

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
February 20, 2024
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 , February 20, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Abraham Bejil, Steven Villela, Joshua Sparks

Commissioners absent: Emily Holeva, Adrian Carrasco, Sallie Vega

Staff members present: Alexis M. Martinez, Elizabeth Triggs, Xavier Bauguess, Andrew Meyers, Daniel Humbert, Diana E. Geerts

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

2. Motion approving the Planning and Zoning Commission meeting minutes for February 5, 2024.

Abraham Bejil moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

3. Motion approving a Final Plat of Adobe Meadows, Section 9, being a replat of Lot 1, Block 1, and a 0.159-acre portion of previously vacated adjacent Rope Street right-of-way, all out of Adobe Meadows, Section 8, City and County of Midland, Texas. (Generally located at the northeast corner of North State Highway 349 and East Mockingbird Lane.) (DISTRICT 1)

(DEVELOPMENT SERVICES) (DISTRICT 1) (DEVELOPMENT SERVICES)

Abraham Bejil moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

4. Motion approving a Final Plat of Urbandale Addition, Section 3, being a replat of the east 31 feet of Lot 15 and all of Lot 16, Block 1, A Replat of All of Tracts 1, 7, 9, 10 and the East Half of 8, Urbandale Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of H Street and Princeton Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES) (DISTRICT 3) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

5. Motion approving a Final Plat of Tanglewood Addition, Section 9, being a replat of Lots 8 and 9, Tanglewood Addition, Section 8 and Lots 6 and 7, Block 4, Tanglewood Addition, Section 4, City and County of Midland, Texas. (Generally located west of North Lamesa Road, approximately 815-feet north of East Wadley Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES) (DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

6. Motion approving a Final Plat of Avalon Addition, Section 5, being a replat of Lots 12, 13, and the west 49.6-feet of Lot 14, Avalon Addition, a replat of Lot 11, Block 2, Lots 11 and 12 of Blocks 3-7, and Lots 1-11, Block 8, City and County of Midland, Texas. (Generally located south of Winfield Road, approximately 140-feet east of North L Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES) (DISTRICT 3) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

7. Motion approving a Final Plat of Redneck Retreat, Section 3, being a 11.08-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of East County Road 130, approximately 1881-feet east of F.M. 715.) (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

PUBLIC HEARINGS

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

8. Consider a request by Waystone Brewing LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a brewpub, on a 1,674 square foot portion of Lot 1-H, Block 5, Colony Place, Section 5, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of W Wadley Avenue and N. Garfield Street.) (District 3) (DEVELOPMENT SERVICES) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Senior Planner Diana Geerts gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 3:39pm

There was no one wishing to speak on this item.

The public hearing was closed at 3:40pm.

Steven Villela moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

MISCELLANEOUS

9. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Proposed plat of Ranchero Park, Section 8, being a 4.057-acre tract of land out of the

southwest quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located on the south side of W. Interstate 20 Service Road, approximately 215 feet east of S. Midkiff Road. **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

10. Motion approving with staff's recommended conditions a Preliminary Plat of Original Town, Section 27 being a replat of Lots 10, 11 & 12, Block 82, Original Town, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East Indiana Avenue and South Fort Worth Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

11. Motion approving, with staff's recommended conditions a Proposed Preliminary Plat of Westridge Park Addition, Section 54, being a Replat of a 4.33-acre tract of land out of Lot 4A, Block 5, Westridge Park Addition, Section 53, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Deauville Boulevard and North Loop 250 West.) (District 4) **(DEVELOPMENT SERVICES) (DISTRICT 4) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

12. Motion approving with staff's recommended conditions a Preliminary Plat of Warren Addition, being a plat of a 2.99-acre tract of land out of Section 18, Block 40, T-2-S, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West County Road 127, approximately 700-feet west of South Farm to Market Road 1788.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

John Burkholder moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a plat of a 10-acre tract of land out of Section 1, Block X H.P. Hillard Survey, City and County Midland County Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) (DISTRICT 1) (DEVELOPMENT SERVICES) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

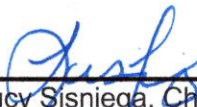
AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Vega

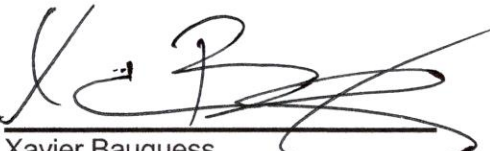
With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at



Lucy Sisniega, Chair

3-18-24

Date



Xavier Bauguess
Planning Division Manager
Department of Development Services

02-29-2024

Date