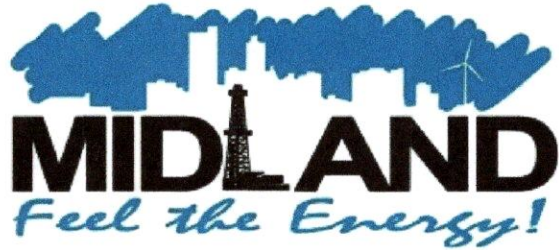


**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES**

December 18, 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 18, 2023.

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

Commissioners absent: Brennan Berry, Emily Holeva, Sallie Vega

Staff members present: Landon Ochoa, Alexis M. Martinez, Andrew Meyers, Daniel Humbert, 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. Motion approving the Planning and Zoning Commission meeting minutes for December 4, 2023 .

Adrian Carrasco moved to approve; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

3. Motion approving a Final Plat of Claydesta Plaza North, Section 6, being a Replat of the remainder of Lot 1, Block 14, Claydesta Plaza, Section 2; Lot 2B, Block 14, Claydesta Plaza, Section 14; and a 47.74-acre tract of land, located in Section 14, Block 39, T-1-S, T&P RY Co. Survey, City and County of Midland, Texas. (Generally located on the west side

of North Big Spring Street, approximately 300-feet north of Veterans Airpark Lane.) (DISTRICT 3) (DEVELOPMENT SERVICES)

Joshua Sparks moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

4. Motion approving a request for a 30-Day Extension for a proposed Preliminary Plat of Longview Subdivision, Section 4, being a Replat of Longview Subdivision, Section 3, Midland County Texas. (Generally located on the southeast corner of the intersection of West County Road 50 and North County Road 1275.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

5. Motion approving a Final Plat of Mockingbird Ridge, Section 4, being a Plat of a 35.41-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located on the north side of East Mockingbird Lane, approximately 1,000 feet east of North Fairgrounds Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega, Sparks

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a request by Midland Community Healthcare Services for an initial zoning of LR, Local Retail District for a 9.36-acre tract of land out of Tract 5, City View Acres, Midland County, Texas. (Generally located on the east side of South Jackson Street, approximately 170-feet south of Cloverdale Road.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Senior Planner Landon Ochoa gave an overview of this project. No letters of objection were

received; staff recommend approval.

The public hearing was opened at 3:39pm.

Applicant Michael Austin spoke on the project and clarified on what they planned on doing with the land.

Resident Ronald Huffman had concerns about the road not being up to par with city code.

Resident Martin Rangel was upset on what they were trying to do and raised concerns about the property.

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

7. Hold a public hearing and consider a motion denying with staff's recommended conditions, a proposed Preliminary Plat of 349 Ranch Estates, Section 25 being a replat of Lot 55, Block 8, 349 Ranch Estates, City and County of Midland, Texas. (Generally located immediately east of Tejas, approximately 190 feet south of Navajo.) (DEVELOPMENT SERVICES) (COUNCIL DISTRICT 1)

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

The public hearing was opened at 3:57pm.

Applicant Lance Friday spoke on the project and what they are trying to accomplish.

The public hearing was closed at 4:02pm

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

8. Hold a public hearing and consider a motion approving a proposed Final Plat of Quail Ridge Addition, Section 9, being a replat of Lots 8 & 9, Block 12, Quail Ridge Addition, Section 8, City and County of Midland, Texas. (Generally located on the north side on

Starling Drive, approximately 170-feet west of Killdeer Court.) (DISTRICT 2)
(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 4:04pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:05pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

9. Hold a public hearing and consider a motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Sunset Acres, Section 10 being a 7.01-acre tract of land and a 0.25-acre portion of Sinclair Avenue right-of-way and a 0.08-acre portion of alley right-of-way, all out of Tract 2, Sunset Acres, City and County of Midland, Texas. (Generally located northeast of the intersection of Upland Street and W. Golf Course Road.) (DEVELOPMENT SERVICES) (DISTRICT 3)

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

The public hearing was opened at 4:07pm.

Commissioner Adrian Carrasco left the dias.

Resident Lloyd Webb questioned if the alley was going to be vacated on Sinclair St.

Applicant William Parson clarified what they were doing on this project.

The public hearing was closed at 4:10pm.

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Bejil, Villela

NAY: None

ABSTAIN: Carrasco, Sparks

ABSENT: Berry, Holeva, Vega

10. Hold a public hearing and consider a motion approving with staff's recommended

conditions, a proposed Preliminary Plat of Urbandale Addition, Section 3 being a replat of the east 31 feet of Lot 15 and all of Lot 16, Block 1, A Replat of All of Tracts 1, 7, 9, 10 and the East Half of 8, Urbandale Addition, City and County of Midland, Texas. (Generally located southwest of the intersection of H Street and Princeton Avenue.) (DEVELOPMENT SERVICES) (DISTRICT 3)

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

The public hearing was open at 4:12pm.

There was no one wishing to speak on this item.

The public hearing was closed at 4:13pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions a Proposed Preliminary Plat of Carrollwood Addition, Section 3, being a plat of a 34.50-arces tract of land out of Section 24, Block 40, T-2-S, T & P, RR Co Survey, Midland County, Texas. (Generally located on the west side of South County Road 1232, approximately 385 feet north of West County Road 134.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

12. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Cloverdale East, Section 3, being a replat of Lots 3-6, Block 1, Correction Plat of Cloverdale East, Section 2, Midland County, Texas. (Generally located on the north side of East Interstate 20, approximately 2,380 feet east of East State Highway 158.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None
ABSTAIN: None
ABSENT: Berry, Holeva, Vega

13. Motion approving, with staff's recommended conditions, a reinstatement of an approved Preliminary Plat of Grasslands Estates West, Section 12, being a Plat of a 99.1985-acres tract of land located in Sections 35 and 36, Block 40, T-1-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the north side of W. State Highway 158, approximately 11 feet west of Brandy Hill Road.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

14. Motion approving a request for a 30-Day Extension request for a proposed Final Plat of Grassland Estate West, Section 12, being a Plat of a 19.2636-acre tract of land located in Sections 35 & 36, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately north of Homeland Drive, approximately 250 feet north of Castlewood Drive) (DISTRICT 4) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

AYE: Sisniega, Burkholder, Carrasco, Bejil, Sparks

NAY: None

ABSTAIN: Villela

ABSENT: Berry, Holeva, Vega

15. Motion approving, with staff's recommended conditions, a reinstatement of an approved Preliminary Plat of Hillcrest Acres, Section 14, being a Replat of the north half of Tracts 12, 13, and 14, Hillcrest Acres; and Lot 2, Block 3, Hillcrest Acres, Section 10; City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 170 feet east of Woodcrest Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

16. Motion approving a proposed Final Plat of Hillcrest Acres, Section 16, being a Replat of the north half of Tracts 12, 13, and 14, Hillcrest Acres; and Lot 2, Block 3, Hillcrest Acres,

Section 10; City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 170 feet east of Woodcrest Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

17. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of South 349 Acres, Section 7, being a 2.00-acre tract of land located in the Northwest Quarter of Section 10, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West County Road 111, approximately 1,650-feet east of Cotton Flat Road.) (DEVELOPMENT SERVICES) (DISTRICT 2)

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

The motion passed by the following vote:

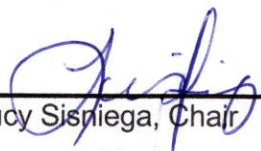
AYE: Sisniega, Burkholder, Carrasco, Bejil, Villela, Sparks

NAY: None

ABSTAIN: None

ABSENT: Berry, Holeva, Vega

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:36pm



Lucy Sisniega, Chair

1-2-2024
Date

Cristina O. Burns
Director of Development
Services

Date


Linda Ortega for

1/2/2024