

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
April 18, 2022
Council Chambers – City Hall**



The Planning & Zoning Commissioner convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., April 18, 2022.

Commissioners present: Williams, Karmen Bryant, Stacy Grosse, Emily Holeva, Adrian Carrasco, Beverly Dillow
Commissioners absent: Lucy Sisniega, Chase Gardaphe, Zachary Deck
Staff members present: Charles Harrington, Elizabeth Shaughnessy, Kelly Martinez, Cole Furqueron, Paul Rodriguez, Justin Smith, Dalia Salinas

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

Receive comments from members of the public who desire to address the Planning & Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Comments limited to three minutes or less.)

Commissioner Williams 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 Bryant.

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

2. Motion approving the Planning and Zoning Commission Meeting minutes for April 4, 2022.
3. Motion approving a Final Plat of Amaron Addition, Section 10, being a re-plat of Lots 1 & 2, Block 4, Amaron Addition, Section 5, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection side of Rankin Highway and Stokes Avenue - District 2)

PUBLIC HEARINGS

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

4. Consider a request by Midland Habitat for Humanity for a zone change from PD, Planned Development District for a Housing Development to an Amended PD, Planned Development District for a Housing Development on Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located on the east and west side of S. Benton Street, approximately 217-feet north of Orchard Lane - Council District 2)

Senior Planner Kelly Martinez gave an overview 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 present but deferred to staff.

The public hearing was closed at 3:36 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

5. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Nueva La Jolla Addition, Section 5, being a replat of Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located on the east and west side of Benton Street, approximately 217-feet north of Orchard Lane. Council District 2)

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

The public hearing was opened at 3:37 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:38 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

6. Motion approving a request by Newton Engineering for a zone change from AE, Agricultural Estates District to SF-3 Single Family Dwelling District on a 20.719-acre tract of land out of a 331.25-acre tract of land all out of Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of Midland Drive, approximately 475 feet south of Greentree Boulevard - Council District 1)

Senior Planner Cole Furqueron gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Carrasco asked if it connects to Mockingbird Heights.

Staff explained that will actually be connecting to Valwood

The public hearing was opened at 3:41 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:42 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

7. Motion approving a request by Newton Engineering for a zone change from AE, Agricultural Estates District to O-1 Office District on a 5.720-acre tract of land out of a 331.25-acre tract of land all out of Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Midland Drive and Greentree Boulevard - Council District 1)

Senior Planner Cole Furqueron gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Williams asked how far Greentree would be extended.

Staff explained that they do not have that information at this time but Traffic is working on extending it to the East.

The public hearing was opened at 3:46 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

8. Motion approving with staff recommended conditions a proposed Preliminary Plat of Mockingbird Heights, Section 16 being a plat of a 26.46-acre tract of land out of a 331.25-acre tract of land all out of Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Green Tree Boulevard and N. Midland Drive - Council District 1)

Senior planner Cole Furqueron 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 was present but deferred to staff.

The public hearing was closed 3:50 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

9. Motion approving a request by Mellen Family Investments, LLC for a zone change from O-1 Office District, in part and SF-2, Single Family Dwelling District, in part to O-1, Office District on a 1.38-acre tract of land out of Lots, 1, 2, 3 and 4, Block 4, West Midland Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of F Street and Illinois Avenue - Council District 3)

Planner Justin Smith gave an overview of the project. With three letters of objection received, staff recommended approval.

Commissioner Carrasco asked if does or does not conform to the Tall City Tomorrow Plan.

Staff explained that it does not conform to the Tall City Tomorrow Plan.

Commissioner Williams asked if there had been a building plan submitted.

Staff explained where the location of the building is going to be but that a building plan has not been submitted.

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

The applicant was not present.

Resident, Katheryn Menawl (1305 W. Ohio, Midland, Texas) addressed the commission with question in regards to how the traffic is going to be handled.

Commissioner Williams explained that this request is only for the zone change. Staff also explained that the applicant would be able to continue with their plans while staying in the current zoning, the only reason for the zone change is to clean up the area. Staff gave Mrs. Menawl the date for the next council meeting.

The public hearing was closed at 4:02 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

10. Motion approving a request by Midland Visions 2000 for a zone change from C, Commercial District to TH, Townhouse Dwelling District on Lots 4-7, Block 42, Greenwood Addition, Section 3, 4, and 5, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of S. Webster Street and Cloverdale Road – Council District 2)

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

The public hearing was opened at 4:06 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:07 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

11. 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 1, Block 1, Eastover Second Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Jesse Street and E. Illinois Avenue – Council District 3)

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

The public hearing was opened at 4:11 p.m.

The applicant was not present.

The public hearing was closed at 4:11 p.m.

Commissioner Carrasco moved to approve; seconded by Commissioner Bryant.

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

12. Motion approving a request by Debra Holt, d/b/a Spitz Mediterranean for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, a 4,800 square foot portion of Lot 1-J, Block 5, Colony Place, Section 5, City and County of Midland, Texas. (Generally located south side of Wadley Avenue, approximately 254-feet east of N. Garfield - Council District 3)

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

The public hearing was opened at 4:15 p.m.

The applicant, Debra Holt, gave a summary of her project and was open for questions.

The public hearing was closed at 4:21 p.m.

Commissioner Carrasco moved to approve; seconded by Commissioner Bryant.

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

13. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Lindsay Acres, Section 12, being a residential replat of the west 0.16 acres out of Lot 9, Block E5, Lindsay Acres, City and County of Midland Texas. (Generally located on the south side of Montgomery Ave., approximately 155- feet east of Camp Street - 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 4:24 p.m.

The applicant was not present.

The public hearing was closed at 4:25 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

14. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Stallion Park Addition being a 4.570-acre Tract of Land out of Section 9, Block 39, T-2-S, T&P, RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Country Road (W. Sunglo), approximately 150-ft east of South County Road 1205 - Council District 2) (DEVELOPMENT SERVICES)

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

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

The applicant was not present.

Resident, Jim Baker, (2609 County Road 110, Midland, Texas). Spoke against the project due to construction and the trucks being parked in the area.

Commissioner Williams explained to Mr. Baker that the P&Z commission is the first step in the approval process and that next it will go to the City Council. Commissioner Williams also suggested Mr. Baker reach out to his City Council Representative.

The public hearing was closed at 4:37 p.m.,

Commissioner Carrasco asked for clarification on what is included in the applicants request.

Staff explained that this application is just to approve the preliminary plat and that the applicant does not have to provide a desired zoning or give plans for development.

Director of Development Services also explained that only the preliminary plat is being requested for approval. They have to come back with a new application in order to change the zoning and at that time the land use will be discussed.

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

MISCELLANEOUS

15. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Highland Park Addition, Section 3, being a replat of Lots 1-8, Block 3, Highland Park Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N. Garfield Street and W. Louisiana Avenue. Council District 1)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

16. Motion approving with staff's recommended conditions a proposed Final Plat of Stonebridge Addition, Section 4, being a 49.512-acre tract of land out Section 1, Block X, H.P. Hilliard Survey, City of Midland, Midland County, Texas. (Generally located on the northeast corner of the intersection of Loop 250 North and Lamesa Road - Council District 1)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

17. Motion approving with staff's recommended conditions of a proposed Preliminary Plat of Galindo Addition, Section 1 being a 7.532 -acres tract of land out of S.W/4 of Section 21, Block 39, T-2-S, T & P RR Co Survey, County of Midland, Texas. (Generally located on the northeast corner of the intersection of County Road 1210 and County Road 140 – Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

18. Motion approving with staff's recommended conditions a proposed Preliminary Plat of West 1788 Industrial Park, Section 9, being a 10 -acres tract of land out of N.E./4 of Section 48, Block 41, T-1-S, T & P RR Co Survey, City and County of Midland, Texas. (Generally located on the west side of Farm Road 1788, 1,290 feet south of Onyx Drive – Council District 4)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

19. Motion approving with staff's recommended conditions of a proposed Final Plat of Lone Star Trails II, Section 13, being a plat of a 14.53-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 Occidental Parkway, approximately 1, 335 - feet east of Carriage Road. Council District 1)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

20. Motion approving with staff's recommended conditions of a proposed Final Plat of Lone Star Trails II, Section 14, being a plat of a 9.69-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 Occidental Parkway, approximately 1, 335 - feet east of Carriage Road. Council District 1)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

21. Motion approving with staff's recommended conditions of a proposed Final 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 Avenue - Council District 2)

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

The motion passed by the following vote: 6 to 0

AYE: Williams, Bryant, Grosse, Holeva, Carrasco, Dillow

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Gardaphe, Deck

With no further items to come before the Commission, Vice Chairman Williams adjourned the meeting at 5:05 p.m.


Lucy Sisniega, Chairman

5-2-22
Date


Elizabeth Snaughnessy, Planning Division Manager
Department of Development Services

5-2-22
Date