

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
June 16, 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, June 16, 2025.

Commissioners present: Brennan Berry, Lucy Sisniega, J. Brian Martin, Joshua Garza, Aaron Hunter, Abraham Bejil, Brandon Ofield

Commissioners absent: Joshua Sparks, Dara Richardson

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

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 June 2, 2025.
3. Motion approving a Final 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)**
4. Motion approving a Final 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)**
5. Motion approving a Final Plat of Mockingbird Ridge, Section 15, being a plat of a 23.27-

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 at the northeast corner of the intersection of Firewheel Road and Waxwing Drive.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

6. Motion approving a Final Plat of Nomad RV Park being a 16.66-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, City of Midland, Texas, in part, and a 0.998-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.) **(DISTRICT 2 AND EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

The following item was pulled from consent agenda and considered individually.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

7. Motion approving a Final Plat of Southwest Crossing, Section 22, being a plat of a 27.859-acre tract of land out 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)**

Aaron Hunter moved to approve Consent Agenda items 2-7, excluding item 6; seconded by Lucy Sisniega.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

PUBLIC HEARINGS

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

8. Motion approving a Final Plat of Sheeler Addition, Section 11, being a replat of Lot 4A, Block 3, Sheeler Addition, Section 6, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Goode Street and West Griffin Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murry presented this item.

The public hearing opened at 3:43 pm.

No one wished to speak on this item.

The public hearing closed at 3:43 pm.

Aaron Hunter moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

9. Hold a public hearing and consider a request by LaTrisha Satterwhite for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a Bar, on the North 65 feet of Lots 10, 11, and 12, Block 15, West End Addition, City and County of Midland, Texas. (Generally located on the west side of South A Street, approximately 75 feet north of West Missouri Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:47 pm.

Commissioner Lucy Sisniega asked if we will require security guards in our conditions.

Planning Manager Landon Ochoa stated we will not make any requirements for police officers at this time but will reevaluate when they come in for renewal.

The public hearing closed at 3:47 pm.

Brennan Berry moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

10. Hold a public hearing and consider a request by Bertha Ramirez for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Special Events Center, on Lot 1, Block 10, Lynside Neighborhood, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Scharbauer Drive and North Tyler Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:49 pm.

The applicant was present but wished to defer to staff.

The public hearing closed at 3:50 pm.

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

MISCELLANEOUS

11. Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.) **(DISTRICT 4 AND EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

J. Brian Martin moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

AYE: Berry, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: Sisniega

ABSENT: Sparks, Richardson

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land located out of the south half of Section 1, Block X H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midkiff Industrial Center, Section 29, being a 7.67-acre tract of land located in the southeast quarter of Section 4, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Interstate 20, approximately 630 feet east of South Midkiff Road.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Buckeye Addition, being an 8.84-acre tract of land located in the northwest quarter of Section 3, 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 West Francis Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Aaron Hunter moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas. (Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

AYE: Berry, Sisniega, Martin, Garza, Hunter, Bejil, Ofield

NAY: None

ABSTAIN: None

ABSENT: Sparks, Richardson

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:02 pm.


Abraham Bejil, Chair


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

7-21-25
Date

7/21/25
Date