

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
July 6, 2021
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:31 p.m., July 06, 2021.

Commissioners present: Stacy Grosse, Karmen Bryant, Reggie Lawrence, Dianne Williams, Lucy Sisniega, Zachary Deck

Commissioners absent: Chase Gardaphe

Staff members present: Charles Harrington, Elizabeth Shaughnessy, Joseph Marynak, Dalia Salinas, 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 3:34 p.m. With no one wishing to speak, the public comment period was closed at 3:35 p.m.

CONSENT ITEMS

Commissioner Sisniega moved to approve the Consent Items 2-7; seconded by Commissioner Bryant.

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Gardaphe

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for June 21, 2021.
3. Consider a proposed Final 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)
4. Consider a proposed Final Plat of TSC Development, being a plat of a 9.92-acres tract of land located in Section 11, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of N. State Highway 349 and Tejas. Council District 1)
5. Consider a proposed Final 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)
6. Consider a proposed Preliminary Plat of Original Town, Section 23, being a replat of Lot 1, Block 79, Original Town, and a 0.032-acre portion of previously vacated East Missouri Avenue right-of-way located adjacent to said lot, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of E. Missouri Avenue and S. Mineola Street. Council District 2)
7. Consider a proposed Preliminary Plat of Toppel Addition, being a plat of a 6.89-acres tract of land located in Section 16, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the south side of West Interstate 20, approximately 1,430 feet east of South County Road 1270. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

8. Hold a public hearing and consider a proposed Final Plat of The Vineyard Addition, Section 9, being a residential replat of Lots 1, 3, and 4, Block 4, The Vineyard Addition, Section 7, City and County of Midland, Texas. (Generally located on northwest corner of the intersection of Sandstone Drive and Sherwood Drive. Council District 1)

Former Planning Manager Cristina Odenborg Burns 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, Devon Benson, was present but deferred to staff.

The co-applicant Daniel Chaconne was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Gardaphe

9. Hold a public hearing and consider a request by SRP Properties, LLP for a Zone Change from AE, Agricultural Estate District to SF-3, Single Family Dwelling District on the northern 0.43 acres portion of Lot 14, Block 1, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the west side of Shawnee, approximately 175-feet north of Tejas. Council District 1)

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 3:44 p.m.

The applicant was not present.

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

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

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Gardaphe

10. Hold a public hearing and consider a request by CBOCS Texas, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a restaurant, on Lot 8A, Block 27, Wyndwood Estates, Section 29, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of N. Loop 250 West Frontage Road and Preston 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 3:49 p.m.

The applicant Catherine Chamblee spoke on behalf of the applicant and was open for questions.

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

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

The motion passed by the following vote: 6 to 0
AYE: Grosse, Bryant, Lawrence, Williams, Sisniega, Deck
NAY: None
ABSTAIN: None
ABSENT: Gardaphe

11. Hold a public hearing and consider a request by Safe Place of the Permian Basin, for a zone change from SF-1, Single-Family Dwelling District to PD, Planned Development District for an Office Center and Housing Development, on 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 3:53 p.m.

The applicant was present but deferred to staff.

Resident Derick Crass, 4632 Princeton, Midland, Texas, spoke in opposition to the project due to the increase in traffic.

TJ McClure with Safe Place of Midland spoke on behalf of the applicant. He addressed Mr. Crass's concerns and was open for questions.

Commissioner Lawrence asked what type of client traffic does the shelter have. Mr. McClure explained that typically the shelter clients do not have their own vehicles and are bused by the shelter.

Commissioner Grosse asked if they will be keeping the original location. Mr. McClure explained that they would be closing that location and would only be using the new one.

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

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

The motion passed by the following vote: 5 to 0 with 1 Abstention.
AYE: Grosse, Lawrence, Williams, Sisniega, Deck
NAY: None
ABSTAIN: Bryant
ABSENT: Gardaphe

12. 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 Street and West 250 Loop North. Council District 3)

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

Commissioner Lawrence asked for clarification on the procedure for an alcohol permit. Staff explained the process.

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

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to 0
AYE: Grosse, Bryant, Lawrence, Williams, Sisniega, Deck
NAY: None
ABSTAIN: None
ABSENT: Gardaphe

13. 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)

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

Commissioner Williams asked if each food truck would have to their own SUD. Staff explained that the SUD is given to the site.

Commissioner Lawrence asked if a stop light will be put into the nearby road. Planner Joseph Marynak explained that unless future development determines that, for now there will only be a restricted turn

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

The applicant, Christopher S Elphick, addressed the commissioner. He explained that none of the food truck will be permitted to sell alcohol, only the onsite bar will be selling and they will be the only ones holding a TABC license.

Resident, Shafik Tejani, 40113 Ratliff Court, Odessa, Texas spoke in favor of the project.

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

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

The motion passed by the following vote: 6 to 0
AYE: Grosse, Bryant, Lawrence, Williams, Sisniega, Deck
NAY: None
ABSTAIN: None
ABSENT: Gardaphe

14. Hold a public hearing and consider a request by Jose Chavez for a zone change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lot 2, Block 3, Moody Addition, City and County of Midland, Texas. (Generally located on the west side of N. Madison Street, approximately 97-feet south of South Street. Council District 2)

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

The public hearing was opened at 4:23 p.m.

The applicant was not present.

The public hearing was closed at 4:23 p.m.

Commissioner Williams moved to approve this request; seconded by Commission Sisniega.

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

MISCELLANEOUS

With no further items or business to come before the Commission, Commissioner Lawrence adjourned the meeting at 4:23 p.m.

Reggie Lawrence, Chairman

Date

Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

Date