

**PLANNING AND ZONING
MINUTES
November 20, 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: 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 Alex Dixon, Planner John Brideweser, and Account Clerk Samantha Madrid.

Chairman Gardaphe called the meeting to order at ____ p.m.

Opening Item

1. Pledge of Allegiance
 - a. Announcements
 - a. 2018 Planning and Zoning Calendar approval.
 - b. Discuss Officer Position.
 - c. Alex Dixon has accepted a new position.
 - d. John Brideweser has accepted a new position.

Consent Items

2. Approved a motion approving the following minutes:

Commissioner Bullock moved to approve Consent Agenda items 2 - 6 excluding ; seconded by Commissioner Wilton.

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

- a. Minutes for the November 6, 2017 meeting.

Commissioner Bullock moved to approve Consent Agenda items 2 - 6 excluding ; seconded by Commissioner Wilton.

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

3. Consider a reinstatement of an approved Preliminary Plat of Quail Ridge Addition, Section 5, being a replat of Lots 10-13, Block 3, Common Area A, Block 4, Lots 16 and 17, Block 5, and Common Area B, Block 6, Quail Ridge Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of E. Business I-20, approximately 300-feet west of Chukar Lane. Council District 2)

Commissioner Bullock moved to approve Consent Agenda items 2 - 6 excluding ; seconded by Commissioner Wilton.

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

4. Consider a proposed Preliminary Plat of Country Sky Addition, Section 21, being a replat of Lots 6D and 6E Block 2, Country Sky Addition, Section 11, City and County of Midland, Texas. (Generally located on the west side of Roadrunner Trail and approximately 630-feet south of Briarwood Avenue. (Council District 4)

Commissioner Bullock moved to approve Consent Agenda items 2 - 6 excluding ; seconded by Commissioner Wilton.

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

5. Consider a proposed Final Plat of Hwy.80-Moore Business Park, being a 3-acre tract of land out of Section 2, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located southwest of the intersection of E. County Road 130 and S. County Road 1140. ETJ, Extraterritorial Jurisdiction)

Commissioner Bullock moved to approve Consent Agenda items 2 - 6 excluding ; seconded by Commissioner Wilton.

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

6. Consider a proposed Preliminary Plat of Jurado Acres, Section 15, being a plat of 0.998 tract of land out of Block 39, T-2-S, T&P RR Co Survey, Midland County Texas. Generally located on the southwest intersection of West County Road 125 and approximately 767-feet south of South County Road 1198. Extraterritorial Jurisdiction)

Commissioner Bullock moved to approve Consent Agenda items 2 - 6 excluding ; seconded by Commissioner Wilton.

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

Public Hearings

7. Hold a public hearing and consider a request by Original Site Ltd, dba Cotton Patch Café for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant on Lot 4A, Block 28, Plantation Hills Section 21, City and County of Midland, Texas. (Generally located on the north side of West Loop 250 North, approximately 505- feet west of North Garfield Street. Council District 1)

Staff recommends approval

application deferred to staff

Commissioner Bullock moved to approve Hold a public hearing and consider a request by Original Site Ltd, dba Cotton Patch Café for a Specific Use Permit with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant on Lot 4A, Block 28, Plantation Hills Section 21, City and County of Midland, Texas. (Generally located on the north side of West Loop 250 North, approximately 505- feet west of North Garfield Street. Council District 1); seconded by Commissioner Ivey.

cph 3.39

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

8. Hold a public hearing and consider a request by Bill Musar for a Zone Change from PD, Planned District for a Housing Development to PD, Planned District for a Shopping Center on Lot 1 and the south 154.35-feet of Lot 2, Block 162, Wilshire Park, Section 9, City and County of Midland, Texas. (Generally located northwest of the intersection of Beal Parkway and Leisure Drive. Council District 4)

Senior Planner Kierra Williams gave an overview of the project.

OPH 3.44

Bill Musar speaking.

Brad Bullock, have you developed

oph 3.45

cph 3.45

Commissioner Ivey moved to approve Hold a public hearing and consider a request by Bill Musar for a Zone Change from PD, Planned District for a Housing Development to PD, Planned District for a Shopping Center on Lot 1 and the south 154.35-feet of Lot 2, Block 162, Wilshire Park, Section 9, City and County of Midland, Texas. (Generally located northwest of the intersection of Beal Parkway and Leisure Drive. Council District 4) ; seconded by Commissioner Wilton.

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

9. Hold a public hearing and consider a request by Bill Musar for a Zone Change from PD, Planned District for a Housing Development to PD, Planned District for a Shopping Center, on the south 3.137-acre portion of Lot 1, Block 163; a 0.508-acre vacated portion of Executive Drive Right-of-Way, and the north 2.516-acre portion of Lot 2, Block 162, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the west side of Beal Parkway, approximately 400-feet south of Thomason Drive. Council District 4)

Senior Planner Kierra Williams gave an overview of the project.

Staff recommends approval subject to conditions a and b

applicant deferred to staff

oph 3.49

cph 3.49

Commissioner Bullock moved to approve Hold a public hearing and consider a request by Bill Musar for a Zone Change from PD, Planned District for a Housing Development to PD, Planned District for a Shopping Center, on the south 3.137-acre portion of Lot 1, Block 163; a 0.508-acre vacated portion of Executive Drive Right-of-Way, and the north 2.516-acre portion of Lot 2, Block 162, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located on the west side of Beal Parkway, approximately 400-feet south of Thomason Drive. Council District 4); seconded by Commissioner Wilton.

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

close meeting 3.50

Miscellaneous

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

Chase Gardaphe, Chairman

Date

Jessica Carpenter, Secretary

Date