

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

**June 5, 2023**

**Council Chambers – City Hall**



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The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:31 PM, June 05, 2023.

**Commissioners present:** Beverly Dillow, Lucy Sisniega, Adrian Carrasco, Abraham Bejil, Steven Villela

**Commissioners absent:** Dianne Williams, Zachary Deck, Emily Holeva, Sallie Vega

**Staff members present:** Diana E. Geerts, Landon Ochoa, Charles Harrington, Alexandra Walling, Rolandrea Russell, Jeffrey S. Fisher

**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 the Planning & Zoning meeting minutes for May 15, 2023.

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

3. Motion approving a Final Plat of Wild West Addition, being a Plat of a 16.14-acre tract of land in Section 24, Block 40, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1232, immediately southwest of West County Road 130. – Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

4. Motion approving a Final 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) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

5. Motion approving a Final 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) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

6. Motion approving a Final 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, Lots 1-3 and the south 25-feet of Lot 7, Block 11, Elmwood Extension, Section 2, and a 0.042-acre portion of vacated alley right-of-way, located adjacent to Lots 1-3, Block 11, Elmwood Addition, and Lot 1, Block 15, Elmwood Addition, 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) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:  
AYE: Dillow, Sisniega, Carrasco, Bejil, Villela  
NAY: None  
ABSTAIN: None  
ABSENT: Williams, Deck, Holeva, Vega

7. Motion approving a Final Plat of West 191 Industrial Park, Section 11, being a Replat of Lots 17 and 18, Block 1, West 191 Industrial Park, Section 9, City and County of Midland, Texas. (Generally located on the south side of West County Road 117, approximately 1,680-feet east of North Farm-to-Market Road 1788. - Council District 4) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:  
AYE: Dillow, Sisniega, Carrasco, Bejil, Villela  
NAY: None  
ABSTAIN: None  
ABSENT: Williams, Deck, Holeva, Vega

8. Motion approving a Final Plat of West End Addition, Section 28, being a Replat of 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 the intersection of West Texas Avenue and North N Street. - Council District 3) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:  
AYE: Dillow, Sisniega, Carrasco, Bejil, Villela  
NAY: None  
ABSTAIN: None  
ABSENT: Williams, Deck, Holeva, Vega

9. Motion approving a Final Plat of Seymour Addition, Section 15, being a Plat of a 10-acre tract of land in Block 40, Section 31, T-1-S T&P RR. Co Survey, County of Midland, Texas. (Generally located on the north side of West County Road 72, approximately 785 feet east of Farm-to-Market Road 1788. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the Consent Agenda, excluding item(s) none; seconded by Abraham Bejil.

The motion passed by the following vote:  
AYE: Dillow, Sisniega, Carrasco, Bejil, Villela  
NAY: None  
ABSTAIN: None  
ABSENT: Williams, Deck, Holeva, Vega

## **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 Country Sky Addition, Section 29, being a Residential Replat of Lot 18, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of Tumbleweed Trail, approximately 1,270-feet south of Briarwood Avenue. – Council District 4) (DEVELOPMENT SERVICES)

Senior Planner, Alexandra Walling presented an overview of the project to the Commission. No letters of objection were received.

Staff recommended approval.

Chairwomen Sisniega opened the public hearing at 3:35 PM.

With no one wishing to speak public hearing was closed at 3:36 PM

Abraham Bejil moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

11. Consider a request by Leovardo Leon for a Specific Use Designation with Term for Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on Lots 1 and 2, Block 182, City and County of Midland, Texas. (Generally located on the southwest corner of South Big Spring Street and Florida Avenue. - Council District 2) (DEVELOPMENT SERVICES)

Item was pulled.

## **MISCELLANEOUS**

12. Motion approving with staff's recommendations a proposed Preliminary Plat of Midland Community Theatre, being a Plat of a 4.677-acre tract of land out of Section 15, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Wadley Avenue, approximately 1,000-feet west of North I Street. – Council District 3) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

13. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Stoneridge, Section 3, being a Replat of Lot 1, Block 4, Stoneridge, Midland County, Texas. (Generally located northwest of the intersection of South County Road 1130 and Farm-to-Market Road 307. – Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

14. Motion approving with staff's recommended conditions a Preliminary Plat of TGPC Holdings Addition, being a Plat of a 2.00-acre tract out of Section 27, Block 38, T-1-S, T & P, RR. Co. Survey, Midland County, Texas. (Generally located on the northeast side of Loop 250, approximately 1826-feet southeast of North CR 1140. – Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

15. Motion approving with staff's recommendations 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) (DEVELOPMENT SERVICES)

Abraham Bejil moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

16. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Whataco Addition, Section 2, being a Replat of Lot 2, Block 1, Whataco Addition, City and County of Midland, Texas. (Generally located on the southeast corner of South Fairgrounds Road and State Highway 158. – Council District 2) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

17. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Redneck Retreat, Section 2, being a Plat of a 13.44-acre tract of land out of the west half of 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 790-feet south of East County Road 130. – Extraterritorial District) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Dillow, Sisniega, Carrasco, Bejil, Villela

NAY: None

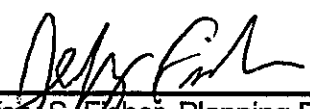
ABSTAIN: None

ABSENT: Williams, Deck, Holeva, Vega

With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at 3:48 PM

  
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Lucy Sisniega, Chairwoman

6-20-23  
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Date

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

6-20-2023  
\_\_\_\_\_  
Date