

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
AGENDA
February 6, 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. A quorum of the Planning and Zoning Commission intends to be physically present at the aforementioned location.

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 January 3, 2023.
3. Motion approving the Planning & Zoning meeting minutes for January 17 , 2023.
4. Motion approving a Final Plat of Stallion Park Addition, being a 4.57-acre tract of land out of Section 9, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Sunglo, approximately 151-feet east of Acapulco Road. – Council District 2) (DEVELOPMENT SERVICES)

PUBLIC HEARINGS

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

5. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Warwick Addition, Section 4, being a replat of Lots 1, 2 and 3, Block 6, Warwick Addition, City and County of Midland, Texas. (Generally located on the northeast corner on the intersection of Shell Avenue and North "L" Street. – Council District 3) (DEVELOPMENT SERVICES)
6. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Melody Acres Section 16, being a 1.00-acre tract of land out of the southeast quarter of

Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Tanforan Avenue and Oriole Drive. – Council District 4) (DEVELOPMENT SERVICES)

7. Consider a request by MIDPYR LLC/Roger Gearhart for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a Bar, on a 7,464-square foot portion of Lot 1, Block 8, Claydesta Plaza, City and County of Midland, Texas. (Generally located on the southwest corner of Desta Drive and Smith Road – Council District 3) (DEVELOPMENT SERVICES)
8. Consider a request by Lee Sanchez, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a cocktail lounge, on a 2,781 square foot portion of Block 64, Original Town, City and County of Midland, Texas. (Generally located on the southwest corner of W. Wall Street and S. Colorado Street - Council District 2) (DEVELOPMENT SERVICES)
9. Consider a request by Karen Hopkins for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a restaurant on Lot 4, Block 44, Fairmont Park, Section 18, City and County of Midland, Texas. (Generally located on the west side of North Midland Drive approximately 550 feet south of West Loop 250. - Council District 1) (DEVELOPMENT SERVICES)
10. Consider a request by Alexander Gamboa for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a coffee shop and bar, on Lot 1, Block 27, Original Town, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of W. Ohio Avenue and N. Colorado Street. Council District 2)(DEVELOPMENT SERVICES)
11. Consider a request by Steve Jeter, d/b/a The Venue, to repeal Ordinance No. 8961, which granted a Specific Use Designation without Term that allowed an accessory building to be used for living or sleeping quarters on Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas. (Generally located on the west side of Elkins Rd, approximately one mile north of Business Interstate 20 - Council District 2) (DEVELOPMENT SERVICES)
12. Consider a request by Drew Wegman for a Zone Change from MF-16, Multiple-Family Dwelling District to TH, Townhouse (Attached) Dwelling District on a 4.73-acre tract of land out of Lot 22, Block 22, Western Hills Addition, Section 2, City and County of Midland, Texas. (Generally located to the east of Beal Parkway, approximately 154-feet south of Blue Haven Drive – Council District 4) (DEVELOPMENT SERVICES)
13. Consider a request by Maverick Engineering for a Zone Change from MF-22, Multiple-Family Dwelling District, to RR, Regional Retail District, on Lot 1, Block E-1, Johnson-Moran, Section 2, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Andrews Highway and West Kansas Avenue - Council District 3) (DEVELOPMENT SERVICES)
14. Consider a request by Brad Schwab for a Zone Change from LI, Light Industrial District to

MF-22, Multi-Family Dwelling District 8.823-acre tract of land out of Lot 1, Block 1, Ortloff Addition, Section 2, City and County of Midland, Texas. (Generally located on east side of Westcliff Drive approximately 335 feet south of Andrews Highway - Council District 3) (DEVELOPMENT SERVICES)

15. Consider a request by Jorge Chavez for a Zone Change from RR, Regional Retail District, to SF-3, Single-Family Dwelling District, on Lot 3, Block 155, Southern Addition, City and County of Midland, Texas. (Generally located on the west side of South Loraine, approximately 143-feet south of intersection West Pennsylvania – Council District 2) (DEVELOPMENT SERVICES)
16. Consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 12, Block 21, Moody Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of N Madison Street and E. Illinois Avenue - Council District 2) (DEVELOPMENT SERVICES)
17. Consider a request by Scott A Mommer Consulting C/O Cassie Permenter for a Zone Change from PD, Planned Development District for a Shopping Center to PD, Planned Development District for a Shopping Center, on Lot 6, Block 45, Fairmont Park, Section 15, City and County of Midland, Texas. (Generally located approximately 809-feet south of West Loop 250 North and approximately 643-feet west of North Midland Drive - Council District 1) (DEVELOPMENT SERVICES)
18. Consider a request by CG 191 and 158 LLC for the Initial Zoning of a 10.817-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of W State Highway 158 and State Highway 191) (DEVELOPMENT SERVICES)
19. Consider a request by D. R. Horton – Texas LTD for an Initial Zoning of SF-3, Single-Family Dwelling District of a 24.014-acre tract of land located in Sections 38 and 47, Block 40, T-1-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the east side of Victory Parkway approximately 245 feet south of Hall of Fame Boulevard) (DEVELOPMENT SERVICES)

MISCELLANEOUS

20. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Legacy Addition, Section 11, being a plat of a 24.014-acre tract of land out of Section 35, Block 40, T-1-S, T & P. R.R. Co. Survey, Midland County, Texas. (Generally located on the east side of Victory Parkway approximately 245 feet south of Hall of Fame Boulevard. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
21. Motion approving with staff's recommended conditions a proposed Preliminary Plat of Southwest Crossing, Section 20 being a plat of a 60.008-acre tract of land out of Section 14, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas. (Generally located 500 feet west of the intersection of South County Road 1239 and West County Road 122 –

Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

22. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Southwest Crossing, Section 21, being a 10.535-acre tract of land out of Section 13, Block 40, T-2-S, T & P. R.R. Co. Survey, Midland County, Texas. (Generally located on the intersection of South County Road 1235 and West County Road 122. - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)
23. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Bankhead Addition, Section 13, being a 1.00-acre tract of land out of the SW/4 of Section 33, Block 39, T-2-S, T & P R.R. Co. Survey, City and County of Midland, Texas. (Generally located 315-feet south of Front Street, approximately 588-feet east of South Midkiff Road – Council District 2) (DEVELOPMENT SERVICES)
24. Motion approving with staff's recommended conditions, a proposed Preliminary Plat of Dunham Acres, Section 2, being a plat of a 4.97-acre tract of land out of Section 18, Block 40, T-2-S, T&P, RR, Co. Survey, Midland County, Texas. (Generally located on southeast corner of the intersection of W. County Road 122 and S. County Road 1290 - Extraterritorial Jurisdiction) (DEVELOPMENT SERVICES)

Elizabeth Shaughnessy
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.