

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
April 20, 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 20, 2026.

Members present: Dara Richardson, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
Members absent: Aaron Hunter, Bradon Ofield
Staff members present: Britt Murry, Landon Ochoa, Lori Elliott, Madelim Jaquez, Angelina Bettanini, Beatriz Quezada, Alexis M. 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 April 6, 2026, P&Z meeting minutes. **(DISTRICT: ALL) (DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final 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)**
4. - Motion approving a Final Plat of Shenandoah Ridge, Section 4, being a plat of a 26.41-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin County, Texas. (Generally located on the north side of Badland Boulevard, approximately 1,830 feet east of North State Highway 349.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

PUBLIC HEARINGS

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

5. - Hold a public hearing and consider a request by Juan Felipe Viva Celis, on behalf of Belmont Realty, LLC, for a Specific Use Designation with Term for the sale of all

alcoholic beverages for on premises consumption, in a restaurant, on a 5,600 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 475 feet west of South Terrell Street.) **(DISTRICT: 2)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Associate Planner Alexis Martinez to present 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 3:35 p.m.

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

6. - Hold a public hearing and consider a request by Mathew Atchison, on behalf of Crimson Sky Capital, LTD, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on a 1,933 square foot portion of Lot 5A, Block 1, Gateway Plaza, Section 12, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Starboard Drive and Liberty Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES)**
(QUALITY OF LIFE AND PLACE)

Associate Planner Alexis Martinez to present 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 3:39 p.m.

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

7. - Hold a public hearing and consider a request by Jose Arambula, on behalf of Pablo Villela, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on the south 100 feet of Lot 4, Block 17, Haley Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Rankin Highway and West Taylor Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez to present 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 3:41 p.m.

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

8. - Hold a public hearing and consider a Preliminary Plat of Freeland Addition, Section 14, being a replat of Lot 3, Block 1, Freeland Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 640 feet north of East State Highway 80.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada 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: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

9. - Hold a public hearing and consider a request by Jose Alfredo Zarate, on behalf of A&D New Homes, LLC, for a Zone Change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on the middle 50 feet of Lot 2, Block 73, Original Town Addition, City and County of Midland, Texas. (Generally located on the west side of South Marshall Street, approximately 95 feet north of East Missouri Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Lori Elliott to present this item.

The public hearing opened at 3:45 p.m.

There was no one wishing to speak on this item.

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

10. - Hold a public hearing and consider a request by Gilgal Commercial Group, LLC, on behalf of Nelson Group Enterprises, LLP, for a Zone Change from C, Commercial District to SF-2, Single-Family Dwelling District for all of Block 69, East Midland Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Cuthbert Avenue and North Tilden Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Lori Elliott to present this item.

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

John Love, clarified that he would like to move forward with a single family as this property has city utilities and is capable of being up to standard.

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

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

11. Hold a public hearing and consider a Preliminary Plat of Club Estates, Section 3, being a replat of the west 46 feet of Lot 3, all of Lots 4 and 5, and the east 8 feet of Lot 6, Block 3, Club Estates, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 230 feet west of North B Street.)
(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Planner Lori Elliott to present this item.

The public hearing opened at 3:54 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:55 p.m.

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

12. - Hold a public hearing and consider a request by Enrique Aguilar for a Zone Change from CB, Central Business District to C, Commercial District on Lots 2 and 3, Block 92, Original Town Addition, City and County of Midland, Texas. (Generally located on the west side of South Marienfeld Street, approximately 75 feet south of West Indiana Avenue.)
(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Planner Angelina Bettanini to present this item.

The public hearing opened at 3:57 p.m.

Resident Susie Hall, mentioned she has spent money on making it look nice with landscaping and cleanliness. She doesn't want to see broken cars or junk. She wants the business to be maintained and keep up to standard.

Enrique Aguilar, stated he would be a clean, streamlined business.

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

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

13. - Hold a public hearing and consider a request by Midland Westridge, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, for a 25,016-square foot portion of 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)**

Associate Planner Alexis Martinez to present this item.

The public hearing opened at 4:11 p.m.

Attorney, Marcus Shawartz, explained the legality of the TABC law and that Dave & Buster's is a family friendly establishment.

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

Motion passed with the following vote:

AYE: BreAnna Lefoy, Joshua Sparks, Joshua Garza, Brennan Berry

NAY: Dara Richardson, J. Brian Martin

ABSTAIN: Lucy Sisniega

ABSENT: Aaron Hunter, Brandon Ofield

14. - Hold a public hearing and consider a request by Long John Silver's, on behalf of Kinco Partners, LTD, for a Zone Change from LR, Local Retail District to RR, Regional Retail District on a 0.578-acre tract of land out of Lot 1, Block E, Johnson-Moran Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Andrews Highway and Ward Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior Planner Britt Murry to present this item.

The public hearing opened at 4:16 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:16 p.m.

Motion passed with the following vote:

AYE: BreAnna Lefoy, J. Brian Martin, Lucy Sisniega, Joshua Sparks, Dara Richardson, Joshua Garza, Brennan Berry

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

MISCELLANEOUS

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights Addition, Section 16, being a replat of Lots 3 through 6, Block 2, Kelview Heights Addition, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue, approximately 150 feet west of Loma Drive.)
(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Motion passed with the following vote:

AYE: BreAnna Lefoy, Joshua Sparks, Joshua Garza, Brennan Berry

NAY: Dara Richardson, J. Brian Martin

ABSTAIN: Lucy Sisniega

ABSENT: Aaron Hunter, Brandon Ofield

16. - 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)**

Withdrawn by applicant

17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Warfield Industrial Park, Section 3, being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788.)
(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Applicant Gracie Rodriguez, mentioned they wanted to comply with city code by platting the land.

Motion passed with the following vote:

AYE: BreAnna Lefoy, Joshua Sparks, Joshua Garza, Brennan Berry

NAY: Dara Richardson, J. Brian Martin

ABSTAIN: Lucy Sisniega

ABSENT: Aaron Hunter, Brandon Ofield

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Stoneridge, Section 4, being a plat of an 18.22-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307.)
(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)


Landon Ochoa, Planning Division Manager
Department of Development Services.

4/30/26
Date


Joshua Sparks, Chair

5/4/26
Date