

**CITY OF MIDLAND, TEXAS  
MINUTES FOR PLANNING AND ZONING COMMISSION  
MEETING  
March 16, 2026 - 3:30 PM**



---

The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas, at 3:30 PM, March 16, 2026.

**Members present:** Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy

**Members absent:**

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

**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 March 2, 2026, P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Young Addition, Section 6, being a replat of Lot 1, Block 1, Young Addition, and Lot 15, Block 1, Young Addition, Section 2, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 127 and South County Road 1209.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Southern Addition, Section 36, being a replat of Lots 13 through 18, Block 119, Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Weatherford Street and East New York Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion approving a Final Plat of Melody Acres, Section 21, being a replat of the north 270.30 feet of Tract 18, Melody Acres, City and County of Midland, Texas. (Generally located on the south side of Meadowlark Lane, approximately 480 feet east of Oriole Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Motion to review and consider the Declaration of Restrictive Covenants for the proposed Pavillion Park Addition, Section 15 subdivision, being a 90.60-acre tract of

land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County Midland County Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

### **PUBLIC HEARINGS**

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

7. - Hold a public hearing and consider a Preliminary Plat of Green Tree North, Section 24, being a replat of Lot 39, Block 9, and a 0.12-acre portion out of Lot 40, Block 9, Green Tree North, Section 8, City and County of Midland, Texas. (Generally located on the north side of Calen Court, approximately 170 feet east of Holiday Hill Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

The public hearing opened at 3:35 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:36 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

8. - Hold a public hearing and consider a Preliminary Plat of Belmont Addition, Section 28, being a replat of Lots 2, 3, and 4, Block 27, Replat of Blocks 24 and 27 of Belmont Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of South Main Street and Montgomery Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior Planner Britt Murry presented this item.

The public hearing opened at 3:39 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:39 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy  
Sisniega, J. Brian Martin, BreAnna Lafoy  
NAY: None  
ABSTAIN: None  
ABSENT: Joshua Garza, Brandon Ofield

9. - Hold a public hearing and consider a request by Parkhill, on behalf of Mark Payne, for a Zone Change from RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part, to RR, Regional Retail District on a 77.09-acre tract of land out 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 East Loop 250 North and North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior Planner Britt Murry to present this item.

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

There was no one wishing to speak on this item.

The public hearing closed at 3:43 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy  
Sisniega, J. Brian Martin, BreAnna Lafoy  
NAY: None  
ABSTAIN: None  
ABSENT: Joshua Garza, Brandon Ofield

10. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Rene Robles, for a Zone Change from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District on a 0.82-acre tract of land out of Lot 3, Block 1, Lot 2A, Block 43, and Lot 1A, Block 44, South Park Addition, Section 6, 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)**

Planner Lori Elliott to present this item.

The public hearing opened at 3:46 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:46 p.m.

11. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on 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)**

Planner Lori Elliott to present this item.

The public hearing opened at 3:50 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:50 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

12. - Hold a public hearing and consider a request by Heather Welch-Westfall, on behalf of Eddyberto Gonzalez, for a Zone Change from BP, I-20 Business Park District to LI, Light Industrial District on a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Adams Street and South Street.)  
**(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Lori Elliott to present this item.

The public hearing opened at 3:53 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:53 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

13. - Hold a public hearing and consider a Final Plat of Greenwood Addition, Section 16, being a replat of 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 80 feet south of East New York Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Lori Elliott to present this item.

The public hearing opened at 3:56 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:56 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy

Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

14. - Hold a public hearing and consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part, to C, Commercial District on a 16.29-acre tract of land out of 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 1,365 feet north of East Wadley Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior Planner Britt Murry to present this item.

The public hearing opened at 4:00 p.m.

Joshua Sparks, asked if there is a specific reason why they are going into C, Commercial District.

Josh Wallander, replied that there will be multiple commercial uses all around. This is a phase for a bigger design that will be coming at a later time.

Britt Murry, clarified that the use they are using for the property required a C, Commercial zoning.

The public hearing closed at 4:04 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: Joshua Sparks

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

15. - Hold a public hearing and consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from PD, Planned Development District for a Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part, to RR, Regional Retail District on a 61.85-acre tract of land out of Section 30, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Fairgrounds Road and East Loop 250 North.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior Planner Britt Murry to present this item.

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

There was no one wishing to speak on this item.

The public hearing closed at 4:07 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

16. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Phun Cung, for a Zone Change from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on 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)**

Planner Angelina Bettanini to present this item.

The public hearing opened at 4:13 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:13 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

17. - Hold a public hearing and consider a Final Plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County Midland County Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini to present this item.

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

There was no one wishing to speak on this item.

The public hearing closed at 4:17 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

## **MISCELLANEOUS**

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Moreno Addition, Section 1, being a plat of a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Adams Street and South Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Elkins Road Addition, Section 1, being a plat of a 21.560-acre tract of land out of Sections 28 and 33, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Claydesta Plaza North, Section 8, being a replat of Lot 8, and the north 0.286-acres of Lot 7, Block 2, Claydesta Plaza North, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Sharp Lane and North Big Spring Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

21. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Green Hill Terrace, Section 20, being a replat of a 3.03-acre tract of land out of Green Hill Terrace, and a 1.04-acre vacated portion of Holiday Hill Road right-of-way, City and County of Midland, Texas. (Generally located on the east side of the intersection of Holiday Hill Road and Becker Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

22. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Llano Estacado Estates, Section 2, being a replat of Lots 1, 2, and 3, Block 2, Llano Estacado Estates, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: Lucy Sisniega

ABSENT: Joshua Garza, Brandon Ofield

23. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Lone Star Business Park, Section 6, being a replat of Lots 3 through 6, Block 1, Lone Star Business Park, Section 2, and Lot 13, Block 1, Lone Star Business Park, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

  
Landon Ochoa, Planning Division Manager  
Department of Development Services

4/2/26  
Date

  
Joshua Sparks, Chair

4/6/26  
Date