

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
December 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 3:30 PM, December 16, 2024.

Commissioners present: Brennan Berry, Lucy Sisniega, Emily Holeva, Steven Villela, Joshua Sparks, Dara Richardson

Commissioners absent: Adrian Carrasco, Abraham Bejil

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

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 December 2, 2024.
3. Motion approving a Final Plat of Overstreet Addition, Section 13, being a plat of a 0.908-acre tract of land located in Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection King Street and East Taylor Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of West End Addition, Section 35, being a replat of Lots 10, 11, and 12, Block 62, West End Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Front Avenue and South G Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Fairgrounds Addition, Section 8, being a replat of Lots 7, 8

and 9, Block 10, Fairgrounds Addition, City and County of Midland, Texas. (Generally located on the west side of Wolfcamp Circle, approximately 500-feet north of Mulberry Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of Zoo Midland being a replat of a 51.11-acre portion of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located north of Homestead Boulevard, approximately 480 feet east of Homeland Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
7. Motion approving a Final Plat of Church of the Foursquare Gospel Addition, being a replat of Lots 10 through 13, Block 8, Kelview Heights Addition, and Lot 2-A, Block 18, Kelview Heights Addition, Section 2, City and County of Midland, Texas. (Generally located on the south side of Alta Avenue, approximately 66 feet east of North Pecos Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
8. Motion approving a Final Plat of Campgrounds Addition, Section 3 being a replat of Lot 5, Block 1, Campgrounds Addition, Section 2, Midland County, Texas. (Generally located on the north side of West County Road 157, approximately 810-feet west of South County Road 1270.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
9. Motion approving a Final Plat of GM Industrial Addition, being a plat of a 25.00-acre tract of land out of Block 38, T-2-S, Joe Newcomer Preemption Survey, 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)**

John Burkholder moved to approve; seconded by Steven Villela.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

PUBLIC HEARINGS

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

10. Hold a public hearing and consider a request by Newton Engineering, PC, on behalf of Midland Habitat for Humanity, for a Zone Change from AE, Agricultural Estate District, to PD, Planned Development District, for Housing Development for a 17.18-acre tract of land located in Section 31, Block 38, T-1-S, T&P RR. CO. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Fairgrounds Road and East Cynthia Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez, presented this item.

The public hearing was opened at 3:32 pm.

No one wished to speak on this item.

The public hearing was closed at 3:32pm.

Joshua Sparks moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

11. Hold a public hearing and consider a request by Louis Clay, for a zone change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 7, Block 22, Greenwood Addition, Third, Fourth and Fifth Sections, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Calhoun Street and East New York Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 3:42 pm.

John Burkholder asked if the property is currently vacant.

Beatriz reported that they began building on the property before finding out they needed a zone change so there is unfinished construction.

The public hearing was closed at 3:42 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

12. Hold a public hearing and consider a request by Obsidian Reality, on behalf of Archie Williams Jr., for a zone change from MF-22, Multi-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 9, Block 28, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Madison Street, approximately 100 feet north of East Wall Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 3:45 pm.

No one wished to speak on this item.

The public hearing was closed at 3:46 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

13. Hold a public hearing and consider a request by Philly's Golf Club, LLC for a Specific Use Designation with Term for the sale of alcoholic beverages sales for on-premises consumption in a lounge, on Lot 2, Block 1, 349 Retail Addition, City and County of Midland, Texas. (Generally located on the west side of North Highway 349, approximately 330 feet north of Tejas.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez, presented this item.

The public hearing was opened at 3:49 pm.

No one wished to speak on this item.

The public hearing; was closed at 3:51 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

MISCELLANEOUS

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of New Frontier Addition, being a 17.18-acre tract of land located in the northwest quarter of Section 31, Block 38, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Fairgrounds Road and East Cynthia Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Steven Villela moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Longview Subdivision, Section 4, being a replat of all of Longview Subdivision, Section 2, Midland County, Texas. (Generally located on the southeast corner of the intersection of West County Road 50 and North County Road 1275.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Emily Holeva.

The motion passed by the following vote:

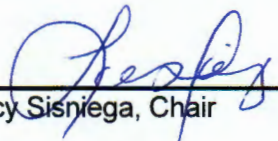
AYE: Berry, Sisniega, Burkholder, Holeva, Villela, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Carrasco, Bejil

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



Lucy Sisniega, Chair

1-21-25

Date



Landon Ochoa, Planning Division Manager
Department of Development Services

1/15/25

Date