

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
August 16, 2021
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30, August 16, 2021.

Commissioners present: Reggie Lawrence, Lucy Sisniega, Zachary Deck, Emily Holeva, Adrian Carrasco
Commissioners absent: Stacy Grosse, Karmen Bryant, Dianne Williams, Chase Gardaphe
Staff members present: Elizabeth Shaughnessy, Valerie Sherman, Dalia Salinas, 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.

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

CONSENT ITEMS

Commissioner Carrasco moved to approve; seconded by Commissioner Sisniega.

The motion passed by the following vote: 5 to 0
AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco
NAY: None
ABSTAIN: None
ABSENT: Grosse, Bryant, Williams, Gardaphe

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for August 2, 2021
3. Consider a proposed preliminary plat of Cycles Addition, Section 3, being a re-plat of Lot 1A, Block 1, Cycles Addition, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and West Business Interstate 20. Council District 4)
4. Consider a proposed Preliminary plat of Midkiff Industrial Center, Section 27, being a plat of a 0.629-acre tract of land located in the SE/4 of Section 5, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located south of West Stokes Ave, approximately 390 ft west of South Midkiff Rd. (Council District 2)
5. Consider a proposed Preliminary Plat of Crestview Heights, Section 5 being a replat of the north 14.92-feet of Lot 19, and all of Lots 20, 21, and 22, Block 26, Crestview Heights Addition, City and County of Midland, Texas. (Generally located on the southeast corner of intersection of W. Illinois Ave and N. Midkiff Rd. Council Dist 2)
6. Consider a proposed Final Plat of Shenandoah Bar M Ranch, Section 2 being a replat of Tract 16, Shenandoah Bar M Ranch, Midland County, Texas. (Generally located northwest of the intersection of N. County Road 1123 and E. County Road 59. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

7. Hold a public hearing and consider a request by Christopher Sean Elphick for a Specific Use Designation without Term for a Mobile Food Vendor Park, on Lot 1, Block 1, Claydesta Plaza North, Section 4, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Big Spring St and West 250 Loop North. Council District 3)

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

8. Hold a public hearing and consider a request by Christopher Sean Elphick for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a mobile food vendor park, on Lot 1, Block 1, Claydesta Plaza North, Section 4, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Big Spring Street and West 250 Loop North. Council District 3)

Planning Manager Elizabeth Shaughnessy gave an overview of the project. With 2 letters of objection received, staff recommended approval.

The public hearing was opened at 3:41 p.m.

The applicant present but deferred to staff.

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

Commissioner Carrasco asked for clarification on the hours of operation and if security will be provided.

The applicant, Christopher Sean Elphick, addressed the commission. He explained the need for the extended hours is to have the option for special events to run till midnight.

Commissioner Sisniega asked if each vendor will have a TABC license. Mr. Elphick explained that the park owner will be the only one selling alcohol, therefor he will be the only one with a TABC license.

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

9. Hold a public hearing and consider a request by Leyda Medina for a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 16, Block 2, Eastover Addition, Section 2, City

and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Jesse Street and East Illinois Ave. Council District 2)

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

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

The applicant was not present.

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

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

10. Hold a public hearing and consider a request by Barbara French, for a zone change from TH, Townhouse (Attached) Dwelling District in part; SF-2, Single-Family Dwelling District in part; SF-3, Single-Family Dwelling District in part; MF-16, Multiple-Family Dwelling District in part; and PD, Planned District for a Housing Development in part; to RR, Regional Retail District, on Lot 1, Block 1, Ruckus Addition, City and County of Midland, Texas. (Generally located on the east side of Fairgrounds Road, approximately 1,899-feet south of E. Loop 250 North. 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 3:57 p.m.

Commissioner Carrasco asked what the zoning was on the property located to the west. Staff explained the zoning and the ownership of the property.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

11. Hold a public hearing and consider a request by Barbara French for a Specific Use Designation without Term for a Kennel, on Lot 1, Block 1, Ruckus Addition, City and County of Midland, Texas. (Generally located on the east side of Fairgrounds Road, approximately 1,899-feet south of E. Loop 250 North. 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 4:03 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:04 p.m.

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

12. Hold a public hearing and consider a request by Guadalupe Zarate for a zone change from MF-22, Multi-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 5, Block 39, Greenwood Addition, City and County of Midland, Texas. (Generally located on the west side of S. Benton Street, approximately 162 feet north of E. California 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 4:07 p.m.

The applicant was not present.

The public hearing was closed at 4:07

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

13. Hold a public hearing and consider a request by Lee Sanchez, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a cocktail lounge, on a 1,081 square foot portion of all Block 64, Original Town, City and County of Midland, Texas. (Generally located on the southwest corner of W. Wall Street and S. Colorado Street. Council District 2)

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

Commissioner Lawrence asked if this building would have an issue with the public consuming alcohol in the lobby. Staff explained that this building did not have a lobby and they do not foresee this being an issue.

The public hearing was opened at 4:12 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:13 p.m.

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

14. Hold a public hearing and consider a request by Hook and Reel Midland LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 4,774 square foot portion of Lot 1, Block 1, Mesa Verde, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Neely Avenue and N. Midland Drive. Council District 4)

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

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

The applicant was not present.

The public hearing was closed at 4:17 p.m.

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

15. Hold a public hearing and consider a request by Jorge Chavez for a zone change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 5, Block 8, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of S. Stonewall Street, approximately 90-feet north of Kentucky Avenue. Council District 2)

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

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

The applicant was not present.

The public hearing was closed at 4:20 p.m.

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

The motion passed by the following vote: 5 to 0

AYE: Lawrence, Sisniega, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Williams, Gardaphe

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Lawrence adjourned the meeting at 4:22 p.m.



Reggie Lawrence, Chairman

09/07/21
Date



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

09/07/21
Date