

**CITY OF MIDLAND, TEXAS  
MINUTES FOR PLANNING AND ZONING COMMISSION  
MEETING  
May 4, 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, May 4, 2026.

**Members present:** Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna LaFoy

**Members absent:** Lucy Sisniega, Aaron Hunter, Dara Richardson

**Staff members present:** Alexis Martinez, Beatriz Quezada, Angelina Bettannini, Lori Elliott, Madelim Jaquez, Britt Murry, 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 April 20, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final 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)**
4. - Motion approving a Final 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)**
5. - Motion approving a Final 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)**
6. - Motion approving a Final Plat of Westridge Park Addition, Section 60, being a plat of

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)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

### **PUBLIC HEARINGS**

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

7. - Hold a public hearing and consider a request by Press Café, LLC, on behalf of Lusso Real Estate, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, for an 8,822-square-foot portion of Lot 1, Block 12, Westridge Park Addition, Section 49, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Deauville Boulevard and Avalon Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

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

Albert Achondo, excited to bring a southern hospitality concept.

The public hearing closed at 3:37 p.m.

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

8. - Hold a public hearing and consider a Preliminary Plat of Racquet Club South, Section 6, being a replat of Lots 27, 28, 31, and 32, Block 1B, Racquet Club South, Section 3, City and County of Midland, Texas. (Generally located on the north side of Racquet Club Drive, approximately 350 feet west of North L Street.) **(DISTRICT: 3)**  
**(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

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

Applicant Mark Wellen clarified that demolishing one building to be able to come up to city code.

The public hearing closed at 3:42 p.m.

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

9. - Hold a public hearing and consider a request by Dunaway Associates, on behalf of Black Family Partnerships, for a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development on 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)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 3:46 p.m

Applicant Tim Hair mentioned that there were numerous objection letters and therefore wanted to be able to talk to neighbors. They set up a meeting on April 11 to discuss the concerns of traffic and water density. He discussed removing one lot from 37 to 36, and it will not be constructed on Alysheba. The four-way stop sign is a good idea and they will discuss it with city departments. Water will be designated for the majority of the development. They will look into making two entry points for the neighborhood. It is a PD, and it will have to come back to the city council if any changes want to be made. They have also opened discussions for the entrance from A street and mockingbird.

Commissioner Berry questioned why not have an entrance on Mockingbird and if lot 7 will remain the same in its longevity.

Chairman Sparks stated that the objection letters were dated before the meeting with the neighbors.

Most residents spoke about the concerns of the increasing traffic in the neighborhood with an entrance from Alysheba and would prefer to not have it run through there. The concern of keeping Solomon safe is their biggest priority along with the restrictions the subdivision has.

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

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY: Brennan Berry**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

10. - Hold a public hearing and consider a request by Troy T. Hunt Homes, LTD, for a Zone Change from PD, Planned Development District for a Housing Development to PD, Planned Development District for a Transition District on a 3.03 acre-tract of land out of Green Hill Terrace, 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)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 4:32 p.m.

Applicant Andrew Mellen mentioned that the property is too narrow, therefore they will use smaller storage units.

Commissioner Berry asked if they have looked to sell to the city to make it a park.

The public hearing closed at 4:35 p.m.

**Motion passes with the following vote:**

**AYE: Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY: Brandon Ofield**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

#### **MISCELLANEOUS**

11. - Motion approving a reinstatement of an approved Preliminary Plat of Westridge Park Addition, Section 58, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the east intersection of Tradewinds Boulevard and Leisure Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

**MISCELLANEOUS**

12. - Motion approving a reinstatement of an approved Preliminary Plat of Westridge Park Addition, Section 58, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the east intersection of Tradewinds Boulevard and Leisure Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

13. - Motion approving a Final Plat of Westridge Park Addition, Section 58, being a plat of a 2.186-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 northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Kent North Big Spring Addition, being a plat of a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

Withdrawn by Applicant

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Trillo Addition, Section 1, being a plat of a 4.96-acre tract of land out of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 130 and South County Road 1226.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

16. - Motion approving, with staff's recommended conditions, a preliminary plat of Bankhead Addition, Section 14, being a plat of a 0.95-acre tract of land out of a Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Bankhead Highway, approximately 345 feet south of West Front Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**

**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Permian Estates, Section 24, being a replat of Lots 18 and 19, Block 81, Permian Estates, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Wall Street and Fasken Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passes with the following vote:**

**AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy**


**NAY:**

**ABSTAIN:**

**ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson**

  
Landon Ochoa, Planning Division Manager,  
Department of Development Services

5/19/26  
Date

  
Joshua Sparks, Chair  
5/18/26  
Date