

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES**

May 17, 2021

Council Chambers – City Hall



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at , May 17, 2021.

Commissioners present: Karmen Bryant, Dianne Williams, Lucy Sisniega, Emily Holeva, Adrian Carrasco

Commissioners absent: Stacy Grosse, Reggie Lawrence, Joshua Sparks, Chase Gardaphe, Zachary Deck

Staff members present: Dalia Salinas, Elizabeth Shaughnessy, Charles Harrington, 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.)

Open @ 3:32

CONSENT ITEMS

Adrian Carrasco moved to approve; seconded by Karmen Bryant.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sparks, Gardaphe, Deck

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for May 3, 2021.

3. Consider a proposed Final Plat of Lone Star Trails II, Section 7, being a plat of a 15.70-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 Tin Trail, approximately 205- feet west of Ranch Avenue. Council District 1) (DEVELOPMENT SERVICES)
4. Consider a proposed Final Plat of West 191 Industrial Park, Section 7, being a replat of Lots 8 and 9, Block 1, West 191 Industrial Park, Section 5, City and County of Midland, Texas (Generally located approximately 2,500-feet east of North Farm-to-Market Road 1788 and approximately 353 feet north of State Highway 191. - Council District 4) (DEVELOPMENT SERVICES)
5. Consider a proposed Final Plat of Villarreal Estate, being a plat of a 14.06-acre tract of land located in Section 1, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located approximately 1,340 feet west of S. Tradewinds Boulevard, and approximately 1,315 feet north of W. State Highway 80. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
6. Consider a proposed Preliminary Plat of Original Town, Section 20, being a replat of the middle 50 feet of the northeast quarter of Block 74, Original Town, City and County of Midland, Texas. (Generally located on the west side of S. Jefferson Street, approximately 70 feet south of E. Wall Street. (Council District 2) (DEVELOPMENT SERVICES)
7. Consider a proposed Final Plat of Homestead Addition, Section 18, being a re-plat of the south 50 feet of the northwest quarter and the north 50 feet of the southwest quarter of Block 19, Homestead Addition, City and County of Midland, Texas. (Generally located on the east side of North Terrell Street, approximately 101 feet north of East Louisiana Avenue. Council District 2) (DEVELOPMENT SERVICES)
8. Consider a proposed Preliminary Plat of Riverbend Addition, Section 2, being a plat of a 0.989-acre tract of land located in Section 31, Block 38, T-1-S. T&P RR Co. Survey, City and County of Midland Texas. Generally located southeast of the intersection of Maple Avenue and North Fairgrounds Road. (Council District 2) (DEVELOPMENT SERVICES)
9. Consider a proposed Final Plat of Greenwood Addition, Section 14 being a re-plat of Lots 7 and 8, Block 5, Greenwood Addition, First Section, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of South Calhoun Street and East Kentucky Avenue. Council District 2) (DEVELOPMENT SERVICES)
10. Consider a proposed Preliminary Plat of Chase Five Addition, Section 3, being 6.76-acres out of the north part of Block 38, T-2-S, C. A. Miller Survey, A-633, Midland County, Texas. (Generally located on the south side of East County Road 130, approximately 1,447-feet east of Farm to Market Road 1213. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

11. Consider a proposed Preliminary Plat of TSC Development, Section 1, being a replat of a

9.92-acres tract of land located in Section 11, Block X, H.P. Hilliard Survey, City and County of Midland, TX (Generally located on the northwest corner of the intersection of N. State Highway 349 and Tejas. (Council District 1) (DEVELOPMENT SERVICES)

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 3:35 p.m.

The applicant was present but deferred to staff.

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

Karmen Bryant moved to approve; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sparks, Gardaphe, Deck

12. Hold a public hearing and consider a request by Grasslands IV, LTD, for the initial zoning of a 97.05-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) (DEVELOPMENT SERVICES)

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

The public hearing was open 3:41 p.m.

The applicant was not present.

Resident Teresa Ward addressed the commission requesting information on the project. Commissioner Williams, using the map, explained the design of the plan and explained that this application was just the initial zoning.

Commissioner Carrasco also stated that in his opinion an annexation of this area would be a good thing.

The public hearing was closed 3:44 p.m.

Adrian Carrasco moved to approve this request; seconded by Karmen Bryant.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sparks, Gardaphe, Deck

13. Hold a public hearing and consider a request by Monica Leclair for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in an event center on a 4, 712-square foot portion of Lot 20A, Block 17, Greathouse Addition, Section 13, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Briarwood Avenue and Portico Way. Council District 1). (DEVELOPMENT SERVICES)

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

The commissioners requested to view the letter of objection.

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

The applicant, Monica Leclair with Indulgence Catering, addressed the commission in regards to the letter of object. She gave a brief summary of the project and was open to questions.

Commissioner Carrasco asked if the majority of the events are private.

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

Karmen Bryant moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Bryant, Williams, Sisniega, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Lawrence, Sparks, Gardaphe, Deck

MISCELLANEOUS

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

Joshua Sparks, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager

Date

