

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
November 3, 2025 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - City Hall**



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at or following the time specified, to consider the following:

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 October 20, 2025 Planning and Zoning Commission meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Westridge Park Addition, Section 59, being a replat of Lot 2A, Block 6, Westridge Park Addition, Section 35, and a 7.84-acre tract of land out of Lot 1, Block 6, Westridge Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Champions Drive and Tradewinds Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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 PJP Group, LLC, on behalf of SHMK Development, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, to LR, Local Retail District on a 1.992-acre tract of land out of Tracts 2 and 3, Midkiff Heights, City and County of Midland, Texas. (Generally located east of the intersection of Austin Street and Princeton Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Shenandoah Petroleum Corporation, for a Zone Change from AE, Agricultural Estate District to SF-3, Single-Family Dwelling District on a 71.18-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Occidental Parkway and North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Hold a public hearing and consider a request by Olumide Popoola for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service on Lot 3, Block 14, Oxford Heights, Section 4, City and County of Midland,

Texas. (Generally located on the east side of North Midland Drive, approximately 200 feet south of Storey Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Hold a public hearing and consider a request by Charles Harrington, on behalf of Mallard Land Development, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, in part, and PD, Planned Development for an Office Center, in part, to LR, Local Retail District on Lots 2A and 2B, Block 1, Corporate Plaza, Section 20, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Corporate Drive and Edwards Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

8. - Motion approving, with staff's recommended conditions, a preliminary plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

MEETING ASSISTANCE INFORMATION: The City of Midland Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Division at 432-685-7400 or write to us at P.O. Box 1152, Midland, Texas 79702, at least 48 hours in advance of the meeting.

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
October 20, 2025 - 3:30 PM**



The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas, at 3:30 PM, October 20, 2025.

Members present: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin
Members absent: Dara Richardson, Joshua Garza
Staff members present: Alexis Martinez, Mary-Kate Loftis, Lori Elliott, Angelina Bettanini, Britt Murry, 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

2. - Motion to approve the Planning and Zoning meeting minutes from October 6, 2025
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
3. - Motion approving a Final Plat of Westview Addition, Section 7, being a replat of Lot 13, Block 12, Westview Addition, 4th Filing, Midland County, Texas. (Generally located at the southeast corner of the intersection of West County Road 50 and North County Road 1278.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Country Sky Addition, Section 30, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion approving a Final Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.)

(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

6. - Motion approving a Final Plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 49 and North County Road 1287.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
7. - Motion approving a Final Plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 148, approximately 449 feet west of South County Road 1285.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
8. - Motion approving a Final Plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park Addition, Section 8, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Dara Richardson

PUBLIC HEARINGS

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

9. - Hold a public hearing and consider a Final Plat of Happy Hollow Addition, Section 2, being a replat of Lots 1, 2, the southwest 0.71-acres of Lot 9, and a 0.17-acre south portion of Lot 3, Happy Hollow Addition, and a 1.978-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the south side of Lazywood Lane, approximately 350 feet east of North A Street.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Lori Elliott presented this item.

The public hearing opened at 3:47 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:48 p.m.

The motion passed by the following vote:

AYE: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Dara Richardson

10. - Ordinance - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midland TW, INC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Hotel on Lot 11A, Block 8, Westridge Park Addition, Section 52, City and County of Midland, Texas. (Generally located on the west side of Windhaven Drive, approximately 190 feet south of Deauville Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Alexis Martinez presented this item.

The public hearing opened at 3:50 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:50 p.m.

The motion passed by the following vote:

AYE: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Dara Richardson

11. - Hold a public hearing and consider a request by Parkhill, on behalf of MPDC Parent Holdings, LLC, for a Zone Change from RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part, to BP, I-20 Business Park District, on a 24.091acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff; no action taken.

MISCELLANEOUS

12. - Motion approving, with staff's recommended conditions, a Preliminary Plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,270 feet north of West County Road 137.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Dara Richardson

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of The Patch Addition, being a 148.76-acre tract of land out of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1232 and West County Road 140.)

(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

The motion passed by the following vote:

AYE: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Dara Richardson

14. - Motion approving, with staff's recommended conditions, an amended Preliminary

Plat of Mockingbird Ridge, being a plat of a 302.39-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 northeast corner of the intersection of North Fairgrounds Roads And Firewheel Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Dara Richardson

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

349 Acres, Section 8, being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 31.956-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff; no action taken.

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

Kelview Heights, Section 14, being a replat of Lots 3, 4, and 5, Block 5, Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Dormard Avenue and North Big Spring Street.) **(DISTRICT: 3)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

The motion passed by the following vote:

AYE: Aaron Hunter, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Dara Richardson



Landon Ochoa, Planning Division Manager
Department of Development Services

10/28/25

Date

Abraham Bejil, Chair

Date



Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: November 3, 2025
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving a Final Plat of Westridge Park Addition, Section 59, being a replat of Lot 2A, Block 6, Westridge Park Addition, Section 35, and a 7.84-acre tract of land out of Lot 1, Block 6, Westridge Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Champions Drive and Tradewinds Boulevard.)

Purpose:

Wallace Design Collective, on behalf of EOG Resources, is requesting to replat the property located at 5509 Champions Drive and a 7.84-acre tract of land into one lot for a future office expansion.

This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase. [Midland City Code 11-2-3(l)1(b)]

Final Plat Requirements:

The official signed Mylar copy of the final plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.

The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

IMPACT FEES: Okay as Shown. [For Applicant's Information Only.]

ROW: Refer to Transportation's Comment's. [For Applicant's Information Only.]

PAVING: Champions roadway okay as is. No public paving improvements required.
Tradewinds roadway okay as is. No public paving improvements required. Thomason roadway okay as is. No public paving improvements required.

WATER: 12" water exists in Champions Street N of tract, okay as is. No public water improvements required. 16" water exists in Tradewinds Street W of tract, okay as is. No public water improvements required. 16" water exists in Thomason Street S of tract, okay as is. No public water improvements required. 12" water exists in Loop 250 Street E of tract, okay as is. No public water improvements required. 8" water exists in Easement E to W of tract, okay as is. No public water improvements required. 30" Transmission main water exists in Easement on North East of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: 10" sewer exists in Tradewinds Street W of tract, okay as is. No public wastewater improvements required. 8" sewer exists in Thomason Street S of tract, okay as is. No public wastewater improvements required. 10" sewer exists in Easement North to south of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Existing site is developed; If proposing to re-develop site drainage can be reviewed with building permit. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]

SIDEWALKS: Required with building permit. [For Applicant's Information Only.]

Transportation: (Approved)

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.] No objections to plat. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil & gas issues.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

No comments.

OPTIMUM: (Approved)

I have added lines showing our fiber plant, green for underground, red for aerial.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Westridge Park Addition, Section 59.

Attachments:

- A. Westridge Park Addition, Section 59, Combined
- B. P&Z - - Westridge Park Addition, Section 59 Final Plat

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 10/27/2025
Final Approval - 10/28/2025



Final Plat Application

For Office Use Only
SUB- 25-0887
P- 25-2402

Subdivision Name: Westridge Park Addition Section 59

(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent)

Print Name: **Purvi Patel**
Wallace Design Collective, PC

Phone #: **405.536.2032**

Email:
purvi.patel@wallace.design

Address:
410 N Walnut Ave, Suite 200

City:
Oklahoma City

State:
OK

Zip:
73104

Property Owner

Print Name: **EOG Resources, Kidist Atnafu**

Phone #: **832.366.9391**

Email:
kidist_atnafu@eogresources.com

Address:
5509 Champions Drive

City:
Midland

State:
TX

Zip:
79706

Developer: (If different from property owner)

Print Name: **Same as owner**

Phone #:

Email:

Address:

City:

State:

Zip:

Representative (If different from applicant or property owner)

Print Name:

Phone #:

Email:

Address:

City:

State:

Zip:

Reason for Platting (Please be specific)

Combining Block 6, Lots 2A and the remainder of Lot 1

Plat Information

Total Acreage: **17.97 acres**

Type: ☐ Single-Family Residential
☒ Commercial

☐ Multi-Family Residential
☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: **1**

Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?

☐ Yes ☒ No

(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for

the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. If your plat qualifies for short form (refer to sketch comments), then this certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal and Fees

Items to be submitted with this application form:

- Application fee – Payable to “The City of Midland”
 - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
 - ✓ Plats smaller than 50 acres - \$350
 - Plats larger than 50 acres - \$500
- Recording fee
 - For plats 18" x 24" or less - \$60
 - ✓ For plats 18" x 24" or more - \$80
- Final plat
 - PDF, JPEG, and CADD file
 - ✓ 1 FOLDED copy
 - ✓ 1 FOLDED 11" x 17" copy
 - Mylar (submit by 12 p.m. the business day before the date of the Planning & Zoning Commission meeting. Failure to meet this deadline will result in staff recommending denial of the plat to the P&Z Commission.)
- Title Opinion (dated less than 90 days)
 - Submit physically and digitally (PDF)
- Tax certificates showing that no taxes are delinquent against the land being platted
 - ✓ Submit physically & digitally (PDF)
- Deferral request PDF (if applicable. Refer to sketch and preliminary plat comments)
 - Submit digitally (PDF)
- Drainage report (if applicable. Refer to sketch and preliminary plat comments)
 - Submit digitally to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
 - Submit physically and digitally (PDF)

The original application form, copies of the plat, title opinion, tax certificates, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines:

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. **All revisions must be made by the end of the eighth business day before the date of the meeting or staff will recommend denial of the plat to the P&Z Commission.** However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

Signatures (by property owner only – authorized agent must sign affidavit below)

Applicant (signature): _____ Date: _____

Applicant (printed): _____

Property Owner (signature): _____ Date: _____

Property Owner (printed): _____

The plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If acting as an agent for property owner:

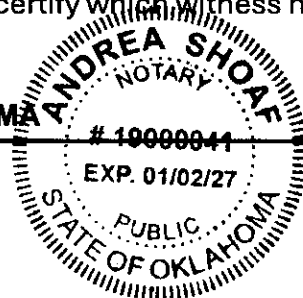
STATE OF TEXAS— OKLAHOMA
COUNTY OF ~~MIDLAND~~ OKLAHOMA

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is ~~the owner of~~ **Purvi Patel** or authorized by **EOG Resources**, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) _____

Subscribed and sworn to before me, this 23rd day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, ~~MIDLAND COUNTY, TEXAS~~ OKLAHOMA COUNTY, OKLAHOMA



For Office Use Only

- | | |
|--|--|
| ☒ Property Owner Authorization | ☒ Digital and Physical Copies of Plat (including CADD file) |
| ☒ Application Fee / ☐ Paying online | ☒ Deferral Letter (if applicable) |
| Check# <u>3915</u> | ☒ Groundwater Availability Certification Forms (if applicable) |
| ☒ Recording Fee | ☐ Title Opinion |
| Check# <u>3916</u> | ☒ Tax Certificates |

Planner Notes:

** Title opinion to be sent prior to P-2 mtg, per applicant*

Signature: *[Signature]*

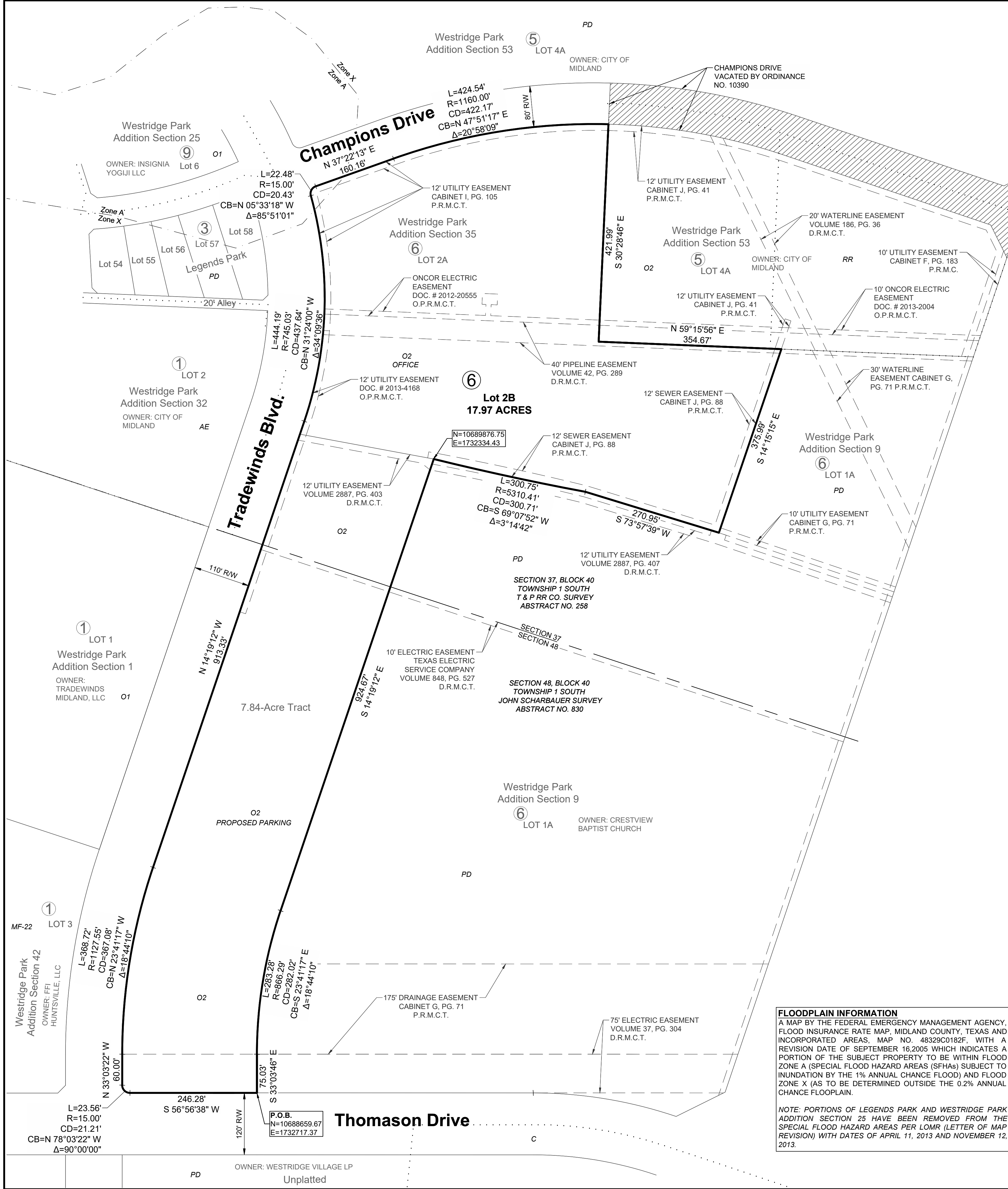
Date:

RECEIVED

SEP 26 2025

Initial: *[Signature]*

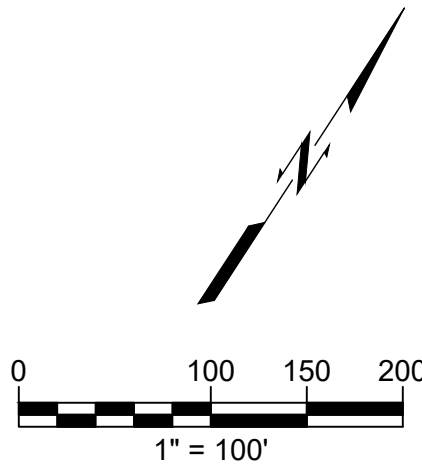
\\civilserver\projects\2440385 EOG Resources\Drawings\PRODUCT\ION\Plat\2440385 Final Plat.dwg PLOT: 9/19/25 ORG SIZE: 24"x36"



FLOODPLAIN INFORMATION
A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48329C0182F, WITH A REVISION DATE OF SEPTEMBER 16, 2005 WHICH INDICATES A PORTION OF THE SUBJECT PROPERTY TO BE WITHIN FLOOD ZONE A (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND FLOOD ZONE X (AS TO BE DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

NOTE: PORTIONS OF LEGENDS PARK AND WESTRIDGE PARK ADDITION SECTION 25 HAVE BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREAS PER LOMR (LETTER OF MAP REVISION) WITH DATES OF APRIL 11, 2013 AND NOVEMBER 12, 2013.

FINAL PLAT
WESTRIDGE PARK ADDITION SECTION 59
PROPOSED PLAT OF WESTRIDGE PARK ADDITION, SECTION 59, BEING A REPLAT OF LOT 2A, BLOCK 6, WESTRIDGE PARK ADDITION SECTION 35, AND A 7.84-ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 6, WESTRIDGE PARK ADDITION, SECTION 6, CITY AND COUNTY OF MIDLAND TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF MIDLAND:

WHEREAS, EOG RESOURCES, INC. IS THE RECORD OWNER OF LOT 2A, BLOCK 6, WESTRIDGE PARK ADDITION SECTION 35, SITUATED IN SECTION 37, BLOCK 40, T-1-S, T.&P. RR. CO. SURVEY, AND A 7.84-ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 6, WESTRIDGE PARK ADDITION, SECTION 6, SITUATED IN SECTIONS 37 & 48, BLOCK 40, T-1-S, T.&P. RR. CO. SURVEY COUNTY OF MIDLAND TEXAS AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW BY THESE PRESENTS:
THAT WE, EOG RESOURCES, INC., DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WESTRIDGE PARK ADDITION SECTION 59 TO THE CITY OF MIDLAND, TEXAS, AND WE DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 2025.

KYLE WALKER
VICE PRESIDENT & GENERAL MANAGER
MIDLAND ADMINISTRATION

ACKNOWLEDGMENT

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2025,
BY _____ ON BEHALF OF EOG RESOURCES, INC.

SEAL
NOTARY PUBLIC SIGNATURE

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

ONCOR ELECTRIC DELIVERY SERVICE	PRINT NAME
AT&T TEXAS	PRINT NAME
ATMOS ENERGY	PRINT NAME
ASTOUND BROADBAND	PRINT NAME
OPTIMUM	PRINT NAME

CERTIFICATE OF APPROVAL
FOR APPROVAL BY THE COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WESTRIDGE PARK ADDITION, SECTION 59, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THE ____ DAY OF _____, 2025.

CHAIRMAN - ABRAHAM BEJIL
SECRETARY- LANDON OCHOA

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS
THAT I, RONALD WESLEY BENNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.



RONALD WESLEY BENNETT, RPLS #6009
WALLACE DESIGN COLLECTIVE, PC
123 NORTH MARTIN LUTHER KING JR BLVD.
TULSA, OKLAHOMA, 74103
PHONE: (918) 584-5858
FIRM NO. 10194812

STATE PLANE COORDINATE NOTE

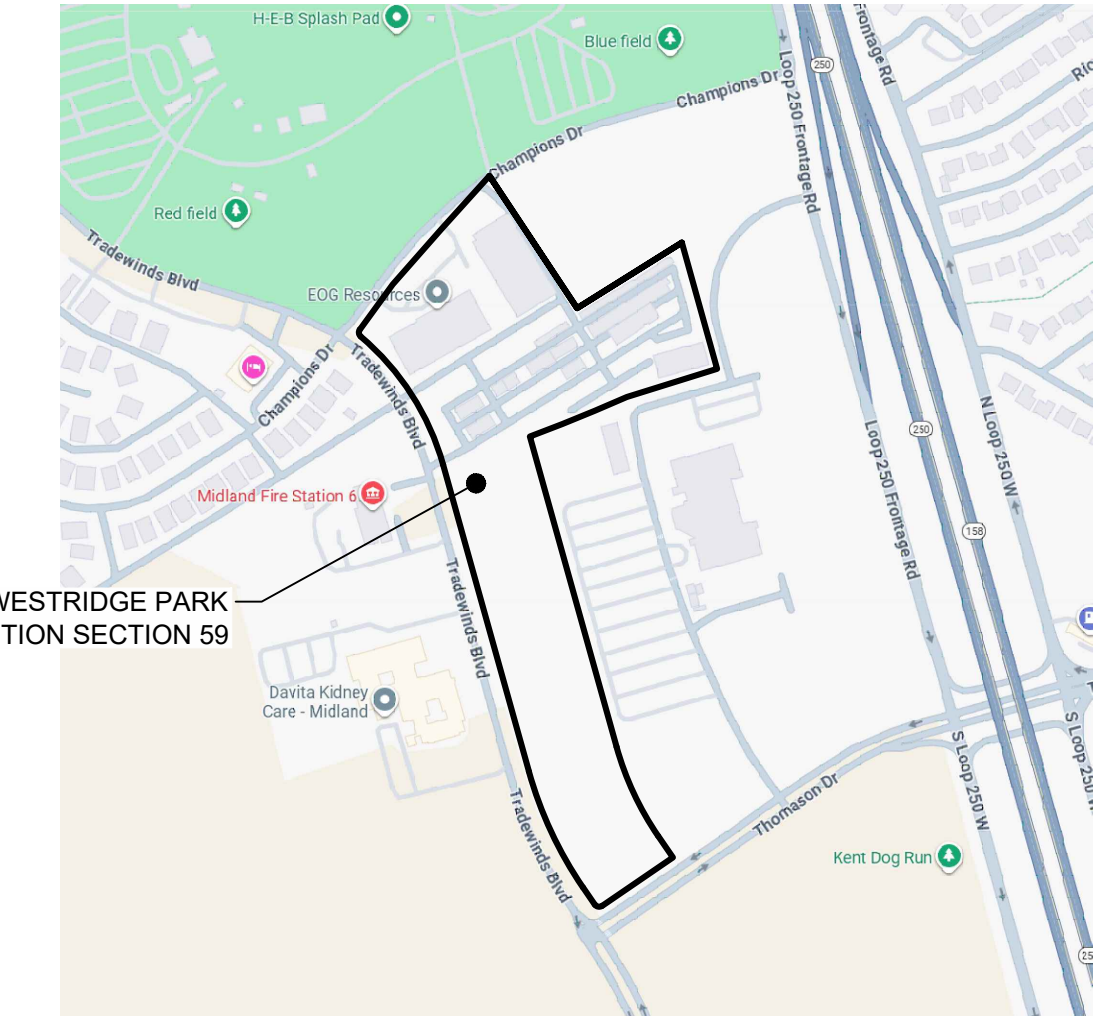
BEARINGS, DISTANCES, AND COORDINATES ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE 1983 NAD), WITH A COMBINED GRID FACTOR OF 0.99988995 FOR A MEAN PROJECT DATUM. THE THETA ANGLE IS EQUAL TO -0°54'48.39" AT USC&GS STATION "MIDLAND" WITH THE PUBLISHED VALUES OF Y=10,690,154.70 AND X=1,746,696.78 IN U.S. SURVEY FEET

LEGEND

- PLAT LIMITS
- EXISTING PLATTED LOTS
- EXISTING EASEMENTS

NOTES:

- A BLANKET EASEMENT OF INGRESS AND EGRESS IS HEREBY GRANTED FOR WESTRIDGE SECTION 59 TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS SAVE AND EXCEPT THOSE AREAS OCCUPIED BY A BUILDING OR STRUCTURE. SAID EASEMENT IS CONDITIONED SUCH THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT UNTIL EXACT LOCATION OF SAID CONTAINERS AND THE EASEMENTS IN CONNECTION THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.



LOCATION MAP
NOT TO SCALE

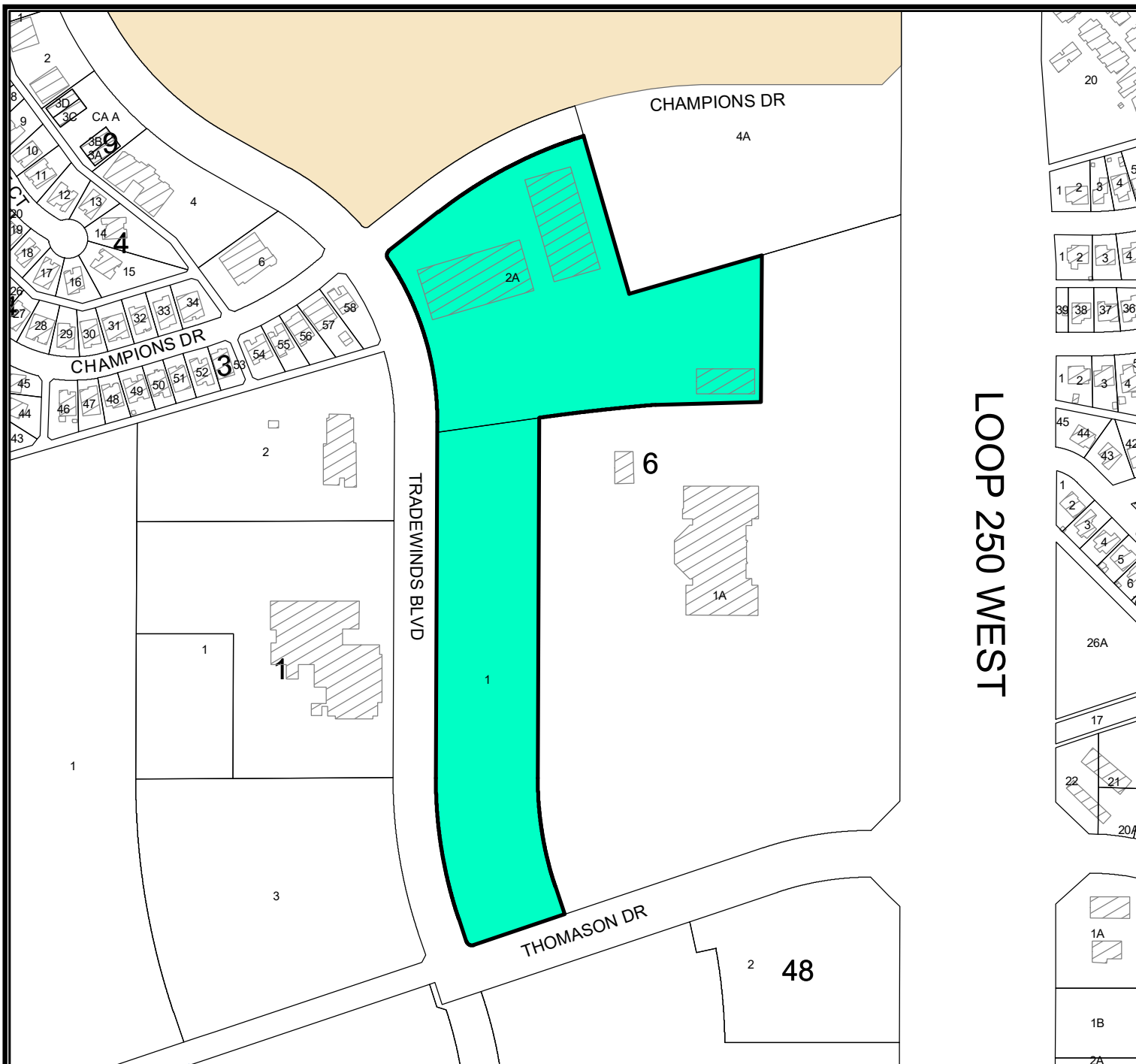
OWNER OF LOT 2A, BLOCK 6 & A 7.84-ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 6, WESTRIDGE PARK ADDITION, SECTION 6:
EOG RESOURCES, INC.
5509 CHAMPIONS DRIVE
MIDLAND, TEXAS 79706
PHONE: (432) 699-0190

ENGINEER:
WALLACE DESIGN COLLECTIVE, PC
123 NORTH MARTIN LUTHER KING JR BLVD.
TULSA, OKLAHOMA, 74103
PHONE: (918) 584-5858

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____



Location Map

SUB-25-0887

Scale: 1" = 2,400'

Proposed plat of Westridge Park Addition, Section 59, being a replat of Lot 2A, Block 6, Westridge Park Addition, Section 35, and a 7.84-acre tract of land out of Lot 1, Block 6, Westridge Park Addition, Section 6, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of Champions Drive and Tradewinds Boulevard. (Council District 4)

LEGEND

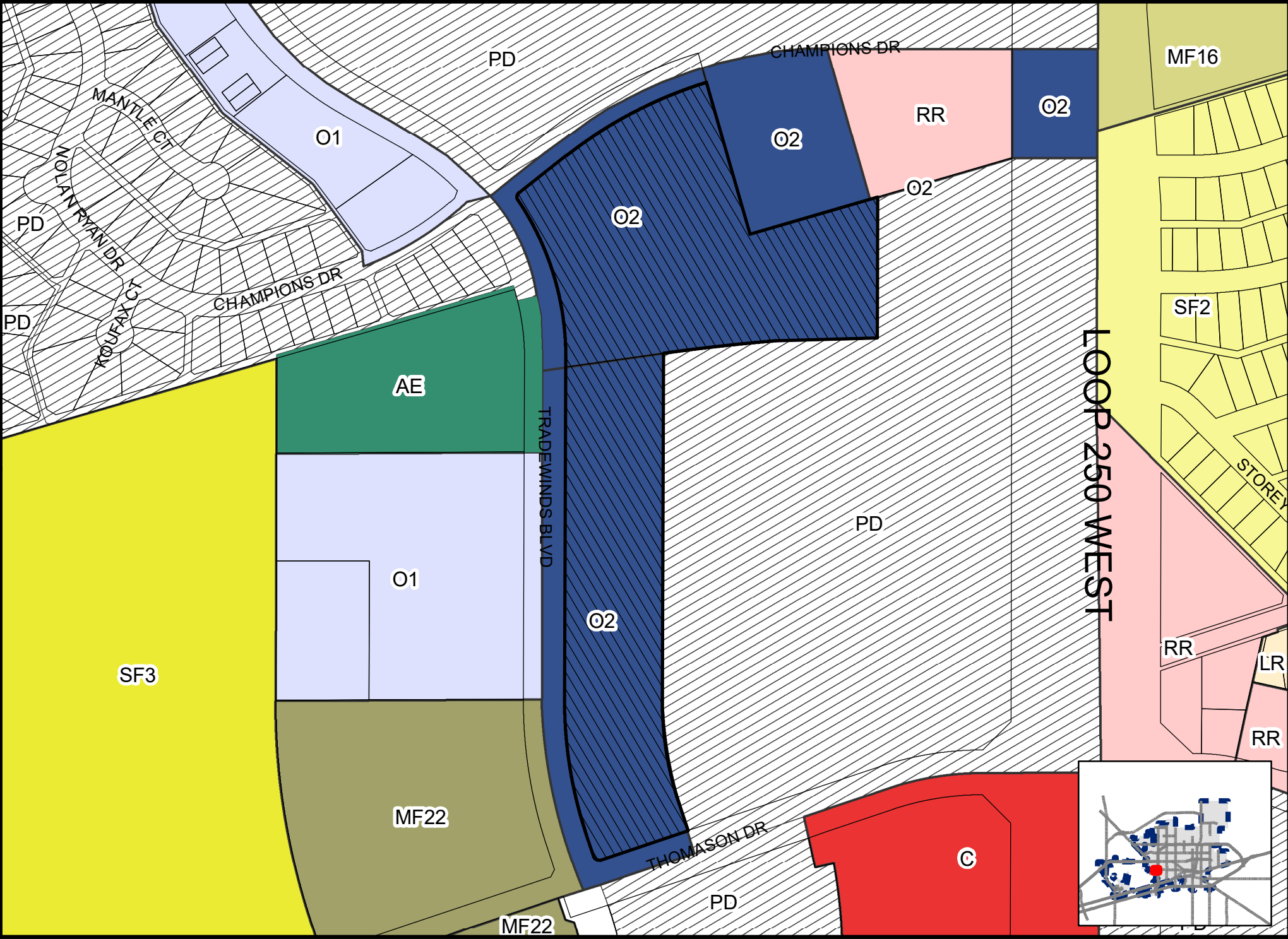
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

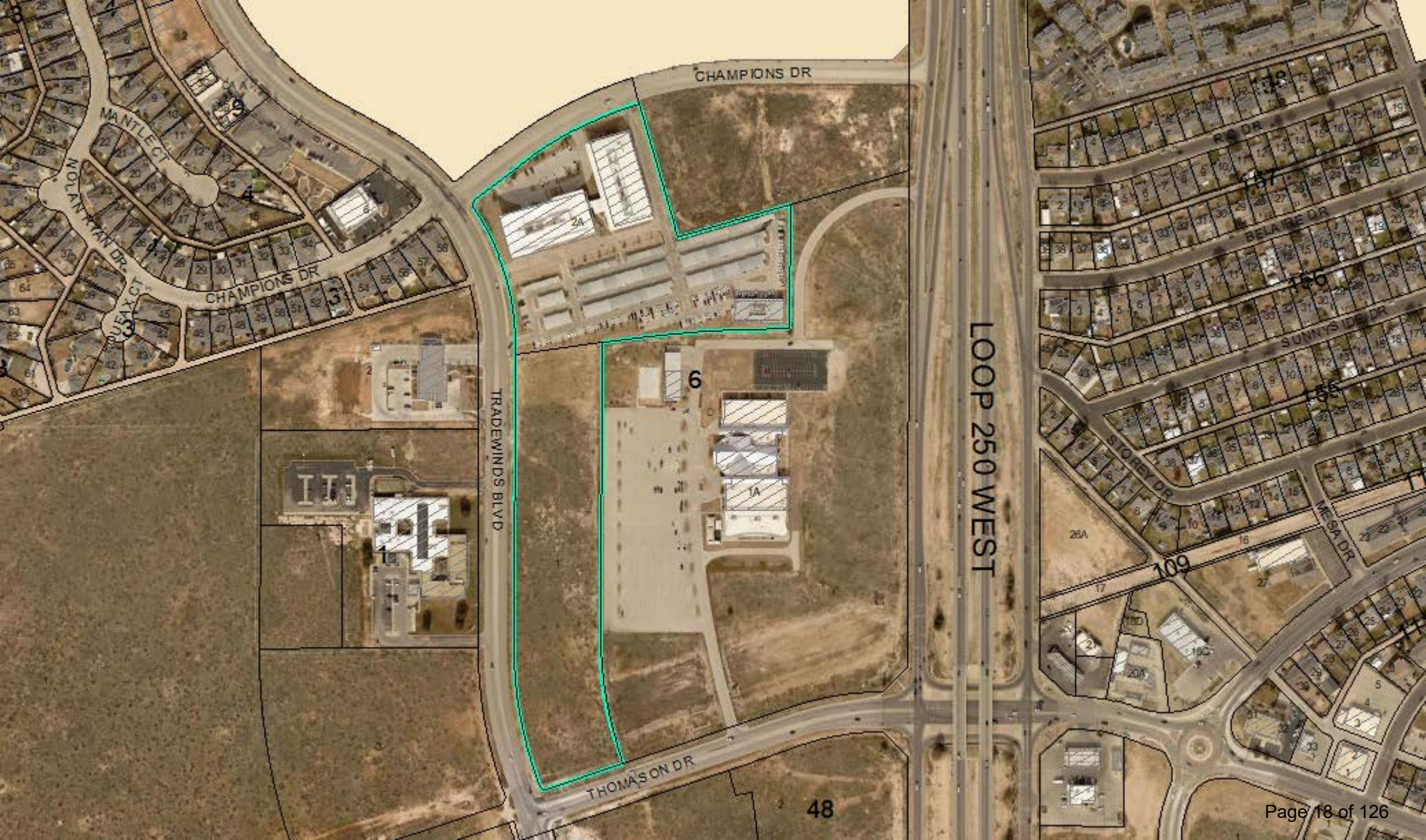


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



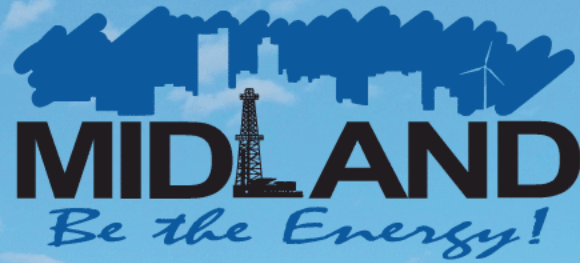


CHAMPIONS DR

LOOP 250 WEST

TRADEWINDS BLVD

THOMASON DR



FINAL PLAT WESTRIDGE PARK ADDITION, SECTION 59

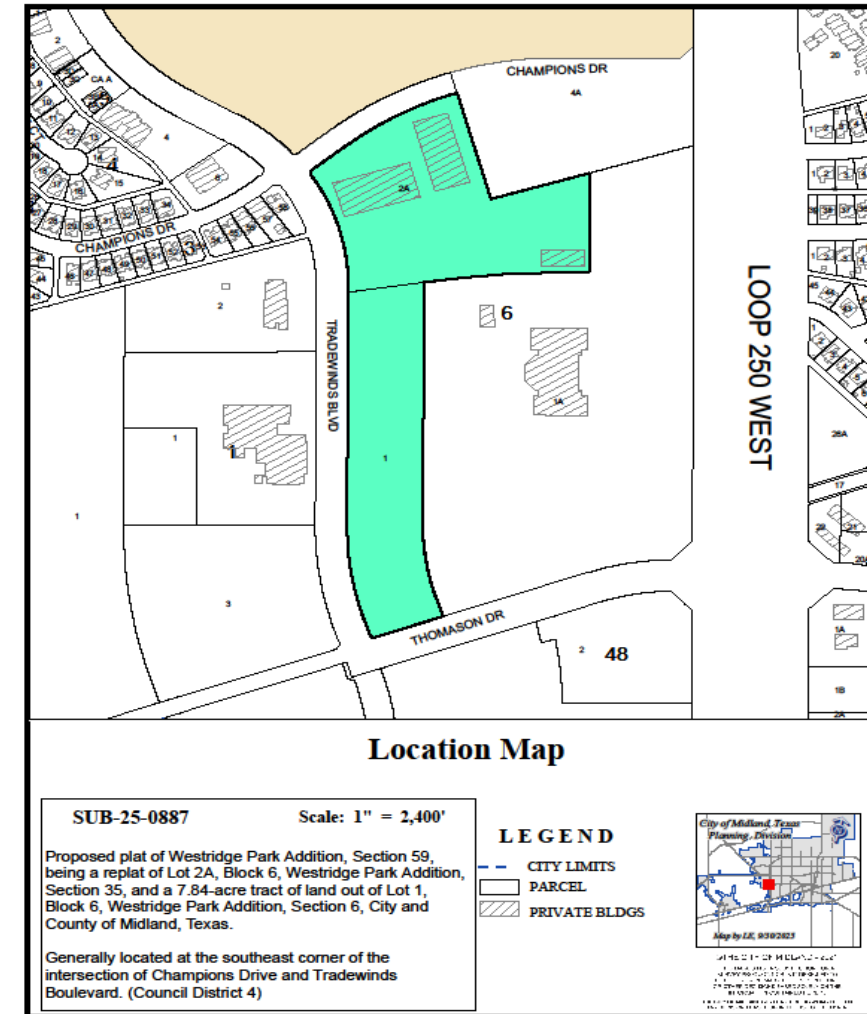


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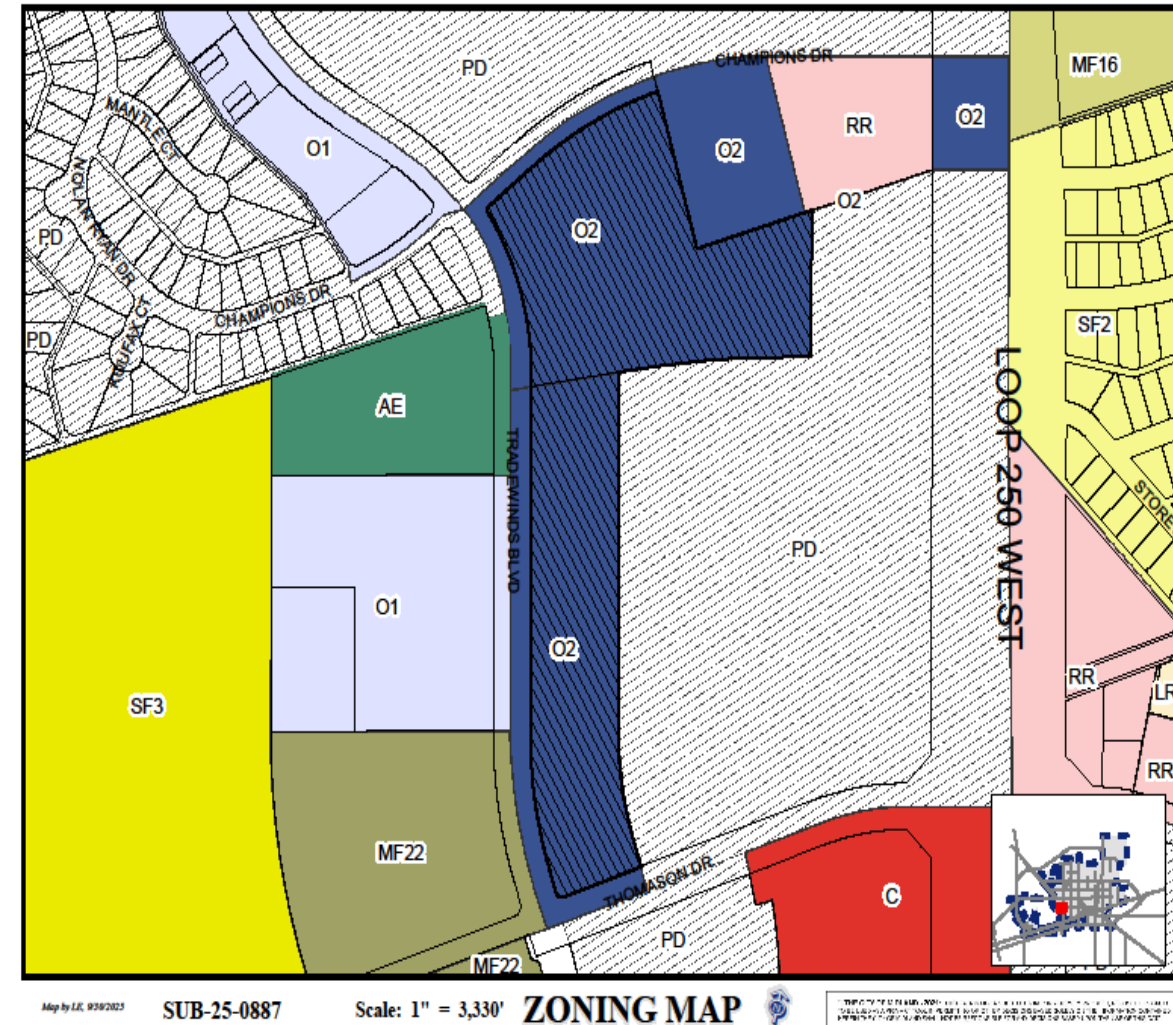
APPLICATION SUMMARY

- **Representative:** Purvi Patel, with Wallace Design Collective, PC
- **Property Owner:** EOG Resources
- **Location:** 5509 Champions Drive (Council District 4)
- **Reason for Request:** To combine lots for future EOG office expansion



ZONING

- **Current Zoning:** O-2, Office District
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for a Recreation Center
 - **South:** PD, Planned Development District
 - **East:** PD, Planned Development District for an Office Center
 - **West:** O-2, Office District



Map by L.E. 9/28/2023

SUB-25-0887

Scale: 1" = 3,330'

ZONING MAP

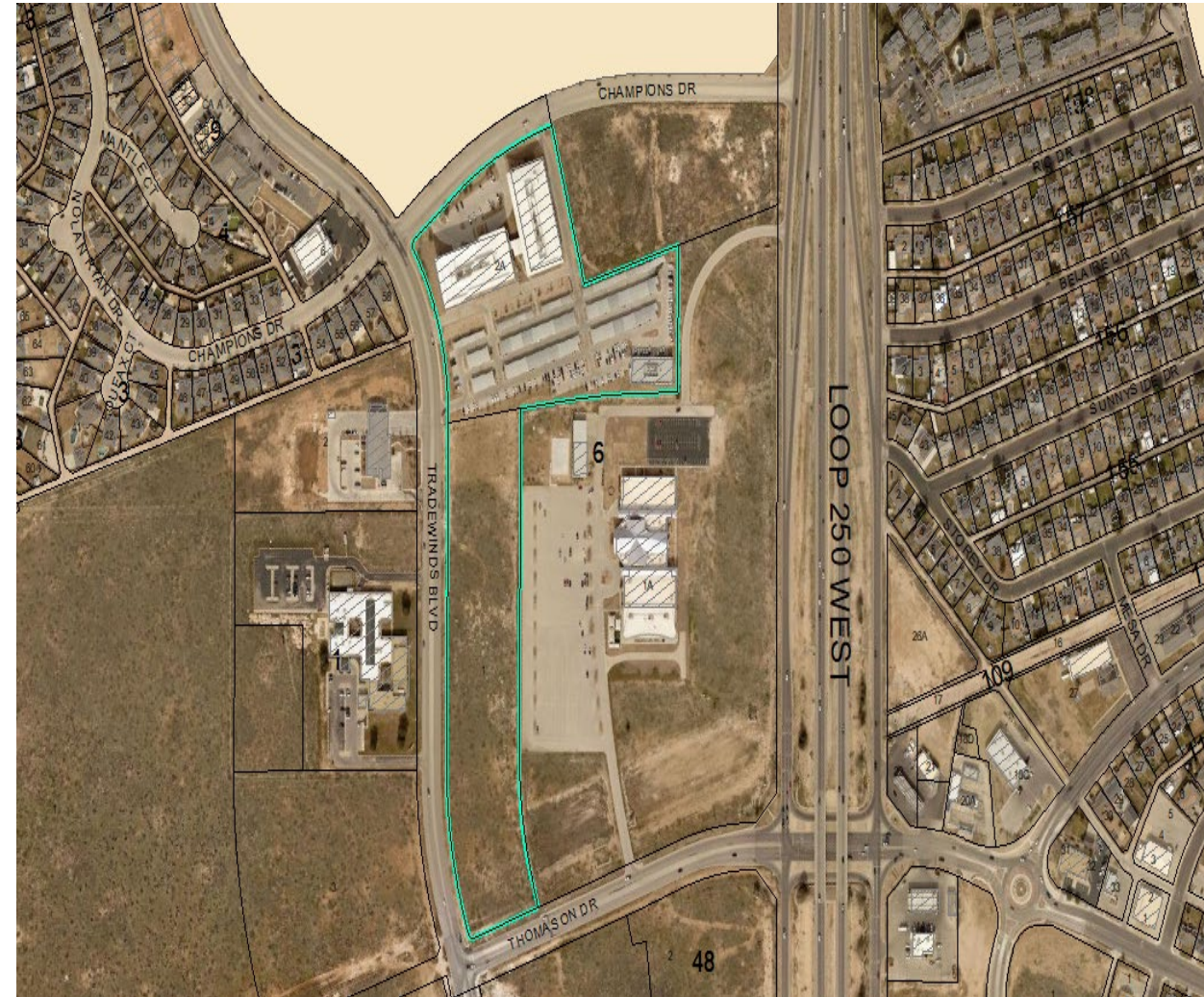


THE CITY OF MIDLAND, TEXAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE CITY OF MIDLAND, TEXAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.



LAND USE

- **Current Use:** Office Building and Vacant Land
- **Surrounding Uses:**
 - **North:** Sports Facility
 - **South:** Vacant Land
 - **East:** Vacant Land and Church
 - **West:** Medical Offices and Fire Station
- **Proposed Use:** An expanded Office Building



COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area
- **Supported Uses:** no policies have been established for this area.



SHORT FORM

This plat qualifies for the “short form procedure” per 11-2-1(I) as it has: (1) adequate access, (2) a satisfactory survey, (3) satisfactory drainage improvements, (4) adequate utilities, and (5) is consistent with the existing zoning. Therefore, no preliminary plat is required.



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Westridge Park, Section 59.



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.





Planning and Zoning Commission Meeting

Item Number: 4.
Meeting Date: November 3, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Hold a public hearing and consider a request by PJP Group, LLC, on behalf of SHMK Development, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, to LR, Local Retail District on a 1.992-acre tract of land out of Tracts 2 and 3, Midkiff Heights, City and County of Midland, Texas. (Generally located east of the intersection of Austin Street and Princeton Avenue.)

Purpose:

PJP Group, LLC, on behalf of SHMK Development, LLC, is requesting a Zone Change from MF-16, Multiple-Family Dwelling District to LR, Local Retail District for future retail development on a property located at 1110 Austin Street.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MF-16, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north and east are zoned RR, Regional Retail District and consist of retail stores and shops. The properties to the west are zoned SF-1, Single-Family Dwelling District, and consist of single-family housing. The property to the south is zoned PD, Planned Development District for an Office Center and is currently a vacant lot.

Analysis:

The subject property is located at 1110 Austin Street. The property is currently zoned MF-16, Multiple-Family Dwelling District. PJP Group, LLC, on behalf of SHMK Development, LLC, is

seeking a zone change to LR, Local Retail District in order to development retail stores and shops. The current zoning, MF-16, Multiple-Family Dwelling District, does not allow for the use of retail stores and shops [Midland City Code 4.03].

Approving this zone change request would establish a zoning that offers a variety of low intense uses that are compatible with the surrounding single-family housing. The applicant does not know the exact type of businesses that will be included on this lot, so having the versatility of LR, Local Retail District zoning provides them with numerous options. The applicant plans to development a shopping center with five tenants. Per the Nonresidential Zoning District Dimensional Regulations Chart, this lot meets the requirements for the LR, Local Retail District zoning. [Midland City Code Section 5.05]

The Tall City Tomorrow Comprehensive Plan, Chapter 3; designates this area as a Special Study Area. This designation has no policies established.

This proposed zone change has been circulated to the respective City departments for internal review, and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

No objections to zone change. [For Applicant's Information Only.] Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For Applicant's Information Only.]

Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.] No objection to zone change. [For the Applicant's information only.]

Planning: (Approved)

Staff recommends approval of this Zone Change from MF-16, Multiple-Family Dwelling District to LR, Local Retail District.

Letters of Objection:

Staff has received three letters of objection as of October 31, 2025.

Attachments:

- A. Z-25-0441, Combined Documents
- B. P&Z - - 1110 Austin Street Zone Change

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 10/27/2025
Final Approval - 10/27/2025



**Zone Change/Planned District
Amendment/Site Plan Approval**

Project Number: _____

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2)

Printed Name: Shafik Tejani, SHMK Development, LLC

Phone (432) 967-2763

Email
shafik.tejani@mtp-hosp.com

Address
4108 N Big Spring

City
Midland

State
TX

Zip
79705

Property Owner

Printed Name: SHMK Development, LLC

Phone (432) 967-2763

Email
shafik.tejani@mtp-hosp.com

Address
4108 N Big Spring

City
Midland

State
TX

Zip
79705

Representative (if different from Applicant or Property Owner)

Firm: PJP Group, LLC

Printed Name: Jignesh Patel

Phone (210) 316-0659

Email
jignesh.patel083@gmail.com

Address
2525 Durango Drive

City
Carrollton

State
TX

Zip
75010

Street Address: 1110 Austin Street, Midland, TX 79703

Legal Description

Lot: 4 Block: 1 Subdivision: Midkiff Heights, Section 3

Current Zoning:

MF16

Proposed Zone: LR - Local Retail District

(List by tracts if more than one district is requested)

Reason for Zone Change Request: The reason for the zoning change request is to align the subject property's classification with the surrounding area, which is currently zoned RR (Regional Retail District) and PD (Planned Development District).

Present Use of Property: Vacant

Proposed Use of Property: Future retail development

How would this zone change affect the public health, safety and welfare? This zoning change would positively

impact public health, safety, and welfare by encouraging the development of high-quality, low-intensity retail projects. It supports the revitalization of underperforming

and declining areas within the Central City by maximizing the use of infill sites.

Describe how conditions affecting the property have changed since present zoning designation: N/A

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): <u>Shafik Tejani</u>	Date: <u>10/16/2025</u>
Applicant (printed): <u>Shafik Tejani</u>	
Property Owner (signature): <u>SHMK Development LLC</u>	Date: <u>10/16/2025</u>
Property Owner (printed): <u>SHMK Development LLC</u>	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

**STATE OF TEXAS
COUNTY OF MIDLAND**

Before me, the undersigned authority, on this day personally appear _____ who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature)

Subscribed and sworn to before me, this _____ day of _____, 20____, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

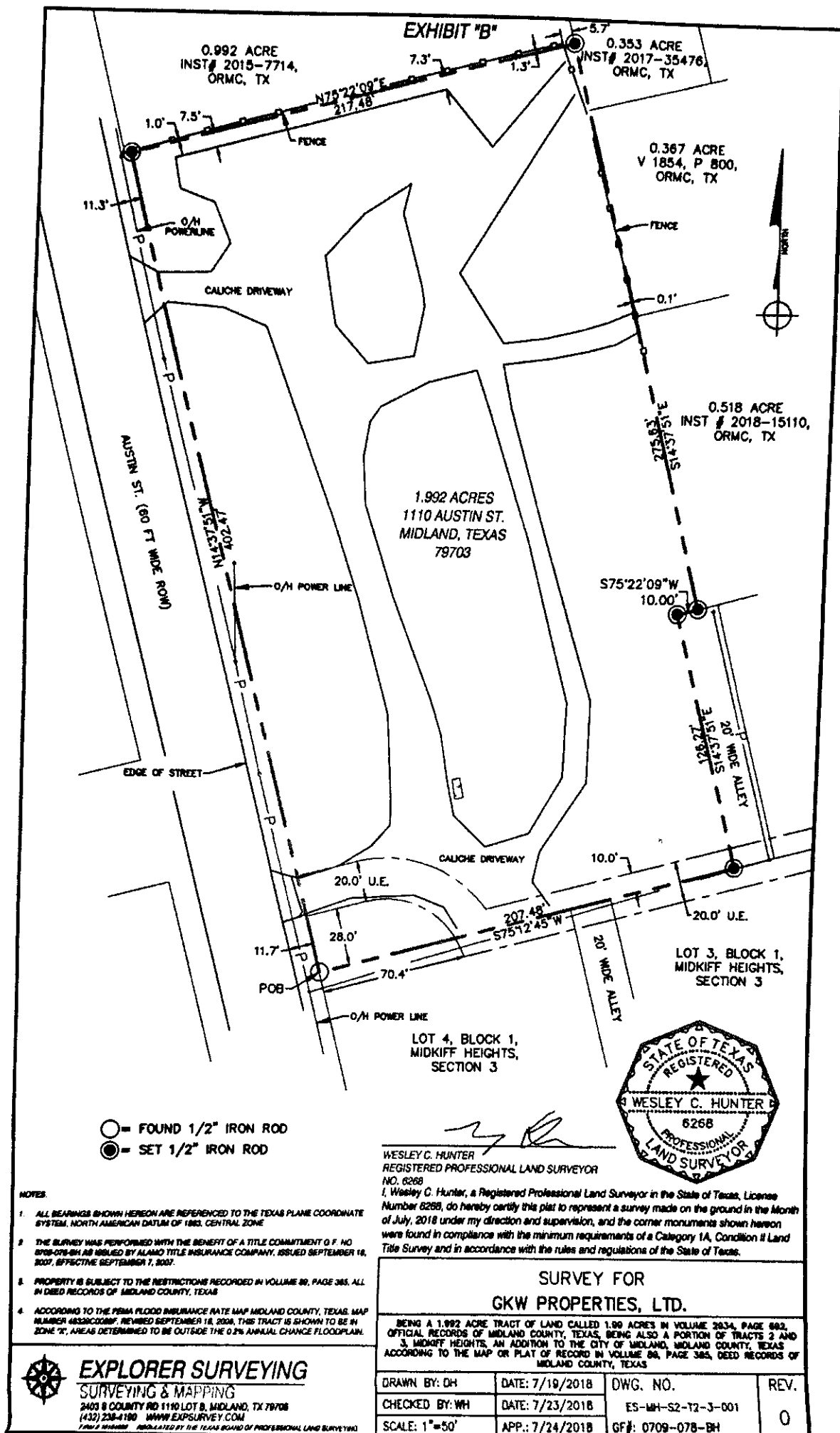
FOR OFFICE USE ONLY

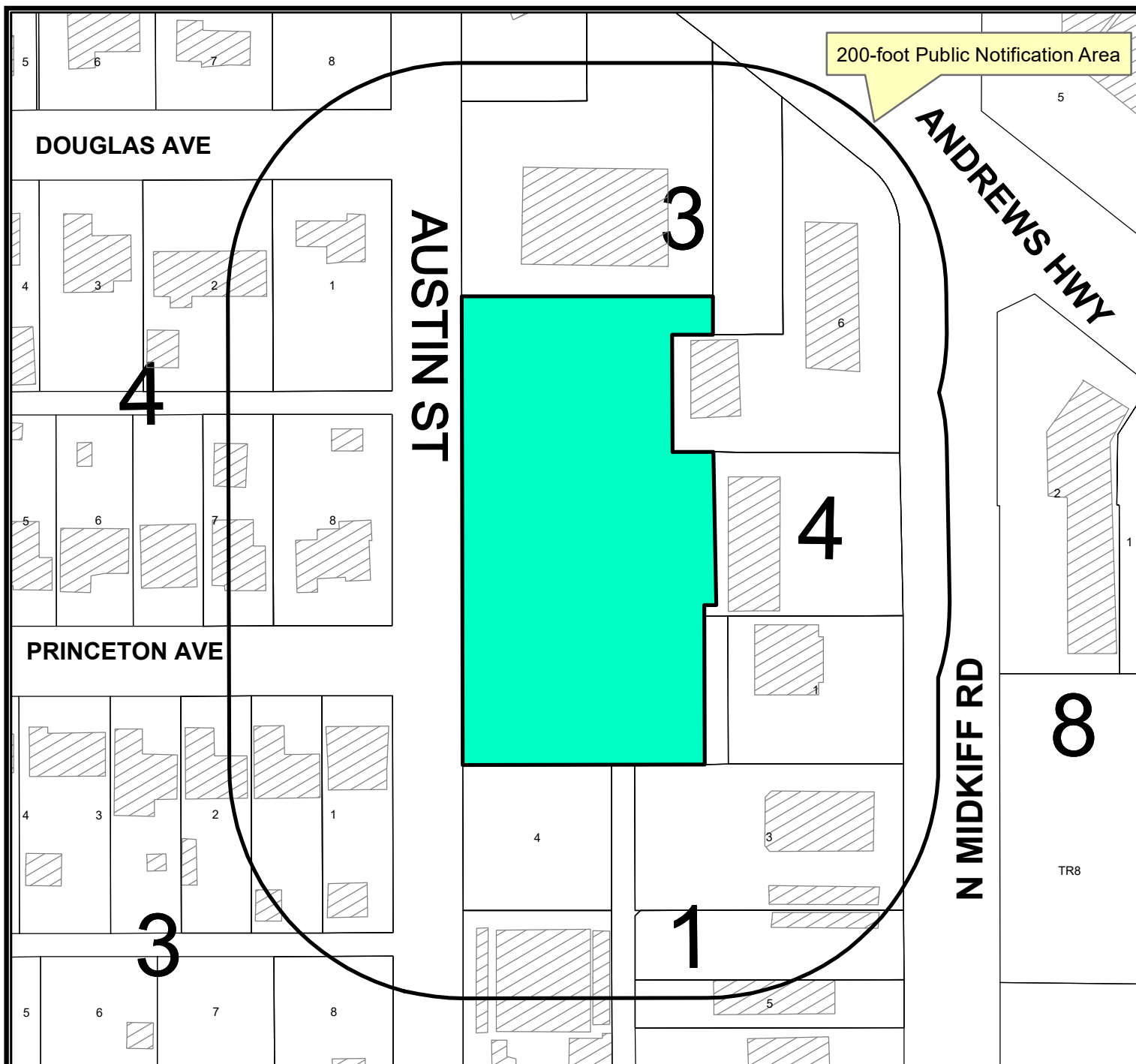
- | | |
|---|---|
| ☐ Property Owner Authorization | ☐ Dimensioned Site Plan |
| ☐ Application Fee | ☐ Plans in Digital Format (PDF/JPEG) |

Check # _____

Received By: _____

Date: _____





Location Map

Z-25-0441

Scale: 1" = 123'

Consider a request by PJP Group, LLC, on behalf of SHMK Development, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, to LR, Local Retail District on a 1.992-acre tract of land out of Tracts 2 and 3, Midkiff Heights, City and County of Midland, Texas.

Generally located east of the intersection of Austin Street and Princeton Avenue.
(Council District 3)

LEGEND

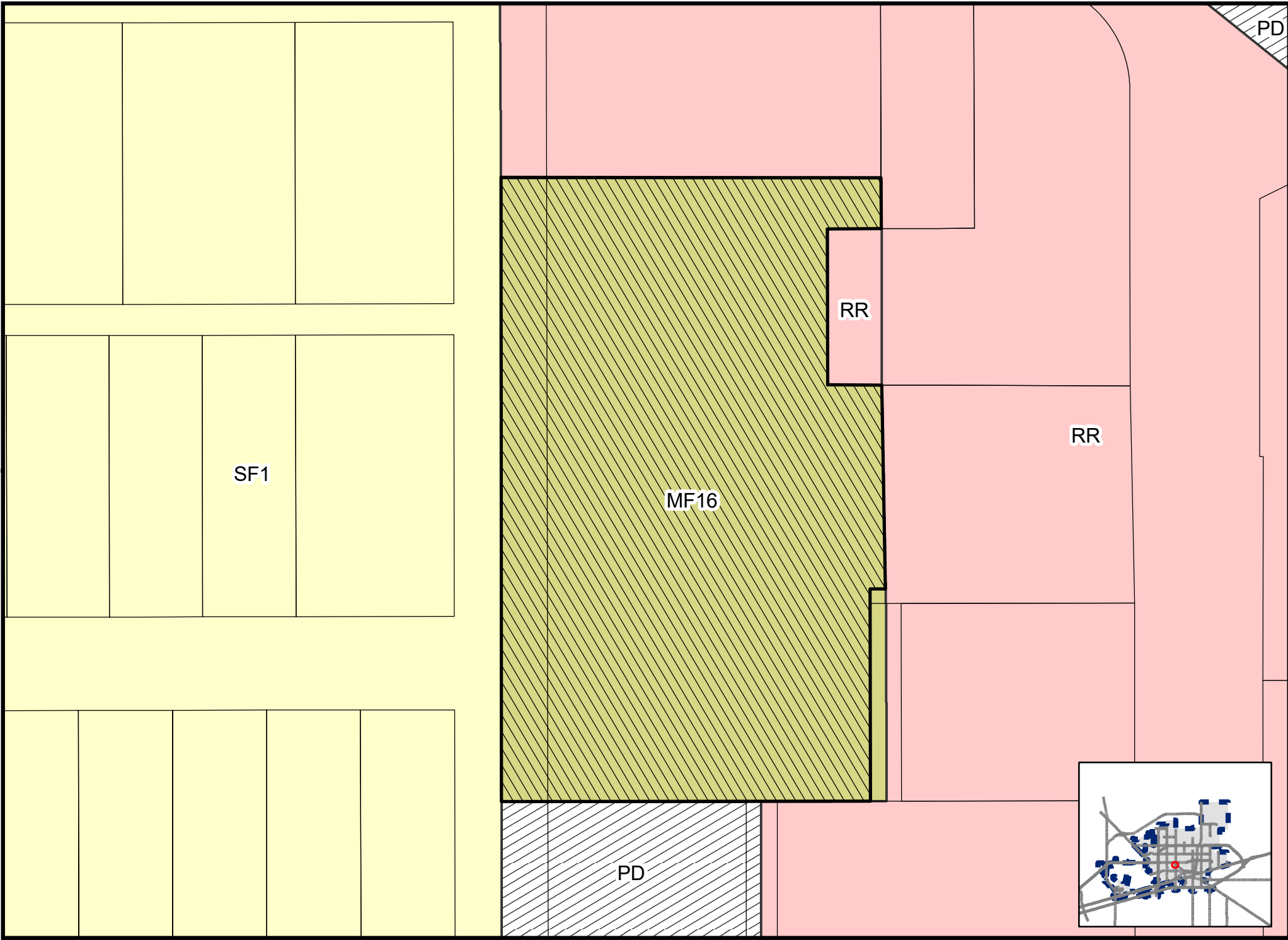
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

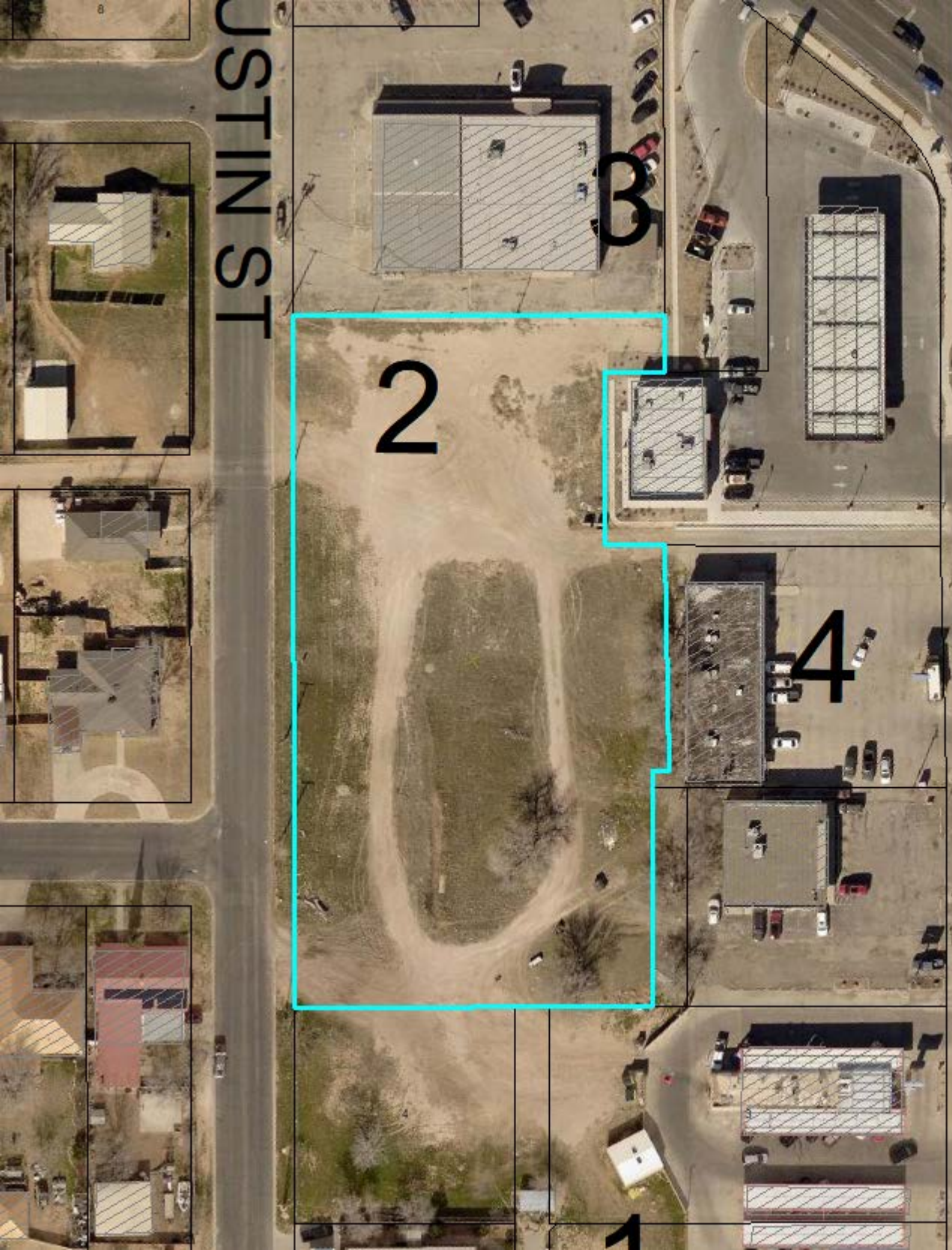


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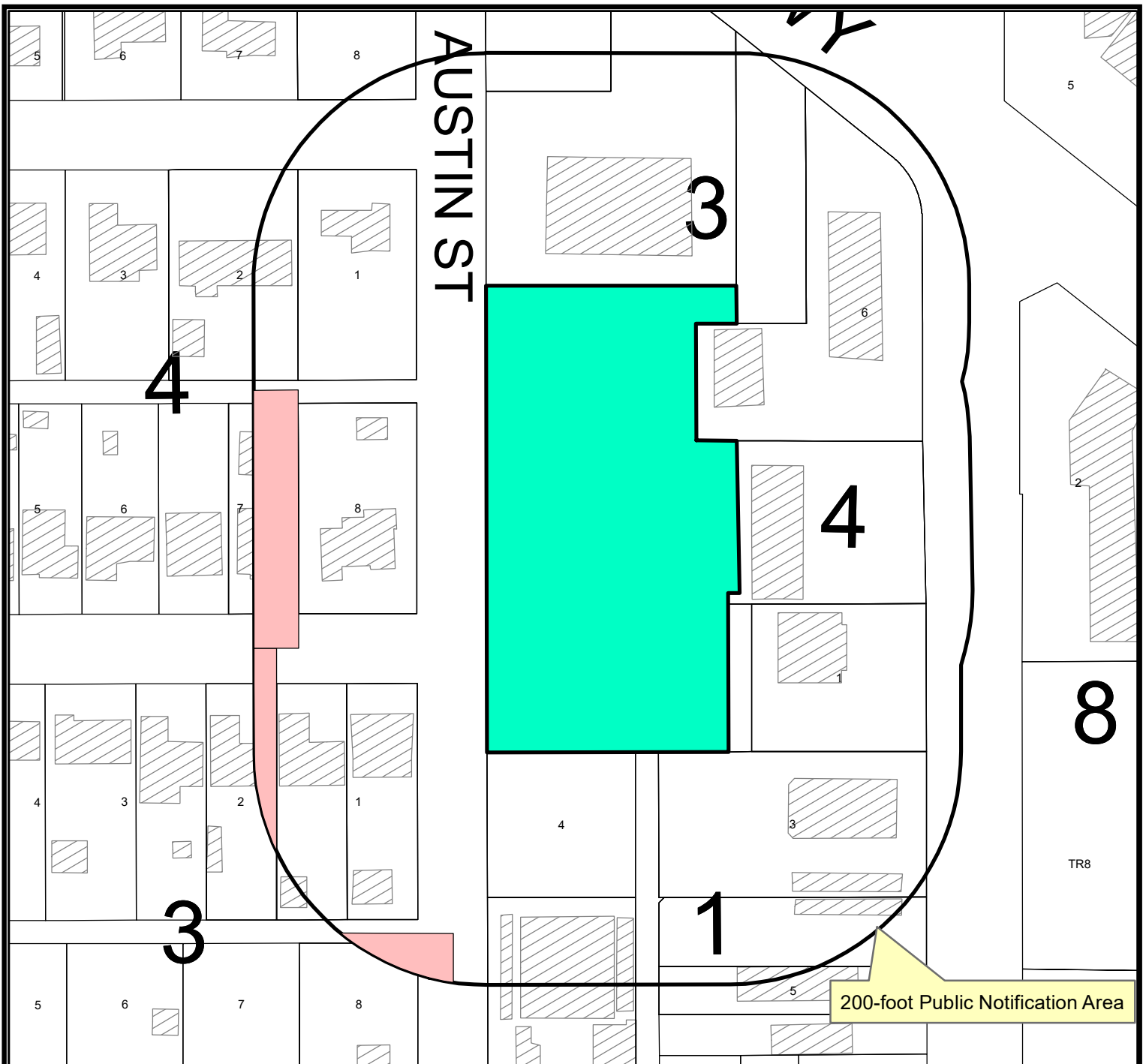
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3.00% Objection

Z-25-0441

Scale: 1" = 124'

Consider a request by PJP Group, LLC, on behalf of SHMK Development, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, to RR, Regional Retail District on a 1.992-acre tract of land out of Tracts 2 and 3, Midkiff Heights, City and County of Midland, Texas.

Generally located east of the intersection of Austin Street and Princeton Avenue. (Council District 3)

LEGEND

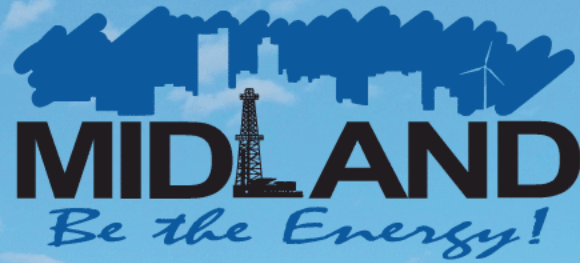
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ZONE CHANGE 1110 AUSTIN STREET

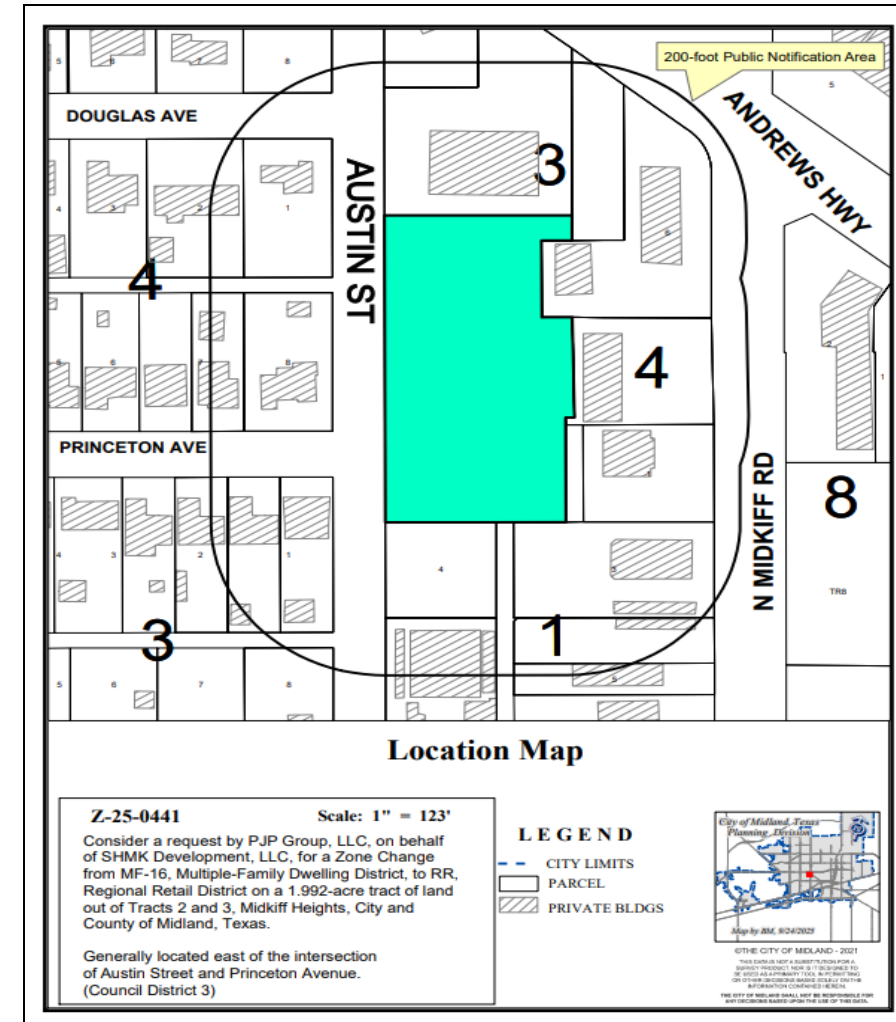


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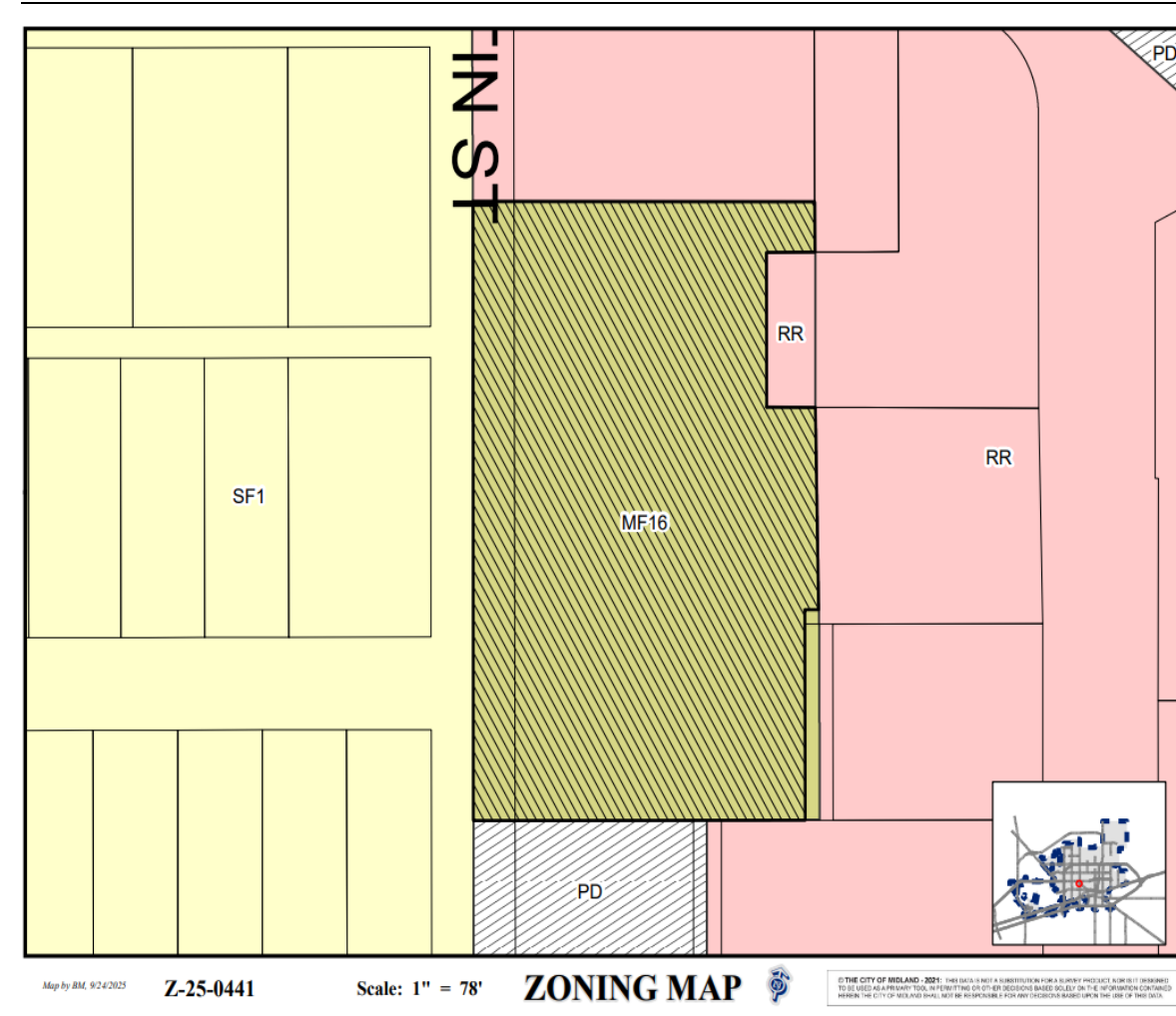
APPLICATION SUMMARY

- **Applicant/Property Owner:** SHMK Development, LLC
- **Representative:** PJP Group, LLC
- **Location:** 1110 Austin Street (Council District 3)
- **Reason for Request:** For future retail development



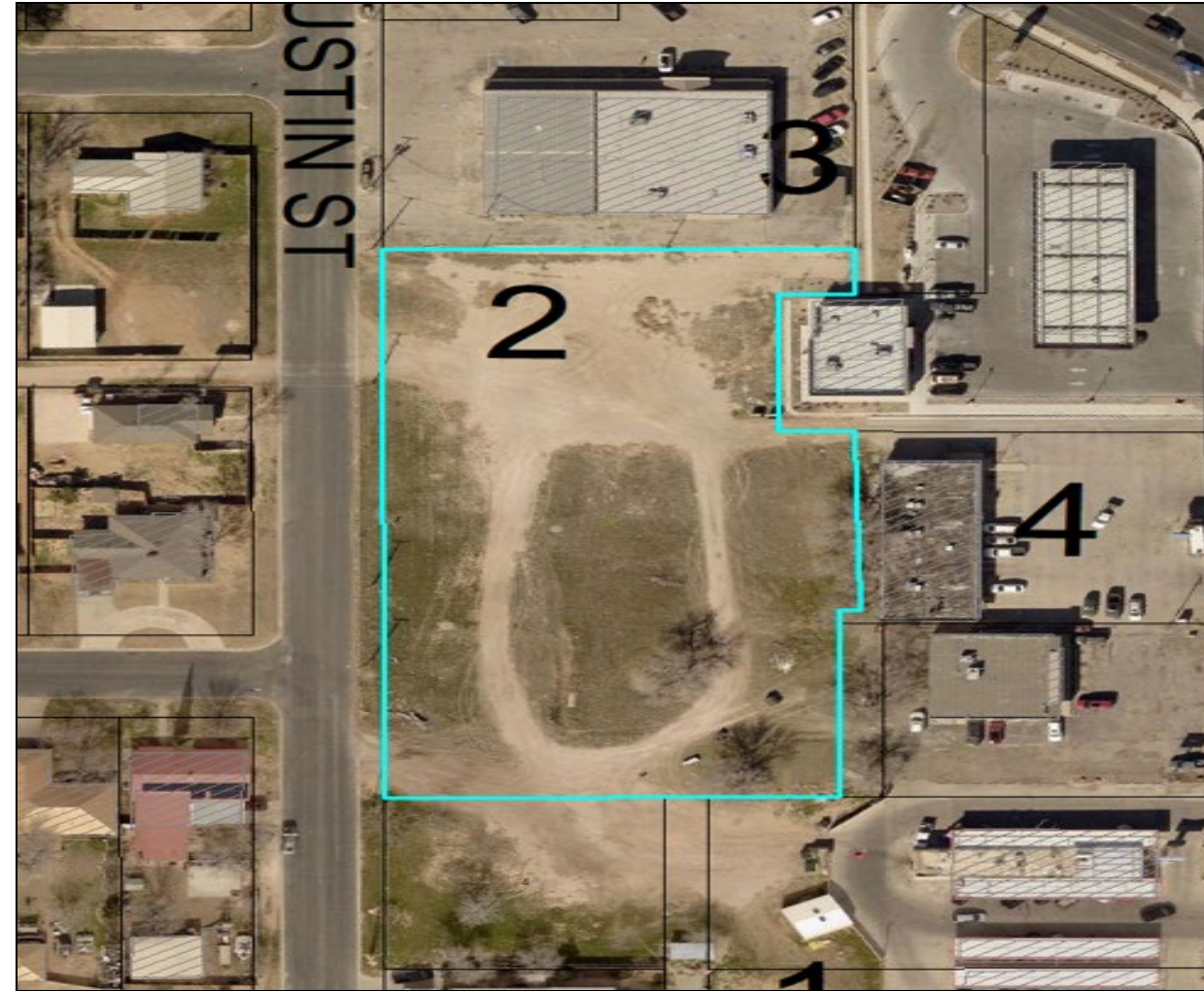
ZONING

- **Current Zoning:** MF-16, Multiple-Family Dwelling District
- **Surrounding Zoning:**
 - **North/East:** RR, Regional Retail District
 - **South:** PD, Planned Development District for an Office Center
 - **West:** SF-1, Single-Family Dwelling District
 - **Proposed Zoning:** LR, Local Retail District



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North/East:** Retail Stores and Shops
 - **South:** Vacant Land
 - **West:** Single-Family Housing
- **Proposed Use:** Retail Stores and Shops



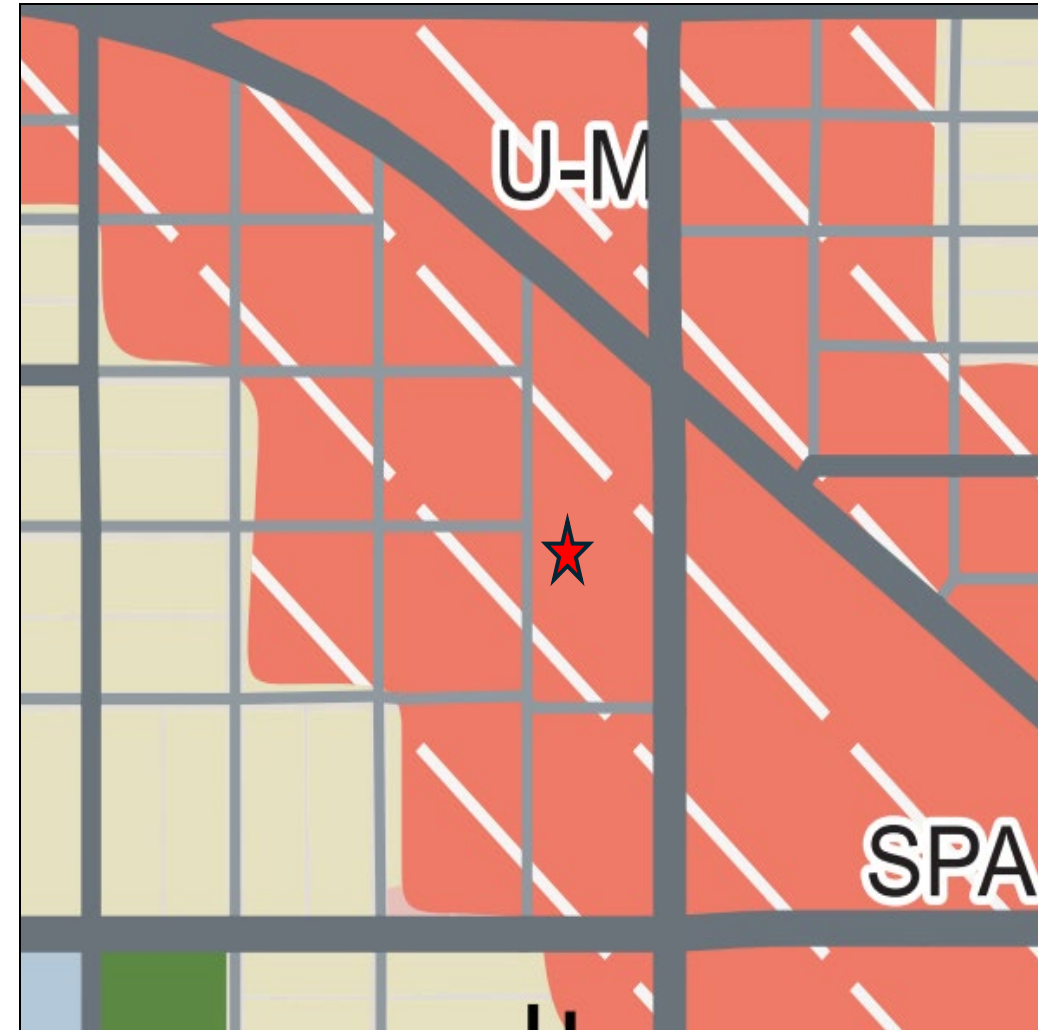


On Austin Street, Looking East



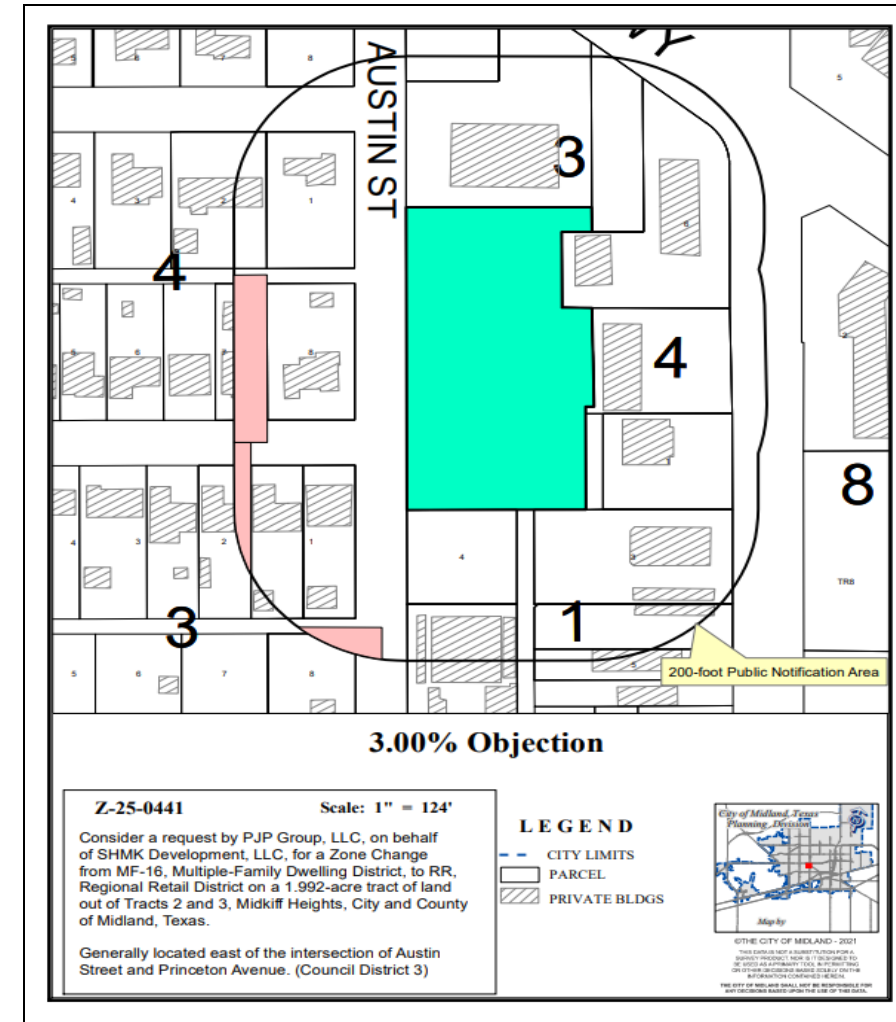
COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area
Supported Uses: This is a special study area and there are no policies established for this location.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



OBJECTIONS

- Three objections has been received resulting in a 3.0% objection percentage. Supermajority vote is not required for approval.
- The objectors voiced concerns about an increased amount of traffic and congestion on Austin Street.



RELATED ITEMS

- The Planning and Zoning Commission recommended approval of this request on October 6, 2025.
- City Council deferred this item on October 14, 2025.
- The property owner is requesting to change the proposed zoning from RR, Regional Retail District to **LR, Local Retail District**.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request.



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.





Planning and Zoning Commission Meeting

Item Number: 5.
Meeting Date: November 3, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Hold a public hearing and consider a request by Maverick Engineering, on behalf of Shenandoah Petroleum Corporation, for a Zone Change from AE, Agricultural Estate District to SF-3, Single-Family Dwelling District on a 71.18-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Occidental Parkway and North Fairgrounds Road.)

Purpose:

Maverick Engineering, on behalf of Shenandoah Petroleum Corporation, is requesting a Zone Change from AE, Agriculture Estate District to SF-3, Single-Family Dwelling District for the development of single-family housing on a 71.18-acre tract of land located on the north side of Occidental Parkway.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

AE, Agricultural Estate District

Surrounding Zoning and Land Use:

The properties to the north and east are zoned AE, Agriculture Estate District and consist of vacant land. The properties to the west are zoned SF-3, Single-Family Dwelling District and consist of vacant land and single-family housing. The properties to the south are zoned PD, Planned Development District for a Housing Development and are single-family homes.

Analysis:

The subject property is located on the north side of Occidental Parkway. The property is currently zoned AE, Agriculture Estate District. Maverick Engineering, on behalf of Shenandoah Petroleum Corporation, is seeking a zone change to SF-3, Single-Family Dwelling District, in order to construct single-family housing. AE, Agriculture Estate zoning allows for single-family housing, however, requires a minimum lot requirement of 2.00-acres. In addition to the zone change request, the property is currently in the platting process. The proposed lots do not meet the regulations of the AE, Agriculture Estate District, but do meet the regulations of the SF-3, Single-Family Dwelling District, which is why a zone change is being requested. This vacant 71.18-acre tract of land is located north of an already developed residential neighborhood, and east of a developing residential neighborhood. Changing this zoning would help the future residential development of this area.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban Residential-Low (UR-L). This designation calls for any single-family zoning district.

This proposed zone change has been circulated to the respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

No objections to zone change. [For Applicant's Information Only.] Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For Applicant's Information Only.]

Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.] No objection to zone change. [For the Applicant's information only.]

Planning: (Approved)

Staff recommends approval of this Zone Change from AE, Agriculture Estate District to SF-3, Single-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of October 31, 2025.

Attachments:

- A. Z-25-0452, Combined Documents
- B. P&Z - - Shenandoah Ridge East Zone Change

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 10/27/2025
Final Approval - 10/27/2025



**Zone Change/Planned District
Amendment/Site Plan Approval**

Project Number: Sub 25-0404
Case Number: 2-25-0452

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: SEE OWNER		Phone () Email	
Address	City	State	Zip

Property Owner Printed Name: SHENANDOAH PETROLEUM CORPORATION		Phone (432) 262-0999 Email amellen@maverick-eng.com	
Address 24 SMITH ROAD, SUITE 601	City MIDLAND	State TEXAS	Zip 79705

Representative (if different from Applicant or Property Owner) Firm: MAVERICK ENGINEERING Printed Name: ANDREW MELLEN		Phone (432) 262-0999 Email amellen@maverick-eng.com	
Address 1909 W WALL STREET SUITE K	City MIDLAND	State TEXAS	Zip 79701

Street Address: SEE ATTACHED
Legal Description Lot: Block: Subdivision:

Current Zoning: AE	Proposed Zone: SF3 (List by tracts if more than one district is requested)
------------------------------	--

Reason for Zone Change Request: TO DEVELOP HOMES

Present Use of Property: VACANT

Proposed Use of Property: SUBDIVISION

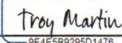
How would this zone change affect the public health, safety and welfare? CREATE MORE SINGLE FAMILY HOUSING

Describe how conditions affecting the property have changed since present zoning designation: MORE DEVELOPMENT IN THE SURROUNDING AREAS

Submittal and Fees

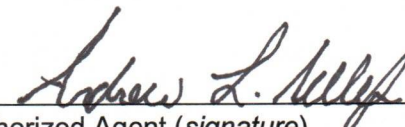
Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): DocuSigned by:  9E4E58925D1478	Date: 10/6/2025
Property Owner (printed) : Troy Martin	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</i> <i>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</i>	

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is the owner of Sherando Petroleum Corporation or authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.



Authorized Agent (signature)

Subscribed and sworn to before me, this 6 day of October, 2025, to certify which witness my hand and seal of office.



SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☒ Application Fee Check # <u>5573</u>	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG)
Received By: 	Date: OCT 06 2025 Initial: _____

****Application will not be considered for scheduling until reviewed by a planner.****

APPROVAL DATE: XXX	SURVEYOR: GWS	SCALE: 1" = 150'
REV 1: XXX	DRAWN BY: JARII	JOB NO.: 250076
REV 2: XXX	APPROVED: XXX	FIELD WORK DATE: 8.21.19

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM FIELD NOTES OR ELECTRONIC DATA OF AN ACTUAL ON-THE-GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

Gregory W. Shoultz
GREGORY W. SHOULTZ, RPLS #5356
FIRM NO. TX #10194514

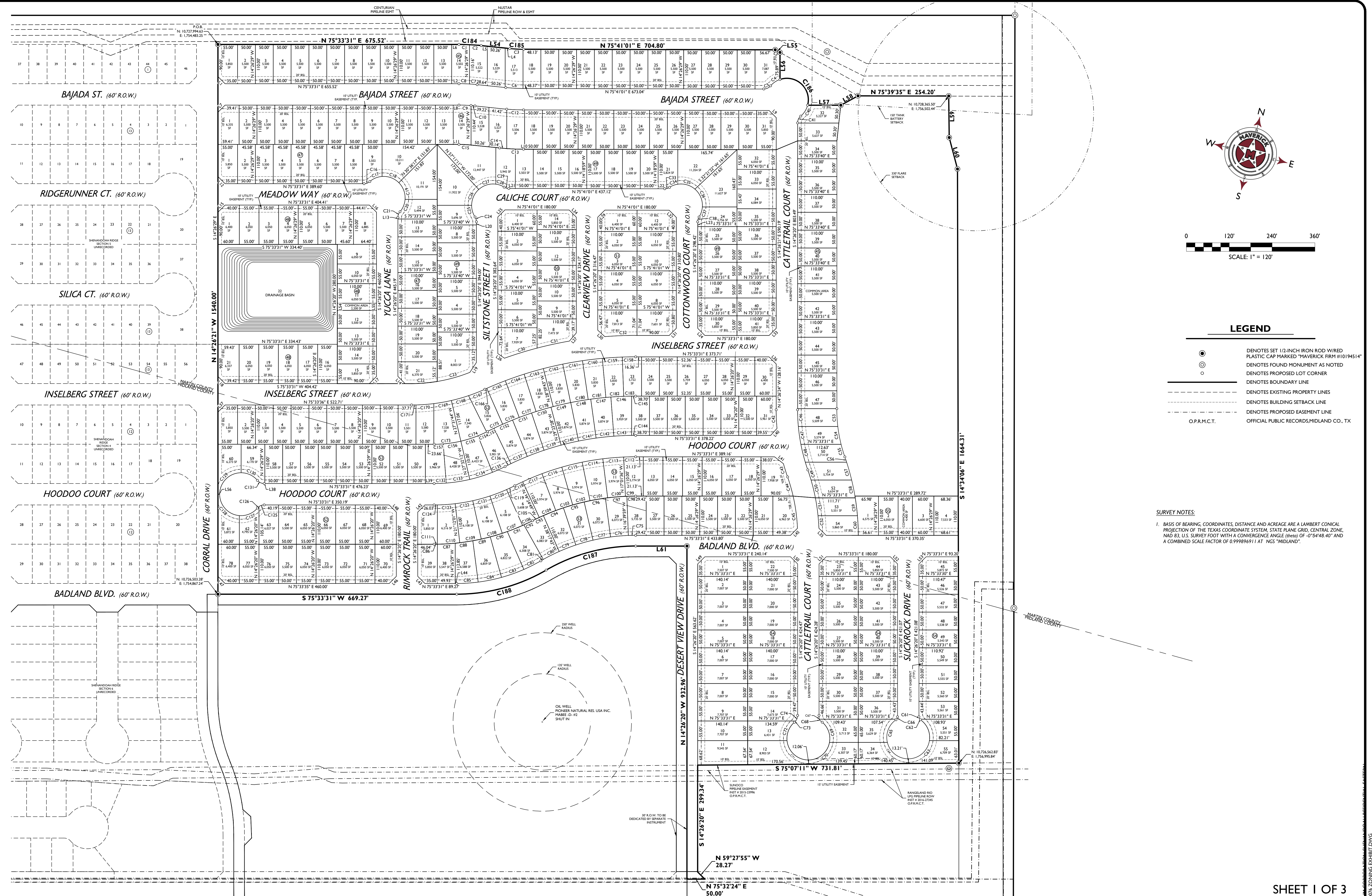


MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES
ENGINEERING FIRM #: F-15089 | SURVEY FIRM #: 10194514
1909 West Wall Street, Suite "K" - Midland, Texas 79701
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

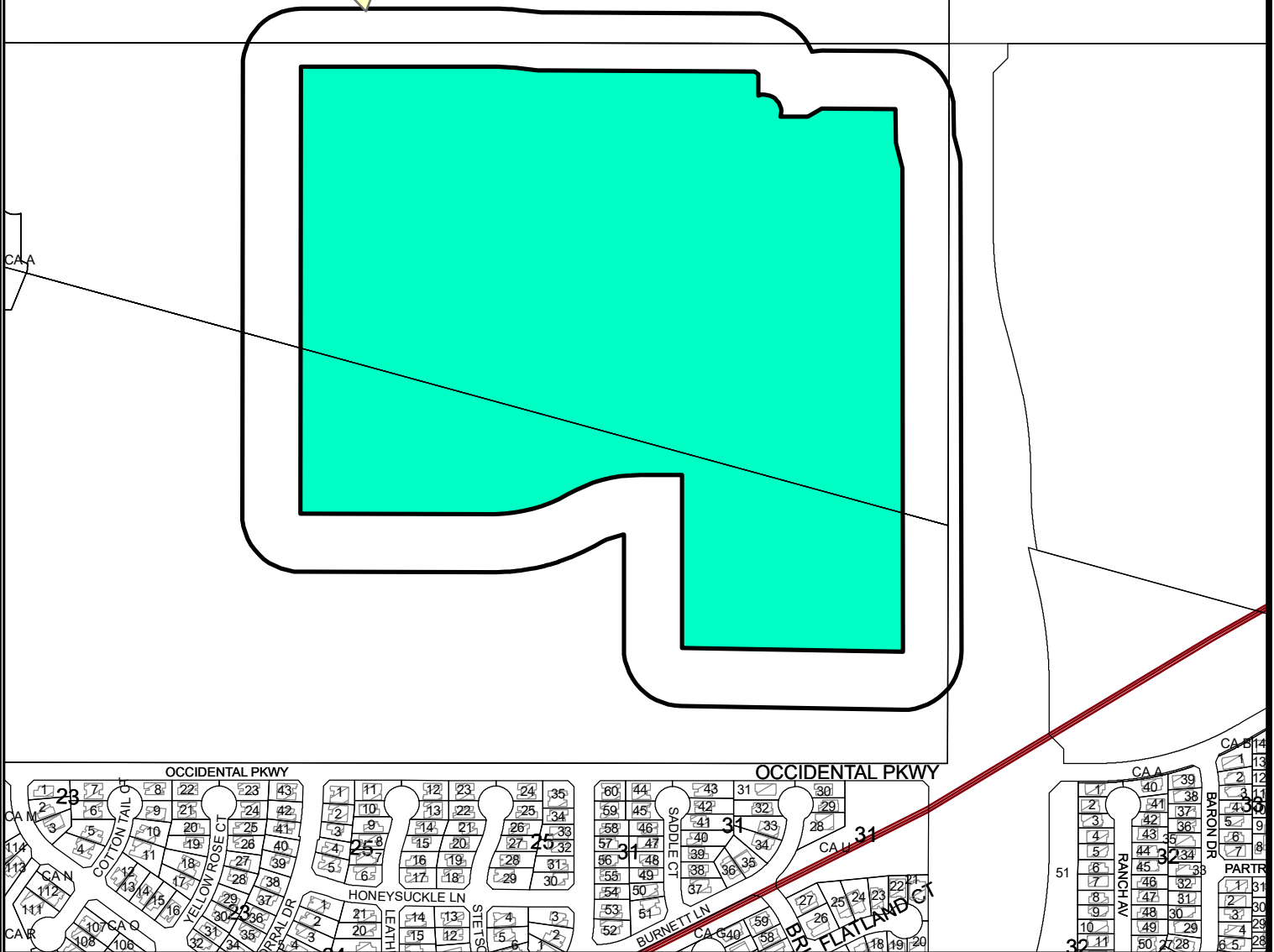


SHENANDOAH RIDGE EAST
ZONING BOUNDARY EXHIBIT
BEING A 71.18 ACRE TRACT OF LAND IN SECTION 12, BLOCK 39,
T-1-S T&P RY Co. SURVEY
CITY AND COUNTY OF MIDLAND, TEXAS AND MARTIN COUNTY, TEXAS

SHEET 1 OF 3



200-foot Public Notification Area



Location Map

Z-25-0452

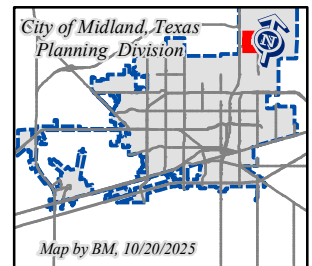
Scale: 1" = 555'

Consider a request by Maverick Engineering, on behalf of Shenandoah Petroleum Corporation, for a Zone Change from AE, Agricultural Estate District to SF-3, Single-Family Dwelling District on a 71.18-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Occidental Parkway and North Fairgrounds Road. (Council District 1)

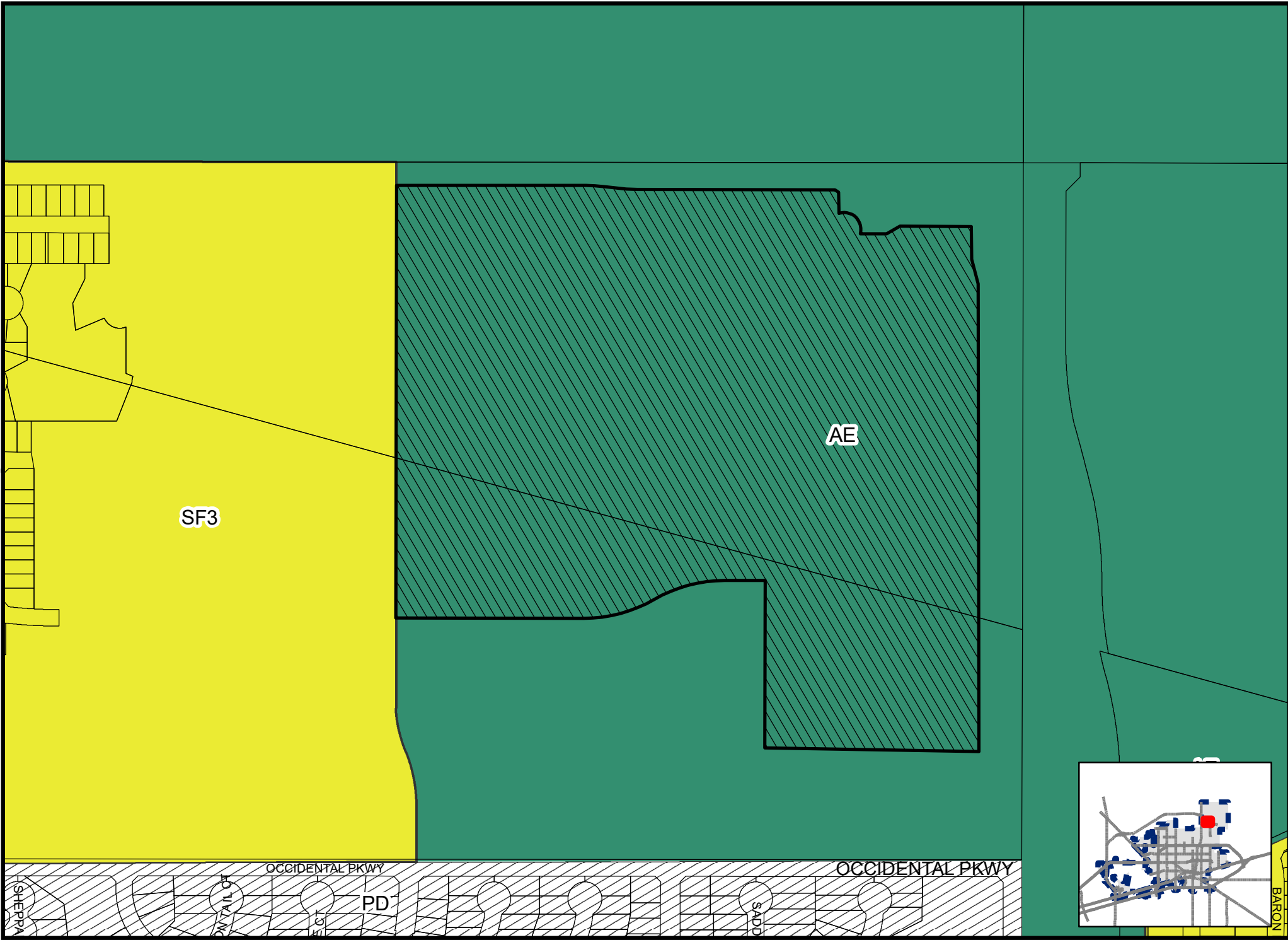
LEGEND

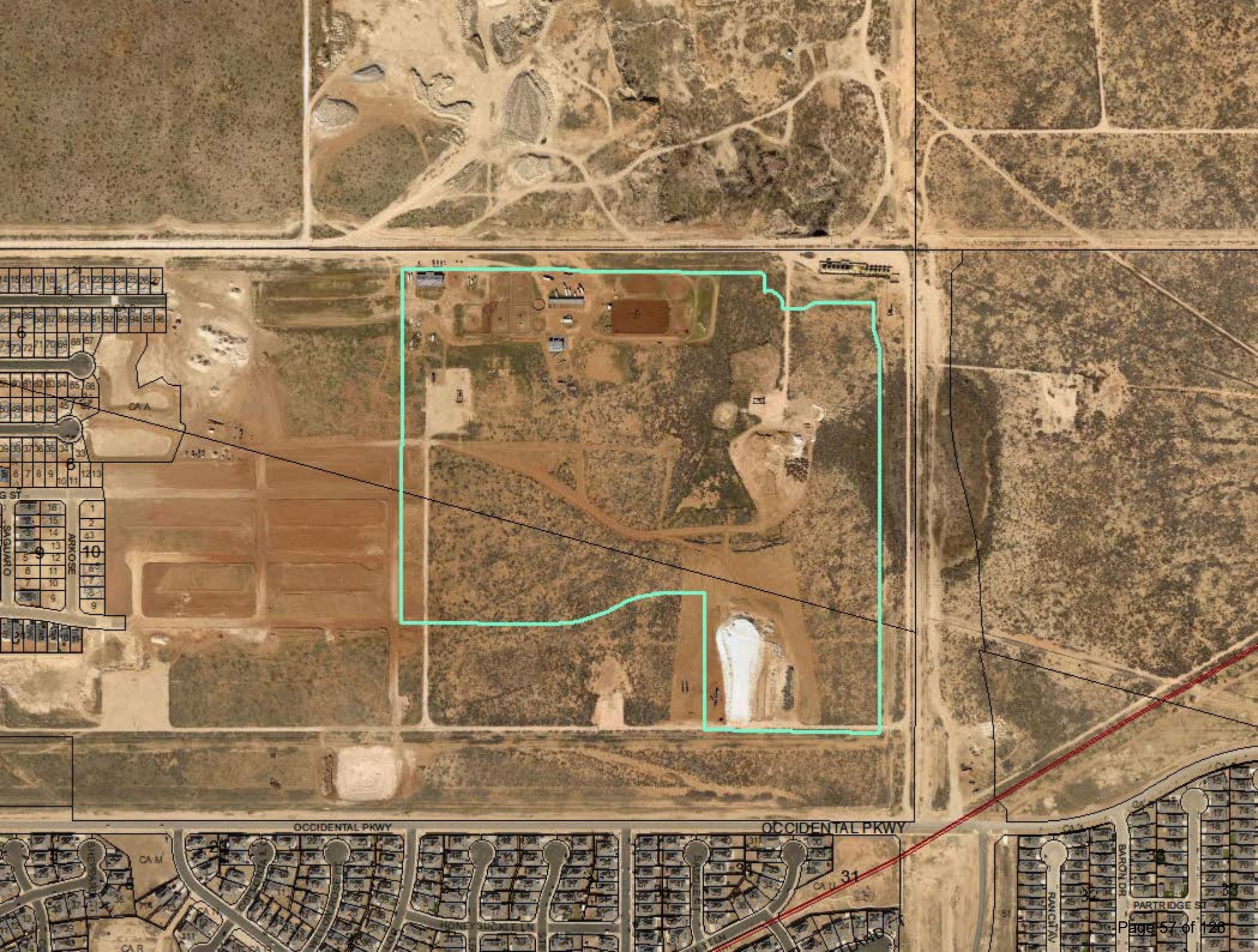
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



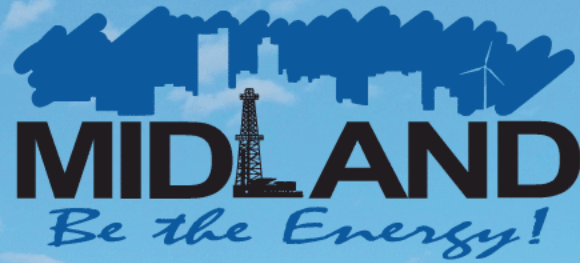
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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.









ZONE CHANGE SHENANDOAH RIDGE EAST

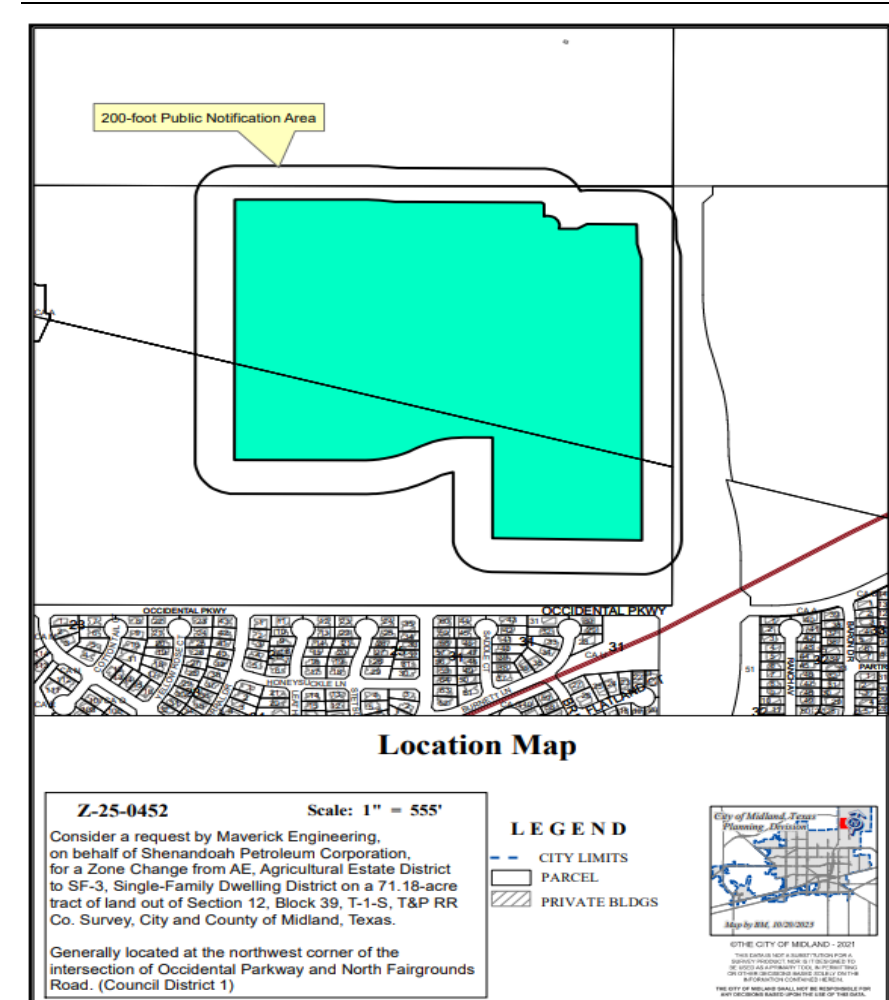


Visit Our Website

MIDLANDTEXAS.GOV

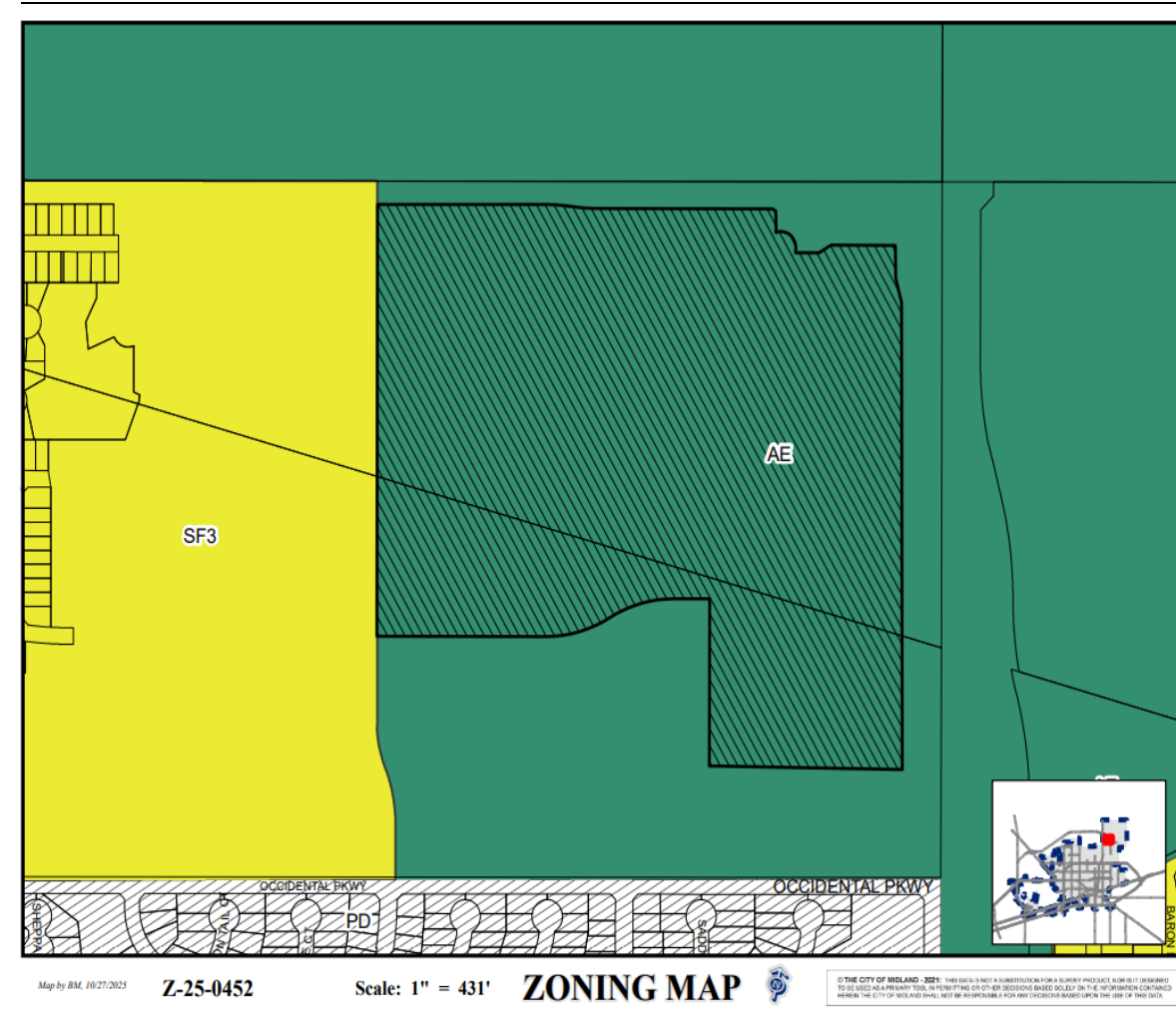
APPLICATION SUMMARY

- **Property Owner:** Shenandoah Petroleum Corporation
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located at the northwest corner of the intersection of Occidental Parkway and North Fairgrounds Road. (Council District 1)
- **Reason for Request:** For future residential development



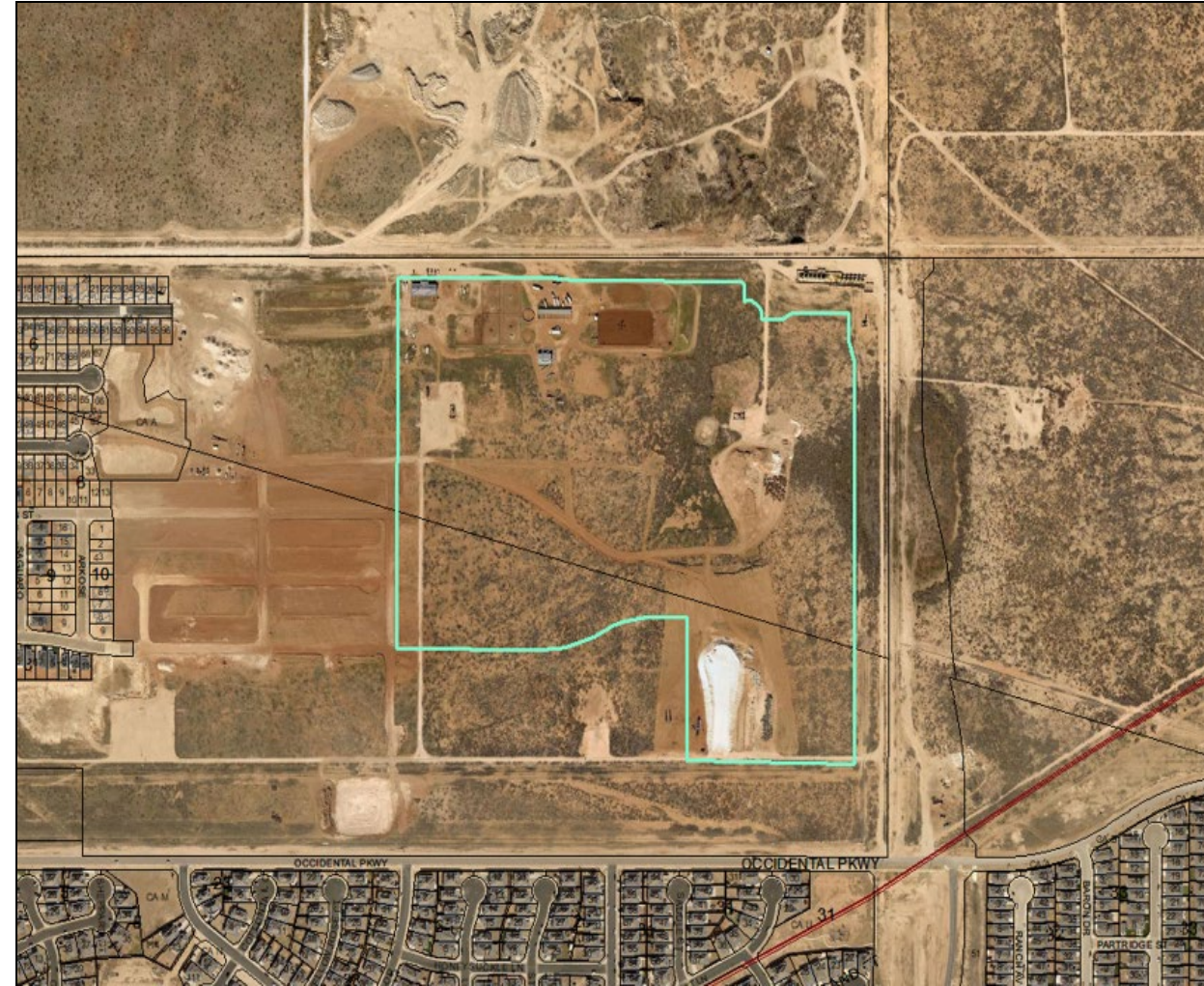
ZONING

- **Current Zoning:** AE, Agriculture Estate District
- **Surrounding Zoning:**
 - **North/East:** AE, Agriculture Estate District
 - **South:** PD, Planned Development District for a Housing Development
 - **West:** SF-3, Single-Family Dwelling District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North/East:** Vacant Land
 - **South/West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing

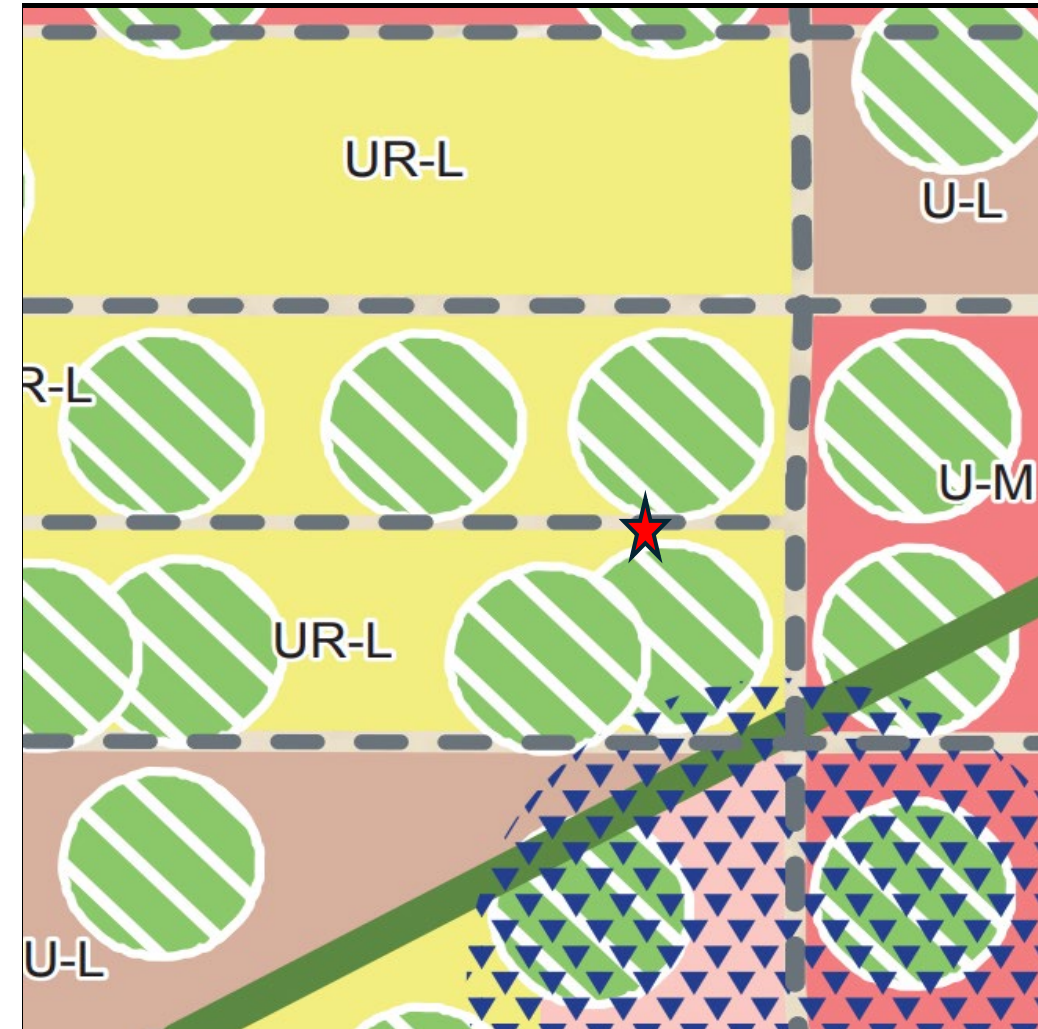




On Occidental Parkway, Looking North

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Residential Low (UR-L)
- **Supported Uses:** Restrictive land use, emphasizing single-family detached development, although innovative single-family forms may be permitted with special review.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



RELATED ITEMS

- In addition to the zone change request, this property is currently being platted.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request.



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.





Planning and Zoning Commission Meeting

Item Number: 6.
Meeting Date: November 3, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Hold a public hearing and consider a request by Olumide Popoola for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service on Lot 3, Block 14, Oxford Heights, Section 4, City and County of Midland, Texas. (Generally located on the east side of North Midland Drive, approximately 200 feet south of Storey Avenue.)

Purpose:

Olumide Popoola is requesting a Specific Use Designation without Term for an Automobile or Other Motorized Vehicle Sales and Service for a property located at 406 North Midland Drive.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The surrounding zoning to the north is MF-16, Multiple-Family Dwelling District, and consists of single-family housing and duplexes. The property to the west is zoned RR, Regional Retail District, and is a shopping center. The property to the east is zoned PD, Planned Development District for a Shopping Center, and is an automobile body shop. The property to the south is zoned RR, Regional Retail District, and is a parking lot.

Analysis:

The subject property is located at 406 North Midland Drive. The property is zoned RR, Regional Retail District which allows for the use of Automobile or Other Motorized Vehicle Sales and

Service with a Specific Use Designation without Term. Per the definition of Automobile or Other Motorized Vehicle Sales and Service as defined in Section 11-1-2.01.33:

A business providing sales, display and service of new and used motorized vehicles, including motorcycles, RVs, and boats – not including semi-truck or heavy truck sales. [11-1-2.01.33]

The hours of operation for **Olumighty Auto, LLC**, are:

Monday through Saturday from 9:00 a.m. to 7:00 p.m.

The proposed hours of operation for the Automobile or Other Motorized Vehicle Sales and Service are:

Monday through Saturday from 9:00 a.m. to 7:00 p.m.

The Tall City Tomorrow Comprehensive Plan designated this area as a Special Study Area. The special study area designation has no specific policies established for future land use.

The request is also in compliance with Chapter 6-Character Plan Goal 4, which is to “Identify partnerships to produce neighborhood and commercial centers that are attractive, functional, and of high quality.” This Automobile or Other Motorized Vehicle Sales and Service will contribute to the production of more quality products that meet the needs of today’s residents, reflect the pride residents have in their community, and that will last well into the future.

This project has been circulated to all City departments for review. Below are the department comments.

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

No objection. [For Applicant’s Information Only].

Transportation: (Approved)

No objection. [For the Applicant’s information only.]

Building Code: (Approved)

No objections.

Planning:

This request meets all requirements; therefore, staff recommends approval of the request for the Specific Use Designation without Term for an Automobile or Other Motorized Vehicle Sales and Service, subject to Conditions A through C.

Conditions:

A. That the use and development of the Property for the Specific Use shall significantly conform to the site plan, which is attached hereto as Exhibit “A” and incorporated herein for all purposes.

B. That the use and development of the Property for the Specific Use shall conform to standards set forth in Section 11-1-4.04.A.6 of the City Code.

C. That the operator of the Specific Use shall obtain a Certificate of Occupancy prior to using the Property for the Specific Use to ensure that the conditions of this Specific Use Designation Without Term are satisfied.

Letters of Objection:

As of October 31, 2025, staff has received one letter of objection.

Attachments:

- A. SUDwo-25-0050, Combined Documents
- B. P&Z - - Olumighty Auto SUDwo

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 10/27/2025
Final Approval - 10/27/2025



**Specific Use Designation
Application (Non-Alcohol)**

Case Number: _____

Ord. Number: _____

Applicant (if acting as Agent, see affidavit on page 2)

Printed Name: Olumide Popoola

Phone (682) 360 3000

Email olumide@auto2018@gmail.com

Address 406 N Midland Dr

City Midland

State

Zip

Property Owner

Printed Name: Redeemed Christian Church of God

Phone (347) 737 8952

Email

Address 406 N Midland Dr

City Midland

State TX

Zip 79703

Representative (if different from Applicant or Property Owner)

Firm: Olmighty Auto LLC

Phone ()

Email

Printed Name: Olumide Popoola

Address 406 N Midland Dr

City Midland

State TX

Zip 79703

Type of Permit:

For Office Use Only

☐ with Term

☐ without Term

Is there any Code Enforcement action pending on property? ☐ Yes ☒ No

Street Address:

Legal Description

Lot:

Block:

Subdivision:

Current Zoning:

Maximum Floor Area:

Maximum Occupancy:

Proposed hours and days of use or operation: Car lot 9am - 7pm Mon - Sat

Reason for request: Property Code Compliance

Applicant's opinion as to why the request will not adversely affect the public safety, health, morals, general welfare, and convenience: This is a car lot for car display

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan showing
 - Parking (if applicable)
 - Building Footprint
- Digital Copies of Site Plan (PDF/JPEG)

Signatures

Applicant (signature):

Date: 7/7/25

Applicant (printed):

Olumide Popoola

Property Owner (signature):

Date: 7/14/25

Property Owner (printed):

ROC-AOT (Olumide Popoola)

The Specific Use Designation shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

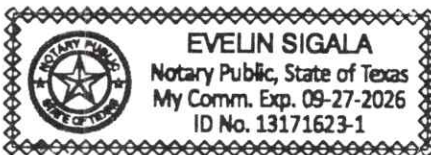
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Olumide Popoola who, being by me duly sworn, upon oath says: That (s)he is authorized by Olumide Popoola, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature)

Subscribed and sworn to before me, this 21 day of July, 20 25, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Site Plan in Digital Format (PDF/JPEG)

Check # 1313

Received By: Alexis

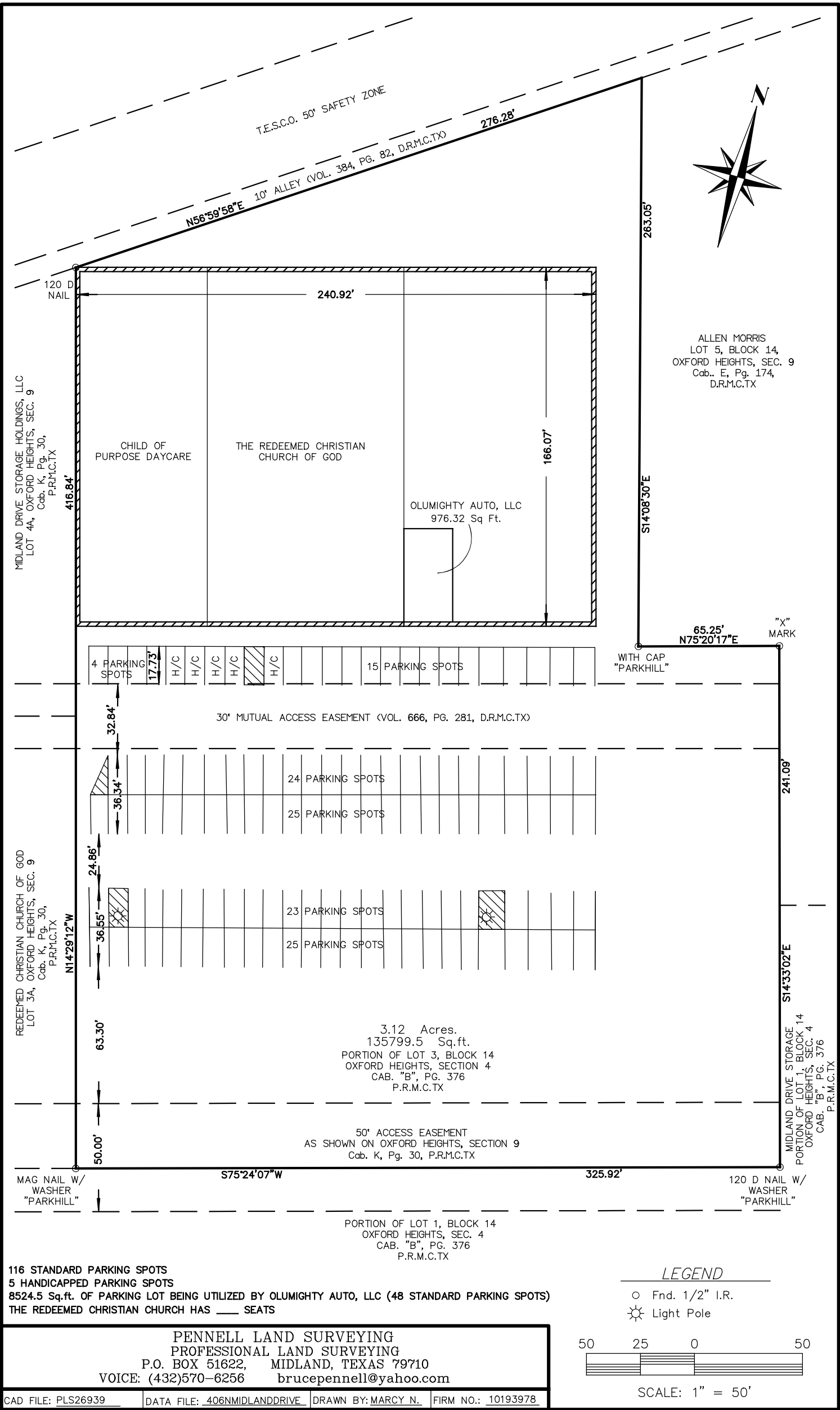
Date:

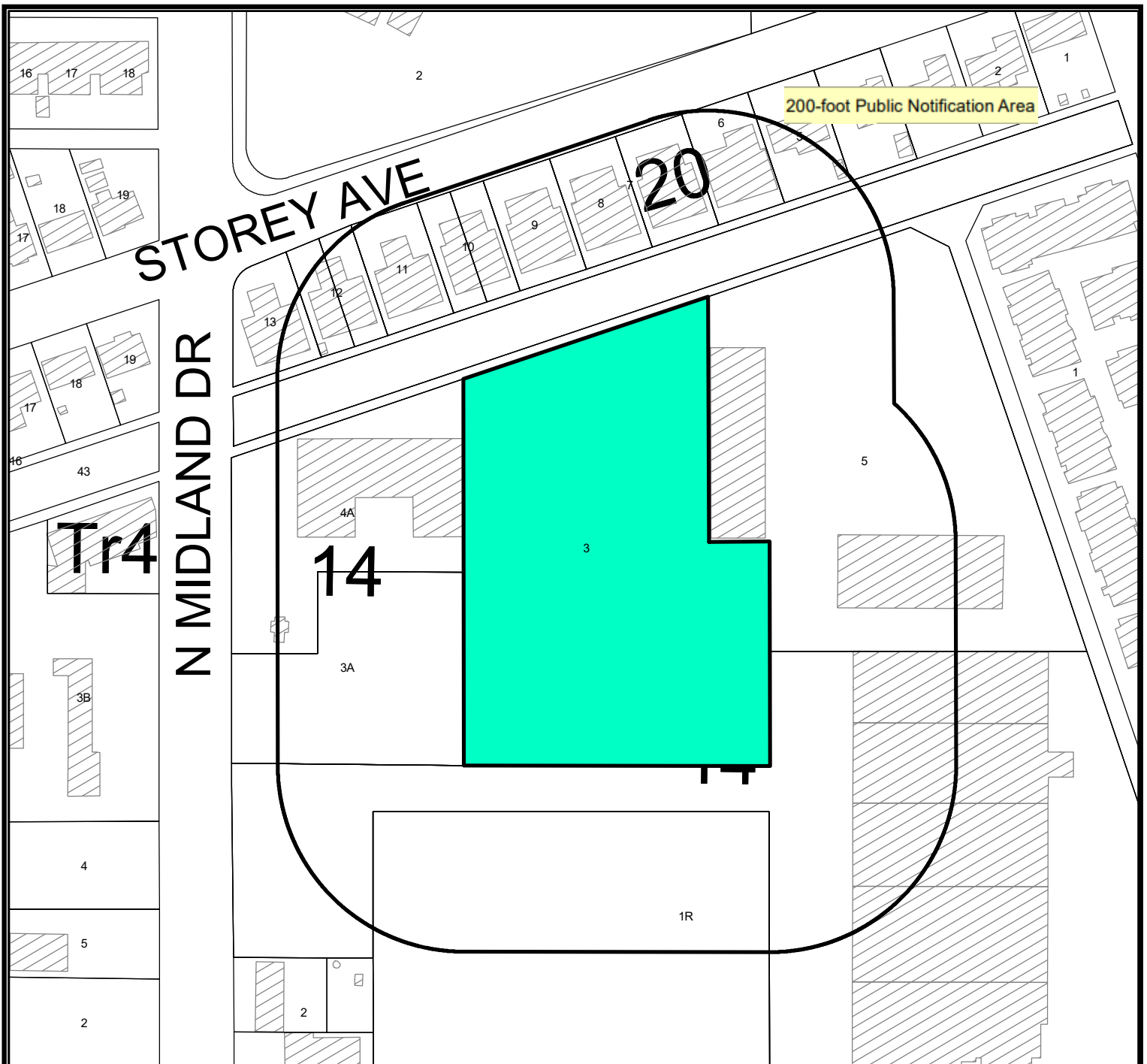
RECEIVED

JUL 22 2025

Initial: _____

****Application will not be considered for scheduling until reviewed by a planner.****





Location Map

SUDwo-25-0050

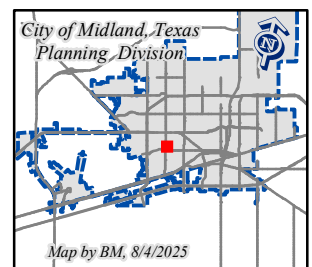
Scale: 1" = 155'

Consider a request by Olumide Popoola for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service on Lot 3, Block 14, Oxford Heights, Section 4, City and County of Midland, Texas.

Generally located on the east side of North Midland Drive, approximately 200 feet south of Storey Avenue.
(Council District 3)

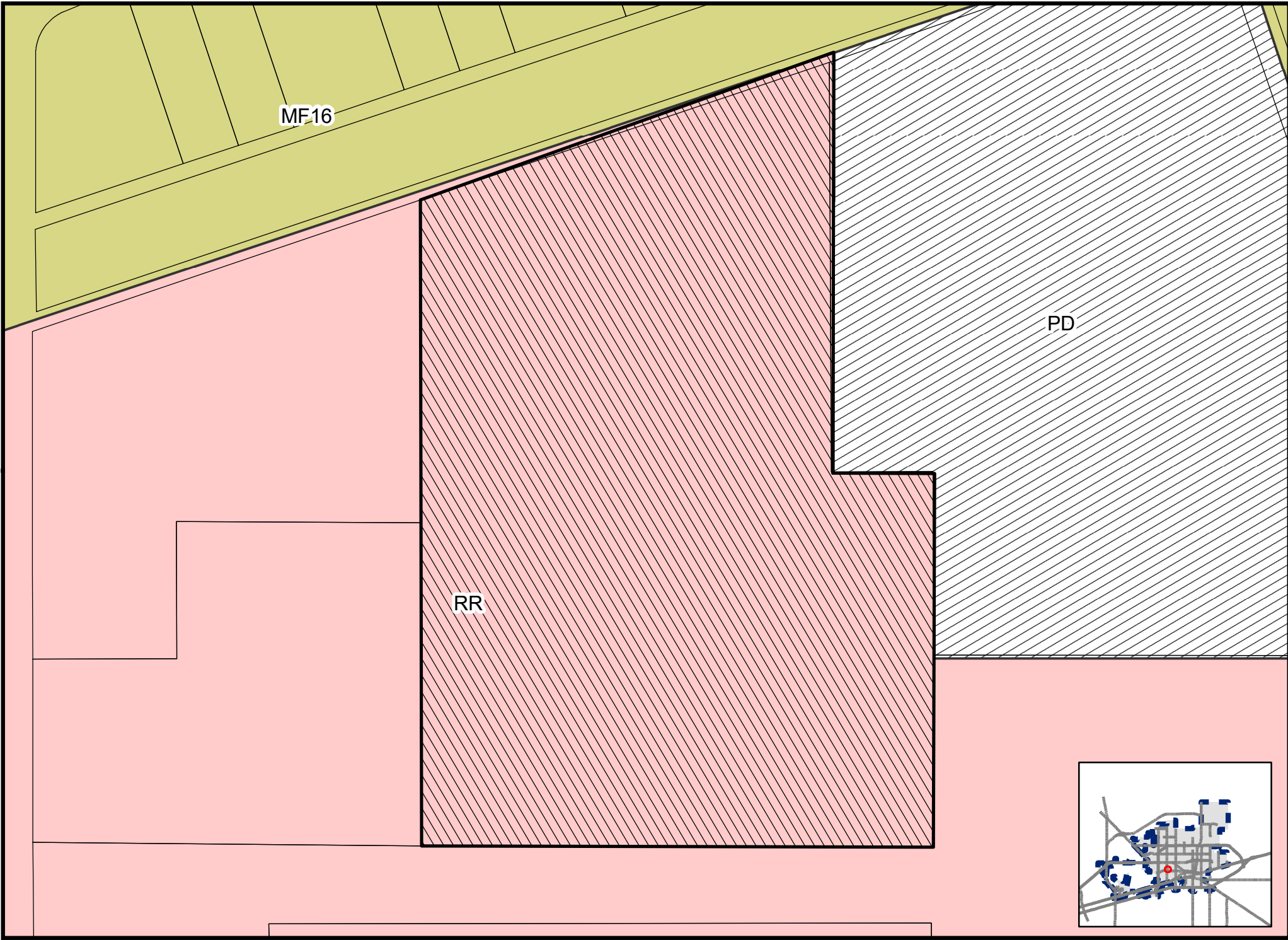
LEGEND

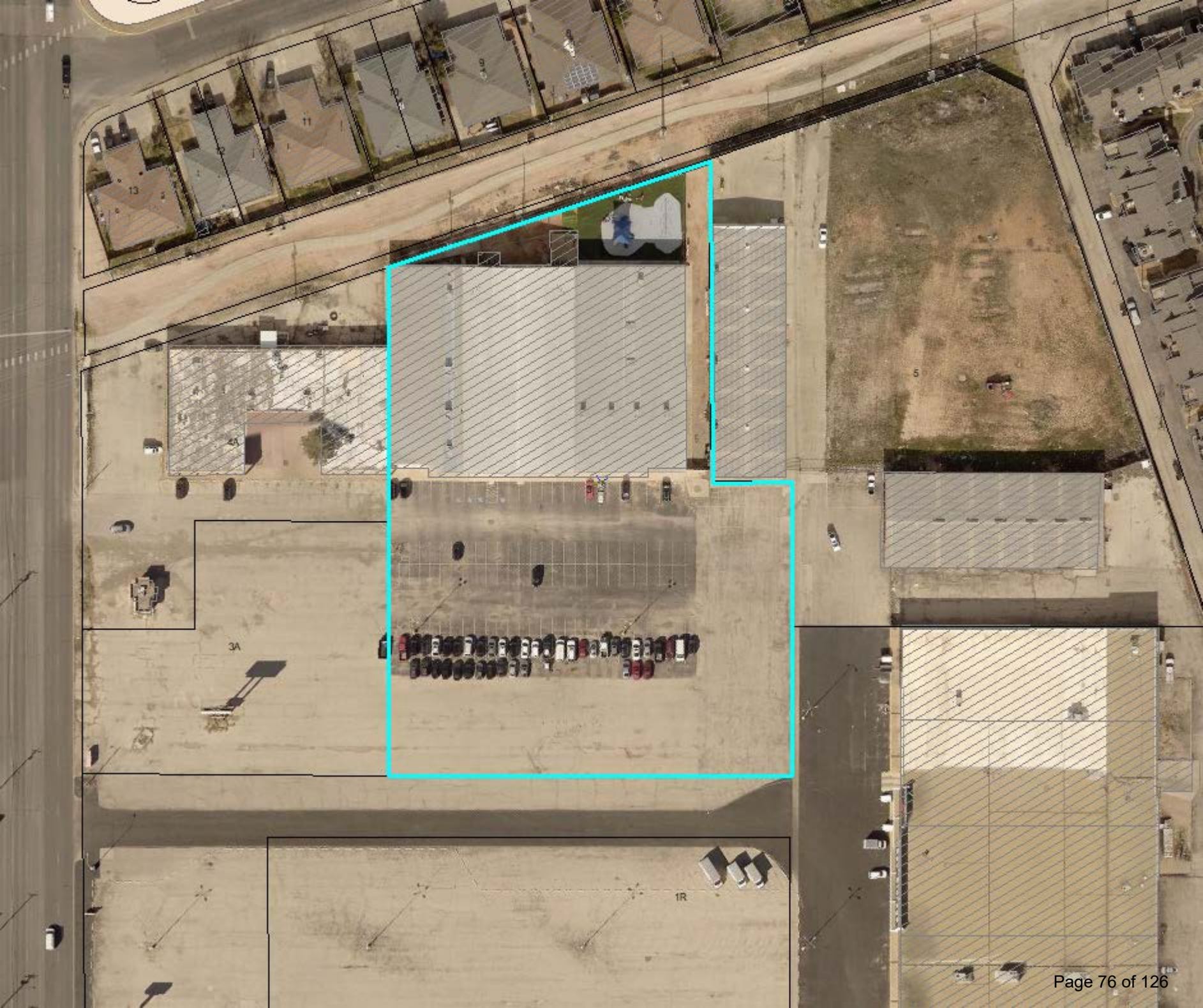
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



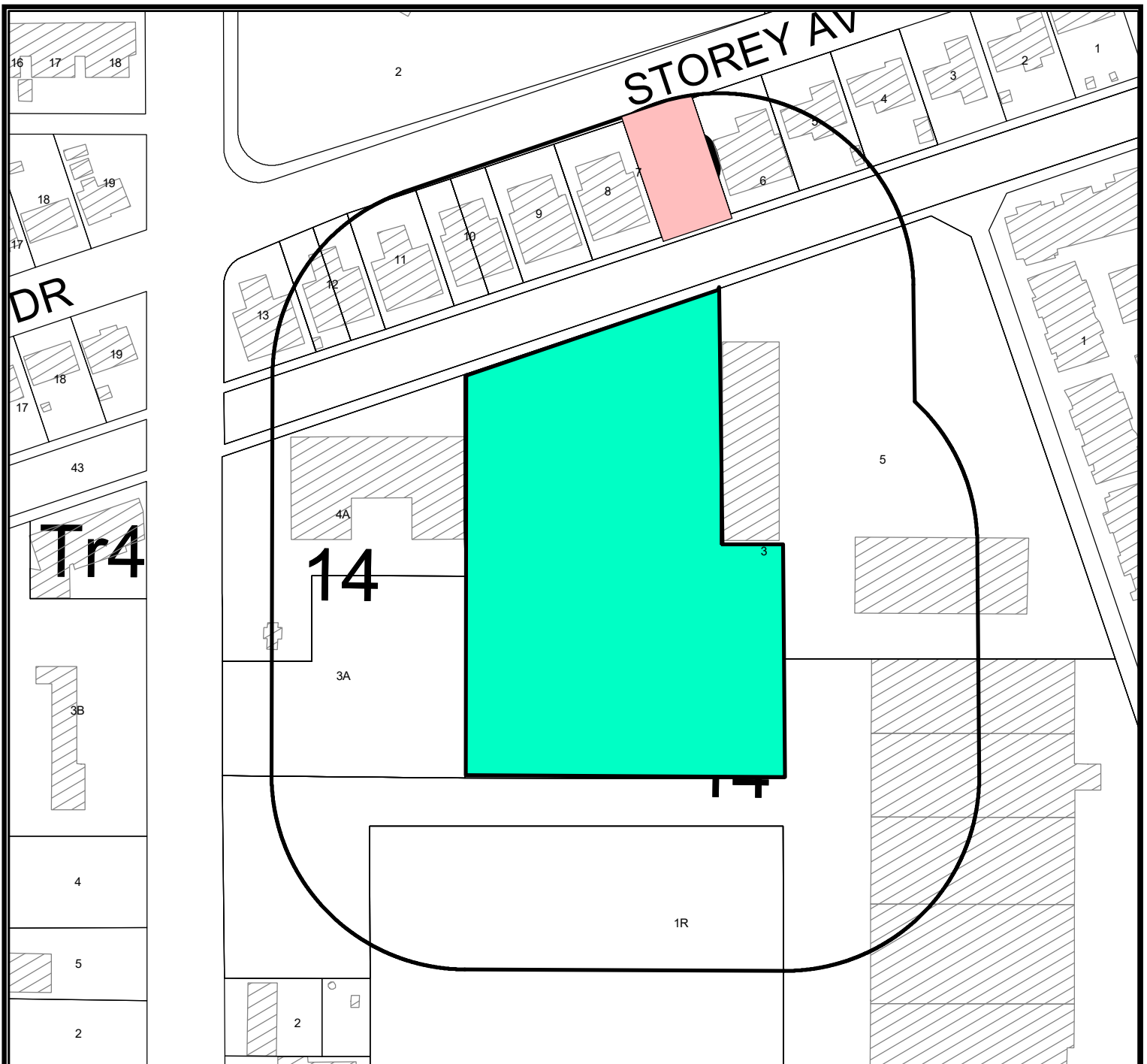
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2.3% Objection

SUDwo-25-0050

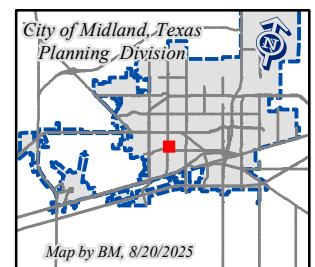
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Consider a request by Olumide Popoola for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service on Lot 3, Block 14, Oxford Heights, Section 4, City and County of Midland, Texas.

Generally located on the east side of North Midland Drive, approximately 200 feet south of Storey Avenue.
(Council District 3)

LEGEND

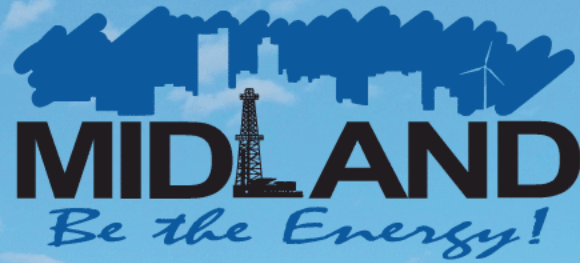
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



ITEM
SPECIFIC USE DESIGNATION WITHOUT TERM
OLUMIGHTY AUTO, LLC



Visit Our Website

MIDLANDTEXAS.GOV

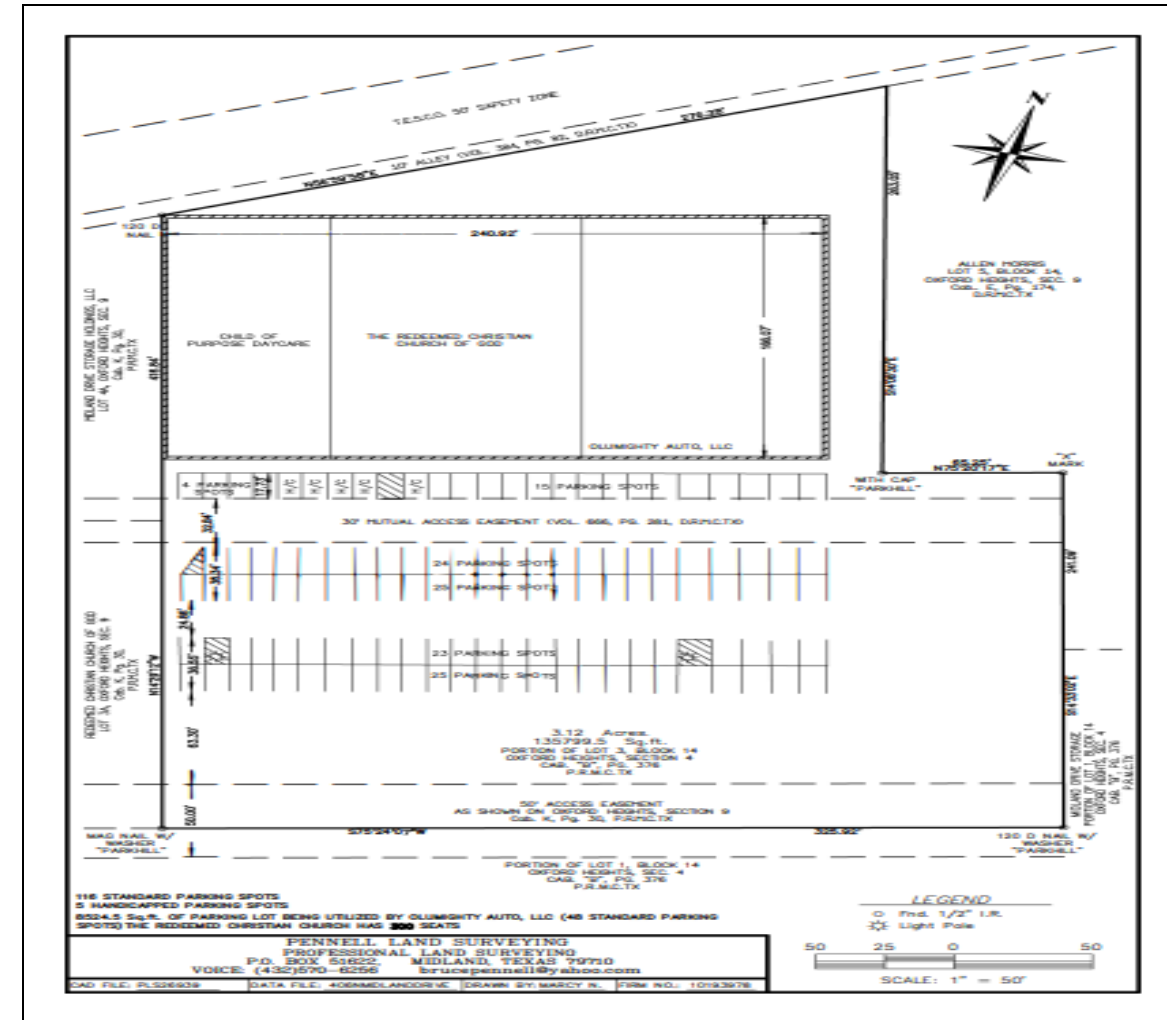
2

- 



DETAILS OF REQUEST

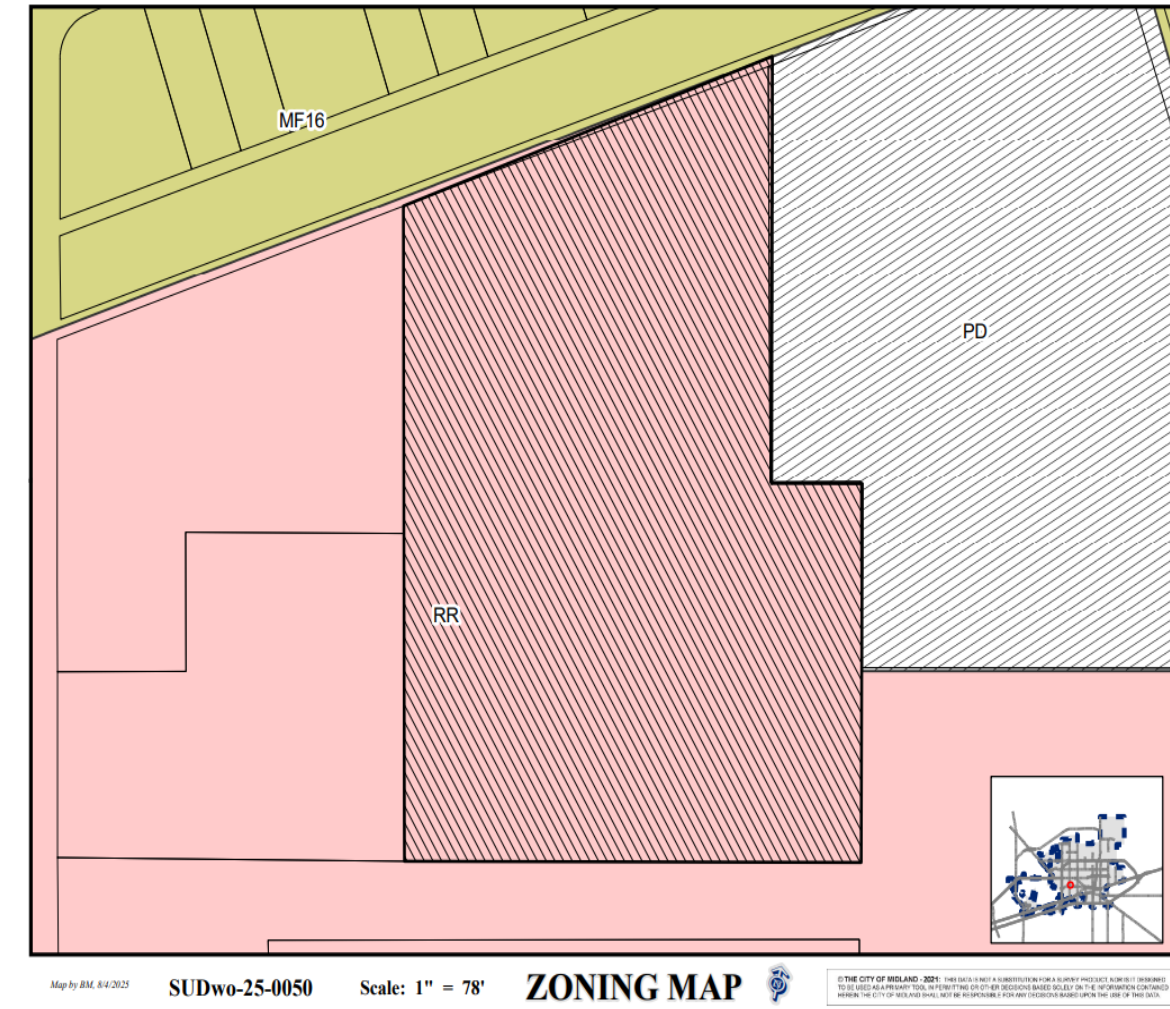
- **Proposed Days and Hours of Operation:** Monday to Saturday from 9:00 a.m. to 7:00 p.m.
- **Proposed Days and Hours of SUDwo:** Monday to Saturday from 9:00 a.m. to 7:00 p.m.



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** MF-16, Multiple-Family Dwelling District
 - **South/West:** RR, Regional Retail District
 - **East:** PD, Planned Development District for a Shopping Center and RR, Regional Retail District

4



LAND USE

- **Current Use:** Automobile or Other Motorized Vehicle Sales and Service
- **Surrounding Uses:**
 - **North:** Single-Family Housing
 - **South:** Parking Lot
 - **East:** Automobile Body Shop
 - **West:** Church and Daycare Facility



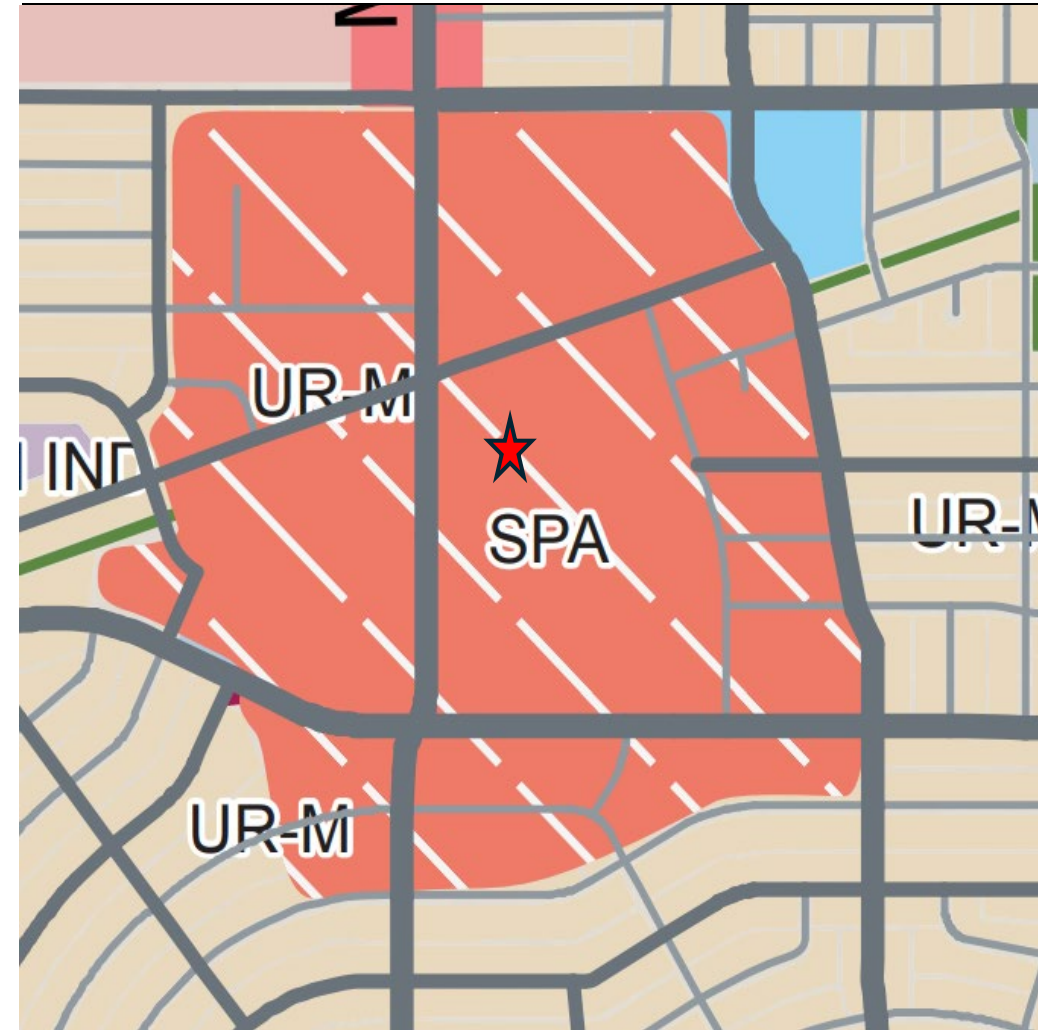


On an Access Easement, Looking North



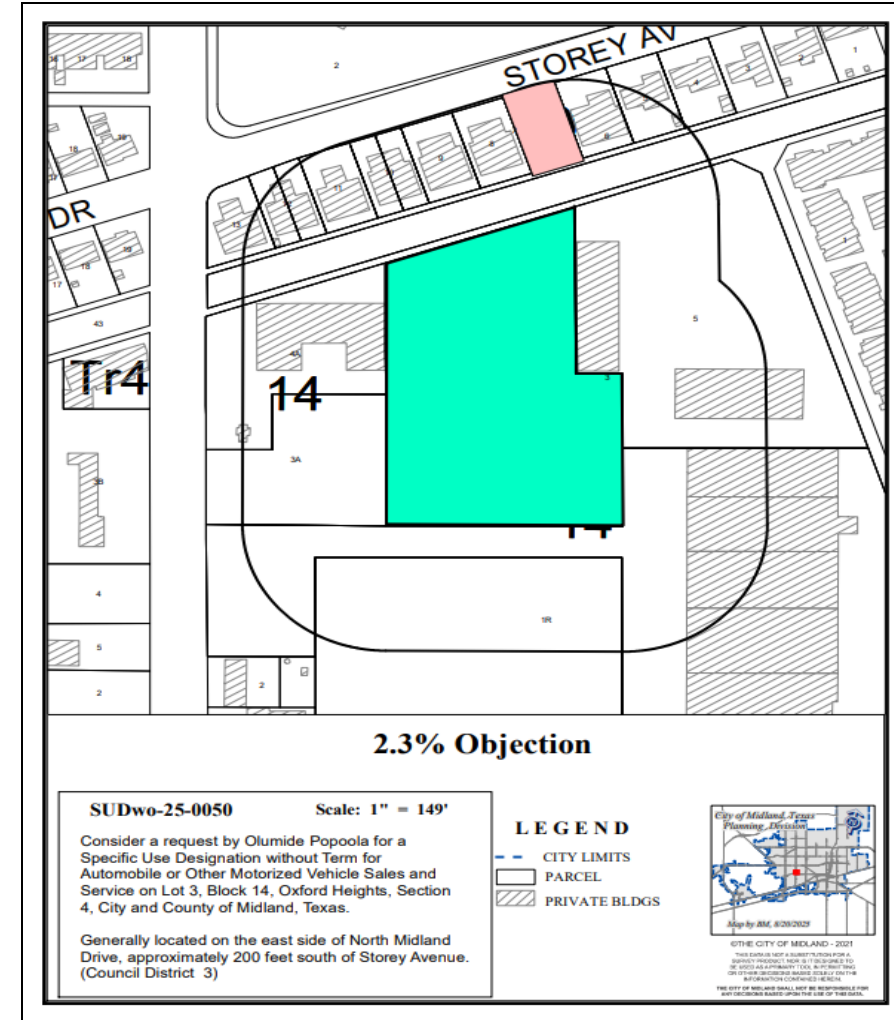
COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area
- **Supported Uses:** This is a special study area and there are no policies established for this location.



OBJECTIONS

- One objection has been received resulting in a 2.3% objection percentage. Supermajority vote is not required for approval.
- The objector voiced concerns about the increase in noise surrounding their property.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the use and development of the Property for the Specific Use shall significantly conform to the site plan, which is attached hereto as Exhibit “A” and incorporated herein for all purposes.



STAFF'S RECOMMENDATION

- B. That the use and development of the Property for the Specific Use shall conform to standards set forth in Section 11-1-4.04.A.6 of the City Code.
- C. That the operator of the Specific Use shall obtain a Certificate of Occupancy prior to using the Property for the Specific Use to ensure that the conditions of this Specific Use Designation Without Term are satisfied.



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.





Planning and Zoning Commission Meeting

Item Number: 7.
Meeting Date: November 3, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Hold a public hearing and consider a request by Charles Harrington, on behalf of Mallard Land Development, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, in part, and PD, Planned Development for an Office Center, in part, to LR, Local Retail District on Lots 2A and 2B, Block 1, Corporate Plaza, Section 20, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Corporate Drive and Edwards Street.)

Purpose:

Charles Harrington, on behalf of Mallard Land Development, LLC, is requesting a Zone Change from PD, Planned Development District for a Housing Development, in part, and PD, Planned Development District for an Office Center, in part, to LR, Local Retail District for future mixed-use development for the properties located at 205 and 225 Corporate Drive.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Housing Development, in part, and PD, Planned Development District for an Office Center, in part

Surrounding Zoning and Land Use:

The property to the north is zoned O-2, Office District, and is vacant land. The property to the east is zoned PD, Planned Development District for a Housing Development, and is an apartment complex. The properties to the west and south are zoned PD, Planned Development District for an Office Center, and consist of office buildings.

Analysis:

The subject properties are located 205 and 225 Corporate Drive. The properties are currently zoned PD, Planned Development District for a Housing Development, in part, and PD, Planned Development District for an Office Center, in part. Charles Harrington, on behalf of Mallard Land Development, LLC, is requesting a zone change to LR, Local Retail District, for future mixed-use development. The applicant plans to develop a condominium storage facility that will include a shared clubhouse space and an outdoor pavilion.

The current Planned Development Districts for these properties require that all development must conform to the site plans attached to each of the ordinances. The current Planned Development Districts also establish additional development standards that the property must conform to. Approving of this zone change will establish a straight zoning for the property, while also removing the attached site plan and regulations of each Planned Development District.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban-High (U-H). This designation calls for a variety of non-residential uses.

This proposed zone change has been circulated to the respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

No objection to zone change. [For Applicant's Information Only.] Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. Our staff has examined the FEMA flood map and it appears that this property lies partially within Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for any structure within the floodplain. An elevation certificate based off of finish construction will be required for the Certificate of Occupancy. [For Applicant's Information Only.]

Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.] No objection to zone change. [For the Applicant's information only.]

Planning: (Approved)

Staff recommends approval of this Zone Change from PD, Planned Development District for a Housing Development, in part, and PD, Planned Development District for an Office Center, in part, to LR, Local Retail District.

Letters of Objection:

Staff has not received any letters of objection as of October 31, 2025.

Attachments:

- A. Z-25-0453, Combined Documents
- B. P&Z - - The Garages Zone Change

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 10/27/2025
Final Approval - 10/27/2025



**Zone Change/Planned District
Amendment/Site Plan Approval**

Project Number: _____

Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2)

Printed Name: Charles Harrington

Phone (832) 423-1415

Email:

charrington@crowquest.com

Address: 18 Desta Dr.

City: Midland

State: Tx

Zip: 79705

Property Owner

Printed Name: Mallard Land Development, LLC

Robert W. Floyd, President

Phone (432) 838-0314

Email:

bfloyd@crowquest.com

Address: PO Box 52267

City: Midland

State: TX

Zip: 79710

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: Charles Harrington

Phone ()

Email:

Address:

City:

State:

Zip:

Street Address: 205 and 225 Corporate Dr.

Legal Description

Lot: 2A & 2B Block: 001

Subdivision: Corporate Plaza Sec. 20

Current Zoning: PD - Residential

Proposed Zone: LR

(List by tracts if more than one district is requested)

Reason for Zone Change Request: Current zoning does not allow for business development

Present Use of Property: Vacant

Proposed Use of Property: Condominium storage facility

How would this zone change affect the public health, safety and welfare? Should have no impact on public health, safety and welfare. Future project will enhance the area.

Describe how conditions affecting the property have changed since present zoning designation: Unknown. It appears that previous development has been removed property left vacant.

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Site Plan
- Digital Copies of Site Plan (PDF/JPEG)

Signature (by property owner only – authorized agent must sign affidavit below)

Applicant (signature):

Date:

Applicant (printed): Charles Harrington

Property Owner (signature):

Date:

Property Owner (printed): Robert W. Floyd

The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

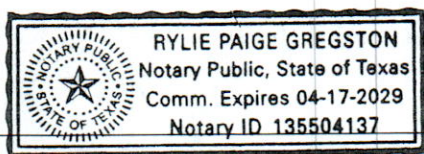
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Robert W. Floyd who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Midland Land Dev., the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature)

Subscribed and sworn to before me, this 13 day of October, 2025, to certify which witness my hand and seal of office.



Rylie Gregston

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Plans in Digital Format (PDF/JPEG)

Check # 117

Received By: [Signature]

Date:

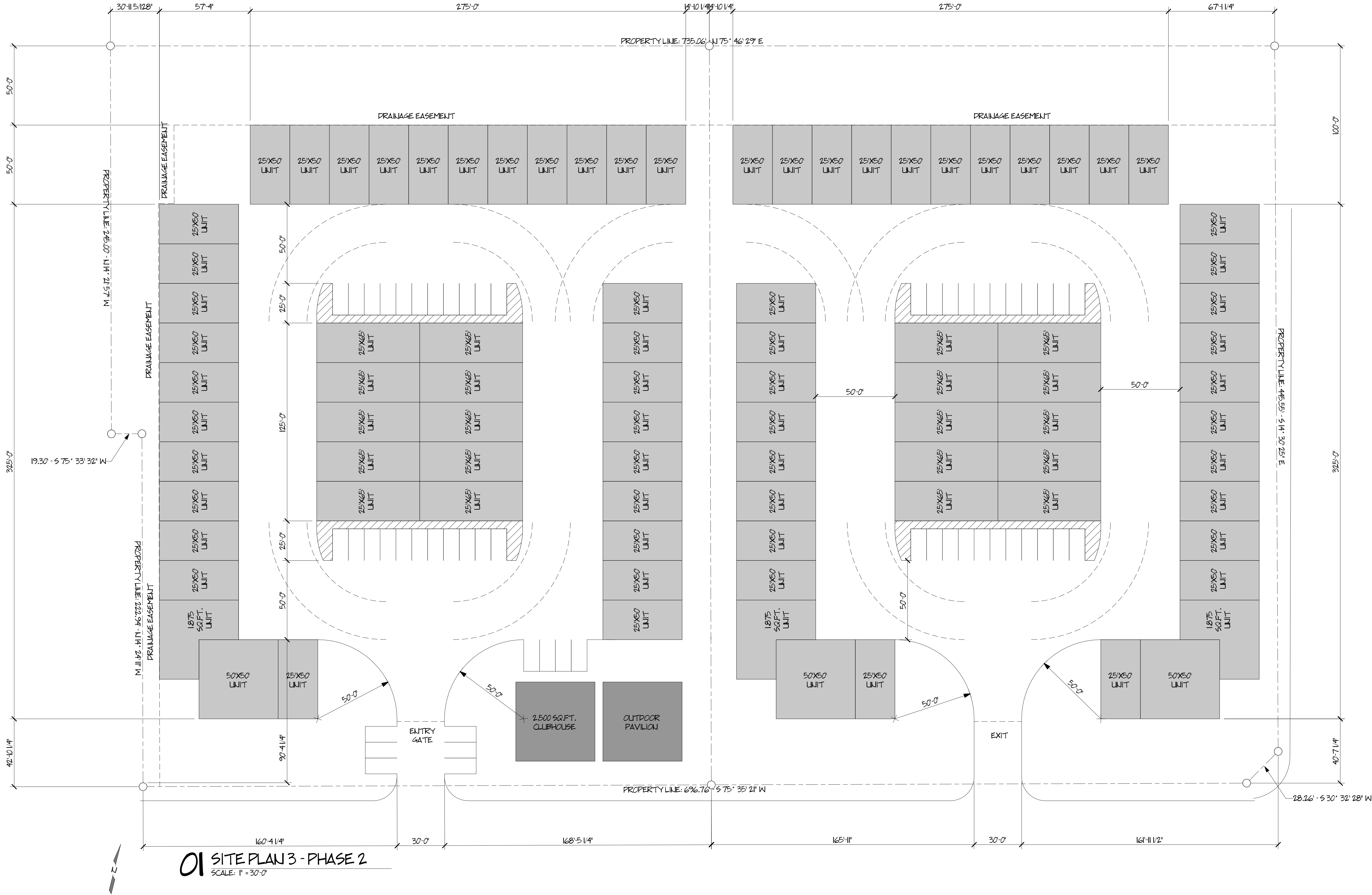
RECEIVED

OCT 18 2025

Initial: Rh

****Application will not be considered for scheduling until reviewed by a planner.****

10/10/2025 8:56:32 AM



DATE
10/10/2025

REVISION

DRAWN BY
LJLIS

CORNERSTONE
DESIGN GROUP

PHONE: (409) 684-8005

SHEET TITLE

SITE - OPTION 3
PHASE 2

PRELIMINARY
NOT FOR CONSTRUCTION

not for regulatory approval, permitting, or construction

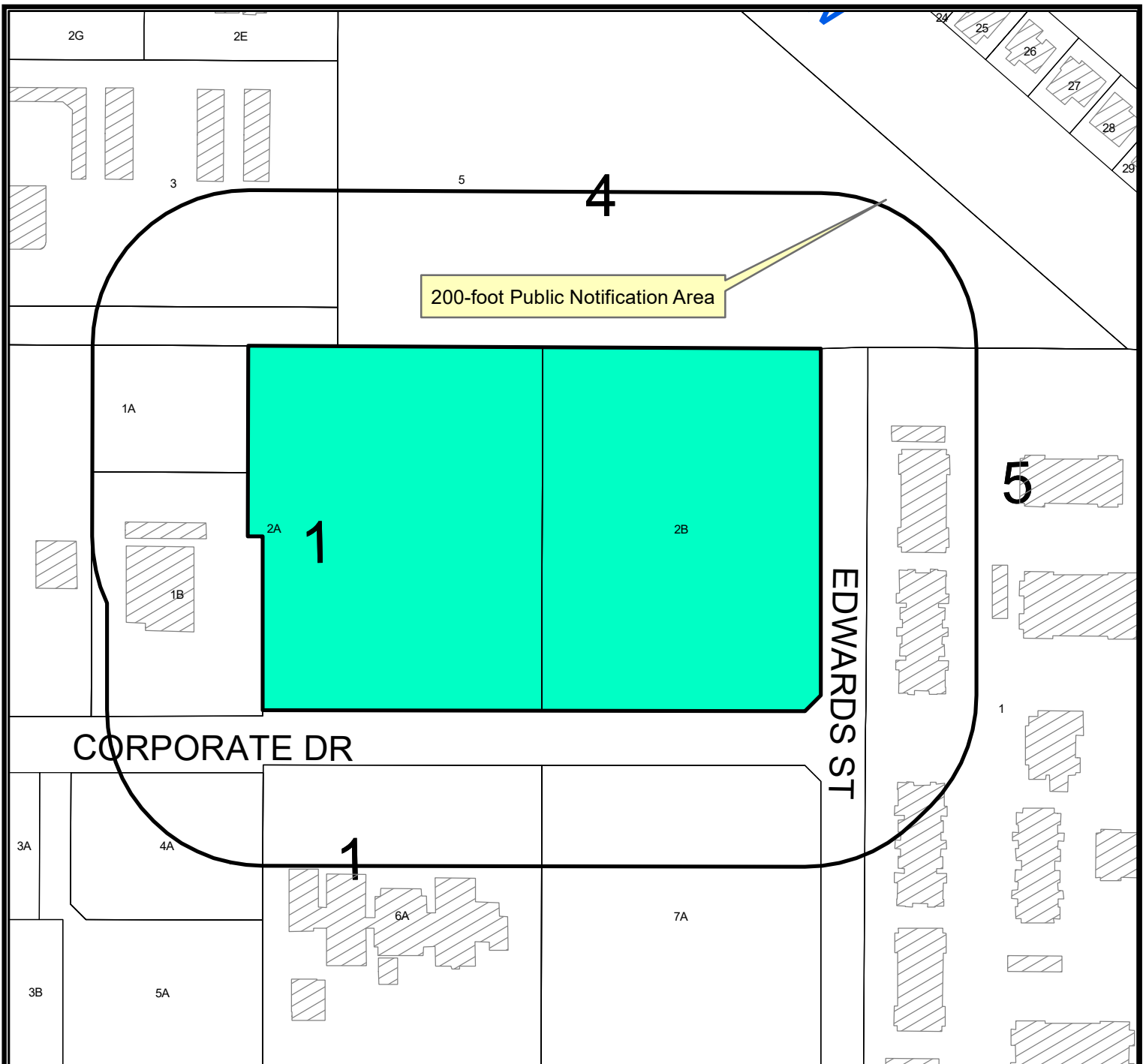
THE GARAGES

CORPORATE DRIVE
MIDLAND, TEXAS 79705
PROJECT NUMBER 25081

SHEET NUMBER

A-1.32

SHEET 2 OF 0



Location Map

Z-25-0453

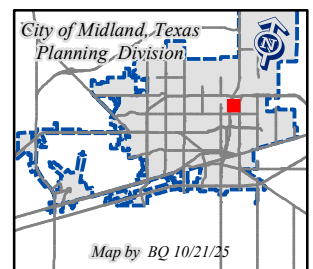
Scale: 1" = 1,200'

Consider a request by Charles Harrington, on behalf of Mallard Land Development, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, in part, and PD, Planned Development District for a Office Center, in part, to LR, Local Retail District on Lots 2A and 2B, Block 1, Corporate Plaza, Section 20, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Corporate Drive and Edwards Street. (Council District 2)

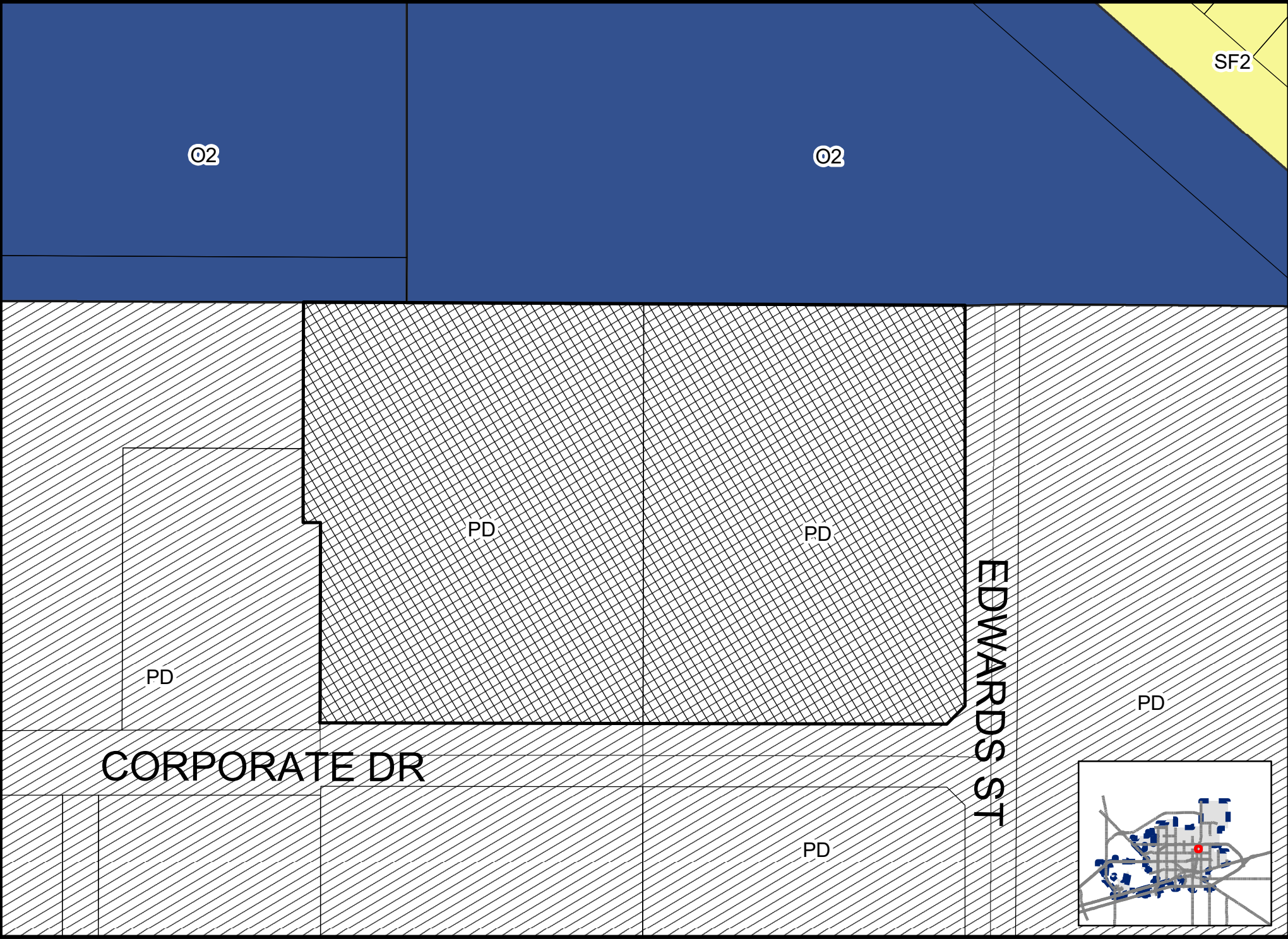
LEGEND

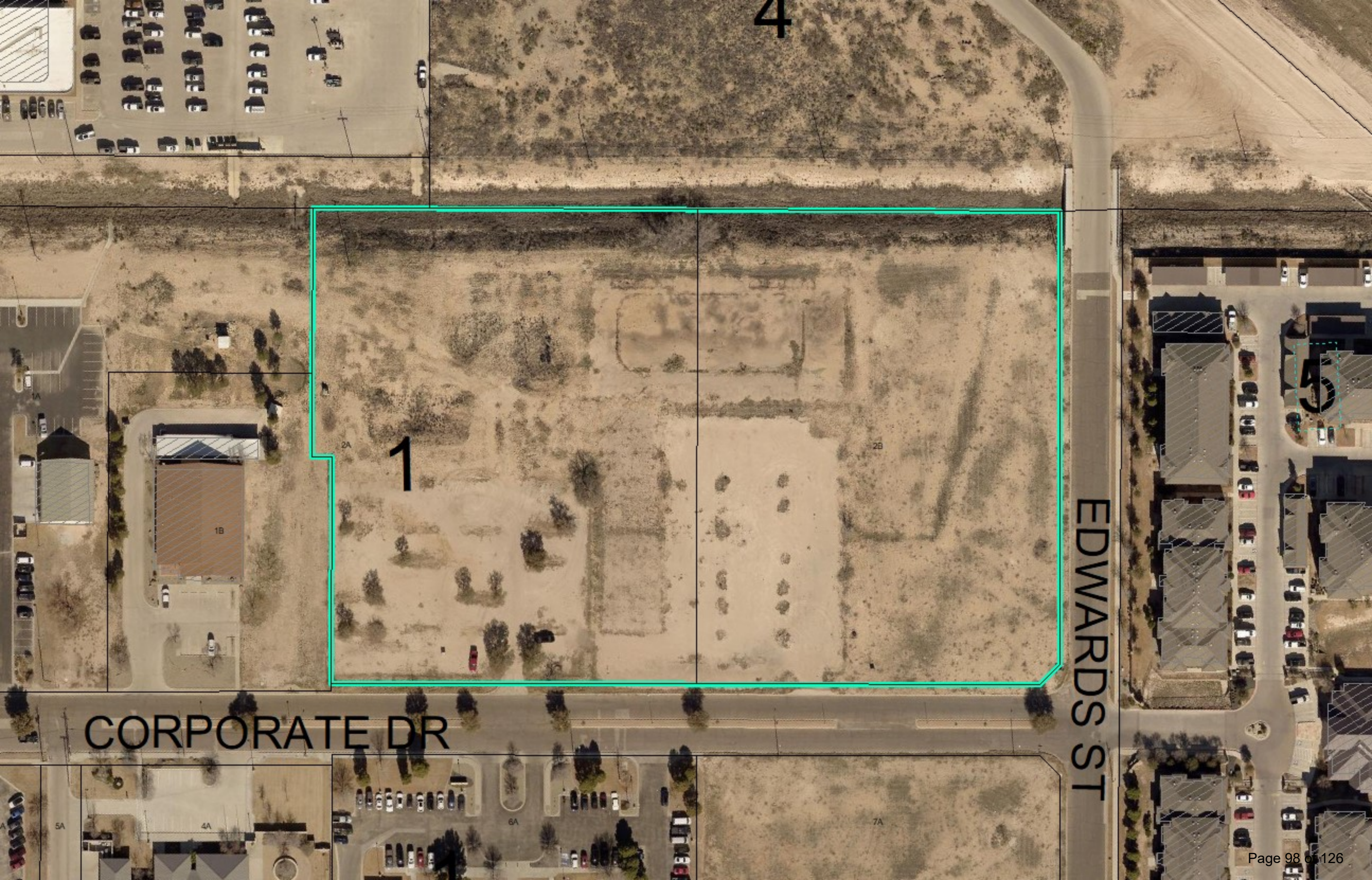
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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4

1

5

EDWARDS ST

CORPORATE DR





ZONE CHANGE THE GARAGES



Visit Our Website

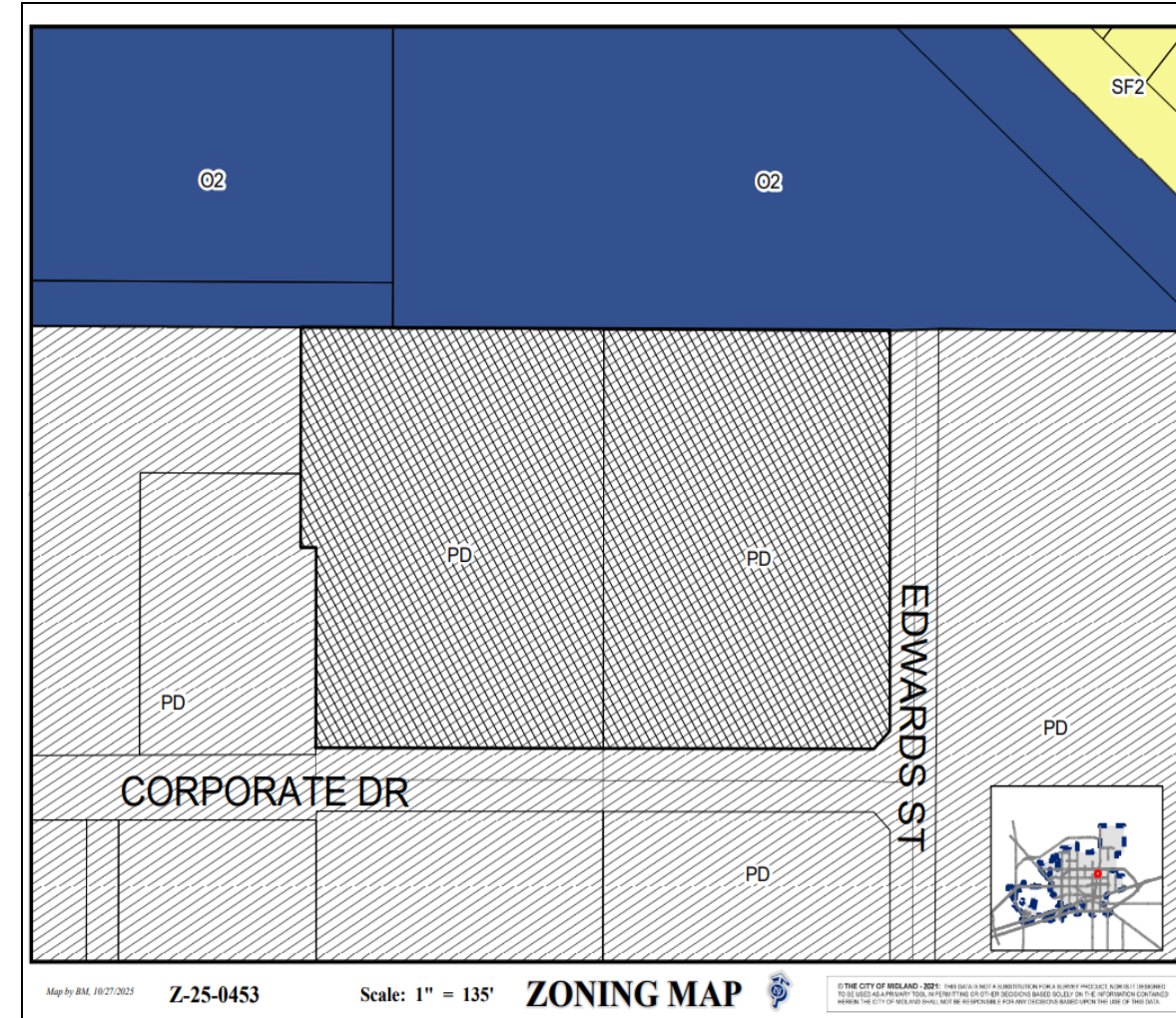
MIDLANDTEXAS.GOV

2

-
- Z-25-0453** **Scale: 1" = 1,200'**
- Consider a request by Charles Harrington, on behalf of Mallard Land Development, LLC, for a Zone Change from PD, Planned Development District for a Housing Development to LR, Local Retail District on Lots 2A and 2B, Block 1, Corporate Plaza, Section 20, City and County of Midland, Texas.
- Generally located at the northwest corner of the intersection of Corporate Drive and Edwards Street. (Council District 2)
- LEGEND**
- CITY LIMITS
 - ▭ PARCEL
 - ▨ PRIVATE BLDGS
- City of Midland, Texas Planning Division**
Map by 02/10/25
- ©THE CITY OF MIDLAND - 2021
THIS MAP IS NOT A SUBSTITUTION FOR A SURVEY INSTRUMENT. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE USE OF THIS MAP.

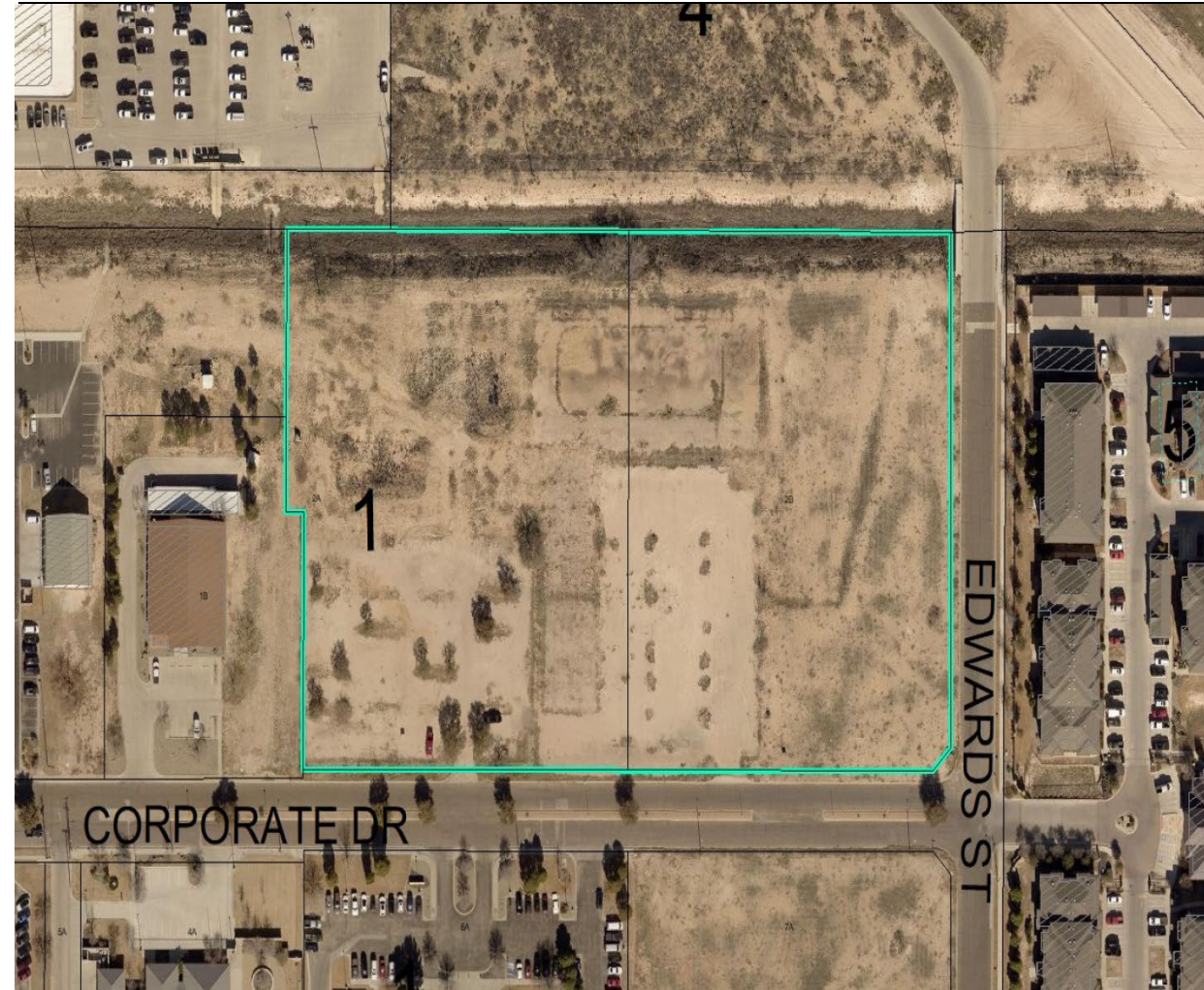
ZONING

- **Current Zoning:** PD, Planned Development District for an Office Center, in part, and PD, Planned Development District for a Housing Development, in part
- **Surrounding Zoning:**
 - **North:** O-2, Office District
 - **South/West:** PD, Planned Development District for an Office Center
 - **East:** PD, Planned Development District for a Housing Development
- **Proposed Zoning:** LR, Local Retail District



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North:** Vacant Land
 - **South:** Vacant Land and a Medical Facility
 - **East:** Apartment Complex
 - **West:** Office Building
- **Proposed Use:** Mixed Use Development





On Corporate Drive, Looking North



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High (U-H)
- **Supported Uses:** A mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial, institutional uses such as churches, schools, or hospitals, and other regional attractors.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request.



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.





Planning and Zoning Commission Meeting

Item Number: 8.
Meeting Date: November 3, 2025
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a preliminary plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue.)

Purpose:

Maverick Engineering, on behalf of JMR Dental Service, LLC, is requesting to replat the property located at 4807 Northbrook Lane into two lots for future residential development.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

2F, Two-Family Dwelling District

This request has been routed to all respective departments for internal review. The comments are below.

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved)

IMPACT FEES: Okay as shown. [For Applicant's Information Only.]

ROW: Refer to transportation's comments, if any. [For Applicant's Information Only.]

PAVING: Northbrooks roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Northbrook Street, okay as is. No public water improvements required.[For Applicant's Information Only.]

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: 6" sewer exists in Northbrook Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage letter had been approved for platting purposes. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]

SIDEWALKS: Required with building permit. [For Applicant's Information Only.]

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved)

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.]

No objections to plat. [For the Applicant's information only.]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil and Gas issues

GIS: (Approved)

Label surrounding subdivisions.

Surveyor: (Approved)

Everything closes, looks good to go

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The lots are close to a public sewer line, no need for a septic systems.

ONCOR: (Approved)

Oncor has no conflicts with this plat.

AT&T: (Approved)

No issues from AT&T on this one.

PLANNING: (Approved)

Staff recommends approval of the Preliminary Plat of Northgate Addition, Section 28, subject to condition A.

Conditions:

- A. **Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

- A. SUB-25-0883, Prelim Combined Docs
- B. P&Z - Northgate Preliminary Plat

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 10/28/2025
Final Approval - 10/28/2025

	Preliminary Plat Application	For Office Use Only SUB- <u>25-0883</u> P- <u>25-2405</u>

Subdivision Name: NORTHGATE ADDITION, SECTION 28

(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name:		Phone #:	
		Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: JMR DENTAL SERVICE, LLC		Phone #: 203-535-3337	
		Email: kalpesh_074@hotmail.com	
Address: 4700 NORTHBROOK LANE	City: MIDLAND	State: TX	Zip: 79707

Developer: (If different from property owner) Print Name:		Phone #:	
		Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999	
		Email:	
Address: 1909 W WALL SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific) <u>DIVIDING FOR DEVELOPMENT</u>
--

Plat Information	Total Acreage: .33
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units:
Request Type: ☒ Initial Preliminary Plat ☒ Preliminary Plat Amendment (If preliminary plat amendment, submit markup showing proposed changes)	
Deferral Request: Do you plan on requesting a deferral to the timing of public improvements? ☐ Yes ☒ No (If yes, the deferral request must be submitted to the Planning Division by final plat submittal)	
Development Agreement: Are you requesting a development agreement? ☐ Yes ☒ No If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.	

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of preliminary plat submittal or the preliminary plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal and Fees

Items to be submitted with this application form:

- Application fee – Payable to “The City of Midland”
 - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
 - Plats smaller than 50 acres - \$350
 - Plats larger than 50 acres - \$500
- Preliminary plat
 - PDF and JPEG
 - 1 FOLDED copy
 - 1 FOLDED 11" x 17" copy
- Deferral request PDF (if applicable. Refer to sketch plat comments)
 - Due by final plat submittal
- Drainage report (if applicable. Refer to sketch plat comments)
 - Email to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
 - Submit physically and digitally (PDF)

The original application form, copies of the plat, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues

that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. **All revisions must be made by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

Signatures (by property owner only – authorized agent must sign affidavit below)

Applicant (signature): _____

Date: _____

Applicant (printed): _____

Property Owner (signature): DocuSigned by: KALPESH PATEL

Date: 10/6/2025

Property Owner (printed): KALPESH PATEL

The plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Kalpesh Patel, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

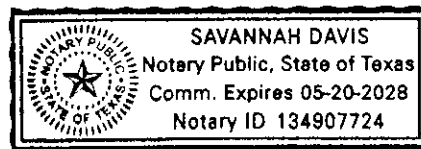
Authorized Agent (signature) _____

Andrew L. Melly

Subscribed and sworn to before me, this 6th day of October, 2025, to certify which witness my hand and seal of office.

[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



For Office Use Only	
☒ Property Owner Authorization ☒ Application Fee / ☐ Paying online Check# <u>5599</u>	☒ Digital and Physical Copies of Plat ☐ Deferral Letter (if applicable. Due at final submittal) ☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes: <u>no groundwater, no deferral</u>	
Signature: <u>[Signature]</u> Date: <u>10/7/25</u>	

RECEIVED

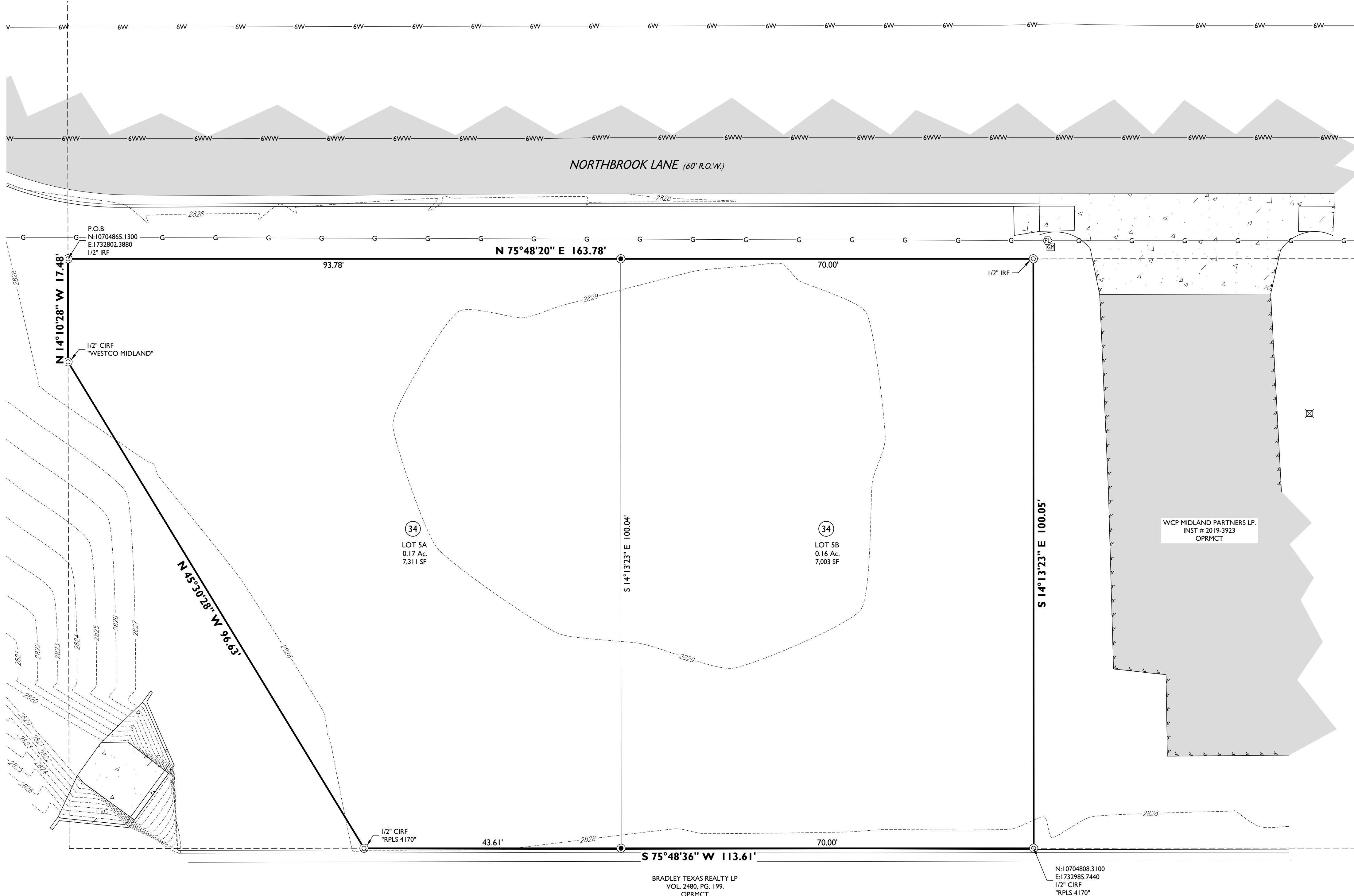
OCT 07 2025

Initial: [Signature]

PRELIMINARY PLAT

NORTHGATE ADDITION, SECTION 28

BEING A REPLAT OF LOT 5, BLOCK 34, NORTHGATE ADDITION, SECTION 19,
AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS



SURVEY NOTES:

1. BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40\"
2. 1/2\"
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PROVISIONAL SKETCH/PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0069, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE \"X\", DESIGNATED AS \"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.\"

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JMR DENTAL SERVICE, PLLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN LOT 5, BLOCK 34, T-1-S, T&P, RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JMR DENTAL SERVICE, PLLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS NORTHGATE ADDITION, SECTION 28, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE _____ DAY OF _____, 2025.

BY: JMR DENTAL SERVICE, PLLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025
BY: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NORTHGATE ADDITION, SECTION 28, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2025.

ABRAHAM BEJIL, CHAIRMAN

LONDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

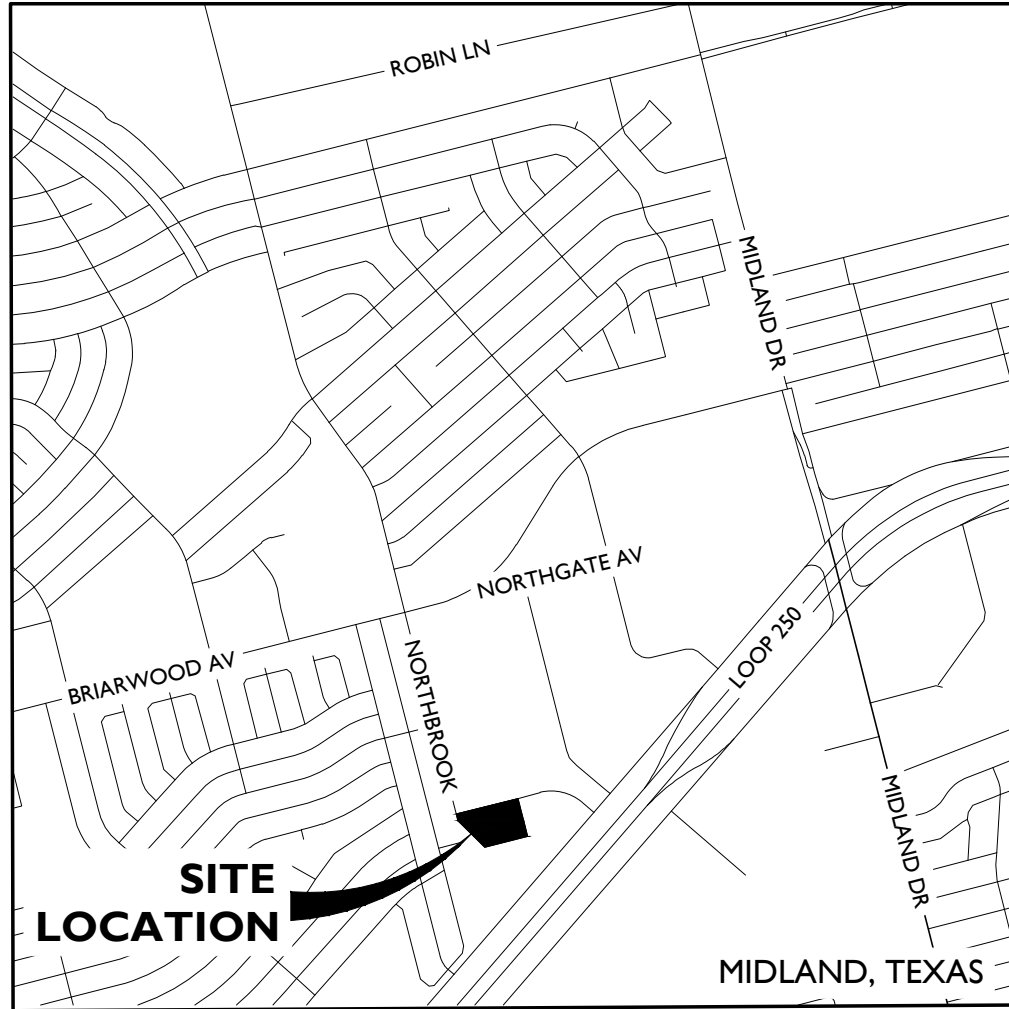
PROPERTY OWNER

JMR DENTAL SERVICE, PLLC
4700 NORTHBROOK LANE
MIDLAND, TX 79707
203-535-3337
INST. # 2018-26487 O.P.R.M.C.T.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

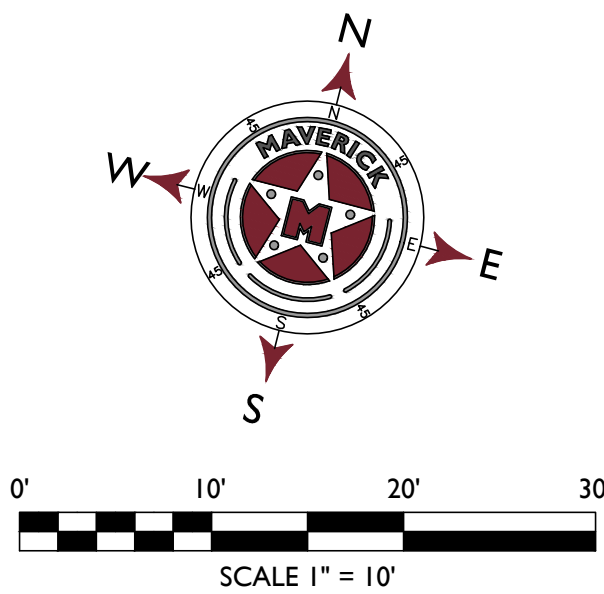
NO. _____

DATE _____



VICINITY MAP

N.T.S.



LEGEND

- | | |
|--|--|
| | DENOTES BENCH MARK |
| | DENOTES FOUND MONUMENT AS NOTED |
| | DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED \"MAVERICK FIRM #10194514\" |
| | DENOTES EXISTING GAS METER |
| | DENOTES EXISTING PIPELINE MARKER |
| | DENOTES BOUNDARY LINE |
| | DENOTES EXISTING PROPERTY LINES |
| | DENOTES EDGE OF ASPHALT |
| | DENOTES EXISTING GAS LINE |
| | DENOTES EXISTING 6\" |
| | DENOTES EXISTING 6\" |
| | DENOTES BUILDING SETBACK LINE |
| | DENOTES EXISTING CONCRETE |
| | DENOTES EXISTING PAVEMENT |

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHULTS, A PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY MONUMENTED AND DESCRIBED HEREON, AND THAT THE PROPERTY LOCATED UNDER MY SUPERVISION AND CONTROL WAS SUBDIVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHULTS, P.L.S. #3356

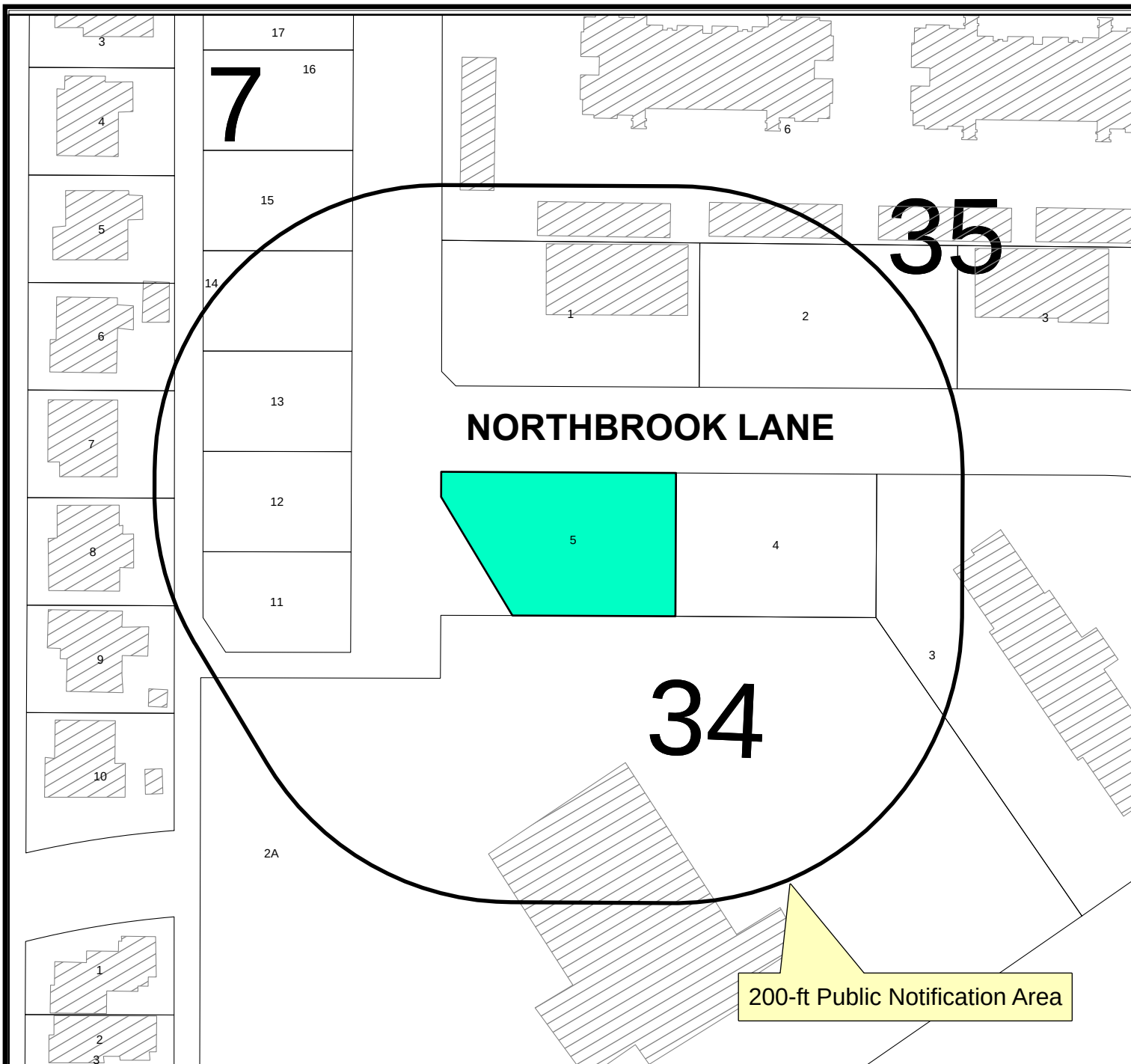
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite \"K\"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

NORTHGATE ADDITION SECTION 28



Location Map

SUB-25-0883

Scale: 1" = 100'

Proposed plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas.

Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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SF2

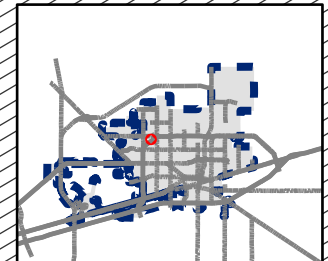
NORTHBROOK

PD

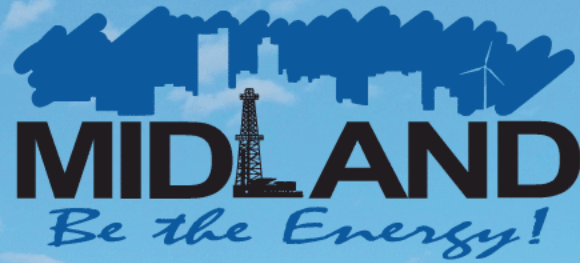
2F

PD

PD







PRELIMINARY PLAT NORTHGATE ADDITION, SECTION 28

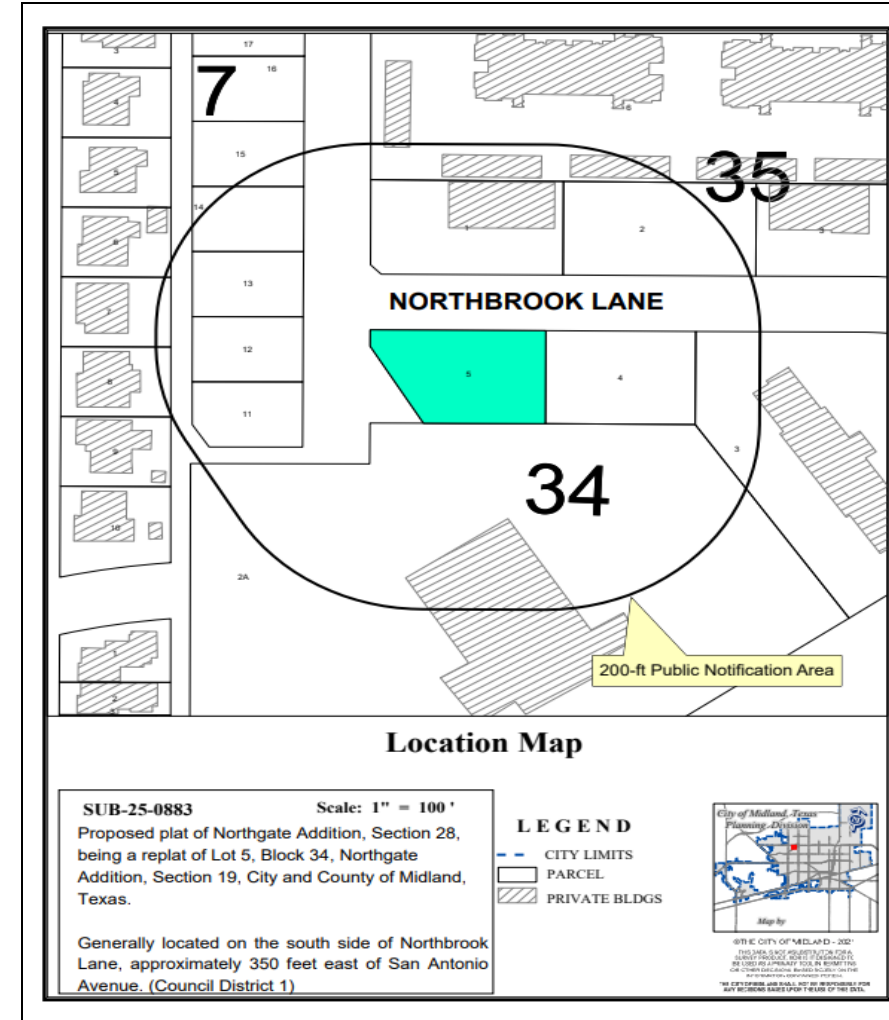


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APPLICATION SUMMARY

- **Property Owner:** JMR Dental Service, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 4807 Northbrook Lane (Council District 1)
- **Reason for Request:** Platting for future residential development



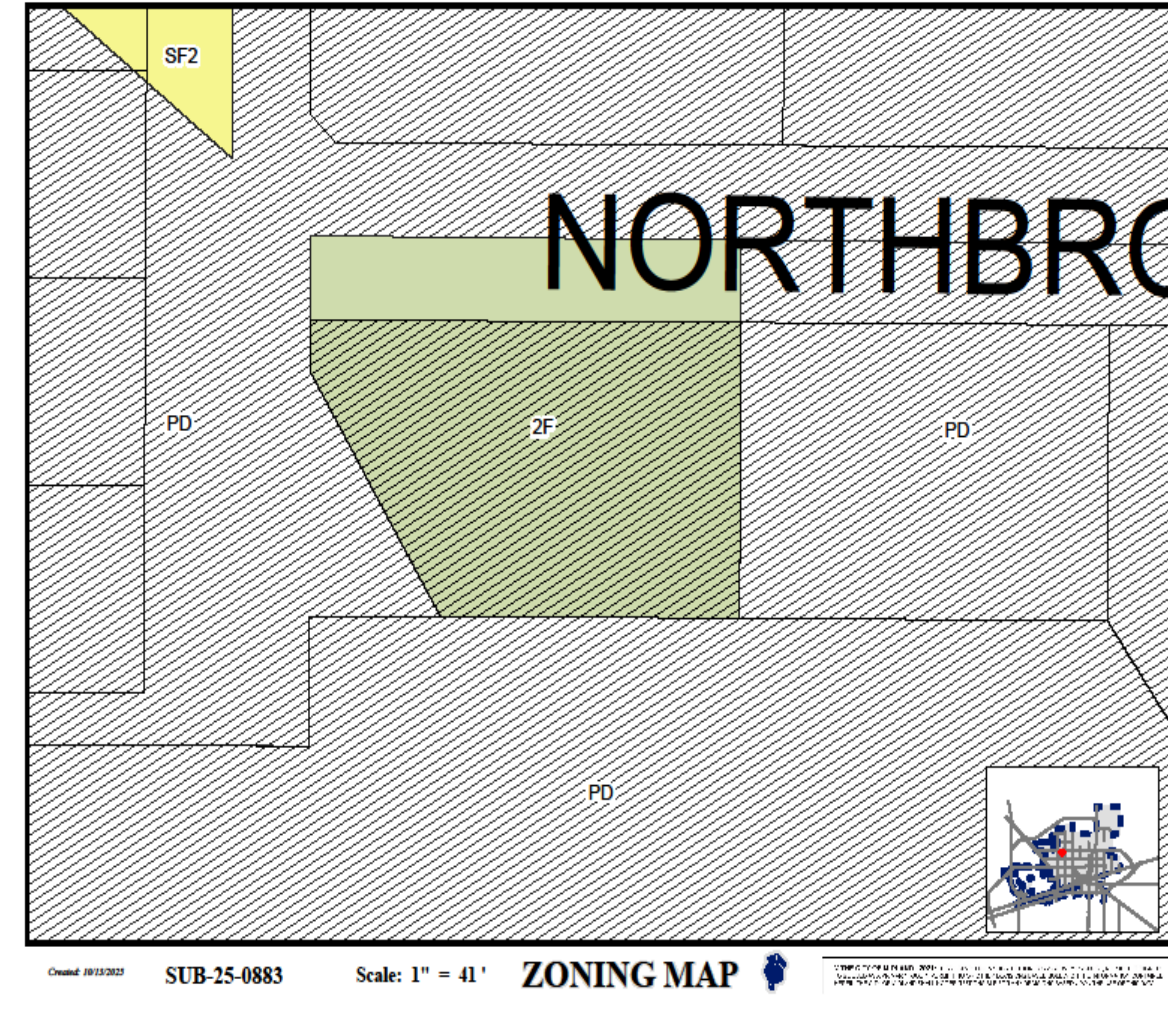
3

-



ZONING

- **Current Zoning:** 2F, Two-Family Dwelling District
- **Surrounding Zoning:**
 - **North/East/South/West:** PD, Planned Development District for a Shopping Center



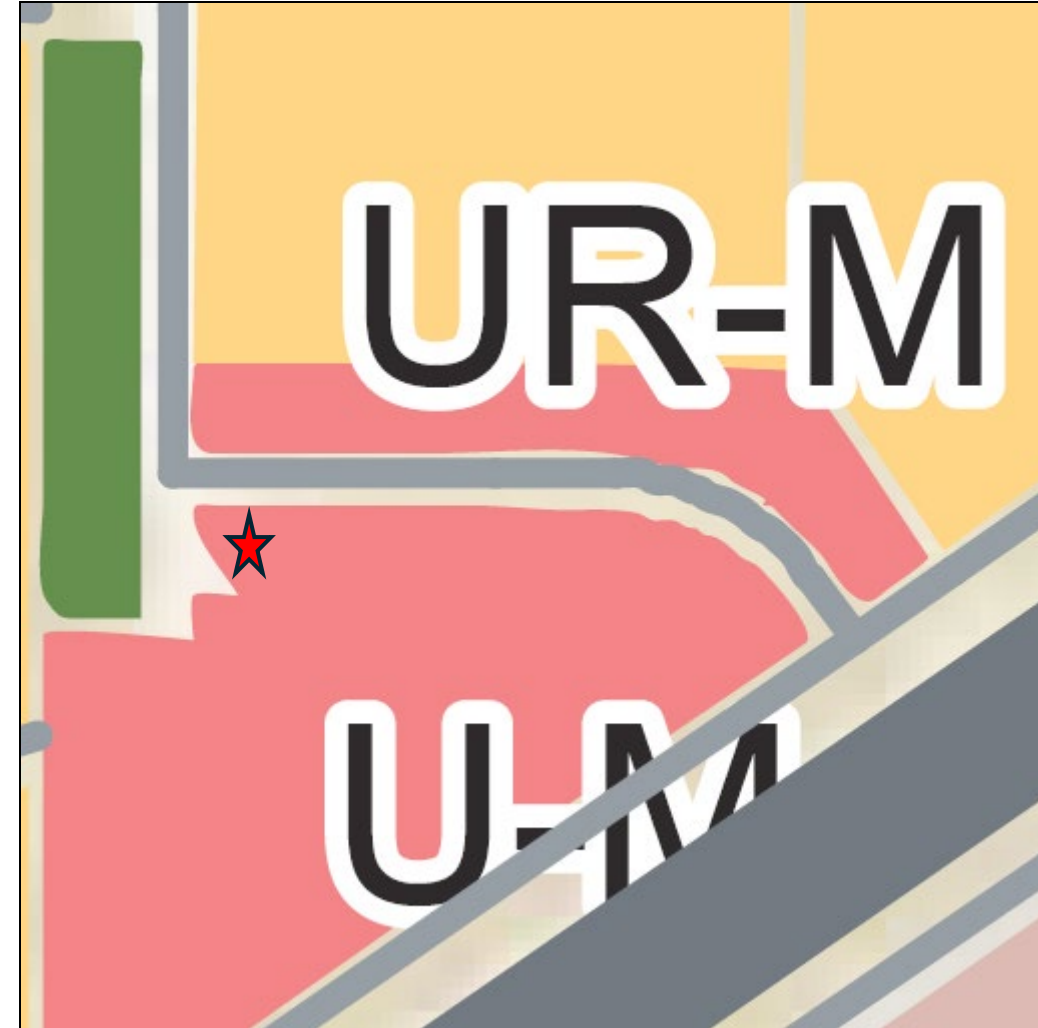
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North:** Medical Facility
 - **East:** Parking Lot
 - **South:** Car Dealership
 - **West:** Vacant Land
- **Proposed Use:** Duplex



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family housing, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to Condition A:
 - A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.

