



The Planning & Zoning Commissioner convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., November 15, 2021.

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

Commissioners absent: Stacy Grosse

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 Commissioner Sisniega closed the public comment period at 3:32 p.m.

CONSENT ITEMS

Commissioner Williams moved to approve the Consent Items 2-6; seconded by Commissioner Gardaphe.

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse

2. Motion approving the Planning and Zoning Commission meeting minutes for November 1, 2021.
3. Motion approving a Final Plat of Quail Run, Section 1, being a plat of a 40.51-acre tract located in Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Passage Way and North Midkiff Road. Council District 1)
4. Motion approving a Final 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)
5. Motion approving a 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)
6. Motion approving a Final Plat of Hanks South Industrial Park, being a plat of an 80-acre tract of land out of Block 38, T-2-S, B.F. Walcott Survey, Abstract 1156, and a 75-acre tract of land out of Block 38, T-2-S, C.A. Winborn Survey, Abstract 511, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1160 and East County Road 150. ETJ, Extraterritorial Jurisdiction)

PUBLIC HEARINGS

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

7. Motion approving a request by Gary Bellomy for a zone change from PD, Planned Development District for a Housing Development, Office Center, and Shopping Center, to an Amended PD, Planned Development District for a Housing Development, Office Center, and Shopping Center 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 a summary of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:35 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:38 p.m.

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, Bryant, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse

8. Motion approving a request by Schumann Engineering for a Zone Change from HI, Heavy Industrial District to SF-3, Single-Family Dwelling District on the south 50 feet of the northwest quarter, also known as Lots 3 & 4, Block 50, East Midland Addition, City and County of Midland, Texas. (Generally located on the west side of N. Madison Street, approximately 100 feet to the south of Orchard Lane. Council District 2)

Senior Planner Cole Furqueron gave a summary 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 3:43 p.m.

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse

9. Motion approving a request by Mahendra Patel for a zone change from O-2, Office District to C, Commercial District on Lots 1-28 and the west 28-feet of Lot 29, including a previously vacated 20-foot alley, and a previously vacated 0.57-acre portion of Blue Haven Court Right-of-Way, all out of Block 168, Wilshire Park Addition, Section 11, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of S. Loop 250 and Graceland Dr. Council District 4)

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

Commissioner Deck asked if the apartment complexes are in conformance with the Tall City Tomorrow Plan. Staff explained that yes, they are out of compliance.

The public hearing was opened at 3:51 p.m.

Andrew Mellon with Maverick Engineering, spoke on behalf of the applicant. He presented the applicants case and was open for questions.

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

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse

10. A motion approving a Final Plat of North Midkiff Addition, Section 5 being a replat of Lot 10, Block 2, North Midkiff Addition, Section 3, and a plat of a 0.549-acre tract of land out of Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas (Generally located on the south side of Happy Trail, approximately 840-feet east of Mayfield Place. 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 3:56 p.m.

The applicant was not present.

The public hearing was closed at 3:56 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, Bryant, Deck, Holeva, Carrasco

NAY: None

ABSTAIN: None

ABSENT: Grosse

MISCELLANEOUS

11. Motion approving with staff recommendations a Preliminary Plat of Pavilion Park, Section 14 being a replat of Lot 1B, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 353-feet south of East Mockingbird Lane. Council District 1)

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse

With no further items or business to come before the Commission, Chairman Sisniega adjourned the meeting at 3:59 p.m.



Lucy Sisniega, Chairman

Date

12-6-21



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

Date

12-6-21