

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
May 18, 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 18, 2026.

Members present: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
Members absent: Aaron Hunter, Brandon Ofield, Joshua Garza
Staff members present: Angelina Bettanini, Lori Elliott, Madelim Jaquez, Beatriz Quezada, Alexis Martinez, Par Sung

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 May 4, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES)**
3. - 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)**

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

PUBLIC HEARINGS

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

4. - Hold a public hearing and consider a request by Carmen Lopez, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption,

in a bar, for Lots 2, 3, 4 and the east 9 feet of Lot 5, Block 8, replat of Loma Linda Addition, City and County of Midland, Texas (Generally located at the north side of East Scharbauer Drive, approximately 85 feet west of North Lamesa

Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez 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 3:35 p.m.

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

5. - Hold a public hearing and consider a request by Marcus Schwartz, on behalf of RMLS HopTX, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a restaurant, on Lot 3A, Block 62, Belmont Addition, Section 13, City and County of Midland, Texas (Generally located north of East Interstate 20, approximately 390 feet east of South Baird Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

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

Applicant Catherine Chamblee clarified that the establishment will operate as a dual concept, with alcohol comprising only 20% of sales and therefore not classified as a bar.

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

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

6. - Hold a public hearing and consider a request by Jorge Ramos, on behalf of Manuel Herrera for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the

intersection of Desta Drive and West Wadley Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez 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 3:42 p.m.

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

7. - Hold a public hearing and consider a request by Chase Gardaphe for a Specific Use Designation without Term for a Manufactured Home Park 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 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.

Motion defers with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

8. - Hold a public hearing and consider a request by SEER Land Surveying, on behalf of Drew & Michelle Harris, Robert & Sharon Floyd, Carroll & Barbara Grafa, and Robert Davenport, for a Zone Change from PD, Planned Development District for a Housing Development to an amended PD, Planned Development District for a Housing District on 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 Beatriz Quezada presented this item.

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

Applicant Mark Wellen mentioned lot lines will come up to the city code.

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

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

9. - Hold a public hearing and consider a request for a Final Plat of Pavilion Park Addition, Section 16, being a replat of the unrecorded 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 of Midland, 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 presented this item.

The public hearing opened at 4:06 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:06 p.m.

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

MISCELLANEOUS

10. - Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.) **(EXTRATERRITORIAL JURISDICTION), (DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Commissioners and staff discussed the ETJ portion of the development and the possibility of annexation. The annexation and final plat may run concurrent when brought to city council. The developers are aware of the outcome and conditions.

Motion passes with the following vote:

AYE: Dara Richardson, Joshua Sparks, Brennan Berry, J. Brian Martin, BreAnna LaFoy

NAY: Lucy Sisniega

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

11. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 4, being a plat of a 24.53-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of West County Road 74 and North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

12. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION), (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Basin View Estate, being a plat of a 2.06-acre tract of land out of Section 27, Block 38, T-1S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1135, approximately 730 feet south of East County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Ranchland Acres, Section 3, being a plat of a 2.82-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Interstate 20, approximately 210 feet east of South Butterfield Trail.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of

Northgate Addition, Section 29 being a replat of Lots 5A and 5B, Block 34, Northgate Addition, Section 28, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 600 feet west of West Loop 250 North.)
(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Fairgrounds Addition, Section 9, being a replat of Lot 1, Lot 2, and a 0.042-acre portion of Lot 3, Block 12, Fairgrounds Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Wolfcamp Circle and East State Highway 80.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passes with the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza



Landon Ochoa, Planning Division Manager
Department of Development Services

5/26/26

Date



Joshua Sparks, Chair

6/1/26

Date