

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
January 18, 2022
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 p.m., January 18, 2022.

Commissioners present: Stacy Grosse, Dianne Williams, Lucy Sisniega, Chase Gardaphe, Zachary Deck

Commissioners absent: Karmen Bryant, Beverly Dillow, Emily Holeva, Adrian Carrasco

Staff members present: Mirna Granados, Elizabeth Shaughnessy, Justin Smith, Cole Furqueron

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 Sisniega opened the public comment period at 3:30 p.m. With no one wishing to speak the public comment period was closed at 3:31 p.m.

CONSENT ITEMS

Commissioner Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Deck

NAY: None

ABSTAIN: None

ABSENT: Bryant, Dillow, Holeva, Carrasco

2. Motion approving the Planning and Zoning Commission Meeting minutes for January 3, 2022.
3. Motion approving a Final Plat of Lone Star Trails II, Section 12, being a plat of a 7.91-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 Carriage Road, approximately 1,035- feet south of Occidental Parkway. Council District 1)
4. Motion approving a Final Plat of Moody Addition, Section 14, being a re-plat of Lots 1 through 4, Lots 9 through 12, and a 0.69-acre portion of alley right-of-way located adjacent to said lots, all out of Block 2, Moody Addition; and Lot 1A, Block 9 Moody addition, Section 10; City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of East Front Street and North Carver St. Council District 2)
5. Motion approving a Preliminary Plat of Mockingbird Heights, Section 15, being a replat of Lot 12 and the E/2 of Lot 13, Block 1, Mockingbird Heights, Section 2, City and County of Midland, Texas. (Generally located on the south side of Tanforan Ave, approximately 110 ft to the west of Rockwood Drive. Council District 2)

PUBLIC HEARING

The Planning and Zoning Commission will hold public hearings on the following items:

6. Motion approving a request by Chukwuma Mbagwu for a zone change from AE, Agricultural Estate District to CE, Country Estate District on a 4.97-acre tract of land out of Lot 2, Block 2, Greenhill Terrace, City and County of Midland, Texas. (Generally located on the north side of Pimlico Drive, approximately 170-feet east of Holiday Hill Road. Council District 1)

Planning Manager Elizabeth Shaughnessy gave a summary 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 not present.

Commissioner Deck asked if the surrounding area is classified as AE even though they are smaller lots. Staff confirmed that they are classified AE but staff could not explain why, in the past, the lots were allowed to be AE.

Commissioner Williams asked for clarification on a section. Planning Manager Elizabeth Shaughnessy explained that the section in question was the HOA pool.

Commissioner Gardaphe asked if the community next door would still have access to the pool. Planning Manager Elizabeth Shaughnessy explained that the access to the pool would not be blocked.

Resident, Connie May, asked if the northside access area to the pool will be obstructed. Planning Manager Elizabeth Shaughnessy explained that the applicant would have to follow city requirement which would not allow them to block access. Mrs. May also asked if the notices for the public hearings were sent out in accordance to the rules. Planning Manager Elizabeth Shaughnessy explain that the notice was sent out in the 10 calendar days that is required. She also explained that her objection can still be noted.

Resident, Jonathan Reynolds, asked if the access road would be in the alley. Planning Manager Elizabeth Shaughnessy explained that it would not be in the alley; an additional access road would have to be developed. Mr. Reynolds also expressed his concerns with the developer applying for a zone change before the plat. The commissioners and staff explained the zoning and platting processes to Mr. Reynolds and why the developer has to go through rezoning first.

Resident, Al Melville, asked if the section of the plat to the right of the pool is going to be used as a lot. Planning Manager Elizabeth Shaughnessy explained that it would not be a lot. It would probably be used as an access point.

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

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Deck

NAY: None

ABSTAIN: None

ABSENT: Bryant, Dillow, Holeva, Carrasco

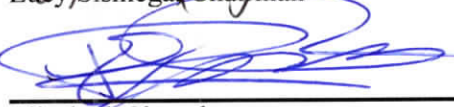
MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at 4:06 p.m.


Lucy Sisniega, Chairman

Date

2-1-2022


Elizabeth Shaughnessy
Planning Division Manager
Department of Development Services

Date

2/1/2022