

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION MINUTES
November 21, 2022
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 3:32 p.m., November 21, 2022.

Commissioners present: Dianne Williams, Lucy Sisniega, Adrian Carrasco, Abraham Bejil
Commissioners absent: Stacy Grosse, Beverly Dillow, Zachary Deck, Emily Holeva, Sallie Vega
Staff members present: Dalia Salinas, Elizabeth Shaughnessy, Landon Ochoa, Charles Harrington

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 the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

Commissioner Sisniega opened the public hearing at 3:32 p.m. With no one wishing to speak, the public hearing was closed at 3:33 p.m.

CONSENT ITEMS

Commissioner Williams moved to approve; seconded by Commissioner Carrasco.

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

2. Motion approving the Planning and Zoning Commission Meeting minutes for November 7, 2022.
3. Motion approving a Final Plat of West 191 Industrial Park, Section 9, being a replat of Lot 10, Block 1, West 191 Industrial Park, Section 6, City and County of Midland Texas. (Generally located on the south side of West County Road 77, approximately 1,716-feet from North Farm to Market 1788 - Council District 4)
4. Motion approving a Final Plat of Palermo Crest Addition, being a 0.36-acre tract of land and a 0.96-tract of land all out of Section 1, Block 39, T-2-S, T & P, RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner on the intersection of South Lamesa Road and East Gist Avenue – Council District 2)
5. Motion approving a Final Plat of United Addition, being 4.90 acres of land out of Section 16, Block 40, T-2-S T&P Railway Co. Survey, Midland County, Texas. (Generally located on the south side of West I-20, approximately 4,047-feet east of South County Road 1270 - Extraterritorial Jurisdiction) (
6. Motion approving a Final Plat of Shenandoah Ridge, being a 32.91-acre tract of land in Section 12, Block 39, T-1-S, RY Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of the intersection of Western Drive and W. Golf Course Drive. Council District 3

PUBLIC HEARINGS

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

7. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Lindsay Acres, Section 13, being a replat of The West half of the West 608-feet of the north 134.4-feet of Tract 6, Lindsay Acres Addition, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Marlin Avenue and Moran Street – Council District 2)

Planning Manager Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:36 p.m.

The applicant was not present.

The public hearing was closed at 3:37 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

8. Motion approving a Final Plat of Ashlin Place, Section 4, being the South 200 feet of the West 150 feet of the East 857 feet of the south half of the East 34 Acres of that Certain 44 Acre Tract out of the West half (W/2) of the Southeast Quarter (SE/4) of Section 22, Block 39, T-1-S, T&P Ry. Co. Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Western Drive and W. Golf Course Drive. Council District 3)

Planning Manager Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:40 p.m.

The applicant was not present

The public hearing was closed at 3:40 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

9. Consider a request by Midland DCI, LLC for a Specific Use Designation without Term for a veterinarian clinic on Lot 1A, Block 14, Crestgate Addition, Section 39, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Fielder Street and West Loop 250 North – Council District 1)

Planner James Reber gave an overview of the project. With no letters of objection received, staff recommended approval.

Commissioner Sisniega asked if they were to change their plans and start to have the animals stay overnight, would they need to apply for a new SUD. Staff confirmed that any changes made to

the specifics of the SUD would trigger a need to reapply.

The public hearing was opened at 3:43 p.m.

The applicant was not present

The public hearing was closed at 3:44 p.m.

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

10. Consider a request by Elissa Carzo for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages, for on premises consumption in a Restaurant on a 1763 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 478-feet west of South Terrell Street. – Council District 2)
Planner Landon Ochoa gave an overview of the project. With no letters of objection received, staff recommended approval

Commissioner Williams asked if one of the conditions is that a letter from the school be received before approval. Staff explained that the approval letter from the school is not a current condition.

Commissioner Sisniega asked if Richard Milburn academy is in fact a Texas Public school, could the City of Midland be held liable if we pass this SUD. Staff explained that if Richard Milburn Academy is a Texas Public school then approving the SUD would be going against code.

The public hearing was opened at 3:51 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:51 p.m.

Director of Development Services, Charles Harrington address the commissioners with options for this item. Mr. Harrington explained that the item could be deferred to the next meeting, allowing staff more time to contact the Richard Milburn Academy administration.

Commissioner Bejil moved to defer this request; seconded by Commissioner Williams.

The motion to defer passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

MISCELLANEOUS

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of West Fork Addition, being a 7.58-Acre Tract of Land, Situated in Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east corner of the intersection of W. State Highway 158 and State Highway 191 – Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

12. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Covington Addition, Section 9, being a plat of 20.78-acre tract of land out of the east half part of Section 37, Block 41, T-1-S, T & P, RR Co. Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 191-feet west of north Farm to Market Road 1788. – Extraterritorial Jurisdiction)

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

The motion passed by the following vote: 4 to 0

AYE: Sisniega, Williams, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Grosse, Deck, Holeva

With no further items or business to come before the Commission, Chairwomen Sisniega adjourned the meeting at 4:00 p.m.

C. Dianne Williams
for Lucy Sisniega

Lucy Sisniega, Chairwomen

12-5-22

Date



Elizabeth Shaughnessy, Planning Division Manager
Department of Development Services

12/5/22

Date