

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
August 2, 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., August 02, 2021.

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

Commissioners absent: Stacy Grosse

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

Commissioner Lawrence opened the public comment period 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 Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 7 to 0

AYE: Bryant, 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 July 19, 2021.
3. Consider a proposed Preliminary Plat of Southwest Crossing, Section 14, being an 8.134-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, County of Midland, TX. (Generally located on the southwest corner of the intersection of W. County Rd 123 and S. County Rd 1235. Extraterritorial Jurisdiction)
4. Consider a proposed Preliminary Plat of Southwest Crossing, Section 15, being a plat of a 3.3-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co Survey, County of Midland, Texas. (Generally located on the south side of W. County Rd 122, approximately 800 ft west of S. County Rd 1235. Extraterritorial Jurisdiction)
5. Consider a proposed Preliminary Plat of Southwest Crossing, Section 16, being a plat of a 24.186-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co Survey, County of Midland, Texas. (Generally located on the northwest corner of the intersection of West County Road 122 and South County Road 1235. Extraterritorial Jurisdiction)
6. Consider a proposed Preliminary Plat of Southwest Crossing, Section 17, being a plat of a 9.563-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of S. County Rd 1235 and W. County Rd 123. Extraterritorial Jurisdiction)
7. Consider a proposed Preliminary Plat of Patriot Leap, being a plat of a 19.929-acre tract of land located in Section 20, Block 39, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 140, approximately 1,246 feet west of South County Road 1210. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

8. Hold a public hearing and consider a proposed Preliminary Plat of Hillcrest Acres, Section 15, being a residential replat of a 19.67-acre portion of tracts 22, 23, 24, 25, 26, 27, and 28, Hillcrest Acres Addition, City and County of Midland, Texas (Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. Council District 4)

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 3:38 p.m.

The applicant was present but deferred to staff and was available for questions.

Resident Douglas Page, 605 W. Estes, Midland, Texas, addressed the commission with questions and concerns in regard to the ownership of the property and where the alleys are located.

Andrew Mellon, Maverick Engineering, gave a summary of the project and addressed Mr. Page's questions.

Commissioner Williams asked how many lots are proposed. Mr. Mellon confirmed that there will be 90 lots.

Planning Manager Elizabeth Shaughnessy also addressed Mr. Page's concerns.

The public hearing was closed at 3:43 p.m.

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN:

ABSENT: Grosse

9. Hold a public hearing and consider a proposed Preliminary Plat of Country Sky Addition, Section 27, being a residential replat of the northern 2.19 acres of Lot 2, Block 4, Country Sky Addition, Section 3, and a plat of a 2.32 acre tract of land located in Section 26, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas (Generally located on the southwest corner of the intersection of Briarwood Avenue and Tumbleweed Trail. Council District 4)

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 3:46 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to, 1 Abstention

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

NAY: None

ABSTAIN: Sisniega

ABSENT: Grosse

10. Hold a public hearing and consider a request by Manor Park, Inc., for a zone change from PD, Planned District for a Housing Development to Amended PD, Planned Development District for a Housing Development on Lot 2, Block 2, Wallace Heights Addition, Section 9, City and County of Midland, Texas. (Generally located on the south side of Sinclair Avenue, approximately 290 feet east of N. Loop 250 West. 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 3:50 p.m.

The applicant presents but deferred to staff.

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

Commissioner Deck moved to approve this request; seconded by Commission Holeva.

The motion passed by the following vote: 6 to 0, 1 Abstention
AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Holeva
NAY: None
ABSTAIN: Bryant
ABSENT: Grosse

11. Hold a public hearing and consider a request by Manor Park, Inc. for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a community center/restaurant, on Lot 2, Block 2, Wallace Heights Addition, Section 9, City and County of Midland, Texas. (Generally located on the south side of Sinclair Avenue, approximately 290 feet east of N. Loop 250 West. 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 3:56 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:56 p.m.

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

The motion passed by the following vote: 6 to 0, 1 Abstention
AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck, Holeva
NAY: None
ABSTAIN: Bryant
ABSENT: Grosse

12. Hold a public hearing and consider a request by Bertha Ramirez for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 4,977 square foot portion of Lot 1, Block 11, Westridge Park Addition, Section 27 City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Deauville Road and Tradewinds Boulevard. Council District 4)

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

Commissioner Lawrence asked for clarification on the purpose of the application. Planner Joseph Marynak explained that the 2 conditions being amended are the hours of operation and the security requirements.
The public hearing was opened at 4:00 p.m.

The applicant, Bianca Ramirez, was present. She gave a summary of her project and answered the commissioner questions on the hours.

Charles Harrington, Director of Development Services, addressed the commissions to explain the requirements for alcohol beverage sales.

Commissioner Deck asked if the layout of the building was changing. Mrs. Ramirez explained that it will be keeping the same layout.

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

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

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

13. Hold a public hearing and consider a request by Aaron Burrell for a zone change from BP, I-20 Business Park District, in part; RR, Regional Retail District, in part; and LI, Light Industrial District in part, to BP, I-20 Business Park on a 15-acre tract of land located in Section 12, Block 40, T-2-S, T&P RR Co. City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Lote Bush Drive and West Interstate 20. Council District 2)

Item #13 Removed from Agenda.

14. Hold a public hearing and consider a request by Jose Chavez for a zone change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lot 3, Block 3, Moody Addition, City and County of Midland, Texas. (Generally located on the west side of N. Madison Street, approximately 146-feet south of South 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 4:10 p.m.

The applicant was not present.

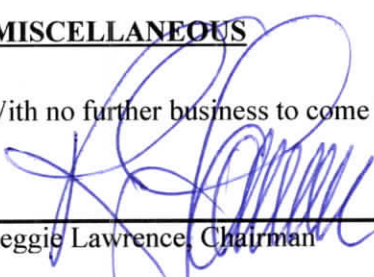
The public hearing was closed at 4:11 p.m.

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

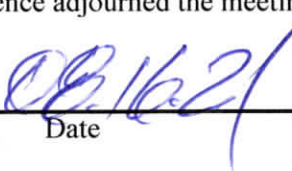
The motion passed by the following vote: 7 to 0
AYE: Bryant, Lawrence, Williams, Sisniega, Gardaphe, Deck, Holeva
NAY: None
ABSTAIN: None
ABSENT: Grosse

MISCELLANEOUS

With no further business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:12 p.m.



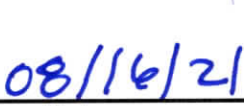
Reggie Lawrence, Chairman



Date



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services



Date