

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
July 15, 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 , July 15, 2024.

Commissioners present: Lucy Sisniega, John Burkholder, Steven Villela, Dara Richardson

Commissioners absent: Brennan Berry, Emily Holeva, Adrian Carrasco, Abraham Bejil, Joshua Sparks

Staff members present: Landon Ochoa, Elizabeth Triggs, Andrew Meyers, Diana E. Geerts, 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 the Planning and Zoning Commission meeting minutes for July 1, 2024.

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

3. Motion approving, with the condition of all required public improvements having been satisfied by the Engineering department before filing for recording with the County Clerk of Midland, a Final Plat of Mockingbird Ridge Basin, being a plat of a 49.12-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 immediately east of the intersection of Blazing Saddle

Street and Waxwing Drive.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

4. Motion approving, with the condition of all required public improvements having been satisfied by the Engineering department before filing for recording with the County Clerk of Midland, a Final Plat of Mockingbird Ridge, Section 10, being a 14.37-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 on the east side of Waxwing Drive, approximately 2,700 feet south of Arapahoe Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

5. Motion approving, with the condition of all required public improvements having been satisfied by the Engineering department before filing for recording with the County Clerk of Midland, a Final Plat of Mockingbird Ridge, Section 11, being a plat of a 14.83-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 approximately 900 feet east of Waxwing Drive, and approximately half a mile south of Arapahoe.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a request by Leonard Hight for a Specific Use Designation with Term for the sale of alcoholic beverages sales for on-premises consumption in a bar, on a 6,642-square foot portion of Lot 1A, Block 1, Myatt Addition, Section 2, City and County of Midland, Texas. (Generally located on the northeast corner of

the intersection of N. Garfield Street and W. Wadley Avenue.) **(DISTRICT 3)
(DEVELOPMENT SERVICES)**

Senior Planner Diana Geerts informed the Commissioners that the item had been pulled by the applicant.

The Commissioners voted for the item to be deleted from the agenda.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

7. Hold a public hearing and consider a request by Cavender Real Estate of Midland IV, LLC, for an initial zoning of RR, Regional Retail District for a 10.00-acre tract of land out of Section 38, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located northwest of the intersection of Deauville Boulevard and Arlington Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project.

Commissioner John Burkholder shared concerns about traffic in the area.

Planner Andrew Meyers deferred to traffic and mentioned there were no comments on traffic review.

Chair Lucy Sisniega asked if this was to review zoning.

Planner Andrew Meyers clarified today's item was for the initial zoning of an annexation.

Commissioner Steven Villela asked when they would see more on infrastructure.

Planner Andrew Meyers responded infrastructure would be with the plat.

Applicant Chase Dunham with Maverick Engineering spoke briefly on traffic concerns.

There were no further questions.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

MISCELLANEOUS

8. Motion approving, with staff's recommended conditions, a Preliminary Plat of Stonebridge Addition, Section 5, being a plat of a 11.49-acre tract of land located in the south half of Section 1, Block "X", H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Cooper Creek Road and Milltown Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Diana Geerts gave an overview of this project.

There was conversation between Commissioner John Burkholder about the oil wells in the area and the request for a variance.

There was further conversation including Chair Lucy Sisniega and Commissioner Steven Villela about the staff report and the conditions of approval.

The commission discussed with Planning and Development Officer Elizabeth Triggs about amending the motion to include specifically that a variance must be approved on the final plat.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Circuit Acres, Section 2, being a plat of an 8.496-acre tract of land out of the southeast quarter of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1119, approximately 1,300 feet south of East County Road 62.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project.

There were no questions.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Desert Scene Addition, Section 2, being a plat of a 16.30-acre tract of land located in Section 20, Block 39, T-2-S, T&P RR Co. Survey, in part, and a replat of Lots 1 and 2, Block 1, Desert Scene

Addition, in part, Midland County, Texas. (Generally located on the north side of West County Road 140, approximately 1,180 feet west of South County Road 1210.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project.

Commissioner Dara Richardson voiced concerns over sufficient water in the area.

Commissioner John Burkholder and applicant John Newton with Newton Engineering joined the conversation.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Olvera Addition being a plat of a 2.32-acre tract of land out of the southwest quarter of Section 26, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located approximately 430 feet east of South County Road 1185, and approximately 1,915 feet north of East County Road 150.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of this project.

There were no questions.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Carrasco, Bejil, Sparks

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

Lucy Sisniega, Chairwoman

Date





Landon Ochoa, Planning Division Manager
Department of Development Services

Date