

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
August 7, 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 3:30pm, August 07, 2023.

Commissioners present: Lucy Sisniega, Adrian Carrasco, Sallie Vega, Steven Villela

Commissioners absent: Beverly Dillow, Dianne Williams, Zachary Deck, Emily Holeva, Abraham Bejil

Staff members present: Landon Ochoa, Rolandrea Russell, Jeffrey S. Fisher, Alexis M. Martinez, Daniel Humbert

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 July 24, 2023.
3. Motion approving a Final Plat of Warwick Addition, Section 4, being a Residential Replat of Lots 1, 2 and 3, Block 6, Warwick Addition, and a 1,200-square-foot vacated sanitary sewer easement located between Lots 2 and 3, Block 6, Warwick Addition, City and County of Midland, Texas. (Generally located on the northeast corner on the intersection of Shell Avenue and North L Street. – Council District 3) (DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of Redneck Retreat, Section 2, being 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)

5. Motion approving a Final Plat of Southern Addition, Section 28, being a Replat of Lots 17 & 18, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of South Dallas Street and East Washington Avenue. - Council District 2) (DEVELOPMENT SERVICES)
6. Motion approving a Final Plat of Vaquero Addition, Section 3, being an 18.88-acre tract of land out of the northwest quarter of Section 35, Block 38, T-1-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located on the north side of County Road 73, approximately 730-feet east of County Road 1130. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
7. Motion approving a Final Plat of Vista Del Pueblo, Section 3, being a Residential Replat of Lots 5 & 6 and 8-10, Block 1, and Lots 7 & 8, Block 2, City and County of Midland, Texas. (Generally located east of Todd Drive approximately 560-feet north of Linda Vida Drive. - Council District 2) (DEVELOPMENT SERVICES)
8. Motion approving a Final Plat of Belinda's Place Addition, being a Plat of a 1.15-acre tract of land out of the northwest quarter of Section 16, Block 39, T-2-S, T & P, RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 124, approximately 840-feet east of South County Road 1210 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
9. Motion approving a Final Plat of Stoneridge, Section 3 being a Replat of Lot 1, Block 4, Stoneridge, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1130 and Farm to Market Road 307. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

PUBLIC HEARINGS

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

10. Consider a request by Newton Engineering for a proposed Final Plat of Berkshire Place, Section 4, being a Residential Replat of Lot 6 and 7, Block 10, Berkshire Place, N/2 Block 9 and Blocks 10-14, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North N Street and Gulf Avenue. - Council District 3) (DEVELOPMENT SERVICES)

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

The public meeting was opened at 3:35pm.

The public meeting was closed at 3:37pm.

Steven Villela moved to approve this request; seconded by Sallie Vega.

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

11. Consider a request by Schumann Surveying, Inc. for a Zone Change from, C, Commercial District to SF-3, Single-Family Dwelling District on the northwest 0.32-acres of Block 17, Homestead Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Fort Worth Street and East Kansas Avenue. - Council District 2) (DEVELOPMENT SERVICES)

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

The public meeting was open at 3:41pm.

Jennifer Warren inquired about the impact this zone change will have on her property.

The public meeting was closed at 3:47pm.

Steven Villela moved to approve this request; seconded by Sallie Vega.

The motion failed by the following vote:

AYE: Vega, Villela

NAY: Sisniega, Carrasco

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

12. Consider a request by Maverick Engineering for an Initial Zoning of RR, Regional Retail on a 0.448-acre tract of land and a 6.292-acre tract of land, out of the south part of Section 35, Block 40, T-1-S RR CO. Survey, Midland County, Texas. (Generally located on the west side of West State Highway 158 approximately 1,150 feet northwest of State Highway 191. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

Senior Planner Landon Ochoa gave an overview of the project. No letters of objection were received, staff recommend approval.

The public meeting was open at 3:52pm.

Sherri Allen had questions on how the Zone Change will impact her property.

Andrew Mellen, applicant provided clarity on questions from the Commission and the public.

The public meeting was closed at 3:56pm.

MISCELLANEOUS

13. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Kimber-Lea Addition, Section 15, being a Replat of Lots 21-24, and a 0.76-acre Drainage Basin, Block 10, Kimber-Lea Addition, Section 14, City and County of Midland, Texas. (Generally located on the north side of Wadley Avenue, approximately 170-feet to the east of Midkiff Road. – Council District 3) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

14. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of El Alamo, Section 4, being a 201.12-acre tract of land out of the northwest quarter of Section 9, Block 38, T-1-S, Martin County, Texas. (Generally located on the south side of Crownridge Drive, approximately, 3,210-feet east of Elkins Road. – Extraterritorial District) (DEVELOPMENT SERVICES)

Steven Villela moved to approve; seconded by Sallie Vega.

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

15. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Homestead Addition, Section 21, being a Replat of the northwest 0.32 acres of Block 17, Homestead Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Fort Worth Street and East Kansas Avenue. - Council District 2) (DEVELOPMENT SERVICES)

Steven Villela moved to defer this request; seconded by Sallie Vega.

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

16. Motion approving with staff's recommended conditions, a Preliminary Plat of Claydesta Plaza North, Section 6, being a Replat of the remainder of Lot 1, Block 14, Claydesta Plaza, Section Two, Lot 2B, Block 14, Claydesta Plaza, Section 14, and a 47.44-acre tract of land, located in Section 14, Block 39, T-1-S, T&P RY CO Survey, City and County of Midland, Texas. (Generally located west of North Big Spring Street, approximately 300-feet north of Veterans Airpark Lane. – Council District 3) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

17. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Hannah Addition, Section 5, being a 30.67-acre tract of land out of the Southeast Part of Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1232 (Antelope Trail), approximately 270 feet south of West County Road 126 – (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Steven Villela moved to approve this request; seconded by Sallie Vega.

The motion passed by the following vote:

AYE: Sisniega, Carrasco, Vega, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Williams, Deck, Holeva, Bejil

With no further items or business to come before the Commission, Chairwomen Sisniega adjourned the meeting at 4:12pm



Lucy Sisniega, Chairwomen

8-21-23

Date



P&Z MINUTES

8-21-23

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

Date