



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30pm, November 06, 2023.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Emily Holeva, Adrian Carrasco, Abraham Bejil, Steven Villela
Commissioners absent: Sallie Vega, Joshua Sparks
Staff members present: Alexis M. Martinez, Daniel Humbert, Andrew Meyers, Cristina Odenborg Burns

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. Consider a motion approving the Planning and Zoning Commission Meeting Minutes for October 16, 2023.
3. Motion approving a Final Plat of East Midland Addition, Section 22, being a Residential Replat of Lot 1-6, Block 9, East Midland Addition, a 0.03-acre portion of adjacent North Madison Street right-of-way, and a 0.03-acre portion of adjacent North Carver Street right-of-way, City and County of Midland, Texas. (Generally located at the southeast corner of North Madison Street and Garden Lane) (DISTRICT 2) (DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of Fannin Terrace, Section 9, being a Replat of Lots 8 and 9, Block 1, Fannin Terrace, Section 4, City and County of Midland, Texas. (Generally located on the southeast corner of intersection of Maberry Street and Terrace Avenue) (DISTRICT 3) (DEVELOPMENT SERVICES)
5. Motion approving a Final Plat of Permian Basin Health Center, Section 1, being a 50.31-acre tract of land, located in Section 42, Block 40, T-1-S, T&P RR CO Survey, County of Midland, Texas (Generally located approximately 1,550-feet south of State Highway 191, and approximately 1,725-feet east of North Farm-to-Market Road 1788) (DEVELOPMENT SERVICES)

Commissioner Bejil removed himself from the dias.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Villela

NAY: None

ABSTAIN: Bejil

ABSENT: Vega, Sparks

6. Motion approving a Final Plat of Tall City Addition, Section 3, being a 7.80-acre tract of land out of Section 8, Block 38, T-2-S, T. & P. R.R. CO. Survey, County of Midland, Texas. (Generally located at the northwest corner of the intersection on South County Road 1156 and East County Road 120) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Commissioner Bejil returned to the dias.

7. Motion approving a Final Plat of Villa Industrial Park, being a 15.61-acre tract of land out of the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland, County, Texas (Generally located on southeast corner of the intersection of West County Road 74 and North County Road 1280) (DEVELOPMENT SERVICES)
8. Motion approving a Final Plat of W.C. Barber Addition, Section 5, being a 0.42-acre portion of previously vacated alley right-of-way out of the southeast quarter of Section 26, Block 39 T-1-S, T&P RR CO. Survey, City and County of Midland, Texas (Generally located on the south side of West Estes Avenue approximately 155 feet west of North Main Street) (DISTRICT: 2) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

9. Motion approving a Final Plat of Wedgwood Park, Section 16, being a replat of the north 3.241 acres of Lot 1, Block 26, Wedgwood Park Addition, Fourth Section, an Addition to the City and County of Midland, Texas (Generally located on the south of West Dengar Avenue approximately 45-feet east of North Midland Drive) (District 3) (DEVELOPMENT SERVICES)

Steven Villela moved to approve the consent agenda, excluding items 5 and 8.; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

PUBLIC HEARINGS

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

10. Consider a request by Alan Biel for a Specific Use Designation for an Accessory Dwelling Unit, on Lot 14, Block 5, University Park Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 95 feet west of North L Street) (COUNCIL DISTRICT: 3) (DEVELOPMENT SERVICES)

Planner Daniel Humbert gave an overview of the project. Letters of objection were received; staff recommend approval.

The public hearing was opened at 3:41pm.

Resident John Sensibaugh, 2001 Harvard Ave, showed images of the rental property, provided a police report, and spoke on the zoning of the proposed SUD.

Applicant Alan Biel, 2003 Harvard Ave, stated he was going to use it for personal use, and once he talked to city officials, he took the unit off all listings. He asked for approval for vehicular access through the alley.

Joshua Sparks asked if there was a fence dividing the accessory build and the main house.

The public hearing was closed at 4:08pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: Villela

ABSENT: Vega, Sparks

11. Consider a request by Boot Lake Ranch Property Owner, LLC for a zone change from, AE, Agricultural Estate District, to LR, Local Retail District for an 80.96-acre portion of Lot 1, Block 21, Grasslands Estates, Section 16, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue approximately 500 feet west of Highland Boulevard) (DISTRICT 4) (DEVELOPMENT SERVICES)

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 4:12pm.

The applicant Adam Cunyus, 1031 Andrews Hwy, spoke about the project and what it will contain.

Resident Keith Barlow, 5817 Grassland Ct, addressed the flooding issues and the expectations to address it.

The Representative Tim Hair, 4000 Big Spring, spoke about the drainage plan.

The public hearing was closed at 4:35pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

12. Consider a request by Charles Harrington for a Specific Use Designation without Term for a Wildlife Rehabilitation Center, on a 51.097-acre tract of land located on Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located approximately 2,500 feet south of W. Wadley Avenue and 1,600 feet west of Grassland Boulevard. DISTRICT 4) (DEVELOPMENT SERVICES)

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 4:37pm.

Applicant Charles Harrington, 18 Claydesta Dr, gave an overview of the project.

Resident Shane Weathers, 2815 Frontier Dr, is pro zoo.

Resident Caleb Weather, 4604 Island Dr, is pro zoo.

Resident Crystal Emerald McGinns, 4122 Fox Hollow Ct, spoke in favor of the request.

The public hearing was closed at 5:08pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

13. Consider a request by Jennifer A. Chacon for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 3,261-square foot portion of Lot 1A, Block 1, Pavilion Park, Section 11, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Mockingbird Lane and North Big Spring Street – DISTRICT 1) (DEVELOPMENT SERVICES)

Planner Andrew Meyers gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 5:11pm.

There was no one wishing to speak on the item.

The public hearing was closed at 5:11pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

14. Consider a request by Kendall Howard for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a -square foot portion of Lot 1, Block 1, less the east 120 feet by the south 150 feet, Myatt Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Wadley Ave and North Garfield Street – DISTRICT 3) (DEVELOPMENT SERVICES)

Planner Andrew Meyers gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing as opened at 5:13pm.

There was no one wishing to speak on this item.

The public hearing was closed at 5:14pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Vilela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

15. Consider a request by Schumann Engineering for the approval of a Final 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) (DISTRICT 2) (DEVELOPMENT SERVICES)

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 5:16pm.

There was no one wishing to speak on this item.

The public hearing was closed at 5:16pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Vilela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

16. Consider a request by Scott Dufford for a Specific Use Designation with Term for the sale of Alcoholic Beverages Sales for On-Premises Consumption at a Recreation Center, on Lot 1, Block 1, Bush Tennis Center Addition, City and County of Midland, Texas. (Generally located on the north side of Briarwood Avenue approximately 431 feet west of Santa Rosa) (DISTRICT 4) (DEVELOPMENT SERVICES)

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 5:22pm

There was no one wishing to speak on this item.

The public hearing was closed at 5:23pm.

Adrian Carrasco moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Burkholder, Carrasco, Bejil

NAY: Sisniega, Holeva

ABSTAIN: Vilela

ABSENT: Vega, Sparks

17. Consider a request by Theresa Lane for a Specific Use Designation for the Sale of all Alcoholic Beverages for on premises consumption in a Restaurant on a 22,000-square foot portion of Lot 12, Block 3, Gateway Plaza Addition, Section 14, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Liberty Drive and Starboard Drive) (DISTRICT 4) (DEVELOPMENT SERVICES)

Director of Development Services Cristina Burns gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing opened at 5:32pm.

The Applicant Theresa Lane gave a little overview of everything they are trying to do for this project.

The public hearing was closed at 5:38pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Vilela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

MISCELLANEOUS

18. Motion approving with staff's recommended conditions, a Preliminary Plat of Harmony School Addition, Section 1, being a 30.96-acre tract of land located in Section 19, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located north of East Loop 250, approximately 115-feet east of Meadowside Street. (DISTRICT 1) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Vilela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

19. Consider a proposed Preliminary Plat of The Vineyard Addition, Section 13 being a 309.21-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of Mockingbird Lane and Avalon Drive) (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Vilela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

20. Motion approving a Final Plat of The Vineyard Addition, Section 10, being a Plat of a 31.356-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately west of Sherwood approximately 1,300 feet east of Avalon Drive) (DISTRICT 4) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Vilela

NAY: None

ABSTAIN: None
ABSENT: Vega, Sparks

21. Motion approving reinstatement of an approved Preliminary Plat for Vineyard Addition, Section 5, being 140.278 acres of land out of Section 13, Block 40 T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located southwest of the intersection of Holiday Hill Road and Green Tree Boulevard) (DISTRICT 4) (DEVELOPMENT SERVICES) (**DEVELOPMENT SERVICES**)

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

22. Motion approving with staff's recommended conditions a Final Plat of The Vineyard Addition, Section 11, being a Plat of a 29.274 tract of land located in in the east half of Section 13, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately west of Green Tree Boulevard and immediately north of Woodrose) (DISTRICT 4) (**DEVELOPMENT SERVICES**)

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

Steven Villela moved to nominate Adrian Carrasco as the Vice Chair of the Planning and Zoning Commission; second by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Vega, Sparks

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 5:56pm


Lucy Sisniega, Chair

Nov 20 - 2023
Date


Cristina Burns
Director of Development Services

11/20/23
Date