

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES**

September 6, 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 , September 06, 2022.

Commissioners present: Stacy Grosse, Beverly Dillow, Lucy Sisniega, Chase Gardaphe, Adrian Carrasco

Commissioners absent: Karmen Bryant, Dianne Williams, Zachary Deck, Emily Holeva

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

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.)

CONSENT ITEMS

Chase Gardaphe moved to approve; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Grosse, Dillow, Sisniega, Gardaphe, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Bryant, Williams, Deck, Holeva

2. Motion approving the Planning and Zoning Commission Meeting minutes for August 15, 2022.
3. Motion approving a Final Plat of Heritage Oaks, Section 8, being a 33.428-acre tract of land located in Section 25, Block 40, T-1-S, T&P, RR. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Briarwood Avenue, approximately 450-feet east of Roadrunner Trail – Council District 4) (DEVELOPMENT SERVICES)

4. Motion approving a Final Plat of Greenwood Addition, Section 15, being a re-plat of Lots 4 and 5, Block 42, Greenwood Addition Third, Fourth and Fifth Sections, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Webster Street and Cloverdale Road – Council District 3) (DEVELOPMENT SERVICES)
5. Motion approving a Final Plat of Veteran Development, Section 2, being a 6.00-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the east side of Antelope Trail, approximately 130-feet south of W. County Road 120 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
6. Motion approving a Final Plat of Veteran Development, Section 3, being a 6.70-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the west side of Antelope Trail, approximately 910-feet south of West County Road 120 – Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
7. Motion approving a Final Plat of Saddleback Estates, Section 2 being a replat of Lots 3, 5-9, and 12-14, Block 3, and Lots 2-19, Block 1, Saddleback Estates Addition, Midland County, Texas. (Generally located on the north side of E. County Road 95m, approximately 520 – feet east of S. County Road 1130. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

8. Motion approving with staff's recommended conditions a proposed Preliminary Plat of West End Addition, Section 27, being a residential re-plat of Lots 7-12, Block 93, Lots 1-12, Block 94, the abandoned alley in Block 94, a 0.263-acre portion of Block 96, the North 40-feet of the west 175-feet of Block 104, Lots 1-5, Block 105, the abandoned portions of Brunson Avenue, the abandoned portions of W. Indiana Avenue and S. K Street, all out of the West End Addition, Vol. 17 Pages 614 & 615, Midland County Deed Records, City and County of Midland, Texas. Generally located on the southwest corner of the intersection of West Missouri Avenue and South J Street - Council District 3)(DEVELOPMENT SERVICES)

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.

Adrian Carrasco moved to approve this request; seconded by Stacy Grosse.

The motion passed by the following vote:

AYE: Grosse, Dillow, Sisniega, Gardaphe, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Bryant, Williams, Deck, Holeva

9. Motion to approve with staff's recommended conditions, a proposed Preliminary Plat of Green Tree North Addition, Section 23, being a residential replat of Lots 12 & 13, Block 5, Correction Plat Green Tree North, City and County of Midland, Texas. Generally located on the southeast corner of the intersection of Island Dr and Rustic Trail (Council District 1). (DEVELOPMENT SERVICES)

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 3:39 p.m.

The applicant was not present.

Resident, Brenda Harrison, 4802 Island Drive, Midland Texas, spoke against the project on behalf of the residents of Green Tree North. She explained that the residents of Green Tree North are against the re-plat due to the small size of the proposed lot.

Resident, Nancy Bledsoe, 4811 Rustic Trail, Midland Texas, spoke against the project due to it diminishing their property values.

Resident, Walt Hannie, 4806 Rustic Trail, Midland, Texas, spoke against the project due to the smaller lot size setting a precedent.

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

Commissioner Carrasco asked if the size of the proposed home was stated. Staff explained that the size of the home had not been received.

Commissioner Sisniega asked what the percentage of public noticed received. Staff explained that because this is a replat, the super majority rule does not take place. Commissioner Sisniega and staff explained to the audience that public notices only go out to homes in 200 foot area.

Mrs. Harrison readdressed the commissioners to state that the residents of Green Tree have a vested interest to keep the lot sizes uniformed.

Commissioner Sisniega asked staff if any reasons for the replat had been given. Staff explained that the reasons for the replat have not been stated, and the applicant was asked to appear before the commission but did not attend.

Commissioner Gardaphe asked what the average lot size in the area is. Staff explained that the sizes vary but the new lots would have to meet the SF-1 standard.

Commissioners and staff discussed the codes pertaining to this application.

Commissioner Sisniega address the audience. She explained that although the commission understand their concerns, the application does not go outside the rules set in the code and the commission has to follow the set code.

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

The motion passed by the following vote:

AYE: Grosse, Sisniega, Gardaphe, Carrasco

NAY: Dillow

ABSTAIN: None

ABSENT: Bryant, Williams, Deck, Holeva

10. Motion approving a request by Jose Chavez for a zone change from MF-22, Multi-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 17, Block 59, Park Avenue Heights Addition, City and County of Midland, Texas. (Generally located on the north side of East California Avenue, approximately 480-feet east of South Lamesa Road - Council District 2) (DEVELOPMENT SERVICES)

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

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

The applicant was not present.

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

Stacy Grosse moved to approve this request; seconded by Chase Gardaphe.

The motion passed by the following vote:

AYE: Grosse, Dillow, Sisniega, Gardaphe, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Bryant, Williams, Deck, Holeva

MISCELLANEOUS

11. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Carrollwood Addition, being a 31.29 - acre tract of land out of the northeast quarter of Section 24, Block 40, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the west side of Antelope Trail, approximately 3,000-feet north of west County Road 140 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Grosse, Dillow, Sisniega, Gardaphe, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Bryant, Williams, Deck, Holeva

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at

Lucy Sisniega, Chairwomen

Date

Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

Date