

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
March 7, 2022
Council Chambers – City Hall**



The Planning & Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., March 07, 2022.

Commissioners present: Dianne Williams, Karmen Bryant, Zachary Deck, Adrian Carrasco, Beverly Dillow

Commissioners absent: Stacy Grosse, Lucy Sisniega, Chase Gardaphe

Staff members present: Elizabeth Shaughnessy, Justin Smith, Cole Furquerson, Paul Rodriguez, Dalia Salinas, James Reber

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.)

The public comment period was opened at 3:32 p.m. With no one wishing to speak, the public comment period was closed at 3:33 p.m.

CONSENT ITEMS

Commissioner Bryant moved to approve the Consent items 2-4; seconded by Commissioner Carrasco.

The motion passed by the following vote:

AYE: Bryant, Dillow, Williams, Deck, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Sisniega, Gardaphe, Holeva

2. Motion approving the Planning and Zoning Commission Meeting minutes for February 14, 2022.
3. Motion approving a Final Plat of Wilshire Park Addition, Section 25, being a replat of Lots 1-13, Block 91, and Lot 1, Block 92, Wilshire Park Addition, and a previously vacated portion of Leisure Drive adjacent to said blocks, City and County of Midland, TX (Generally located on the southeast corner of the intersection of Thomason Drive and Monty Drive. Council District 4)
4. Motion approving a Final Plat of Wilshire Park Addition, Section 26, being a replat of Lots 1-28 and the west 28-feet of Lot 29, including a previously vacated 20-foot alley, and a previously vacated 0.57-acre portion of Blue Haven Ct Right-of-Way, Block 168, Wilshire Park Add, Sec 11, City and County of Midland, Texas (Generally located on the southeast corner of the intersection of Graceland Dr. and S. Loop 250 W. Council District 1)

PUBLIC HEARINGS

The Planning and Zoning Commission will hold public hearings on the following items:

5. Motion approving a request by Brianna Garcia for a zone change from PD, Planned Development District for an Office Center to Amended PD, Planned Development District for an Office Center on Lot 1 and the East 6 feet of Lot 2, Block 2, Scottsdale Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Gulf Avenue and Midland Drive. Council District 4)

Planner Justin Smith gave an overview of the project. With 1 letter of objection received containing 10 signatures, staff recommended approval.

The public hearing was opened at 3:40 p.m.

The applicant, Brianna Garcia, 4401 Gulf Ave, Midland, TX, addressed the commission and was open for

questions.

Resident Jim Digg, 4407 Gulf Ave, Midland, TX, spoke in opposition to this project due to the increase in traffic a business would bring the street.

Resident Anthony Sullivan, 4405 Gulf, Midland, TX spoke in opposition to this project due to the increase in traffic.

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

Commissioner Carrasco asked if the access point could be moved. Staff had to defer to the traffic engineers for this question.

Commissioner Carrasco asked the applicant how many rooms the salon would rent out. The applicant stated they planned to rent out 4 to 5 rooms.

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

The motion passed by the following vote: 4 to 1

AYE: Williams, Deck, Carrasco, Dillow

NAY: Bryant

ABSTAIN: None

ABSENT: Grosse, Sisniega, Gardaphe

6. Motion approving a request by Midland Visions 2000 for a zone change from C, Commercial District to TH, Townhouse Dwelling District on a 0.882-acre tract of land out of Lots 4 & 5, Block 42, Greenwood Addition, Section 3, 4, and 5, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of S. Webster Street and Cloverdale Road Council District 2)

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

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

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Bryant, Deck, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Sisniega, Gardaphe

7. Motion approving a request by Aide Villareal, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, on a 2,400 square portion of Lot 1 & 0.06-acre of the Northern portion of Lot 2, Block 205, Southern Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of S. Big Spring St and W Dakota Ave. Council District 2).

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

The public hearing was opened at 3:59 p.m.

The applicant was not present.

The public hearing was closed at 3:59 p.m.

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

The motion passed by the following vote: 5 to 0
AYE: Williams, Bryant, Deck, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Grosse, Sisniega, Gardaphe

8. Motion approving a request by Juan Hernandez, d/b/a El Jimador Bar and Grill for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on Lots 7 through 9, Block 183, Southern Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of S. Big Spring Street and W. Dakota Avenue Council District 2)

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

Commissioner Williams asked if the only thing changing was the hours.

Commissioner Carrasco asked what the current hours are.

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

The applicant was present but deferred to staff.

The public hearing was closed at 4:07 p.m.

The applicant, Juan Hernandez, addressed the commission and was open for questions.

Commissioner Carrasco asked if the applicant could stay consistent with the serviceable hours of the near by restaurants. Mr. Hernandez stated that he would be willing to do that.

Commissioner Carrasco moved to approve this request with the amended serviceable hours of: Wednesday to Saturday from 10 am to 2 am and Sundays to Tuesday 10 am to 11 pm.; seconded by Commissioner Bryant.

The motion passed by the following vote: 4 to 1
AYE: Williams, Bryant, Deck, Carrasco
NAY: Dillow
ABSTAIN: None
ABSENT: Grosse, Sisniega, Gardaphe

9. Motion approving a request by Deborah Shannon, d/b/a Chuy's Opco, Inc. for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, 8,126 square foot portion of Lot 6, Block 44, Fairmont Park Addition, Section 25, City and County of Midland, Texas. (Generally located on the east side of W. Loop 250 North, approximately 1,200 feet west of N. Midland Dr. Council District 1)

Planner Intern James Reber gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 4:16 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0
AYE: Williams, Bryant, Deck, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Grosse, Sisniega, Gardaphe

MISCELLANEOUS

10. Motion approving with staff's recommended conditions, a proposed Final Plat of Hillcrest Acres, Section 15, being a residential replat of a 1.00-acre portion of tracts 26, and 27, Hillcrest Acres Addition, City and County of Midland, Texas (Generally located on the south side of Cuthbert Avenue, approximately 815-feet east of Woodcrest Drive. Council District 4)

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

The motion passed by the following vote: 5 to 0
AYE: Williams, Bryant, Deck, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Grosse, Sisniega, Gardaphe

11. Motion approving with staff's recommended conditions, a proposed Final Plat Mockingbird Heights, Section 15, being a replat of Lot 12 and the E/2 of Lot 13, Block 1, Mockingbird Heights, Section 2, City and County of Midland, Texas. (Generally located on the on the south side of Tanforan Avenue, approximately 110 feet to the west of Rockwood Drive. Council District 2)

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

The motion passed by the following vote: 5 to 0
AYE: Williams, Bryant, Deck, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Grosse, Sisniega, Gardaphe

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Kelview Heights, Section 12, being a replat of Lots 6 & 7, Block 9, Kelview Heights, an addition to the City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Loma Drive and W. Pine Avenue Council District 3)

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

The motion passed by the following vote: 5 to 0
AYE: Williams, Bryant, Deck, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Grosse, Sisniega, Gardaphe

13. Motion approving with staff's recommended conditions a preliminary plat of Hannah Addition Section 4 being a 10-acre tract of land out of Block 40, Section 13, T-2-S, RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1232, approximately 3, 216-feet south of South County Road 1230. Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 5 to 0
AYE: Williams, Bryant, Deck, Carrasco, Dillow
NAY: None
ABSTAIN: None
ABSENT: Grosse, Sisniega, Gardaphe

14. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Empire Heights, Section 3, being a plat of 3.0-acre tract of land out of Section 47, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1123, approximately 500-feet west of East County Road 94. Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 5 to 0
AYE: Williams, Bryant, Deck, Carrasco, Dillow
NAY: None

ABSTAIN: None

ABSENT: Grosse, Sisniega, Gardaphe

15. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Veteran Development, Section 2, being a 6.00-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 east side of Antelope Trail, approximately 130-feet south of W. County Road 120. Extraterritorial Jurisdiction).

commissioner Bryant moved to approve this request; seconded by Commissioner Carrasco.

The motion passed by the following vote: 5 to 0

AYE: Williams, Bryant, Deck, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Sisniega, Gardaphe

With no further items or business to come before the Commission, Vice Chairman Williams adjourned the meeting at 4:34 p.m.


Lucy Sisniega, Chairman

3-21-22
Date


Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

3/21/22
Date