

**PLANNING AND ZONING
MINUTES
October 03, 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
 - a. Announcements

Consent Items

2. Approved a motion approving the following minutes:

Commissioner Sparks moved to approve Consent Agenda items 2 - 6 excluding ; seconded by Commissioner Norris.

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

 - a. Minutes for the September 19, 2016 meeting.
3. Consider a proposed Preliminary Plat of Linda Bernal Addition, being a 1.668-acre tract of land out of Section 15, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located southeast of the intersection of West County Road 121 and South County Road 1195.)
4. Consider a proposed Final Plat of Kelview Heights, Section 10, being a replat of lots 12, 13, and 14, Block 2, Kelview Heights, City and County of Midland County, Texas. (Generally located southeast of the intersection of West Wadley Avenue and North

Pecos Street--Council District 3)

5. Consider a proposed Final 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)
6. Consider a proposed Preliminary Plat of GG Addition, being a 1.56-acre tract of land out of Section 22, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located northwest of the intersection of E. County Road 60 and N. County Road 1130.)

Public Hearings

7. Hold a public hearing and consider a request by Miguel Bustilloz for a zone change from PD, Planned District for a Recreation Center, to an Amended Planned District on Lot 1, Block 10, Bush Tennis Center, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 1,300-feet west of Holiday Hill Road. - Council District 4)

Planner Geoff Solomonson gave an overview of the project.

Staff recommended approval.

Norris inquired about plan district would they need to come back for any changes.

Miguel Bustilloz 5700 Briarwood

pho 339

co 339

Commissioner Bullock Moved to approve a request by Miguel Bustilloz for a zone change from PD, Planned District for a Recreation Center, to an Amended Planned District on Lot 1, Block 10, Bush Tennis Center, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 1,300-feet west of Holiday Hill Road. - Council District 4); seconded by Commissioner Lawrence.

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

8. Hold a public hearing and consider a request by Martinez Bakery for a Specific Use Permit with Term for the sale of beer and wine, for on-premises consumption, in a restaurant, on a 4,320-square foot portion of Lots 1 and 2, Block 187, Southern Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of E. Florida Avenue and S. Weatherford Street - Council District 2)

Planner Geoff Solomonson gave an overview of the project.

Staff recommended approval

Lawrence inquired about sup previously approved

Bullock inquired if they are currently serving

pho 343

Jose Alvarado 206 Florida

Lawrence inquired why the previous sup was not used

Alvarado stated sup was not used at the time of the previous request

Bullock inquired about hours of operation

Commissioner Norris Moved to approve a request by Martinez Bakery for a Specific Use Permit with Term for the sale of beer and wine, for on-premises consumption, in a restaurant, on a 4,320-square foot portion of Lots 1 and 2, Block 187, Southern Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of E. Florida Avenue and S. Weatherford Street - Council District 2); seconded by Commissioner Sparks.

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

9. Hold a public hearing and consider a request by Mousim Mazhar Syed for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a Lounge, on a 3,200-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 3)

Planner Geoff Solomonson gave an overview of the project.

Staff recommended approval.

Lawrence inquired about sup, hours expanded

Norris inquired about a piano oriented

Norris inquired about sell of food

Sparks inquired why is this a request for sup, if no food is being sold

Gardaphe stated it is for a lounge

hours m-s 11am-2am

Lawrence letter of objections

Bullock inquired hrs of operation

Bullock inquired about this being opened only for special events

Lawrence inquired about the restaurant at the opposite end, if they have sup

co 352

BULLOCK STATED HE WOULD LIKE THE APPLICANT TO HAVE BE PRESENTED

ivey if denied will they have to represent

sparks removed his vote and ivey

Commissioner Sparks moved to defer the vote on a request by Mousim Mazhar Syed for a Specific Use Permit with Term for the sale of all alcoholic beverages, until 10/17/2016 Planning and Zoning Meeting for on-premises consumption, in a Lounge, on a 3,200-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 3); seconded by Commissioner Lawrence.

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

10. Hold a public hearing and consider a request by Percy Engineer for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a lounge, on a 3,170-square foot portion of Lot 3, less the west 1.5 feet; Lots 4 through 6; and Lot 7, less the east 24.25 feet; 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.)

Motion for deferral for 10/17/16 meeting.

Planner Cristina gave an overview of project.

Staff recommended approval

Percy 203 W Wall ste 104

Stated hours are longer, lounge and coffee shop

pho 405

phc 405

Commissioner Sparks Moved to approve a request by Percy Engineer for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a lounge, on a 3,170-square foot portion of Lot 3, less the west 1.5 feet; Lots 4 through 6; and Lot 7, less the east 24.25 feet; 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.); seconded by Commissioner Lawrence.

Bullock 630am

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

11. Hold a public hearing and consider a request by Jorge's Café for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 630 square foot portion of the Common Area and on Lots 14-17, Block 11A, Fairway Park Addition, Section 3, City and County of Midland Texas. (Generally located on the east side of North Big Spring Street, approximately 100-feet south of Palmer Drive.)

Planner Kierra Williams gave an overview of the project.

No objections have been received.

pho 409

Jorge Velloz 4400 N Big Spring St, changing hours due to economy

phc 411

Commissioner Lawrence Moved to approve a request by Jorge's Café for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 630 square foot portion of the Common Area and on Lots 14-17, Block 11A, Fairway Park Addition, Section 3, City and County of Midland Texas. (Generally located on the east side of North Big Spring Street, approximately 100-feet south of Palmer Drive.); seconded by Commissioner Norris.

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

Hotckiss gave a thank you to the staff for participating with Keep Midland Beautiful

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