

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
June 7, 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, June 07, 2021.

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

Commissioners absent: Stacy Grosse, Karmen Bryant

Staff members present: Dalia Salinas, Cristina Odenborg Burns, Elizabeth Shaughnessy, Joseph Marynak, Charles Harrington, Valerie Sherman, 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 three minutes or less.)

Commissioner Lawrence opened the public comment period at 3:30 p.m. With no one wishing to speak, the public comment period was closed at 3:31 p.m.

CONSENT ITEMS

Commissioner Williams moved to approve the Consent items; seconded by Commissioner Carrasco.

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for May 17, 2021.
3. Consider a proposed Preliminary Plat of Main Event Sports Addition, Section 2, being a plat of a 16.525 acres tract of land located in Section 28, Block 38, T-I-S, T&P RR CO Survey, Midland County, Texas. (Generally located on the west side of N. County Road 1140, approximately 650-feet south of E. County Road 60. Extraterritorial Jurisdiction)
4. Consider a proposed Preliminary Plat of Kent Addition, being a plat of a 4.519-acres tract of land located in Section 39, Block 38, T-1-S, T&P RR Co. Survey, Midland County, TX (Generally located on the Southwest intersection of Loop 250 and E. Interstate 20. (Extraterritorial Jurisdiction)
5. Consider a proposed Final Plat of Dyno Addition, being a 2-acre tract of land out of the west part of the S/3 of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of FM 307, approximately 805-feet east of S. County Road 1130. Extraterritorial Jurisdiction)
6. Consider a proposed Preliminary Plat of Hannah Addition, Section 4, being a plat of a 5.00-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 northwest corner of the intersection of West County Road 122 and South County Road 1235. Extraterritorial Jurisdiction).
7. Consider a proposed Final Plat of Original Town, Section 21 being re-plat of the north 50 feet of Lot 2, Block 11, Original Town, City and County of Midland, Texas. (Generally located on the west side of North Fort Worth Street, approximately 100 feet north of East Ohio Avenue. Council District 2)

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 2000 feet west of South County Road 1235. Extraterritorial Jurisdiction)
9. Consider a proposed Preliminary Plat of Tahoe Lakes Addition, Section 3, being a re-plat of Lot 2, Block 1, Tahoe Lakes Addition, Section 2 and a plat of a 57.55-acre tract of land located in the SW/4 of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Interstate 20, approximately 465 feet east of Lamesa Road. Council District 2)
10. Consider a proposed Final Plat of Southern Addition, Section 23, being a replat of Lots 5 and 6, Block 118, Southern Addition, City and County of Midland, Texas. (Generally located on the west side of S. Weatherford Street, approximately 140-feet south of E. Washington Avenue. Council District 2)

PUBLIC HEARINGS

11. Hold a public hearing and consider a request by Landgraf, Crutcher & Associates, for a zone change from AE, Agricultural Estate District to RR, Regional Retail District on Lot 1, Block 1, Midland Country Club Estates, City and County of Midland, Texas. (Generally located approximately 345 feet north of Tejas and approximately 455 feet west of N. State Highway 349. 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 opened at 3:34 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:35 p.m.

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

12. Hold a public hearing and consider a request by Alvaro Reyes Jr. for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 3,000 square foot portion of Lot 1A, Block 2, Grandridge Park Addition, Section 7, City and County of Midland, Texas. (Generally located on the west side of the intersection of Holiday Hill Road and North Loop 250 West. Council District 4)

Planner Joseph Marynak 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 Carrasco moved to approve this request; seconded by Commissioner Holeva.

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

13. Hold a public hearing and consider a request by Landgraf, Crutcher, & Associates for a zone change from MF-16, Multiple Family Dwelling District, in part; MH, Manufactured Housing District, in part; and BP, I-20 Business Park, in part. to PD, Planned Development District for a Mixed Use Development on a 57.55-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 north side of East Interstate 20, approximately 530 feet east of South Lamesa Road. 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 open at 3:41 p.m.

The applicant, Jerry Bellamy, 4501 Colorado Crossing, Austin, Texas, gave a summary on the project and was open for questions.

Commissioner Williams asked how many single-family units there will be once the project is fully developed. Mr. Bellamy stated that it could potentially be 350 units. He also explained some of the other housing possibilities that could be implemented.

Resident David Marcum, 3115 Stanolind, Midland, Texas, requested more information in regards Henderson Street. John Landgraf, 521 N Texas, Odessa, Texas, with LCA spoke to the commission to address Mr. Marcum's concerns.

The public hearing was closed at 3:52 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, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

14. Hold a public hearing and consider a request by Midland (20) DTP, LLC for a zone change from PD, Planned Development District to RR, Regional Retail District on a 1.42-acre portion of Lot 1A, Block 1, Cycles Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of West Business 20, approximately 450 feet west of South Tradewinds Boulevard. Council District 4)

Joseph Marynak 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 3:55 p.m.

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

15. Hold a public hearing and consider a proposed Final Plat of Bizzell-Kiser Addition, Section 12, being a replat of Lot 5A, Block 14, Bizzell-Kiser Addition, Section 4, City and County of Midland, Texas. (Generally located on the south side of East Gist Avenue, approximately 198-feet east of South Baird Street. Council District 2)

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

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

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

16. Hold a public hearing and consider a request by Eudoro Turon Castillo, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on Lots 1 and 2, Block 182, Southern Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of S. Big Spring Street and W. Florida Avenue. Council District 2)

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

Commissioner Carrasco asked if this was only going to be a restaurant. He also stated his concerns with the available parking. Staff confirmed that they did meet the required number of parking spots.

The public hearing was opened at 4:03 p.m.

The applicant, Eudoro Turon Castillo, addressed the commission. He gave a summary of the project and was open for questions.

Commissioner Lawrence asked Mr. Castillo if they planned to stay open till 2 a.m. every night or if they only want the option to stay open late for special sporting events. Mr. Castillo confirmed that it is their intention to only stay open till 2 a.m. for special events.

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

Commissioner Lawrence asked staff if it is possible to amend the application with altered hours. Staff explained that the commission can make a recommendation for amended hours to City Council.

Commissioner Williams expressed her concerns with allowing a business to sell alcohol till 2 a.m. every night of the Week.

Co-applicant Anna Turon addressed the commission to discuss some of their concerns. She stated that they would be willing to accept the recommended hours.

The commissioners discussed what hours to allow for in their recommendation.

Commissioner Gardaphe moved to amend this request by recommending the serviceable hours for Monday through Wednesday 10 a.m. to 12 a.m. and Thursday through Sunday 10 a.m. to 2 a.m.; seconded by Commissioner Carrasco.

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

17. Hold a public hearing and consider a request by Jennifer Chacon, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 3,600 square foot portion of Lots 9 and 10, Block 20, Belmont Addition, City and County of Midland, Texas. (Generally located on the east side of Rankin Highway, approximately 182-feet south of W. Taylor Avenue. Council District 2)

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

The public hearing was opened at 4:25 p.m.

The co-applicant, Sergio Olivas, addressed the commission and was open to questions.

The public hearing was closed at 4:27 p.m.

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

The motion passed by the following vote: 7 to 0

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

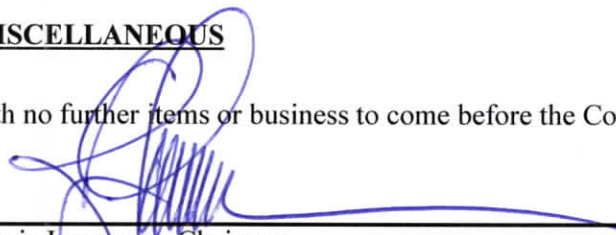
NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

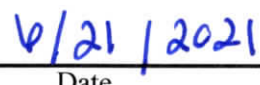
MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:27 p.m.



Reggie Lawrence, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

Date