

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
March 15, 2021
Council Chambers – City Hall**



The Planning & Zoning Commissioner convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:32 p.m., March 15, 2021.

Commissioners present: Reggie Lawrence, Dianne Williams, Karmen Bryant, Lucy Sisniega, Chase Gardaphe, Zachary Deck

Commissioners absent: Stacy Grosse

Staff members present: Charles Harrington, Dalia Salinas, Elizabeth Shaughnessy, Joseph Marynak, Valerie Sherman, Kelly Martinez

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 Lawrence opened the public comment period 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 Gardaphe moved to approve the Consent Items 2 through 6; seconded by Commissioner Bryant.

The motion passed by the following vote: 5 to 0, 1 Abstention

AYE: Bryant, Lawrence, Williams, Gardaphe, Deck

NAY: None

ABSTAIN: Sisniega

ABSENT: Grosse

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for March 1, 2021.
3. Consider a proposed Final Plat of Rocky Addition, being a plat of a 2.0-acres tract of land located in the southwest quarter of Section 23, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 137, approximately 182 feet east of South County Road 1187. Extraterritorial Jurisdiction)
4. Consider a proposed Preliminary Plat of Grasslands Estates West, Section 12, being a plat of a 99.1985-acres tract of land located in Sections 35 and 36, Block 40, T-1-S T&P RR. Co. Survey, Midland County Texas. (Generally located on the north side of W. State Highway 158, approximately 11 feet west of Brandy Hill Road. Extraterritorial Jurisdiction)
5. Consider a reinstatement of an approved Preliminary Plat of MMP Midland Terminal, Section 1, being a plat of a 39-acre tract of land located in Section 46, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1140, approximately 1,837 feet south of East Interstate 20. Extraterritorial Jurisdiction)
6. Consider a proposed Final Plat of MMP Midland Terminal, Section 1, being a plat of a 39-acre tract of land located in Section 46, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally

located on the east side of South County Road 1140, approximately 1,837 ft south of E Interstate 20. Extraterritorial Jurisdiction)

Public Hearings

7. Hold a public hearing and consider a proposed Preliminary Plat of Elmwood Addition, Section 7, being a residential replat of Lot 2, Block 19, Elmwood Addition, Section 3; Lots 1 through 12, Block 6, S. W. Estes Addition; and a previously vacated 0.2825-acre portion of alley right-of way adjacent to said lots; City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of N. Big Spring Street and W. Kansas Avenue. Council District 2)

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

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

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to 0

AYE: Bryant, Lawrence, Williams, Sisniega, Gardaphe, Deck

NAY: None

ABSTAIN: None

ABSENT: Grosse

8. Hold a public hearing and consider a proposed Preliminary Plat of Hillcrest Acres, Section 14, being a residential re-plat of the north half of Tracts 12, 13, and 14, Hillcrest Acres; and Lot 2, Block 3, Hillcrest Acres, Section 10; City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 170 feet east of Woodcrest Drive. Council District 4)

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

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

The applicant presents but deferred to staff.

The public hearing was closed at 3:40 p.m.

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

The motion passed by the following vote: 5 to 0, 1 Abstention

AYE: Lawrence, Williams, Sisniega, Gardaphe, Deck

NAY: None

ABSTAIN: Bryant

ABSENT: Grosse

9. Hold a public hearing and consider a request by L2 Diversified Investments for a zone change from LR, Local Retail District to 2F, Two-Family Dwelling (Duplex) District on Lot 8, Block 4, Replat of Windwood Park, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of N. Main Street and Elm Avenue. Council District 2)

Senior Planner Valerie Sherman 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 3:43 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Bryant, Lawrence, Williams, Sisniega, Gardaphe, Deck

NAY: None

ABSTAIN: None

ABSENT: Grosse

10. Hold a public hearing and consider a request by Jorge Ramos for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a bar, on the north half of Lot 11 and Lot 12, Block 187, Southern Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of E. Florida Avenue and S. Baird Street. Council District 2)

Senior Planner Valerie Sherman 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 present but deferred to staff.

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

Commissioner Deck asked for clarification on the hours being requested. The applicant, Jorge Ramos, addressed the commission to answer the question. He explained that the serviceable hours would be extended from midnight to 2 a.m.

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

The motion passed by the following vote: 5 to 1

AYE: Bryant, Lawrence, Williams, Gardaphe, Deck

NAY: Sisniega

ABSTAIN: None

ABSENT: Grosse

11. Hold a public hearing and consider a request by Dominic N. Salinas for a Temporary Special Permit for a Manufactured Home for a Caretakers, Manager's, or Guard's Residence on the east 129 feet of the west 279 feet of Block 93, East Midland Addition, City and County of Midland, Texas. (Generally located on the north side of East Front Street, approximately 285 feet west of Orchard Lane. Council District 2)

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

Commissioner Deck asked why the application is limited for 2 years. Planner Joseph Marynak explain that the governing ordinance restrictions are set for 2 years.

Commissioner Lawrence asked if we had an application similar to this a few years ago. Staff confirmed that there has been similar application in the past.

Commissioner Williams asked if the permit stays on the property even if the applicant leaves. Staff explained that the permit does not stay with the property.

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

The applicant, Dominic N. Salinas, gave a summary of his request to the commissioners and was open for questions.

Councilman Troust spoke on behalf of the applicant and explained that he was in favor of the project due to the improvements that Mr. Salinas has done.

The public hearing was closed at 4:03 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Bryant, Lawrence, Williams, Sisniega, Gardaphe, Deck

NAY: None

ABSTAIN: None

ABSENT: Grosse

MISCELLANEOUS

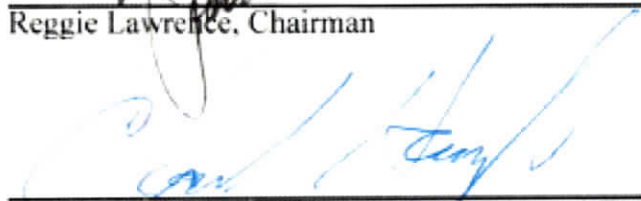
With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:03 p.m.



Reggie Lawrence, Chairman

04/05/21

Date



Charles Harrington, Director of Development Services

4/14/21

Date