

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
April 17, 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 3:30 p.m., April 17, 2023.

Commissioners present: Lucy Sisniega, Dianne Williams, Stacy Grosse, Emily Holeva, Adrian Carrasco, Abraham Bejil, Beverly Dillow

Commissioners absent: Zachary Deck

Staff members present: Charles Harrington, Jeff S. Fisher, James Reber, Alexandra Walling, Landon Ochoa, 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.

Commissioner Sisniega opened the public comment period at 3:31 p.m. With no one wishing to speak, the public comment period was closed at 3:32 p.m.

CONSENT ITEMS

2. Motion approving the Planning & Zoning meeting minutes for March 3, 2023.
3. Motion approving a Final Plat of ABCO West Industrial Park, Section 5 being a Replat of Lots 1 and 2, and the North 25.21 feet of Lot 3, Block 2, ABCO West Industrial Park, Section 2, County of Midland, Texas. (Generally located on the southeast corner of the intersection of Industrial Avenue and Trade Drive. - Extraterritorial Jurisdiction)
4. Motion approving a Final Plat of Sturgis Addition, being a plat of a 10.10-acre tract of land out of the NE/4 of Section 21, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of W. County Road 130, approximately 1,055-feet west of S. County Road 1200. - Extraterritorial Jurisdiction)

Commissioner Carrasco moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

PUBLIC HEARINGS

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

5. Consider a request by Scott A. Mommer Consulting C/O Cassie Permenter for a Zone Change from PD, Planned Development District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center, on Lot 6, Block 45, Fairmont Park Addition, Section 15, City and County of Midland, Texas. (Generally located approximately 520-feet south of West Loop 250 North and approximately 515-feet west of North Midland Drive. - Council District 1)

Senior planner Alexandra Walling gave an overview of the project. No letters of objection were received. Staff recommended approval.

The public hearing was opened 3:36 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:37 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

6. Consider a request by Betenbough Homes for a Zone Change from PD, Planned Development District for Housing Development to an amended PD, Planned Development District for Housing Development on a 258.87-acre tract of land, in Section 18, Block 38, T-I-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located north of Mockingbird Lane, approximately 900-feet east of North Fairgrounds Road, - Council District 1)

Planner Landon Ochoa gave an overview of the project. With no letters of objection received, staff recommend approval.

Commissioner Sisniega asked if they resubmitted with smaller lots and how many more lots are they adding.

Planner Landon Ochoa explained that they are adding 31 more lots.

- Commissioner Carrasco asked what the changes from the previous application are in comparison to the present application.

Planning Manager Jeff Fisher explained that previously the applicant changes the lots sizes in order to add more homes.

Commissioner Sisniega asked for what is the minimum lot width and depth for the current zoning of this land.

Planning Manager Jeff Fisher explained that the it is a minimum width is 50 feet and the depth is 77 feet with a minimum lot area of 4200 square feet. He explained that some of the lots will come down in size but the overall will be larger.

Commissioner Bejil asked if they are requesting an exception for the small lots. Staff confirmed that yes, they would need an exception for the smaller lots.

Commissioner Bejil stated that his concern is that approving these lots would be increasing the density of the neighborhood. He asked if Mockingbird road would be the main feed road. Staff confirmed that it does look like it would be Mockingbird.

Commissioner Carrasco stated that his concerns are with consistency, He directed the question to Mr. Harrington, Director of Development services.

Director of Development Services, Charles Harrington, addressed the commission to answer Commissioner Carrasco's question and to answer some of the commissioner's questions. He then deferred to the applicant.

The public hearing was opened at 3:49 p.m.

The applicant, Ronnie Wallace and Chris Berry with Betenbough Homes addressed the commission to present additional information and answers question from the commission.

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

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

The motion passed by the following vote: 6 to 1

AYE: Sisniega, Williams, Grosse, Holeva, Bejil, Dillow

NAY: Carrasco

ABSTAIN: None

ABSENT: Deck

7. Consider a request by Maverick Engineering for a Zone Change from O-1, Office District to RR, Regional Retail District, on Lot 1 and the east half of Lot 2, Block 76, West End Addition, City and County of Midland, Texas. (Generally located on the southwest corner of West Texas Avenue and North N Street. - Council District 3)

Planning Manager Jeff Fisher gave an overview of the project. No letters of objection were received. Staff recommended approval.

The public hearing was opened 4:14 p.m.

The applicant was present but deferred to staff.

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

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

8. 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, Block 22, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland, Texas. (Generally located on the west side of South Clay Street, approximately 200-feet south of East Washington Avenue. - Council District 2)

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

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

The applicant was not present.

The public hearing was closed at 4:18 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

9. Consider a request by Alejandro Dominguez for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a restaurant on a 5,200-square foot portion of Lot 2, Block 1, W.P. Knight Addition, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of South Powell Street and West Wall Street. - Council District 2)

Planning Manager Jeff Fisher gave an overview of the project. No letters of objection were received. Staff recommended approval.

The public hearing was opened at 4:20 p.m.

The applicant was present but deferred to staff.

The public hearing was closed 4:21 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

10. Consider a request by Broadus Services for a Specific Use Designation without Term for Wireless Communication Systems including a monopole antenna structure on a 1,600-square foot portion of Lot 8, Block 2, Pavilion Park, Section 7, City and County of Midland, Texas. (Generally located on the west side of North Fairgrounds Road, approximately 310-feet southeast of San Felipe Drive. - Council District 1)

Senior Planner Alexandra Walling gave an overview of the project. No letters of objection were received. Staff recommended approval.

The public hearing was opened at 4:23 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:24 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

11. Consider a request by Maverick Engineering for a proposed Preliminary Plat of Shenandoah Ridge, Section 2, being a residential replat of Lot 32, Block 5, Shenandoah Ridge, Section 1, City of Midland, Midland and Martin Counties, Texas. (Generally located west side of Anticline Court, approximately 625-feet north of Badland Boulevard. - Council District 1)

*Item #11 was pulled from the agenda.

12. Consider a request by Maverick Engineering for a proposed Preliminary Plat of Country Sky Addition, Section 28, being a residential replat of Lot 16, Block 3, Country Sky Addition, Section 3, and a plat of a 12.05-acre tract of land located in Section 26, Block 40, T-1-S, T&P, RR Co. Survey, and City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North County Road 1247 and West State Highway 158. - Council District 4)

Planning Manager Jeff Fisher gave an overview of the project. No letters of objection were received. Staff recommended approval.

Commissioner Williams asked is the use residential or commercial.

The public hearing was opened at 4:32 p.m.

The applicant, Andrew Mellen with Maverick Engineering, addressed the commission.

The public hearing was closed at 4:33 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

13. Consider a request by Parkhill for a Final Plat of Grandridge Estates, Section 3, being a residential replat of Lot 19, Block 1, Grandridge Estates Addition, Section 2, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Navasota Drive and Garrett Drive. -- Council District 4)

Planner Landon Ochoa gave an overview of the project. No letters of the objection were received. Staff recommended approval.

The public hearing was opened at 4:35 p.m.

The applicant, Josh Wallender with Parkhill, addressed the commission. He gave a summary of the project and was open for questions.

The public hearing was closed at 4:37 p.m.

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

The motion passed by the following vote: 7 to 0

AYE: Sisniega, Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: None

ABSTAIN: None

ABSENT: Deck

MISCELLANEOUS

14. Motion to approve with staff's recommended conditions for a revised Preliminary Plat of Mockingbird Ridge, being a plat of a 258.87-acre tract of land, situated in Section 18, Block 38, T-1-S, A-734, T&P RY. CO. Survey, City of Midland, Midland County, Texas. (Generally located north of East Mockingbird Lane, approximately 900 feet east of North Fairgrounds Road. - Council District 1)

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

The motion passed by the following vote: 6 to 1

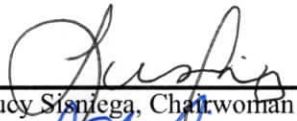
AYE: Williams, Grosse, Holeva, Carrasco, Bejil, Dillow

NAY: Sisniega

ABSTAIN: None

ABSENT: Deck

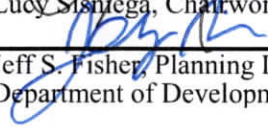
With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at 4:40 p.m.



Lucy Sisniega, Chairwoman

8-1-23

Date



Jeff S. Fisher, Planning Division Manager
Department of Development Services

5-1-23

Date