

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

June 20, 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 3:31 PM, June 20, 2023.

Commissioners present: Beverly Dillow, Dianne Williams, Lucy Sisniega, Zachary Deck, Emily Holeva, Adrian Carrasco, Abraham Bejil, Sallie Vega, Steven Villela

Commissioners absent:

Staff members present: Landon Ochoa, Alexandra Walling, Rolandrea Russell, Jeffrey S. Fisher, Alexis M. Martinez

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 June 5, 2023.

Zachary Deck moved to approve; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

PUBLIC HEARINGS

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

3. Consider a request by Charles Hodges for an Initial Zoning of RR, Regional Retail District

on a 17.345-acre tract of land located in Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located north of State Highway 191, approximately 700-feet west of Highway 158.) (DEVELOPMENT SERVICES)

Senior Planner Alexandra Walling gave an over view of the project. No letters of objection were received, staff recommended to approval.

The public hearing was opened at 3:35 PM

The applicant was not present.

The public hearing was closed at 3:36PM

Adrian Carrasco moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

4. Consider a request by Yelena Fiester for a Zone Change from PD, Planned Development District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center, on Lot 2E, Block 33, Northgate Addition, Section 21 (Correction Plat), City and County of Midland, Texas. (Generally located on the northeast corner of Northcrest Drive and West Loop 250 North. - Council District 1) (DEVELOPMENT SERVICES)

Senior Planner Alexandra Walling gave an over view of the project. No letters of objection were received, staff recommended to approval.

The public hearing was opened at 3:37 PM

The applicant was present but did not speak.

The public hearing was closed at 3:38PM

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

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

5. Consider a request by Leovardo Leon for a Specific Use Designation with Term for Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on Lots 1 and 2, Block 182, Southern Addition, City and County of Midland, Texas. (Generally located on the southwest corner of South Big Spring Street and West Florida Avenue. - Council

District 2) (DEVELOPMENT SERVICES)

Planning Manager Jeffrey Fisher gave an over view of the project. No letters of objection were received, staff recommended to approval.

The public hearing was opened at 3:41PM

The applicant was not present.

The public hearing was closed at 3:41PM

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

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

6. Consider a request by Ariel Windsor, for a Specific Use Designation with Term for Alcoholic Beverages Sales for On-Premise Consumption in a Bar, on a 1,595-square foot portion of Lot 24, Block 53, Original Town, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of North Main Street and East Texas Avenue. - Council District 2) (DEVELOPMENT SERVICES)

Senior Planner Alexandra Walling gave an over view of the project. No letters of objection were received, staff recommended to approval.

The public hearing was opened at 3:43 PM

The applicant was not present.

The public hearing was closed at 3:44PM

Zachary Deck moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega, Villela

7. Consider a request by Besim Jaha for a Specific Use Designation with Term for Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant, on a 6,529-square foot portion of Lot 1, Block 8, Polo Park, Section 3, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Garfield Street and West Loop 250 North. - Council District 1) (DEVELOPMENT SERVICES)

Senior Planner Landon Ochoa gave an over view of the project. No letters of objection were

received, staff recommended to approval.

Adrian Carrasco questioned the hours of operation. Saying it was 11am- 9 pm on the application but the new hours were 11am-2am. Jeff Fisher confirmed with applicant on hours.

The public hearing was opened at 3:46 PM

The applicant was not present.

The public hearing was closed at 3:48PM

Abraham Bejil moved to approve this request, with conditions (A-G); seconded by Adrian Carrasco.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

8. Consider a request by Lori Michele Kettle for a Specific Use Designation with Term for Alcoholic Beverages Sales for On-Premises Consumption in a Bar, on a 3,400-square foot portion of Lot 12, Block 38, Original Town Addition, City and County of Midland, Texas. (Generally located on the east side of North Main Street, approximately 25-feet south of East Illinois Avenue. - Council District 2) (DEVELOPMENT SERVICES)

Senior Planner Alexandra Walling gave an over view of the project. No letters of objection were received, staff recommended to approval.

The public hearing was opened at 3:50 PM

The applicant was not present.

The public hearing was closed at 3:50PM

Steven Villela moved to approve this request, with condtions (A-E); seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

9. Consider a request by Schumann Engineering for a Preliminary Plat of Vista Del Pueblo, Section 3, being a Residential Replat of Lots 5 & 6 and 8-10, Block 1, and Lots 7 & 8, Block 2, Vista Del Pueblo, City and County of Midland, Texas. (Generally located east of Todd Drive approximately 560 feet north of Linda Vida Drive. – Council District 2) (DEVELOPMENT SERVICES)

Senior Planner Landon Ochoa gave an over view of the project. No letters of objection were received, staff recommended to approval.
The public hearing was opened at 3:52 PM

The applicant was present but would like to not speak.

The public hearing was closed at 3:52PM

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

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

MISCELLANEOUS

10. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of W.W. Harris Addition, Section 6, being a Residential Replat of Lot 7, Block 6, W.W. Harris Addition, Section 5, and a 0.310-acre tract of land out of the east half of the northwest quarter in the southeast quarter of Section 26, Block 39, T-1-S, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Mississippi Avenue and Edwards Street. – Council District 2) (DEVELOPMENT SERVICES)

Dianne Williams moved to approve this request; seconded by Steven Villela.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Dillow, Vega

11. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Warehouse Road Addition, being a Plat of an 8.220-acre tract in the southeast quarter of Section 5, Block 39, T-2-S, T&P, RR Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of Warehouse Road and West Stokes Avenue. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Adrian Carrasco moved to approve this request; seconded by Dianne Williams.

The motion passed by the following vote:

AYE: Williams, Sisniega, Deck, Holeva, Carrasco, Bejil, Villela

NAY: None

ABSTAIN: None

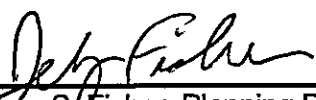
ABSENT: Dillow, Vega

With no further items or business to come before the Commission, Chairwomen
Sisniega adjourned the meeting at 3:56 PM



Lucy Sisniega, Chairwomen

7-12-2023
Date



Jeffrey S. Fisher, Planning Division Manager
Department of Development Services

7-12-2023
Date