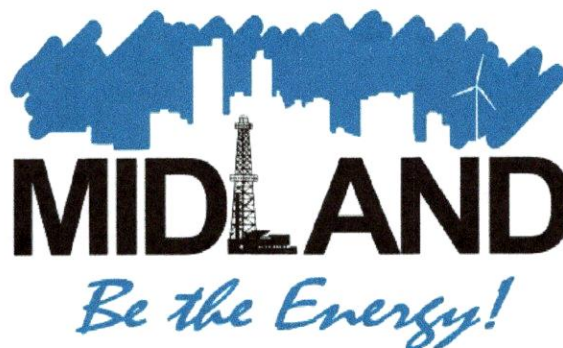


**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES**

April 1, 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 3:31p.m., April 01, 2024.

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

Commissioners absent: Brennan Berry

Staff members present: Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Daniel Humbert, Diana E. Geerts, Sarah Yeilding

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 a Final Plat of Shenandoah Ridge, Section 3 being a 17.84-acre Tract of Land out of Section 12, Block 39, T-1-S, T&P RY Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the east side of Black Butte approximately 110 feet north of Inselberg Street) (DISTRICT 1) (DEVELOPMENT SERVICES) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

3. Motion approving with staff's recommended conditions, a proposed Final Plat of

Cloverdale East, Section 3, being a replat of Lots 3-6, Block 1, Correction Plat of Cloverdale East, Section 2, Midland County, Texas. (Generally located on the north side of East Interstate 20, approximately 2,380 feet east of the intersection of East Highway 158 and East Interstate 20.) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

4. Motion approving a Final Plat of Homestead Addition, Section 22, being a replat of the south 175 feet of the east half of Block 29, Homestead Addition, City and County Midland, Texas. (Generally located on the northwest corner of the intersection of West Michigan Avenue and North Colorado Street) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

5. Consider a motion approving the following minutes:

Chair Lucy Sisneiga requested comments to be added to last meetings minutes and all meeting minutes moving forward.

Developmental Service Officer Elizabeth Triggs agreed to the request and informed planning admin to adjust minutes.

Steven Villela moved to defer; seconded by Abraham Bejil.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

PUBLIC HEARINGS

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

6. Consider a request by Amador Urquidi for a zone change from C, Commercial District to SF-3, Single Family Dwelling District on Lot 5, Block 25, Greenwood Addition, Section 4, City and County of Midland, Texas. (Generally located west of South Stonewall Street, approximately 60 feet north of E. New York Avenue.) **(DISTRICT 2) (DEVELOPMENT**

SERVICES)

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

The public hearing was open at 3:40pm.

Amador Urquidi at 508 Stonewall went up to talk about building a residential home in a commercial zone.

Commissioner Joshua Sparks explained how the previous zoning was and what was allowed.

Chair Lucy Sisneiga also mentioned how many people have had to come in for similar zone changes.

The public hearing was closed 3:42pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

7. Motion approving with staff's recommended conditions a Preliminary Plat of Avalon Addition, Section 4, being a Residential Replat of Lot 19 less the west 14.5 feet, all of Lot 20, and the west 9 feet of Lot 21, Block 6, Avalon Addition, City and County of Midland, Texas (Generally located on the south side of Stanolind Avenue, approximately 130 feet west of North I Street) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

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

The public hearing was open 3:45pm.

Alexander Hurt at 3504 Cardinal came up requesting additional information. As the trustee of the neighboring lot he was concerned about any impacts to his property.

Senior Planner Landon Ochoa replied that there would be no effect to the neighboring lots.

The public hearing was closed 3:47pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

8. Hold a public hearing and consider a request by Karen Alvarez for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 2100-square foot portion of Lot 1A, Block 17, Skyline Terrace, Unit 7, City and County of Midland, Texas. (Generally located on the south side of West Loop 250 North, approximately 1,105-feet west of North Midkiff Road. (District 1) (DEVELOPMENT SERVICES) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The public hearing was open 3:50pm.

There was no one wishing to speak on this item.

The public hearing was closed 3:50pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

9. Hold a public hearing and consider a request by Musselman Family Limited Partnership for a zone change from SF-1, Single-Family Dwelling District to AE, Agricultural Estate District for a 37.542-acre tract of land, out of the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 840 feet west of North A Street.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The public hearing was open 3:57pm.

Commissioner Adrian Carrasco expressed concerns from fellow constituents in the area over how many accessory structurals can be built in an Agricultural Estates zone.

Developmental Service Officer Elizabeth Triggs clarified the number of accessory structurals in the AE zoning stating that only 10% of the lot can be covered with accessory buildings to keep the Agricultural Estates land use as an open space.

Tim Hair with Dunaway Associates spoke on behalf of the intended use of the property to

be open polo field, barns, shade, storage areas and paddocks for horses.

Commissioner Joshua Sparks requested the location of the access point for the property.

Tim Hair with Dunaway Associates answered that the main access would be off Mockingbird Ln., however, there is also access through Polo Grounds Street as well as A Street.

Chair Lucy Sisneiga asked for clarification on if the entire acreage would be for use with horses.

Tim Hair with Dunaway Associates replied that the intended use was to divide the lot into two plats for the Polo Club to expand Polo grounds with shadings and storage and the Musselman Family would use it for barns, storage and paddocks.

Tim Hair with Dunaway Associates also added that they are aware of the flood plane and the necessity of keeping the lot open area.

The public hearing was closed 4:02pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

10. Hold a public hearing and consider a request by Ivania Hernandez Morales for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a restaurant on a 1,763 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 478 feet west of South Terrell Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The public hearing was open 4:06pm.

Commissioner Adrian Carrasco asked if the school was still located nearby.

Senior Planner Landon Ochoa replied that it was no longer there.

Commissioner Steven Villela clarified that they were only changing hours of operation.

Senior Planner Landon Ochoa confirmed hours of operation were the only change.

The public hearing closed 4:06pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry

MISCELLANEOUS

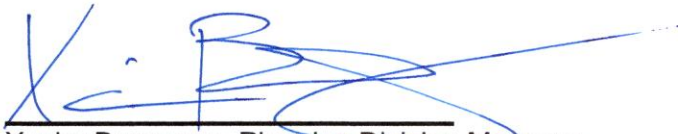
With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:08 p.m.



Lucy Sisniega, Chair

4-15-2024

Date



Xavier Bauguess, Planning Division Manager
Department of Development Services

4-2-2024

Date