

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
July 5, 2022
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., July 05, 2022.

Commissioners present: Lucy Sisniega, Dianne Williams, Emily Holeva, Beverly Dillow
Commissioners absent: Stacy Grosse, Karmen Bryant, Chase Gardaphe, Zachary Deck, Adrian Carrasco
Staff members present: Charles Harrington, Elizabeth Shaughnessy, Kelly Martinez, Cole Furqueron, Paul Rodriguez, Dalia Salinas, James Reber, Landon Ochoa

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 agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

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

CONSENT ITEMS

Commissioner Williams moved to approve; seconded by Commissioner Holeva.

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

2. Motion approving the Planning and Zoning Commission Meeting minutes for June 21, 2022.
3. Motion approving a Final Plat of McCoy Addition, Section 2, being a replat of Lot 1, Block 1, McCoy Additions, and a 6.548-acre tract of land out Section 33, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of W. Kentucky Avenue, approximately 330-feet east of Bankhead Highway- Council District 2)
4. Motion approving a Final Plat of Northwestern Addition, Section 18, being a plat of a 3.920-acre tract of land out of the NE/4 of Section 5, Block X, HP Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Ln, approximately 1,700 ft west of North Midkiff Rd - Council District 1)
5. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Empire Heights, Section 3, being a plat of 3.00-acres 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)

PUBLIC HEARINGS

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

6. Motion approving a request by Sonny Aguilar for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a Lounge, on Lots 2 and 3, Block 27, Original Town, City and County of Midland, Texas. (Generally located on the west side of N. Colorado Street, approximately 66-feet south of Ohio Avenue - Council District 2)

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

The public hearing was opened at 3:36 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:37 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

7. Motion approving a request by James Griffis for a Zone Change from SF-1, Single-Family Dwelling District in part, and SF-2, Single-family Dwelling District in part to PD, Planned Development District for Office Center on Lots 1, 2, 3, 10, 11, & 12, Block 13 and Lots 1 & 2, Block 14, Langford Weathered Addition, City and County of Midland, Texas. (Generally located to the east of the intersection of N. "A" Street and Elk Avenue – Council District 3)

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

Commissioner Williams asked why this was the second time this item has been presented, staff explained that changes were made to the original application.

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

The applicant was not present.

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

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

8. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Northwestern Addition, Section 19, being a replat of a 10.81-acre tract of land out of Lot 2, Block 1, Northwestern Addition, City and County of Midland, Texas. (Generally located on the south side of Mockingbird Lane, approximately 1,703-feet east of N. Midland Drive - Council District 1)

Planner James Reber gave an overview of the project. With 1 letter of objection received, staff recommended approval.

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

The applicant was present but deferred to staff.

Commissioner Williams referenced the objection stated on the objection letter received, she asked if the issue with the flood was resolved. Staff explained that it has been addressed.

The public hearing was closed 3:44 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

9. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of West Midland Addition, Section 2, being a 1.37-acre tract of land situated in and being portions of Lots 1, 2, 3, and 4, Block 4, West Midland Addition, an addition to the City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of N. "F" Street and W. Illinois Avenue - Council District 3)

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

Commissioner Williams asked about the condition B listed on the staff report. Staff explained that the applicant has until the final plat to address that requirement.

Commissioner Sisniega asked what the current zoning is.

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

The applicant present but deferred to staff.

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

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Grafaland, Section 7, being a replat of Lot 1, Block 23, Grafaland Second Section, and Tract A, the west 11/15th Lot 6, and all of Lot 7, Block 14, North Park Hill Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of East Broadway St and Bedford Drive - Council District 3)

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

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

The applicant was not present.

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

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

11. Motion approving a request by David Laabs for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on a 0.16-acre tract of land out of the southeast quarter of Block 21, Homestead Addition, City and County of Midland, Texas. (Generally located on the west side of N. Mineola Street, approximately 92-feet north of E. Michigan Avenue - Council District 2)

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

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

The applicant was not present

The public hearing was closed at 3:53 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

MISCELLANEOUS

12. Motion to approve with staff's recommended conditions, a proposed Preliminary Plat of Southern Addition, Section 26, being a replat of Lots 5, 6, and 7, Block 194, Southern Addition, City and County of Midland Texas. (Generally located on the southeast corner of the intersection of E. Florida Avenue and S. Jefferson Street - Council District 2)

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

13. Motion approving a request by LCA Inc. for a Master Sign Plan on Lot 2, Block 1, TSC Development, 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)

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Gardaphe, Deck, Carrasco

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at


Lucy Sisniega, Chairman

7-18-22
Date


Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

7-18-22
Date