

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
April 19, 2021
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., April 19, 2021.

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

Commissioners absent: Stacy Grosse

Staff members present: Charles Harrington Elizabeth Shaughnessy, Valerie Sherman, Dalia Salinas, Kelly Martinez

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 3 minutes or less.)

CONSENT ITEMS

Commissioner Williams moved to approve the Consent Items 2-4 and 6-7; seconded by Commissioner Gardaphe.

The motion passed by the following vote: 6 to 0

AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Holeva

NAY: None

ABSTAIN: None

ABSENT: Grosse

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for April 5, 2021.
3. Consider a proposed Final Plat of Northwestern Addition, Section 17, being a plat of a 3.50-acre tract of land located in the northeast part of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,406 – feet east of N. Midland Drive. Council District 1)
4. Consider a proposed Final Plat of Spanish Trails Station, Section 4, being a replat of Lot 1, Block 1, Spanish Trails Station, and Lot 3, Block 1, Spanish Trails Station, Section 3, City and County of Midland, Texas. (Generally located on the north side of West Interstate 20, approximately 435 feet west of South County Road 1250. Council District 2)
5. Consider a proposed preliminary plat of Yates 191 Addition, being a plat of a 5-acre tract of land located Section 32, Block 40, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the north of South Highway 191, approximately 1,232-ft west of Westlake. Council District 4)

Item Pulled and Voted on Separately.

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

The motion was passed by the following vote: 6 to 0

AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Holeva

NAY: None

ABSTAIN: None

ABSENT: Grosse

6. Consider a proposed preliminary plat of Crossroads Industrial Park, Section 3, being a replat of a 21.582-acre portion of Lot 1, Block 3, Crossroads Industrial Park, Midland County, Texas. (Generally located on the northeast corner of the intersection of S. FM Rd 1788 and W. Interstate Hwy 20. Extraterritorial Jurisdiction)
7. Consider a proposed Final Plat of Truelove Addition being a plat of a 60.57-acre tract of land located in Section 38, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas (Generally located on the south side of East Interstate 20, approximately 2,100 feet northeast of Loop 250. Extraterritorial Jurisdiction.)

PUBLIC HEARINGS

8. Hold a public hearing and consider a proposed Preliminary Plat of East Midland Addition, Section 22, being a residential replat 14.8050-acre tract of land located in Blocks 83 and 86, East Midland Addition, City and County of Midland, Texas. (Generally located on the east side of Tilden Street, approximately 667 Feet north of E. Cuthbert Avenue. 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 3:38 p.m.

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

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: Gardaphe

ABSENT: Grosse

9. Hold a public hearing and consider a request by Betenbough Homes for a zone change from SF-3, Single Family Dwelling District to PD, Planned Development District for a Housing Development on a 27.05-acre tract of land located in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Occidental Pkwy, approximately 1,335- ft east of Carriage Rd. Council District 1)

Item Pulled from the Agenda by the Applicant

10. Hold a public hearing and consider a request by Daniel Lira for a zone change from MH, Manufactured Housing District to SF-3, Single-Family Dwelling District on a 1.494-acre tract of land out of the west half of Tract 5, and a 0.14-acre tract of land out of the west half of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Montgomery Avenue and Moran 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 3:41 p.m.

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse

11. Hold a public hearing and consider a request by Landgraf, Crutcher & Associates, for a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Shopping Center on a 9.92-acre tract of land out of Section 11, Block X, Hilliard Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of N. State Highway 349 and Tejas. Council District 1)

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 3:43 p.m.

The applicant was present but deferred to staff.

Resident Rita Gorbachev, Midland Texas, spoke in favor to the project

Resident Cliff Chambers, 5100 Andrews Place, Midland Texas, spoke in favor of the project and addressed some traffic concerns he has with the area. Commissioner Lawrence and the Director of Development Services, Charles Harrington, provided information in regards to the issue with traffic.

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

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse

12. Hold a public hearing and consider a request by Chad Walters for a Zone Change from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District on Lots 7 and 8, Block 5, Greenwood Addition, First Section, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of South Calhoun Street and East Kentucky Avenue. 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 3:57 p.m.

The applicant was not present.

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

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse

13. Hold a public hearing and consider a request by Gomca Family Restaurant, LLC for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a restaurant, on a 10,250-square foot portion of Lot 1, Block 8, Polo Park, Section 3, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of N. Garfield St and W. Loop 250 North. Council District 1).

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

Commissioner Lawrence requested information in regards to the purpose of the application. Staff clarified that the applicant submitted the application in order to amend the restaurants serviceable hours.

The public hearing was opened at 4:02 p.m.

The applicant, Francisco Gomez addressed the commission. he gave a summary of his project and was open for questions.

Commissioner Lawrence asked Mr. Gomez if he anticipates to change the business hours in the again in the near future. Mr. Gomez explained that he did consider another change in the future. Commissioner Lawrence suggested amending the hours now so that the Mr. Gomez will not have to go through the process of changing them again in the future.

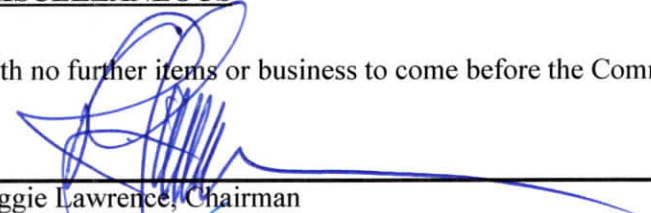
The public hearing was closed at 4:08 p.m.

Commissioner Sisniega moved to amend this request by changing the serviceable hour to; Monday through Friday from 11 a.m. to 11 p.m. and Saturday and Sunday from 10 a.m. to 11 p.m..; seconded by Commissioner Deck.

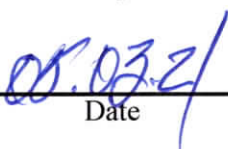
The motion passed by the following vote: 7 to 0
AYE: Lawrence, Williams, Sisniega, Gardaphe, Bryant, Deck, Holeva
NAY: None
ABSTAIN: None
ABSENT: Grosse, Sparks, Carrasco

MISCELLANEOUS

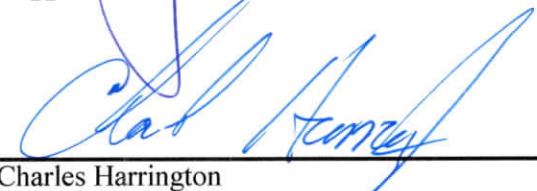
With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:13 p.m.



Reggie Lawrence, Chairman



Date



Charles Harrington
Director of Development Services



Date