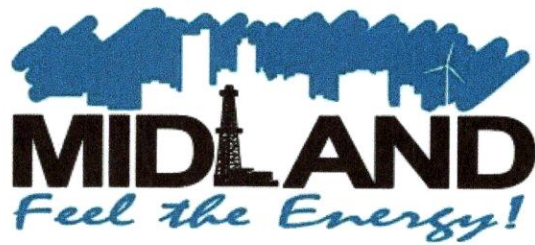


**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
November 20, 2023
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:31pm, November 20, 2023.

Commissioners present: Lucy Sisniega, John Burkholder, Emily Holeva, Adrian Carrasco, Abraham Bejil, Steven Villela, Joshua Sparks

Commissioners absent: Brennan Berry, Sallie Vega

Staff members present: Landon Ochoa, Alexis M. Martinez, Cristina Odenborg Burns, Daniel Humbert, Andrew Meyers

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 Commission meeting minutes for October 17, 2023.
3. Motion approving the Planning & Zoning Commission meeting minutes for November 6, 2023.
4. Motion approving the Planning & Zoning Commission meeting dates for 2024.
5. MOTION APPROVING A FINAL PLAT OF CORRAL ADDITION, BEING 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)**)
6. Motion approving a Final Plat of Hines Addition, Section 4, being a Replat of Lot 7 and 8,

Block 6, Hines Addition, City and County of Midland, Texas (Generally located at the northwest corner of South L Street and Rhode Island Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

7. 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)**
8. Motion approving a Final Plat of The Vineyard Addition, Section 14, 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 west of Green Tree Boulevard and approximately 590-feet north of the intersection of Barking Rock and Woodrose.) **(DEVELOPMENT SERVICES)**
9. Motion approving a Final Plat of West Fork Addition, Section 2, being a plat of 5.394-acres situated as two tracts out of Section 35, Block 40, T-I-S T&P RR. Co. Survey, City and County of Midland, Texas (Generally located north of State Highway 191, approximately 490 feet west of State Highway 158, and generally located west of State Highway 158, approximately 540 feet north of State Highway 191 (DISTRICT 4) **(DEVELOPMENT SERVICES)**
10. Motion approving a Final Plat of West Fork Addition, Section 3, being a Replat of Lots 1 & 2, Block 1, West Fork Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of West State Highway 158 and State Highway 191) (DISTRICT 4) **(DEVELOPMENT SERVICES)**
11. MOTION APPROVING A FINAL PLAT OF WESTRIDGE PARK ADDITION, SECTION 52, BEING A REPLAT OF LOTS 11 AND 12, BLOCK 8, CORRECTION PLAT OF WESTRIDGE PARK ADDITION, SECTION 27, CITY AND COUNTY OF MIDLAND TEXAS. (GENERALLY LOCATED IMMEDIATELY ON THE WEST SIDE OF WINDHAVEN DRIVE, APPROXIMATELY 200 FEET SOUTH OF DEAUVILLE BLVD. – DISTRICT 2) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve the consent items; seconded by Abraham Bejil.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

PUBLIC HEARINGS

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

12. Consider a request for the approval, with staff's recommended conditions, of a proposed

Preliminary Plat of Avalon, Section 5, Being a Replat of Lots 12, 13, and the west 49.6-feet of Lot 14, Avalon Addition, a Replat of Lot 11, Block 2, Lots 11 and 12 of Blocks 3-7, and Lots 1-11, Block 8, City and County of Midland, Texas. Generally located south of Winfield Road, approximately 140-feet east of North L Street (DISTRICT 3) (DEVELOPMENT SERVICES)

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

The public hearing was open at 3:40pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:40pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

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 4,363-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 open at 3:43pm

There was no one wishing to speak on this item.

The public hearing was closed at 3:44pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

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

4,337-square foot portion of Lot 1, Block 1, 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 was open at 3:45pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:46pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

15. Consider a request by Maverick Engineering for a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District on Lot 6 and the west half of Lot 5, Block 12, West End Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Texas Avenue and North D Street. **(DEVELOPMENT SERVICES)**)

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

The public hearing was open at 3:47pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:48pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

16. Consider a request by Maverick Engineering for a Zone Change from SF-2, Single Family Dwelling District, to O-1, Office District, on Lots 11, 12, and 13, Block 55, Permian Estates, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Illinois Avenue and North McDonald Street. - Council District 4) **(DEVELOPMENT SERVICES)**

Planner Andrew Meyers gave an overview of the project. One letter of objection was received; staff recommend approval.

The public hearing was open at 3:50pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:51pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

17. Consider a request by Raul Carrasco Jr. for a Zone Change from, O-1, Office District, to SF-3, Single-Family Dwelling District on Lot 4, Block 12, Cowden Addition, City and County of Midland, Texas (Generally located west of Bryant Street, approximately 100-feet north of Hart Avenue (DISTRICT 3) (DEVELOPMENT SERVICES)

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

The public hearing was open at 3:54pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:55pm.

Steven Villela moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

18. Consider a request by Robert Graham for a zone change from RR, Regional Retail District to SF-1, Single-Family Dwelling District for a 3.86-acre tract of land, located out of Section 35, Block 40, T-I-S, T&P RR. CO. Survey, City and County of Midland, Texas. (Generally located approximately 230-feet north of Castlewood Drive, and approximately 620-feet west of Homeland Drive) (DISTRICT 4) (DEVELOPMENT SERVICES)

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

The public hearing was open at 4:00pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:00pm.

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

The motion passed by the following vote:

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

NAY: Villela

ABSTAIN: None

ABSENT: Berry, Vega

19. Consider a request by Shufeng Lin for a Specific Use Designation for the Sale of all Alcoholic Beverages for on premises consumption in a Restaurant on a 4,115 square foot portion of Lot 4A, Block 1, North Park Addition, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and W. Loop 250 North) (DISTRICT 1) (DEVELOPMENT SERVICES)

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

The public hearing was open at 4:03pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:03pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

MISCELLANEOUS

20. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Redneck Retreat, Section 3, being a 11.08-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located on the south side of East County Road 130, approximately 1881-feet east of F.M. 715. (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

21. Motion denying a Final Plat of Redneck Retreat, Section 4, being a plat of a 10-acre tract of land located out of the southwest quarter of Section 15, Block 38, T-2-S, T & P, RR CO. Survey, Midland County, Texas. (Generally located on the north side of East County Road 140, approximately 2,600-feet east of Farm-To-Market Road 715.) (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

22. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Tanglewood Addition, Section 9, being a Replat of Lots 8 and 9, Tanglewood Addition, Section 8, and Lots 6 and 7, Block 4, Tanglewood Addition, Section 4, City and County of Midland, Texas. Generally located west of North Lamesa Road, approximately 815-feet north of East Wadley Avenue. (DISTRICT 2) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Vega

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:09pm



Lucy Sisniega, Chair

12-4-23

Date



Cristina O. Burns
Director of Development Services

12/4/2023

Date