

CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
AGENDA
October 16, 2023 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - City Hall



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at or following the time specified, to consider the following:

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)**

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)**

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)**

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)**

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)**

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)**

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)**

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)**
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)**

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)

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)**
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)**
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)**
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)**

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)**
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)
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)**
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)
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)**
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)

Jeffrey S. Fisher

Planning Division Manager
Department of Development Services

The City of Midland Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Division at 432-685-7400 or write to us at P.O. Box 1152, Midland, Texas 79702, at least 48 hours in advance of the meeting.