

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
October 6, 2025 - 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 AGENDA

2. - Motion to approve Planning and Zoning meeting minutes from September 15, 2025
(DISTRICT: ALL) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
3. - Motion approving a Final Plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 148, approximately 449 feet west of South County Road 1285.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Midland Heights Addition, Section 6, being a replat of Block 17, Resurvey of Midland Heights Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Connell Street and West New Jersey Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion approving a Final Plat of Southern Addition, Section 34, being a replat of Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Motion approving a Final Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and Section 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

7. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Tam Pham, for a Zone Change from O-1, Office District, to TH, Townhouse (Attached) Dwelling District, on a 0.177-acre tract of land out of Lot 1B, Block 28, Wyndewood Estates, Section 30, City and County of Midland, Texas. (Generally located on the north side of Preston Drive, approximately 255 feet east of Sunburst Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
8. - Hold a public hearing and consider a request by PJP Group, LLC, on behalf of SHMK Development, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, to RR, Regional Retail District on a 1.992-acre tract of land out of Tracts 2 and 3, Midkiff Heights, City and County of Midland, Texas. (Generally located immediately east of the intersection of Austin Street and Princeton Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
9. - Hold a public hearing and consider an ordinance amending Title XI, "Planning and Development" of the City Code of Midland, Texas, by adding Chapter 1b, "Residential Overlay District Number 1" so as to establish an overlay zoning district that shall apply to an approximate 100.84-acre area of Section 36, Block 39, Township 1 South, Texas and Pacific Railway Company Survey, City and County of Midland, Texas (Generally located south of East Indiana Avenue, east of the alley immediately east of South Lincoln Street, north of the alley immediately north of Cloverdale Road, and west of South Fairgrounds Road); authorizing land located within said overlay zoning district to be developed in accordance with the regulations of the SF-3, Single-Family Dwelling District; establishing provisions related to land use and development within said overlay zoning district; amending the zoning map; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars (\$2,000.00); establishing an effective date of November 1, 2025; and ordering publication. **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. - Hold a public hearing and consider a request by Angelica Prather for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Special Event Center on a 2,100-square foot portion of Lot 1, Block 1, Imperial Heights, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wadley Avenue and North Midkiff Road.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
11. - Hold a public hearing and consider a request by Alex Gamboa for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Restaurant on a 6,214-square foot portion of Lot 1, Block 1, 349 Retail Addition, City and County of Midland, Texas. (Generally located on the west side of North State Highway 349, approximately 330 feet north of Tejas.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
12. - Hold a public hearing and consider a request by Leonard Hight for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Restaurant on Lots 7, 8, and 9, Block 28, Original Town, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Marienfeld Street and West Illinois Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
13. - Hold a public hearing and consider a request by Scott Collier, on behalf of Prosperity Bank, for a Zone Change from PD, Planned Development District for an Office Center, to CB, Central Business District, on Lot 1A, Block 31A, Homestead Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast

corner of the intersection of North Pecos Street and West Louisiana Avenue.)
(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

14. - Hold a public hearing and consider a request by Jesus A. Carreon for a Zone Change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 10, Block 42, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland, Texas. (Generally located on the south side of East California Avenue, approximately 320 feet east of South Webster Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
15. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Cecilia Garcia, for a Zone Change from MH, Manufactured Housing District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 4, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Calhoun Street and Orchard Lane.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
16. - Hold a public hearing and consider a Final Plat of Quail Ridge Addition, Section 10, being a replat of Lots 1 through 6, Block 6, Quail Ridge Addition, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beachwood Street and Chaparral Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

17. - Motion approving, with staff's recommended conditions, an amended Preliminary Plat of Grassland Estates West, Section 12, being a plat of a 55.1877-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West State Highway 158, approximately 11 feet west of Brandy Hill Road.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Oso Addition, being a 2.023-acre tract of land out of the northeast quarter of Section 9, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Cotton Flat Road, approximately 640 feet south of Sunglo Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Fuse Industrial Park, Section 4, being a 4.640-acre tract of land located in the northeast quarter of Section 36, Block 39, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East Indiana Avenue and South Fairgrounds Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

MEETING ASSISTANCE INFORMATION: 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.