

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
March 4, 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 , March 04, 2024.

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

Commissioners absent: Sallie Vega

Staff members present: Landon Ochoa, Alexis M. Martinez, 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 with staff's recommended conditions a Final Plat of Redneck Retreat, Section 6, being a 20.00-acre tract of land, out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas (Generally located on the north side of East County Road 140, approximately 1,570 feet west of South County Road 1160) **(DISTRICT: NONE)**
(DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

3. Motion approving a Final Plat of Garden Twenty Addition, Section 5, being a 7.84-acre tract

of land located in Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Interstate 20 East, approximately 360 feet east of South Fairgrounds 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, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

4. Motion approving a Final Plat of Grasslands Estates, Section 25, being a replat of Lot 1, Block 11, Grassland Estates, Section 7, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Crowley Boulevard and West Wadley Avenue.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

5. Hold a public hearing and consider a motion approving a proposed Final Plat of Carrollwood Addition, Section 3 being a plat of 34.50-acre tract of land out of Section 24, Block 40, T-2-S, T & T, RR Co Survey, Midland County, Texas. (Generally located on the west side of South County Road 1232, approximately 3,430 feet north of West County Road 140.) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

PUBLIC HEARINGS

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

6. Consider a request by Scott Bowden for a zone change from AE, Agricultural Estate District to SF-2, Single Family Dwelling District on a 20.91-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Solomon Lane, approximately 900 feet east of Trenwood Drive) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Daniel Humbert gave an overview of this item. No letters of objection were received; staff recommend approval.

The public hearing was open at 3:50pm.

Applicant Larry Walker, clarified the four wells surrounding the area and the green space being addressed.

The public hearing was closed at 3:56pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

7. Consider a request by PubWT, LLC for a Specific Use Designation with Term for the Sale of all alcoholic beverages for on premises consumption in a Restaurant on a 3,094-square foot portion of Lot 3A, Block 3, Mayfield Place Addition, Section 8, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Landon Ochoa, gave an overview on this project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 3:58pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:00pm.

Steven Villela moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

8. Consider a request by Schumann Surveying, for a zone change from O-1, Office District, to TH, Townhouse District, for Lots 4, 5, and 6, Block 1, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of George Avenue and Bryant Street) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview on this project. No letters of objection were received; staff recommend approval.

The public hearing was open at 4:01pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:02pm.

Adrian Carrasco moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

9. Hold a public hearing to consider a request by Juji's Kitchen, LLC, for a Specific Use Designation with Term for the sale of Alcoholic Beverage Sales for On-Premises Consumption in a Restaurant on a 8,076-square foot portion of Lot 1, Block 2, Claydesta Plaza Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Wadley Avenue and North Big Spring Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project. No letter of objection were received; staff recommend approval.

The public hearing was open at 4:04pm.

Applicant Desiree Terry, clarified the owner was ok with the use of this permit.

The public hearing was closed at 4:06pm.

Adrian Carrasco moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

MISCELLANEOUS

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Rieta Proctor Addition, being a 12.60-acre tract of land located in the north half of the southeast quarter of Section 15, Block 38, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1160, approximately 470-feet south of East County Road 130) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

11. Motion approving a Preliminary Plat of Hines Addition, Section 5, being a replat of the east 100 feet of Lot 1, Block 10, Hines Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of Rhode Island Avenue and S. N Street) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

12. Proposed Preliminary Plat of Melody Acres, Section 19, being a replat of the north/2 of Lot 7, Block 1, Melody Acres Addition, and Lots 8A, 9A, and 10B, Block 1, Melody Acres, Section 13, and the East 340 feet of Lot 5A, Block 1, Melody Acres, Section 10, City and County of Midland, Texas. (Generally located at the southwest corner of North Midland Drive and Mockingbird Lane.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

13. Proposed Preliminary Plat of East Midland Addition, Section 23, being a Replat of the east 129 feet of the west 279 feet of Block 93, East Midland Addition, Section, City and County of Midland, Texas. (Generally located on the south side of Orchard Lane, approximately 150 feet west of N. Benton Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

14. Motion approving with staff's recommended conditions a Preliminary Plat of College Heights Addition, Section 9, being a plat of a 1.562-acre tract of land out of Section 33, Block 39, T-1-S, T&P RY. CO. Survey, in part, and a replat of the west 185 feet of Lot 5, Block E, Garrett Place Addition, the west 200 feet of the north 540 feet of Block 7, College

Heights Addition, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 450-feet east of Bankhead Highway.) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

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



Lucy Sisniega, Chairwoman

3-18-24

Date



Xavier Bauguess, Planning Division Manager
Department of Development Services

3-5-24

Date