



**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
January 3, 2022
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., January 03, 2022.

Commissioners present: Sisniega, Dianne Williams, Chase Gardaphe, Stacy Grosse Emily Holeva, Adrian Carrasco, Beverly Dillow

Commissioners absent: Karmen Bryant, Joshua Sparks, Zachary Deck

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

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

CONSENT ITEMS

Commissioner Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck

2. Motion approving the Planning and Zoning Commission meeting minutes for December 20, 2021.
3. Motion approving a Final Plat of Moody Addition, Section 15 being a replat of the west half of Lot 1, Block 4, Moody Addition, City and County of Midland, Texas. (Generally located on the south side of South Street, approximately 115-feet west of N. Tyler Street. (Council District 2)
4. Motion approving a Final 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 at the southwest corner of the intersection of East Pecan Avenue and Butternut Lane. Council District 2)

PUBLIC HEARINGS

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

5. Motion approving a request by Michael Smith, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in an axe bar, on a 3,627 square foot portion of Lot 1, Block 6, Bankhead Addition, Section 7, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of W. Front Street and Bankhead Highway. Council District 2)

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 3:36 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck

6. Motion approving a request by Just a Closet #10, LLC for a zone change from O-2, Office District to PD, Planned Development District for an Office Center on Lots 1-28 and the west 28-feet of Lot 29, Block 168, Wilshire Park Addition, Section 11, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of S. Loop 250 and Graceland Drive. Council District 4)

Senior Planner Kelly Martinez gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Carrasco asked if this application had been presented to the commissioner before. Senior Planner Kelly Martinez explained that it had come before the commission and she explained the changes that have been made to the new application.

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

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck

7. Motion approving a request by Garely's Mexican Restaurant, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 4,011 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of E. Interstate 20, approximately 615 feet north of W. Terrell Street - Council District 2)

Planner Justin Smith 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 not present.

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

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

The motion passed by the following vote: 6 to 1

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva, Dillow

NAY: Carrasco

ABSTAIN: None

ABSENT: Bryant, Deck

8. Motion approving a request by Chip Hight, 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 1A, Block 29, Homestead Addition, Section 8, City and County of Midland, Texas. (Generally located southwest of the intersection of N. Colorado Street and W. Louisiana Avenue. - Council District 2)

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

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

The applicant was not present.

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

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck

9. Motion approving a request by Sylvia Howard for a zone change from HI, Heavy Industrial District to SF-3, Single-Family Dwelling District on Lot 12, Block 50, East Midland Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Tyler Street and Orchard Lane. (Council District 2)

Senior Planner Cole Furqueron gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Williams asked if all of the area would become SF-3. Staff explained that it is planned for that area to become zoned SF-3.

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

The applicant was not present.

The public hearing was closed at 3:59 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck

MISCELLANEOUS

10. Motion approving with staff's recommended conditions, a proposed Final Plat of Moody Addition, Section 14, being a re-plat of Lots 1 through 4, Lots 9 through 12, and a 0.69-acre portion of alley right-of-way located adjacent to said lots, all out of Block 2, Moody Addition; and Lot 1A, Block 9 Moody addition, Section 10; City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of East Front Street and North Carver Street. Council District 2)

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

The motion passed by the following vote: 7 to 0

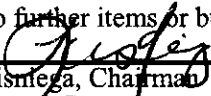
AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:05 p.m.


Lucy Sisniega, Chairman

1-18-22
Date


Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

1-18-22
Date