PLANNING AND ZONING
MINUTES
July 18, 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

1. Pledge of Allegiance

Consent Items

2. Approved a motion approving the following minutes:

   Commissioner BullockMoved to approve Consent Agenda items 2 - 13 excluding 5 moved to August 1st meeting; seconded by Commissioner Sparks.

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

3. Consider a proposed final plat of Anzo Addition, being a 10.45-acre tract of land out of Section 32, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of W. County Road 157, approximately 2000-feet east of S. Farm-to-Market Road 1788.)

4. Consider a proposed final plat of Grandridge Park Addition, Section 7 being a replat of Lot 1A, Block 2, Grandridge Park Addition, Section 6, City and County of Midland, Texas. (Generally located on the southwest corner of Holiday Hill Road and League Drive - Council District 4.)

5. Consider a proposed final plat of Noble Addition being a 5.91 acre tract out of Section 32, Block 40, T-2-S, T&P Railroad Survey, Midland County, Texas. (Generally located

on West County Road 157, approximately 500-feet west of S. County Road 1270.)

Pulled as per PDM

6. Consider a proposed final plat of Westridge Park Addition, Section 37 being a replat of Lots 5-10, Block 8, Westridge Park Addition, Section 25, City and County of Midland, Texas. (Generally located on the northwest corner of Tradewinds Boulevard and Legends Boulevard - Council District 4.)

7. Consider a proposed final plat of Original Town, Section 13, being a replat of Lot 1, and a portion of Lot 2, Block 111, Original Town Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of S. Pecos Street and W. Kentucky Avenue.)

8. Consider a proposed final plat of OMG Addition, being a 5-acre tract of land out of Section 24, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located northwest of the intersection of Farm-to-Market Road 715 and E. County Road 140.)

9. Consider a proposed preliminary plat of Entrada Fellowship Addition, being a 6.23-acre tract of land out of Section 31, Block 40, T-1-S, T&P Railroad Survey, Midland, Texas. (Generally located northwest of the intersection of West County Road 74 and North County Road 1279.)

10. Consider a proposed preliminary plat of Midland (158) DTP Addition, being a 1.82-acre tract of land out of the southeast quarter of Section 8, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located northwest of the intersection of E. County Road 120 and Farm-to-Market Road 1213.)

11. Consider a proposed preliminary plat of Wallace Heights, Section 9, being a replat of Tracts 14, 15, 16, 17, and 1.16-acres out of the south 284.30-feet of Tract 13, Wallace Heights, City and County of Midland, Texas. (Generally located on Sinclair Avenue, approximately 290-feet east of N. Loop 250 West. - Council District 4)

12. Consider a proposed preliminary plat of Rolling Green Acres Addition, Section 3, being a 7.45-acre tract of land, being all of of Lot 1, Block 1, Rolling Green Acres Addition, and a 6.25-acre tract of land out of Section 42, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of Todd Drive and E. Highway 80.)

13. Consider a proposed preliminary plat of Wilshire Park, Section 20, being a replat of Lots 1 and 2, Block 162; 3.138-acres of the south half of Lot 1R, Block 163 and the previously vacated 0.505-acres of Executive Drive, all out of Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located northeast of the intersection of N. Loop 250 West and Leisure Drive.)

Public Hearings

14. Hold a public hearing and consider a request by SB Hospitality Corporation for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on Lot 7, Block 44, Fairmont Park Addition, Section 27,

City and County of Midland, Texas. (Generally located southwest of the intersection of W. Loop 250 North and Henry Koontz Boulevard - Council District 1)

Planner Geoff Solomonson gave an over view of the project.

Staff recomeneds approval

PHO 337

PHC 337

Commissioner Bullock inquired about the two drink maximum and was that included in the SUP

Commissioner Sparks inquired about adding a two drink minimum

Charles Harrington

Bullock inquired about going in to the building w/o children

Commissioner stated his opinion to the commission

Bullock not near church or housing and 70 percent of the business serves a two drink maximum

Ivey stated he didnt not want to police individual businesses when other are serving just because we think its a childrens restaurant.

Commissioner Sparks moved to approve Hold a public hearing and consider a request by SB Hospitality Corporation for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on Lot 7, Block 44, Fairmont Park Addition, Section 27, City and County of Midland, Texas. (Generally located southwest of the intersection of W. Loop 250 North and Henry Koontz Boulevard - Council District 1); seconded by Commissioner Ivey.

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

15. Hold a public hearing and consider a request by Midland Piano Partners, LLC for a Zone Change from PD, Planned District for a Shopping Center, to LR-2, Local Retail District, on Lot 1A, Block 6, Crestgate Addition, Section 28, City and County of Midland, Texas. (Generally located northwest of the intersection of W. Loop 250 North and Crestfield Street - Council District 1)

Planner Geoff Solomonson gave an over view of the project

Staff recommends approval with 7 letters of objection.

Bullock inquires about the on the Border hours of operation

PHO 349

PHC 349

Commissioner SparksMoved to approve a request by Midland Piano Partners, LLC for a Zone Change from PD, Planned District for a Shopping Center, to LR-2, Local Retail District, on Lot 1A, Block 6, Crestgate Addition, Section 28, City and County of Midland, Texas. (Generally located northwest of the intersection of W. Loop 250 North and Crestfield Street - Council District 1); seconded by Commissioner Ivey.

Ivet inquired about the site plan and a possibilty of a solid wall to the property

PDM this is only the zone change and the SUP woiuld require a wall

Ivey inquired if the commisiion would be approving the site plan shown

Bullock inquired the distance of the building to the church

Planner Geoff stated it was 800 feet

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

Bullock stated the zoning was appro

16. Hold a public hearing and consider a request by Manor Park for a Zone Change from 1F-1, One-Family Dwelling District, in part, MF-1, Multiple-Family Dwelling District, in part, TH, Townhouse Dwelling District, in part, and MF-2, Multiple-Family Dwelling District, in part, to PD, Planned District for a Housing Development, on Tracts 14, 15, 16, and 17, Wallace Heights Addition, City and County of Midland, Texas. (Generally on Sinclair Avenue approximately 290-feet east of N. Loop 250 W. - Council District 4)

Planner Geoff Solomonson gave an over view of the project.

Staff recomends approval

Applicat effered to staff

PHO 357

Trisha Humphrey, Sinclair , inquired about the plan of exit

Gardaphe strictly emergency exit

Andrew Mellen, 1909 W Wall st, stated it was not just an emergency exit

Commissioner Sparks inquired about the problem on the exit

Gardaphe inquired if it was an addtion entrance

MIke Pacelli clarified that if the wall was on private property then we did not have jurisdiction and transportation could not help. He stated that he was not sure if the

blocked wall was not on the property

Sparks inquird if the oppposing wall could be moved

Mellen stated moving it over would cause complicatons and to other projects

CPH 405

Commissioner SparksMoved to approve a request by Manor Park for a Zone Change from 1F-1, One-Family Dwelling District, in part, MF-1, Multiple-Family Dwelling District, in part, TH, Townhouse Dwelling District, in part, and MF-2, Multiple-Family Dwelling District, in part, to PD, Planned District for a Housing Development, on Tracts 14, 15, 16, and 17, Wallace Heights Addition, City and County of Midland, Texas. (Generally on Sinclair Avenue approximately 290-feet east of N. Loop 250 W. - Council District 4); seconded by Commissioner Bullock.

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

17. Hold a public hearing and consider a request by Strategic Restaurant Concepts, LLC for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on premises consumption, in a restaurant on Lot 7, Block 17, Skyline Terrace, Unit 7, City and County of Midland, Texas. (Generally located on the south side of W. Loop 250 North, approximately 220-feet west of N. Midkiff Road.)

Planner Kierra Williams gave an over view of the project

PHO 408

PHC 408

Commissioner IveyMoved to approve a request by Strategic Restaurant Concepts, LLC for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on premises consumption, in a restaurant on Lot 7, Block 17, Skyline Terrace, Unit 7, City and County of Midland, Texas. (Generally located on the south side of W. Loop 250 North, approximately 220-feet west of N. Midkiff Road.); seconded by Commissioner Sparks.

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

Gardaphe state his opinion on the sign

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