

**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, and Dianne Williams.

Alternate Commissioners present: Justin Nichols.

Commissioners absent: Reggie Lawrence and Warren Ivey

Staff members present: Development Services Director Chuck Harrington, Planning Division Interim Manager Cristina Odenborg, Senior Planner Rolandrea Russell, Planner Elizabeth Shaughnessy, and Account Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at 3:30 p.m.

Opening Item

1. Pledge of Allegiance

Consent Items

2. Approved a motion approving the following minutes:

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

Commissioner Gardaphe moved to approve Consent Items 3 – 6, excluding item 5; seconded by Commissioner Williams.

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

3. Approved 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).
4. Approved 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)

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).

Item 5 was pulled from the agenda.

6. Approved 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)

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)

Planner Rolandrea Russell gave an overview of the project. With no objections received, staff recommended approval.

Public hearing was opened at 3:37p.m.

Applicant was not present.

The Public hearing was closed at 3:37p.m.

Commissioner Wilton moved to approve 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 and Lawrence.

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)

Planner Rolandrea Russell gave an overview of the project. With no objections received staff recommended for approval.

Commissioner Sparks asked about the hours of operation; staff answered the question.

Commissioner Sparks also asked about the area and square footage that will be included and the procedure and safety measures to be used for the serving of alcohol; staff answered the question.

The Public hearing was opened at 3:44p.m.

Applicant was present and deferred to staff.

The Public hearing was closed at 3:45p.m.

Commissioner Gardaphe moved to approve 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); seconded by Williams.

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

9. Hold a public hearing and consider a request by Leonard (Chip) Hieght 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)

Interim Planning Manager Cristina Odenborg gave an overview of the project. With no objections received staff recommended for approval.

The Public hearing was opened at 3:53p.m.

Applicant was not present.

The Public hearing was closed at 3:54p.m.

Commissioner Nichols moved to approve a request by Leonard (Chip) Hieght 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 and Nichols. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

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)

Planner Rolandrea Russell gave an overview of the project. With no objections received staff recommended for approval.

The Public hearing was opened at 3: 57p.m.

The applicant, Chris Berry with Betenbough Homes, was present, gave a summary of the project and was open for questions. No questions were asked.

The Public hearing was closed at 3:58p.m.

Commissioner Williams move to approve 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 and Nichols. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence

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)

Planner Rolandrea Russell gave an overview of the project. With no objections received staff recommended approval.

Commissioner Sparks asked about the lot lines; staff answered the question.

The Public hearing was opened at 4:01p.m.

Applicant Robert Anderson with Anderson Constructions gave a summary of the project and was open for questions, no questions were asked.

The Public hearing was closed at 4:03

Commissioner Wilton Moved to approve 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 and Nichols. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

12. Hold a public hearing and consider a request by 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).

This Item was pulled from the agenda

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)

Planner Rolandrea Russell gave an overview of the project. With no objections received staff recommend approval.

Commissioner Wilton asked about the parking for the redevelopment; staff answered the question.

The Public hearing was opened at 4:07p.m.

The applicant, Ravi Katta, residing at 2800 W. Illinios, Midland Texas, gave a summary of the project and was open for questions.

Commissioner Sparks and Commissioner Wilton asked if the units were government subsidized and if they were efficiency units. Also asked was the number of units and how many floors the building would have. The applicant answered the questions.

The Public hearing was closed at 4:09p.m.

Commissioner Wilton moved to approve 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 and Nichols. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

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)

Planner Rolandrea Russell gave an overview of the project. With no objections received, staff recommended approval.

The Public hearing was opened at 4:12p.m.

The applicant, Robert Rendall residing at 550 W. Texas Ave, Midland, Texas, gave a summary of the project and was open for questions. No questions were asked.

The Public hearing was closed at 4:14pm

Commissioner Gardaphe moved to approve 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, Gardaphe, Sparks and Nichols. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:15 p.m.

Joshua Sparks, Chairman

Date

Cristina Odenborg
Interim Planning Division Manager
Development Services Department

Date