

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
December 6, 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., December 06, 2021.

Commissioners present: Dianne Williams, Zachary Deck, Emily Holeva, Adrian Carrasco, Beverly Dillow

Commissioners absent: Stacy Grosse, Karmen Bryant, Lucy Sisniega, Chase Gardaphe

Staff members present: Charles Harrington, Elizabeth Shaughnessy, Dalia Salinas, Kelly Martinez, Cole Furqueron, Justin Smith

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

CONSENT ITEMS

Commissioner Carrasco moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

2. Motion approving the Planning and Zoning Commission meeting minutes for November 15, 2021.
3. Motion approving a Final Plat of Lone Star Trails II, Section 11, being a plat of a 19.84-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 south side of Occidental Parkway, approximately 744- feet east of Carriage Road. Council District 1)
4. Motion approving a Final Plat of Southwest Crossing, Section 12, being a plat of a 10.664-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 southwest corner of the intersection of S. County Road 1239 and W. County Road 123. - (Extraterritorial Jurisdiction)
5. Motion approving a Final Plat of Greenhill Terrace, Section 18, being a plat of a 2.29-acre tract of land located in Block X, Section 7, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the west side of Fir Drive, approximately 715 feet south of Wood Drive. Council District 1)
6. Motion approving a Final Plat of West 191 Industrial Park, Section 8 being a replat of a 1.742-acre tract of land out of Lot 1, Lot 2, and Lot 3, Block 1, West 191 Industrial Park, City and County of Midland, Texas. (Generally located north of State Highway 191, approximately 2,205-feet west of Westlake Road. (Council District 4)
7. Motion approving a Final Plat of Original Town, Section 23, being a replat of Lot 1, Block 79, Original Town Addition, and a 0.032-acre vacated portion of East Missouri Avenue, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of E. Missouri Avenue and S. Mineola Street. Council District 2)

8. Motion approving a Final Plat of University Park Addition, Section 2, being a re-plat of Lots 3, 4, and 5, Block 7, University Park, County of Midland, Texas. (Generally located on the north side of Harvard Avenue, approximately 130-feet east of North "N" Street - (Council District 2)
9. Motion approving a Final Plat of Veteran Development Addition, being a plat of a 5.00-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 West County Road 122 and South County Road 1235. Extraterritorial Jurisdiction).

PUBLIC HEARINGS

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

10. Motion approving a request by Rusty Tacos, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 3,241 square foot portion of Lot 18, Block 1 Providence Park, City and County of Midland, Texas. (Generally located on the west side of N. Midkiff Road, approximately 605-feet north of W. Wadley Avenue - Council District 1)

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

The public hearing was opened at 3:35 p.m.

The applicant was not present.

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

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

11. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Greathouse Addition, Section 18, being a replat of Common Area J, Block 20, Greathouse Addition, Section 7, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Deep Run Avenue and Dunraven Court. Council District 1)

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 3:38 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

12. Motion approving a request by Maverick Engineering for a zone change from PD, Planned Development District for a Shopping Center District to RR, Regional Retail District on Lot 15, Block 10, Kimber-Lea Addition, Section 2, City and County of Midland, Texas. (Generally located on the north side of W. Wadley Avenue, approximately 210-feet east of N. Midkiff Road. Council District 3)

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 3:42 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

13. Motion approving a request by Waystone Brewing LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a brewery, on a 1,674 square foot portion of Lot 1-H, Block 5, Colony Place, Section 5, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of W. Wadley Avenue and N. Garfield Street. Council District 3)

Senior Planner Kelly Martinez gave an overview of the project. With one letter of objection received, staff recommended approval.

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

The applicant, Ted Morehouse, was present. He gave a summary of his project and open for questions.

Resident Elizabeth Smith, spoke in favor of the project.

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

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

14. Motion approving a request by Marc Colvin for a zone change from MF-22 Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 19 & 20, Block 64, Park Avenue Second Section, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of E. California Avenue and S. Bunche Street - Council District 2)

Senior Planner Cole Furqueron 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 3:54 p.m.

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

15. Motion to approve a request by J. Penó's Cafe, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 2,150 square foot portion of Lot 10, Block 56, Permian Estates, Section 1, City and County of Midland, Texas. (Generally located on the north side of W. Illinois Avenue, approximately 670 feet east of N. Midland Drive - Council District 1)

Senior Planner Cole Furqueron 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 Deck moved to approve this request; seconded by Commissioner Carrasco.

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

MISCELLANEOUS

16. Motion approving with staff's recommended conditions a proposed Preliminary Plat of OMG Addition, Section 8, being a plat of a 5.583-acre tract of land out of Section 24, Block 39, T-2-S, T&P, RR Co. Survey, Midland County, Texas. Generally located on the north side of East County Road 140, approximately 1,100-feet west of South County Road 1175. (Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Sparks, Gardaphe

17. Motion approving with staff's recommended condition a proposed Preliminary Plat of Rock Iron Addition being a 1.001-acre tract of land out of Section 30, Block 40, T-2-S, RR. Co Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of West County Road 145 and South Farm to Market Road 1788. (Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

18. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Westridge Park Addition, Section 49, being a plat of a 30.80-acre tract of land out of Sections 37 and 38, 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 State Highway 191 and Avalon Drive. Council District 4)

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

19. Motion approving with staff's recommended conditions a proposed Preliminary Plat of MDC Business Park, Section 2, being a plat of a 58.18-acre tract of land out of Section 11, Block 40, T-2-S, T&P Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Interstate 20, approximately 2,972-feet east of South County Road 1250. Council District 2)

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

The motion passed by the following vote: 5 to 0

AYE: Williams, Deck, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Sisniega, Gardaphe

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


Lucy Sisniega, Chairman

12-20-2021

Date


Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

12-20-2021

Date