

## PLANNING AND ZONING MINUTES

August 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, August 19, 2019.

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

Alternate Commissioners present: None

Commissioners absent: Kevin Wilton, Warren Ivey, and Karmen Bryant.

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

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

### Opening Item

1. Pledge of Allegiance

### Announcements

#### Consent Items

Commissioner Gardaphe moved to approve the Consent Items; seconded by Commissioner Lawrence.

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

2. Approved a motion approving the following minutes:
  - a. Planning & Zoning Meeting Minutes for August 5, 2019.
3. Consider a proposed Final Plat of Dove Acres, Section 2, being a re-plat of Lots 1 and 2, Block 1, Dove Acres, and a plat of 10.00 Acre Tract of Land out of Section 16, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of N. County Road 1140, approximately 330- feet north from North County Road 45. Extraterritorial Jurisdiction.)
4. Consider a proposed Preliminary Plat of J Bar J Properties, being a 25.95-acre tract of land out of the southwest quarter of Section 28, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of N. County Road 1148, approximately 448-feet south of E. County Road 63. Extraterritorial Jurisdiction).
5. Consider a proposed Final Plat of Westridge Park Addition, Section 45, being a re-plat of an 8.21-acre portion of Lot 6B, Block 3, Westridge Park Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard, approximately 351-feet west of Tradewinds Boulevard.

Council District 4)

6. Consider a proposed Preliminary Plat of South 1788 Commercial, being a 10.04-acre tract of land out of Section 18, Section 19, and Section 20, all out of Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of West Interstate 20 East and South Farm to Market 1788. ETJ, Extraterritorial Jurisdiction)
7. Consider a proposed Preliminary Plat of The Park at 1788 South, Section 2, being a replat of Lot 10, Block 1, The Park at 1788 South, Midland County, Texas. (Generally located on the southeast corner of the intersection of West County Road 148 and South County Road 1275. ETJ, Extraterritorial Jurisdiction)
8. Consider a proposed Preliminary Plat of Knott Addition, being a Plat of a 5.73 Acres Tract of Land out of Section 24, Block 41, T-1-S, T&P RR Co Survey, Midland County, Texas. (Generally, located on the north side of West Country Road 52, approximately 1,962 feet west of North Farm to Market 1788. Extraterritorial Jurisdiction)

**Public Hearings**

9. Hold a public hearing and consider a request by Opal's Table, LLC for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on an 8,228-square foot portion of the west 24.25 feet of Lot 9 and all of Lots 10 through 12, Block 65, Original Town Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N. Colorado Street and W. Wall Street. Council District 2) (Planning Admin)

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

Commissioner Sparks asked where the extra footage was coming from. Planner Rolandrea Russell explained that it is including the lobby area.

The public hearing was opened at 3:41 p.m.

The applicant was not present.

The public hearing was closed 3:42p.m.

Commissioner Gardaphe moved to approve a request by Opal's Table, LLC for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on an 8,228-square foot portion of the west 24.25 feet of Lot 9 and all of Lots 10 through 12, Block 65, Original Town Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N. Colorado Street and W. Wall Street. Council District 2); seconded by Commissioner Williams.

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

10. Hold a public hearing and consider a request by Sanchez Diamond Homes Construction for a zone change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lot 10, Block 122, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Terrell Street, approximately 121-feet south of Washington Avenue. Council District 2)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Sparks asked if the request is due to the new code change and not spot zoning. Planning Manager Cristina Burns stated there are plans to rezone the properties adjacent to this area.

The public hearing was opened at 3:50 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:50 p.m.

Commissioner Lawrence moved to approve a request by Sanchez Diamond Homes Construction for a zone change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lot 10, Block 122, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Terrell Street, approximately 121-feet south of Washington Avenue. Council District 2); seconded by Commissioner Williams.

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

11. Hold a public hearing and consider a request by Roger Gearhart for a Specific Use Designation with term, for the sale of all alcohol beverages, for on-premises consumption, in a bar, on a 6,414 square foot portion of Lot 2, Block 2, Bankhead Addition, Section 6, City and County of Midland, Texas. (Generally located on the west side of South Midkiff Road, approximately 621-feet south of West Wall Street. Council District 2)

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

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

The applicant, Roger Garhart, was present and gave a summary of the project.

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

Commissioner Gardaphe moved to approve a request by Roger Gearhart for a Specific Use Designation with term, for the sale of all alcohol beverages, for on-premises consumption, in a bar, on a 6,414 square foot portion of Lot 2, Block 2, Bankhead Addition, Sec. 6, City and County of Midland, TX. (Generally located on the west side of South Midkiff Road, approximately 621-feet south of West Wall Street. Council District 2); seconded by Commissioner Williams.

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

12. Hold a public hearing and consider a proposed Preliminary Plat of Barkman Square, Section 21, being a Residential Replat of Lots 5 and 6, Block 1, Barkman Square, Section 5 City and County of Midland, Texas. (Generally located on the west side of Lafayette Place, approximately 111 feet south of West Dengar. Council District 3)

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

The public hearing was opened at 3: 56 p.m.

The applicant was present but deferred to staff.


The public hearing was closed at 3:57 p.m.

Commissioner Gardaphe moved to approve a proposed Preliminary Plat of Barkman Square, Section 21, being a Residential Replat of Lots 5 and 6, Block 1, Barkman Square, Section 5 City and County of Midland, Texas. (Generally located on the west side of Lafayette Place, approximately 111 feet south of West Dengar. Council District 3); seconded by Commissioner Lawrence.

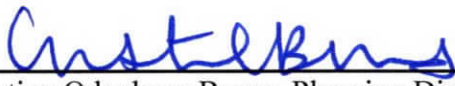
The motion carried by the following vote: AYE: Williams, Gardaphe, Sparks, and Lawrence. NAY: None. ABSTAIN: None. ABSENT: Wilton, Ivey, and Bryant.

**Miscellaneous**

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:57p.m.

  
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Josh Sparks, Chairman

9/3/19  
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Date

  
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Cristina Odenborg Burns, Planning Division Manager  
Development Services Department

9/3/2019  
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Date