

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

January 16, 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 3:30pm, January 16, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, John Burkholder, Emily Holeva, Abraham Bejil, Steven Villela

Commissioners absent: Adrian Carrasco, Sallie Vega, Joshua Sparks

Staff members present: Diana E. Geerts, Landon Ochoa, Alexis M. Martinez, Andrew Meyers, Daniel Humbert, Elizabeth Triggs

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 and Zoning Commission meeting minutes for January 2, 2024.
3. Motion approving a Final 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 R.R. Co. Survey, Midland County, Texas (Generally located on the southeast corner of Farm-to-Market Road 715 and East County Road 130.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Palermo Crest Addition, Section 2, being a replat of Lot 2, Block 1, Palermo Crest Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Wayside Drive and Gist Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Ranchland Addition, Section 2, being a replat of Lots 16-

18, Block 2, Ranchland Addition, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of Franklin Avenue and Kelly Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of Grassland Estate West, Section 12, being a plat of a 19.2636-acre tract of land located in Sections 35 & 36, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located immediately north of Homeland Drive, approximately 250 feet north of Castlewood Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Vega, Sparks

Steven Villela moved to approve; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Vega, Sparks

PUBLIC HEARINGS

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

7. Consider a request by Fierce Property Investments, LLC for a Zone Change from, PD, Planned Development District for a Shopping Center to RR, Regional Retail District on Lot 1, Block 1, TSC Development, City and County of Midland, Texas. (Generally located on the west side of N. State Highway 349, approximately 380 feet north of Tejas.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Vega, Sparks

8. Consider a request by Robert Graham for a zone change from AE, Agricultural Estate District, to SF-1, Single Family Dwelling District, for a 5.53-acre tract of land located out of Section 36, Block 40, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located approximately 300 feet northeast of Homeland Drive, and approximately 520 feet south of Wadley Avenue.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Vega, Sparks

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of Original Town, Section 26, being a replat of Lots 1 through 24 and a 0.138-acre portion of previously vacated alley right-of-way, Block 97, Original Town Addition, City and County of Midland, Texas. (Generally located southeast of the intersection of S. Main Street and E. Indiana Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Vega, Sparks

10. Motion approving a request for a 30-Day Extension request for a proposed Final Plat of Shenandoah Ridge, Section 3, being a 17.84-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the east side of Black Butte, approximately 110 feet north of Inselberg Street) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Holeva, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Vega, Sparks

11. Motion approving, with staff's recommended conditions, a proposed Preliminary Plat of MIDCO LEB, being a replat of a 53.71-acre tract of land out of Lot 1, Block 1, Parsley Addition, Midland County, Texas. (Generally located on the northwest corner of the intersection of Farm to Market Road 715 and East County Road 120) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

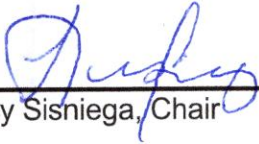
AYE: Berry, Sisniega, Burkholder, Holeva, Bejil, Villela

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Vega, Sparks

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:07pm



Lucy Sisniega, Chair

Feb - 5. 2026
Date



Landon Ochoa, Senior Planner

2/5/24
Date