



**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
October 18, 2021
Council Chambers – City Hall**

The Planning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:35 p.m., October 18, 2021.

Commissioners present: Lucy Sisniega, Dianne Williams, Chase Gardaphe, Zachary Deck, Emily Holeva, Beverly Dillow

Commissioners absent: Stacy Grosse, Karmen Bryant, Adrian Carrasco

Staff members present: Charles Harrington, Dalia Salinas, Elizabeth Shaughnessy 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 3:36 p.m. With no one wishing to speak, the public comment period was closed at 3:36 p.m.

CONSENT ITEMS

Commissioner Gardaphe moved to approve Consent Items 2-7 (excluding 8 & 9); seconded by Commissioner Holeva.

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Carrasco

2. Motion approving the Planning and Zoning Commission meeting minutes for October 4, 2021
3. Motion approving a proposed Final Plat of Midland College Addition, being a plat of a 215.21-acre tract of land located in Section 15, Block 39, T-1-S, T.&P. R.R. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of N. Garfield St, approximately 580 ft north of W. Wadley Ave. Council District 3)
4. Motion approving a proposed Final Plat of Southwest Crossing, Section 16, being a plat of a 24.186-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co Survey, County of Midland, Texas. (Generally located on the northwest corner of the intersection of West County Road 122 and South County Road 1235. Extraterritorial Jurisdiction)
5. Motion approving a proposed Final Plat of Gateway Plaza, Section 14, being a re-plat of Lot 11, Block 3, Gateway Plaza Addition, Section 13, City and County of Midland, Texas. Generally located on the north side of Starboard Road, approximately 598 feet east of S. Tradewinds Boulevard. (District 4)
6. Motion approving a proposed Final 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 Rd, approximately 1,582-ft south of E. Loop 250 North. Council Dist. 2)
7. Motion approving a proposed Final Plat of Claydesta Plaza Section 15, being a replat of Lot 6A, Block 7, Claydesta Plaza, Section 12, City and County of Midland, Texas. (Generally located on the north side of W. Wadley Avenue, approximately 412-feet of Desta Drive. Council District 3)

8. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Sunset Acres, Section 10 being a plat of a 2.273-acre tract of land and a .079-acre portion of a previously vacated alley right of way all 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 Sinclair Avenue and N. Midkiff Road. Council District 3)

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 3:41 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:41 p.m.

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

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

9. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Shenandoah Ridge, being a 146.827-acre tract of land in Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of North State Highway 349 and Occidental Parkway. Council District 1)

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 3:44 p.m.

The applicant was not present

The public hearing was closed at 3:45 p.m.

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

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

PUBLIC HEARINGS

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

10. Motion approving with staff's recommended conditions a proposed Preliminary Plat of University Park Addition, Section 2, being a re-plat of Lots 3, 4, and 5, Block 7, University Park, County of Midland, Texas. (Generally located on the north side of Harvard Avenue, approximately 130-feet east of North "N" Street. Council District 2)

Senior Planner Cole Furqueron gave an overview of the project. With one letter of objection received staff recommended approval.

The public hearing was opened at 3:48 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:48 p.m.

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

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Carrasco

11. Motion approving a request by Kuo's Chinese Restaurant, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on a 4,774 square foot portion of Lot 18, Block 39, Providence Park, City and County of Midland, Texas. Generally located on the northwest corner of the intersection of W. Wadley Avenue and N. Midkiff Road. (Council District 1)

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

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Carrasco

12. Motion approving a request by Gary Bellomy for a zone change from PD, Planned Development District, to an Amended PD, Planned Development District for a Mixed-Use Development on a 57.55-acre tract of land located in 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 East Interstate 20, approximately 530 feet east of South Lamesa Road. 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 3:59 p.m.

The applicant was present and available for questions.

The public hearing was closed at 3:59 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, Holeva, Dillow

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Carrasco

13. Motion approving a request by Faye Golden Homes, LLC for a zone change from MH, Manufactured Housing District to RR, Regional Retail District on Lots 1 and 2, Block 24, Belmont Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of W. Francis Avenue and S. Main Street. Council District 2)

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

The public hearing was opened at 4:03 p.m.

The applicant was present but deferred to staff

Resident Rosa Ramirez, spoke to withdraw her object.

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

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

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Bryant, Carrasco

14. Motion approving a request by Midland-Odessa Golf Corp., for a zone change from AE, Agricultural Estate to PD, Planned Development District for a Housing Development and Shopping Center on Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas (Generally located on the southwest corner of the intersection of W. Wadley Avenue and Callaway Drive. Council District 4)

Planning Manager Elizabeth Shaughnessy gave an overview of the project. With an 11% of objections received from the notification area, staff recommended denial due to Engineering & Transportations comments.

The public hearing was opened at 4:15 p.m.

The applicant, Eric West with Parkhill, addressed the commission. He provided a presentation and was open for questions.

Resident Vicky Byers, 6900 Homestead Blvd, Midland Texas, spoke in opposition of the project due to lack of an independent flood plan being conducted.

Residents Ken and Cindy Smith, 6412 Homestead Blvd, Midland Texas, spoke in opposition to the project due to the loss of green space the project would cause.

Resident Keith Barlow, 5817 Grassland Court, Midland Texas, spoke in opposition of the project due to the density of the area.

Resident Autumn Winkles, 5601 Ridgemont, Midland Texas spoke on behalf of FORE Midland in opposition of the project due to the need for a golf course and the loss of green space.

Resident Dan Corrales, 5712 Sabine, Midland Texas, spoke in opposition of the project due to a lack of community support for the project.

Resident Alka Kumar, 2608 Homeland Drive, Midland Texas spoke in opposition of the project due to the lack of information from Mr. West about the green space.

Resident Amy Stretcher Burkes, 6408 Homestead Blvd, Midland Texas, spoke in opposition of the project due to the need of an independent drainage study.

Resident Kim Helm, 6508 Homestead Blvd, Midland Texas, spoke in opposition of the project due to the density and the drainage in the area.

Resident Josh Winkle, 5601 Ridgemont, Midland Texas, forfeited his time to allow Autumn Winkles time to speak.

Resident Mark Edgar, 2604 Calloway Drive, Midland Texas spoke in opposition of the project due to the traffic and noise that will be brought due to construction.

The applicant, Eric West with Parkhill, readdressed the commission to answer the questions proposed by the residents and the commissioners.

The public hearing was closed at 5:37 p.m.

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

The motion passed by the following vote: 4 to 2
AYE: Sisniega, Williams, Gardaphe, Deck, Holeva, Dillow
NAY: Deck, Dillow
ABSTAIN: None
ABSENT: Grosse, Bryant, Carrasco

15. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Grassland Estates Addition, Section 25, being a re-plat of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of W. Wadley Avenue and Callaway Drive. Council District 4)

Planning Manager Elizabeth Shaughnessy gave an overview of the project. With four letters of object received, staff recommended denial due to Engineering, Planning & Transportations comments.

The public hearing was opened at 5:46 p.m.

The applicant Eric West With Parkhill, spoke on behalf of the applicant. He gave a brief summary and was open for questions.

Commissioner Williams asked for clarification on what the request entails. Mr. West clarified that they are presenting a preliminary plat.

Resident Mark Edgar, 2604 Callaway, Midland Texas, asked what rules will be in place to ensure that construction doesn't cause to many problems.

Development Services Director Chuck Harrington addressed the commission to answer Mr. Edgar's questions.

Resident Christine Hammite, 3000 Callaway, Midland Texas, spoke in opposition of the project due to the lack of emergency access.

Resident James Gerety, 6404 Homestead Blvd, Midland Texas, spoke in opposition of the project due to Homeland Drive being turned into the connection street.

Resident Autumn Winkles, 5601 Ridgmont, Midland Texas, readdressed the commission to state her concerns with the previous vote.

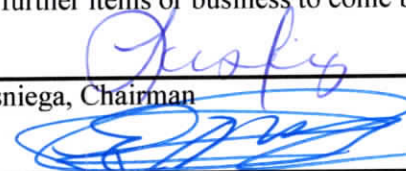
The public hearing was closed at 6:01 p.m.

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

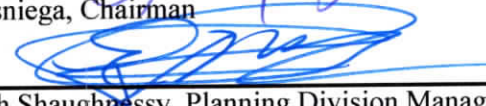
The motion passed by the following vote: 3 to 2, with 1 Abstention
AYE: Williams, Gardaphe, Holeva
NAY: Deck, Dillow
ABSTAIN: Sisniega
ABSENT: Grosse, Bryant, Carrasco

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at 6:03 p.m.


Lucy Sisniega, Chairman

11-1-2021
Date


Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

11-1-2021
Date