

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
December 20, 2021
Council Chambers – City Hall**



The Planning & Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 p.m., December 20, 2021.

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

Commissioners absent: Stacy Grosse, Chase Gardaphe

Staff members present: Charles Harrington, Elizabeth Shaughnessy, Kelly Martinez, Cole Furqueron, Justin Smith, Paul Rodriguez, Mirna Granados

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 Williams.

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Gardaphe

2. Motion approving the Planning and Zoning Commission meeting minutes for December 6, 2021.
3. Motion approving a proposed Final Plat of Kent Addition, being a plat of a 4.519-acres tract of land located in Section 39, Block 38, T-1-S, T&P RR Co. Survey, Midland County, TX (Generally located on the Southwest intersection of Loop 250 and E. Interstate 20. Extraterritorial Jurisdiction)
4. Motion approving a Final Plat of West End Addition, Section 26, being a residential replat of Lots 1 & 2, Block 37, West End Addition, City and County of Midland, Texas (Generally located on the southwest corner of the intersection of West Indiana Avenue and South E Street. Council District 3)
5. Motion approving a Final Plat of Fuse Industrial Park, Section 2, being a plat of a 6.41 acres tract of land located in the northeast quarter of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 289 feet east of N. Calhoun Street and approximately 771 feet north of E. Indiana Street. Council District 2)
6. Motion to approve Final Plat of Southwest Crossing, Section 14, being an 8.134-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 southwest corner of the intersection of West Cnty Rd 123 and South Cnty Rd 1235 Extraterritorial Jurisdiction)
7. Motion approving a Final Plat of W.W. Harris Addition, Section 5 being a plat of a 0.829-acre tract of land located in the east half of the northwest quarter in the southeast quarter of Section 26, Block 39, T-1-S, T&P R.R. Co. Survey, City and County of Midland, Texas – Council District 2

PUBLIC HEARINGS

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

8. Motion approving a request by Salvador Hernandez for a Specific Use Designation without Term for Automobile or other Motorized Vehicle Sales and Service on Lots 9-12, Block 37, College Heights, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of W. Front Street and Carlton 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 3:38 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Gardaphe

9. Motion approving a request by Faulk & Foster, for a Specific Use Designation without Term for the installation of a mono-pole cell tower on a 200 square foot portion of Lot 3, Block 1, Polo Club Addition, Section 3, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of N. Garfield Street and Bluebird Lane - Council District 1)

Senior Planner Cole Furqueron gave an overview of the project. With 5 letters of objection received, staff recommended denial.

Commissioner Deck asked if there are any commercial properties in the area. Staff explained that there are some commercial buildings in the planning stage.

Commissioner Carrasco asked if there has ever been an application similar to this.

Director of Development, Services Charles Harrington, explained to the commission that there have been such applications in the past but only in commercial areas.

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

The applicant, Ralph Wyngarden, 678 Front Ave, Grand Rapids, MI, a representative of Faulk & Foster gave a summary of the project and was open to questions from the commission.

Resident Jack Bledsoe, 5514 Kingston Drive, Midland, Tx, spoke in opposition to the project due to the loss of his property value.

Resident Clint Walker, 2108 Bluebird Lane, Midland, Tx, spoke in opposition to the project due to the negative appearance the tower would bring.

Resident Ed Runyan, 5114 Polo Club Road, Midland Tx, spoke in opposition to the project due to the lack of need for a 100-foot tower in a residential neighborhood.

The public hearing was closed at 4:31 p.m.

Director of Development Services, Charles Harrington, readdressed the commission to explain the difference between a mono-pole and micro cell towers, which is what communication companies have moved to using.

Commissioner Carrasco voiced his opposition to the project due to the precedent an approval would set.

The applicant readdressed the commission to address some of the residents' concerns.

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

The motion to deny passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Gardaphe

MISCELLANEOUS

10. Motion approving with staff's recommended conditions a proposed Preliminary Plat of NGL Addition, Section 2, being a plat of an 8.56-acre tract of land out of Section 14, Block 38, T-2-S, RR Co. Survey, Midland County, Texas. (Generally located on the south side of South County Road 1161, approximately 1,079-feet east of South County Road 1165 Extraterritorial Jurisdiction).

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Gardaphe

11. Motion to approving with staff's recommended conditions a proposed Final Plat of Westcliff Addition, Section 5, being a residential re-plat of Lots 1 through 3, Block 6, Westcliff Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Princeton Avenue and Westcliff Drive. Council District 4)

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Gardaphe

12. Motion approving with staff's recommended conditions a Preliminary Plat of Kimber-Lea Addition, Section 14, being a 4.67-acre tract of land out of Lot 15, Block 10, Kimber-Lea Second Section, Blocks 8,9,10, & 11, an addition to the City and County of Midland, Texas. Generally located on the north side of Wadley Avenue, approximately 170 feet to the east of Midkiff Road - (Council District 3)

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

The motion passed by the following vote: 7 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Gardaphe

13. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Wilshire Park Addition, Section 26, being a replat of 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, Block 168, Wilshire Park Addition, Section 11, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Graceland Drive and S. Loop 250 West. Council District 1)

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

The motion passed by the following vote: 7 to 0

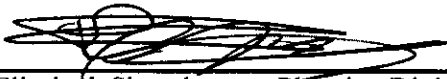
AYE: Sisniega, Williams, Bryant, Deck, Holeva, Carrasco, Dillow

NAY: None
ABSTAIN: None
ABSENT: Grosse, Gardaphe

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 4:57 p.m.


Lucy Siskie, Chairman

1-3-2022
Date



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

1-13-2022
Date