of North County Road 1247 and West State Highway 158. ETJ, Extraterritorial Jurisdiction)

Commissioner Gardaphe Hold a public hearing and consider a request by Robert Rendall for the initial zoning of a 15.83-acre tract located in Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at on the northeast corner of the intersection of North County Road 1247 and West State Highway 158. ETJ, Extraterritorial Jurisdiction); seconded by Commissioner Williams.

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

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