

CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
July 7, 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 3:38 pm, July 07, 2025.

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

Commissioners absent: Brennan Berry, Aaron Hunter

Staff members present: Landon Ochoa, Sophie Smith, Britton Murry, Beatriz Quezada, 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 June 16, 2025.
3. Motion approving a Final Plat of Entrada Business Park Addition, Section 5, being an 8.87-acre tract of land situated in 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)**
4. Motion approving a Final Plat of Midland Freshman Addition being a replat of all of Blocks 26 and 35, Belmont Addition, all of Tracts 15 and 16, Bizzell Kiser subdivision, all of Blocks 45 and 46 and the west 0.156 acres of Block 44, South Park Addition, and the previously vacated portions of streets and alleyways, City and County of Midland, Texas, said portions being more specifically described in Ordinance 4201. (Generally located at the northeast corner of the intersection of South Main Street and East Gist Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

5. Motion approving a Final Plat of Original Town, Section 28 being a replat of Lots 1 through 12, Block 32, Original Town; Lots 1 through 12, Block 33, Original Town; 0.138 acres of a vacated alley right-of-way between N. Carrizo Street and Pecos Street; 0.138 acres of a vacated alley right-of-way between Pecos Street and N. Marienfeld Street; and 0.551 acres of vacated Pecos Street right-of-way between N. Illinois Avenue and W. Texas Avenue; City and County of Midland, Texas (Generally located at the northwest corner of the intersection of West Texas Avenue and North Marienfeld Street) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

PUBLIC HEARINGS

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

6. Hold a public hearing and consider a request by Rusell 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)**

Planning Manager Landon Ochoa presented this item.

There was discussion between Chair Abraham Bejil and Landon Ochoa regarding conditions.

Commission Member Joshua Sparks confirmed with staff that this is their first time acquiring a Specific Use Designation permit.

There was discussion between staff and commission members regarding a certificate of occupancy and parking concerns.

The public hearing opened at 3:50 pm.

The applicant Russell Hoffman of 2406 Sinclair Ave addressed the parking concerns and spoke in favor of this item.

The public hearing was closed at 3:53 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

7. Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 34, being a replat of Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) **(DISTRICT 2)**
(DEVELOPMENT SERVICES)

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:57 pm.

No one wished to speak on this item.

The public hearing was closed at 3:57 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

8. Motion approving a Final Plat of West Midland Addition, Section 3, being a replat of the east half of Lot 13 and all of Lot 14, Block 6, Resurvey of Blocks 1-2-5 and 6, West Midland Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Tennessee Avenue and North F Street.) **(DISTRICT 3)**
(DEVELOPMENT SERVICES)

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 4:00 pm.

No one wished to speak on this item.

The public hearing was closed at 4:00 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

9. Motion approving a Final Plat of Johnson and Moran Addition, Section 9, being a replat of the west 70 feet of Lot 2 and the east 46 feet of Lot 3, Block 3, Johnson and Moran Addition, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 140 feet west of Lanham Street.) **(DISTRICT 3)**
(DEVELOPMENT SERVICES)

Planner Madelim Jaquez presented this item.

Chair Abraham Bejil confirmed with staff that the need for a replat was caught during the construction process.

The public hearing was opened at 4:02 pm. No one wished to speak on this item.

The public hearing was closed at 4:03 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

10. Hold a public hearing and consider a request by Tyler Pace Snelson for a Zone Change from O-1, Office District to LR, Local Retail District, on Lot 14, Block 22, West End Addition, Section 20, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Texas Avenue and North I Street.) **(DISTRICT 3)**
(DEVELOPMENT SERVICES)

Planner Madelim Jaquez presented this item.

The public hearing was opened at 4:05 pm. No one wished to speak on this item.

The public hearing was closed at 4:05 pm.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

MISCELLANEOUS

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Legacy High Addition, being a 116.68-acre tract of land located in Sections 37 and 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located 800 feet west of the intersection of Tradewinds Boulevard and Thomason Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland High Addition, being a 113.80-acre tract of land located out of Section 24, Block 39, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located approximately 550 feet southwest of the intersection of North Fairgrounds Road and East Wadley Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

13. Motion approving a reinstatement of an approved Preliminary Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Lucy Sisniega moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

14. Motion approving a Final Plat of Midland International Airport Industrial Park, Section 10, being a 13.259-acre tract of land located in Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of La Force Boulevard and Sloan Field Boulevard.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

15. Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 5, being a replat of Lots 10 and 12, Block 1, West Fork Addition, Section 3, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of State Highway 191 and West State Highway 158.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

16. Motion approving, with staff's recommended conditions, a Preliminary Plat of Arkose Subdivision, being a 4.903-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307). **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

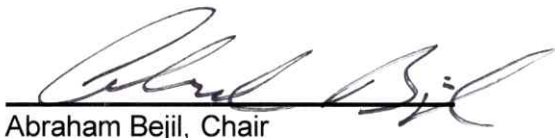
AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

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


Abraham Bejil, Chair

7-21-25
Date


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

7/13/25
Date