

**CITY OF MIDLAND, TEXAS  
PLANNING AND ZONING COMMISSION MINUTES  
December 19, 2022  
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 3:35 p.m., December 19, 2022.

**Commissioners present:** Lucy Sisniega, Dianne Williams, Zachary Deck, Adrian Carrasco, Abraham Bejil, Sallie Vega

**Commissioners absent:** Stacy Grosse, Emily Holeva,

**Staff members present:** Charles Harrington, Elizabeth Shaughnessy, Kelly Martinez, James Reber, Landon Ochoa, Alexandra Walling, 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 3:36 p.m. With no one wishing to speak, the public comment period was closed at 3:37 p.m.

**CONSENT ITEMS**

Commissioner Williams moved to approve the Consent Items 2-5; seconded by Commissioner Carrasco.

The motion passed by the following vote: 6 to 0  
AYE: Sisniega, Williams, Deck, Carrasco, Bejil, Vega  
NAY: None  
ABSTAIN: None  
ABSENT: Grosse, Holeva

2. Motion approving the Planning and Zoning Commission Meeting minutes for December 5, 2022
3. Motion approving the 2023 Planning and Zoning Meeting Schedule.
4. Motion approving a Final Plat of Hines Addition, Section 3, being a replat of Lots 12 and 13, Hines Addition, An Addition to the City and County of Midland, Texas. (Generally located on the north side of Carter Avenue, approximately 210-feet east of Cotton Flat Road. – Council District 2)
5. Motion approving a Final Plat of Green Tree North Addition, Section 23, being a residential replat of Lots 12 & 13, Block 5, Correction Plat Green Tree North, City and County of Midland, Texas. Generally located on the southeast corner of the intersection of Island Dr and Rustic Trail. (Council District 1)
6. Motion approving a Final Plat of Redneck Retreat, 12.80-acre tract of land out of the northwest Section 15, Block 15, T-2-S, RR. Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 130, approximately 920-feet east of FM715 - Extraterritorial Jurisdiction)  
\*Item Pulled & Voted on Separately\*

Commissioner Bejil moved to approve the item; seconded by Commissioner Deck.

The motion passed by the following vote: 6 to 0  
AYE: Sisniega, Williams, Deck, Carrasco, Bejil, Vega  
NAY: None  
ABSTAIN: None  
ABSENT: Grosse, Holeva

**PUBLIC HEARINGS**

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

7. Consider a request by Green Acres Golf, LLC to amend an ordinance for a PD, Planned District for Transition out Lot 5, Block 1, Rolling Green Acres, Section 3, City and County of Midland, Texas. Generally located on the north side of East State Highway 80, approximately 250-feet west of Todd Drive - Council District 2)

Planner Landon Ochoa gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:44 p.m.

The applicant was not present.

The public hearing was closed at 3:45 p.m.

Commissioner Carrasco moved to approve the item; seconded by Commissioner Bejil.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Deck, Carrasco, Bejil, Vega

NAY: None

ABSTAIN: None

ABSENT: Grosse, Holeva

8. Consider a request by 237 West Wall LLC., for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a bar on a 5,792-square foot portion of the west 90-feet of Lots 10, 11, and 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located southeast of the intersection of West Wall Street and South Carrizo Street - Council District 3)

Planner Alexandra Walling gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:55 p.m.

The applicant was not present.

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

Commissioner Bejil moved to approve the item; seconded by Commissioner Carrasco.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Deck, Carrasco, Bejil, Vega

NAY: None

ABSTAIN: None

ABSENT: Grosse, Holeva

9. Consider a request by Parkhill for a zone change from PD, Planned District, for Housing Development in part, Office Center in Part, Recreation Center in part, and Shopping Center in part, to an amended PD, Planned District, for Housing Development in part, Office Center in Part, Recreation Center in part, and Shopping Center in part, on a 38.22-acre tract of land out of the Northeast Quarter of Section 48, Block 40, T-1-S, T & P. R.R. Co. Survey, City and County Midland, Texas. (Generally located on the southwest corner of the intersection of Thomason Dr and Loop 250 West – Council District 4)

\*Pulled from the Agenda\*

10. Consider a request by Jorge Chavez for a zone change from RR, Regional Retail District, to SF-3, Single-Family Dwelling District, on Lot 155, Block 3, Southern Addition, City and County of Midland, Texas. Generally located on the west side of South Loraine, approximately 143 ft south of intersection W Pennsylvania. (Council District 2)

Planner James Reber gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:58 p.m.

The applicant was not present.

The public hearing was closed at 3:59 p.m.

Commissioner Deck moved to approve the item; seconded by Commissioner Williams.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Deck, Carrasco, Bejil, Vega

NAY: None

ABSTAIN: None

ABSENT: Grosse, Holeva

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Westridge Park Addition, Section 46, being a Re-Plat of the Northwest 1.61 Acres of Lot 10, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas. (Generally located south of Andrews Hwy, approximately 330ft east of Avalon Drive - Council District 4)

\*Pulled from the Agenda\*

#### MISCELLANEOUS

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Westridge Park Addition, Section 46, being a Re-Plat of the Northwest 1.61 Acres of Lot 10, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas. (Generally located south of Andrews Hwy, approximately 330ft east of Avalon Drive - Council District 4)

Commissioner Carrasco moved to approve the item; seconded by Commissioner Bejil.

The motion passed by the following vote: 6 to 0

AYE: Sisniega, Williams, Deck, Carrasco, Bejil, Vega

NAY: None

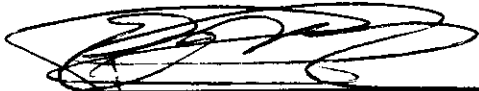
ABSTAIN: None

ABSENT: Grosse, Holeva

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

  
Lucy Sisniega, Chairwomen

1-3-23  
Date

  
Elizabeth Shaughnessy, Planning Division Manager  
Department of Development Services

1-3-23  
Date