

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

November 4, 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 3:36 p.m., November 04, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Abraham Bejil, Steven Villela, Joshua Sparks, Dara Richardson

Commissioners absent: Emily Holeva, Adrian Carrasco

Staff members present: Landon Ochoa, Elizabeth Triggs, Daniel Humbert, Beatriz Quezada, Britton Murry, 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 October 21, 2024

Steven Villela moved to defer .; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

Chair Lucy Sisniega asked to modify time on the public hearing open and closed.

3. Motion approving a Final Plat of Melody Acres, Section 19, being 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)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

4. Motion approving a Final Plat of Crestgate Addition, Section 53, being a 0.75-acre tract of land located in the southeast quarter of Section 5, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located north of West Loop 250 North, approximately 800-feet east of Caldera Boulevard.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega

ABSENT: Holeva, Carrasco

Planner Britt Murry confirmed no structure currently on property, aerial image is old and not updated.

5. Motion approving a Final Plat of White Addition, Section 2, being a replat of Lots 1-4, Block 1, White Addition, Midland County, Texas (Generally located on the west side of South County Road 1207, approximately 370 feet north of West County Road 116.) **(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, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

6. Motion approving a Final Plat of Desert Scene Addition, Section 2, being 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)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Holeva, Carrasco

7. Motion approving a Final Plat of West Terminal Addition, Section 11, being a plat of a 5.42-acre tract of land out of the southwest quarter of 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)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Holeva, Carrasco

8. Motion approving, with staff's recommended conditions, a Final Plat of Grassland Estates West, Section 13, being a plat of a 22.119-acre tract of land out of the south part of Section 35, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 1,550 feet west of West State Highway 158.) **(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, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Holeva, Carrasco

PUBLIC HEARINGS

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

9. Hold a public hearing and consider a Final Plat of East Midland Addition, Section 24, being a residential replat of the middle 50 feet out of the northeast quarter of Block 14, East Midland Addition, City and County of Midland, Texas. (Generally located south of Walnut Lane, approximately 85 feet west of North Tyler Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Britt Murry gave an overview of this project.

The public hearing was opened at 3:46p.m.

Resident Sarah Brown 1210 Garden Lane, asked about having a mobile home in her property as well.

Commissioner Villela referred to Planning Manager Landon Ochoa for additional Information

The public hearing was closed at 3:53 p.m

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

10. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Cavender Real Estate of Midland IV, LLC, for a Specific Use Designation Without Term for an Automobile or Other Motorized Vehicle Sales and Service on Lot 1, Block 1, Cavender Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Arlington Road and Deauville Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of this project.

The public hearing was opened at 3:57 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:57 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, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega
ABSENT: Holeva, Carrasco

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Fairgrounds Addition, Section 8, being a replat of lots 7,8, and 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas. Generally located on the west side of Wolfcamp Circle, approximately 500-feet north of Mulberry Lane. **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Campgrounds Addition, Section 3, being a replat of Lot 5, Block 1, Campgrounds Addition, Section 2, Midland County, Texas. (Generally located on the north side of West County Road 157, approximately 810 feet west of South County Road 1270.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Overstreet Addition, Section 13, being a plat of a 0.908-acre tract of land located in Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection King Street and East Taylor Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

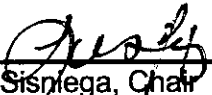
AYE: Berry, Sisniega, Burkholder, Bejil, Villela, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

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



Lucy Sisniega, Chair

11/18/24/
Date



Landon Ochoa, Planning Division Manager
Department of Development Services

11/15/24
Date