

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
February 21, 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 3:30 pm, February 21, 2023.

Commissioners present: Lucy Sisniega, Dianne Williams, Stacy Grosse, Zachary Deck, Abraham Bejil, Sallie Vega

Commissioners absent: Emily Holeva, Adrian Carrasco

Staff members present: Elizabeth Shaughnessy, Kelly Martinez, Jeff Fisher, James Reber, Alexandra Walling and 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.

Commissioner Sisniega opened the public comment period at 3:31 pm. With no one wishing to speak, the public comment period was closed at 3:32 pm.

CONSENT ITEMS

Commissioner Williams moved to approve the Consent Items 2-8; seconded by Commissioner Bejil.

The motion passed by the following vote: 6 to 0

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Carrasco

2. Motion approving the Planning & Zoning meeting minutes for February 6, 2023.
3. Motion approving a Final Plat of Garrett Place, Section 7, being a plat of the West 40 feet of Lot 4 and the East 25 feet of Lot 5, Block J, Garrett Place, City and County of Midland, Texas. (Generally located on the south side of W. Indiana Avenue, approximately 116-feet east of Carlton Street - Council District 2)
4. Motion approving a Final Plat of Highland Park Addition, Section 3, being a replat of Lots 1-8, Block 3, Highland Park Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N. Garfield Street and W. Louisiana Avenue - Council District 1)
5. Motion approving a Final 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)
6. Motion approving a Final 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 east side of Big Spring St, approximately 265 ft south of W Oak St - Council Dist. 2)
7. Motion approving a Final Plat of Midland Heights Addition, Section 5, being a replat of Lots 4, 5 and 6, Block 12, Midland Heights Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Florida Avenue and Pratt Street - Council District 2)
8. Motion approving a Final Plat of Covington Addition, Section 8, being a replat of Lots 2, 3, 4, and 5, Block 3, Covington Addition, City and County of Midland, Texas. (Generally located on the east side of Jordy Road, approximately 790-feet northwest of Tower Road - Council District 4)

PUBLIC HEARINGS

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

9. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Western Hills Addition, Section 15, being a plat of a 4.73-acre tract of land out of Lot 22, Block 22, correction plat of Western Hills, Section 2, an addition to the 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 3:33 p.m.

The applicant was not present.

The public hearing was closed at 3:33 p.m.

Commissioner Grosse moved to approve this request; seconded by Commissioner Deck.

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

10. Motion approving a Final Plat of Southern Addition, Section 27, being a replat of the south 90 feet of Lots 10-15, Block 121, all out of the Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of S. Dallas Street and E. New York Avenue - Council District 2)

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

The public hearing was opened at 3:35 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:35 p.m.

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

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

11. Consider a request by Louis Clay for a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 10, Block 29, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland County, Texas. (Generally located on the east side of Benton Street, approximately 110 feet south of E. New York Avenue - Council District 2)

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

The public hearing was opened at 3:38 p.m.

The applicant was not present.

The public hearing was closed 3:39 p.m.

Commissioner Deck moved to approve this request; seconded by Commissioner Williams.

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

12. Consider a request by Katelyn Carrasco for a Specific Use Designation with Term for the Sale of all alcoholic beverages, for on premises consumption in a restaurant on a 1,988-square foot portion of Lots 1 and 2 and the east

23.5 feet of Lot 3, Block 65, Original Town, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of W. Wall Street and S. Loraine Street. Council District 2)

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

Commissioner Grosse asked if there are any other businesses that stay open till 2 am. in the area. Staff confirmed that there are others that have been permitted to stay open till 2 am.

The public hearing was opened at 3:41 p.m.

The applicant was not present

The public hearing was closed at 3:42 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, Grosse Deck, Bejil, Vega
NAY: None
ABSTAIN: None
ABSENT: Holeva, Carrasco

MISCELLANEOUS

13. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Westridge Park, Section 50, being a replat of Lot 4, Block 5, Westridge Park, Section 6 and Lots 3A and 4, Block 6, Westridge Park, Section 44, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Deauville Boulevard and Loop 250 Frontage Road. – Council District 4)

Commissioner Deck moved to approve this request; seconded by Commissioner Williams.

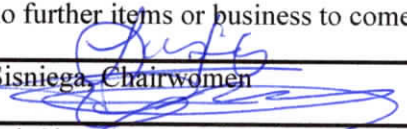
The motion passed by the following vote: 6 to 0
AYE: Sisniega, Williams, Grosse Deck, Bejil, Vega
NAY: None
ABSTAIN: None
ABSENT: Holeva, Carrasco

14. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Sturgis Addition, being a plat of a 10.10 acres tract of land located the NE/4 of Section 21, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side on W. County Road 130, approximately 1,055-feet west of S. County Road 1200 - Extraterritorial Jurisdiction)

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

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

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 3:48 pm.


Lucy Sisniega, Chairwomen

March 06, 2023
Date

Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

3/6/23
Date