

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



The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas at 3:30 p.m., on August 3, 2026.

**Members present:** Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy, Joshua Garza, Aaron Hunter

**Members absent:**

**Staff members present:** Angelina Bettanini, Madelim Jaquez, Beatriz Quezada, Lori Elliot, Alexis Martinez, Landon Ochoa, 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**

**Motion passed with no action taken on item 7 with the following vote:**

**AYE:** Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy

**NAY:**

**ABSTAIN:**

**ABSENT:**

2. - Motion approving the July 20, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Garden Twenty Addition, Section 6, being a replat of Lot 6, Block 1, Garden Twenty Addition, Section 5, City and County of Midland, Texas. (Generally located on the south side of East Interstate Highway 20, approximately 425 feet east of South Fairgrounds Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final 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)**
5. - Motion to review and consider the Declaration of Restrictive Covenants for the proposed Solomon Estates subdivision, being 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)**

6. - 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)**
7. - Motion approving a Final Plat of Bankhead Addition, Section 14, being a plat of a 0.95-acre tract of land out of 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)**

**Withdrawn by Applicant**

8. - 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)**

**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 Maverick Engineering for a zone change from MF-16, Multiple-Family Dwelling District to PD, Planned Development District for Housing Development on a 20.15- acre tract of land out of Section 38, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Arlington Road and Deauville Boulevard) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 3:35 p.m.

Applicant Griffin Peratti presented an overview of the site plan and project to the Commission. He explained that the project will be completed in two phases and is intended to solve the traffic issue.

Engineer Andrew Mellen provided more information regarding the need for the project, explaining that it will improve traffic flow in the future.

Resident Dwayne Franz spoke in favor of the project but stated his concerns as well. He stated that his primary concern is improving access in and out of the neighborhood and believes the project will alleviate those issues. He expressed concerns regarding the area's water system, explaining that water pressure and volume have been going down in the neighborhood.

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

**Motion passed with the following vote:**

**AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy**

**NAY:**

**ABSTAIN:**

**ABSENT:**

10. - Hold a public hearing and consider a request for a Preliminary Plat of Western Mesa, Section 2 being a replat of Lots 2 and 3, Block 10, Western Mesa, City and County of Midland, Texas (Generally located on the west side of North L Street, approximately 25 feet south of Ventura Avenue) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 3:51 p.m.

Applicant Miles Walker stated that the purpose of the replat is to build a home for his family.

Resident Gary Gerhard spoke in opposition to the project due to several concerns. He raised concerns about the impacts of demolition and construction activities, noting that their bedroom is approximately 20 feet from the proposed site area, which could affect their family's privacy. Other concerns included increased traffic, the construction schedule, and the protection of their property during construction since they are unable to move due to old age.

The applicant clarified that they have not set up any demolition and construction schedule yet, as the project is still in its early stages. However, they are willing to work with the neighbors as needed.

The public hearing closed at 3:58 p.m.

**Motion passed with the following vote:**

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

**NAY: Brandon Ofield**

**ABSTAIN:**

**ABSENT:**

11. - Hold a public hearing and consider a request by Durn Henington, on behalf of Josh Jones, from AE, Agricultural Estate District to SF-1, Single-Family Dwelling District, on Tract 16 and the East 95 feet of Tract 17, North Estates, Section 1 City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Solomon Lane and Acorn Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

The public hearing opened at 4:02 p.m.

Resident Joseph Price spoke in opposition to the proposed plan. He stated that he wished to preserve agricultural land and expressed concern that the proposed smaller lot sizes will be detrimental to property value in the area.

The public hearing closed at 4:09 p.m.

**Motion passed with the following vote:**

**AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy**

**NAY:**

**ABSTAIN:**

**ABSENT:**

12. - Hold a public hearing and consider a request for a Preliminary Plat of Grassland Estates West, Section 16, being a replat of Lot 1 and 2, Block 22, Grasslands Estates West Section 12, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Lakewood Drive and Pearwood Drive.)  
**(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettaninj presented this item.

The public hearing opened at 4:09 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:09 p.m.

**Motion passed with the following vote:**

**AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy**

**NAY:**

**ABSTAIN:**

**ABSENT:**

#### **MISCELLANEOUS**

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Morningside Addition, Section 13, being a replat of a 1.173-acre tract of land out of Block 27, Morningside Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Scharbauer Drive and North Main Street. **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

**AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy**

**NAY:**

**ABSTAIN:**

**ABSENT:**

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Crestgate Addition, Section 55, being a replat of Lot 5A, Block 25, Crestgate Addition, Section 35, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Caldera Boulevard and North Midkiff Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

**Motion passed with the following vote:**

**AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy**

**NAY:**

**ABSTAIN:**

**ABSENT:**

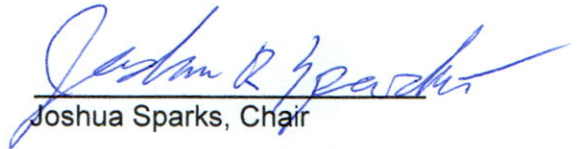
15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 37, being a replat of Lots 1 through 6, Block 129, Southern Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Kentucky Avenue and South Marshall Street.)

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

Withdrawn by Applicant.



Landon J. Ochoa  
Planning Division Manager  
Department of Development Services



Joshua Sparks, Chair

8/12/26  
Date

8/17/26  
Date