

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
March 3, 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, March 03, 2025.

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

Commissioners absent: Joshua Garza, Aaron Hunter

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

OPENING ITEMS

1. Pledge of Allegiance

ANNOUNCEMENTS

2. Presentation on the past three years of the City of Midland's Planning and Zoning.

Joshua Sparks moved to defer; seconded by Lucy Sisniega.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

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

3. Motion to approve Planning and Zoning meeting minutes from February 18, 2025.

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

4. Motion approving a Final 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)**

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

5. Motion approving, with staff's recommended conditions, a Final Plat of Mockingbird Ridge, Section 13, being plat of a 17.21-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City of Midland, Midland County, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1,344 feet north of Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

6. Motion approving, with staff's recommended conditions, a Final Plat of Nueva La Jolla Addition, Section 6, being a replat of Lots 1 through 8, Block 8, Nueva La Jolla Addition, and an adjacent 0.05-acre portion of vacated street right-of-way, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Benton Street and Mulberry Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Lucy Sisniega moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

7. Motion approving a Final Plat of Goddard Middle School Addition, being a 17.66-acre tract

of land situated in Section 16, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Haynes Drive and Ward Street.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

8. Motion approving a Final 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)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: Sisniega

ABSENT: Garza, Hunter

PUBLIC HEARINGS

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

9. Hold a public hearing and consider a request by Rudy's New Mexico Bar-B-Q, LLC , for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages on premises consumption in a restaurant on Lot 8, Block 44, Fairmont Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 230 feet south of Henry Koontz Boulevard.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez, presented this item. Public hearing was opened at 3:46 pm.

No one wished to speak on this item.

The public hearing was closed at 3:46 pm.

Lucy Sisniega moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

10. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Bull Mountain LLC, for a Specific Use Designation without Term for a Vacation Travel Trailer Park on a 16.66-acre tract of land out of Section 10, 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 of Cotton Flat Road and Alta Vista Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert presented this item.

The public hearing was opened at 3:50 pm.

Commission member Lucy Sisniega asked the applicant if this will be a short term or long term Rv park.

Applicant Andrew Mellen, 1909 W Wall St Ste K, stated that this will be a short term vacation Rv park with many amenities.

Machelle Morris representing A.L Mitchell from 1807 Alta Vista Drive, spoke in opposition against this item due to foot traffic and continued crime concerns to their warehouse. She reports that they are not against the Rv park but the location.

Commission member Joshua Sparks asked Machelle Morris if she believed the foot traffic would help solve some of the crime in the area.

Michele Morris reported that she did not believe it would help with their crime issue.

Commission member Joshua Sparks asked the applicant if there will be any security around the property.

Andrew Mellen reported that there will be chain link fence and cameras around the property.

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

The motion passed by the following vote:

AYE: Berry, Bejil, Ofield, Sparks

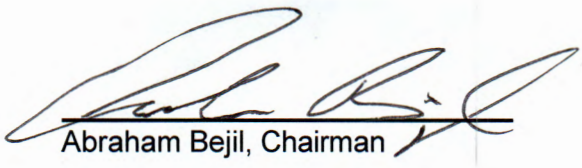
NAY: Richardson

ABSTAIN: Sisniega, Martin

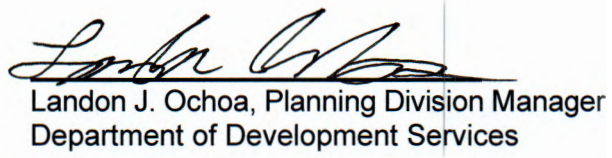
ABSENT: Garza, Hunter

MISCELLANEOUS

With no further items or business to come before the Commission, Chairman Bejil adjourned the meeting at 4:05 pm.


Abraham Bejil, Chairman

3-17-25
Date


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

3/17/25
Date