

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
July 6, 2026 - 3:30 PM**



The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas at 3:30pm, July 6, 2026

Members present: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

Members absent: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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 4 with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

2. - Motion approving the June 15, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

5. - 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)**

6. - Motion approving a Final Plat of Stoneridge, Section 4, being a plat of a 18.22-acre tract of land out of Section 47, Block 38, T-1-S, T&P Railway 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)**
7. - Motion approving a Final Plat of Fairgrounds Addition, Section 9, being a replat of Lot 1, and a 0.042-acre portion out 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)**
8. - Motion approving an amended 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)**

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 Eduardo L. Aleman for a Zone Change from SF-2, Single-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District on 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 3:34 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: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

10. - Hold a public hearing and consider a Final 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)**

Planner Madelim Jaquez presented this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

MISCELLANEOUS

11. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town, Section 33, being a replat of Lots 22 through 24, Block 65, Original Town, City and County of Midland, Texas. (Generally located on the west side of South Loraine Street, approximately 95 feet north of West Missouri Avenue.)
(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

12. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 19, being a replat of Lots 11A through 11C, Block 1, West 191 Industrial Park, Section 12, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West County Road 77 and North Farm to Market Road 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Tamez Addition, Section 1, being a 2.00-acre tract of land out of Section 32, 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 1,165 feet north of East Golf Course Road.
(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West Terminal Addition, Section 11, being a replat of Lot 9, and a 13.91-acre portion of Lot 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas. (Generally located on the north side of West County Road 100, approximately 2,200 feet east of South County Road 1301.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Meissner Addition, Section 2, being a 4.0594-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR. Co. Survey, in part, and a 0.5312-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR. Co. Survey, in part, City and County of Midland, Texas (Generally located on the northeast corner of the intersection of North Adams Street and East Front Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

16. - 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 Wlocott 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 1140) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

17. - Motion approving a reinstatement of an approved Preliminary Plat of Solomon Estates, Section 3, being a replat of 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)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

18. - Motion approving a Final Plat of Solomon Estates, Section 3, being a replat of 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)**

Withdrawn by Applicant

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Oncor Airfield Substation being a replat of Lot 1, Block 2, Agri-Empressa Addition, Section 2 Correction Plat, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Big Blue Avenue and South County Road 1250.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Green Hill Terrace Addition, Section 20 being a replat of Lot 1, Block 2, Green Hill Terrace Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and North Holiday Hill Road.)
(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Withdrawn by Applicant



Landon J. Ochoa
Planning Division Manager
Department of Development Services



Joshua Sparks, Chair

7/15/26

Date

7/28/26

Date