

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

**November 18, 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, November 18, 2024.

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

**Commissioners absent:** Adrian Carrasco, Joshua Sparks

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

**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 21, 2024
3. Motion approving Planning & Zoning meeting minutes from November 4, 2024
4. Motion approving a Final Plat of West End Addition, Section 36, being a replat of Lots 3 through 6, Block 19, West End Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South F Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Gold Sands Addition, being a 125.04-acre tract located in the southeast part of Section 24, Block 40, T-2-S, T&P. RR. Co. Survey, County of Midland, Texas. (Generally located on the east side of South County Road 1232, approximately half a mile north of West County Road 140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of New Generation Addition, being a 13.75-acre tract of land out of Section 29, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West County Road 140, approximately 300 feet west of South County Road 1214.) **(DISTRICT: NONE) (DEVELOPMENT SERVICES)**
7. Motion to review and consider the Declaration of Restrictive Covenants for the proposed Mockingbird Ridge subdivision, being a 632.196-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RY. CO. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection North Fairgrounds Road and East Mockingbird Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve; seconded by Abraham Bejil.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Sparks

### **PUBLIC HEARINGS**

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

8. Hold a public hearing and consider a request by Woda Cooper Companies, Inc. for a zone change from RR, Regional Retail, to MF-22, Multiple-Family Dwelling District, on a 6.949-acre remainder of Lot 1, Block 1, Amaron Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Wolcott Avenue and Camp Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez gave an overview of this project.

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

Applicant Woda Cooper expressed there will be 148 units with 350 parking spaces.

The public hearing was closed at 3:41 p.m.

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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Sparks

9. Hold a public hearing and consider a request by Debra Dudley Pearce for a zone change from, AE, Agricultural Estate District to PD, Planned Development District for a Transition District, on Lots 18 and 19, Block 1, Skyview Development, City and County of Midland,

Texas. **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez gave an overview of this project.

The public hearing was opened at 3:49 p. m.

Applicant Debbie Dudley Peirce expressed the reasoning on why the zone change will work for this business.

The public hearing was closed at 3:52 p.m.

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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Sparks

10. Hold a public hearing and consider a request by Sam Allen Powell Jr. for a Specific Use Designation with Term for the sale of all alcoholic beverages sales for on-premises consumption in a lounge, on a 4,500-square foot portion of Block 21 and 22, Kelview Heights, City and County of Midland, Texas. (Generally located on the southwest corner of the intersection of North Big Spring Street and West Scharbauer Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez gave an overview of this project,

The public hearing was opened at 3:56 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:56 p.m.

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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Sparks

**MISCELLANEOUS**

11. Motion approving with staff's recommended conditions, a Preliminary Plat of Olivo Addition, being a 13.58-acre tract of land, located in the northeast quarter of Section 30, Block 40, T-2-S, T&P R.R. Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1285, and West County Road 142.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

John Burkholder moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Sparks

12. Motion approving, with staff's recommended conditions, a Preliminary plat of Ingage Addition being a 8.41-acre tract of land situated in Section 12, Block 39, T-2-S, T&P RY. CO. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1180, approximately 1300 feet north of East County Road 117.)  
**(DISTRICT: EXTRATERRITORIAL JURISDICTION) (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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Sparks

13. Motion approving the Planning & Zoning Commission meeting dates for 2025. **(DISTRICT: NONE) (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, Richardson

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Sparks

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:04pm

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Lucy Sisniega, Chair

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Date

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Landon Ochoa, Planning Division Manager  
Department of Development Services

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Date