

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

September 16, 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 3:30pm, September 16, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Abraham Bejil, Steven Villela

Commissioners absent: Emily Holeva, Adrian Carrasco, Joshua Sparks, Dara Richardson

Staff members present: Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Daniel Humbert, Beatriz Quezada, Britton Murry, Elisa Castillo, Madelim Jaquez

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 September 3, 2024
3. Motion approving a Final Plat of Weyman Addition, Section 2, being a plat of a 0.51-acre tract of land, located in the south part of Section 26, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Main Street, approximately 82 feet south of East Cowden Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Westridge Park Addition, Section 55, being a plat of a 4.25-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 at the southwest corner of the intersection of Thomason Drive and South Loop 250.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

5. Motion approving a Final Plat of Devon Addition, Section 8, being a 4.87-acre tract of land located in the southwest quarter of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Younger Road and Norden Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Sparks, Richardson

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a Preliminary Plat of Hillcrest Acres, Section 15, being a residential replat of a 19.67-acre portion of Tracts 22, 23, 24, 25, 26, 27, and 28, Hillcrest Acres Addition, City and County of Midland, Texas. (Generally located on the south side of Princeton Avenue, approximately 1,200 feet west of North Midland Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

Commissioner John Burkholder raised questions regarding traffic.

Development Officer Elizabeth Triggs mentioned this plat is in alignment with the zone change done in 2020, where it was set for PD- Planned District and gave the lots a certain size.

The public hearing was opened at 3:51 p.m.

Citizen Christina Cockrell, 4609 W Cuthbert, shared concerns on this item.

Citizen Sharon Humphreys, 4504 Princeton, shared concerns on this item.

The public hearing was closed at 3:58 p.m.

Abraham Bejil moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: Sisniega

ABSENT: Holeva, Carrasco, Sparks, Richardson

7. Hold a public hearing and consider a Final Plat of Nueva La Jolla Addition, Section 5, being a residential replat of Lots 14-21, Block 7, Nueva La Jolla Addition, and an adjacent

0.05-acre portion of vacated street right-of-way, City and County of Midland, Texas. (Generally located on the south side of Mulberry Lane, approximately 130 feet east of North Clay Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

Commissioner John Burkholder and Development Officer Elizabeth Triggs discussed the different parts of this plat.

The public hearing was opened at 4:16 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 4:16 p.m.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Sparks, Richardson

8. Hold a public hearing and consider a proposed Preliminary Plat of Northwestern Addition, Section 20, being a residential replat of Lot 1, Block 1, Northwestern Addition, Section 18, and a 0.083-acre tract of land out of Lot 4, Block 3, Northwestern Addition, Section 12, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 1840 feet west of North Midkiff Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of this item.

The public hearing was opened at 4:19 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 4:19 p.m.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Sparks, Richardson

MISCELLANEOUS

9. Motion approving a reinstatement of an approved Preliminary Plat of Nueva La Jolla

Addition, Section 5, being a replat of Lots 14-21, Block 7, and Lots 1-8, Block 8, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located on the east and west side of Benton Street, approximately 217 feet north of Orchard Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Sparks, Richardson

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Blackburn 1130 Addition, being a plat of a 3.002-acre tract of land located in the southeast quarter of Section 27, Block 38, T-1-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1130, approximately 300-feet south of East County Road 66.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Sparks, Richardson

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Melody Acres, Section 19, being a plat of a 1.51-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 800-feet west of North Midland Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco, Sparks, Richardson

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:20pm



Lucy Sisniega, Chair

10-7-24

Date



Landon Ochoa, Planning Division Manager
Department of Development Services

10/11/27

Date