

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

July 6, 2020

Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, Midland, Texas, at 3:32 PM on July 06, 2020.

Commissioners present: Karmen Bryant, Kevin Wilton, Warren Ivey, Reggie Lawrence, Lucy Sisniega

Commissioners absent: Chase Gardaphe, Joshua Sparks, Dianne Williams

Staff members present: Dalia Salinas, 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 3:32 p.m. With no one wishing to speak, the public comment period was closed at 3:33 p.m.

CONSENT ITEMS

Lucy Sisniega moved to approve the Consent Agenda, excluding item 5 ; seconded by Warren Ivey.

The motion passed by the following vote:

AYE: Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Wilton, Williams, Sparks, Gardaphe

2. Consider a motion approving the following minutes:
 - a. Planning and Zoning Commission Meeting Minutes for June 15, 2020

3. Consider a proposed Preliminary Plat of Grassland Estates West, Section 13, being a plat of a 25.3859 - acres tract of land located in Section 35, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located on the west side of W. State Highway 158, approximately 1,631 - feet north of Brandy Hill Road. Council District 4) (DEVELOPMENT SERVICES)
4. Consider a proposed Final Plat of Johnson & Moran Addition, Section 7, being a replat of Lots 1 and 2, Block A-1, Resubdivision of Tracts A & The East Half of B, Johnson & Moran Addition, City and County of Midland Texas. (Generally located on the southwest corner of the intersection of West Cuthbert Avenue and North Garfield Street. Council District 3) (DEVELOPMENT SERVICES)
5. Consider a proposed Final Plat of Los Patios, Section 6, being an 8.47-acres tract of land located in Section 25, Block 40, T-1-S, T&P RR. Co. Survey City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Briarwood Avenue and Holiday Hill Road. Council District 4) (DEVELOPMENT SERVICES)

Commissioner Ivey asked if the easements that are shown on the final plat are still there. Planner Glenda Arroyo-Cruz explained that yes the water easements are still there. Commissioner Ivey then asked if the properties are going to be able to be used with the easements being so wide. Planning Manager Cristina Odenborg Burns explained that the lots are still able to be developed.

Commissioner Ivey then requested to hear from the applicant.

Robert Randall, 6 Desta Drive, Suite 1000, Midland, TX 79705, spoke on behalf of the applicant. He gave a summary of the project and was open for questions.

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

The motion passed by the following vote:

AYE: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

6. Consider a proposed Final Plat of Lost Mountain Addition, Section 5, being a re-plat of Lot 5, Block 2, Lost Mountain Addition, Section 3, City and County of Midland, Texas. (Generally located on the north side of Passage Way, approximately 1,725-feet east of Midkiff Road. Council District 1) (DEVELOPMENT SERVICES)
7. Consider a proposed Final Plat of Sunridge Ranch Estates, Section 7, being a re-plat of Lots 6 and 7, Block 5, Sunridge Ranch Estates, Section 3, Midland County, Texas. (Generally located on the north side of West County Road 44, approximately 1,221-feet west of North County Road 1246. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

8. Consider a proposed Preliminary Plat of Rusty Arrow Addition, being a plat of a 4.001-acres tract of land located in the southwest quarter of Section 16, Block 38, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the south side of E. County Road 136, approximately 336 feet west of S. County Road 1157. Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

9. Hold a public hearing and consider a proposed Final Plat of Country Sky Addition, Section 26, being a residential replat of Lot 6F, Block 2, Country Sky Addition, Section 21, City and County of Midland, Texas. (Generally located on the west side of Roadrunner Trail, approximately 625 feet south of Briarwood Avenue. Council District 4) (DEVELOPMENT SERVICES)

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

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

The applicant was present but deferred to staff.

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

Kevin Wilton moved to approve this request; seconded by Karmen Bryant.

The motion by the following vote:

AYE: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

10. Hold a public hearing and consider a request by James Tynes Jr. for a Specific Use Designation with Term, for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 2,508 square foot portion of Lot 2B, Block 52, Belmont Addition, Section 21, City and County of Midland, Texas. (Generally located on the north side of West Longview Avenue, approximately 290 feet east of Belmont Street. Council District 2) (DEVELOPMENT SERVICES)

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

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

The applicant present but deferred to staff.

The public hearing was 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: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

11. Hold a public hearing and consider a request by Rosa R. Ramirez for a Specific Use Designation with Term for a Child Care: Day Care Center on Lots 7 & 8, Block 11A, Highland Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of W. Parker Avenue and N. Main Street. Council District 2) (DEVELOPMENT SERVICES)

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

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

The applicant was present but deferred to staff.

The public hearing was closed at 4:05 p.m.

Kevin Wilton moved to approve this request ; seconded by Karmen Bryant.

The motion passed by the following vote:

AYE: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

12. Hold a public hearing and consider a request by Jamie Alvarado Lopez for a zone change from SF-3, Single-Family Dwelling District to 2F, Two-Family Dwelling (Duplex) District on Lot 1, Block 43, South Park Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of East Hicks Avenue and South Dallas Street. Council District 2) (DEVELOPMENT SERVICES)

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

Commissioner Ivey asked if staff had recommended denial. Planner Glenda Arroyo-Cruz and Planning Manager Cristina Odenborg Burns explained the reason for the recommendation of denial.

The public hearing was opened at 4:10 p.m.

The applicant, Alvarado Lopez, 404 S. Jefferson Street, Midland, TX 79701, gave a summary of the project and was open for questions.

Commissioner Wilton asked if the rezoning was the problem with this application. Planning Manager Cristina Odenborg Burns explained that the existing lot does not meet the minimum lot requirements and also according the land use map of Tall City Tomorrow Plan this area is designated for future residential, which call for single family zoning.

Commissioner Lawrence asked what the overall square footage of the property is. Planning Manager Cristina Burns explained that it was 8,520 feet.

Commissioner Lawrence asked staff if they were aware of the property that was mentioned by the applicant as a reference to his own project. Planning Manager Cristina Odenborg Burns explained that staff was not aware of the property, but that it could be that the said property has been grandfathered in.

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

Karmen Bryant moved to approve this request; seconded by Kevin Wilton.

The motion failed by the following vote:

AYE: Wilton, Bryant

NAY: Lawrence, Ivey, Sisniega

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

13. Hold a public hearing and consider a request by Slam-Dunk Food #2, LLC for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a restaurant, on Lot 26, Block 5, North Park Addition, Section 18, City and County of Midland, Texas. (Generally located on the west side of Whitman Drive, approximately 165-foot north of West Loop 250 North. Council District 1) (DEVELOPMENT SERVICES)

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 4:27 p.m.

The applicant was not present.

The public hearing was closed at 4:28 p.m.

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

The motion passed by the following vote:

AYE: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

14. Hold a public hearing and consider a proposed Preliminary Plat of Southern Addition, Section 18, being a residential re-plat of Lots 15 through 18, Block 133, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Weatherford Street, approximately 80-foot north of East Washington Avenue. Council District 2) (DEVELOPMENT SERVICES)

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 4:30 p.m.

The applicant was not present.

The public hearing was closed at 4:30 p.m.

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

The motion passed by the following vote:

AYE: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

15. Hold a public hearing and consider a request by Jorge Chavez for a zone change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District on Lot 3, Block 5, Greenwood Addition, City and County of Midland, Texas. (Generally located on the west side of South Clay Street, approximately 110 feet south of East Indiana Avenue. Council District 2) (DEVELOPMENT SERVICES)

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

The public hearing was opened at 4:33 p.m.

The applicant was not present.

The public hearing was closed at 4:34 p.m.

Kevin Wilton moved to approve this request ; seconded by Warren Ivey.

The motion passed by the following vote:

AYE: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

16. Hold a public hearing and consider a request by Jorge Chavez for a zone change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District on Lot 10, Block 23, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland, Texas. (Generally located on the east side of South Clay Street, approximately 110 feet south of East Washington Avenue. 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 4:38 p.m.

The applicant was not present.

Commissioner Lawrence asked if staff had plans to make these types of zone changes a blanket response. Planning Manager Cristina Odenborg Burns explained the process is already in the works. She also explained that staff is still in the process of gathering all the information to begin the process.

Director of Development Services, Chuck Harrington, also spoke on the process and progress of allowing for these zone change applications.

Commissioner Lawrence asked for staff to walk him through the current process for a zone change application. Planning Manager Cristina Odenborg Burns explained the process, fees and timeline.

The public hearing was closed at 4:42 p.m.

Lucy Sisniega moved to approve Approve; seconded by Karmen Bryant.

The motion passed by the following vote:

AYE: Wilton, Bryant, Lawrence, Ivey, Sisniega

NAY: None

ABSTAIN: None

ABSENT: Williams, Sparks, Gardaphe

MISCELLANEOUS

With no further items or business to come before the Commission, Vice Chairman Lawrence adjourned the meeting at 4:44 PM

Joshua Sparks, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Department of Development Services

Date