

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

January 21, 2025

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, January 21, 2025.

Commissioners present: Brennan Berry, Lucy Sisniega, Joshua Garza, Abraham Bejil, Brandon Ofield, Joshua Sparks, Dara Richardson

Commissioners absent: J. Brian Martin, Aaron Hunter

Staff members present: Landon Ochoa, Alexis M. Martinez, Daniel Humbert, Beatriz Quezada, Britton Murry, 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 to approve Planning and Zoning meeting minutes from December 16, 2024.
3. Motion approving a Final Plat of Fuse Industrial Park, Section 3, being a plat of a 15.23-acre tract of land out of the northeast quarter of Section 36, Block 39, T-1-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located on the west side of South Fairgrounds Road, approximately 395-feet north of East Indiana Avenue.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
4. Motion approving, with staff's recommended conditions, a Final Plat of Northwest Passage, Section 4, being a 23.751-acre tract of land located in Section 35, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Fortune Drive and Ascension Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

5. Motion approving, with staff's recommended conditions, a Final Plat of Mockingbird Ridge, Section 12, being plat of a 24.50-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Fairgrounds Road and Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Fierce Property Investments LLC, for a zone change from RR, Regional Retail District, to C, Commercial District, on Lot 3, Block 1, 349 Retail Addition, City and County of Midland, Texas. (Generally located on the west side of North Highway 349, approximately 1,800 feet north of Country Club Drive.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert, Presented this item.

The public hearing was opened at 3:38 pm.

No one wished to speak on this item.

The public hearing was closed at 3:39 pm.

Abraham Bejil moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

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

Planner Britton Murry, presented this item.

The public hearing was opened at 3:42 pm.

No one wished to speak on this item.

The public hearing was closed at 3:43 pm.

Abraham Bejil moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

8. Hold a public hearing and consider a request by Cinergy 108, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District, on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Britton Murry, presented this item.

The public hearing was opened at 3:47 pm.

No one wished to speak on this item.

The public hearing was closed at 3:48 pm.

moved to approve this request; seconded by .

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

9. Hold a public hearing and consider a proposed Final Plat of Holzgraf Addition, Section 3, being a residential replat of the west 40 feet of Lot 1 and the east 40 feet of Lot 2, Block 3, Holzgraf Addition, City and County of Midland, Texas. (Generally located on the south side of Sinclair Avenue, approximately 40 feet west of North A Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 3:50 pm.

No one wished to speak on this item.

The public hearing was opened at 3:51 pm.

moved to approve this request; seconded by .

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

10. Hold a public hearing and consider a request by Alonzo Talamantes for a zone change from C, Commercial District, to SF-1, Single-Family Dwelling District, on Lots 6 and 7, Block 1, Snively Resubdivision, City and County of Midland, Texas. (Generally located on the south side of West Francis Avenue, approximately 85 feet east of Clark Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 3:54 pm.

No one wished to speak on the item.

The public hearing was closed at 3:54 pm.

Joshua Sparks moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

11. Hold a public hearing and consider a request by Magrym Consulting for a Zone Change from MH, Manufactured Housing District, and RR, Regional Retail District to SF-3, Single-Family Dwelling District, on Lots 9 and 10, Block 172, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Dallas Street, approximately 125 feet north of East Florida Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planning manager Landon Ochoa, presented this item.

The public hearing was opened at 3:57 pm.

No one wished to speak on this item.

The public hearing was closed at 3:57 pm.

Joshua Sparks moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None
ABSTAIN: None
ABSENT: Martin, Hunter

12. Hold a public hearing and consider, with staff's recommended conditions, a proposed Final Plat of Glen Arden, Section 2, being a residential replat of Lots 2, 3, and 4, Block 1, Glen Arden Replat, and a 13,357 square foot portion of an alley, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Racquet Club Drive and West Wadley Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 4:00 pm.

Dara Richards asked Planner Beatriz if this is the same request that wanted to remove the fence.

Beatriz Quezada clarified that this is not the same case.

The public hearing was closed at 4:01 pm.

Abraham Bejil moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

MISCELLANEOUS

13. Motion approving a reinstatement of an approved Preliminary Plat of Legacy Addition, Section 11, being a plat of a 24.897-acre tract of land in Sections 38 and 47, Block 40, T-1-S, T.&P. RR Survey, City and County of Midland, Texas. (Generally located on the southeast corner of Potomac Parkway and Victory Parkway.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

14. Motion approving, with staff's recommended conditions, a Final Plat of Legacy Addition, Section 11, being a plat of a 24.897-acre tract of land in Sections 38 and 47, Block 40, T-1-

S, T.&P. RR Survey, City and County of Midland, Texas. (Generally located on the southeast corner of Potomac Parkway and Victory Parkway.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Tres Gringos Uno Addition, being a plat of a 11.14-acre tract of land located in the northwest quarter of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1278, approximately 3000 feet north of Hernandez Avenue.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Brennan Berry moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Berry, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega

ABSENT: Martin, Hunter

16. Motion approving, with staff's recommended conditions, a Preliminary Plat of Devon Addition, Section 9, being a plat of a 0.92-acre tract of land situated in Section 8, Block 40, T-2-S, RR Co. Survey, City and County of Midland, Texas (Generally located at the southeast corner of the intersection of Younger Road and Norden Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

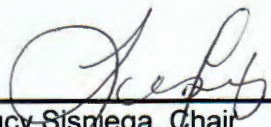
AYE: Berry, Sisniega, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Martin, Hunter

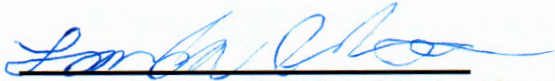
With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 4:16 pm



Lucy Sisniega, Chair

2-3-25

Date



Landon J. Ochoa, Planning Division Manager
Department of Development Services

1/31/25

Date