

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

October 16, 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, October 16, 2023.

Commissioners present: Lucy Sisniega, Zachary Deck, Emily Holeva, Adrian Carrasco, Sallie Vega

Commissioners absent: Dianne Williams, Abraham Bejil, Steven Villela

Staff members present: Landon Ochoa, Rolandrea Russell, Alexis M. Martinez, 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 meeting minutes for October 2, 2023.
3. Motion approving a Final Plat of West 191 Industrial Park, Section 12, being a Replat of Lot 11, Block 1, West 191 Industrial Park, Section 6, City and County of Midland, Texas (Generally located on the southeast corner of the intersection of Farm-to-Market Road 1788 and West County Road 77). **(DISTRICT: 4 AND NONE) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of West 191 Industrial Park, Section 13, being a Replat of Lot 7, Block 2, West 191 Industrial Park, Section 6, City and County of Midland, Texas (Generally located on the east side of Farm-to-Market Road 1788, approximately 425 feet south of West County Road 77). **(DISTRICT: 4) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Johnston Addition, Section 2, being a Replat of Lot 7, Block 1, Johnston Addition Correction Plat, Midland County, Texas (Generally located at the

southeast corner of South County Road 1270 and West County Road 139) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of Carrollwood Addition, Section 2, being a 31.58-tract of land out of Section 24, Block 40, T-2-S T&P RR Co. Survey, Midland County, Texas (Generally located on the east side of Antelope Trail, approximately 2,790 feet north of West County Road 140) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve the consent agenda items; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

PUBLIC HEARINGS

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

7. Consider a request by Midland County Hospital District and Debbie Parchman Reese for a Zone Change from PD, Planned Development District for a Medical Center, in part, and O-1, Office District, in part, to PD, Planned Development District for a Medical Center and Hospital on a 23.93-acre tract of land out of Section 27, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland Texas, City and County of Midland, Texas (Generally located on the southeast corner of the intersection of Kent Street and West Michigan Avenue) **(DISTRICT: 3) (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 3:39pm.

Concerned resident, Ofiela wanted clarification on the zone change and if it will affect her friends property.

The public hearing was closed at 3:42pm.

Adrian Carrasco moved to approve this request amending condition C to require compliance with Section 11-1-6.02 of the City Code.; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

8. 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 on the west side of Bryant Street approximately 125 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 3:44pm.

There was no one wishing to speak on the item.

The public hearing was closed at 3:45pm.

Zachary Deck moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

9.

Consider request by Steven Villela, for a Zone Change from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 18, Block 1, Edwards Addition, City and County of Midland, Texas (Generally located on the west side of North Dallas Street approximately 260 feet north of Mississippi Avenue) **(DISTRICT: 2) (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 3:46pm.

There was no one wishing to speak on the item

The public hearing was closed at 3:47pm.

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

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

10.

Consider a request by Leela S. Pillarisetty, for a Zone Change from PD, Planned District for a Shopping Center to RR, Regional Retail District on Lot 3A, Block 52, Belmont Addition, Section 12, City and County of Midland, Texas. (Generally located on the north

side of West Longview Avenue, approximately 165 feet east of Belmont Street).
(DISTRICT: 2) (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 3:48pm.

There was no one wishing to speak on this item.

The public hearing was closed at 3:49pm.

Zachary Deck moved to approve this request; seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

11.

Consider a request by Theresa Lane for a Specific Use Designation for the Sale of all Alcoholic Beverages for on-premises consumption in a Restaurant on Lot 12, Block 3, Gateway Plaza Addition, Section 14, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Liberty Drive and Starboard 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 3:50m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:51pm.

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

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

12.

Consider a request by Christopher Sean Elphick for a Specific Use Designation without Term for Amusement, Commercial (outdoors), on Lot 1, Block 1, Claydesta Plaza North, Section 4, City and Midland County, Texas (Generally located at the southwest corner of the

intersection of North Big Spring Street and West Loop 250 North. **(DISTRICT: 3)**
(DEVELOPMENT SERVICES)

Interim Director of Development Services Rolandrea Russell gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 3:57pm.

Applicant, Christopher Sean Elphick, addressed the comments about the parking and the steps they are doing to fix the issue.

The public hearing was closed at 4:18pm.

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

The motion passed by the following vote:

AYE: Deck, Holeva, Carrasco, Vega

NAY: Sisniega

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

13. Consider a request by Christopher Sean Elphick for a Specific Use Designation without Term for a Mobile Food Vendor Park, on Lot 1, Block 1, Claydesta Plaza North, Section 4, City and Midland County, Texas (Generally located at the southwest corner of the intersection of North Big Spring Street and West Loop 250 North **(DISTRICT: 3)**
(DEVELOPMENT SERVICES)

Interim Director of Development Services Rolandrea Russell gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 4:22pm.

Applicant, Christopher Sean Elphick, addressed the comments about the the bathroom portables and how many to add.

The public hearing was closed at 4:24pm.

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

The motion passed by the following vote:

AYE: Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: Sisniega

ABSENT: Williams, Bejil, Villela

14. Consider a request by Christopher Sean Elphick for a Specific Use Designation with Term for Alcoholic Beverages Sales for On-Premises Consumption in a Mobile Food Vendor Park and an Amusement, Commercial Outdoor Facility, on Lot 1, Block 1, Claydesta Plaza

North, Section 4, City and Midland County, Texas (Generally located at the southwest corner of the intersection of North Big Spring Street and West Loop 250 North) **(DISTRICT: 3) (DEVELOPMENT SERVICES)**

Interim Director of Development Services Rolandrea Russell gave an overview of the project. No letters of objection were received; staff recommend approval.

The public hearing was opened at 4:30pm.

Applicant, Christopher Sean Elphick, closed out by addressing the issues of parking, bathrooms, and amplified music.

The public hearing was closed at 4:31pm.

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

The motion passed by the following vote:

AYE: Deck, Holeva, Carrasco, Vega

NAY: Sisniega

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

PUBLIC HEARINGS

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

15. Consider a city-initiated request to amend Title XI, "Planning and Development", Chapter 11, "Airport Height Hazard and Compatible Land Use Zoning," of the City Code of Midland, Texas so as to replace the Midland International Airport Compatible Land Use Zoning Map dated June 2014 with the revised Midland International Air and Space Port compatible land use zoning map. **(DISTRICT: ALL) (AIRPORT)**

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

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

MISCELLANEOUS

16. Motion approving with staff's recommended conditions a Preliminary 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 of Starling Drive, approximately 290 feet west of Chukar Lane) **(DISTRICT: 2) (DEVELOPMENT SERVICES)**

Zachary Deck moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

17. Motion approving with staff's recommended conditions a Preliminary Plat of West Fork Addition, Section 2, being 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)**

Adrian Carrasco moved to approve this request; seconded by Zachary Deck.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

18. Motion approving with staff's recommended conditions a Preliminary 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)**

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

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

19. Motion approving with staff's recommended conditions a Preliminary Plat of Southern Meadows Industrial, Section 2, being a Replat of Lots 1 & 2, Block 1, Southern Meadows Industrial, Midland County, Texas. Generally located on the northwest corner of the intersection of East County Road 140 and the proposed South County Road 1180. **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

20. Motion approving with staff's recommended conditions a Preliminary Plat of Redneck Retreat, Section 5, being a 10.00-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas (Generally located on the southeast corner of Farm-to-Market Road 715 and East County Road 130) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Zachary Deck moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

21. Motion approving with staff's recommended conditions a Preliminary Plat of Redneck Retreat, Section 6, being a 20.00-acre tract of land out 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 1,570 feet west of South County Road 1160) **(DISTRICT: NONE) (DEVELOPMENT SERVICES) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

22. Motion approving a reinstatement with staff's recommended conditions of an approved Preliminary Plat of Cooney Addition, being a 4.23-Acre tract of land located in the northeast/4 of Section 22, Block 39, T. & P. R.R. Co. Survey, County of Midland, Texas (Generally located on the west side of South Highway 349, approximately 635 feet south of West County Road 130) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Zachary Deck moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

23. Motion approving a Final Plat of Cooney Addition, being a 4.23-Acre tract of land located in the northeast/4 of Section 22, Block 39, T. & P. R.R. Co. Survey, County of Midland, Texas. (Generally located on the west side of S Highway 349, approximately 635 feet south of W. County Rd 130) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve this request; seconded by Zachary Deck.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

24.

Motion approving with staff's recommended conditions a Preliminary Plat of 349 Retail Addition, being a Replat of Lot 1, Block 1, TSC Development, Section 1, and Lot 1, Block 1, Midland Country Club Estates Addition, City and County of Midland, Texas. (Generally located on the west side of North State Highway 349, approximately 400 feet south of Occidental Parkway). **(DISTRICT: 1)(DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

25.

Motion approving with staff's recommended conditions a Preliminary 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 at the southwest corner of South County Road 1275 and West County Road 146) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Zachary Deck moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Sisniega, Deck, Holeva, Carrasco, Vega

NAY: None

ABSTAIN: None

ABSENT: Williams, Bejil, Villela

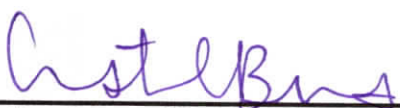
With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:53pm



Lucy Sisniega, Chair

11 / 6 / 2023

Date



Cristina Burns, Director of Development Services

11 / 6 / 2023

Date