

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
June 15, 2026 - 3:30 PM**



The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas at 3:30pm, June 15, 2026.

Members present: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

Members absent: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

Staff members present: Angelina Bettanini, Lori Elliot, Madelim Jaquez, Par Sung, Alexis M. Martinez, Beatriz Quezada, 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

Motion passed with no action taken on item 8 with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

2. - Motion approving June 1, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Mockingbird Ridge, Section 19, being a plat of a 22.90-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 on the southeast corner of the intersection of Arapahoe Road and Waxwing Drive.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final 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)**
5. - Motion to review and consider the Declaration of Restrictive Covenants for the proposed Mockingbird Ridge subdivision, being a 632.196-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection North Fairgrounds

Road and East Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES)
(QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final Plat of Claydesta Plaza North, Section 8, being a replat of Lot 8, and the north 0.286 acres of Lot 7, Block 2, Claydesta Plaza North, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Sharp Lane and North Big Spring Street) **(DISTRICT: 3)
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
7. - Motion approving a Final 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)**
8. - Motion approving a Final 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-2-S, 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)**

Withdrawn by Applicant

PUBLIC HEARINGS

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

9. - Hold a public hearing and consider a Preliminary Plat of Arnett's Acres, Section 2, being a replat of Lot 5, Arnett's Acres, City and County of Midland, Texas. (Generally located on the east side of North Lamesa Road, approximately 350 feet north of East Golf Course Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada 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: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

10. - Hold a public hearing and consider a Preliminary Plat of Plainsview Estates, Section 2, being a replat of Lot 5, Block 1, Plainsview Estates, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) ()**

Planner Beatriz Quezada presented this item.

The public hearing opened at 3:44 p.m.

Ashlee Devine, engineer, stated that the plat had already been approved and would not place a strain on water supply.

Resident Mary Lou Hartman and Rene Molinar objected due to the concerns about the depletion of groundwater in their area and wanted further study before any development begins.

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

Motion passed with the following vote:

AYE: Brennan Berry, J. Brian Martin, BreAnna LaFoy

NAY: Brandon Ofield

ABSTAIN: Lucy Sisneiga

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

11. - 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 4:02 p.m.

Applicant Chase Gardaphe stated that the site plan had been approved in 2019 and the added change will show easement. He said that the parking lots will be 20x20 and will be able to extend if needed.

The public hearing closed at 4:05 p.m.

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

12. - Hold a public hearing and consider a Preliminary Plat of Southern Addition, Section 37, being a replat of Lots 13 through 18, and the south half of previously vacated 20' alley (Ordinance 9535), Block 143, Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Fort Worth Street and East Pennsylvania Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

13. - Hold a public hearing and consider a Preliminary Plat of Original Town, Section 32, being a replat of the middle 50 feet of Lot 2, Block 73, Original Town, City and County of Midland, Texas. (Generally located on the west side of South Marshall Street, approximately 75 feet north of East Missouri Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

The public hearing opened at 4:07 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:08 p.m.

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

14. - Hold a public hearing and consider a request by Addis Getahun, on behalf of Lifehouse Fellowship Church for a Specific Use Designation without Term for a Residential Assisted Living Facility on Lot 3A, Block 25, Plantation Hills, Section 23, City and County of Midland, Texas. (Generally located on the east side of Whitman Drive, approximately 350 feet north of Bluebird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

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

Jack Maduro stated that their goal is to build a facility that focuses care for seniors. He added that traffic would not be impacted since there will be five employees with 16 people living in the facility.

Resident Kelly Simon voiced concerns over heavy traffic during school season along with the noises from ambulances and fire trucks.

Resident Troy Martin voiced concerns about the violation of privacy in their backyard if the facility had multiple stories.

Applicant Addis Cetahun stated that the proposed development will be a residential senior living place and will only have one story.

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

Motion amended with the condition that the proposed development be a one-story building with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

15. - Hold a public hearing and consider a Preliminary Plat of Vista Del Pueblo, Section 4, being a replat of Lots 1,2,3,4,11,14,15, and 16, Block 1, Vista Del Pueblo, Lot 10A, Block 1, Vista Del Pueblo, Section 3, City and County of Midland, Texas and a plat of 19.86-acre tract of land out of Section 29, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Drive, approximately 1,200 feet south of Ann Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

MISCELLANEOUS

16. - 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-1-S, 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

17. - 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

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Bizzell-Kiser Addition, Section 12, being a replat of Lots 1A and 11A, Block 10 and Lots 1A and 2A, Block 7, Bizzell-Kiser Addition, Section 4, City and County of Midland, Texas. (Generally located on the south side of East Peck Avenue, approximately 530 feet west of South Terrell Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 61, being a replat 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.) **(DEVELOPMENT SERVICES) ()**

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Highland Park Extension, Section 3, being a 5.32-acre tract of land out of section 27, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas (Generally located at the northeast corner of the intersection of West Louisiana Avenue and N Street) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

21. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 8 being a plat of a 10-acre tract of land in the north half of B F Wolcott Survey, Block 38, T-2-S, Midland County, Texas. (Generally located on the west side of South County Road 1160, approximately 1,580 feet south of East County Road 140)
(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Withdrawn by Applicant



Landon J. Ochoa
Planning Division Manager
Department of Development Services

6/18/26

Date



Joshua Sparks, Chair

7/6/26

Date