

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
February 17, 2026 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - City Hall**



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at or following the time specified, to consider the following:

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 AGENDA

2. - Motion approving the February 2, 2026, P&Z meeting minutes. **(DISTRICT: NONE)
(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Mayfield Place Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas. (Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES)
(QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

4. - Hold a public hearing and consider a Final Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, and a 0.02-acre portion of East County Road 93, Saddleback Estates Addition, Section 2, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.) **(EXTRATERRITORIAL JURISDICTION)
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Hold a public hearing and consider a request by Billy Reynolds, on behalf of RASI Ventures, LLC, for a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District on Lots 1 and 2, Block 15, Lilly Heights Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Andrews Highway and Tarleton Street.) **(DISTRICT: 3)
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Hold a public hearing and consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on a 5,724 square foot portion of Lot 3A, Block 3, Mayfield Place Addition, Section 8, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North

Midkiff Road and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES)**
(QUALITY OF LIFE AND PLACE)

7. - Hold a public hearing and consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on a 15,061 square foot portion of Lot 3A, Block 3, Mayfield Place Addition, Section 8, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES)**
(QUALITY OF LIFE AND PLACE)
8. - Hold a public hearing and consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a bar, on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Carrizo Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES)**
(QUALITY OF LIFE AND PLACE)
9. - Hold a public hearing and consider a Preliminary Plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, and all of Tract 3, Primitive Baptist Church Tract, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. - Hold a public hearing and consider a Preliminary Plat of Avalon Addition, Section 7, being a replat of Lot 20A, Block 6, Avalon Addition, Section 4, the east 26 feet of Lot 17, all of Lot 18, and the west 14.5 feet of Lot 19, Block 6, Avalon Addition, City and County of Midland, Texas. (Generally located on the south side of Stanolind Avenue, approximately 125 feet west of North I Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
11. - Hold a public hearing and consider a request by Ky Ellison for a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District on a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
12. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midland Regency Partners, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, in part, LR, Local Retail District, in part, RR, Regional Retail District, in part, and PD, Planned Development District for a Transition District, in part to RR, Regional Retail District on Blocks 21 and 22, Replat of Blocks 21 and 22 of Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Humble Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights Addition, Section 15, being a replat of Blocks 21 and 22, Replat of Blocks 21 and 22 of Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Humble Avenue and North Big Spring Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY**

OF LIFE AND PLACE)

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 6, being a 4.086-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West State Highway 158, approximately 220 feet east of Bear Drive.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
 15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of South Park Addition, Section 8, being a replat of Lot 1A, Block 44, Lot 2A, Block 43, and Lot 3, Block 1, South Park Addition, Section 6, and the south 0.42 acres of the east 1.00 acre of the west 2.00 acres of Tract 1, Bizzell-Kiser Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
 16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Corporate Plaza, Section 28, being a replat of Lot 2B, Block 1, Corporate Plaza, Section 19, and Lot 3, Block 3, Corporate Plaza, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Spring Park Drive and Edwards Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
 17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Country Sky Addition, Section 31, being a replat of Lots 29 and 30, Block 3, Country Sky Addition, Section 28, City and County of Midland, Texas. (Generally located on the west side of the intersection of Desert Wind and Wind Chase.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
 18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of 349 Ranch Estates, Section 29, being a replat of Lot 9, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the east side of Kanawha, approximately 125 feet north of Washita.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
 19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Edwards Addition, Section 3, being a replat of the east 55 feet of Lots 12 and 13, Block 1, Edwards Addition, City and County of Midland, Texas. (Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
 20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Grassland Estates, Section 27, being a replat of Lot 11, Block 15, Grassland Estates, Section 10, City and County of Midland, Texas. (Generally located on the south side of Hathaway Court, approximately 300 feet east of Heritage Boulevard.)

(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
-

Landon J. Ochoa
Planning Division Manager
Department of Development Services

MEETING ASSISTANCE INFORMATION: The City of Midland Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Division at 432-685-7400 or write to us at P.O. Box 1152, Midland, Texas 79702, at least 48 hours in advance of the meeting.