

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

August 21, 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 21, 2023.

Commissioners present: Dianne Williams, Lucy Sisniega, Zachary Deck, Emily Holeva, Adrian Carrasco, Steven Villela

Commissioners absent: Beverly Dillow, Abraham Bejil, Sallie Vega

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

Adrian Carrasco moved to approve; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

2. Motion approving the Planning & Zoning meeting minutes for August 7, 2023.
3. Motion approving a Final Plat of TGPC Holdings Addition, being a 2.00-acre tract in Section 27, Block 38, T-1-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located on the northeast side of East Loop 250 North, approximately 1,825-feet southeast of North County Road 1140. - **Extraterritorial Jurisdiction**) (**DEVELOPMENT SERVICES**)

4. Motion approving a Final Plat of Goree Addition, Section 1, being a Replat of the west half of the portion of Block 8, Original Town of Midland and the west half of the portion of Block 8, Homestead Addition, City and County of Midland, Texas. (Generally located on the northeast corner of North Loraine Street and West Ohio Avenue. – **Council District 2) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Front Street-Discount RV Acres, being a Plat of a 17.02-acre tract of land out of Section 25 and 36, Block 39, T-1-S, T&P, RR Co. Survey, Midland County, Texas, and a 3.44-acre tract of land out of Section 36, Block 39, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of South Fairgrounds Road and East Front Street. - Council District 2 and **Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

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

6. Consider a request by Stephen Nelson for a Zone Change from PD, Planned Development District for a Housing Development in part, and MF-16, Multiple-Family Dwelling District, in part, to PD, Planned Development District for a Housing Development out of Trinity Towers Manor, Sections 1-3, and Arbor Park, Section 6, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Loop 250 West and Sunshine Parkway. – **Council District 4) (DEVELOPMENT SERVICES)**

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

The public meeting was open at 3:36pm.

The public meeting was closed at 3:38pm.

Dianne Williams moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

7. Consider a request by Parkhill for a proposed Preliminary Plat of Grasslands Estates, Section 25, being a Residential Replat of Lot 1, Block 11 Grassland Estates, Section 7, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Crowley Boulevard and Wadley Avenue. – **Council District 4) (DEVELOPMENT SERVICES)**

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

The public meeting was open at 3:40pm.

Taha spoke about this stating there will be an entrance on Highland and exiting Wadley.

The public meeting was closed 3:41pm.

Adrian Carrasco moved to approve this request; seconded by Zachary Deck.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

8. Consider a request by Dunaway for an Initial Zoning of RR, Regional Retail District on a 54.008-acre tract of land, in Section 42, Block 40, T-1-S, T&P RR CO. Survey, Midland County, Texas. (Generally located south of State Highway 191, approximately 1,725-feet east of North Farm-to-Market Road 1788.) **(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 3:44pm.

The public meeting was closed at 3:45pm.

Steven Villela moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

MISCELLANEOUS

9. 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 approve this request; seconded by Zachary Deck.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Villela

NAY: Carrasco

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Corral Addition, being a Plat of a 3.992-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of West Interstate 20 and South Pease Trail. - **Council District 2)**
(DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Tall City Addition, Section 3, being a 7.80-acre tract of land out of Section 8, Block Block 38, T-2-S, Midland County, Texas. (Generally located on the northwest corner of the intersection of East County Road 120 and South County Road 1156. - **Extraterritorial Jurisdiction)**
(DEVELOPMENT SERVICES)

Steven Villela moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Lozoya Addition, Section 3, being a Replat of Lots 2 and 3, Block 1, Lozoya Addition, Section 2, Midland County, Texas. (Generally located on the west side of Farm-to-Market Road 1788, approximately 1,275-feet north of County Road 40. - **Extraterritorial Jurisdiction)**
(DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

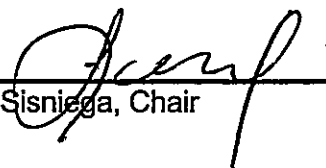
AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Bejil, Vega

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 3:54pm



Lucy Sisniega, Chair

9-5-23
Date



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

9-5-2023
Date