

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

September 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 p.m., September 02, 2025.

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

Commissioners absent: Aaron Hunter, Abraham Bejil

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

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 the Planning and Zoning Commission meeting minutes from August 18, 2025.
3. Motion approving a Final Plat of Midland Lee High School Addition, being a 116.68-acre tract of land out of 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 Brandon Ofield.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None
ABSENT: Hunter, Bejil

4. Motion approving a Final Plat of Midland High Addition, being a 113.80-acre tract of land 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)**
5. Motion approving a Final Plat of Mockingbird Ridge, Section 16, being a plat of a 14.77-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 Waxwing Drive and Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Joshua Garza moved to approve; seconded by Dara Richardson.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

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 Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 8A, Block 28, Greenwood Addition, Section 12, City and County of Midland, Texas. (Generally located on the east side of South Webster Street, approximately 70 feet south of East New York Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Angelina Bettanini presented this item.

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

There was no one wishing to speak on this item.

The public item was closed at 3:39 p.m.

Brennan Berry moved to approve this request; seconded by Lucy Sisniega.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

7. Hold a public hearing and consider a Final Plat of Richardson Abilene Street Addition,

Section 2, being a replat of Lot 10 and the north half of Lot 11, Block 3, Richardson Abilene Street Addition, City and County of Midland, Texas. (Generally located on the west side of North Main Street, approximately 95 feet north of Walcott Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:41 p.m.

There was no one wishing to speak on this item.

The public item was closed at 3:41 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

8. Hold a public hearing and consider a Preliminary Plat of Country Sky Addition, Section 30, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:43 p.m.

Craig Tellinghuisen and Carol Maldonado, 4008- 4107 Coyote Trail is opposed to this request due to them moving there for a 2 acre minimum lot and open space.

Vice Chair, Joshua Sparks clarified that CE, Country Estates is a minimum lot area of 1 acre. They would not be able to just put in a mobile home; it would have to be a decent size house there being 50% of property.

Terry Pattfred, then mentioned that their is 4 water wells on property and what is the requirement to build.

Commissioner Dara Richardson asked if they would be connected to city utilities?

Planning Manager Landon Ochoa replied with yes, they will be connected to city utilities as they are within city limits.

The public item was closed at 3:55 p.m.

Brennan Berry moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:
AYE: Berry, Sisniega, Martin, Garza, Ofield, Sparks
NAY: Richardson
ABSTAIN: None
ABSENT: Hunter, Bejil

9. Hold a public hearing and consider a request by Jorge Chavez for a Zone Change from MF-22, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District, on Lot 4, Block 62, Park Avenue Heights Addition, Section 2, City and County of Midland, Texas. (Generally located on the west side of South Madison Street, approximately 190 feet south of East California Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing was opened at 3:57 p.m.

There was no one wishing to speak on this item.

The public item was closed at 3:58 p.m.

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

The motion passed by the following vote:
AYE: Berry, Sisniega, Martin, Garza, Ofield, Sparks, Richardson
NAY: None
ABSTAIN: None
ABSENT: Hunter, Bejil

10. Hold a public hearing and consider a request by Barton Benson Jones, PLLC, on behalf of Vineyard Reserve, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, to an amended PD, Planned Development District for a Housing Development, on Lot 3, Block 2, Vineyard Addition, Section 2, City and County of Midland, Texas. Generally located on the east side of Sandstone Drive, approximately 540 feet south of Sherwood Drive. **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing was opened at 4:01 p.m.

There was no one wishing to speak on this item.

The public item was closed at 4:01 p.m.

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

The motion passed by the following vote:
AYE: Berry, Sisniega, Martin, Garza, Ofield, Sparks, Richardson
NAY: None
ABSTAIN: None

ABSENT: Hunter, Bejil

11. Hold a public hearing and consider a request by Cinergy 108, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Movie Theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing was opened at 4:05 p.m.

There was no one wishing to speak on this item.

The public item was closed at 4:05 p.m.

Lucy Sisniega moved to approve this request; seconded by Brennan Berry.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

12. Hold a public hearing and consider a request by Maverick Engineering for a Zone Change from PD, Planned Development District for Housing Development, to an amended PD, Planned Development District for a Housing Development, for Lots 1 through 6, Block 6, Quail Ridge Addition, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beachwood Street and Chaparral Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Angelina Bettanini presented this item.

The public hearing was opened at 4:07 p.m.

Andrew Mellen, Maverick Engineer said he was moving an easement is all.

The public item was closed at 4:08 p.m.

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

13. Hold a public hearing and consider an ordinance amending the conditions and restrictions

of ordinance No. 10619 which granted a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on- premises consumption in a Lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.) (DISTRICT 3) (DEVELOPMENT SERVICES) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planning Manager Landon Ochoa presented this item.

The public hearing was opened at 4:17 p.m.

Commissioner Brandon Ofield asked if all that was getting amended was condition D.

Commissioner Lucy Sisniega asked if this was going to be a condition that will be applied to every bar? What is the criteria that bars have to meet in order for this condition to apply? How many incidents do bars have to have to get this condition added?

Vice Chair Joshua Sparks proceeded to say that City Council was the one to make the motion in which that is the best practice for this bar. In which staff and council has made the proper findings for this amendment.

Planning Manager Landon Ochoa responded with Specific Use Designation are case - by- case bases. Incident reports, calls, objections are just some statistics we use to measure these cases.

Owner David Chin mentioned that a lot of calls were patrol by's and he is aware that most of them can happen outside where people call the police and look up and see the Hot Shots sign.

Development Services Officer Elizabeth Triggs elaborated that the city is doing everything to help establishments with lighting and patrolling.

Attorney Patrick Cordero went on to say that all these calls are not only directed to Hot Shots. They only reason is because they see the big sign; and that Hot Shots is not the only sole producers of alcohol in Midland. Hot Shots can not control what citizens do or react and shouldn't be blamed for others actions. The equal protection clause should pertain to everyone not just certain bars or people for others actions.

The public item was closed at 4:38 p.m.

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

The motion passed by the following vote:

AYE: Sisniega, Garza, Ofield, Richardson

NAY: Berry, Martin, Sparks

ABSTAIN: None

ABSENT: Hunter, Bejil

MISCELLANEOUS

14. Motion approving, with staff's recommended conditions, a Preliminary Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and Section 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (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, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

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)**

Brennan Berry moved to approve this request; seconded by Joshua Garza.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

16. Motion approving, with staff's recommended conditions, a Preliminary Plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Brandon Ofield moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

17. Motion approving, with staff's recommended conditions, a Preliminary Plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land situated in Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20

Service Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

18. Motion approving, with staff's recommended conditions, a Preliminary Plat of Westview Addition, Section 7, being a replat of Lot 13, Block 12, Westview Addition, 4th Filing, Midland County, Texas. (Generally located at the southeast corner of the intersection of West County Road 50 and North County Road 1278.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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

The motion passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Hunter, Bejil

19. An item holding a training for the Planning and Zoning Commission on Civic Plus software.

With no further items or business to come before the Commission, Chair Bejil adjourned the meeting at 4:59 p.m.

Abraham Bejil, Chair

Date

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

Date