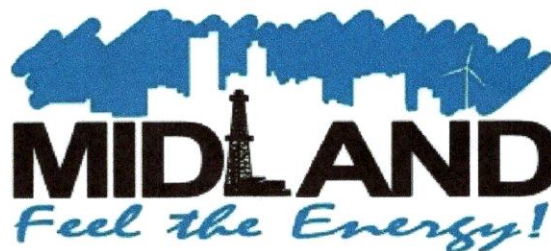


**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES**

December 4, 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, December 04, 2023.

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

Commissioners absent: Emily Holeva, Sallie Vega

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

2. Motion approving the Planning & Zoning Commission meeting minutes for November 20, 2023.
3. Motion approving a proposed Final Plat of Kimber-Lea Addition, Section 15, being a Replat of Lots 21-24 and a 0.76-acre drainage basin, Block 10, Kimber-Lea Addition, Section 14, City and County of Midland, Texas. (Generally located on the north side of Wadley Avenue, approximately 200-feet to the east of Midkiff Road.) (DISTRICT 3) (DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of The Park at 1788 South, Section 3, being a replat of Lots 12 and 29, Block 1, The Park at 1788 South, Midland County, Texas. (Generally located southwest of the intersection of South County Road 1275 and West County Road 146.) (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

5. Motion approving a Final Plat of Westridge Park, Section 53, being a Replat of Lot 4, Block 5, Westridge Park, Section 6, and Lots 3A and 4, Block 6, Westridge Park, Section 44, and a 1.584-acre portion of Champions Drive right-of-way adjacent to said lots, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Deauville Boulevard and Loop 250 Frontage Road.) (DISTRICT 4) (DEVELOPMENT SERVICES)
6. Motion approving a Final Plat of Redneck Retreat, Section 4, being a 10-acre tract of land 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 2600-feet east of Farm-To-Market Road 715. (Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve; seconded by Abraham Bejil.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

PUBLIC HEARINGS

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

7. Consider a request by American Legion Post No. 19 for a Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption in a Bar, on Lot 2, Block 1, Legion Addition, City and County of Midland, Texas. (Generally located on the south side of Veterans Airpark Lane, approximately 1,110 feet west of North Big Spring 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 3:35pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:36pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

8. Consider a request by April Marion for a Zone Change from MF-16, Multiple-Family

Dwelling District, to SF-3, Single Family Dwelling District, on Lot 11, Block 3, Crestlawn Addition, City and County of Midland, Texas. (Generally located on the south side of West Cowden Avenue, approximately 215 feet west of North Pecos 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 opened at 3:38pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:39pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

9. Consider a request by Ledgens Pizza for a Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption in a Restaurant, on a 1,360-square foot portion of Lot 8, Block 2, Lone Star Business Park, Section 3, City and County of Midland, Texas. (Generally located northeast of the intersection of North State Highway 349 and Maverick Lane.) (DISTRICT 1) (DEVELOPMENT SERVICES)

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

The public hearing was opened at 3:41pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:41pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

10. Consider a request by Maverick Engineering for the approval, with staff's recommended conditions, of a proposed Preliminary Plat of Melody Acres, Section 18, being a Replat of Lot 2, Block 3, Melody Acres, Section 4, City and County of Midland, Texas. (Generally located on the north side of Tanforan Avenue, approximately 200-feet east of Oriole Drive.)

(DISTRICT 4) (DEVELOPMENT SERVICES)

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

The public hearing was opened at 3:43pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:44pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Greenwood Industrial Park, Section 6, being a Replat of Lots 2A, 2B, and 2C, Re-Subdivision of Lot 2, 26.450-acres, Greenwood Industrial Park, Section 5, and Lot 1, Block 2, Greenwood Industrial Park, Section 5, Midland County, Texas. (Generally located on the south side of East County Road 1110, approximately 765-feet west of N. County Road 79.) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

12. Motion approving a proposed Preliminary Plat of Homestead Addition, Section 22, being a replat of the south 175 feet of the east half of Block 29, Homestead Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of West Michigan Avenue and North Colorado Street.) (DISTRICT 2) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

13. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Johnson & Moran Addition, Section 8, being a replat of Lot 1, Block 6, Johnson & Moran Addition, Section 6, City and County of Midland, Texas. (Generally located northwest of the intersection of Andrews Highway and West Cuthbert Avenue.) (DISTRICT: 3) (DEVELOPMENT SERVICES)

Abraham Bejil moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

14. Motion approving a Preliminary Plat of West 191 Industrial Park, Section 15, being a Plat of a 2.96-acre tract of land out of Section 31, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,380 feet west of Holdridge Road) (DISTRICT 4) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

15. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of West End Addition, Section 31, being a replat of 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.) (DISTRICT 3) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

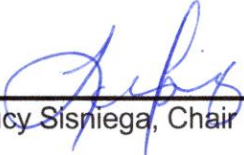
AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Holeva, Vega

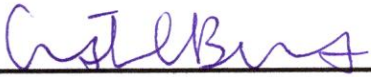
With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 3:53pm



Lucy Sisniega, Chair

Dec. 18, 2023

Date



Cristina O. Burns,
Director of Development Services

12/18/2023

Date