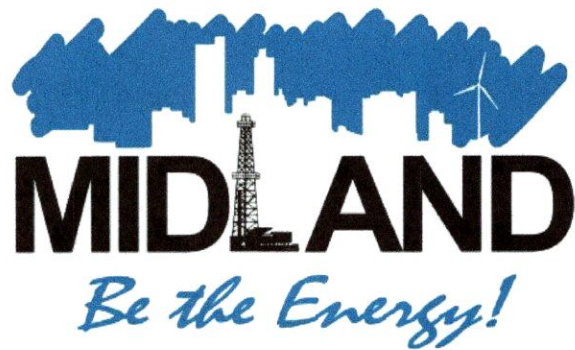


**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
March 18, 2024
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at , March 18, 2024.

Commissioners present: Lucy Sisniega, John Burkholder, Adrian Carrasco, Abraham Bejil, Steven Villela

Commissioners absent: Brennan Berry, Emily Holeva, Sallie Vega, Joshua Sparks

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 THE FOLLOWING MINUTES:

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

- 2a. REGULAR SESSION OF FEBRUARY 20, 2024

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela
NAY: None
ABSTAIN: None
ABSENT: Berry, Holeva, Vega, Sparks

2b. REGULAR SESSION OF MARCH 4, 2024

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela
NAY: None
ABSTAIN: None
ABSENT: Berry, Holeva, Vega, Sparks

3. Motion approving a Final Plat of Lindsay Acres, Section 13, being a replat of the west half of the west 608-feet of the north 134.4-feet of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Marlin Avenue and Moran Street.) (DISTRICT 2) (DEVELOPMENT SERVICES) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve; seconded by John Burkholder.

The motion passed by the following vote:
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela
NAY: None
ABSTAIN: None
ABSENT: Berry, Holeva, Vega, Sparks

4. Motion approving a Final Plat of Midland Memorial Hospital, Section 3, being a replat of Lot 1A, Block 1, Midland Memorial Hospital, Section 2, Lot 16, Block 4, Highland Park Addition, Block 11, Highland Park Addition, a 0.42-acre portion of North N Street right-of-way between West Illinois Avenue and West Ohio Avenue, and a 0.13-acre portion of alley right-of-way within Block 11, Highland Park Addition, City and County of Midland, Texas. (Generally located at the northeast corner of Andrews Highway and West Illinois Avenue.) (DISTRICT 3) (DEVELOPMENT SERVICES) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

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

Senior Planner Landon Ochoa mentioned this was the Midland Memorial Hospital Project and they were expanding to make offices for the hospital.

Commissioner Abraham Bejil is abstain to this vote due to being a member of the Midland Memorial Hospital.

Planning Manager Xavier Bauguess did confirm they have spoken to the engineers and being specific on the conditions they need to meet.

Steven Villela moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

5. Motion approving a Final Plat of Mockingbird Ridge, Section 6, being a plat of a 14.43-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located east of Firewheel Road, approximately 1,000 feet north of Blazing Saddle Boulevard.) (DISTRICT 1) (DEVELOPMENT SERVICES)
(DISTRICT 1) (DEVELOPMENT SERVICES)

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

Senior Planner Landon Ochoa mentioned this was phase 6 of the replat process of Mockingbird Ridge.

Commissioner Adrian Carrasco said he remembered voting against this particular variance due to the lot sizes being too small to fit the zone requirements, but City Council approved it.

Senior Planner Landon Ochoa did mention City Council did approve the preliminary plat and therefore came back with the final.

Ronnie Wallace clarified that phase 5 they did have smaller lot sizes but did go for the process of exception for those lots. On Phase 6 everything is up to standard with lot sizes conforming to the Planned District requirements.

Commissioner John Burkholder asked if there will be any green space available for this area.

Ronnie Wallace did say they are building a .5 acre park, walking trail and grass areas. Town homes and single family homes will be built on this property.

Planning Manager Xavier Bauguess did clarify that for this phase they are meeting all requirements of the PD.

Chair Lucy Sisneiga requested if we may contact other department to be added to our meetings in case we have any questions regarding the plats.

Planning Manager Xavier Bauguess did agree to the request of having other departments at our meeting if available.

Chair Lucy Sisneiga said their has been many variances that have been approved that they do not agree with, therefore they want to have further review and information that is available.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

PUBLIC HEARINGS

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

6. 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 2,034 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)**

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

The public hearing was open at 4:00pm:

Commissioner John Burkholder commented if we were aware of the hours on Sunday being 10am-11pm, being that that is not allowed.

Senior Planner Diana Geerts confirmed we are aware and only left it that way for the sake of closing time.

Commissioner Steven Villela mention is state regulates that since the establishment does not sell food.

Senior Planner Diana Geerts stated that TABC regulates the portion.

Planning Manager Xavier Bauguess did mention that TABC has the last say even if they get approved for certain hours and no food.

The public hearing was closed at 4:00pm.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

7. Hold a public hearing and consider a motion approving with staff's recommended conditions, a proposed Preliminary Plat of Haley Heights Addition, being a Replat of a 0.42-acre portion of Lot 2, Block 30, Haley Heights Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of South McKenzie Street and West Francis Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The public hearing was open at 4:10pm.

Commissioner Abraham Bejil asked if the lot would be narrow or wider.

Planner Daniel Humbert answered with they will be wider being that they were 50 ft now ill be 55ft.

Commissioner Burkholder questioned if sidewalks would be needed.

Commissioner Villela mentioned that during the permit process they will look at all of the building requirements.

Planning manager Xavier Bauguess did mention that it does go to all departments for approvals therefor if comments were made they will make them at this point. He also did reach out to Taha engineering department, to clarify if a side walk is required. Taha did say their is no curb,so no side walk will be required.

The public hearing was closed at 4:10pm.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

8. Hold a public hearing to consider a request by Providencia Restaurant, for a Specific Use

Designation with Term for the sale of Alcoholic Beverage Sales for On-Premises Consumption in a Restaurant on a 6,261 square foot portion of Lot 3A, Block 3, Mayfield Place, 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)**

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

The public hearing was open 4:12pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:13pm.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

MISCELLANEOUS

9. Motion approving with staff's recommended conditions a Preliminary Plat of Parkway South Addition, Section 4, being a replat of Lot 1, Block 2, Parkway South Addition, Section 2, an 8.0-acre tract of land and a 0.429-acre tract of land out of Section 2, Block 39, T-2-S, T&P RR Co. Survey, in part, and a replat of Lot 1, Block 2, Parkway South Addition, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of South Lamesa Road and East Gist Avenue.) (District 2) (DEVELOPMENT SERVICES) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of West Terminal Addition, Section 11 being a 5.42-acre tract of land out of southwest/4 of located in Section 1, Block 41, T-2-S, RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 100, approximately 1,360 feet east of South County Road 1295.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Commissioner Villela asked if drainage report is done at the permitting process or the platting process.

Planner Daniel Humbert said the drainage report has to be submitted with the preliminary plat, there one of the conditions before moving on to the final will be the drainage report.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 55, being a plat of a 28.97-acre tract of land out of the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive.)
(DISTRICT 1) (DEVELOPMENT SERVICES) (DISTRICT 1) (DEVELOPMENT SERVICES)

Commissioner Bejil asked if this was the plat that was going to be a golf course.

Planner Andrew Meyers did say it was going to be the gold course but not converted it to the Honda committee.

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

The motion passed by the following vote:

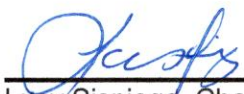
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

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



Lucy Sisniega, Chairwoman

April 15th 2024
Date



Xavier Bauguess, Planning Division Manager
Department of Development Services

4-17-2024

Date