

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
June 2, 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, June 02, 2025.

Commissioners present: Lucy Sisniega, J. Brian Martin, Joshua Garza, Abraham Bejil, Joshua Sparks, Dara Richardson

Commissioners absent: Brennan Berry, Aaron Hunter, Brandon Ofield

Staff members present: Landon Ochoa, Alexis M. Martinez, Sophie Smith, Beatriz Quezada, Madelim Jaquez, Lori Elliott, Britton Murry

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 May 19, 2025.
3. Motion approving a Final Plat of Redneck Retreat, Section 7, being a 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)
4. Motion approving a Final 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)
5. Motion approving a Final Plat of Barrera Addition being a 4.482-acre tract of land located in the northeast quarter of Section 15, Block 39, T-2-S, T & P RR Co. Survey, County of

Midland, Texas. (Generally located on the west side of South County Road 1192, approximately 800 feet south of West County Road 121.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

6. Motion approving a Final 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)**
7. Motion approving a Final Plat of Ingage Addition, Section 2, being an 8.41-acre tract out of Section 12, Block 39, T-2-S, T&P RY. CO. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1180, approximately 1300 feet north of East County Road 117.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

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 Russell Hoffman for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a bar, on Lot 11, Block 1, Lindsay Acres, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Montgomery Avenue and Rankin Highway.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

Vice Chair Joshua Sparks expressed concern for the number of parking spaces.

Planning Manager Landon Ochoa referred to the code on parking and explained the complications with requiring extra spaces.

The public hearing was opened at 3:25 pm.

There was some discussion regarding parking spots per square feet between commissioners and staff.

Commissioner Joshua Garza asked that the peace officer condition be added to keep things fair for the other bars in the city that have this requirement.

Associate Planner Alexis stated that this has been listed in the conditions.

Commissioner Lucy Sisniega stated that she would like to defer voting for this item due to her parking concerns.

Commissioner Dara Richardson asked how long they have been closed.

Alexis stated that we cannot have the applicant close their business but they will not be able to sell alcohol.

The public hearing closed at 3:46 pm.

Lucy Sisniega moved to defer this request; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

9. Hold a public hearing and consider a request by Tall City Post VFW 7208 for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption in a bar, on Block 13, Unrecorded Plat of Carol Crest Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Taylor Avenue and Wayside Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:49 pm.

No one wished to speak on this item.

The public hearing was closed at 3:49 pm.

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

10. Hold a public hearing and consider a request by Wallace Design Collective, on behalf of EOG Resources, for a Zone Change from PD, Planned Development District for a Shopping Center, to O-2, Office District, on Lot 1, Block 6, Westridge Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Thomason Drive and Tradewinds Boulevard). **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing opened at 3:52 pm.

Vice Chair Joshua Sparks asked if there were any plans to keep traffic flow from the church parking lot next door.

Kyle Walker at 208 Tradewinds Blvd stated that there will be a buffer in between the two lots.

The public hearing was closed at 3:54 pm.

J. Brian Martin moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

11. Hold a public hearing and consider a request by Obsidian Realty for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lots 8, 9, and 10, Block 21, Moody Addition, City and County of Midland, Texas. (Generally located on the east side of North Madison Street, approximately 120 feet south of East Illinois Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:55 pm.

No one wished to speak on this item.

The public hearing was closed at 3:56 pm.

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Timber Wolf Estates, Section 2, being a replat of the west 2 acres of Lot 13, Block 1, Timber Wolf Estates, City of Midland, Martin County, Texas. (Generally located at the northwest corner of the intersection of Jadan Kate Road and Elkins Road. **(DISTRICT 1) (DEVELOPMENT SERVICES)**)

Planner Beatriz Quezada presented this item.

There was some discussion between the commission and staff about water and sewer. The public hearing was opened at 4:06 pm.

No one wished to speak on this item.

The public hearing was closed at 4:06 pm.

Abraham Bejil moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

AYE: Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: Sisniega

ABSENT: Berry, Hunter, Ofield

13. Motion approving a Final Plat of Southern Addition, Section 33, being a replat of Lots 9 and 10, Block 172, Southern Addition, City and County of Midland, Texas. (Generally located on the east side of South Dallas Street, approximately 120 feet north of East Florida Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Madelim Jaquez presented this item.

The public hearing was opened at 4:09 pm.

No one wished to speak on this item.

The public hearing was closed at 4:10 pm.

Joshua Sparks moved to approve this request; seconded by Lucy Sisniega.

The motion passed by the following vote:

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

MISCELLANEOUS

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Elevate Church, being a plat of a 27.06-acre tract of land out of Section 12, Block 39, T-1-S RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Occidental Parkway, approximately 850 feet west of North Fairgrounds Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 148, approximately 449 feet west of South County Road 1285.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

16. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 58, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

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

17. Motion approving, with staff's recommended conditions, a Preliminary Plat of Entrada Business Park Addition, Section 5, being an 8.87-acre tract of land located in the southwest quarter of Section 17, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of West County Road 133, approximately 760 feet south of West Interstate 20.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

18. Motion approving, with staff's recommended conditions, a Preliminary Plat of Lone Star Business Park, Section 5, being a replat of Lot 1, Block 1, Lone Star Business Park, Section 1, and Lot 2, Block 1, Lone Star Business Park, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Lucy Sisniega.

The motion passed by the following vote:

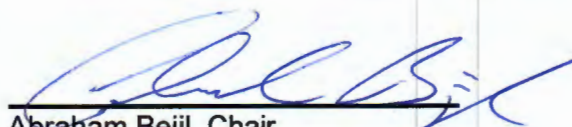
AYE: Sisniega, Martin, Garza, Bejil, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter, Ofield

With no further items or business to come before the Commission, Chair Abraham Bejil adjourned the meeting at 4:22 pm


Abraham Bejil, Chair

6-16-25
Date


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

6/11/25
Date