

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
September 7, 2021
Council Chambers – City Hall**



The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:32 p.m., September 07, 2021.

Commissioners present: Karmen Bryant, Reggie Lawrence, Lucy Sisniega, Chase Gardaphe, Zachary Deck
Commissioners absent: Stacy Grosse, Dianne Williams
Staff members present: Charles Harrington, Dalia Salinas, Elizabeth Shaughnessy, Valerie Sherman, Cole Furquerson.

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 Lawrence opened the public comment period at 3:32 p.m. With no one wishing to speak, the public comment period was closed at 3:33 p.m.

CONSENT ITEMS

Commissioner Gardaphe moved to approve; seconded by Commissioner Deck.

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

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for August 16, 2021.
3. Consider a proposed Final Plat of Melody Acres, Section 15 being a residential replat of 2.814 acres portion of Lot 5A, Block 1, Melody Acres, Section 10, City and County of Midland, Texas. (Generally located on the east side of Meadowlark Lane, approximately 826-feet east of Oriole Drive. Council District 1)
4. Consider a proposed Preliminary Plat of Mockingbird Heights, Section 14, being a plat of a 4.14-acre tract out of the west part of a 39.93 acres tract all being out of the West/2 of Section 8, Block "X", H.P. Hilliard Midland County, Texas. (Generally located on the east side on Valwood Drive, approximately 500 feet north of Tanforan Drive. Council District 1)
5. Consider a proposed Preliminary Plat of Fuse Industrial Park, Section 2, being a plat of a 6.41 acres tract of land located in the northeast quarter of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 289 feet east of N. Calhoun Street and approximately 771 feet north of E. Indiana Street. Council District 2)
6. Consider a proposed Final Plat of Lone Star Trails II, Section 10, being a plat of a 12.22-acre tract of land located in the southeast corner of the intersection of Carriage Road and Occidental Parkway. Council District 1

7. Consider a proposed Preliminary Plat of Northwest Passage Addition, being a plat of a 117.035-acres tract of land out of Section 35, Block 40, T-1-S T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of State Highway 158, approximately 1,001 feet north of State Highway 191. Extraterritorial Jurisdiction)
8. Consider a proposed Final Plat of Southern Addition, Section 24, being a re-plat of Lots 7, 8 and 9, Block 190, Southern Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of E. Dakota Avenue and S. Dallas Street. Council District 2)
9. Consider a proposed Preliminary Plat of Big Horn Addition, being a plat of a 10.00-acre tract of land out of Section 17, Block 40, T-2-S, T&P RR Co. Survey, Midland County Texas. (Generally located on the south side of W. Industrial Avenue, approximately 450 feet west of S. County Road 1276. Extraterritorial Jurisdiction)
10. Consider a proposed Final Plat of Westridge Park Addition, Section 44, being a re-plat of Lot 3, Block 6, Westridge Park Addition, Section 31, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Champions Drive and N. Loop 250 West Frontage Road. Council District 4)
11. Consider a proposed Final Plat of Tower Addition, Section 1, being a plat of a 1.00-acre tract of land located in the southwest quarter of Section 9, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of S. Cnty Rd 1210, approximately 53 ft north of W. County Rd 118. Extraterritorial Jurisdiction)
12. Consider a proposed Preliminary Plat of West 191 Industrial Park, Section 8 being a replat of 1.742-acres of the north half of Lot 1, Lot 2, and Lot 3, Block 1, West 191 Industrial Park, City and County of Midland, Texas. (Generally located north of State Highway 191, approximately 2,205-feet west of Westlake Rd. (Council District 4)
13. Consider a proposed Final Plat of Southwest Crossing, Section 13, being a plat of a 7.359-acre tract of land out of the Northwest quarter of Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 123, approximately 2000 feet west of South County Road 1235. Extraterritorial Jurisdiction)

PUBLIC HEARINGS

14. Hold a public hearing and consider a proposed Preliminary Plat of Ruckus Addition Section 2 being a plat of a 2.489-acre tract of land located in Section 30, Block 38, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Fairgrounds Road, approximately 1,582-feet south of E. Loop 250 North. Council District 2)

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 3:37 p.m.

The applicant was present but deferred to staff.

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

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

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

15. Hold a public hearing and consider a request by Joval, LLC for a zone change from RR, Regional Retail District to LI, Light Industrial District on 1.742-acre tract of land out of Lot 1 and Lot 3, Block 1, West 191 Industrial Park,

City and County of Midland, Texas. (Generally located north of State Highway 191, approximately 2,205-feet west of Westlake Road. Council District 4)

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 3:42 p.m.

The applicant was not present.

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

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

The motion passed by the following vote: 5 to 0

AYE: Bryant, Lawrence, Sisniega, Gardaphe, Deck

NAY: None

ABSTAIN: None

ABSENT: Grosse, Williams

16. Hold a public hearing and consider a request by Maverick Engineering for a zone change from PD, Planned Development District for a Housing Development to RR, Regional Retail District on Lot 11, Block 3, Gateway Plaza, Section 3, City and County of Midland, Texas. (Generally located on the north side of Starboard Drive, approximately 612-feet east of S. Tradewinds Boulevard. Council District 4)

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 3:45 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 5 to 0

AYE: Bryant, Lawrence, Sisniega, Gardaphe, Deck

NAY: None

ABSTAIN: None

ABSENT: Grosse, Williams

17. Hold a public hearing and consider a request by Stephen T. Marcum for a zone change from SF-1, Single-Family Dwelling District to PD, Planned Development District for an Office Center on a 2.273-acre tract of land located in Section 20, Block 39, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of N. Midkiff Road and Sinclair Avenue. Council District 3)

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 3:48 p.m.

The applicant was not present.

Resident Williams Parsons, with the Vanderbilt Group, spoke in favor of the project.

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

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

The motion passed by the following vote: 4 to 0, 1 Abstention

AYE: Lawrence, Sisniega, Gardaphe, Deck

NAY: None

ABSTAIN: Bryant
ABSENT: Grosse, Williams

18. Hold a public hearing and consider a request by Cruz Marquez for a zone change from, MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 9, Block 25, Greenwood 3rd, 4th, & 5th, City and County of Midland, Texas. (Generally located on the East side of S. Webster Street, approximately 192-feet south of E. Washington Ave. Council (District 2)

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 3:53 p.m.

The applicant was not present.

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

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

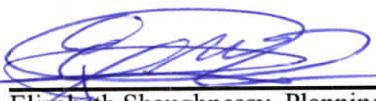
The motion passed by the following vote: 5 to 0
AYE: Bryant, Lawrence, Sisniega, Gardaphe, Deck
NAY: None
ABSTAIN: None
ABSENT: Grosse, Williams

MISCELLANEOUS

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



Reggie Lawrence, Chairman For: Lucy D. Sisniega Date 9-20-21



Elizabeth Shaughnessy, Planning Division Manager Date 9/20/21
Department of Development Services