

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

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

Commissioners absent: John Burkholder, Dara Richardson

Staff members present: Landon Ochoa, Xavier Bauguess, Andrew Meyers, Daniel Humbert, 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 Planning & Zoning meeting minutes from April 15, 2024.

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

3. Motion approving Planning & Zoning meeting minutes from May 6, 2024.

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

4. Motion approving a Final 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)**

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

5. Motion approving a Final Plat of 349 Retail Addition, Being a Replat of Lot 1, Block 1, TSC Development, Section 1, and Lot 1, Block 1, Midland Country Club Estates Addition, City and County of Midland, Texas (Generally located west of North State Highway 349, approximately 400-feet south of Occidental Parkway) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

6. Motion approving a Final 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 the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

7. Motion approving a Final 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)**

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

8. Motion approving a Final 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)**

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

9. Motion approving a Final Plat of Hannah Addition, Section 6, being a Replat of a 13.84-acre tract of land out of Lot 7, Block 5, Hannah Addition, Section 5, County of Midland, Texas. (Generally located on the northwest corner of the intersection of S County Road 1230 and W County Road 130. **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

10. Motion approving a Final Plat of West End Addition, Section 32, being a replat of Lot 10 and the west half of Lot 11, Block 7, West End Addition, City and County of Midland, Texas. (Generally located on the north side of West Texas Avenue, approximately 100 feet west of

North G Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project.

Chair Lucy Sisneiga asked when the preliminary plat was approved.

Planner Andrew Meyers explained the preliminary plat was approved via short-form process.

Chair Lucy Sisneiga requested the criteria for short-form approval.

Planner Andrew Meyers gave an overview of the short-form process citing the code.

Planning Manager Xavier Bauguess stated that the existing short-form process met the requirements.

Chair Lucy Sisneiga had no further questions.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

11. Motion approving a Final Plat of Oaktree Ranch, Section 4, being a 2.77-acre tract of land out of Section 8, Block 'X' H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located approximately 1,700 feet north of Mockingbird Lane, and approximately 2,000 feet west of North Midkiff Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project.

Commissioner Adrian Carrasco stated he had the same question as Chair Lucy Sisneiga over short-form and could move on.

Joshua Sparks moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

12. Motion approving a Final Plat of Myatt Addition, Section 2 being a replat of a 2.34 acre portion of Lot 1, and all of Lot 2, Block 1, Myatt Addition, an addition to the City of Midland, and a 0.10 acre portion of a called 16 foot strip of land, all being situated in Section 15,

Block 39, T&P Ry. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of W. Wadley Avenue and N. Garfield Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project.

Chair Lucy Sisneiga asked if this was a rezone.

Planner Andrew Meyers answered that it is a final plat to fix lot lines, not a rezoning.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

13. Motion approving a Final plat of Permian Estates, Section 22, being a replat of Lots 11, 12, and 13, Permian Estates, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Illinois Avenue and North McDonald Street.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Chair Lucy Sisneiga read the legal description of the item and moved to vote.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

14. Motion approving a Final Plat of Pioneer Natural Resources USA Addition, being a plat of an 87.55- acre tract of land out of Sections 33 and 40, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of North County Road 1140 and East State Highway 80.) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**
(DISTRICT: NONE) (DEVELOPMENT SERVICES)

Commissioner Emily Holeva explained that she pulled the item to abstain from voting.

Joshua Sparks moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

15. Motion approving a Final Plat of Southern Meadows Industrial, Section 2, being a replat of Lots 1 & 2, Block 1, Southern Meadows Industrial, Midland County, Texas. (Generally located on the northwest corner of the intersection of East County Road 140 and the proposed South County Road 1180.) (DISTRICT: NONE) (DEVELOPMENT SERVICES)
(DISTRICT: NONE) (DEVELOPMENT SERVICES)

Abraham Bejil moved to approve the Consent Agenda, excluding item(s) 10, 11, 12, 13, 14; seconded by Adrian Carrasco.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

PUBLIC HEARINGS

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

16. Consider a request by Schumann Engineering for a proposed Final Plat of Crestgate Addition, Section 52, being a replat of Lot 1A, Block 3, Crestgate Addition, Section 33, City and County of Midland, Texas. Generally located northeast of the intersection of Crestfield Street and West Loop 250 North. (DISTRICT 1) (DEVELOPMENT SERVICES)
(DISTRICT 1) (DEVELOPMENT SERVICES)

Senior Planner Landon Ochoa gave an overview of the project. Stating one letter of objection was received however it was objecting to a zone change which was not applicable to the project being discussed.

There were no questions.

The public hearing was opened at 4:07p.m.

The applicant was present. Russell Myers, the Senior Warden for the church explained that the church was wanting to sell the vacant lot to the east as shown on the map in order to bolster church funds.

There were no question.

The public hearing was closed at 4:09p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

17. Consider a request by Jorge Chavez for a zone change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 4 and Lot 17, Block 61, Park Avenue Heights, Section 2, City and County of Midland, Texas. (Generally located on the east side of South Lee Street and west side of South Tyler Street, approximately 165 feet south of East California Avenue.) (Council District 2)
(DISTRICT 2) (DEVELOPMENT SERVICES)

Planning Manager Xavier Bauguess gave an overview of this project.

There were no questions.

The public hearing was opened at 4:11p.m.

The public hearing was closed at 4:12p.m.

Steven Villela moved to approve; seconded by Emily Holeva.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

18. Consider a request by Five Figure Five for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 15,266 square foot portion of Lot 26 & 27, Block 2, 349 Ranch Estates, Section 2, City and County of Midland, Texas. (Generally located northeast of the intersection of North State Highway 349 and Washita Court. **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planning Manager Xavier Bauguess gave an overview of this project.

Alternate Commissioner Joshua Sparks asked if there would be off site parking.

Planning Manager Xavier Bauguess stated that the code does allow for off site parking on immediate contiguous lots.

The public hearing was opened at 4:15p.m.

The applicant John Scharbaur was present. He stated they will be expanding parking to the east to include 52 parking spots within the next couple of months. He explained that the SUD was mainly for the catering portion of the business.

Alternate Commissioner Joshua Sparks asked if the adjacent two lots are separated.

The applicant John Scharbauer replied that they are trying to make it one lot to expand

parking and add an outdoor family area.

The public hearing was closed at 4:17p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

MISCELLANEOUS

19. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Homestead Addition, Section 20, being a Replat of Lots 7-12, Block 6, Homestead Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Fort Worth Street and East Kansas Avenue. **(DISTRICT 2) (DEVELOPMENT SERVICES)**)

Planning Manager Xavier Bauguess gave an overview of this project.

There were no questions.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Burkholder, Richardson

20. Motion to approve, with staff's recommended conditions, a proposed Preliminary Plat of Chapparral Subdivision, Section 2, being the east 100 feet of Lot 15, Block 2, Chapparral Subdivision, Midland County, Texas. (Generally located on the south side of West County Road 152, approximately 830 feet west of South County Road 1270.) (Extraterritorial Jurisdiction) (Development Services) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of the project.

There were no questions.

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

The motion passed by the following vote:

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

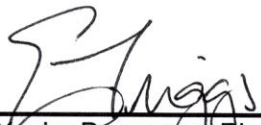
NAY: None
ABSTAIN: None
ABSENT: Burkholder, Richardson

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



Lucy Sisniega, Chairwoman

6/03/2024
Date



Xavier Bauguess, Planning Division Manager
Department of Development Services

05/31/2024
Date