

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
August 17, 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, August 17, 2026.

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

Members absent: None

Staff members present: Landon Ochoa, Beatriz Quezada, Lori Elliott

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

Brandon Ofield moved to approve the consent agenda, excluding item # 6; seconded by J. Brian Martin

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

2. - Motion approving the August 3, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final 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) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final 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 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)

5. - Motion approving a Final Plat of Northwestern Addition, Section 21 being a plat of a 3.77-acre tract of land out of Section 5, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road) **(DISTRICT: 1)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
6. - Motion approving a Final Plat of Grassland Estates West, Section 14, being a plat of a 3.1057 acre tract out of Section 35, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located at the east corner of the intersection of West State Highway 158 and West Wadley Avenue) **(DISTRICT: 4)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Item pulled by staff - no action taken

7. - Motion approving a Final 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)

PUBLIC HEARINGS

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

MISCELLANEOUS

8. - Motion approving a reinstatement of an approved Preliminary Plat of Entrada Business Park Addition, Section 4, being a plat of a 152.788-acre tract of land located in the southwest quarter of Sections 17 and 20, Block 40, T-2-S, T&P RR. Co. Survey, in part, and a replat of Lot 2, Block 3, Entrada Business Park Addition, Section 3, County of Midland, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planning Division Manager Landon Ochoa presented this item.

There was no one wishing to speak on this item.

J. Brian Martin moved to Approve; seconded by Joshua Garza.

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

9. - Motion approving a Final Plat of Entrada Business Park Addition, Section 6, being a

plat of a 41.531- acres in Sections 17 and 20, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Planning Division Manager Landon Ochoa presented this item.

There was no one wishing to speak on this item.

Dara Richardson moved to Approve; seconded by Brandon Ofield.

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

10. - Motion approving a reinstatement of an approved Preliminary Plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land out of the south half of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

There was no one wishing to speak on this item.

Lucy Sisniega moved to Approve; seconded by J. Brian Martin .

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

11. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 9, being a 10.17-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 140, approximately 775 feet west of South County Road 1160.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Lori Elliott presented this item.

There was no one wishing to speak on this item.

Lucy Sisniega moved to Approve; seconded by Dara Richardson.

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

12. - 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)

Planner Lori Elliott presented this item.

There was no one wishing to speak on this item.

Lucy Sisniega moved to Approve; seconded by Brandon Ofield.

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Southwest Estates, Section 2, being a 5.60-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 120, approximately 260 feet west of South County Road 1222.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Lori Elliott presented this item.

There was no one wishing to speak on this item.

Brandon Ofield moved to Approve; seconded by Lucy Sisniega.

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

14. - Motion approving, with staff's recommended conditions, a preliminary plat of Johnson & Moran Addition, Section 10, being a replat of a 0.578-acre tract of land out

of Lot 1, Block E, Johnson and 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)

Planning Division Manager Landon Ochoa presented this item.

There was no one wishing to speak on this item.

Dara Richardson moved to Approve; seconded by Brennan Berry.

The motion Passed by the following vote:

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

NAY: None

ABSTAIN: None

ABSENT: None

PASSED AND APPROVED _____.

All the business at hand having been completed, the meeting adjourned at 3:48 p.m.



Landon Ochoa, Planning Division
Manager Department of Development
Services

8/18/26

Date



Joshua Sparks, Chair

9/8/26

Date