

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
January 3, 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 3:31 p.m., January 03, 2023.

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, Alexandra Walling, Jeff Fisher, 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 3:32 p.m. With no wishing to speak, the public comment period was closed at 3:33 p.m.

CONSENT ITEMS

Commissioner Carrasco moved to approve; seconded by Commissioner Williams.

The motion passed by the following vote: 5 to 0, 1 Abstention

AYE: Sisniega, Williams, Deck, Carrasco, Bejil

NAY: None

ABSTAIN: Vega

ABSENT: Grosse, Holeva

2. Motion approving the Planning & Zoning meeting minutes for December 19, 2022.
3. Motion approving a Final Plat of Empire Heights, Section 4 being a 1.00-acre tract of land out of the northeast quarter of Section 47, Block 38, T-1-S, RR. Co. Survey, Midland County, Texas. (Generally located on the north side of E County Road 94, approximately 185-feet west of S County Road 1123 – Extraterritorial Jurisdiction)
4. Motion approving a Final Plat of Covington Addition, Section 9, being a plat of 20.78-acre tract of land out of the east half part of Section 37, Block 41, T-1-S, T & P, RR Co. Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 191-feet west of north Farm to Market Road 1788. – Extraterritorial Jurisdiction)

PUBLIC HEARINGS

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

5. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of North Midkiff Addition, Section 6, being a plat of a 0.517-acre tract of land located in Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the south side of Happy Trails Drive, approximately 707-feet west of Whitman Drive - Council District 1)

Senior Planner Kelly Martinez gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:36 p.m.

The applicant was not present.

The public hearing was closed at 3:37 p.m.

Commissioner Bejil moved to approve this request; 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

6. 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 feet south of intersection West 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 3:39 p.m.

The applicant was not present.

The public hearing was closed at 3:40 p.m.

Commissioner Deck moved to approve this request; 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

7. 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 37.65-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 S. Loop 250 West – Council District 4)

Planning Manager Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Carrasco asked what direction the fence would be facing. Staff deferred to the applicant.

The public hearing was opened at 3:43 p.m.

The applicant, Eric West with Parkhill, spoke on behalf of the applicant. He provided a summary of the project and was open for questions.

Commissioner Carrasco asked what direction the netting fence would be facing. Mr. West explained that it would be northeast and south side of the property.

Commissioner Williams asked if the net would be efficient in stopping the golf balls flying over to the net and landing on the loop. Mr. West explained that the nets are tall and the loop should be protected.

The public hearing was closed at 3:47 p.m.

Commissioner Carrasco moved to approve this request; seconded by Commissioner Bejil

The motion passed by the following vote: 5 to 0, 1 Abstention
AYE: Williams, Deck, Carrasco, Bejil, Vega
NAY: None
ABSTAIN: Sisniega
ABSENT: Grosse, Holeva

8. Consider a request by Steve Jeter, d/b/a The Venue, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, on Lot 1, Block 1, Camelot Addition, City and County of Midland,

Texas. (Generally located on the west side of Elkins Rd, approximately 6,200-feet north of East State Highway 80-Council District 4)

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

Commissioner Sisniega asked if the venue will have a chapel. Staff explained that the applicant might add a chapel in the future.,

The public hearing was opened at 3:52 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:52 p.m.

Commissioner Williams moved to approve; seconded by Commissioner Vega.

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 Maverick Engineering for a zone change from LR, Local Retail District, to RR, Regional Retail District, on Lots 5-8, and the South 38 feet of Lot 9, and a 0.067-acre portion of public alley right of way, Block 17, Kelview Heights, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Loma Drive and Scharbauer Drive -- Council District 3)

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

The public hearing was opened at 3:57 p.m.

The applicant Andrew Mellon with Maverick Engineering addressed the commission and was open to questions.

Commissioner Sisniega asked what is the plans for working with Fema.

Mr. Mellon explained that they have already submitted a study to FEMA and the city staff has already reviewed the FEMA report and have signed off on it.

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

Commissioner Bejil moved to approve this request; seconded by Commissioner Vega.

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Grosse, Holeva

10. Consider a request by Drew Wegman for a Zone Change from MF-16, Multiple-Family Dwelling District to TH, Townhouse (Attached) Dwelling District on Lot 22, Block 22, Western Hills Addition, Section 15, City and County of Midland, Texas. (Generally located to the east of Beal Parkway, Approximately 154-feet south of Blue Haven Drive - Council District 4)

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

The public hearing was opened at 4:01 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 4:01 p.m.

Commissioner Carrasco moved to approve this request; 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

MISCELLANEOUS

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Lone Star Addition, Section 2, being a replat of Lots 1-10, Block 1, Lone Star Addition and a 9.188-acre tract of land out of the Southeast Quarter of Section 21, Block 39, T-S-2, T & P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1210, approximately 1,540 feet to the north of West County Road 140 – Extraterritorial Jurisdiction)

Commissioner Bejil moved to approve this request; 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

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Witcher Addition, Section 3, being a re-plat of Lot 2, Block 1, Witcher Addition, Section 2, a 2.25-acre tract of land and a 0.417-acre portion of a previously vacated alley right of way located in Section 8, Block 40, T-2-S, T&P, RR. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Norden Drive and West State Highway 80 – Council District 4)

Commissioner Deck moved to approve this request; 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

13. Motion approving with staff's recommended conditions, a proposed Preliminary plat of Morningside Addition, Section 11, being a re-plat of all of Lots 9 & 10, Morningside Addition, Section 23, Block 39, T-1-S, T. & P. RR. Co. Survey Midland County, Texas, according to the plat recorded in plat cabinet "C" on page 149 of the plat records of Midland County, Texas. (Generally located on the east side of Big Spring St, approximately 265 feet south of W Oak St. - Council District 2)

Commissioner Carrasco moved to approve this request; seconded by Commissioner Vega.

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 4:07 p.m.

Lucy Sisniega by C. Danner Williams 2-6-23
Lucy Sisniega, Chairwomen Date

Elizabeth Shaughnessy
Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

2-6-23
Date