

PLANNING AND ZONING MINUTES
February 19, 2019
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, February 19, 2019.

Commissioners present: Chase Gardaphe, Josh Sparks, and Reggie Lawrence.

Alternate Commissioners present: Karmen Bryant.

Commissioners absent: Diane Williams, Kevin Wilton, Warren Ivey, and Justin Nichols.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg Burns, Senior Planner Rolandrea Russell, Senior Planner Elizabeth Shaughnessy, Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, Planner Radford Dickson, and Account Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at 3:33 p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Consent Items

Commissioner Bryant moved to approve Consent Items; seconded by Commissioner Lawrence.

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

2. Approved a motion approving the following minutes:
 - a. Planning & Zoning Meeting Minutes for February 4, 2019.
3. Approved a proposed Final Plat of Garden Twenty Addition, Section 4 being a replat of Lot 2, Block 1, Garden Twenty Addition, Section 2, City and County of Midland Texas. (Generally located south of the intersection of East Interstate 20 and East State Highway 158. Council District 2)
4. Approved a proposed Final Plat of Home Line Addition, being a plat of 5.143-acre tract of land out of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of Bluebird Lane and North Midkiff Road. Council District 1)

5. Approved a proposed Preliminary Plat of Dahlia Industrial Park, being a plat of 148.42-acre tract of land located in the E/2 of Section 18, Block 40, T-1-S, T&P RR Co. Survey Midland County, Texas. (Generally located north of Craddick Highway, approximately 2,717-feet east of North Farm-to-Market 1788. ETJ, Extraterritorial Jurisdiction.)
6. Approved a proposed Final Plat of Jurado Acres, Section 2 being a Plat of 1.00 Acre Tract of Land out of the NW/4 of Section 15, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the north side of N. County Road 125, approximately 423 – ft. west from S. County Road 1195. Extraterritorial Jurisdiction.)
7. Approved a proposed Final Plat of Midkiff Industrial Center, Section 26, being a Plat of a 3.906 Acre Tract of Land of Section 4, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of E. Industrial Loop, approximately 100 - feet south of W. Gist Avenue. - Extraterritorial Jurisdiction.)
8. Approved a proposed Preliminary Plat of OL' Roberts Addition being a Plat of 11.94 Acre Tract of Land out of SW/4 of Section 35, Block 38, T-1-S, T&P. RR. Co. Survey, and a .093 Acre tract of land out of the SW/4 of Section 35, Block 38, T-1-S, T&P. RR. Co. Survey, Abstract 27, Midland County, Texas. (Generally located on the southeast corner of E. Highway 80 and N. County Road 1130. - Extraterritorial Jurisdiction.)
9. Approved a proposed Final Plat of PINRIC Addition, being a Plat of a 10.100 Acre tract of land out of the NW/4, of Section 30, Block 40, T-1-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the east side of the North Farm-to-Market Road 1788 and approximately 187-feet south of West County Road 61. Extraterritorial Jurisdiction)
10. Approved a proposed Preliminary Plat of Lone Star Addition, being a Plat of a 15.62 acre tract of land out of Section 21, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1210, approximately 1,695-feet north of West County Road 140. Extraterritorial Jurisdiction)
11. Approved a proposed Preliminary Plat of Neatherlin Acres, being a Plat of a 22.759-acre tract of land out of the SE/4 of Section 16, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1200, approximately 1,625-feet north of West County Road 130. Extraterritorial Jurisdiction)
12. Approved a proposed Preliminary Plat of Oasis Addition, being a Plat of a 10.00-acre tract of land out of Section 10, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas.
(Generally located on the south side of West Industrial Avenue, approximately 440-feet west of South County Road 1250. Extraterritorial jurisdiction)
13. Approved a proposed Preliminary Plat of Vista Del Sol, Section 2, being a re-plat of Lot 48, Block 0, Vista Del Sol, Midland County, Texas. (Generally located on the southeast corner of South County Road 1117 and East County Road 95, approximately 240-feet north of East County Road 96. Extraterritorial Jurisdiction)
14. Approved a proposed Preliminary Plat of Young Addition, Section 4, being a Re-plat of

Lot 7, Block 1, Young Addition, Section 2, Midland County, Texas. (Generally located south of the intersection of West County Road 129 and South County Road 1206. - Extraterritorial Jurisdiction)

Public Hearings

15. Hold a public hearing and consider a request by Tradewinds and Thomason Apartments, LLC, for the initial zoning of a 17.55-acre tract of land located in the NE/4 of Section 48, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of Tradewinds Boulevard and Thomason Drive.)

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

The public hearing was opened at 3:37 p.m.

The applicant was present but deferred to staff.

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

Commissioner Gardaphe moved to approve a request by Tradewinds and Thomason Apartments, LLC, for the initial zoning of a 17.55-acre tract of land located in the NE/4 of Section 48, Block 40, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of Tradewinds Boulevard and Thomason Drive.); seconded by Commissioner Lawrence.

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

16. Hold a public hearing and consider a request by Katherine Wolbert dba Hand Café, LLC, for a Specific Use Permit with Term for the sale of beer and wine for on-premises consumption, in a restaurant, on a 1,300 square foot portion of Lot 4A, Block 16, Greathouse Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 138-feet east of Mathis Street. Council District 1).

Planner Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:42 p.m.

Commissioner Lawrence asked if any other SUPs for the sale of alcohol have been issued that allow serving before 10 am. Planning Manager Cristina Odenborg Buns explained that applicants have asked to begin alcohol sales at 7 a.m. that earliest time approved was 10 a.m.

Business owner Kate Walbert was present and gave a summary of the project.

Commissioner Sparks asked Mrs. Walbert if she would be opposed to changing the serving hours to 10 a.m. She said she would be fine with that.

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

Mrs. Walbert also stated that they are looking into changing the closing hours and asked if it would be best to change them now or do it later. Commissioner Sparks explained that it would be best to amend those hours now. Mrs. Walbert requested for the closing time to be amended to 11 p.m.

Commissioner Sparks then stated his concerns that Greathouse school, although it is outside the required minimum walking distance, is only 2 blocks away, and the dentist office next door is a children's office.

Commissioner Gardaphe moved to approve a request by Katherine Wolbert dba Hand Café, LLC, for a Specific Use Permit with Term for the sale of beer and wine for on-premises consumption, in a restaurant, on a 1,300 square foot portion of Lot 4A, Block 16, Greathouse Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue, approximately 138-feet east of Mathis Street. Council District 1). With the amended hours of Monday through Sunday from 10am to 11pm.; seconded by Commissioner Bryant.

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

17. Hold a public hearing and consider a request by Outback Steakhouse of Texas, LLC, for a Specific Use Permit with Term, for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on Lot 3, Block 28, Plantation Hills, Section 15, City and County of Midland, Texas. (Generally located on the north side of W. Loop 250 North, approximately 300-feet west of Garfield Street. Council District 1)

Planner Radford Dickson gave an overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was not present.


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

Commissioner Lawrence moved to approve a request by Outback Steakhouse of Texas, LLC, for a Specific Use Permit with Term, for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on Lot 3, Block 28, Plantation Hills, Section 15, City and County of Midland, Texas. (Generally located on the north side of W. Loop 250 North, approximately 300-feet west of Garfield Street. Council District 1); seconded by Commissioner Gardaphe.

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


Miscellaneous

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:54 p.m.



Josh Sparks, Chairman

3/4/19
Date



Cristina Odenborg Burns, Planning Division Manager
Development Services Department

3/4/19
Date