

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

Commissioners present: Karmen Bryant, Dianne Williams, Emily Holeva, Adrian Carrasco

Commissioners absent: Stacy Grosse, Reggie Lawrence, Lucy Sisniega, Chase Gardaphe, Zachary Deck

Staff members present: Charles Harrington, Elizabeth Shaughnessy, Charles Valerie Sherman, Joseph Marynak, 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 three minutes or less.)

Resident Joseph Hung, 2501 Castleford, Midland, Texas addressed the commission with his concerns about a dilapidated condition of his building. Commissioner Williams thanked him for bring the issue to them and recommended he address his issues to the City Council at the next meeting.

CONSENT ITEMS

Commissioner Bryant moved to approve; seconded by Commissioner Carrasco.

The motion passed by the following vote: 4 to 0

AYE: Bryant, Williams, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sisniega, Gardaphe, Deck

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for July 6, 2021.
3. Consider a proposed Preliminary Plat of Proposed plat of Moody Addition, Section 14, being a re-plat of Lots 1 through 4, Lots 9 through 12, and a 0.69-acre portion of alley right-of-way located adjacent to said lots, all out of Block 2, Moody Addition; and Lot 1A, Block 9 Moody addition, Section 10; City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of E Front St and North Carver St. Council Dist. 2)
4. Consider a proposed Preliminary Plat of Shenandoah Bar M Ranch, Section 2 being a replat of Tract 16, Shenandoah Bar M Ranch, Midland County, Texas. (Generally located northwest of the intersection of N. County Road 1123 and E. County Road 59. Extraterritorial Jurisdiction)
5. Consider a Proposed Final Plat of Chase Five Addition, Section 3, being 6.756-acres out of the north part of Block 38, T-2-S, C.A. Miller Survey, A-633, Midland County Texas. (Generally located on the south side of East County Road 130, approximately 1,447-feet east of Farm to Market Road 1213. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

6. Hold a public hearing and consider a request by Betenbough for a Zone Change from AE, Agricultural Estate District to TH, Townhouse Dwelling District on a 9.70-acre tract of land located in Section 7, Block 38, T-1-S, T&P, R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast intersection of Occidental Parkway and Fairgrounds Road. Council District 1)

Planning Manager Elizabeth Shaughnessy 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, Ronnie Wallace with Betenbough Homes, gave a summary of the project and was open for questions.

Commissioner Williams asked if the units would be available to both potential homeowners and rental investors. Mr. Wallace confirmed that they would be open for purchase by both.

Commissioner Carrasco asked how many units would be townhomes. Mr. Wallace explained that there would a total of 40 townhome units.

Commissioner Williams asked if the units would be 2 stories like traditional townhomes. Mr. Wallace explained that these are defined as townhomes but they will only be one story.

Commissioner Williams asked if the units would be under there communities HOA or under its own. Mr. Wallace explained that more than likely it would be under the Lone Star Trails HOA.

The public hearing was closed at 3:49 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Bryant, Williams, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sisniega, Gardaphe, Deck

7. Hold a public hearing and consider a proposed Preliminary Plat of West End Addition, Section 26, being a residential replat of Lots 1 & 2, Block 37, West End Addition, City and County of Midland, Texas (Generally located on the southwest corner of the intersection of West Indiana Avenue and South E St. Council District 3)

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

The public hearing was opened at 3:51 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 4 to 0

AYE: Bryant, Williams, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sisniega, Gardaphe, Deck

8. Hold a public hearing and consider a request by FP Westridge Energy Plaza, LP, for a zone change from O-2, Office District to RR, Regional Retail District, on the east 3.093 acres of Lot 3, Block 6, Westridge Park Addition, Section 31, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Champions Drive and N. Loop 250 West Frontage Road. 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 3:54 p.m.

Commissioner Carrasco asked the applicant what the future plans for the site are.

Ben Sanchez with Parkhill Smith & Copper, spoke on behalf of the applicant. He confirmed that the site would be developed for commercial use.

The public hearing was closed at 3:55 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Bryant, Williams, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sisniega, Gardaphe, Deck

9. Hold a public hearing and consider a proposed Preliminary Plat of Southern Addition, Section 24, being a residential re-plat of Lots 7, 8 and 9, Block 190, Southern Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of E. Dakota Ave and S. Dallas St. Council Dist. 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 3:57 p.m.

The applicant was not present.

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

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

The motion passed by the following vote: 4 to 0

AYE: Bryant, Williams, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sisniega, Gardaphe, Deck

10. Hold a public hearing and consider a request by Joann Cervantes for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a vendor market, on a 5,790 square foot portion of a 0.4-acre tract of land out of the SW/4 of Section 33, Block 39, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located on the southwest side of the intersection of West Wall Street and Bankhead 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 4:00 p.m.

The applicant, Joann Cervantes, 3201 W. Wall, Midland, Texas, spoke on behalf of her project and was open to questions.

Commissioner Carrasco asked if the location was an existing restaurant. Mrs. Cervantes addressed the commission to explain that it will have multiple vendors in one location and it is being advertised as a "Sip and Shop".

The public hearing was closed at 4:04 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Bryant, Williams, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sisniega, Gardaphe, Deck

11. Hold a public hearing and consider a request by Jamie Bowers for a zone change from C, Commercial District to TH, Townhouse Dwelling District on Lot 9, Block 10, Greenwood Addition 3rd, 4th, 5th Section, City and County

of Midland, Texas. (Generally located on the east side of S. Stonewall Street, approximately 140-feet north of E. Washington Avenue. Council District 2)

Senior Planner Valerie Sherman gave an overview of the project. No letters of objection were received, however due to zoning incompatibility staff recommended denial.

Commissioner Williams asked if the area around the addressed is zoned commercial. Planning staff confirmed that it was zoned single family housing.

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

The applicant, Jamie Bowers, 407 S Stonewall, Midland, Texas, spoke on behalf of the project and was open for questions.

Commissioner Carrasco asked Mrs. Bowers what her plans were for the land. She explained that it would be a duplex that she would live in one side and rent the other.

Mrs. Bowers asked if for her contractor would address the rest of the commission's questions.

Contractor Arlene Love, 40602 Ft. Worth, Midland, Texas, spoke on behalf of the applicant. She provided more information in regards to the site plan and building plans, she referenced other location in the city that they have built similar properties for, and she and was open for questions.

Commissioner Carrasco asked if those other properties were similar situations. Planning Manager Elizabeth Shaughnessy explained that the other properties were approved because they were in the proper zoning. She also explained that the old zoning code would allow for mixed uses but the new zoning is more specific now and it classifies things into different levels.

The public hearing was closed at 4:15 p.m.

Commissioner Carrasco asked for clarification about the zoning and why it was changed. Chuck Harrington, Director of Development Service, addressed the commission to explain the zoning of the area and why this particular property was covered under its current zoning. Mr. Harrington explained what cumulative zoning is. Commissioner Carrasco asked Mr. Harrington to explain why the city is denying the applicants request. Mr. Harrington explained that staff has reviewed the area and determined that because it is mostly single-family homes, it would serve the area better to keep it at single family development only.

Mrs. Love readdressed the commission and asked that they take the Tall City Tomorrow plan into consideration when making their decision.

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

The motion to deny passed by the following vote: 4 to 0

AYE: Bryant, Williams, Holeva, Carrasco

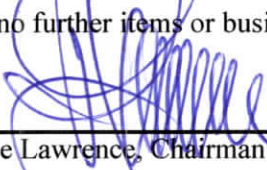
NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sisniega, Gardaphe, Deck

MISCELLANEOUS

With no further items or business, Commissioner Williams adjourned the meeting at 4:22 p.m.



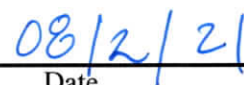
Reggie Lawrence, Chairman



Date



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services



Date