

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
April 7, 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, April 07, 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, Sophie Smith, Britton Murry, Lori Elliot, Beatriz Quezada

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 17, 2025.
3. Motion approving a Final Plat of East Midland Addition, Section 26, being a replat of all of Block 88, East Midland Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Cuthbert Avenue and North Fairgrounds Road.) **(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:

4. 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 8, Block 28, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Madison Street, approximately 80 feet north of East Wall Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior 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 3:37 pm.

Joshua Sparks 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

5. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Chet Gray and Wesley Gray, for a zone change from RR, Regional Retail District, in part, and PD, Planned Development District for a Shopping Center, in part, to RR, Regional Retail District, on Lot 20A, Block 109, Wilshire Park Addition, Section 17, City and County of Midland, Texas. (Generally located on the north side of Thomason Drive, approximately 230 feet east of State Loop 250 West.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa, 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.

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

6. Hold a public hearing and consider a request by David Chin for a Specific Use Designation

with Term for the Sale of all Alcoholic Beverages on premises consumption in a lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez, presented this item.

The public hearing was opened at 3:42 pm.

Patrick Cordero of 129 W Wall St, spoke in favor of this item.

The owner David Chen of 3203 Highsky Dr, spoke in favor of this item.

Further discussion was made about possible concerns that were then addressed.

Amendments were made to staff recommendation "D", with regard to the days that security guards must be present.

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

7. Hold a public hearing and consider a request by Jacked LP for a Zone Change from AE, Agriculture Estate District, to SF-1, Single-Family Dwelling District, on 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Drive, approximately 1,070 feet north of East County Road 77.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing opened at 4:09 pm.

No one wished to speak on this item.

The public hearing was closed at 4:09 pm.

Joshua Sparks 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

8. Hold a public hearing and consider a request by Louis Clay for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 1, Block 28, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East New York Avenue and South Stonewall Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada, presented this item.

The public hearing opened at 4:12 pm.

No one wished to speak on this item.

The public hearing was closed at 4:12 pm.

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

9. 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)**

Planning Manager Landon Ochoa, presented this item. The public hearing was opened at 4:18 pm.

There was discussion between Commissioners and Assistant City manager Jose Ortiz.

The public hearing was closed at 4:18 pm.

Dara Richardson 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

10. Hold a public hearing and consider a Final Plat of Westcliff Addition, Section 5, being a residential replat of the east 43 feet of Lot 24 and the west 7 feet of Lot 25, Block 3, Westcliff Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 165 feet west of Woodcrest Drive.) **(DISTRICT 3)**

(DEVELOPMENT SERVICES)

Planner Beatriz Quezada, presented this item.

The public hearing was opened at 4:30 pm.

No one wished to speak on this item.

The public hearing was closed at 4:20 pm.

Joshua Sparks 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

11. Hold a public hearing and consider a Preliminary Plat of Belmont Addition, Section 27, being a replat of all of Lot 11 and the northern half of Lot 10, Block 8, Belmont Addition, City and County of Midland, Texas. (Generally located on the east side of South Colorado Street, approximately 60 feet south of Collins Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murry, presented this item.

The public hearing was opened at 4:23 pm.

No one wished to speak on this item.

The public hearing was closed at 4:23 pm.

Joshua Sparks 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

MISCELLANEOUS

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Richland Addition, being a 79.22-acre tract of land out of the southeast quarter of Section 13, and northeast quarter of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1232, approximately 455 feet north of West County Road 133.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Brennan Berry 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

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, being a plat of 14.41-acre tract of land located in Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1280, approximately 590 feet north of West County Road 74.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Brennan Berry 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

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 7, being an 17.11-acre tract of land located in the north half of Section 1, Block 38, T-2-S, B.F. Walcott Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of East County Road 140 and South County Road 1160.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Lucy Sisniega moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

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

NAY: None

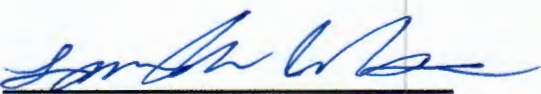
ABSTAIN: None

ABSENT: Garza, Hunter

With no further items or business to come before the Commission, Chair Bejil, adjourned the meeting at 4:30 pm


Abraham Bejil, Chair

4-21-2025
Date


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

4/16/25
Date