

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
April 3, 2023
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 3:47 p.m., April 03, 2023.

Commissioners present: Lucy Sisniega, Dianne Williams, Adrian Carrasco, Abraham Bejil, Beverly Dillow, Sallie Vega

Commissioners absent: Stacy Grosse, Zachary Deck, Emily Holeva

Staff members present: Jeff S. Fisher, James Reber, Landon Ochoa, Alexandra Walling, Rolandrea Russell, Dalia Salinas

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.)

Chairwoman Sisniega opened the public comment period at 3:47 p.m. With no one wishing to speak, the public comment period was closed at 3:48 p.m.

CONSENT ITEMS

2. Motion approving the Planning & Zoning meeting minutes for March 20, 2023.
3. Motion approving a Final Plat of Witcher Addition, Section 3, being a replat of Lot 2, Block 1, Witcher Addition, Section 2, and a plat of a 2.25-acre tract of land and a 0.372-acre portion of a previously vacated alley right-of-way located in Section 8, Block 40, T-2-S, T&P, RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Norden Drive and West State Highway 80. - Council District 4).
4. Motion approving a Final Plat of Kelview Heights, Section 13, being a replat of Lots 5-13, Block 17, and a 0.067-acre portion of previously vacated alley right of way, Block 17. Kelview Heights, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and West Scharbauer Drive. - Council District 3)

Commissioner Carrasco moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Carrasco, Bejil, Dillow, Vega

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

PUBLIC HEARINGS

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

5. Consider a request by Miguel Hernandez, d/b/a Casa Real LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a restaurant on a 2,379-square foot portion of Lot 1A, Block 11, Kimber-Lea Addition, Section 11, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Midkiff Road and Maxwell Drive. - Council District 3)

Planner James Reber gave an overview of the project. Staff received no letters of objection and recommended approval.

The public hearing was opened at 3:52 p.m.

The applicant was not present

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

Commissioner Bejil moved to approve this request; seconded by Commissioner Carrasco.

The motion passed by the following vote: 5 to 0, 1 Abstention

AYE: Williams, Carrasco, Bejil, Dillow, Vega

NAY: None

ABSTAIN: Sisniega

ABSENT: Grosse, Deck, Holeva

MISCELLANEOUS

Staff presented the following miscellaneous items to the Planning & Zoning Commission.

6. Motion approving with staff's recommended conditions, for a proposed Preliminary Plat of Elmwood Addition, Section 8, being a replat of Lot 1 and the north 18.44-feet of Lot 2, Block 15, Elmwood Addition, Section 2, and Lots 1-3 and the south 25-feet of Lot 7, Block 11, Elmwood Extension, Section 2, City and County of Midland, Texas. (Generally located on the west side of North Big Spring Street, approximately 140-feet south of West Cuthbert Avenue. - Council District 3)

Commissioner Carrasco moved to approve this request; seconded by Commissioner Bejil.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Carrasco, Bejil, Dillow, Vega

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

7. Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Nolte Addition, being a plat of a 10.99-acre tract of land in Section 15, Block 38, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the east side of Farm-to-Market Road 715, approximately 1,520-feet south of East County Road 130. - Extraterritorial Jurisdiction)

Commissioner Williams moved to approve this request; seconded by Commissioner Carrasco.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Carrasco, Bejil, Dillow, Vega

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

8. Motion approving with staff's recommended conditions for a reinstatement of an approved Preliminary Plat of Covington Addition, Section 7, being a plat of a 2.12-acre tract of land in Section 48, Block 41, T-2-S, T&P RR. Co. Survey, City and County of Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 1,140-feet southwest of Jordy Road. - Council District 4)

*Deferred to the May 1, 2023 Meeting

9. Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Palermo Crest Addition, Section 3, being a plat of a 0.302-acre tract of land in Section 1, Block 30, T-2-S T&P RR CO Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Wayside Drive and East Gist Avenue. - Council District 2)

Commissioner Bejil moved to approve this request; seconded by Commissioner Carrasco.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Carrasco, Bejil, Dillow, Vega

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

10. Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Westridge Park Addition, Section 47, being a plat of a 37.62-acre tract of land out of the Northeast Quarter of Section 48, Block

40, T-1-S, T & P. R.R. Co. Survey, City and County Midland, Texas. (Generally located at the northwest corner of the intersection of Leisure Drive and South Loop 250 West. - Council District 4)

Commissioner Carrasco moved to approve this request; seconded by Commissioner Bejil.

The motion passed by the following vote: 5 to 0, 1 Abstention

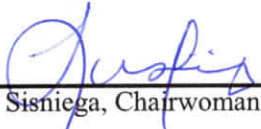
AYE: Williams, Carrasco, Bejil, Dillow, Vega

NAY: None

ABSTAIN: Sisniega

ABSENT: Grosse, Deck, Holeva

With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at 4:03 p.m.



Lucy Sisniega, Chairwoman

4-17-23

Date



Jeff Fisher Planning Division Manager
Department of Development Services

4-17-23

Date