

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

October 17, 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 , October 17, 2022.

Commissioners present: Stacy Grosse, Beverly Dillow, Dianne Williams, Lucy Sisniega, Zachary Deck, Adrian Carrasco, Abraham Bejil

Commissioners absent: Emily Holeva, Sallie Vega

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

Stacy Grosse moved to approve; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Grosse, Dillow, Williams, Sisniega, Deck, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

2. Motion approving the Planning and Zoning Commission Meeting minutes for October 3, 2022.
3. Motion approving a Final Plat of Mockingbird Heights, Section 14, being a plat of a 4.14-acre tract of land 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 Survey, Midland County, Texas. (Generally located on the east side on Valwood Drive, approximately 500-feet north of Tanforan Drive - Council

District 1) (DEVELOPMENT SERVICES)

4. Motion approving a Final Plat of Kelview Heights, Section 12, being a replat of Lots 6 & 7, Block 9, Kelview Heights, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Loma Drive and W. Pine Avenue - Council District 3) (DEVELOPMENT SERVICES)
5. Motion approving a Final Plat of Northwestern Addition, Section 19, being a replat of a 10.81-acre tract of land out of Lot 2, Block 1, Northwestern Addition, City and County of Midland, Texas. (Generally located on the south side of Mockingbird Lane, approximately 1,703-feet east of N. Midland Drive - Council District 1) (DEVELOPMENT SERVICES)
6. Motion approving a Final Plat of Carrollwood Addition, 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)
7. Motion approving a Final Plat of Plunk Addition, Section 11, being a plat of the 0.69-acre tract of land out of Section 1, Block 39, T-2-S, T. & P. R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Garden City Highway, approximately 270-feet west of Allen St. - Council District 2) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

8. Consider a request by Nader Mezher for a zone change from O-1, Office District, to RR, Regional Retail District, on Lot 1, Block 26, Wedgwood Park, Section 4, City and County of Midland, Texas. (Generally located on the east side of N. Midland Drive, approximately 510-feet north of Neely Avenue – Council District 3) (DEVELOPMENT SERVICES)

Planner James Reber gave an overview of the project. With one letter of objection received, staff recommended approval.

Commissioner Bejil asked what the current width of the proposed alley. He also asked if the width would be the same as others in the city.

Commissioner Carrasco asked if it was the previous owner that build the alley access, and if the 5 feet could be moved back.

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

The applicant, Nader Mezher, addressed the commission and was open to questions. He also explained to the citizens that the fence will not be moving from it's current location.

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

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion by the following vote:

AYE: Grosse, Dillow, Williams, Deck, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Sisniega, Holeva, Vega

9. Motion approving a Final Plat Skyview Development, Section 10, being a 1.7-acre tract of land out of Lot 6, Block 7, Skyview Development, City and County of Midland, Texas. (Generally located on the Northwest corner of the intersection of Todd Road and Marie Drive. - 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 3:42 p.m.

The applicant was not present.

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

Zachary Deck moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Grosse, Dillow, Williams, Sisniega, Deck, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

10. Consider a request by Evans 1, LTD for a zone change from AE, Agricultural Estate to PD, Planned Development District for an Office Center on 5.720-acre tract of land located in Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Green Tree Boulevard and North Midland Drive - Council District 1) (DEVELOPMENT SERVICES)

Senior Planner Kelly Martinez gave an overview of this project. With one letter of objection received, staff recommended approval.

Commissioner Williams asked if we knew how tall the proposed office building would be.

Commissioner Deck asked why does the project not fall under the Tall City Tomorrow plan.

Commissioner Williams asked if Greentree BLVD is going to be an arterial road.

Commissioner Sisniega asked

Commissioner Bejil asked what the height restriction for the area are.

Commissioner Carrasco asked if the height of the building plays into the zone change

request.

Commissioner Sisniega asked if we know when the last time the Tall City Tomorrow plan was revised.

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

The applicant, Chase Dunham with Newton Engineering, addressed the commission. He gave a summary of the project and was open to questions

Commissioner Williams asked what the square footage of the houses for each lot. Mr. Dunham explained that it would be up to the builder.

Commissioner Williams asked if it would be comparable to Grand ridge.

Commissioner Carrasco asked if the fencing for the lots had been readdressed. He also asked if most of the entrances would be from Midland Drive.

Commissioner Sisniega asked if the lot sized were increased.

Commissioner Bejil asked if the esthetics of the fencing would be the same as Mockingbird Ridge.

Resident Paul Evans with Evans 1 LTD, spoke in favor of the project.

Resident Jared Sparks, 3917 Baybridge CT, spoke on behalf of the Mockingbird Heights HOA. He spoke in opposition of the project due the issues with traffic.

Resident Kay Shradder, 4203 Driftwood Drive, spoke in opposition to the project due to traffic the office space would bring. She also had concerns with the pump jacks and building next to them.

Commissioner Deck commented on the distance from the wells.

Resident Steven Shaffer Smith, Driftwood Drive, spoke in opposition to the project due to the lack of privacy the new homes would bring and the increase in traffic the business park would bring.

Resident Johnny Warren, 4409 Kingwood CT, spoke in opposition to the project due to the traffic coming into the residential area during peak time he also had concerns to the size of the lots.

Resident Sandra 4212 Greenwood Drive, spoke in opposition to the project due to the lack of privacy and the decrease of property values.

John Newton with Newton Engineering, spoke on behalf of the applicant. He addressed the concerns stated by the residents and the commission and he was open for questions.

Commissioner Deck asked if the homes are stand alone or connected

Commissioner Bejil asked if the would have rear entry and an HOA.

Commissioner Sisniega asked if the homes would be 1 or 2 stories.

Resident Debra Northcutt, spoke in opposition of this project due to the increase in traffic.

Resident Nathan Tate, spoke in favor to the project.

Resident Jennin Pruitt, spoke in opposition of the project due to traffic and property values.

Resident Ryan Roberts, 4491 Hackberry CT, spoke on behalf of the Green Tree HOA.

The applicant, Paul Evans, readdressed the commission to answer concerns from the residents.

Resident Valerie Prugo spoke in opposition to the project.

The public hearing was closed at 4:46 p.m.

Director of Development Services, Charles Harrington, was asked to address the commission in regards to a traffic study on the area.

Adrian Carrasco moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Grosse, Williams, Sisniega, Deck, Carrasco

NAY: Dillow, Bejil

ABSTAIN: None

ABSENT: Holeva, Vega

11. Consider a request by Evans 1, LTD for a zone change from AE, Agricultural Estate to PD, Planned Development District for a Housing Development on 20.719-acre tract of land located in Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of N. Midland Drive, approximately 433-feet south of Green Tree Boulevard -Council District 1) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Zachary Deck.

The motion failed by the following vote:

AYE: Deck, Carrasco

NAY: Grosse, Dillow, Sisniega, Bejil

ABSTAIN: Williams

ABSENT: Holeva, Vega

MISCELLANEOUS

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Mockingbird Heights, Section 15 being a plat of a 26.44-acre tract of land out of a 331.25-acre tract of land located in Section 8, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Green Tree Boulevard and N. Midland Drive – Council District 1) (DEVELOPMENT SERVICES)

Abraham Bejil moved to deny this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Grosse, Dillow, Williams, Sisniega, Deck, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

13. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Redneck Retreat, 12.80-acre tract of land out of the northwest Section 15, Block 15, T-2-S, RR. Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 130, approximately 920-feet east of FM715 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Grosse, Dillow, Williams, Sisniega, Deck, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

With no further items or business to come before the Commission, Chairwomen Sisniega adjourned the meeting at

Lucy Sisniega, Chairwomen

Date

Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

Date