

CITY OF MIDLAND, TEXAS  
PLANNING AND ZONING COMMISSION  
MINUTES  
October 21, 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, October 21, 2024.

**Commissioners present:** Brennan Berry, Lucy Sisniega, John Burkholder, Adrian Carrasco, Abraham Bejil, Steven Villela, Dara Richardson

**Commissioners absent:** Emily Holeva, Joshua Sparks

**Staff members present:** Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Daniel Humbert, Madelim Jaquez, Beatriz Quezada, Britton Murry

### **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 Planning & Zoning meeting minutes from October 7, 2024
3. Motion approving a Final Plat of Repman Addition, being a plat of a 14.07-acre tract located in the north half of Section 26, Block 40, T-1- S, T&P, RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of North County Road 1250 and West County Road 62.) **(EXTRATERRITORIAL JURISDICTION)**  
**(DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Shenandoah Industrial Park, being a plat of a 25.67-acre tract of land situated in Section 16, Block 38, T-1-S, T&P Co. RR Survey, Midland County, Texas. (Generally located on the east side of North County Road 1150, approximately 800 feet north of East County Road 50.) **(EXTRATERRITORIAL JURISDICTION)**  
**(DEVELOPMENT SERVICES)**

5. Motion approving a Final Plat of 349 Ranch Estates, Section 26, being a replat of the west 178 feet of Lot 3, Block 1, 349 Ranch Estates, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of State Highway 349 and Tejas.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
6. Motion approving a Final Plat of Ranchero Park, Section 8, being a plat of a 4.057-acre tract of land out of the southwest quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Interstate 20 Service Road, approximately 215 feet east of South Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
7. Motion approving a Final Plat of West Fork Addition, Section 4, being a replat of Lots 5, 6, and 7, Block 1, West Fork Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of State Highway 158, approximately 1,150 feet north of State Highway 191.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
8. Motion approving a Final Plat of Zoo Midland Offsite, being a replat of a 4.352-acre tract of land out of Tract 4, Parker Acres, City and County of Midland, Texas. (Generally located on the west side of Todd Drive, approximately 420 feet south of East Golf Course Road) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

### **PUBLIC HEARINGS**

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

9. Hold a public hearing and consider a Final Plat of Homestead Addition, Section 23, being a residential replat of a .016-acre tract of land, being the middle 50 feet of the southeast quarter of Block 21, Homestead Addition, City and County of Midland, Texas. (Generally located on the west side of North Mineola Street, approximately 50 feet north of East Michigan Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert gave an overview of this item.

The public hearing was opened at 3:36 pm

There was no one wishing to speak on this item.

The public hearing was closed at 3:36 pm

Adrian Carrasco moved to approve this request; seconded by John Burkholder.

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

10. Hold a public hearing and consider a request by JMR Dental Services for a zone change from PD, Planned Development District for a Shopping Center to 2F, Two-Family Dwelling (Duplex) District on Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 720 feet northwest of West Loop 250 North.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez gave any overview of this item.

The public hearing was opened at 3:39 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:39 p.m.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson

NAY: None

ABSTAIN: None

ABSENT: Holeva, Sparks

11. Hold a public hearing and consider a request by Michael Loya on behalf of Tall City Meat Market for a Specific Use Designation with Term for the sale of all alcoholic beverages sales for on-premises consumption in a restaurant, for Lots 1 & 2, Block 8, Kelview Heights, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Big Spring Street and West Dormard Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez gave an overview of this item

Commissioners asked if previous complaints were addressed.

The public hearing was open at 3:50 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:50 p.m.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson  
NAY: None  
ABSTAIN: None  
ABSENT: Holeva, Sparks

12. Hold a public hearing and consider a request by Brian Choi for a Specific Use Designation with Term for the sale of alcoholic beverages Sales for on-premises consumption in a restaurant, 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 and North Midkiff Road.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez gave an overview of this item.

The public hearing was opened at 3:53 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:53 p.m.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson  
NAY: None  
ABSTAIN: None  
ABSENT: Holeva, Sparks

### **MISCELLANEOUS**

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of GM Industrial Addition, being a 25.00-acre tract of land out of the Joe Newcomer Preemption Survey, Abstract 635, Block 38, T-2-S, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1142 and East County Road 135.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Adrian Carrasco moved to approve this request; seconded by John Burkholder.

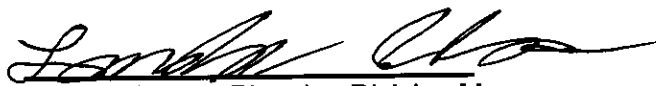
The motion passed by the following vote:

AYE: Berry, Sisniega, Burkholder, Carrasco, Bejil, Villela, Richardson  
NAY: None  
ABSTAIN: None  
ABSENT: Holeva, Sparks

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:01pm

  
Lucy Sisniega, Chair

Nov 18. 2024  
Date



Landon Ochoa, Planning Division Manager  
Department of Development Services

10/31/24  
Date