

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
May 15, 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., May 15, 2023.

Commissioners present: Lucy Sisniega, Dianne Williams, Emily Holeva, Adrian Carrasco, Abraham Bejil

Commissioners absent: Zachary Deck, Sallie Vega

Staff members present: Charles Harrington, Alexandra Walling, Rolandrea Russell, Jeffrey S. Fisher, Landon Ochoa, 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.)

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

Commissioner Carrasco moved to approve; seconded by Commissioner Williams.

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

ASENT: Deck

2. Motion approving the Planning & Zoning meeting minutes for May 1, 2023.
3. Motion approving a Final Plat of Nova's Paradise, being a 22.69-acre tract out of the northeast quarter of Section 15, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas (Generally located on the southwest corner of the intersection of South County Road 1160 and East County Road 130. – Extraterritorial District)
4. Motion approving a Final Plat of Dunham Acres, Section 2, being a Plat of a 4.97-acre tract of land out of Section 18, Block 40, T-2-S, T&P RR, Co. Survey, Midland County, Texas. (Generally located on southeast corner of the intersection of West County Road 122 and South County Road 1290. - Extraterritorial Jurisdiction)
5. Motion approving a Final Plat of West 191 Industrial Park, Section 10, being a Replat of Lots 1 and 2, Block 3, West 191 Industrial Park, Section 6, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 2,150-feet east of North Farm to Market Road 1788. – Council District 4)
6. Motion approving a Final plat of Cowden Addition, Section 7, being a Replat of Lots 5 and 6, Block 12, of Cowden Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Hart Avenue and Bryant Street. - Council District 3)
7. Motion approving a Final Plat of Autumn Estates, Section 2, being a Plat of a 22.88-acre tract of land out of the northeast quarter of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1125, approximately 555-feet south of East County Road 60. – (Extraterritorial Jurisdiction)
8. Motion approving a Final Plat of Decker Addition, Section 2, being a Plat of an 8.00-acre tract of land out of the southwest quarter of Section 7, Block 39, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located approximately 235-feet south of West County Road 116, approximately 393-feet east of South County Road 1227. – Extraterritorial Jurisdiction)
9. Motion approving a Final Plat of Lone Star Addition, Section 2, being a Replat of Lots 1-10, Block 1, Lone Star Addition and a 9.188-acre tract of land out of the southeast quarter of Section 21, Block 39, T-S-2, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1210, approximately 1,540-feet to the north of West County Road 140. - Extraterritorial Jurisdiction)

PUBLIC HEARINGS

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

10. Consider a request by Schumann Engineering for a proposed Preliminary Plat of University Park Addition, Section 3, being a Residential Replat of Lots 9 and 10 and the west 10-feet of Lot 11, Block 3, University Park Addition, City and County of Midland, Texas. (Generally located on the southeast corner on the intersection of Bedford Drive and North N Street. - Council District 3)

Senior Planner Alexandra Walling gave an over view of the project. No letters of objection were received, staff recommended approval.

The public hearing was opened at 3:35 p.m.

The applicant was not present.

The public hearing was closed at 3:36 p.m.

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

ASENT: Deck

11. Consider a request by Schumann Engineering for a proposed Preliminary Plat of Morningside Addition, Section 12, being a Residential Replat of a 0.62-acre portion of Tract 16, Morningside Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Main Street and Humble 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 3:38 p.m.

The applicant was not present.

The public hearing was closed at 3:39 p.m.

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

ASENT: Deck

12. Consider a request by Ronnie Brewster for a Zone Change from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 7 and the west 41.5-feet of Lot 8, Block 35, Cowden Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Pecos Street and Watson Street. - Council District 3)

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 3:40 p.m.

The applicant as present but deferred to staff.

The public hearing was closed at 3:41 p.m.

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

The motion by the following vote: 5 to 0
AYE: Sisniega, Williams, Holeva, Carrasco, Bejil
NAY: None
ABSTAIN: None
ASENT: Deck

13. Consider a request by D. R. Horton – Texas LTD for an Initial Zoning of SF-3, Single-Family Dwelling District, on a 24.897-acre tract of land located in Sections 38 and 47, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the southeast corner of Potomac Parkway and Victory Parkway.)

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

The public hearing was open at 3:50 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 Holeva.

The motion by the following vote: 5 to 0
AYE: Sisniega, Williams, Holeva, Carrasco, Bejil
NAY: None
ABSTAIN: None
ASENT: Deck

14. Consider a request by Outkick Investment Partners, LLC for a Zone Change from AE, Agricultural Estates District to MF-16, Multiple-Family Dwelling District on Lot 1, Block 1, Renew Life Church Addition, City and County of Midland, Texas. (Generally located north of Occidental Parkway, approximately 280 feet east of North State Highway 349. - Council District 1)

Planner Landon Ochoa gave an overview of this project. 12 letters of objection were received, staff recommend approval.

Commissioner Williams asked about the access roads for this area. Taha form traffic spoke on behalf of the City, he explained that the city has been working with the developer and the issues with the arterial roads has been addressed.

Commissioner Williams also voiced her concerns on the potential issues that may arise with traffic.

The public hearing was opened at 3:56 p.m.

The applicant, Eric West with Parkhill, spoke on behalf of the applicant. He gave a summary of the project and was open for questions.

Developer Steve Howard, 6751 North Freeway, Fort Worth, Texas spoke to the commission to address some of the traffic issues.

Resided, Mark Kohler, 6817 Hall of Fame, Midland, Texas, spoke against the project due to the traffic issues the development would bring to the area.

Resident, Erin Bowen, 6513 Crown point CT, Midland Texas, spoke in opposition to the project due to the potential issues it would cause to her property.

Applicant Eric West readdressed the commission to answer some of the questions made by the residents.

Commissioner Sisniega asked staff if any of the recent develop come up with major traffic issues. Planning Manager Jeff Fisher addressed the question.

Commissioner Williams asked staff if there is a time line for when the area will be annexed. Mr. Fisher stated that it is expected to come to the agenda in June.

Commissioner Sisniega asked if any concerns have been brought up from any other city departments. Mr. Fisher confirmed that no other concerns have been stated.

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

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

ASENT: Deck

MISCELLANEOUS

15. Motion approving a request for a 30-Day Extension for a proposed Preliminary Plat of Legacy Addition, Section 11, being a Plat of a 24.897-acre tract of land in Sections 38 and 47, Block 40, T-1-S, T.&P. RR Survey, Midland County, Texas. (Generally located on the southeast corner of Potomac Parkway and Victory Parkway. – Extraterritorial Jurisdiction

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

ASENT: Deck

16. Motion approving a Final Plat of University Park Addition, Section 3, being a Replat of Lots 9 and 10 and the west 10-feet of Lot 11, Block 3, University Park Addition, City and County of Midland, Texas. (Generally located on the southeast corner on the intersection of Bedford Drive and North N Street. – Council District 3)

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

ASENT: Deck

17. Motion approving with Staff's recommended conditions for a proposed Preliminary Plat of Southern Addition, Section 29, being a Replat of Lots 1 and 2, Block 178, Southern Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of South Loraine Street and West California Avenue. - Council District 2)

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

18. Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Homestead Addition, Section 20, being a Replat of Lots 8-12, Block 6, Homestead Addition, City and County of Midland, Texas. (Generally located on the southeast corner of Mississippi Avenue and North Fort Worth St. - Council District 2)

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

The motion by the following vote: 5 to 0

AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None
ABSTAIN: None
ASENT: Deck

19. Motion approving with staff's recommended conditions for a proposed Preliminary Plat of Midkiff Industrial Center, Section 28, being a Replat of Lot 1, Block 3, Midkiff Industrial Center, Section 2, a 4.38-acre tract out of the northwest quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, and a 2,080-square foot portion of the West Industrial Loop right-of-way, City and County of Midland, Texas. (Generally located on the east side of Rankin Highway, approximately 1,290-feet south of Interstate 20. – Council District 2)

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

The motion by the following vote: 5 to 0
AYE: Sisniega, Williams, Holeva, Carrasco, Bejil
NAY: None
ABSTAIN: None
ASENT: Deck

20. Motion approving with staff's recommended conditions for the reinstatement of a proposed Preliminary Plat of Northwest Passage, being a plat of a 117.035-acres tract of land out of Section 35, Block 40, T-1-S T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of State Highway 158, approximately 1,000-feet north of State Highway 191. – Council District 4)

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

The motion passed by the following vote: 4 to 0, 1 Abstention
AYE: Sisniega, Williams, Holeva, Carrasco
NAY: None
ABSTAIN: Bejil
ABSENT: Deck

21. Motion approving a Final Plat of Northwest Passage, Section 1, being a Plat of a 31.401-acre tract of land out of Section 35, Block 40, T-1-S T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of State Hwy 158, approximately 1,000-ft north of State Hwy 191 (Council District 4)

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

The motion passed by the following vote: 4 to 0, 1 Abstention
AYE: Sisniega, Williams, Holeva, Carrasco
NAY: None
ABSTAIN: Bejil
ABSENT: Deck

22. Motion approving with staff's recommended conditions for the reinstatement of an approved Preliminary Plat of Country Villa Estates, Section 8, being a Replat of Lot 4, Block 2, Country Villa Estates, Section 7, and the north 5.727-acres of Lot 2, Block 2, Country Villa Estates, Section 3, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Brinson Lane and West Wall Street. – (Council District 2)

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

The motion by the following vote: 5 to 0
AYE: Sisniega, Williams, Holeva, Carrasco, Bejil
NAY: None
ABSTAIN: None
ASENT: Deck

23. Motion approving a Final Plat of Country Villa Estates, Section 8, being a Replat of Lot 4, Block 2, Country Villa Estates, Section 7, and the north 5.727-acres of Lot 2, Block 2, Country Villa Estates, Section 3, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Brinson Lane and West Wall Street. – Council District 2

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

The motion by the following vote: 5 to 0

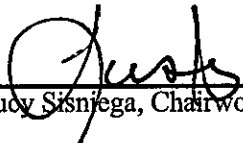
AYE: Sisniega, Williams, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

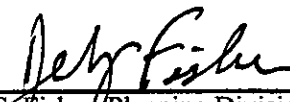
ASENT: Deck

With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at 4:43 p.m.


Lucy Sisniega, Chairwoman

Date

6/5/2023


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

Date

6/5/2023