

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
March 17, 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 17, 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: Landon Ochoa, Alexis M. Martinez, Elizabeth Triggs, Sophie Smith, Madelim Jaquez, Beatriz Quezada, Britton Murry, Daniel Humbert

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 March 3, 2025.
3. Motion approving a Final Plat of Hillcrest Acres Section 18, being a replat of Lot 4-C, Block 1, Hillcrest Acres, Section 11 and Lot 8, Block 1, Hillcrest Acres, Section 12, City and County of Midland, Texas. (Generally located on the south side of Andrews Highway, approximately 685 feet west of North Midland Drive.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Tahoe Lakes Addition, Section 4, being a 12.672-acre tract of land located in the southwest quarter of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Interstate Highway 20, approximately 900 feet east of Albert Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

5. Motion approving a Final 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)**
6. Motion approving a Final Plat of Blackburn 1130 Addition, being a plat of a 3.002-acre tract of land located in the southeast quarter of Section 27, Block 38, T-1-S, T&P RR Co. Survey, Abstract No. 23, Midland County, Texas. (Generally located on the west side of North County Road 1130, approximately 300-feet south of East County Road 66.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**
7. Motion approving a Final Plat of College Heights, Section 10, being a replat of a 0.65-acre portion of Lot 1, Block 1, Howard-McCarroll, in part, and a 1.8-acre tract of land and situated in Section 33, Block 39, T-1-S T&P RY. Co. Survey, in part, City and County of Midland, Texas. (Generally located on the north side of West Kentucky Avenue, approximately 300 feet west of McGarvey Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

J. Brian Martin moved to approve; 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 HEARINGS

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

8. Hold a public hearing and consider a request by Pennell Land Surveying, LLC, on behalf of Carl Englestad, for a Zone Change from RR, Regional Retail District, to MH, Manufactured Housing District, on Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Britton Murry, presented this item.

The public hearing was opened at 3:34 pm.

No one wished to speak on this item.

The public hearing was closed at 3:34 pm.

Joshua Sparks moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Bejil, Ofield, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Garza, Hunter

9. Hold a public hearing and consider a request by TJ Henson for a Zone Change from O-1, Office District, to LR, Local Retail District, on Lot 1, Block 1, Lone Star Business Park, Section 1, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Maverick Lane and North State Highway 349.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Planner Beatriz Quesada, presented this item. The public hearing was opened at 3:52 pm.

No one wished to speak on this item.

The public hearing was closed at 3:53 pm.

Lucy Sisniega moved to approve this request; seconded by Brennan Berry.

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 Midland County for an initial zoning of RR, Regional Retail District, for a 15.6-acre tract of land out of Section 7, Block 38, and Section 12, Block 39, T-2-S, T&P RR. Co Survey, Midland County, Texas. (Generally located on the west side of Farm-to-Market Road 715, approximately 500 feet north of East County Road 120.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Senior Planner Daniel Humbert, presented this item.

There was a brief discussion between Commissioners.

The public hearing was opened at 3:58 pm.

No one wished to speak on this item.

The public hearing was closed at 3:58 pm.

Lucy Sisniega moved to defer this request; seconded by Brennan Berry.

The motion passed by the following vote:

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

ABSTAIN: None
ABSENT: Garza, Hunter

11. Hold a public hearing and consider a request by Heliodoro Gaytan for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service for the west half of Lot 6 and all of Lots 7 and 8, Block 3, Parklea Addition, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 80 feet east of West Circle Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Britton Murry, presented this item.

The public hearing was opened at 4:02 pm.

No one wished to speak on this item.

The public hearing was closed at 4:03 pm.

Dara Richardson moved to approve this request; 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

12. Hold a public hearing and consider a request by Maverick Engineering for a zone change from RR, Regional Retail District, in part, and C, Commercial District, in part to RR, Regional Retail District on a 0.994-acre tract of land located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez, presented this item.

The public hearing was opened 4:08 pm.

No one wished to speak on this item.

The public hearing was closed at 4:08 pm.

Joshua Sparks moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

MISCELLANEOUS

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westlake Addition, Section 2, being a replat of Lots 1 and 2, Block 1, Westlake Addition, City and

County of Midland, Texas. (Generally located at the northeast corner of the intersection of Westlake Road and State Highway 191.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Brennan Berry 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

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Bankhead Addition, Section 13, being a plat of a 0.994-acre tract of land located in the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Brandon Ofield moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland Freshman Addition, being a replat of all of Blocks 26 and 35, Belmont Addition, all of Tracts 15 and 16, Bizzel-Kiser Subdivision, all of Blocks 45 and 46 and the west 0.156 acres of Block 44, South Park Addition, and the previously vacated portions of streets and alleyways, City and County of Midland Texas, said portions being more specifically described in Ordinance 4201. (Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

J. Brian Martin moved to approve this request; 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

16. Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and a vacated 0.13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

J. Brian Martin moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

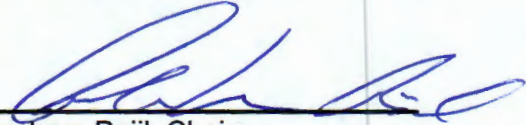
AYE: Berry, Sisniega, Martin, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Garza, Hunter

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:18 pm.



Abraham Bejil, Chair

4-7-25

Date



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

4/3/25

Date