

**PLANNING AND ZONING  
MINUTES  
June 19, 2017  
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**

1. Pledge of Allegiance
  - a. Announcements

**Consent Items**

2. Approved a motion approving the following minutes:
  - a. Minutes for the June 5, 2017 meeting.

Commissioner Sparks Moved to approve Consent Agenda items 2 - 4 ; seconded by Commissioner Norris.

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

3. Consider a proposed Final Plat of Pavilion Park Section 10 being a replat of of Lots 1-4, 20-26, and a portion of lots 5-8, Block 7, all of Lots 1-30, and Common Area "A", Block 8, all of Lots 17-20, and a portion of lots 5 and 21, and Tract 1, Block 19, all of Lots 1 and 14, and a portion of Lots 2 and 13, Block 11, all of Lots 1-6, 20-26, and a portion of Lots 7, 17-19, Block 12, a portion of Lots 1 and 18, Block 15, all of Lots 1-7, 12-16, and a portion of Lots 8-11, and Tract 2, Block 16, all of Lots 1 and 2, and a portion of Lot 3, Block 17, Pavilion Park, Section 2, City and County of Midland, Texas. (Generally

located on the south side of Mockingbird Lane, approximately 370-feet east of Stonebridge Drive. (Council District 1)

4. Consider a proposed Preliminary Plat of Windridge Addition, Section 4, being a replat of the 1.03 acre east portion of Lot 5, Block 1, Windridge Addition, Section 48, Block 38, T-1-S, T&P RR Co Survey, County of Midland, Texas. (Generally located on the south side of East County Road 92 approximately 250-feet east of South County 1120. ETJ, Extraterritorial Jurisdiction)

### **Public Hearings**

5. Hold a public hearing and consider a request by Mr. Vapes for a Specific Use Permit with Term for the sale all alcoholic beverages, for on-premises consumption, in a lounge, on a 3,210-square foot portion of Lot 33C, Block 3, Briarwood Addition, Section 16, City and County of Midland, Texas. (Generally located on Briarwood Avenue, approximately 185-feet west of N. Midland Drive. Council District 1)

Planner Kierra Williams gave an overview of the project.

No letters of objection staff recommends approval

Bullock questioned about the closest residence ft

Kierra stated 200 ft

PDM Jessica stated the 200ft starts from the lot

PHO 337

Applicant Mathew Holiday Hill Rd  
Gave an overview of the request

Sparks inquired about a restaurant

Applicant

Sparks

Applicant

Bullock inquired about the sale

Applicant from restaurant

Wilton questioned applicant about vape and hooka lounge

Applicant

Wilton questioned about age group

Applicant law stated age 18yo

Bullock questioned about security

Applicant spoke to MPD

Bullock questioned what hours for security

PHC 340

Sparks questioned hours of severciable hours from 2am to 1am

Ivey stated about the other SUP within the location

Kierra stated Taqueria Jalisco hours of servicable hours

Bullock questioned about previous SUP with Bushidos

Kierra stated hour of SUP from Bushidos

Norris questioned if

Sparks

Gardaphe questioned staff

PDM stated they would have to come back

Wilton stated a certain percentage

PDm

Wilton stated normally

PDM stated depending

Gardaphe stated he was ok with hours

Wilton stated about securty

Bullock stated he would agree with Sparks

Sparks questioned about amendment

PDM

Commissioner Bullock Moved to approve a request by Mr. Vapes for a Specific Use Permit with Term for the sale all alcoholic beverages, for on-premises consumption, in a lounge, with condition Sunday-Thursday 12pm-12am and Friday, Saturday 12pm-1am and security 30 min after closing on Thursday, Friday and Saturday on a 3,210-square foot portion of Lot 33C, Block 3, Briarwood Addition, Section 16, City and County of Midland, Texas. (Generally located on Briarwood Avenue, approximately 185-feet west

of N. Midland Drive. Council District 1); seconded by Commissioner Sparks.

Gardaphe questioned applicant

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

6. Hold a public hearing and consider a request by MIDAMA dba Texas Sun Winery for a Specific Use Permit with Term, for the sale of beer and wine, for on-premises consumption, in a Lounge on a 4,344 square-foot portion of Lot 1A, Block 2, Grandridge Park Addition, Section 7, City and County of Midland, Texas. (Generally located west of the intersection of West Loop 250 North and Holiday Hill Road. Council District 4)

Planner Kierra Williams gave an overview of the project

Staff has received no letters of objection and recommends approval

PHO 358

Applicant Robert Reynold gave an overview of the request

PHC 400pm

Commissioner Norris Moved to approve a request by MIDAMA dba Texas Sun Winery for a Specific Use Permit with Term, for the sale of beer and wine, for on-premises consumption, in a Lounge on a 4,344 square-foot portion of Lot 1A, Block 2, Grandridge Park Addition, Section 7, City and County of Midland, Texas. (Generally located west of the intersection of West Loop 250 North and Holiday Hill Road. Council District 4); seconded by Commissioner Wilton, Kevin.

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

7. Hold a public hearing and consider a request by James Isabell for a zone change from a PD, Planned District for a Housing Development, to an Amended PD, Planned District for a Housing Development for the Correction Plat of Pavilion Park, Section 8, being a replat of a 19.88 Acre tract out of Lot 8, Block 2, Pavilion Park Addition, Section 7 and a 26.197 acre tract out of Section 1, Block "X", H. P. Hilliard Survey, City and County, Texas.

Planner Jeremy McNeil gave an overview of the project.

No letters of objection have been received and recommend approval

Gardaphe questioned abot front yr

Planner Jeremy

Gardaphe stated how residents will

PDM stated from the east side of the residence

Gardaphe questioned the current livable area for 1-F3

PDM

Norris

PDM

Gardaphe questioned if letters from gas

PDM stated no concerns

Gardaphe questioned if letters

PDM defer to applicant

PHO 407

Applicant Larry Walker 110 W Louisiana gave an overview of request

BULLOCK questioned about homes being less than sq ft

Applicant

Wilton questioned what typical size

Applicant 60X120

PHC 410

Commissioner Sparks Moved to approve a request by James Isabell for a zone change from a PD, Planned District for a Housing Development, to an Amended PD, Planned District for a Housing Development with amendment to condition F to show 1,800sq ft rather than 2,000 sq ft for the Correction Plat of Pavilion Park, Section 8, being a replat of a 19.88 Acre tract out of Lot 8, Block 2, Pavilion Park Addition, Section 7 and a 26.197 acre tract out of Section 1, Block "X", H. P. Hilliard Survey, City and County, Texas.; seconded by Commissioner Wilton, Kevin.

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

8. Consider a request by Mesa Verde Animal Clinic for a Specific Use Permit without Term for a Veterinary Clinic on a 3,300 square foot portion of Lot 1, Block 1, Mesa Verde Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of North Midland Drive and Neely Avenue. Council District 4)

Planner Alex Dixon gave an overview of the project.

No letters of objection have been received and staff recommends approval

PHO 416

PHC 416

Bullock question staff about the previous SUP with max number of cages

Commissioner Bullock Moved to approve a request by Mesa Verde Animal Clinic for a Specific Use Permit without Term for a Veterinary Clinic on a 3,300 square foot portion of Lot 1, Block 1, Mesa Verde Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of North Midland Drive and Neely Avenue. Council District 4); seconded by Commissioner Norris.

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

### **Miscellaneous**

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