

**CITY OF MIDLAND, TEXAS  
MINUTES FOR PLANNING AND ZONING COMMISSION  
MEETING  
April 6, 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, April 6, 2026.

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

**Members absent:** Aaron Hunter

**Staff members present:** Britt Murry, Alexis M. Martinez, Lori Elliott, Beatriz Quezada, Madelim Jaquez, Angelina Bettanini, Landon Ochoa

**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 16, 2026, P&Z meeting minutes. **(DISTRICT: ALL)  
(DEVELOPMENT SERVICES) ( )**
3. - Motion approving a Final Plat of Mockingbird Ridge, Section 20, being a plat of a 19.22-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Waxwing Drive and Firewheel Road.) **(DISTRICT: 1)  
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Eugene Avenue.) **(DISTRICT: 3)  
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion approving a Final Plat of Crossroads Addition, Section 3, being a 19.13-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet east of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION)  
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Motion approving a Final 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)**

7. - Motion approving a Final Plat of County Road 140 Park Addition, being a 4.42-acre tract of land out of Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of intersection of West County Road 140 and State Highway 349.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
8. - Motion approving a Final Plat of Stockard Acres, Section 6, being a replat of Lots B, C, D, E, and the south .10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located on the west side of Johnston Street, approximately 330 feet south of West Florida Avenue) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

**PUBLIC HEARINGS**

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

9. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 7, Block 22, Homestead Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Dallas Street and East Michigan Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

The public hearing opened at 3:34 p.m.

There was no one wishing to speak on this item.

The Public hearing closed at 3:34 p.m.

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

10. - Hold a public hearing and consider a request by Elijo Hernandez Jr, on behalf of MSHED Properties, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on Lots 1 through 4, Block 45, Cowden Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of North Big Spring Street and Liddon Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND**

**PLACE)**

Associate Planner Alexis Martinez presented this item.

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

There was no one wishing to speak on this item.

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

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

11. - Hold a public hearing and consider a request by Tacos Wey for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 3,800 square foot portion on Lot 6A, Block 2, Amaron Addition, Section 6, City and County of Midland, Texas. (Generally located on the west side of Rankin Highway, approximately 250 feet north of Crump Street.)  
**(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:40 p.m.

There was no one wishing to speak on this item.

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

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

12. - Hold a public hearing and consider a Final Plat of Haley Heights, Section 8, being a replat of the South 50 feet of Lot 1, Block 15, Haley Heights, City and County of Midland, Texas. (Generally located on the west side of Connell Street, approximately 110 feet south of Collins Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 3:42 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: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy**

**Sisniega, J. Brian Martin**

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

13. - Hold a public hearing and consider a request by Angel Robinson, on behalf of Midland Westridge, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District on a 4.497-acre tract of land out of Lot 10, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard, approximately 285 feet west of Griffith Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planning Manager Landon Ochoa presented this item.

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

The applicant, Angel Robinson, clarified why they chose RR, Regional Retail over PD, Planned District, and they will provide maps showing what they plan to be building.

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

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

14. - Hold a public hearing and consider a Final Plat of Grasslands 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)**

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 3:52 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:52 p.m.

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

### **MISCELLANEOUS**

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of 1788 Industrial, being a replat of a 8.04-acre tract of land out of Western Roses Memorial Park,

Inc. and a 96.44-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)

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Country Sky Addition, Section 32, being a plat of a 3.03-acre tract of land out of Section 26, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Cavender Addition, Section 2, being a plat of a 0.54-acre tract of land out of Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Deauville Boulevard and Arlington Road.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Garden Twenty Addition, Section 6, being a replat of Lot 6, Block 1, Garden Twenty Addition, Section 5, City and County of Midland, Texas. (Generally located on the south side of East Interstate Highway 20, approximately 425 feet east of South Fairgrounds Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

19.

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

21. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Shenandoah Industrial Park 2, being a replat of Lot 2, Block 1, Shenandoah Industrial Park, and a 67.14-acre tract of land out of Section 16, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 50, approximately 1,270 feet east of North County Road 1150.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

22. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Freeland Addition, Section 13, being a replat of a 1.00-acre tract of land out of Lot 1, Block 4, Freeland Addition, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Golf Course Road and Evans Lane.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

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

**NAY:**

**ABSTAIN:**

**ABSENT: Aaron Hunter**

  
Lando Ochoa, Planning Division Manager  
Department of Development Services

4/15/26  
Date

  
Joshua Sparks, Chair

4/20/26  
Date