

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
April 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, April 21, 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, Lori Elliot, Britton Murry, 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 April 7, 2025.
3. Motion approving a Final Plat of Claydesta Plaza North, Section 7, being a replat of Lot 1, Block 2, Claydesta Plaza North, Section 2, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Smith Road and Veterans Airpark Lane.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Brennan Berry 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 Jesus Rodriguez for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a restaurant on a 0.167-acre tract of land out of Section 35, 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 South A Street and West Missouri Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:35 pm.

No one wished to speak on this item.

The public hearing closed at 3:35 pm.

Lucy Sisniega 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

5. Hold a public hearing and consider a request by Erica Hernandez for a Zone Change from LI, Light Industrial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 7, Moody Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Lee Street and Houston Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 3:38 pm.

No one wished to speak on this item.

The public hearing closed at 3:39 pm.

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

6. Motion approving a Final Plat of Avalon Addition, Section 6, being a replat of all of Lot 3, the west 22-feet of Lot 2, and the east 10.5 feet of Lot 4, Block 4, Avalon Addition, City and County of Midland, Texas. (Generally located on the north side of Winfield Street, approximately 146 feet west of North I street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez presented this item. The public hearing opened at 3:41 pm.

Marvin Moore of 1600 Winfield Ave, asked if this process will affect his property.

It was made clear by Planner Madelim that this will not affect his property.

The public hearing was closed at 3:43 pm.

Joshua Sparks 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

7. Hold a public hearing and consider a request by Kent Distributors, Incorporated, for a zone change from O-1, Office District, to RR, Regional Retail District, on a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:55 pm.

Trey Dennis of 3510 Northfield Dr spoke in favor of this item.

Wes Gotcher of 6824 Island Cir spoke in favor of this item.

Scott Duffer of 5025 Mira Vista Cir spoke against this item.

Rachel Black of 1518 Mira Vista Cir spoke against this item.

Property owner Bill Kent of 4911 Island Dr spoke in favor of this item and addressed concerns made by the public and commission.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Bejil, Ofield, Richardson

NAY: Martin, Sparks

ABSTAIN: None

ABSENT: Garza, Hunter

MISCELLANEOUS

8. Motion approving, with staff's recommended conditions, a Preliminary Plat of Nomad RV Park, being a 17.66-acre tract of land located in the northwest quarter 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 & EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Lazy 3 at Midland Polo being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.) **(DISTRICT 1) (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

10. Motion approving a reinstatement of an approved Preliminary Plat of Shenandoah Ridge, being a plat of a 146.827-acre tract of land in Section 12, Block 39, T-1-S, T&P RR Co.

Survey, City of Midland, Midland and Martin Counties, Texas. (Generally located on the northeast corner of the intersection of North State Highway 349 and Occidental Parkway.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Brandon Ofield 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. Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 16, being a 15.44-acre tract of land located in the southeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Lucy Sisniega 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

12. Motion approving a reinstatement of an approved Preliminary Plat of IDEA Henry School Site, being a plat of a 26.8621-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Navasota Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Lucy Sisniega moved to approve this request; seconded by J. Brian Martin. The

motion passed by the following vote:

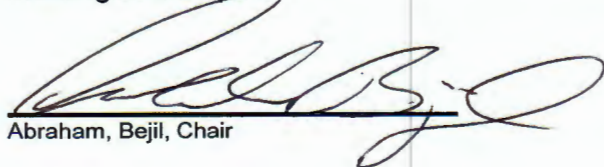
AYE: Berry, Sisniega, Martin, Bejil, Ofield, Sparks, Richardson NAY:

None

ABSTAIN: None

ABSENT: Garza, Hunter

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:56 pm.


Abraham, Bejil, Chair

5-5-25
Date


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

5/11/25
Date