

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
August 15, 2022
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., August 15, 2022.

Commissioners present: Lucy Sisniega, Dianne Williams, Chase Gardaphe, Stacey Grosse, Emily Holeva

Commissioners absent: Karmen Bryant, Zachary Deck, Adrian Carrasco

Staff members present: Charles Harrington, Elizabeth Shaughnessy, Kelly Martinez, James Reber, Landon Ochoa, Alexandra Walling, Dalia Salinas

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 Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck, Carrasco

2. Motion approving the Planning and Zoning Commission Meeting for August 1.
3. Motion approving a Final Plat of Kimber-Lea Addition, Section 14, being a 4.67-acre tract of land out of Lot 15, Block 10, Kimber-Lea Second Section, Blocks 8,9,10, & 11, an addition to the City and County of Midland, Texas. Generally located on the north side of Wadley Avenue, approximately 170 feet to the east of Midkiff Road – Council District 3)
4. Motion approving a Final Plat of Lone Star Trails II, Section 16, being 50.91 acres of land in Section 7, Block 38, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Fairgrounds Road & Arapahoe - Council District 1)
5. Motion approving a 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)
6. Motion approving a Final Plat of Voltagrid Addition, being a plat of a 1.8-acre tract of land out of Section 17 and 7.2-acre tract of land out of Section 20, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located 2,800 feet east of S Farm to Market Rd 1788 & 2,100 feet south of W I-20 Frontage Road - Extraterritorial Jurisdiction)
7. Motion approving a Final Plat of Southern Addition, Section 26, being a replat of Lots 5, 6, and 7, Block 194, Southern Addition, City and County of Midland Texas. (Generally located on the southeast corner of the intersection of E. Florida Avenue and S. Jefferson Street - Council District 2)

PUBLIC HEARINGS

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

8. Motion approving a request by LCA for a zone change from SF-1, Single-Family Dwelling District in part and 2F-Two-Family Dwelling District in part to PD, Planned Development District for a Civic Center, and Community Center on Lots 7-9, Block 93, a 0.263-acre portion of Block 96, the North 40-Foot of the West 175-feet of Block 104, the abandoned portions of Brunson Street, a 14, 408 square foot portion W. Indiana Street, a 2,650 square foot portion of the abandoned Brunson Avenue recorded in volume 2933, page 275, all in West End Addition, volume 17, pages 614 & 615, Midland County Deed Records City of Midland and County of Midland, Texas. (Generally located on the east of South "L" Street, approximately 150 - ft south of W. Missouri Avenue - Council District 3).

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 3:36 p.m.

The applicant was present but deferred to staff.

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

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

Commissioner Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck, Carrasco

9. Motion approving a request by Maverick Engineering for a zone change from, SF-3, Single-Family Dwelling District, in part, TH, Townhouse Dwelling District, in part, SF-2, Single-Family Dwelling District, in part, MF-16, Multiple-Family Dwelling District, in part, SF-1, Single-Family Dwelling District, in part, 2F, Two-Family Dwelling (Duplex) District, in part, and RR, Regional Retail District, in part, to PD, Planned District for Housing Development out of a 317.56-acre tract of land, in Section 18, Block 38, T-I-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Fairgrounds and East Mockingbird Road – Council District 1)

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

Commissioner Williams asked about the unidentified oil wells that are addressed in the comments.

Commissioner Sisniega asked what common areas would be provided. Staff explained that they are not providing common areas that instead they are providing amenities, staff then deferred to the applicant for further explanation.

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

The applicants, Chris Berry and Ronnie Wallace with Betenbough, addressed the commission and provided a presentation of the project.

Commissioner Sisniega asked if the project plans on using the 20% for the planned amenities.

Mr. Berry explained it is what they are planning on but they have to get it all worked out with the utility companies. He also stated that the green spaces and the roundabout are the only 2 amenities that will not change.

Commissioner Sisniega also asked if any schools are being planned in the area. Mr. Berry explained that they have spoken to MISD about proposed school sites.

Commissioner Sisniega asked what is the target audience for the new housing area.

The public hearing was closed at 4:01 p.m.

Commissioner Gardaphe moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 5 to 0
AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva
NAY: None
ABSTAIN: None
ABSENT: Bryant, Deck, Carrasco

10. Motion approving with staff's recommended conditions, a proposed preliminary plat of United Addition, being 4.90 acres of land out of Section 16, Block 40, T-2-S T&P Railway Co. Survey, Midland County, Texas. (Generally located on the south side of West I-20, approximately 4,047-feet east of South County Road 1270 - Extraterritorial Jurisdiction)

Planner James Reber 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 present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0
AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva
NAY: None
ABSTAIN: None
ABSENT: Bryant, Deck, Carrasco

11. Motion approving with staff's recommended conditions, a proposed plat of Cowden Addition, Section 7, being a replat of Lots 5 and 6, Block 12, of Cowden Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Hart Avenue and Bryant Street - Council District 3)

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

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

The applicant present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0
AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva
NAY: None
ABSTAIN: None
ABSENT: Bryant, Deck, Carrasco

12. Motion approving a request by Jazmin Sandoval Hernandez, El Capitan Mexican Restaurant Marisco's and Bar Corp, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 7,592 square foot portion of the west 5-feet of Lot 5, all of Lots 6-13 and 19-21, Block A, Garrett Place, City and County of Midland, Texas. (Generally located on the northeast corner of Carlton Street and W. Wall Street, approximately 125-feet east of Carlton Street - Council District 2)

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

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

The applicant was not present.

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

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

The motion passed by the following vote: 5 to 0
AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva
NAY: None
ABSTAIN: None
ABSENT: Bryant, Deck, Carrasco

MISCELLANEOUS

13. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Desert Scene Addition, being a plat of 11.480-acre tract of land out of Section 20, Block 39, T-2-S, T&P RR CO. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 460-feet west of South County Road 1210 - Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 5 to 0
AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva
NAY: None
ABSTAIN: None
ABSENT: Bryant, Deck, Carrasco

14. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Covington Addition, Section 8, being a replat of Lots 2, 3, 4, and 5, Block 3, Covington Addition, City and County of Midland, Texas. (Generally located on the east of Jordy Rd, approximately 790-feet northwest of Tower Rd - Council District 4)

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

The motion passed by the following vote: 5 to 0
AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva
NAY: None
ABSTAIN: None
ABSENT: Bryant, Deck, Carrasco

15. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of West 191 Industrial Park, Section 9, being a replat of Lot 10, Block 1, West 191 Industrial Park, Section 6, City and County of Midland Texas. (Generally located on the south side of West County Road 77, approximately 1,716-feet from North Farm to Market 1788 - Council District 4)

Commissioner Grosse moved to approve; seconded by Commissioner Holeva.

The motion passed by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva

NAY: None

ABSTAIN: None

ABSENT: Bryant, Deck, Carrasco

16. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Cox Addition, Section 2, being a replat of Lot 1, Block 1, Cox Addition, and 2.009-acre tract of land located in Section 8, Block 40, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas. Generally located on the northeast corner of the intersection of Pilot Avenue and Norden Street. (Council District 4)

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

The motion passed by the following vote: 5 to 0

AYE: Sisniega, Williams, Gardaphe, Grosse, Holeva

NAY: None

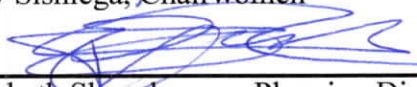
ABSTAIN: None

ABSENT: Bryant, Deck, Carrasco

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at 4:18 p.m.


Lucy Sisniega, Chairwomen

9-6-22
Date


Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

9-6-22
Date