

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
January 4, 2021
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m. on January 04, 2021.

Commissioners present: Karmen Bryant, Dianne Williams, Lucy Sisniega, Chase Gardaphe, Zachary Deck, Emily Holeva, Adrian Carrasco

Commissioners absent: Stacy Grosse, Reggie Lawrence

Staff members present: Charles Harrington, Cristina Odenborg Burns, Elizabeth Shaughnessy, Joseph Marynak, Valerie Sherman, Dalia Salinas,

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

Commissioner Sisniega opened the public comment period at 3:31 p.m. With no one wishing to speak, the public comment period was closed at 3:32 p.m.

CONSENT ITEMS

Commissioner Williams moved to approve the Consent Items 2 through 9; seconded by Commissioner Carrasco.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco, Gardaphe

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for December 7, 2020.
3. Consider a proposed Correction Plat of Legacy Addition, Section 10, being a plat of a 44.68-acre tract of land located in Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of McPherson Lane, approximately 141-feet west of Bunker Hill ad. Council District 4)
4. Consider a proposed Final Plat of Flores Addition, being a plat of a 2.00-acres tract of land located in Section 22, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,269 feet north of W. County Road 137. Extraterritorial Jurisdiction)
5. Consider a proposed Preliminary Plat of Sun Country Addition, Section 2, being a re-plat of Lot 1, Block 1, Sun Country Addition, Midland County, Texas. (Generally located on the east side of N. County Road 1130, approximately 164 feet north of E. County Road 90. Extraterritorial Jurisdiction)
6. Consider a proposed Preliminary Plat of Arrow Estates, being a plat of a 10.71-acre tract of land located in the northeast quarter of Section 28, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1202 and West County Road 142. Extraterritorial Jurisdiction).

7. Consider a proposed Final Plat of JLCL Addition, being a plat of a 5.700-acre tract located in the NW/4 of Section 15, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1198, approximately 732-feet south of West County Road 120. Extraterritorial Jurisdiction)
8. Consider a proposed Preliminary Plat of Southwest Crossing, Section 13, being a plat of a 7.359-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 123, approximately 2,000 feet west of South County Road 1235. Extraterritorial Jurisdiction)
9. Consider a proposed Final Plat of Tahoe Lakes Addition, Section 2, being a plat of an 18.40-acre tract of land located in Section 1, Block 39, T-2-S, T & P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Albert Avenue approximately 345 feet east of South Lamesa Rd. Council District 2)

PUBLIC HEARINGS

10. Hold a public hearing and consider a request by CY Houston Management Company, LLC for a Specific Use Designation with Term for the sale of beer and wine, for off premises consumption, in a hotel market, on Lot 2E, Block 4, Corporate Plaza, Section 26, City and County of Midland, Texas. (Generally located approximately 366 - feet east of North Big Spring Street and approximately 876 - feet north of Corporate Drive. Council District 2)

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

The public hearing was opened at 3:38 p.m.

The applicant was not present.

The public hearing was closed at 3:39 p.m.

Commissioner Deck moved to approve this request; seconded by Commissioner Williams.

The motion by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence

11. Hold a public hearing and consider a proposed Preliminary Plat of Barber-Cole Addition, Section 2, being a residential re-plat of the North 33-Feet of Lot 9, and all of Lots 10, 11 and 12, Block 2A, all out of a subdivision of Block 2, Barber-Cole Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of East Golf Course Road and North Fort Worth Street. Council District 2)

Senior Planner Valerie Sherman gave an overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was not present.

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

Commissioner Carrasco moved to approve this request; seconded by Commissioner Deck.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco, Gardaphe

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence

12. Hold a public hearing and consider a request by Fair to Midland, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a bar, on Lot 2, Block 11, Correction Plat of

Westridge Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and Windhaven Drive. Council District 4)

Senior Planner Valerie Sherman gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:47 p.m.

The applicant was not present.

The public hearing was closed at 3:48 p.m.

Commissioner Williams moved to approve this request; seconded by Commissioner Bryant.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence

13. Hold a public hearing and consider a request by Truesdell Equipment Co. for a Specific Use Designation with Term for an electronic billboard on Lot 1, Block 3, Wakefield Addition, Section 3, City and County of Midland Texas. (Generally located on the southwest corner of the intersection of W. Interstate Highway 20 and S. Pease Trail. Council District 2)

Senior Planner Valerie Sherman gave an overview of the project. With no letters of objection received, staff recommended denial.

The public hearing was opened at 3:52 p.m.

The applicant Alvaro Aranda, 223 W. Wall Street, Midland, Texas, was present. He gave a summary of his project, which included an offer to allow the City of Midland to advertise events on the billboard, if approved. He was then open for questions.

Commissioner Carrasco asked for details in regard to the others two signs in the area. Mr. Aranda explained that the other two signs belonged to Lamar Advertising and they were not digital signs.

Commissioner Deck asked if he had space in another area that he could use instead of this area. Mr. Aranda explained that his other options would require permission from a landowner.

Commissioner Deck and Commissioner Carrasco suggested the applicant pursue another location.

The public hearing was closed at 4:00 p.m.

Commissioner Williams moved to deny this request; seconded by Commissioner Holeva.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco, Gardaphe

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence

14. Hold a public hearing and consider a request by CG Midland, LLC for a zone change from MF-16, Multiple Family Dwelling District, in part; and RR, Regional Retail District, in part; to RR, Regional Retail District on a 0.08-acre tract of land located in Tract 3, Midkiff Heights Addition, City and County of Midland Texas. (Generally located approximately 160 feet west of North Midkiff Road and approximately 250 feet south of Andrews Highway. Council District 4)

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

Commissioner Deck asked if the lot to the west was requesting the same zone change designation. Planner Joseph Marynak used the map to explain the requested zone change and its ownership.

The public hearing was opened at 4:05 p.m.

The applicant was not present.

The public hearing was closed at 4:06 p.m.

Commissioner Carrasco moved to approve this request; seconded by Commissioner Deck.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco, Gardaphe

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence

15. Hold a public hearing and consider a request by Jennifer Cobbs for a zone change from PD, Planned Development District for a Shopping Center to Amended PD, Planned Development District for a Shopping Center on Lot 1B, Block 56A, Belmont Addition, Section 9, City and County of Midland, Texas. (Generally located on the south side of West Longview Avenue, approximately 360 feet east of Rankin Highway. Council District 2)

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

The public hearing was opened at 4:10 p.m.

Commissioner Sisniega asked if there was going to more signs using more square footage. Planner Joseph Marynak explained that although they were increasing the number of signs, they would actually be decreasing the overall sign area.

The applicant Jennifer Cobbs, 810 S. Cincinnati, Tulsa, OK, was present and open to questions

Commissioner Carrasco asked if the request included rear signage. Planner Joseph Marynak explained that they already have rear signage and their new plan would actually reduce the size of that rear signage.

The public hearing was closed at 4:13 p.m.

Commissioner Williams moved to approve this request; seconded by Commissioner Bryant.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco, Gardaphe

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence

16. Hold a public hearing and consider a request by Midland (Fairgrounds) DTP, LLC for a zone change from PD, Planned Development District for a Housing Development to LR, Local Retail District on a 1.58-acre tract of land located in Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located southeast of the intersection of North Fairgrounds Road and Maple Avenue. Council District 2)

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

The public hearing was opened at 4:17 p.m.

The applicant, Bob Gage, 9010 Overlook Blvd, Brentwood TN, was present. He gave a summary of the project and was open to questions.

Commissioner Williams asked what the name of the store is. Mr. Gage stated that it will be a Dollar General.

The public hearing was closed at 4:19 p.m.

Commissioner Carrasco moved to approve this request; seconded by Commissioner Williams.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Deck, Holeva, Carrasco

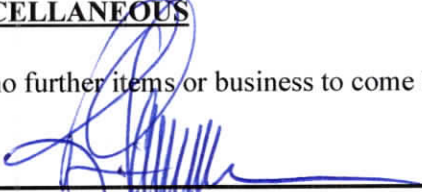
NAY: None

ABSTAIN: Gardaphe

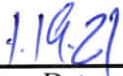
ABSENT: Grosse, Lawrence

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:19 p.m.



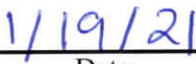
Reggie Lawrence, Chairman



Date



Cristina Odenborg Burns, Planning Division Manager
Department of Development Services



Date