

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES**

May 19, 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 3:31 pm, May 19, 2025.

Commissioners present: Joshua Garza, Aaron Hunter, Brandon Ofield, Joshua Sparks, Dara Richardson

Commissioners absent: Brennan Berry, Lucy Sisniega, J. Brian Martin, Abraham Bejil

Staff members present: Landon Ochoa, Alexis M. Martinez, Sophie Smith

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 approving Planning and Zoning meeting minutes from May 5, 2025.
3. Motion approving a Final 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; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

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 Megan Dixon for a Specific Use Designation with Term for the sale of all alcoholic beverages in a bookstore, for on-premises consumption, on a 1,500-square foot portion of Lot 2, Block 1, Corporate Plaza Addition, Section 21, City and County of Midland, Texas. (Generally located on the south side Spring Park Drive, approximately 340 feet west of Edwards Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:38 pm.

Megan Dixon of 200 Spring Park Dr spoke in favor of this item.

The public hearing closed at 3:39 pm.

Joshua Garza moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

5. Hold a public hearing and consider a request by Steve Jeter, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a special event center, on Lot 1, Block 1, Camelot Addition, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 3,320 feet north of Evans Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:43 pm.

There was some discussion between Vice Chair Joshua Sparks and Planning Manager Landon Ochoa on property zoning and whether this was allowed.

Planning Manager Landon Ochoa stated that events are allowed in their zoning without a permit.

The public hearing was closed at 3:43 pm.

Dara Richardson moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

6. Hold a public hearing and consider a request by QSW & Construction for a Zone Change from LI, Light Industrial District, to C, Commercial District, on Lot 2, Block 44, Original Town, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Texas Avenue and North Mineola Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:45 pm.

Richard Cornett of 500 N Mineola spoke in favor of this item.

The public hearing was closed at 3:46 pm.

Brandon Ofield moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

7. Hold a public hearing and consider a Preliminary Plat of Green Hill Terrace, Section 19, being a replat of Lots 4 and 5, Block 14, Green Hill Terrace, Section 8, City and County of Midland, Texas. (Generally located on the west side of North Midland Drive, approximately 625 feet north of Tanforan Avenue.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:48 pm.

Brian Fairchild of 1005 Shell Ave spoke in favor of this item.

Susan Ward of 4419 Wood Dr. asked if there would be an alley added or if they would widen Fir Dr to accommodate for the extra traffic.

Brian Fairchild reported that they have requested Midland Dr as the churches frontage and an emergency exit way be added on Fir Dr if necessary.

The public hearing was closed at 3:53 pm.

Aaron Hunter moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

8. Hold a public hearing and consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on premises consumption in a Bar, on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wall Street and South Carrizo Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing was opened at 3:56 pm.

Carlin Smith of 1401 Ainslee St spoke in favor of this item.

Commission Member Joshua Garza asked if we are going to request that they implement the same requirements as the bar next door.

Alexis Martinez stated that they are implementing similar conditions.

The public hearing was closed at 3:57 pm.

Dara Richardson moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of T&J Addition being a 3.579-acre tract of land out of Section 22, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 60 and West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Brandon Ofield moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Plainsview

Estates, being a 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 Road, approximately 1,070 feet north of East County Road 77.) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)

Aaron Hunter moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

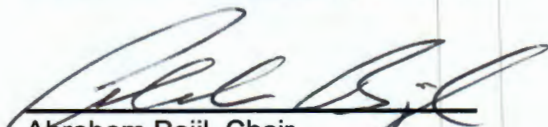
AYE: Garza, Hunter, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Sisniega, Martin, Bejil

With no further items or business to come before the Commission, Vice Chair Sparks adjourned the meeting at 4:06 pm.


Abraham Bejil, Chair

6-2-2025
Date


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

5130125
Date