

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

August 18, 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, August 18, 2025.

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

Commissioners absent: Brennan Berry, Joshua Garza

Staff members present: Landon Ochoa, Alexis M. Martinez, Beatriz Quezada, Britton Murry, Lori Elliott, Angelina Bettanini

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 the Planning and Zoning meeting minutes from August 4, 2025.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

3. Motion approving a Final 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)**

Item was pulled by staff; no action was taken.

PUBLIC HEARINGS

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

4. Motion approving a Final Plat of Grafaland, Section 8, being a replat of Lot 1A, Block 23, Grafaland, Section 7, City and County of Midland, Texas. (Generally located on the south side of Bedford Drive, approximately 80 feet east of East Broadway Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was open at 3:35 p.m.

No one wishing to speak on this item.

The public hearing was closed at 3:35 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

5. Motion approving a Final Plat of West Way Addition, Section 6, being a replat of lots 4, 5, and 6, Block 1, West Way Addition, Section 4, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Hughes Street and West Golf Course Road.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murry presented this item.

The public hearing was open at 3:37 p.m.

No one wishing to speak on this item.

The public hearing was closed at 3:38 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: Ofield

ABSENT: Berry, Garza

6. Hold a public hearing and consider a request by Jorge Ramos for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption,

in a Restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Desta Drive and West Wadley Avenue.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing was open at 3:40 p.m.

No one was wishing to speak on this item.

The public hearing was closed at 3:40 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

7. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Betenbough Homes, LLC, for a zone change from, PD, Planned Development District for Housing Development to an amended PD, Planned Development District for a Housing Development for a 302.39-acre tract of land, out of Section 18, Block 38, T-I-S, T&P RR Co, Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murray presented this item.

The public hearing was opened at 3:44

Brett Berringer, associate of Betenbough, stated every zone is modified to planned development to fit that subdivision.

The public hearing was closed at 3:46

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

MISCELLANEOUS

8. Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town Addition, Section 31, being a replat of all of Lot 1A, Block 35, Original Town Addition, Section 8, all of Lots 3 through 12 and a 20-foot alley, Block 35, Original Town Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Big Spring Street and West Texas Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Hogan Subdivision, Section 2, being a 1.934-acre tract of land situated in Section 30, Block 38, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1200 feet north of East Wadley Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Melody Acres, Section 20, being a plat of a 9.456-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

11. Motion approving, with staff's recommended conditions, a Preliminary Plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, 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 49 and North County Road 1287.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

12. Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park, Section 8, City and County of Midland, Texas. Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road. **(DISTRICT 4) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

13. Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Aaron Hunter.

The motion passed by the following vote:

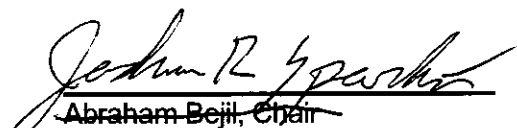
AYE: Sisniega, Martin, Hunter, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:01pm


Abraham Bejil, Chair
Joshua Sparks, Vice-Chair

9/2/25
Date


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

8/26/25
Date