



**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING
COMMISSION MINUTES
August 3, 2020
Council Chambers – City Hall**

The Commission convened in regular session in the Council Chamber, City Hall, Midland, Texas, at 3:30 p.m., August 03, 2020.

Commissioners present: Kevin Wilton, Reggie Lawrence, Dianne Williams, Joshua Sparks, Chase Gardaphe, Lucy Sisniega

Commissioners absent: Karmen Bryant, Warren Ivey

Staff members present: Dalia Salinas, Cristina Odenborg Burns, Elizabeth Shaughnessy, Charles Harrington

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.)

The public comment period was opened at 3:31 p.m. With no one wishing to speak, the public comment period was closed at 3:32 p.m.

CONSENT ITEMS

Chase Gardaphe moved to approve the Consent Items 2-13; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Lawrence, Williams, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Bryant, Ivey

2. Consider a motion approving the Planning and Zoning Commission Meeting Minutes for July 20, 2020.
3. Consider a proposed Final Plat of Lone Star Trails II, Section 4, being a plat of a 28.89-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 east of Ranch Avenue, approximately 136-feet east of Husk Street. Council District 1)
4. Consider a proposed Preliminary Plat of Petro-Lewis Addition, Section 4, being a Plat of an 8.0-acres tract of land located in the S/2 of the NW/4 of Section 11, Block 39, T-2-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of Rankin Highway and E. County Road 114. Extraterritorial Jurisdiction)
5. Consider a proposed Preliminary Plat of Amaron Addition, Section 9, being a plat of a 0.529-acre tract of land, located in SE/4 of Section 3, Block 39, T-2-S, T&P, RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Camp Street and West Interstate 20. Council District 2)
6. Consider a proposed Preliminary Plat of Entrada Estates, Section 7, being a re-plat of Lots 7, 8, and 12 through 18, Block 8; and Lots 1 through 3, Block 10; all out of Entrada Estates, Section 6, Midland County, Texas. (Generally located on the north side of West County Road 78, approximately 418-feet east of North County Road 1275. Extraterritorial Jurisdiction)

7. Consider a proposed Final Plat of Stadium Addition, Section 3, being a replat of Lots 5, 6, & 7, Block 8, Stadium Addition, City and County of Midland, Texas. (Generally located on the east side of Technology Circle, approximately 561-feet north of Network Drive. Council District 4)
8. Consider a proposed Preliminary Plat of Covington Addition, Section 7, being a plat of a 2.12 acre tract of land located in Section 48, Block 41, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,112 feet southwest of Jordy Road. Council District 4)
9. Consider a proposed Final Plat of Fields Edge Addition, Section 1, being a plat of a 23.655-acre tract of land located in Section 11, Block 40, T-2-S, T & P RR Co. Survey, City and County of Midland Texas. (Generally located approximately 1,100 feet south of West Interstate 20 and approximately 2,500 feet west of South County Road 1235. Council District 2).
10. Consider a proposed Preliminary Plat of Southwest Crossing, Section 9, being a plat of a 7.338-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 south side of West County Road 123, approximately 750 feet west of South County Road 1235. Extraterritorial Jurisdiction)
11. Consider a proposed Preliminary Plat of Southwest Crossing, Section 10, being a plat of an 8-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 1,535 feet west of South County Road 1235. Extraterritorial Jurisdiction)
12. Consider a proposed Preliminary Plat of Southwest Crossing, Section 11, being a plat of a 5.202-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 1,240 feet west of South County Road 1235. Extraterritorial Jurisdiction)
13. Consider a proposed Preliminary Plat of Tahoe Lakes Addition, Section 2, being a plat of a 19.17-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 714 ft. east of South Lamesa Road. Council Dist. 2)

PUBLIC HEARINGS

14. Hold a public hearing and consider an ordinance on a request by Black & Dillard Property Management, LTD for the Initial Zoning of RR, Regional Retail District on a 9.492 - acre tract of land located in Section 6, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of S. Fairgrounds Road and Garden City Highway. Extraterritorial Jurisdiction)

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

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

The applicant was present but deferred to staff.

The public hearing was closed at 3:39 p.m.

Lucy Sisniega moved to approve this request; seconded by Reggie Lawrence.

The motion passed by the following vote:

AYE: Wilton, Lawrence, Williams, Gardaphe, Sisniega, Sparks

NAY: None

ABSTAIN: None

ABSENT: None

15. Hold a public hearing and consider a request by Keysha Kidd for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a Special Events Center on a 3,000 square foot portion of Block 1, less the 250 x 150 NW corner and less the 224 x 150 SW corner, Re-plat of Blocks 1 and 2, Imperial Heights Addition, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue, approximately 310 feet east of North Midkiff Road. Council District 3)

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

Commissioner Lawrence asked what the exact location of the property was. Commissioner Sparks and staff helped him navigate to the correct photo in the packet.

The public hearing was opened at 3:44 p.m.

The applicant, Keysha Kidd, was present. She gave a summary of the project and was open for questions.

Commissioner Williams asked Mrs. Kidd if the place next door was part of the studio. Mrs. Kidd explained that the space was not a part of her business. She also explained that the two businesses are not joined; they have their own entrances.

The public hearing was closed at 3:46 p.m.

Reggie Lawrence moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Wilton, Lawrence, Williams, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Bryant, Ivey

16. 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; RR, Regional Retail District, in part; and BP, I- 20 Business Park District, in part, to MF-22, Multiple Family Dwelling District on a 19.17-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 714 feet east of South Lamesa Road. Council District 2) Planning Manager Cristina Odenborg Burns gave an overview of the project. With no letters of objection received, staff recommended approval.
Planning Manager Cristina Odenborg Burns gave an overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was present but deferred to staff.

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

Reggie Lawrence moved to approve this request; seconded by Chase Gardaphe.

The motion passed by the following vote:

AYE: Wilton, Lawrence, Williams, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Bryant, Ivey

17. Hold a public hearing and consider a request by Maverick Engineering for a zone change from PD, Planned Development District for an Office and Shopping Center as a Transition District to RR, Regional Retail District on Lot 6A, Block 12, Kelview Heights Addition, Section 11, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Loma Drive and West Pecan Avenue. Council District 3)

Planning Manager Cristina Odenborg Burns 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 present but deferred to staff.

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

Lucy Sisniega moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Wilton, Lawrence, Williams, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Bryant, Ivey

18. Hold a public hearing and consider a proposed Preliminary Plat of Southern Addition, Section 19, being a residential re-plat of Lot 4, Block 194, Southern Addition, and Lot 3, Block 2, South Park Addition, City and County of Midland, Texas. (Generally located on the east side of South Jefferson Street, approximately 156 feet south of East Florida Avenue. Council District 2)

Planning Manager Cristina Odenborg Burns gave an overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was not present.

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

Reggie Lawrence moved to approve this request; seconded by Kevin Wilton.

The motion passed by the following vote:

AYE: Wilton, Lawrence, Williams, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Bryant, Ivey

MISCELLANEOUS

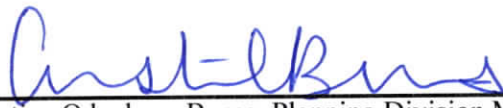
With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:03 p.m.



Joshua Sparks, Chairman

Date

8/17/20



Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

Date

8/17/20