



**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
October 4, 2021
Council Chambers – City Hall**

The City Council convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., October 04, 2021.

Commissioners present: Beverly Dillow, Dianne Williams, Lucy Sisniega, Chase Gardaphe, Zachary Deck, Adrian Carrasco

Commissioners absent: Stacy Grosse, Karmen Bryant, Joshua Sparks, Emily Holeva

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

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: 6 to 0

AYE: Sisniega, Williams, Gardaphe, Deck, Carrasco Dillow,

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

2. Consider a motion approving the Planning and Zoning Commission meeting minutes for September 20, 2021
3. Consider a reinstatement of an approved proposed Preliminary Plat of Pioneer Industrial Park, being a Plat of a 43.196-acre tract of land out of the N/Part of Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 456-feet south of East County Road 140. Extraterritorial Jurisdiction).
4. Consider a proposed Final Plat of Pioneer Industrial Park, being a Plat of a 43.198-acre tract out of land in Section 25, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 456-feet south of East County Road 140. Extraterritorial Jurisdiction).
5. Consider a proposed Final Plat of 349 Ranch Estates, Section 23, being a residential replat of the North 0.43 Acres of the Lot 14, Block 1, 349 Ranch Estates, City and County of Midland, Texas (Generally located on the west side of Shawnee, approximately 175-feet north of Tejas. Council District 1)
6. Consider a proposed Final Plat of Southwest Crossing, Section 17, being a plat of a 9.563-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1235 and West County Road 123. Extraterritorial Jurisdiction)
7. Consider a proposed Preliminary Plat of DeLacey Addition, being a plat of a 21.698-acre tract of land located in the southeast quarter of Section 23, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of E. County Road 140, approximately 5,582 feet west of F.M. 715. Extraterritorial Jurisdiction)

8. Consider a proposed Preliminary Plat of Mystic Glen Addition, being a plat of a 2.23-acre tract of land located in the northeast quarter of Section 27, Block 39, T-2-S, T&P RR Co. Survey, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of W. County Road 140, approximately 1,982 feet west of S. State Highway 349. Extraterritorial Jurisdiction)
9. Consider a proposed Final Plat of Cycles Addition, Section 3, being a re-plat of Lot 1A, Block 1, Cycles Addition, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Tradewinds Boulevard and West Business Interstate 20. Council District 4)

PUBLIC HEARINGS

10. Hold a public hearing and consider a request by Black & Dillard Property Management, LP, for the initial zoning of a 9.162-acre tract of land out of Section 6, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of Fairgrounds Road and Garden City Highway. Extraterritorial Jurisdiction)

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 3:40 p.m.

Commissioner Williams asked for clarification on the annexation location. Staff explained that the property is being annexed into the city limits.

Commissioner Carrasco asked if something is already being built on the site. Commissioner Gardaphe explained that it was an existing convenience store.

The applicant, Eric Eckert with Black & Dillard Property was present and open for questions.

Resident Cody Stroud, 5601 Hathaway Ct, Midland Texas, spoke on behalf of Montevallo Inc. He requested information on how to be added to the sewage plans for this project. Director of Development Services, Charles Harrington, addressed Mr. Stroud's concerns and explained to him and the commission the process of requesting sewer services.

The public hearing was closed at 3:43 p.m.

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

The motion passed by the following vote: 6 to 0
AYE: Sisniega, Williams, Gardaphe, Deck, Carrasco Dillow,
NAY: None
ABSTAIN: None
ABSENT: Grosse, Bryant

11. Hold a public hearing and consider a request by PREG Development, LLC, for a zone change from PD, Planned District for a Shopping Center to LR, Local Retail District, on Lot 2A, Block 2, Westridge Park Addition, Section 8, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway Frontage Road, approximately 197 feet east of 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 3:46 p.m.

The applicant was not present.

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

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

The motion passed by the following vote: 6 to 0
AYE: Sisniega, Williams, Gardaphe, Deck, Carrasco Dillow,
NAY: None
ABSTAIN: None
ABSENT: Grosse, Bryant

12. Hold a public hearing and consider a request by Lusso Real Estate, LLC for the initial zoning of a 30.80-acre tract of land out of Section 37 and 38, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of State Highway 191 and Avalon Drive. Extraterritorial Jurisdiction)

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

The public hearing was opened at 3:49 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 6 to 0
AYE: Sisniega, Williams, Gardaphe, Deck, Carrasco Dillow,
NAY: None
ABSTAIN: None
ABSENT: Grosse, Bryant

13. Hold a public hearing and consider a request by Jamie Bowers for a zone change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 9, Block 10, Greenwood Addition 3rd, 4th, 5th Section, City and County of Midland, Texas. (Generally located on the east side of S. Stonewall Street, approximately 140-feet north of E. Washington Avenue. Council District 2)

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

Commissioner Carrasco asked if this was the only lot on the block that is zoned commercial.

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

The applicant was present but deferred to staff.

The public hearing was closed at 3:54 p.m.

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

The motion passed by the following vote: 6 to 0
AYE: Sisniega, Williams, Gardaphe, Deck, Carrasco Dillow,
NAY: None
ABSTAIN: None
ABSENT: Grosse, Bryant

14. Hold a public hearing and consider a request by CG Faudree LLC for a zone change from TP, Technology Park District to RR, Regional Retail District on Lot 2, Block 4, Amaron Addition, Section 5, City and County of Midland, Texas. (Generally located on the north side of Wolcott Avenue, approximately 465-feet west of Rankin Highway. 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 3:56 p.m.

The applicant was not present.

The public hearing was closed at 3:56 p.m.

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

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Gardaphe, Deck, Carrasco Dillow,

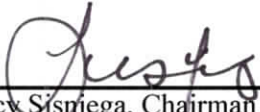
NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at 3:57 p.m.



Lucy Sisniega, Chairman

Oct. 18 2021

Date



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

Oct 18 2021

Date