

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
September 21, 2020
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:33 pm, September 21, 2020.

Commissioners present: Kevin Wilton, Karmen Bryant, Dianne Williams, Warren Ivey, Joshua Sparks, Lucy Sisniega

Commissioners absent: Reggie Lawrence, Chase Gardaphe

Staff members present: Dalia Salinas, Mirna Granados, Cristina Odenborg Burns, Elizabeth Shaughnessy, Glenda Arroyo-Cruz, Joseph Marynak, Charles Harrington, Valerie Sherman

OPENING ITEMS

1. Pledge of Allegiance

ANNOUNCEMENTS

2. Recognition of Commissioner Joshua Sparks and Commissioner Warren Ivey for their service on the Planning and Zoning Commission.

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 3:35 pm. With no one wishing to speak, the public comment period was closed at 3:36 pm.

CONSENT ITEMS

Commissioner Ivey moved to approve the Consent Items 3-14; seconded by Commissioner Williams.

The motion by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

3. Consider a motion approving the Planning and Zoning Commission Meeting Minutes for August 17, 2020.
4. Consider a proposed Final Plat of Amaron Addition, Section 9, being a plat of a 0.529-acre tract of land located in the 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)
5. Consider a reinstatement of an approved Preliminary Plat of Belmont Addition, Section 26, being a replat of Lots 1 through 12, and a 20-foot alley out of Block 21, Belmont Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Francis Avenue and Rankin Highway. Council District 2)
6. Consider a proposed Final Plat of Belmont Addition, Section 26, being a replat of Lots 1 through 12, and the previously vacated 20-foot alley right-of-way, all out of Block 21, Belmont Addition, City and County of Midland, Texas.

(Generally located on the southeast corner of the intersection of West Francis Avenue and Rankin Highway. Council District 2.)

7. Consider a proposed Preliminary Plat of Coyote Run Industrial Subdivision, being a plat of a 183.693-acre tract of land located in Section 35, Block 38, T-1-N, T&P RR Co. Survey, City of Midland and Martin County, Texas. (Generally located on the east side of North County Rd 1150, approximately 8,437-ft north of Crownridge Dr. Council District 1 and Extraterritorial Jurisdiction)
8. Consider a proposed Final Plat of Sheeler Addition, Section 8, being a re-plat of the west 119.31-feet of Lot 2, Block 7, Sheeler Addition, and a plat of a 19.207-acre tract of land located in Section 3, Block 39, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Francis Avenue, approximately 317-feet east of South Garfield Street. Council District 2)
9. Consider a proposed Final Plat of Slover Addition, being a plat of a 1.29-acre tract of land located in the south half of Section 33, Block 39, T-1-S, T&P, RR. Co. Survey, City and County of Midland Texas. (Generally located on the north side of West Front Street, approximately 620-feet west of McGarvey Street. Council District 2)
10. Consider a proposed Final Plat of Southern Addition, Section 18, being a replat of Lots 15 through 18, Block 133, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Weatherford Street, approximately 80-feet north of East Washington Avenue. Council District 2)
11. Consider a proposed Final Plat of ICAM Addition, being a plat of a 30.42-acre tract of land located in Section 12, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 1,367-feet north of East County Road 120. Extraterritorial Jurisdiction)
12. Consider a proposed Preliminary Plat of Hannah Addition, Section 2, being a 5-acre tract of land located in Section 18, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of S. County Road 1226, approximately 1,350-feet north of W. County Road 130. Extraterritorial Jurisdiction).
13. Consider a proposed Preliminary Plat of Pioneer Industrial Park, being a plat of a 43.196-acre tract of land located in Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 456-feet south of East County Road 140. Extraterritorial Jurisdiction).
14. Consider a proposed Final Plat of Southwest Crossing, Section 6, being a plat of a 15.000-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 S. County Road 1235 and W. County Road 123. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

15. Hold a public hearing and consider a request by Quattro FS, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a restaurant, on a 4,363 square foot portion of Lot 1A, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Big Spring Street and Mockingbird Lane. Council District 1)

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

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

The applicant was not present.

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

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

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

16. Hold a public hearing and consider a request by Chad Walters for a zone change from PD, Planned District for a Community Service Center to SF-2, Single-Family Dwelling District on a 0.48-acre portion of Lot 13A, Block 7, Glendale, Section 2, City and County of Midland, Texas. (Generally located on the west side of North Carver Street, approximately 180-feet south of East Cuthbert Avenue. Council District 2)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:45 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

17. Hold a public hearing and consider a proposed Preliminary Plat of Southern Addition, Section 21, being a residential replat of the east 50-feet of Lots 19 through 24, Block 145, Southern Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of East Pennsylvania Avenue and South Weatherford Street. Council District 2)

Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

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

The applicant was present and open for question.

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

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

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

18. Hold a public hearing and consider a proposed Preliminary Plat of Kingsway Addition, Section 2, being a residential re-plat of Lots 3 through 6, Block 2, Kingsway Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East Pecan Avenue and Butternut Lane. 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 3:50 p.m.

The applicant was present and open for questions.

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

Commissioner Williams moved to approve; seconded by Commissioner Ivey.

The motion passed by the following vote:

AYE: Wilton, Bryant, Williams, Ivey, Sparks, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

19. Hold a public hearing and consider a request by Summit West Resources, LP for a zone change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District on Lots 3 and 4, Block 3, Mayfield Place Addition, Section 6, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Midkiff Drive and Mockingbird Lane. Council District 1) (DEVELOPMENT SERVICES)

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

The public hearing was opened at 3:54 p.m.

The applicant, Jeff Lang with Summit West Resources, was present and open to questions.

Ashley Green-Page, a representative of Advenir at Mayfield, requested more information in regards to what type of businesses will be moving onto the property.

Jeff Lang addressed Mrs. Green-Page's concerns. He explained that the north area of the property will be used for the Summit West offices. The retail center has not been leased out but they will likely be leased out to coffee shops or restaurants and other businesses.

Commissioner Sisniega asked for a description of an area on the plans. Mr. Lang explained that is was a Coy Pond.

Commissioner Lawrence asked if the green space shown in the plans was going to be open to the public. Mr. Lang confirmed that it will be open to the public.

The public hearing was closed at 4:01 p.m.

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

The motion passed by the following vote:

AYE: Bryant, Williams, Ivey, Sparks, Sisniega, Wilton

NAY: None

ABSTAIN: None

ABSENT: Lawrence, Gardaphe

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:04 pm.

Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

Date