

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
March 21, 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., March 21, 2022.

Commissioners present: Stacy Grosse, Karmen Bryant, Lucy Sisniega, Chase Gardaphe, Zachary Deck, Emily Holeva, Adrian Carrasco

Commissioners absent: Beverly Dillow, Dianne Williams

Staff members present: Dalia Salinas, Elizabeth Shaughnessy, Charles Harrington, Kelly Martinez, Cole Furqueron, Paul Rodriguez

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 3:31 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 Gardaphe.

The motion passed by the following vote: 7 to 0
AYE: Sisniega, Bryant, Gardaphe, Grosse, Deck, Holeva, Carrasco
NAY: None
ABSTAIN: None
ABSENT: Williams

2. Motion approving the Planning and Zoning Commission Meeting minutes for March 7, 2022.
3. Motion approving a Final Plat of Buffalo OFS Addition, being a plat of an 8.56-acre tract of land out of Section 14, Block 38, T-2-S, RY, Co. Survey, Midland County, Texas. (Generally located on the south side of South County Road 1161, approximately 1,079-feet east of South County Road 1165 - Extraterritorial Jurisdiction)
4. Motion approving a Final Plat of Rock Iron Addition, being a plat of 1.001-acre tract of land out of Section 30, Block 40, T-2-S, RR. Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of West County Road 145 and South Farm to Market Road 1788 - Extraterritorial Jurisdiction)
5. Motion approving a Final Plat of Southern Addition, Section 25, being a replat of Lots 10, 11, and 12, Block 182, Southern Addition, City and County of Midland, Texas. (Generally located on the southeast intersection of the corner of W Florida Avenue and S Marienfeld - Council District 2)
6. Motion approving a Final Plat of Original Town, Section 24, being a replat of Lots 1-6, Block 23, Original Town Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Weatherford Street and E Ohio Avenue - Council District 2)

PUBLIC HEARINGS

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

7. Motion approving a Final Plat of Mockingbird Heights, Section 15, being a replat of Lots 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 Avenue, approximately 110-feet to the west of Rockwood Drive - Council District 2)

Senior Planner Cole Furqueron gave an overview of the project. With 11 letters of objection received, staff recommended approval.

Commissioner Carrasco asked if the lots meet the required lot size. Staff confirmed that the lot does meet the requirements.

Commissioner Gardaphe asked what the lot sizes of lots 6 and 7 are. Staff explained that they did not have the exact measurements of those lots.

Commissioner Grosse asked if the HOA had a minimum lot size requirement. Staff deferred to the applicant.

Commissioner Carrasco asked if any other lots have been subdivided recently. Staff stated that in the past there had been other but not in recent years.

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

The applicant, Mike Jackson, gave a summary of the project and was opened to question

Resident, Gina Campagna, spoke in opposition to the project due to the small lot size and that the proposed homes are going to be 2 story houses.

Resident, Andy Deck, spoke in opposition to the project due the small lot size that will lower the property values.

Resident Dan Cornelison, 4001 Tanforan, Midland Texas, spoke in opposition to the project due to the lot sizes.

The applicant, Mike Jackson, readdressed the commission to address some of the residents' concerns.

Commissioner Carrasco asked Mr. Jackson how long the lot was on the market. Mr. Jackson stated that it had been on the market for many years.

Commissioner Gardaphe asked if staff had the acreage sizes of the exiting lots. Staff explained that at this time we do not have that information.

Commissioner Carrasco asked if there are any other lots in the area that could possible replat in this same manner. Staff confirmed that this project is the only empty lot left.

Commissioner Gardaphe asked what is the smallest lot size allowed for SF-1 and are there lots in the area that are the same size. Staff explained that the smallest lot size for SF-1 8,000 Sq. ft. There are no smaller lots on Tanforan.

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

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

The motion by the following vote: 4 to 2 with 1 Abstention

AYE: Sisniega, Gardaphe, Holeva, Carrasco

NAY: Grosse, Bryant

ABSTAIN: Deck

ABSENT: Williams

8. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Park Avenue Heights, Section 3, being a residential replat of Lots 19 & 20, Block 64, Park Avenue Heights, Section 2,

City and County of Midland Texas. (Generally located on the northeast corner of the intersection of Bunche Street & E. California Ave - Council District 2)

Planner Paul Rodriguez 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 was closed at 4:00 p.m.

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

The motion by the following vote: 7 to 0

AYE: Sisniega, Bryant, Gardaphe, Grosse, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Williams

9. Motion approving a request by Louis Clay for a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 3, Block 6, Eastover Addition, Third Extension, City and County of Midland, Texas. (Generally located on the west side of N. Calhoun Street, approximately 112-feet south of Illinois Avenue - Council District 2)

Planner Paul Rodriguez 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 4:04 p.m.

Adrian Carrasco moved to approve this request; seconded by Zachary Deck.

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Bryant, Gardaphe, Deck, Grosse, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Williams

MISCELLANEOUS

10. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Claydesta Plaza Section 6, being a replat of the remainder of Lot 1, Block 14, Claydesta Plaza, Section 2, and a plat of a 48.017 acres tract of land located in Section 14, Block 39, T-I-S, T&P RR CO Survey, City and County of Midland, Texas. (Generally located on the north side of Smith Road, approximately 485-feet north of Veterans Airpark Lane. Council District 3)

Karmen Bryant moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Bryant, Gardaphe, Grosse, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Williams

11. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Sundial East, Section 2, being a 2.25-acre tract of land out of 280.272 acres located in Section 27, Block 38, T-I-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 60,

approximately 270-feet west of North County Road 1135 - Extraterritorial Jurisdiction)

Chase Gardaphe moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Bryant, Gardaphe, Deck, Gross, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Williams

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at 4:10 p.m.


Lucy Sisniega, Chairman

4-4-22
Date


Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

4/4/22
Date