

**CITY OF MIDLAND, TEXAS  
MINUTES FOR PLANNING AND ZONING COMMISSION  
MEETING  
March 2, 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 2, 2026.

**Members present:** Lucy Sisniega, Joshua Garza, BreAnna LaFoy, Joshua Sparks, Brandon Ofield, Brian Martin  
**Members absent:** Aaron Hunter, Dara Richardson  
**Staff members present:** Mary-Kate Loftis, Angelina Bettanini, Lori Elliott, Britton Murry, Landon Ochoa, 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 AGENDA**

2. - Motion approving the February 17, 2026, P&Z meeting minutes. **(DISTRICT: NONE)  
(DEVELOPMENT SERVICES) ()**

Motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy  
NAY: None  
ABSTAIN: None  
ABSENT: Aaron Hunter, Dara Richardson

3. - Motion approving a Final Plat of Llano Estacado, Section 4, being a plat of a 1.0-acre tract of land out of Section 23, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Gladiola Avenue, approximately 465 feet east of Golden Gate Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

Motion passed with the following vote:

AYE: Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy  
NAY: None  
ABSTAIN: Lucy Sisniega  
ABSENT: Aaron Hunter, Dara Richardson

4. - Motion approving a Final Plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,270 feet north of West County Road 137.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

5. - Motion approving a Final Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff. No action taken.

6. - Motion approving a Final Plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86-acre tract of land situated in Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff. No action taken.

7. - Motion approving a Final Plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff. No action taken.

### **PUBLIC HEARINGS**

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

8. - Hold a public hearing and consider a request by Chase Gardaphe for a Zone Change from PD, Planned Development District for a Housing Development to MH, Manufactured Housing District on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

The public hearing was 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.

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

9. - 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)**

Item pulled by staff. No action taken.

10. - Hold a public hearing and consider a request by Eduardo Aleman, on behalf of Point 9 Realty, LLC, for a Zone Change from PD, Planned Development District for a Transitional District to RR, Regional Retail District on Lot 2B, Block 3, Corporate Plaza Addition, Section 19, and Lot 3, Block 3, Corporate Plaza Addition, 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)**

Planner Lori Elliott presented this item.

The public hearing was 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.

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

11. - Hold a public hearing and consider a request by Cumulus Design, on behalf of Cumberland and Western Resources, LLC, for an initial zoning of RR, Regional Retail District, in part, and LR, Local Retail District, in part, for a 4.09-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)**

Senior Planner Britton Murry presented this item.

The public hearing was 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.

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

12. - Hold a public hearing and consider a request by Mark Payne for a Zone Change from SF-1, Single-Family Dwelling District, in part, PD, Planned Development District for a Shopping Center, in part, and AE, Agricultural Estate District, in part, to SF-3, Single-Family Dwelling District, in part, and LR, Local Retail District, in part, on a 164.49-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of North Garfield Street, approximately 1,295 feet north of Mockingbird Lane.) **(DISTRICT: 1)**  
**(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:49 p.m.

Davis Hord spoke on this item regarding a concern of the water not draining to where the floodplain depicts.

Senior Planner, Britton Murry, stated this concern was already addressed and handled during the Platting process of this property.

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

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

13. - Hold a public hearing and consider a request by Bliss Jung for a Zone Change from RR, Regional Retail District to LI, Light Industrial District on Lot 1, Block 2, West 191 Industrial Park, Section 3, City and County of Midland, Texas. (Generally located on the west side of State Highway 191, approximately 1,185 feet northeast of Farm to Market 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planning Division Manager, Landon Ochoa, presented this item.

The public hearing was opened at 3:58 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:58 p.m.

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

14. - Hold a public hearing and consider a Final Plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue.) **(DISTRICT: 1)**  
**(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

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

There was no one wishing to speak on this item.

The public hearing closed at 4:01 p.m.

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

15. - Hold a public hearing and consider a Preliminary Plat of Western Hills Addition, Section 15, being a replat of a 4.73-acre tract of land out of Lot 22, Block 22, Correction Plat of Western Hills, Section 2, City and County of Midland, Texas. (Generally located on the east side of Beal Parkway, approximately 145 feet south of Blue Haven Drive.) **(DISTRICT: 4)** **(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

The public hearing was opened at 4:03 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:03 p.m.

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

### **MISCELLANEOUS**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Devon Addition, Section 10, being a plat of a 2.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of 1788 Industrial, being a plat of a 104.47-acre tract of land out of Section 30, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff. No action taken.

18. - 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 out of 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) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Gateway Plaza, Section 15, being a replat of Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 1,200 feet north of West Interstate 20.) **(DISTRICT: 4), (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

21. - Motion approving a reinstatement of an approved Preliminary Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land out of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

22. - Motion approving a Final Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land out of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

23. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Ruckus Addition, Section 3, being a replat of Lot 1, Block 1, Ruckus Addition, and a 70.15-

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 East Loop 250 North and North Fairgrounds Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

24. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Northwestern Addition, Section 21, being a plat of a 3.77-acre tract of land out of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

25. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Dahlia Industrial Park, Section 2, being a replat of Lots 19 and 20, Block 2, Dahlia Industrial Park, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 140 and North County Road 1283.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

26. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Serapa Addition, Section 2, being a plat of a 48.80-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed with the following vote:

AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

  
Landon Ochoa, Planning Division Manager  
Department of Development Services

3/12/26  
Date

  
Joshua Sparks, Chair

3/16/26  
Date