

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
December 7, 2020
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:31 pm, December 07, 2020.

Commissioners present: Reggie Lawrence, Lucy Sisniega, Karmen Bryant, Zachary Deck, Adrian Carrasco, Stacy Grosse

Commissioners absent: Dianne Williams, Chase Gardaphe

Staff members present: Charles Harrington, Cristina Odenborg Burns, Elizabeth Shaughnessy, Joseph Marynak, Valerie Sherman, Dalia Salinas

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 3:32 p.m. With no one wishing to speak, the public comment period was closed at 3:33 p.m.

CONSENT ITEMS

Commissioner Sisniega moved to approve the Consent Items 2 through 10; seconded by Commissioner Carrasco.

The motion passed by the following vote:

AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse

NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for November 16, 2020.
3. Consider a proposed Preliminary Plat of Lone Star Trails II, Section 9, being a plat of a 64.91-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 southeast corner of the intersection Carriage Road and Occidental Parkway. Council District 1)
4. Consider a proposed Preliminary Plat of Cotton Addition, being a plat of a 10.21-acre tract of land located in the south half of the southeast quarter of Section 30, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the north side of W. County Road 150, approximately 362 feet west of S. FM 1788. Extraterritorial Jurisdiction)
5. Consider a proposed Correction Plat of Midland International Airport Industrial Park, Section 8, being a replat a 0.03-acre portion of Lot 1A, Block 1; a 0.01-acre portion of Lot 1A, Block 2; a 0.21-acre portion of Lot 2A, Block 2; a 19.91-acre portion of Lot 1A, Block 13; a 0.05-acre portion of the Rail Road Spur; and a 0.96-acre portion of Earhart Drive right of way, all out of Midland International Airport Industrial Park, City and County of Midland, Texas. (Generally located on the east side La Force Boulevard, approximately 1,148-feet south of Windecker Street. Council District 4)
6. Consider a proposed Preliminary Plat of Mayfield Place Addition, Section 8, being a re-plat of Lots 3 and 4, Block 3, Mayfield Place Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane. Council District 1)

7. Consider a proposed Final Plat of Southwest Crossing, Section 8, 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 350 feet west of South County Road 1235. Extraterritorial Jurisdiction)
8. Consider a proposed Final 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)
9. Consider a proposed Final 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)
10. Consider a proposed Preliminary Plat of Southwest Crossing, Section 12, being a plat of a 15-acre tract of land located in Section 12, Block 40, T-2-S, T&P RR Co. Survey, 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)

PUBLIC HEARINGS

11. Hold a public hearing and consider a request by Betenbough Homes for a zone change from SF-3, Single Family Dwelling District to PD, Planned Development District for a Housing Development on a 42.30-acre tract of land located in Section 7, Block 38, T-1-S, T. & P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Carriage Rd, approximately 1,740 ft south of Occidental Parkway. 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 3:40 p.m.

Commissioner Lawrence asked for staff to verify the change in square footage. Senior Planner Elizabeth Shaughnessy confirmed that it would roughly be in the 5,100 range.

Commissioner Deck asked why a different portion of the subdivision was being presented. Senior Planner Elizabeth Shaughnessy explained that they are platting the subdivision in different sections.

The applicant, Chris Berry with Betenbough Homes, was present. He gave a summary of the project that included a slide show.

Commissioner Lawrence asked if there have been plan changes in regard to garage availability. Mr. Berry explained the homes will all have garage options.

Commissioner Lawrence asked how they plan to maintain the 5-foot set back when they only have 10-feet between homes. Mr. Berry explained that the savings on the setback would allow them to pass the savings on to the home buyer.

Commissioner Carrasco asked for clarification on the square footage. Planning Manager Cristina Odenborg Burns explained that the current zoning district requires 5,500 square feet for the lot size. Commissioner Carrasco asked if that would change the square footage of the home. Ms. Burns deferred this question to the applicant. Mr. Berry explained the plans for the homes will not change.

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

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

The motion passed by the following vote:

AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse

NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

12. Hold a public hearing and consider a proposed Preliminary Plat of Sheeler Addition, Section 10, being a residential re-plat of Lots 17 and 18, Block 2, Sheeler Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of West Griffin Avenue and South Fisher Street. Council District 2)

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

Commissioner Lawrence asked if this item had been on the agenda before. Planning Manager Cristina Odenborg Burns confirmed that it had been on a previous agenda but died on floor due to lack of a motion.

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

The applicant, Janie Howell with SW Howell, was present and open to questions.

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

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

The motion passed by the following vote:

AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse

NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

13. Hold a public hearing and consider a request by Sierra Strickland for a zone change from PD, Planned District for an Office Center to an amended PD, Planned Development District for an Office Center on Lots 14 and 15, Block 1, Wadley Heights, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Mogford Street and West Wadley Avenue. Council District 3)

Senior Planner Valerie Sherman gave an overview of the project. With 2 letters of objection received, staff recommended approval.

Commissioner Lawrence asked how long ago it was that the alley was vacated. After doing some research, Planning Manager Cristina Odenborg Burns confirmed that there was no alley vacated on the property.

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

The applicant, Sierra Strickland, 4408 St. Andrews Drive, was present. She gave a summary of the project and was open for questions.

Commissioner Lawrence asked if the animal hospital would have any outdoor animal area or any fencing that will be done. Mrs. Strickland explained that there will be no outside boarding and that the facility is not meant to board healthy animals. She also stated that she would be willing to provide a privacy fence if the neighbors requested it.

Resident and property owner Daren Clements, 3501 Trinity Meadows Drive, Midland, TX, spoke in favor of the project.

Resident Cynthia Toggle, 4810 N. Sierra Drive, Odessa TX, spoke in favor of the project.

Resident Rayvon Duly, 2405 Apperson Drive, Midland TX, spoke in opposition to the project due to the increase in traffic the project would bring.

Resident Lars Lockland, 2401 Apperson Drive, spoke in opposition to the project also due to the increase in traffic and also the increase of foot traffic.

The applicant, Sierra Strickland, readdressed the commission to address the concerns of Mr. Lockland and Mr. Duly. She explained that the clinic is strictly urgent care that provides after hours services. She explained that they typically have only 3 to 4 patients and only 2 to 3 employees daily.

Commissioner Lawrence asked if the only entrance to that will be used would be the front entrance. Mrs. Strickland confirmed that she will not be using the back entrance; patients will only enter through the front door.

The public hearing was closed at 4:16 p.m.

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

The motion passed by the following vote:

AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse

NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

14. Hold a public hearing and consider a request by Angelia Govan for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 5,000 square foot portion of Lot 3 less the east 2.14 acres, Block 15A, Oxford Heights, Section 7, City and County of Midland, Texas. (Generally located on the north side of West Illinois Avenue, approximately 800 feet east of North Midland Drive. Council District 4)

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

The public hearing was opened 4:20 p.m.

The applicant was not present.

The public hearing was closed at 4:21 p.m.

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

The motion passed by the following vote:

AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse,

NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

15. Hold a public hearing and consider a request by Garrett Haley for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 9,357 square foot portion of Lot 2A, Block 1A, Midkiff Plaza Addition, Section 8, City and County of Midland, Texas. (Generally located on the south side of W. 250 Loop North, approximately 1,036-feet east of N. Midkiff Road. Council District 1)

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

The public hearing was opened at 4:24 p.m.

The applicant, Garrett Haley, was present. He gave a summary of the project and was open to questions.

The public hearing was closed at 4:25 p.m.

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

The motion passed by the following vote:

AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse

NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

16. Hold a public hearing and consider a request by Jose Chavez for a zone change from SF-2, Single Family Dwelling District, to SF-3 Single Family Dwelling District on 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 150 feet south of East Florida Avenue. 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 4:28 p.m.

The applicant was not present.

The public hearing was closed at 4:29 p.m.

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

The motion passed by the following vote:

AYE: Grosse, Lawrence, Sisniega, Bryant, Deck, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

17. Hold a public hearing and consider a proposed Preliminary Plat of Westcliff Addition, Section 5, being a residential re-plat of Lots 1 through 3, Block 6, Westcliff Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Princeton Avenue and Westcliff Drive. Council District 4)

Planner Joseph Marynak gave an overview of the project. With one letter of objection received, staff recommended approval.

The public hearing was opened at 4:32 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:33 p.m.

Commissioner Carrasco moved to approve this request; seconded by Commission Grosse.

The motion passed by the following vote:

AYE: Lawrence, Sisniega, Bryant, Deck, Carrasco, Grosse

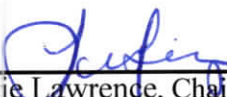
NAY: None

ABSTAIN: None

ABSENT: Williams, Gardaphe

MISCELLANEOUS

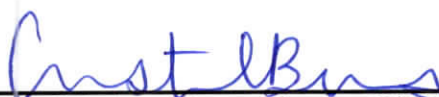
With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:34 pm.



Reggie Lawrence, Chairman

1-4-2021

Date



Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

1/4/2021

Date