

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
May 5, 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 3:30pm, May 05, 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, Sophie Smith, Madelim Jaquez, Lori Elliott, Britton Murry, 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 April 21, 2025.
3. Motion approving, with staff's recommended conditions, a Final Plat of Mockingbird Ridge, Section 14, being a 25.91-acre tract of land, situated in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 460 feet south of Pioneer Circle.) **(DISTRICT 1)**
(DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of Entrada Business Park Addition, Section 4, being a plat of a 21.283-acres in Sections 17 and 20, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)

Joshua Sparks moved to approve; 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

PUBLIC HEARINGS

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

5. Hold a public hearing and consider a request by Minerva Gutierrez and Eliseo Carreon for a Zone Change from TH, Townhouse (Attached) Dwelling District, to SF-3, Single-Family Dwelling District, on Lots 6 and 7, Block 42, Greenwood Addition Third, Fourth and Fifth Sections, City and County of Midland, Texas. (Generally located on the north side of Cloverdale Road, approximately 100 feet east of South Webster Street. **(DISTRICT 2) (DEVELOPMENT SERVICES)**)

Planner Lori Elliott presented this item.

The public hearing was opened at 3:35pm.

No one wished to speak on this item.

The public hearing was closed at 3:35pm.

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

6. Hold a public hearing and consider a Final Plat of Cowden Addition, Section 8, being a replat of Lots 4, 5, and 6, Block 1, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of George Avenue and Bryant Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:37pm.

No one wished to speak on this item.

The public hearing was closed at 3:37pm.

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

7. Hold a public hearing and consider a request by Kent Distributors, Incorporated, on behalf of MNG KK 327, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District, on Lot 2, Block 48, Westridge Park Addition, Section 55, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Thomason Drive and South Loop 250 West.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:41pm.

No one wished to speak on this item.

The public hearing was closed at 3:41pm.

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

8. Hold a public hearing and consider a request by Magrym Consulting, on behalf of Benjamin Luna, for a Zone Change from MF-22, Multiple-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District, on a 0.43-acre portion of Lot 3, Block 1, South Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Montgomery Avenue and South Fort Worth Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:43pm.

No one wished to speak on this item.

The public hearing was closed at 3:43pm.

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

The public hearing was closed at 3:43pm.

9. Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District, to SF-3, Single Family Dwelling District, on Lot 2, Block 8, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of South Stonewall Street, approximately 70 feet south of East Indiana Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing was opened at 3:46pm.

No one wished to speak on this item.

The public hearing was closed at 3:46pm.

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

10. Hold a public hearing and consider a request by Parkhill for a Zone Change from BP, I-20 Business Park District, in part, and PD, Planned Development District for a shopping center, in part, to LI, Light Industrial District, on a 29.19-acre tract of land located in the south part of Section 12, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing was opened at 3:49pm. No one wished to speak on this item.

The public hearing was closed at 3:49pm.

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

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION) (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

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Southwest Crossing, Section 22, being a plat of a 27.86-acre tract of land out of Section 12, Block 40, T-2-S, City and County of Midland, Texas. (Generally located on the north side of Cholla Road, approximately 845 feet west of Antelope Trail.) **(DISTRICT 2) (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

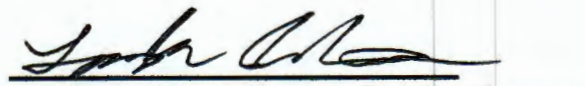
ABSTAIN: None

ABSENT: Garza, Hunter

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 3:54pm


Abraham Bejil, Chair

5-29-25
Date


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

5/29/25
Date