CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
December 1, 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 bn 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 November 17, 2025 P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Llano Estacado Estates being a 91.9-acre tract of land located in the southeast quarter of Section 16, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final Plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of Lazy 3 at Midland Polo, being a 14.71-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850 feet west of North A Street.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final 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)**

PUBLIC HEARINGS

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

7. - Hold a public hearing and consider a request by Skyline Civil Group, on behalf of Judy Moreland, for a Zone Change from O-1, Office District to LR, Local Retail District on a 1.173-acre tract of land out of Block 27, Morningside Addition, City and County of Midland, Texas. (Generally located at the Northeast corner of North Main Street and West Scharbauer Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midtown AC & Heating, LLC, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 265 feet north of Cloverdale Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. - Hold a public hearing and consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District, to MH, Manufactured Housing District, on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas. (Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

10. - Hold a public hearing and consider a Final Plat of Northwest Acres Addition, Section 4, being a replat of the south 75.75 feet of Lot 14, together with a strip of land 30 feet by 128.54 feet adjoining said lot, Northwest Acres Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Gulf Avenue and Oaklawn Drive.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Hold a public hearing and consider a Preliminary Plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

12. - Hold a public hearing and consider a Final Plat of Wingate, Section 2, being a replat of the west 60 feet of Lot 3 and Lot 4, except the west 41 feet thereof, Block 2, Wingate Addition, City and County of Midland, Texas. (Generally located on the north side of Humble Avenue, approximately 210 feet east of Lanham Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

13. - 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 24.091-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)**

MISCELLANEOUS

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of South 349 Acres Addition, Section 8, being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 31.336-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)**

15. - Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.) **(EXTRATERRITORIAL JURISDICTION), (DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

16. - Motion approving a reinstatement of an approved Preliminary Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and the vacated north/south 0.13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

17. - Motion approving a Final Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and a vacated north/south 0.13-acre alley adjacent to said lots, and a previously vacated 0.192-acre right of way vacation along South Marienfeld Street, and a 0.496-acre right of way vacation along West Indiana Avenue, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

_____
Landon J. Ochoa
Planning Division Manager
Department of Development Services

MEETING ASSISTANCE INFORMATION: The City of Midland Plannihg 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
November 17, 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, November 17, 2025.

Members present:	Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
Members absent:	Brandon Ofield, Dara Richardson
Staff members present:	Mary Kate Loftis, Alexis Martinez, Beatriz Quezada, Lori Elliott, Angelina Bettanini, Britton Murry

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 bn 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 November 3, 2025 P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas. (Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final Plat of Mockingbird Ridge, Section 17, being a plat of a 25.53-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Waxwing Drive, approximately 1,120 feet south of Arapahoe Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of Quanah Parker Addition, being a plat of a 9.12-acre tract of land located in the southwest quarter of Section 17, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Norwood Street and St. Andrews Drive.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final Plat of Melody Acres, Section 20, being a plat of a 9.456-

acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Motion approving a Final Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet west of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motions passed by the following vote:
AYE: Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
NAY: None
ABSTAIN: None
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

PUBLIC HEARINGS

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

8. - Hold a public hearing and consider a request by Prince Signs, LLC, on behalf of Midland Platinum II, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center on Lot 2A, Block 3, Westridge Park Addition, Section 10, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 280 feet south of Andrews Highway.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

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

There was no one wishing to speak on this item.

The public hearing closed at 3:36 p.m.

The motion passed by the following vote:
AYE: Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
NAY: None
ABSTAIN: None
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

9. - Hold a public hearing and consider a request by Danny Harris, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a bar on Lot 7, Block 23, Moody Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Lee Street and East Texas Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate planner Alexis Martinez presented this item.

The public hearing opened at 3:43 p.m.

Chairman Abraham Bejil inquired if the SUD complies with the ordinance considering the nearby churches. Associate planner Alexis Martinez confirmed it does comply with the ordinance. Alexis also stated the nearby churches are, in fact, vacant, per Joshua Sparks inquiry. The applicant also spoke on behalf of this item, stating his family has owned the churches for many years, and they are not in use.

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

The motion passed by the following vote:
AYE: Abraham Bejil, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
NAY: None
ABSTAIN: Lucy Sisniega
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

10. - Hold a public hearing and consider a request by Cinergy 108, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Movie Theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate planner Alexis Martinez presented this item.

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

Midland citizen, David Ross, requested clarification on the definition of an SUD. Associate planner Alexis Martinez clarified that in this case, an SUD is for the sale of alcohol. Upon hearing this information, David Ross stated the facility is for children as well, and he believes we do not need more facilities selling alcohol where children are encouraged to go.

The public hearing closed at 3:52 p.m.

The motion passed by the following vote:
AYE: Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
NAY: None
ABSTAIN: None
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

11. - Hold a public hearing and consider a request by Mayra Navarrete, on behalf of Maria Luisa Gardea, for a Zone Change from RR, Regional Retail District to SF-3, Single-Family Dwelling District on Lots 1, 2, and 3, Block 127, Southern Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Kentucky Avenue and South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

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

There was no one wishing to speak on this item.

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

The motion passed by the following vote:
AYE: Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
NAY: None
ABSTAIN: None
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

MISCELLANEOUS

12. - Motion approving a reinstatement of an approved Preliminary Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:
AYE: Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
NAY: None
ABSTAIN: None
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

13. - Motion approving a reinstatement of an approved Preliminary Plat of Lazy 3 at Midland Polo, being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:
AYE: Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza
NAY: None
ABSTAIN: None
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

14. - Motion approving a Final Plat of Lazy 3 at Midland Polo, being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item was pulled by staff. No action was taken.

15. - Motion approving the 2026 Planning & Zoning Commission meeting dates. **(DEVELOPMENT SERVICES) ()**

The motion passed by the following vote:
AYE: Abraham Bejil, Lucy Sisniega, Joshua Sparks, Brennan Berry, Brian Martin, Joshua Garza

NAY: None
ABSTAIN: None
ABSENT: Brandon Ofield, Dara Richardson, Aaron Hunter

For

Landon Ochoa, Planning Division Manager
Department of Development Services

Abraham Bejil, Chair

11/20/2025
Date

Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a Final Plat of Llano Estacado Estates being a 91.9-acre tract of land located in the southeast quarter of Section 16, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213.)**

Purpose:

Magrym Consulting, on behalf of Santa Cruz Properties West, LLC, is requesting to plat a 91.9-acre tract of land located on the north side of East County Road 140 into 73 residential lots and 1 lot, which is being used for an oil & gas well, in order to obtain addresses and septic permits.

The preliminary plat was approved at the September 15, 2025, Planning and Zoning Commission meeting.

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: There are no impact fees associated with this plat. Plat outside designated service areas. [For Applicant's Information Only.]

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

PAVING: Deferral request for paving improvements were administratively approved on 11/26/2025. FM 1213 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: The water and wastewater improvements were not required per Carl Craigo. [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: The water and wastewater improvements were not required per Carl Craigo. [For Applicant's Information Only.]

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

EASEMENTS: Show existing and proposed. [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)

Not in the City limits- no Oil & Gas jurisdiction. Well & Tank spacing properly displayed No Oil & Gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

County - To Be addressed by MECD

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 74 proposed lots of Llano Estacado Estates, PLAT OF A 91.9 ACRE TRACT OF LAND OUT OF THE SOUTHEAST ¼ OF SECTION 16, BLOCK 38, T-2-S, T. & P. RR. CO. SURVEY, two lots are .9 acre, two lots are 2 acre, one lot is 15 acre, 69 lots are 1 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Llano Estacado Estates.

Attachments:

A. P-25-2417, Combined Documents
B. P&Z - - Llano Estacado Estates Final Plat

Britton Murry, Development Services	Created/Initiated - 11/26/2025
Landon Ochoa, Development Services	Final Approval - 11/26/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-25-0852 P-25-2417

Subdivision Name: Llano Estacado
(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: Krys Weyand on behalf of Santa Cruz Properties WOT		Phone #: (832)287-3382 Email:	
Address: 2810 N Closner Blvd	City: Edinburg	State: TX	Zip: 78540

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

Representative (If different from applicant or property owner) Print Name: Magrym Consulting		Phone #: 432-254-0327 Email: ed.aleman@magrym.com	
Address: 110 W Louisiana Ave	City: Midland	State: Tx	Zip: 79701

Reason for Platting (Please be specific)
Subdivide and obtain Addresses

Plat Information	Total Acreage: 91.9
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☑ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 74	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): Eduardo J. Aleman	Date: 11-5-25
Applicant (printed):	
Property Owner (signature): Krys Weyand	Date: 10/18/2025
Property Owner (printed): Krys Weyand	

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 Ed Aleman or authorized by Krys Weyand, 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) Eduardo J. Aleman

Subscribed and sworn to before me, this 5th day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

HUNTER HALL
Notary Public, State of Texas
Comm. Expires 06-05-2028
Notary ID 132509132

Revised 8/13/2025

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# 1649	☑ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☐ Title Opinion
Check# 1550	☐ Tax Certificates
Planner Notes:	
Signature:	Date: NOV 05 2025

RECEIVED

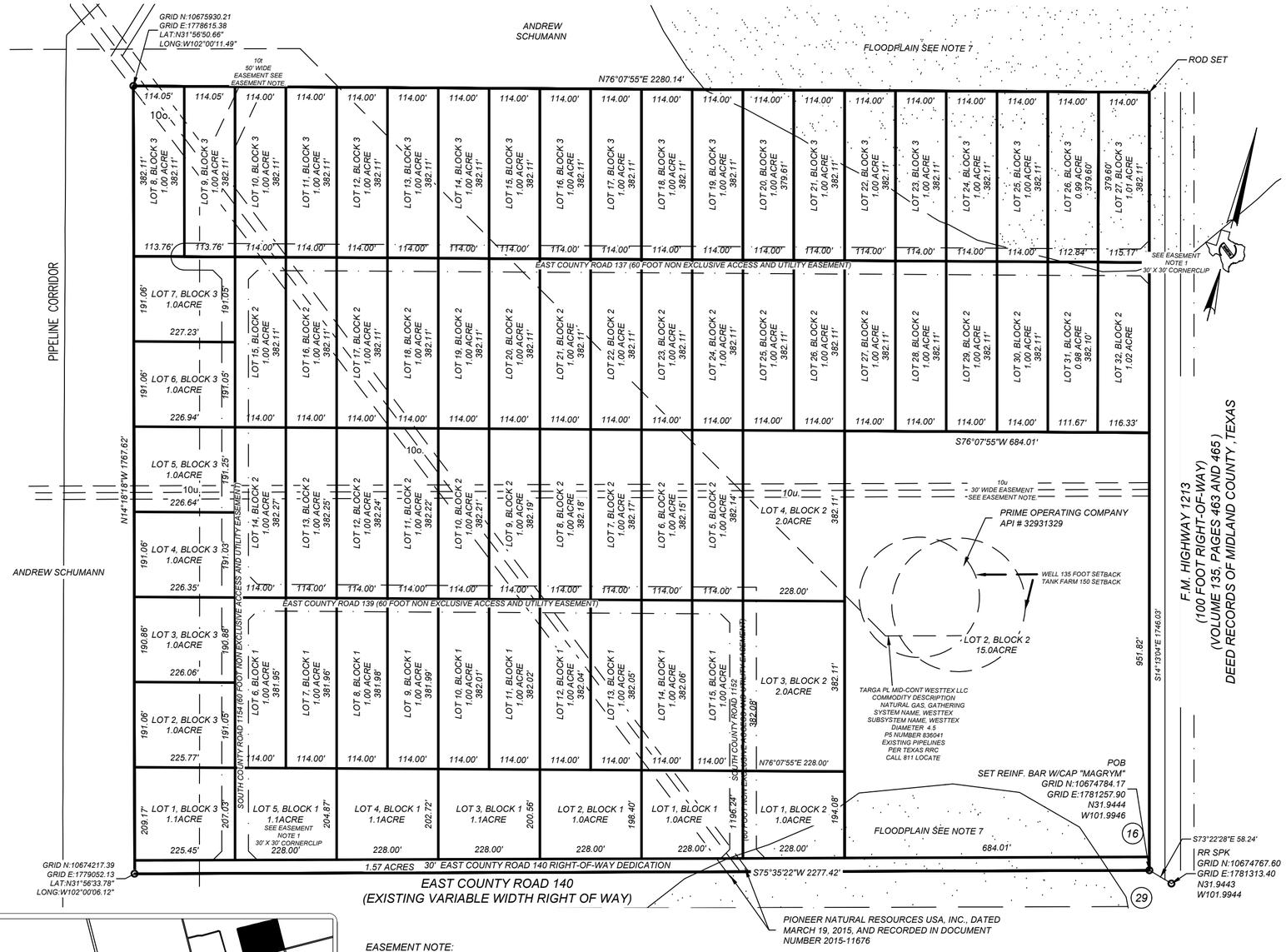
Initial: _____

Llano Estacado Estates

BEING A 91.9-ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF

SECTION 16, BLOCK 38, T-2-S, T&P RR CO. SURVEY,

MIDLAND COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, WE ARE THE RECORD OWNER OF A 91.94 ACRE TRACT OF LAND, OUT OF THE SOUTHEAST/4 OF SECTION 16, BLOCK 38, T-2-S, T&P RR CO SURVEY, ABSTRACT 1382, MIDLAND COUNTY, TEXAS, SAID 91.94 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF. ROD FOUND (N:10674784.17, E:1781257.90) FOR THE SOUTHEAST CORNER OF THIS TRACT, IN WEST RIGHT OF WAY FM 1213 FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 16 - BEARS SOUTH 73 °22'28" EAST 58.24 FEET;

THENCE SOUTH 75°37'22" WEST WITH NORTH RIGHT OF WAY OF EAST COUNTY ROAD 140, 2277.43 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°18'18" WEST ,1767.62 FEET TO A REINF BAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 76°07'55" EAST, 2280.14 FEET A REINF BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT IN THE WEST RIGHT OF WAY FM 1213,

THENCE SOUTH 14°13'04" EAST WITH THE WEST RIGHT OF WAY FM 1213, 1746.03 FEET TO THE PLACE OF BEGINNING;

ACREAGE, BEARINGS, AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS CE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LLANO ESTACADO ESTATES, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

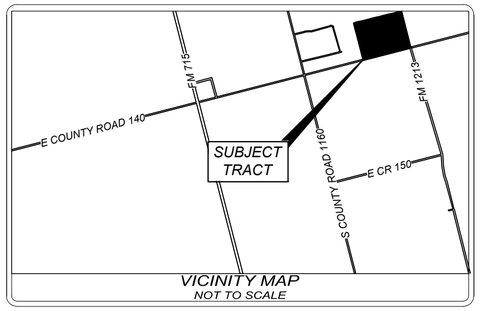
WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____2025

_____
SANTA CRUZ PROPERTIES WEST, LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____2025 BY SANTA CRUZ PROPERTIES WEST, LLC .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



EASEMENT NOTE:

O.MEMORANDUM OF EASEMENT AND RIGHT OF WAY AGREEMENT BY AND BETWEEN VIVIAN 0. SAUNDERS AND PIONEER NATURAL RESOURCES USA, INC., DATED MARCH 19, 2015, AND RECORDED IN DOCUMENT NUMBER 2015-11676, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS.LOCATED AS SHOWN ON THIS TRACT OF LAND

T.MEMORANDUM OF PERMANENT EASEMENT AGREEMENT EXECUTED BY VIVIAN SAUNDERS TO M2E4, LLC, DATED FEBRUARY 14, 2020, AND RECORDED IN DOCUMENT NUMBER 2020-5811, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS.LOCATED ON THIS TRACT OF LAND.

U. RIGHT OF WAY EASEMENT AND AGREEMENT EXECUTED BY VIVIAN S. CHANDLER TO CENTURION PIPELINE LP., DATED SEPTEMBER 29, 2021, AND RECORDED IN DOCUMENT NUMBER 2022-14020, OF OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS.LOCATED AS SHOWN ON THIS TRACT OF LAND.

1. 30 FOOT X 30 FOOT CORNER CLIP AT ALL ACEESS ROAD INTERSECTION AS SHOWN

LEGEND:

- EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LLANO ESTACADO ESTATES WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST:_____
SECRETARY: LANDON OCHOA

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH BLUE PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.

3. 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.

4. 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.

5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE COUNTY OF EXTRATERRITORIAL JURISDICTION AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

7.THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN (AND FLOODWAY) IN ZONE X AND A, AS SHOWN HEREON ARE AS DESIGNATED BY FEMA MAP PANEL 48329C0209F AND 48329C0250F WITH AN EFFECTIVE DATE OF 9/16/2005 AND ARE SUBJECT TO CHANGE. CURRENT INFORMATION REGARDING FLOOD HAZARD AREAS, INCLUDING THE MINIMUM SLAB OR FLOOR ELEVATION REQUIRED FOR CONSTRUCTION ON ANY LOT LOCATED WHOLLY OR PARTLY WITHIN THE 100- YEAR FLOODPLAIN, MAY BE OBTAINED FROM THE CITY OF MIDLAND. BEFORE ANY DEVELOPMENT (INCLUDING FILL, CHANNEL MODIFICATION, ETC.) PROCEEDS ON ANY LAND ENCUMBERED BY THE 100- YEAR FLOODPLAIN, OR WITHIN ANY DRAINAGEWAY OR BASIN, A DEVELOPMENT PERMIT APPLICATION MUST BE FILED AT THE CITY OF MIDLAND.

SURVEYOR'S CERTIFICATE:

THAT I, RJ DAUM. 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 AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED:_____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED:_____
AT&T TEXAS

SIGNED:_____
ATMOS ENERGY

SIGNED:_____
OPTIMUM COMMUNICATIONS

SIGNED:_____
ASTOUND COMMUNICATIONS

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

GRAPHIC SCALE
0 150 300
(1 INCH = 150' FEET)

OWNER(S):

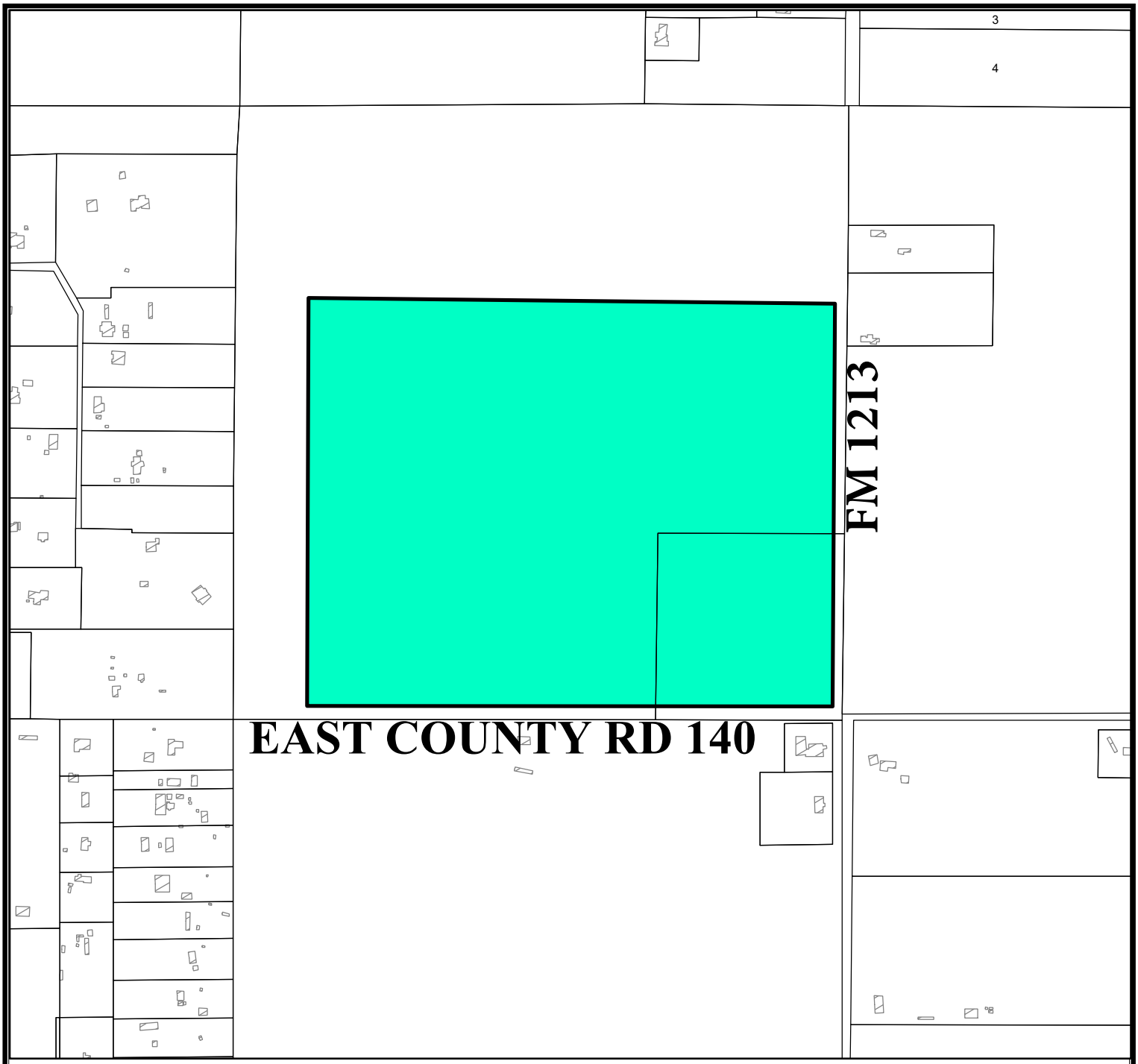
SANTA CRUZ PROPERTIES WEST, LLC
CARR CAROTHERS
2810 N CLOSNER BLVD, EDINBURG, TX 78541
(956) 383-0868
(214)620-1454
CVELA@SCPRGV.COM
CARR.CAROTHERS@GMAIL.COMEMAIL

NO.	DATE	DESCRIPTION	BY

DRAWN BY: Ai
DATE: 04/09/2025
CHECKED BY: ED/RJ
PROJECT NO.: 25-200
JOB NO.: 25-200
SHEET: 1 OF 1

MAGRYM
800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM No. 10149500
Office (432) 684-5548

LLANO ESTACADO ESTATES



Location Map

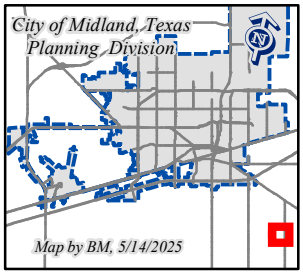
SUB-25-0852 **Scale: 1" = 620'**

Proposed plat of Llano Estacado Estates being a 91.9-acre tract of land located in the southeast quarter of Section 16, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213. (Extraterritorial Jurisdiction)

L E G E N D

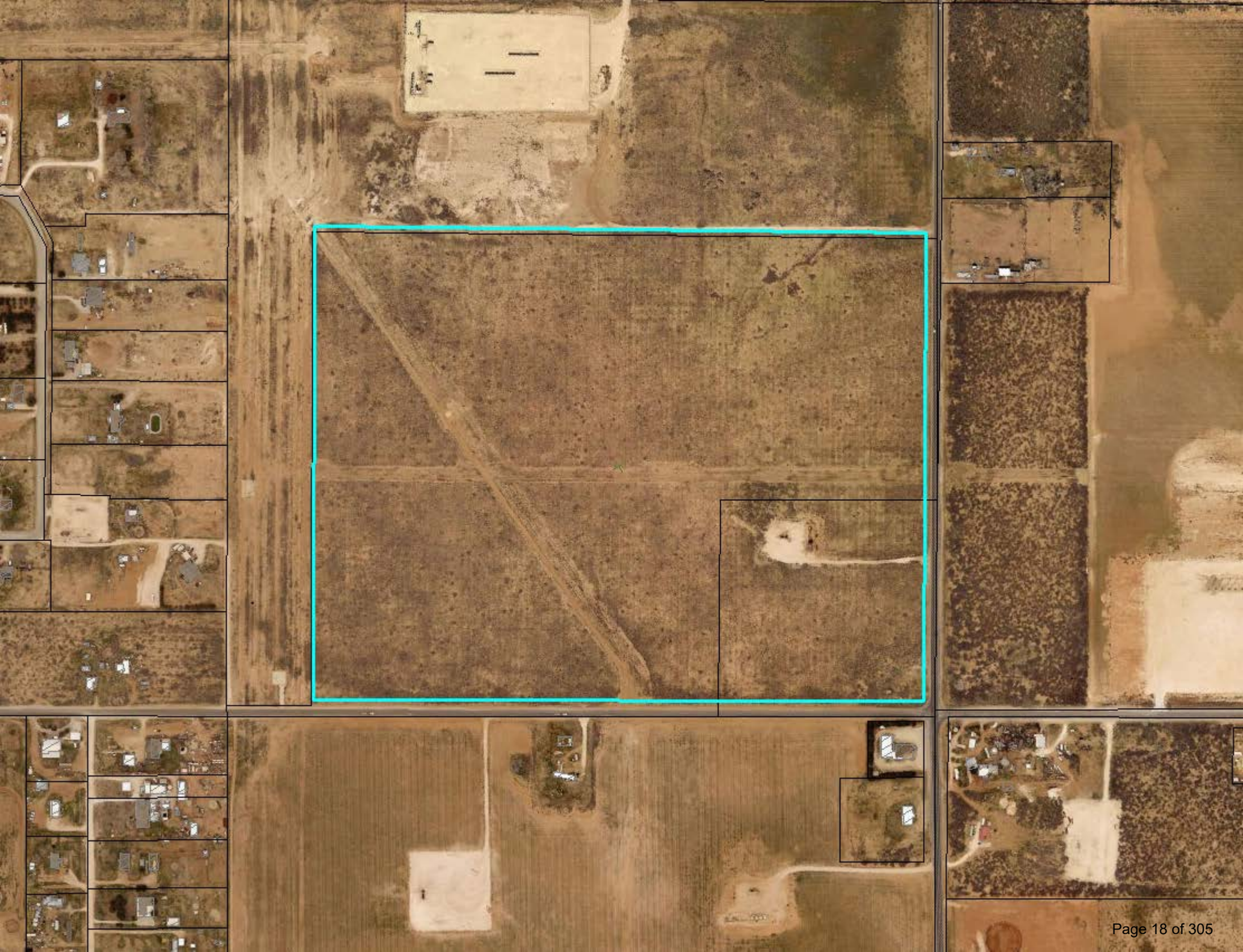
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



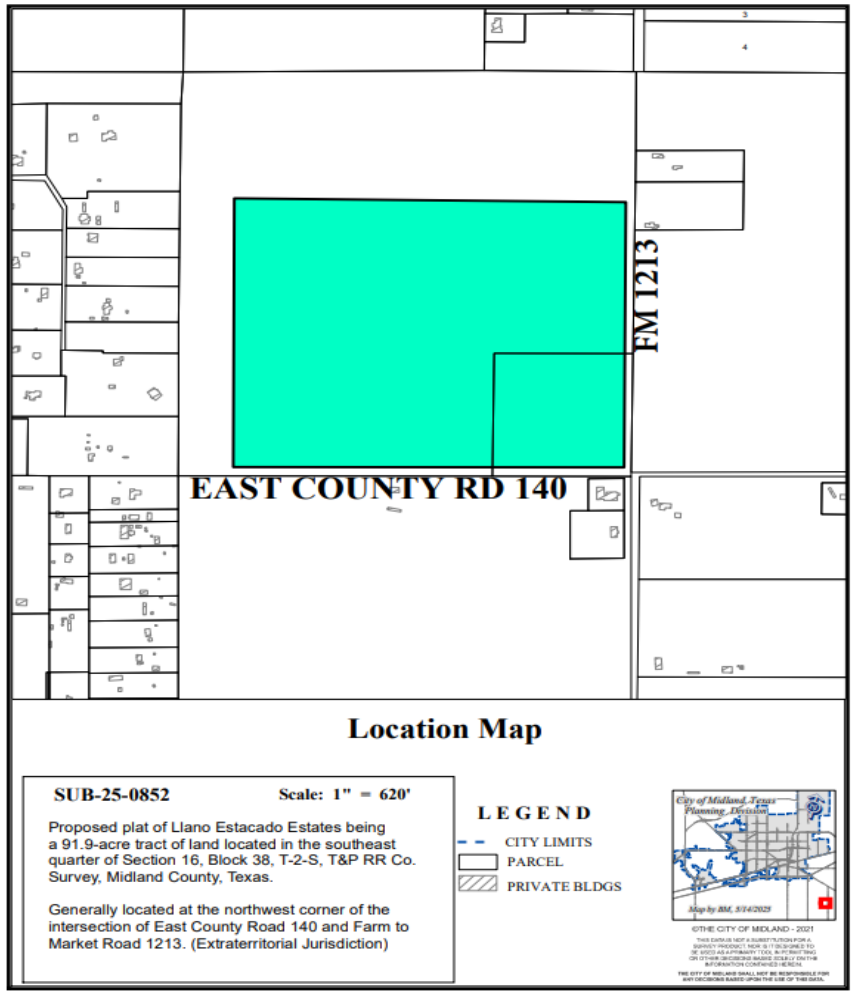
MIDLAND
Be the Energy!

FINAL PLAT
LLANO ESTACADO ESTATES

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

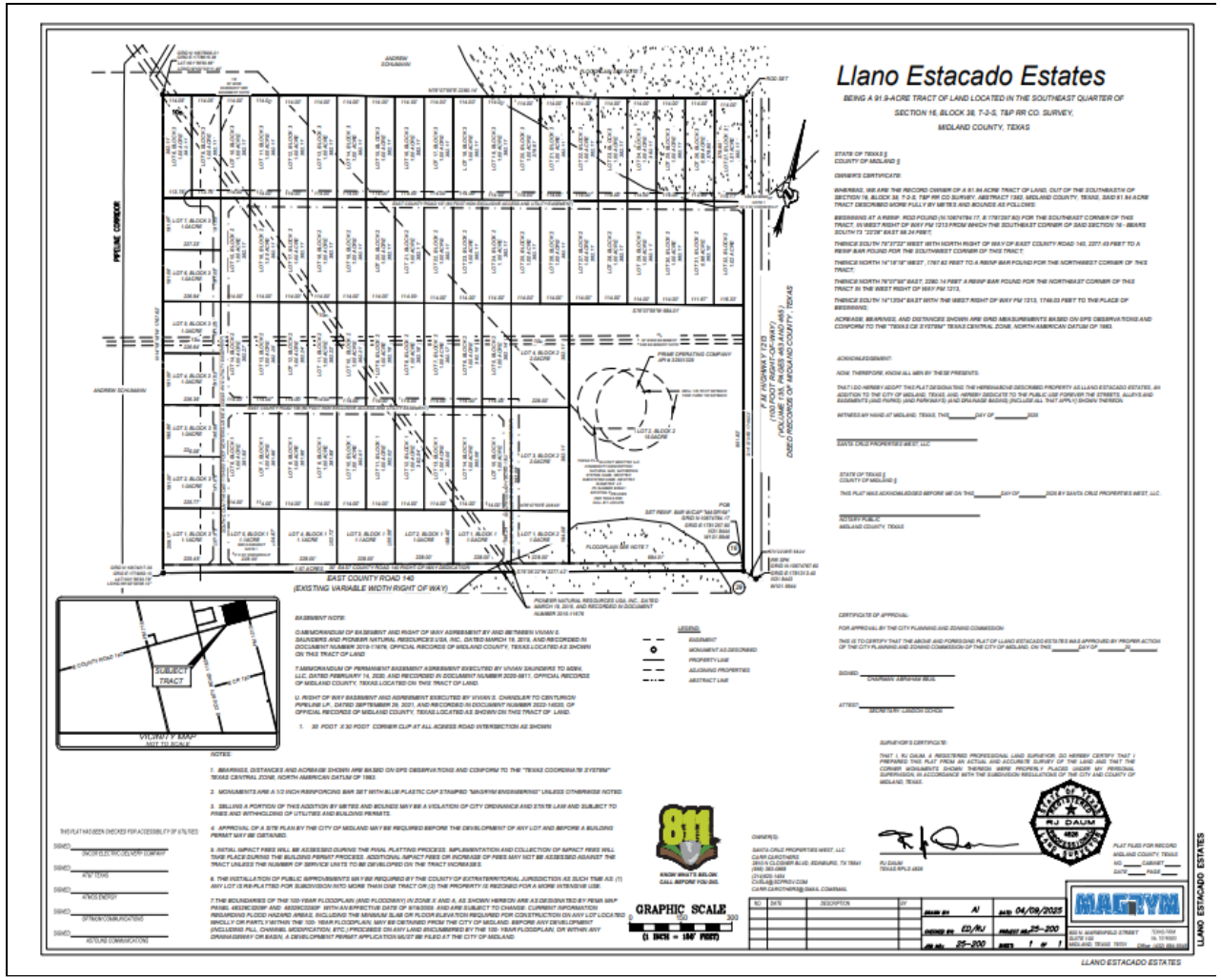
- **Property Owner/Developer:** Santa Cruz Properties West, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting to obtain addresses and septic permits



2

PLAT DETAILS

- **Acreage:** 91.9 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 74



3

LAND USE

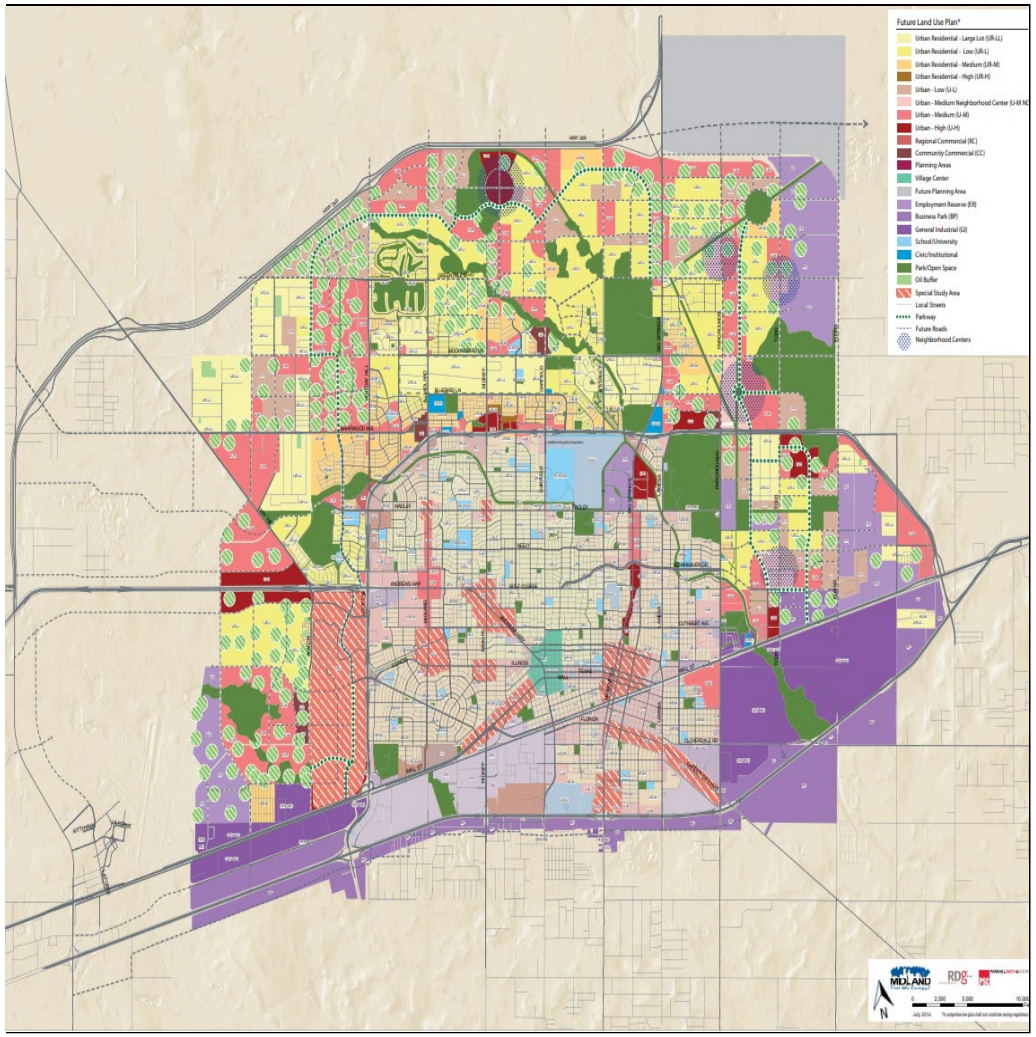
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Vacant Land
  - **South:** Church and Vacant Land
  - **West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing

4

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on September 15, 2025.
- On September 23, 2025, City Council took no action on the preliminary plat, resulting in it being approved by operational law.
- 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:	**4.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving a Final Plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street.)**

Purpose:

SEER Land Surveying, on behalf of Ashley Beal Lafevers and Aaron Lafevers, is requesting to replat a property located at 1207 Princeton Avenue into one lot in order to combine partial lots for residential redevelopment.

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: Okay as shown. [For Applicant’s Information Only.]

PAVING: Princeton and N 'G' roadway are okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 8” water exists in N 'G' Street, okay as is. 12” water exists in Princeton Street, okay as is. 4” water exists in alley south 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: 6” sewer exists in alley south of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill. [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 & 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.

AT&T: (Approved)

No issues.

HEALTH DEPARTMENT: (Approved)

The lot is close to a public sewer line, no need for a septic system.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of The Bedford Place, Section 3.

Attachments:

A. P-25-2416, The Bedford Place, Combined
B. P&Z- - The Bedford Place, Section 3 Final

Lori Elliott, Development Services	Created/Initiated - 11/19/2025
Landon Ochoa, Development Services	Final Approval - 11/24/2025

Docusign Envelope ID: E4B42BE6-EBCB-46FB-AABD-B982B841C70C

MIDLAND Planning Division

Final Plat Application

For Office Use Only
SUB-____-_____
P-____-_____

Subdivision Name:_____
(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: Ashley Beal Lafevers & Aaron Lafevers
Phone #: 432.226.7337
Email:
Address: 1608 N. I Street
City: Midland
State: TX
Zip: 79701

Property Owner
Print Name: See Applicant
Phone #:
Email:
Address:
City:
State:
Zip:

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

Representative (If different from applicant or property owner)
Print Name: SEER Land Surveying
Phone #: 432.226.7337
Email: info@seer-grp.com
Address: PO Box 50193
City: Midland
State: TX
Zip: 79710

Reason for Platting (Please be specific)
Re-Plat to combine lots for permit.

Plat Information
Total Acreage: 0.725
Type: ☑ Single-Family Residential ☐ Multi-Family Residential
☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots: 1
Number of Multi-Family Dwelling Units: 0

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

Revised 8/13/2025

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): Signed by: DocuSigned by: | Date: 11/5/2025

Applicant (printed): Aaron LaFevers & Ashley Beal LaFevers

366392B78B27437... F438A64EFEEC427...

Property Owner (signature): Signed by: DocuSigned by: | Date: 11/5/2025

Property Owner (printed): Aaron LaFevers & Ashley Beal LaFevers

366392B78B27437... F438A64EFEEC427...

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 The Bedford Place, Section 3 or authorized by Aaron & Ashley LaFevers, 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 5th day of November, 2025, to certify which witness my hand and seal of office.

_____

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

For Office Use Only

- ☑ Property Owner Authorization
- ☑ Application Fee / ☐ Paying online
- Check# 1013
- ☑ Recording Fee
- Check# 1014
- ☑ Digital and Physical Copies of Plat (including CADD file)
- ☐ Deferral Letter (if applicable)
- ☐ Groundwater Availability Certification Forms (if applicable)
- ☑ Title Opinion
- ☑ Tax Certificates

Planner Notes:

RECEIVED
NOV 05 2025

Signature: Beaty Ozge

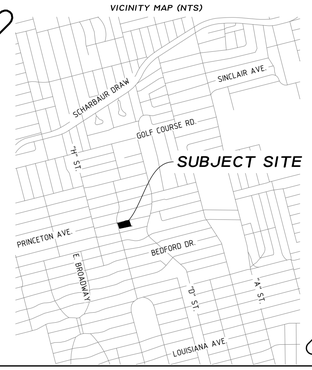
Date:

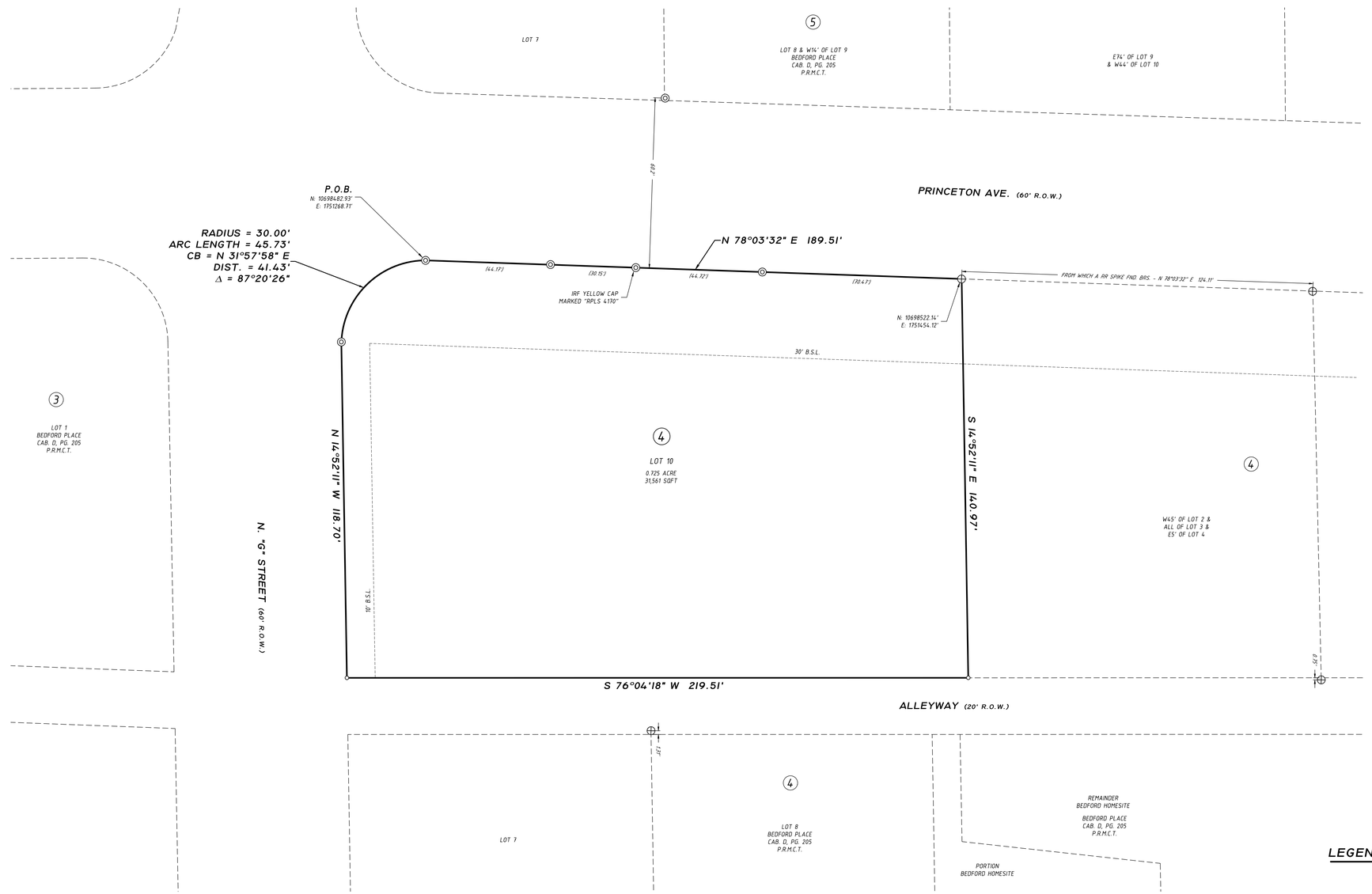
Initial:

THE BEDFORD PLACE, SECTION 3

BEING A REPLAT OF THE WEST 70 FEET OF LOT 4, AND ALL OF LOTS 5 AND 6, BLOCK 4, THE BEDFORD PLACE, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP (NTS)





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 WITHHOLDING 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 LOT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT 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 INCREASED.

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, NORTH AMERICAN DATUM 1983 (2011), GEOID18, U.S. SURVEY FOOT, WITH A CONVERGENGE ANGLE (THETA) OF 0 = -0°54'48.40" AND A COMBINED SCALE FACTOR OF (CSF) = 0.999896911 AT REFERENCE POINT NGS "MIDLAND".
2. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF SEER LAND SURVEYING FOR A COMPLETE RECONSTRUCTION OF THIS SURVEY.
3. 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.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0089F, 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 SEER LAND SURVEYING.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PALADIN R. HUCKABA, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

STATE OF TEXAS
PALADIN R. HUCKABA
7027
PROFESSIONAL
LAND SURVEYOR

PALADIN R. HUCKABA
REGISTERED PROFESSIONAL LAND SURVEYOR #7027
SEER LAND SURVEYING (TX FIRM #10194.914)

24 JULY, 2025

PROPERTY OWNER

ASHLEY BEAL LAFEVERS & AARON LAFEVERS
1608 N. "I" STREET
MIDLAND, TEXAS 79701
DEED INSTRUMENT #2022-10622 & #2025-6906
(PHONE) 432.226.7337

N
S

0' 10' 20' 40' 60'
SCALE = 1" : 20'

SEER LAND SURVEYING
TX FIRM #10194.914
www.seer-grp.com
PO BOX 50193
MIDLAND, TX 79710
info@seer-grp.com
432.226.7337

PROJ: 2025_042

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE BEDFORD PLACE, SECTION 3, 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

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

X
ATMOS ENERGY | BY -

X
AT&T | BY -

X
OPTIMUM | BY -

X
ASTOUND BROADBAND | BY -

X
ONCOR ELECTRIC DELIVERY | BY -

LEGEND

⊕	RR SPIKE FOUND
◎	DEGRADED IRON PIPE FOUND (CM) UNLESS NOTED
○	CALCULATED LOT CORNER (FALLS IN WALL)
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
———	BOUNDARY LINE
- - - - -	ADJOINER PROPERTY LINES
- - - - -	BUILDING SETBACK LINE

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ASHLEY BEAL LAFEVERS, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 27, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ASHLEY BEAL LAFEVERS BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS THE BEDFORD PLACE, SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ - __M.

THE_____DAY OF _____, 2025.

_____
BY: ASHLEY BEAL LAFEVERS

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ASHLEY BEAL LAFEVERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS AARON LAFEVERS, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 27, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AARON LAFEVERS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS THE BEDFORD PLACE, SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ - __M.

THE_____DAY OF _____, 2025.

_____
BY: AARON LAFEVERS

ACKNOWLEDGEMENT

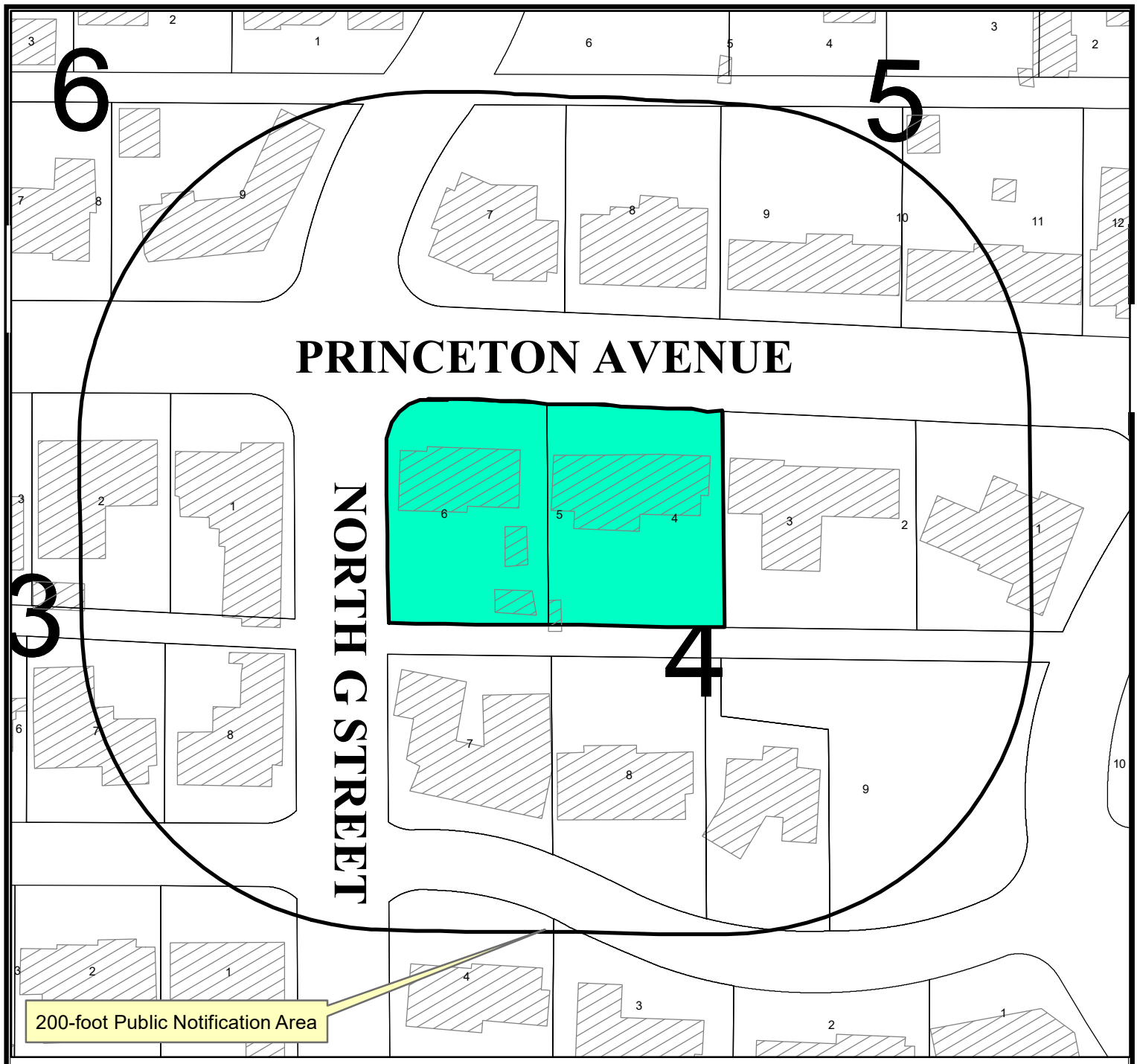
THE STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON LAFEVERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE BEDFORD PLACE,
SECTION 3



Location Map

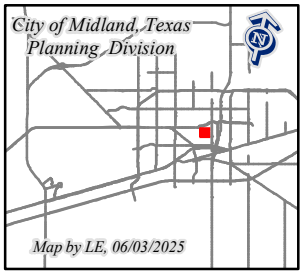
SUB-25-0860 **Scale: 1" = 1,117'**

Proposed plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street. (Council District 3)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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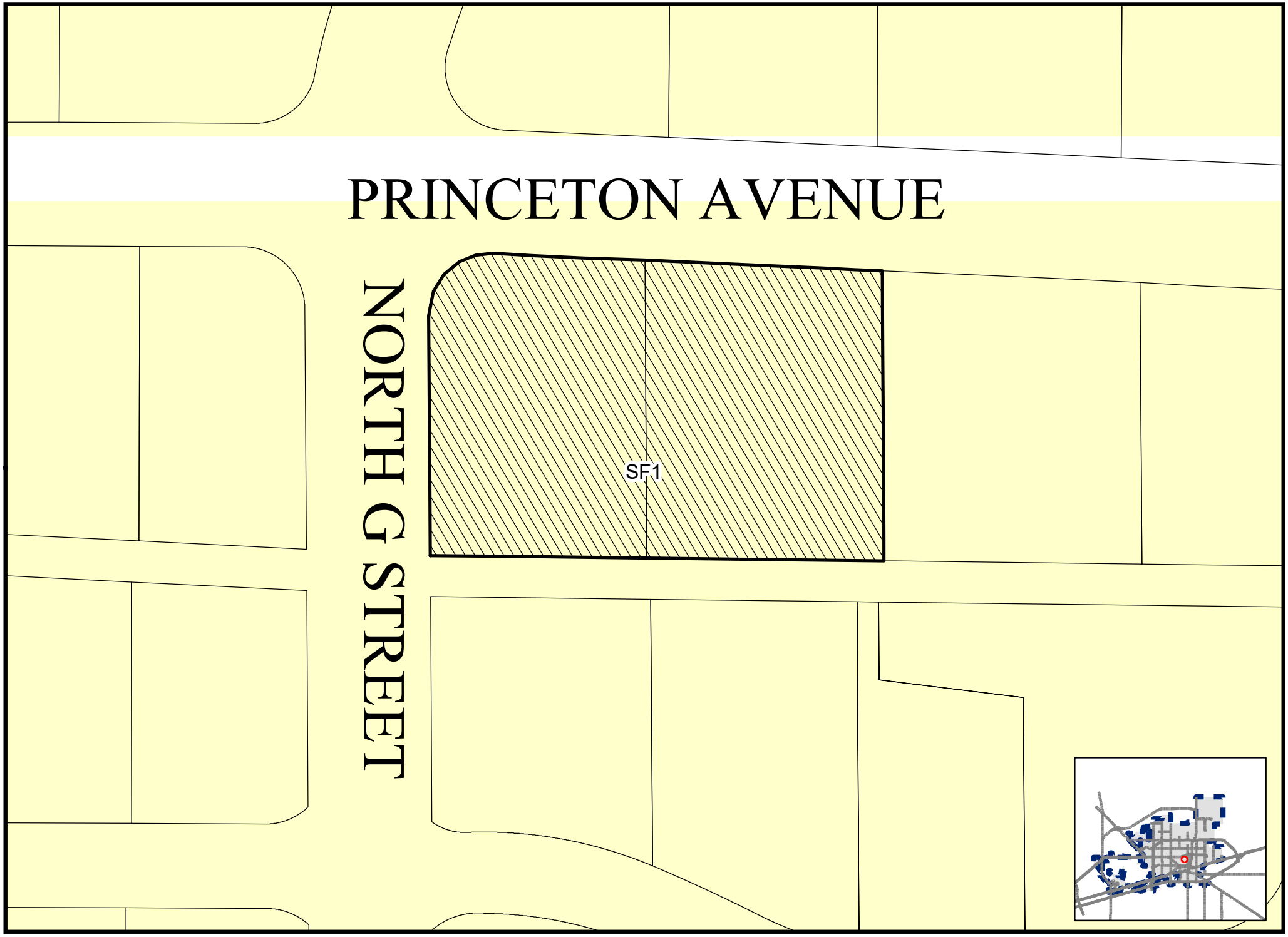
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by LE 06/05/2025

SUB-25-0860

Scale: 1" = 699'

ZONING MAP

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PRINCETON AVENUE
NORTH G STREET

1207

MIDLAND
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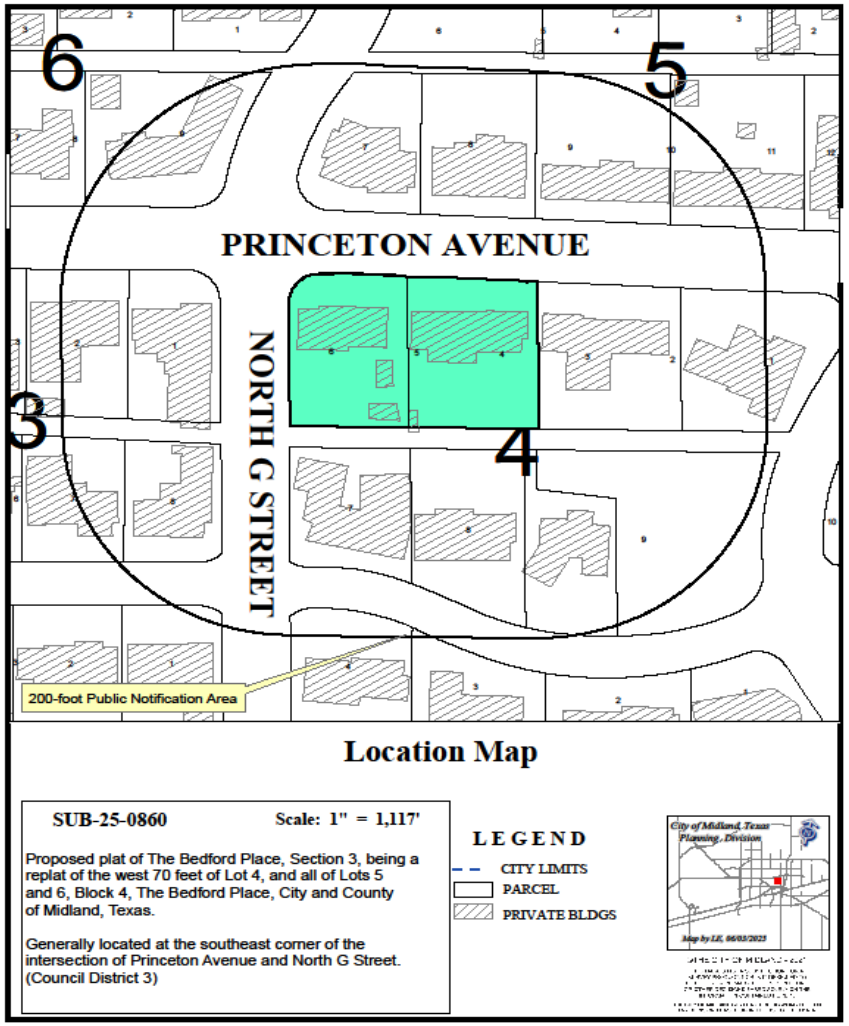
FINAL PLAT
THE BEDFORD PLACE, SECTION 3

Visit Our Website
MIDLANDTEXAS.GOV

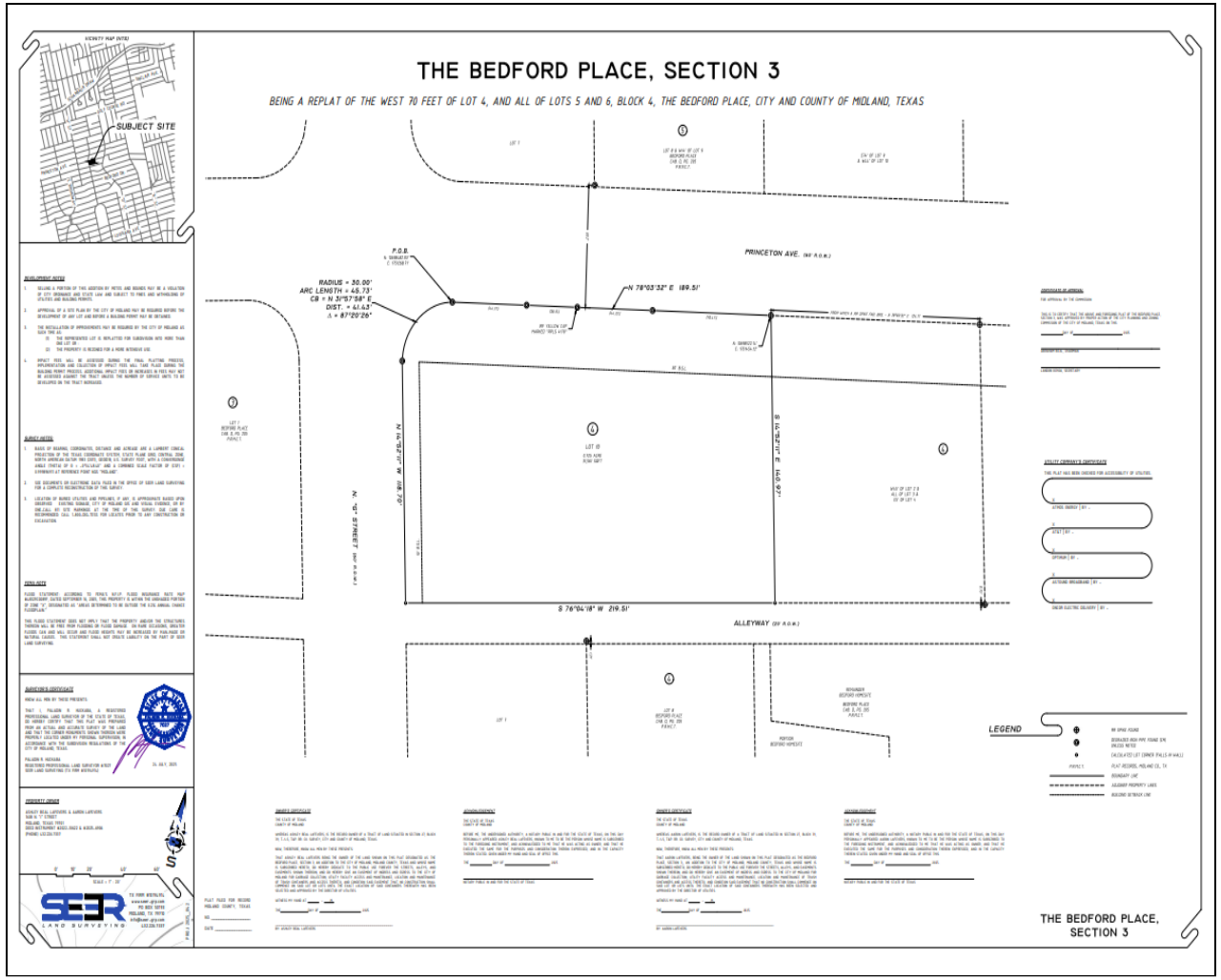
APPLICATION SUMMARY

- **Developer/Property Owner:** Ashley Beal Lefevers and Aaron Lafevers
- **Representative:** SEER Land Surveying
- **Location:** 1207 Princeton Avenue (Council District 3)
- **Reason for Request:** To combine partial lots for residential redevelopment



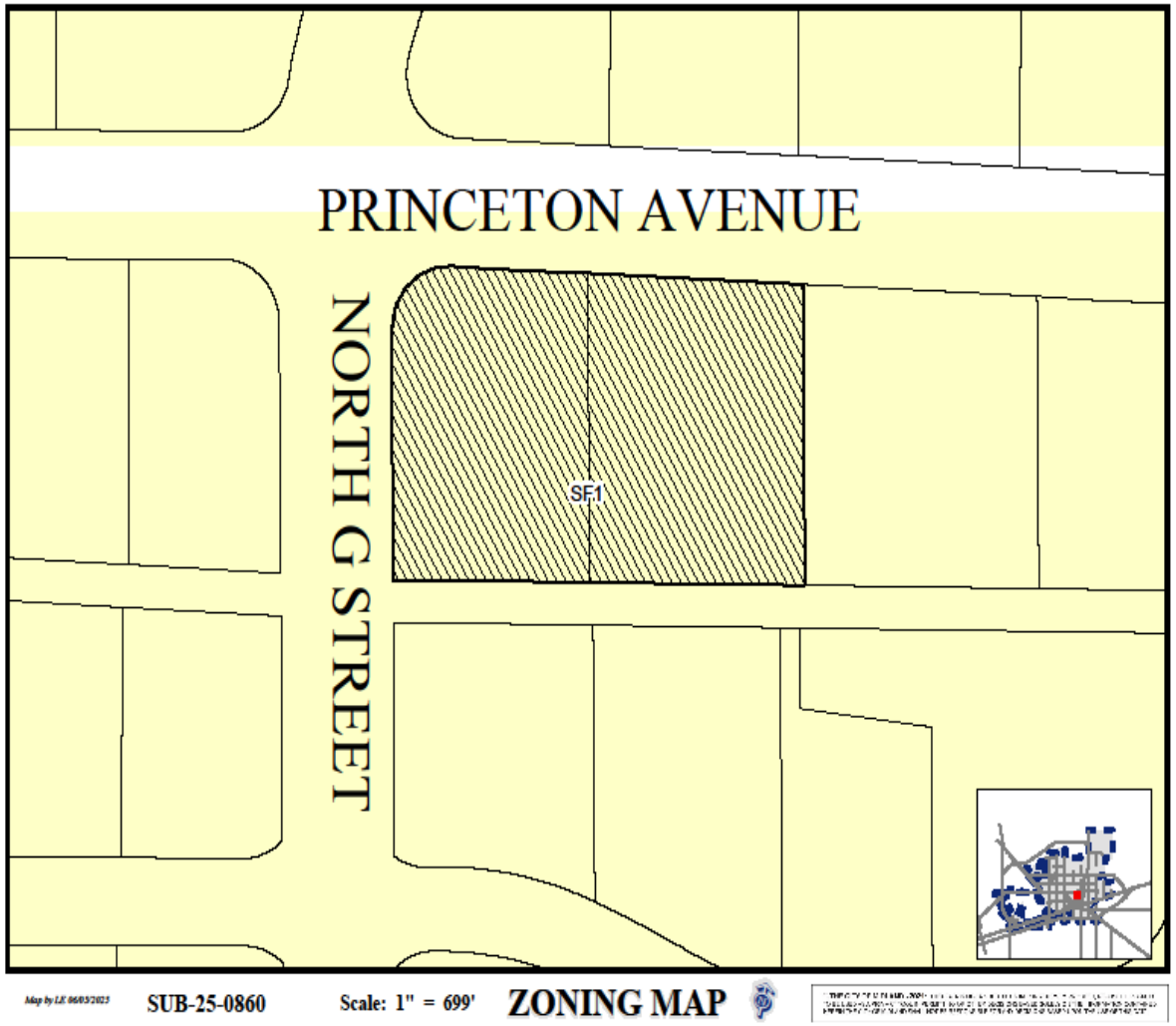
PLAT DETAILS

- **Acreage:** 0.725 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** SF-1, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North/South/East/West:** SF-1, Single-Family Dwelling District



4

LAND USE

- **Current Use:** Residential
- **Surrounding Uses:**
  - **North/South/West:** Residential
  - **East:** Vacant Lot
- **Proposed Use:** Residential

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On Princeton Avenue, Looking South

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Low (UR-L)
- **Supported Uses:** Single-family attached and detached housing
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.

MIDLAND
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STAFF'S RECOMMENDATION

- No objections were received.
- The Preliminary Plat was approved by the Planning and Zoning Commission on July 21, 2025.
- Staff recommends approval of the Final Plat of The Bedford Place, Section 3.

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:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a Final Plat of Lazy 3 at Midland Polo, being a 14.71-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850 feet west of North A Street.)**

Purpose:

Dunaway Associates, LLC, on behalf of Musselman Family, LP, is requesting to plat a 14.71-acre tract of land located on the north side of Mockingbird Lane into one lot to obtain building permits for future agricultural development.

The preliminary plat was approved at the April 21, 2025, Planning and Zoning Commission meeting.

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 comments, if any. [For Applicant’s Information Only.]

PAVING: Adjacent portion of Mockingbird Lane has been vacated. No public pavement improvements required. [For Applicant’s Information Only.]

WATER: 24” water exists in Mockingbird Lane south 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: 24” wastewater exists in a Sewer & Drainage easement north and east of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: A preliminary drainage study has been conducted is approved for platting purposes. A Letter of Map Revision based on Fill (LOMR-F) will be required for the fill placed within the 100-year floodplain/floodway. A “No-Rise” Certification is required for development within the floodway to certify that the development project will not affect flood heights. FEMA map number data on plat face is incorrect. In the floodplain note, include all flood zones the subject property is located in. [[For Applicant’s Information Only.]

EASEMENTS: Show existing and proposed. [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 & 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

ADDRESSING: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Lazy 3 at Midland Polo.

Attachments:

A. P-25-2414, Combined Documents
B. P&Z - - Lazy 3 at Midland Polo Final Plat

Britton Murry, Development Services	Created/Initiated - 11/24/2025
Landon Ochoa, Development Services	Final Approval - 11/24/2025

MIDLAND
Planning Division

Final Plat Application

OFFICE USE ONLY

Project Number: Sub-24-0758

Case Number: P-25-2414

Proposed Subdivision Plat Name: Lazy 3 at Midland Polo

Legal Description: Being a 14.71 acre tract of land Situated in City of Midland, Midland County, Texas.

Property Owner Printed Name: Musselman Family, LP Attn: Henry Musselman		Phone (432) 528-9115 Email henrym@compassoperating.com	
Address 400 W. Illinois Avenu Ste. 1000	City Midland	State TX	Zip 79701

Developer *(if different than Owner)* Printed Name:		Phone ( ) Email	
Address	City	State	Zip

Representative *(if acting as agent for property owner, see affidavit on page 2)* Firm: Dunaway Associates, LLC Printed Name: Melanie Martinez & Tim Hair		Phone (432)217-0221 Email mmartinez@dunaway.com thair@dunaway.com	
Address 4000 N. Big Sping Street	City Midland	State TX	Zip 79705

Reason for Platting: A future building permit will be required to build a structure onto property, platting is required.

Plat Information	Total Acreage: 14.71
Type: ☐ Single-Family Residential ☒ Commercial	☐ Multi-Family Residential ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots:	Number of Multi-Family Dwelling Units:

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 final 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 final plat submittal or the final plat application will not be accepted.

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

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF) & CADD File
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. The recording fees are as follows:

For plats 18"x 24" or less: $60

For plats 18"x 24" or more: $80

Related documents: $26 for first page, $4 for each additional page

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

Property Owner (signature):_____ Date: _____

Property Owner (printed):_____

The Final 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 Subdivision 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

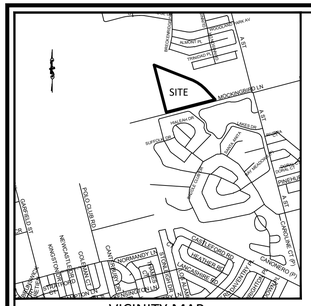
Before me, the undersigned authority, on this day personally appeared Matt Shipp who, being by me duly sworn, upon oath says: That (s)he is authorized by Musselman Family, LP, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right,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

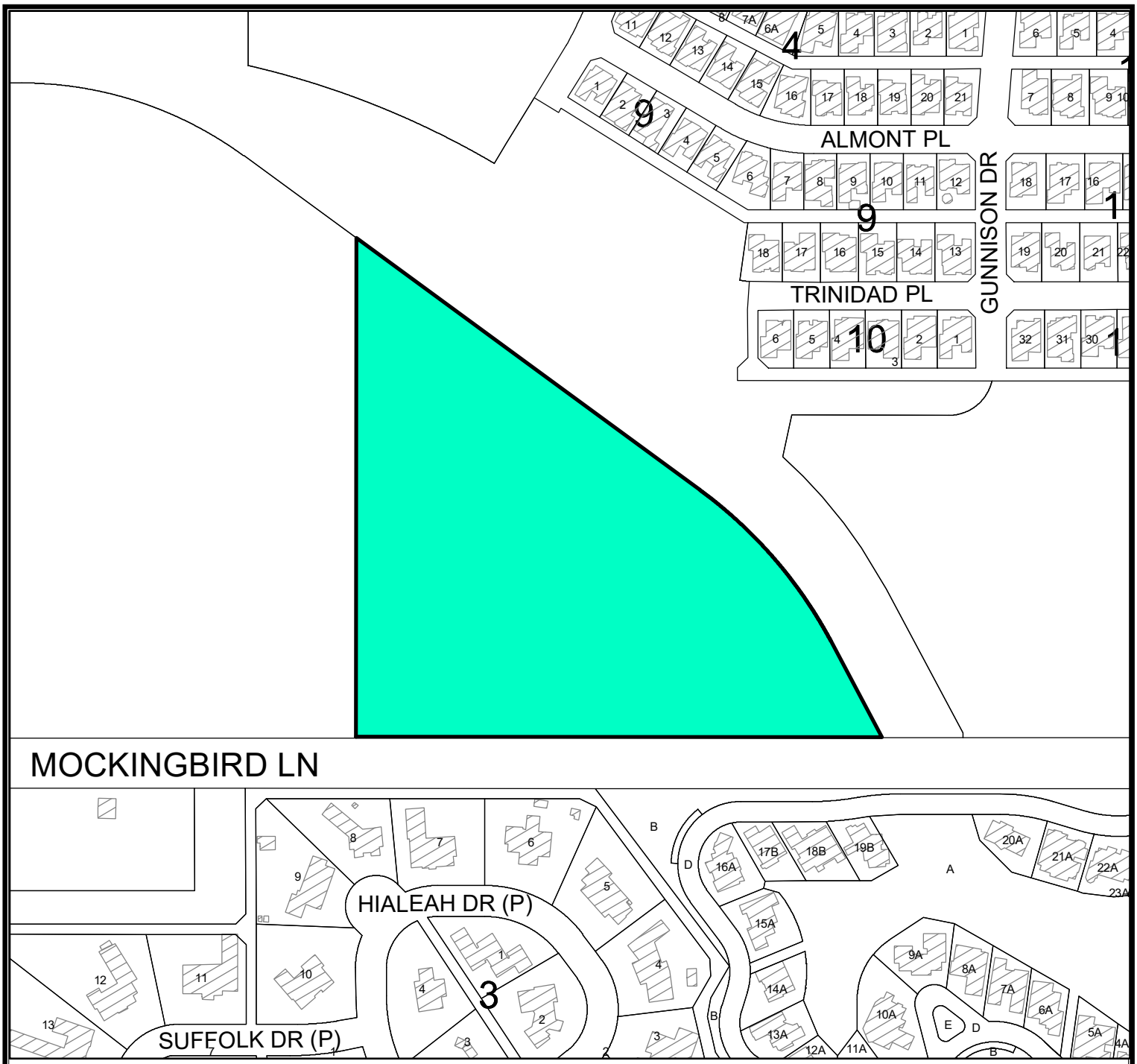
Matt Shipp
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 22nd day of October, 20 25, to certify which witness my hand and seal of office.

MELANIE MARTINEZ
My Notary ID # 130046270
Expires December 9, 2026

Melanie Martinez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS


SITE
MOCKINGBIRD LN
POLO CLUB RD
CAPE LAZY LN
CAPE LAZY LN
CAPE LAZY LN



Location Map

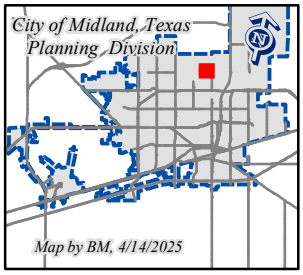
SUB-24-0758 **Scale: 1" = 279'**

Proposed plat of Lazy 3 at Midland Polo being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas.

Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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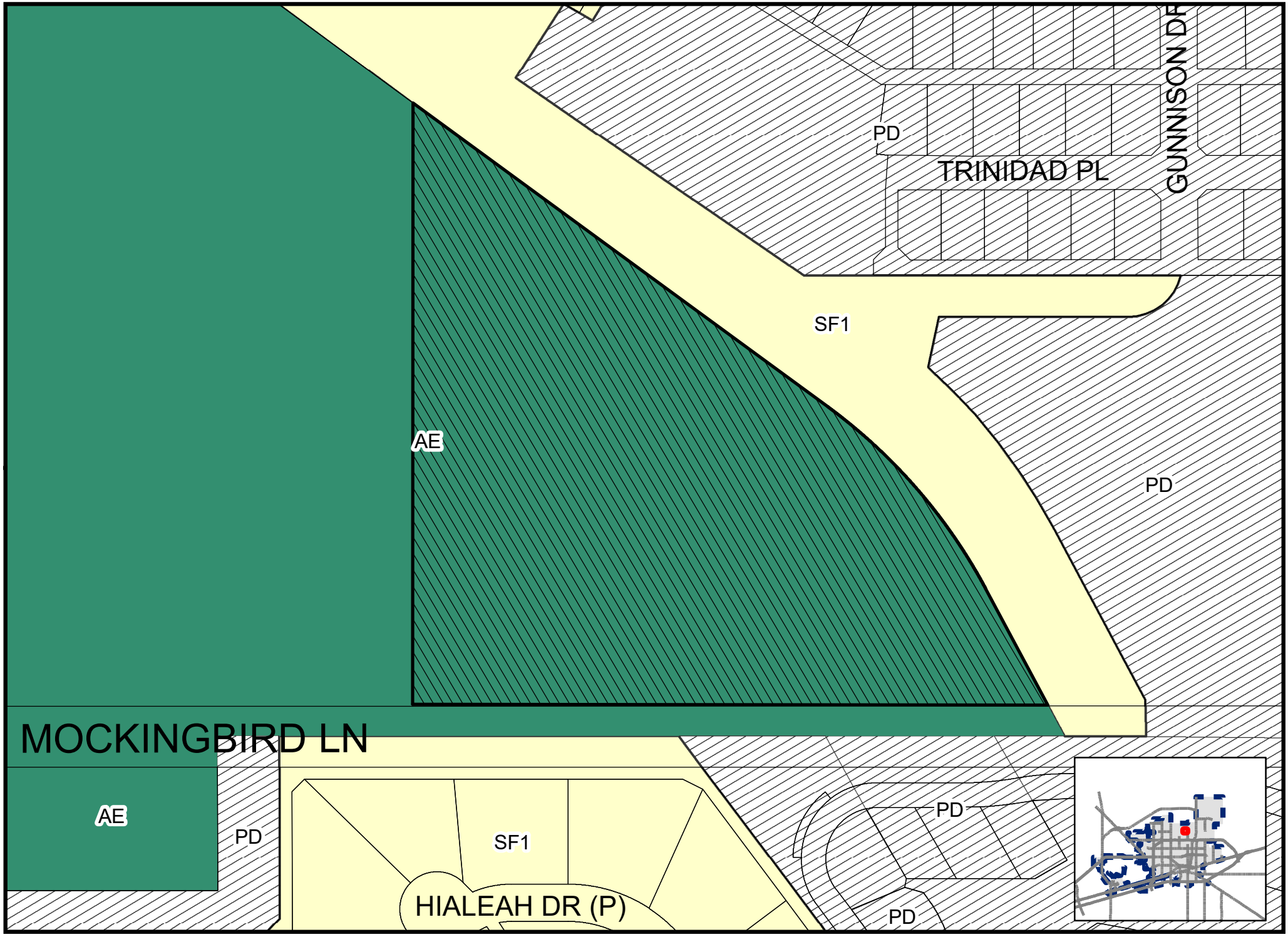

Map by BM. 4/14/2025

SUB-24-0758

Scale: 1" = 194'

ZONING MAP

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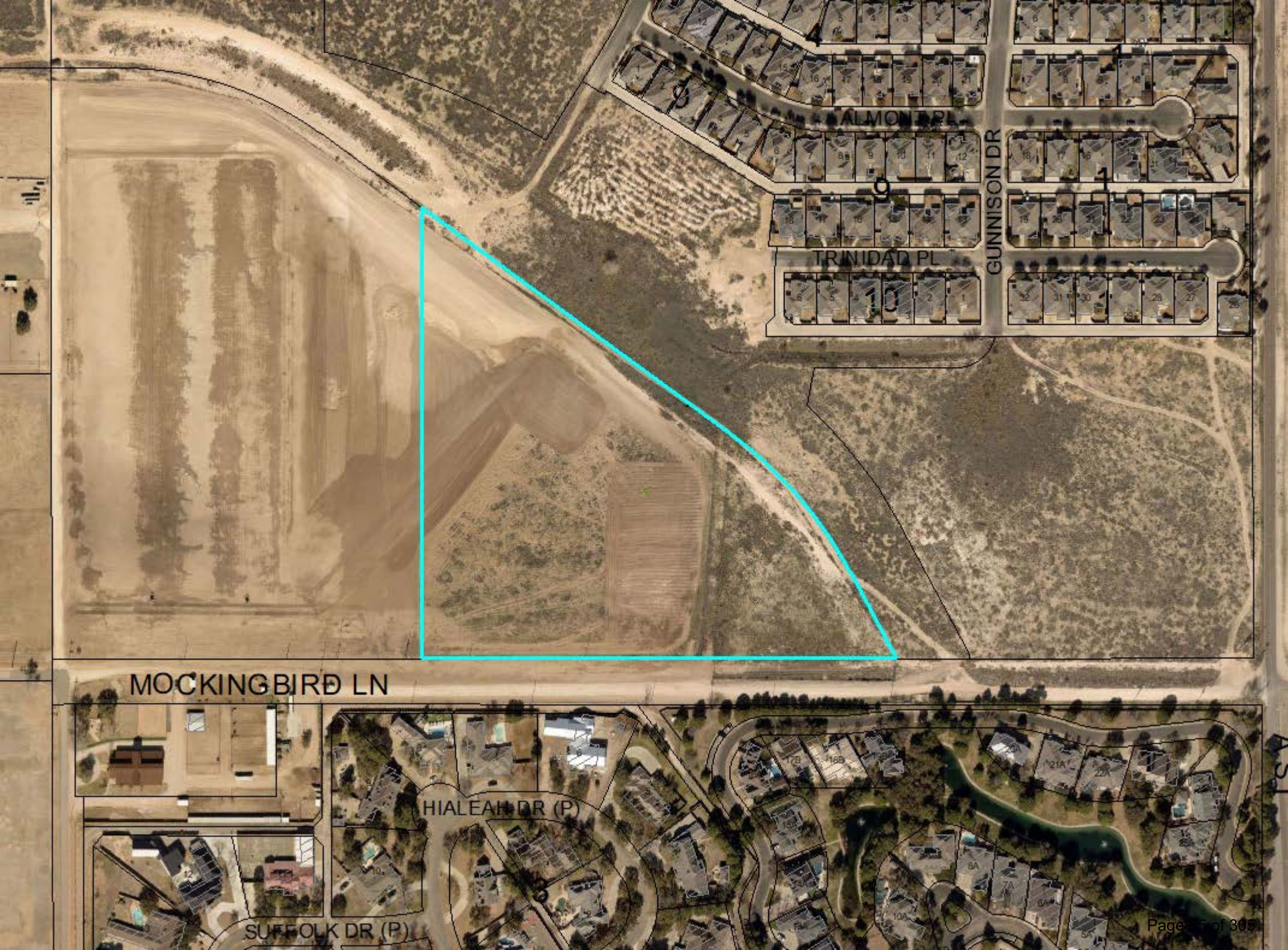

ALMON PL
GUNNISON DR
TRINIDAD PL
MOCKINGBIRD LN
HIALEAH DR (P)
SUFFOLK DR (P)

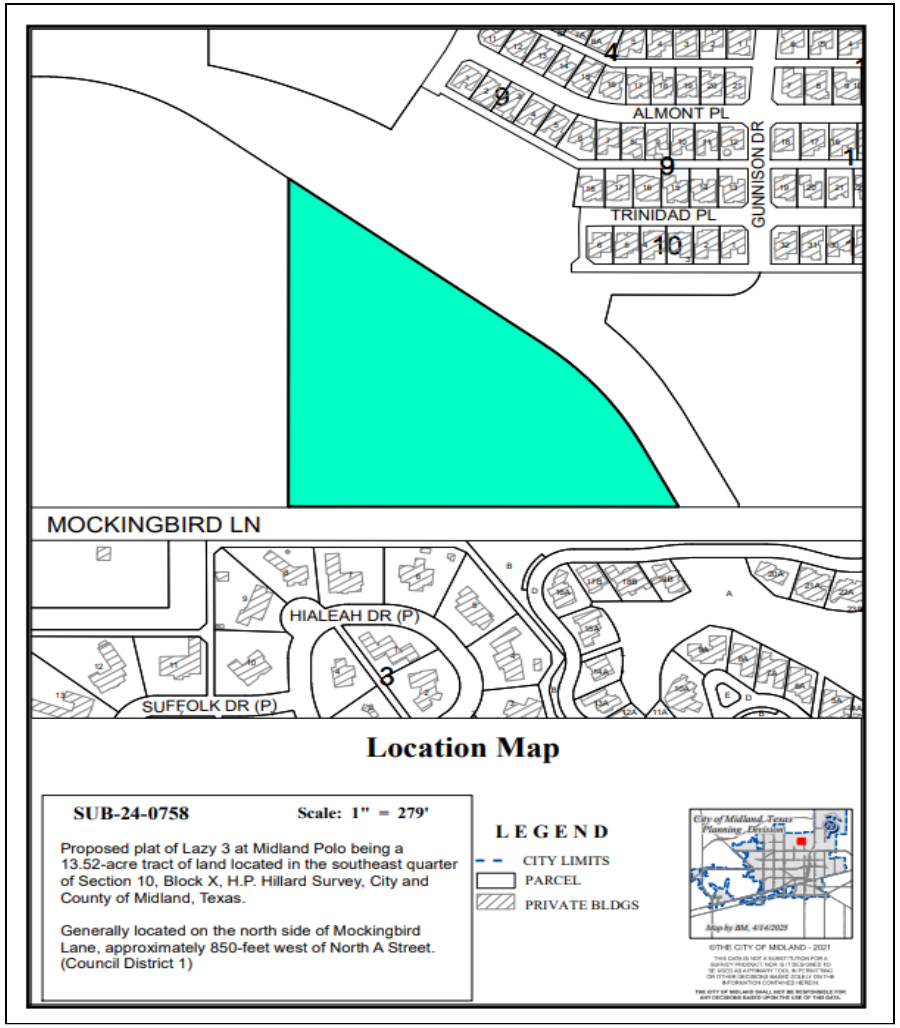
MIDLAND
Be the Energy!

FINAL PLAT
LAZY 3 AT MIDLAND POLO

Visit Our Website
MIDLANDTEXAS.GOV

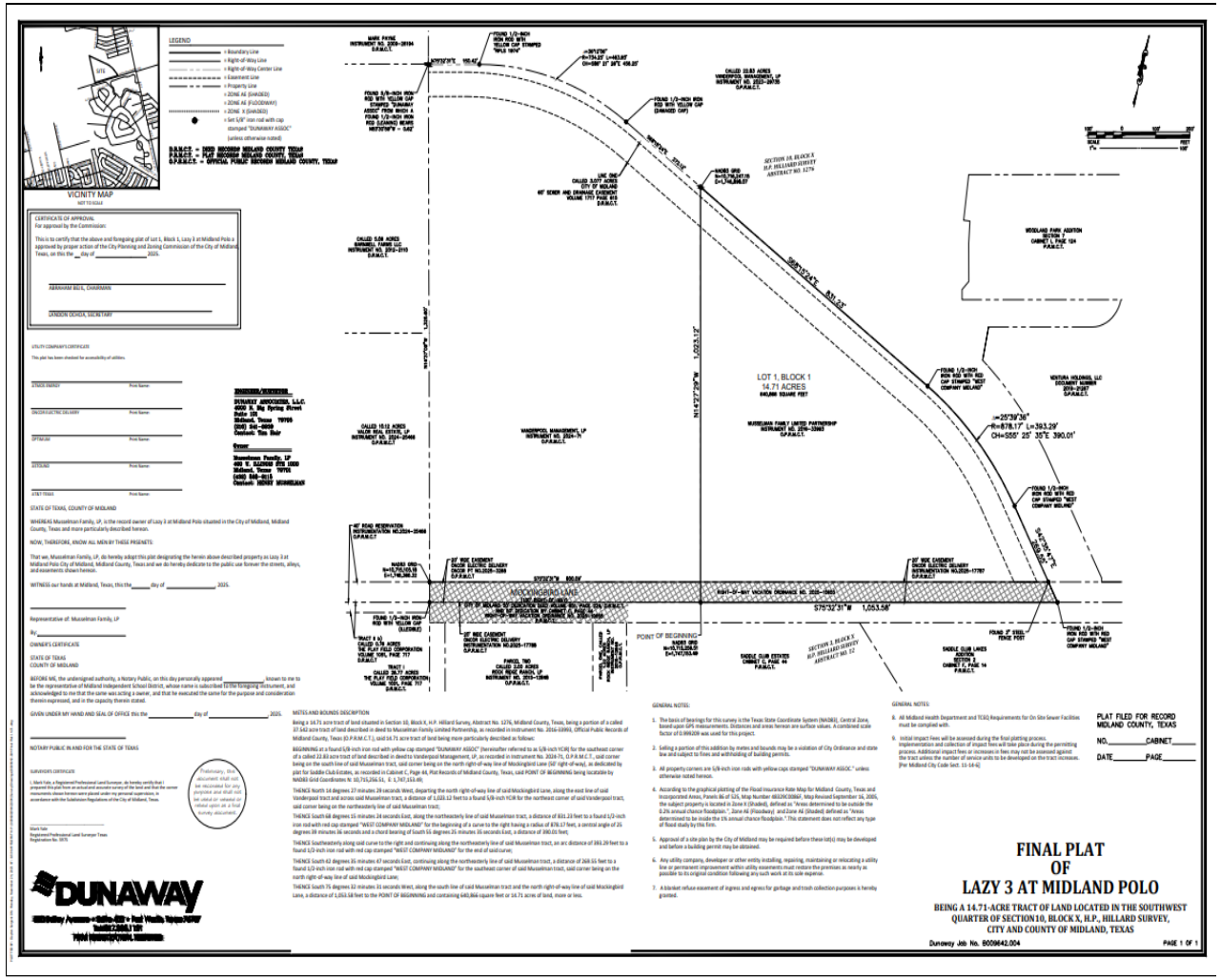
APPLICATION SUMMARY

- **Developer/Property Owner:** Musselman Family, LP
- **Representative:** Melanie Martinez, with Dunaway
- **Location:** Generally located on the north side of Mockingbird Lane, approximately 850 feet west of North A Street. (Council District 1)
- **Reason for Request:** Platting for future agricultural development



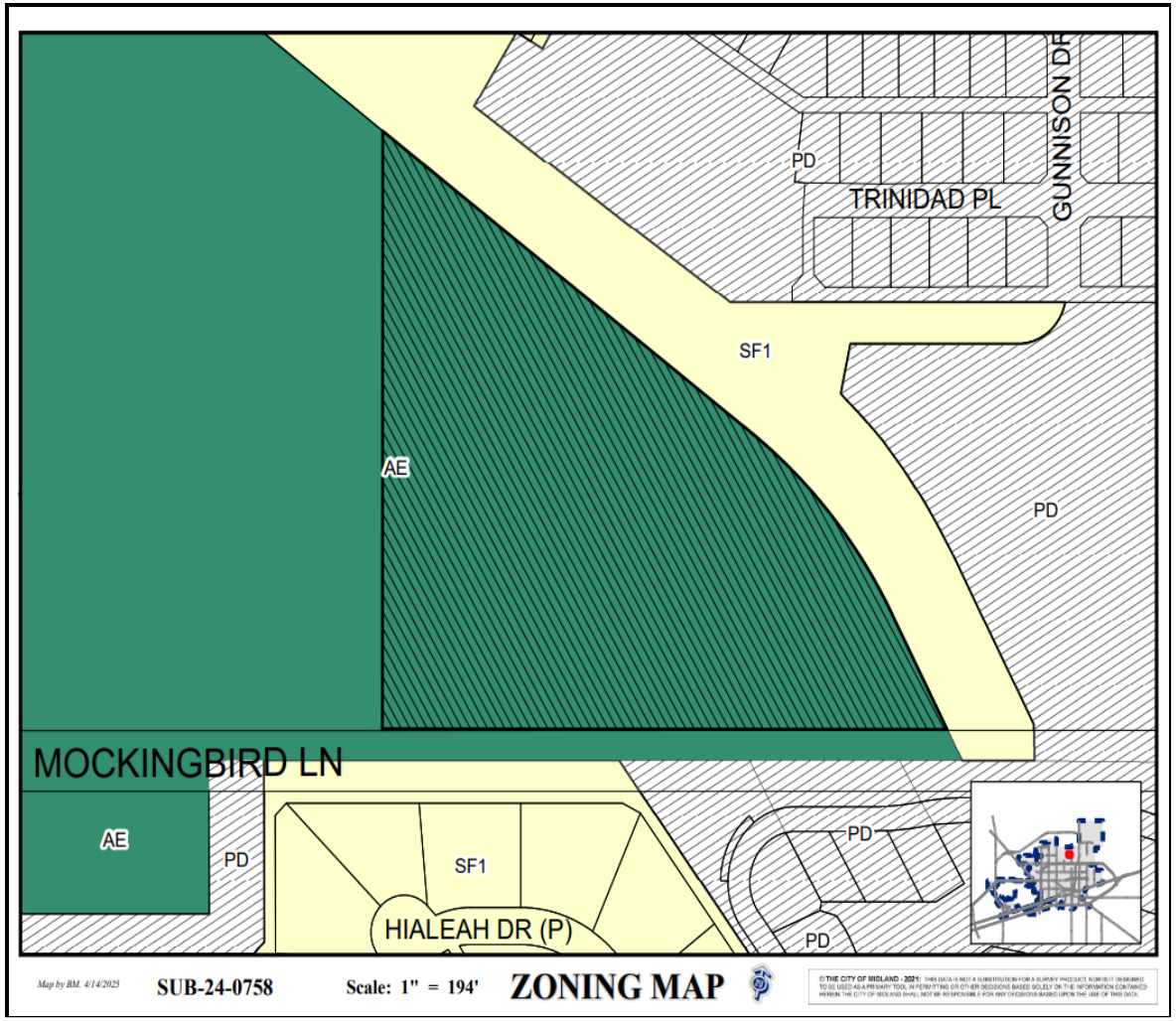
PLAT DETAILS

- **Acreage:** 14.71 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/East:** SF-1, Single-Family Dwelling District
  - **South:** SF-1, Single-Family Dwelling District, and PD, Planned Development District for a Housing Development
  - **West:** AE, Agricultural Estate District



4

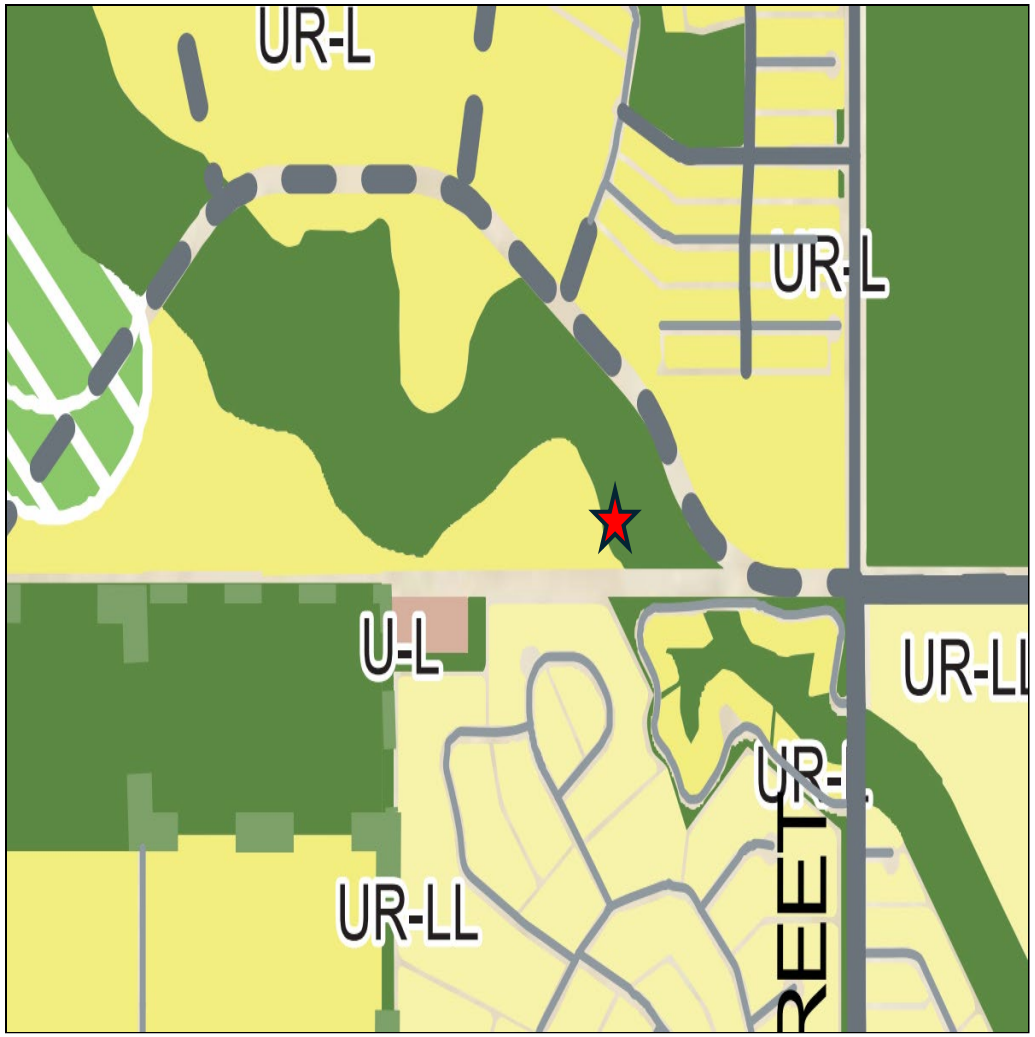
LAND USE

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

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L), in part, and Park/Open Space, in part
- **Supported Uses:** Supporting uses include restrictive land use, emphasizing single-family housing and limited, primarily natural, open space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- A vacation request for this property was approved by City Council on August 26, 2025.

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on April 21, 2025.
- The Planning & Zoning Commission approved the preliminary plat reinstatement on November 17, 2025.
- 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:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final 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.)**

Purpose:
Maverick Engineering, on behalf of Mid-Cities Community Church and Toco Properties, LLC, is requesting to replat the properties located at 3001 North Big Spring Street and 3005 North Big Spring Street into two lots in order to reconfigure the lot layout.

Preliminary Plat Approval:

The preliminary plat was approved at the October 20, 2025, Planning and Zoning Commission meeting.

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 comments, if any. [For Applicant's Information Only.]

PAVING: W Dormard roadway okay as is. Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Big Spring 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: 8" sewer exists in alley west of tract, okay as is. 8" sewer exists in Dormard Street, 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.

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 & 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.

ADDRESSING: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat,

AT&T: (Approved)

No issues with AT&T.

OPTIMUM: (Approved)

Optimum has underground plant that feeds the bldg. at the southwest corner of the bldg..

From the pole in the alley at southwest corner off of, Dormard Ave.

Planning: (Approved)

Staff recommends approval of the Final Plat of Kelview Heights, Section 14.

Attachments:
A. SUB-25-0882, Combined Docs
B. P&Z - Kelview Heights Final Plat

Angelina Bettanini, Development Services	Created/Initiated - 11/24/2025
Landon Ochoa, Development Services	Final Approval - 11/25/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-25-0882 P-25-2418

Subdivision Name: KELVIEW HEIGHTS, SECTION 14
(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: Chris Kelly		Phone #: 432 563 9444 Email: Chris.Kelly@midcities.org	
Address: 1909 Gladewood Dr	City: Midland	State: TX	Zip: 79707

Property Owner Print Name: MID-CITIES COMMUNITY CHURCH		Phone #: ~~432-262-0999~~ 432 563 9444 Email: chris.kelly@midcities.org	
Address: 3001 N BIG SPRING STREET	City: MIDLAND	State: TX	Zip: 79705

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: adevine@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
MOVE PROPERTY LINE TO INCLUDE THE SIDEWALK OF THE PROPERTY

Plat Information	Total Acreage: 0.60
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	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): Todd C. Stallings	Date: 11/01/2025
Applicant (printed): Todd C. Stallings	
Property Owner (signature): Todd C. Stallings	Date: 11/01/2025
Property Owner (printed): Todd C. Stallings	

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 Kelview Heights, sec 14 or authorized by Todd Stallings, 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) [signature]

Subscribed and sworn to before me, this 5th day of November, 2025, to certify which witness my hand and seal of office.

[signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only

- ☑ Property Owner Authorization
- ☑ Application Fee / ☐ Paying online
- Check# 5651
- ☑ Recording Fee
- Check# 5672
- ☑ Digital and Physical Copies of Plat (including CADD file)
- ☐ Deferral Letter (if applicable)
- ☐ Groundwater Availability Certification Forms (if applicable)
- ☑ Title Opinion
- ☑ Tax Certificates

Planner Notes:

Signature: Angelina Bettencourt | Date: 11/5/25

RECEIVED
NOV 05 2025
Initial: AB

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: KELVIEW HEIGHTS, SECTION 14
(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: TOCO PROPERTIES LLC		Phone #: 432-894-0320 Email: todd@stallings.com	
Address: 3005 N BIG SPRING STREET	City: MIDLAND	State: TX	Zip: 79705

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: adevine@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
MOVE PROPERTY LINE TO INCLUDE THE SIDEWALK OF THE PROPERTY

Plat Information	Total Acreage: 0.60
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Number of Lots: 2	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)

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

Submittal and Fees

Items to be submitted with this application form:

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  - 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.
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- Recording fee
  - For plats 18" x 24" or less - $60
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- Title Opinion (dated less than 90 days)
  - Submit physically and digitally (PDF)
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  - Submit physically & digitally (PDF)
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Signatures (by property owner only – authorized agent must sign affidavit below)

Applicant (signature): Exec. Pat Date: 11-4-25

Applicant (printed): Chris Kelly

Property Owner (signature): Exec. Pat Date: 11-4-25

Property Owner (printed): Chris Kelly

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 Kelview Sect. 14 or authorized by Chris Kely, 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) Savannah Davis

Subscribed and sworn to before me, this 5th day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

Revised 8/13/2025

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# 5651	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5652	☑ Tax Certificates

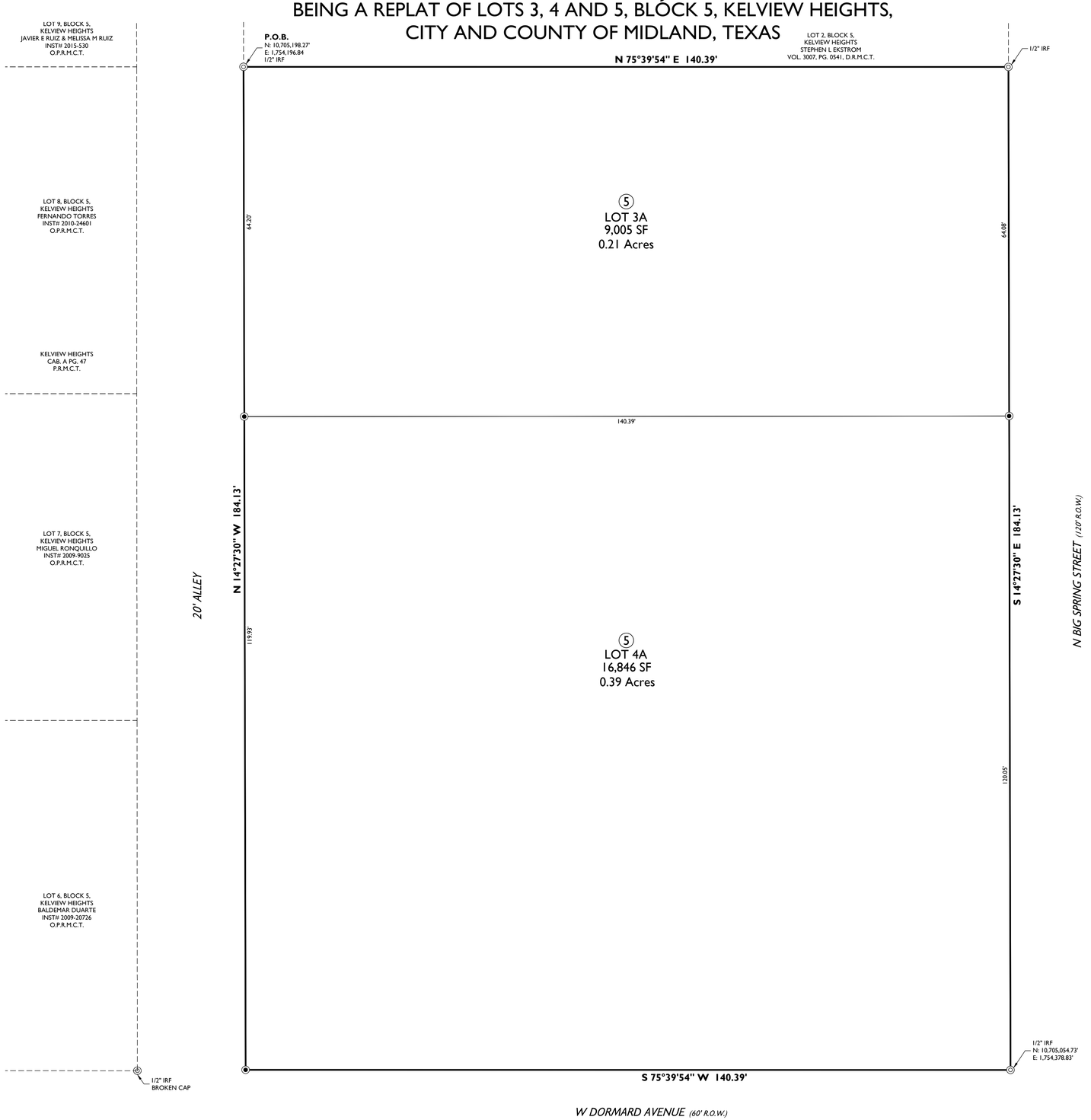
Planner Notes:

Signature: Angeline Beffner **Date:** 11/5/25

Docusign Envelope ID: F40ABE91-F614-4452-81F1-FEEBE8EE2992

KELVIEW HEIGHTS, SECTION 14

BEING A REPLAT OF LOTS 3, 4 AND 5, BLOCK 5, KELVIEW HEIGHTS, CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MID-CITIES COMMUNITY CHURCH, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MID-CITIES COMMUNITY CHURCH, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS A KELVIEW HEIGHTS, SECTION 14 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: MID-CITIES COMMUNITY CHURCH

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS TOCO PROPERTIES, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TOCO PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS A KELVIEW HEIGHTS, SECTION 14 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: TOCO PROPERTIES, LLC

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0089F, 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.

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 WITHHOLDING 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.*

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF KELVIEW HEIGHTS, SECTION 14, 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

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by:
Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Signed by:
Jerry Underwood
AT&T
BY: Jerry Underwood

DocuSigned by:
Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

PROPERTY OWNER

MID-CITIES COMMUNITY CHURCH
3001 N BIG SPRING STREET
MIDLAND, TEXAS - 79705
PHONE # 432-563-9444
DEED INSTRUMENT # 2015-33981

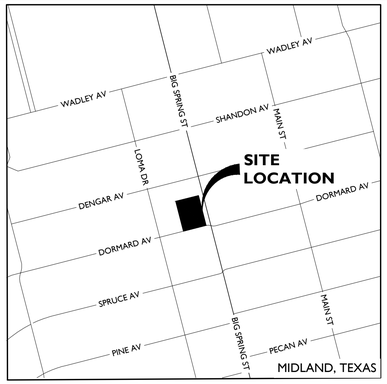
PROPERTY OWNER

TOCO PROPERTIES, LLC
3005 N BIG SPRING STREET STE 2
MIDLAND, TEXAS - 79705
PHONE # 432-894-0320
DEED INSTRUMENT # 2014-22071

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.

0' 10' 20' 30'

SCALE 1" = 10'

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
———	BOUNDARY LINE
- - - - - -	EXISTING PROPERTY LINES

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" AND A COMBINED SCALE FACTOR OF 0.99989691 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
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.*

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

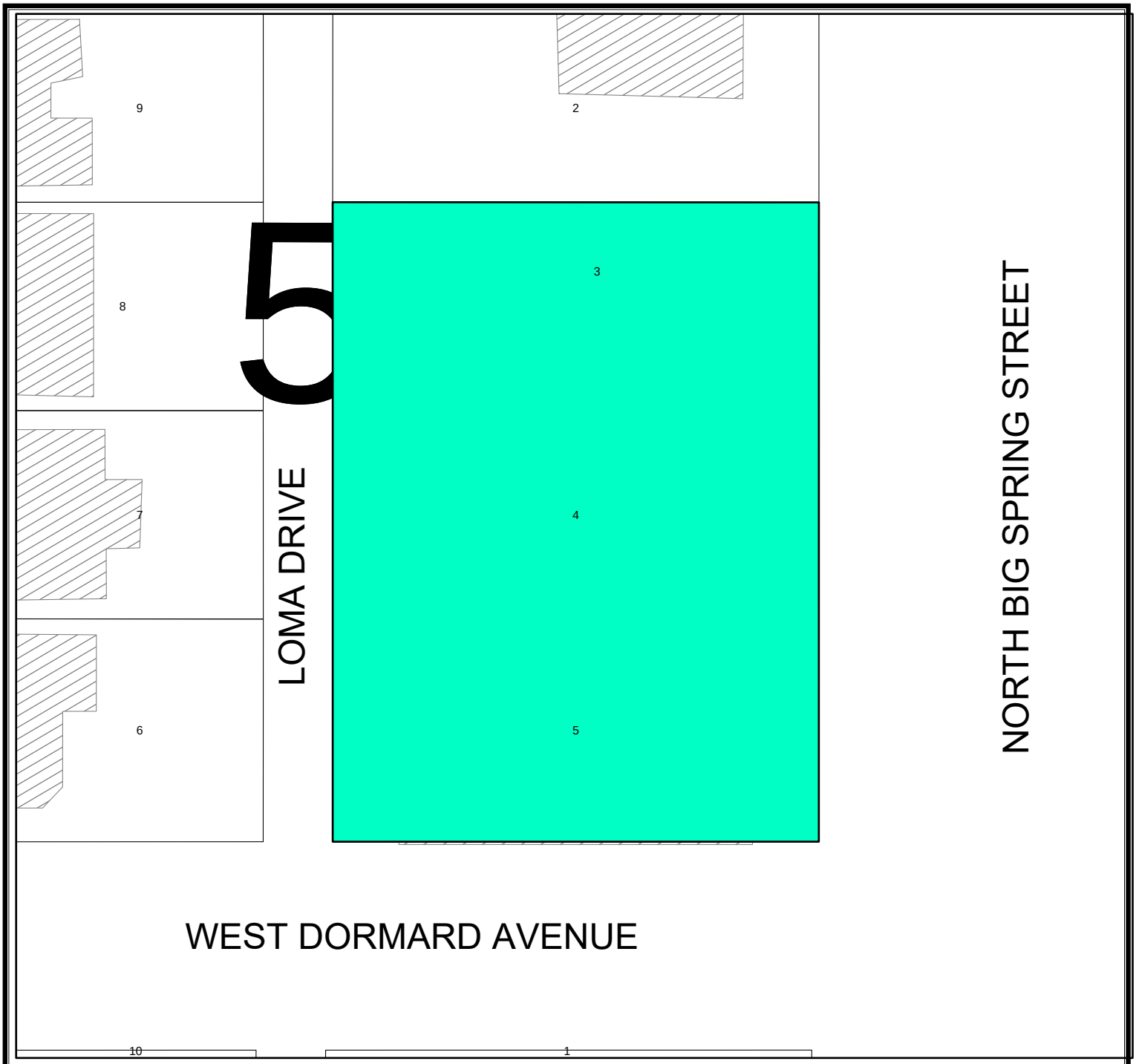
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

STATE OF TEXAS · REGISTERED · GREGORY W. SHOULTS · 5356 · PROFESSIONAL · LAND SURVEYOR

M A V E R I C K
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

KELVIEW HEIGHTS, SECTION 14

Drawing : F:\2025\250123-AGNEW LEGAL GROUP-KELVIEW HEIGHTS REPLAT\DRAWINGS\PLAT\FINAL PLAT\250123 FINAL PLAT.DWG Last Saved By: ADevine on 10/31/25



Location Map

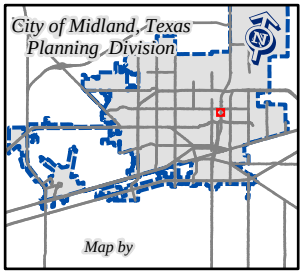
SUB-25-0882 **Scale: 1" = 41 '**

Proposed plat of Kelview Heights Addition, 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. (Council District 3)

LEGEND

CITY LIMITS
PARCEL
PRIVATE BLDGS



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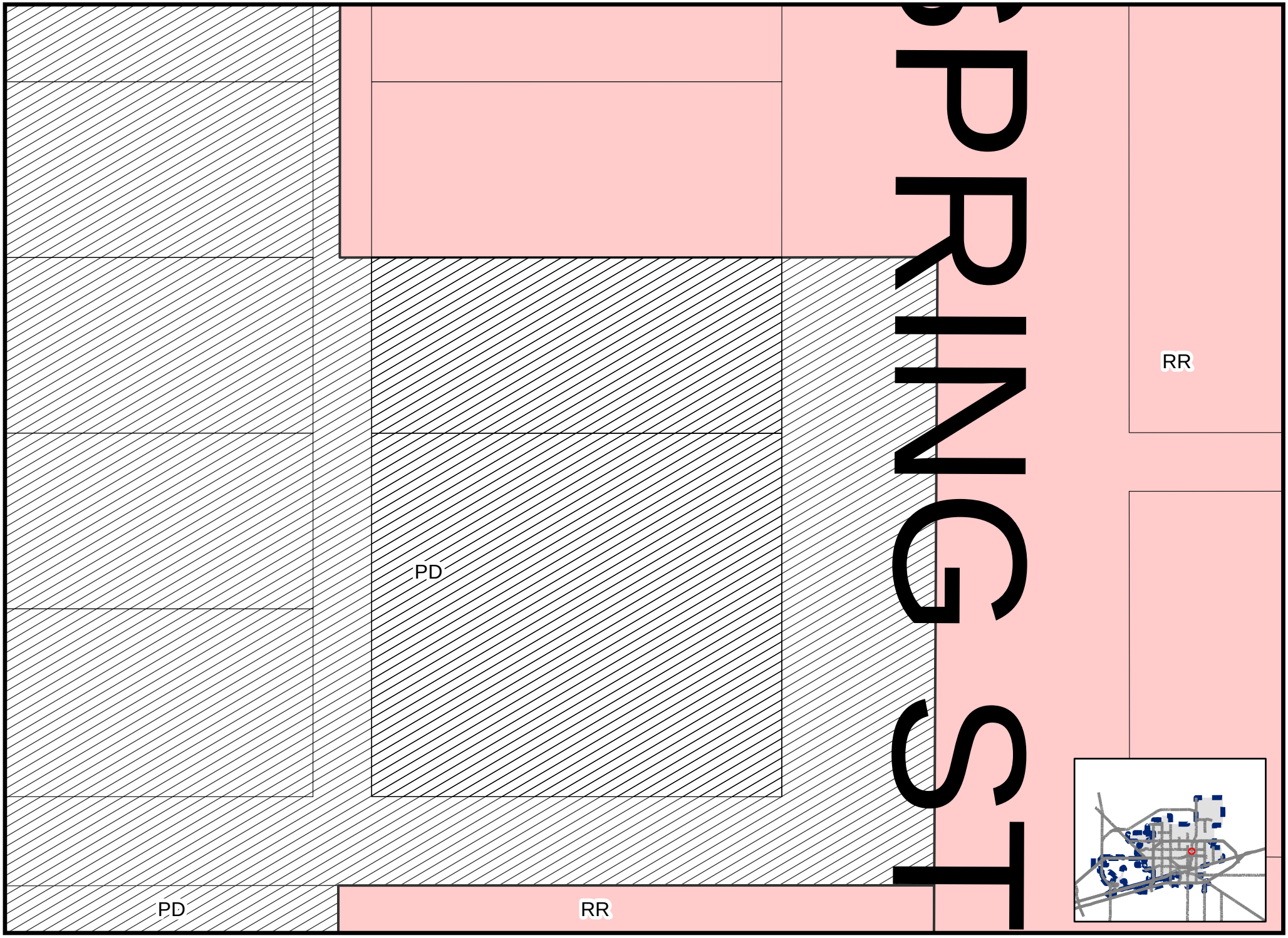

Created: 10/1/2025

SUB-25-0882

Scale: 1" = 41 '

ZONING MAP

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5

MIDLAND
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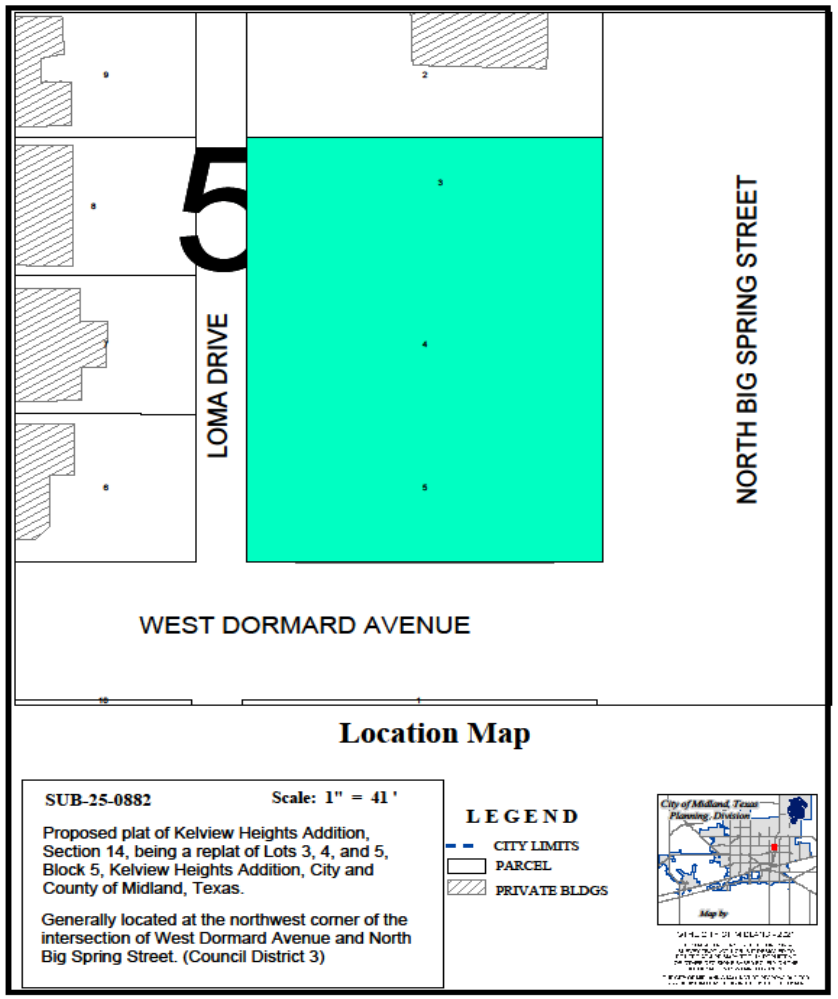
ITEM

FINAL PLAT
KELVIEW HEIGHTS, SECTION 14

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Mid-Cities Community Church and Toco Properties, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 3001 and 3005 North Big Spring Street (Council District 3)
- **Reason for Request:** To reconfigure the lot layout



MIDLAND
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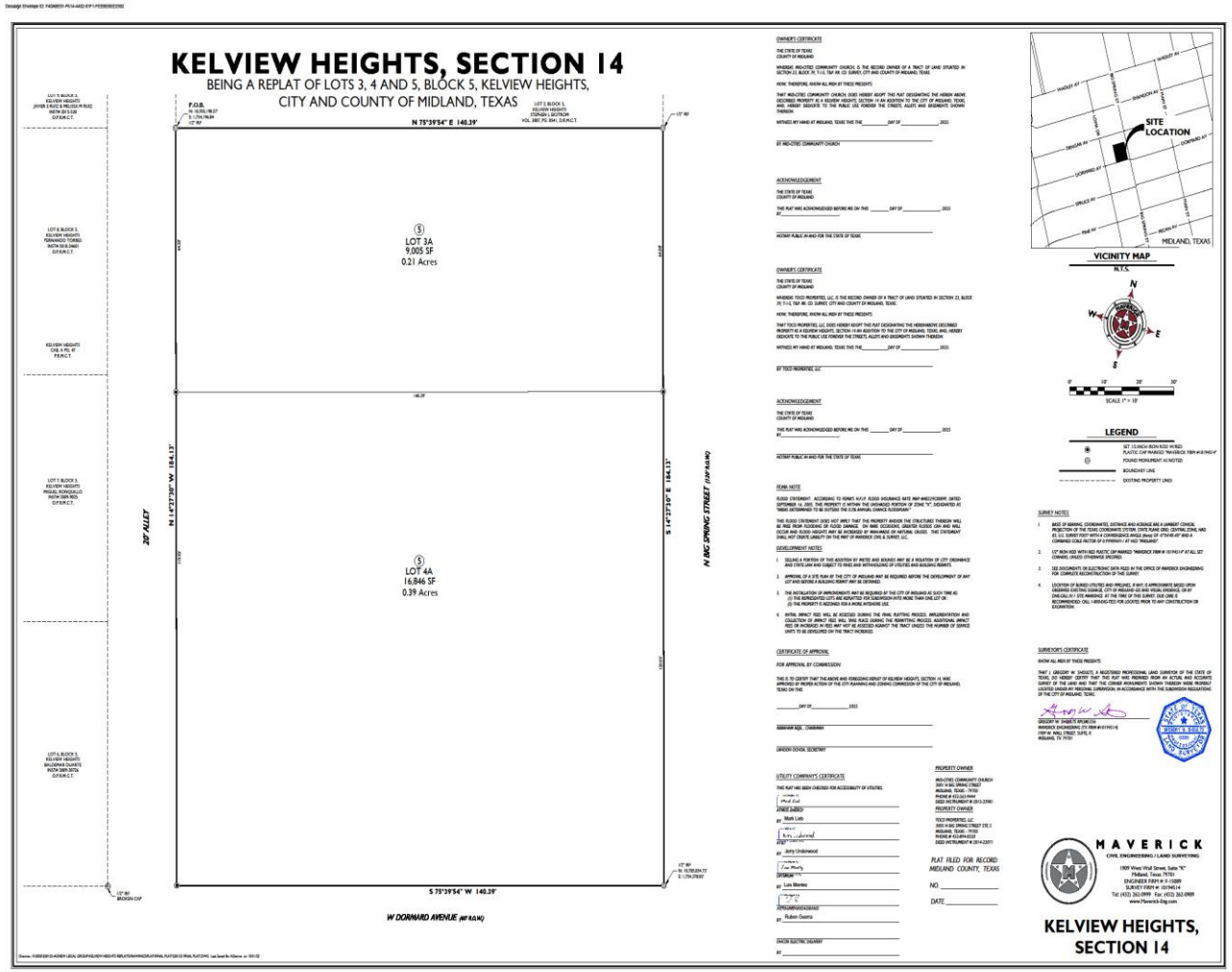
PLAT DETAILS

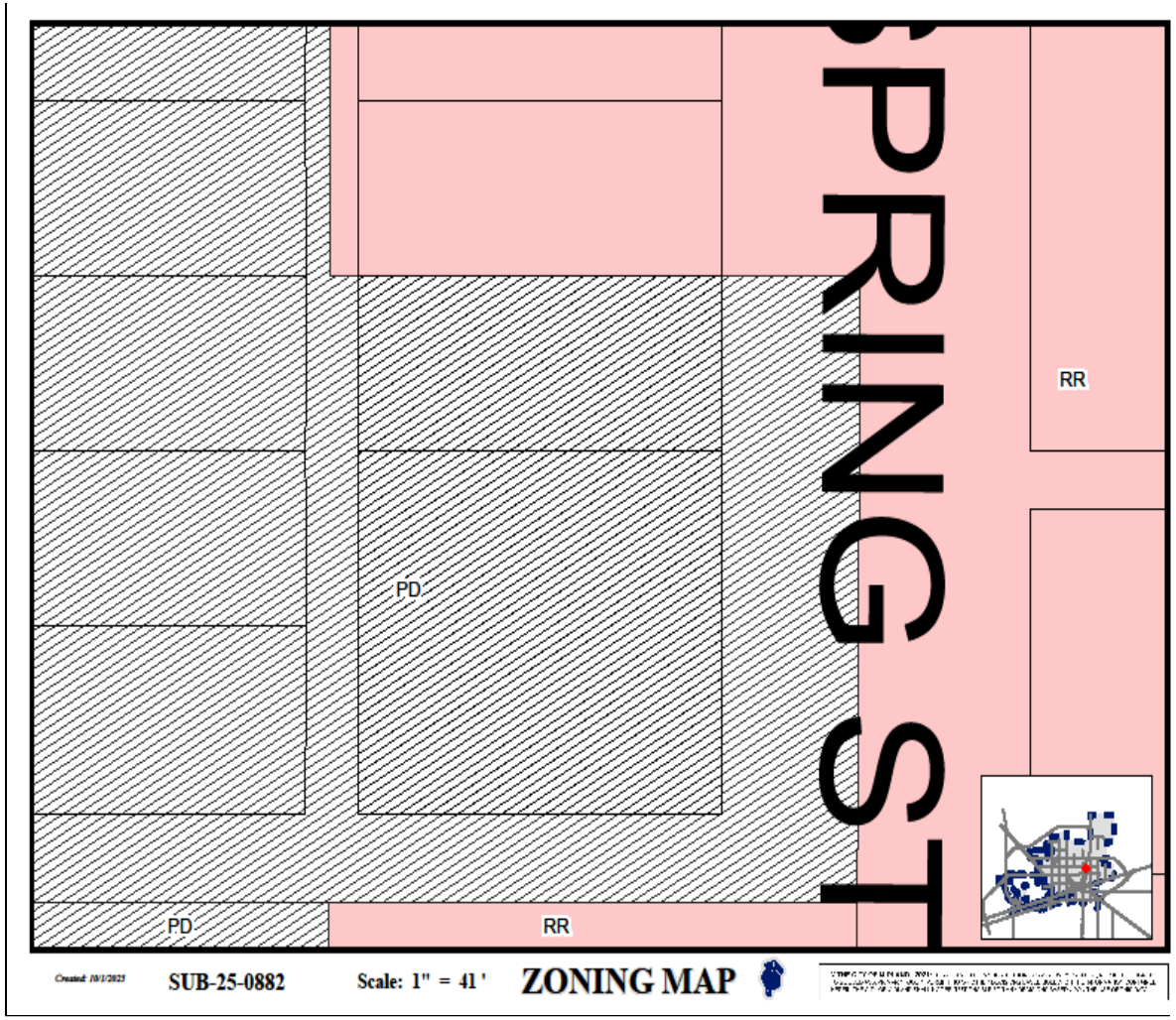
- **Acreage:** 0.60 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 2



3

ZONING

- **Current Zoning:** PD, Planned Development District for an Office Center
- **Surrounding Zoning:**
  - **North/East/South:** RR, Regional Retail District
  - **West:** PD, Planned Development District for an Office Center



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LAND USE

- **Current Use:** Office Buildings
- **Surrounding Uses:**
  - **North:** Office Building
  - **East:** Vacant
  - **South:** Restaurant
  - **West:** Single-Family Housing

MIDLAND
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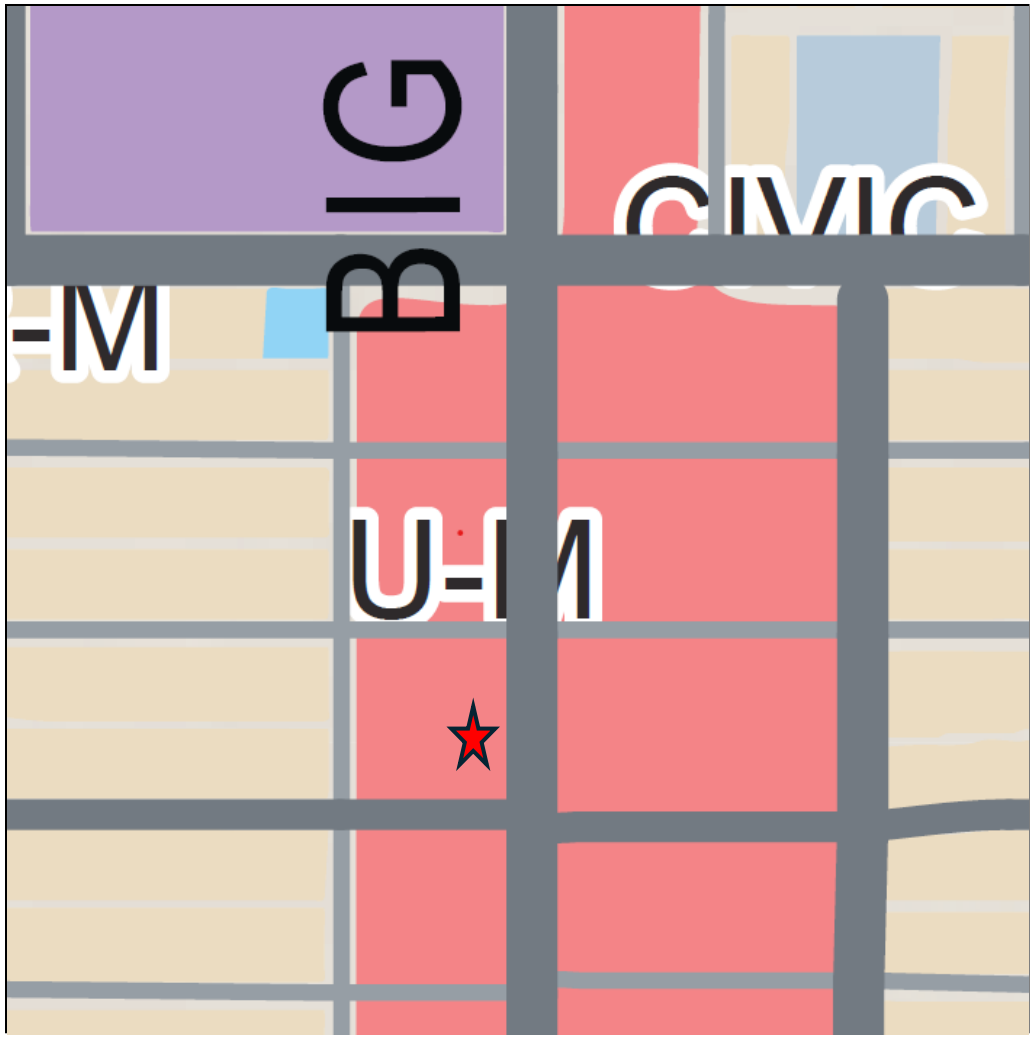
COMPREHENSIVE PLAN

- **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

- The Planning and Zoning Commission approved the Preliminary Plat on October 20, 2025.
- 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:	**7.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Skyline Civil Group, on behalf of Judy Moreland, for a Zone Change from O-1, Office District to LR, Local Retail District on a 1.173-acre tract of land out of Block 27, Morningside Addition, City and County of Midland, Texas. (Generally located at the Northeast corner of North Main Street and West Scharbauer Drive.)**

Purpose:
Skyline Civil Group, on behalf of Judy Moreland, is requesting a Zone Change from O-1, Office District to LR, Local Retail District to develop a laundry facility at a property located at 2200 North Main Street.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

O-1, Office District

Surrounding Zoning and Land Use:

The property to the north is zoned O-1, Office District, and is vacant land. The property to the east is zoned SF-2, Single-Family Dwelling District, and is a single-family dwelling. The property to the west is zoned O-1, Office District and is a childcare facility. The property to the south is zoned LR, Local Retail District, and is vacant land.

Analysis:

The subject property is located at 2200 North Main Street and is currently zoned O-1, Office District. Skyline Civil Group, on behalf of Judy Moreland, is seeking a zone change to LR, Local

Retail District, in order to open a laundry facility. A laundry facility is not a permitted use for the O-1, Office District, which is why a zone change is needed. Approval of the rezone would allow the applicant to operate their business of fabrics and linens cleaning shop under the Laundry, Dry-Cleaning Drop-Off/Pick-Up use, which is a permitted use in the LR, Local Retail District zoning, while still staying away from introducing an intense zoning district such as C, Commercial District to an area surrounded by residential and lower-dense zoning districts. The business will be required to have a masonry screening wall where the site directly abuts residential.

This is consistent with the Tall City Tomorrow Future Land Use Plan, Chapter 3; which designated this area as U-M, Urban Medium. This designation calls for any single-family dwelling district, townhouse district, office district, and local retail 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 O-1, Office District to LR, Local Retail District.

Letters of Objection:

Staff has not received any letters of objection as of November 26, 2025.

Attachments:

A. Z-25-0444, Combined Files
B. P&Z - - 2200 N Main St - Approval

Angelina Bettanini, Development Services	Created/Initiated - 11/24/2025
Landon Ochoa, Development Services	Final Approval - 11/25/2025

MIDLAND Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Stephen T. Marcum		Phone (432) 685 1226 Email smarcum@skylinecivilgroup.com	
Address 3323 N. Midland Drive; STE 113-166	City Midland	State TX	Zip 79707

Property Owner Printed Name: Judy Moreland		Phone (432) 685 1226 Email 432 685 1226	
Address 1403 Golf Course Road	City Midland	State TX	Zip 79701

Representative *(if different from Applicant or Property Owner)* Firm: Skyline Civil Group Printed Name: Stephen T. Marcum		Phone (432) 685 1226 Email smarcum@skylinecivilgroup.com	
Address Same as Above	City	State	Zip

Street Address: 2200 N. Main Street; Midland, TX

Legal Description
Lot: Portion of Block: 27 Subdivision: Morningside

Current Zoning: O1	**Proposed Zone:** LR *(List by tracts if more than one district is requested)*

Reason for Zone Change Request: To allow a Commercial Laundry Facility

Present Use of Property: Vacant

Proposed Use of Property: Commercial Laundry Facility

How would this zone change affect the public health, safety and welfare? N/A - no concerns about public safety

Sonshine Laundry will employee higher skilled special needs young people, and will be a great benefit to the community.

Describe how conditions affecting the property have changed since present zoning designation: No change, has remained vacant, O1 Zoning mainly adjacent / SF2 to east, screening required likely per code.

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 08.15.25
Applicant (printed): Stephen T. Marcum	
Property Owner (signature):	Date: 08.15.25
Property Owner (printed) : Judy Moreland	

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 Stephen T. Marcum who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Judy Moreland, 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 16th day of August, 2025, to certify which witness my hand and seal of office.

JOYCE LYNN SPARGUR
Notary ID #134446599
My Commission Expires
July 11, 2027

NOTARY PUBLIC, ~~MIDLAND~~ Lubbock COUNTY, TEXAS
JLS

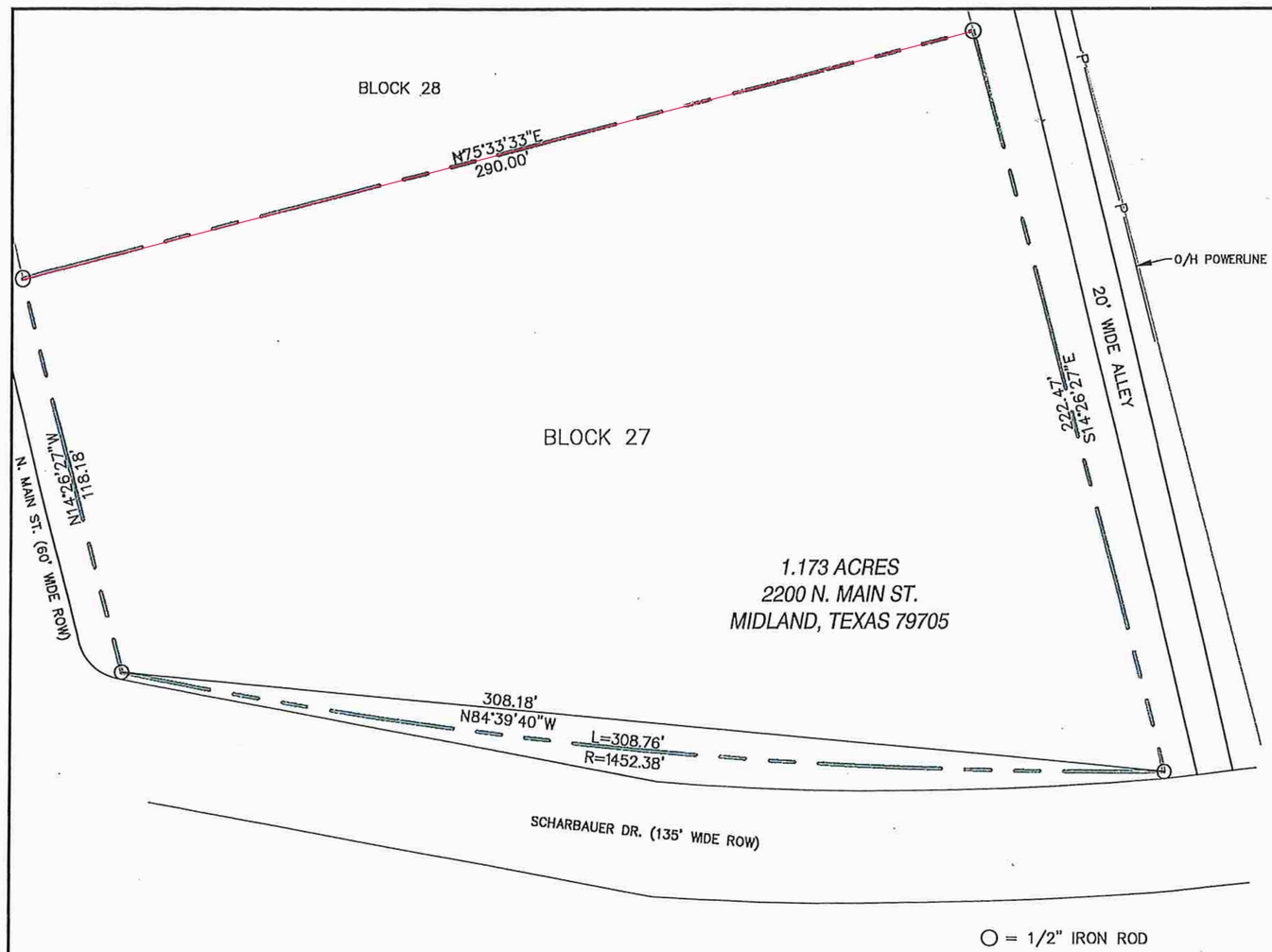
FOR OFFICE USE ONLY

- ☑ Property Owner Authorization
- ☑ Application Fee
- Check # 5624
- ☑ Dimensioned Site Plan
- ☑ Plans in Digital Format (PDF/JPEG)

Received By:

Date: RECEIVED
AUG 19 2025
Initial: BM

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



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE.
2. THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G.F. NO. 1806079 AS ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, ISSUED JULY 5, 2018, EFFECTIVE JUNE 25, 2018.
3. PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED VOLUME 84, PAGE 397 AND VOLUME 307, PAGE 282, DEED RECORDS OF MIDLAND COUNTY, TEXAS.
4. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, MAP NUMBER 48135C0100E, REVISED MARCH 15, 2012, THIS TRACT IS SHOWN TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN.

STATE OF TEXAS
REGISTERED
WESLEY C. HUNTER
6268
PROFESSIONAL
LAND SURVEYOR

WESLEY C. HUNTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of August, 2018 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

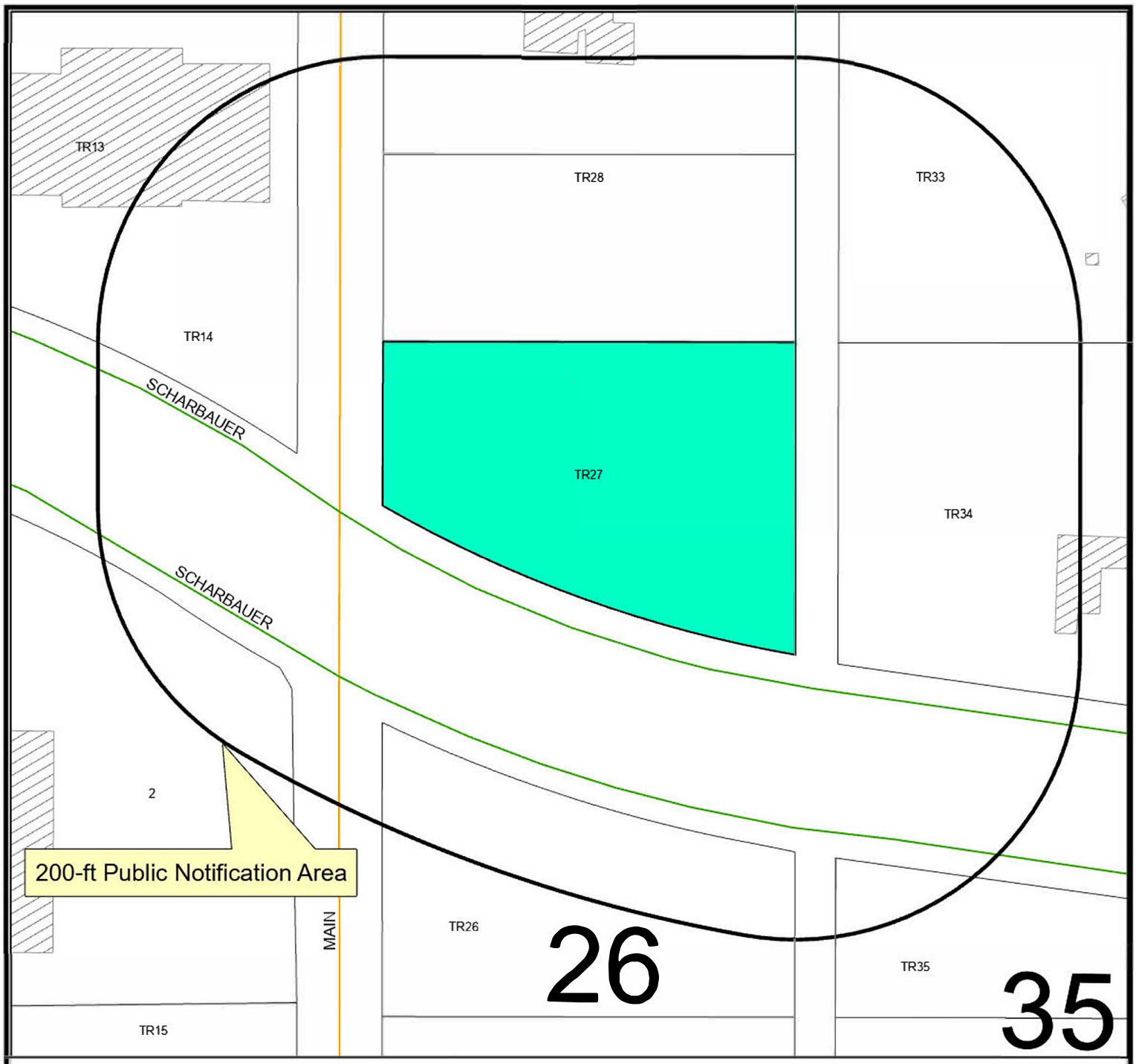
O = 1/2" IRON ROD

EXPLORER SURVEYING
SETTING NEW BOUNDARIES
2403 S. COUNTY RD. 1110 LOT B, MIDLAND, TX 79706
(432) 238-4190 WWW.EXPSURVEY.COM
FIRM # 10194098 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

SURVEY FOR
JUDY K. MORELAND

BEING ALL OF BLOCK 27 NORTH OF SCHARBAUER DRIVE, MORNINGSIDE ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT IN VOLUME 800, PAGE 744, DEED RECORDS OF MIDLAND COUNTY, TEXAS.

DRAWN BY: DW	DATE: 8/7/2018	DWG. NO.	REV.
CHECKED BY: WH	DATE: 8/8/2018	ES-MA-B27-001	0
SCALE: 1"=40'	APP.: 8/8/2018	GF#: 1806079	



Location Map

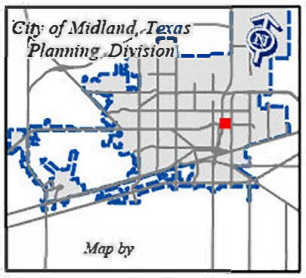
Z-25-0444 **Scale: 1" = 100 '**

Consider a request by Skyline Civil Group, on behalf of Judy Moreland, for a Zone Change from O-1, Office District, to LR, Local Retail District, on a 1.173-acre tract of land out of Block 27, Morningside Addition, City and County of Midland, Texas.

Generally located at the Northeast corner of North Main Street and West Scharbauer Drive. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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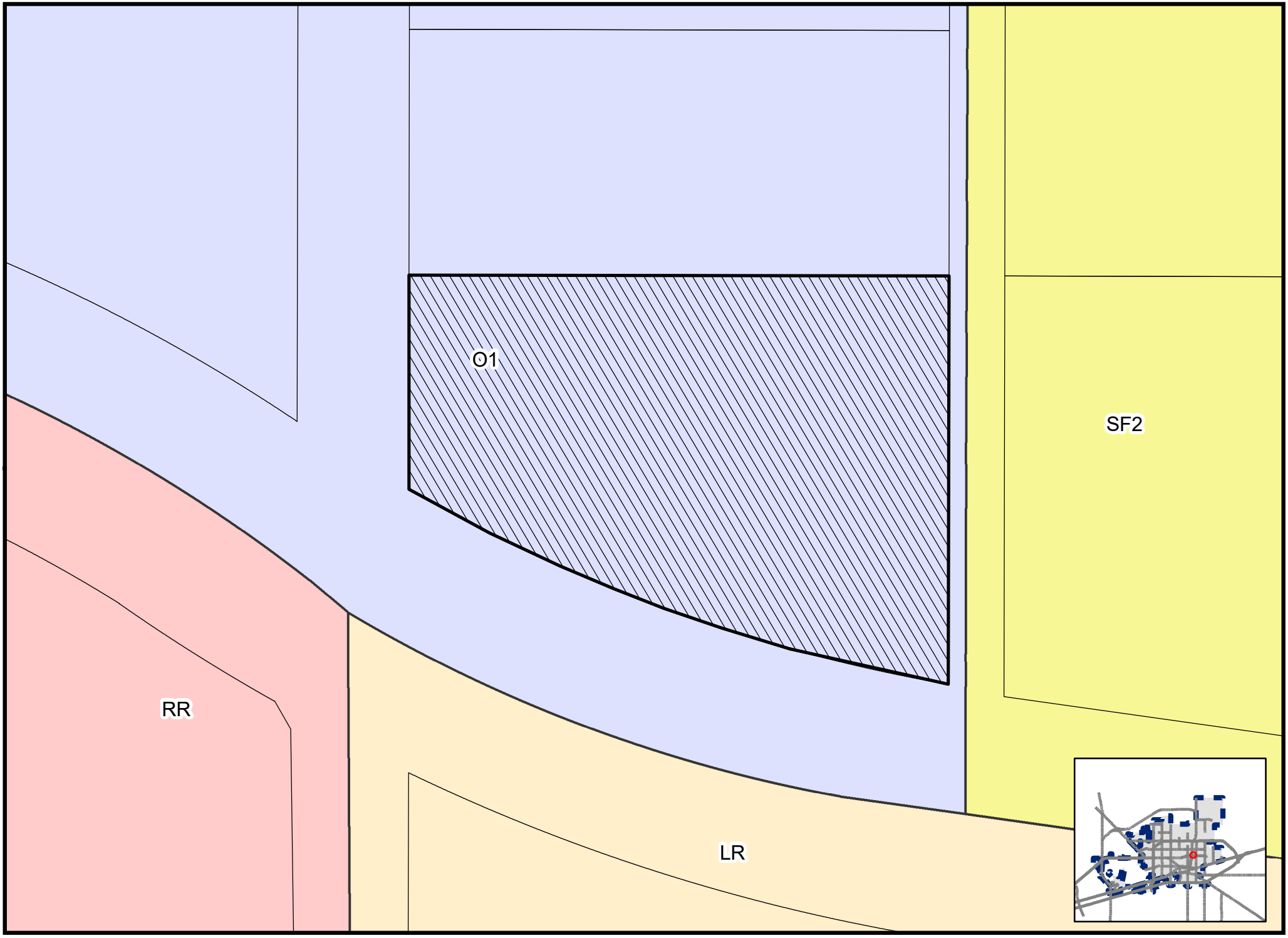

Map by BM, 11/25/2025

Z-25-0444

Scale: 1" = 65'

ZONING MAP

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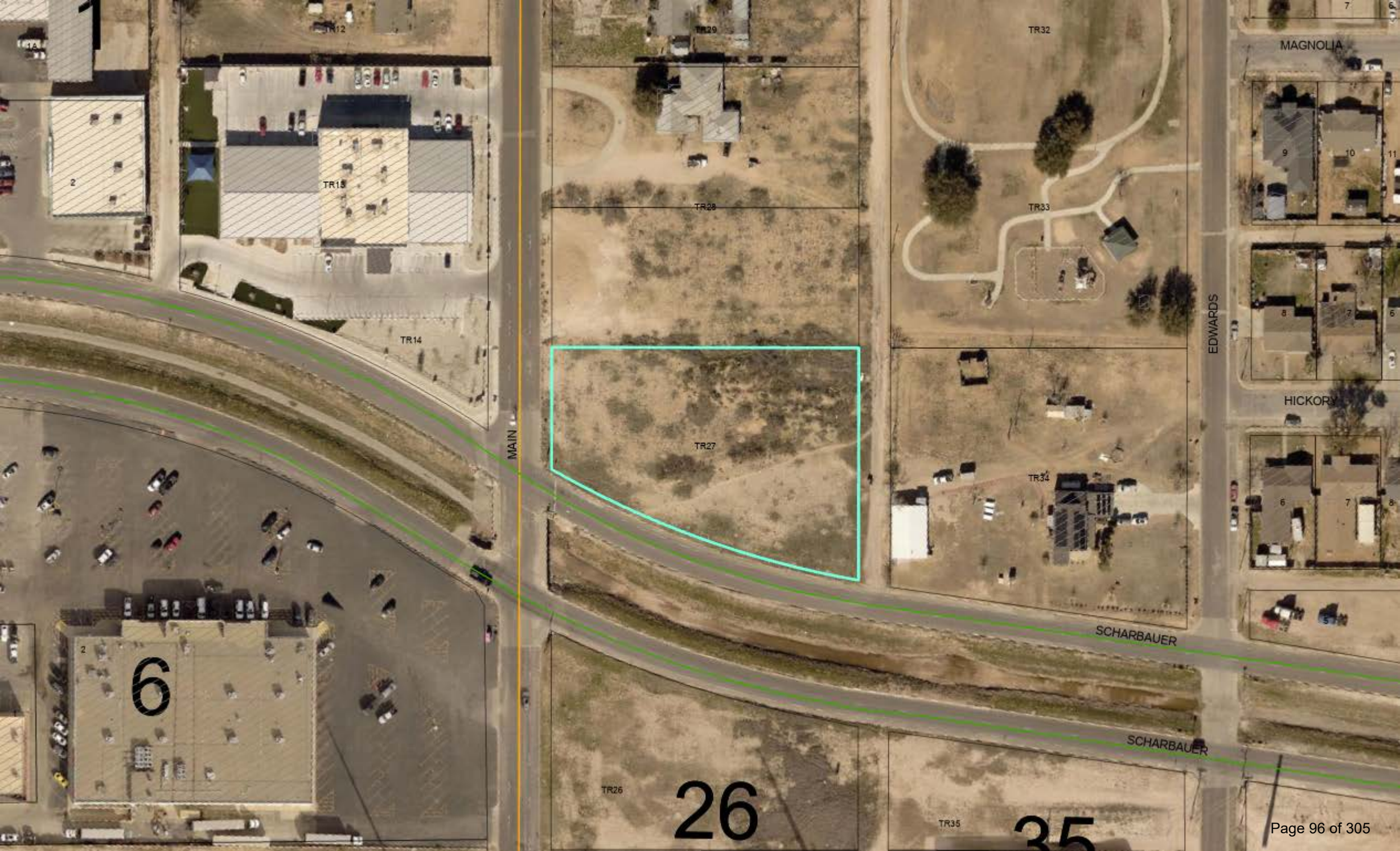
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MAGNOLIA
HICKORY
SCHARBAUER
SCHARBAUER
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ENTER

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ZONE CHANGE
2200 NORTH MAIN STREET

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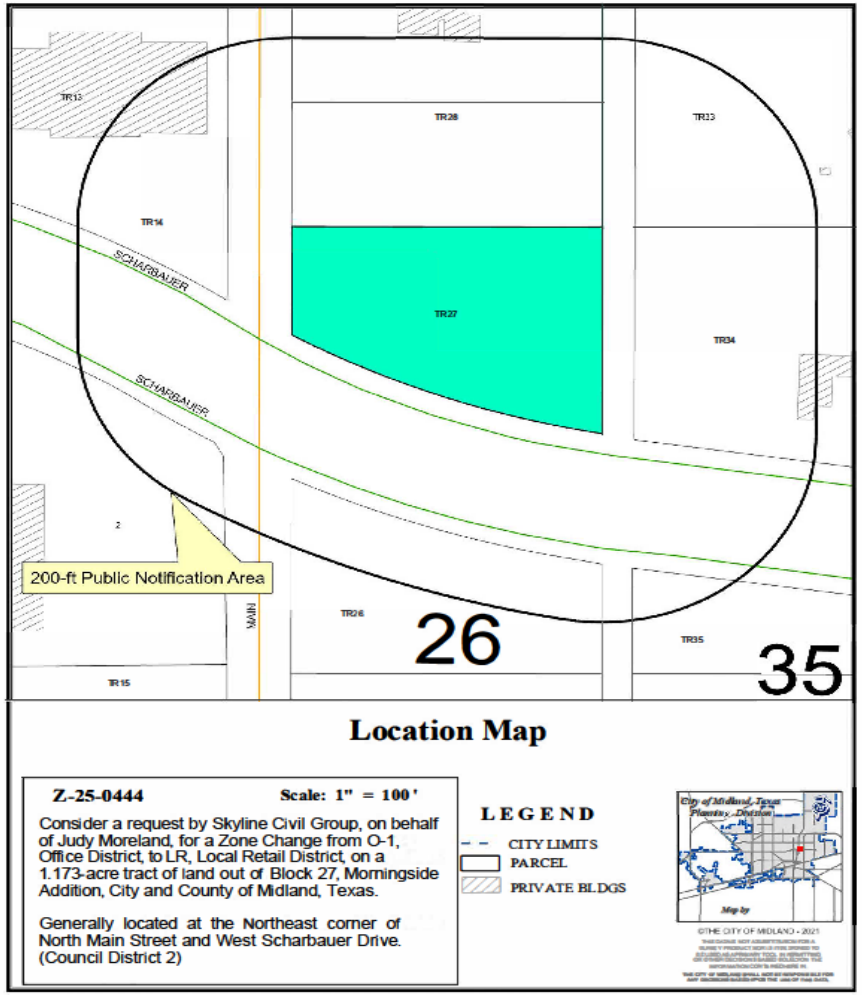
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Representative:** Stephen Marcum, with Skyline Civil Group
- **Property Owner:** Judy Moreland
- **Location:** 2200 North Main Street (Council District 2)
- **Reason for Request:** To develop a laundry facility



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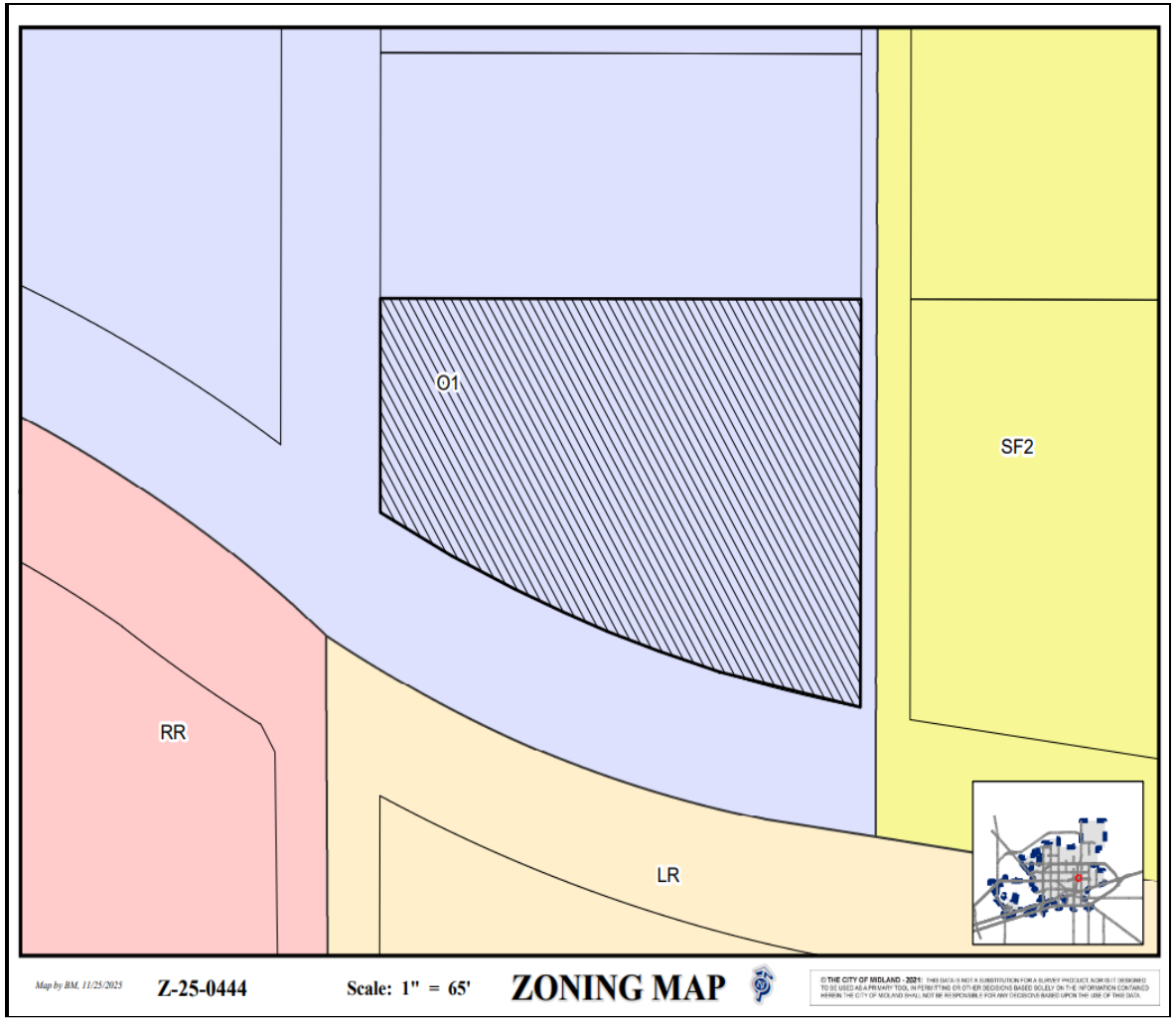
ZONING

- **Current Zoning:** O-1, Office District
- **Surrounding Zoning:**
  - **North & West:** O-1, Office District
  - **East:** SF-2, Single-Family Dwelling District
  - **South:** LR, Local Retail District
  - **Proposed Zoning:** LR, Local Retail District



3

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North & South:** Vacant Land
  - **West:** Childcare Facility
  - **East:** Single-Family Housing
- **Proposed Use:** Laundry Facility

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On North Main Street, Looking East

5

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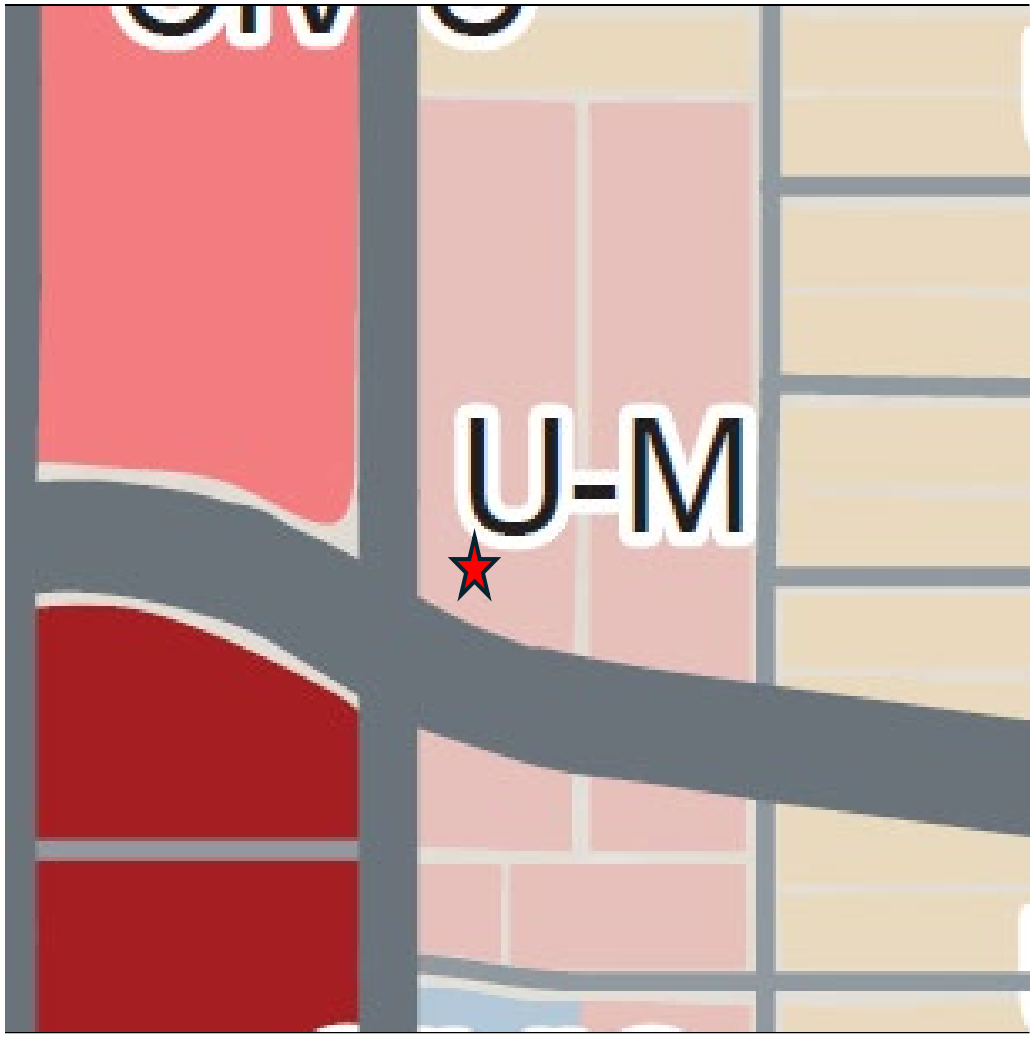
COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** Supporting uses include a mix of residential use, schools, churches, and low-dense commercial.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
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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:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midtown AC & Heating, LLC, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 265 feet north of Cloverdale Road.)**

Purpose:
Maverick Engineering, on behalf of Midtown AC & Heating, LLC, is requesting a zone change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District. The purpose of the request is to allow for the construction of single-family homes on a property that is currently being replatted into three lots, each with a 50-foot frontage.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

SF-2, Single-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north, south, and east are all zoned SF-2, Single-Family Dwelling District. The property to the south is being used as a day-care center. The property to the east is an elementary school. The properties to the west are zoned MF-22, Multiple-Family Dwelling District, but are currently developed and used as single-family residential. The property to the north is currently being used as residential.

Analysis:

The subject property is currently zoned SF-2, Single-Family Dwelling District. The applicant, Maverick Engineering, on behalf of Midtown AC & Heating, LLC, is requesting a zone change to SF-3, Single-Family Dwelling District, in order to replat the property into three lots with a lot width of 50 feet each. Under the existing SF-2 zoning, the minimum lot width requirement is 65 feet, which would make the proposed lots nonconforming. Although the properties to the west are zoned MF-22, Multiple-Family Dwelling District, their lots are also nonconforming with widths of approximately 55 feet. The zone change to SF-3 is requested to ensure the proposed lots comply with the applicable lot-width standards.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as Urban Residential-Medium (UR-M). This designation calls for a mix of housing styles including single-family detached, single-family attached and townhouses.

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 zoning. [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:

Staff recommends approval of this zone change request from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District.

Letters of Objection:

As of November 28, 2025, staff has not received any letters of objection.

Attachments:

A. Combined
B. P&Z - - Moody Addition, Section 3 Rezone

Beatriz Quezada, Development Services	Created/Initiated - 11/19/2025
Landon Ochoa, Development Services	Final Approval - 11/24/2025

MIDLAND
Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: Z-25-0456

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

Property Owner Printed Name: MIDTOWN AC & HEATING LLC		Phone (432)262-0999 Email midtownheatac@gmail.com	
Address PO BOX 4295	City MIDLAND	State TX	Zip 79704

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

Street Address:

Legal Description
Lot: 2 Block: 4 Subdivision: MOODY ADDITION SECTION 3

Current Zoning: SF2	**Proposed Zone:** SF3 *(List by tracts if more than one district is requested)*

Reason for Zone Change Request: TO ALLOW FOR 50' FRONTAGE

Present Use of Property: VACANT

Proposed Use of Property: SINGLE FAMILY HOMES

How would this zone change affect the public health, safety and welfare? NO CHANGE

Describe how conditions affecting the property have changed since present zoning designation: VACANT LOTS AND SURROUNDING AREAS ARE BEING DEVELOPED.

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: Nov. 05, 2025
Applicant (printed):	
Property Owner (signature):	Date: Nov. 05, 2025
Property Owner (printed) : Mark A. Garcia	

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 Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Midtown Heating LLC or authorized by Mark Garcia, 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 5th day of November, 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
- ☑ Dimensioned Site Plan
- ☑ Plans in Digital Format (PDF/JPEG)

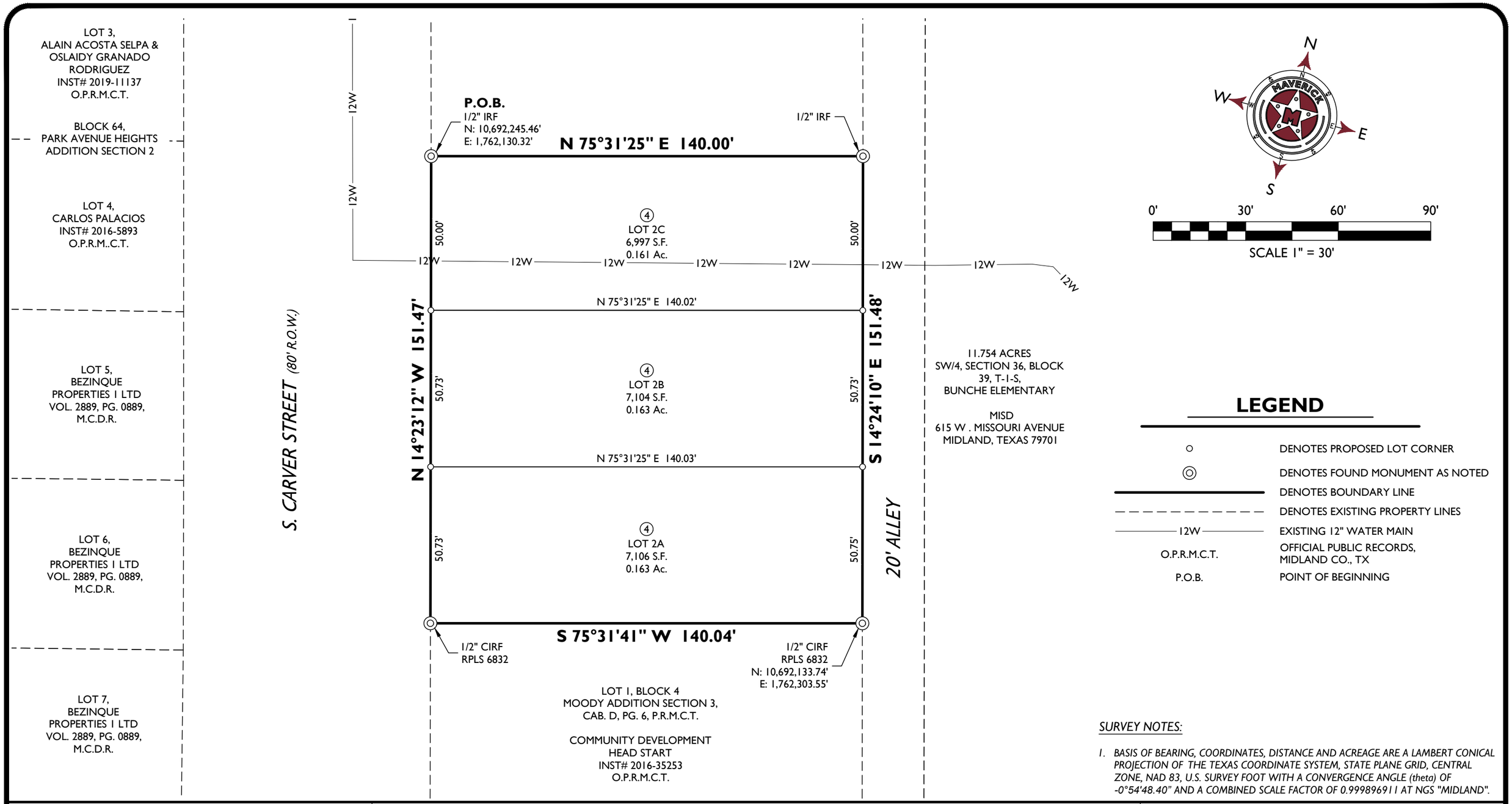
Check # 5653

Received By: Angelina Bettencourt

Date: 11/5/25

RECEIVED
NOV 05 2025
Initial:

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



LEGEND

○	DENOTES PROPOSED LOT CORNER
◎	DENOTES FOUND MONUMENT AS NOTED
———	DENOTES BOUNDARY LINE
- - - - -	DENOTES EXISTING PROPERTY LINES
12W	EXISTING 12" WATER MAIN
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

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" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*

M A V E R I C K
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

JOB NO.:	FIELD WORK:	DRAWN BY:	REV 1:	REV 2:
250129	7.09.25	JARII		

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.

NOVEMBER 5, 2025

GREGORY W. SHOULTS, RPLS #5356
FIRM NO. TX #10194514

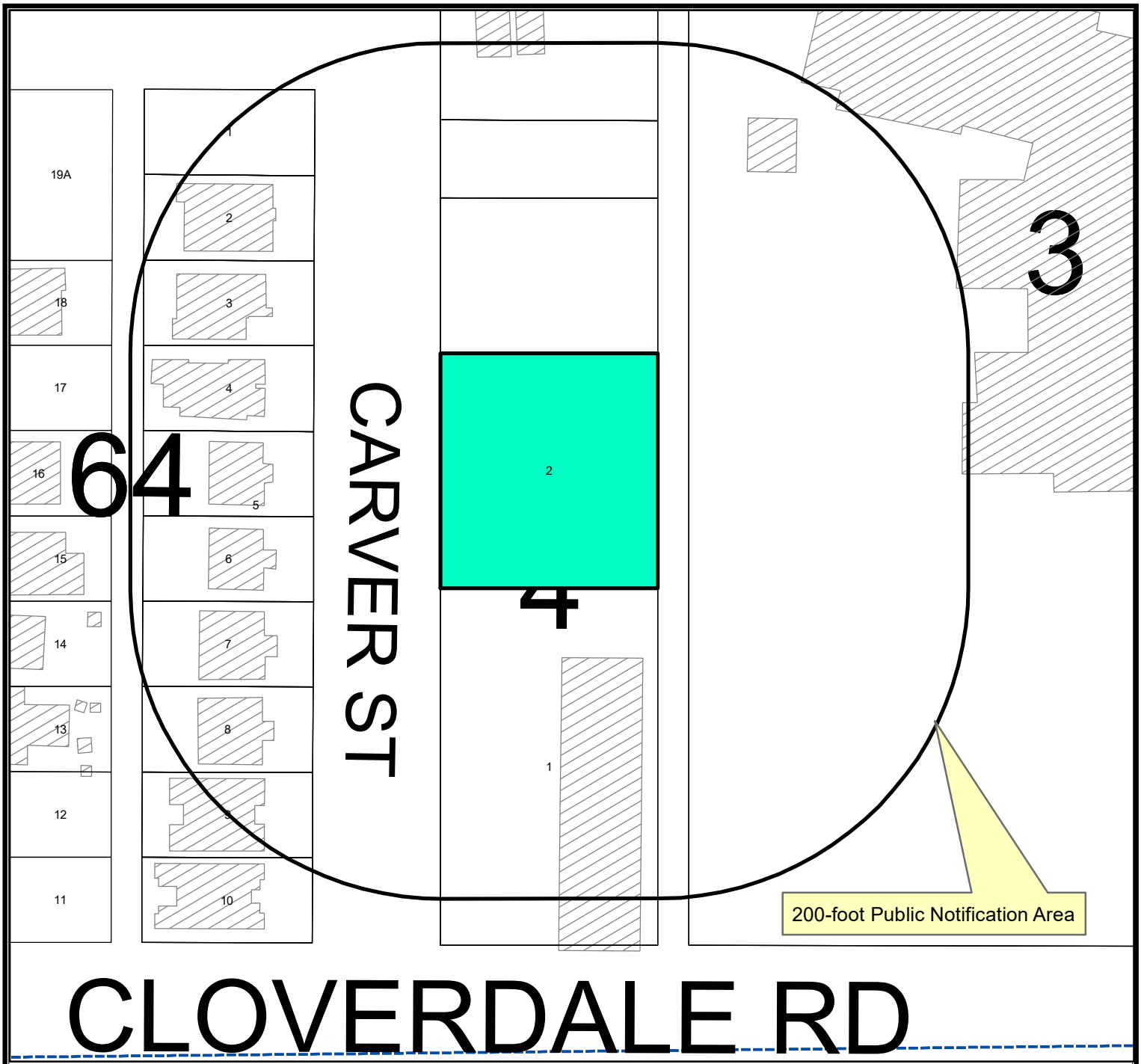
STATE OF TEXAS
REGISTERED
GREGORY W. SHOULTS
5356
PROFESSIONAL
LAND SURVEYOR

MOODY ADDITION, SECTION 18

ZONING BOUNDARY EXHIBIT

BEING 0.49 ACRE TRACT OF LAND LOCATED IN
MOODY ADDITION, SECTION 3, LOT 2, BLOCK 4,
CITY AND COUNTY OF MIDLAND, TEXAS

Drawing : F:\2025\250129-MIDTOWN AC & HEATING-CARVER STREET\DRAWINGS\ZONING\250129 ZONING EXHIBIT.DWG Last Saved By: SDavis on 11/5/25



Location Map

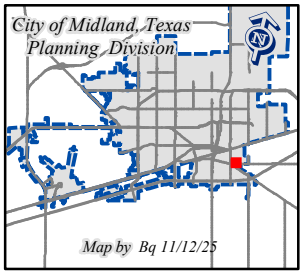
Z-25-0456 **Scale: 1" = 600'**

Consider a request by Maverick Engineering, on behalf of Midtown AC & Heating, LLC, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas.

Generally located on the east side of South Carver Street, approximately 265 feet north of Cloverdale Road. (Council District 2)

LEGEND

CITY LIMITS
PARCEL
PRIVATE BLDGS



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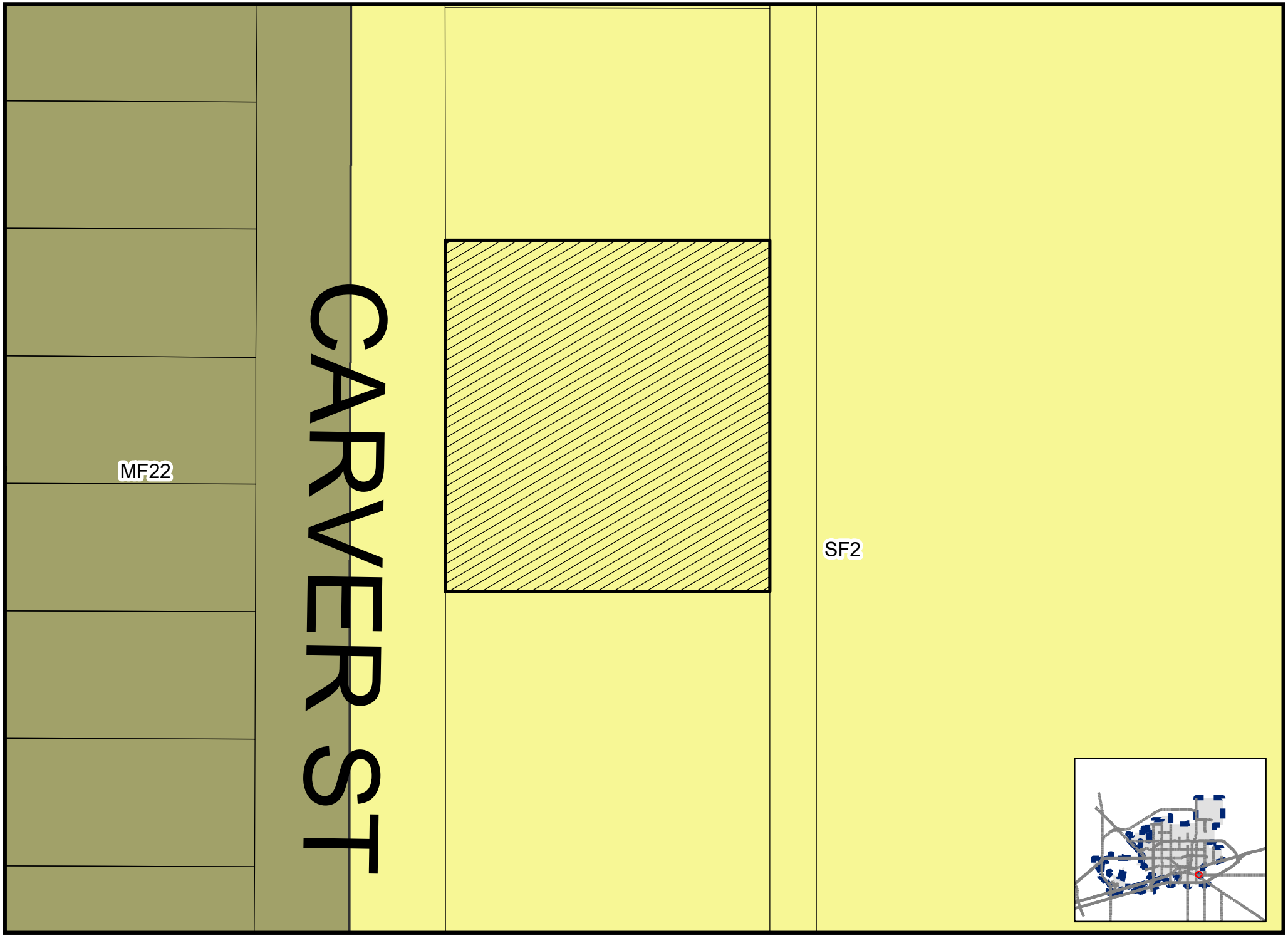
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by BQ 11/12/25 **Z-25-0456** **Scale: 1" = 500'** **ZONING MAP**

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64
CARVER ST
4
3

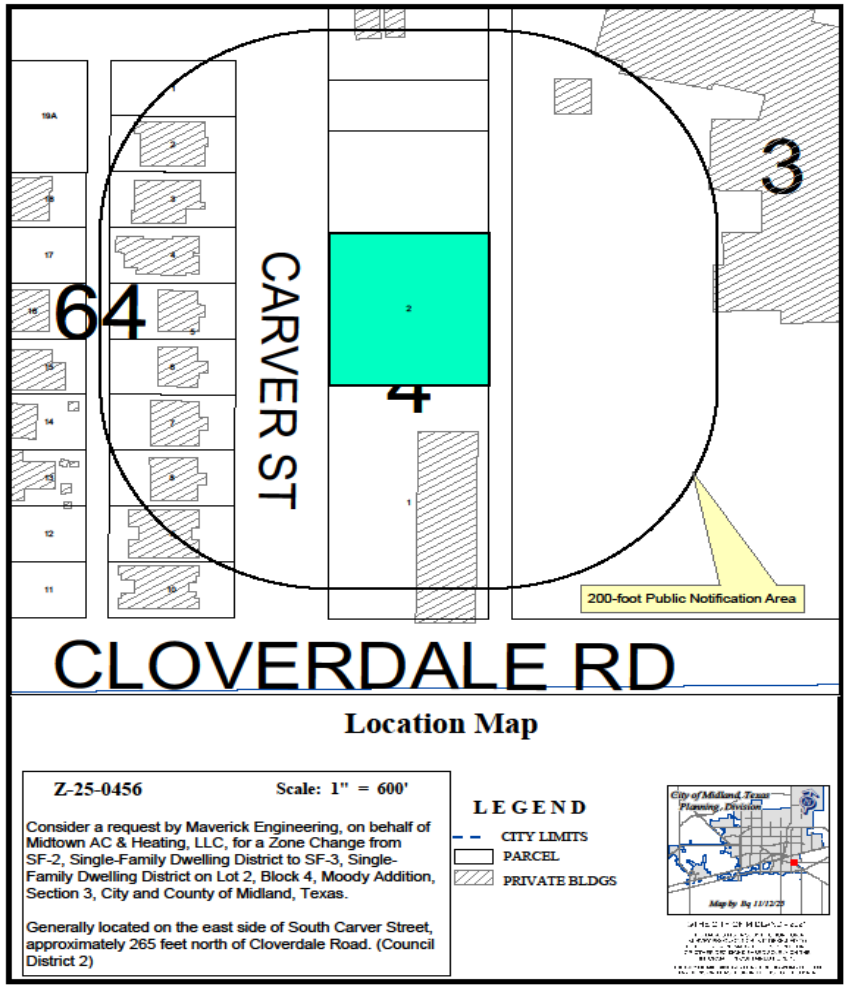
MIDLAND
Be the Energy!

ZONE CHANGE
MOODY ADDITION, SECTION 3

Visit Our Website
MIDLANDTEXAS.GOV

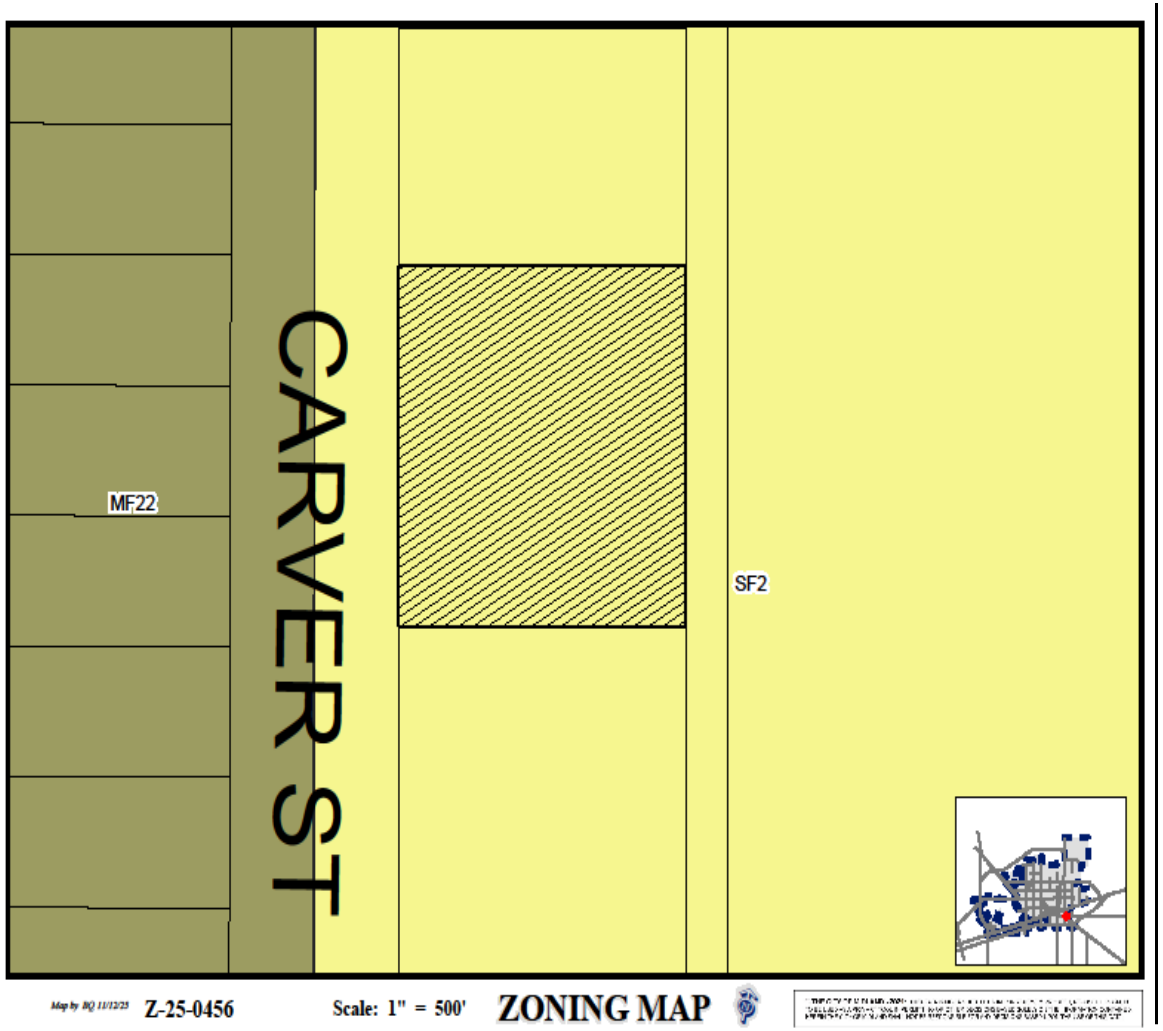
APPLICATION SUMMARY

- **Property Owner:** Midtown AC & Heating, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of South Carver Street, approximately 265 feet north of Cloverdale Road. (Council District 2)
- **Reason for Request:** To allow for the construction of single-family dwellings on three lots



ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North/South/East:** SF-2, Single-Family Dwelling District
  - **West:** MF-22, Multiple-Family Dwelling District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



3

MIDLAND
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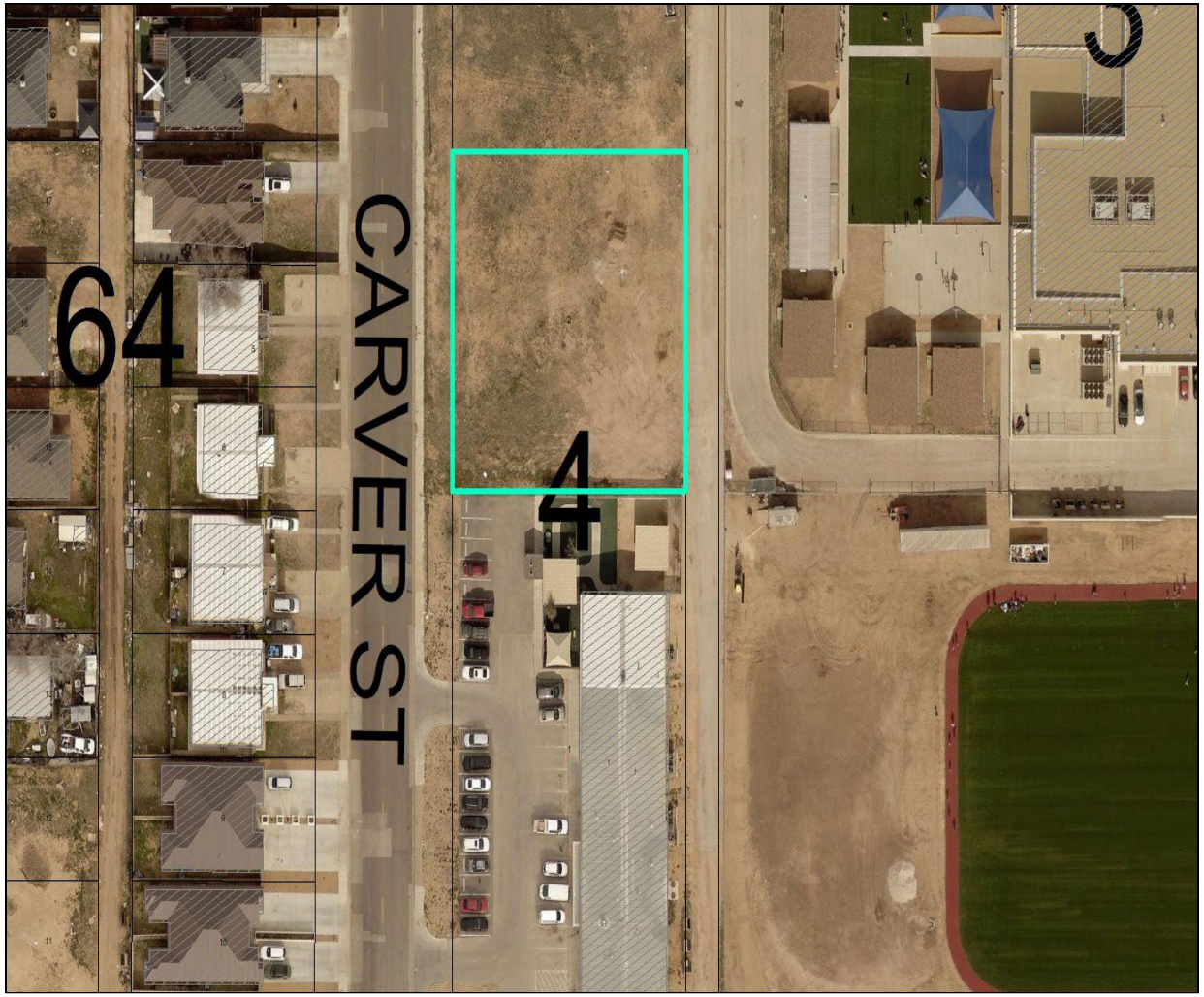
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/West:** Residential
  - **East:** School



MIDLAND
Be the Energy!

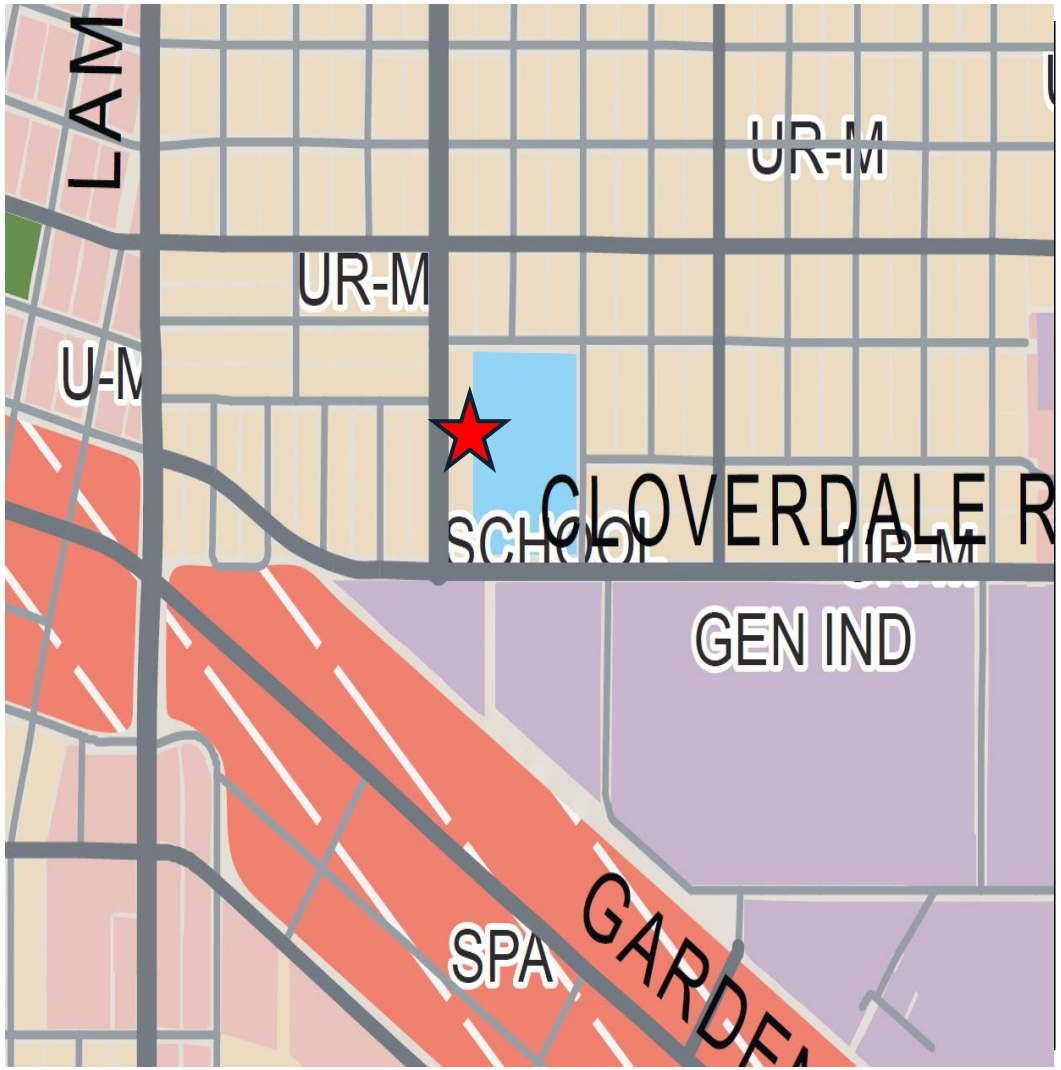
On South Carver Street, Looking East

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Medium (UR-M)
- **Supported Uses:** Emphasizing a mix of housing styles, including single-family detached, single-family attached, and townhomes
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- The property is currently been replatted into three lots each having a lot width of 50 feet.

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:	**9.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District, to MH, Manufactured Housing District, on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas. (Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road.)**

Purpose:
Michael Miller is requesting a Zone Change from AE, Agricultural Estate District, to MH, Manufactured Housing District for the placement of a manufactured home on the property located at 3901 Jadan Kate Road.

Recommended Action:
Deny

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, east, and west are zoned AE, Agricultural Estate District, to the south is PD, Planned Development District for a Housing Development. Land use to the north, east, and south consists of single-family housing. The property to the west is vacant land.

Analysis:

The subject property is located at 3901 Jadan Kate Road. The property is currently zoned AE, Agricultural Estate District. The applicant is requesting a zone change to MH, Manufactured Housing District, which would allow for the placement of a manufactured home. The current

zoning, AE, Agricultural Estates District, does not allow for the placement of a manufactured home, which is why a zone change has been requested.

The Tall City Tomorrow comprehensive plan designates this area as ER, Employment Reserve. Potential zonings for this include TP, Technology Park District and BP, Business Park District. The area is meant to function as an employment-focused center with major office, research, tech, and low-intensity industrial uses. Any non-employment uses are described as supporting services or commercial uses, not standalone residential neighborhoods. The ER designation specifically states that lower density residential is an incompatible use within this area. This request is not compatible with the TCT comprehensive plan.

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 with Conditions)

Depending on the zone change and if the manufactured home placement will be allowed. All manufactured homes require a Building permit, Electrical permit, and Plumbing permit to be installed on location. Each of these permits must be obtained by the related trade contractor who performs the work. These contractors must be registered with the City of Midland as active contractors. Corresponding inspections by Development Services staff will be required as part of the permitted project to verify code and ordinance compliance.

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: (Denial)

Staff recommends denial of this request due to the incompatibility with adjacent land uses, zoning, and nonconformance with the comprehensive plan.

Attachments:

A. Z-25-0455, Combined Docs

B. P&Z - - 3901 Jadan Kate

Angelina Bettanini, Development Services	Created/Initiated - 11/24/2025
Landon Ochoa, Development Services	Final Approval - 11/25/2025

MIDLAND
Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: Z-25-0455

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Mike Miller Michael Miller		Phone (432)246-1204 Email ramirezrichard210@gamil.com	
Address 3901 Jadan Kate	City Midland	State Texas	Zip

Property Owner Printed Name: Mike Miller Michael Miller		Phone (432) 246-1204 Email 432 246-1204	
Address 3901 Jadan Kate	City Midland	State Texas	Zip 79705

Representative *(if different from Applicant or Property Owner)* Firm: _____ Printed Name: Mike Miller Michael Miller		Phone (432) 246-1204 Email	
Address	City	State	Zip

Street Address: 3901 Jadan Kate

Legal Description
Lot: 15 Block: 1 Subdivision: Timberwolf Estates, Section 2

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

Reason for Zone Change Request: To be able to place a manufactured home on the property for single family use.
An error not allowing a manufactured home to placed on the property discovered by owners and the City of midland after the plat had been approved and recorded.

Present Use of Property: raw land

Proposed Use of Property: Single family home with animals - farm animals.

How would this zone change affect the public health, safety and welfare?
planned use of the property is for animals and single family home and is consistent with other properties in the area.

Describe how conditions affecting the property have changed since present zoning designation:
A manufactured home has been placed on the property.

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): Michael S. Miller Jr	Date: 11-6-25
Applicant (printed): Michael S. Miller Jr	
Property Owner (signature): Michael S. Miller Jr	Date: 11-6-25
Property Owner (printed) : Michael S. Miller Jr	

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_____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

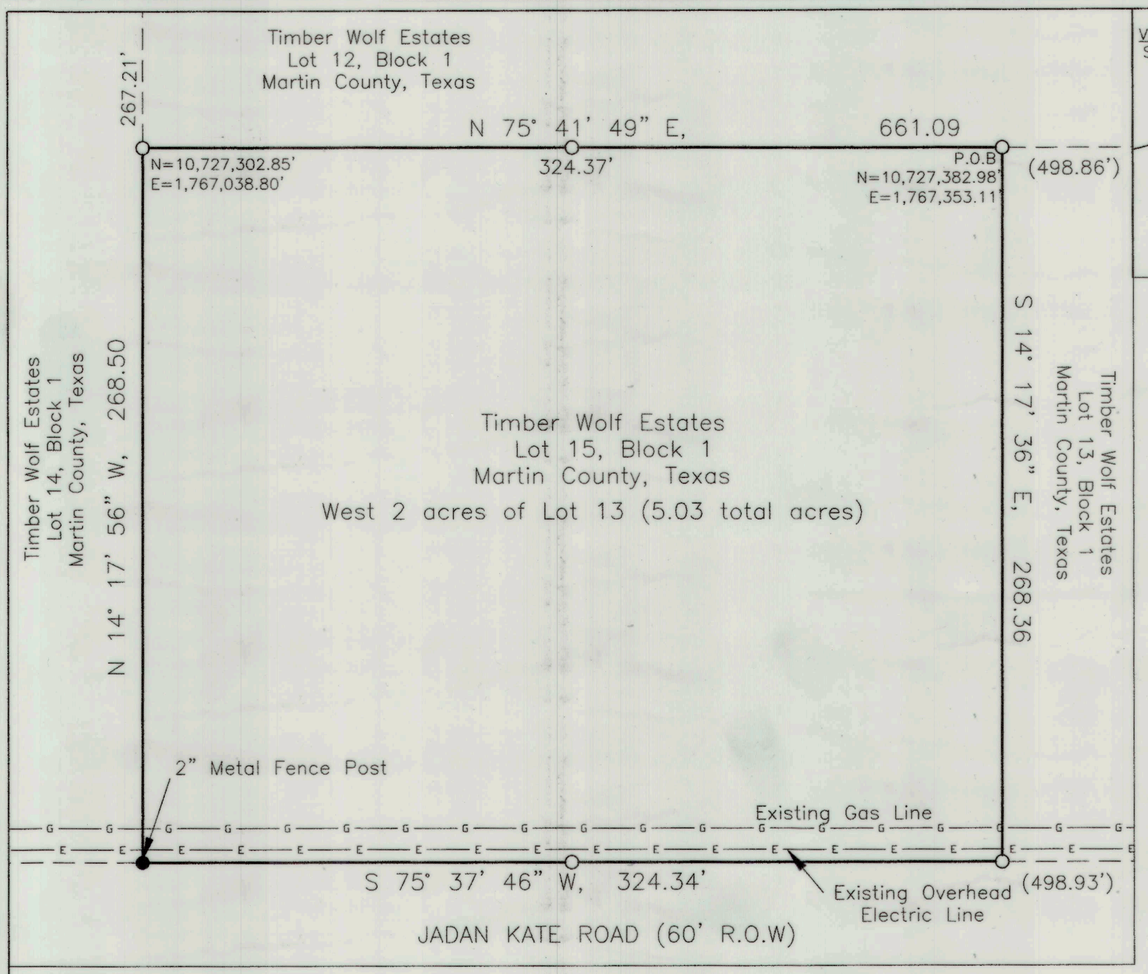
FOR OFFICE USE ONLY

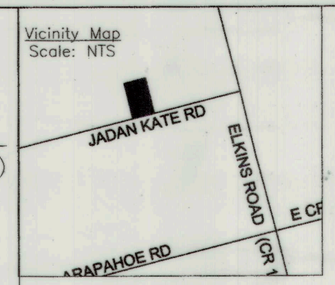
☑ Property Owner Authorization	☑ Dimensioned Site Plan
☐ Application Fee	☑ Plans in Digital Format (PDF/JPEG)
Check # INVOICE	
Received By: Angelina Bettamio	Date: 11/6/2025

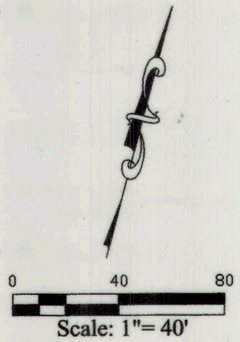
RECEIVED
NOV 06 2025
Initial: AB

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

Docusign Envelope ID: C9F5CAC9-E68A-4FD9-B941-79CCAC26966B







LEGEND

- ○ = SET ½" IRON ROD
- ● = FOUND ½" IRON ROD "RPLS 5707"
- = EXISTING BOUNDARY LINE
- = PLAT BOUNDARY LINE

D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS

P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

TIMBER WOLF ESTATES, SECTION 2
Being A Replat of West Part of Lot 13, Block 1, City of Midland, Martin County, Texas

BEING a 2.0 acre tract out of the West side of Lot 13, Block 1 Timber Wolf Estates as recorded in Volume 360, Page 562 Plat Records Martin County, Texas, and being more particularly described as follows:

BEGINNING (N= 10,727,382.98' & E= 1,767,353.11') at a ½" iron rod with cap marked "LUCHINI & MERTZ" set at the Northeast corner of said 2.0 acre tract from whence a ½" iron rod found at the Northeast corner of said Timber Wolf Estates bears North 75°41'49" East a distance of 498.86 feet to a ½" iron rod with cap marked "RPLS 5707" and North 14°18'14" West a distance of 2,290.05 feet;

THENCE South 14°17'36" East a distance of 268.36 feet to a ½" iron rod with plastic cap marked "LUCHINI & MERTZ" set at the Southeast corner of said 2.0 acre tract and being on the North Right of Way line of Jadan Kate Road;

THENCE South 75°37'46" West along the North Right Of Way line of said Jadan Kate Road a distance of 324.34 feet to a 2" metal fence post found at the Southwest corner of said 2.0 acre tract and being the Southwest corner of said Lot 13, from whence a ½" iron rod found bears South 75°37'46" West a distance of 743.35 feet:

THENCE North 14°17'56" West along the West line of said Timber Wolf Estates, and being the West line of said Lot 13 a distance of 268.50 feet to a ½" iron rod with plastic cap marked "LUCHINI & MERTZ" set at the Northwest corner of this:

THENCE South 75°41'49" East along the North line of said Lot 13 a distance of 324.37 feet to the Point Of Beginning containing 2.0 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, WALTER G. KNIFFIN IV AND AUDREY M. KNIFFIN do here by adopt this Re-plat designating the herein above described property as, TIMBER WOLF ESTATES, SECTION 2, an addition to the City of Midland, County of Martin, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon. WITNESS our hands at Midland, Texas,

this the 30th day of June, 2025.

WALTER G. KNIFFIN IV

Notes:

1. Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
2. 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.
3. According to the FEMA Flood Insurance Rate Map 48329C0100F, dated September 16, 2005 shows this property not to lie in a Special Flood Hazard Area.
4. All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
5. Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permat may be obtained
6. The installation of public improvements may be required by the City of Midland as such time as: (1) the 2.00-acre tract is re-platted for subdivision into more than three tracts or (2) the property is rezoned for a more intensive use.

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company — DocuSigned by: Steven Hilliard 775E4D04F320447...

AT&T Texas — Signed by: Jerry Underwood 0161E8291AC0498...

ATMOS Energy — DocuSigned by: Cesar Padilla 853C1F5335CF442...

OPTIMUM — DocuSigned by: Luis Montez 8328EBD7E7F7416...

ASTOUND — Signed by: Vicki Byler 5A22EB4D11A14C1...

CERTIFICATE OF APPROVAL

For approval by the commission:
This is to certify that the above and foregoing plat of TIMBER WOLF ESTATES, SECTION 2 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on

this 4th day of August 2025.

Abraham Bejil – Chair

Landon Ochoa- Secretary

FILED FOR RECORD

THIS _____ DAY OF _____, 2025

AT _____ O'CLOCK AND _____ MINUTES

IN _____, MARTIN COUNTY PLAT RECORDS

COUNTY CLERK – MARTIN COUNTY TEXAS

DEPUTY

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on June 30th 2025.

by WALTER G. KNIFFIN IV

Traci McBride
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on June 30th 2025.

by AUDREY M. KNIFFIN

Traci McBride
Notary Public, State of Texas

TRACI MCBRIDE
Notary Public, State of Texas
Comm. Expires 10-30-2028
Notary ID 132757202

STATE OF TEXAS REGISTERED Jeffrey D. Suiter 4650 PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

KNOWN ALL BY THESE PRESENTS:
THAT I, JEFFREY SUITER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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

JEFFREY D. SUITER
TX. R.P.L.S. #4650

PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines
LUCHINI & MERTZ
Boundary Surveys

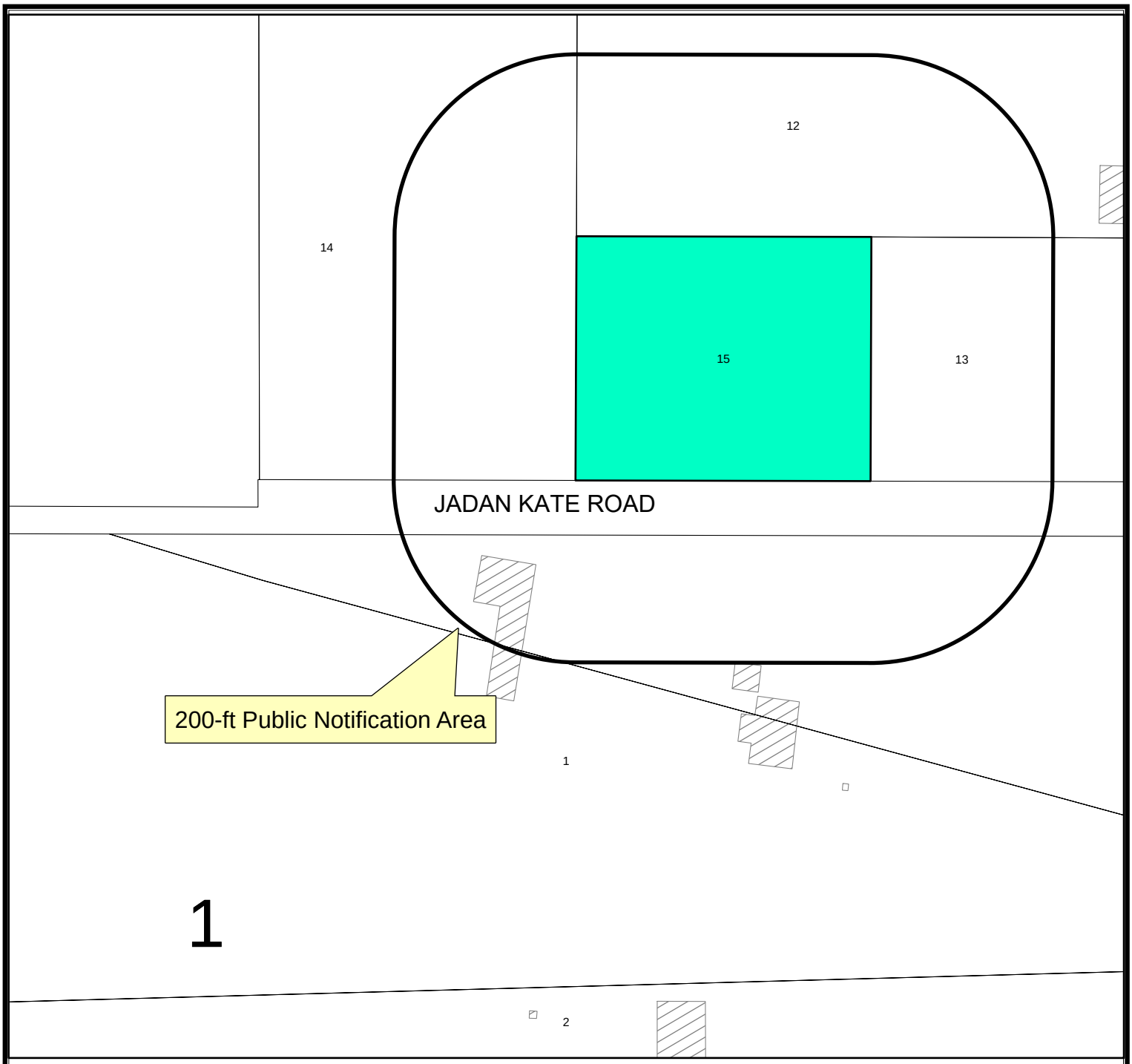
Walter Kniffin – 6801 Elkins Road Midland Texas, 79705 – 432-269-9961
Job Number: 250203PS --Drawn By: ZB 8-4-2025
Luchini & Mertz: 2805 W. Kentucky -- Midland, Texas -- (432) 684-6728 -- Firm# 10086500

TIMBER WOLF ESTATES, SECTION 2
Plat Filed For Record
City of Midland, Martin County, Texas

Document No. 2020-21420

CABINET K PAGE 300

DATE 9/20/20



Location Map

Z-25-0455 **Scale: 1" = 157 '**

Consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District to MH, Manufactured Housing District on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

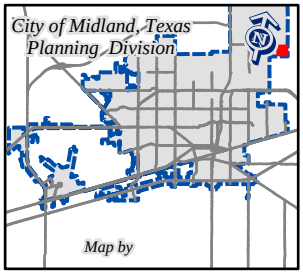
Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road. (Council District 1)

L E G E N D

CITY LIMITS

PARCEL

PRIVATE BLDGS



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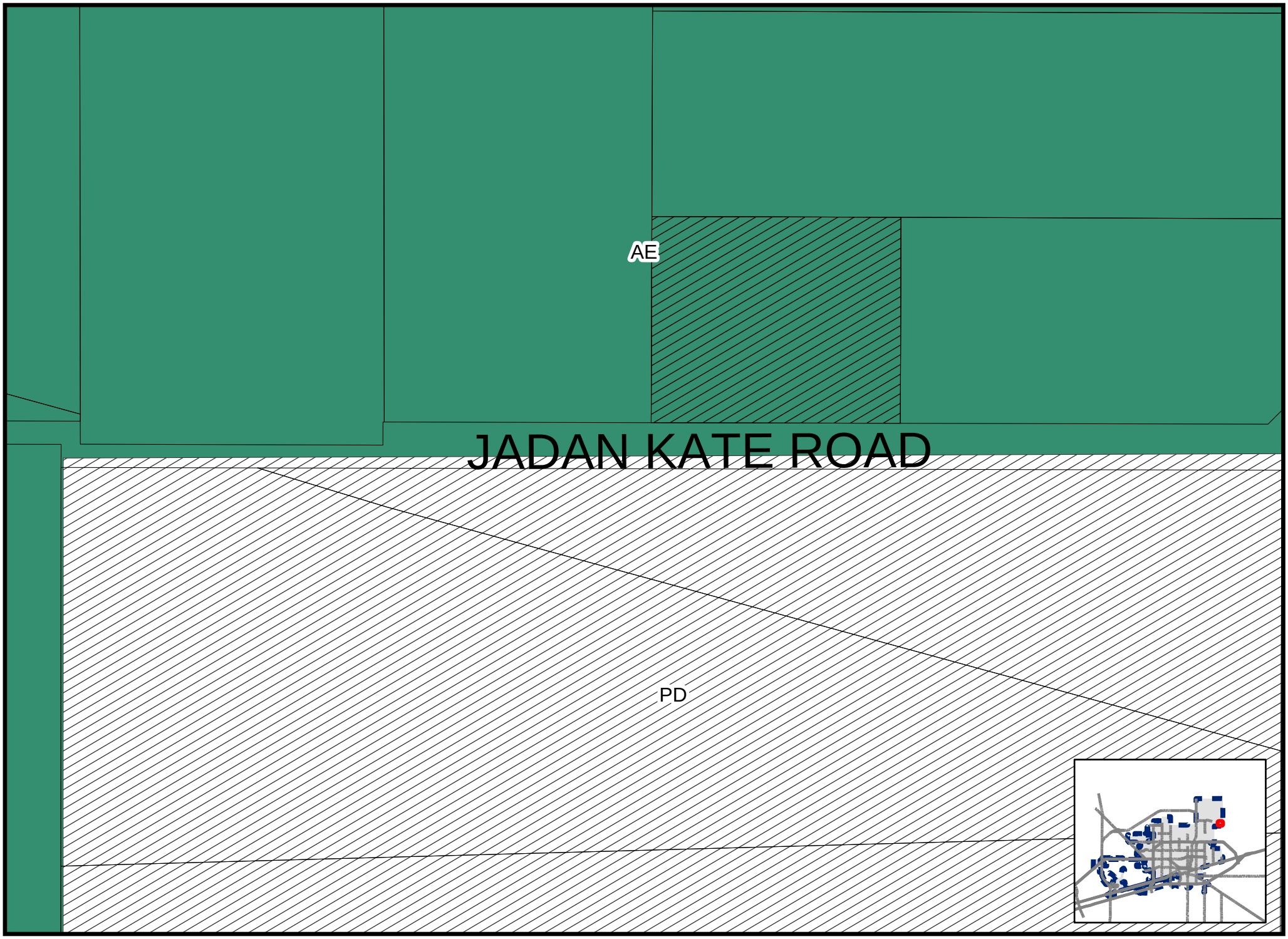

Created: 11/12/2025

Z-25-0455

Scale: 1" = 157 '

ZONING MAP

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12
14
15

PAR-KAN
M&M
DISPOSAL
(432) 756-2801

RECEIVED
NOV 21 2025
Initial: BQ

11-21-2025

Dear Midland City Planners,

We write today to ask that you rezone Timber Wolves Estate, Lot 15, Block 1. We purchased this property in hopes of building a manufactured home and have spent several months and a significant amount of money and time on surveyors, title companies, and the actual home. We completed all steps asked of us and our surveyor completed his research and was able to confirm that we were allowed to build a modular home on the property from the use chart on your website. The use chart found on your website and incorporated into the statute indicated that the white boxes were allowable uses.

Now, after we detrimentally relied on the information contained on the City website and began constructing our home, we were stopped and the city has indicated that, in fact, manufactured homes are not allowed on this plat. We are told there was a typo on the allowable use chart. Our reliance on the information provided by the City has been costly. We ask that you allow for the change of zoning for this property for both this reason and the reasons that follow.

The change in zoning would not affect the character of the neighborhood. The Agricultural Estate district describes its purpose as " This district is intended to provide for development of single-family detached dwelling units within a rural setting". The Manufactured Home District defines the purpose as a detached single-family residential district to provide for the development of Manufactured Housing. We are not asking to build a manufactured home park. We are asking to build one detached single-family home on a rural plat. This will be brand new and well-maintained construction. Therefore, our use falls within the character and purpose of the neighborhood.

The change in zoning will not have negative effect on traffic or other impacts. A non-manufactured single-family home would cause the same amount of traffic from the family that lives there. There are no environmental impacts from this change in zoning. Building a single-family home will have the same effect, manufactured or otherwise. Building a manufactured home on the property stops the property from not having a home built on it and allows our family to contribute to the neighborhood and participate in the economy of the area. It is in the best interest of the City to have citizens living and working within the city area.

We appreciate your time and consideration to this matter and ask that you rezone the property at this time.

Thank you,
Michael S. Miller Jr 3901 Jordan Kate Rd, Midland, TX 79705
(432-246-1204)
millersflooring1974@gmail.com

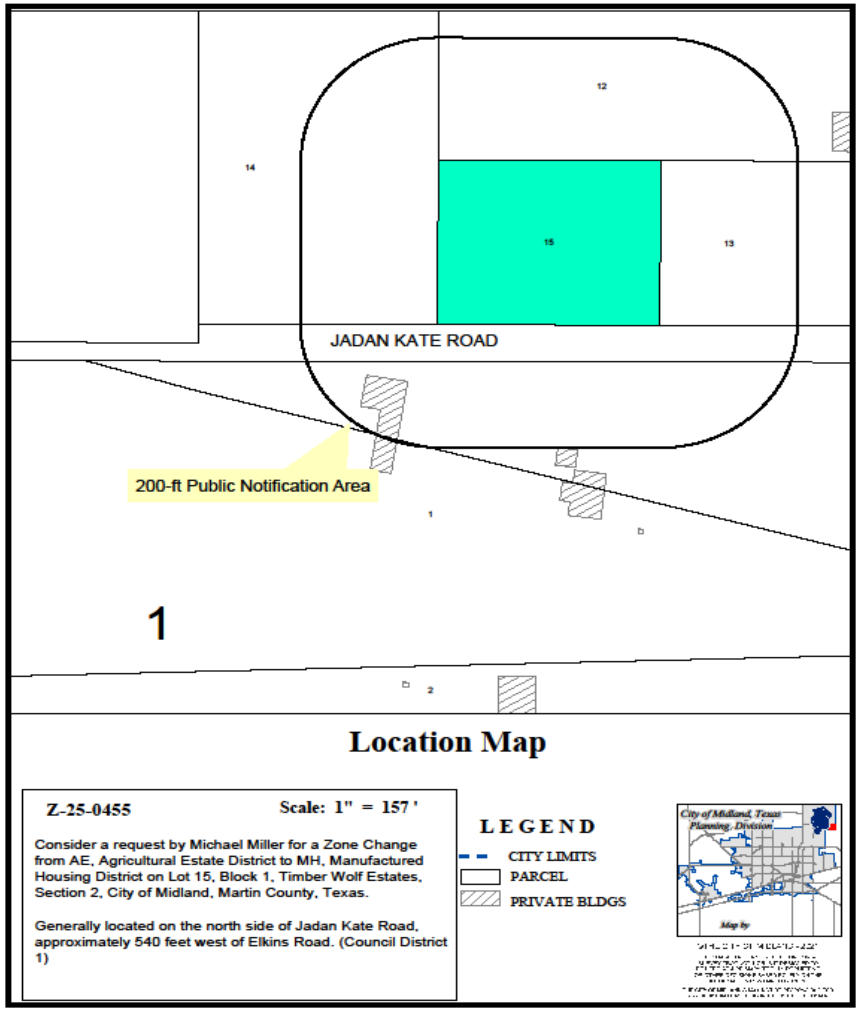
MIDLAND
Be the Energy!

ZONE CHANGE
3901 JADAN KATE ROAD

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

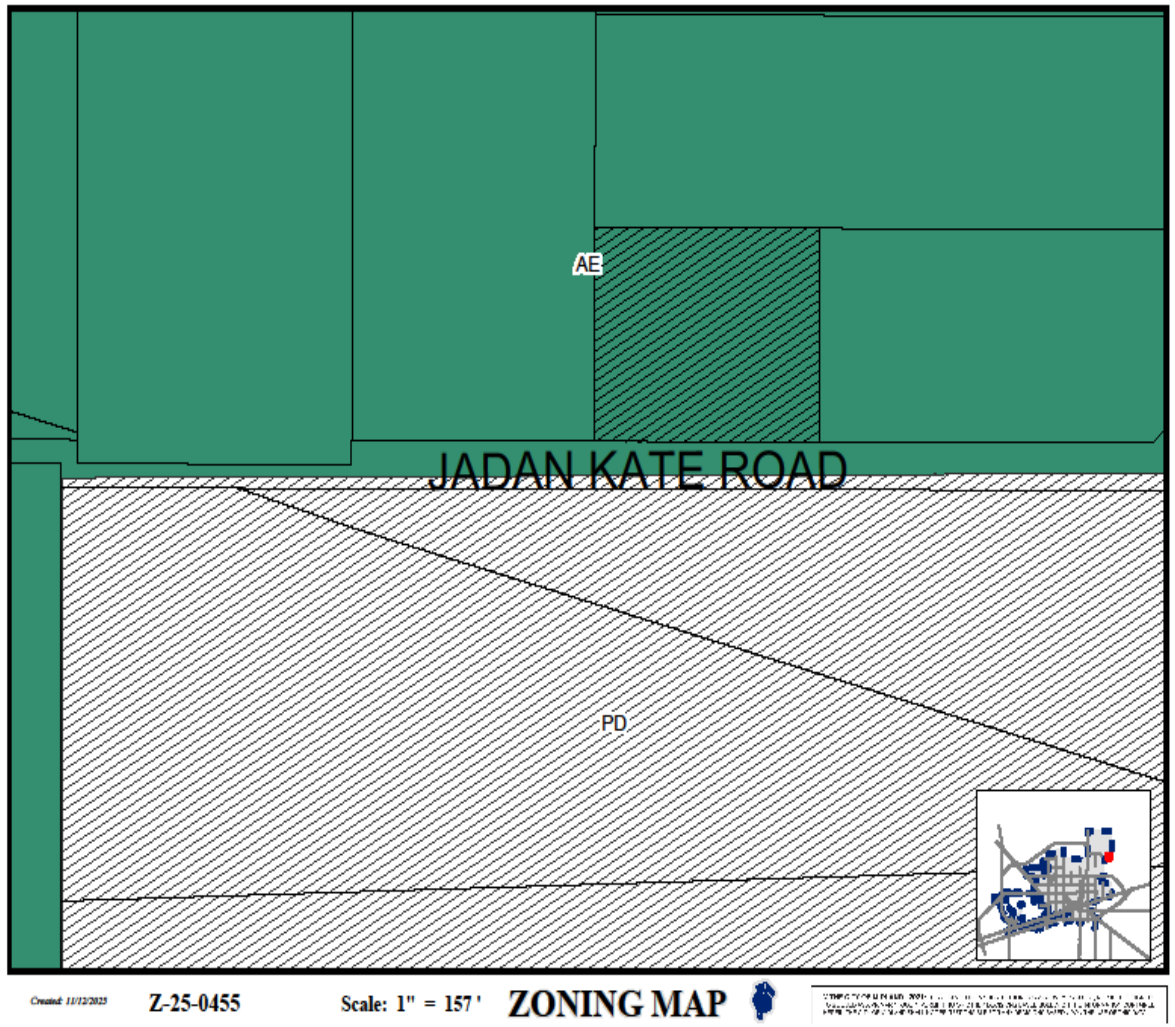
- **Representative/Property Owner:** Michael Miller
- **Location:** 3901 Jadan Kate Road (Council District 1)
- **Reason for Request:** For the placement of a manufactured home



2

ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/East/West:** AE, Agricultural Estate District
  - **South:** PD, Planned Development for a Housing Development
  - **Proposed Zoning:** MH, Manufactured Housing



3

LAND USE

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

MIDLAND
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On Jadan Kate Road, Looking North

5

MIDLAND
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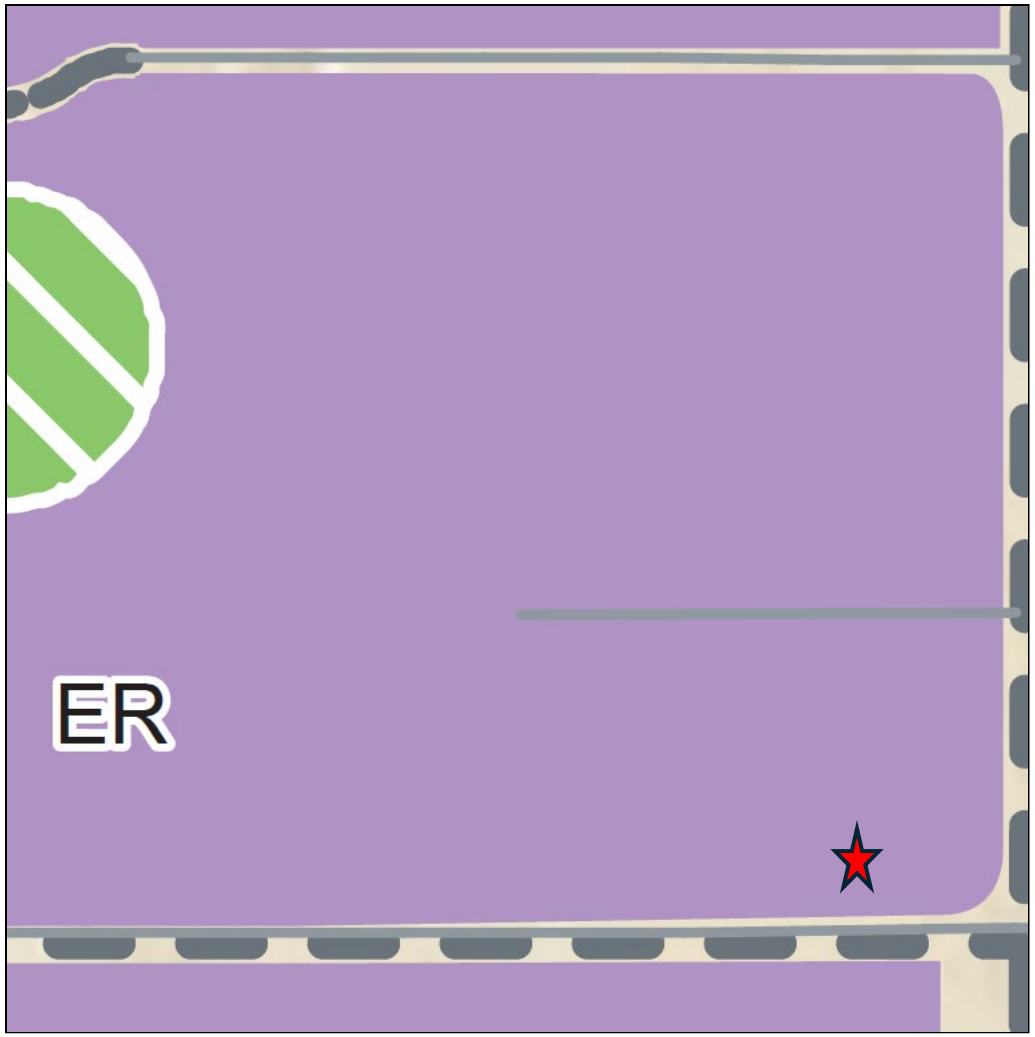
COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve (ER)
- **Supported Uses:** Supporting uses include major offices, research, tech, and low-intensity industrial uses.
- The request is **not compatible** with the *Tall City Tomorrow Comprehensive Plan.*



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STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends denial 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:	**10.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a Final Plat of Northwest Acres Addition, Section 4, being a replat of the south 75.75 feet of Lot 14, together with a strip of land 30 feet by 128.54 feet adjoining said lot, Northwest Acres Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Gulf Avenue and Oaklawn Drive.)**

Purpose:
Pennell Land Surveying, LLC, on behalf of Carl Kentworthy, is requesting to replat the property located at 2101 Oaklawn Drive in order to reconfigure lot lines.

Current Zoning:

SF-1, Single-Family Dwelling District

Preliminary Plat Approval:

This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase.

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 comments, if any. [For Applicant’s Information Only.]

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

WATER: 6” water exists in Oaklawn 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: 8” sewer exists in alley west of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill. [For Applicant’s Information Only.]

EASEMENTS: Show existing and proposed. [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 & 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.

ADDRESSING: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

The lot is close to a public sewer line, no need for a septic system.

CRMWD: (Approved)

We do not have comments on this plat.

ONCOR: (Approved)

Oncor has no conflicts with this plat.

AT&T: (Approved)

No issues with AT&T.

Planning: (Approved)

Staff recommends approval of the Final Plat of Northwest Acres Addition, Section 4.

Attachments:
A. SUB-25-0898. Combined Docs
B. P&Z - Northwest Acres Addition, Section 4 Final Plat

Angelina Bettanini, Development Services	Created/Initiated - 11/25/2025
Landon Ochoa, Development Services	Final Approval - 11/25/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-25-0848 P-25-2420

Subdivision Name: NORTHWEST ACRES, SECTION 4
(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: DURYN HENINGTON		Phone #: 432-570-6256 Email: dhenington.pennellsurvey@gmail.com	
Address: 2030 W. CUTHBERT Ste.4	City: Midland	State: Texas	Zip: 79701

Property Owner Print Name: CARLTON KENWORTHY		Phone #: 432-528-0693 Email: carltonkenworthy@yahoo.com	
Address: 1904 N. D STREET	City: Midland	State: Texas	Zip: 79705

Developer: (If different from property owner) Print Name:		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)
Conversion of Carport to Garage

Plat Information	Total Acreage: 0.33
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ 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): Duryn Henington | Date: 11-4-25

Applicant (printed): Duryn Henington

Property Owner (signature): [signature] | Date: 11/6/25

Property Owner (printed): Carlton Kenworthy

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 _____, 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) [signature]

Subscribed and sworn to before me, this 5 day of November, 20 25, to certify which witness my hand and seal of office.

Marcy Neely

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

Marcy Lora Neely
My Commission Expires
11/9/2027
Notary ID 124944810

For Office Use Only

- ☑ Property Owner Authorization
- ☐ Application Fee / ☑ Paying online
- Check#_____
- ☑ Recording Fee
- Check# 2327
- ☑ Digital and Physical Copies of Plat (including CADD file)
- ☐ Deferral Letter (if applicable) n/a
- ☐ Groundwater Availability Certification Forms (if applicable) n/a
- ☑ Title Opinion
- ☑ Tax Certificates

Planner Notes:

RECEIVED

NOV 0 6 2025

Initial:

Signature:

Date:

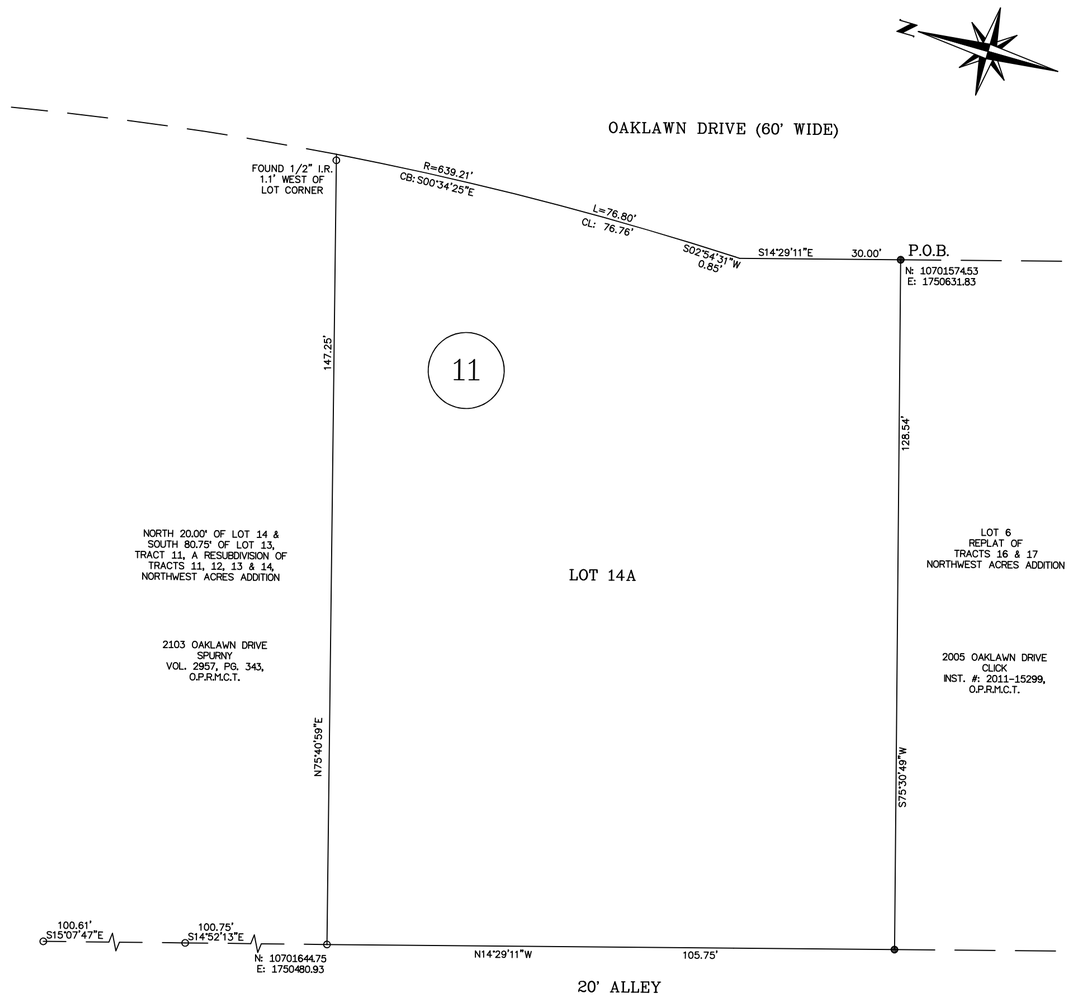
VICINITY MAP
(NOT TO SCALE)

FINAL PLAT
NORTHWEST ACRES ADDITION, SECTION 4

BEING A REPLAT OF THE SOUTH 75.75' OF LOT FOURTEEN (14)
TOGETHER WITH A STRIP OF LAND 30.00' X 128.54' ADJOINING SAID LOT,
NORTHWEST ACRES ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS

NOTICE:

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 WITHHOLDING 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. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0088F , EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



LEGEND

- Set 1/2" I.R. W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- —S—S— Existing Sewer Line
- —W—W— Existing Water Line

0' 20' 40' 60'
SCALE 1" = 20'

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, CARLTON KENWORTHY & JODY KENWORTHY, are the record owners of 2101 Oaklawn Drive: THE SOUTH 75.75 FEET OF LOT FOURTEEN (14) AND A 30.00' X 128.54' STRIP OF LAND ADJOINING SAID LOT, NORTHWEST ACRES ADDITION, an addition to the City of Midland,, Midland County, Texas, according to the plat recorded in Cabinet B, Page 105, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CARLTON KENWORTHY & JODY KENWORTHY, being the owner of the land shown on this plat designated as LOT FOURTEEN A (14A), BLOCK ELEVEN (11) NORTHWEST ACRES ADDITION, SECTION 4, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the_____day of _____, 2025.

_____
By: CARLTON KENWORTHY OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, CARLTON KENWORTHY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS my hand at _____, this the_____day of _____, 2025.

_____
By: JODY KENWORTHY OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, JODY KENWORTHY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYN HENINGTON, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

_____.
DURYN HENINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, SUITE 4,
MIDLAND, TEXAS
432-570-6256

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "NORTHWEST ACRES ADDITION, SECTION 4" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the_____ day of_____ 2025.

_____.
ABRAHAM BEJIL, CHAIRMAN

_____.
LANDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

DATE: _____ PAGE _____.

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

OPTIMUM Print Name:

AT&T-TEXAS Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

ASTOUND Print Name:

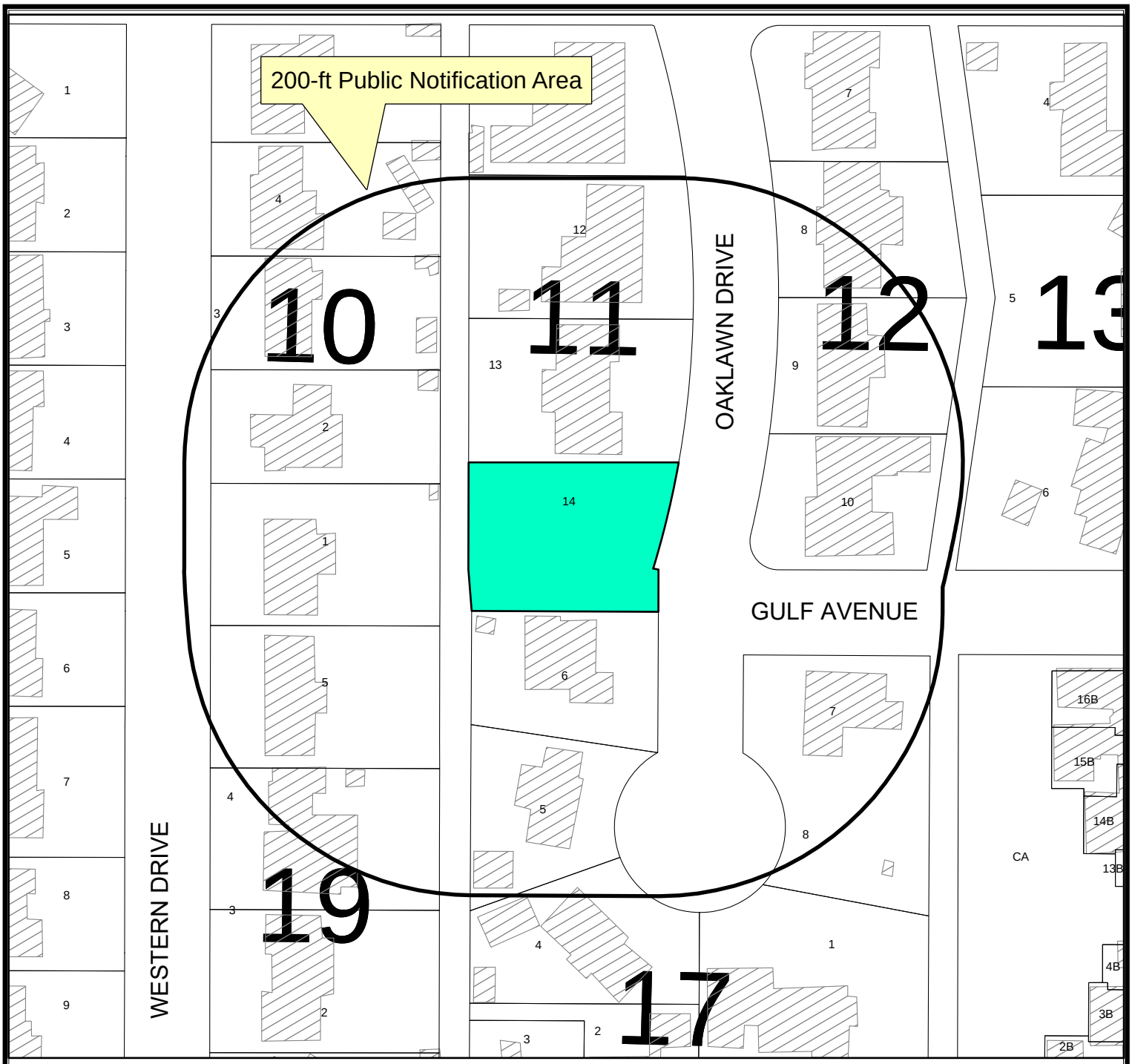
INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

OWNERS:
CARLTON & JODY KENWORTHY
1904 N. "D" STREET,
MIDLAND, TEXAS 79705
432-528-0693

NOVEMBER 2025

NORTHWEST ACRES ADDITION, SECTION 4



Location Map

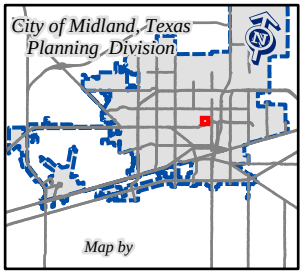
SUB-25-0898 **Scale: 1" = 100 '**

Proposed plat of Northwest Acres Addition, Section 4, being a replat of the south 75.75 feet of Lot 14 together with a strip of land 30 feet by 128.54 feet adjoining said lot, formerly part of Gulf Avenue, Dipples Resubdivision of Tracts 11, 12, 13, & 14, Northwest Acres Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Gulf Avenue and Oaklawn Drive (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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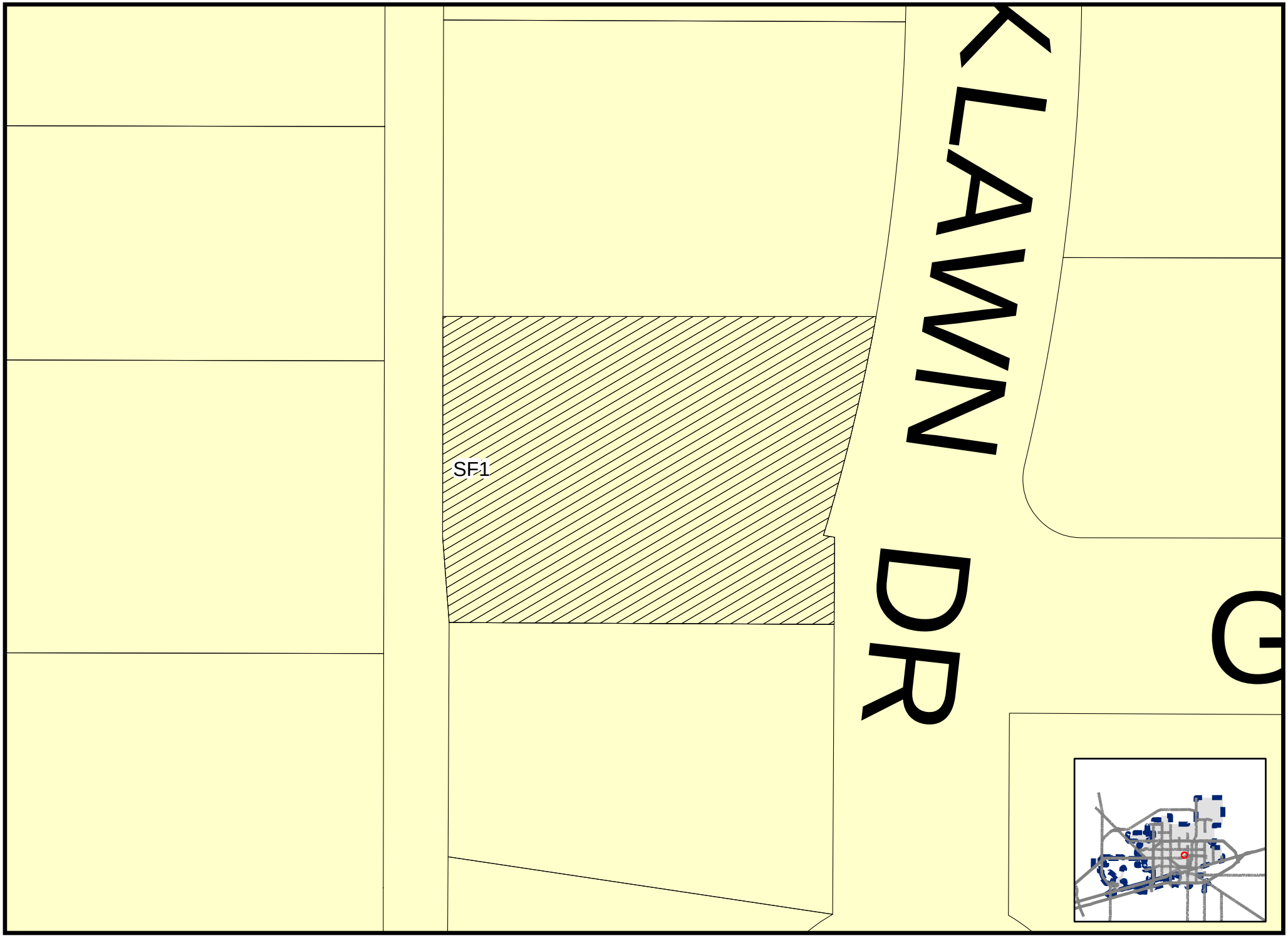

Created: 10/1/2025

SUB-25-0898

Scale: 1" = 41 '

ZONING MAP

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1

ZIPsystem
POWERHOUSE

MIDLAND
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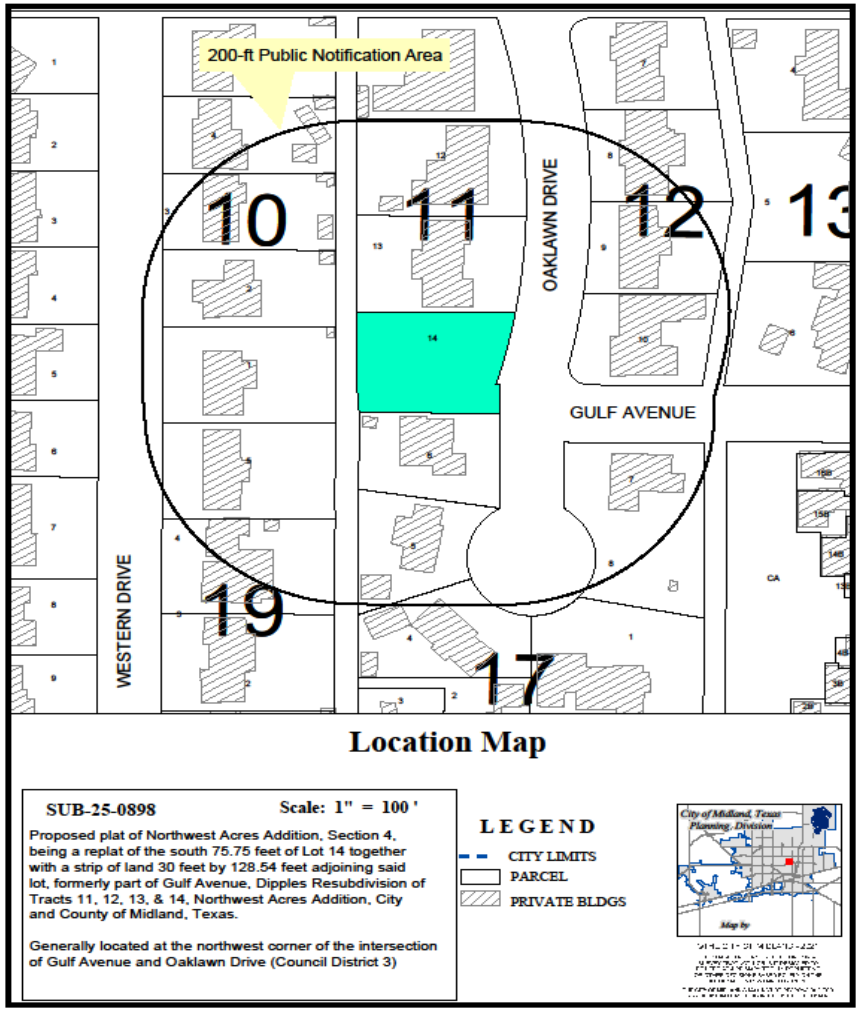
FINAL PLAT
NORTHWEST ACRES ADDITION, SECTION 4

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Representative:** Duryn Henington, with Pennel Land Surveying, LLC
- **Property Owner:** Carlton Kenworthy
- **Location:** 2101 Oaklawn Drive (Council District 3)
- **Reason for Request:** Platting to reconfigure lot lines



MIDLAND
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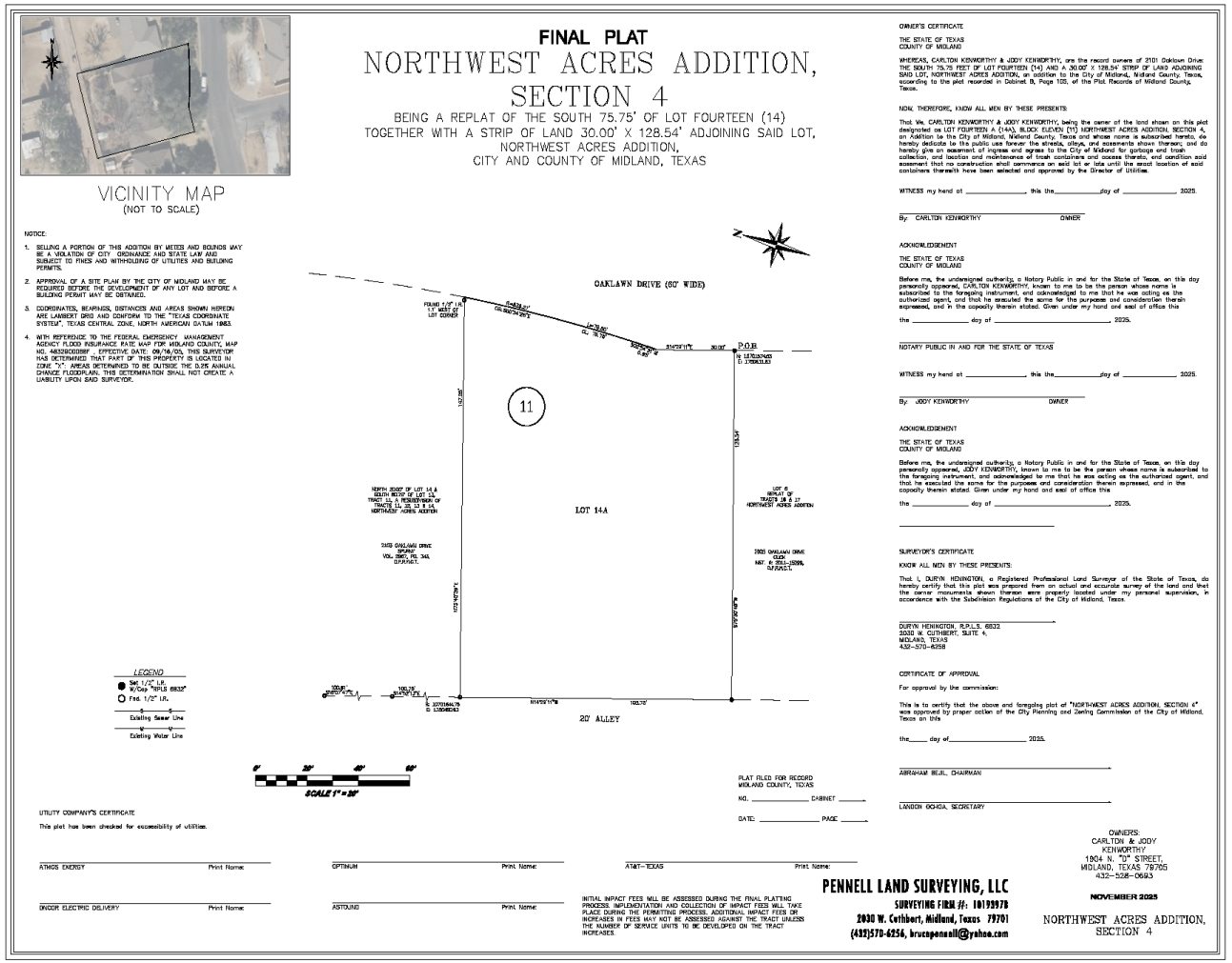
PLAT DETAILS

- **Acreage:** 0.33 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



FINAL PLAT

NORTHWEST ACRES ADDITION, SECTION 4

BEING A REPLAT OF THE SOUTH 75.75' OF LOT FOURTEEN (14) TOGETHER WITH A STRIP OF LAND 30.00' X 128.54' ADJOINING SAID LOT, NORTHWEST ACRES ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP (NOT TO SCALE)

NOTICE:

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 WITHHOLDING 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. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREIN ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0205F EFFECTIVE DATE: 09/16/03, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

LEGEND

- Set 1/2" I.R. W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- Existing Sewer Line
- Existing Water Line

OAKLAWN DRIVE (80' WIDE)

20' ALLEY

LOT 14-A

11

P.O.B.

SCALE 1" = 20'

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY — Print Name:

OPTIMUM — Print Name:

AT&T-TEXAS — Print Name:

ONCOR ELECTRIC DELIVERY — Print Name:

ASTOUND — Print Name:

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.

PLAT FILED FOR RECORD MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, CARLTON KENWORTHY & JODY KENWORTHY, are the record owners of 2101 Oaklawn Drive: THE SOUTH 75.75 FEET OF LOT FOURTEEN (14) AND A 30.00' X 128.54' STRIP OF LAND ADJOINING SAID LOT, NORTHWEST ACRES ADDITION, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet B, Page 105, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, We, CARLTON KENWORTHY & JODY KENWORTHY, being the owner of the land shown on this plat designated as LOT FOURTEEN A (14A), BLOCK ELEVEN (11) NORTHWEST ACRES ADDITION, SECTION 4, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the_____day of _____, 2025.

By: CARLTON KENWORTHY — OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, CARLTON KENWORTHY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS my hand at _____, this the_____day of _____, 2025.

By: JODY KENWORTHY — OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, JODY KENWORTHY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That, I, DURYN HENNINGTON, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

DURYN HENNINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, SUITE 4,
MIDLAND, TEXAS
432-570-6258

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "NORTHWEST ACRES ADDITION, SECTION 4" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the_____ day of_____ 2025.

ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

OWNERS:
CARLTON & JODY KENWORTHY
1904 N. "D" STREET,
MIDLAND, TEXAS 79705
432-528-0683

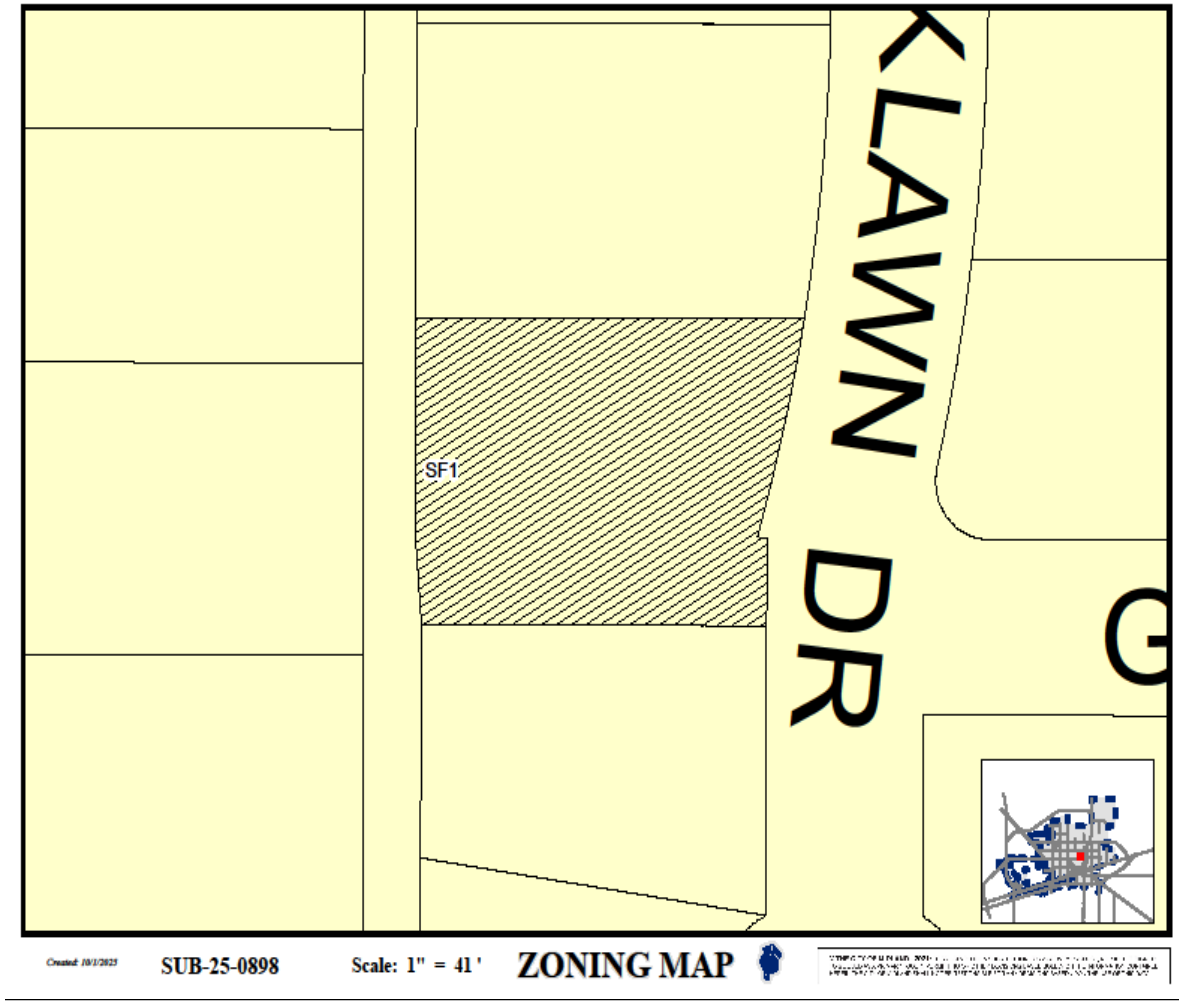
NOVEMBER 2025

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

NORTHWEST ACRES ADDITION, SECTION 4

ZONING

- **Current Zoning:** SF-1, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North/East/South/West:** SF-1, Single-Family Dwelling District



4

LAND USE

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

MIDLAND
Be the Energy!

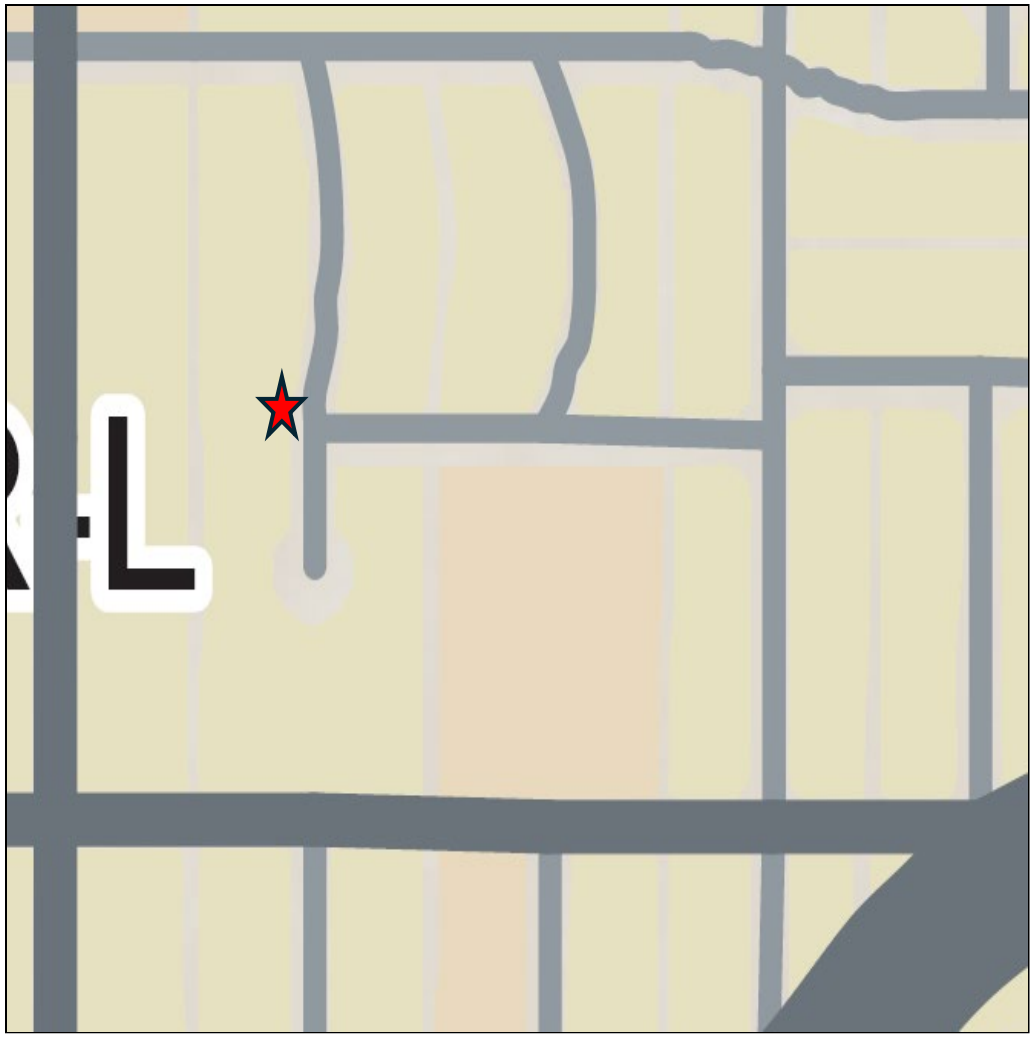
On Oaklawn Drive, Looking West

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Residential Low (UR-L)
- **Supported Uses:** Supporting uses include any single-family housing
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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

- 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:	**11.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a Preliminary Plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road.)**

Purpose:
Maverick Engineering, on behalf of Midtown AC & Heating, LLC, is requesting to replat a property located on the east side of South Carver Street into three lots for future residential development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

SF-2, Single-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 with Conditions)

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

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

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

WATER: 6” water exists in Carver Street W of tract, okay as is. No public water improvements required. 12” water exists on parcel W to E 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: 12” sewer exists in alley E of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Moody Addition, Section 18 Drainage Study, prepared by Maverick Engineering and approved by City on 09/03/2025. Correct FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8] EASEMENTS: Show existing and proposed. [For Applicant’s Information Only.]

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

DIMENSION: * * *

OTHER: Correct FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

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

GIS: (Approved)

Section can be 19.

ADDRESSING: (Approved)

No comments.

SURVEYOR: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

AT&T: (Approved)

No issues with AT&T.

OPTIMUM: (Approved)

Optimum has no conflicts at this location.

ONCOR: (Approved)

Oncor has no conflicts or objections with this plat.

ASTOUND: (Approved)

Astound has no conflicts with this plat.

PLANNING: (Approved)

Staff recommends approval of the Preliminary Plat of Moody Addition, Section 18, subject to the following conditions.

Conditions:

A. **Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]**

B. **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-25-0885, Combined Docs

B. P&Z - Moody Addition preliminary Plat

Angelina Bettanini, Development Services	Created/Initiated - 11/25/2025
Landon Ochoa, Development Services	Final Approval - 11/25/2025

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-25-0885 P-25-2422

Subdivision Name: MOODY ADDITION, SECTION 18
(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: MIDTOWN AC & HEATING LLC		Phone #: 432-262-0999 Email: midtownheatac@gmail.com	
Address: PO BOX 4295	City: MIDLAND	State: TX	Zip: 79704

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: adevine@maverick-eng.com	
Address: 1909 W WALL STREET, SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
CREATE LOTS FOR DEVELOPMENT

Plat Information	Total Acreage: 0.48
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 3	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):	Date: Nov. 05, 2025
Property Owner (printed): Mark A. Garcia	

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 Moody Add Sec 18 or authorized by Mark Garcia, 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) Alfred Davine

Subscribed and sworn to before me, this 5th day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# B 5654	☐ Groundwater Availability Certification Forms (if applicable)

Planner Notes:
rezone also going. wanting 3 lots instead of 2, rezone needed

Signature: Angela Bates | **Date:** 11/5/25

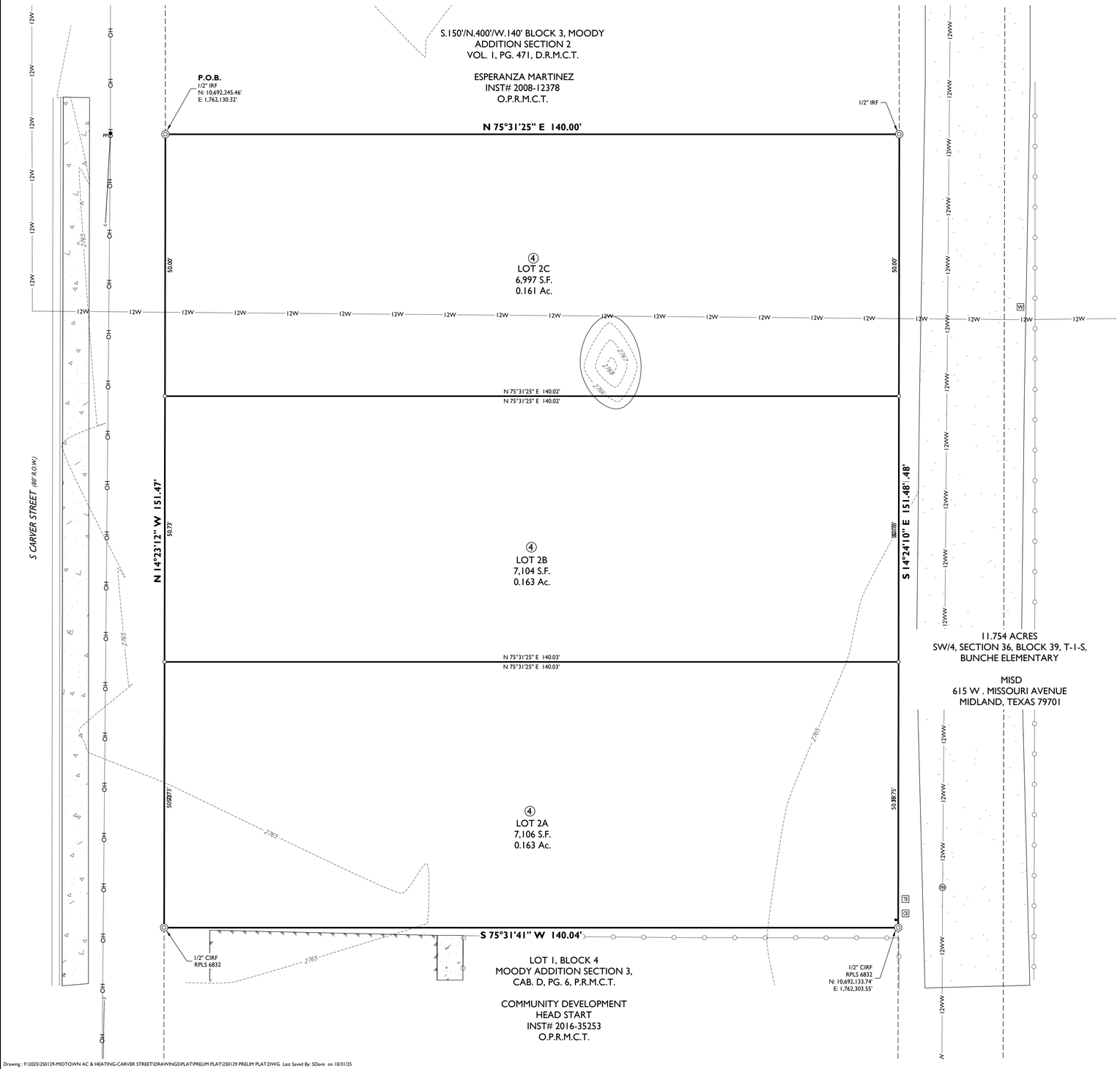
RECEIVED
NOV 05 2025
Initial: AB

Revised 8/13/2025

PRELIMINARY PLAT

MOODY ADDITION, SECTION 18

BEING A REPLAT OF LOT 2, BLOCK 4, MOODY ADDITION, SECTION 3
AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MIDTOWN AC & HEATING LLC, c/o MARK GARCIA, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 36, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIDTOWN AC & HEATING LLC, C/O MARK GARCIA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MOODY ADDITION, SECTION 18, 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: MIDTOWN AC & HEATING LLC, C/O MARK GARCIA

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

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" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
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 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.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0201F, 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.

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 WITHHOLDING 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.*

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOODY ADDITION, SECTION 18, 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

_____
LANDON 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: _____

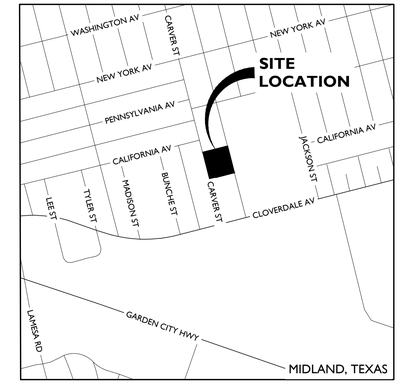
PROPERTY OWNER

MIDTOWN AC & HEATING LLC,
C/O MARK GARCIA
P.O. BOX 4295
MIDLAND, TEXAS - 79704
DEED INSTRUMENT #2025-12475
EMAIL: MIDTOWNHEATAC@GMAIL.COM
432-262-0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

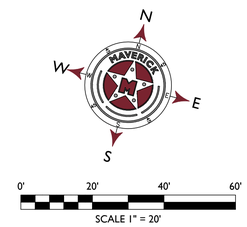
NO. _____

DATE _____



VICINITY MAP

N.T.S.



LEGEND

◉	DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	DENOTES FOUND MONUMENT AS NOTED
○	DENOTES LOT CORNER
CA	DENOTES EXISTING CABLE BOX
⌒	DENOTES EXISTING GUY ANCHOR
MH	DENOTES EXISTING MANHOLE
MW	DENOTES EXISTING MONITOR WELL
PIV	DENOTES EXISTING POST INDICATOR VALVE
PP●	DENOTES EXISTING POWER POLE
TB	DENOTES EXISTING TELECOM BOX
W	DENOTES EXISTING WATER METER
V	DENOTES EXISTING WATER VALVE
•	DENOTES EXISTING BOLLARD
———	DENOTES BOUNDARY LINE
— — —	DENOTES EXISTING PROPERTY LINES
—○—○—	DENOTES EXISTING CHAINLINK FENCE
—OH—	DENOTES EXISTING OVERHEAD ELECTRIC LINE
—12WW—	DENOTES EXISTING 12" WASTEWATER
—6W—	DENOTES EXISTING 6" WATER MAIN
—12W—	DENOTES EXISTING 12" WATER MAIN
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING GRAVEL / DIRT ROAD
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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.

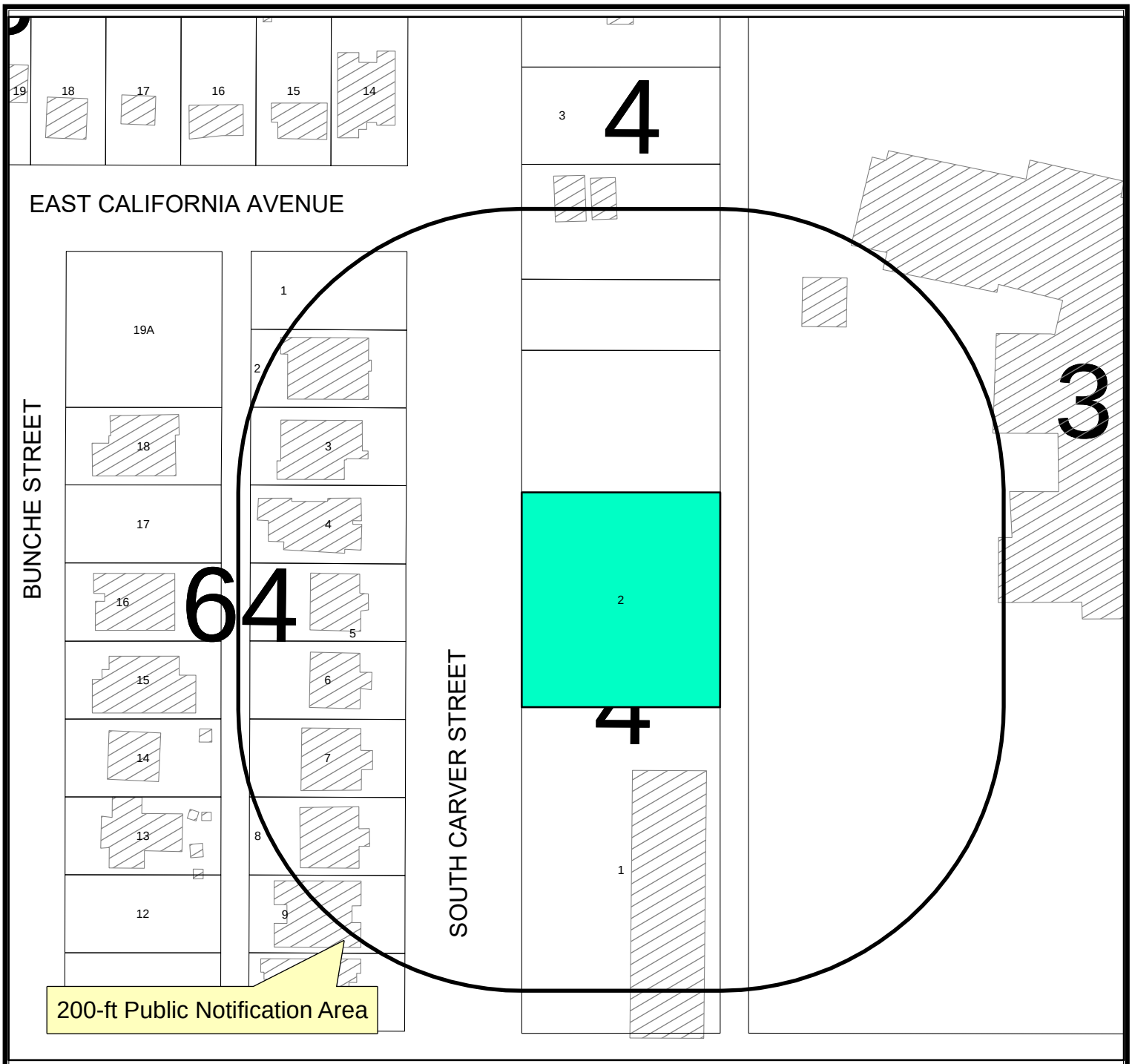
_____
GREGORY W. SHOULTS, R.P.L.S. 6832
MAVERICK ENGINEERING, TX FIRM #10194514
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

M A V E R I C K
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

MOODY ADDITION, SECTION 18

Drawing : F:\2025\250129-MIDTOWN AC & HEATING-CARVER STREET\DRAWINGS\PLAT\PRELIM PLAT\250129 PRELIM PLAT.DWG Last Saved By: SDavis on 10/31/25



Location Map

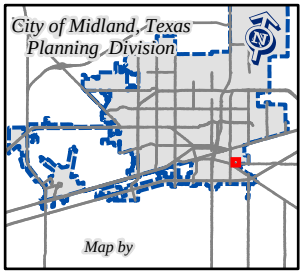
SUB-25-0885 **Scale: 1" = 100 '**

Proposed plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas.

Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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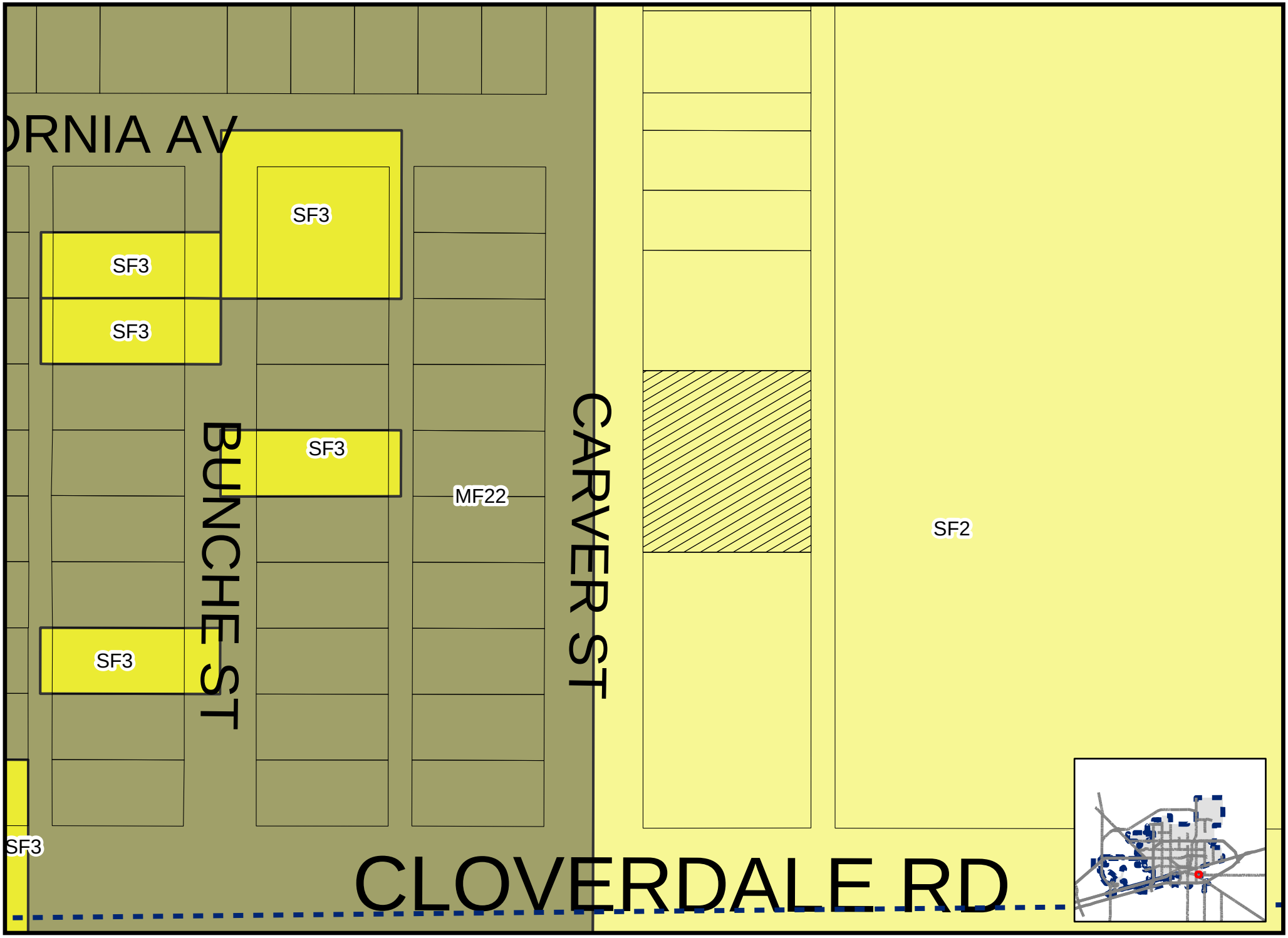
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Created: 11/14/2025

SUB-25-0885

Scale: 1" = 100 '

ZONING MAP

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CARVER ST

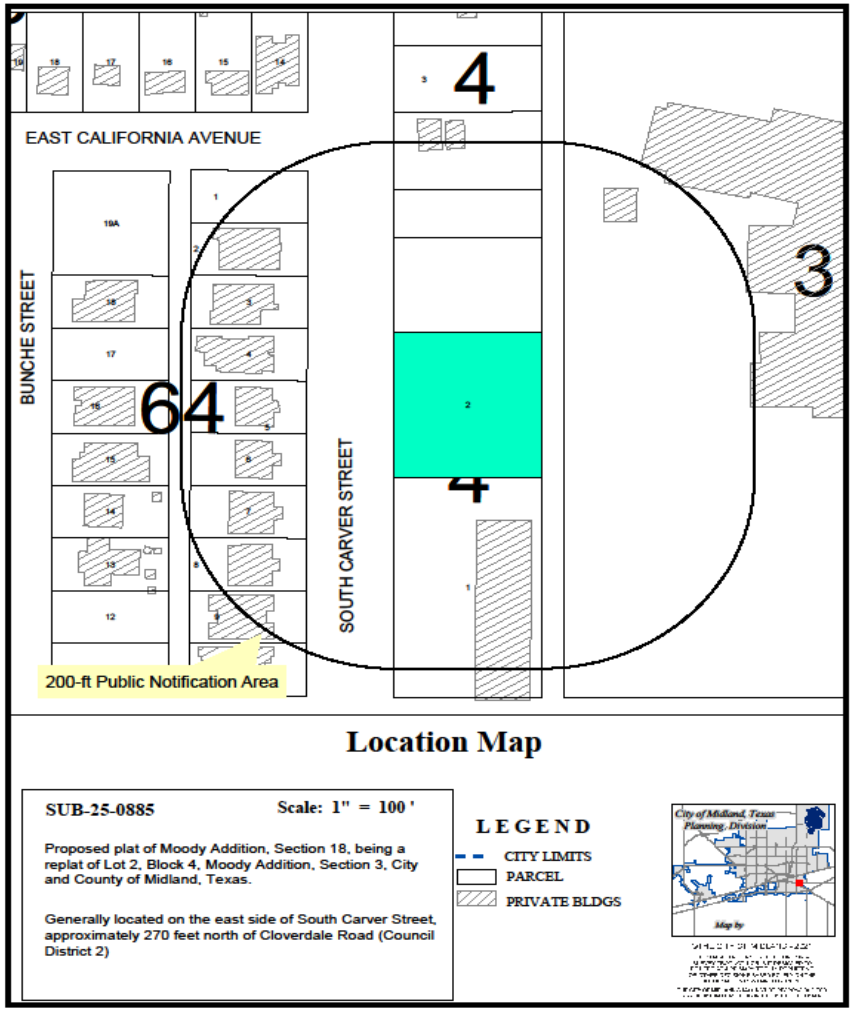
MIDLAND
Be the Energy!

PRELIMINARY PLAT
MOODY ADDITION, SECTION 18

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Representative:** Andrew Mellen, with Maverick Engineering
- **Property Owner:** Midtown AC & Heating, LLC
- **Location:** Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road (Council District 2)
- **Reason for Request:** Platting for future residential development



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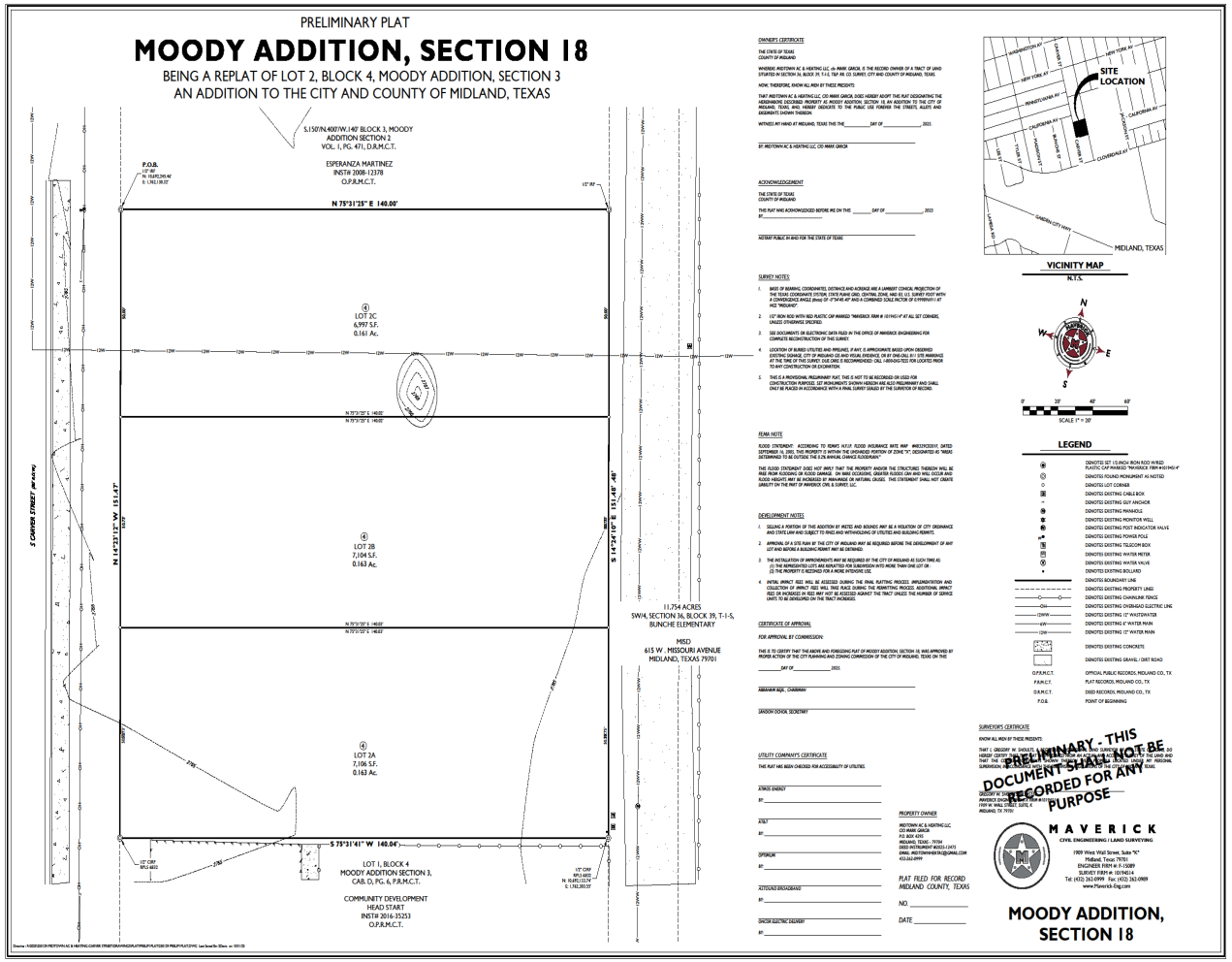
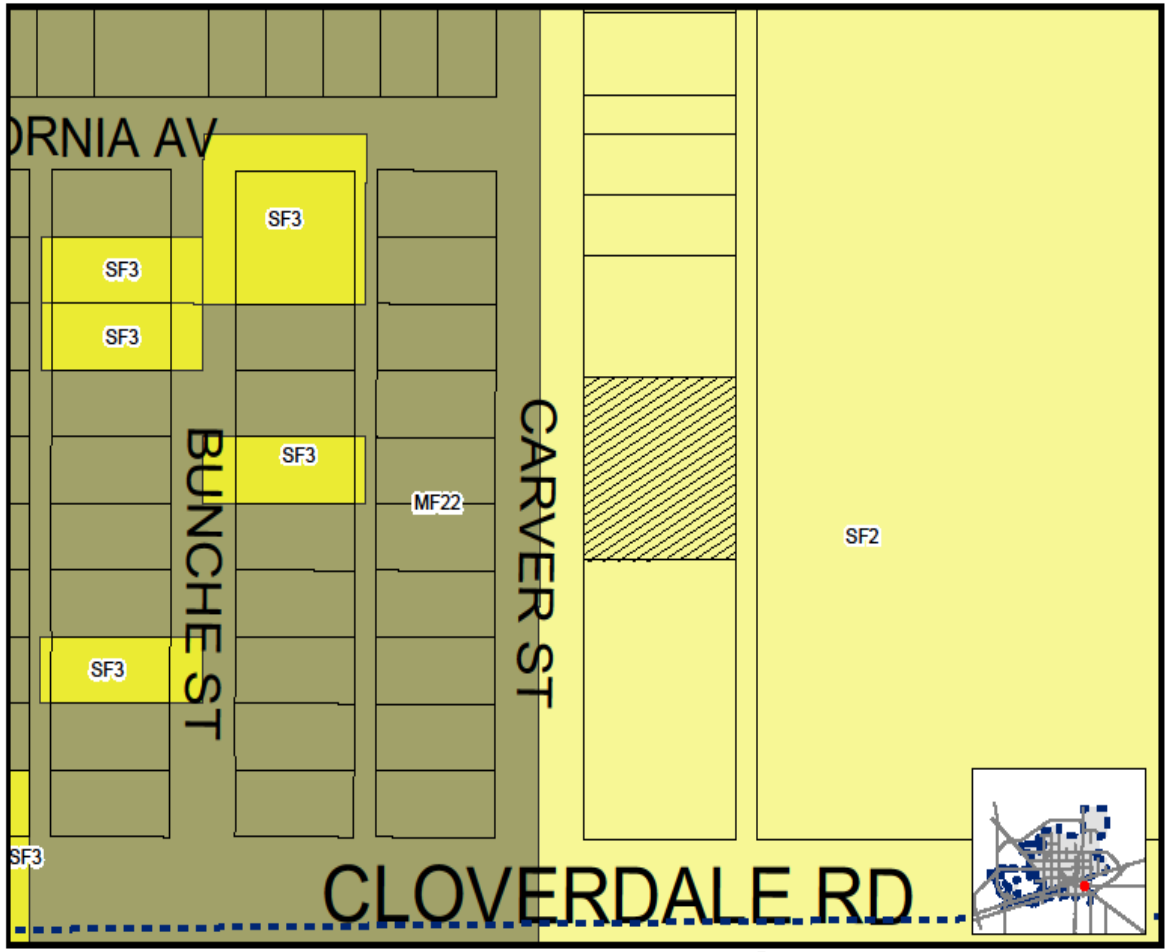
PLAT DETAILS

- **Acreage:** 0.48 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 3



ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North/East/South:** SF-2, Single-Family Dwelling District
  - **West:** MF-22, Multiple-Family Dwelling District



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LAND USE

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

On South Carver Street, Looking East

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Residential Low (UR-L)
- **Supported Uses:** Supporting uses include any single-family housing
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*

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STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request, subject to the following conditions:

A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

B. 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.

Planning and Zoning Commission Meeting

Item Number:	**12.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a Final Plat of Wingate, Section 2, being a replat of the west 60 feet of Lot 3 and Lot 4, except the west 41 feet thereof, Block 2, Wingate Addition, City and County of Midland, Texas. (Generally located on the north side of Humble Avenue, approximately 210 feet east of Lanham Street.)**

Purpose:
Pennell Land Surveying, LLC, on behalf of Kassen Gunderman, is requesting to replat the property located at 2404 Humble Avenue into one lot in order to obtain building permits for a remodel.

Current Zoning:

SF-1, Single-Family Dwelling District

Preliminary Plat Approval:

This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase.

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 comments, if any. [For Applicant's Information Only.]

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

WATER: 6" water exists in Humble 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 alley north of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [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 comment 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)

Place block number in plat boundary.

ADDRESSING: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

No issues with AT&T.

Oncor: (Approved)

Oncor has no objects.

Planning: (Approved)

Staff recommends approval of the Final Plat of Wingate, Section 2.

Attachments:
A. SUB-25-0899, Combined Docs
B. P&Z - Wingate Final Plat

Angelina Bettanini, Development Services	Created/Initiated - 11/26/2025
Landon Ochoa, Development Services	Final Approval - 11/26/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-25-0899 P-25-2421

Subdivision Name: WINGATE, SECTION 2
(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: DURYN HENNGTON		Phone #: 432-570-6256 Email: dhenington.pennellsurvey@gmail.com	
Address: 2030 W. Cuthbert ste.4	City: Midland	State: Texas	Zip: 79701

Property Owner Print Name: KASSEN GUNDERMAN		Phone #: 703-927-3646 Email: kassengunderman@gmail.com	
Address: 2402 Humble Ave.	City: Midland	State: Texas	Zip: 79705

Developer: (If different from property owner) Print Name:		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)
Remodel

Plat Information	Total Acreage: 0.29
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots:	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): Daryn Henington	Date: 11-4-25
Applicant (printed): Duryn Henington	
Property Owner (signature): Kassen Gunderman	Date: 11/4/25
Property Owner (printed): Kassen Gunderman	

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 _____, 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) Kassen Gunderman

Subscribed and sworn to before me, this 4th day of November, 2025, to certify which witness my hand and seal of office.

Marcy Neely

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

Marcy Lora Neely
My Commission Expires
11/9/2027
Notary ID 124944819

For Office Use Only

- ☑ Property Owner Authorization
- ☐ Application Fee / ☑ Paying online
- Check# 8
- ☑ Recording Fee
- Check# 2326
- ☑ Digital and Physical Copies of Plat (including CADD file)
- ☐ Deferral Letter (if applicable)
- ☐ Groundwater Availability Certification Forms (if applicable)
- ☑ Title Opinion
- ☑ Tax Certificates

Planner Notes:

RECEIVED
NOV 05 2025

Signature: B. [illegible]

Date:

Initial:

FINAL PLAT

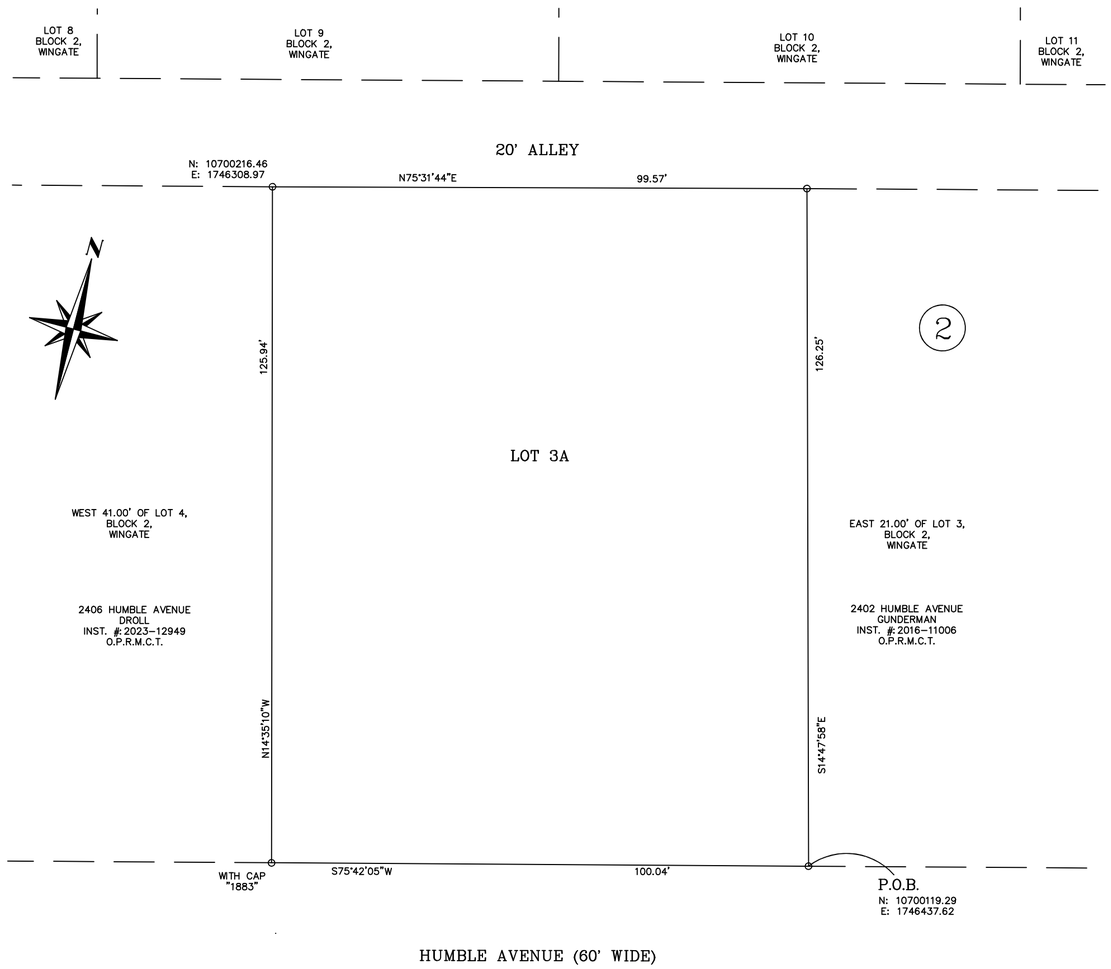
WINGATE, SECTION 2

BEING A REPLAT OF THE WEST 60.00' OF LOT THREE (3) AND LOT FOUR (4), EXCEPT THE WEST 41.00' THEREOF, BLOCK TWO (2), WINGATE, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP
(NOT TO SCALE)

NOTICE:

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 WITHHOLDING 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. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0088F , EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



LEGEND

- ● Set 1/2" I.R. W/Cap "RPLS 6832"
- ○ Fnd. 1/2" I.R.

0' 20' 40' 60'

SCALE 1" = 20'

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, KASSEN GUNDERMAN & CHRISTOPHER GUNDERMAN, are the record owners of 2404 Humble Avenue: THE WEST 60.00' OF LOT THREE (3) AND LOT FOUR (4), SAVE AND EXCEPT THE WEST 41.00' THEREOF, BLOCK TWO (2), WINGATE, an addition to the City of Midland,, Midland County, Texas, according to the plat recorded in Cabinet A, Page 96, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, KASSEN GUNDERMAN & CHRISTOPHER GUNDERMAN, being the owner of the land shown on this plat designated as LOT THREE A (3A), BLOCK TWO (2), WINGATE, SECTION 2, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the_____day of _____, 2025.

_____
By: KASSEN GUNDERMAN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, KASSEN GUNDERMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS my hand at _____, this the_____day of _____, 2025.

_____
By: CHRISTOPHER GUNDERMAN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, CHRISTOPHER GUNDERMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

_____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYN HENINGTON, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

_____.
DURYN HENINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, SUITE 4,
MIDLAND, TEXAS
432-570-6256

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "WINGATE, SECTION 2" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the_____ day of_____ 2025.

_____.
ABRAHAM BEJIL, CHAIRMAN

_____.
LANDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

DATE: _____ PAGE _____.

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
ATMOS ENERGY Print Name:

_____
OPTIMUM Print Name:

_____
AT&T-TEXAS Print Name:

_____
ONCOR ELECTRIC DELIVERY Print Name:

_____
ASTOUND Print Name:

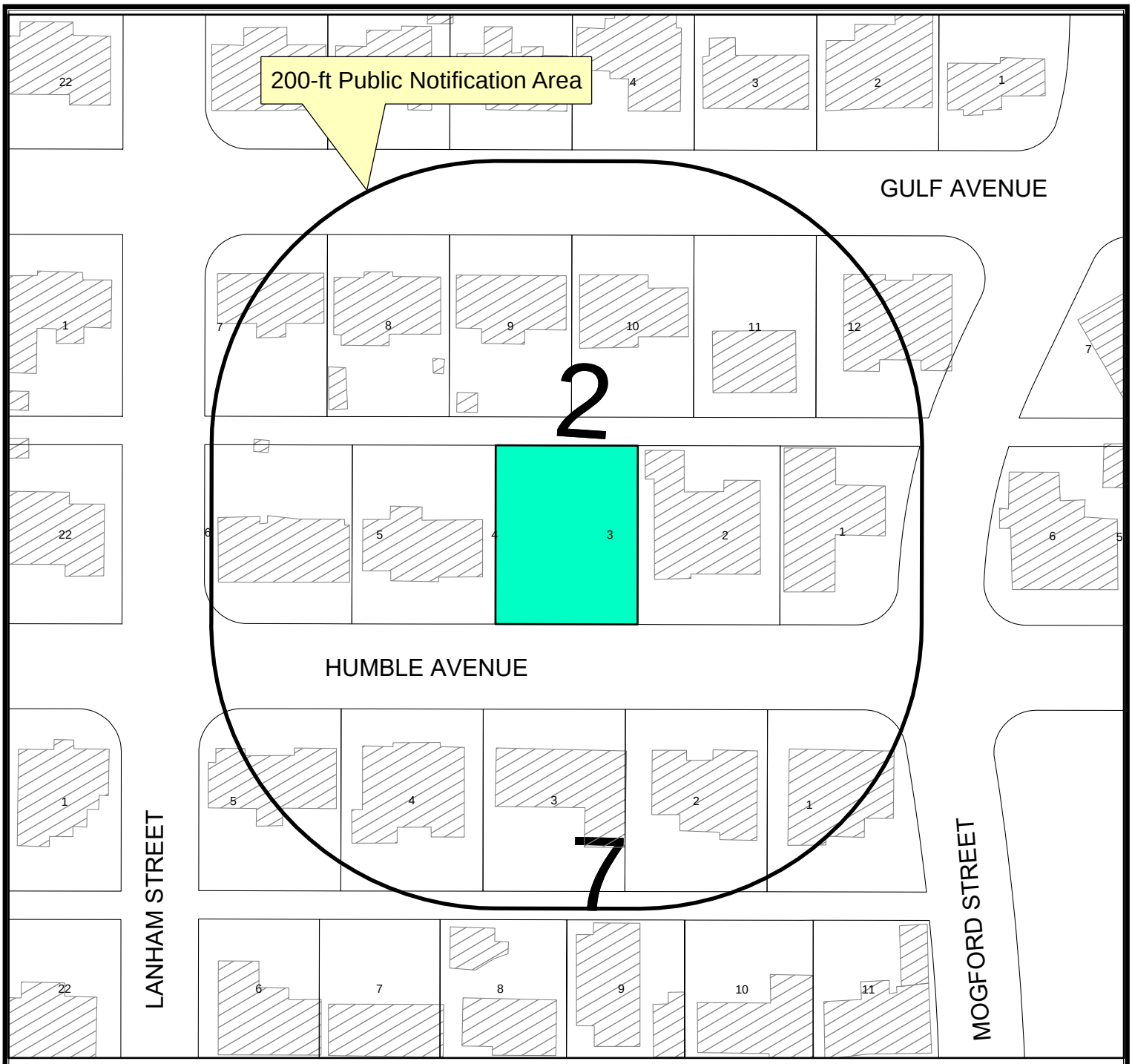
INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

OWNER:
KASSEN GUNDERMAN &
CHRISTOPHER GUNDERMAN
2402 HUMBLE AVE.
MIDLAND, TX 79705
703-927-3646

NOVEMBER 2025

WINGATE,
SECTION 2



Location Map

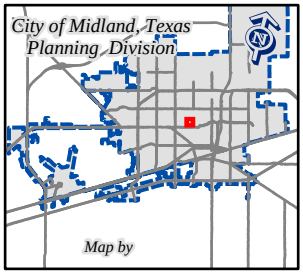
SUB-25-0899 **Scale: 1" = 100 '**

Proposed plat of Wingate Addition, Section 2, being a replat of the west 60 feet of Lot 3 and Lot 4 except the West 41 feet thereof Block 2, Wingate Addition, City and County of Midland, Texas.

Generally located on the north side of Humble Avenue, approximately 210 feet east of Lanham Street. (Council District 3)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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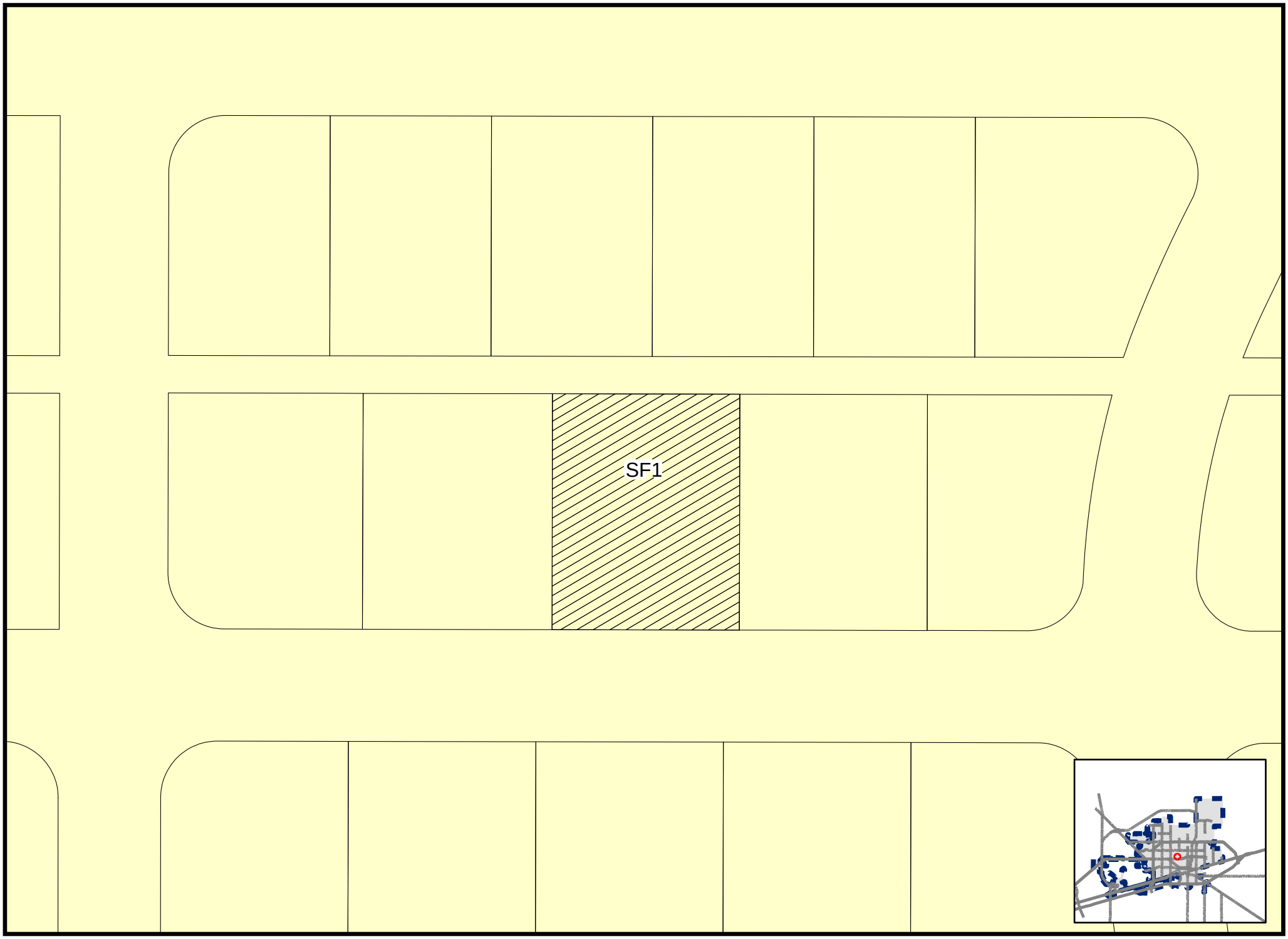

Created: 10/1/2025

SUB-25-0899

Scale: 1" = 64 '

ZONING MAP

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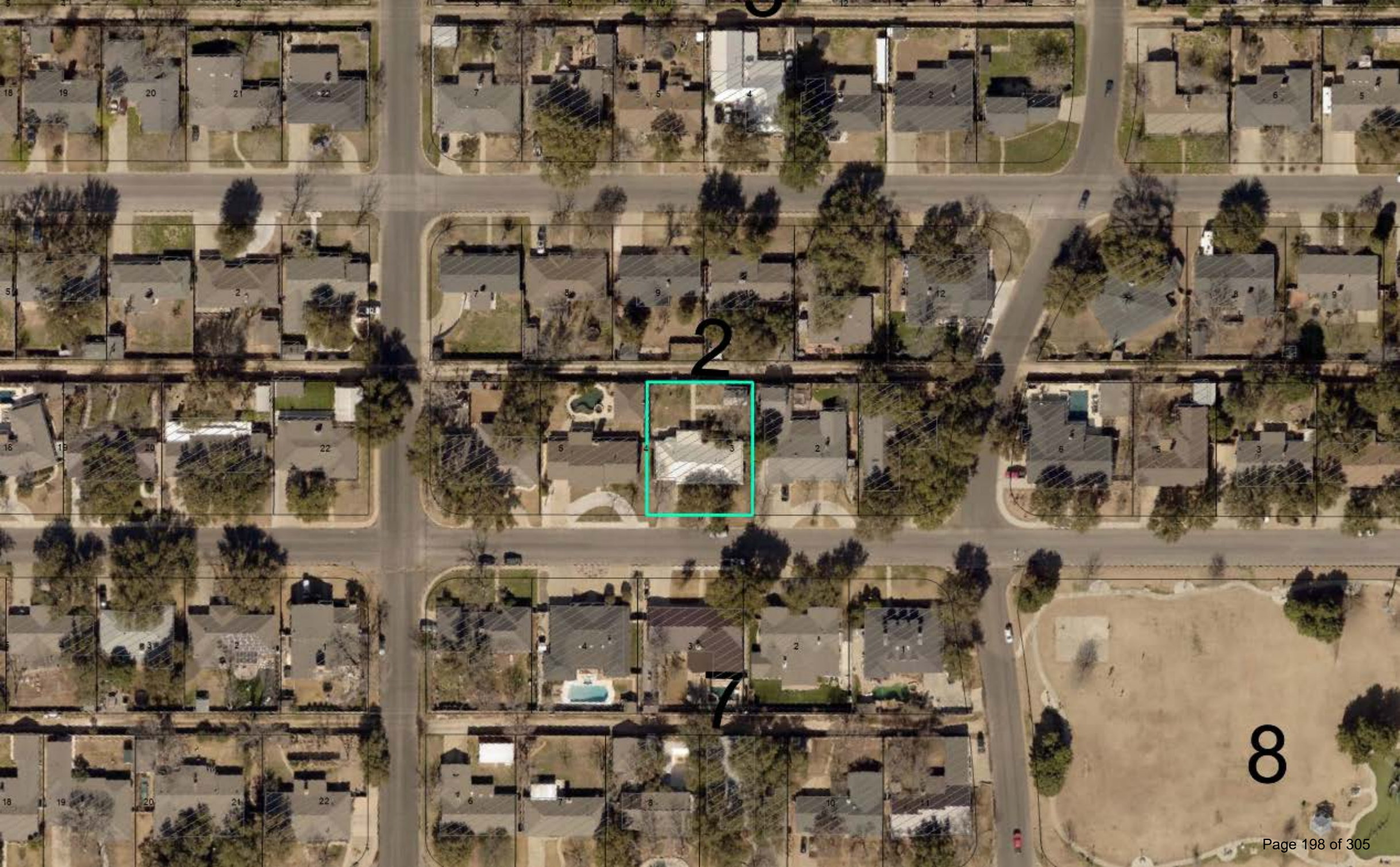

2
7
8

2404

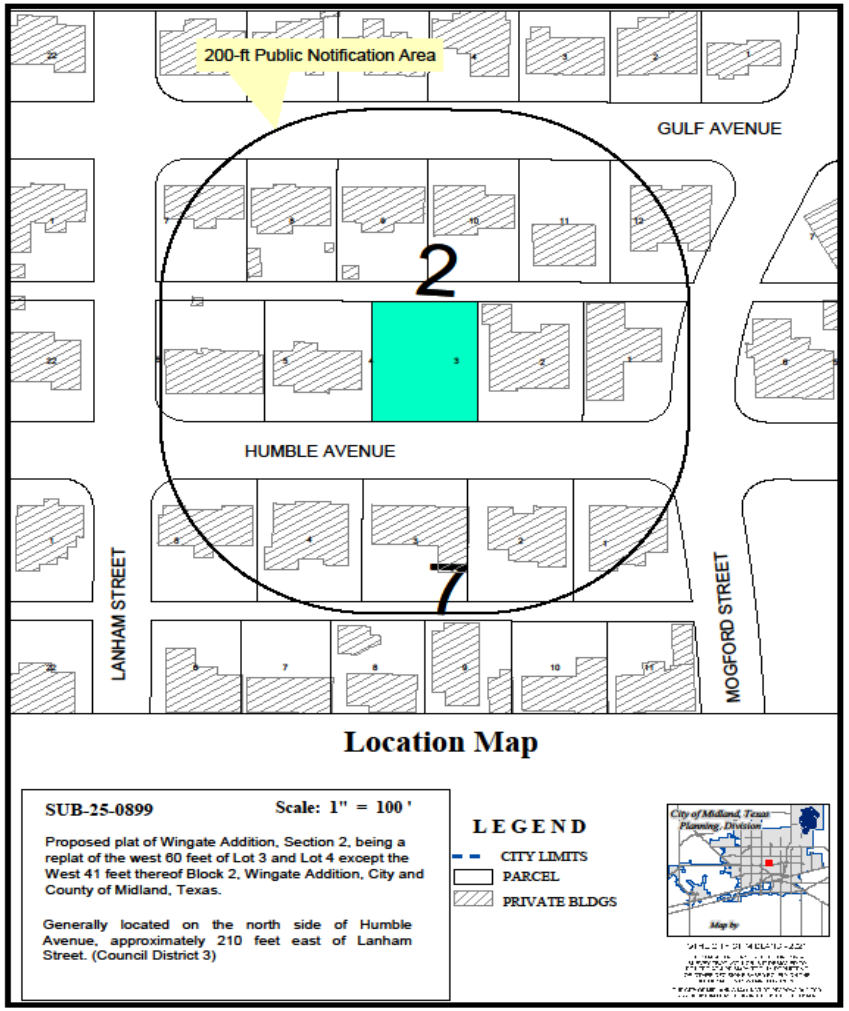
MIDLAND
Be the Energy!

FINAL PLAT
WINGATE, SECTION 2

Visit Our Website
MIDLANDTEXAS.GOV

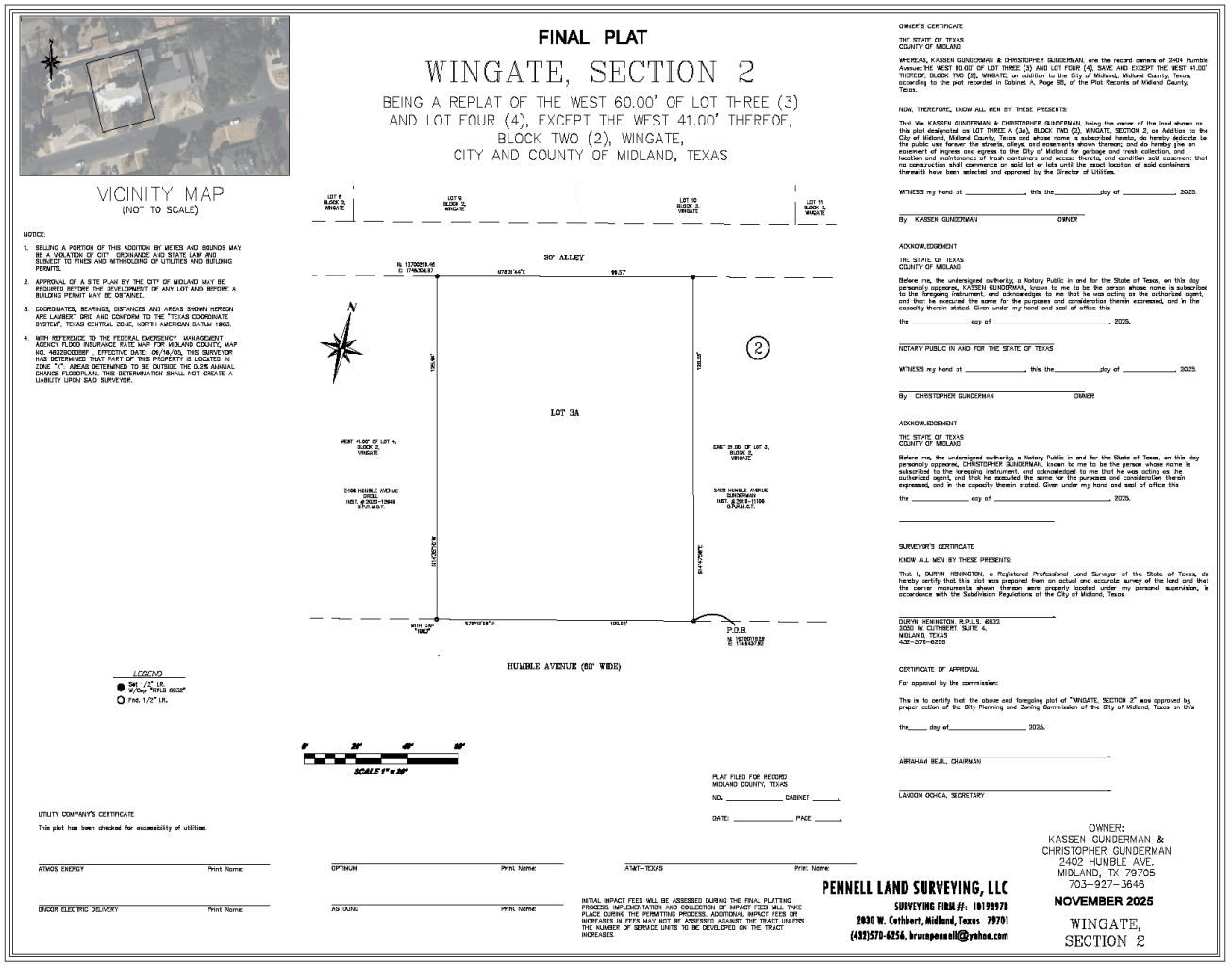
APPLICATION SUMMARY

- **Representative:** Duryn Henington, with Pennel Land Surveying, LLC
- **Property Owner:** Kassen Gunderman
- **Location:** 2404 Humble Avenue (Council District 3)
- **Reason for Request:** Platting to reconfigure lot lines



PLAT DETAILS

- **Acreage:** 0.29 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



FINAL PLAT

WINGATE, SECTION 2

BEING A REPLAT OF THE WEST 60.00' OF LOT THREE (3) AND LOT FOUR (4), EXCEPT THE WEST 41.00' THEREOF, BLOCK TWO (2), WINGATE, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP
(NOT TO SCALE)

NOTICE:

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 WITHHOLDING 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. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0005F EFFECTIVE DATE: 09/16/03, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

LEGEND
SET 1/2" I.R. W/Cap "PLS 6832"
FND. 1/2" I.R.

20' ALLEY
LOT 3A
HUMBLE AVENUE (80' WIDE)
P.O.B.
SCALE 1" = 20'

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, KASSEN GUNDERMAN & CHRISTOPHER GUNDERMAN, are the record owners of 2404 Humble Avenue:THE WEST 60.00' OF LOT THREE (3) AND LOT FOUR (4), SAVE AND EXCEPT THE WEST 41.00' THEREOF, BLOCK TWO (2), WINGATE, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet A, Page 88, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, KASSEN GUNDERMAN & CHRISTOPHER GUNDERMAN, being the owner of the land shown on this plat designated as LOT THREE A (3A), BLOCK TWO (2), WINGATE, SECTION 2, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the_____day of _____, 2025.

By: KASSEN GUNDERMAN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, KASSEN GUNDERMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS my hand at _____, this the_____day of _____, 2025.

By: CHRISTOPHER GUNDERMAN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, CHRISTOPHER GUNDERMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

the _____ day of _____, 2025.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYN HENNIGTON, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

DURYN HENNIGTON, R.P.L.S. 6832
2030 W. CUTHBERT, SUITE 4,
MIDLAND, TEXAS
432-570-6256

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "WINGATE, SECTION 2" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the_____ day of_____, 2025.

ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____.
DATE: _____ PAGE _____.

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:
OPTIMUM Print Name:
AT&T-TEXAS Print Name:
ONCOR ELECTRIC DELIVERY Print Name:
ASTOUND Print Name:

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.

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

OWNER:
KASSEN GUNDERMAN &
CHRISTOPHER GUNDERMAN
2402 HUMBLE AVE.
MIDLAND, TX 79705
703-927-3646

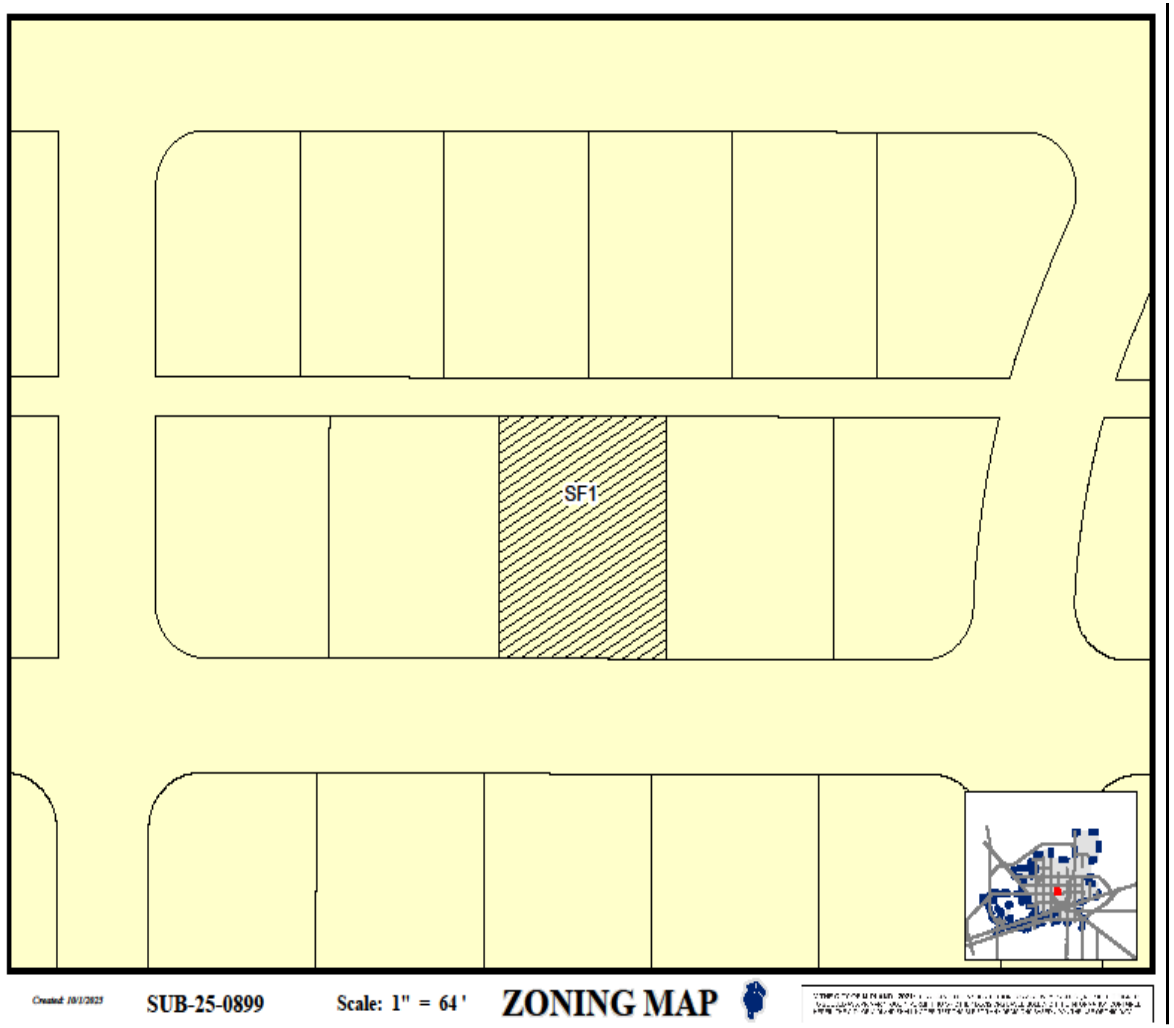
NOVEMBER 2025

WINGATE,
SECTION 2

3

ZONING

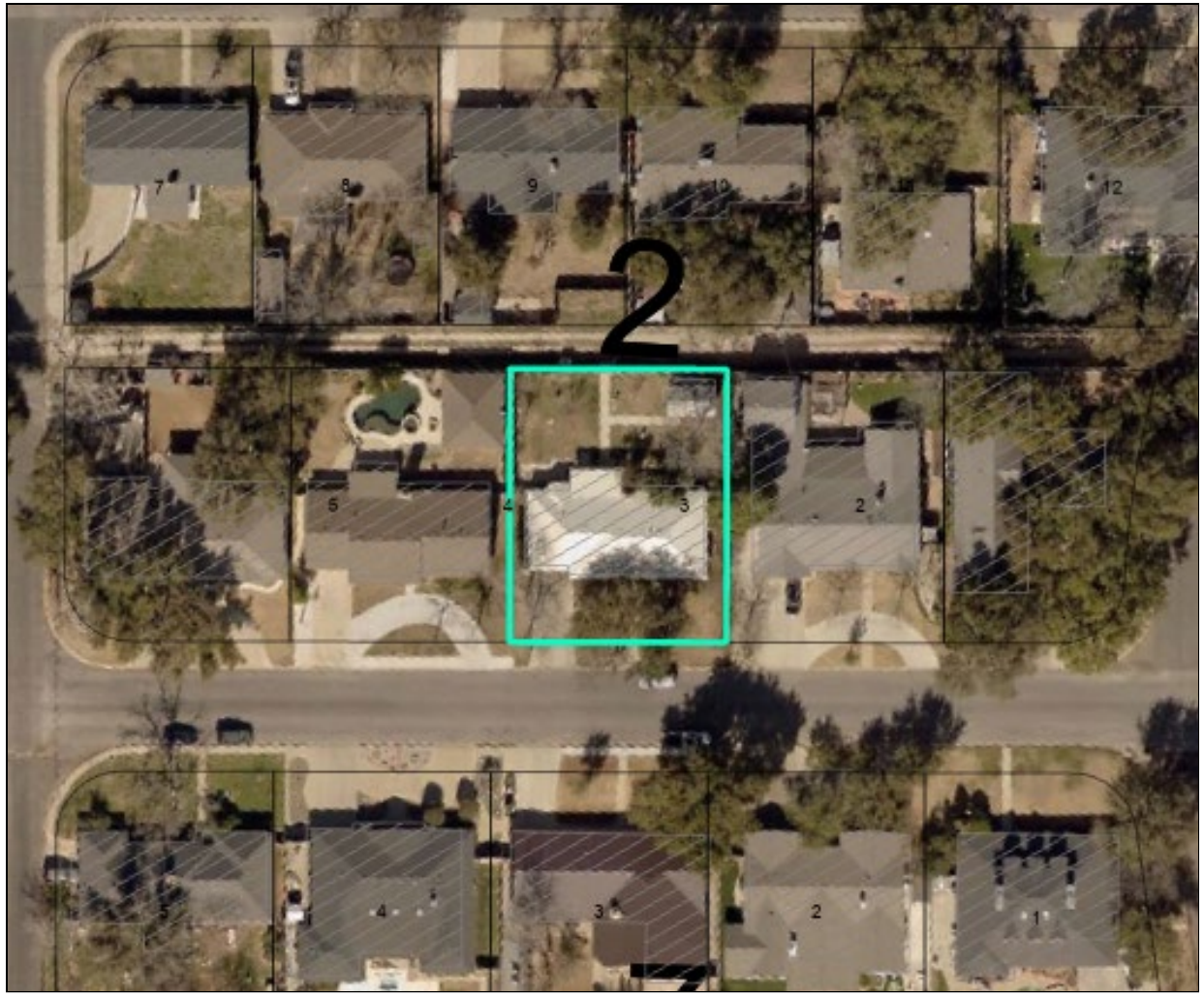
- **Current Zoning:** SF-1, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North/East/South/West:** SF-1, Single-Family Dwelling District



4

LAND USE

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



MIDLAND
Be the Energy!

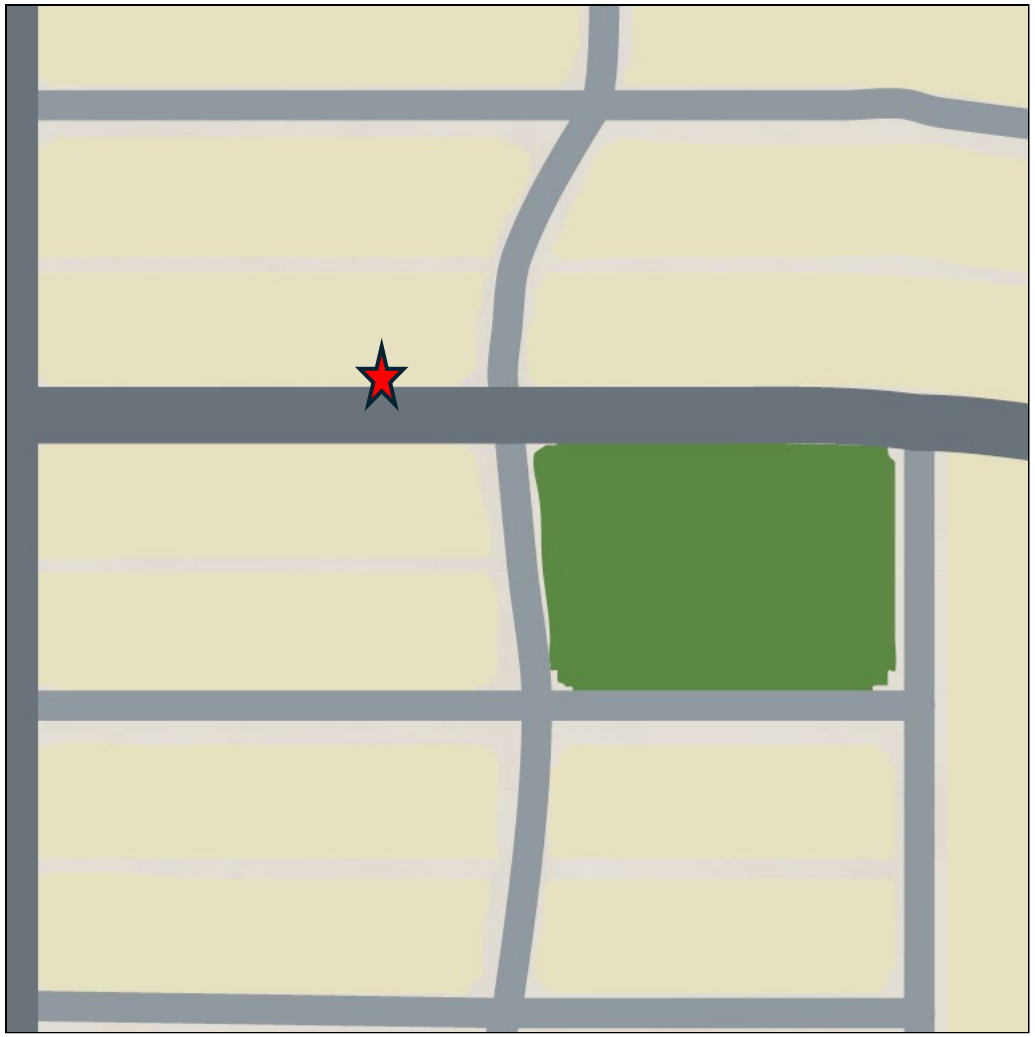
On Humble Avenue, Looking North

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Residential Low (UR-L)
- **Supported Uses:** Supporting uses include any single-family housing
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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

- 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:	**13.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**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 24.091-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.)**

Purpose:
Parkhill, on behalf of MPDC Parent Holdings, LLC, is requesting 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, to build a gas station, car wash, and a truck stop at the intersection of West Interstate 20 Frontage Road and Rankin Highway.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part

Surrounding Zoning and Land Use:

The properties to the north and east are zoned RR, Regional Retail District. Land use to the north is Interstate 20, to the east is a gas station. The properties to the south are zoned C, Commercial District and the land use consists of various stores and automotive repair shops. The property to the west is zoned BP, I-20 Business Park District and is vacant land.

Analysis:

The subject property is located at the intersection of West Interstate 20 and Rankin Highway. The property is currently zoned RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part. The applicant is seeking this zone change to BP, I-20 Business Park District in order to construct a gas station, car wash, and truck stop. Approving this zone change would place the property under one consistent zoning, with clear regulations, rather than the two different zoning for the property currently.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as a Business Park I-20. This supports business park district and regional retail district zoning.

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.]

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued.

Planning: (Approved)

Staff recommends approval of this 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.

Letters of Objection:

Staff has not received any letters of objection as of November 26, 2025.

Attachments:

A. Z-25-0450, Combined Docs
B. P&Z - - 803 Wi20

Angelina Bettanini, Development Services	Created/Initiated - 11/25/2025
Landon Ochoa, Development Services	Final Approval - 11/25/2025

MIDLAND Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Parkhill - Josh Wallender		Phone ( ) 432.697.1447 Email jwallender@parkhill.com	
Address 1700 W Wall Street	City Midland	State Texas	Zip 79701

Property Owner Printed Name: MPDC PARENT HOLDINGS LLC		Phone ( ) Email	
Address 500 W WALL ST STE 300	City Midland	State Texas	Zip 79701

Representative *(if different from Applicant or Property Owner)* Firm: Parkhill Printed Name: Josh Wallender		Phone ( ) Email	
Address	City	State	Zip

Street Address: See attached Metes and Bounds

Legal Description
Lot: Block: Subdivision:

Current Zoning: RR and BP

Proposed Zone: BP, I-20 Business Park
(List by tracts if more than one district is requested)

Reason for Zone Change Request: to place the property under one zoning.

Present Use of Property: Vacant Property

Proposed Use of Property: Commercial Development, Gas Station / Truck Stop Fuel Station

How would this zone change affect the public health, safety and welfare?
Positively affect the surrounding area by bringing a needed convenience to the area

Describe how conditions affecting the property have changed since present zoning designation: No effect

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): Brentley LaFoy	Date: 9/24/25
Applicant (printed): Brentley LaFoy	
Property Owner (signature):	Date:
Property Owner (printed) :	

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.

If acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Josh Wallender who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by MPDC Parent Holdings, llc, 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 24th day of September, 2025, to certify which witness my hand and seal of office.

AMY LEWIS
Notary Public, State of Texas
Comm. Expires 10-16-2026
Notary ID 131761985

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- ☑ Property Owner Authorization
- ☐ Application Fee
- Check # invoice
- ☑ Dimensioned Site Plan
- ☑ Plans in Digital Format (PDF/JPEG)

Received By: Beatriz Quezada

Date:

RECEIVED
NOV 05 2025
Initial: BQ

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

Parkhill

A 24.091-ACRE RE-ZONING TRACT
IN SECTION 3 & 10, BLOCK 39, T-2-S
T.&P. RR. CO. SURVEY, ABSTRACT NO. 181 & ABSTRACT NO. 670
MIDLAND COUNTY, TEXAS

A 24.091-acre re-zoning tract in Section 3, Block 39, T-2-S, T.&P. RR. Co. Survey, Abstract No. 181 and Section 10, Block 39, T-2-S, T.&P. RR. Co. Survey, Abstract No. 670 in Midland County, Texas, being all of that certain 5.95-acre tract and all of that certain 17.22-acre tract conveyed to MPDC Parent Holdings, LLC described in a special warranty deed recorded in Document No. 2019-3543 of the Official Public Records of Midland County, Texas and further described in a special warranty deed recorded in Document No. 2018-26467 of said Official Public Records, all of Lot 1, Block 5, South 349 Acres, Section 4, an addition to the City of Midland according to the map, plat, and/or dedication deed thereof recorded in Plat Cabinet "F", Page 71 of the Plat Records of Midland County, Texas, a portion of that certain 1.95-acre tract conveyed to MPDC Parent Holdings, LLC describe in said special warranty deed recorded in Document No. 2019-3543 and further described in a warranty deed recorded in Document No. 2018-11133 of said Official Public Records, a portion of that certain 0.931-acre tract conveyed to MPDC Parent Holdings, LLC described in a special warranty deed recorded in Document No. 2019-3545 of said Official Public Records and further described in Document No. 2018-22752 of said Official Public Records, and a portion of that certain 5.34-acre tract described in said special warranty deed recorded in Document No. 2019-3543 and further described in a warranty deed recorded in Document No. 2016-8479 of said Official Public Records, all of that certain 50-foot by 50-foot, Save and Except, tract conveyed to The Lamar Companies described in said special warranty deed recorded in Document No. 2019-3543 and further described in Volume 2409, Page 242 of said Official Public Records, all of that certain 40-foot wide tract conveyed to the City of Midland, Texas described in a dedication deed recorded in Volume 902, Page 485 of the Deed Records of Midland County, Texas, a portion of that certain 14.487-acre tract conveyed to Midland-Petro D.C. Partners, LLC described in a warranty deed recorded in Document No. 2016-31158 of said Official Public Records, and a portion of that certain tract conveyed to C & C Coating, Inc. and S. E. Etheredge described in a warranty deed recorded in Volume 548, Page 683 of the Deed Records of Midland County, Texas; said 24.091-acre re-zoning tract being more particularly described as follows and as surveyed on-the-ground under the supervision of Parkhill on May 28, 2025:

BEGINNING at a point in the right-of-way limits of Interstate Highway 20, for the northwest corner hereof, said beginning point having coordinates of NORTHING: 10,684,514.29 and EASTING: 1,754,054.47, Texas State Plane Coordinate System, Central Zone 4203, North American Datum of 1983, and from which the southwest corner of said Section 3 bears *South 14 degrees 53 minutes 28 seconds East* a distance of 280.02 feet and *South 75 degrees 36 minutes 15 seconds West* a distance of 2493.70 feet;

(1) THENCE *North 75 degrees 45 minutes 08 seconds East* a distance of 170.40 feet crossing said Interstate Highway 20 to a point for a corner hereof;

(2) THENCE *South 14 degrees 53 minutes 28 seconds East* a distance of 28.92 feet crossing said Interstate Highway 20 to a point in the south line of said Interstate Highway 20 and the north line of said 5.34-acre tract, for a corner hereof, and from which a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6889" set for the northwest corner of said 5.34-acre tract bears *South 75 degrees 29 minutes 56 seconds West* a distance of 25.13 feet;

(3) THENCE *North 75 degrees 29 minutes 56 seconds East* along the south line of said Interstate Highway 20 and the north line of said 5.34-acre tract, at a distance of 336.14 feet pass a 1/2-inch iron rod found at the northeast corner of said 5.34-acre tract and the northwest corner of said Lot 1, Block 5, continuing along the south line of said Interstate Highway 20 and the north line of said Lot 1, Block 5, at a distance of 536.09 feet pass a 1/2-inch iron rod found at the northeast corner of said Lot 1, Block 5 and the northwest corner of said 5.95-acre tract, continuing along the south line of said Interstate Highway 20 and the north line of said 5.95-acre tract in all for a total distance of 1253.86 feet to a 1/2-inch iron rod found at a corner of said Interstate Highway 20 and a corner of said 5.95-acre tract, for a corner hereof;

(4) THENCE *North 89 degrees 29 minutes 16 seconds East* along the south line of said Interstate Highway 20 and the north line of said 5.95-acre tract, at a distance of 421.44 feet pass a "mag" nail found in rock at the northeast corner of said 5.95-acre tract and the northwest corner of said 1.95-acre tract, continuing along the south line of said Interstate Highway 20 and the north line of said 1.95-acre tract in all for a total distance of 615.38 feet to a 1/2-inch iron rod with a plastic cap marked "SCHUMANN" found at a corner of said Interstate Highway 20 and a corner of said 1.95-acre tract, for a corner hereof;

(5) THENCE *North 75 degrees 44 minutes 17 seconds East* along the south line of said Interstate Highway 20 and the north line of said 1.95-acre tract, at a distance of 586.58 feet pass a 2-inch aluminum monument marked "PROPERTY MARKER OIL CO." found at the northeast corner of said 1.95-acre tract and the northwest corner of said 0.931-acre tract, continuing along the south line of said Interstate Highway 20 and the north line of said 0.931-acre tract in all for

a total distance of 754.09 feet to a point at the northwest corner of that certain 0.0373-acre tract conveyed to the State of Texas described in a deed recorded in Document No. 2025-12909 of said Official Public Records, for a corner hereof, and from which a 2-inch aluminum monument marked “TxDOT ROW MONUMENT” found bears *North 49 degrees 49 minutes 45 seconds West* a distance of 0.52 feet and another 2-inch aluminum monument marked “TxDOT ROW MONUMENT” found bears *North 49 degrees 49 minutes 45 seconds West* a distance of 0.52 feet and *North 72 degrees 26 minutes 31 seconds East* a distance of 11.04 feet;

(6) THENCE *South 49 degrees 49 minutes 45 seconds East* a distance of 47.17 feet along the west line of said 0.0373-acre tract to a point at a corner of said 0.0373-acre tract, for a corner hereof, and from which an "X" cut on concrete found at the most easterly northeast corner of said 0.0373-acre tract bears *North 02 degrees 22 minutes 37 seconds East* a distance of 17.85 feet;

(7) THENCE *South 14 degrees 37 minutes 19 seconds East* a distance of 165.51 feet along the west line of said 0.0373-acre tract and the east line of said 0.931-acre tract to a 2-inch aluminum monument marked “TxDOT ROW MONUMENT” found in the south line of said 0.931-acre tract and the north line of said 17.22-acre tract, at a corner of said 0.0373-acre tract, for a corner hereof, and from which a 1/2-inch iron rod found bears *North 75 degrees 44 minutes 46 seconds East* a distance of 4.92 feet;

(8) THENCE *South 17 degrees 31 minutes 57 seconds East* a distance of 105.03 feet along the west line of said 0.0373-acre tract and the east line of said 17.22-acre tract to a 2-inch aluminum monument marked “TxDOT ROW MONUMENT” found in the west line of State Highway 349, at the south corner of said 0.0373-acre tract, a corner of said 17.22-acre tract, the northeast corner of Lot 1, Block 4, South 349 Acres, Section 3, an addition to the City of Midland, Midland County, Texas, according to the map, plat, and/or dedication deed thereof recorded in Plat Cabinet “D”, Page 98 of said Plat Records, for a corner hereof, and from which a 1/2-inch iron rod found bears *North 75 degrees 41 minutes 26 seconds East* a distance of 2.04 feet;

(9) THENCE *South 75 degrees 41 minutes 26 seconds West* along the north line of said Lot 1, Block 4 and the south line of said 17.22-acre tract, at a distance of 147.98 feet pass a bent 1/2-inch iron rod found at the northwest corner of said Lot 1, Block 4 and the northeast corner of that certain 0.18-acre tract conveyed to Stripes, LLC described in special warranty deed recorded in Document No. 2018-25184 of said Official Public Records, continuing along the north line of said 0.18-acre tract and the south line of said 17.22-acre tract in all for a total distance of 198.18 feet to a 1/2-inch iron rod found at the northwest corner of said 0.18-acre tract and a corner of said 17.22-acre tract, for a corner hereof;

(10) THENCE *South 14 degrees 01 minutes 38 seconds East* a distance of 162.28 feet along the west line of said 0.18-acre tract and the east line of said 17.22-acre tract to a point in the north line of Lot 1, Block 1, South 349 Acres, an addition to the City of Midland, Midland County, Texas, according to the map, plat, and/or dedication deed thereof recorded in Plat Cabinet “C”, Page 8 of said Plat Records, for the southwest corner of said 0.18-acre tract, a corner of said 17.22-acre tract, and a corner hereof, and from which a 1/2-inch iron rod found bears *North 14 degrees 01 minutes 39 seconds West* a distance of 1.61 feet and a 1-inch iron pipe found in the west line of said State Highway 349, at the southeast corner of said Lot 1, Block 4 bears *North 75 degrees 06 minutes 32 seconds East* a distance of 199.96 feet;

(11) THENCE *South 75 degrees 06 minutes 32 seconds West* a distance of 566.21 feet along the north line of said Lot 1, Block 1, the north line of Lot 11 of said Block 1, and the south line of said 17.22-acre tract to a point for a corner hereof, and from which a 1/2-inch iron rod found at the southwest corner of said Lot 1, Block 5 bears *South 75 degrees 06 minutes 32 seconds West* a distance of 1536.21 feet;

(12) THENCE *North 14 degrees 53 minutes 28 seconds West* a distance of 265.00 feet crossing said 17.22-acre tract to a point for a corner hereof;

(13) THENCE *South 75 degrees 06 minutes 32 seconds West* a distance of 1896.99 feet crossing said 17.22-acre tract, said Lot 1, Block 5, and said 5.34-acre tract to a point in the west line of said 5.34-acre tract and the east line of said tract recorded in Volume 548, Page 683, for a corner hereof;

(14) THENCE *South 14 degrees 29 minutes 57 seconds East* a distance of 84.18 feet along the west line of said 5.34-acre tract and the east line of said tract recorded in Volume 548, Page 683 to a point for a corner hereof, and from which a 1/2-inch iron rod with a plastic cap marked “PARKHILL RPLS 6889” set for the southwest corner of said 5.34-acre tract bears *South 14 degrees 29 minutes 57 seconds East* a distance of 180.82 feet;

(15) THENCE *South 75 degrees 33 minutes 14 seconds West* a distance of 141.06 feet crossing said tract recorded in Volume 548, Page 683 to a point for the southwest corner hereof;

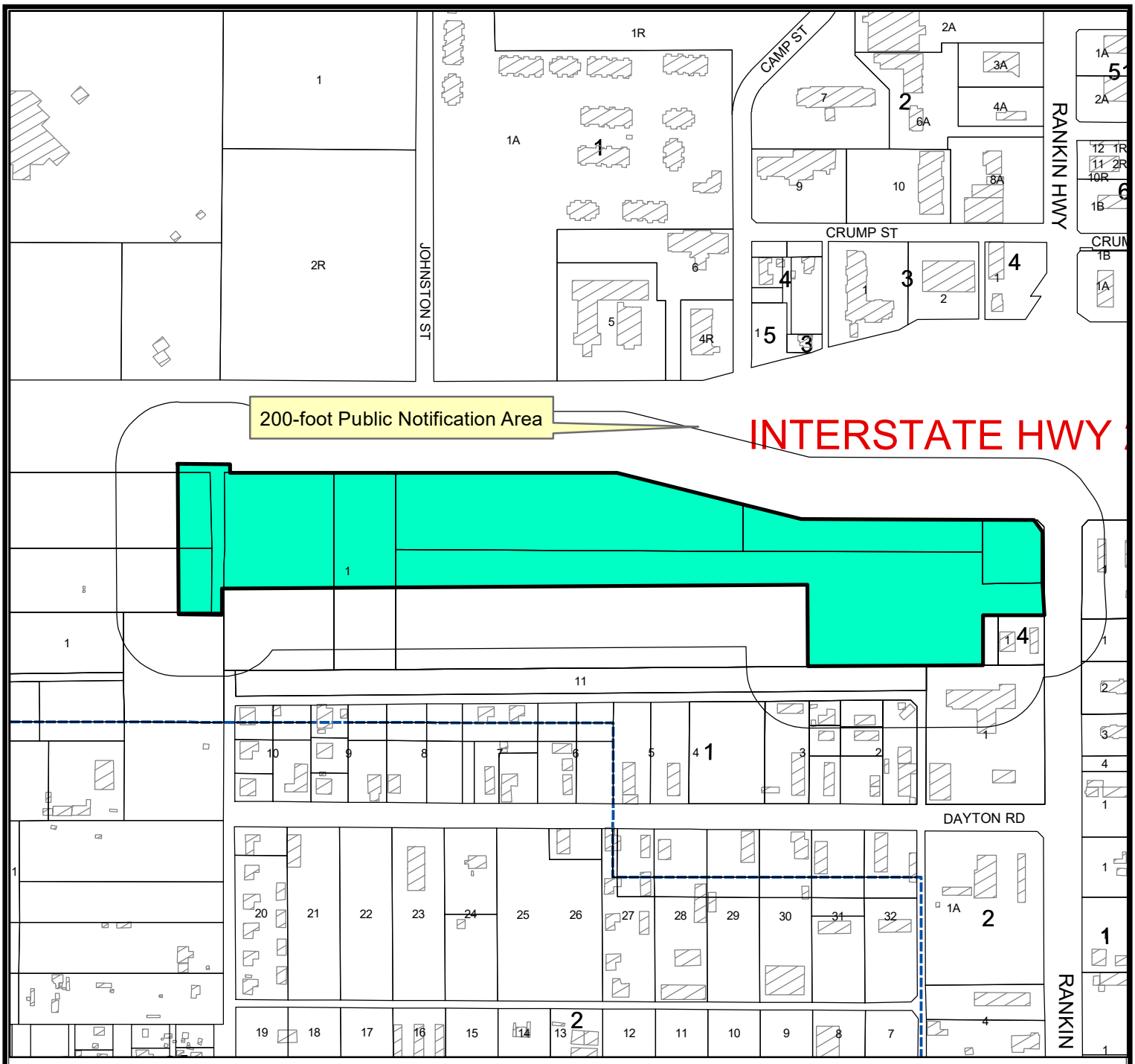
(16) THENCE *North 14 degrees 53 minutes 28 seconds West* a distance of 487.89 feet crossing said tract recorded in Volume 548, Page 683 and said 14.487-acre tract to the **POINT OF BEGINNING** containing 24.091 acres for re-zoning tract, more or less.

Note: Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone 4203, North American Datum of 1983. Distances reported hereon are grid. Areas reported hereon are based on calculations made from grid distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those described hereon may affect this tract. This description shall not be used for conveyance purposes and is intended for RE-ZONING use only.

Surveyed by

Franklin Leamons
Registered Professional Land Surveyor #6889
Date: October 7, 2025, Revised November 20, 2025

STATE OF TEXAS
REGISTERED
FRANKLIN A. LEAMONS
6889
PROFESSIONAL
LAND SURVEYOR



Location Map

Z-25-0450 **Scale: 1" = 3,000 '**

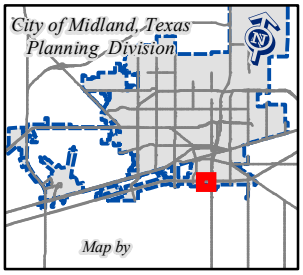
Consider a request by Parkhill, on behalf of MPDC Parent Holdings, LLC, for a Zone Change from RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part, to BP, I-20 Business Park District, on a 24.091-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas

Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway. (Council District 2)

.

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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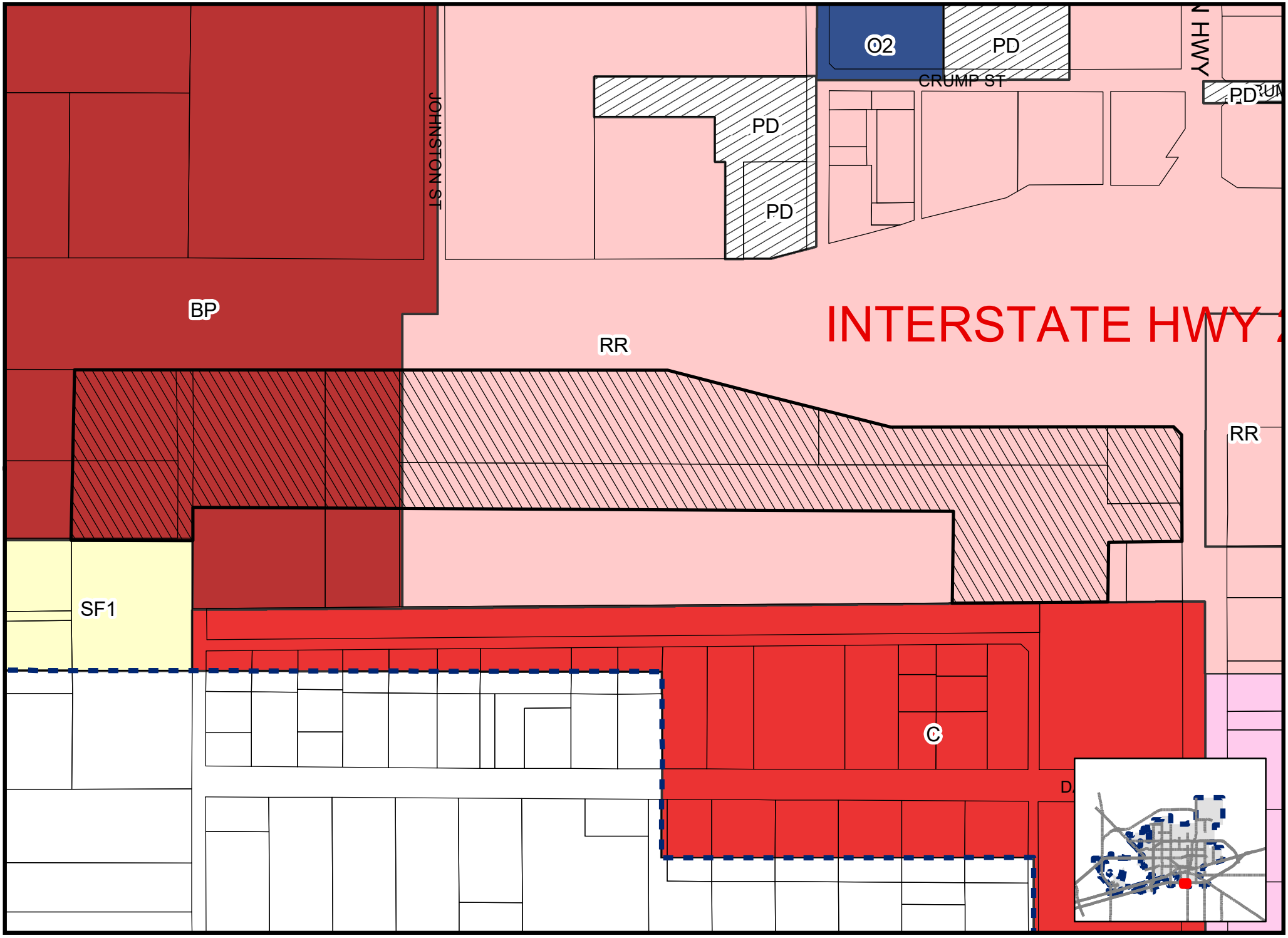

Map by AB, 10/15/2025

Z-25-0450

Scale: 1" = 323'

ZONING MAP

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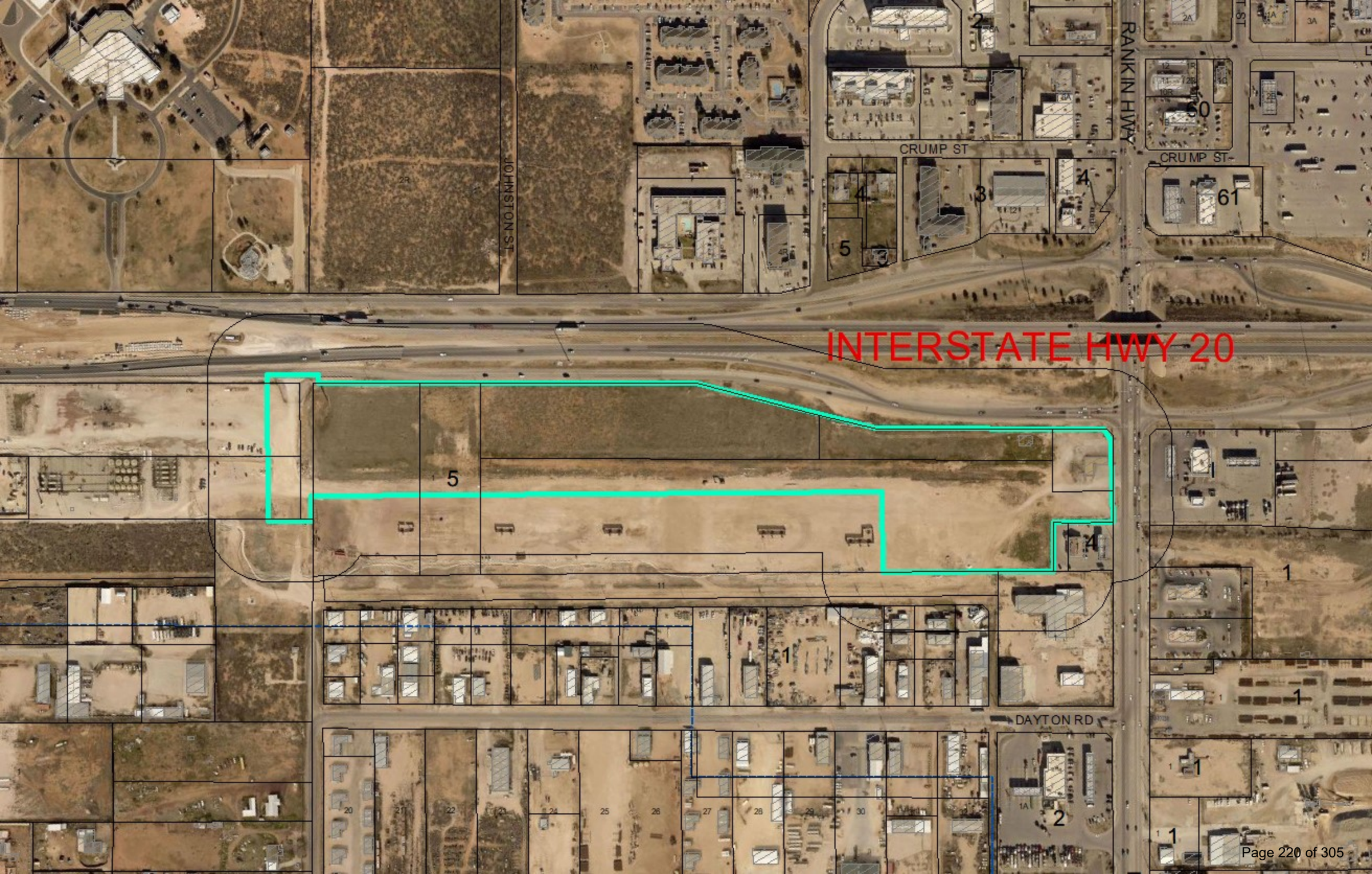
INTERSTATE HWY 20
CRUMP ST
CRUMP ST
RANKIN HWY
JOHNSTON ST
DAYTON RD
60
61
5
4
3
2
1

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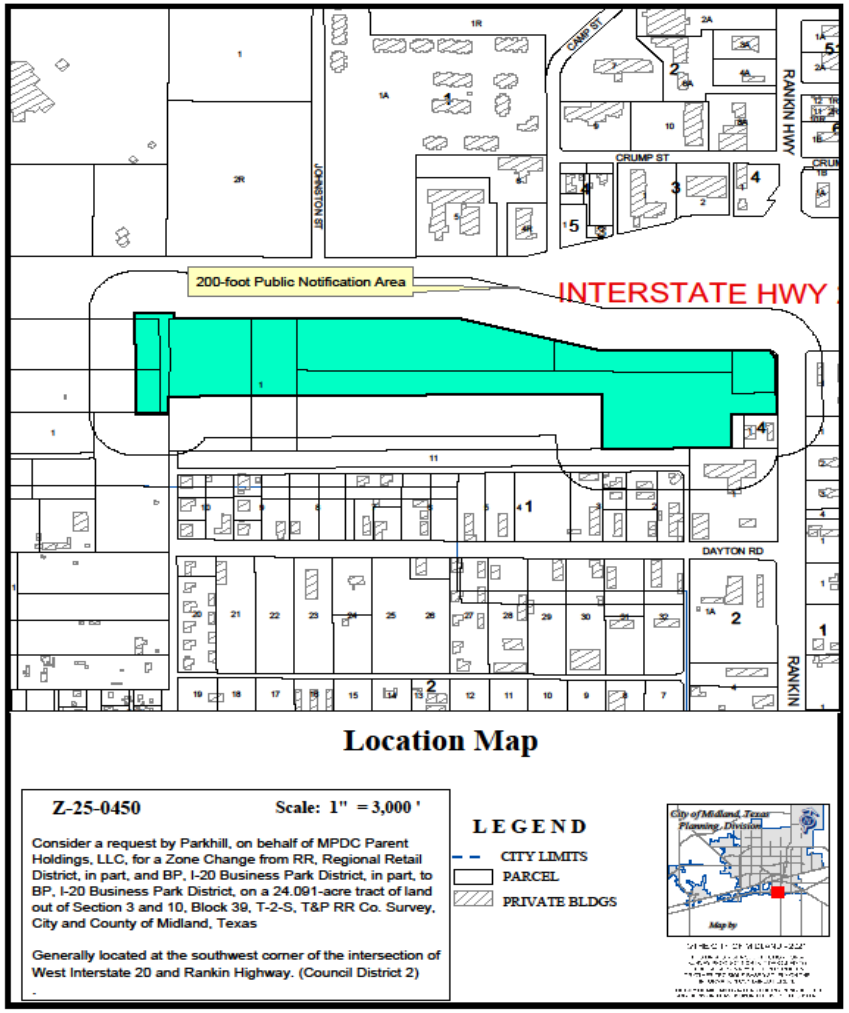
ZONE CHANGE
803 WEST INTERSTATE 20

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Representative:** Josh Wallender, with Parkhill
- **Property Owner:** MPDC Parent Holdings, LLC
- **Location:** Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway (Council District 2)
- **Reason for Request:** For the construction of a gas station, car wash, and truck stop



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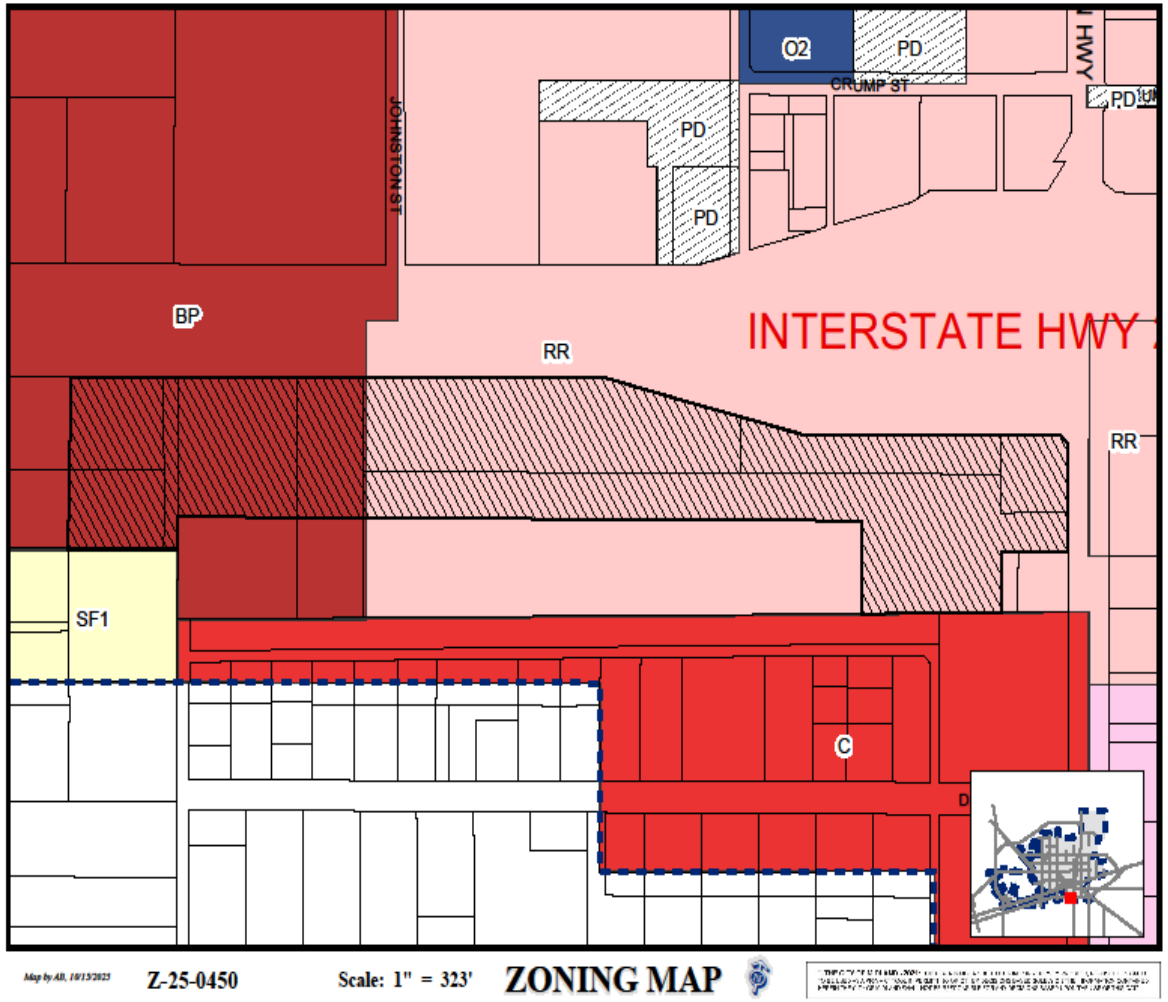
ZONING

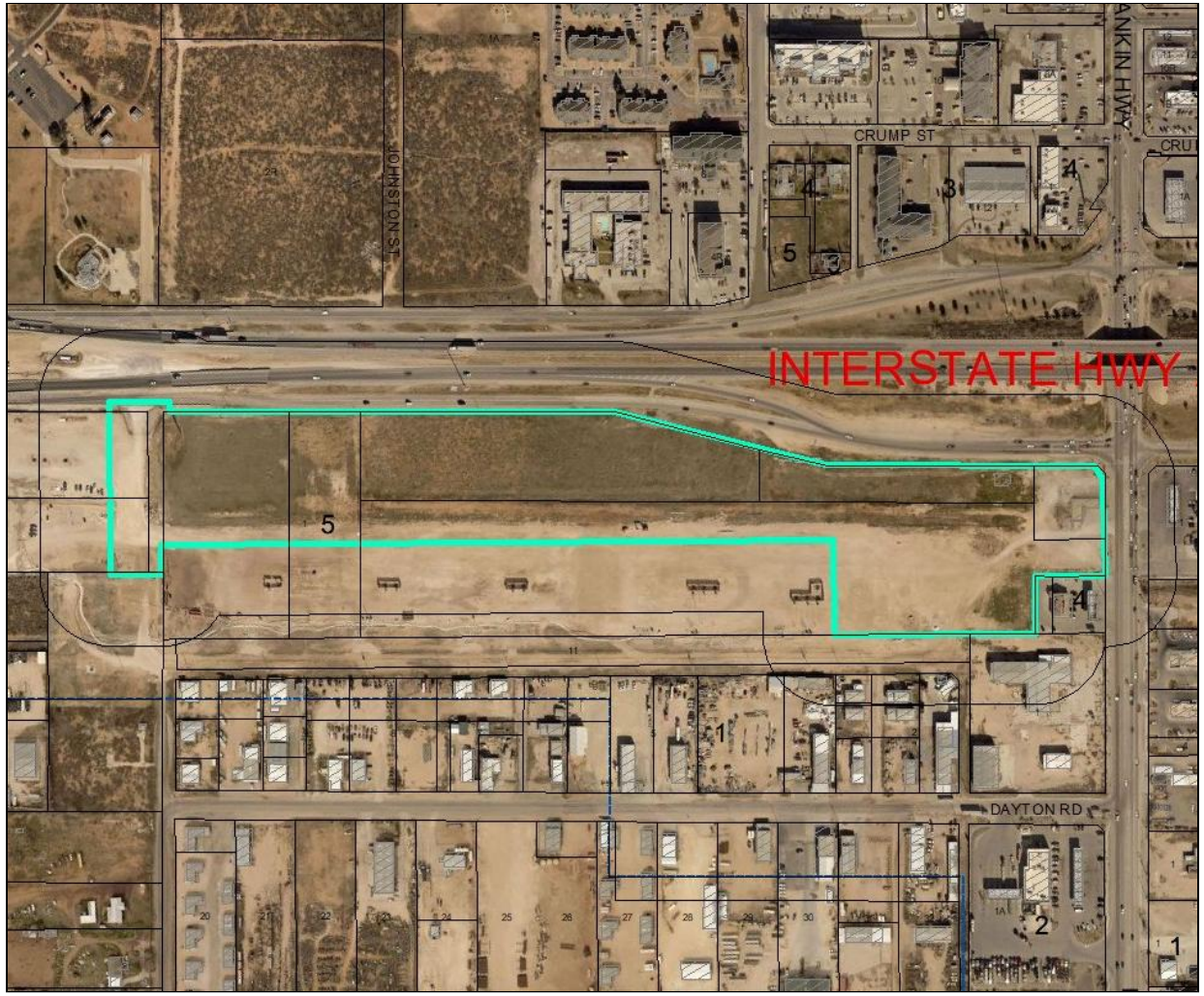
- **Current Zoning:** RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part
- **Surrounding Zoning:**
  - **North/East:** RR, Regional Retail District
  - **South:** C, Commercial District
  - **West:** BP, I-20 Business Park District
- **Proposed Zoning:** BP, I-20 Business Park District



3

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** West Interstate 20
  - **East:** Gas Station
  - **South:** Various Shops and Automotive Repair Shops
  - **West:** Vacant Land
- **Proposed Use:** Gas Station, Car Wash, and Truck Stop



On Interstate 20 Frontage Road, Looking South

5

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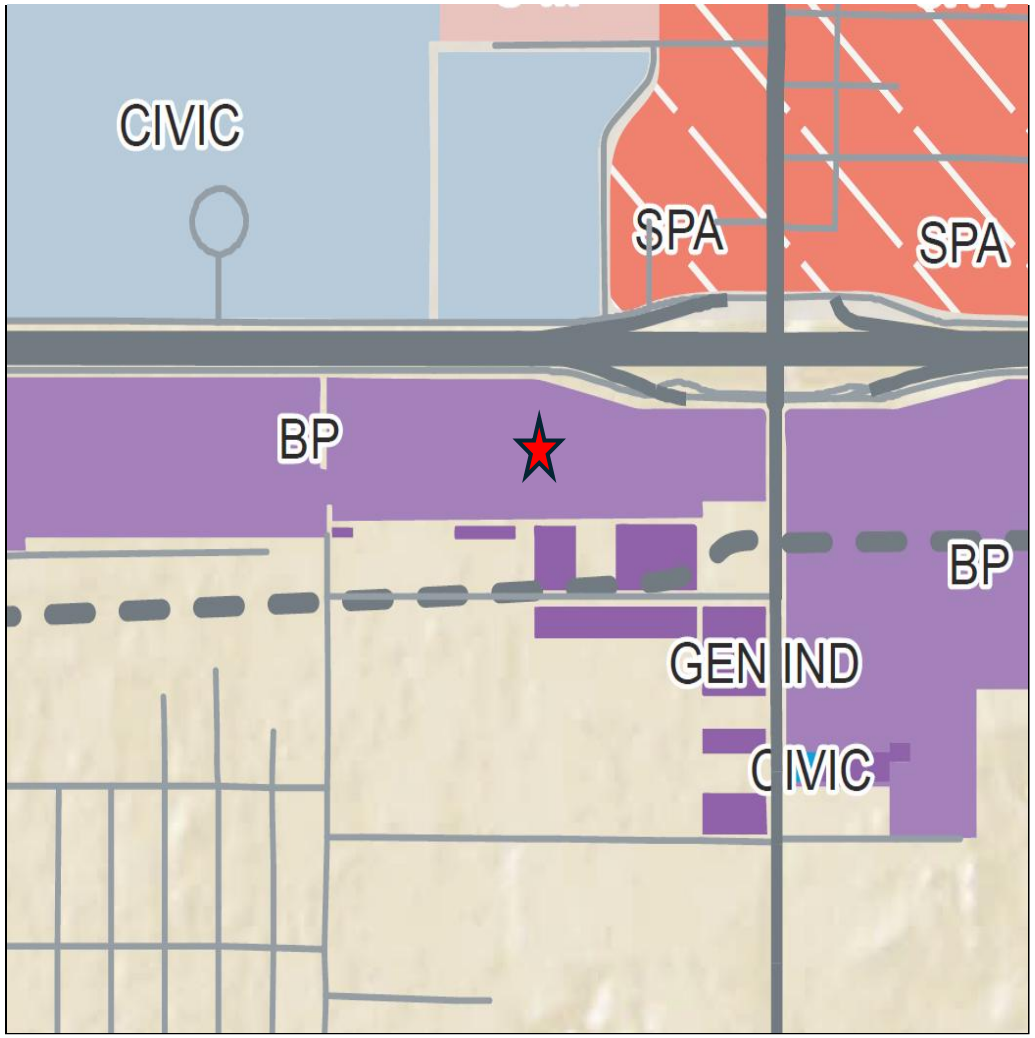
COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20 (BP)
- **Supported Uses:** Much of the corridor will focus on warehousing and distribution with larger scale visitor services located at the major intersections.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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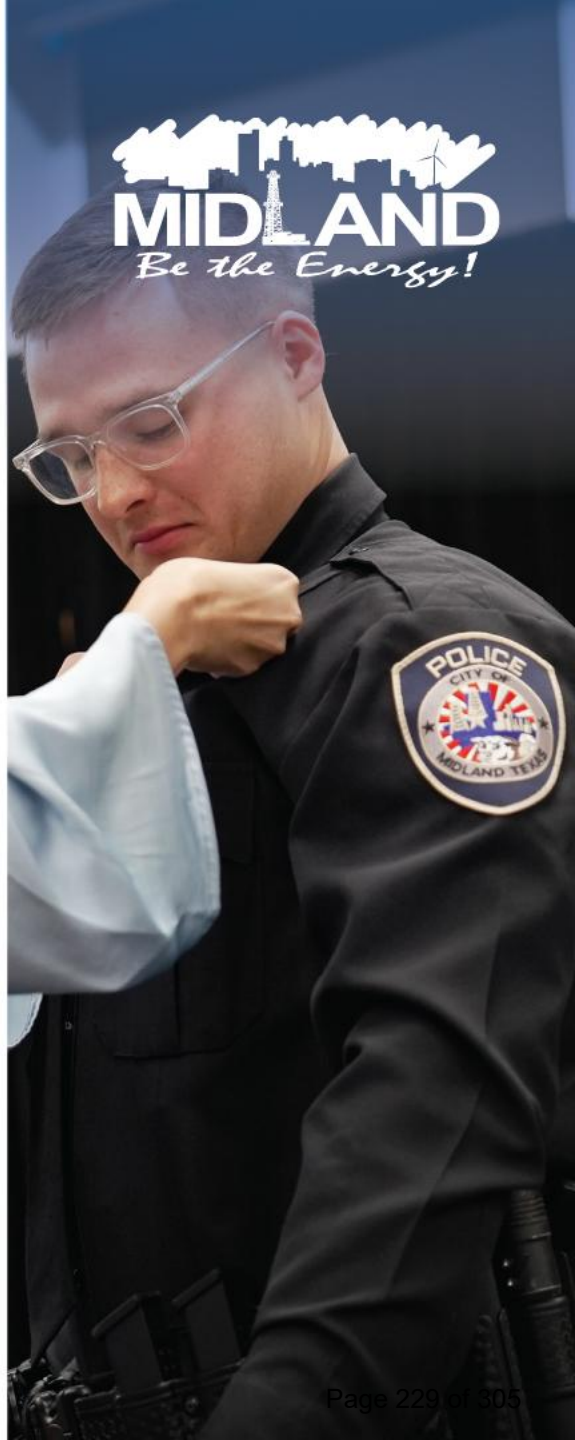
RELATED ITEMS

- In addition to the zone change request, this property is also going through the platting process.

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.

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-25-0891 P-25-2423

Subdivision Name: South 349 Acres Addition, Section 8
(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) Parkhill Print Name: Josh Wallender		Phone #: 432.697.1447 Email: jwallender@parkhill.com	
Address: 1700 W Wall Street	City: Midland	State: Texas	Zip: 79701

Property Owner Print Name: MPDC PARENT HOLDINGS LLC		Phone #: Email:	
Address: 500 W WALL ST STE 300	City: Midland	State: Texas	Zip: 79701

Developer: (If different from property owner) Print Name:		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 1 platted and 2 unplatted lots into 1 for a commercial site.

Plat Information	Total Acreage:
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): Brentley Lafong	Date: 9/24/25
Applicant (printed): Brentley LaFong	
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

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Josh Wallender who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by MPOC Parent Holdings LLC 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 24th day of September, 2025, to certify which witness my hand and seal of office.

Amy Lewis

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

AMY LEWIS
Notary Public, State of Texas
Comm. Expires 10-16-2026
Notary ID 131761985

For Office Use Only

- ☑ Property Owner Authorization
- ☒ Application Fee / ☑ Paying online
- Check# invoice
- ☑ Digital and Physical Copies of Plat
- ☐ Deferral Letter (if applicable. Due at final submittal)
- ☐ Groundwater Availability Certification Forms (if applicable)

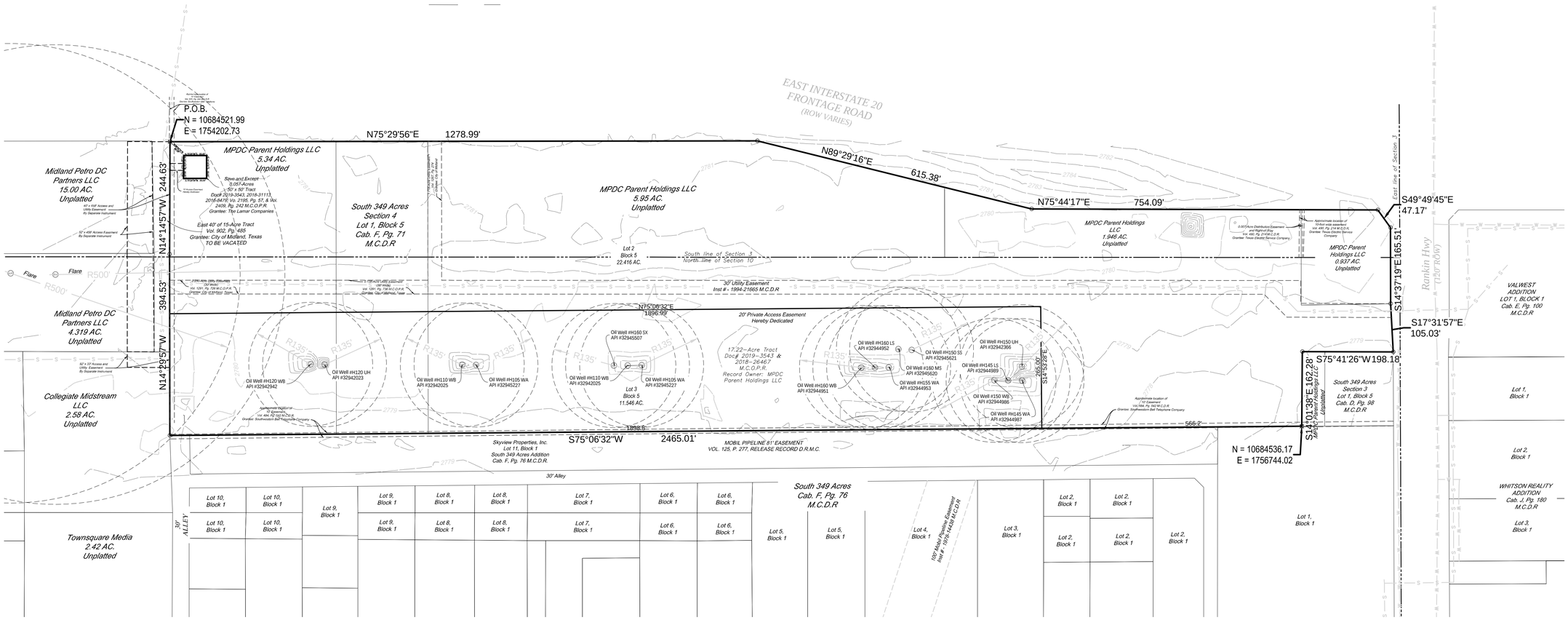
Planner Notes: west side easment note
vacation that will turn into offsite utility & access easement by separate instrument

Signature: Angeline Bellamie **Date:** 11/5/25

RECEIVED
NOV 05 2025
Initial: AB

PRELIMINARY PLAT
SOUTH 349 ACRES ADDITION SECTION 8

Being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4 and 31.336 Acre tract of land out of the south half of Section 3 and the North half of Section 10, Block 39, T-2-S, T. & P. RR. Co. Survey, City and County of Midland, Texas



N

0 120' 240'

LEGEND

- Proposed Plat Limits
- Proposed Platted Lot Lines
- Proposed Easements
- Existing Lot Lines
- Existing Easements
- Existing Sewer Line
- Existing Water Line

PLAT 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 withholding of utilities and building permits.
2. Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
3. 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
4. Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit 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.
5. Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, community number 480477, sheet number 48329C0202F, revised September 16, 2005, and sheet number 48329C0204F, revised September 16, 2005, the surveyed property is not located in a special flood hazard area according to the map. The current flood zone classification for the surveyed property is Zone X.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MPDC PARENT HOLIDINGS, LLC. is the record owner of 34.019 Acres of Land Located in Section 3 and Section 10, Block 39, T-2-S T&P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, MPDC PARENT HOLDINGS, LLC. do hereby adopt this plat designating the herein above described property as SOUTH 349 ACRES ADDITION, SECTION 8 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets, and easements shown thereon.

WITNESS our hands at MIDLAND, Texas, this the_____day of_____.

By: _____
SIGN

_____
PRINT

_____
TITLE

ACKNOWLEDGEMENT
STATE OF TEXAS :
COUNTY OF _____ :

This instrument was acknowledged before me on_____,_____by _____ on behalf of MDPC PARENT HOLDINGS, LLC.

_____
Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
Oncor Electric Delivery Service (PLEASE PRINT)

_____
AT&T Texas (PLEASE PRINT)

_____
Atmos Energy (PLEASE PRINT)

_____
Optimum (PLEASE PRINT)

_____
Astound Broadband (PLEASE PRINT)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, 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.

PRELIMINARY PLAT - FOR REVIEW PURPOSES ONLY

FRANKLIN LEAMONS, R.P.L.S.
#6889

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD) , with a combined grid factor of 0.9998958 for mean project datum. The theta angle is equal to -00°54'48.39" at USC&GS station "Midland", with published values of N=10,690,154.70 and E=1,746,696.78 in U.S. Survey Feet.

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing plat of SOUTH 349 ACRES, SECTION 8 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the_____ day of_____.

_____
Chairman - Abraham Bejil

_____
Secretary - Landon Ochoa

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

LOCATION MAP

OWNER:

MDPC PARENT HOLDINGS, LLC
500 W. Wall St. #300
Midland, Texas 79701
432.682.6685

DEVELOPER:

WESTERN BUILDERS
Brandon Robertson
700 S Grant Street
Amarillo, Texas 79101
432.467.9171

ENGINEER:

PARKHILL
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

SOUTH 349 ACRES ADDITION SECTION 8

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091

Location Map

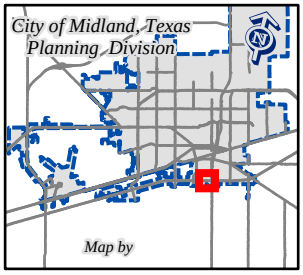
SUB-25-0891 **Scale: 1" = 597 '**

Proposed plat of South 349 Acres Addition, Section 8, being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 33.962-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 East Interstate 20 and Rankin Highway.
(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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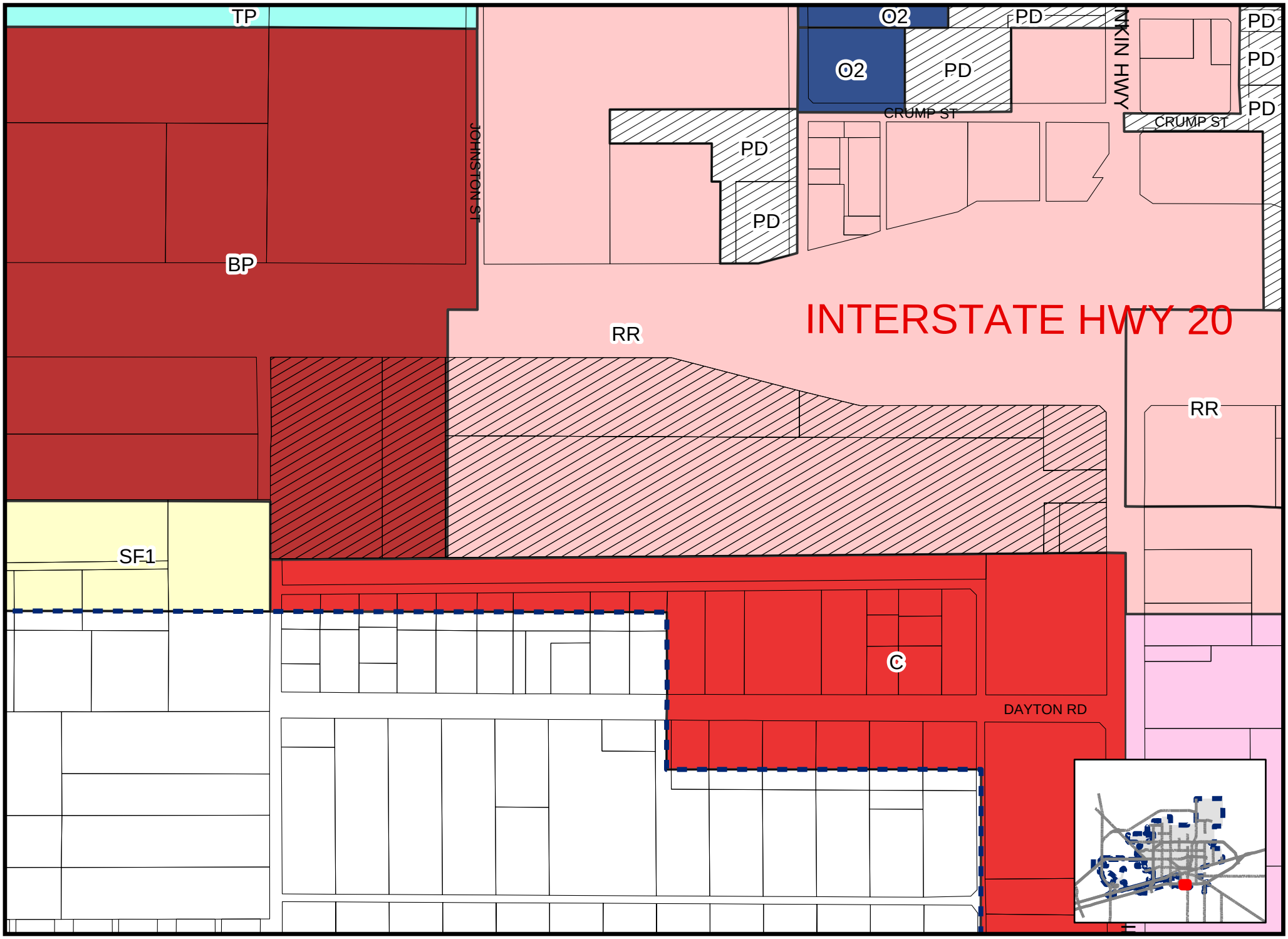

Created: 9/30/2025

SUB-25-0891

Scale: 1" = 382 '

ZONING MAP

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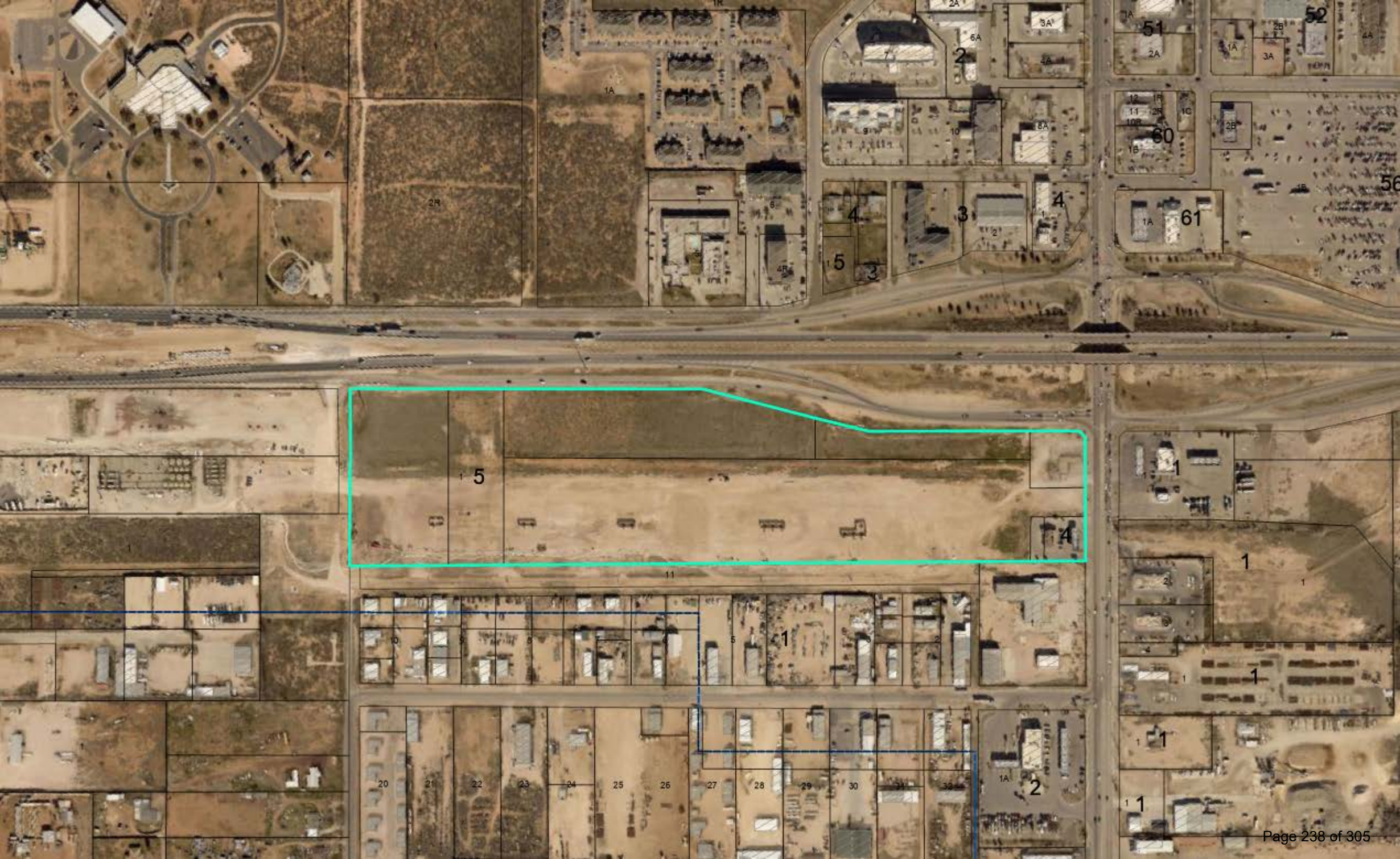

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PRELIMINARY PLAT
SOUTH 349 ACRES ADDITION, SECTION 8

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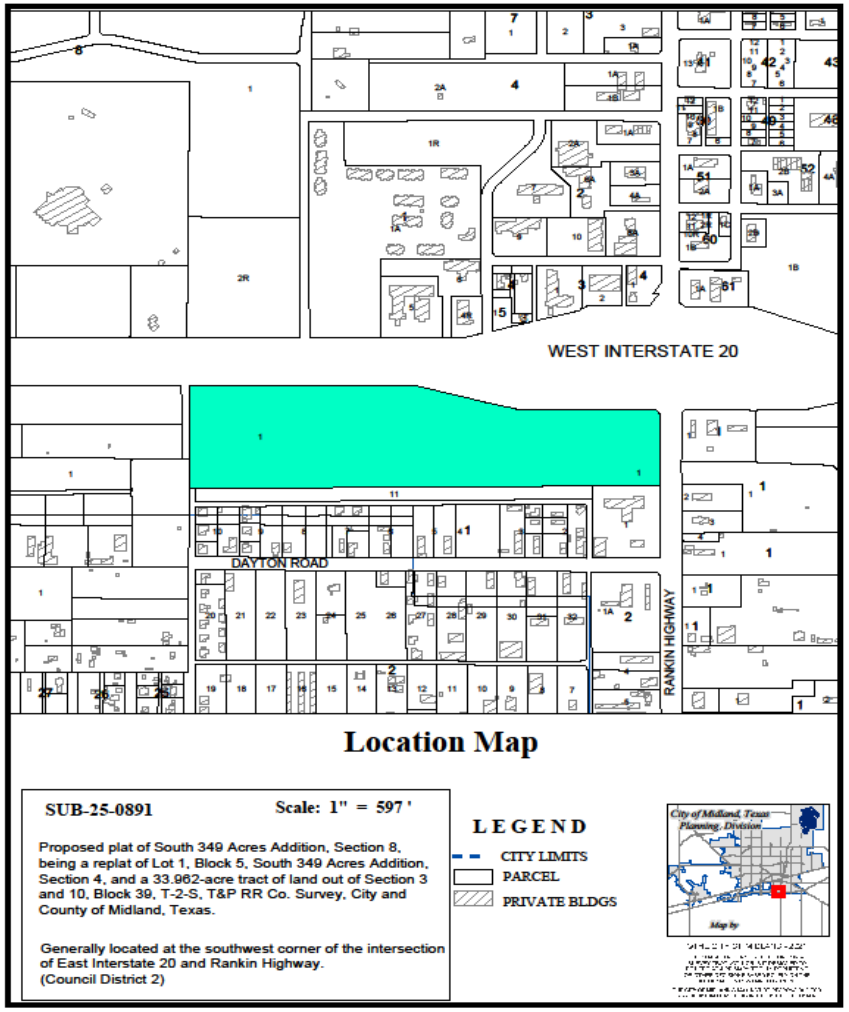
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Representative:** Josh Wallender, with Parkhill
- **Property Owner:** MPDC Parent Holdings, LLC
- **Location:** Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway (Council District 2)
- **Reason for Request:** For the construction of a gas station, car wash, and truck stop



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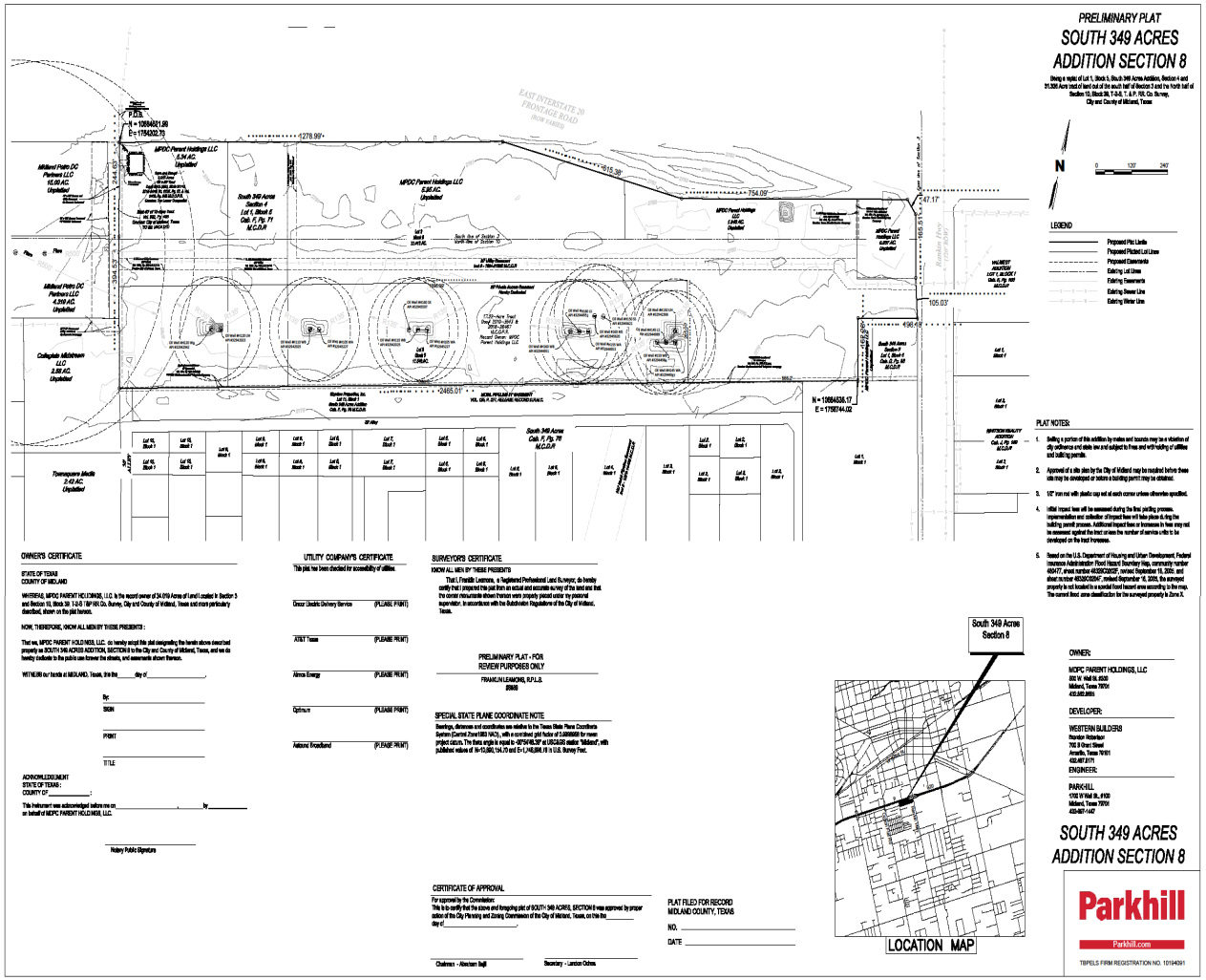
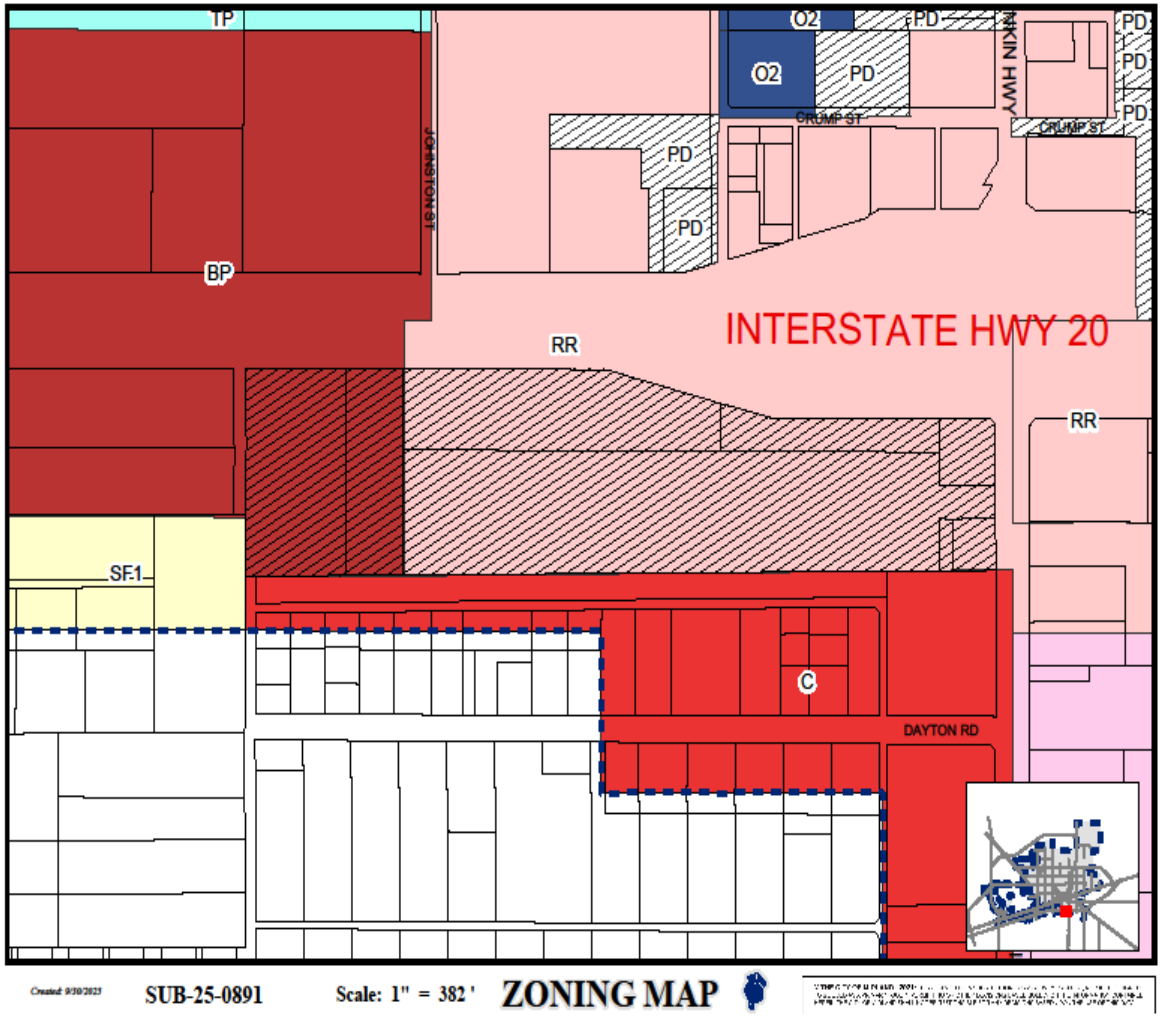
PLAT DETAILS

- **Acreage:** 34.019-acre
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



ZONING

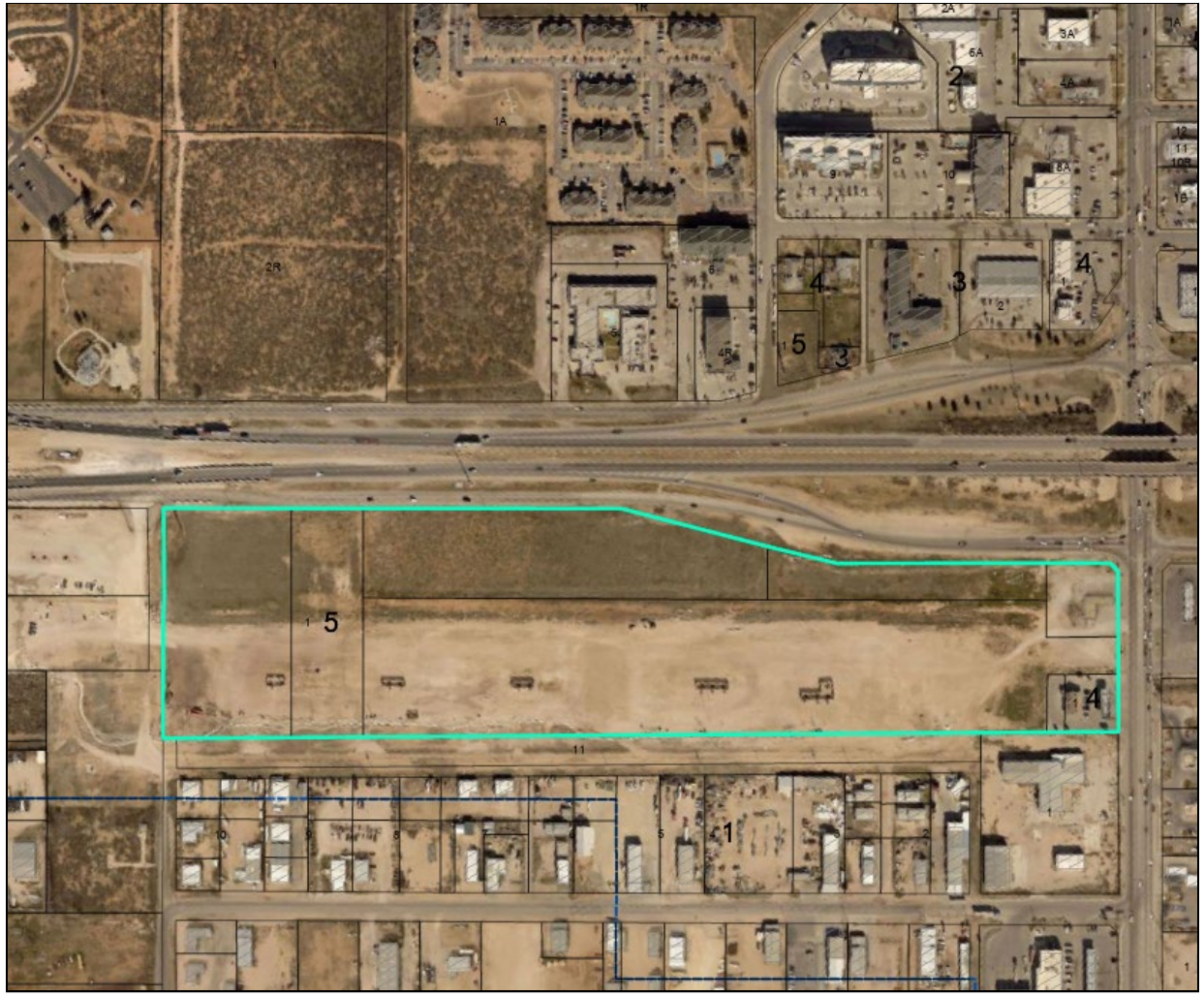
- **Current Zoning:** RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part
- **Surrounding Zoning:**
  - **North/East:** RR, Regional Retail District
  - **South:** C, Commercial District
  - **West:** BP, I-20 Business Park District



4

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** West Interstate 20
  - **South:** Various Shops and Automotive Repair Shops
  - **West:** Vacant Land
  - **East:** Gas Station
- **Proposed Use:** Gas Station, Car Wash, and Truck Stop



MIDLAND
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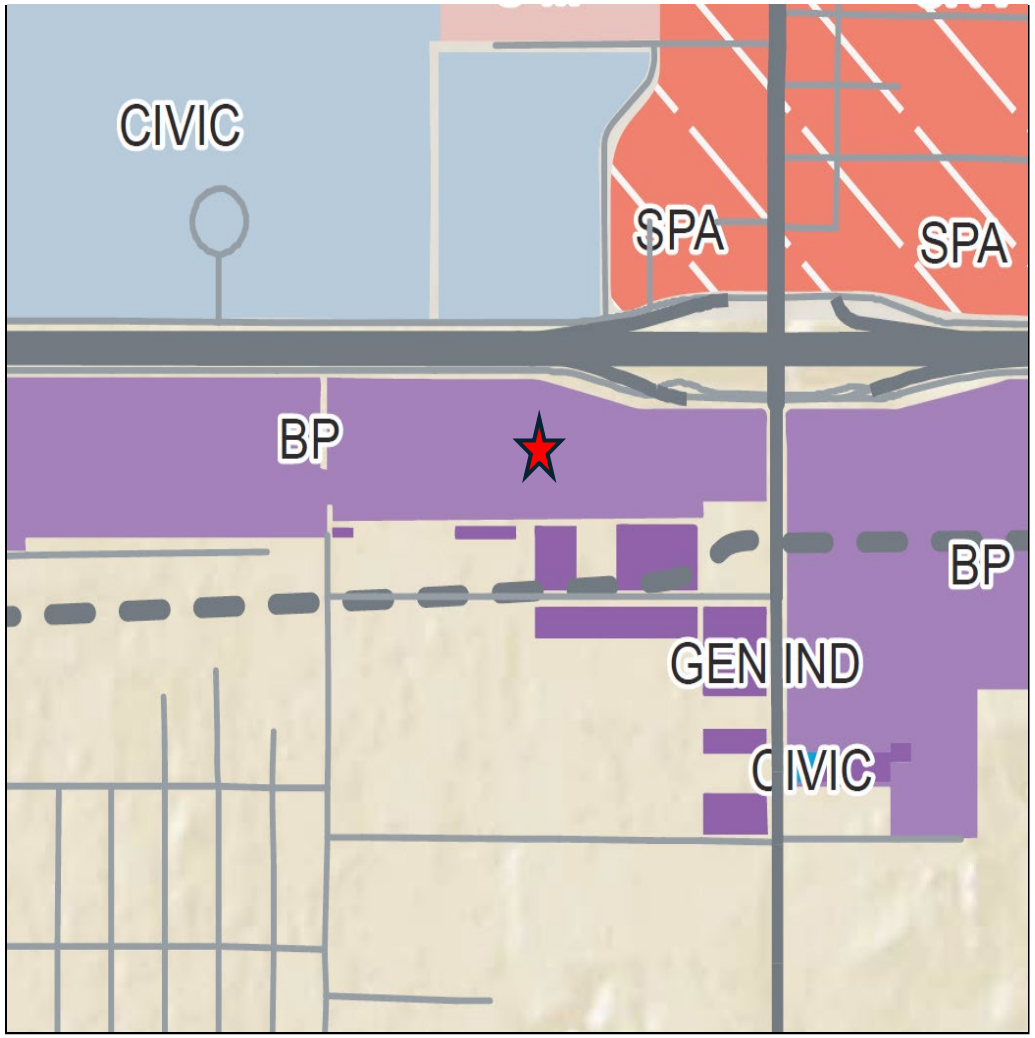
COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20 (BP)
- **Supported Uses:** Much of the corridor will focus on warehousing and distribution with larger scale visitor services located at the major intersections.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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RELATED ITEMS

- In addition to the platting, this property is concurrently going through the zone change process.

STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].

STAFF'S RECOMMENDATION

B. 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.

Planning and Zoning Commission Meeting

Item Number:	**15.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.)**

Purpose:

The applicant, The Vineyard Reserve, LLC, is proposing to plat a 309.21-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas on the northeast corner of the intersection of Mockingbird Lane and Avalon Drive into five hundred and forty-seven (547) lots.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: Approved with Conditions

ROW: Dedicate 60' ROW for Mockingbird (future roadway corridor). Other interior ROW okay per discussions with Engineer and Engineering Services Director.

PAVING: Construct all roadways and alleys to City standards for entire platted frontage.

WATER: None existing. Construct to City standards along entire platted frontage, serving all lots with looped system (no dead end water lines in cul-de-sacs). Water pressure and volume studies are required for all developments over 5 acres, serving 20 residences or more or multi-family sites, per Policy Statement.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal.

PRO RATA: None.

SEWER: None existing. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. Sewer capacity studies are required for all developments over 5 acres, serving 20 residences or more or multi-family sites, per Policy Statement.

DRAINAGE: Drainage study required. FEMA Firm data to be on plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalks required on collector/arterial roadways, along common areas and ADA ramps required at corners before public infrastructure is accepted. Sidewalk for individual single family residential lots will be required at building permit.

DIMENSION: * * *

OTHER:
1. Previous comments requested that Section 18 roadway alignment be revised for oil field traffic to not cross Red Caboose to get to Well #313. This re-alignment is not shown in this submittal.
2. All public infrastructure improvements and plat to comply with City of Midland – Engineering Services, Fire Department & Utilities Policy Statement – City Standards & Development Requirements. (Found on-line at: http://www.midlandtexas.gov/DocumentCenter/View/2625).
3. New City standard details can be found on-line at:
http://www.midlandtexas.gov/DocumentCenter/View/4278/City-of-Midland-Standard-Details.

Transportation: Approved with Conditions

APPROVED AS NOTED -- Well #1305 (Avalon at Fall Creek) access should use existing path direct to Avalon and not connect via the residentially-loaded collector street. Remove well access shown to Fall Creek.

Per Management direction, Traffic Ops will have no further comments about the substandard ROW and roadway widths.

Street lighting is required along public street frontages.

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings.
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.

Utilities:

The water model has to be tied into the City of Midland's water model to see the effect of the system as a whole. The model is on the FTP site under water model. For now what they have done for the sewer is adequate.

Once the land is annexed there is water and sewer in the vicinity of the addition. It is up to the developer/engineer to determine if there is adequate capacity for the development.

Fire: Approved

No comments.

Surveyor: Approved

Show state plane coordinates of two plat corners.

Show bearings and distances of plat boundary.

Colorado River Municipal Water District

No comments.

Code Administration: Approved

Variances granted previously for proximity to oil wells.

Oil and Gas: Approved

Variances previously approved on August 28, 2012 allowing up to the minimum of 135 ft. for all permitted wells located in Section 1, 12, 13 of blk 40.

GIS:

The northing and easting values were switched. Instead of N: 1724408.6175 and E: 10714793.8371 it should be N: 10714793.8371 E: 1724408.6175. Both sets of northing and easting need to be corrected**.**

Planning:

Per City of Midland Ordinance Section 11-2-3, Platting Procedures, this plat requires City Council approval.
11. Approval by the Council.
(a) Approval by the Council shall be required prior to consideration of a final plat by the commission for any preliminary plat which:
(6) Is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor;

Add the recording information for The Vineyard Addition, Section 7 on the face of plat.

Street name Horseshoe already exists within the City of Midland database.

If there is a Declaration of Restrictive Covenants, it must be approved by the Planning and Zoning Commission prior to final plat approval.

Per the Texas Administrative Code lots located in the ETJ, Extraterritorial Jurisdiction are required to be a minimum of one (1) acre due the necessity of a septic system and/or not being served by public water system.

Add Utility Companies' Certificate and signature blocks.

Add Owner's Certificate.

Add certificate of approval.

Add the legal description to the face of the plat.

Add Surveyor's Certificate.

Add recording information fill in.

All departments' comments must be addressed as a condition of final plat approval.

Staff recommends approval subject to conditions A-D.

Conditions:

A. That the drainage study is approved as addressed above.

B. That the technical items listed above are addressed.

C. That an annexation application has been approved or being processed by City Council.

D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

A. Vineyard Combined Documents
B. P&Z - Vineyard Addition, Section 13 West Preliminary Plat Reinstatement

Britton Murry, Development Services	Created/Initiated - 11/19/2025
Landon Ochoa, Development Services	Final Approval - 11/19/2025

MIDLAND
Planning Division

Preliminary Plat Application

Project Number: SUB-18-0107
Case Number: P-18-0259

Proposed Subdivision Plat Name: THE VINEYARD ADDITION SECTION 13 WEST

Legal Description (attached sealed Metes and Bounds): 309.24 ACRES OF LAND OUT OF THE WEST HALF OF SECTION 13, BLOCK 40, TOWNSHIP-1-SOUTH, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, COUNTY OF MIDLAND, TEXAS, BEING ALSO OUT OF THE TRACT IN SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 1364, PAGE 591, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXT, SAVE AND EXCEPT A 3.08 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2007-25142, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS.

Property Owner Printed Name: THE VINEYARD RESERVE, LLC		Phone (432) 687-1777 Email chuckh@forl.com	
Address 6101 HOLIDAY HILL	City MIDLAND	State TX	Zip 79707

Developer *(if different than Owner)* Printed Name:		Phone ( ) Email	
Address	City	State	Zip

Representative *(if acting as Agent, see affidavit on page 2)* Firm: WESTWOOD PROFESSIONAL SERVICES Printed Name: KERRY J. KOEHLER, PE		Phone (210) 265-8300 Email kerry.koehler@westwoodps.com	
Address 1718 DRY CREEK WAY, SUITE 110	City SAN ANTONIO	State TX	Zip 78259

Current Zoning: N/A

Reason for Platting: PROPOSED MULTIPLE SUBDIVISION DEVELOPMENT

Plat Information	Total Acreage: 309.24 Acres
Type: ☒ Single-Family Residential	☐ Multi-Family Residential
☐ Commercial	☐ Extraterritorial Jurisdiction (ETJ)
Number of Residential Lots: 547	Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement

Do you expect to request a development agreement with the City? ☐ Yes ☐ No

If yes, contact the City Engineer at (432) 685-7286

Provisions
A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and ***all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved,*** or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

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

Property Owner (signature):	Date:

Property Owner (printed) :_____

The Preliminary 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 Subdivision 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 _____ who, being by me duly sworn, upon oath says: That (s)he is 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	☐ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☐ Application Fee	☐ 1 Copy of Plat (11x17)	
Check #_____		
Received By:		Date:

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

Westwood

211 N Loop 1604 E, Suite 205
San Antonio, TX 78232
Main (210) 265-8300
westwoodps.com

November 11, 2025

Mr. Britt Murry
Senior Planner
City of Midland
300 N. Loraine
Midland, Texas 79702

Re: Preliminary Plat Reinstatement Request
The Vineyard Addition Section 13 West

Dear Mr. Murry:

The reinstatement of The Vineyard Addition Section 13 West Preliminary Plat is requested on behalf of the Vineyard Reserve, LLC. The Preliminary Plat of the Vineyard Addition Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P Railroad Company Survey, Midland County, Texas (generally located on the northeast corner of the intersection of Mockingbird Land and Avalon Drive) was approved by City Council on January 8, 2019 & reinstated on November 6, 2023 and was then reinstated again on June 25, 2025.

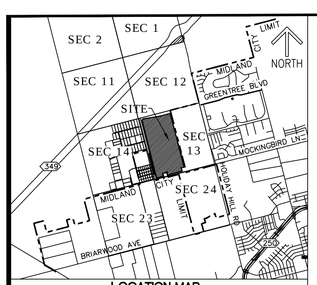
A copy of the approved Preliminary Plat has been provided as an attachment to this request. Please advise if any additional information is needed for reinstatement of The Vineyard Addition Section 13 West Preliminary Plat.

Sincerely,

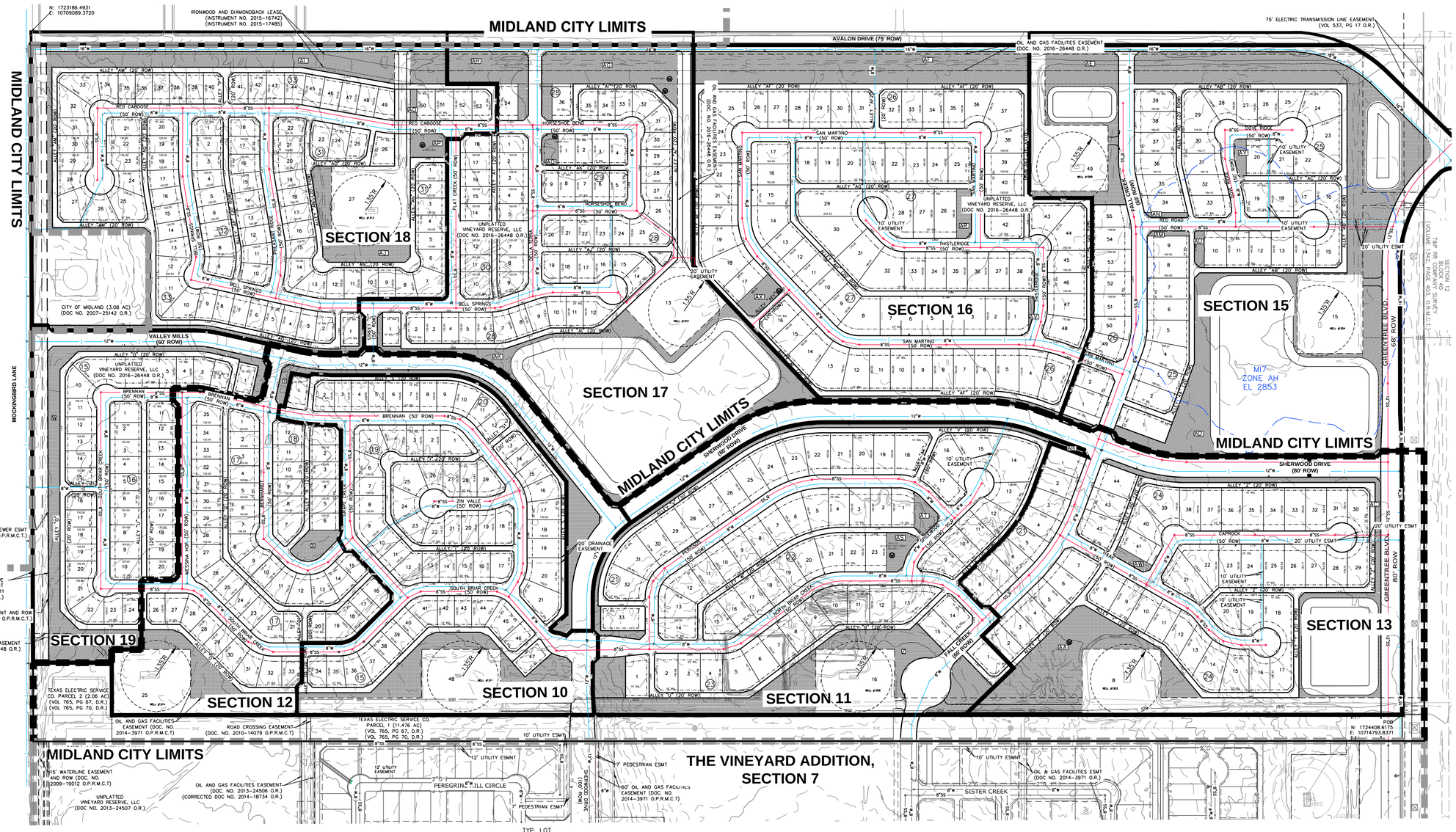
Westwood Professional Services, Inc

Mary Jane Phillips, P.E.
Director, Land Development

THE VINEYARD ADDITION
SECTION 13 WEST PRELIMINARY PLAT



LOCATION MAP
(NOT TO SCALE)



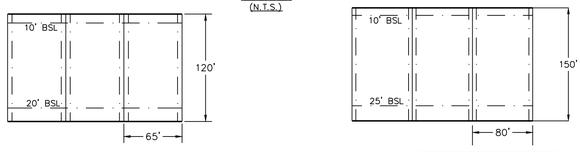
N: 1723186.4931
E: 10709089.3720

BEARINGS/DISTANCES/COORDINATES TO THE TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983

APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THOSE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED

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

TYP. LOT DIMENSIONS (N.T.S.)



200 0 100 200
SCALE: 1" = 200'

LEGEND

- FLOODPLAIN
- OPEN SPACE
- MIDLAND CITY LIMITS
- PROPOSED MIDLAND CITY LIMITS
- SECTION BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- 8" W — EXISTING WATER LINE
- 8" SS — EXISTING SEWER LINE
- E — EXISTING ELECTRIC LINE
- P — EXISTING PIPE LINE
- 2"G — EXISTING GAS LINE
- IRR — EXISTING IRRIGATION LINE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- 8" SS — PROPOSED SEWER LINE
- 8" W — PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- 10 — BLOCK NUMBER
- 7 — LOT NUMBER
- D — COMMON AREAS
- W — OIL/GAS WELL
- W — WATER WELL

LAND USE

SECTION	LOT SIZE	# OF LOTS	ACREAGE	LAND USE
10	65'X120'	64	25.62	SINGLE FAMILY
11	80'X150'	64	36.11	SINGLE FAMILY
12	65'X120'	56	23.89	SINGLE FAMILY
13	80'X150'	51	38.59	SINGLE FAMILY
15	80'X150'	48	48.07	SINGLE FAMILY
16	80'X150'	84	42.48	SINGLE FAMILY
17	65'X120'	63	37.17	SINGLE FAMILY
18	65'X120'	97	42.24	SINGLE FAMILY
19	65'X120'	44	16.69	SINGLE FAMILY

SINGLE-FAMILY TOTALS

LOT SIZE	TOTAL LOT COUNT
65'X120'	324
80'X150'	247

COMMON AREAS

PARCEL	AREA (AC.)	AREA (SF.)	PARCEL	AREA (AC.)	AREA (SF.)
W	5.394	234969	AK	2.936	127913
X	0.342	14884	AM	0.068	2982
Y	1.498	65255	AN	0.071	3075
Z	3.219	140221	AO	0.069	3000
AA	3.788	165026	AP	0.236	10289
AB	1.181	51460	AQ	0.169	7358
AC	1.117	48641	AR	0.242	10557
AD	7.611	331556	AS	0.294	12820
AE	1.538	67012	AT	0.221	9633
AF	3.613	157365	AU	0.116	5041
AG	1.657	72174	AV	0.047	2035
AH	1.390	60550	AW	0.132	5766
AI	3.329	144995	AX	0.317	13807
AJ	1.221	53165	AY	0.317	13807

OWNER:
VINEYARD RESERVE, LLC
6101 HOLIDAY HILL ROAD
MIDLAND, TEXAS 79707
TEL: (432) 687-1777

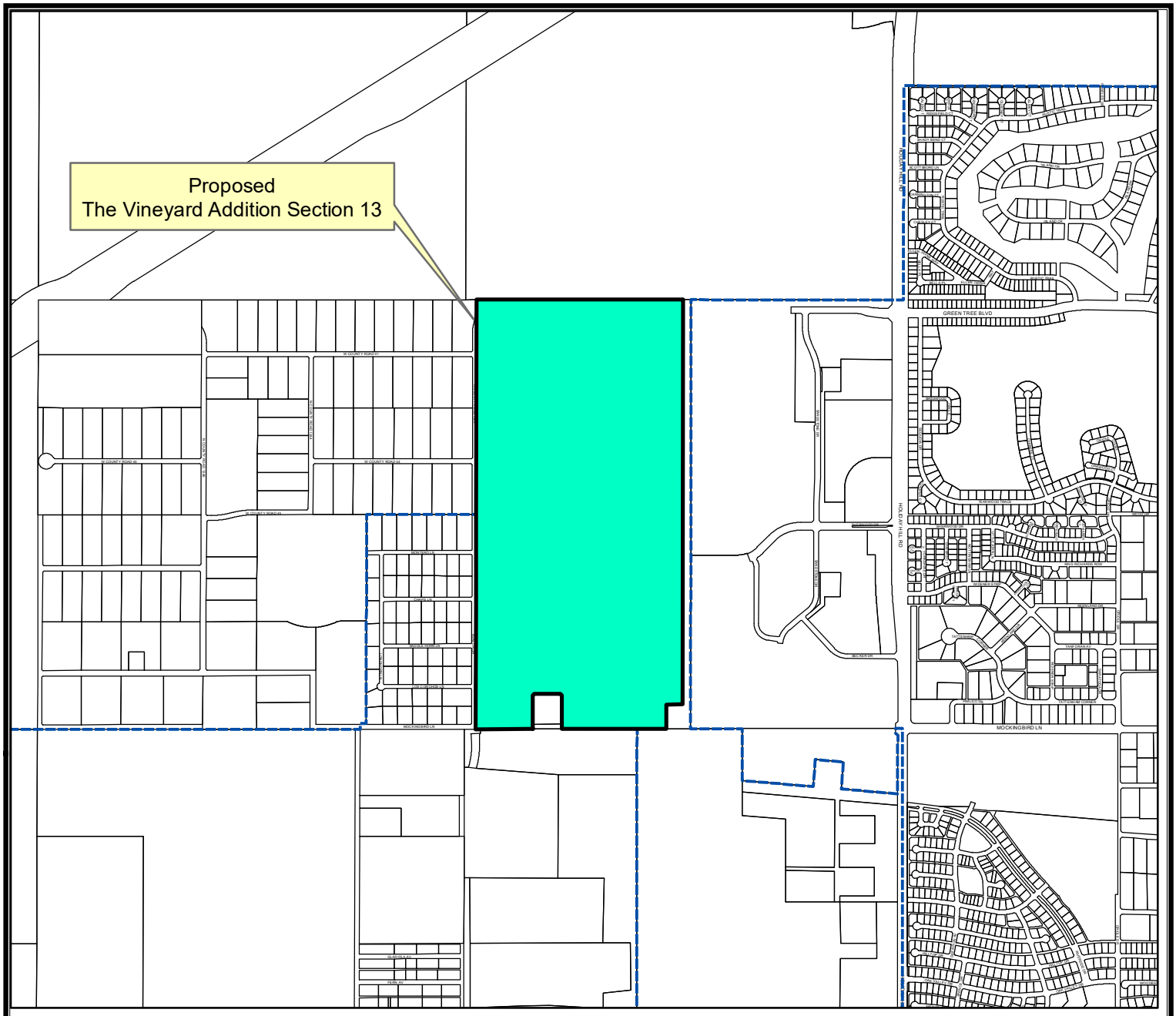
CONTACT:
KERRY J. KOEHLER, P.E.
COURSEN-KOEHLER ENGINEERING & ASSOCIATES
A DIVISION OF WESTWOOD
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TX 78259
TEL: (210) 265-8300

THE VINEYARD ADDITION
SECTION 13 WEST

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
a division of Westwood
1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259
Tel: 210.265.8300 • Fax: 210.855.5530
TBPE Firm No. F-11756 • TBPLS Firm No. 10194064
www.westwoodps.com

SUBMITTAL DATE: 7/25/18

N:\0013511.00\Civil Plans\dwg\Plotting\18-1025 Section 13 Preliminary Plat.dwg



LOCATION MAP

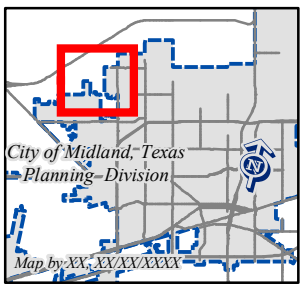
SUB-18-0107 **Scale: 1" = 12, 500'**

Consider a request for a proposed plat for The Vineyard Addition, Section 13 being a 309.24-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the northeast intersection of Mockingbird Lane and Avalon Drive. ETJ, Extraterritorial Jurisdiction

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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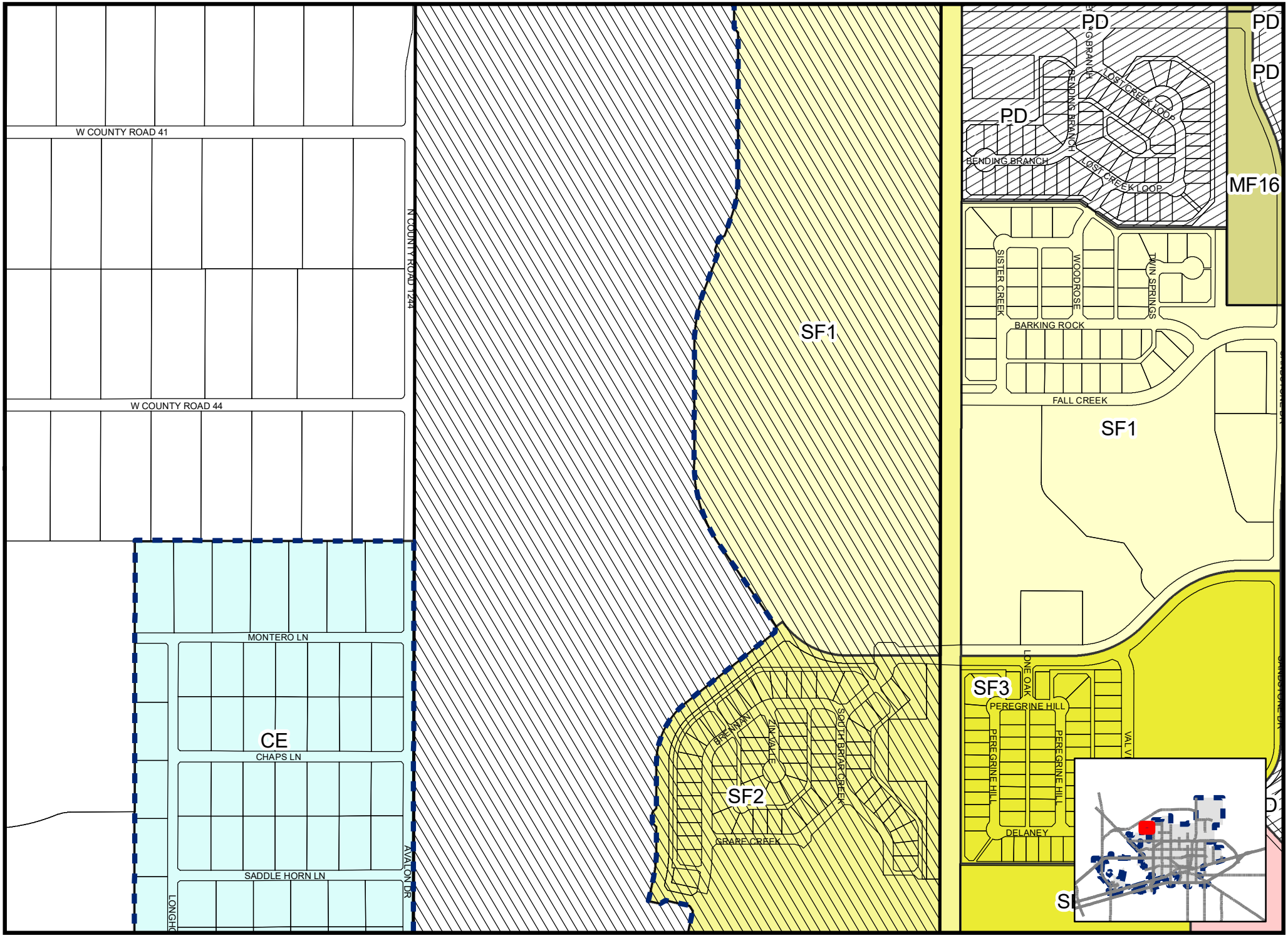
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by BM, 11/19/2025

SUB-18-0107

Scale: 1" = 582'

ZONING MAP

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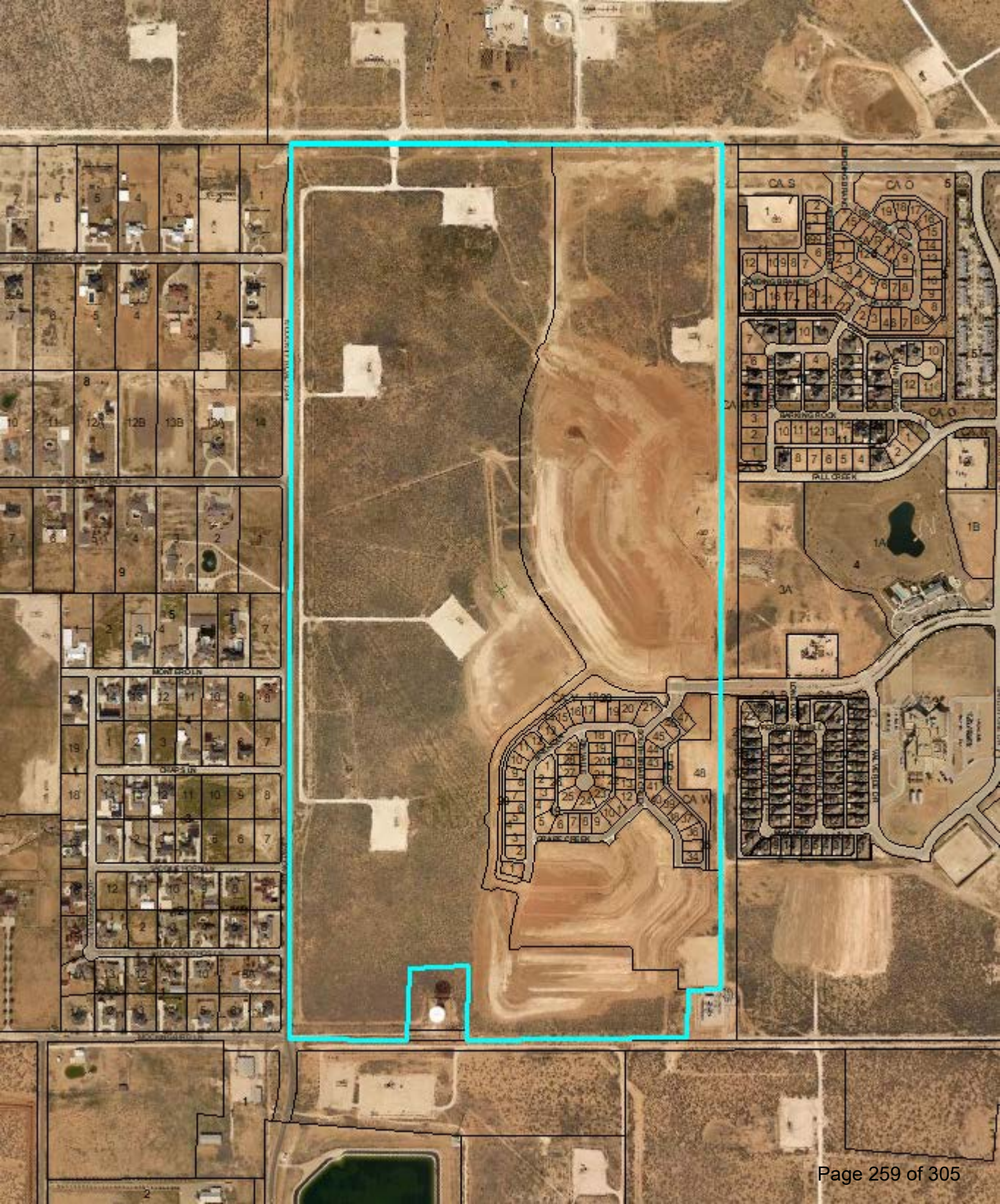

CA S
CA O
CA O
CA W
MONTEREY LN
CHAPS LN
FALL CREEK
GRAND CREEK

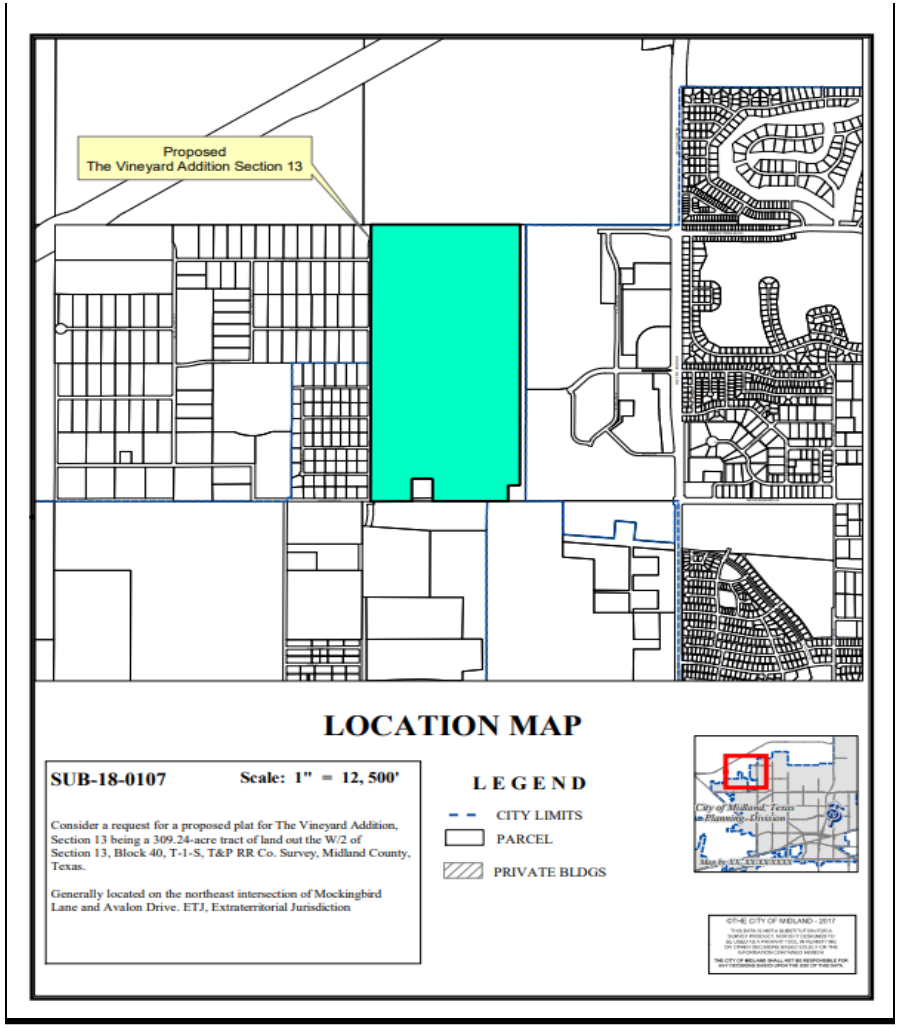
MIDLAND
Be the Energy!

PRELIMINARY PLAT REINSTATEMENT
THE VINEYARD ADDITION, SECTION 13 WEST

Visit Our Website
MIDLANDTEXAS.GOV

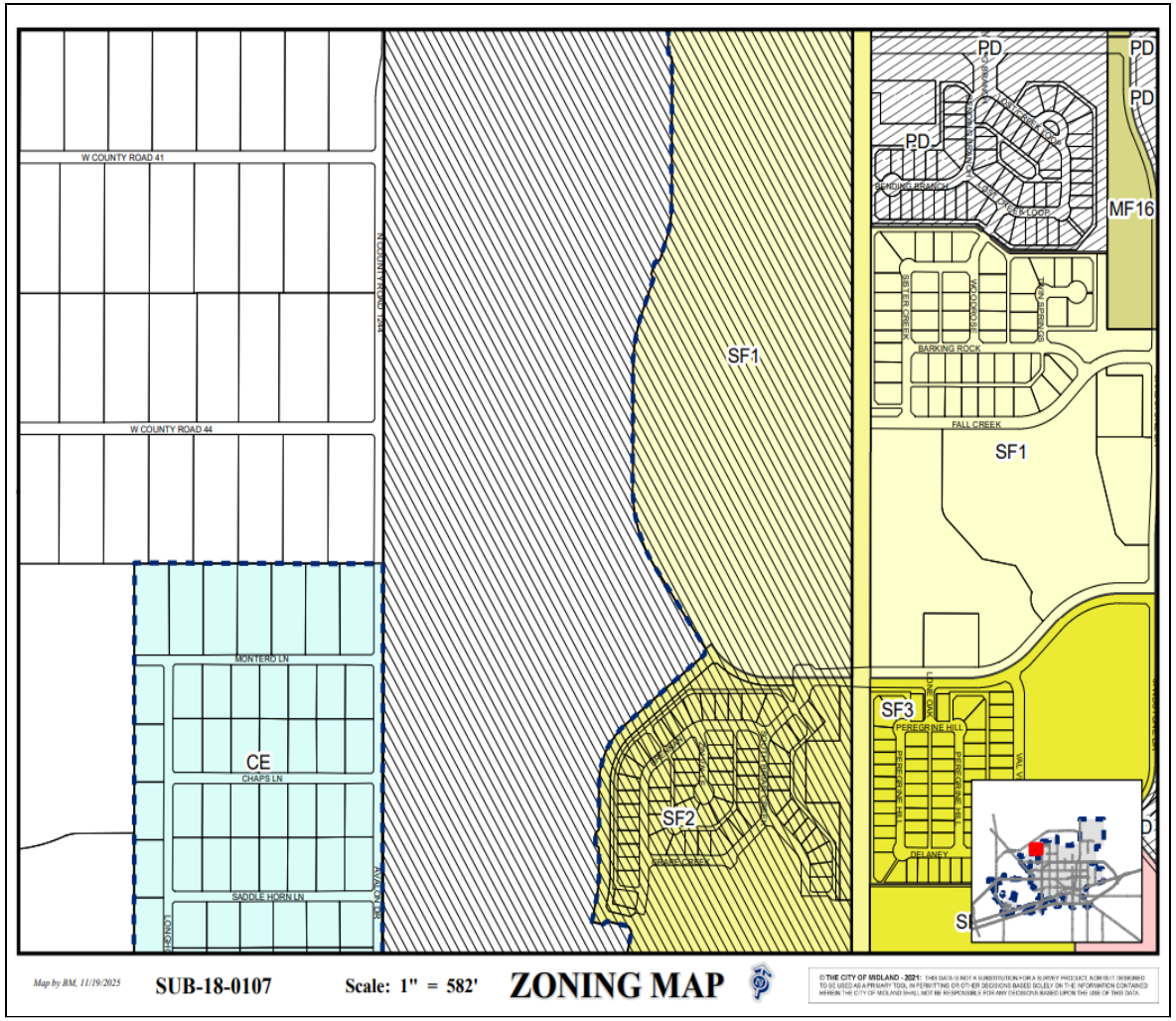
APPLICATION SUMMARY

- **Developer/Property Owner:** The Vineyard Reserve, LLC
- **Representative:** Westwood Professional Services
- **Location:** Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive (Council District 4 and Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



ZONING

- **Current Zoning:** SF-1, Single-Family Dwelling District, SF-2, Single-Family Dwelling District, and ETJ
- **Surrounding Zoning:**
  - **North:** ETJ
  - **South:** RR, Regional Retail District and SF-3, Single-Family Dwelling District
  - **East:** SF-3, Single-Family Dwelling District and SF-1, Single-Family Dwelling District
  - **West:** CE, Country Estate District and ETJ



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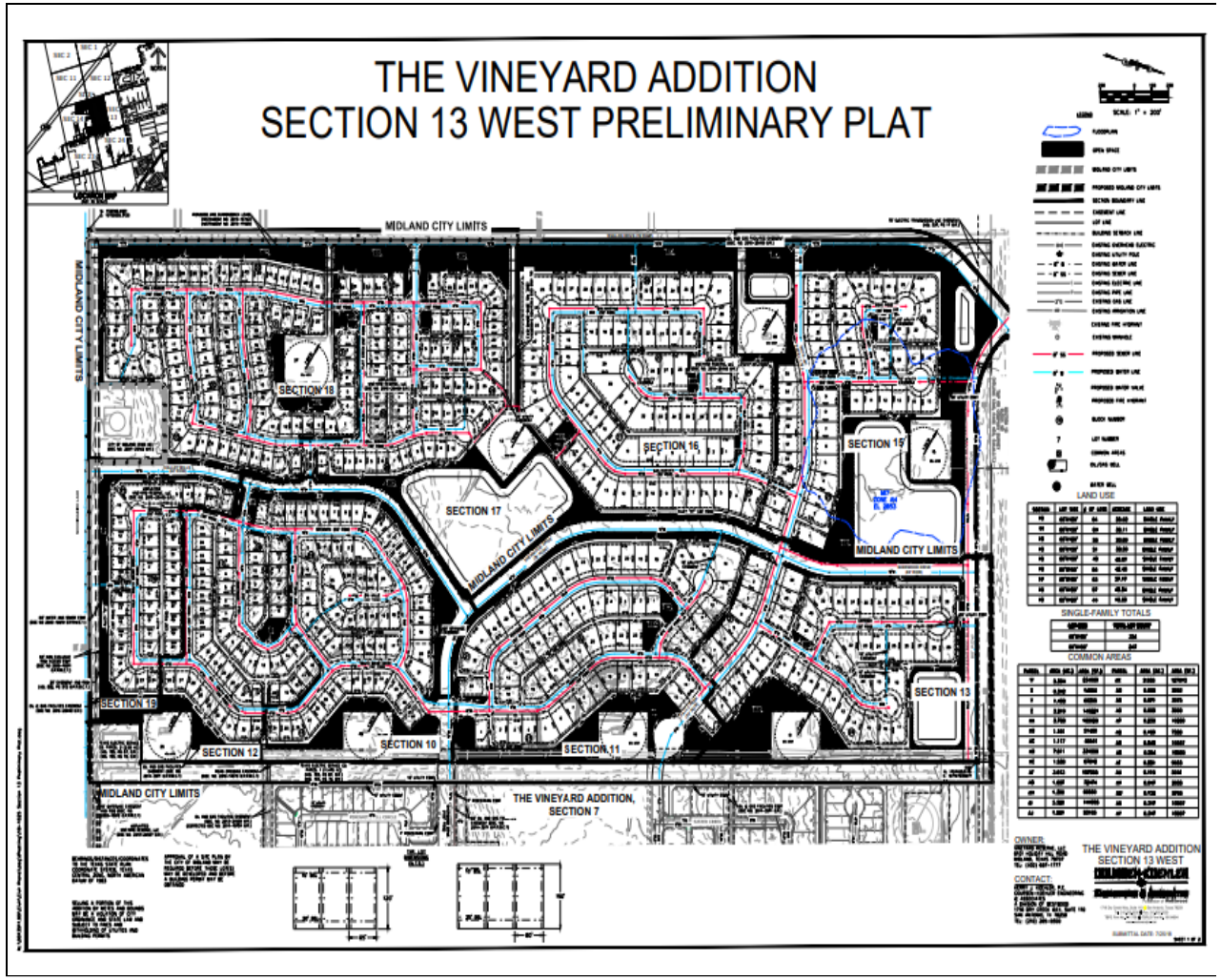
PLAT DETAILS

- **Acreage:** 309.24 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 547



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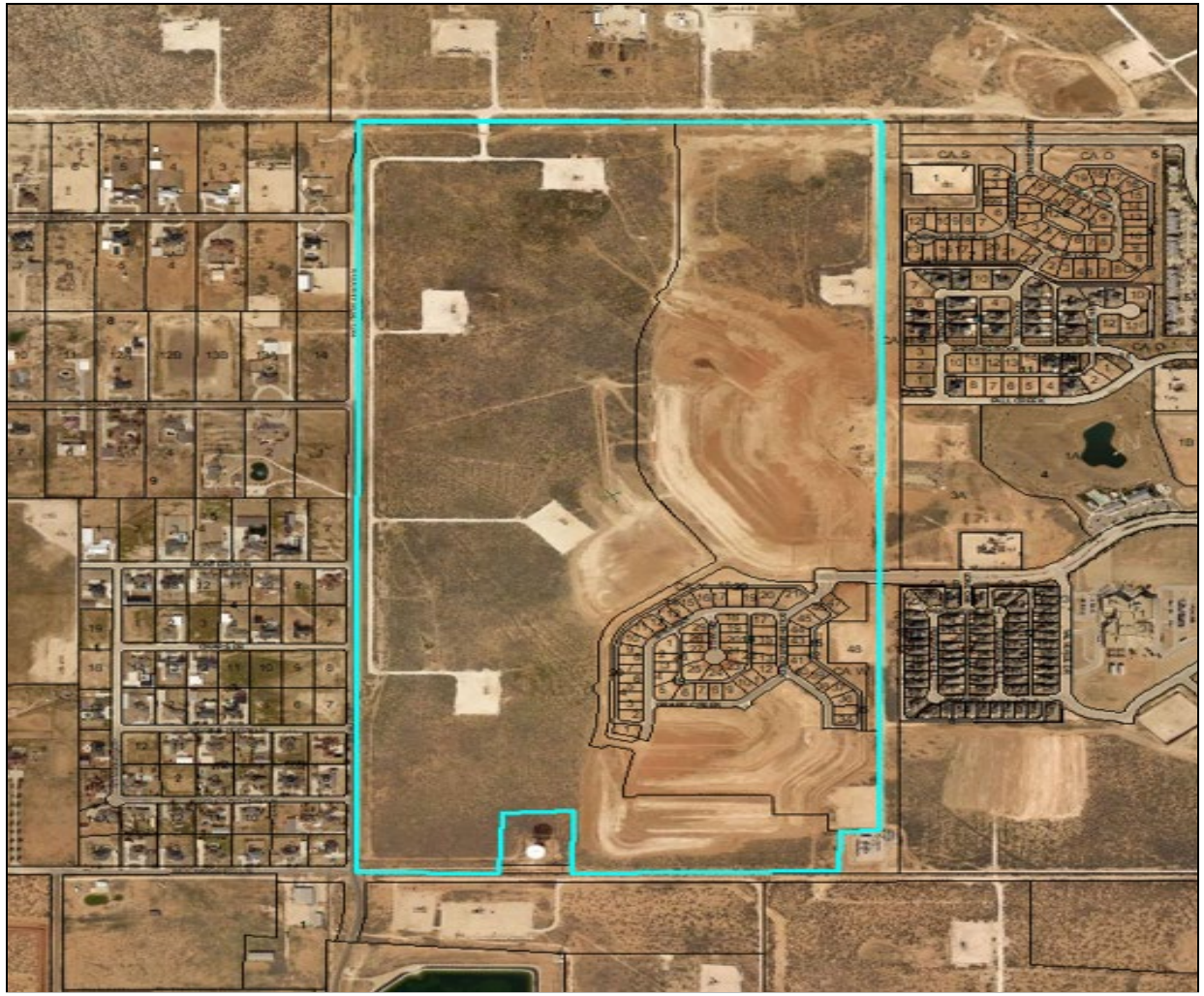
LAND USE

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



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COMPREHENSIVE PLAN

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

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STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on December 17, 2018.
- City Council approved the preliminary plat on January 8, 2019.
- Staff recommends approval of this request subject to the following conditions:

STAFF'S RECOMMENDATION

A. That the drainage study is approved as addressed above.
B. That the technical items listed above are addressed.
C. That an annexation application has been approved or being processed by City Council.
D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**16.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving a reinstatement of an approved Preliminary Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and the vacated north/south 0.13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.)**

Purpose:

Maverick Engineering is requesting to replat a property located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue for the development of a hotel.

Current Zoning:

CB, Central Business District.

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
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 with Conditions)

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

ROW: Refer to transportation's comment's. [For Applicant's Information Only.]

PAVING: W Indiana roadway okay as is. No public paving improvements required. S Marienfeld roadway okay as is. S Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Marienfeld Street W of tract, okay as is. No public water improvements required. 16" water exists in Indiana Street N of tract, okay as is. No public water improvements required. 6" water exists in S Big Spring Street E of tract, okay as is. No public water improvements required. 6" water exists in Utility Easement S 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 North-South alley of tract, okay as is. No public wastewater improvements required. 8" sewer exists in Utility Easement S 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

GIS: (Approved)

Add the previously vacated portion of S Marienfield along with its acreage to the legal description.

Add direction to Indian Ave. (portion north of this plat shows to be private) Depict surrounding easements and provide recording info.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

Update Chairman to Abraham Bejil. [Informational]

Revise the owner's certificate. It should be Section 35, Block 39. [11-2-3(H)3(m)(1)]

Revise the plat section number on Owner's certificate and Certificate of Approval. [11-2-3(H)3(m)(1)]

Depict adjacent utility easement to north with recording info. [11-2-3(D)4(e)]

Staff recommends approval of the Preliminary Plat of Original Town Addition, Section 30, subject to conditions A and B.

Conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. 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. P-25-2419, Combined files
B. P&Z - - Original Town Addition, Section 30 Reinstatement

Madelim Jaquez, Development Services	Created/Initiated - 11/19/2025
Landon Ochoa, Development Services	Final Approval - 11/24/2025

MIDLAND
Planning Division

Preliminary Plat Application

Project Number: SUB-25-0816
Case Number: P-25-2201

Proposed Subdivision Plat Name: ORIGINAL TOWN ADDITION, SECTION 28

Legal Description (attached sealed Metes and Bounds): BEING A REPLAT OF THE LOTS 1-5, AND THE NORTH PART OF LOT 6, BLOCK 93, LESS THE EAST 30-FEET OF SAID LOTS, AND THE NORTH PART OF LOT 7, AND ALL OF LOTS 8-12, BLOCK 93, AND A VACATED NORTH/SOUTH ALLEY ADJACENT TO SAID LOTS, ORIGINAL TOWN OF MIDLAND, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

Property Owner Printed Name: RIMT PROPERTY, LP		Phone (682) 365-3381 Email james.lusty@type-six.com	
Address 15275 QUORUM DR	City ADDISON	State TX	Zip 75001

Developer *(if different than Owner)* Printed Name:		Phone ( ) Email	
Address	City	State	Zip

Representative *(if acting as Agent, see affidavit on page 2)* Firm: MAVERICK ENGINEERING Printed Name: ASHLEE DEVINE		Phone (432) 262-0999 Email adevine@maverick-eng.com	
Address 1909 W WALL ST, SUITE K	City MIDLAND	State TX	Zip 79701

Current Zoning: CB- CENTRAL BUSINESS DISTRICT

Reason for Platting: COMMERCIAL USE, HOTEL

Plat Information	Total Acreage:	1.73

Type: ☐ Single-Family Residential ☐ Multi-Family Residential
■ Commercial ☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1 | Number of Multi-family Dwelling Units:

Submittal and Fees
Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement
Do you expect to request a development agreement with the City? ☐ Yes ☐ No
If yes, contact the City Engineer at (432) 685-7286

Provisions
A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and ***all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved,*** or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

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

Property Owner (signature): RIMT PROPERTY, LP By: [signature] - Vice President - GP | Date: 2/18/25

Property Owner (printed) : RIMT Property, LP - a Texas limited partnership

The Preliminary 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 Subdivision 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 appeared Ashlee Deine who, being by me duly sworn, upon oath says: That (s)he is the owner of RIMT Property LP or is authorized by RIMT Property, LP 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.

[signature]
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 18th day of February, 20 25, to certify which witness my hand and seal of office.

[signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY

☑ Property Owner Authorization
☑ Application Fee
Check # 5186
☑ 1 Copy of Dimensioned Plat
☑ 1 Copy of Plat (11x17)
☑ Plat in Digital Format (PDF/JPEG)

RECEIVED

Received By: Madeline Duque | Date:

Initial:

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

MAVERICK
ENGINEERING • SURVEY • WATER RESOURCES
1909 West Wall Street, Suite K • Midland, TX 79701
Tel: 432.262.0999 • Fax: 432.262.0989 • maverick-eng.com
ENGINEER FIRM #: F-15089 | SURVEY FIRM #: 10194514

November 18, 2025

City of Midland
Planning Division
300 N. Loraine
P.O. Box 1152
Midland, TX 79702

RE: Reinstatement of Preliminary Plat of **Original Town Addition, Section 30**

Planning Division:

As the representative for the property owners, RIMT PROPERTY, LP, for their Preliminary Plat of **Original Town Addition, Section 30,** I respectfully request the reinstatement of the preliminary plat approval for the above-referenced project. The preliminary plat was originally approved by the Planning and Zoning Commission on **March 17, 2025**, and more than six (6) months have elapsed since that approval without final plat submittal.

The owners intend to proceed with final platting at this time and request that the City reinstate the preliminary plat approval in accordance with the applicable provisions of the **City of Midland Subdivision Ordinance**. No substantive changes have been made to the layout or design since the original approval, and the project remains consistent with current City development standards.

Please do not hesitate to reach out if you should have any questions.

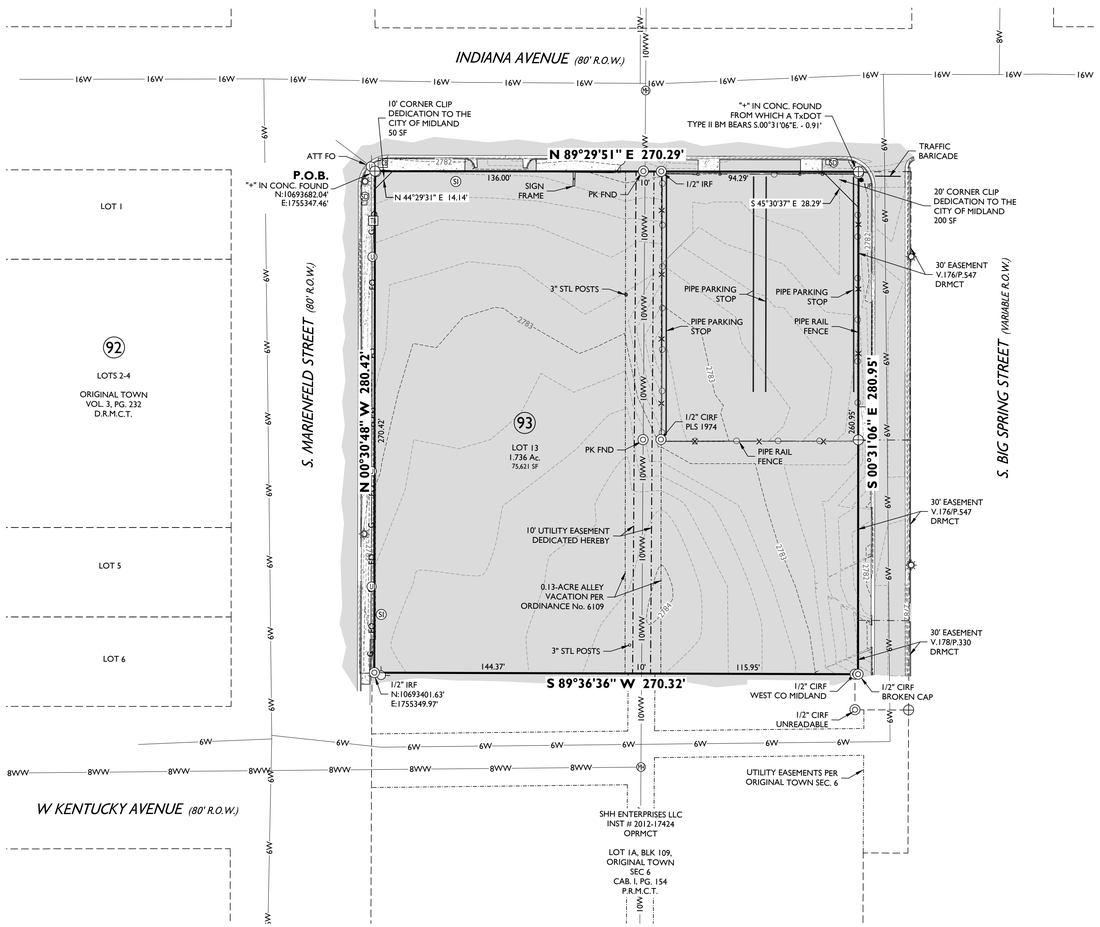
Sincerely,

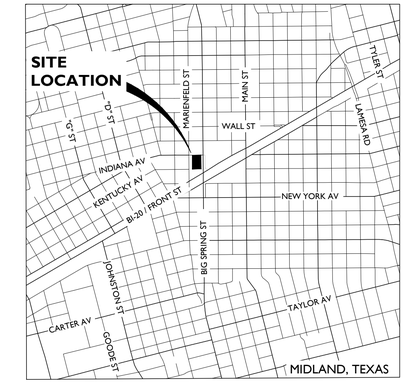
Ashlee Devine
Maverick Engineering
1909 W. Wall Street
Suite K
Midland, TX 79701
432-262-0999

PRELIMINARY PLAT

ORIGINAL TOWN ADDITION, SECTION 30

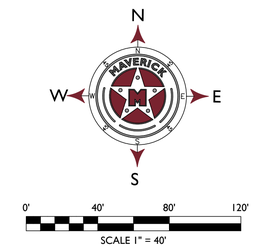
BEING A REPLAT OF LOTS 1-5, AND THE NORTH 30-FEET OF LOT 6, BLOCK 93, LESS THE EAST 30-FEET OF SAID LOTS, AND THE NORTH 30-FEET OF LOT 7, AND ALL OF LOTS 8-12, BLOCK 93, AND A VACATED NORTH/SOUTH 0.13-ACRE ALLEY ADJACENT TO SAID LOTS, ORIGINAL TOWN OF MIDLAND, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.





VICINITY MAP

N.T.S.



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS , IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 1, BLOCK 39, T-2-S, T&P. RAILWAY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RIMT PROPERTY, LP , DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ORIGINAL TOWN 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.

THE_____DAY OF _____, 2025.

_____

BY:_____, FOR RIMT PROPERTY, LP

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY _____, FOR RIMT PROPERTY LP

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN 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.

_____

LUCY SISNIEGA, CHAIRMAN

_____

LANDON OCHOA, SECRETARY

LEGEND

	FOUND MONUMENT AS NOTED
	FOUND "+" IN CONCRETE
GM	EXISTING GAS METER
TCB	EXISTING TRAFFIC CONTROL BOX
TB	EXISTING TELECOM BOX
UP	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
S	EXISTING SIGN
	EXISTING ATT MARKER
	EXISTING FIRE HYDRANT
SI	EXISTING SIGN
FO	EXISTING FIBER OPTIC BOX
SD	EXISTING STORM DRAIN
MH	EXISTING MANHOLE
	EXISTING PYLON SIGN - SINGLE POLE
	BOUNDARY LINE
	PROPERTY LINES
G	GAS LINE
FO	EXISTING FIBER OPTIC LINE
6W	EXISTING 6" WATER MAIN
12W	EXISTING 12" WATER MAIN
16W	EXISTING 16" WATER MAIN
8WW	EXISTING 8" WASTEWATER
10WW	EXISTING 10" WASTEWATER
	EXISTING CHAINLINK FENCE
X	EXISTING PIPE RAIL FENCE
	PAVEMENT
	CONCRETE
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0202F, 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..

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 WITHHOLDING 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 LOT(S) ISARE) REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT 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 INCREASED.*

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" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
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 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.*

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: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE SURVEY OF THE LAND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MIDLAND, TEXAS.

_____

GREGORY W. SHOULTS RPLS #5336
MAVERICK ENGINEERING (TX FIRM #10
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PROPERTY OWNER

RIMT PROPERTY, LP
15275 QUORUM DR.
ADDISON, TEXAS 75001
432-262-0999
DEED INST. #2020-3367

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

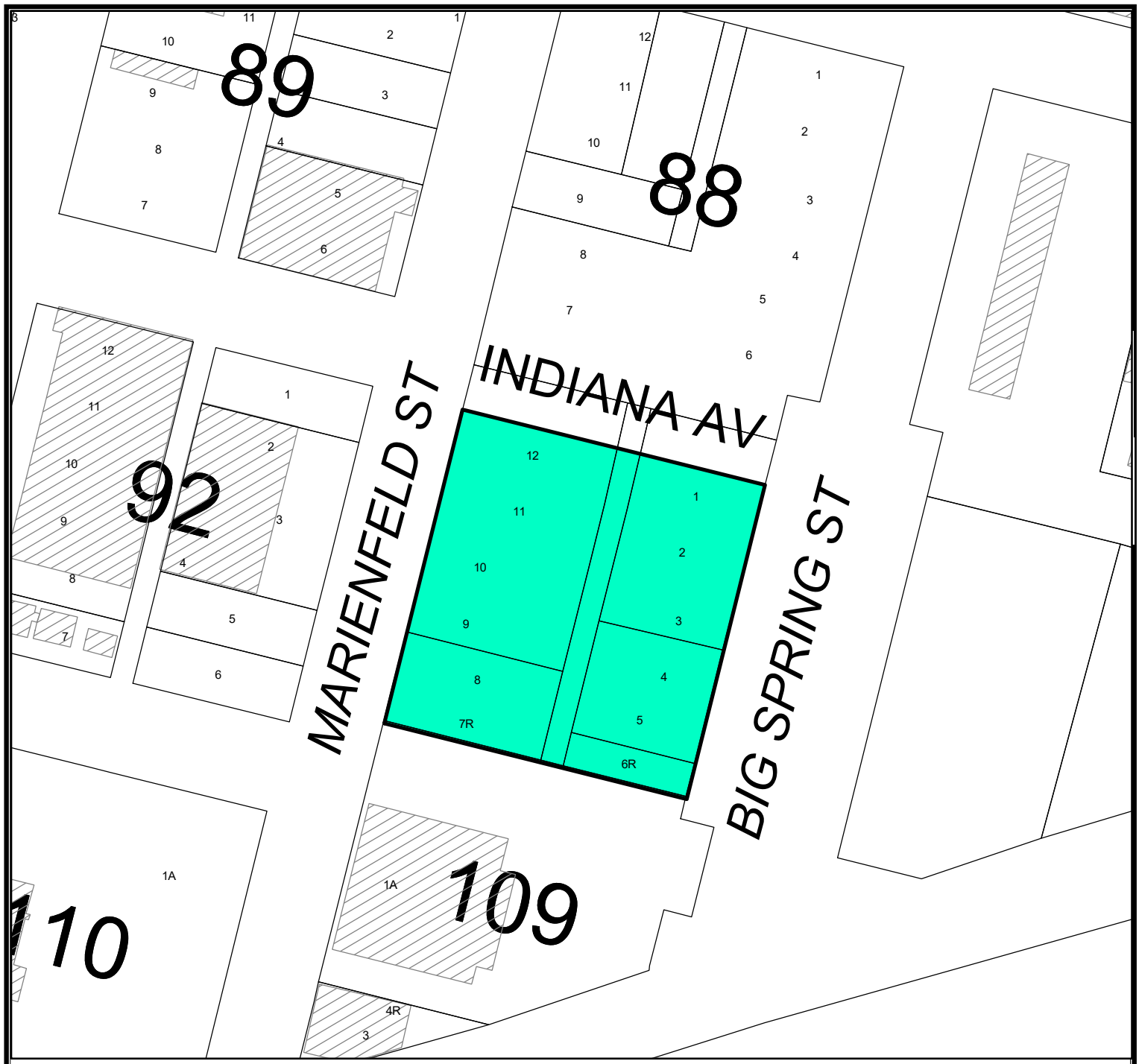
NO. _____

DATE _____

M A V E R I C K
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

ORIGINAL TOWN ADDITION SECTION 30

Drawing : F:\2024\240188-TYPE-SIX DESIGN-MIDLAND HOTEL CIVIL & SURVEY\DRAWINGS\PLAT\240188 PRELIM PLAT.DWG Last Saved By: ADevine on 2/18/25



Location Map

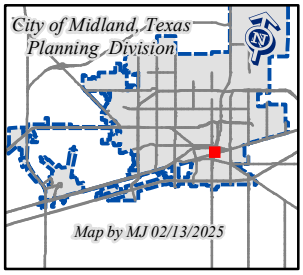
SUB-25-0816 **Scale: 1" = 124'**

Proposed plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and the vacated north/south .13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue. (Council District 3)

LEGEND

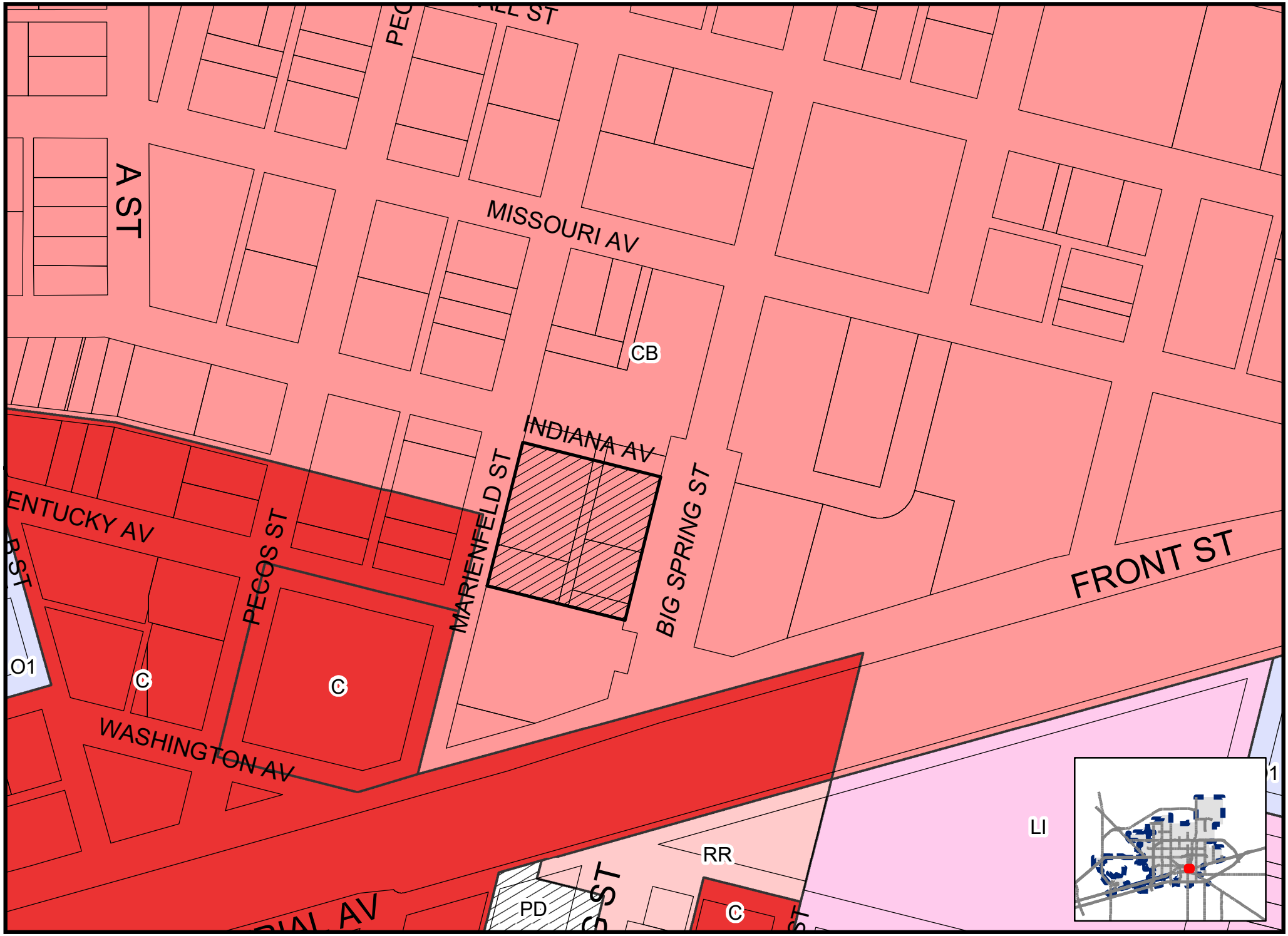
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



Map by MJ 02/13/2025

SUB-25-0816

Scale: 1" = 229'

ZONING MAP

© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION

88
87
INDIANA AV
92
93
95
MARIENFELD ST
BIG SPRING ST
PECOS ST
110
109
ON AV

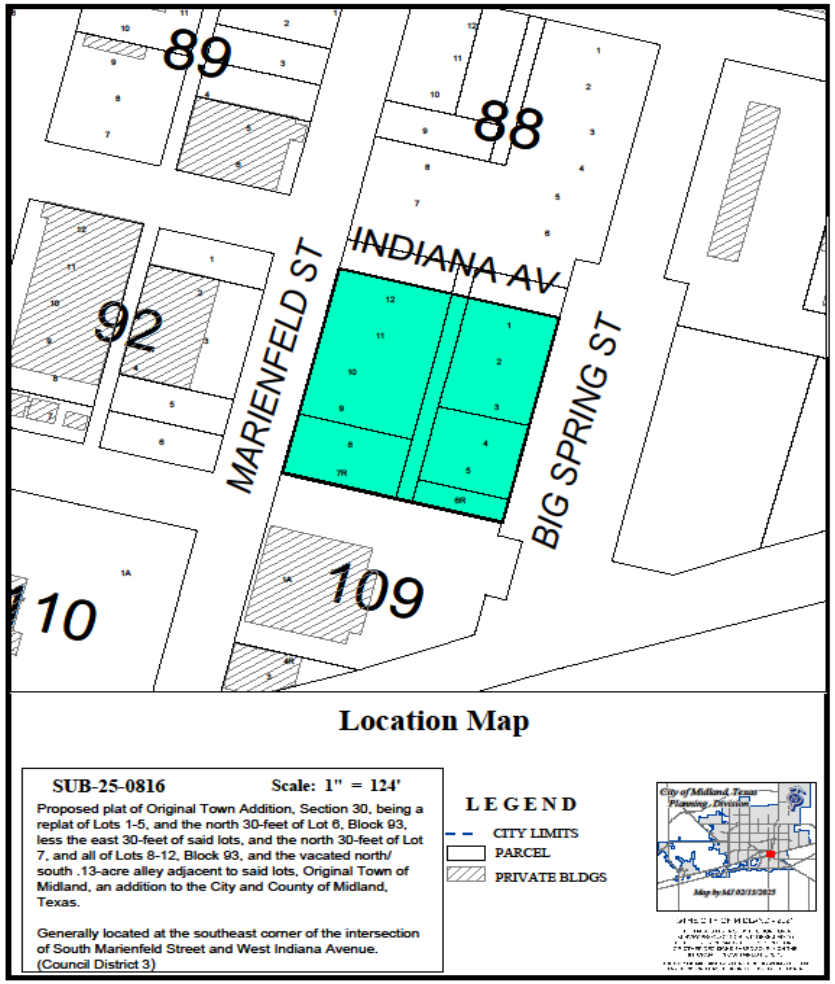
MIDLAND
Be the Energy!

PRELIMINARY PLAT REINSTATEMENT
ORIGINAL TOWN ADDITION, SECTION 30

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

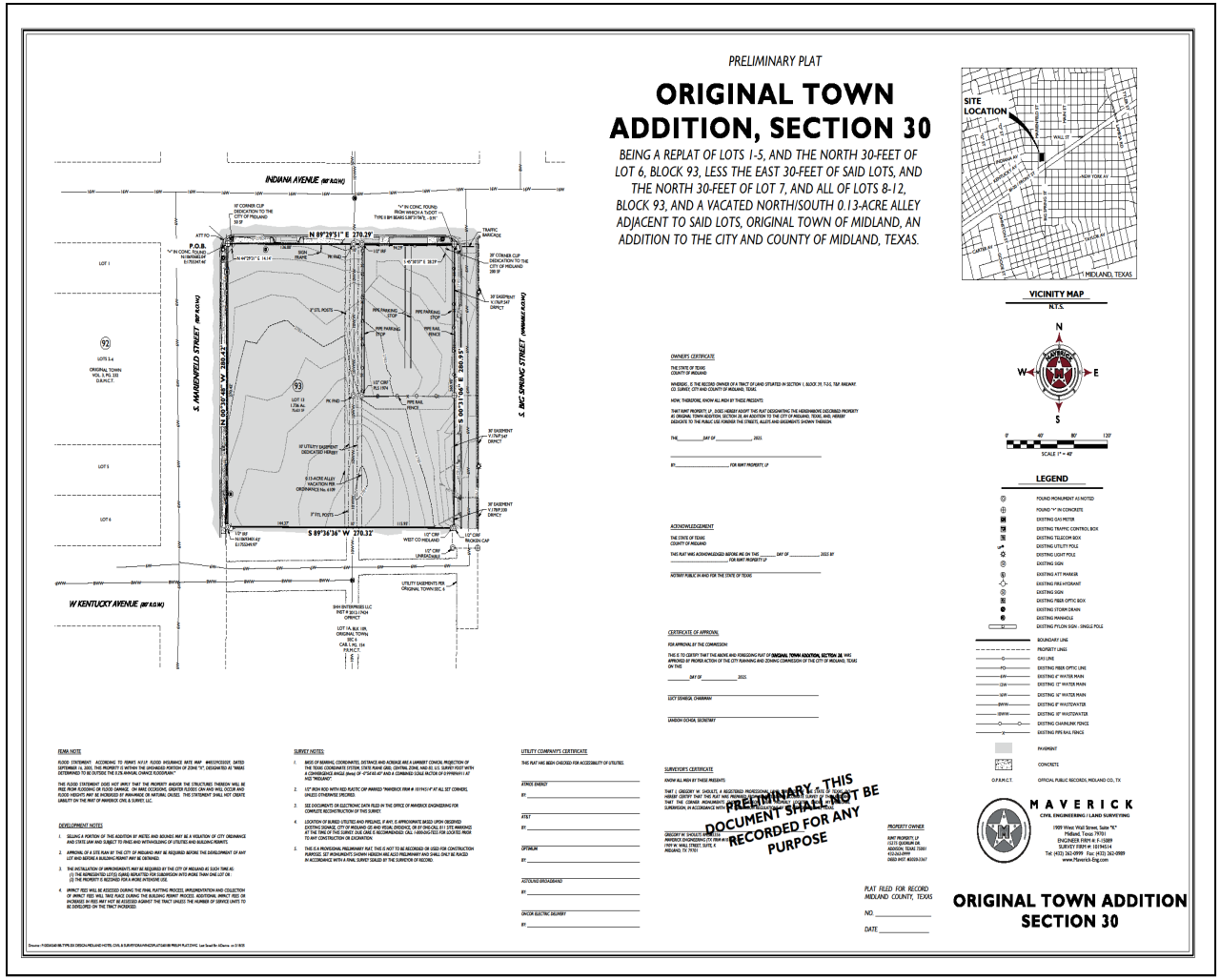
- **Property Owner/Developer:** RIMT Property, LP
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 405 West Indiana Avenue (Council District 3)
- **Reason for Request:** For the development of a hotel



MIDLAND
Be the Energy!

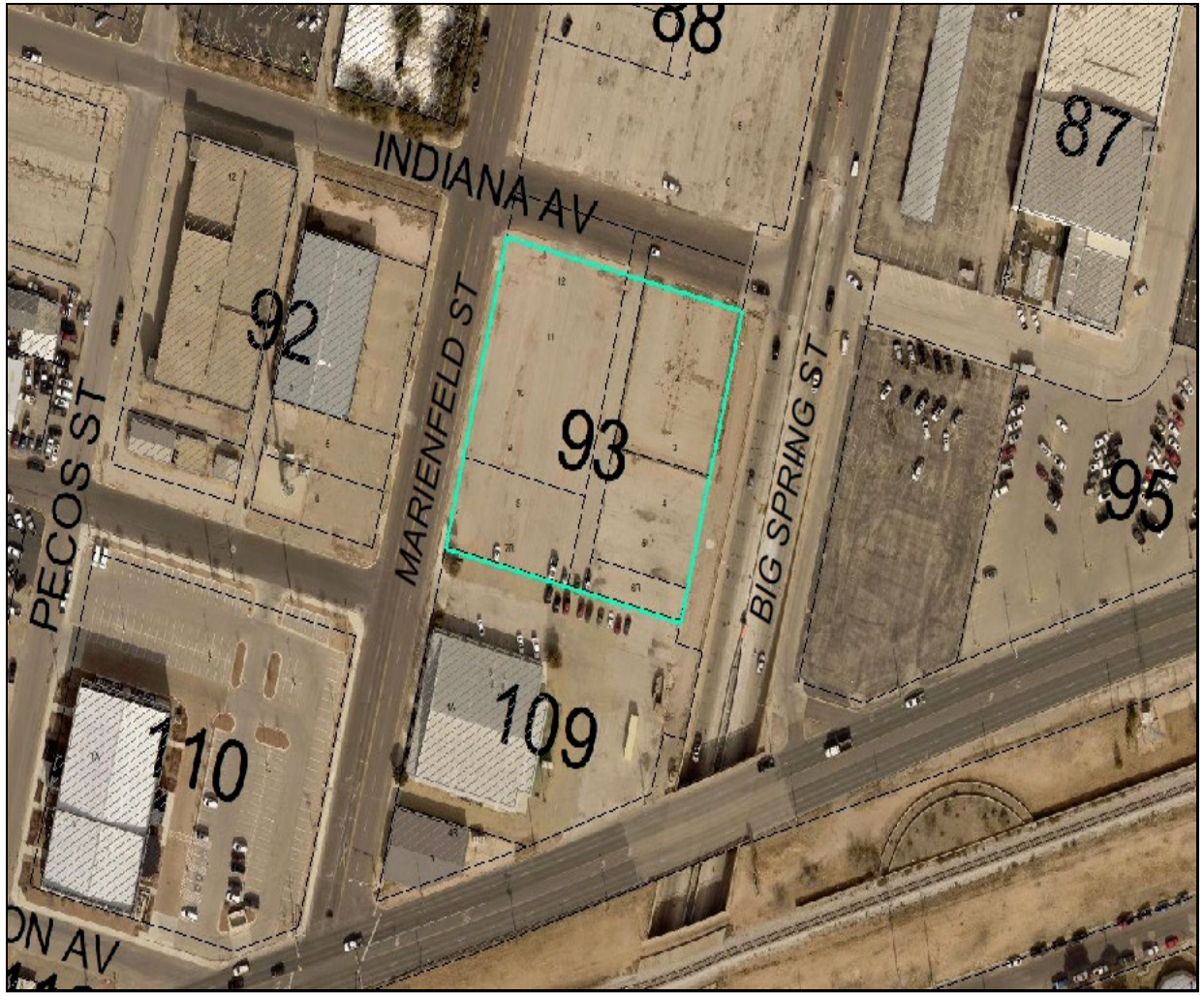
PLAT DETAILS

- **Acreage:** 1.736 acres
- **Number of Existing Lots:** 12
- **Number Proposed Lots:** 1



LAND USE

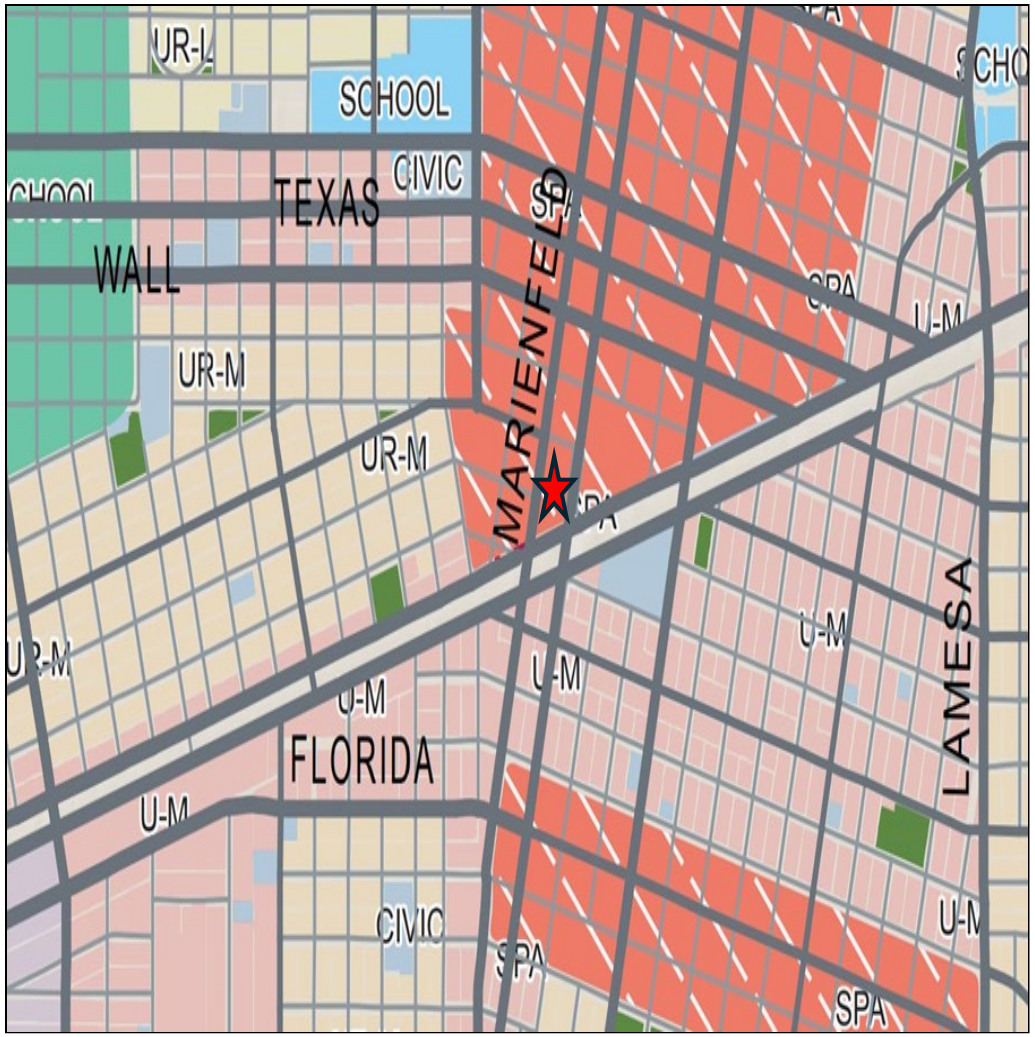
- **Current Use:** Vacant
- **Surrounding Uses:**
  - **North:** Vacant lot
  - **South:** Candy Factory and Gift Store
  - **East:** Library and Library Parking Lot
  - **West:** Vacant Buildings
- **Proposed Use:** Hotel



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



5

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on March 17, 2025.
- Staff recommends approval of this request subject to condition A and B.

STAFF'S RECOMMENDATION

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. 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.

Planning and Zoning Commission Meeting

Item Number:	**17.**
Meeting Date:	**December 1, 2025**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving a Final Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and a vacated north/south 0.13-acre alley adjacent to said lots, and a previously vacated 0.192-acre right of way vacation along South Marienfeld Street, and a 0.496-acre right of way vacation along West Indiana Avenue, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.)**

Purpose:

Maverick Engineering, on behalf of RIMT Property, LP, is requesting to replat a property located at 405 West Indiana Avenue into one lot for the development of a hotel.

This preliminary plat was approved on March 17, 2025, Planning and Zoning Commission.

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: W Indiana roadway okay as is. No public paving improvements required. S Marienfeld roadway okay as is. S Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Marienfeld Street W of tract, okay as is. No public water improvements required. 16" water exists in Indiana Street N of tract, okay as is. No public water improvements required. 6" water exists in S Big Spring Street E of tract, okay as is. No public water improvements required. 6" water exists in Utility Easement S 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 North-South alley of tract, okay as is. No public wastewater improvements required. 8" sewer exists in Utility Easement S 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 recommendations.

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)

Is 2020-10139 being replaced with this 80' easement? Should Original Town of Midland be Original Town Addition? GIS shows that northern half of vacated W Indiana Ave is part of parcel (block 88 of Original Town) (please confirm or disaffirm)

Addressing Review: (Approved)

No comments

Planning: (Approved)

Staff recommends approval of the Final Plat of Original Town Addition, Section 30.

Attachments:

A. P-25-2419, Combined files
B. P&Z - - Original Town Addition, Section 30 Final

Madelim Jaquez, Development Services	Created/Initiated - 11/24/2025
Landon Ochoa, Development Services	Final Approval - 11/24/2025

MIDLAND Planning Division

Final Plat Application

For Office Use Only
SUB-25-086
P-25-2331

Subdivision Name: ORIGINAL TOWN ADDITION, SECTION 30
(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: RIMT PROPERTY, LP		Phone #: 972-934-8699 Email: mhmahoney.mm@gmail.com	
Address: 15275 QUORUM DRIVE	City: ADDISON	State: TX	Zip: 75001

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: adevine@maverick-eng.com	
Address: 1909 W WALL STREET, SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
COMMERCIAL USE, HOTEL

Plat Information | Total Acreage: 1.73

Type: ☐ Single-Family Residential ☐ Multi-Family Residential
☒ Commercial ☐ 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: 10-31-2025
Property Owner (printed): Michael Mahoney, President, RIMT Property, LP	

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 Original Town, Sec. 30 or authorized by RIMT Property LP, 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 5th day of November, 2025, to certify which witness my hand and seal of office.

_____

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

Revised 8/13/2025

For Office Use Only

- ☑ Property Owner Authorization
- ☑ Application Fee / ☐ Paying online
- Check# 5619
- ☑ Recording Fee
- Check# 5620
- ☑ Digital and Physical Copies of Plat (including CADD file)
- ☐ Deferral Letter (if applicable)
- ☐ Groundwater Availability Certification Forms (if applicable)
- ☑ Title Opinion
- ☑ Tax Certificates

Planner Notes:

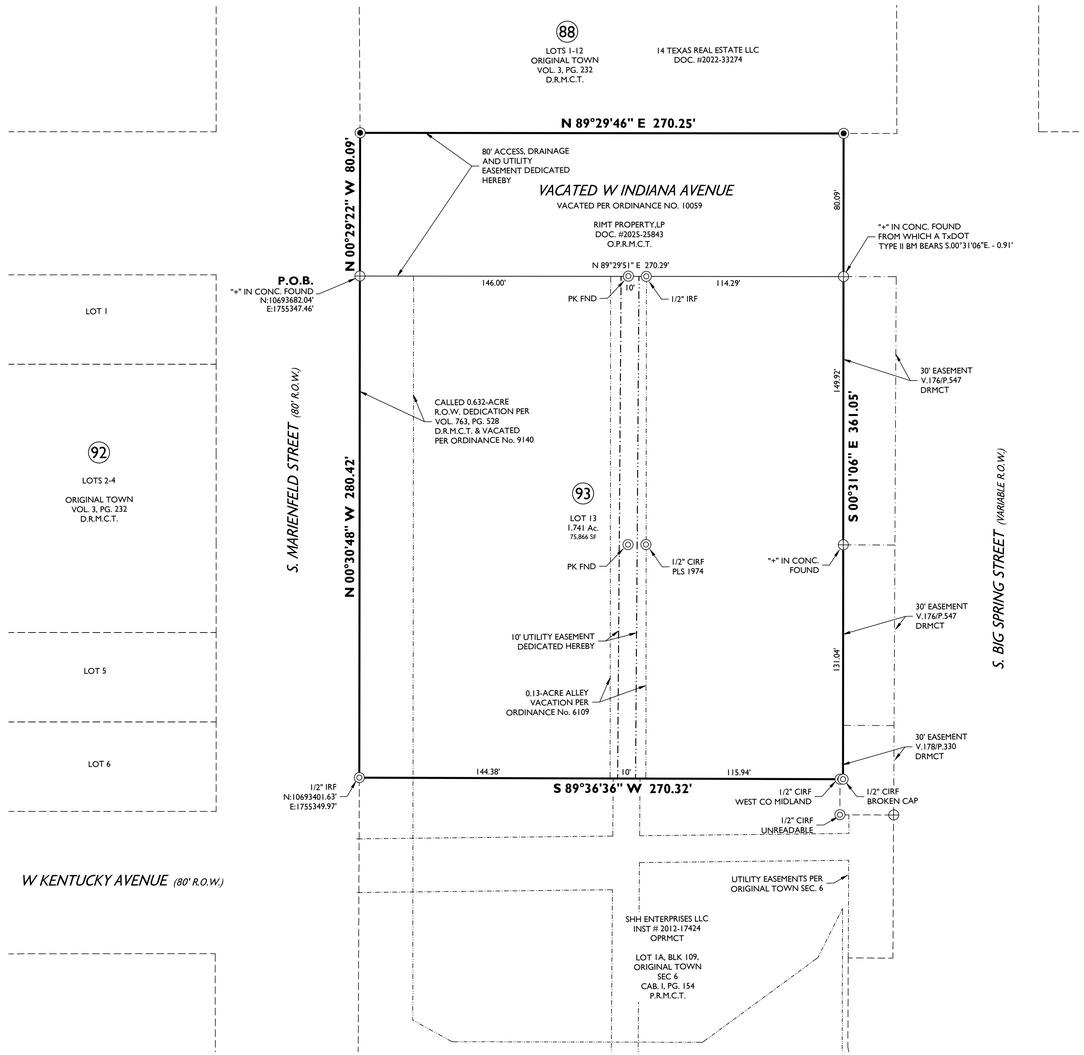
RECEIVED

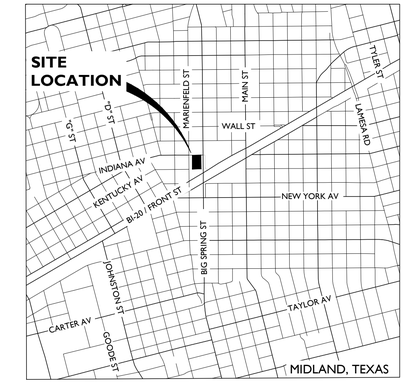
NOV 05 2025

Signature: Beatriz Quesada **Date:** **Initial:**

ORIGINAL TOWN ADDITION, SECTION 30

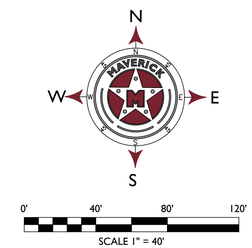
BEING A REPLAT OF LOTS 1-5, AND THE NORTH 30-FEET OF LOT 6, BLOCK 93, LESS THE EAST 30-FEET OF SAID LOTS, AND THE NORTH 30-FEET OF LOT 7, AND ALL OF LOTS 8-12, BLOCK 93, AND A VACATED NORTH/SOUTH 0.13-ACRE ALLEY ADJACENT TO SAID LOTS, AND A PREVIOUSLY VACATED 0.192-ACRE RIGHT OF WAY VACATION ALONG S. MARIENFELD STREET, AND A 0.496-ACRE RIGHT OF WAY VACATION ALONG W. INDIANA AVENUE, ORIGINAL TOWN OF MIDLAND, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.





VICINITY MAP

N.T.S.



LEGEND

◎	FOUND MONUMENT AS NOTED
⊕	FOUND "+" IN CONCRETE
———	BOUNDARY LINE
– – – –	PROPERTY LINES
-·-·-	EASEMENTS
-··-··-	VACATED AREAS PER ORDINANCES SHOWN HEREON
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, RIMT PROPERTY, LP IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 35, BLOCK 39, T-1-S, T&P. RAILWAY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, AS VICE PRESIDENT OF RIMT PROPERTY GP, LLC, THE GENERAL PARTNER ON BEHALF OF RIMT PROPERTY, LP , DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS ORIGINAL TOWN ADDITION, SECTION 30, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

THE_____DAY OF _____, 2025.

_____

BY: MICHAEL MAHONEY, AS VICE PRESIDENT OF RIMT PROPERTY GP, LLC, THE GENERAL PARTNER FOR RIMT PROPERTY, LP

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY MICHAEL MAHONEY, VICE PRESIDENT OF RIMT PROPERTY GP, LLC, AS THE SOLE GENERAL PARTNER ON BEHALF OF RIMT PROPERTY LP, A TEXAS LIMITED PARTNERSHIP.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORIGINAL TOWN ADDITION, SECTION 30, 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

_____

LANDON OCHOA, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0202F, 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..

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 WITHHOLDING 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 LOT(S) IS/ARE) REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT 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 INCREASED.*

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" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
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.*

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Signed by: Jerry Underwood
AT&T
BY: Jerry Underwood

DocuSigned by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

STATE OF TEXAS · REGISTERED · GREGORY W. SHOULTS · No. 5356 · PROFESSIONAL LAND SURVEYOR

PROPERTY OWNER

RIMT PROPERTY, LP
15275 QUORUM DR.
ADDISON, TEXAS 75001
432-262-0999
DEED INST. #2020-3366, #2020-3367, & #2025-25843
O.P.R.M.C.T.

M A V E R I C K
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

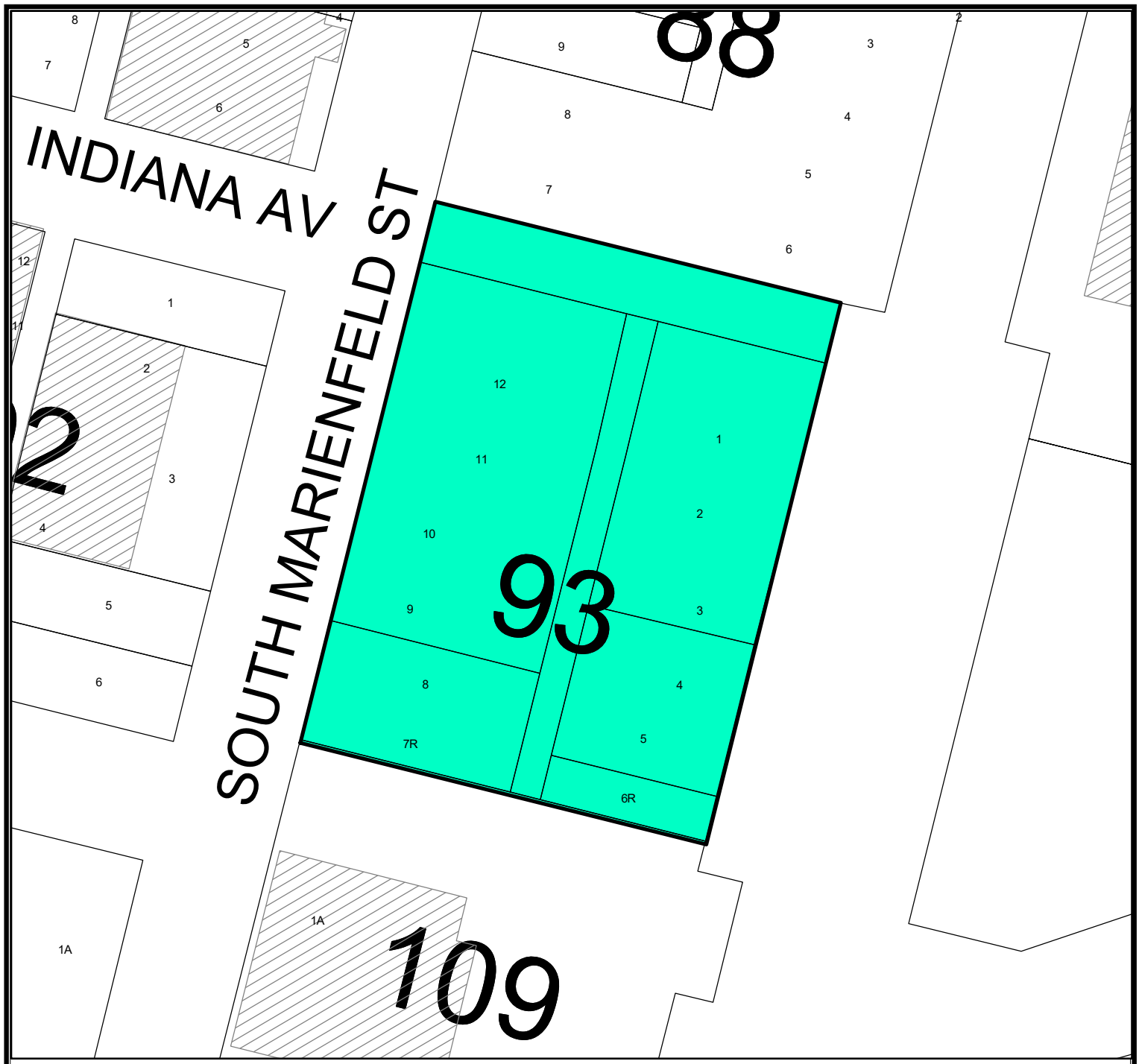
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

ORIGINAL TOWN ADDITION SECTION 30

Drawing : F:\2024\240188-TYPE-SIX DESIGN-MIDLAND HOTEL CIVIL & SURVEY\DRAWINGS\PLAT\240188 FINAL PLAT.DWG Last Saved By: SDavis on 10/24/25



Location Map

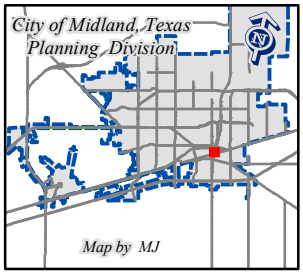
SUB-25-0816 **Scale: 1" = 600'**

Proposed plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and a vacated north/south 0.13-acre alley adjacent to said lots, and a previously vacated 0.192-acre right of way vacation along South Marienfeld Street, and a 0.496-acre right of way vacation along West Indiana Avenue, Original Town of Midland, an addition to the City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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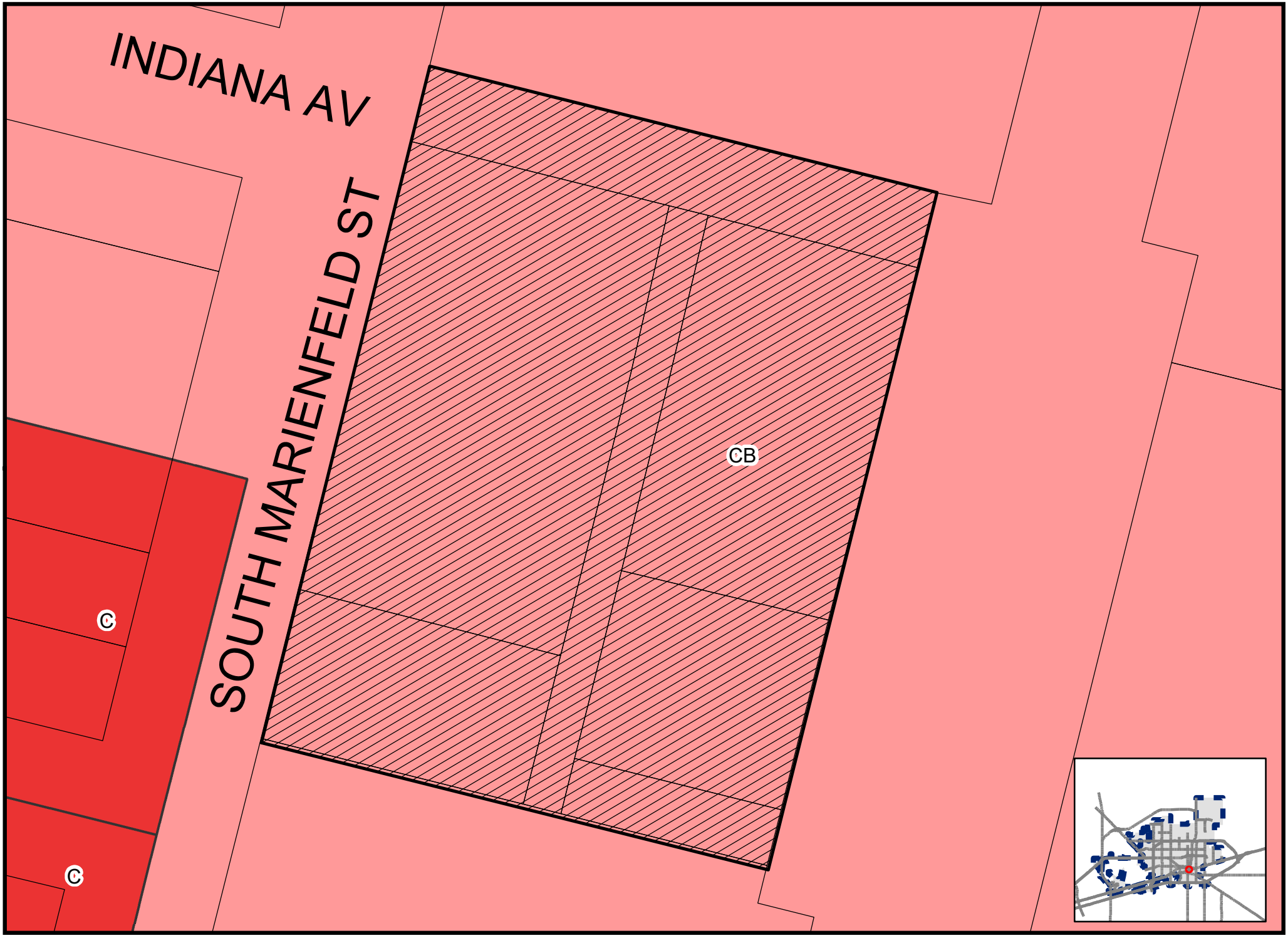
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



Map by MJ

SUB-25-0816

Scale: 1" = 600'

ZONING MAP

© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION

89
88
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INDIANA AV
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95
PECOS ST
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109
GTON AV

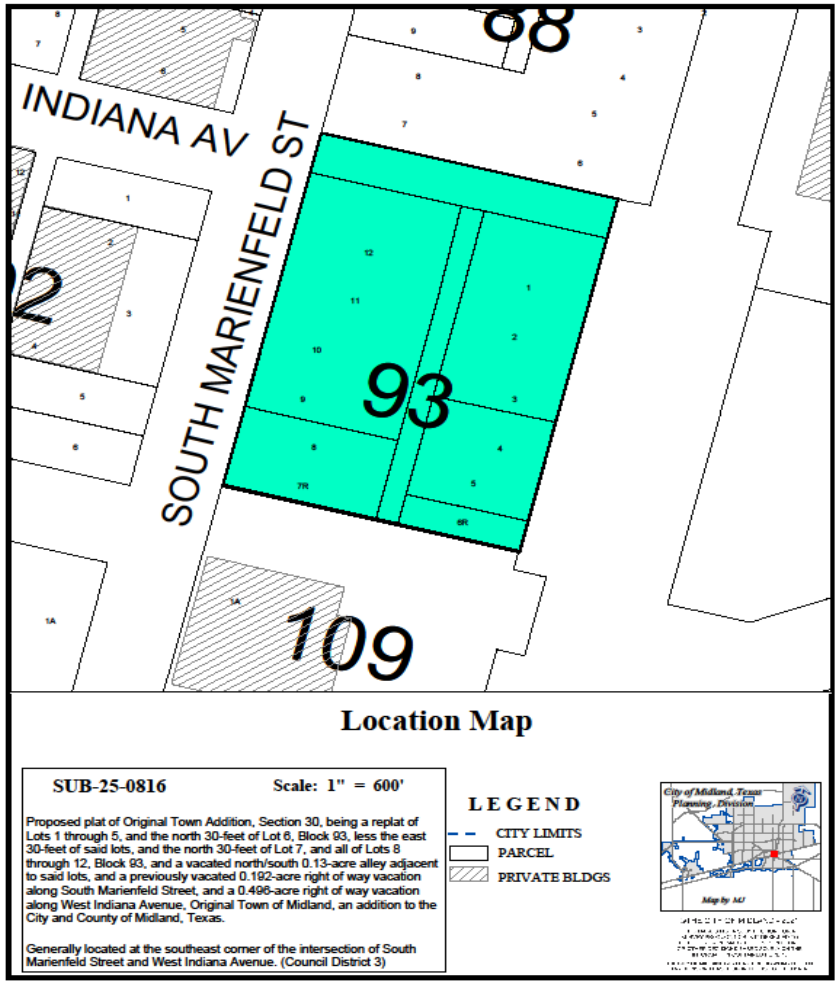
MIDLAND
Be the Energy!

FINAL PLAT
ORIGINAL TOWN ADDITION, SECTION 30

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner/Developer:** RIMT Property, LP
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 405 West Indiana Avenue (Council District 3)
- **Reason for Request:** For the development of a hotel



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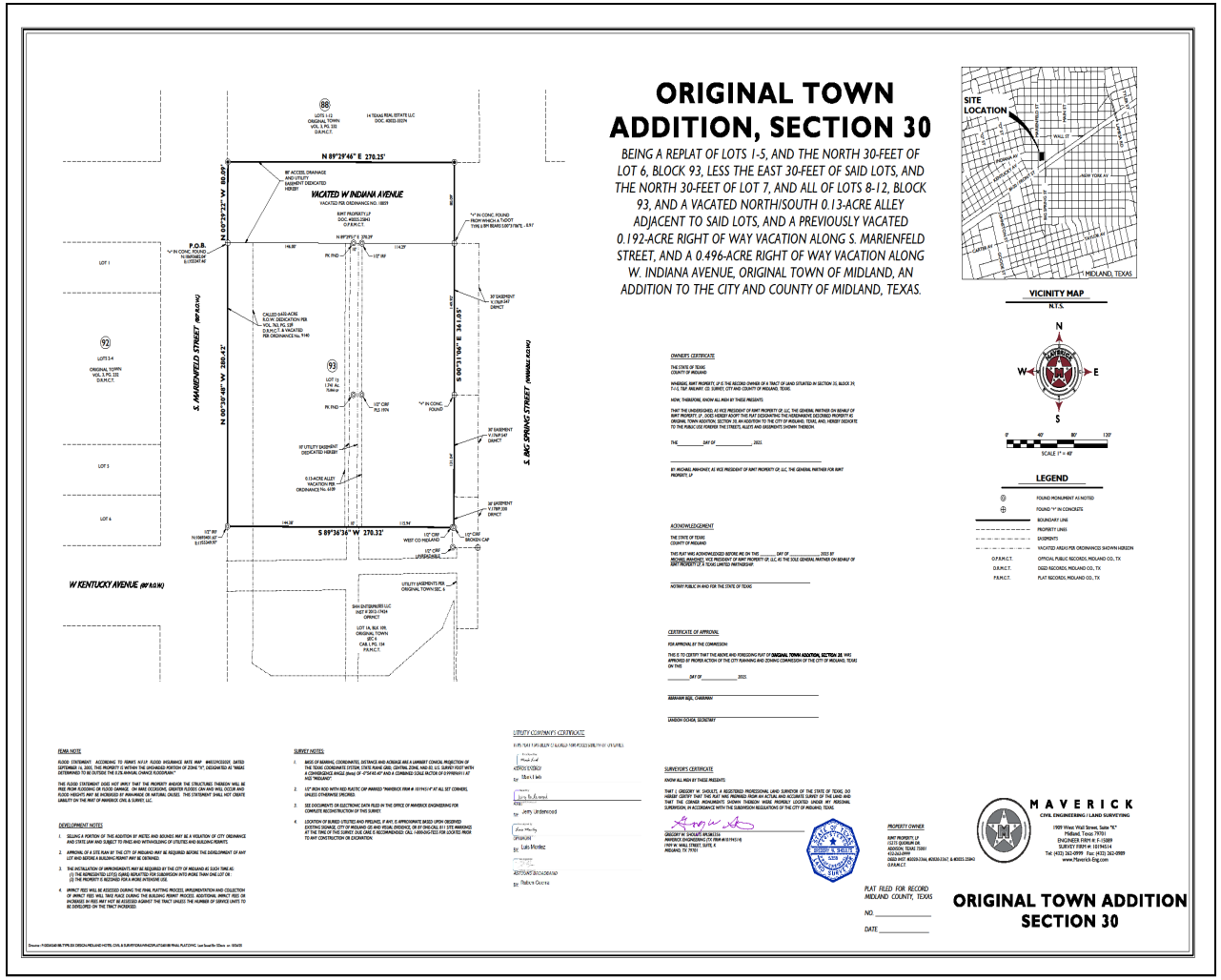
Be the Energy!

PLAT DETAILS

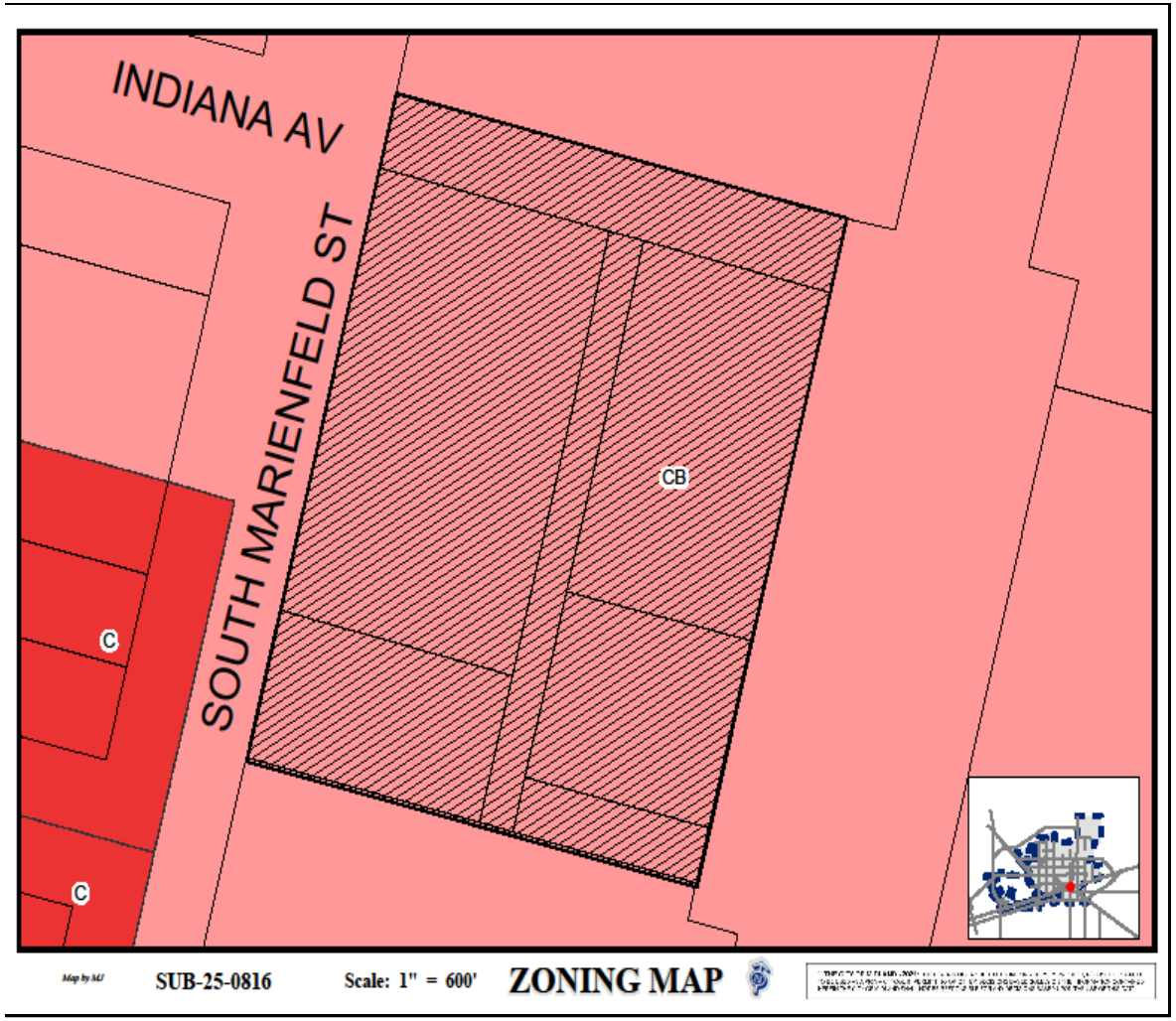
- **Acreage:** 1.736 acres
- **Number of Existing Lots:** 12
- **Number Proposed Lots:** 1



3

ZONING

- **Current Zoning:** CB, Central Business District
- **Surrounding Zoning:**
  - **North/South/East:** CB, Central Business District
  - **West:** CB, Central Business District and C, Commercial District



4

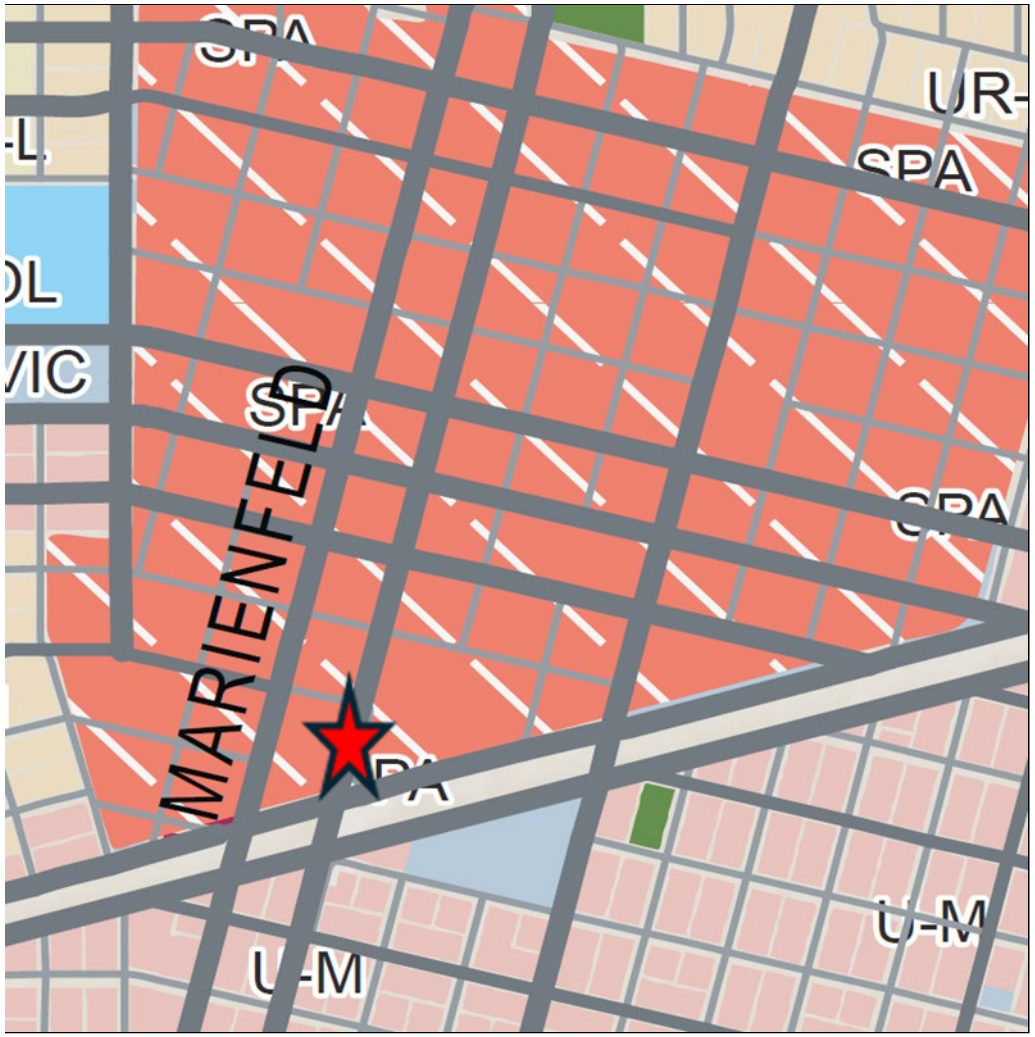
LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
  - **North:** Vacant
  - **South:** Retail Shop
  - **East:** Library
  - **West:** Vacant Retail Shops
- **Proposed Use:** Hotel

MIDLAND
Be the Energy!

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.



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on March 17, 2025.
- Staff recommends approval of this request.

MISSION

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