

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
November 1, 2021
Council Chambers – City Hall**



The Planning Commissioner convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., November 01, 2021.

Commissioners present: Stacy Grosse, Karmen Bryant, Dianne Williams, Lucy Sisniega, Chase Gardaphe, Emily Holeva, Adrian Carrasco

Commissioners absent: Beverly Dillow, Joshua Sparks, Zachary Deck

Staff members present: Charles Harrington, Elizabeth Shaughnessy, Kelly Martinez, Cole Furqueron, 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 hearing period at 3:31 p.m. With no one wishing the public comment period was closed at 3:32 p.m.

CONSENT ITEMS

Commissioner Williams moved to approve the Consent Items 2-5; seconded by Commissioner Carrasco.

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Deck

2. Motion approving the Planning and Zoning Commission meeting minutes for October 18, 2021
3. Motion approving a proposed Final 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)
4. Motion approving a proposed Final Plat of Patriot Leap being a plat of a 19.929-acre tract of land located in Section 20, Block 39, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the north side of West Cnty Rd 140, approximately 1,246 feet west of South County Road 1210 - Extraterritorial Jurisdiction)
5. Motion approving a proposed Final Plat of Yates 191 Addition being a plat of a 5-acre tract of land located Section 32, Block 40, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the north of South Highway 191, approximately 1,232-feet west of Westlake. Council District 4)

PUBLIC HEARINGS

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

6. Motion approving a request by Lusso Real Estate, LLC for a Specific Use Designation without Term for Automobile or other Motorized Vehicle Sales and Service on 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. Council District 4)

recommended approval.

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

The applicant was not present.

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

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Deck

7. Motion approving a request by Terictika Deary, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a nightclub, on a 4,000 square foot portion of Lot 31, Block 10, Permian Estates, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Thomason Drive and W. Wall Street. 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 3:40 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:40 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Deck

MISCELLANEOUS

8. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Lone Star Trails II, Section 13, being a plat of a 25.20-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 Carrasco moved to approve this request; seconded by Commissioner Bryant.

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Deck

9. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Sturgis Addition, being a plat of a 12.654 acres tract of land located the NE/4 of Section 21, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side on W. County Road 130, approximately 1,055-feet west of S. County Road 1200 - Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco

NAY: None

ABSTAIN: None
ABSENT: Deck

10. Motion approving with staff's recommended conditions of a proposed Final Plat of Country Sky Addition, Section 27 being a residential re-plat of the northern 2.19 acres of Lot 2, Block 4, Country Sky Addition, Section 3, and a plat of a 2.32 acre tract of land located in Section 26, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas (Generally located on the southwest corner of the intersection of Briarwood Avenue and Tumbleweed Trail. Council District 4)

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

The motion passed by the following vote: 7 to 0
AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco
NAY: None
ABSTAIN: None
ABSENT: Deck

11. Motion approving with staff's recommended conditions a proposed Final Plat of Tahoe Lakes Addition, Section 3, being a re-plat of Lot 2, Block 1, Tahoe Lakes Addition, Section 2 and a plat of a 11.73-acre tract of land located in the SW/4 of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of I-20, approximately 465 ft east of Lamesa Rd. Council District 2)

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

The motion passed by the following vote: 7 to 0
AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco
NAY: None
ABSTAIN: None
ABSENT: Deck

12. Motion approving with staff's recommended conditions of a proposed Preliminary Plat of Southwest Crossing, Section 19, being a plat of a 1.83-acre tract of land located in Section 12, Block 40, T-2-S, T&P RR. Co Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Cholla Road and Lote Bush Drive – Council District 2)

Senior Planner Cole Furqueron gave an overview of the project and was open for questions.

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

The motion passed by the following vote: 7 to 0
AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco
NAY: None
ABSTAIN: None
ABSENT: Deck

13. Motion approving with staff's recommended conditions of a proposed preliminary plat of Southern Addition, Section 25, being a replat of Lots 10, 11, and 12, Block 182, Southern Addition, City and County of Midland, Texas. (Generally located on the southeast intersection of the corner of W Florida Avenue and S. Marienfeld - Council District 2)

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

The motion passed by the following vote: 7 to 0
AYE: Sisniega, Williams Gardaphe, Holeva, Bryant, Grosse, Carrasco
NAY: None
ABSTAIN: None
ABSENT: Deck

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



Lucy Sisniega, Chairman

11-15-2021

Date



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

11-15-2021

Date