

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
September 3, 2024
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 , September 03, 2024.

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

Commissioners absent: Emily Holeva, Joshua Sparks

Staff members present: Landon Ochoa, Sarah Yeilding, Britton Murry, Madelim Jaquez

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 Planning & Zoning meeting minutes from August 5, 2024.

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

3. Motion approving Planning & Zoning meeting minutes from August 19, 2024.

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

4. Motion approving a Final Plat of Hillcrest Acres, Section 17, being a replat of Lot 1A, Block 2, Hillcrest Acres, Section 13, being an addition to the City and County of Midland, Texas. (Generally located northwest of the intersection of North Midland Drive and West Cuthbert Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

5. Motion approving a Final Plat of Circuit Acres, Section 2, being a plat of an 8.496-acre tract of land out of the southeast quarter of Section 26, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1119, approximately 1,300 feet south of East County Road 62.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

6. Motion approving a Final Plat of Moody Addition, Section 17, being a replat of Lot 1A and Lot 9A, Block 10, Moody Addition, Section 6, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of North Carver Street and East Front Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

7. Motion approving a Final Plat of City View Acres, Section 6, being a replat of a 9.36-acre tract of land out of Tract 5, City View Acres Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of South Jackson Street and City View Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

PUBLIC HEARINGS

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

8. Hold a public hearing and consider a request by Winkleman & Associates, Inc., on behalf of Costco Wholesale for an initial zoning of RR, Regional Retail District for a 22.119-acre tract of land out of the south part of Section 35, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the north side of State Highway 191, approximately 1,550 feet west of West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa gave an overview of the item.

Commissioner John Burkholder and Planning and Development Officer Elizabeth Triggs discussed roads that would tie into the project.

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

Michael Clark, Costco representative, was available to answer any questions.

Commissioner John Burkholder and Michael Clark, Costco representative, discussed an overview for plans and timeline.

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

There were no further questions or discussion.

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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field

Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

Commissioner John Burkholder and Senior Planner Daniel Humbert discussed the construction was for expanding the existing terminal.

There were no other questions or discussion.

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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 4, being a replat of Lots 5, 6, and 7, Block 1, West Fork Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of State Highway 158, approximately 1,150 feet north of State Highway 191.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

There were no questions or discussion.

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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Mockingbird Ridge, being a plat of a 302.39-acre tract of land, located in Section 18, Block 38, T-1-S, A-734, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located southeast of the intersection of Fairgrounds Road and Arapahoe Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

Commissioner Abraham Bejil and Planning and Development Officer Elizabeth Triggs discussed this projects status for rezoning to Planned District.

There were no other questions or discussion.

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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

12. Motion approving with staff's recommended conditions, a Preliminary Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of the item.

Chair Lucy Sisneiga and Planning Manager Landon Ochoa discussed GIS comments on the staff report.

There were no other questions or discussion.

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

The motion passed by the following vote:

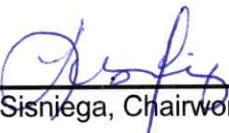
AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at



Lucy Sisniega, Chairwoman

9/14/24

Date



Landon Ochoa, Planning Division Manager
Department of Development Services

9/14/24

Date