

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
February 18, 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, February 18, 2025.

Commissioners present: Lucy Sisniega, J. Brian Martin, Joshua Garza, Abraham Bejil, Brandon Ofield, Joshua Sparks, Dara Richardson

Commissioners absent: Brennan Berry, Aaron Hunter

Staff members present: Landon Ochoa, Alexis M. Martinez, 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 to approve Planning and Zoning meeting minutes from February 3, 2025.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

3. Motion approving a Final Plat of Highway 158 Addition, Section 1, being a plat of a 64.05-acre tract of land out of the north part of the south half of Section 1, Block 38, T2S, T. J. Murphy Survey, the north part of the south half of Tract 1, Block 38, T2S, H. M. Horton Survey, and Tract 2, Block 38, T2S, J. M. Rose Survey, Midland County, Texas (Generally located on the southwest corner of the intersection of South County Road 1140 and East State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT**

SERVICES)

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

4. Motion approving a Correction Plat of Mockingbird Ridge, Section 10, being a 14.37-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Waxwing Drive, approximately 2,700 feet south of Arapahoe Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

5. Motion approving a Final Plat of QuikTrip Store 7911, being a plat of a 9.162-acre tract of land out of the south half of Section 6, Block 38, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of South Fairgrounds and Garden City Highway.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

6. Motion approving a Final Plat of Lindsay Acres, Section 14, being a replat of the north 45 feet of Lot 4 and all of Lot 5, a subdivision of the east part of tracts 5 & 6, of the replat of Lindsay Acres Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Montgomery Avenue and Rankin Highway.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

7. Motion approving a Final Plat of West End Addition, Section 37, being a replat of Lot 7, and the west 30 feet of Lot 8, Block 8, West End Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Wall Street and North H Street) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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 Joseph Deleon, for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages on premises consumption in a restaurant, on a 2,512 square-foot portion of Lot 5A, Block 1, Gateway Plaza Addition, Section 12, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Tradewinds Boulevard and Starboard Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez, presented this item.

The public hearing was opened at 3:40 pm.

No one wished to speak on this item.

The public hearing was closed at 3:40 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

MISCELLANEOUS

9. Motion approving with staff's recommended conditions, a Preliminary Plat of Original Town, Section 29, being a replat of the south 50 feet of Lot 1, Block 44, and the south 50 feet of Lot 3, Block 45, Original Town, City and County of Midland, Texas. (Generally located at the northwest corner and the northeast corner of the intersection of North Marshall Street and East Texas Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Barrera Addition being a 4.482-acre tract of land located in the northeast quarter of Section 15, Block 39, T-2-S, Abstract 182, T & P RR Co. Survey, County of Midland, Texas. (Generally located on the west side of South County Road 1192, approximately 800 feet south of West County Road 121.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

11. Motion appointing a Chair of the Planning and Zoning Commission for a term ending with the first regular meeting in February 2026.

Lucy Sisniega moved to approve; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Richardson

NAY: None

ABSTAIN: Sparks

ABSENT: Berry, Hunter

Member Lucy Sisneiga made a motion to nominate Abraham Bejil as Chair.

12. Motion appointing a Vice Chair of the Planning and Zoning Commission for a term ending with the first regular meeting in February 2026.

Abraham Bejil moved to approve; seconded by Brandon Ofield.

The motion passed by the following vote:

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

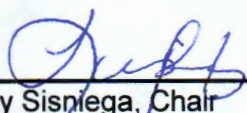
NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

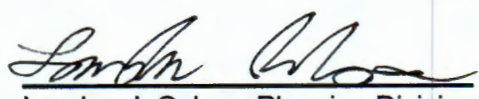
Member Abraham Bejil made a motion to nominate Joshua Sparks as Vice Chair.

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 3:55 pm



Lucy Sisniega, Chair

3/3/25
Date



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

2/27/25
Date