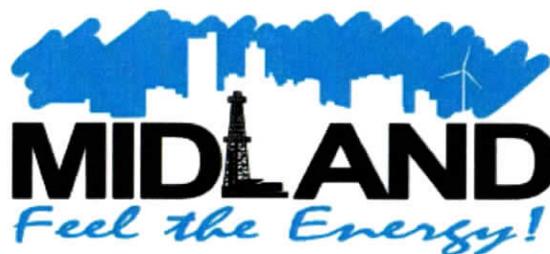


CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
July 20, 2020
Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, Midland, Texas, at 3:31 PM on, July 20, 2020.

- Commissioners present:** Karmen Bryant, Chase Gardaphe, Warren Ivey, Joshua Sparks, Reggie Lawrence, Lucy Sisniega
- Commissioners absent:** Kevin Wilton, Dianne Williams
- Staff members present:** Dalia Salinas, Mirna Granados, Cristina Odenborg Burns, Elizabeth Shaughnessy, Glenda Arroyo-Cruz, Joseph Marynak, Charles Harrington

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

CONSENT ITEMS

Reggie Lawrence moved to approve the Consent Items 2 - 5; seconded by Chase Gardaphe.

The motion by the following vote:

AYE: Bryant, Lawrence, Ivey, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Williams

2. Consider a motion approving the Planning and Zoning Commission Meeting Minutes for July 6, 2020.
3. Consider a proposed Final Plat of Bankhead Addition, Section 12, being a plat of a 1.098-acre tract of land located in Section 33, Block 39, T-1-S, T&P. RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of W. Front Street, approximately 475 feet east of W. Wall Street. Council District 2)
4. Consider a proposed Final Plat of College Heights Addition, Section 8, being a replat of Lots 1 through 5, Block 40, College Heights Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of W. Washington Avenue and S. Garfield Street. Council District 2)

5. Consider a proposed Final Plat of Overstreet Addition, Section 12, being a replat of Lots 3 & 4, Block 2, Overstreet Addition, Section 2, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Garden City Highway and King Street. Council District 2)

PUBLIC HEARINGS

6. Hold a public hearing and consider a request by Vicente Carrasco for a zone change from AE, Agricultural Estate District and PD, Planned District for an Industrial District, to SF-1, Single Family Dwelling District, on Lot 4A, Block 17, 349 Ranch Estates, Section 18, City and County of Midland, Texas. (Generally located on the north side of Arapahoe Road, approximately 830 feet east of N. State Highway 349. 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 3:39 p.m.

The applicant was not present.

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

Warren Ivey moved to approve this request; seconded by Lucy Sisniega.

The motion passed by the following vote:

AYE: Bryant, Lawrence, Ivey, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Williams

7. Hold a public hearing and consider a request by Labonita LLC for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption, in a restaurant on a 6,811 square foot portion of Lots 3 through 9, Block 138, Replat of Blocks 137 and 138, Wilshire Park, City and County of Midland, Texas. (Generally located on the south side of West Illinois Avenue, approximately 160-feet west of North Midland Drive. Council District 4)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:44 p.m.

The property owner Jorge Ramos, 4411 W. Illinois, was present. He gave a summary of the project and was open for questions.

The applicant Gili Lopez, 1401 N. Garfield Street, spoke in favor of the project.

Commissioner Ivey asked staff to explain what if the front door to front door compliance is being met in the case. Planning Manager Cristina Odenborg Burns explained that although they do not meet the required compliance, TABC allows the governing body to approve a variance.

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

Reggie Lawrence moved to approve this request; seconded by Karmen Bryant.

The motion passed by the following vote:
AYE: Bryant, Lawrence, Ivey, Sparks, Gardaphe
NAY: Sisniega
ABSTAIN: None
ABSENT: Wilton, Williams

8. Hold a public hearing and consider a request by Zakery Davis for a Specific Use Designation without Term for Automobile or other Motorized Vehicle Sales and Services on Lots 1 and 2, Block 3, Hines Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of West Florida Avenue and South Garfield Street. Council District 2)

Planner Glenda Arroyo-Cruz 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.

Lucy Sisniega moved to approve this request; seconded by Karmen Bryant.

The motion passed by the following vote:
AYE: Bryant, Lawrence, Ivey, Sparks, Gardaphe, Sisniega
NAY: None
ABSTAIN: None
ABSENT: Wilton, Williams.

9. Hold a public hearing and consider a request by Aimee Valenzuela, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 2,233 square foot portion of Lot 23B, Block 40, Fairmont Park Addition, Section 39, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Loop 250 West and Tremont Avenue. 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 3:55 p.m.

The representative, Aimee Valenzuela, 1401 N. Garfield Street, was present. She gave a summary of the project and was open for questions.

The public hearing was closed at 3:57 p.m.

Lucy Sisniega moved to approve this request; seconded by Karmen Bryant.

The motion passed by the following vote:
AYE: Bryant, Lawrence, Ivey, Sparks, Gardaphe, Sisniega
NAY: None
ABSTAIN: None
ABSENT: Wilton, Williams

10. Hold a public hearing and consider a request by Newton Engineering, PC for a zone change from PD, Planned Development District for a Transition District to Amended PD, Planned Development District for a Transition District, on Lots 1A and 5, Block 1, Rolling Green Acres Addition, Section 3, City and County of Midland, Texas. (Generally located on the north side of East State Highway 80, approximately 245 feet west of Todd Drive. 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 4:00 p.m.

The applicant was not present.

The public hearing closed at 4:00. p.m.

Warren Ivey moved to approve this request; seconded by Karmen Bryant.

The motion passed by the following vote:

AYE: Bryant, Lawrence, Ivey, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Williams

11. Hold a public hearing and consider a request by Zhiguan Yu for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant on a 1,700 square foot portion of Lot 18, Block 1, Providence Park, Section 2, City and County of Midland, Texas (Generally located on the west side of North Midkiff Road, approximately 150 feet north of West Wadley Avenue. 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 4:03 p.m.

The applicant was not present.

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

Reggie Lawrence moved to approve this request; seconded by Lucy Sisniega.

The motion passed by the following vote:

AYE: Bryant, Lawrence, Ivey, Sparks, Gardaphe, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Williams

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:04 PM.

Joshua Sparks, Chairman



8/3/20
Date

Cristina Odenborg Burns, Planning Division Manager
Department of Development Services



8/3/20
Date