

**CITY OF MIDLAND, TEXAS  
AGENDA FOR PLANNING AND ZONING COMMISSION  
MEETING  
January 5, 2026 - 3:30 PM  
300 North Loraine  
Midland, Texas  
Council Chamber - City Hall**



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

**OPENING ITEMS**

1. Pledge of Allegiance

**PUBLIC COMMENT**

Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

**CONSENT AGENDA**

2. - Motion approving the December 15, 2025 P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Original Town, Section 31, being a replat of all of Lot 1A, Block 35, Original Town Addition, Section 8, and all of Lots 3 through 12, and a previously vacated 0.1377-acre alley adjacent to said lots, Block 35, Original Town, City and County of Midland, Texas (Generally located at the northeast corner of the intersection of North Big Spring Street and West Texas Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, and a 0.02-acre portion of East County Road 93, Saddleback Estates Addition, Section 2, 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)**
5. - Motion approving a Final Plat of Mockingbird Ridge, Section 18, being a plat of a 16.55-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 645 feet south of Arapahoe Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Motion approving a Final Plat of Hogan Subdivision, Section 2, being a 1.934-acre tract of land situated in Section 30, Block 38, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1,200 feet north of East Wadley Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
7. - Motion approving a Final Plat of The Vineyard Addition, Section 22, being a replat of Lots 2 and 3, Block 2, The Vineyard Addition, Section 2, City and County of Midland,

Texas. (Generally located at the northeast corner of the intersection of Becker Drive and Sandstone Drive) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Motion approving a Final Plat of The Patch Addition, being a 148.76-acre tract of land out of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1232 and West County Road 140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
9. - Motion approving a Final Plat of Gardens Addition, Section 10, being a replat of Lots 6 through 12, Block 13, Gardens Addition, Replat of Block 13, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Mogford Street and Michigan Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. - Motion approving a Final Plat of West End Addition, Section 38, being a replat of Lots 1 and 2, and the east 25 feet of Lot 3, Block 69, West End Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Illinois Avenue and North J 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:

11. Ordinance - 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 Theater 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)**
12. Ordinance - Hold a public hearing and consider a request by Coury Hospitality Texas SP, LLC, on behalf of Summit Midland, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a Hotel on Lot 4A, Block 2, Westridge Park Addition, Section 34, City and County of Midland, Texas. (Generally located on the west side of North Loop 250 West, approximately 720 feet south of Andrews Highway.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
13. - Hold a public hearing and consider a Preliminary Plat of Southern Addition, Section 36, being a replat of Lots 13 through 18, Block 119, Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Weatherford Street and East New York Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
14. - Hold a public hearing and consider a Preliminary Plat of Melody Acres, Section 21, being a replat of the north 270.30 feet of Tract 18, Melody Acres, City and County of Midland, Texas. (Generally located on the south side of Meadowlark Lane, approximately 480 feet east of Oriole Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
15. - Hold a public hearing and consider a Final Plat of Wydeewood Estates, Section 36, being a replat of Lot 1B, Block 28, Wydeewood Estates, Section 30, City and County of Midland, Texas. (Generally located on the north side of Preston Drive, approximately

230 feet east of Sunburst Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES)  
(QUALITY OF LIFE AND PLACE)**

### **MISCELLANEOUS**

16. - Motion approving a reinstatement of an approved Preliminary Plat of Plainsview Estates, being a 16.50-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
17. - Motion approving a Final Plat of Plainsview Estates, being a 16.50-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Polo Club Addition, Section 10, being a 23.15-acre tract of land out of Section 3, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the east side of North Garfield Street, approximately 655 feet north of Bluebird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
19. -  
Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 60, being a plat of a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Antelope Ridge, being a 225.28-acre tract of land out of Sections 13, 14, 23 and 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of West County Road 130, approximately 1,120 feet north of West County Road 135.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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Landon J. Ochoa  
Planning Division Manager  
Department of Development Services

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

**CITY OF MIDLAND, TEXAS  
MINUTES FOR PLANNING AND ZONING COMMISSION  
MEETING  
December 15, 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, December 15, 2025.

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

**OPENING ITEMS**

1. Pledge of Allegiance

**PUBLIC COMMENT**

Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

**CONSENT AGENDA**

2. - Motion approving the December 1, 2025 P&Z meeting minutes. **(DISTRICT: NONE)  
(DEVELOPMENT SERVICES) ()**

Item passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter

NAY: None

ABSTAIN: Dara Richardson

ABSENT: Joshua Sparks, Joshua Garza

3. - Motion approving a Final Plat of Commerce Addition, Section 6, being a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of West Wall Street, approximately 85 feet north of Front Street.) **(DISTRICT: 3)  
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter

NAY: None

ABSTAIN: Dara Richardson

ABSENT: Joshua Sparks, Joshua Garza

4. - Motion approving a Final Plat of City View Acres, Section 7, being a replat of a 2.00-acre tract of land out of Block 24, City View Acres, City and County of Midland, Texas.

(Generally located on the north side of Garden City Highway, approximately 565 feet east of South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter

NAY: None

ABSTAIN: Dara Richardson

ABSENT: Joshua Sparks, Joshua Garza

5. - Motion approving a Final Plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter

NAY: None

ABSTAIN: Dara Richardson

ABSENT: Joshua Sparks, Joshua Garza

6. - Motion approving a Final Plat of Gardens Addition, Section 10, being a replat of Lots 6 through 12, Block 13, Gardens Addition, Replat of Block 13, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Mogford Street and Michigan Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff. No action taken.

### **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 Rockin Rodeo on behalf of Melcreek, LP, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a Nightclub on Lots 44 through 51, Block 11A, Fairway Park Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 665 feet south of Palmer Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate planner Alexis Martinez presented this item.

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

There was no one wishing to speak on this item.

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

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN: None

ABSENT: Joshua Sparks, Joshua Garza

8. - Hold a public hearing and consider a Preliminary Plat of Llano Estacado, Section 4, being a plat of a 1.0-acre tract of land out of Section 23, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Gladiola Avenue, approximately 465 feet east of Golden Gate Drive.) **(DISTRICT: 4)**  
**(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior planner Britton Murry presented this item.

The public hearing opened at 3:42 p.m.

Nolan Bradshaw inquired if the property has been platted before.

Britton Murry said the city has no record of this, so we can not legally consider it platted.

Douglas Aylor, a next-door neighbor of the property, spoke in objection to this request, stating he objects to more houses arising next door to him inhibiting the natural feel of the neighborhood that he's lived in for 18 years.

Jodi Bradshaw presented materials to the commissioners to defend her case claiming she shows the property has been platted.

The public hearing closed at 3:56 p.m.

The motion passed by the following vote:

AYE: Abraham Bejil, Brandon Ofield, Brennan Berry, Aaron Hunter

NAY: Dara Richardson

ABSTAIN: Lucy Sisniega, Brian Martin

ABSENT: Joshua Sparks, Joshua Garza

9. - Hold a public hearing and consider a request by PJP Group, LLC, on behalf of SHMK Development, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, to O-1, Office District on a 1.992-acre tract of land out of Tracts 2 and 3, Midkiff Heights, City and County of Midland, Texas. (Generally located east of the intersection of Austin Street and Princeton Avenue.) **(DISTRICT: 3)**  
**(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior planner Britton Murry presented this item.

The public hearing opened at 4:03 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:03 p.m.

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN: None

ABSENT: Joshua Sparks, Joshua Garza

10. - 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)**

Planner Angelina Bettanini presented this item.

The public hearing opened at 4:06 p.m.

A discussion between the applicant, Michael Miller, and city staff was had regarding the applicable ordinance.

Chair Abraham Bejil, verified the city was only made aware that applicant Michael Miller was building a single-family dwelling, not that he was going to put a manufactured home on the property.

Walt Kniffen, a neighbor of the property, stated that as a fellow veteran like Michael Miller, he wishes Mr. Miller to abide peacefully with his family.

Owner of Timberwolf Estates, Robert Anderson, stated he had restrictions, so mobile homes can't be placed there, as he has many lots to still sell and that hinders his selling ability as no one wants to live next to a manufactured home.

Jerry Crawford, a resident in Timberwolf Estates, stated he bought a house with restrictions prohibiting the replatting and rezoning process to allow a manufactured home.

Attorney Steve Pocsik, with Brockett, McNeel & Pocsik, spoke about the applicants' ordinance violation, and the current pending lawsuit.

The public hearing closed at 4:32 p.m.

The motion passed by the following vote:

AYE: Lucy Sisniega, Aaron Hunter, Dara Richardson

NAY: Brandon Ofield, Abraham Bejil, Brennan Berry, Brian Martin

ABSTAIN: None

ABSENT: Joshua Sparks, Joshua Garza

11. - Hold a public hearing and consider a request by Gary Glasscock for a Zone Change from PD, Planned Development District for an Office Center and Transition District, to an amended PD, Planned Development District for an Office Center and Transition District, on Lot 3, Block 68, West End Addition, City and County of Midland, Texas. (Generally located on the south side of West Illinois Avenue, approximately 130 feet west of North I Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior planner Britton Murry presented this item.

The public hearing opened at 4:39 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:39 p.m.

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN: None

ABSENT: Joshua Sparks, Joshua Garza

12. - Hold a public hearing and consider a Preliminary Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.) **(DISTRICT: 1)**  
**(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 4:42 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:42 p.m.

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

### **MISCELLANEOUS**

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Mayfield Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas. (Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane.)  
**(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Young Addition, Section 6, being a replat of Lot 1, Block 1, Young Addition, and Lot 15, Block 1, Young Addition, Section 2, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 127 and South County Road 1209.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 37, being a replat of Lots 4, 5, and 6, Block 127, Southern Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East Washington Avenue and South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 38, being a replat of Lots 1 through 5, Block 125, and Lots 1, 2, and 3, Block 126, Southern Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East New York Avenue and South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

17. - Motion approving a reinstatement of an approved Preliminary Plat of Grasslands Estates, Section 26, being a replat of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located at the southwest corner of West Wadley Avenue and Callaway Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

18. - Motion approving a Final Plat of Grassland Estates, Section 26, being a replat of an 80.99-acre portion of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue, approximately 525 feet west of Callaway Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Stockard Acres, Section 6, being a replat of Lots B through E, and the south 0.10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Florida Avenue and Johnston Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Eugene Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter, Dara Richardson

NAY: None

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza

21. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86 acre-tract of land situated in Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion passed by the following vote:

AYE: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, Aaron Hunter,

Dara Richardson  
NAY: None  
ABSTAIN:  
ABSENT: Joshua Sparks, Joshua Garza

  
\_\_\_\_\_  
Landon Ochoa, Planning Division Manager  
Department of Development Services

12/31/25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Abraham Bejil, Chair

\_\_\_\_\_  
Date



# Planning and Zoning Commission Meeting

**Item Number:** 3.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Beatriz Quezada, Planner  
**Subject:** Motion approving a Final Plat of Original Town, Section 31, being a replat of all of Lot 1A, Block 35, Original Town Addition, Section 8, and all of Lots 3 through 12, and a previously vacated 0.1377-acre alley adjacent to said lots, Block 35, Original Town, City and County of Midland, Texas (Generally located at the northeast corner of the intersection of North Big Spring Street and West Texas Avenue.)

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**Purpose:**

Dunaway Associates, LLC, on behalf of the Midland Development Corporation and the City of Midland, are requesting to replat the properties located at 210 North Big Spring Street, 310 West Texas Avenue, 211 North Colorado Street, and 304 West Texas Avenue into one lot for the development of a hotel.

The preliminary plat was approved by the Planning and Zoning Commission on August 18, 2025.

**Current Zoning:**

CB, Central Business District

**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: Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. Colorado roadway okay as is. Illinois roadway okay as is. Texas roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 4" water exists, crosses through the middle of the tract. 8" water exists in Colorado, okay as is. 8" water exists in Big Spring, okay as is. 10" water exists in Illinois, okay as is. 12" water exists in Texas, 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, crosses through the middle of the tract. 12" sewer exists in Illinois, okay as is. 8" sewer exists in Texas, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

DIMENSION: \* \* \* OTHER: \* \* \*

**Transportation: (Approved)**

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

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

**Fire: (Approved)**

No comments or objections.

**Oil and Gas: (Approved)**

No Oil & 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, planning/zoning requirements, established setbacks, Health department regulations, 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 Review: (Approved)**

Address Assigned will be 300 W Texas Avenue, if anyone needs it before releasing the memo.

**Planning: (Approved)**

Staff recommends approval of the Final Plat of Original Town Addition, Section 31.

**Attachments:**

- A. P-25-2449, Combined Files
- B. P&Z - - Original Town, Section 31

Beatriz Quezada, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/31/2025

 <p><b>MIDLAND</b> Planning Division</p>	<p><b>Final Plat Application</b></p>	<p><b>For Office Use Only</b></p> <p>SUB- _____ - _____</p> <p>P- _____ - _____</p>
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**Subdivision Name:** Original Town, Section 31  
 (Must be named in accordance with 11-2-5(A)4 of the City Code)

<p><b>Applicant</b> (Must be an individual. Also, See affidavit on page 3 if acting as agent)                  Print Name: Dunaway Associates LLC. (Agent)                  Jeff Taylor and Melanie Martinez- Dunaway, Inc.</p>	<p>Phone #: 432 -217-0221</p> <p>Email: mmartinez@dunaway.com                  jtaylor@dunaway.com</p>		
<p>Address: 4000 N. Big Spring St. Ste. 101</p>	<p>City: Midland</p>	<p>State: TX</p>	<p>Zip: 79705</p>

<p><b>Property Owner</b>                  Print Name: Multiple Owners see attached page</p>	<p>Phone #:</p> <p>Email:</p>		
<p>Address:</p>	<p>City:</p>	<p>State:</p>	<p>Zip:</p>

<p><b>Developer:</b> (If different from property owner)                  Print Name:</p>	<p>Phone #:</p> <p>Email:</p>		
<p>Address:</p>	<p>City:</p>	<p>State:</p>	<p>Zip:</p>

<p><b>Representative</b> (If different from applicant or property owner)                  Print Name: Dunaway Associates LLC. (Agent)                  Jeff Taylor and Melanie Martinez- Dunaway, Inc.</p>	<p>Phone #: 432 217-0221                  mmartinez@dunaway.com                  Email: jtaylor@dunaway.com</p>		
<p>Address: 4000 N. Big Spring St. Ste. 101</p>	<p>City: Midland</p>	<p>State: TX</p>	<p>Zip: 79705</p>

**Reason for Platting** (Please be specific)  
The request is to replat Block 35 Original Town into one large lot to accommodate a hotel development

<b>Plat Information</b>	Total Acreage: 2.066
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1 Commercial	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

<b>Property Owner</b> Printed Name: Midland Development Corporation		Phone (432) 686-3579 Email	
Address	PO Box 1152	City	Midland
State	TX	Zip	79702

<b>Property Owner</b> Printed Name: City of Midland Attn: Home Rule Municipal Texas		Phone (432) 685-7100 Email	
Address	PO Box 1152	City	Midland
State	TX	Zip	79702

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](mailto: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](mailto: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): *[Handwritten Signature]* Date: *12/9/25*

**Property Owner** (printed): *JOSE E. ORTIZ*

*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) \_\_\_\_\_

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

**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): Sara M. Harris Date: 12-9-25

**Property Owner** (printed): Sara Harris

*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) \_\_\_\_\_

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


4 December 2025

City of Midland-  
Attn: Planning Division  
300 N. Loraine  
Midland, Texas 79702

To whom it may concern:

I/We City of Midland Home Rule Municipal Texas authorize Dunaway Associates, L.L.C. to act as our agent for the platting/zoning purposes regarding our project Original Town, Section 31. As Client we consent to Dunaway Associates, L.L.C signing all applications and/or needed documentation, receiving all comments and/or needed information and representing me/us at any all hearings for the duration of this project.

Sincerely,

By:   
JOSE E. ORTIZ


12/9/25  
Date:

STATE OF TEXAS §  
COUNTY OF MIDLAND §

**BEFORE ME**, the undersigned authority, on this day personally appeared JOSE ortiz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said city of Midland for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** this 9<sup>th</sup> day of December, A.D., 2025.



  
Notary Public in and for the State of Texas  
My Commission Expires: 12-6-26



Survey Firm #10098100

Dunaway Location  
4000 N. Big Spring Street  
Suite 101  
Midland, Texas 79705  
432-699-4889

4 December 2025

City of Midland-  
Attn: Planning Division  
300 N. Loraine  
Midland, Texas 79702

To whom it may concern:

I/We Midland Development Corporation authorize Dunaway Associates, L.L.C.  
to act as our agent for the platting/zoning purposes regarding our project  
Original Town, Section 31. As Client we consent to Dunaway Associates, L.L.C  
signing all applications and/or needed documentation, receiving all comments and/or needed information  
and representing me/us at any all hearings for the duration of this project.

Sincerely,

Sara M. Harris

By: Sara Harris

12-9-25

Date:

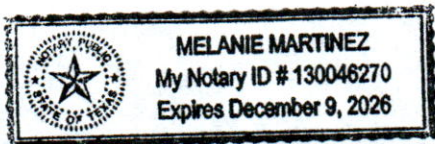
STATE OF TEXAS §  
COUNTY OF MIDLAND §

**BEFORE ME**, the undersigned authority, on this day personally appeared Sara Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Midland Development Corp for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** this 9<sup>th</sup> day of December, A.D., 2025.

Melanie Martinez

Notary Public in and for the State of Texas  
My Commission Expires: 12-9-26



**For Office Use Only**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Property Owner Authorization                             | <input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file) |
| <input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online | <input type="checkbox"/> Deferral Letter (if applicable)                                      |
| Check# <u>invoice</u>  | <input type="checkbox"/> Groundwater Availability Certification Forms (if applicable) N/A     |
| <input checked="" type="checkbox"/> Recording Fee  | <input checked="" type="checkbox"/> Title Opinion   |
| Check# <u>1788</u>   | <input checked="" type="checkbox"/> Tax Certificates  |

Planner Notes:

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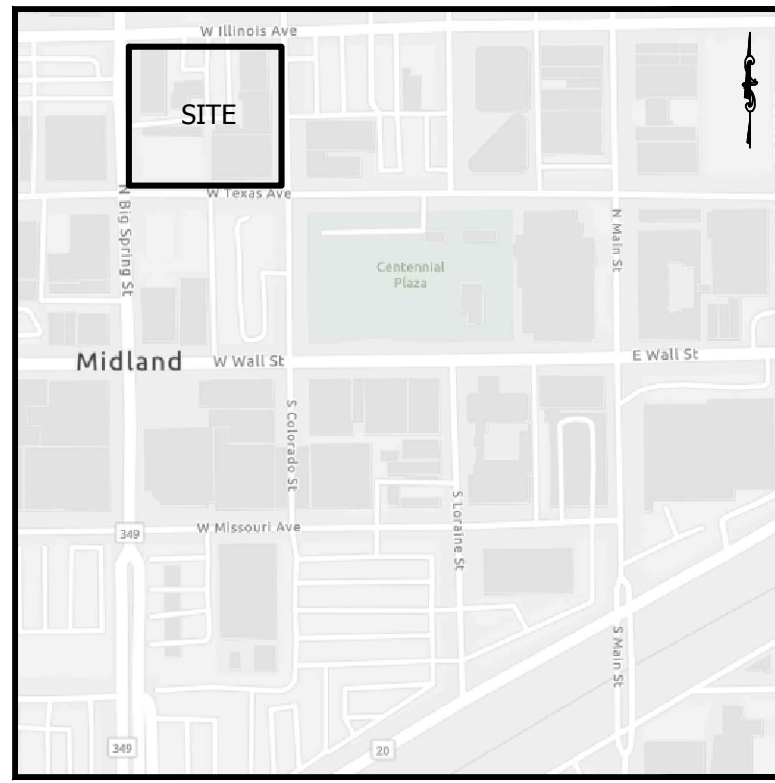
Signature: Bentone

Date: 12/09/25

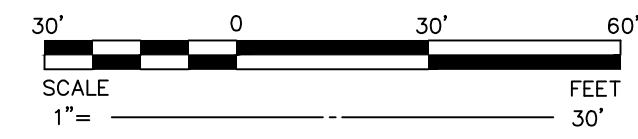
**RECEIVED**

DEC 09 2025

Initial: \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE



D.R.M.C.T.= DEED RECORDS, MIDLAND COUNTY, TEXAS  
P.R.M.C.T.= PLAT RECORDS, MIDLAND COUNTY, TEXAS  
● = FOUND MONUMENT AS NOTED

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

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

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS City of Midland Home Rule Municipal Texas, is the record owner of a tract of land situated in Original Town, Section 31, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, City of Midland Home Rule Municipal Texas, Inc., do hereby adopt this plat designating the herein above described property as City of Midland Home Rule Municipal Texas, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Representative name and title, City of Midland Home Rule Municipal Texas

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by \_\_\_\_\_ on behalf of City of Midland Home Rule Municipal Texas

Notary Public Signature \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Midland Development Corporation, is the record owner of a tract of land situated in Original Town, Section 31, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Midland Development Corporation, Inc., do hereby adopt this plat designating the herein above described property as Midland Development Corporation, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Representative name and title, Midland Development Corporation

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by \_\_\_\_\_ on behalf of Midland Development Corporation

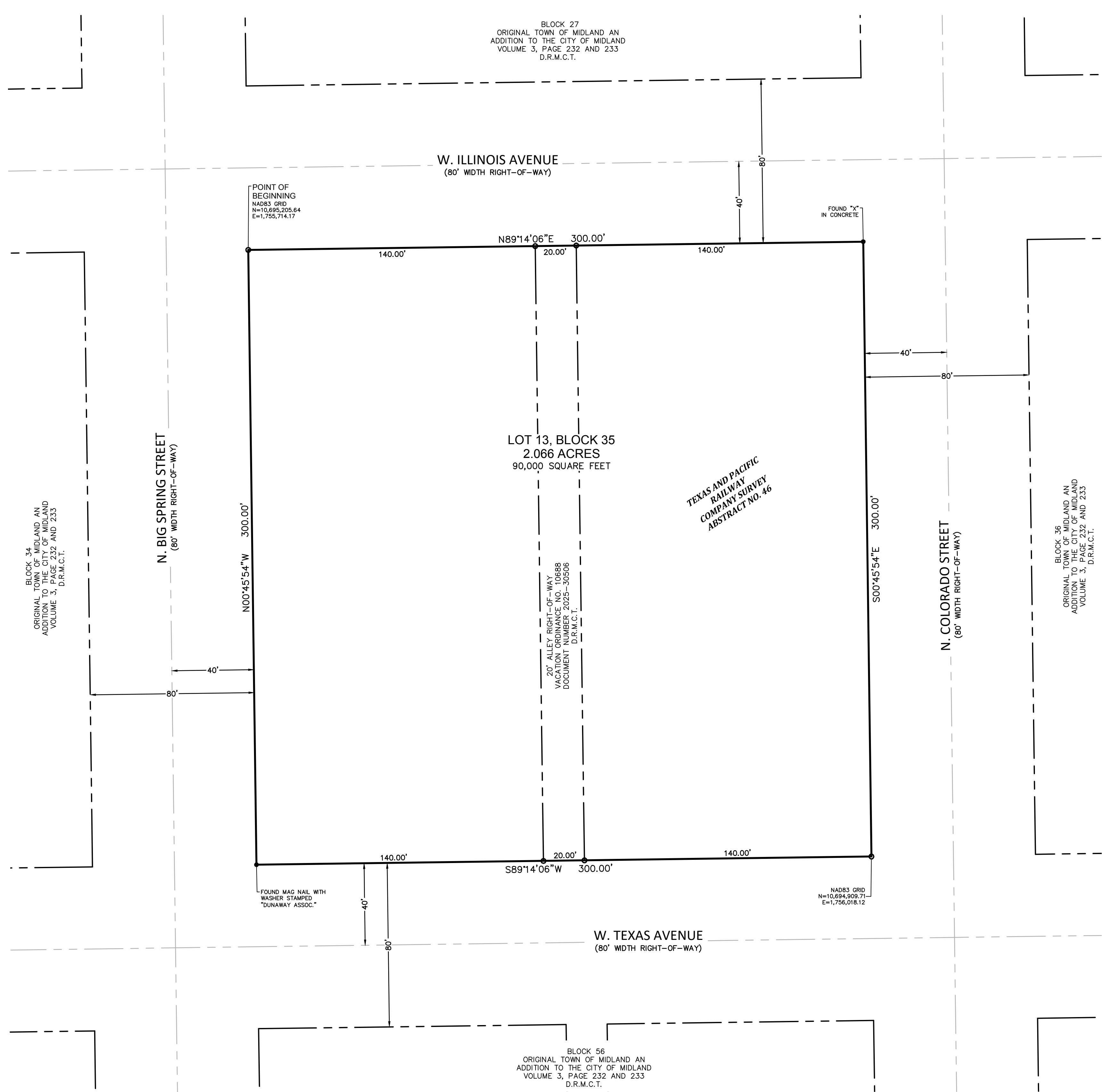
Notary Public Signature \_\_\_\_\_

SURVEYOR/ENGINEER NAME AND ADDRESS:  
Name: Dunaway Associates  
Address: 4000 N. Big Spring Street, Suite 101  
Midland, TX 79705 Phone: 432-699-4889

OWNER NAME AND ADDRESS:  
Name: City of Midland  
Home Rule Municipal Texas  
Address: PO Box 1152  
Midland, TX 79702

OWNER NAME AND ADDRESS:  
Name: Midland Development Corporation  
Address: 200 N. Lorraine Street Suite 610  
Midland, TX 79701

CERTIFICATE OF APPROVAL  
For approval by the Commission:  
This is to certify that the above and foregoing plat of Original Town, Section 31 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
\_\_\_\_\_  
ABRAHAM BEJIL, CHAIRPERSON  
\_\_\_\_\_  
LONDON OCHOA, SECRETARY



METES AND BOUNDS

BEING a 2.066-acre parcel of land situated in the Texas and Pacific Railway Company Survey, Abstract No. 46, City and County of Midland, Texas, and being all of Lot 1A, Block 35, Original Town Addition Section 8, as recorded on Cabinet J, Page 8 of the Plat Records of Midland County Texas (P.R.M.C.T.) all of Lots 5 through 12, and a 20-foot wide Alley vacated by city ordinance no. 10688, as recorded in Document Number 2025-30506, Deed Records, Midland County, Texas, (D.R.M.C.T.), Block 35, Original Town of Midland, an addition to the City of Midland, Texas, as recorded in Volume 3, page 232 and 233, D.R.M.C.T., and all of the tracts of land described in Special Warranty Deed to Midland Development Corporation, as recorded in Document Number 2022-15666, D.R.M.C.T., all of the tracts of land described in General Warranty Deed to the City of Midland, as recorded in Document Number 2013-26667, D.R.M.C.T. and all the tracts of land described in a Warranty Deed to Midland Development Corporation, as recorded in Document 2018-26665, Deed Records, Midland County, Texas, D.R.M.C.T., and also being all of a tract of land described in Special Warranty Deed to the City of Midland, as recorded in Document Number 2025-24661, D.R.M.C.T., said 2.066-acre parcel being more particularly described by metes and bounds as follows;

BEGINNING at a found 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "with cap") for the northwest corner of said Block 35, being the intersection of the east right-of-way line of Big Spring Street (80-foot width) with the south right-of-way line of Illinois Avenue (80-foot width), being locatable by NAD83 Grid Coordinate: N=10,695,205.64, E=1,755,714.17;

THENCE North 89 degrees 14 minutes 06 seconds East, along the south right-of-way line of said Illinois Avenue, passing at a distance of 140.00 feet a found 5/8-inch iron rod with cap for the northwest corner of said 20-foot wide Alley, and continuing to pass at a cumulative distance of 160.00 feet a found 5/8-inch iron rod with cap for the northeast corner of said 20-foot wide Alley, and continuing a total cumulative distance of 300.00 feet to a found "X" cut in concrete for the northeast corner of said Block 35, being the intersection of said south right-of-way line with the west right-of-way line of Colorado Street (80-foot width);

THENCE South 00 degrees 45 minutes 54 seconds East, along the west right-of-way line of said Colorado Street, a distance of 300.00 feet to a found 5/8-inch iron rod with cap for the southeast corner of said Block 35, being the intersection of said west right-of-way line with the north right-of-way line of Texas Avenue (80-foot width);

THENCE South 89 degrees 14 minutes 06 seconds West, along the north right-of-way line of said Texas Avenue, passing at a distance of 140.00 feet a found 5/8-inch iron rod with cap for the southeast corner of said 20-foot wide Alley, and continuing to pass at a cumulative distance of 160.00 feet a found 5/8-inch iron rod with cap for the southwest corner of said 20-foot wide Alley, and continuing a total cumulative distance of 300.00 feet to a found Mag nail with washer stamped "DUNAWAY ASSOC." for the southwest corner of said Block 35, being the intersection of said north right-of-way line with the east right-of-way line of said Big Spring Street;

THENCE North 00 degrees 45 minutes 54 seconds West, along the east right-of-way line of said Big Spring Street, a distance of 300.00 feet to the POINT OF BEGINNING and containing 2.066 acres (or 90,000 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF MIDLAND §

KNOW ALL MEN BY THESE PRESENTS, that I, Mark D. Yale, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual survey of the land, and that the corner monuments shown hereon were properly placed with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

Mark D. Yale  
Registered Professional Land Surveyor  
State of Texas, No. 5975  
myale@dunaway.com

Date \_\_\_\_\_

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

NOTES:

- The basis of bearings for this survey is the Texas State Coordinate System, Central Zone 4204, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999899 was used for this project.
- According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas, Incorporated Areas, Panel 202 of 525, Map Number 48329C0202F, Map Revised Date: September 16, 2005, and is located in Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.
- The Surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records.
- 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.
- Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
- 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.
- A blanket refuse easement of ingress and egress for garbage and trash collection purposes is hereby granted.
- All Midland Health Department and TCEQ Requirements for On Site Sewer Facilities must be complied with.
- 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. [Per Midland City Code Sect. 11-14-6]
- The 20' Alley Vacated by Ordinance No. 10688 does not include and/or affect the Right-of-Way along Illinois Avenue.

FINAL PLAT  
OF  
ORIGINAL TOWN, SECTION 31

BEING A REPLAT OF ALL OF LOT 1A, BLOCK 35, ORIGINAL TOWN ADDITION SECTION 8, THE REMAINDER PORTION OF LOTS 3 AND 4, ALL OF LOTS 5-12, AND A PREVIOUSLY VACATED 20-FOOT ALLEY PER CITY ORDINANCE NO. 10688, AS RECORDED IN DOCUMENT 2025-10688, BLOCK 35, ORIGINAL TOWN OF MIDLAND, CITY AND COUNTY OF MIDLAND, TEXAS.

Situated in the Texas and Pacific Railway Company Survey, Abstract No. 46  
City and County of Midland, Texas

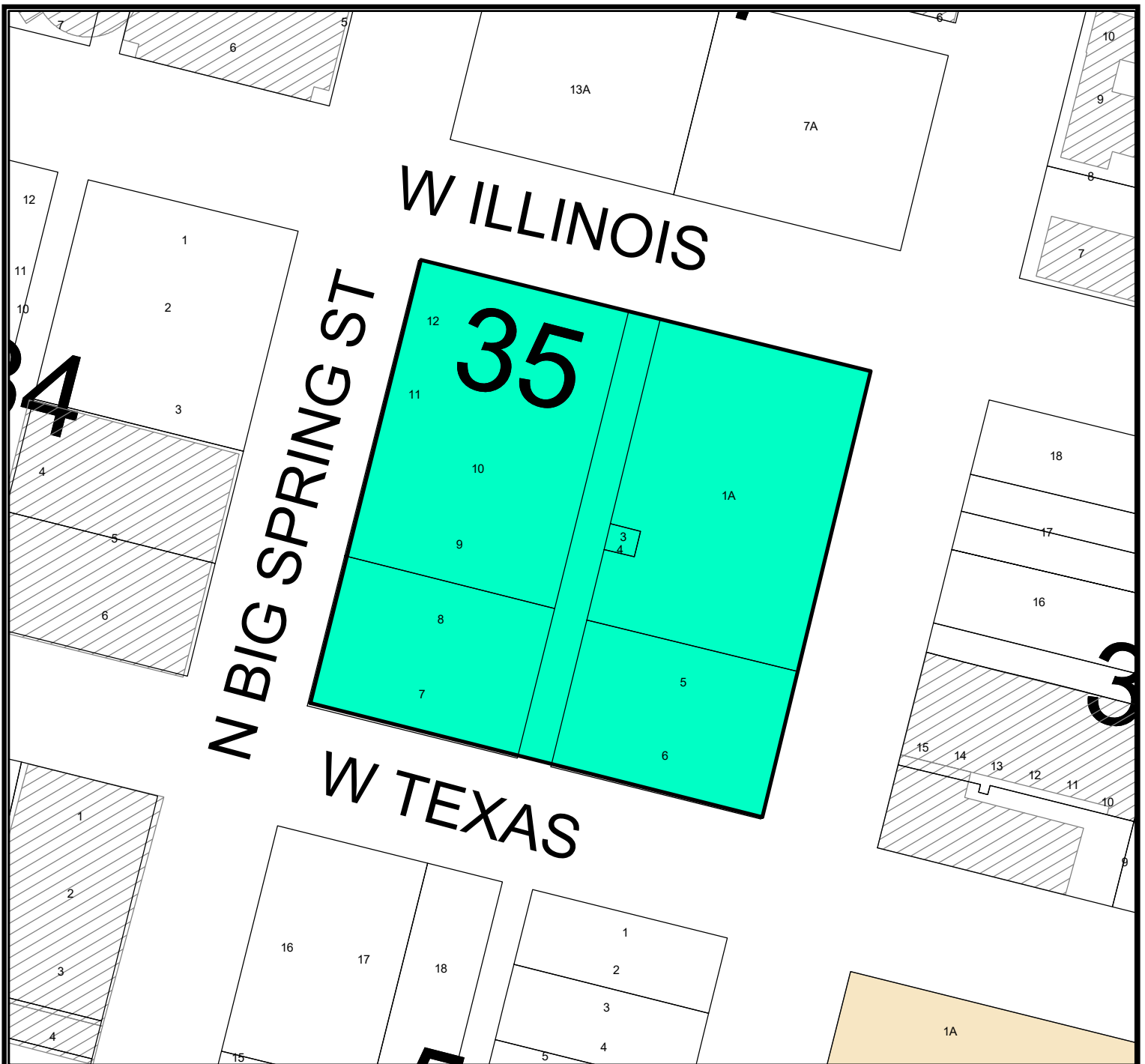


550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_ CABINET \_\_\_\_\_

DATE \_\_\_\_\_ PAGE \_\_\_\_\_



## Location Map

**SUB-25-0837**

**Scale: 1" = 600'**

Proposed plat of Original Town, Section 31, being a replat of all of Lot 1A, Block 35, Original Town Addition Section 8, all of Lots 3 through 12 and a 20-foot alley, Block 35, Original Town Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Big Spring Street and West Texas Avenue. (Council District 2)

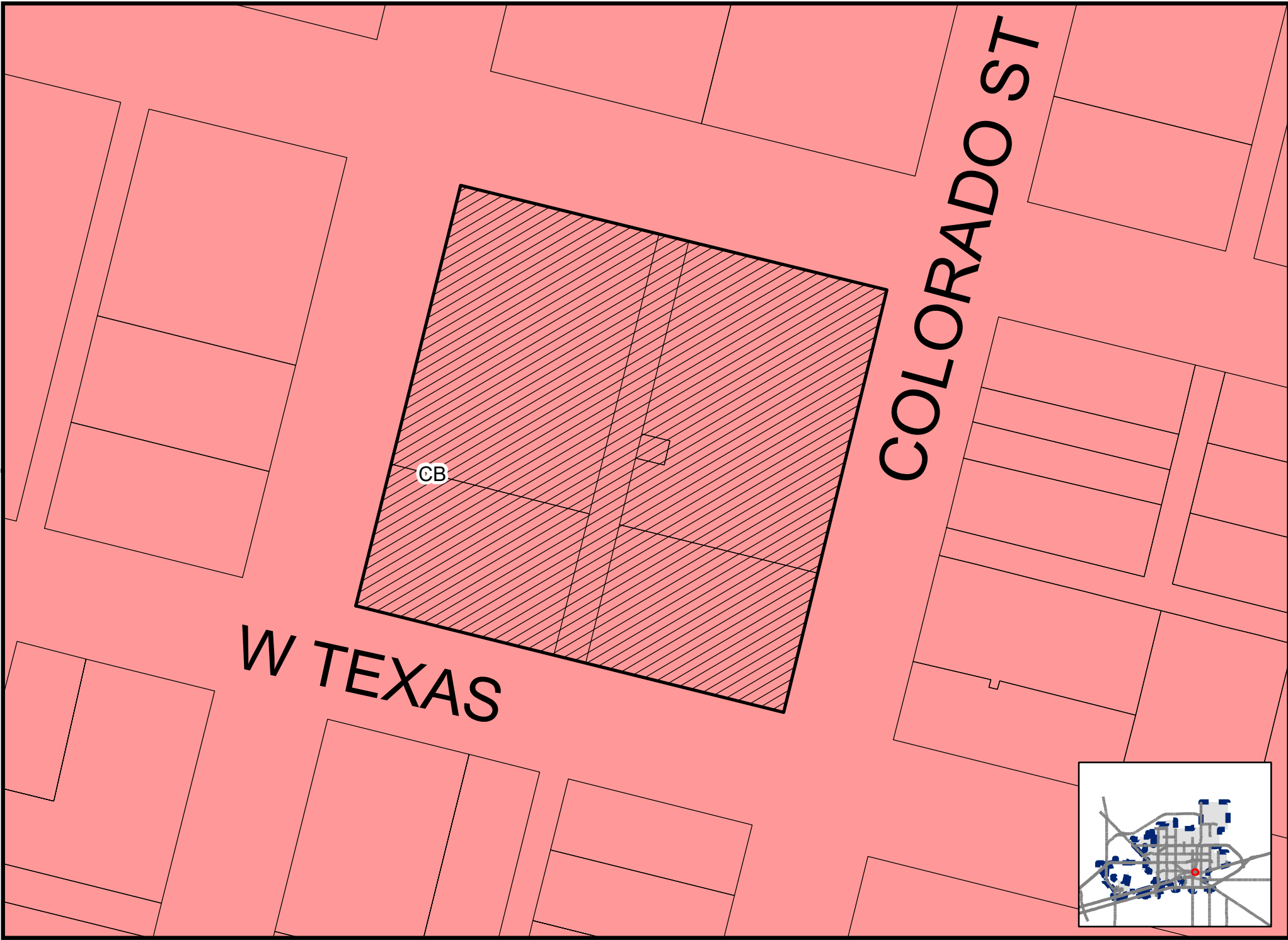
### LEGEND

- 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.





35

3

36



# FINAL PLAT ORIGINAL TOWN, SECTION 31

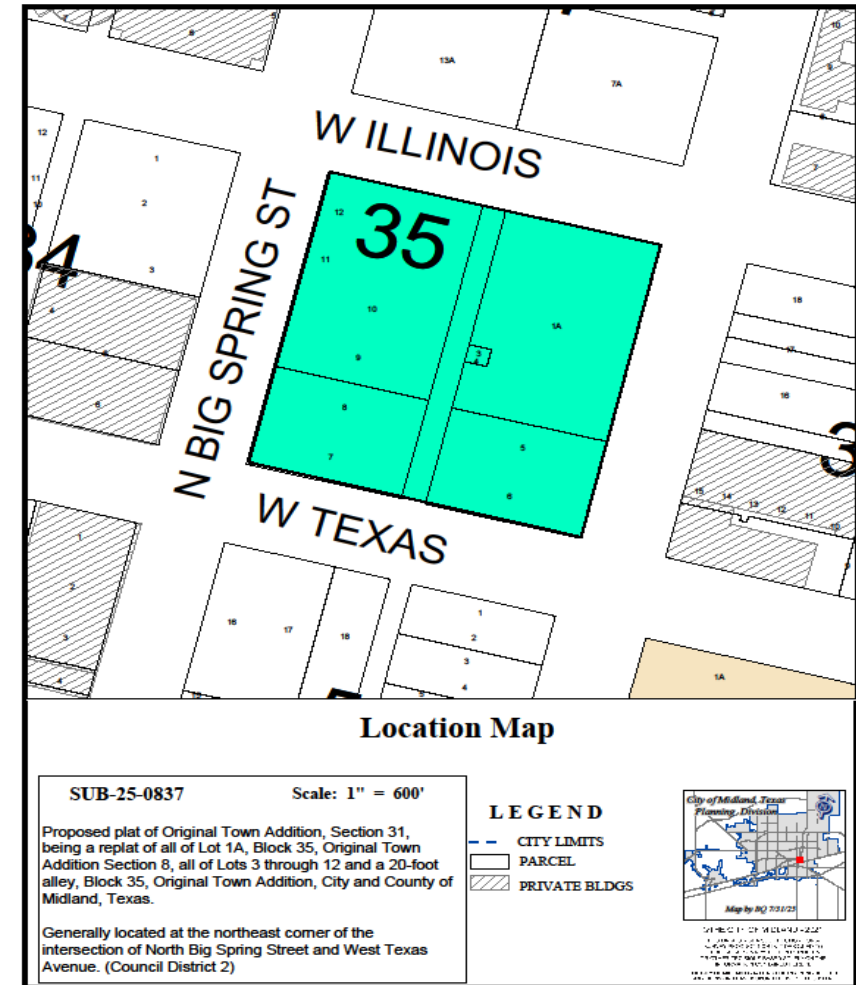


Visit Our Website

**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

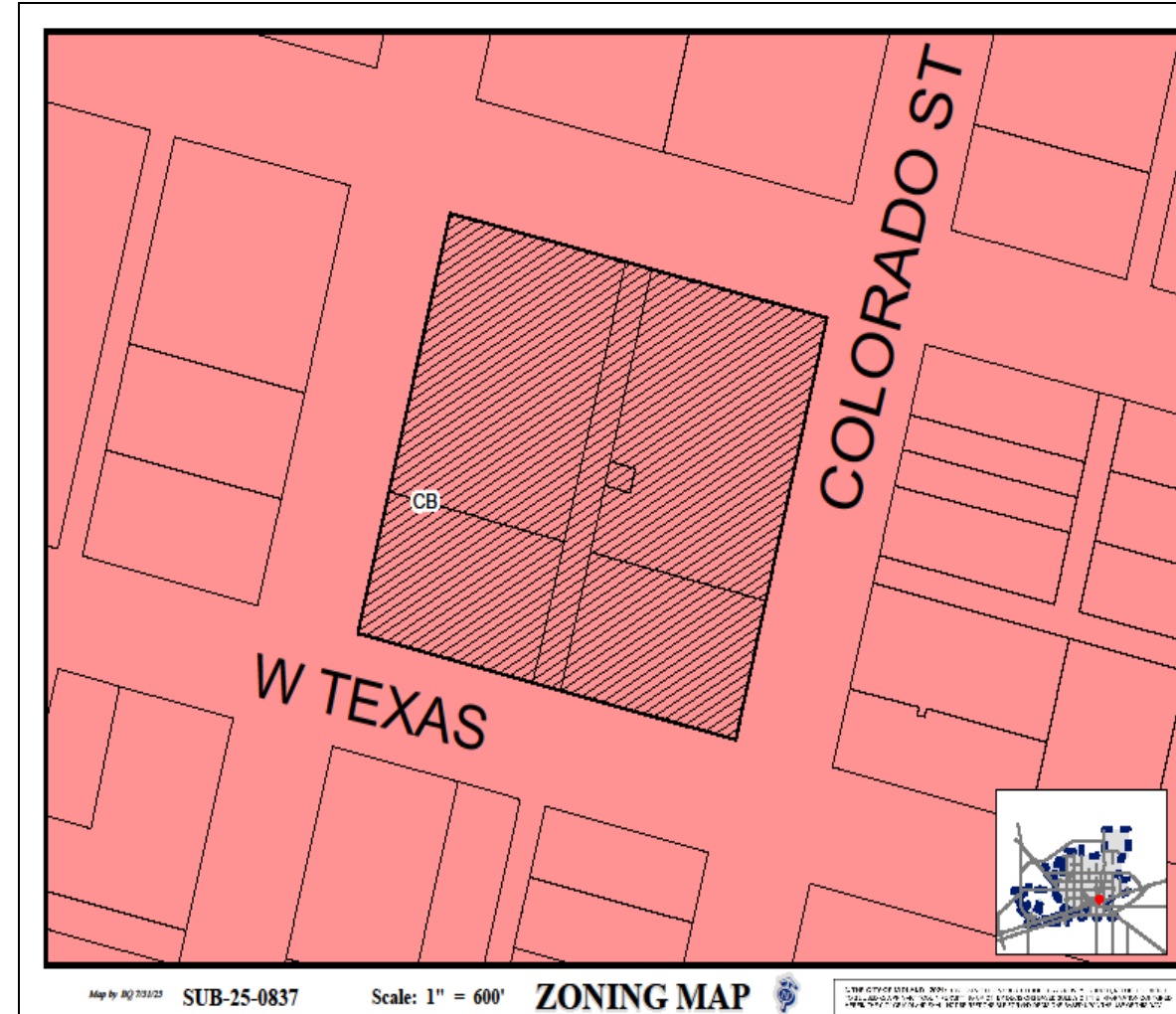
- **Property Owner:** Midland Development Corporation & the City of Midland
- **Representative:** Jeff Taylor, with Dunaway Associates LLC
- **Location:** 210 North Big Spring Street, 310 West Texas Avenue, 211 North Colorado Street, and 304 West Texas Avenue (Council District 2)
- **Reason for Request:** For the development of a hotel





# ZONING

- **Current Zoning:** CB, Central Business District
- **Surrounding Zoning:**
  - **North/South/East/West:** CB, Central Business District



Map by BQ 7/31/25 SUB-25-0837 Scale: 1" = 600' ZONING MAP

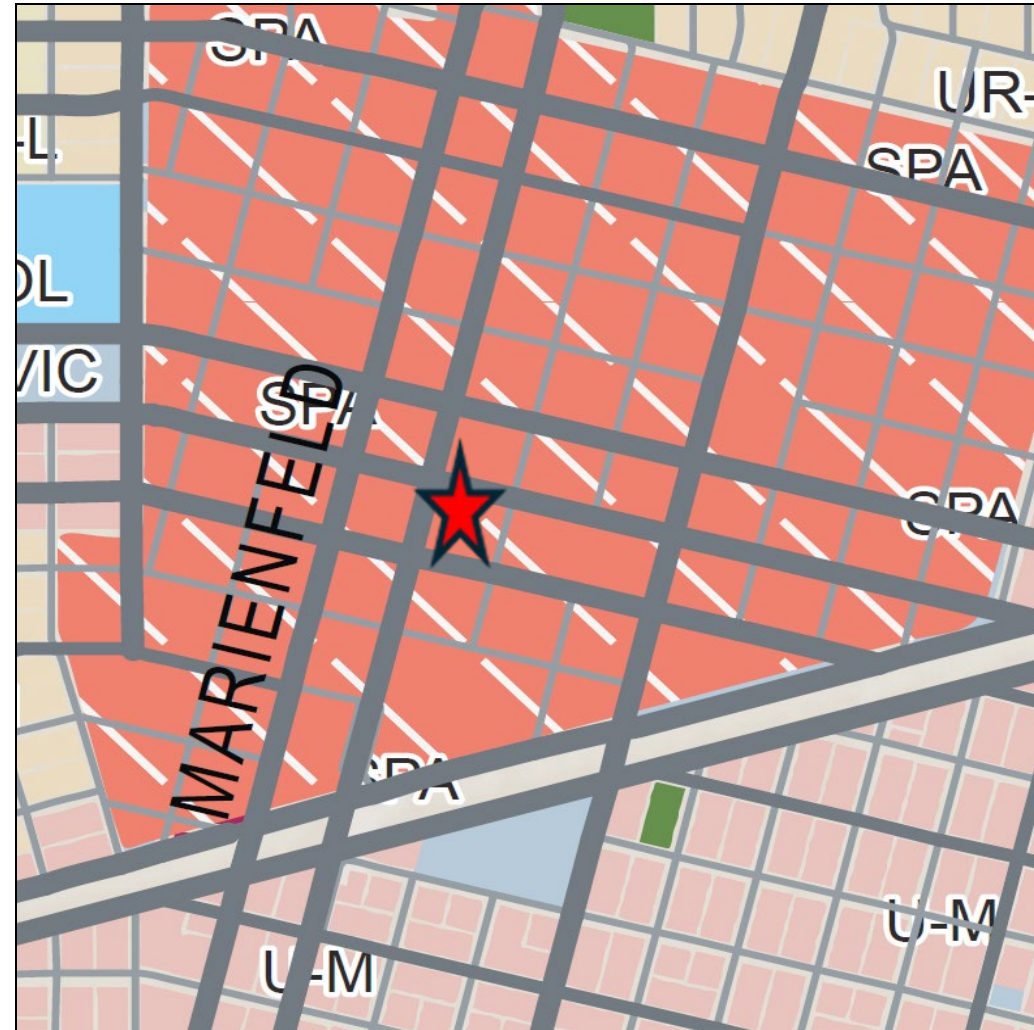
# LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Parking Lot
  - **South/West:** Office Buildings & Parking Lots
  - **East:** Office Buildings
- **Proposed Use:** Hotel



# COMPREHENSIVE PLAN

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



# STAFF'S RECOMMENDATION

- The preliminary plat was approved by the Planning and Zoning Commission on August 18, 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:** 4.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Beatriz Quezada, Planner  
**Subject:** Motion approving a Final Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, and a 0.02-acre portion of East County Road 93, Saddleback Estates Addition, Section 2, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.)

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**Purpose:**

Maverick Engineering, on behalf of Kingdom Developers, LLC, and Jared and Amanda Hobbs, is requesting to abandon the emergency turnaround and relocate the easement from the plat to lot 11B.

The preliminary plat was reinstated and approved by the Planning and Zoning Commission on November 17, 2025.

**Current Zoning:**

ETJ, Extraterritorial Jurisdiction.

**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

**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: No frontage along Public ROW. [For Applicant’s Information Only.]

WATER: No frontage along Public ROW. [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: No frontage along Public ROW. [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)**

ETJ, no jurisdiction

**GIS: (Approved)**

No comment.

**Addressing Review: (Approved)**

County - To be addressed by MECD

**Planning: (Approve)**

Staff recommends approval of the Final Plat of Saddleback Estates Addition, Section 3.

**Attachments:**

- A. P-25-2415, Combined Files
- B. P&Z - - Saddleback Estates Addition, Section 3

Beatriz Quezada, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/31/2025



Final Plat Application

24 For Office Use Only  
SUB-25-2415-0788  
P-25-2415

**Subdivision Name:** SADDLEBACK ESTATES ADDITION, SECTION 3

(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: JARED W. AND AMANDA HOBBS

Phone #: 432-262-0999

Email:  
adevine@maverick-eng.com

Address: 5601 E COUNTY ROAD 93

City: MIDLAND

State: TX

Zip: 79706

**Property Owner**

Print Name:

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: 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)

TO ABANDON THE EMERGENCY TURN AROUND CUT OUT AND SETBACK LINES ON TEH PREVIOUS LOT 10A AND REPLAT ON THE NEW LOT 11B.

**Plat Information**

Total Acreage: 1.426

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](mailto: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](mailto: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): Amanda Hobbs Date: 10/14/2025

**Applicant** (printed): Amanda Hobbs

**Property Owner** (signature): Jared Hobbs Date: 10/14/2025

**Property Owner** (printed): Jared Hobbs

*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:**

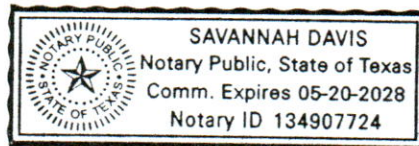
STATE OF TEXAS  
COUNTY OF MIDLAND

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 Saddleback Est. Sec 3 or authorized by A&J Hobbs, 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) Ashley Davis

Subscribed and sworn to before me, this 20 day of October, 2025, to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



For Office Use Only	
<input type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)
<input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online	<input type="checkbox"/> Deferral Letter (if applicable)
Check# <u>565</u>	<input type="checkbox"/> Groundwater Availability Certification Forms (if applicable) <i>N/A</i>
<input checked="" type="checkbox"/> Recording Fee	<input checked="" type="checkbox"/> Title Opinion
Check# _____	<input checked="" type="checkbox"/> Tax Certificates
Planner Notes: <u>Pulled using same doc. from previous final</u>	
Signature: <u><i>Beatty</i></u>	Date: <u>12/9/25</u>

**RECEIVED**

**DEC 09 2025**

**Initial:** \_\_\_\_\_



Final Plat Application

For Office Use Only
SUB- -
P- -

Subdivision Name: SADDLEBACK ESTATES ADDITION, SECTION 3

(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: KINGDOM DEVELOPERS LLC

Phone #: 432-262-0999

Email: tlong@brettconstruction.net

Address: 2007 N COUNTY ROAD 1120

City: MIDLAND

State: TX

Zip: 79706

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)

TO ABANDON THE EMERGENCY TURN AROUND CUT OUT AND SETBACK LINES ON PREVIOUS LOT 10A AND REPLACE ON NEW LOT 11B

Plat Information

Total Acreage: 1.426

Type: [ ] Single-Family Residential

[ ] Multi-Family Residential

[ ] Commercial

[x] 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 [x] 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.)
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  - Submit physically and digitally (PDF)
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- Deferral request PDF (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally (PDF)
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  - Submit digitally to [engineeringreviews@midlandtexas.gov](mailto: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](mailto:planningsubs@midlandtexas.gov).

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

**Applicant** (signature): Shayne Johnson Date: 10/14/25

**Applicant** (printed): Shayne Johnson

**Property Owner** (signature): Shayne Johnson Date: 10/14/25

**Property Owner** (printed): Shayne Johnson

*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:**

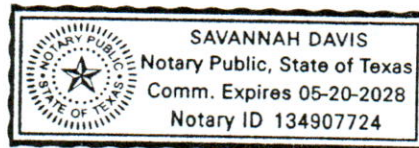
STATE OF TEXAS  
COUNTY OF MIDLAND

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 SBE, Sec. 3 or authorized by S. Johnson, 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) Ashley Davis

Subscribed and sworn to before me, this 20 day of October, 2025, to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



For Office Use Only	
<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)
<input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online	<input type="checkbox"/> Deferral Letter (if applicable)
Check# <u>5615</u>	<input type="checkbox"/> Groundwater Availability Certification Forms (if applicable)
<input checked="" type="checkbox"/> Recording Fee	<input checked="" type="checkbox"/> Title Opinion
Check# _____	<input checked="" type="checkbox"/> Tax Certificates
Planner Notes: <u>using doc from previous final</u>	
Signature: <u>Burt A. J.</u>	Date: <u>12/9/25</u>

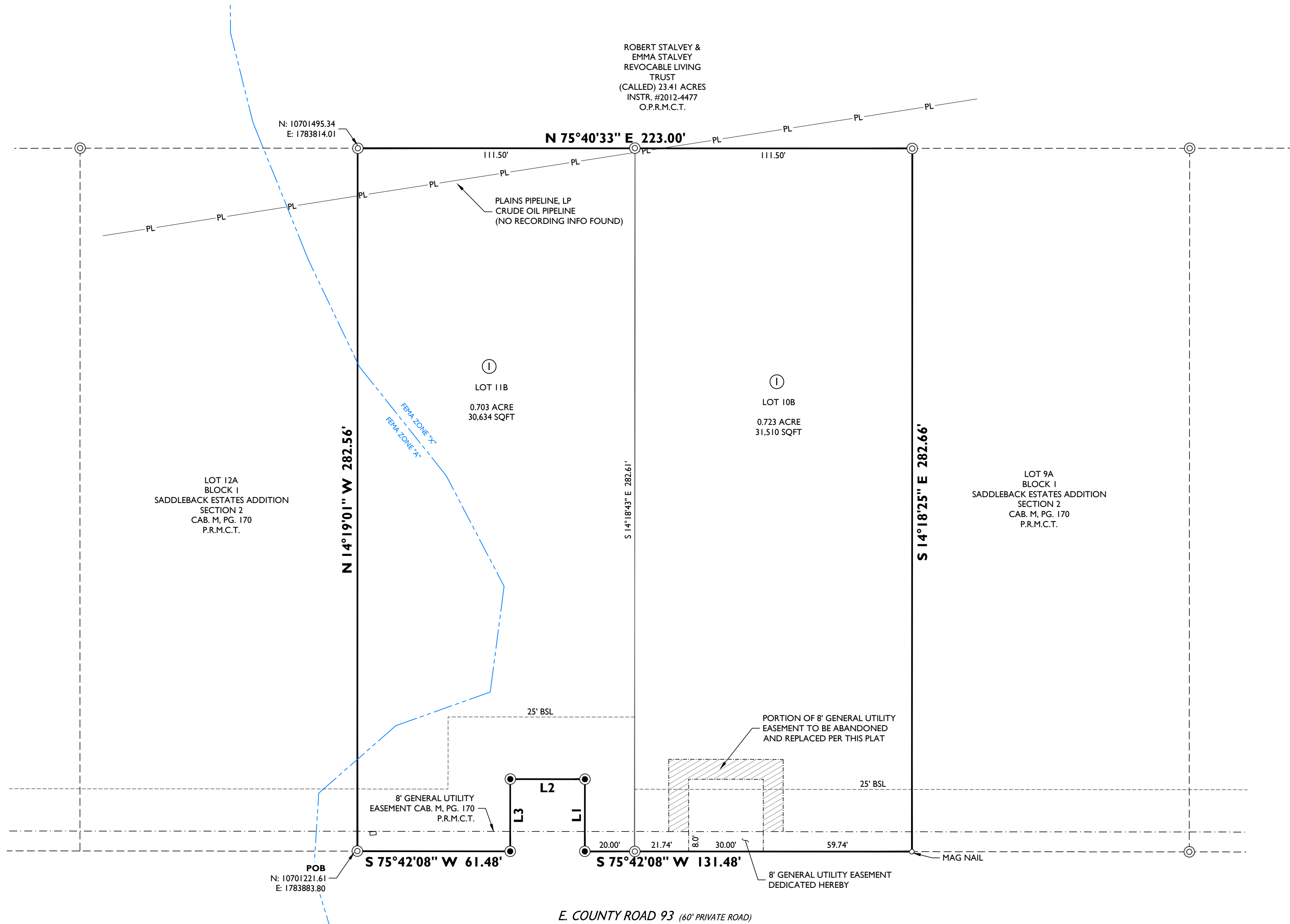
**RECEIVED**

DEC 09 2025

Initial: \_\_\_\_\_

# SADDLEBACK ESTATES ADDITION, SECTION 3

BEING A RE-PLAT OF LOTS 10A AND 11A, BLOCK 1, AND A 0.02-ACRE PORTION OF EAST COUNTY ROAD 93, SADDLEBACK ESTATES ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 14°18'43" W	29.00'
L2	S 75°42'08" W	30.00'
L3	S 14°18'43" E	29.00'

**SURVEY NOTES**

- 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 0.999896911 AT NGS "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

**DEVELOPMENT NOTES**

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
  - THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
  - THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C012SF, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS MOSTLY WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THIS PROPERTY IS WITHIN ZONE "A" DESIGNATED AS "AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30 YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES."

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 ENGINEERING COMPANY.

**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



**OWNER'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS KINGDOM DEVELOPERS LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 46, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY SURVEY, MIDLAND COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KINGDOM DEVELOPERS, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SADDLEBACK ESTATES ADDITION, SECTION 3, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT \_\_\_\_\_, M.,

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ FOR KINGDOM DEVELOPERS LLC

**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 \_\_\_\_\_, 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 JARED W. HOBBS & AMANDA HOBBS ARE THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 46, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY SURVEY, MIDLAND COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JARED W. HOBBS & AMANDA HOBBS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SADDLEBACK ESTATES ADDITION, SECTION 3, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT \_\_\_\_\_, M.,

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: JARED W. HOBBS

BY: AMANDA HOBBS

**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 JARED W. HOBBS & AMANDA HOBBS, 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

**UTILITY COMPANY'S CERTIFICATE**

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY  
BY: Mark Lieb

Jerry Underwood  
BY: Jerry Underwood

Luis Montez  
BY: Luis Montez

RUBEN GUERRA  
BY: Ruben Guerra

**CERTIFICATE OF APPROVAL**

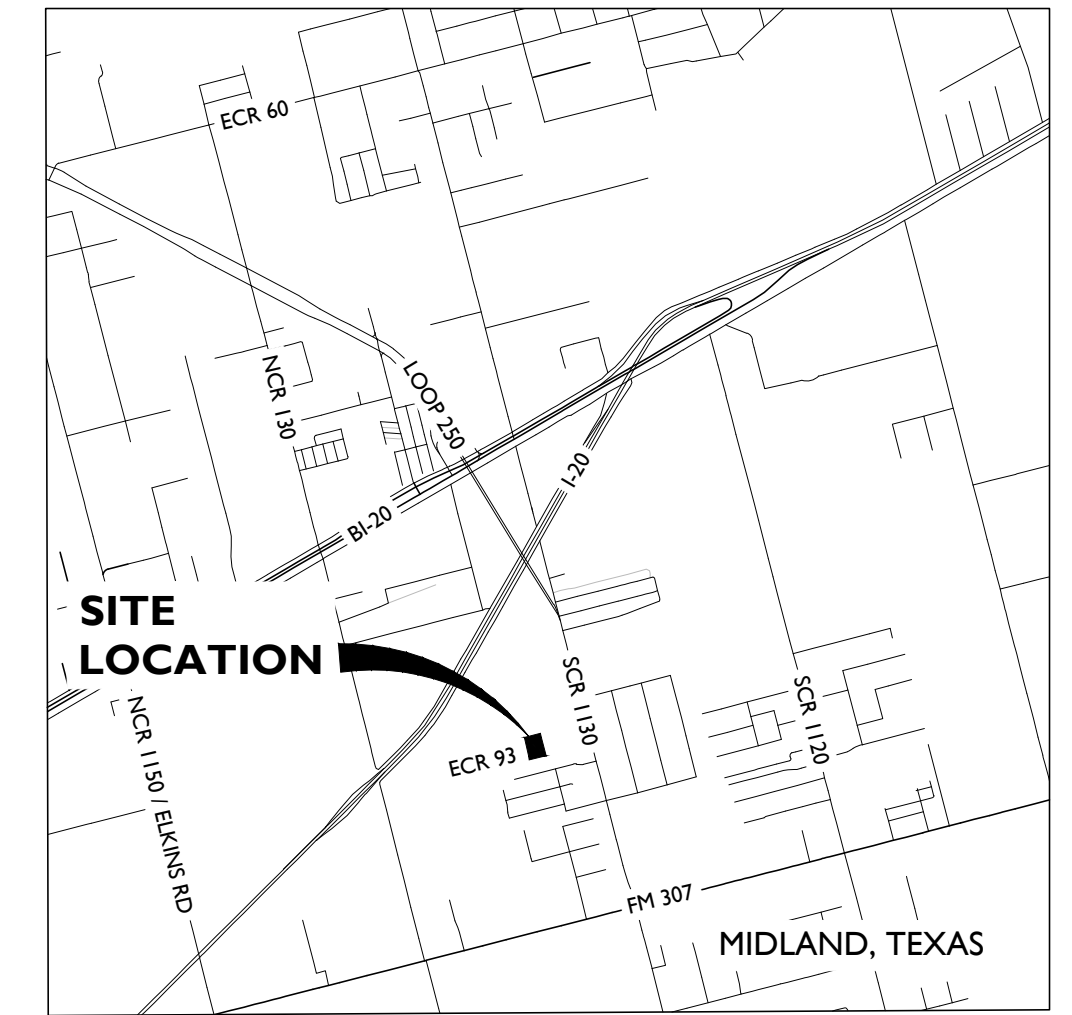
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SADDLEBACK ESTATES ADDITION, 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.

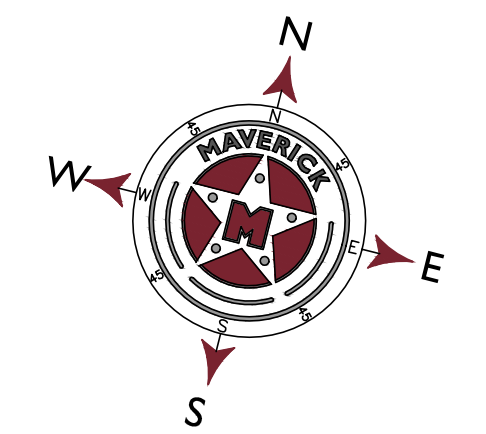
ABRAHAM BEJIL, CHAIRMAN

LONDON OCHOA, SECRETARY



**VICINITY MAP**

N.T.S.



**LEGEND**

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MAG NAIL
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENT LINE
- FLOODPLAIN
- O.P.R.M.C.T.
- P.R.M.C.T.
- D.R.M.C.T.
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX
- DEED RECORDS, MIDLAND CO., TX

**PROPERTY OWNER**

KINGDOM DEVELOPERS, LLC  
254-485-5077  
2007 N. COUNTY ROAD 1120  
MIDLAND, TEXAS 79706  
DEED INSTRUMENT #2024-16618  
O.P.R.M.C.T.

JARED W. & AMANDA HOBBS  
5601 E COUNTY ROAD 93  
MIDLAND, TEXAS 79706  
DEED INSTRUMENT #2024-15804  
O.P.R.M.C.T.

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_

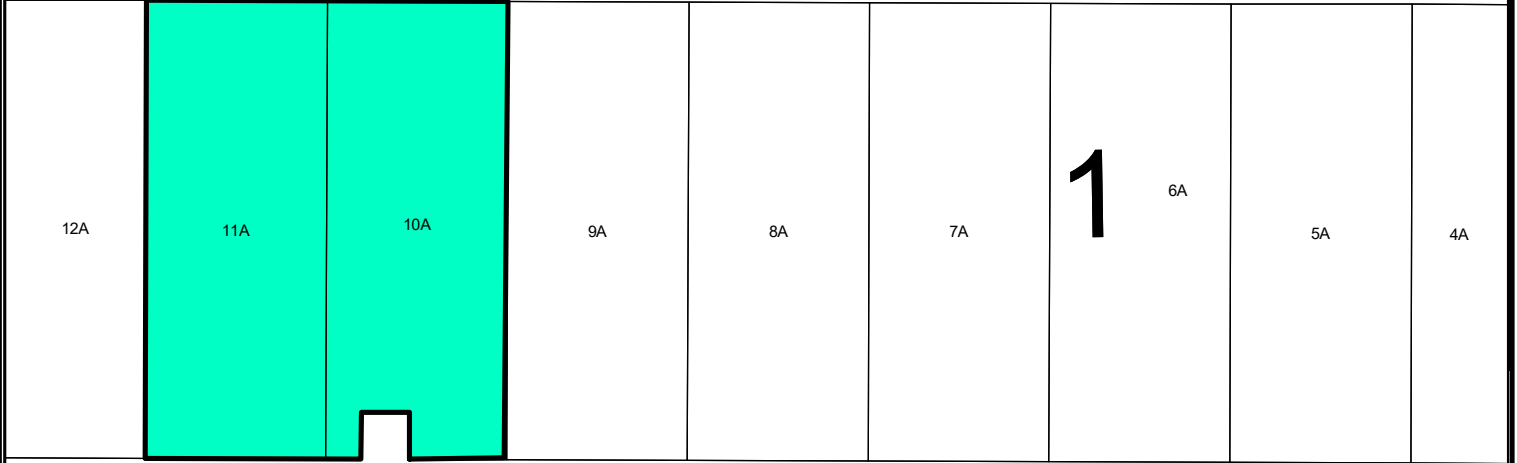
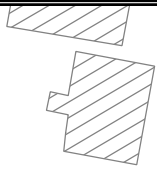
DATE \_\_\_\_\_



**MAVERICK**  
CIVIL ENGINEERING / LAND SURVEYING

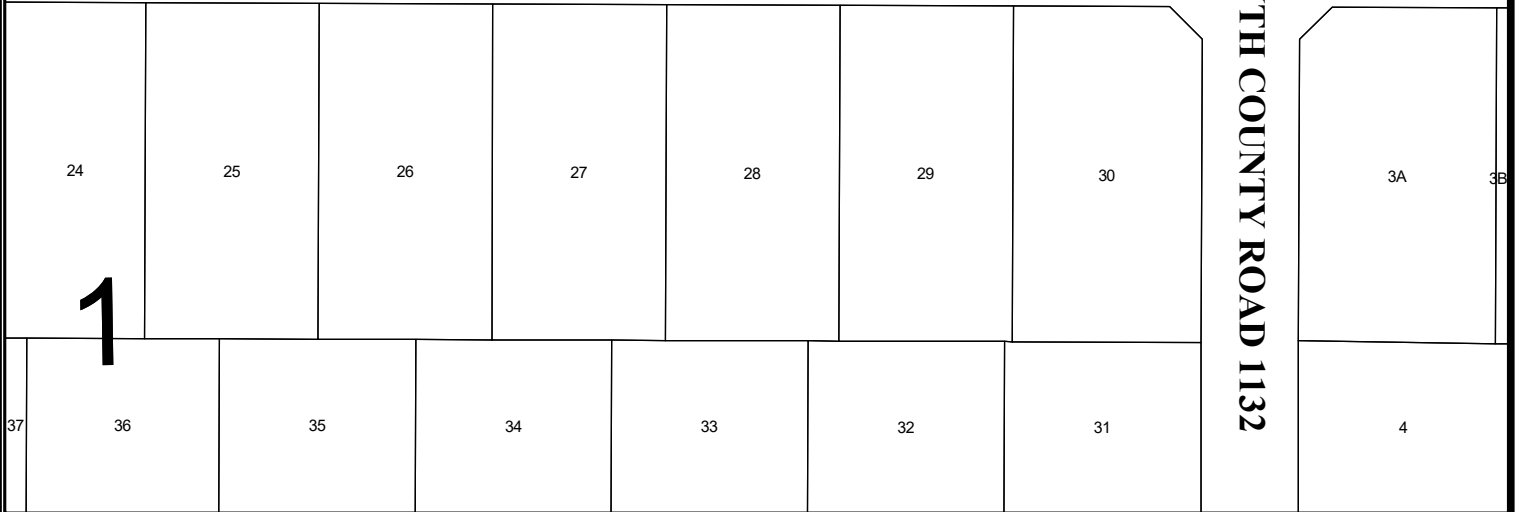
1909 West Wall Street, Suite "K"  
Midland, Texas 79701  
ENGINEER FIRM #: F-15089  
SURVEY FIRM #: 10194514  
Tel: (432) 262-0999 Fax: (432) 262-0989  
www.Maverick-Eng.com

## SADDLEBACK ESTATES ADDITION SECTION 3



# EAST COUNTY ROAD 93

# SOUTH COUNTY ROAD 1132



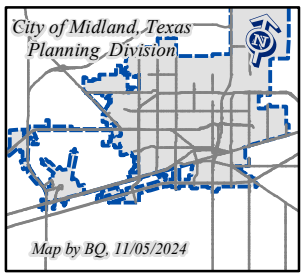
## Location Map

**SUB-24-0788**      **Scale: 1" = 800'**

Proposed 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)

- LEGEND**
- CITY LIMITS
  - PARCEL
  - PRIVATE BLDGS



City of Midland, Texas  
Planning Division

Map by BQ, 11/05/2024

©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.



14A

13A

12A

11A

10A

9A

8A

7A

22

23

24

25

26

27

28

29

1



ITEM  
FINAL PLAT  
SADDLEBACK ESTATES ADDITION, SECTION 3

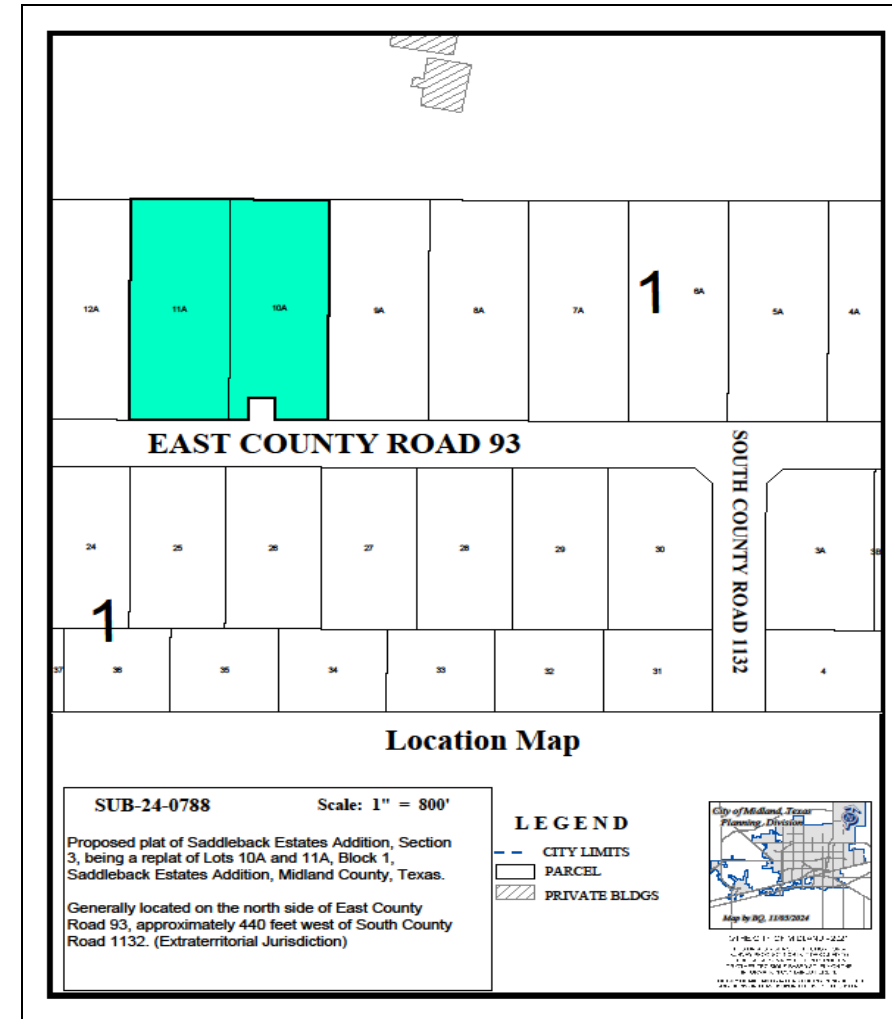


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**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

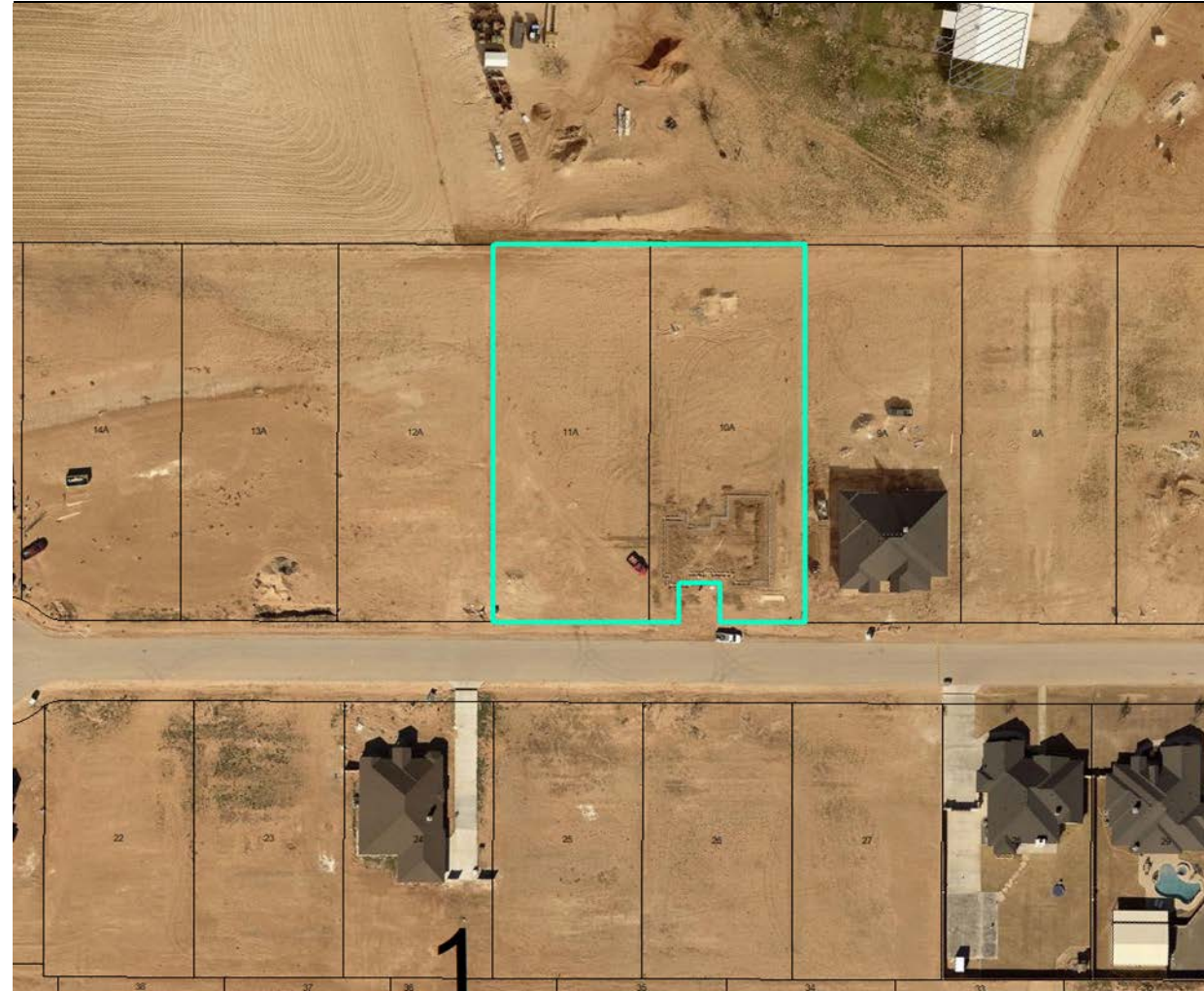
- **Property Owner:** Kingdom Developers, LLC & Jared and Amanda Hobbs
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 5521 & 5601 E County Road 93 (Extraterritorial Jurisdiction)
- **Reason for Request:** To abandon the emergency turnaround cut out and setbacks and move them to lot 11B





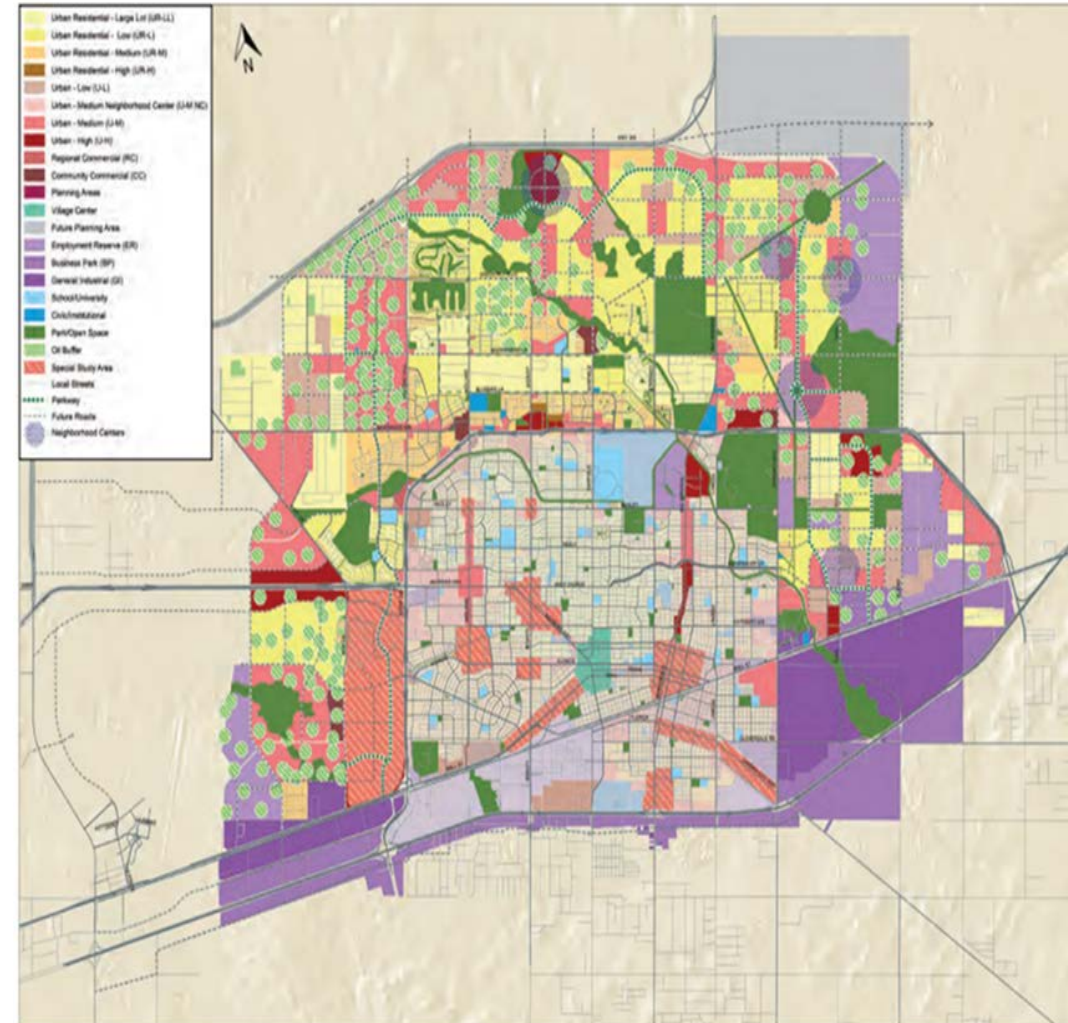
# LAND USE

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



# COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



# STAFF'S RECOMMENDATION

- The Planning & Zoning Commission reinstated the preliminary plat on November 17, 2025.
- 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:** 5.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Britton Murry, Senior Planner  
**Subject:** Motion approving a Final Plat of Mockingbird Ridge, Section 18, being a plat of a 16.55-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 645 feet south of Arapahoe Road.)

---

**Purpose:**

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 16.55-acre tract of land located on the east side of Waxwing Drive into 100 lots for future residential development.

**Current Zoning:**

PD, Planned Development District for a Housing Development

**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 with Conditions)**

\* \* \* Approved with Conditions Per Midland City Code Sect. 11-2-3(G)1: "Timing of public improvements. Except as provided otherwise herein, all street, alley, water, sanitary or storm sewer, and other public improvements, as well as lot improvements on the individual lots of the subdivision or addition as required in these regulations, for subdivisions within the City or within 1.5 kilometers (0.93 miles) thereof, shall be installed as required by the public improvement plans, prepared in accordance with Section 11-2-4, offered for dedication and accepted by the City prior to final plat approval. The required improvements shall be those specified and approved by the City in the public improvement plans. As used in this Section, "lot improvements" refers to grading and installation of improvements required for proper drainage and prevention of soil erosion."

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

ROW: ROW okay as shown. [For Applicant's Information Only.]

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. Per City code, the developer is required for 1/3 the cost/construction of Fairgrounds and Todd, based on maximum 20-meters (68-foot) width including C & G arterial construction standards.[Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Water improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

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: Wastewater improvement has not been accepted nor has a final walk-through been requested. Developer's responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved. Comply with Mockingbird Ridge Phase 12-14 Drainage Study, prepared by Maverick Engineering and approved by City on 06/11/2024. [For Applicant's Information Only.]

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

SIDEWALKS: Sidewalk improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for Fairgrounds and Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

**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, planning/zoning requirements, established setbacks, Health department regulations, 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)**

Preliminary Addressed Plat is also complete.

**HEALTH DEPARTMENT: (Approved)**

The plat shows a sanitary sewer line (easement) proposed on the plat, so no need for a septic system on this plat.

**CRMWD: (Approved)**

We do not have any comments on this plat.

**Planning: (Approved)**

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 18, subject to Condition A.

**Conditions:**

**A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]**

**Attachments:**

- A. P-25-2443, Combined Documents
- B. P&Z - - Mockingbird Ridge, Section 18 Final

Britton Murry, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/30/2025  
Final Approval - 12/30/2025

	<h2 style="margin: 0;">Final Plat Application</h2>	<p><b>For Office Use Only</b></p> <p>SUB- _____ - _____</p> <p>P- _____ - _____</p>
---	--	---

**Subdivision Name:** MOCKINGBIRD RIDGE, SECTION 18  
 (Must be named in accordance with 11-2-5(A)4 of the City Code)

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

<p><b>Property Owner</b>                  Print Name: <u>BETENBOUGH HOMES LLC</u></p>	<p>Phone #: <u>806-797-9494</u></p> <p>Email: <u>brettb@betenbough.com</u></p>		
<p>Address: <u>6305 82ND STREET</u></p>	<p>City: <u>LUBBOCK</u></p>	<p>State: <u>TX</u></p>	<p>Zip: <u>79424</u></p>

<p><b>Developer:</b> (If different from property owner)                  Print Name: _____</p>	<p>Phone #: _____</p> <p>Email: _____</p>		
<p>Address: _____</p>	<p>City: _____</p>	<p>State: _____</p>	<p>Zip: _____</p>

<p><b>Representative</b> (If different from applicant or property owner)                  Print Name: <u>MAVERICK ENGINEERING</u></p>	<p>Phone #: <u>432-262-0999</u></p> <p>Email: <u>adevine@maverick-eng.com</u></p>		
<p>Address: <u>1909 W WALL STREET SUITE K</u></p>	<p>City: <u>MIDLAND</u></p>	<p>State: <u>TX</u></p>	<p>Zip: <u>79701</u></p>

**Reason for Platting** (Please be specific)  
OWNERSHIP PURPOSES

<p><b>Plat Information</b></p>	<p>Total Acreage: <u>16.55</u></p>
<p>Type: <input checked="" type="checkbox"/> Single-Family Residential    <input type="checkbox"/> Multi-Family Residential  <input type="checkbox"/> Commercial    <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)</p>	
<p>Number of Lots: <u>100</u></p>	<p>Number of Multi-Family Dwelling Units: _____</p>
<p><b>Deferral Request:</b> Do you plan on requesting a deferral to the timing of public improvements?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                  (If yes, the deferral request must be submitted to the Planning Division by final plat submittal)</p>	
<p><b>Groundwater Availability:</b> 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</p>	

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](mailto: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](mailto: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: 12/5/2025

**Property Owner** (printed): Abe Fuentes

*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:**

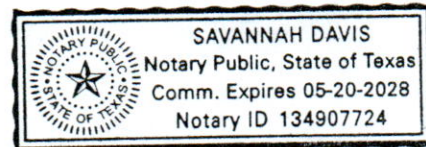
STATE OF TEXAS  
COUNTY OF MIDLAND

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 Belenbough Homes or authorized by Abe Fuentes, 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 9 day of December, 2025, to certify which witness my hand and seal of office.

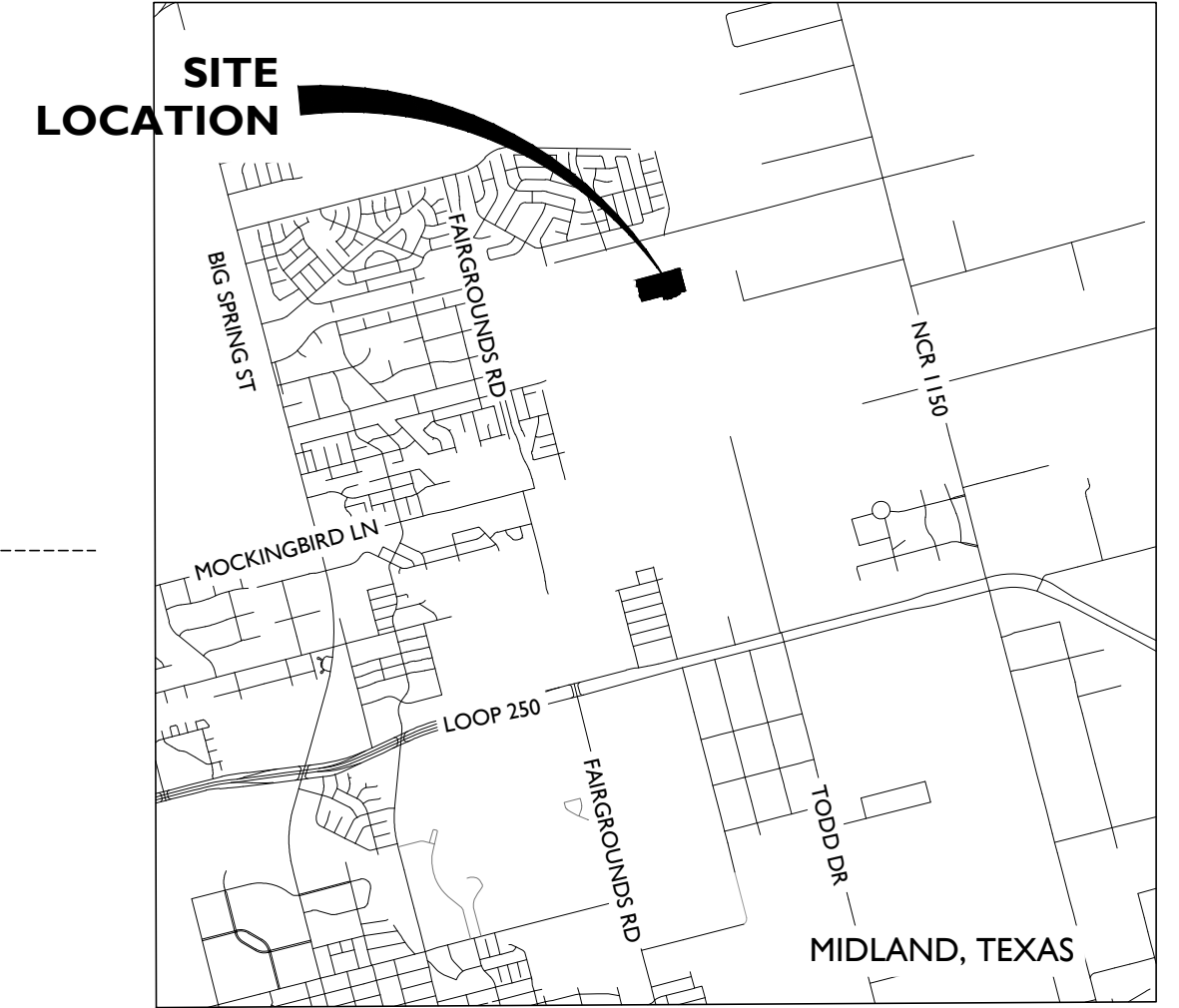
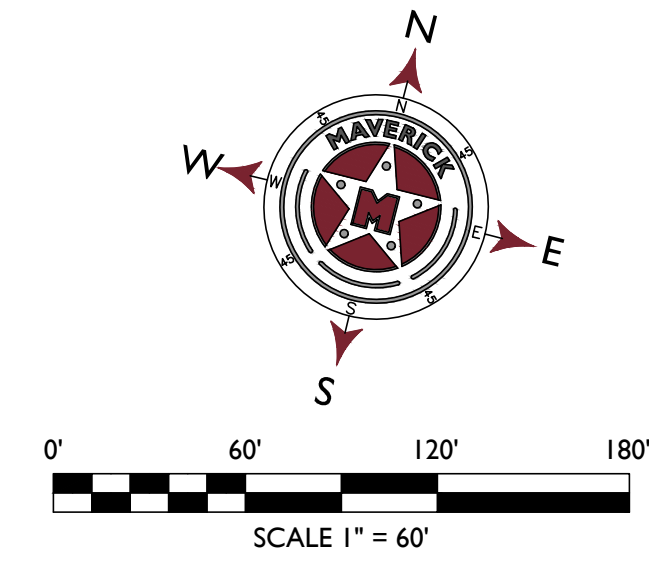
  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



For Office Use Only	
<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)
<input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online	<input checked="" type="checkbox"/> Deferral Letter (if applicable)
Check# <u>5700</u>	<input checked="" type="checkbox"/> Groundwater Availability Certification Forms (if applicable)
<input checked="" type="checkbox"/> Recording Fee	<input checked="" type="checkbox"/> Title Opinion
Check# <u>5701</u>	<input type="checkbox"/> Tax Certificates
Planner Notes:	
Signature: <u>[Signature]</u>	Date: <u>12/5/2025</u>

# MOCKINGBIRD RIDGE, SECTION 18

BEING A 16.55-ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS



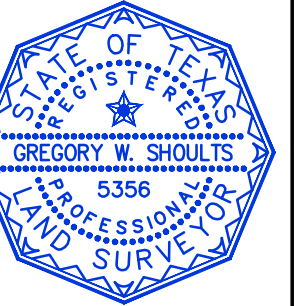
VICINITY MAP

N.T.S.

**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 MAP 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. Shoultz*  
GREGORY W. SHOULTS, P.E. 53536  
MAVERICK ENGINEERING, L.L.P. (MIDLAND) #10194514  
1909 W. WALL STREET, SUITE K  
MIDLAND, TX 79701



**OWNER'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS BETENBOUGH HOMES, L.L.C. IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BETENBOUGH HOMES, L.L.C., BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS MOCKINGBIRD RIDGE SECTION 18, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEVOTE 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 \_\_\_\_\_, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: BETENBOUGH HOMES, L.L.C.

**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 \_\_\_\_\_, 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

**CERTIFICATE OF APPROVAL**

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOCKINGBIRD RIDGE, SECTION 18, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

LUCY SZIBIEGA, CHAIRMAN

LONDON OCHOA, SECRETARY

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_

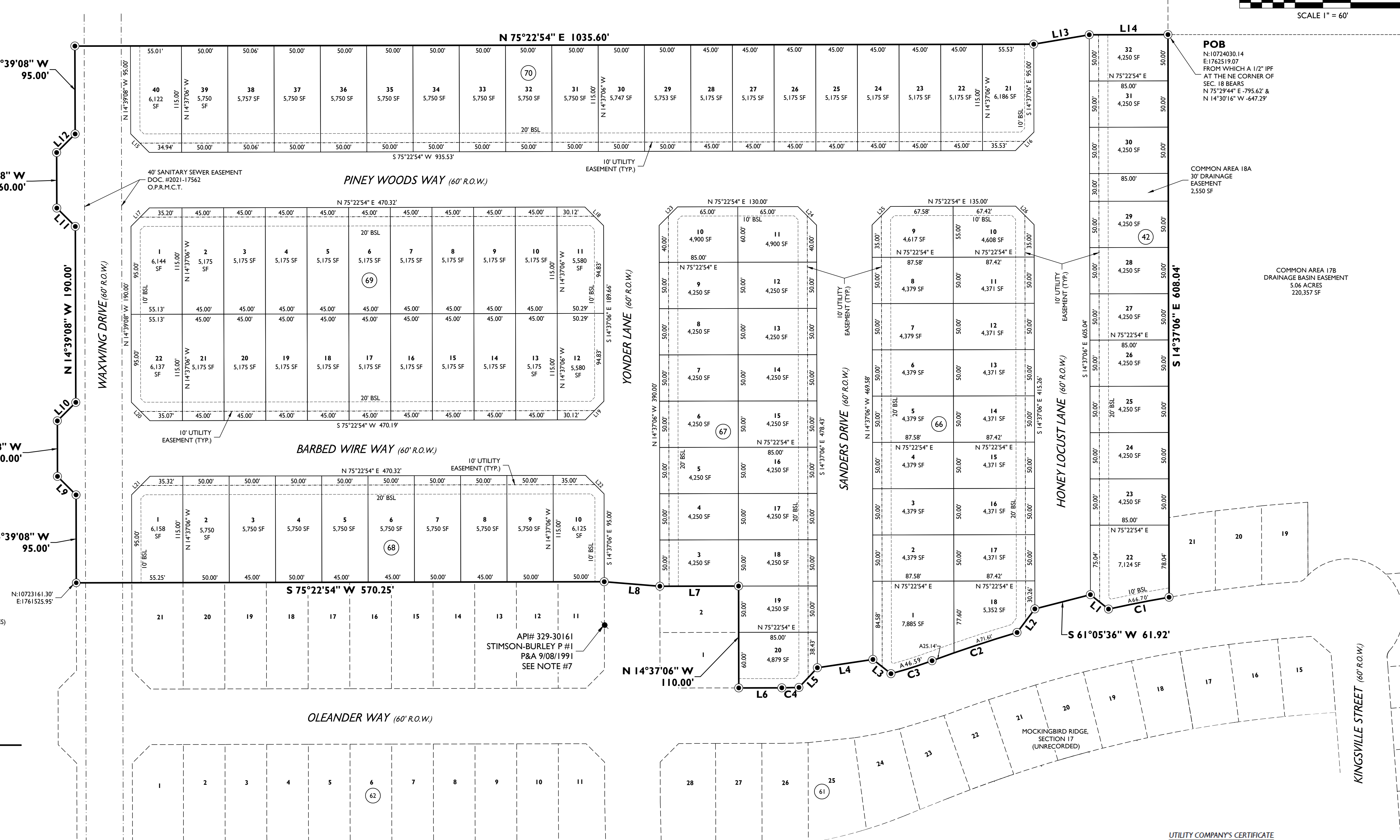
DATE \_\_\_\_\_

PROPERTY OWNER  
BETENBOUGH HOMES L.L.C.  
6305 32ND ST  
LUBBOCK, TX 79424  
DEED INSTRUMENT #2021-35675



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

## MOCKINGBIRD RIDGE SECTION 18



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 65°56'31" W	25.00'
L2	S 22°25'01" W	31.93'
L3	N 66°16'21" W	24.82'
L4	S 66°59'31" W	69.65'
L5	S 28°38'40" W	29.13'
L6	S 75°22'54" W	46.57'
L7	S 75°22'54" W	85.00'
L8	S 80°08'43" W	60.21'
L9	N 59°38'07" W	28.29'
L10	N 30°21'53" E	28.28'
L11	N 59°38'07" W	28.29'
L12	N 30°21'53" E	28.28'
L13	N 65°13'33" E	60.84'
L14	N 75°22'54" E	85.00'
L15	N 59°38'07" W	28.29'
L16	N 30°22'54" W	28.28'
L17	N 30°21'53" E	28.28'
L18	S 59°37'06" E	28.28'
L19	S 30°22'54" W	28.28'
L20	N 59°38'07" W	28.29'
L21	N 30°21'53" E	28.28'
L22	S 59°37'06" E	28.28'
L23	N 30°22'54" E	28.28'
L24	S 59°37'06" E	28.28'
L25	N 30°22'54" E	28.28'
L26	S 59°37'06" E	28.28'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.70'	1430.00'	66.69'	S 64°38'17" W	2°40'20"
C2	96.75'	1430.00'	96.73'	S 57°06'48" W	3°52'38"
C3	46.59'	470.00'	46.57'	S 58°00'53" W	5°40'46"
C4	18.47'	470.00'	18.47'	S 74°15'20" W	2°15'07"

**SURVEY NOTES**

1. BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM STATE PLANE GRID, ZONE 14S, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF 0° 53' 33" 93" AND A COMBINED SCALE FACTOR OF 0.999922999 AT THE 112 INCH IRON ROD WITH PLASTIC CAP MARKED "458 5689" FOUND FOR THE SOUTHWEST CORNER OF SECTION 18.
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-GO-DEEP FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

**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 REPARCELED FOR SUBDIVISION INTO MORE THAN ONE LOT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED IN INSTRUMENT NO. 2024-28706, DATED DECEMBER 6, 2024, MIDLAND COUNTY, TEXAS.
5. 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.
6. PROPOSED SETBACKS AND EASEMENTS THROUGHOUT THE SUBDIVISION ARE AS FOLLOWS: FRONT 20' (CAL-DE-SAC 15), SIDE S, CORNER SIDE 10', REAR 10' AND A 10' GENERAL UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
7. NO STRUCTURE SHALL BE BUILT OVER ANY PLUGGED AND ABANDONED WELL.

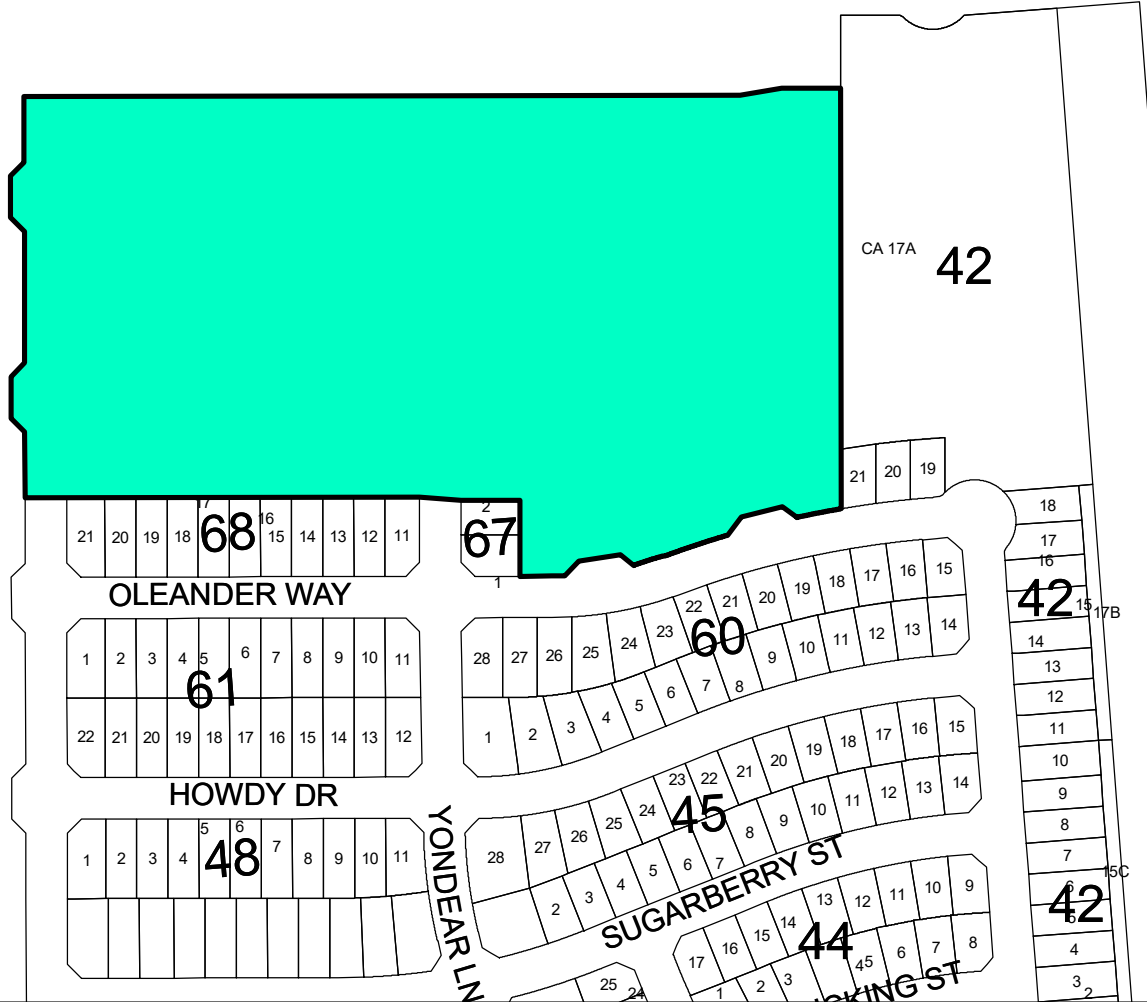
**LEGEND**

- ⊙ FOUND 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" OR AS NOTED
- ⊙ SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- PLUGGED WELL
- BOUNDARY LINE
- - - EXISTING ADJACENT PROPERTY LINES
- - - BUILDING SETBACK LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- PL EXISTING BURIED PIPELINE
- P.R.M.C.T. PLAT RECORDS, MIDLAND CO., TX
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX

**UTILITY COMPANY'S CERTIFICATE**

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

- Mark Lieb  
AT&T  
Jerry Underwood  
OPTIXILUM  
Luis Montez  
ASTOUND BRIGADABRAND  
Ruben Guerra



## Location Map

**P-25-2443**

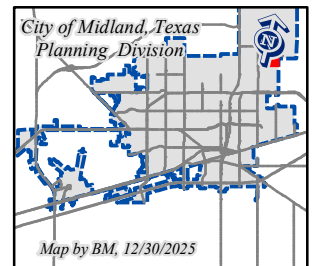
**Scale: 1" = 278'**

Proposed plat of Mockingbird Ridge, Section 18, being a plat of a 16.55-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 645 feet south of Arapahoe Road. (Council District 1)

### 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.

SF3

AE

LR

MF16

AE

2F

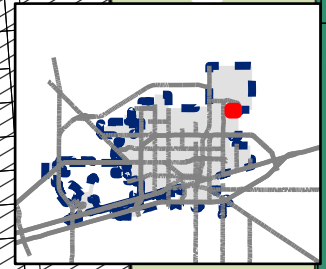
PD

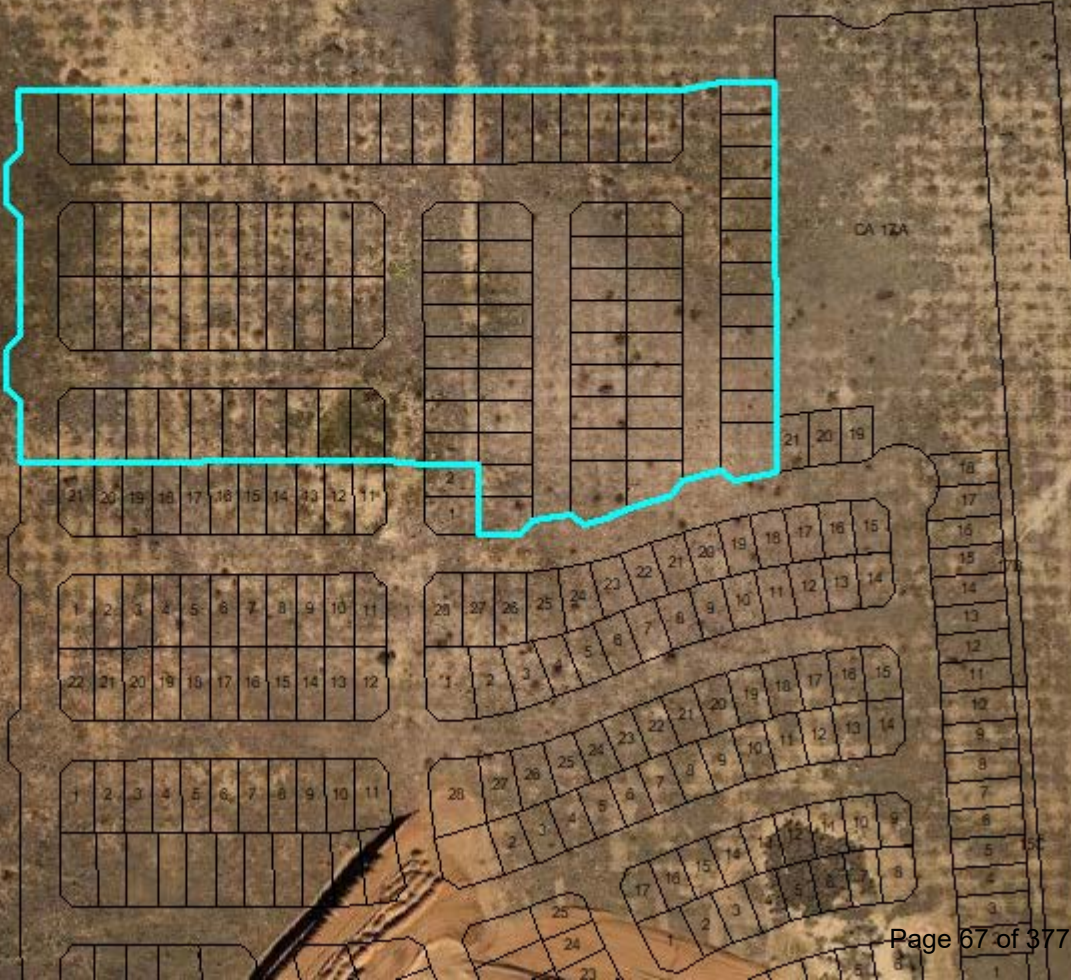
OLEANDER WAY

HOWDY DR

YONDEAR

SUGARBERRY ST







# FINAL PLAT MOCKINGBIRD RIDGE, SECTION 18

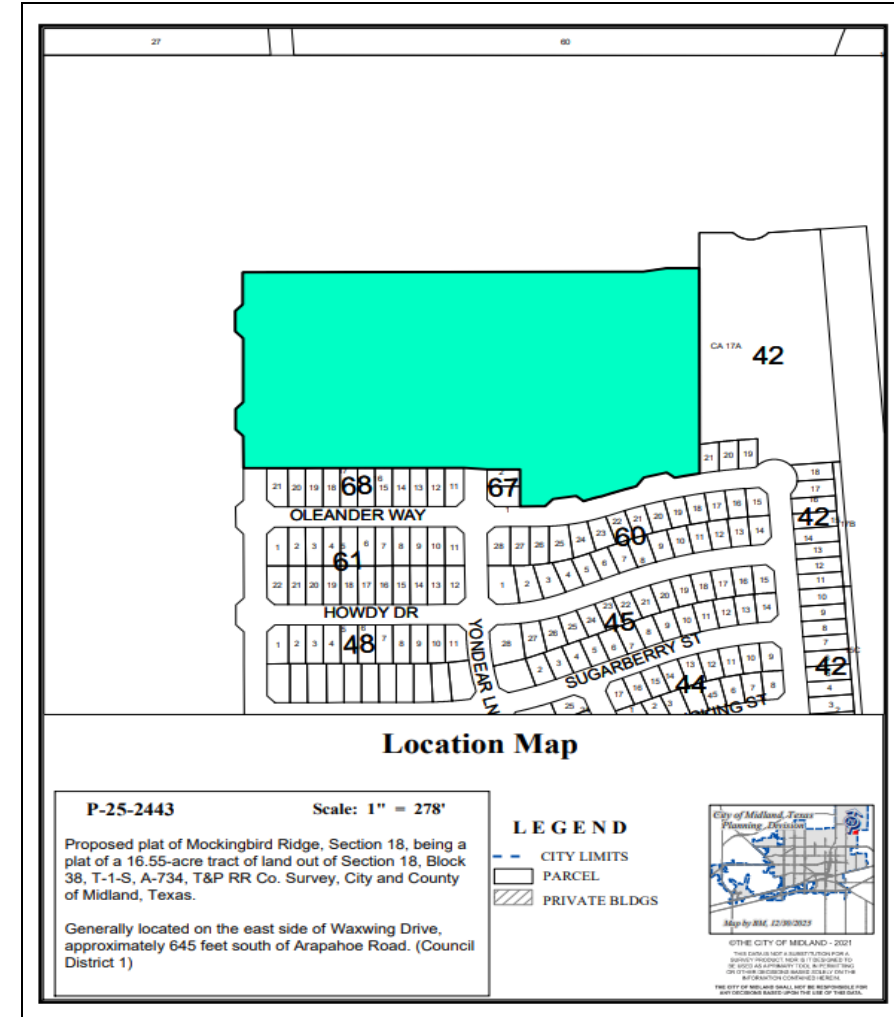


Visit Our Website

**MIDLANDTEXAS.GOV**

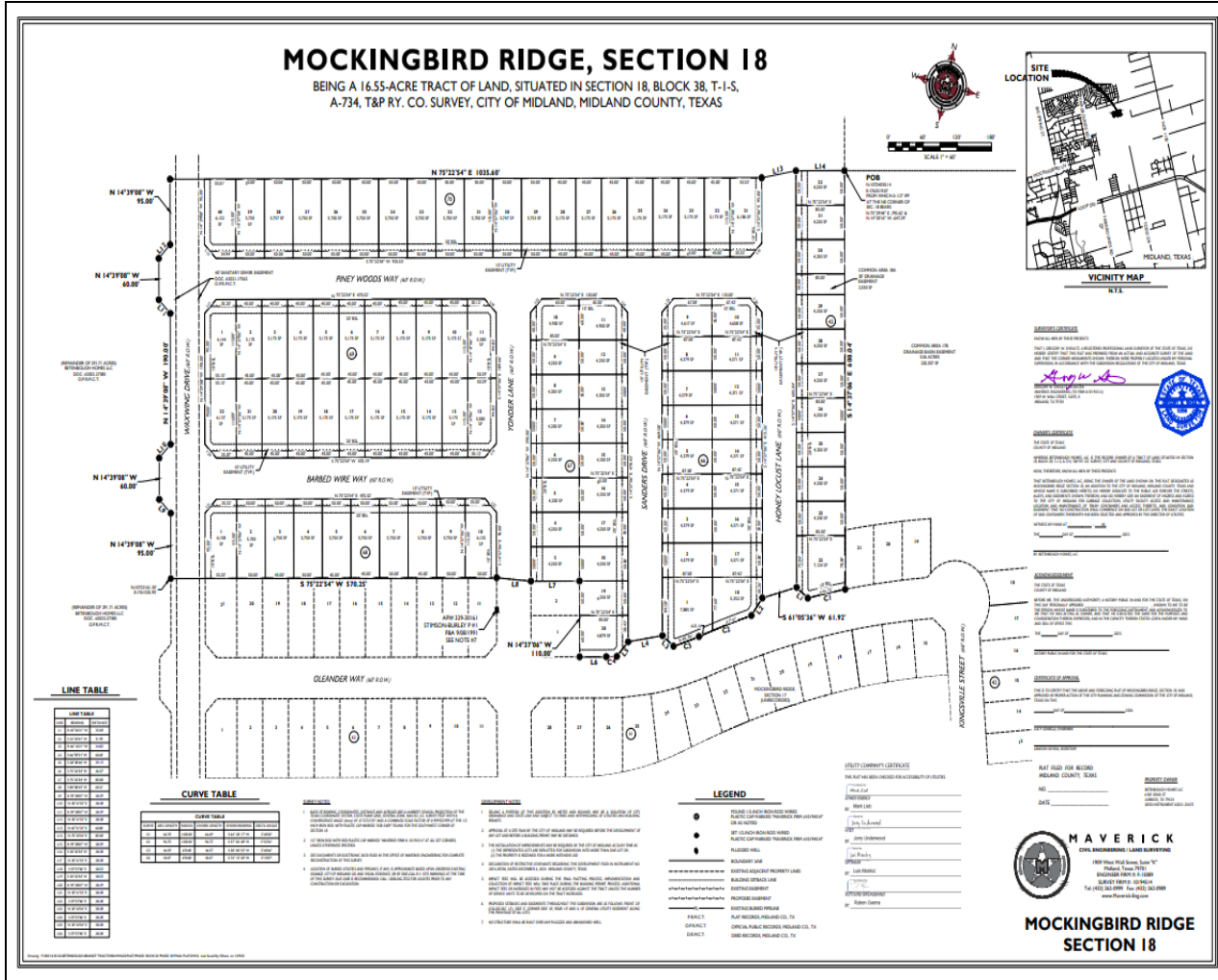
# APPLICATION SUMMARY

- **Developer/Property Owner:**  
Betenbough Homes, LLC
- **Representative:** Ashlee Devine, with  
Maverick Engineering
- **Location:** Generally located on the east side of Waxwing Drive, approximately 645 feet south of Arapahoe Road.  
(Council District 1)
- **Reason for Request:** For future residential development



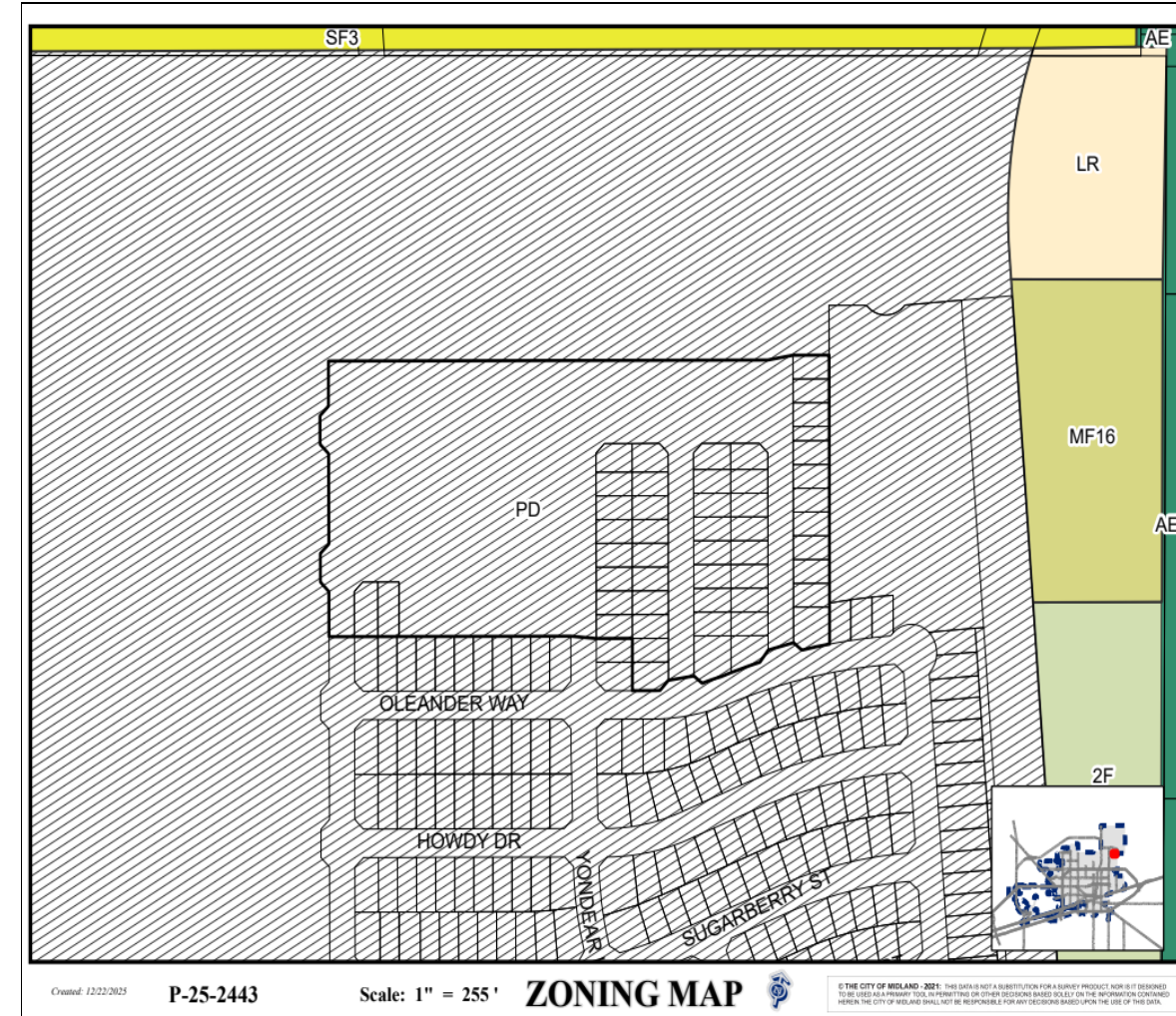
# PLAT DETAILS

- Acreage: 16.55 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 100



# ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
  - **North/South/East/West:** PD, Planned Development District for a Housing Development



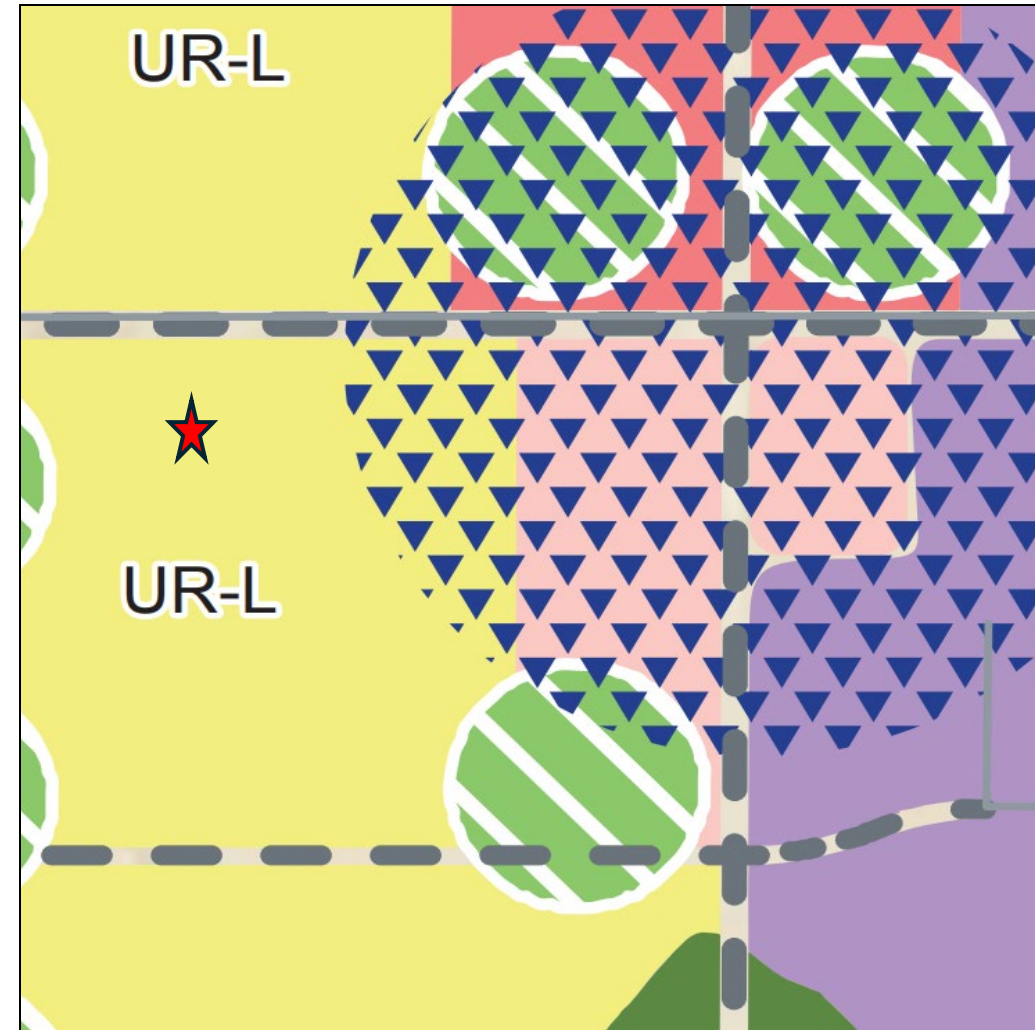
# LAND USE

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



# COMPREHENSIVE PLAN

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



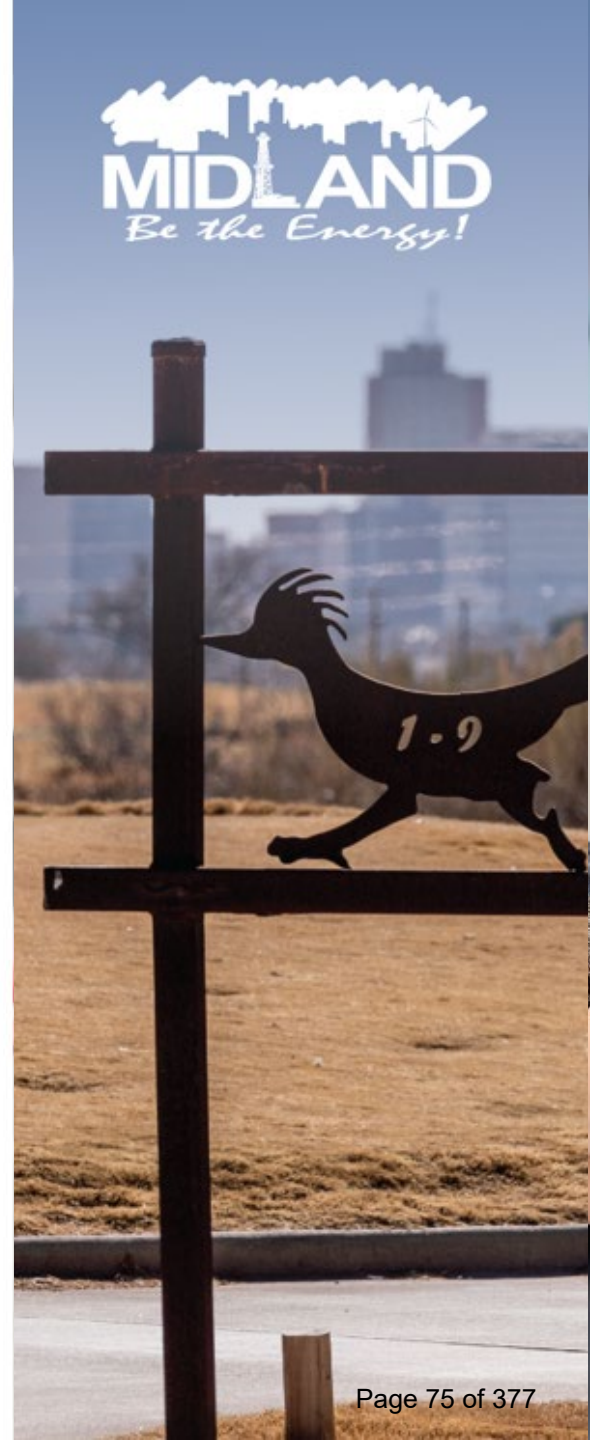
# MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #1: (317.45-Acres)**
  - Approved by The Planning and Zoning Commission on October 3, 2022.
  - Approved by City Council on October 11, 2022.
- **Preliminary Plat #2: (258.17-Acres)**
  - Approved by the Planning and Zoning Commission on April 17, 2023.
  - Approved by City Council on May 9, 2023.



# MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #3: (302.39-Acres)**
  - Approved by The Planning and Zoning Commission on September 3, 2024.
  - Approved by City Council on September 24, 2024
- **Mockingbird Ridge Final Plats:**
  - **Mockingbird Ridge, Section 1** was approved by the Planning and Zoning Commission on July 10, 2023, and consisted of 36.35 acres.



# MOCKINGBIRD RIDGE HISTORY

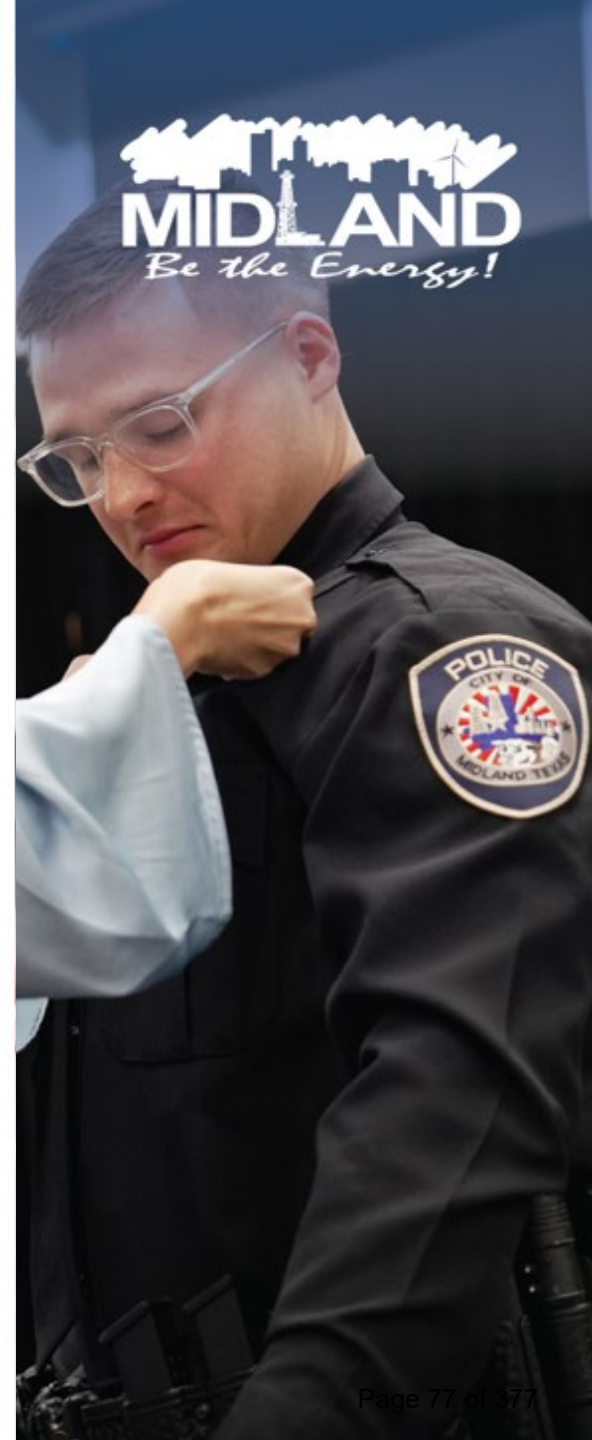
- **Mockingbird Ridge, Section 2** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 9.51 acres.
- **Mockingbird Ridge, Section 3** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 12.52 acres.
- **Mockingbird Ridge, Section 4** was approved by the Planning and Zoning Commission on December 18, 2023, and consisted of 35.41 acres.



# MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 5** was approved by the Planning and Zoning Commission on February 5, 2024, and consisted of 33.04 acres.
- **Mockingbird Ridge, Section 6** was approved by the Planning and Zoning Commission on March 18, 2024, and consisted of 14.43 acres.
- **Mockingbird Ridge, Section 7** was approved by the Planning and Zoning Commission on June 3, 2024, and consisted of 36.65 acres.
- **Mockingbird Ridge, Section 8** was approved by the Planning and Zoning Commission on June 17, 2024, and consisted of 21.32 acres.

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# MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 9** was approved by the Planning and Zoning Commission on April 15, 2024, and consisted of 18.99 acres.
- **Mockingbird Ridge, Section 10** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.37 acres.
- **Mockingbird Ridge, Section 11** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.83 acres.
- **Mockingbird Ridge, Section 12** was approved by the Planning and Zoning Commission on January 21, 2025, and consisted of 24.50 acres.



# MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 13** was approved by the Planning and Zoning Commission on March 3, 2025, and consisted of 17.21 acres.
- **Mockingbird Ridge, Section 14** was approved by the Planning and Zoning Commission on May 5, 2025, and consisted of 25.91 acres.
- **Mockingbird Ridge, Section 15** was approved by the Planning and Zoning Commission on June 16, 2025, and consisted of 23.27 acres.
- **Mockingbird Ridge, Section 16** was approved by the Planning and Zoning Commission on September 2, 2025, and consisted of 14.77 acres.

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# MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 17** was approved by the Planning and Zoning Commission on November 17, 2025, and consisted of 25.53 acres.



# STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on October 20, 2025.
- City Council approved the preliminary plat on October 28, 2025.
- Staff recommends approval of this request subject to Condition A.
  - A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]

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# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Beatriz Quezada, Planner  
**Subject:** Motion approving a Final Plat of Hogan Subdivision, Section 2, being a 1.934-acre tract of land situated in Section 30, Block 38, T-1-S T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1,200 feet north of East Wadley Avenue.)

---

## **Purpose:**

Power Infrastructure Partners, LLC, on behalf of Michael Byrd, is requesting to plat a 1.934-acre tract of land located on the east side of North Fairgrounds Road into one lot in order to operate a breaker station and a 65-foot airpark transmission line.

The preliminary plat was approved by the Planning and Zoning Commission on August 18, 2025.

## **Current Zoning:**

SF-2, Single-Family Dwelling District

## **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.

## **Recommended Action:**

Approve

## **Fiscal Impact:**

None

## **Strategic Priority:**

QUALITY OF LIFE AND PLACE

## **Discussion:**

**BUILDING CODE: (Approved)**

No Objections

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

WATER: As this is an unmanned electrical property with no on-site facilities, water and wastewater public improvements have been waived by the Director of Utilities. [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: As this is an unmanned electrical property with no on-site facilities, water and wastewater public improvements have been waived by the Director of Utilities. [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)**

No Oil & Gas issues

**GIS: (Approved)**

No comments

**ADDRESSING: (Approved)**

No comments

**PLANNING: (Approved)**

Staff recommends approval of the Final Plat of Hogan Subdivision, Section 2.

**Attachments:**

- A. P-25-2441, Combined Files
- B. P&Z - - Hogan Subdivision, Section 2 Final

Beatriz Quezada, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/31/2025  
Final Approval - 12/31/2025



Final Plat Application

For Office Use Only

SUB- -

P- -

Subdivision Name: HOGAN SUBDIVISION, 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: MICHAEL SHANE BYRD

Phone #:

210-420-4888

Email:

MBYRD@TEXASENERGYGROUP.COM

Address:

20308 HWY 71 W, STE 6

City:

SPICEWOOD

State:

TEXAS

Zip:

78669

Property Owner

Print Name: POWER INFRASTRUCTURE PARTNERS LLC

Phone #:

Email:

Address:

20308 HWY 71 W, STE 6

City:

SPICEWOOD

State:

TEXAS

Zip:

78669

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)

PURCHASED A SMALL PARCEL FOR EASEMENT OF UTILITIES.

Plat Information

Total Acreage: 1.934

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

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](mailto: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](mailto:planningsubs@midlandtexas.gov).

**Timeline & Deadlines:**

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

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

**Applicant** (signature): \_\_\_\_\_ Date: \_\_\_\_\_

**Applicant** (printed): \_\_\_\_\_

**Property Owner** (signature): \_\_\_\_\_ Date: \_\_\_\_\_

**Property Owner** (printed): POWER INFRASTRUCTURE PARTNERS, LLC

*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 Power Infrastructure Partners, 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 11<sup>th</sup> day of November, 2025, to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



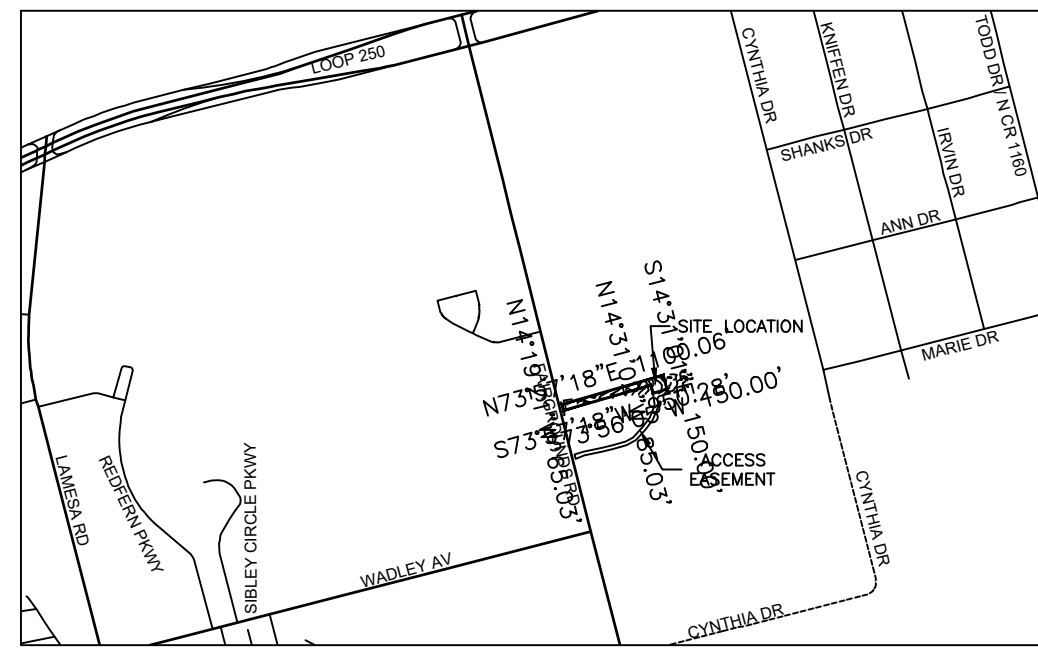
For Office Use Only	
<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)
<input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online	<input type="checkbox"/> Deferral Letter (if applicable)
Check# <u>1741</u>	<input type="checkbox"/> Groundwater Availability Certification Forms (if applicable)
<input checked="" type="checkbox"/> Recording Fee	<input type="checkbox"/> Title Opinion
Check# <u>1742</u>	<input checked="" type="checkbox"/> Tax Certificates
Planner Notes: <u>owner is from Houston, Jennifer will get Title Opinion from him.</u>	
Signature: <u>Breton Angel</u>	Date: <u>12/8/25</u>

**RECEIVED**  
 DEC 08 2025  
 Initial: BO

# FINAL PLAT

## HOGAN SUBDIVISION, SECTION 2

BEING 1.934 ACRES OF LAND OUT OF THE SECTION 30, BLOCK 38, T-1-S,  
T & P RR CO SURVEY, ABSTRACT 679 CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE  
THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS, POWER INFRASTRUCTURE PARTNERS, LLC, IS THE RECORD OWNER OF BEING A 1.934 ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 38, T-1-S, T & P RR COMPANY SURVEY, ABSTRACT 679 COMPLETELY WITHIN A TRACT TO POWER INFRASTRUCTURE PARTNERS, LLC ACCORDING TO THE DOCUMENT RECORD IN INSTRUMENT NUMBER 2024-10266, OFFICIAL PUBLIC RECORDS, MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" (GRID N: 10709464.33, GRID E: 1761556.71) FOR THE NORTHWEST CORNER OF THIS TRACT COMMON TO THE NORTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE SOUTH LINE OF A TRACT TO DOLORES L. MCCALL, ACCORDING TO THE DOCUMENT RECORD IN VOLUME 2771, PAGE 38, O.P.R.M.C.T., FROM WHICH A FOUND 1/2-INCH IRON ROD IN THE EAST LINE OF N. FAIRGROUNDS ROAD, COMMON TO THE WEST LINE OF SAID DOLORES L. MCCALL TRACT BEARS, N 12'48'01" W, A DISTANCE OF 1,447.79 FEET;

THENCE N 73°57'18" E, WITH THE NORTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE SOUTH LINE OF SAID DOLORES L. MCCALL TRACT, A DISTANCE OF 1,100.06 FEET TO A CALCULATED CORNER FOR THE NORTHEAST CORNER OF THIS TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED TO POWER INFRASTRUCTURE PARTNERS, LLC TRACT RECORDED AS DOCUMENT NO. 2024-10266 (O.P.R.M.C.T.) AND ONCOR ELECTRIC DELIVERY COMPANY RECORDED AS DOCUMENT NO. 2024-23740 (O.P.R.M.C.T.);

THENCE S 14°31'01" E, ACROSS SAID POWER INFRASTRUCTURE TRACT, WITH THE EAST LINE OF THIS TRACT, COMMON TO THE WEST LINE SAID ONCOR ELECTRIC DELIVERY COMPANY TRACT, A DISTANCE OF 150.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR THE SOUTHEAST CORNER OF THIS TRACT, COMMON TO THE SOUTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE NORTH LINE OF A TRACT TO ALLDREDGE PROPERTIES, LLC ACCORDING TO THE DOCUMENT RECORD IN VOLUME 2585, PAGE 506, O.P.R.M.C.T., FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ALLDREDGE TRACT BEARS, S 21°45'37" E, A DISTANCE OF 1,981.97 FEET ;

THENCE S 73°56'05" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND ALLDREDGE TRACT, A DISTANCE OF 150.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE N 14°31'02" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND ALLDREDGE TRACT, A DISTANCE OF 85.03 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 73°57'18" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND ALLDREDGE TRACT, A DISTANCE OF 950.28 FEET TO A SET 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT, IN THE EAST LINE OF SAID FAIRGROUNDS ROAD;

THENCE N 14°19'21" W, WITH THE WEST LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE EAST LINE OF SAID FAIRGROUNDS ROAD, A DISTANCE OF 65.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.934 ACRES OF LAND.

BASIS OF BEARINGS DERIVED FROM THE STATE PLANE COORDINATE SYSTEM OF 1983, NAD83 (2011), TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.99991645.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL SHANE BYRD, AS AGENT OF POWER INFRASTRUCTURE PARTNERS, LLC, DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HOGAN SUBDIVISION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON

WITNESS OUR HANDS AT (MIDLAND, TEXAS), THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

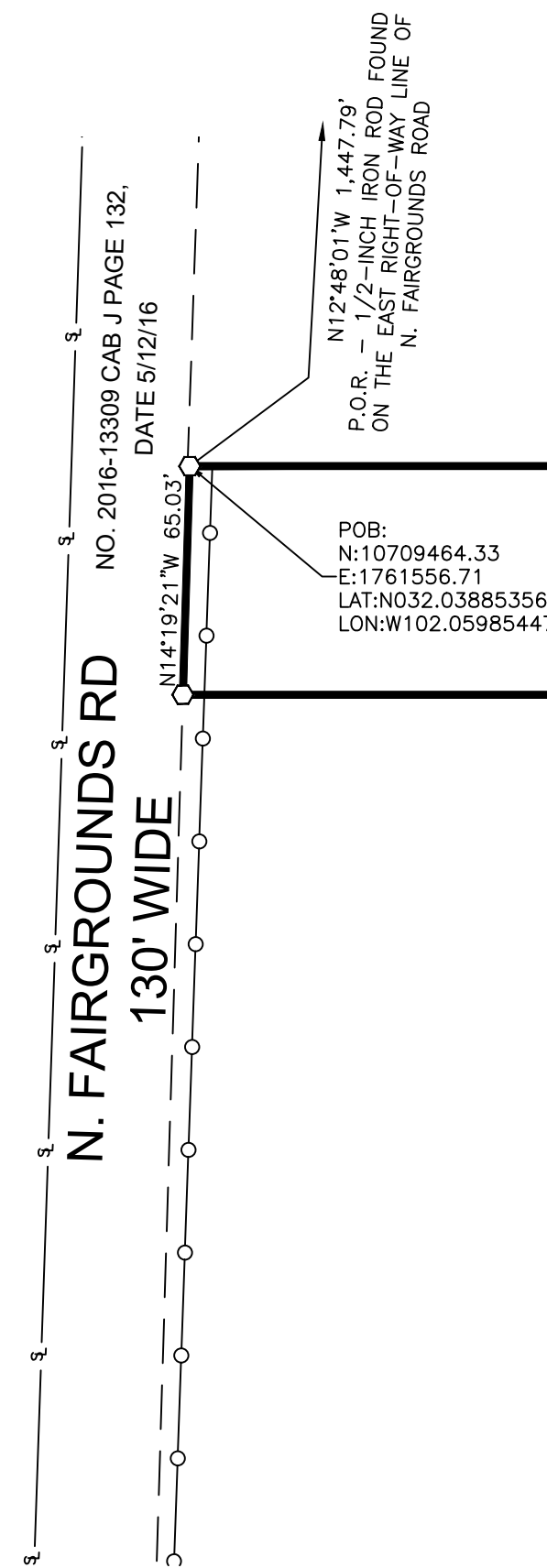
BY: MICHAEL SHANE BYRD  
VICE PRESIDENT  
POWER INFRASTRUCTURE PARTNERS, LLC

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THE DATE OF \_\_\_\_\_ BY MICHAEL SHANE BYRD, AS AN AGENT OF POWER INFRASTRUCTURE PARTNERS, LLC

NOTARY SEAL: \_\_\_\_\_ NOTARY PUBLIC, STATE OF TEXAS



UTILITY COMPANY'S CERTIFICATE  
THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY \_\_\_\_\_ Print Name: \_\_\_\_\_

ONCOR ELECTRIC DELIVERY \_\_\_\_\_ Print Name: \_\_\_\_\_

OPTIMUM \_\_\_\_\_ Print Name: \_\_\_\_\_

ASTOUND \_\_\_\_\_ Print Name: \_\_\_\_\_

AT&T-TEXAS \_\_\_\_\_ Print Name: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JENNIFER WARD-NUSZ, 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 REGULATION OF THE CITY OF MIDLAND, TEXAS.

JENNIFER WARD-NUSZ, R.P.L.S. 6396  
15 SMITH ROAD, SUITE 2000  
MIDLAND, TX 79705  
432.699.0601

DOLORES L. MCCALL  
VOL. 2771, PG. 38  
O.P.R.M.C.T.

1.934 ACRES  
POWER INFRASTRUCTURE PARTNERS, LLC  
INST NO 2024-10266  
O.P.R.M.C.T.

ALLDREDGE PROPERTIES, LLC.  
VOL. 2585, PG. 506  
O.P.R.M.C.T.

LOT 1, BLOCK 1  
RUCKUS ADDITION  
CAB "J", PG. 132  
P.R.M.C.T.

Power Infrastructure Partners, LLC  
Doc # 2024-10266  
O.P.R.M.C.T.  
Oncor Electric Delivery Company  
Doc #2024-23740  
O.P.R.M.C.T.

N:10709623.16  
E:1762651.43  
LAT:032.03933670  
LON:W102.05633033

**CERTIFICATE OF APPROVAL : FOR APPROVAL BY THE COMMISSION**

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "HOGAN SUBDIVISION ADDITION, 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

**NOTICE:**

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- COORDINATES AND BEARINGS SHOWN HEREON ARE CONICAL LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NSRS 2011). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.99991645.
- WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0100F, EFFECTIVE DATE 9/16/2005, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
- ELEVATION CONTOURS SHOWN ARE BASED ON NAVD 88 ELEVATION DATUM.

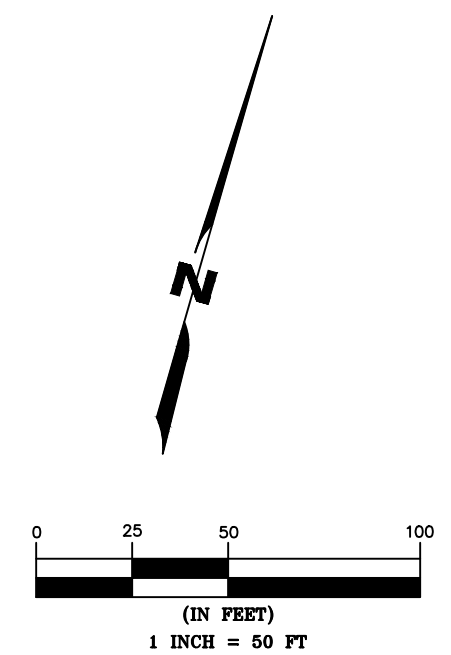
INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE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

OWNER INFORMATION:  
POWER INFRASTRUCTURE PARTNERS, LLC  
2038 HIGHWAY 71W  
SPICEWOOD, TX 78669  
C/O MICHAEL SHANE BYRD  
PHONE: 210-420-4888

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_ CABINET \_\_\_\_\_

DATE: \_\_\_\_\_ PAGE \_\_\_\_\_



LEGEND	
	SUBJECT PROPERTY
	SECTION LINE
	PROPERTY LINE
	CALCULATED CORNER
	1/2" IR W/CAP
	MARK'D "SAM"
	PLAT RECORD
	P.R.M.C.T.
	OFFICIAL PUBLIC RECORDS
	MIDLAND COUNTY, TEXAS

OWNER:  
POWER INFRASTRUCTURE PARTNERS, LLC  
3412 N Fairgrounds Road, Midland TX 79705

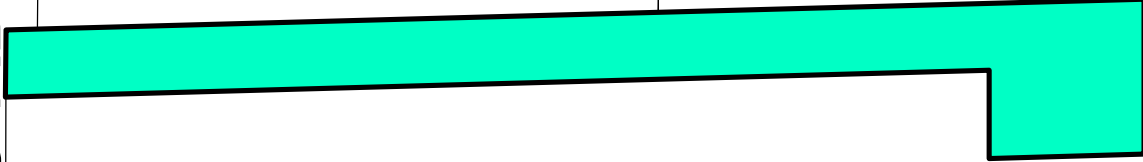
**HOGAN ADDITION, SECTION 2**



15 SMITH ROAD, SUITE  
2000 MIDLAND, TX  
79705  
Ofc: 432.699.0601  
Fax: 432.699.0661  
Email: info@sam.biz

Texas Firm Registration No. 10064300

N FAIRGROUNDS RD



1

### Location Map

**SUB-25-0825**

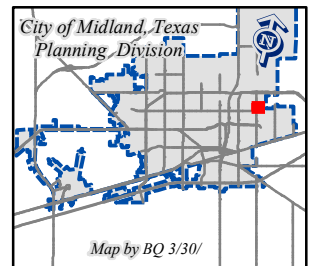
**Scale: 1" = 1,000'**

Proposed plat of Hogan Subdivision, Section 2, being a 1.934-acre tract of land situated in Section 30, Block 38, T-1-S T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of North Fairgrounds Road, approximately 1200 feet north of East Wadley Avenue. (Council District 2)

#### LEGEND

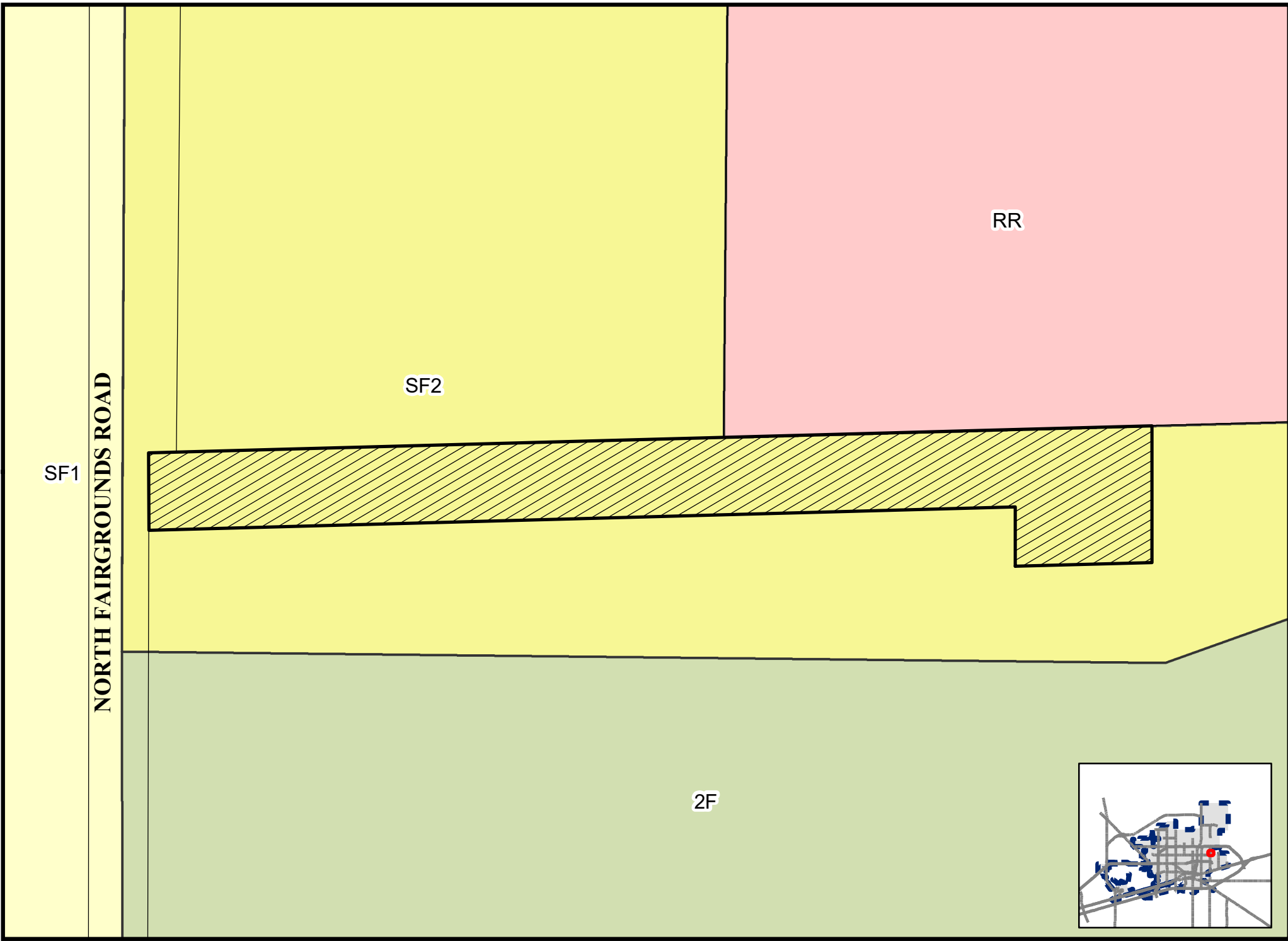
-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS

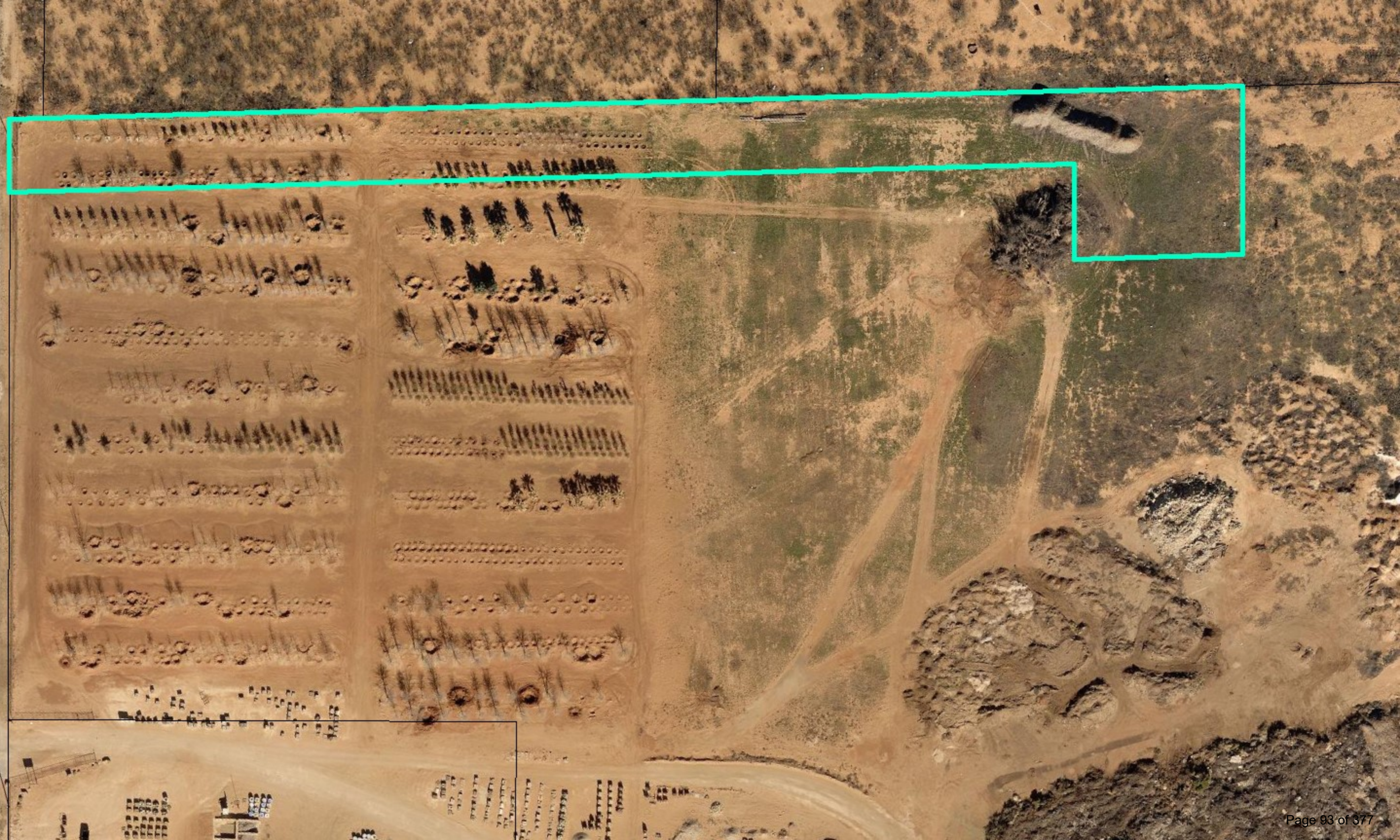


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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







# FINAL PLAT HOGAN SUBDIVISION, SECTION 2

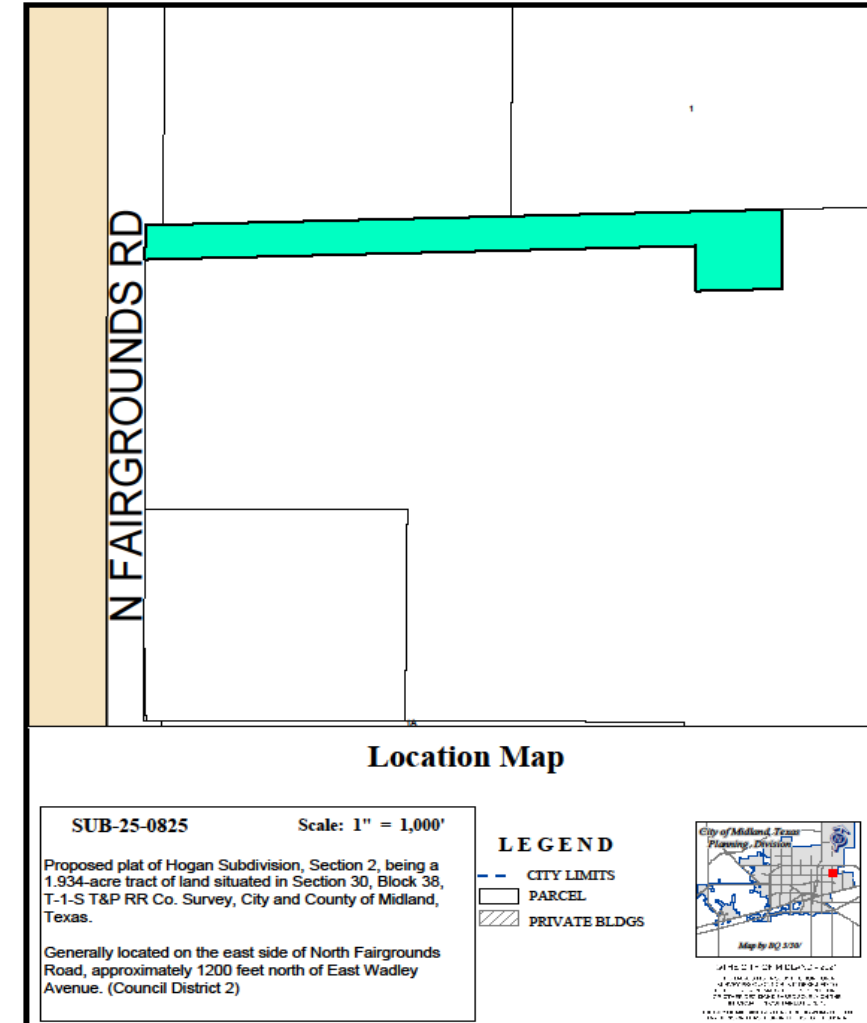


Visit Our Website

**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

- **Property Owner/Representative:**  
Power Infrastructure Partners, LLC
- **Location:** Generally located on the east side of North Fairgrounds Road, approximately 1200 feet north of East Wadley Avenue (Council District 2)
- **Reason for Request:** To operate a breaker station and a 65-foot airpark transmission line



# PLAT DETAILS

- Acreage: 1.934 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 1

**PRELIMINARY PLAT**  
**HOGAN SUBDIVISION, SECTION 2**  
 BEING 1.934 ACRES OF LAND OUT OF THE SECTION 30, BLOCK 38, T-1-S,  
 T & P RR CO SURVEY, ABSTRACT 679 CITY AND COUNTY OF MIDLAND, TEXAS

**OWNER'S CERTIFICATE**  
 THE STATE OF TEXAS  
 COUNTY OF MIDLAND

AIRBORNE POWER INFRASTRUCTURE PARTNERS, LLC IS THE RECORD OWNER OF BEING A 1.934-ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 38, T-1-S, T & P RR CO SURVEY ABSTRACT 679 COMPLETELY WITHIN A TRACT TO POWER INFRASTRUCTURE PARTNERS, LLC ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NUMBER 2024-10288 OFFICIAL PUBLIC RECORDS, MIDLAND COUNTY, TEXAS (PAGE 1) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SM" (BRO IN COMPARISON) TO THE NORTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE SOUTH LINE OF SAID DOLORES L. MCCALL TRACT, A DISTANCE OF 142.00 FEET TO A CALCULATED CORNER FOR THE NEAREST CORNER OF THIS TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED TO POWER INFRASTRUCTURE PARTNERS, LLC TRACT RECORDED AS DOCUMENT NO. 2024-10288 (OFF-P.A.C.T.); AND SUCOR ELECTRIC DELIVERY COMPANY RECORDED AS DOCUMENT NO. 2024-07916 (OFF-P.A.C.T.);

THENCE N 72°31'41" E, WITH THE NORTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE SOUTH LINE OF SAID DOLORES L. MCCALL TRACT, A DISTANCE OF 142.00 FEET TO A CALCULATED CORNER FOR THE NEAREST CORNER OF THIS TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED TO POWER INFRASTRUCTURE PARTNERS, LLC TRACT RECORDED AS DOCUMENT NO. 2024-10288 (OFF-P.A.C.T.); AND SUCOR ELECTRIC DELIVERY COMPANY RECORDED AS DOCUMENT NO. 2024-07916 (OFF-P.A.C.T.);

THENCE S 14°31'01" E, ACROSS SAID POWER INFRASTRUCTURE TRACT, WITH THE EAST LINE OF THE TRACT, COMMON TO THE WEST LINE SAID SUCOR ELECTRIC DELIVERY COMPANY TRACT, A DISTANCE OF 180.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SM" FOR THE SOUTHEAST CORNER OF THIS TRACT, COMMON TO THE SOUTH LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE NORTH LINE OF A TRACT TO AIRBORNE PROPERTIES, LLC ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 2024 PAGE 284 (OFF-P.A.C.T.); FROM WHICH A 3/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID AIRBORNE TRACT BEARS, S 21°42'01" E, A DISTANCE OF 14.00 FEET;

THENCE S 72°58'01" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND AIRBORNE TRACT, A DISTANCE OF 180.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SM" FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE N 14°31'02" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND AIRBORNE TRACT, A DISTANCE OF 180.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SM" FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE S 72°57'18" W, WITH THE COMMON LINE OF SAID POWER INFRASTRUCTURE TRACT AND AIRBORNE TRACT, A DISTANCE OF 180.00 FEET TO A SET 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT, IN THE EAST LINE OF SAID FAIRGROUNDS ROAD;

THENCE N 14°19'21" W, WITH THE WEST LINE OF SAID POWER INFRASTRUCTURE TRACT, COMMON TO THE EAST LINE OF SAID FAIRGROUNDS ROAD, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.934 ACRES OF LAND.

BASES OF BEARINGS DERIVED FROM THE STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 14N03, TEXAS CENTRAL ZONE (LADS). DISTANCES ARE SURFACE VALUES AND CORRECTED BEARING HORIZON ARE GRID VALUES AND UTILIZE A CORRECTED GRID FACTOR 0.99981645.

NOTE: HISTORIC X-MARK ALL WEN BY THESE PRESENTS.

THAT MICHAEL SHANE BYRD, AS AGENT OF POWER INFRASTRUCTURE PARTNERS, LLC (OWNER) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HOGAN SUBDIVISION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND HEREBY CONSENT TO THE PUBLIC USE THEREOF THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY: MICHAEL SHANE BYRD  
 VICE PRESIDENT  
 POWER INFRASTRUCTURE PARTNERS, LLC

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
 COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THE DATE OF \_\_\_\_\_ BY MICHAEL SHANE BYRD, AS AN AGENT OF POWER INFRASTRUCTURE PARTNERS, LLC

NOTARY SEAL: \_\_\_\_\_ NOTARY PUBLIC, STATE OF TEXAS

**UTILITY COMPANY'S CERTIFICATE**  
 THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

AXIOM ENERGY \_\_\_\_\_ Print Name  
 SUCOR ELECTRIC DELIVERY \_\_\_\_\_ Print Name  
 OPTIMAX \_\_\_\_\_ Print Name  
 AETECOM \_\_\_\_\_ Print Name  
 XNET-TEXAS \_\_\_\_\_ Print Name

**SURVEYOR'S CERTIFICATE**  
 X-MARK ALL WEN BY THESE PRESENTS.

THAT I, JENNIFER AMOS-ALZAI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MARKERS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF MIDLAND, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 14282 IN STATE OF TEXAS  
 EXPIRES 09/01/2025

JENNIFER AMOS-ALZAI, D.P.L.S. 6390  
 15 SMITH ROAD, SUITE 2000  
 MIDLAND, TX 79705  
 432.699.9061

**CERTIFICATE OF APPROVAL - FOR APPROVAL BY THE COMMISSION**  
 THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "HOGAN SUBDIVISION ADDITION, SECTION 2" WAS APPROVED BY ORDER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

ABRAHAM BEIL, CHAIRMAN  
 JASON OCHOA, SECRETARY

**NOTICE:**

1. SETTING 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 AND BEARINGS SHOWN HEREON ARE CONICAL LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE (LADS), NORTH AMERICAN DATUM 1983 (NAD 83). DISTANCES ARE SURFACE VALUES AND CORRECTED BEARING HORIZON ARE GRID VALUES AND UTILIZE A CORRECTED GRID FACTOR 0.99981645.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48358C0205D, EFFECTIVE DATE 8/14/2020, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100-YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
5. ELEVATION CONTOURS SHOWN ARE BASED ON WADG BE ELEVATION DATA.

**OWNER INFORMATION:**  
 POWER INFRASTRUCTURE PARTNERS, LLC  
 15 SMITH ROAD, SUITE 2000  
 MIDLAND, TX 79705  
 PHONE: 432-699-0861

PLAT FILED FOR RECORD  
 MIDLAND COUNTY, TEXAS  
 NO. \_\_\_\_\_ CHAIN# \_\_\_\_\_  
 DATE: \_\_\_\_\_ PAGE \_\_\_\_\_

**OWNER:**  
 POWER INFRASTRUCTURE PARTNERS, LLC  
 3412 N Fairgrounds Road, Midland TX 79705

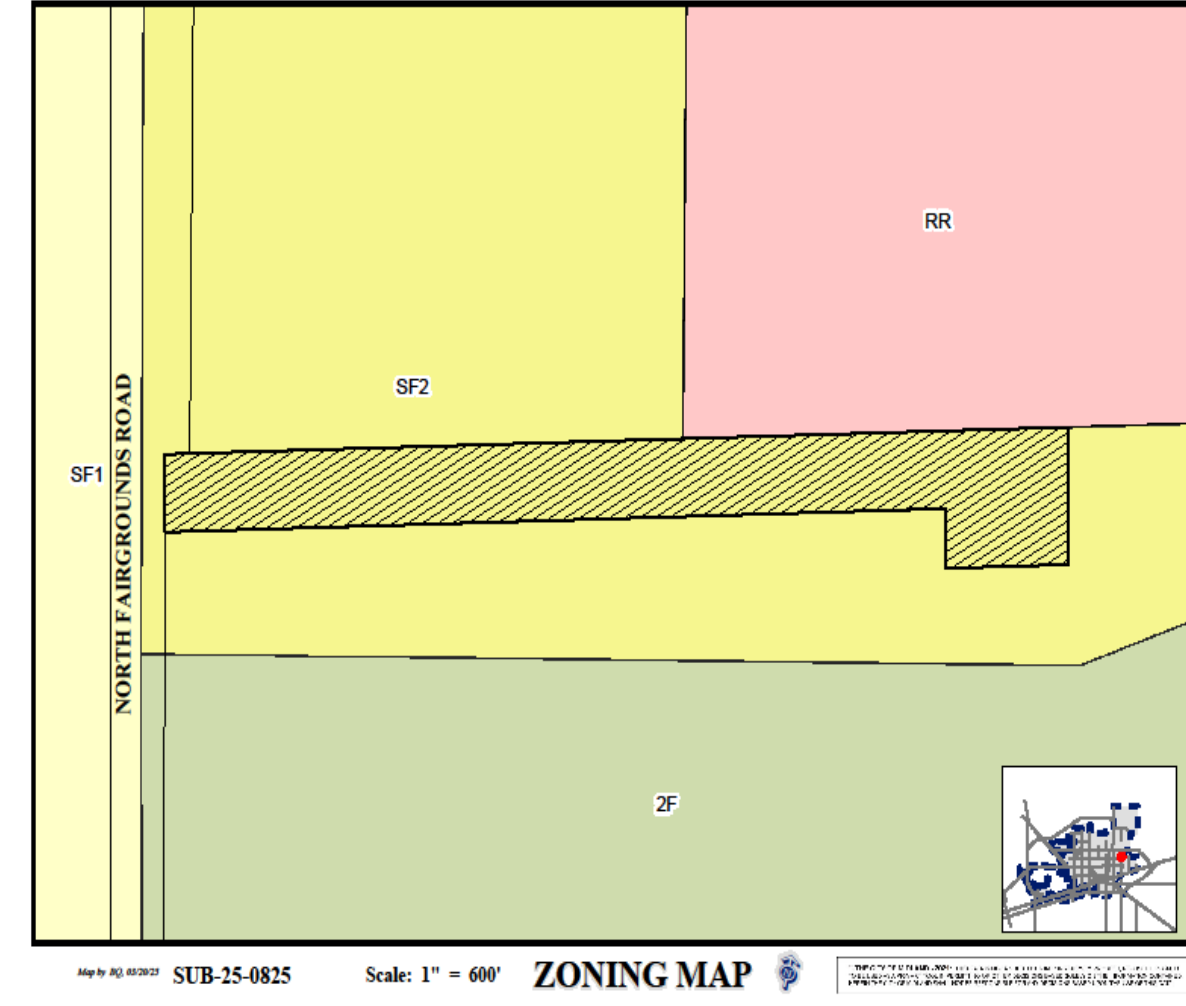
**HOGAN SUBDIVISION ADDITION, SECTION 2**

**SAM** 15 SMITH ROAD, SUITE 2000  
 MIDLAND, TX 79705  
 Ofc: 432.699.0801  
 Fax: 432.699.0661  
 Email: info@sam.biz

Texas Firm Registration No. 10064300

# ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North:** SF-2, Single-Family Dwelling District, and RR, Regional Retail District
  - **South/East:** SF-2, Single-Family Dwelling District
  - **West:** SF-1, Single-Family Dwelling District



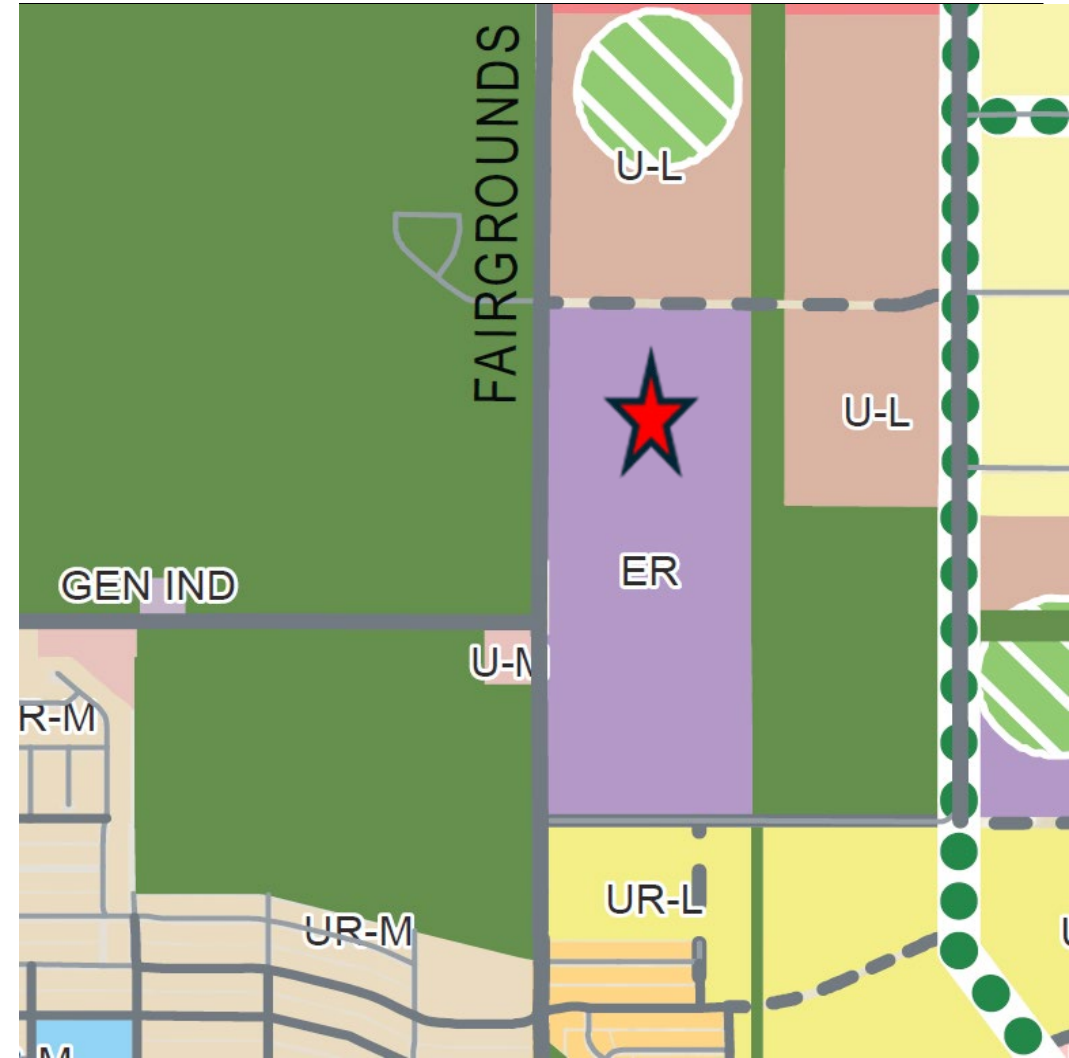
# LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East/West/South:** Vacant Land
- **Proposed Use:** Electrical Power Substation



# COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve (ER)
- **Supported Uses:** Major office and business uses, such as technology hubs, research facilities, corporate headquarters, and light industrial operations.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



# STAFF'S RECOMMENDATION

- The preliminary plat was approved by the Planning and Zoning Commission on August 18, 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Lori Elliott, Planner  
**Subject:** Motion approving a Final Plat of The Vineyard Addition, Section 22, being a replat of Lots 2 and 3, Block 2, The Vineyard Addition, Section 2, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Becker Drive and Sandstone Drive)

---

**Purpose:**

Arturo Camacho, on behalf of Sandstone Drive, LLC, is requesting to replat the property located at 5501 Sherwood Drive into 1 lot for future multi-family residential development.

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

**Final Plat Requirements:**

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

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

Below are the departments' comments.

**Recommended Action:**

Approve

**Fiscal Impact:**

None

**Strategic Priority:**

QUALITY OF LIFE AND PLACE

**Discussion:**

**Engineering: (Approved)**

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

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

PAVING: Sandstone, Sherwood, Holiday Hill, and Becker roadways are okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in Becker Street, okay as is. 12" water exists in Sandstone Street, okay as is. 12" water exists in Sherwood Street, okay as is. 16" water exists in Holiday Hill 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 Becker Street, okay as is. 8" sewer exists in Sherwood Street, okay as is. 12" sewer exists in Holiday Hill 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. [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, planning/zoning requirements, established setbacks, Health department

regulations, 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.

**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.

**Optimum: (Approved)**

We have no facilities in that area.

**Planning: (Approved)**

Staff recommends approval of the Final Plat of The Vineyard Addition, Section 22.

**Attachments:**

- A. P-25-2442, The Vineyard Addition, Section 22, Combined
- B. P&Z - - The Vineyard Addition, Section 22 Final

Lori Elliott, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/31/2025

	<b>Final Plat Application</b>	<b>For Office Use Only</b>	
		SUB- _____ - _____ P- _____ - _____	

**Subdivision Name:** Vineyard Addition - Section 22  
(Must be named in accordance with 11-2-5(A)4 of the City Code)

<b>Applicant</b> (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: <u>Bill Skeen, Sandstone Drive, LLC</u>		Phone #: (432) 687-1777 Email: <u>bills@forl.com</u>	
Address: <u>6101 Holiday Hill Road</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79707</u>

<b>Property Owner</b> Print Name: <u>Sandstone Drive, LLC</u>		Phone #: (432) 687-1777 Email: <u>bills@forl.com</u>	
Address: <u>6101 Holiday Hill Rd.</u>	City: <u>Midland</u>	State: <u>TX</u>	Zip: <u>79707</u>

<b>Developer:</b> (If different from property owner) Print Name: _____		Phone #: _____ Email: _____	
Address: _____	City: _____	State: _____	Zip: _____

<b>Representative</b> (If different from applicant or property owner) Print Name: <u>Arturo Camacho, P.E., Camacho-Hernandez &amp; Assoc.</u>		Phone #: (210) 381-9275 Email: <u>arturoc@cha-eng.com</u>	
Address: <u>5718 University Heights, Suite 102</u>	City: <u>San Antonio</u>	State: <u>TX</u>	Zip: <u>78249</u>

**Reason for Platting** (Please be specific)  
Combine Lots 2 and 3, Block 2 into one new lot, Lot 4, Block 2

<b>Plat Information</b>		Total Acreage: <u>24.30 Acres</u>
Type: <input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)		
Number of Lots: <u>1</u>	Number of Multi-Family Dwelling Units: <u>371</u>	

**Deferral Request:** Do you plan on requesting a deferral to the timing of public improvements?  
 Yes  No (Not Applicable, No public improvements)  
(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](mailto: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](mailto: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): [Signature] Date: 12/3/2025

**Applicant** (printed): William (Bill) [Signature]

**Property Owner** (signature): [Signature] Date: 12/3/2025

**Property Owner** (printed): William (Bill) [Signature]

*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) \_\_\_\_\_

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

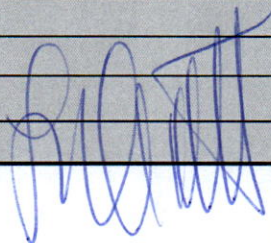
**For Office Use Only**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Property Owner Authorization                  | <input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)    |
| <input type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online | <input checked="" type="checkbox"/> Deferral Letter (if applicable)                              |
| Check# <u>4030</u>  | <input checked="" type="checkbox"/> Groundwater Availability Certification Forms (if applicable) |
| <input type="checkbox"/> Recording Fee  | <input checked="" type="checkbox"/> Title Opinion  |
| Check# <u>4031</u>  | <input checked="" type="checkbox"/> Tax Certificates   |

Planner Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature:




**RECEIVED**

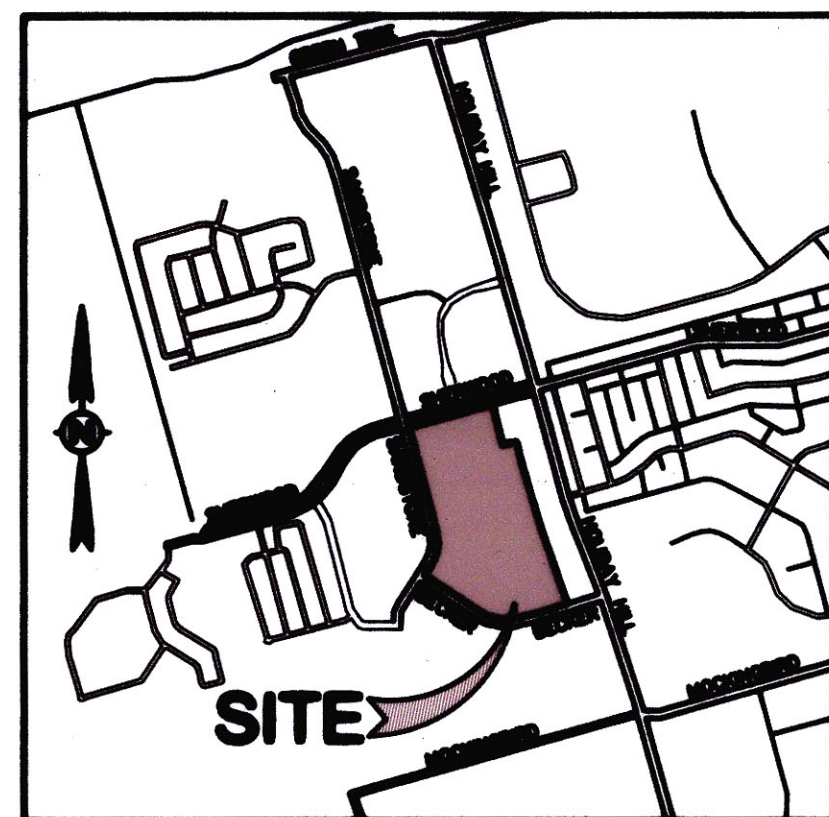
Date:

DEC 08 2025

Initial:

Initial:





**LOCATION MAP**  
N.T.S.

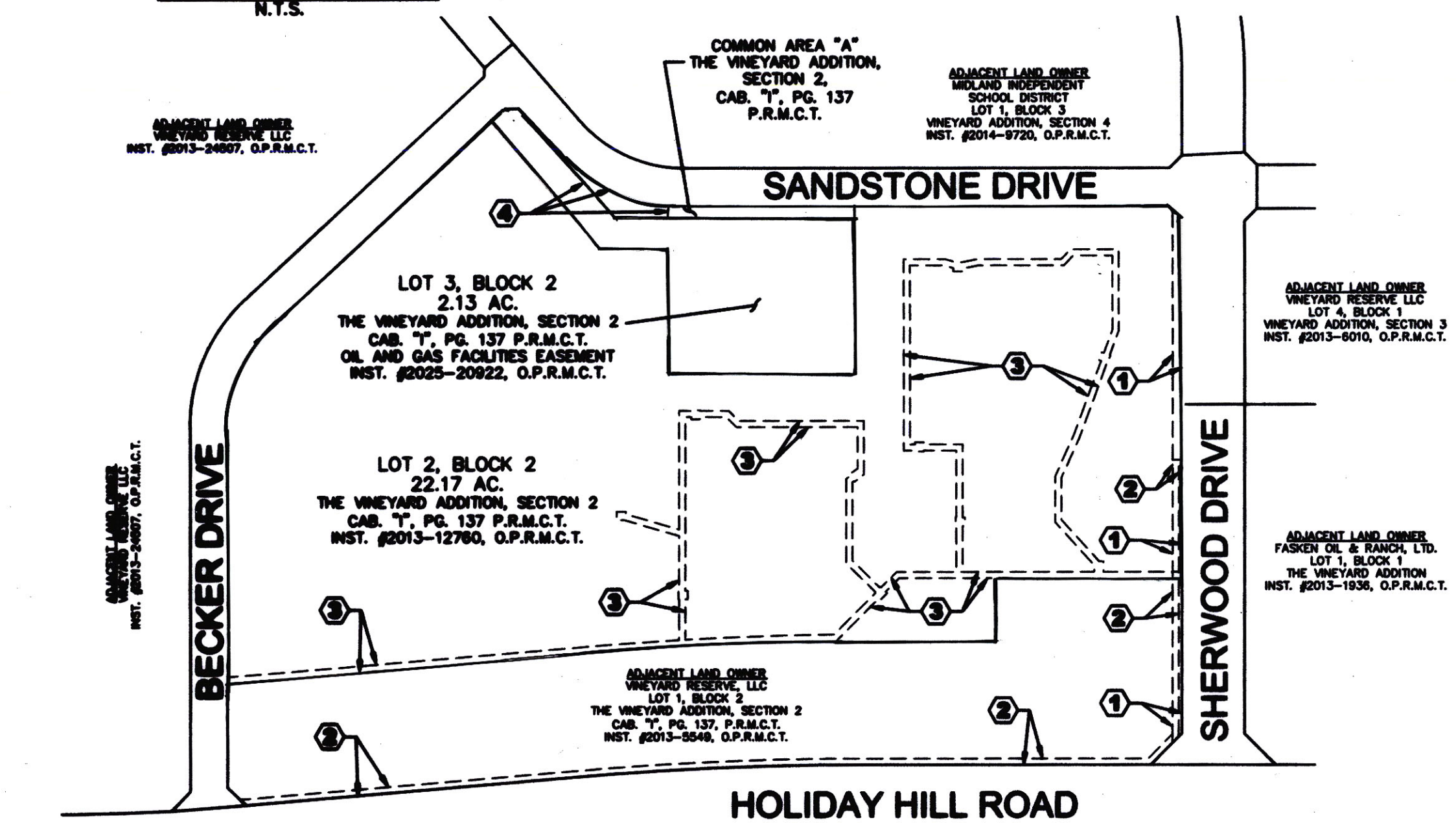
**KEYED NOTES**

- ① PEDESTRIAN EASEMENT  
INST. #2014-8873, O.P.R.M.C.T.
- ② 10.0' COMMUNICATION UTILITIES EASEMENT  
INST. #2013-4443, O.P.R.M.C.T.
- ③ 10.0' ONCOR EASEMENT  
INST. #2014-4248, O.P.R.M.C.T.
- ④ SOUTHWESTERN BELL TELEPHONE COMPANY  
EASEMENT, INST. #2014-7916, O.P.R.M.C.T.

**LEGEND**

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- P.R.M.C.T. PLAT RECORDS OF MIDLAND COUNTY, TEXAS
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS
- DENOTES EASEMENT LINE
- == DENOTES BOUNDARY LINE
- DENOTES SURROUNDING PROPERTY

**THE VINEYARD ADDITION, SECTION 22**  
BEING A 24.30 ACRE TRACT OF LAND, A REPLAT OF LOTS 2 AND 3, BLOCK 2,  
OF THE VINEYARD ADDITION, SECTION 2, RECORDED IN CABINET "T", PAGE 137,  
OF THE PLAT RECORDS OF MIDLAND COUNTY, TEXAS AND  
ESTABLISHING LOT 4, BLOCK 2.



**AREA BEING REPLATTED**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 2 AND 3,  
BLOCK 2, OUT OF THE VINEYARD ADDITION, SECTION 2 SUBDIVISION,  
RECORDED IN CABINET "T", PAGE 137, PLAT RECORDS OF MIDLAND COUNTY,  
TEXAS; LOT 3 ALSO BEING AN OIL AND GAS FACILITIES EASEMENT, RECORDED  
IN INST. # 2013-340, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS, I, Charles F. Hedges, Jr., Senior Vice President of Sandstone Drive, LLC, a Texas Limited Liability Corporation, am the record owner of a 24.30 acre tract of land situated in Section 13, Block 40, T-1-S, T&P RR Co. Survey, County of Midland, Texas according to the Warranty Deed recorded in 2013-12760 and 2025-20922 of the Deed Records of Midland County, Texas and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, Charles F. Hedges, Jr., Senior Vice President of Sandstone Drive, LLC, a Texas limited liability corporation, being the owner of the land shown on this plat designated as THE VINEYARD ADDITION, SECTION 22, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed herein, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an assessment 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 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 Midland, Texas, this 31 day of December, 2025.

Sandstone Drive, LLC, a Texas Limited Liability Corporation

*Charles F. Hedges, Jr.*  
Charles F. Hedges, Jr., Senior Vice President

**ACKNOWLEDGEMENT**

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 Charles F. Hedges, Jr., Senior Vice President of Vineyard Reserve, LLC, a Texas limited liability corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act and deed of the said Charles F. Hedges, Jr., and that he executed the same on the act for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this 31 day of December, 2025.

*Ashley Valadez*  
Ashley Valadez  
Notary Public, State of Texas  
Comm. Expires 03-20-2027  
Notary ID 130161722

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That, I, Daniel R. Muth, 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.

*Daniel R. Muth*  
Daniel R. Muth, R.P.L.S.  
Registration Number - 5588  
Square Root Services - Engineering & Surveying  
7921 N. World Drive  
Hobbs, NM 88242  
(575) 231-7347



**IMPACT FEES:**

Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during 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.

**NOTICE:**

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE GROUND SCALED, BASED ON THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE COMBINED GRID-TO-GROUND SCALE FACTOR IS 1.0000860881. SCALED FROM N: 10711991.87, E: 1725243.29, BEING A FOUND 5/8" REBAR WITH BRASS CAP. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF -0°56'59" AT THE PREVIOUSLY NOTED COORDINATES.
- THE PLAT IS SUBJECT TO THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VINEYARD ADDITION RECORDED AS DOCUMENT NO. 2011-9450 IN O.P.R.M.C.T.

**UTILITY COMPANY'S CERTIFICATE**

This plot has been checked for accessibility of utilities

*Mark Lieb*  
AMOS ENERGY  
Print Name:

*Mark Lieb*  
Mark Lieb  
Print Name:

*Habe N*  
AT&T  
Print Name:

*Goadala Hernandez*  
Goadala Hernandez  
Print Name:

*OPTIMUM*  
OPTIMUM  
Print Name:

*ASTOUND BROADBAND*  
ASTOUND BROADBAND  
Print Name:

*ONCOR ELECTRICAL DELIVERY*  
ONCOR ELECTRICAL DELIVERY  
Print Name:

**CERTIFICATE OF APPROVAL**

FOR APPROVAL BY THE COMMISSION:

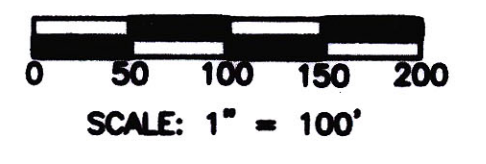
This is to certify that the above and foregoing plat of THE VINEYARD ADDITION, SECTION 22, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this the \_\_\_ day of \_\_\_\_\_, 2025.

*Abraham Bejil*  
Abraham Bejil, Chairman

*London Ochoa*  
London Ochoa, Secretary

**RE-PLAT**

BEING A 24.30 ACRE TRACT OF LAND, A REPLAT OF LOTS 2 AND 3, BLOCK 2, OF THE VINEYARD ADDITION, SECTION 2, RECORDED IN CABINET "T", PAGE 137, PLAT RECORDS OF MIDLAND COUNTY, TEXAS AND ESTABLISHING LOT 4, BLOCK 2, THE VINEYARD ADDITION, SECTION 22.



**OWNER (LOTS 2-3, BLOCK 2):**  
SANDSTONE DRIVE, LLC  
6101 HOLIDAY HILL ROAD  
MIDLAND, TEXAS 79707  
(432) 687-1777  
LOT 2 - INST. #2013-12760  
LOT 3 - INST. #2025-20922

**GH CAMACHO-HERNANDEZ & ASSOCIATES, LLC**  
Engineering - Planning - Transportation - Related Services

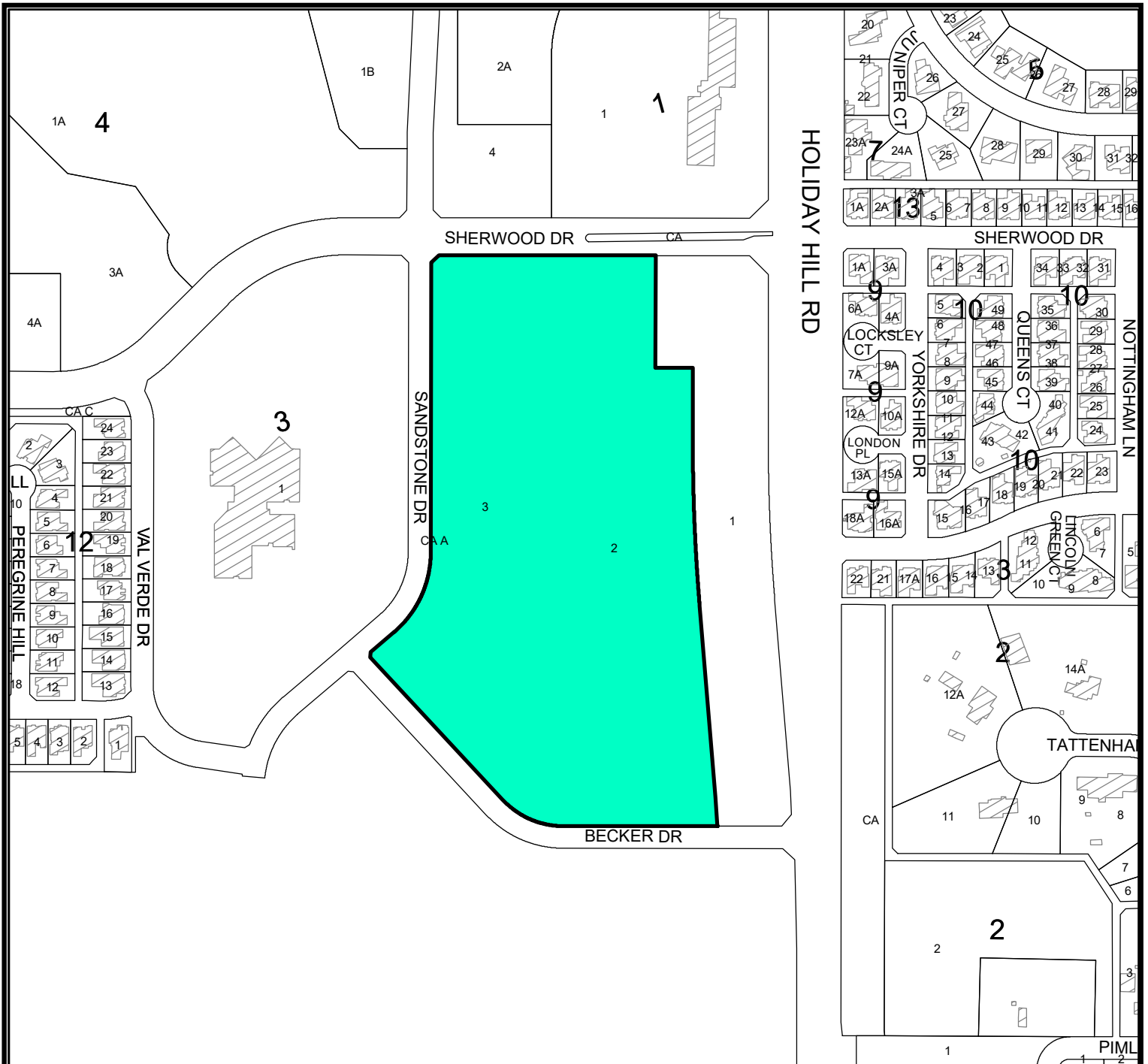
5718 University Heights Blvd., Suite 102  
San Antonio, Texas 78249  
Phone: (210) 341-8200, Fax: (210) 341-6300  
TBPE Firm No. F-9478

**THE VINEYARD ADDITION SECTION 22**

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_ CABINET \_\_\_\_\_

DATE: \_\_\_\_\_ PAGE \_\_\_\_\_



## Location Map

**SUB-25-0888**

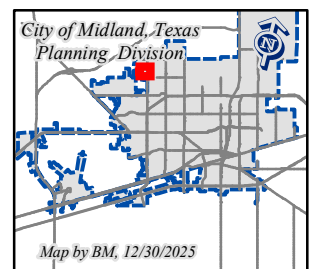
**Scale: 1" = 385'**

Proposed plat of The Vineyard Addition, Section 22, being a replat of Lots 2 and 3, Block 2, The Vineyard Addition, Section 2, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Becker Drive and Sandstone Drive. (Council District 4)

### LEGEND

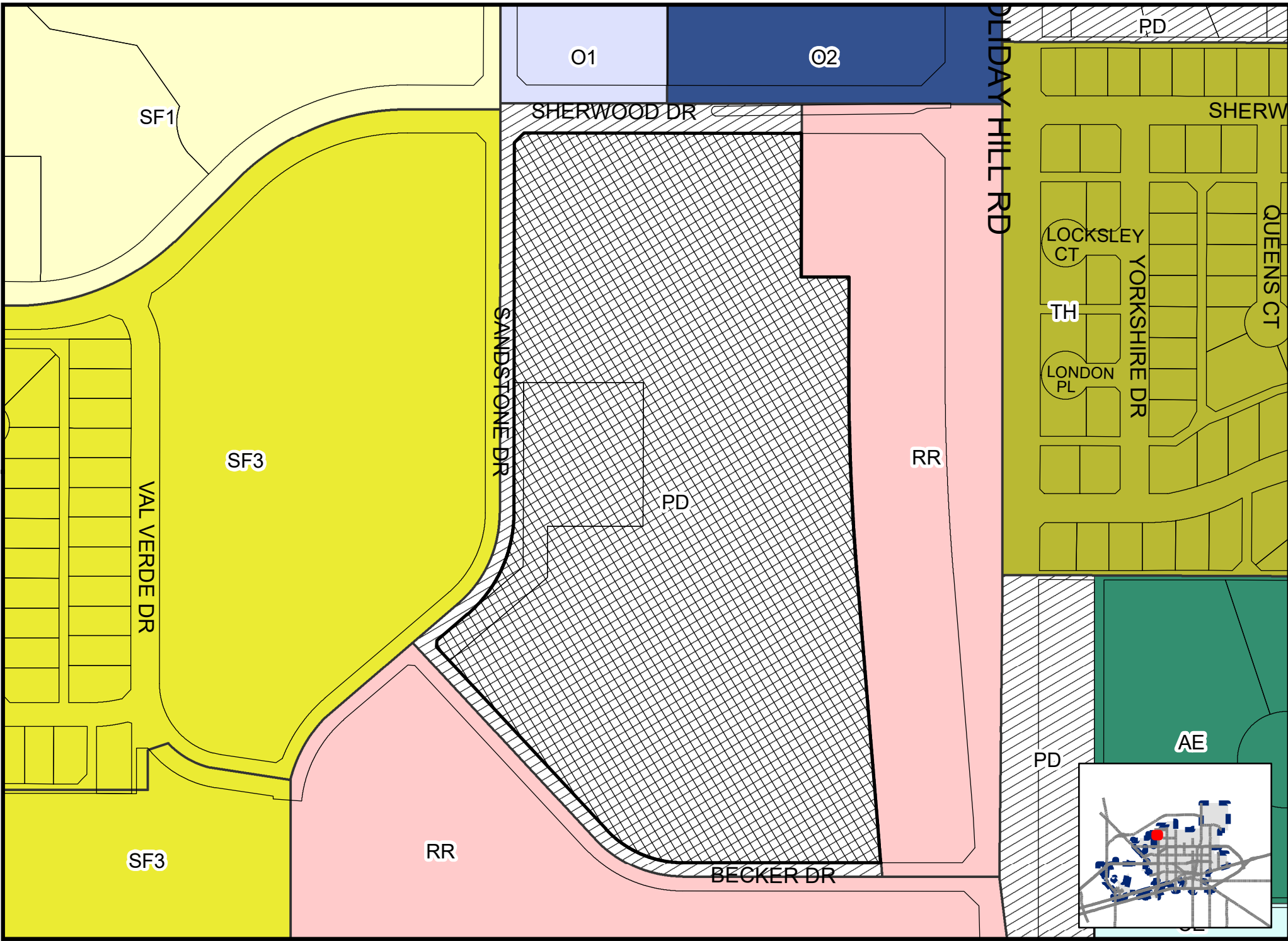
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

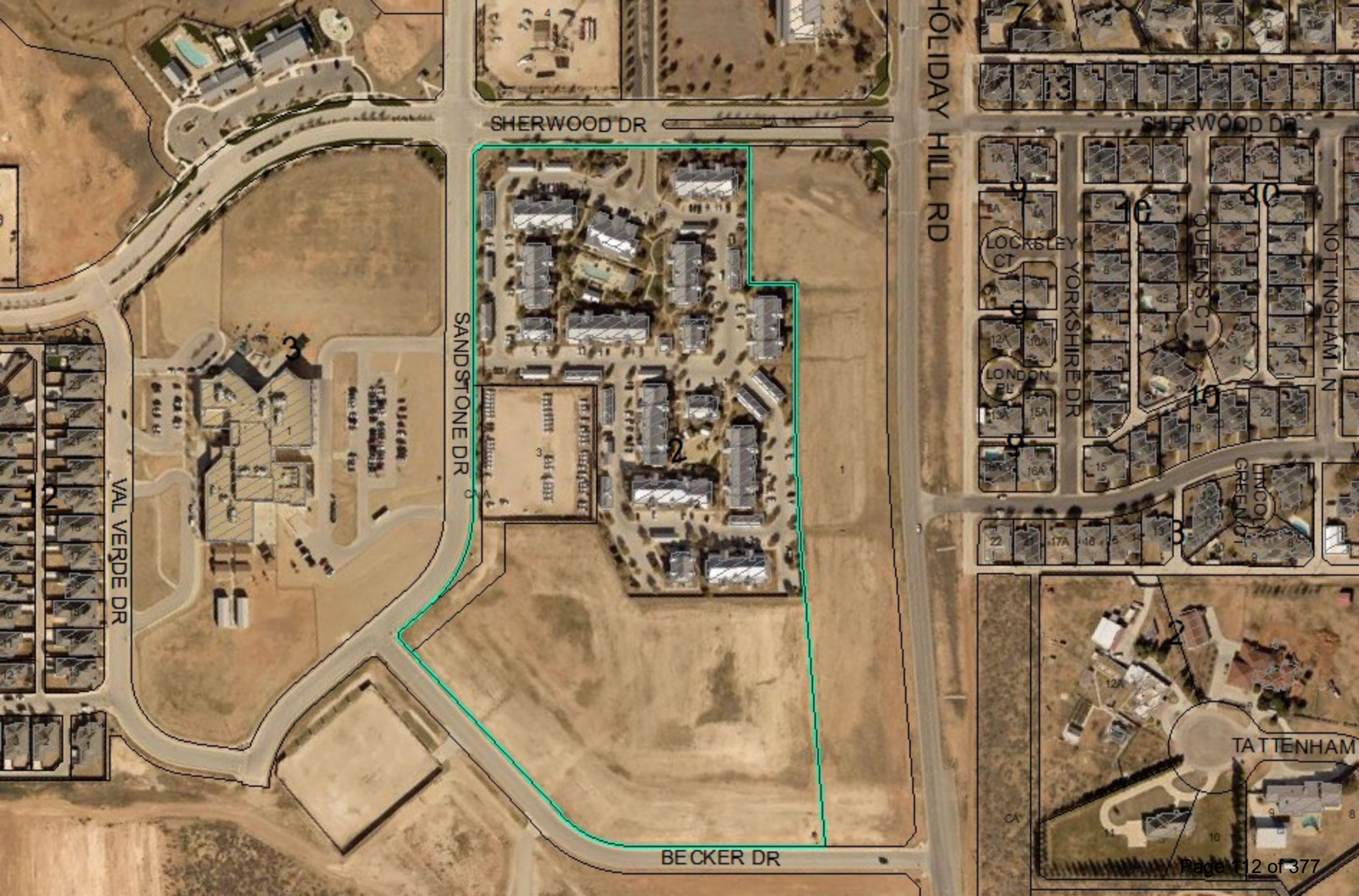


©THE CITY OF MIDLAND - 2021

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.





SHERWOOD DR

HOLIDAY HILL RD

SHERWOOD DR

SANDSTONE DR

LOCKBLEY

QUEENS CT

NOTTINGHAM LN

VAL VERDE DR

LONDON BL

YORKSHIRE DR

LINCOLN GREEN CT

BECKER DR

TATTENHAM



# FINAL PLAT THE VINEYARD ADDITION, SECTION 22

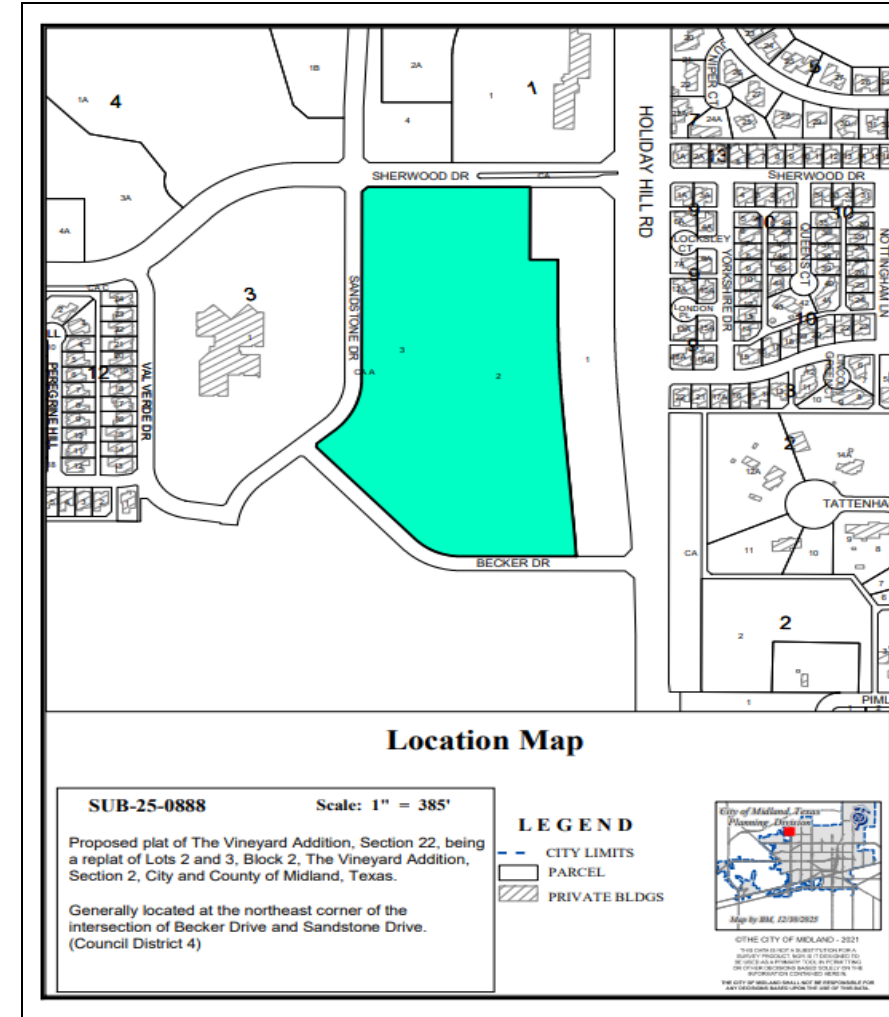


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**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

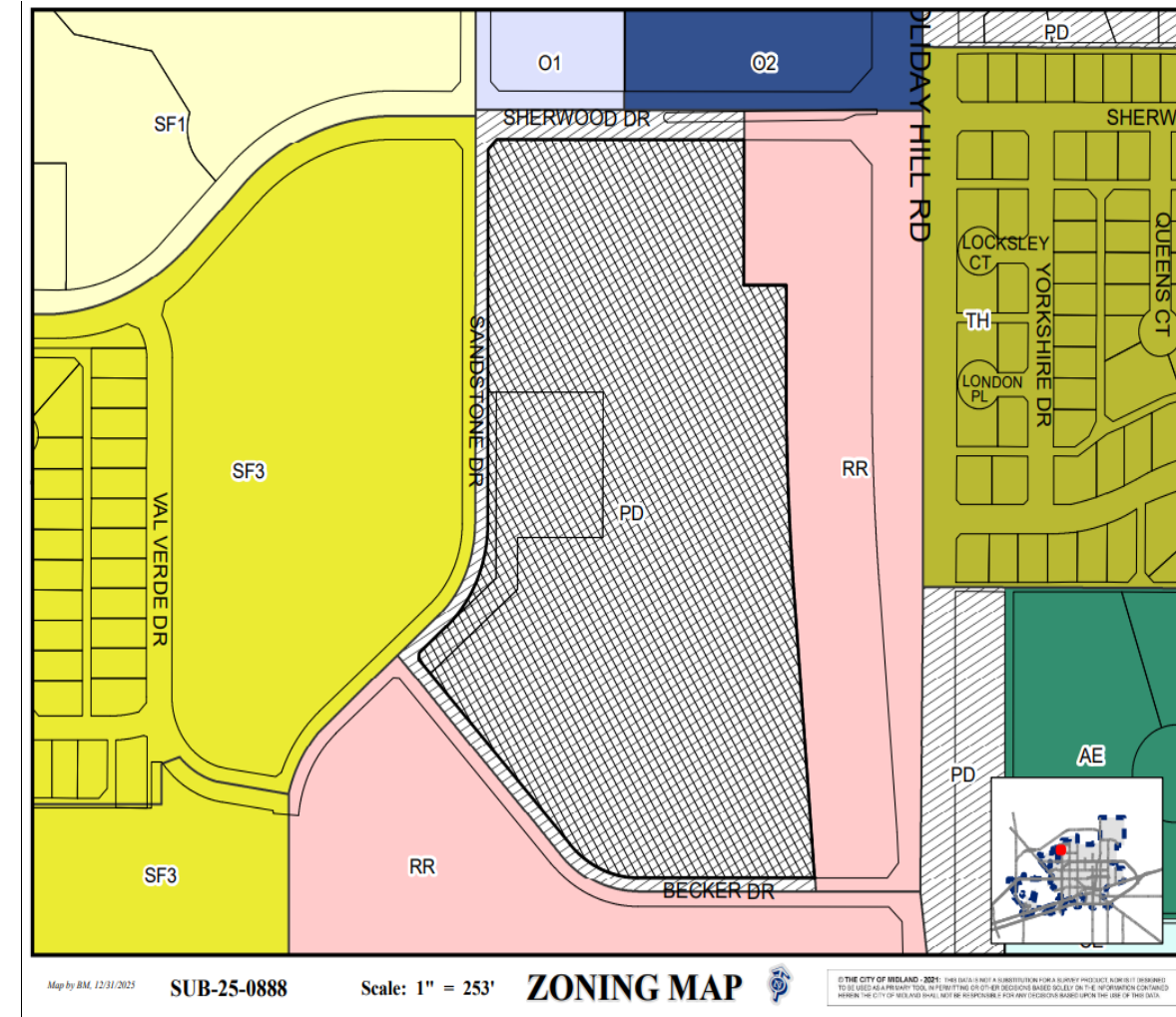
- **Developer/Property Owner:** Sandstone Drive, LLC
- **Representative:** Arturo Camacho, with Camacho-Hernandez & Associates
- **Location:** 5501 Sherwood Drive (Council District 4)
- **Reason for Request:** Combine lots for future multi-family residential development





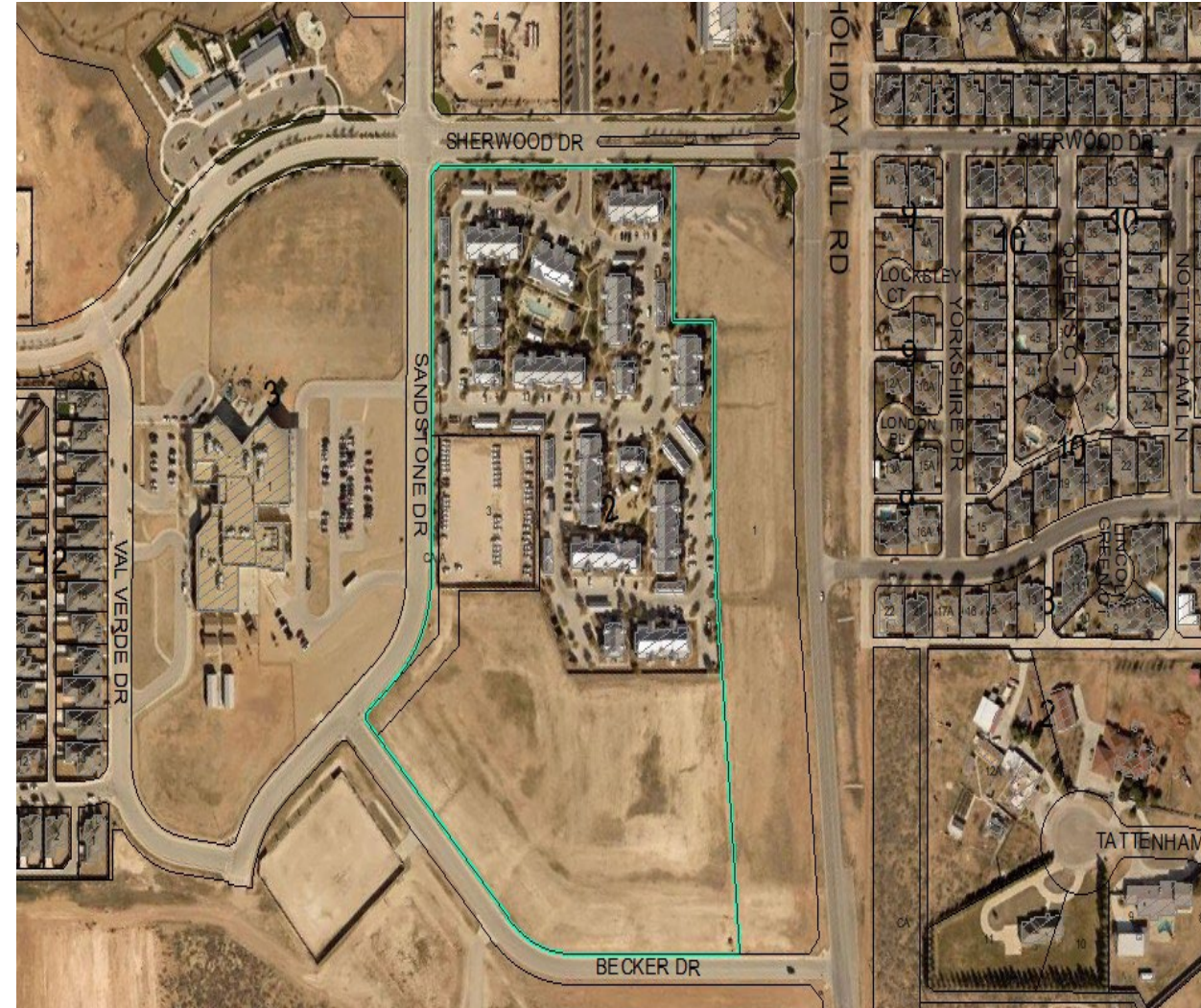
# ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
  - **North:** O-1 and O-2, Office District
  - **South/East:** RR, Regional Retail District
  - **West:** SF-3, Single-Family Dwelling District



# LAND USE

- **Current Use:** Apartment Complex and Vacant Land
- **Surrounding Uses:**
  - **North:** Office Buildings
  - **South/East:** Vacant Land
  - **West:** Elementary School
- **Proposed Use:** An expanded Apartment Complex



# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Medium (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family housing, multi-family housing, schools, and mixed use.
- 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.

7



# STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of The Vineyard Addition, Section 22.



# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Lori Elliott, Planner  
**Subject:** Motion approving a Final Plat of The Patch Addition, being a 148.76-acre tract of land out of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1232 and West County Road 140.)

---

**Purpose:**

Maverick Engineering, on behalf of The Patch Investment Group, LLC, and TAWBAC, LLC, is requesting to plat a 148.76-acre tract of land located at 3610 South County Road 1232 into 39 lots for future industrial development.

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: 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 12/9/2025. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 12/9/2025. [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: Deferral request for wastewater improvements were administratively approved on 12/9/2025. [For Applicant's Information Only.]

DRAINAGE: Drainage letter 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)**

No oil & gas issues

**Building Code: (Approved)**

ETJ, no jurisdiction

**GIS: (Approved)**

No comments.

**HEALTH DEPARTMENT: (Approved)**

Yes, the health department will review application from the 39 proposed lot of The Patch Addition, PLAT OF A 148.76 ACRE TRACT OF LAND OUT OF SECTION 24, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY the lots are 3 acre and above 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.

**AT&T: (Approved)**

We have no facilities in that area.

**CRMWD: (Approved)**

We do not have any comments on this plat.

**Planning: (Approved)**

Staff recommends approval of the Final Plat of The Patch Addition.

**Attachments:**

- A. P-25-2445, The Patch Addition, Combined
- B. P&Z - - The Patch Addition Final

Lori Elliott, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/30/2025



Final Plat Application

For Office Use Only  
SUB-\_\_\_\_\_  
P-\_\_\_\_\_

**Subdivision Name:** THE PATCH ADDITION  
(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: *Brandon Adams*

Phone #: *432-238-2101*

Email: *brandonadams@a-jconstruction.com*

Address: *4507 SCR 1232*

City: *MIDLAND*

State: *TX*

Zip: *79706*

**Property Owner**  
Print Name: THE PATCH INVESTMENT GROUP, LLC

Phone #: 432-238-2101

Email: *brandon@goldsandsdev.com*

Address: 4507 S COUNTY ROAD 1232

City: MIDLAND

State: TX

Zip: 79706

**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)  
INDUSTRIAL DEVELOPMENT

**Plat Information**  
Total Acreage: 148.76  
Type:  Single-Family Residential  Multi-Family Residential  
 Commercial  Extraterritorial Jurisdiction (ETJ)  
Number of Lots: 39 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

0000007

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 (SUBMITTED SEPTEMBER 2025)

## 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](mailto: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](mailto: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): [Signature] Date: 11/12/25

**Applicant** (printed): Brandon Adams

**Property Owner** (signature): [Signature] Date: 11/12/25

**Property Owner** (printed): Brandon Adams

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:**

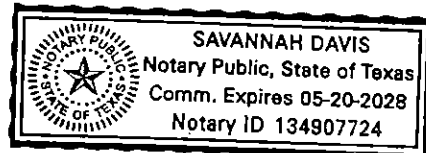
STATE OF TEXAS  
COUNTY OF MIDLAND

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 Patch Investment Group or authorized by Brandon Adams, 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 here to as his/her attorney in fact.

Authorized Agent (signature) [Signature]

Subscribed and sworn to before me, this 18 day of November, 2025, to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



6000000

**For Office Use Only**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Property Owner Authorization                             | <input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)    |
| <input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online | <input checked="" type="checkbox"/> Deferral Letter (if applicable)                              |
| Check# <u>5671</u>   | <input checked="" type="checkbox"/> Groundwater Availability Certification Forms (if applicable) |
| <input checked="" type="checkbox"/> Recording Fee  | <input checked="" type="checkbox"/> Title Opinion  |
| Check# <u>3872</u>   | <input checked="" type="checkbox"/> Tax Certificates   |

Planner Notes:

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Signature:

Date:

00000010



Final Plat Application

For Office Use Only  
SUB-\_\_\_\_-\_\_\_\_\_  
P-\_\_\_\_-\_\_\_\_\_

**Subdivision Name:** THE PATCH ADDITION

(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: Cody Stroud

Phone #: 432-230-1828

Email: codystroud@gmail.com

Address: 5415 Seattle Slaw Tr

City: Midland

State: TX

Zip: 79705

**Property Owner**

Print Name: TAWBAC LLC

Phone #: 432-238-2101

Email: rjstroud2954@gmail.com

Address: PO BOX 2954

City: MIDLAND

State: TX

Zip: 79702

**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)

INDUSTRIAL DEVELOPMENT

**Plat Information**

Total Acreage: 148.76

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

Number of Lots: 39

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

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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 (SUBMITTED SEPTEMBER 2025)

## 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](mailto: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](mailto: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): Cody Stroud Date: 11-12-25

**Applicant** (printed): Cody Stroud

**Property Owner** (signature): Cody Stroud Date: 11-12-25

**Property Owner** (printed): Cody Stroud

*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:**

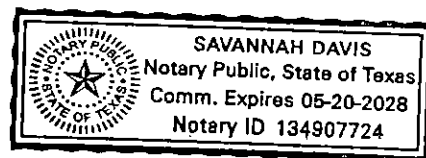
STATE OF TEXAS  
COUNTY OF MIDLAND

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 TAWBAC LLC or authorized by Cody Stroud, the owner of the above-described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) Andrew L. Kelly

Subscribed and sworn to before me, this 18 day of November, 2025, to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



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**For Office Use Only**

- |   |   |
|---|---|
| <input type="checkbox"/> Property Owner Authorization                             | <input type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)    |
| <input type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online | <input type="checkbox"/> Deferral Letter (if applicable)                              |
| Check# _____  | <input type="checkbox"/> Groundwater Availability Certification Forms (if applicable) |
| <input type="checkbox"/> Recording Fee  | <input type="checkbox"/> Title Opinion  |
| Check# _____  | <input type="checkbox"/> Tax Certificates   |

Planner Notes:

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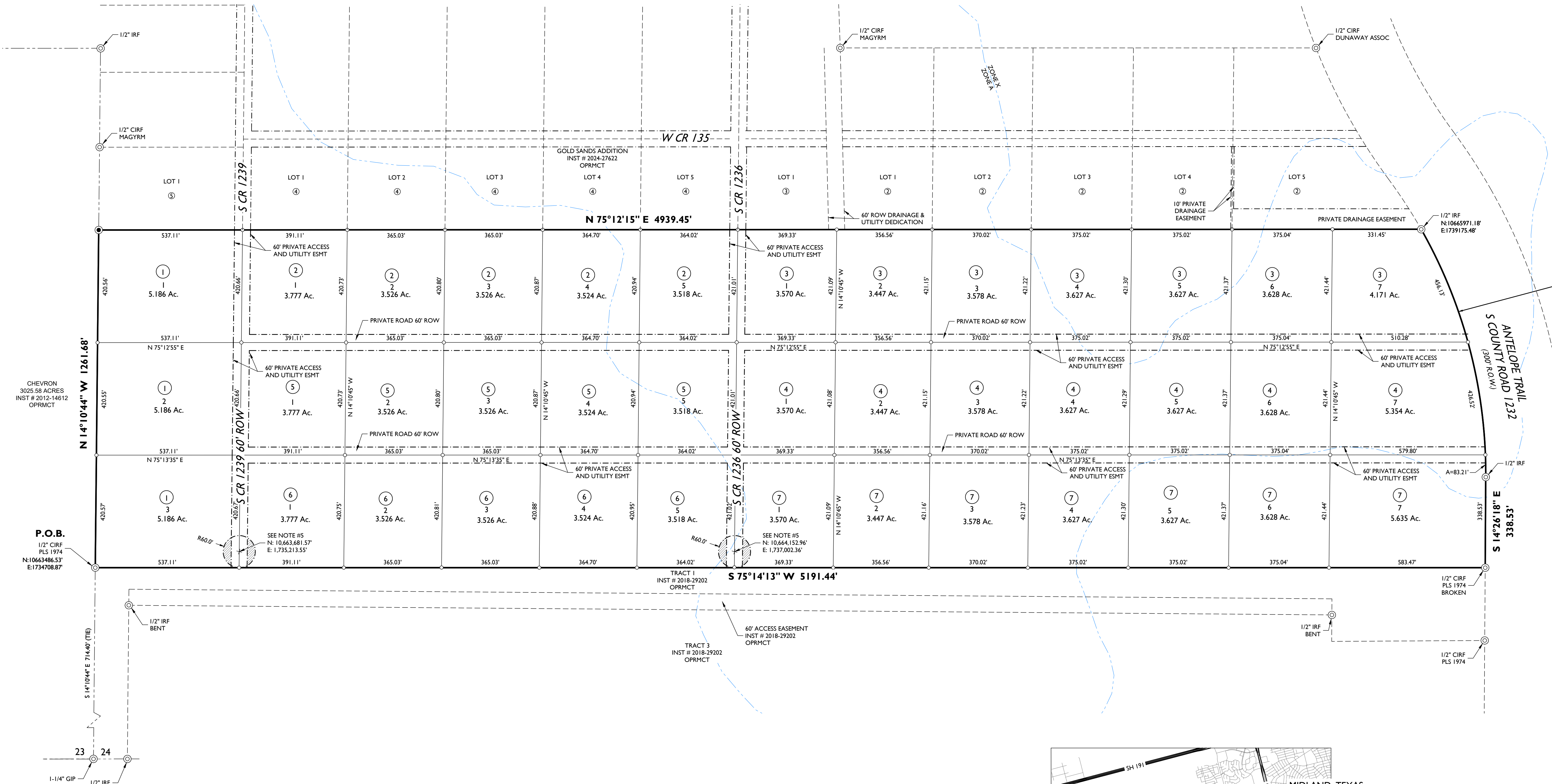
**Signature:**

**Date:**

00000024

# THE PATCH ADDITION

BEING A 148.76-ACRE TRACT OF LAND OUT OF SECTION 24, BLOCK 40,  
T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS



A = 967.77'  
R = 1850.00'  
CB = S 29°21'20" E  
C = 956.78'  
D = 29°58'21"

CHEVRON  
3025.58 ACRES  
INST # 2012-14612  
OPRMCT

P.O.B.  
1/2" CIRF  
PLS 1974  
N: 10663486.53'  
E: 1734708.87'

SEE NOTE #5  
N: 10663486.53'  
E: 1735213.55'

SEE NOTE #5  
N: 10664152.26'  
E: 1737002.36'

**FIELD NOTE DESCRIPTION** OF A 148.76 ACRE TRACT, SITUATED IN SECTION 24, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF A CALLED "TRACT 2" DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2018-29202 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT N 14°10'44" W, 714.40 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "PLS 1974" FOUND FOR THE NORTHWEST CORNER OF A CALLED TRACT 1 IN DOCUMENT NUMBER 2018-29202 IN SAID "OPR"; IN THE EAST LINE OF A CALLED 3025.58 ACRE TRACT IN DOCUMENT NUMBER 2012-14612, CALLED TO BE ON THE WEST LINE OF SAID SECTION 24, FROM WHICH A ONE AND ONE QUARTER INCH GALVANIZED IRON PIPE FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 24, BEARS S 14°10'44" W, 714.40 FEET FOR THE SOUTHWEST CORNER HEREOF;

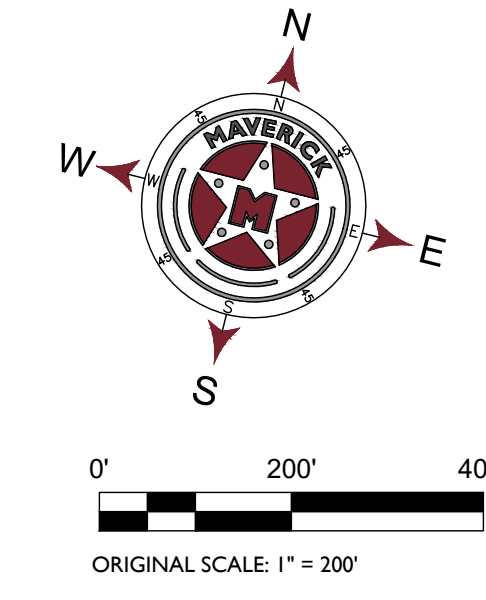
**THENCE** N 14°10'44" W, ALONG SAID SECTION LINE 1261.68 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM# 10194514" (R.P.C.), SET FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID GOLDEN SANDS ADDITION, AS SHOWN ON A PLAT RECORDED AS DOCUMENT NUMBER 2024-27622 IN THE PLAT RECORDS OF SAID MIDLAND COUNTY FOR THE NORTHWEST CORNER HEREOF;

**THENCE** N 75°12'15" E, ALONG SAID GOLDEN SANDS ADDITION, 4939.45 FEET TO A ONE HALF INCH IRON ROD FOUND AT A POINT OF DEFLECTION RIGHT FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 1850.00 FEET AND A CHORD BEARING AND DISTANCE OF S 29°21'20" E, 956.78 FEET AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2 OF SAID GOLDEN SANDS ADDITION; IN THE WEST LINE OF A CALLED 19.31 ACRE TRACT (ANTELOPE TRAIL) AS DESCRIBED IN DOCUMENT NUMBER 2016-21355 OF SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;

**THENCE** ALONG THE ARC OF SAID CURVE CONVEX TO THIS TRACT 967.77 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE POINT OF TANGENCY HEREOF;

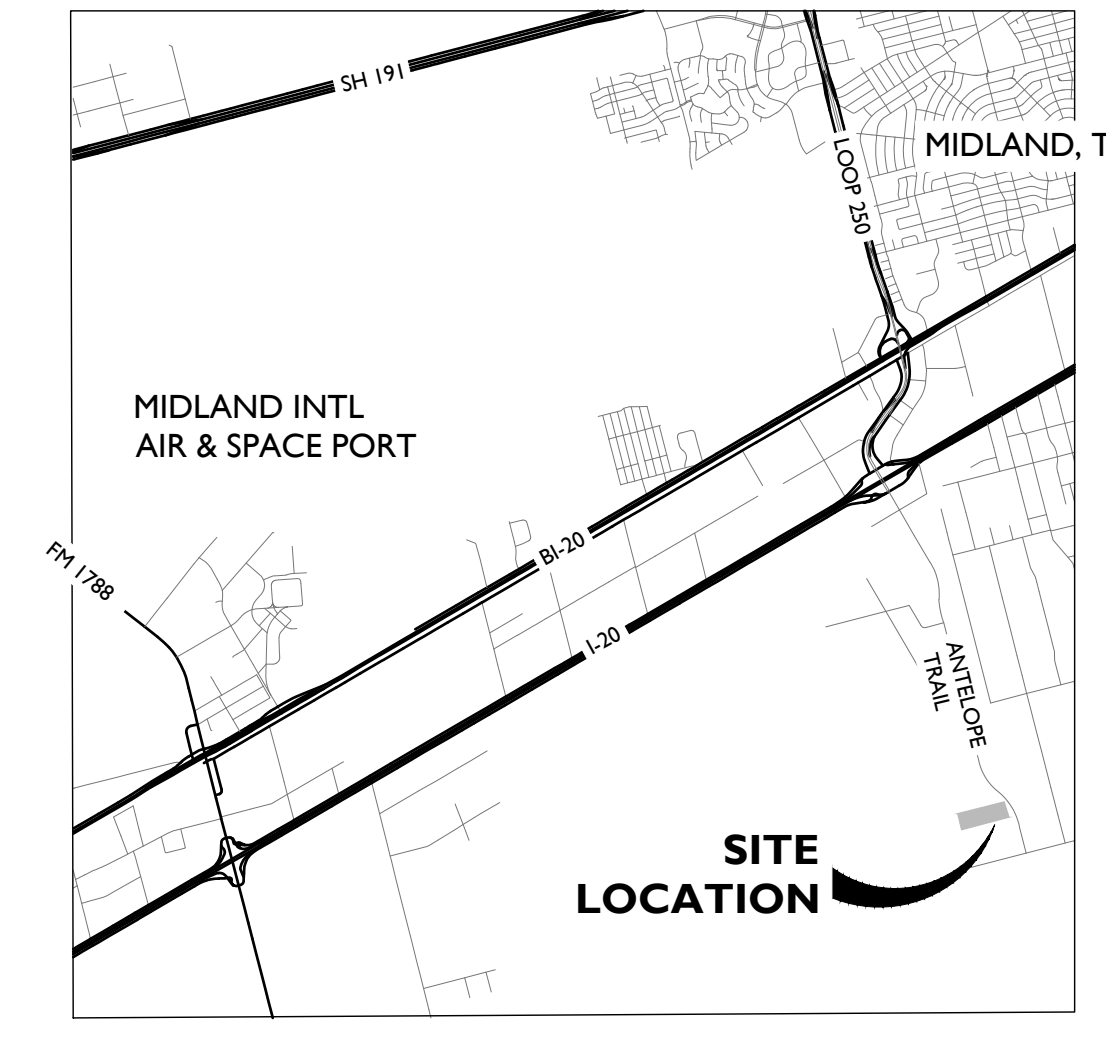
**THENCE** S 14°26'18" E, ALONG SAID ANTELOPE TRAIL, 338.53 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "PLS 1974" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1 FOR THE SOUTHEAST CORNER HEREOF;

**THENCE** S 75°14'13" W, ALONG SAID "TRACT 1" 5191.44 FEET TO THE POINT OF BEGINNING, CONTAINING 148.76 ACRES OF LAND.



**LEGEND**

	SET 1/2-INCH IRON ROD W/ WIRE PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
	FOUND MONUMENT AS NOTED
	BOUNDARY LINE
	PROPERTY LINES
	EASEMENT LINE
	FLOOD PLAIN
	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
	PLAT RECORDS, MIDLAND CO., TX
	DEED RECORDS, MIDLAND CO., TX



**PROPERTY OWNER**

TAWBAC LLC  
P.O. BOX 2954  
MIDLAND, TEXAS 79702  
DEED INSTRUMENT # 2018-29202  
PHONE # (432) 238-2101

THE PATCH INVESTMENT GROUP, LLC  
4507 S COUNTY ROAD 1232  
MIDLAND, TX 79706  
DEED INSTRUMENT # 2025-23774

BRANDON DOYLE ADAMS & SHANNA ADAMS  
4507 S COUNTY ROAD 1232  
MIDLAND, TX 79706  
DEED INSTRUMENT # 2025-23774

**MAVERICK**  
CIVIL ENGINEERING & LAND SURVEYING

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

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_

DATE \_\_\_\_\_

## THE PATCH ADDITION

Drawing: F:\2025\250114-AJ CONSTRUCTION-TAWBAC TRACTDRAWINGS\PLAT250114 FINAL PLAT.DWG. Last Saved By: SDavis on 11/11/25

# THE PATCH ADDITION

A 148.76 ACRE TRACT OF LAND OUT OF SECTION 24, BLOCK 40, T-2-S,  
T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS

## OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS THE PATCH INVESTMENT GROUP, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 24, BLOCK 40, T-2-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE PATCH INVESTMENT GROUP, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE PATCH ADDITION, AN ADDITION TO THE MIDLAND COUNTY, 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: \_\_\_\_\_

## 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 TAWBAC LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 24, BLOCK 40, T-2-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TAWBAC LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE PATCH ADDITION, AN ADDITION TO THE MIDLAND COUNTY, 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: \_\_\_\_\_

## 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

## DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- 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.
- THIS PROPERTY IS IN THE MIDLAND INTERNATIONAL AIR AND SPACE PORT AOZ-4 ZONE. SEE NOTE BELOW.
- DENOTES CENTER POINT FOR A TEMPORARY 60' TURNAROUND EASEMENT DEDICATED HEREBY. TURNAROUND EASEMENT TO BE ABANDONED AND REMOVED UPON ANY FUTURE EXTENSION OR CONTINUATION OF PUBLIC OR PRIVATE ROAD.

## OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS BRANDON DOYLE & SHANNA ADAMS, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 24, BLOCK 40, T-2-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRANDON DOYLE & SHANNA ADAMS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE PATCH ADDITION, AN ADDITION TO THE MIDLAND COUNTY, 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: BRANDON DOYLE ADAMS

BY: SHANNA ADAMS

## 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:

- BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.999883304 AT NGS ARP 2 MAF.
- 1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- 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.

ATMOS ENERGY

BY: \_\_\_\_\_

AT&T

BY: \_\_\_\_\_

OPTIMUM

BY: \_\_\_\_\_

ASTOUND BROADBAND

BY: \_\_\_\_\_

ONCOR ELECTRIC DELIVERY

BY: \_\_\_\_\_

## FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F, DATED SEPTEMBER 16, 2005, PORTIONS OF THIS PROPERTY ARE WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." OTHER PORTIONS ARE WITHIN ZONE "A" DESIGNATED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

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.

## AOZ-4 AIRPORT OVERLAY DISTRICT (NOTE PER 11-11-11 A (2))

ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTION 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

## CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE PATCH ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.


ABRAHAM BEJIL, CHAIRMAN

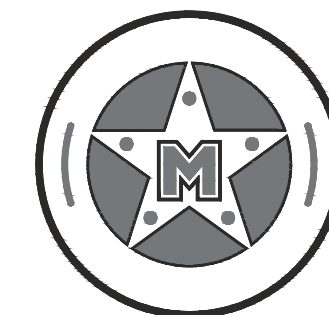
LONDON OCHOA, SECRETARY

## 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 RPLSH5356  
MAVERICK ENGINEERING (TX FIRM #10194514)  
1909 W. WALL STREET, SUITE, K  
MIDLAND, TX 79701

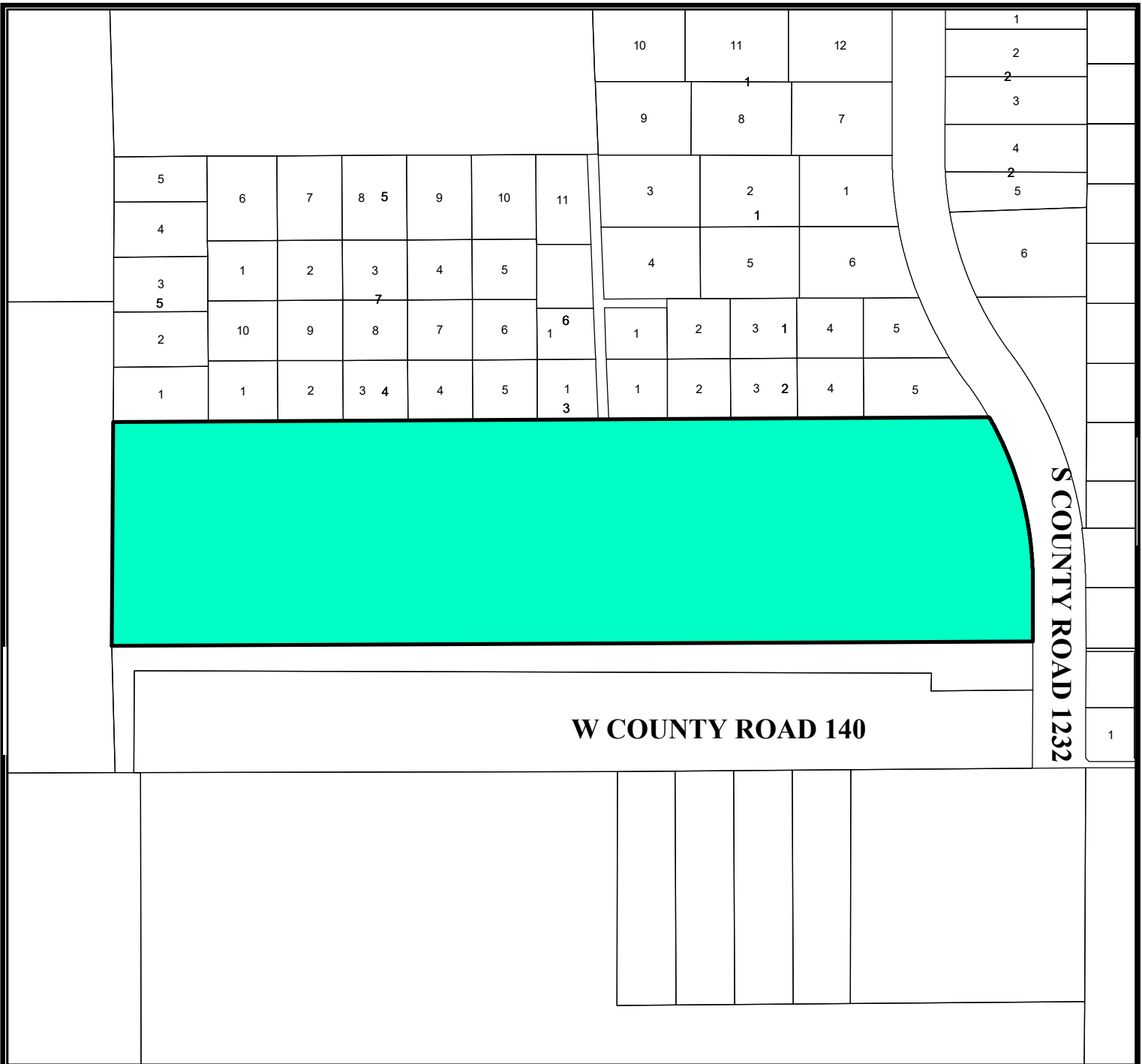


**MAVERICK**  
CIVIL ENGINEERING / LAND SURVEYING

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

# THE PATCH ADDITION

SHEET 2 OF 2



## Location Map

**SUB-25-0874**

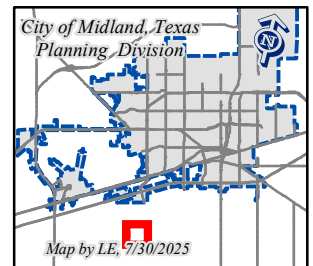
**Scale: 1" = 9,746'**

Proposed plat of The Patch Addition, being a 148.76-acre tract of land out of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of South County Road 1232 and West County Road 140. (Extraterritorial Jurisdiction)

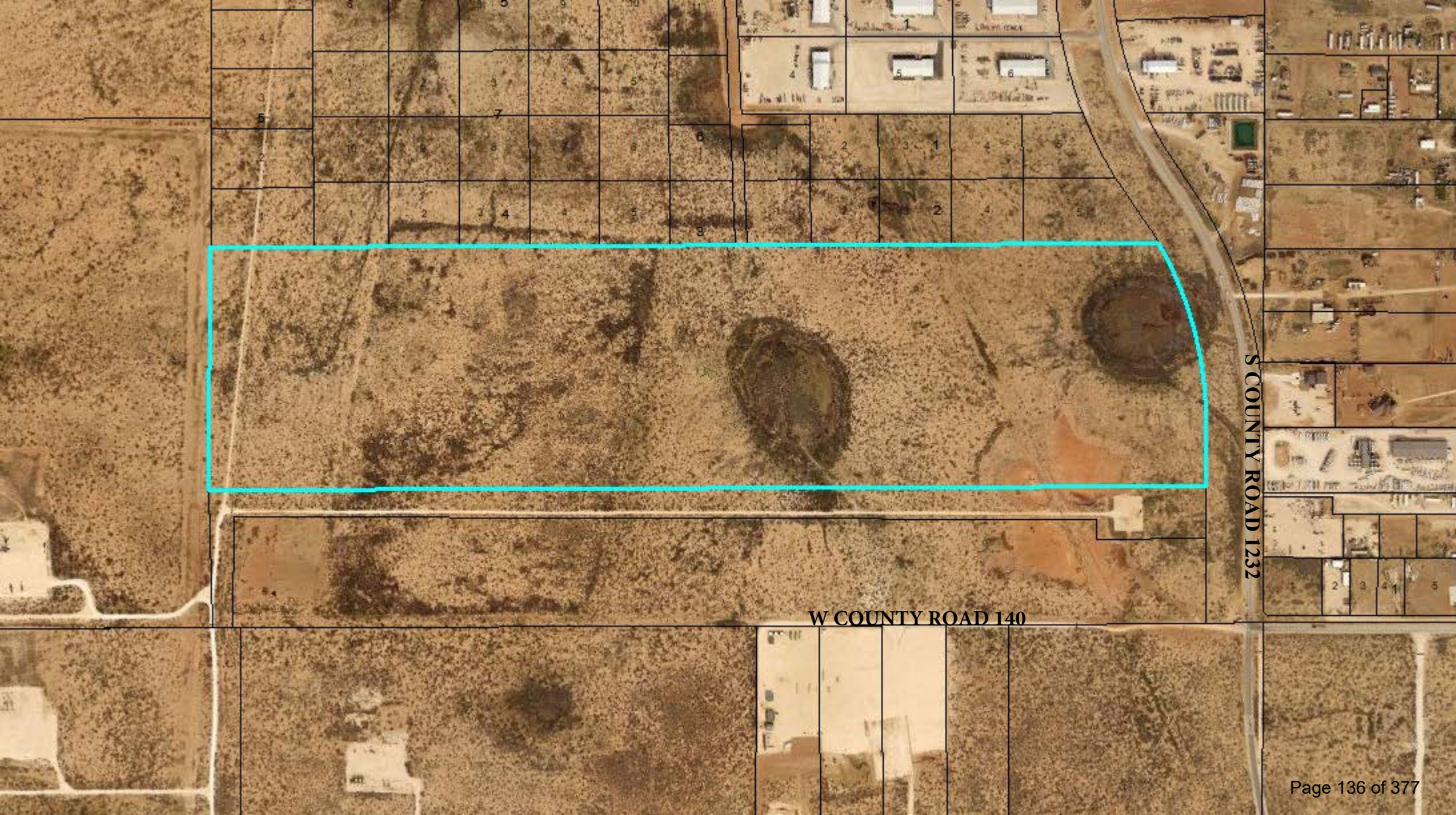
### LEGEND

- 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.



S COUNTY ROAD 1232

W COUNTY ROAD 140



# FINAL PLAT THE PATCH ADDITION

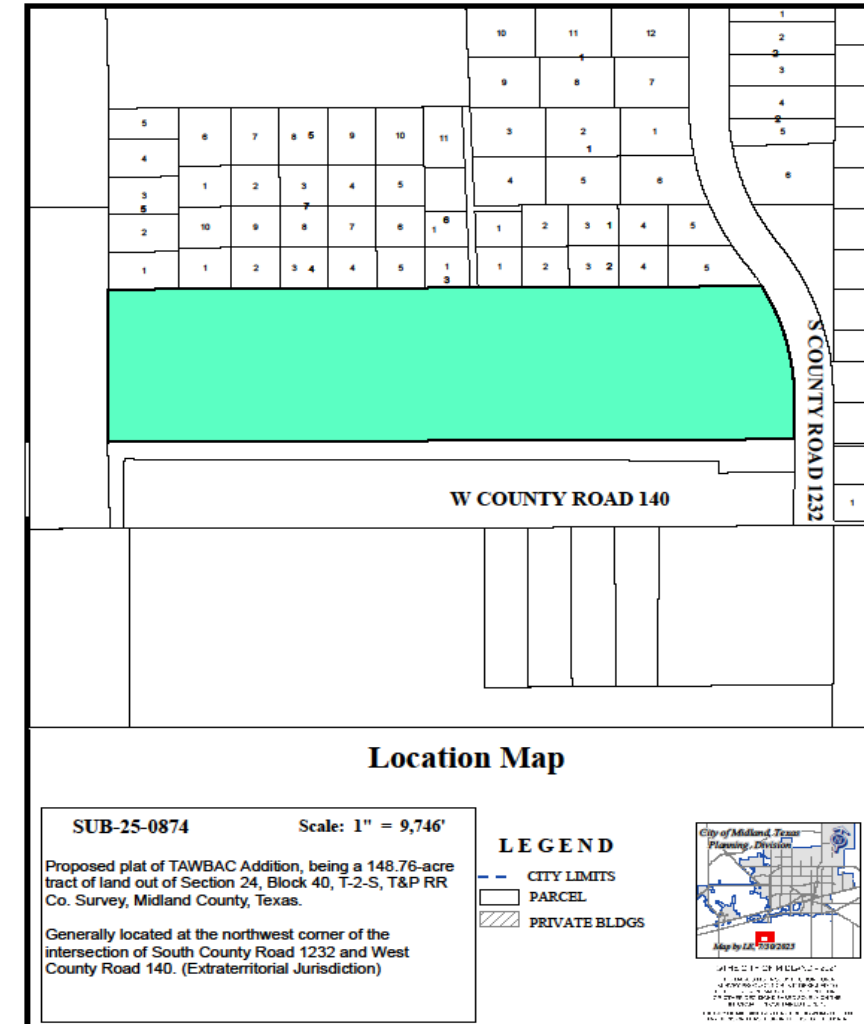


Visit Our Website

**MIDLANDTEXAS.GOV**

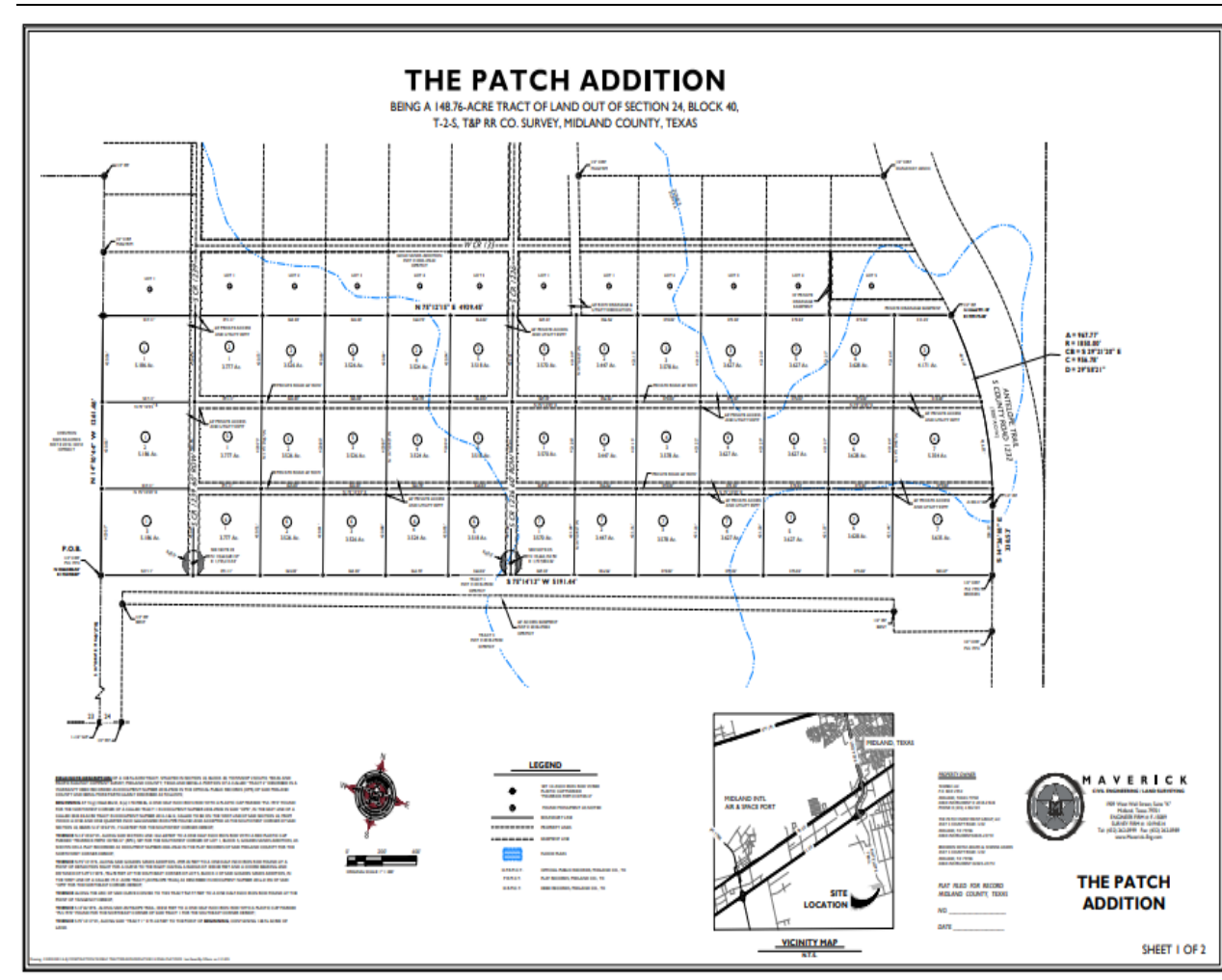
# APPLICATION SUMMARY

- **Property Owner:** The Patch Investment Group, LLC, and TAWBAC, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 3610 South County Road 1232 (Extraterritorial Jurisdiction)
- **Reason for Request:** For future industrial development



# PLAT DETAILS

- **Acreage:** 148.76 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 39



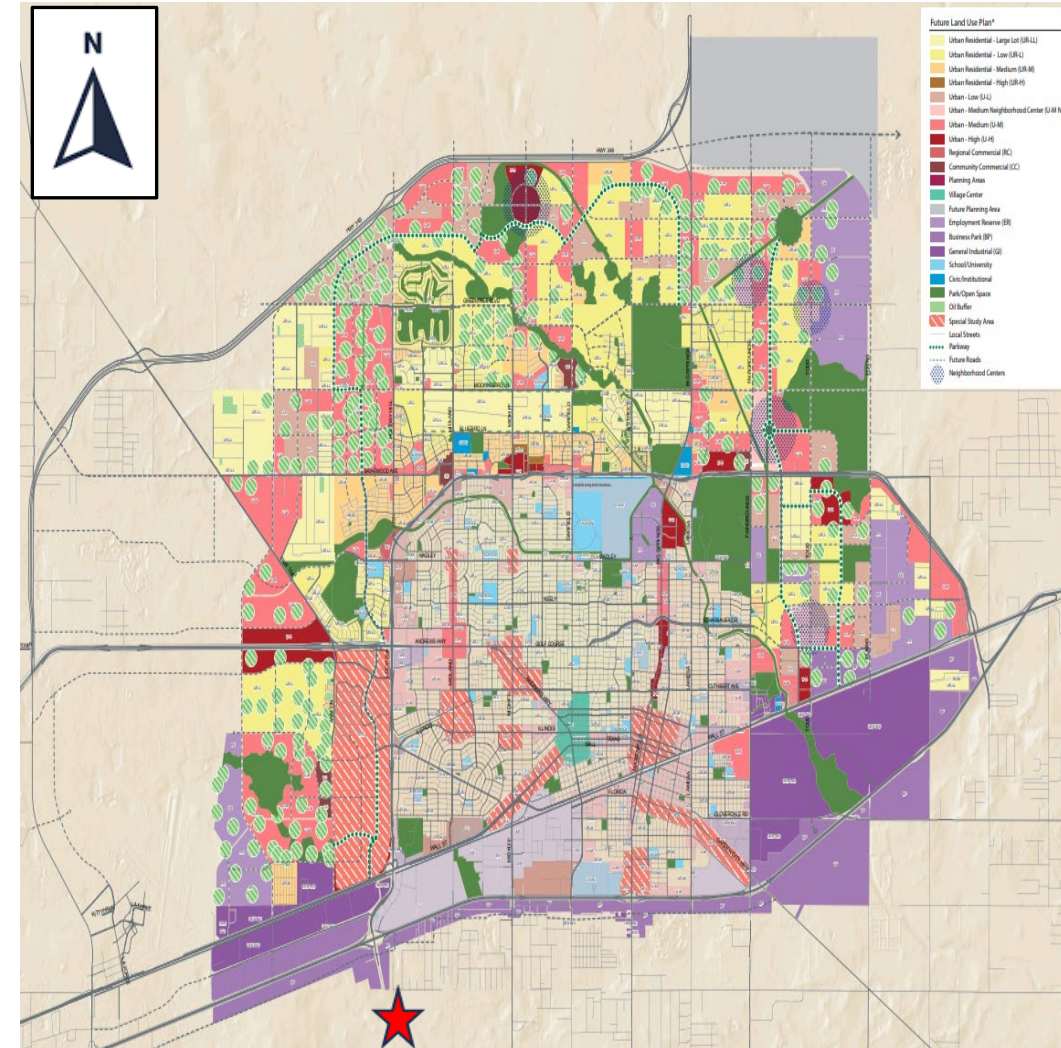
# LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Industrial Use and Vacant Land
  - **South/West:** Vacant Land
  - **East:** Industrial Use
- **Proposed Use:** Future Industrial Development



# COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



# STAFF'S REPORT

- The Planning and Zoning Commission recommended approval of the Preliminary Plat on October 20, 2025.
- At the October 28, 2025, City Council Meeting, Council took no action, in which the plat was approved by operation of law after 30 days.
- Staff recommends approval of the Final Plat of The Patch Addition.



# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Lori Elliott, Planner  
**Subject:** Motion approving a Final Plat of Gardens Addition, Section 10, being a replat of Lots 6 through 12, Block 13, Gardens Addition, Replat of Block 13, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Mogford Street and Michigan Avenue.)

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## **Purpose:**

Jared Earney, on behalf of Autozone, Inc, is requesting to replat the properties located at 604 Andrews Highway and 2400 Michigan Avenue into one lot for a future store expansion.

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

## **Final Plat Requirements:**

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

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

Below are the departments' comments.

## **Recommended Action:**

Approve

## **Fiscal Impact:**

None

## **Strategic Priority:**

QUALITY OF LIFE AND PLACE

## **Discussion:**

**Engineering: (Approved)**

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

ROW: Refer to Transportation's Comments.

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

WATER: 8" water exists in Andrews Hwy Street SW of tract, okay as is. No public water improvements required. 8" water exists in Michigan Street S of tract, okay as is. No public water improvements required. 6" water exists in Mogford Street 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: 6" sewer exists in alley N of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

**Transportation: (Approved)**

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

**Fire: (Approved)**

No comments or objections

**Oil and Gas: (Approved)**

No oil & gas issues.

**Building Code: (Approved)**

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

**GIS: (Approved)**

No comments.

**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.

**AT&T: (Approved)**

No issues.

**Planning: (Approved)**

Staff recommends approval of the Final Plat of Gardens Addition, Section 10.

**Attachments:**

- A. P-25-2437, Gardens Addition, Section 10, Combined
- B. P&Z - - Gardens Addition, Section 10 Final

Lori Elliott, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/23/2025  
Final Approval - 12/30/2025



**Final Plat Application**

**For Office Use Only**

SUB-

P-

**Subdivision Name:** GARDENS ADDITION, SECTION 10

(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:  
JARED EARNEY

Phone #: 817-900-8528

Email:  
JARED.EARNEY@KIMLEY-HORN.COM

Address:  
801 CHERRY STREET, SUITE 1300

City:  
FORT WORTH

State:  
TX

Zip:  
76102

**Property Owner**

Print Name: MIDLAND VILLAGE CAR WASH INC

Phone #:

Email:

Address:  
PO BOX 4892

City:  
MIDLAND

State:  
TX

Zip:  
79704-4892

**Developer:** (If different from property owner)

Print Name:  
AUTOZONE, INC

Phone #: 901-495-6051

Email: SARAH.CAVALLO@AUTOZONE.COM

Address:  
123 S. FRONT ST.

City:  
MEMPHIS

State:  
TN

Zip:  
38103

**Representative** (If different from applicant or property owner)

Print Name:

Phone #:

Email:

Address:

City:

State:

Zip:

**Reason for Platting** (Please be specific)

COMBINATION OF EXISTING LOTS FOR PROPOSED STORE EXPANSION PROJECT

**Plat Information**

Total Acreage:

Type:  Single-Family Residential  
 Commercial

Multi-Family Residential  
 Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units: N/A

**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](mailto: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](mailto: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](http://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): JARED EARNEY

**Property Owner** (signature): *William T. Cowart* Date: 10-28-25

**Property Owner** (printed): *William T. Cowart*

*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) \_\_\_\_\_

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**

- |   |   |
|---|---|
| <input type="checkbox"/> Property Owner Authorization                             | <input type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)    |
| <input type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online | <input type="checkbox"/> Deferral Letter (if applicable)                              |
| Check# _____  | <input type="checkbox"/> Groundwater Availability Certification Forms (if applicable) |
| <input type="checkbox"/> Recording Fee  | <input type="checkbox"/> Title Opinion  |
| Check# _____  | <input type="checkbox"/> Tax Certificates   |

Planner Notes:

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**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

FINAL PLAT

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, \_\_\_\_\_ and \_\_\_\_\_ are the record owners of a tract of land situated in the GARDENS ADDITION, SECTION 10, Subdivision, County of Midland, and more particularly described as follows:

BEING 2.021 ACRES, OUT OF THE REPLAT OF BLOCK 13, GARDENS ADDITION TO MIDLAND TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 167 OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS (DRMCT); AND BEING ALL OF LOTS 6, 7, 8, 9, 10, 11, 12 AND ALL OF A 20-FOOT WIDE ALLEY AS SHOWN ON SAID REPLAT OF BLOCK 13, GARDENS ADDITION TO MIDLAND TEXAS; SAID 20-FOOT WIDE ALLEY BEING CLOSED TO THE PUBLIC IN VOLUME 130, PAGE 478 OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS (DRMCT); SAID 2.021 ACRES BEING COMPRISED OF ALL OF THE AUTOSHACK, INC. A DELAWARE CORPORATION TRACT RECORDED IN VOLUME 961, PAGE 438 OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS (DRMCT); AND ALL OF THE VALLEY GRAIN & SUPPLY, INC. TRACT RECORDED IN VOLUME 1038, PAGE 427 OF THE OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS (DRMCT); SAID 2.021 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8-inch rebar with cap stamped "TELDUBUSCH 7020" for the Southeast corner of the herein described tract, being the intersection of the Western Right-of-Way of MOGFORD STREET (60-foot wide PUBLIC R.O.W.) and the Northeastern Right-of-Way of W. MICHIGAN AVENUE (60-foot wide PUBLIC R.O.W.); THENCE South 75°23'20" West, along the Southeastern boundary of this tract, being the Southeastern boundaries of said LOT 12, BLOCK 13, said closed 20-FOOT WIDE ALLEYWAY, said LOT 8, BLOCK 13, and said LOT 7, BLOCK 13, also being the Northeastern Right-of-Way of W. MICHIGAN AVENUE (60-foot wide PUBLIC R.O.W.) to a found "MAG" nail with no identification for the South corner of this tract, being at the intersection of the Northeastern Right-of-Way of W. MICHIGAN AVENUE (60-foot wide PUBLIC R.O.W.) and the Northeastern Right-of-Way of TEXAS STATE HIGHWAY 158 (Variable Width Public R.O.W.); (Variable Width Public R.O.W.);

THENCE North 65°18'38" West, continuing along the Southeastern boundary of this tract, being the Southeastern boundary of said LOT 7, BLOCK 13, also being the Northeastern Right-of-Way of TEXAS STATE HIGHWAY 158 (Variable Width Public R.O.W.), a distance of 74.51 feet to a found "MAG" nail with no identification for the common South corner of said LOT 7, BLOCK 13 and said LOT 6, BLOCK 13;

THENCE North 67°25'50" West, continuing along the Southeastern boundary of this tract, being the Southeastern boundary of said LOT 6, BLOCK 13, and being the Northeastern boundary of said LOT 1, BLOCK 12, a distance of 106.97 feet to a found 5/8-inch rebar with cap stamped "TELDUBUSCH 7020" for the Northwest corner of this tract, and being on the Southern Right-of-Way of a 20-FOOT WIDE ALLEYWAY as shown on said REPLAT OF BLOCK 13, GARDENS ADDITION;

THENCE North 14°22'48" West, along the Southeastern boundary of this tract, being the Southeastern boundary of said LOT 6, BLOCK 13, and being the Northeastern boundary of said LOT 1, BLOCK 12, a distance of 119.89 feet to a found "MAG" nail with no identification for the common North corner of said LOT 6, BLOCK 13 and said LOT 7, BLOCK 13;

THENCE North 75°24'28" East, continuing along the Northeastern boundary of this tract, being the Northeastern boundary of said LOT 7, BLOCK 13, said LOT 8, BLOCK 13, said LOT 9, BLOCK 13, and being the Southern Right-of-Way of said 20-FOOT WIDE ALLEYWAY, a distance of 289.88 feet to a found 1/2-inch rebar with no identification for the Northeast corner of this tract, being the Northeast corner of said LOT 8, BLOCK 13, and being the intersection of the Southern Right-of-Way of said 20-FOOT WIDE ALLEYWAY, and the Western Right-of-Way of MOGFORD STREET (60-foot wide PUBLIC R.O.W.);

THENCE South 14°34'55" East, along the Northeastern boundary of this tract, being the Northeastern boundary of said LOT 9, BLOCK 13, said LOT 10, BLOCK 13, said LOT 11, BLOCK 13, said LOT 12, BLOCK 13, and being the Western Right-of-Way of MOGFORD STREET (60-foot wide PUBLIC R.O.W.), a distance of 244.83 feet to the POINT OF BEGINNING.

CONTAINING: 2.021 acres of land.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That \_\_\_\_\_ does hereby designate the hereinabove described property as "GARDENS ESTATES, SECTION 10," on addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2025.
SIGNATURE
PRINT NAME HERE
ACKNOWLEDGMENT
STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2025, BY \_\_\_\_\_
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

WITNESS our hands at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2025.
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NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

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NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

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NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

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NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

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COUNTY OF \_\_\_\_\_
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NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

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COUNTY OF \_\_\_\_\_
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NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

WITNESS our hands at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2025.
SIGNATURE
PRINT NAME HERE
ACKNOWLEDGMENT
STATE OF \_\_\_\_\_
COUNTY OF \_\_\_\_\_
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2025, BY \_\_\_\_\_
NOTARY PUBLIC, \_\_\_\_\_ COUNTY, \_\_\_\_\_

GARDENS ADDITION, SECTION 10 TO THE CITY AND COUNTY OF MIDLAND, TEXAS

BEING A REPLAT OF A LOTS 6, 7, 8, 9, 10, 11, 12, OF A REPLAT OF BLOCK 13, GARDENS ADDITION TO MIDLAND, TEXAS



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. \_\_\_\_\_
DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL
FOR APPROVAL BY THE COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GARDENS ADDITION, SECTION 10 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.
SIGNED: \_\_\_\_\_
ABRAHAM BEJL, CHAIRMAN
ATTEST: \_\_\_\_\_
LONDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: THAT I, JANSSEN M. ROBICHAUX, 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 HEREON WERE LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.
JANSSEN M. ROBICHAUX, RPLS
TEXAS REGISTRATION NO. 6611
DATED \_\_\_\_\_

ENGINEER
JARED EARNEY, P.E. 133539
KIMLEY-HORN AND ASSOCIATES
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
TBPE REG. NO. TX F-928
817.335.6511

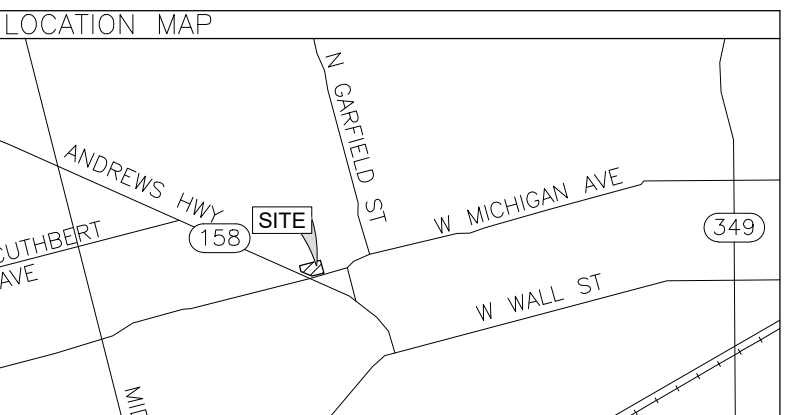
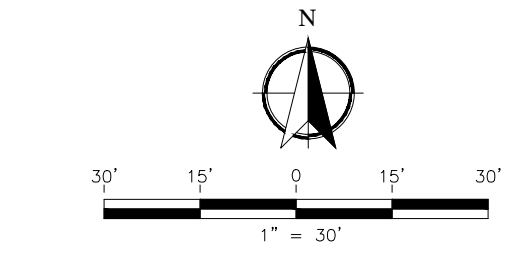
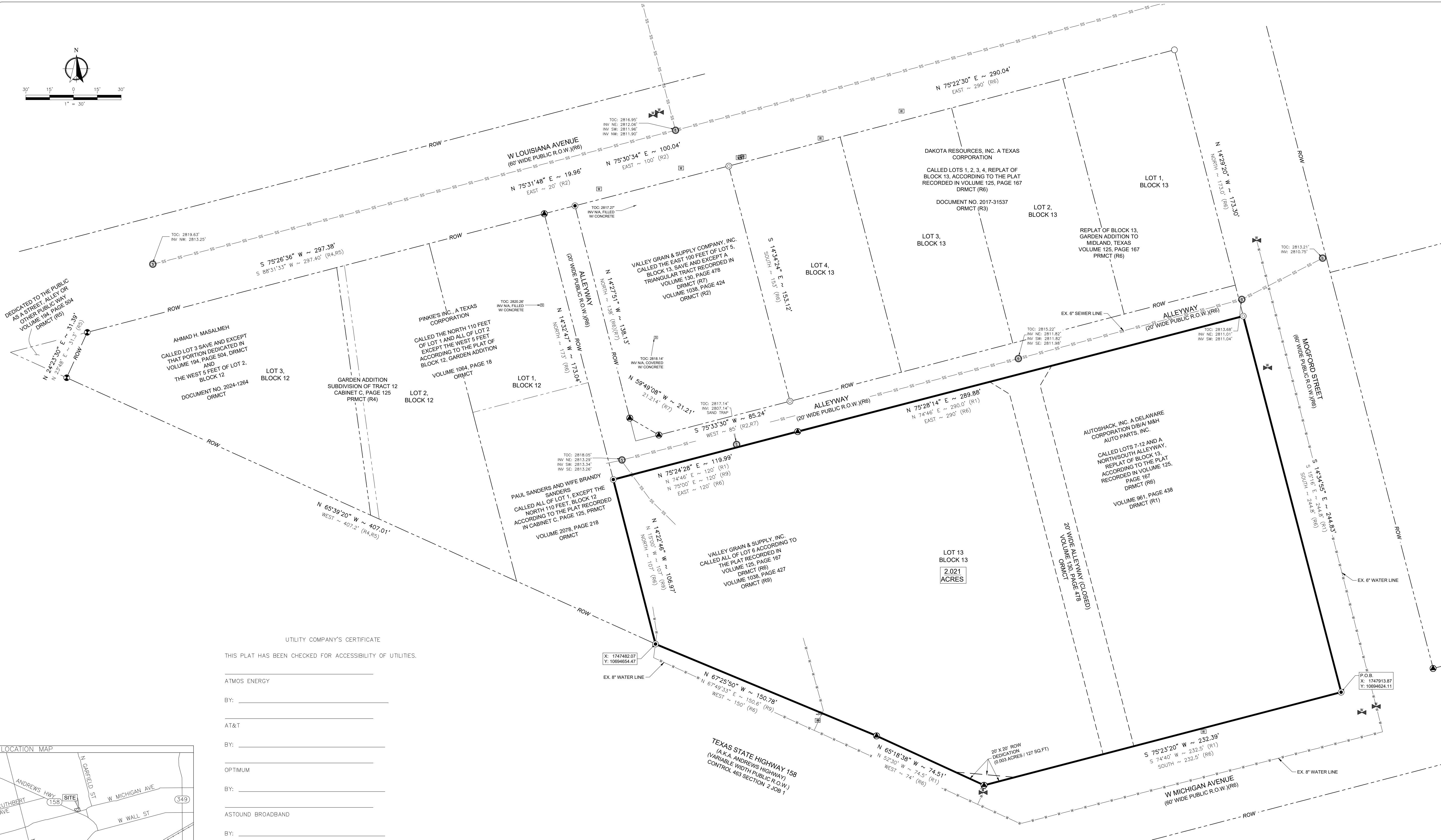
SURVEYOR
JANSSEN M. ROBICHAUX, P.L.S. 6611
OPEN RANGE FIELD SERVICES, LLC.
39350 IH-10 WEST, SUITE 1
BOERNE, TEXAS 78006
TBPELS FIRM NO. 10194069
830.428.0290

BASIS OF BEARINGS and COORDINATES are relative to State Plane Coordinate System, NAD 1983, Texas Central Zone (4203). Distances and acreages shown are grid values. Distances can be converted to surface using a combined adjustment factor of 1.000120.

THETA ANGLE: -01°05'50.21"
Contours shown hereon were provided by the client and are relative to the North American Vertical Datum of 1988.

OWNERS:
AUTO SHACK, INC.
d/b/a AUTO ZONE INC. #1346
2400 W MICHIGAN AVE.
MIDLAND, TX 79701
ATTN:

VALLEY GRAIN & SUPPLY, INC.
d/b/a MIDLAND VILLAGE CAR WASH INC.
604 ANDREWS HWY.
MIDLAND, TX 79701
ATTN:



LEGEND
BOUNDARY LINE
ADJACENT TRACT LINE
EASEMENT
SEWER LINE
WATERLINE
WATER METER
WATER BULKHEAD
WATER VALVE
HYDRANT
SANITARY SEWER MANHOLE
STORM DRAINAGE INLET
ESMT
DRMCT
ROW

UTILITY COMPANY'S CERTIFICATE
THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

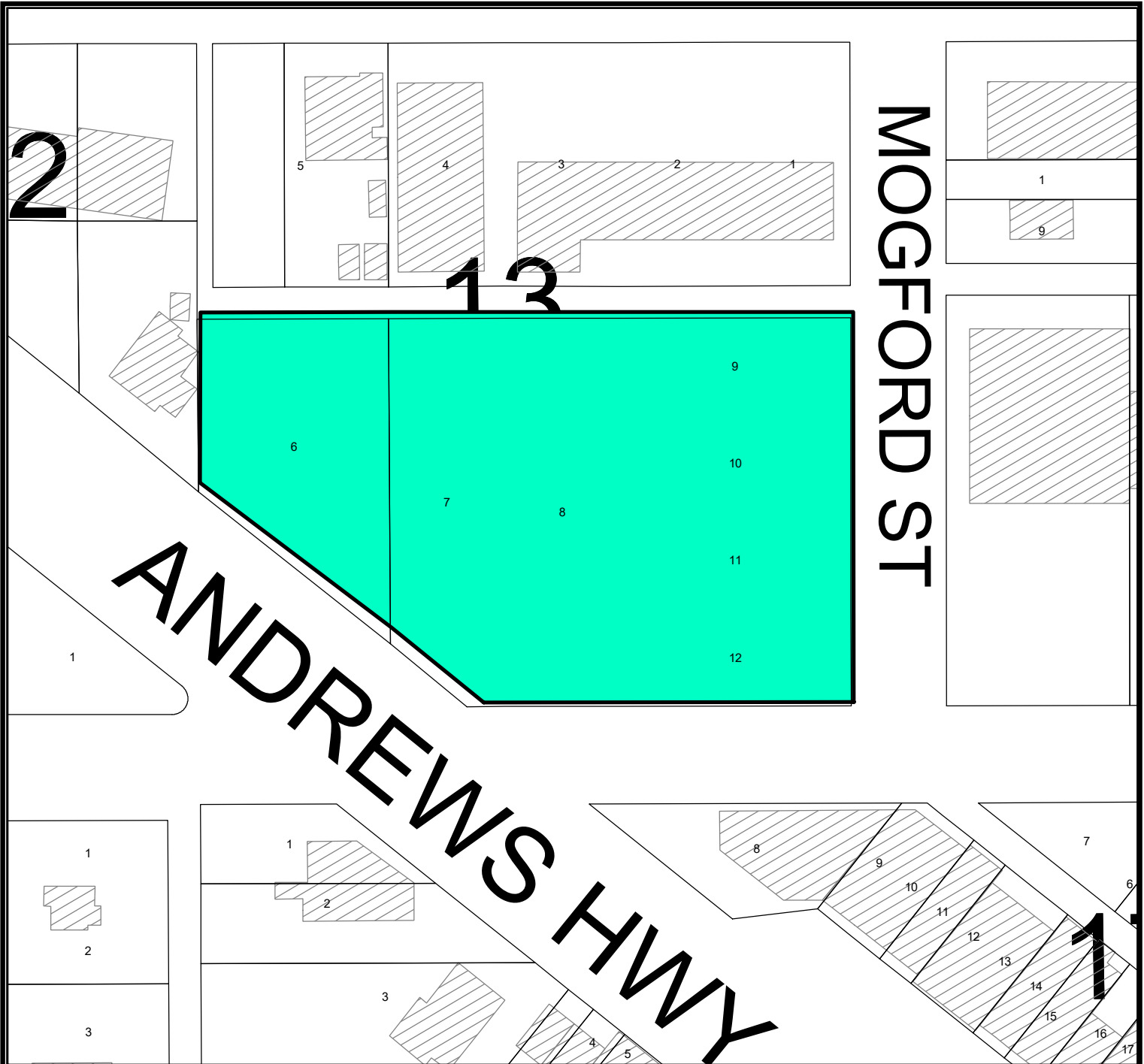
ATMOS ENERGY
BY: \_\_\_\_\_
A&T
BY: \_\_\_\_\_
OPTIMUM
BY: \_\_\_\_\_
ASTOUND BROADBAND
BY: \_\_\_\_\_

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

FEMA FIRM NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDLAND COUNTY, TEXAS, MAP NUMBER 48329C0201F, EFFECTIVE DATE SEPTEMBER 16, 2005, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA (SFHA).

DEVELOPERS' 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.

ADDITIONAL 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 LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.



**MOGFORD ST**

**ANDREWS HWY**

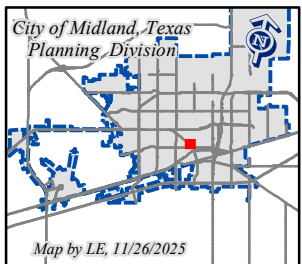
**Location Map**

**SUB-25-0897**      **Scale: 1" = 587'**

Proposed plat of Gardens Addition, Section 10, being a replat of Lots 6 through 12, Block 13, Gardens Addition, Replat of Block 13, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Mogford Street and Michigan Avenue. (Council District 3)

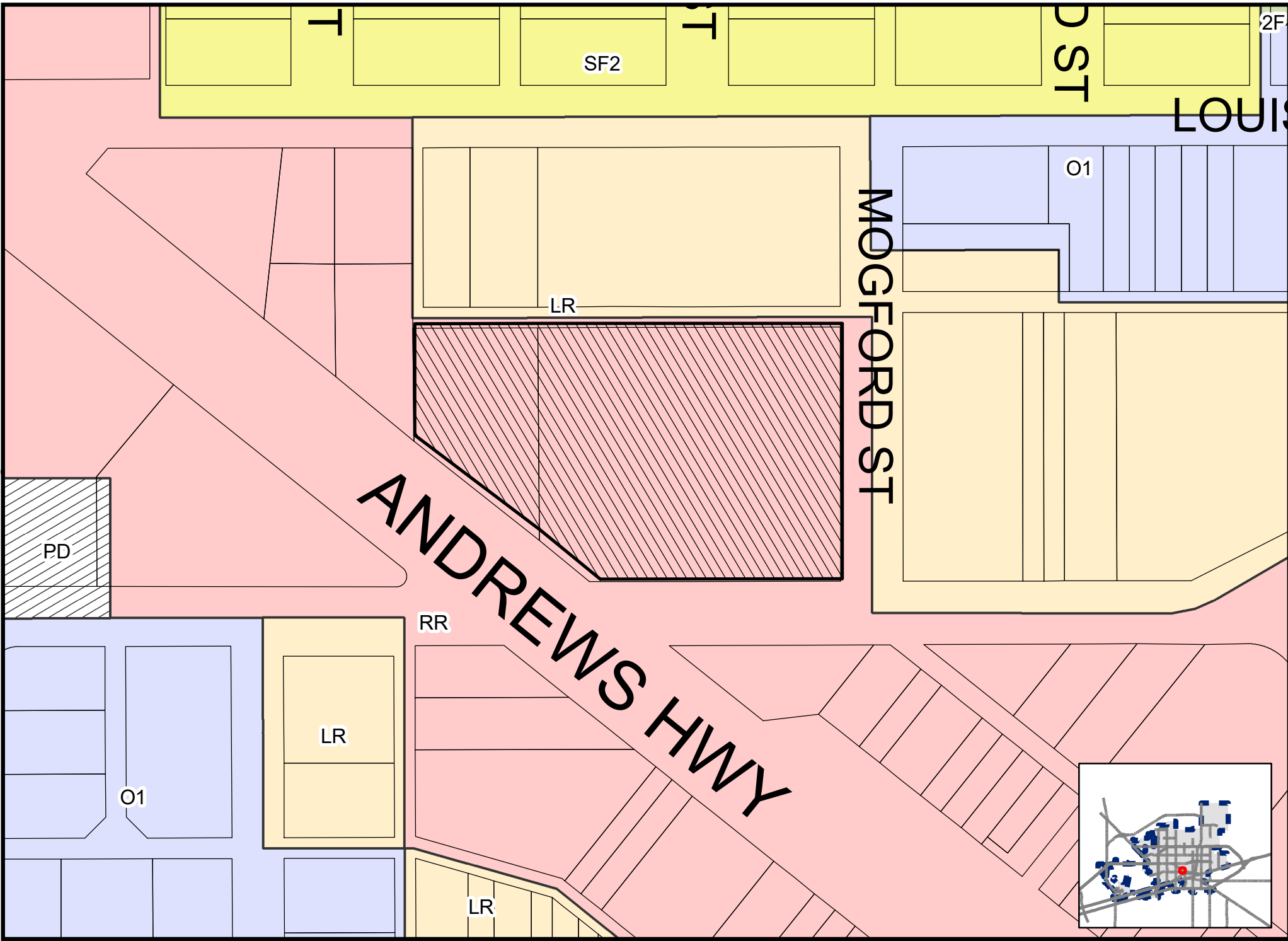
- LEGEND**
- CITY LIMITS
  - PARCEL
  - PRIVATE BLDGS



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



13





# FINAL PLAT GARDENS ADDITION, SECTION 10

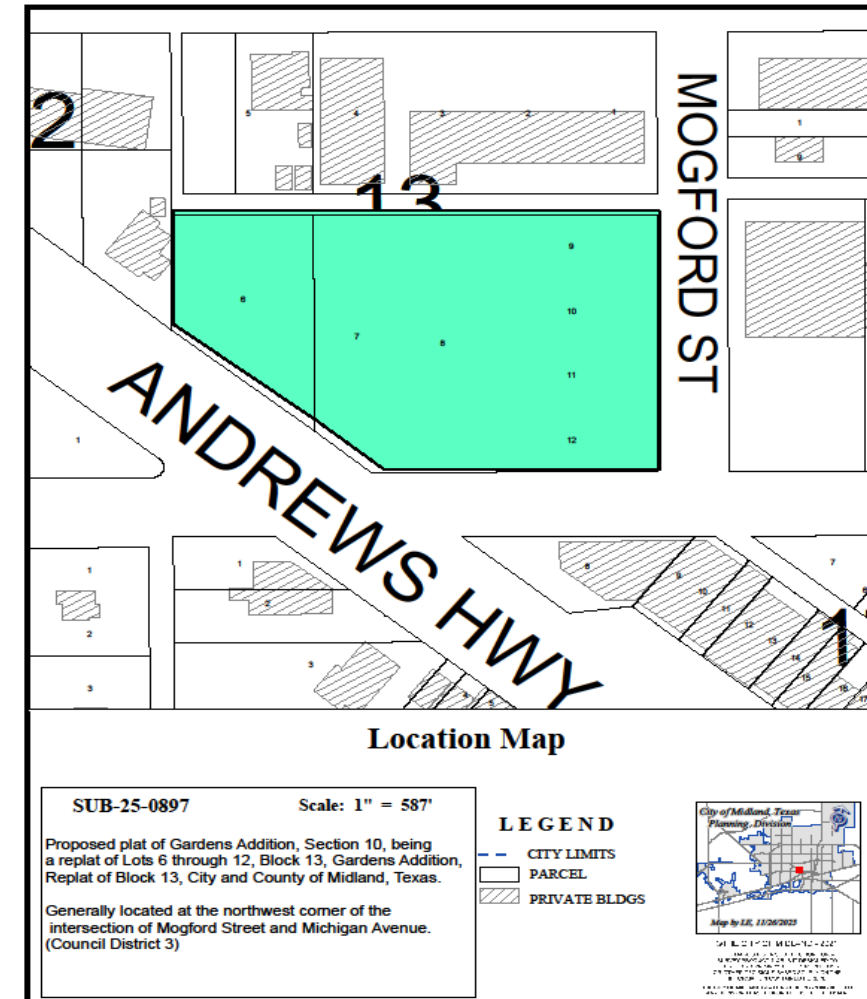


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# APPLICATION SUMMARY

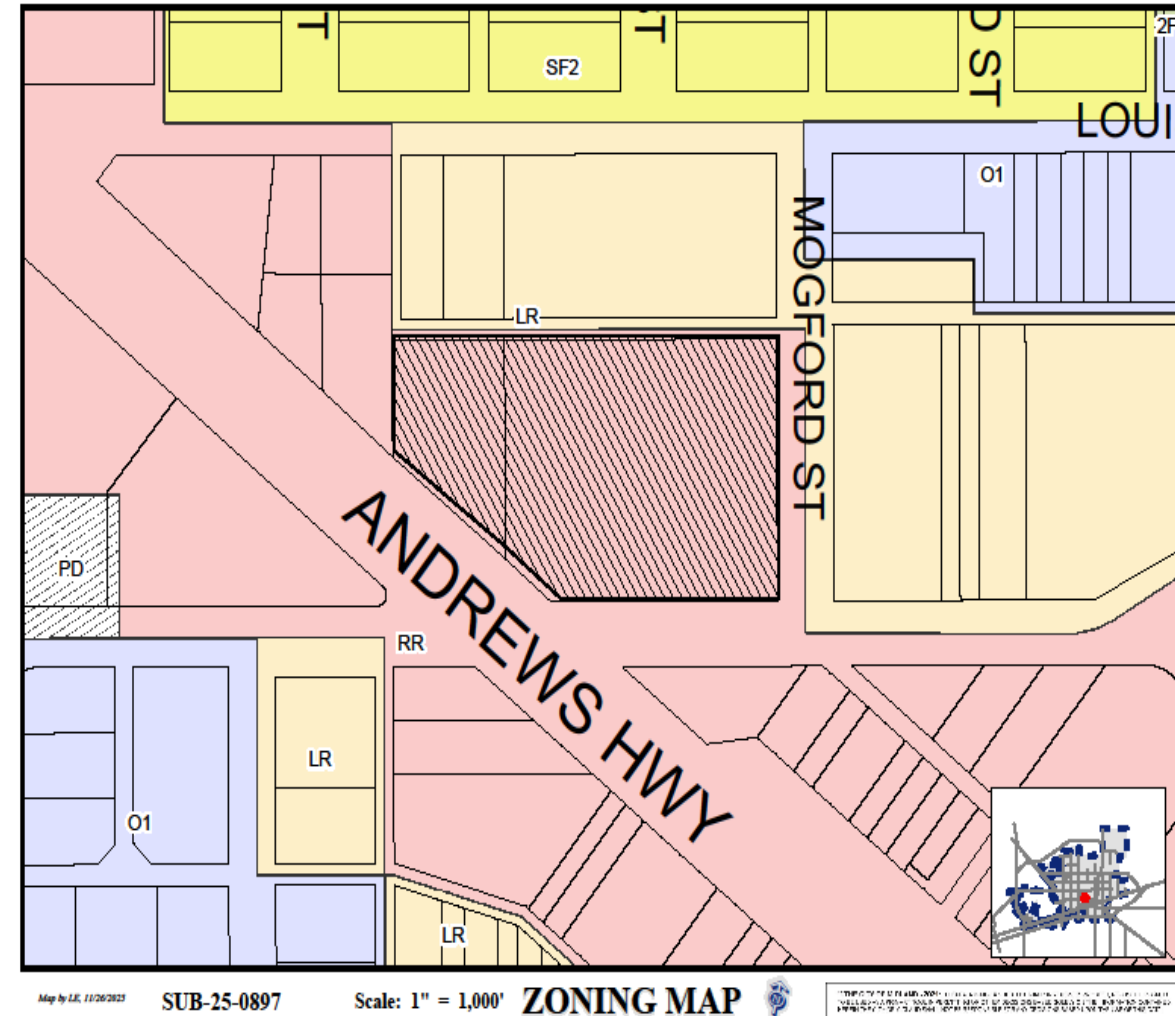
- **Developer:** AutoZone, Inc.
- **Property Owner:** Midland Village Car Wash, Inc. and Auto Shack, Inc.
- **Representative:** Jared Earney, with Kimley-Horn
- **Location:** 2400 West Michigan Avenue and 604 Andrews Highway (Council District 3)
- **Reason for Request:** To combine lots for an existing store expansion





# ZONING

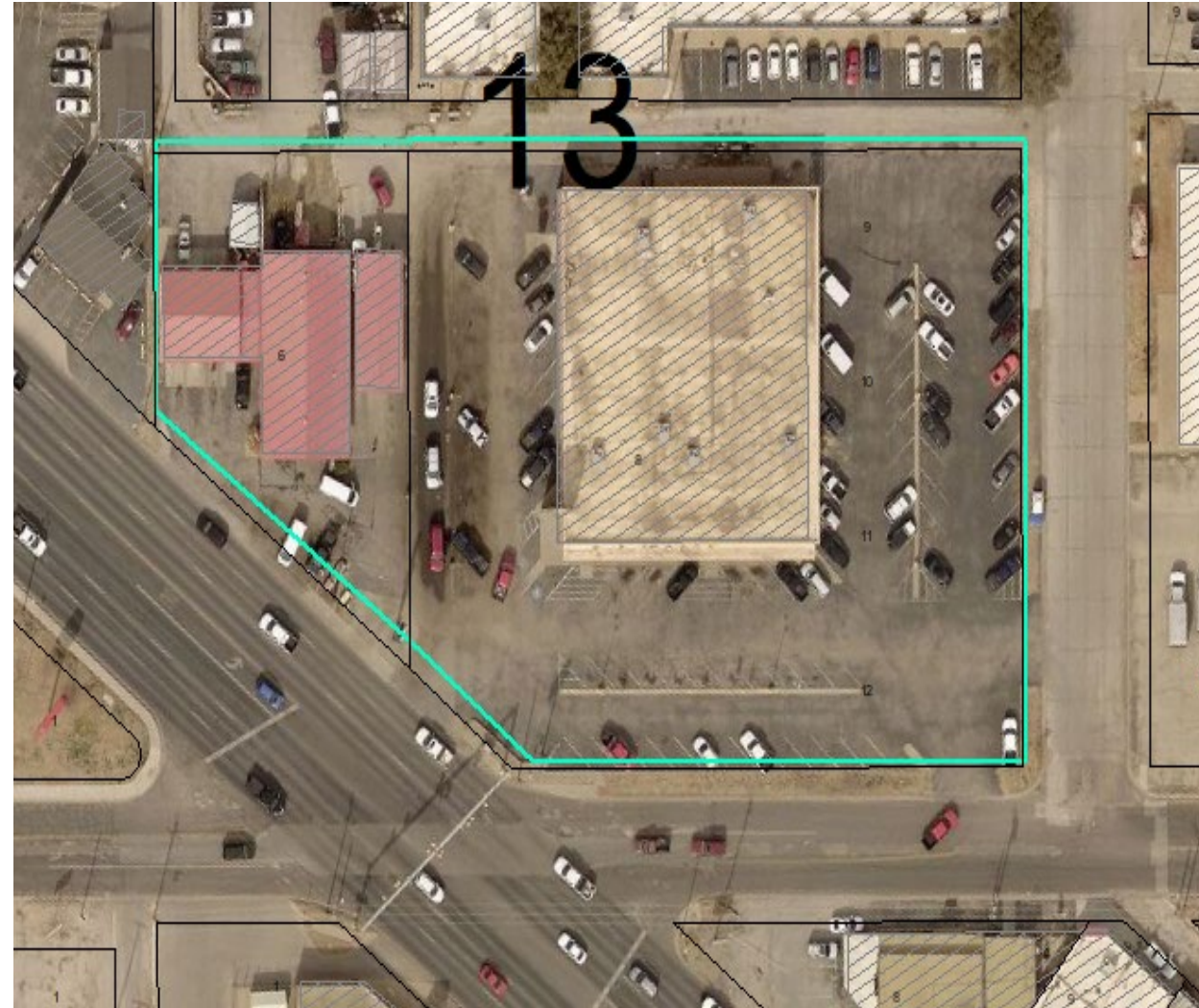
- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/East:** LR, Local Retail District
  - **South/West:** RR, Regional Retail District



Map by LR, 10/26/2012 SUB-25-0897 Scale: 1" = 1,000' ZONING MAP

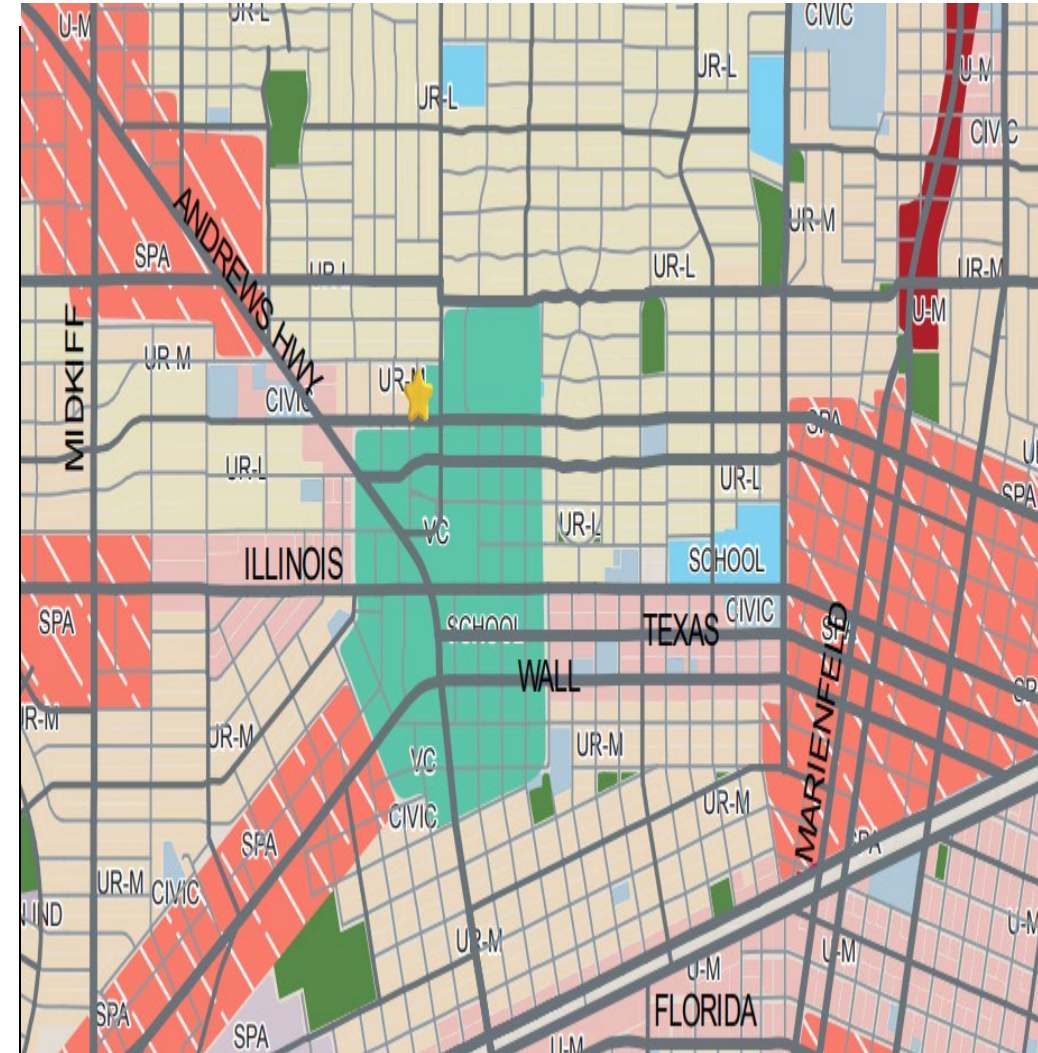
# LAND USE

- **Current Use:** Automotive Store and Car Wash
- **Surrounding Uses:**
  - **North:** Medical Offices
  - **South:** West Michigan Avenue
  - **East:** Office Building
  - **West:** Retail Shop
- **Proposed Use:** An expanded Automotive Store



# COMPREHENSIVE PLAN

- **Land Use Designation:** Village Center (VC)
- **Supported Uses:** There are no policies established for this location



# SHORT FORM

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



# STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Gardens Addition, Section 10.



# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Lori Elliott, Planner  
**Subject:** Motion approving a Final Plat of West End Addition, Section 38, being a replat of Lots 1 and 2, and the east 25 feet of Lot 3, Block 69, West End Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Illinois Avenue and North J Street.)

---

**Purpose:**

Magrym Consulting, on behalf of Hurt Partnership, LP, is requesting to replat the property located at 1701 West Illinois Avenue into one lot in order to obtain building permits.

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

**Final Plat Requirements:**

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

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

Below are the departments' comments.

**Recommended Action:**

Approve

**Fiscal Impact:**

None

**Strategic Priority:**

QUALITY OF LIFE AND PLACE

**Discussion:**

**Engineering: (Approved)**

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

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

PAVING: W Illinois roadway okay as is. No public paving improvements required. N "J" roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in alley S of tract, okay as is. No public water improvements required. 8" water exists in Illinois Street N 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 S 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.]

**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, planning/zoning requirements, established setbacks, Health department regulations, 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 West End Addition, Section 38.

**Attachments:**

- A. P-25-2450, West End Addition, Section 38, Combined
- B. P&Z - - West End Addition, Section 38 Final Plat

Lori Elliott, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/31/2025



Final Plat Application

For Office Use Only

SUB- - -

P- - -

Subdivision Name: WEST END ADDITION SECTION 24

(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: HURT PARTNERSHIP LP

Phone #: (432)684-8005

Email: ed.altman@magrym.com

Address: 1701 W ILLNOIS AVE.

City: MIDLAND

State: TX

Zip: 79706

Developer: (If different from property owner)

Print Name:

Phone #:

MIDLAND

Email:

Address:

City:

State:

Zip:

Representative (If different from applicant or property owner)

Print Name: EDUARDO L. ALEMAN

Phone #: (432)254-0327

Email: ED.ALEMAN@MAGRYM.COM

Address: 800 N. MARINFELD, SUITE 100

City: MIDLAND

State: TX

Zip: 79701

Reason for Platting (Please be specific)

OBTAIN CONSTRUCTION PERMITS

Plat Information

Total Acreage: 0.425 ACRE

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](mailto: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](mailto: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): Clay White Date: 12-10-25

**Property Owner** (printed): Clay White

*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:**

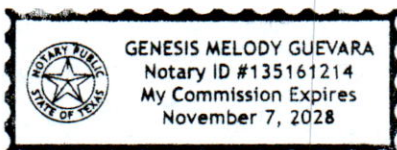
STATE OF TEXAS  
COUNTY OF MIDLAND

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 Clay White, 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) Guillermo Aleman

Subscribed and sworn to before me, this 10<sup>th</sup> day of December, 2025, to certify which witness my hand and seal of office.

\_\_\_\_\_  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



**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# 1695

Groundwater Availability Certification Forms (if applicable)

Recording Fee

Title Opinion

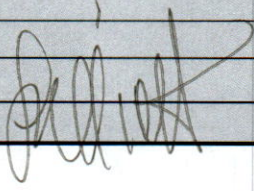
Check# 1698

Tax Certificates

Planner Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

Signature: 

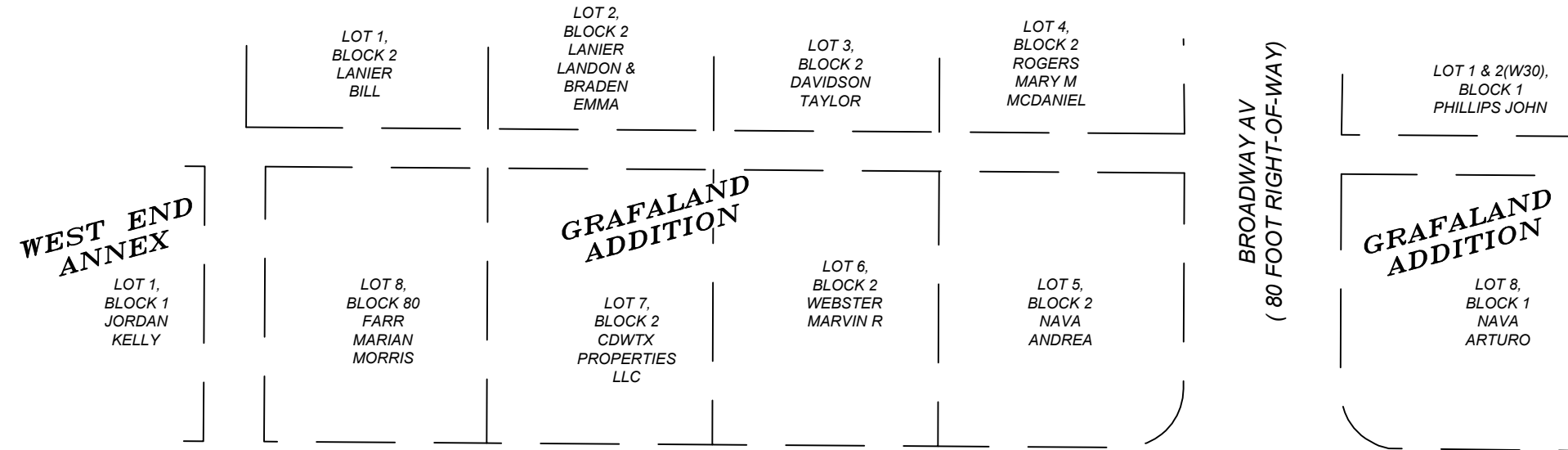
Date:

DEC 10 2025

Initial: 

# WEST END ADDITION SECTION 38

BEING A REPLAT OF LOTS 1, LOT 2 AND  
THE EAST 25 FEET OF LOT 3, BLOCK 69,  
WEST END ADDITION, CITY AND COUNTY OF  
MIDLAND COUNTY, TEXAS



STATE OF TEXAS §  
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, HURT PARTNERSHIP LP THE RECORD OF A REPLAT OF LOT 1, 2 AND THE EAST 25' OF LOT 3, BLOCK 69 LAND SITUATED IN THE WEST END ADDITION TO THE CITY OF MIDLAND COUNTY, TEXAS.

BEGINNING AT A REINF BAR FOUND/SET (N:10694316.77, E:1750891.02) FOR THE NORTHWEST CORNER OF THIS TRACT ALSO BEING THE NORTHWEST CORNER OF LOT 1, 2 AND THE EAST 25' OF LOT 3, BLOCK 69 WEST END ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY TEXAS RECORDED IN CABINET E, PAGE 52, RECORDS, MIDLAND COUNTY TEXAS;

THENCE NORTH N 75°24'06" EAST 125.0 FEET TO THE SOUTH LINE OF WEST ILLINOIS AVE. AND A REINF BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°35'54" EAST 148.00 FEET TO THE WEST LINE OF N J STREET AND A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°24'06" WEST 125.0 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°35'54" WEST 148.00 FEET TO THE PLACE OF BEGINNING.

AREA, BEARINGS AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE 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 WEST END ADDITION AN ADDITION TO THE CITY OF MIDLAND, TEXAS, MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HURT PARTNERSHIP LP

STATE OF TEXAS §  
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY WEST END ADDITION SECTION 38.

NOTARY PUBLIC  
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

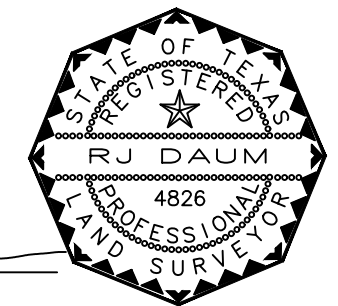
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST END ADDITION, SECTION 38 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
CHAIRMAN: ABRAHAM BEJIL

ATTEST: \_\_\_\_\_  
SECRETARY: LONDON OCHOA

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 OF MIDLAND, TEXAS.

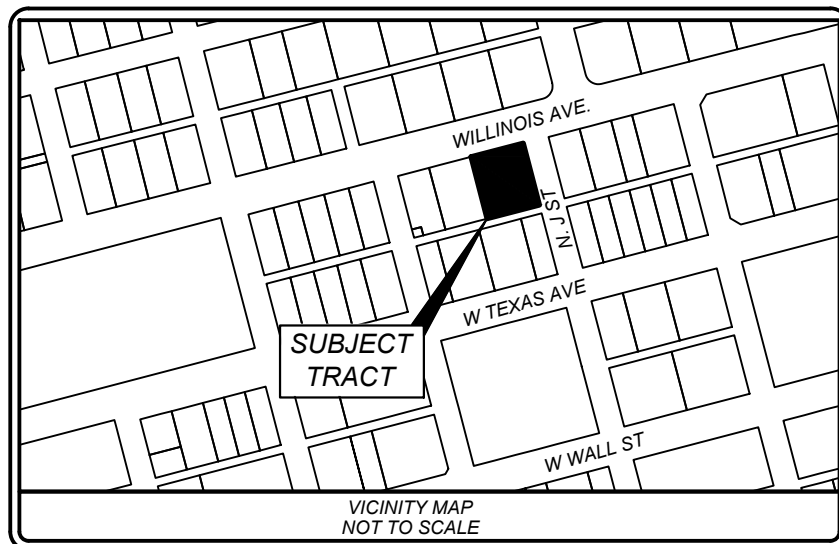


OWNER(S):

HURT PARTNERSHIP LP  
1701 WILLINOIS AVE  
MIDLAND, TX 79701  
432-684-8005

RJ DAUM  
TEXAS RPLS 4826

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



LEGEND:

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

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

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 YELLOW PLASTIC CAP STAMPED "MAGRYM" 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 CITY OF MIDLAND 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. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0202F WITH AN EFFECTIVE DATE OF 9/16/2005.



KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.



DATE 06/18/2025			
DRAWN BY: ED			
CHECKED BY: ED/RJ			
JOB NO: 25-368			
PROJECT: 25-368			
SHEET 1 OF 1			

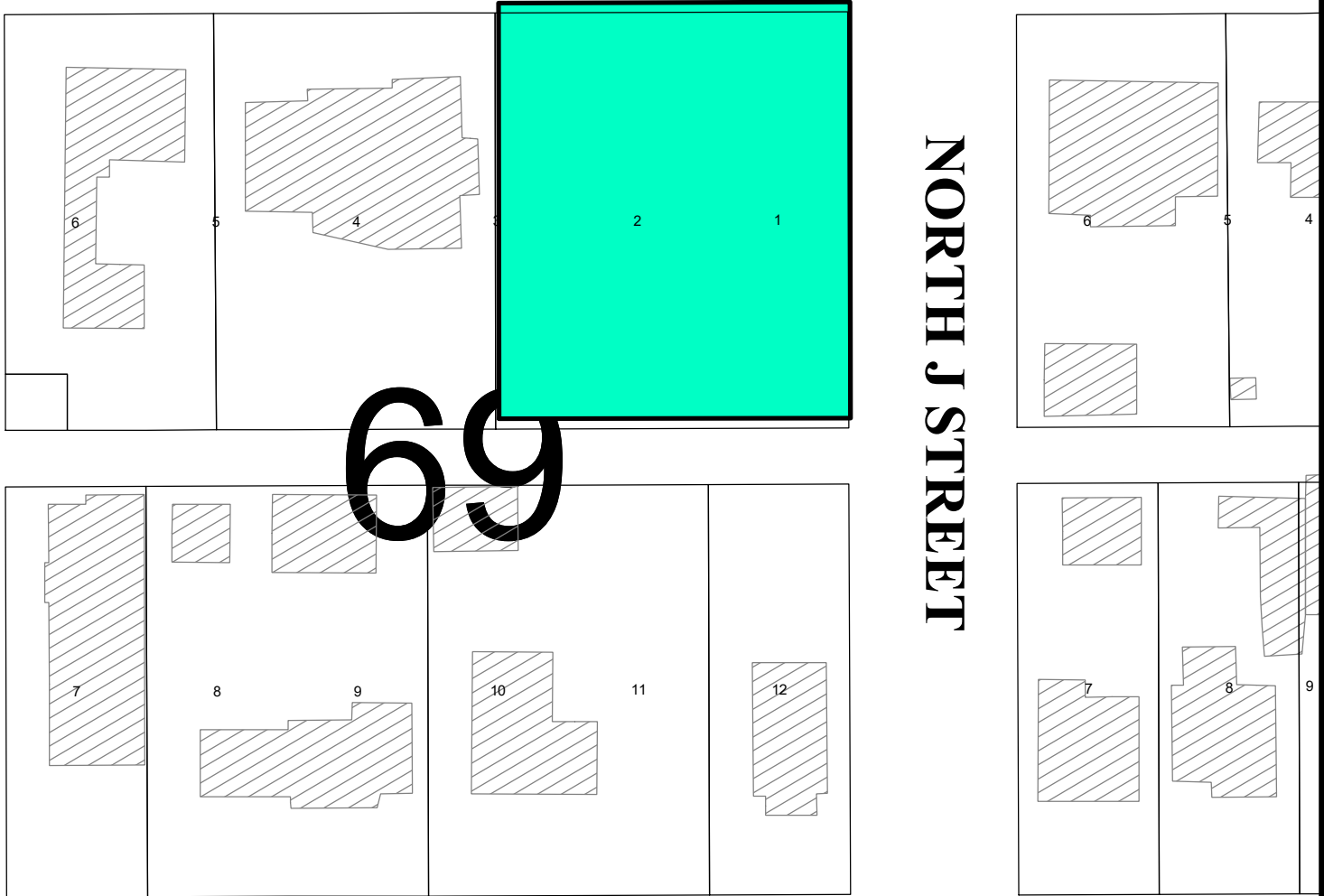


Magrym Consulting, Inc.  
800 N. Marlenfield St., Ste 100  
Midland, TX 79701  
(432) 684-5548  
www.magrym.com

# WEST ILLINOIS AVENUE

NORTH J STREET

69



## Location Map

**SUB-25-0893**

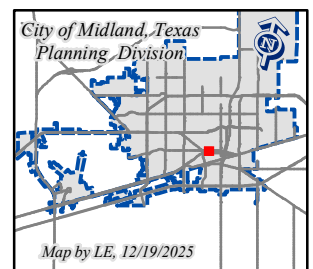
**Scale: 1" = 400'**

Proposed plat of West End Addition, Section 38, being a replat of Lots 1 and 2, and the east 25 feet of Lot 3, Block 69, West End Addition, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of West Illinois Avenue and North J Street. (Council District 3)

### LEGEND

-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS



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

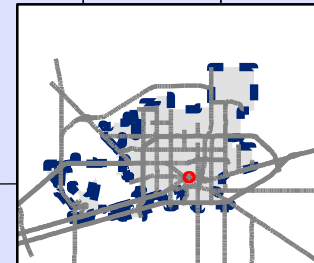
# WEST ILLINOIS AVENUE

PD

PD

NORTH J STREET

O1



**WEST ILLINOIS AVENUE**

**NORTH J STREET**

**69**



# FINAL PLAT WEST END ADDITION SECTION 38



Visit Our Website

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# APPLICATION SUMMARY

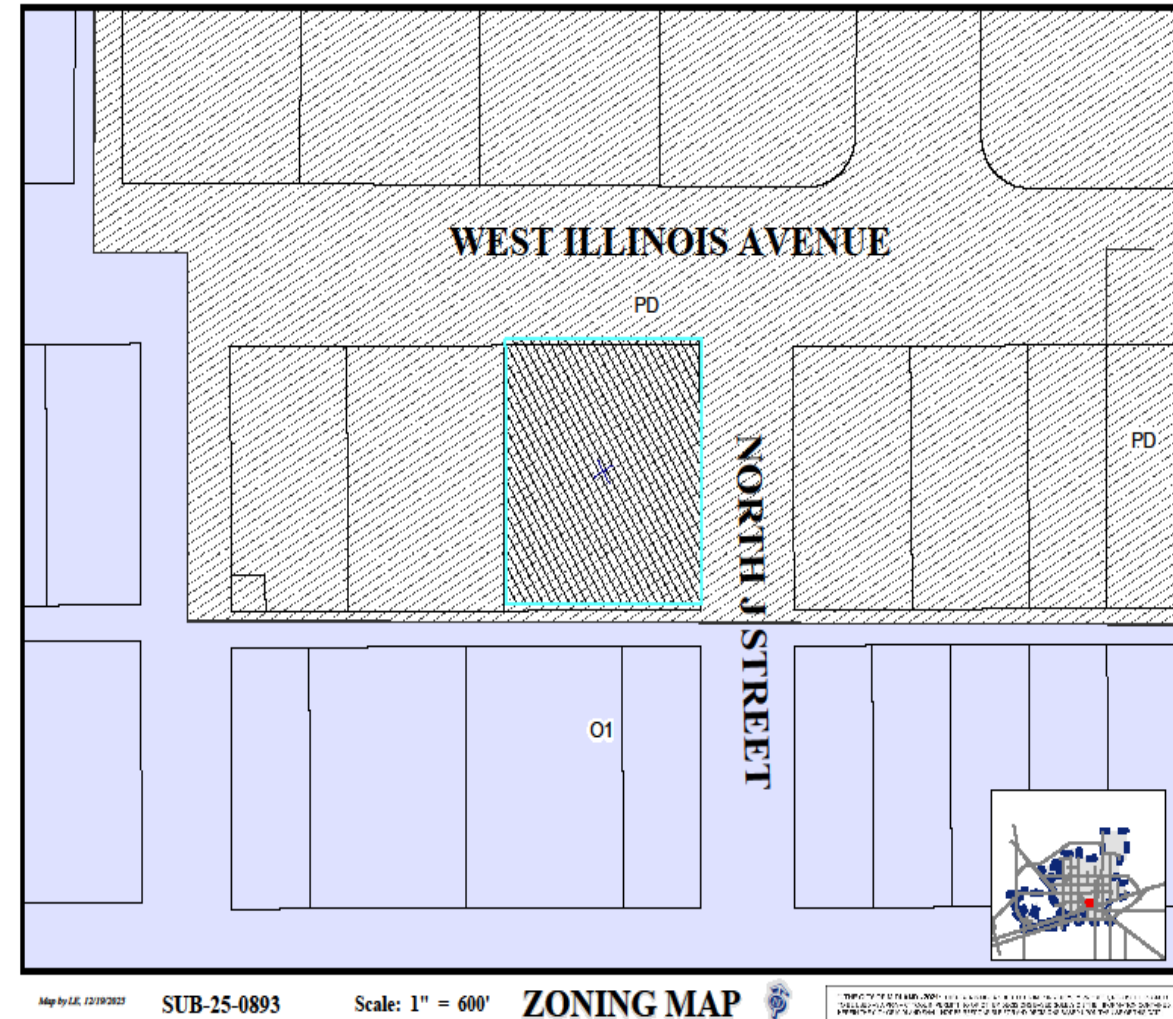
- **Developer/Property Owner:** Hurt Partnership, LP
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 1701 West Illinois Avenue (Council District 3)
- **Reason for Request:** Replatting to obtain building permits





# ZONING

- **Current Zoning:** PD, Planned Development District for a Transitional District
- **Surrounding Zoning:**
  - **North/East/West:** PD, Planned Development District for a Transitional District
  - **South:** O-1, Office District



Map by J.E. 12/19/2022

SUB-25-0893

Scale: 1" = 600'

ZONING MAP



CITY OF MIDLAND, 2014. ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF THE CITY OF MIDLAND. IT IS TO BE USED FOR OFFICIAL PURPOSES ONLY. ANY REPRODUCTION OR DISTRIBUTION OF THIS MAP WITHOUT THE WRITTEN PERMISSION OF THE CITY OF MIDLAND IS STRICTLY PROHIBITED.

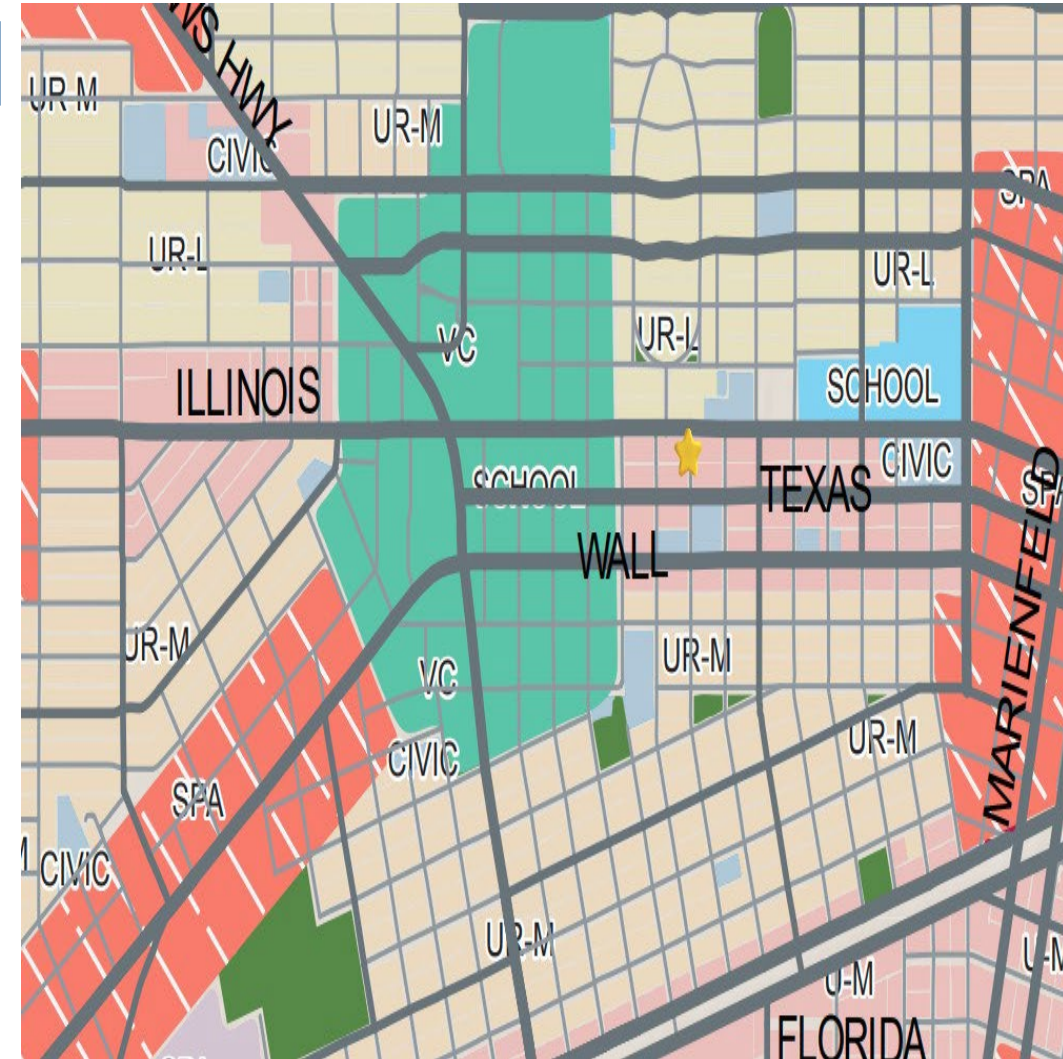
# LAND USE

- **Current Use:** Office Building
- **Surrounding Uses:**
  - **North/East:** Single-Family Housing
  - **South:** Office Building and single-Family Housing
  - **West:** Office Building



# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** A mix of housing types, neighborhood and community commercial, office, and service uses.
- 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

- Staff recommends approval of the Final Plat of West End Addition, Section 38.



# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Alexis Martinez, Associate Planner  
**Subject:** 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 Theater 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.)

---

**Purpose:**

Cinergy 108, LLC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, for the property located at 4915 West Loop 250 North for the Cinergy Movie Theater.

**Recommended Action:**

Approve

**Fiscal Impact:**

None

**Strategic Priority:**

QUALITY OF LIFE AND PLACE

**Discussion:**

The subject property is located at 4915 West Loop 250 North and is currently zoned RR, Regional Retail District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the movie theater, Cinergy Entertainment, is 96,397 square feet and the proposed alcohol serviceable Area is 50,567 square feet. The new business, Cinergy Entertainment, is attempting to obtain their TABC license but must first obtain their SUD.

**The proposed days and hours of operation are:**

Sunday through Thursday from 10 a.m. to 12 a.m.  
Friday and Saturday from 10 a.m. to 2 a.m.

**The applicant is requesting the following alcohol serviceable hours:**

Sunday through Thursday from 10 a.m. to 12 a.m.  
Friday and Saturday from 10 a.m. to 2 a.m.

Per Midland City Code, Section 5-4-4, Prohibited Places of Business:

The sale of any alcoholic beverage is hereby prohibited by any person, where the place of business of any such dealer is within 300 feet of any church, public-school, public-school ground, athletic stadium used by any public school or public hospital, the measurements to be along the property lines of the street fronts and from front door to front door and in a direct line across intersections where they occur.

There are no schools or churches within 300 feet of the property using the front door to door distance measurement.

This request has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

**Fire: (Approved)**

No comments or objections.

**Engineering: (Approved)**

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

**Transportation: (Approved)**

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

**Building Code: (Approved)**

The SUD for Cinergy Entertainment is acceptable. The property must adhere to the maximum occupant load of 3,370 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

**Planning:**

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to "Encourage the development of places where Midland residents can gather and socialize to build connections." (Tall City Tomorrow page 137) Cinergy Entertainment is an establishment that will provide Midland residents with a unique social gathering experience.

Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a Movie Theater, subject to conditions A through G.

**Conditions:**

**A. That the serviceable area of the Establishment shall be limited to approximately**

**50,567 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.**

**B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.**

**C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Sunday through Thursday from 10:00 a.m. to 12:00 a.m. (midnight); and Friday and Saturday from 10:00 a.m. to 2:00 a.m. of the following day.**

**D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**

**E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.**

**F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.**

**G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.**

As of January 2, 2025, staff has not received any letters of objection.

**Attachments:**

- A. SUD-25-0207, Combined Docs
- B. SUD-25-0207, Cinergy

Alexis Martinez, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/18/2025  
Final Approval - 12/31/2025



**Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption**

Project Number: \_\_\_\_\_  
Case Number: \_\_\_\_\_

<b>Applicant</b> (if acting as Agent, see affidavit on page 2) Printed Name: Cinergy 108, LLC		Phone (972) 895 9914 Email mtrammell@cinergy.com	
Address 5720 Lyndon B Johnson Fwy Ste 625	City Dallas	State TX	Zip 75240

<b>Property Owner</b> Printed Name: Cinergy 108, LLC		Phone (972) 8959914 Email mtrammell@cinergy.com	
Address 5720 Lyndon B Johnson Fwy Ste 625	City Dallas	State TX	Zip 75240

<b>Representative</b> (if different from Applicant or Property Owner) Firm: Griffith & Hughes, PLLC Printed Name: Tana Kerss, Licensing Director		Phone (817) 362-9648 Email tkerss@griffithhughes.com	
Address 2225 E Randol Mill Rd Ste 106	City Arlington	State TX	Zip 76011

**Street Address:** 4915 W Loop 250 N

**Business Name:** Cinergy Entertainment

**Legal Description**  
Lot: 3      Block: 45      Subdivision: Fairmont Park Addition, Sec. 13

**Current Zoning:** RR

**Reason for Request:** Operation of family entertainment center, which will include movie theatre, arcade games, escape room, and food and beverage service

**Type of Business** (restaurant, bar, lounge, nightclub, etc.): Theater, Restaurant, and Amusement

**Proposed/Current Days and Hours of Operation:** ~~XXXXXX~~ 10A UNTIL 2 AM FRIDAY AND SATURDAY, MIDNIGHT SUN-THURS

**Proposed Days and Hours of Alcohol Service:** ~~99%~~ 10A UNTIL 2 AM FRIDAY/SATURDAY, MIDNIGHT SUN-THURSDAY

**Total Square Footage of Business:** 96397

**Square Footage of Alcohol Serviceable Area:** 50567

<b>Restroom Fixtures:</b>	Men	Toilets/Urinals: 6 / 14	Bathroom Sinks: 8
	Women	Toilets: 14	Bathroom Sinks: 8

**Submittal and Fees**

**Items to be submitted with this application form:**

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Floor Plan showing:
  - Seating
  - Exits
  - Restrooms
  - Kitchen (if applicable)
  - Total Square Footage
  - Serviceable Square Footage
- Dimensioned Site Plan showing:
  - Parking
  - Business Footprint
- Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

**Signatures**

Applicant (signature):

Date:

Applicant (printed): Jeffrey P. Benson, Manager for Cinergy 108, LLC

Property Owner (signature):

Date:

Property Owner (printed) : Jeffrey P. Benson, Manager for Cingery 108, LLC

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

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

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

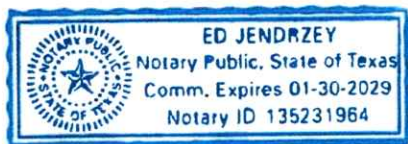
STATE OF TEXAS  
 COUNTY OF ~~MIDLAND~~ TARRANT

Before me, the undersigned authority, on this day personally appeared TANA KERSS who, being by me duly sworn, upon oath says: That (s)he is authorized by CINERGY 108 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.

*Tana Kerss*

Authorized Agent (signature)

Subscribed and sworn to before me, this 23<sup>rd</sup> day of July, 20 25, to certify which witness my hand and seal of office.



*[Signature]*

NOTARY PUBLIC, ~~MIDLAND~~ COUNTY, TEXAS  
 TARRANT

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

**FOR OFFICE USE ONLY**

- |   |   |
|---|---|
| <input type="checkbox"/> Property Owner Authorization | <input type="checkbox"/> Dimensioned Floor Plan             |
| <input type="checkbox"/> Application Fee              | <input type="checkbox"/> Site Plan                          |
| Check # _____   | <input type="checkbox"/> Plans in Digital Format (PDF/JPEG) |

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

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

**GENERAL NOTES**

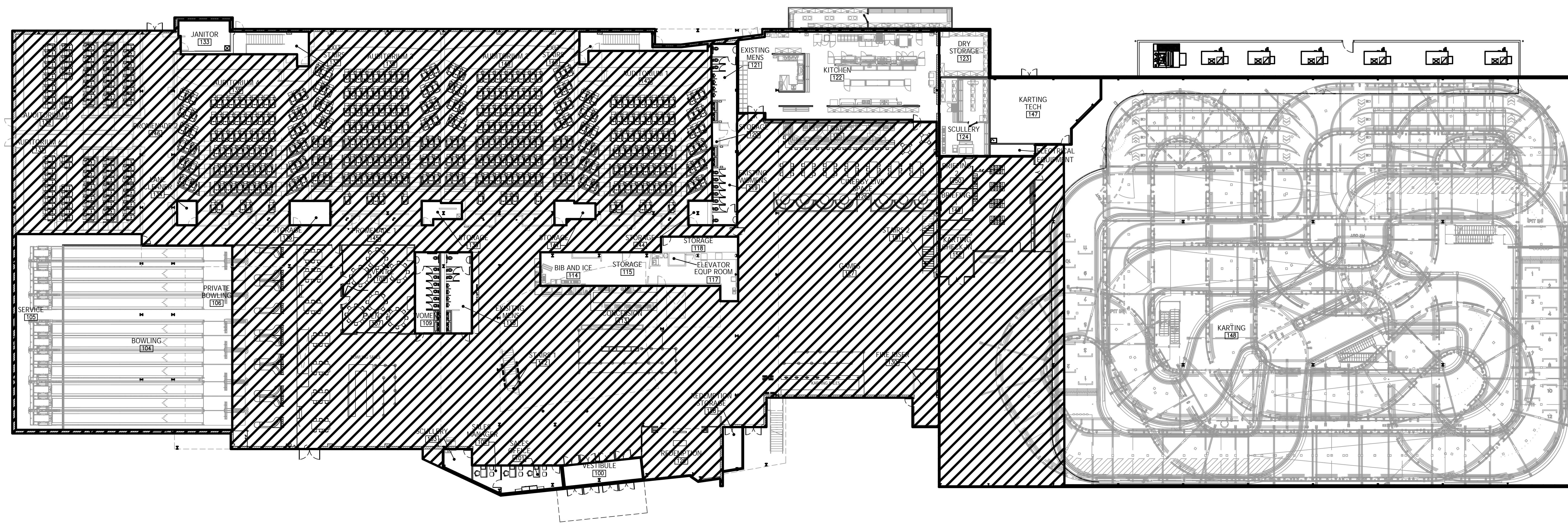
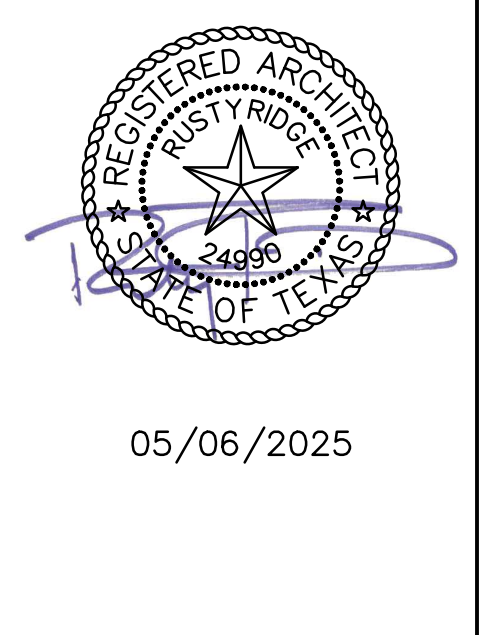
- 1 ALL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL UNLESS NOTED OTHERWISE
- 2 CLEAR DIMENSIONS ARE FROM FINISHED WALL
- 3 REFER TO FINISH SCHEDULE AND DETAILS FOR APPLIED FINISHES
- 4 WALLS TO STRUCTURAL DECK SHALL BE THOROUGHLY SEALED AROUND PENETRATIONS

**WALL LEGEND**

	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS
	COOLER/FREEZER WALL, BY KEK
	FULL HEIGHT WALL WITH R-11 SOUND BATT INSULATION
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	EXTERIOR WALL-KARTING

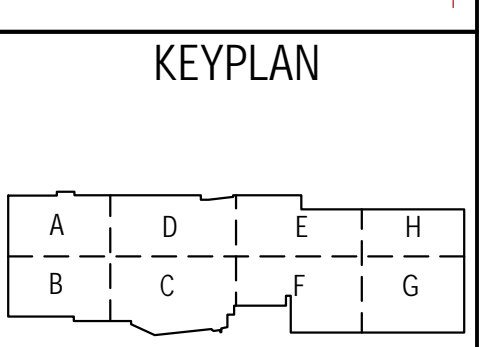
**idstudio**  
 8071 CAMPS CIRCLE DRIVE E  
 DALLAS, TX 75244  
 TEL: 972.470.0888  
 WWW.IDSTUDIO.COM

CORPORATE:  
**CINERGY ENTERTAINMENT**  
 5005 LYNDON B JOHNSON FWY, SUITE 525  
 DALLAS, TX 75244  
 972-495-9900



**CINERGY 108 LLC.**  
**MIDLAND TALL CITY**  
 4915 LOOP 250 FRONTAGE ROAD  
 MIDLAND, TX 79707

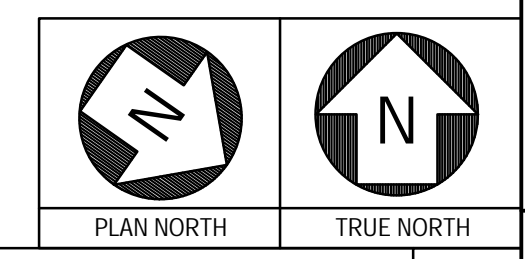
CLIENT: CINERGY 108  
 5005 LYNDON B. JOHNSON FWY., SUITE 525  
 DALLAS, TX 75244



DATE	DESCRIPTION
03/22/2025	ISSUE FOR BID
06/02/2025	ISSUE FOR PERMIT

DATE	DESCRIPTION

OVERALL DIMENSION  
 FLOOR PLAN  
 GROUND LEVEL

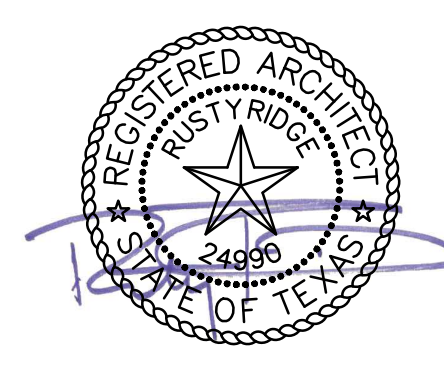


**A1.0**

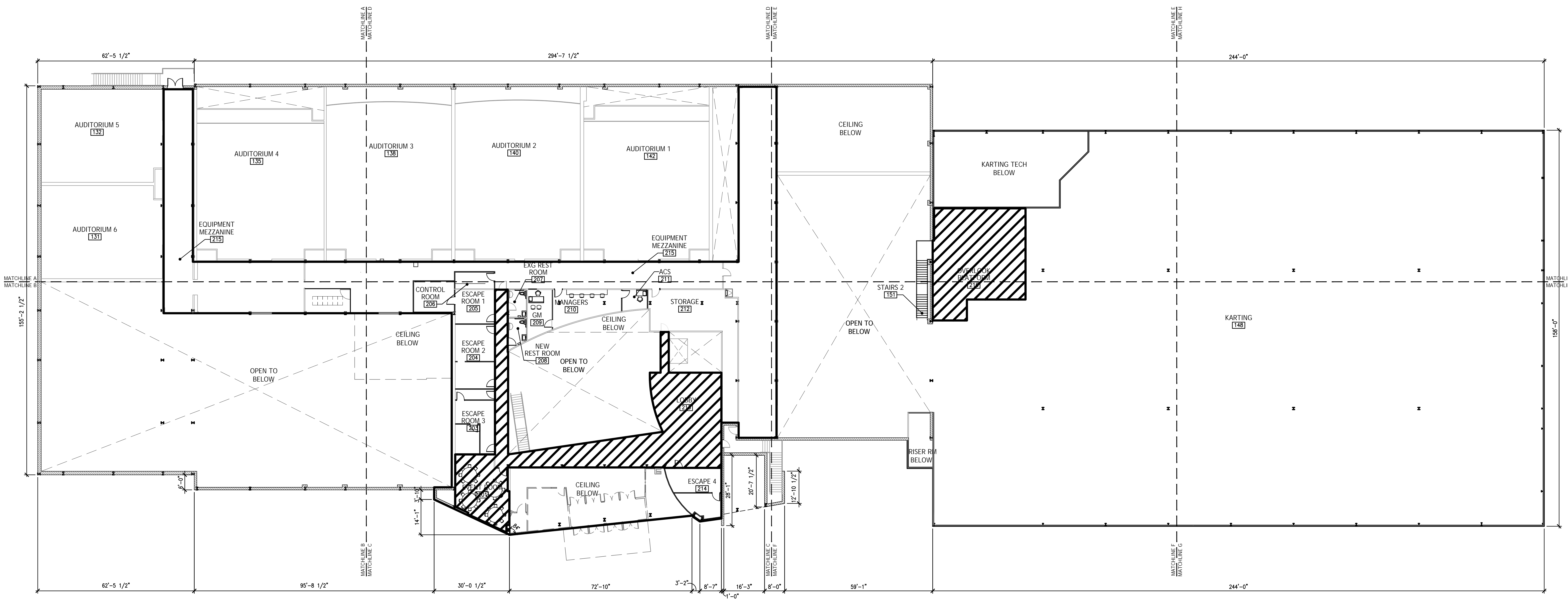
GENERAL NOTES	
1	ALL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL UNLESS NOTED OTHERWISE
2	CLEAR DIMENSIONS ARE FROM FINISHED WALL
3	REFER TO FINISH SCHEDULE AND DETAILS FOR APPLIED FINISHES
4	WALLS TO STRUCTURAL DECK SHALL BE THOROUGHLY SEALED AROUND PENETRATIONS
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	COOLER/FREEZER WALL, BY KEC
	FULL HEIGHT WALL WITH R-11 SOUND BATT INSULATION
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	EXTERIOR WALL-KARTING



CORPORATE:  
CINERGY ENTERTAINMENT  
5005 LYNDON B JOHNSON FWY, SUITE 525  
DALLAS, TX 75244  
972-895-9900



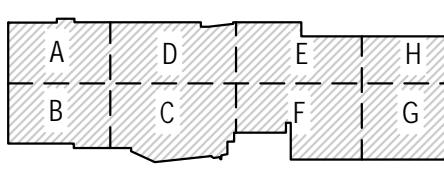
05/06/2025



CINERGY 108 LLC.  
MIDLAND TALL CITY  
4915 LOOP 250 FRONTAGE ROAD  
MIDLAND, TX 79707  
CLIENT: CINERGY 108  
5005 LYNDON B. JOHNSON FWY, SUITE 525  
DALLAS, TX 75244



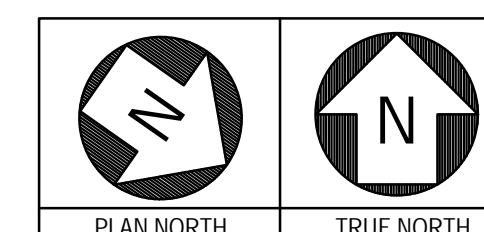
KEYPLAN



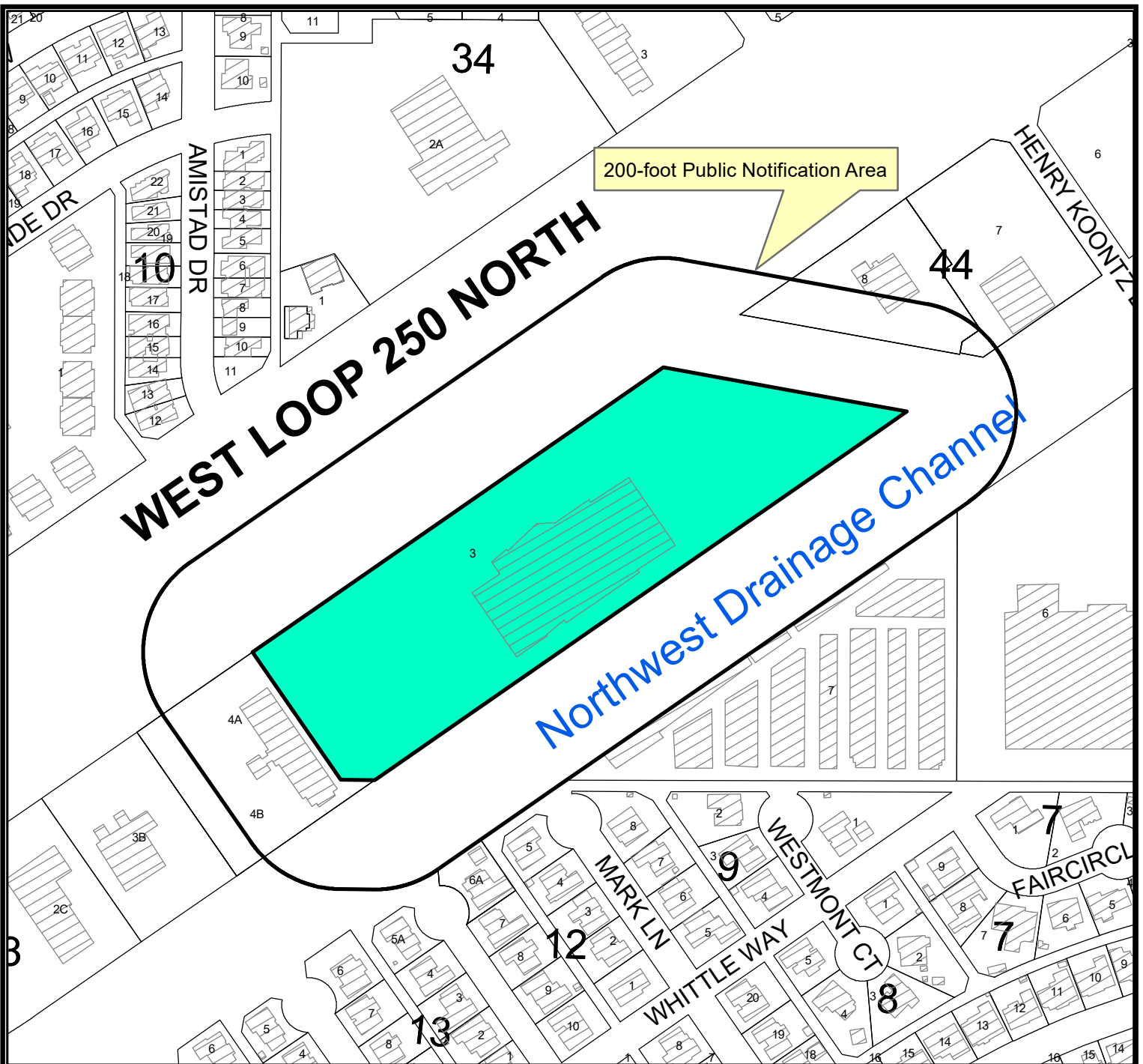
DATE	DESCRIPTION
03/22/2025	ISSUE FOR BID
05/06/2025	ISSUE FOR PERMIT

DATE	DESCRIPTION

OVERALL DIMENSION FLOOR PLAN - MEZZANINE LEVEL



A1.1



## Location Map

**SUD-25-0207**

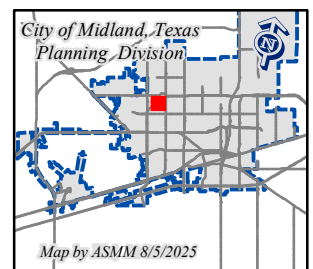
**Scale: 1" = 263'**

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. (Council District 1)

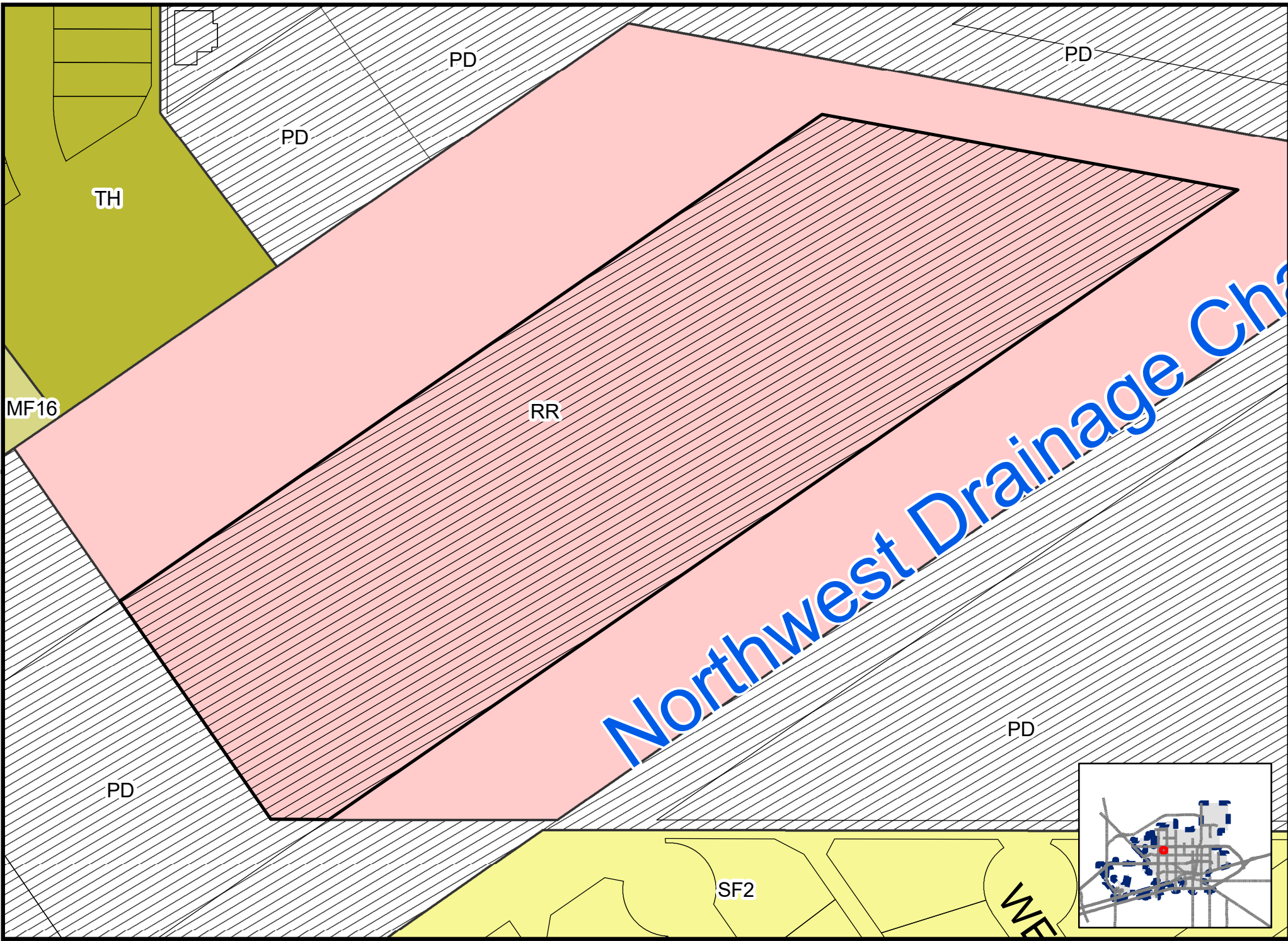
### LEGEND

- 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.



TH

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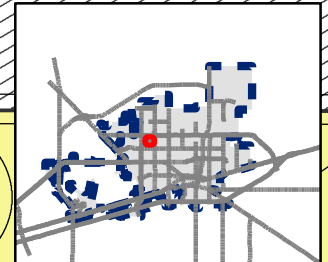
Northwest Drainage Channel

PD

PD

SF2

WE





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44

45

9



REGAL CINEMAS

IMAX



ITEM

SPECIFIC USE DESIGNATION

CINERGY 108, LLC

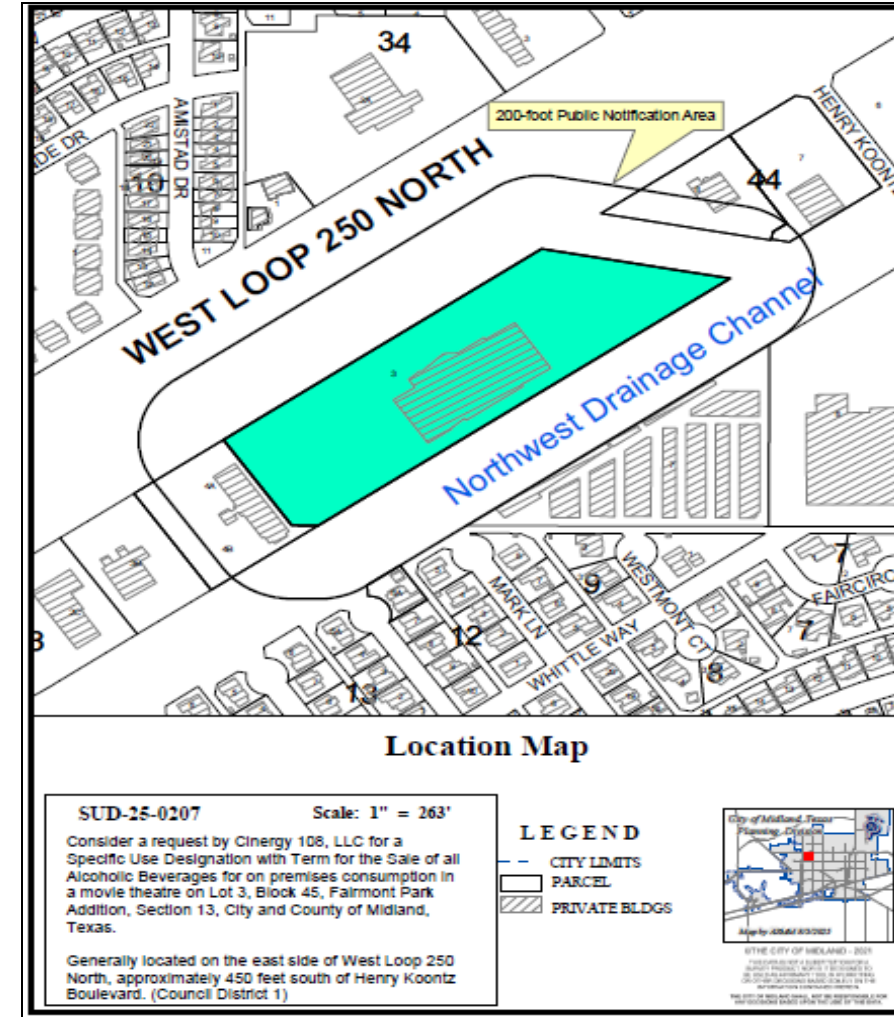


Visit Our Website

[MIDLANDTEXAS.GOV](http://MIDLANDTEXAS.GOV)

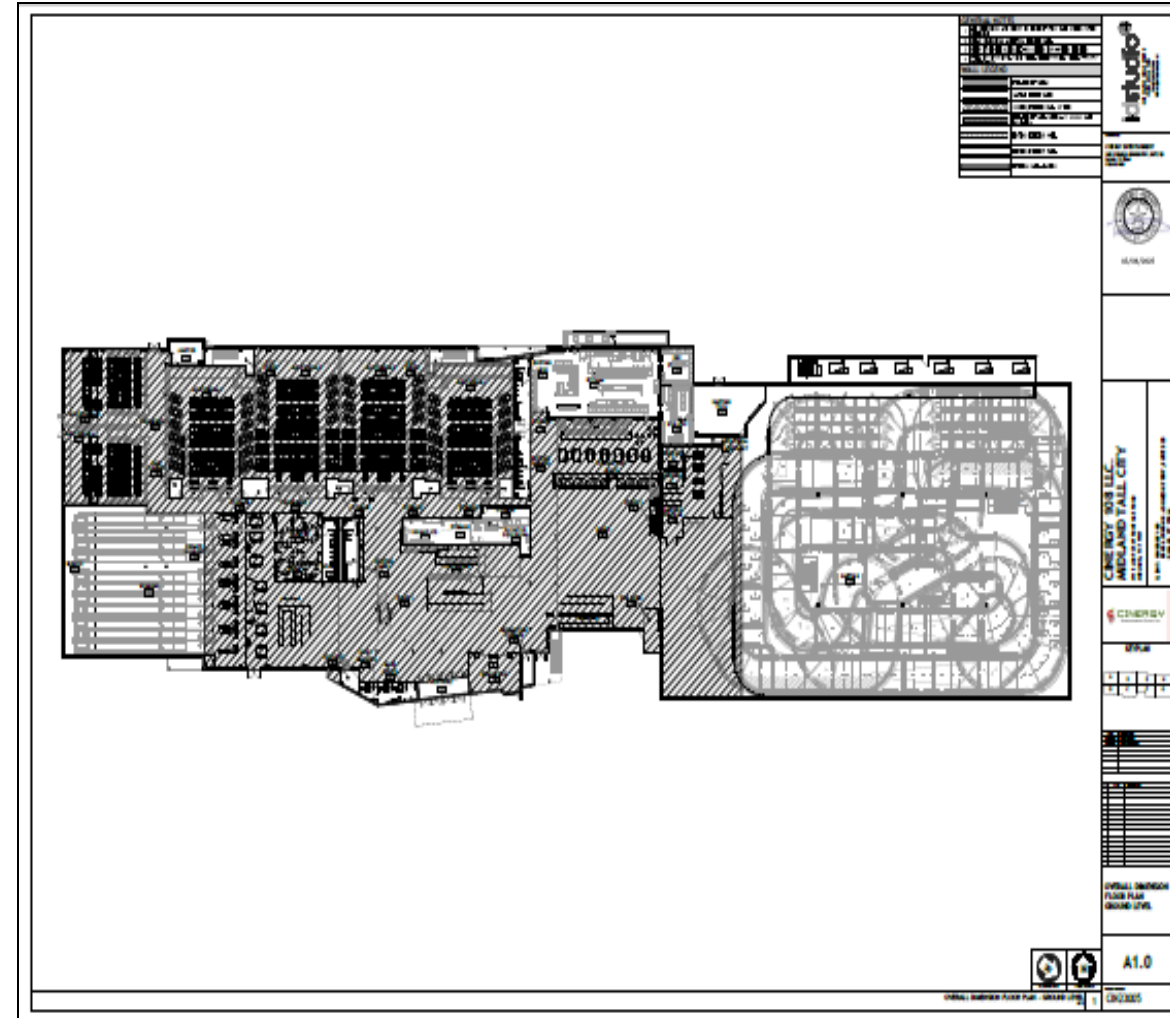
# APPLICATION SUMMARY

- **Applicant/Property Owner:** Cinergy 108, LLC
- **Location:** 4915 West Loop 250 North (Council District 1)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a movie theater.



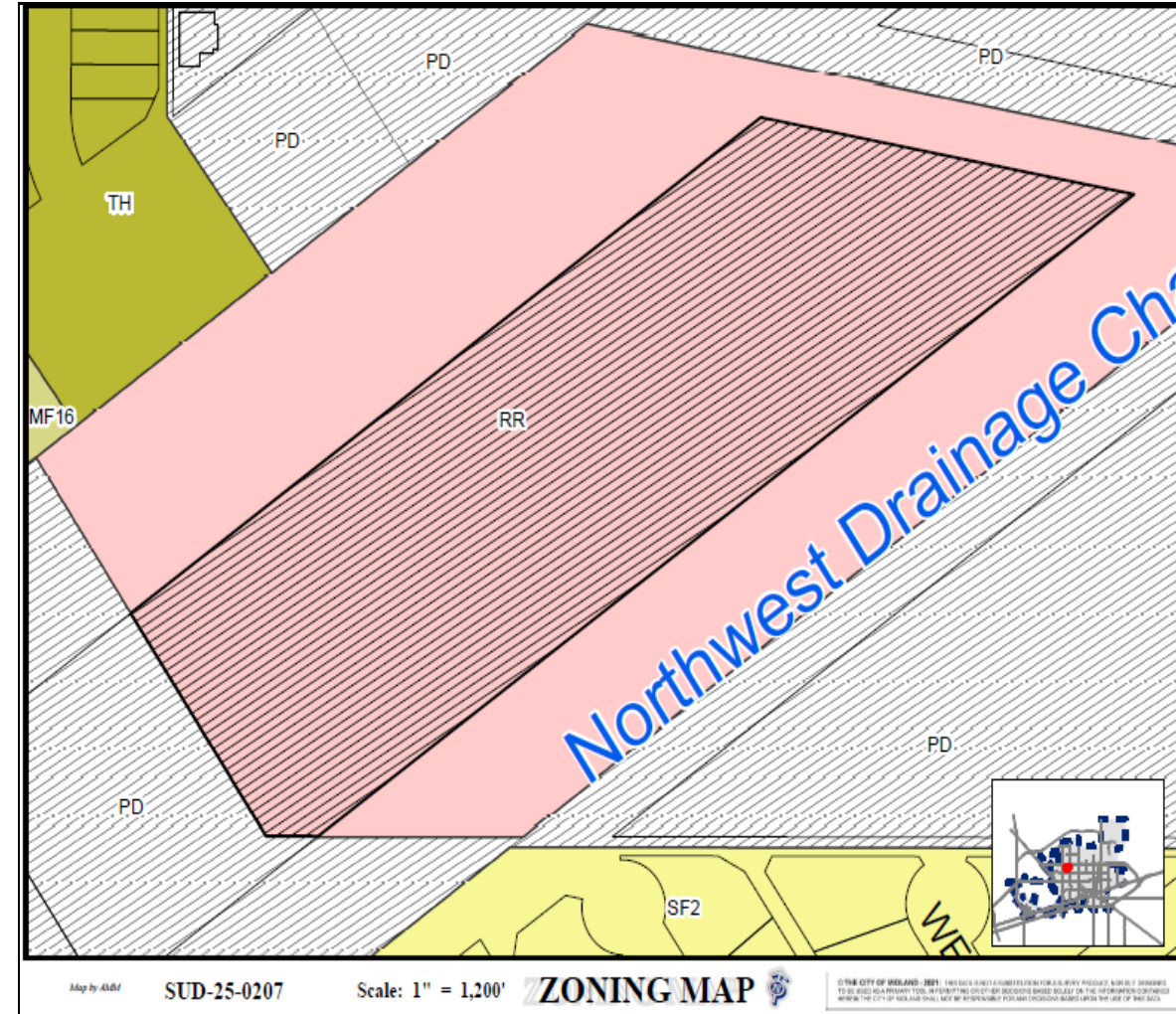
# DETAILS OF REQUEST

- For an existing movie theatre
- **Area of Business:** 96,397 SF
- **Serviceable Area:** 50,567 SF
- **Hours of Operation/Sales of Alcohol:**
  - Sunday through Thursday 10 a.m. to 12 a.m.
  - Friday and Saturday 10 a.m. to 2 a.m.



# ZONING

- **Current Zoning:** PD, Planned Development District for a Shopping Center
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Shopping Center and TH, Townhouse Dwelling District
  - **East/West:** PD, Planned Development District for a Shopping Center
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



# LAND USE

- **Current Use:** Vacant Building
- **Proposed Use:** Movie Theatre
- **Surrounding Uses:**
  - **North:** Retail and Residential
  - **East/West:** Retail
  - **South:** Drainage Easement, Storage Units, and Residential

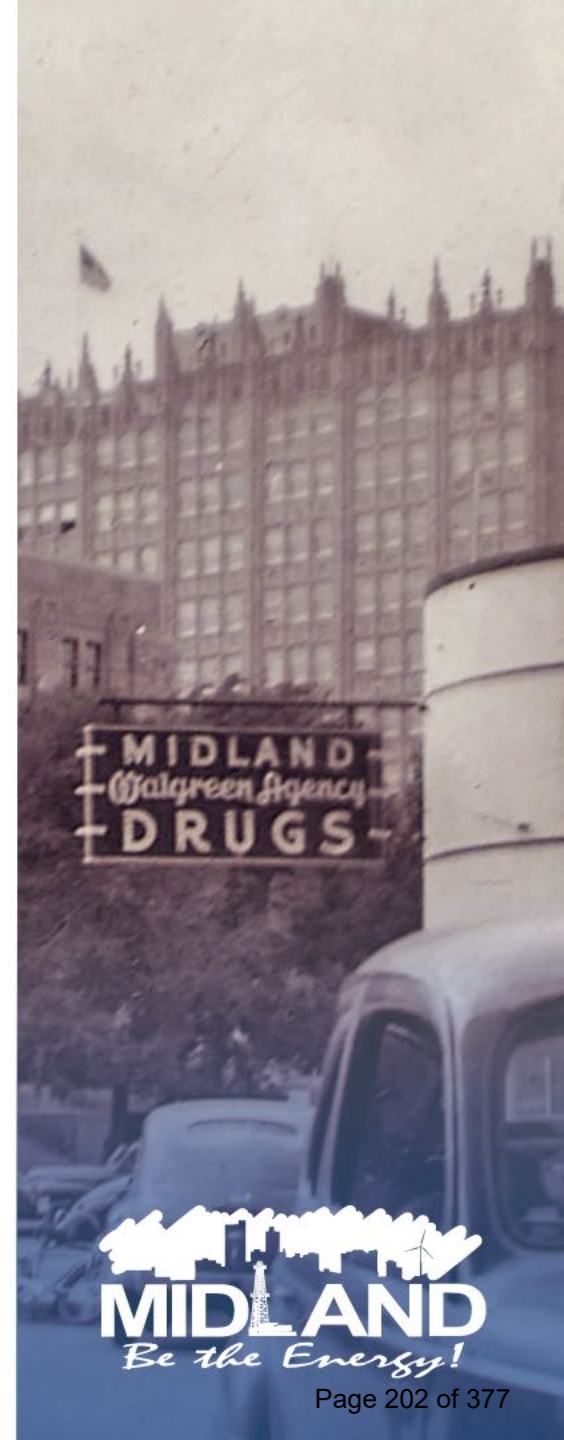




On West Loop 250 North, Looking South

# COMPREHENSIVE PLAN

This request is compatible with the *Tall City Tomorrow Comprehensive Plan* as it is consistent *Chapter 6-Character Plan, Goal 4*, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.”



# PROHIBITED PLACES OF BUSINESS

There is no church, public school, public school ground, athletic stadium used by any public school, or public hospital within 300 feet of the building of the subject property as required by *Section 5-4-4 Prohibited Places of Business*.



# STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
  - A. That the serviceable area of the Establishment shall be limited to approximately 50,567 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.



# STAFF'S RECOMMENDATION

- B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:
  - Sunday through Thursday from 10 a.m. to 12 a.m. of the following day; Friday and Saturday 10 a.m. to 2 a.m. of the following day.



# STAFF'S RECOMMENDATION

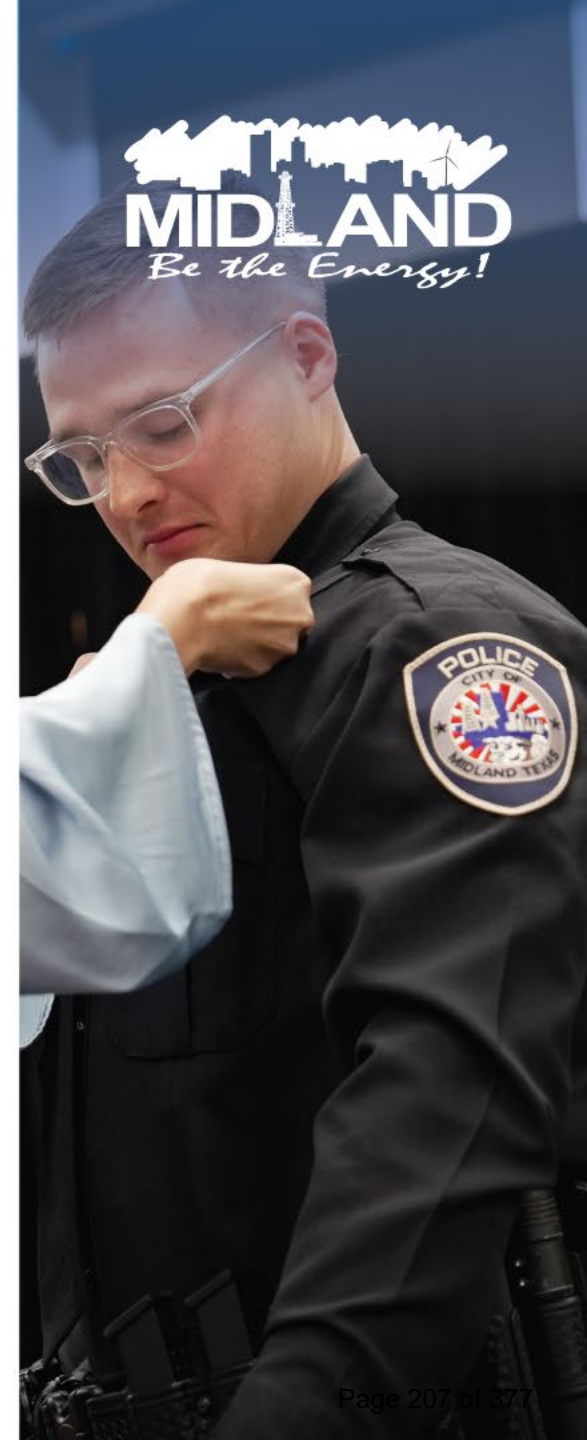
- D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.
- E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division



# STAFF'S RECOMMENDATION

- F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.
- G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.

12



# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Alexis Martinez, Associate Planner  
**Subject:** Hold a public hearing and consider a request by Coury Hospitality Texas SP, LLC, on behalf of Summit Midland, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a Hotel on Lot 4A, Block 2, Westridge Park Addition, Section 34, City and County of Midland, Texas. (Generally located on the west side of North Loop 250 West, approximately 720 feet south of Andrews Highway.)

---

**Purpose:**

Coury Hospitality Texas SP, LLC, on behalf of Summit Midland, LLC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, for the property located at 1403 North Loop 250 West for a Double Tree Hotel.

**Recommended Action:**

Approve

**Fiscal Impact:**

None

**Strategic Priority:**

QUALITY OF LIFE AND PLACE

**Discussion:**

The property is zoned RR, Regional Retail District. Regional retail zoning allows for alcoholic beverages sales for on-premises consumption in a hotel with the approval of an SUD. The property currently does not have an SUD. The total area of the hotel is 104,500 square feet, and the proposed alcohol serviceable area is 8,600 square feet.

**The proposed days and hours of operation are:**

Monday through Sunday from 12 a.m. to 12 a.m.

**The applicant is requesting the following alcohol serviceable hours:**

Monday through Sunday from 11 a.m. to 2 a.m.

Per Midland City Code, Section 5-4-4, Prohibited Places of Business:

The sale of any alcoholic beverage is hereby prohibited by any person, where the place of business of any such dealer is within 300 feet of any church, public-school, public-school ground, athletic stadium used by any public school or public hospital, the measurements to be along the property lines of the street fronts and from front door to front door and in a direct line across intersections where they occur.

There are no schools or churches within 300 feet of the property using the front door to door distance measurement.

This request has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

**Fire: (Approved)**

No comments or objections.

**Engineering: (Approved)**

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

**Transportation: (Approved)**

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

**Building Code: (Approved)**

The SUD for DoubleTree is acceptable. The property must adhere to the maximum occupant load of 573 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

**Planning:**

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to "Encourage the development of places where Midland residents can gather and socialize to build connections." (Tall City Tomorrow page 137) Double Tree is an establishment that will provide Midland residents with a unique social gathering experience. Staff recommends approval of this Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in hotel, subject to conditions A through G.

**Conditions:**

**A. That the serviceable area of the Establishment shall be limited to approximately 8,600 square feet as shown in Exhibit A, which is attached hereto and incorporated herein. To the extent that Exhibit A reflects any approvals or permits, such approvals and permits shall not be deemed to be incorporated into this ordinance, and this ordinance shall not be deemed to authorize, approve, or ratify such approvals and permits.**

**B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.**

**C. That the days and hours of alcoholic beverage sales and consumption shall be limited to Monday through Sunday from 11:00 a.m. to 2:00 a.m. of the following day.**

**D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**

**E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.**

**F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.**

**G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.**

**Letters of Objection:**

As of January 2, 2025, staff has not received any letters of objection.

**Attachments:**

- A. SUD-25-0215, Combined Docs
- B. SUD-25-0215, Alcohol SUD with Term Double Tree

Alexis Martinez, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/18/2025  
Final Approval - 12/31/2025



**Specific Use Permit with Term for the Sale of Alcoholic Beverages for On-Premises Consumption**

Project Number: \_\_\_\_\_

Case Number: \_\_\_\_\_

<b>Applicant</b> (if acting as Agent, see affidavit on page 2) Printed Name: Coury Hospitality Texas SP, LLC		Phone ( 469 ) 809-3070 Email jkraus@couryh.com	
Address 1785 State Hwy. 26, Suite 150	City Grapevine	State TX	Zip 76051

<b>Property Owner</b> Printed Name: Summit Midland, LLC		Phone ( 215 ) 704-3475 Email accounting@summit11.com	
Address 2414 Pistachio Drive	City Irving	State TX	Zip 75063

<b>Representative</b> (if different from Applicant or Property Owner) Firm: _____ Printed Name: _____		Phone (     ) Email _____	
Address _____	City _____	State _____	Zip _____

<b>Street Address:</b> 1403 North Loop 250 West
<b>Business Name:</b> DoubleTree by Hilton Midland
<b>Legal Description</b> Lot: 6-D      Block: 2      Subdivision: Westridge Park Addition Section 24
<b>Current Zoning:</b> PDSC (RR-Regional Retail District)
<b>Reason for Request:</b> <u>New application for Mixed Beverage Permit (MB), Late Hours Certificate (LH), and Wine &amp; Malt Beverage Retailer's Permit (BG)</u>


<b>Type of Business</b> (restaurant, bar, lounge, nightclub, etc.): Hotel with restaurant and bar			
<b>Proposed/Current Days and Hours of Operation:</b> <u>Hotel is open for business 7 days/week, 24 hrs/day</u>			
<b>Proposed Days and Hours of Alcohol Service:</b> <u>Monday-Sunday, 11am - 2am</u>			
<b>Total Square Footage of Business:</b> 104,500.91 Sq Ft			
<b>Square Footage of Alcohol Serviceable Area:</b> 8,600 Sq Ft			
<b>Restroom Fixtures:</b>	Men	<b>Toilets/Urinals:</b> 4 / 3	<b>Bathroom Sinks:</b> 3
	Women	<b>Toilets:</b> 7	<b>Bathroom Sinks:</b> 3

**Submittal and Fees**

**Items to be submitted with this application form:**

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Floor Plan showing:
  - Seating
  - Exits
  - Restrooms
  - Kitchen
  - Total Square Footage
  - Serviceable Square Footage
- Dimensioned Site Plan showing:
  - Parking
  - Business Footprint
- Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

**Signatures**

Applicant (signature):  Date: 11-13-25

Applicant (printed): Coury Hospitality Texas SP, LLC  
By: Andrew Casperson, Manager

Property Owner (signature):  Date: 11-13-25

Property Owner (printed): D. KENT CASEY

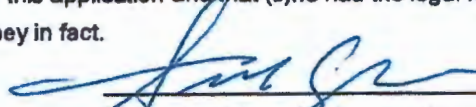
*The Specific Use Permit with Term for the sale of all alcoholic beverages shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City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

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

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

STATE OF TEXAS  
COUNTY OF MIDLAND Tarrant

Before me, the undersigned authority, on this day personally appeared Andrew Casperson who, being by me duly sworn, upon oath says: That (s)he is authorized by Summit Midland, 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)

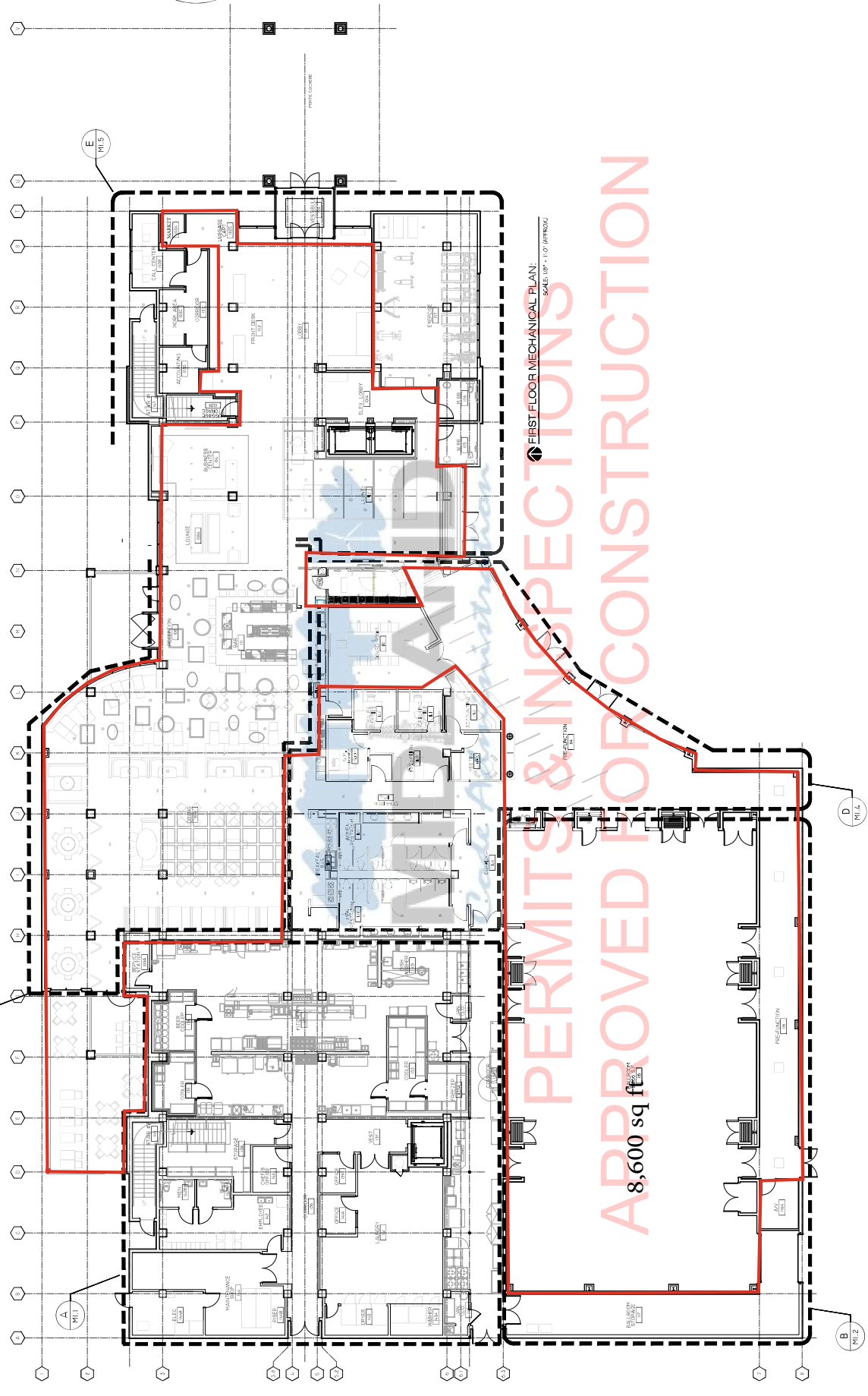
Subscribed and sworn to before me, this 13<sup>th</sup> day of November, 20 25, to certify which witness my hand and seal of office.

  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS  
Tarrant

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

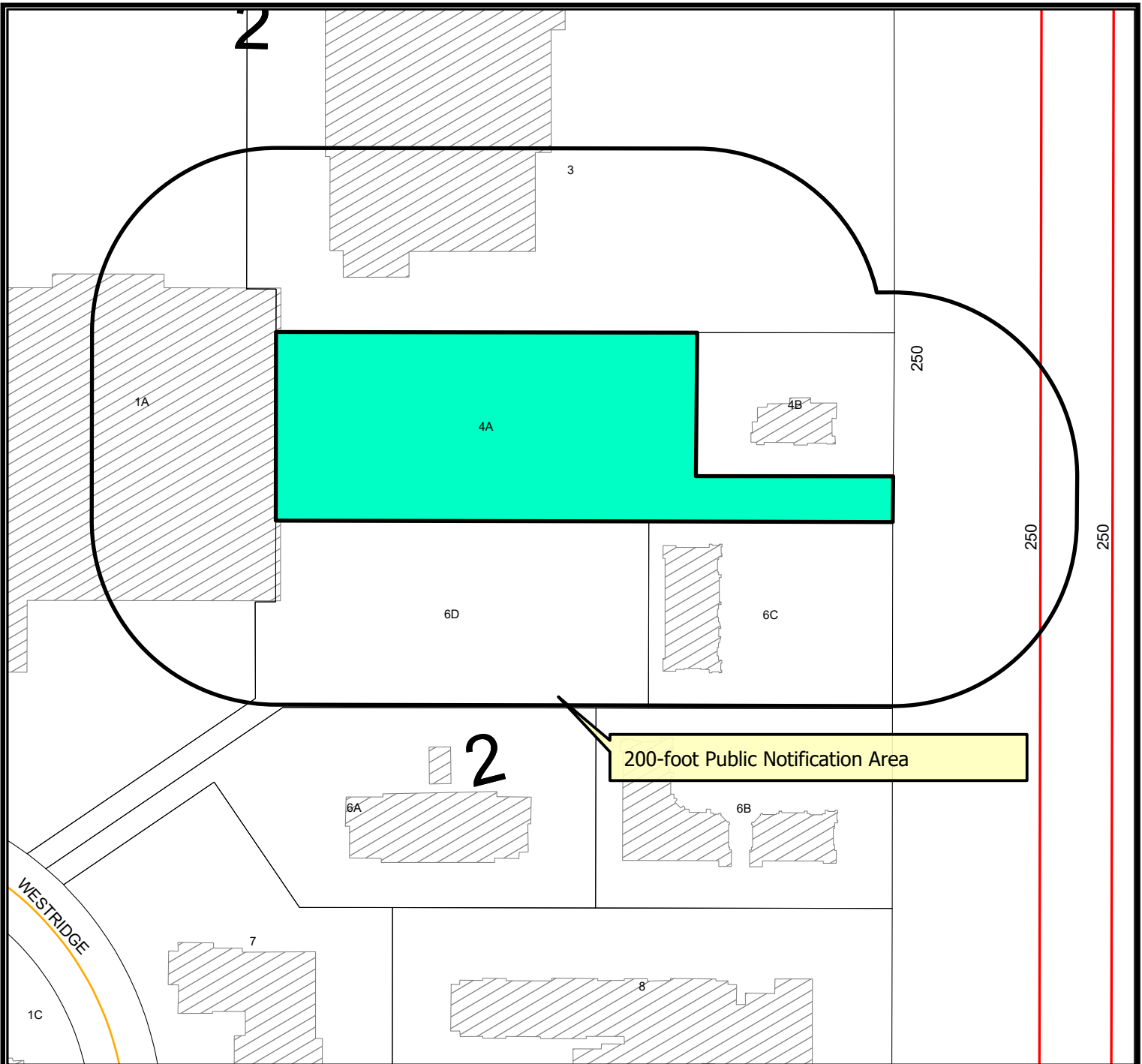
<b>FOR OFFICE USE ONLY</b>	
<input type="checkbox"/> Property Owner Authorization	<input type="checkbox"/> Dimensioned Floor Plan
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Site Plan
Check # _____	<input type="checkbox"/> Plans in Digital Format (PDF/JPEG)
Received By: _____	Date: _____

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



FIRST FLOOR MECHANICAL PLAN  
 SCALE: 1/8" = 1'-0" APPROX.

APPROVED FOR PERMITS & INSPECTIONS  
 8,600 sq ft



## Location Map

**SUD-25-0215**

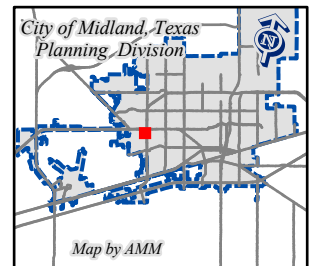
**Scale: 1" = 157'**

Consider a request by Coury Hospitality Texas SP, LLC, on behalf of Summit Midland, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a Hotel on Lot 4A, Block 2, Westridge Park Addition, Section 34, City and County of Midland, Texas.

Generally located on the west side of North Loop 250 West, approximately 720 feet south of Andrews Highway. (Council District 4)

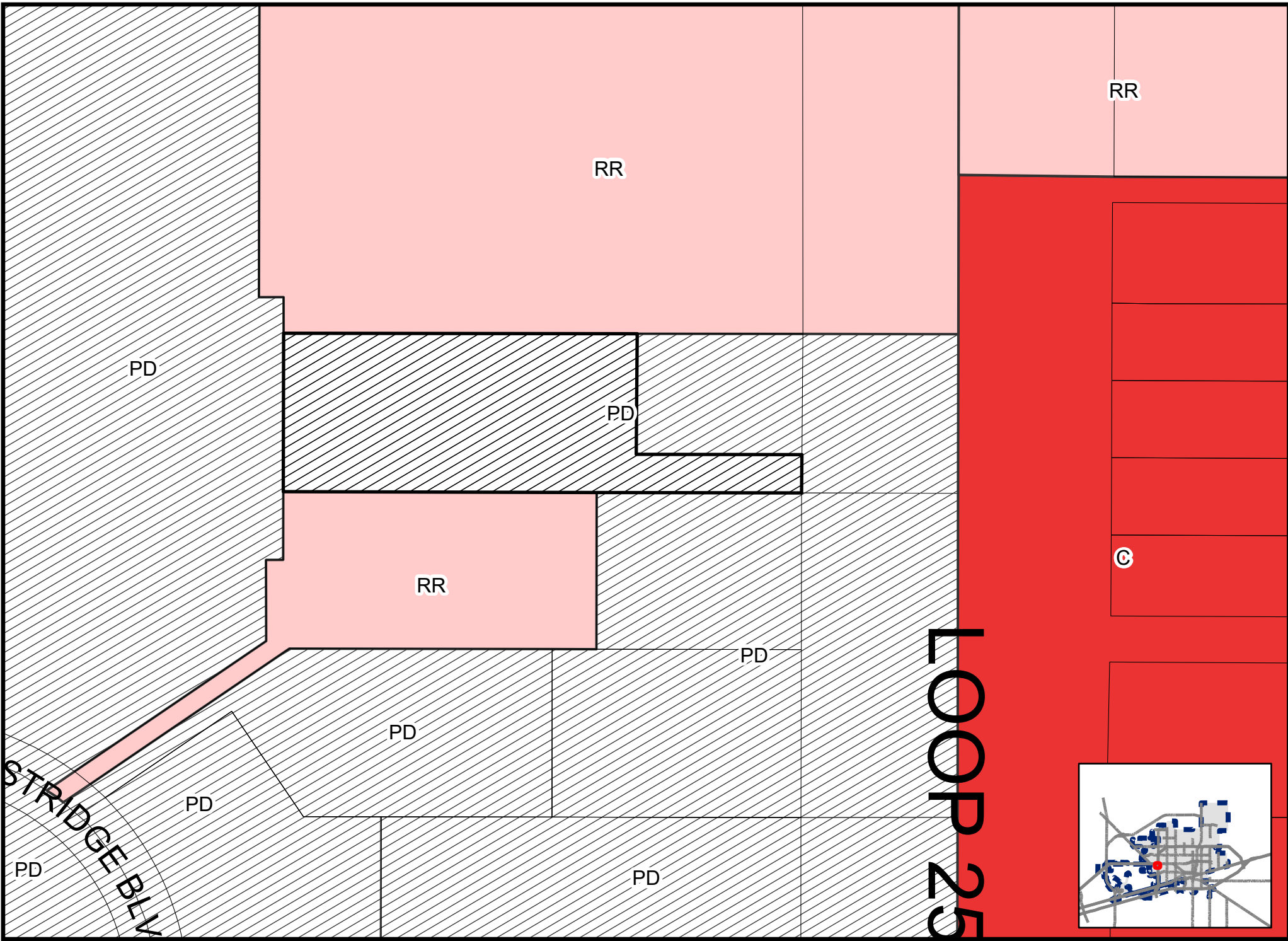
### LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

THIS DATA IS NOT A SUBSTITUTE 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.









# SPECIFIC USE DESIGNINATION DOUBLE TREE HOTEL

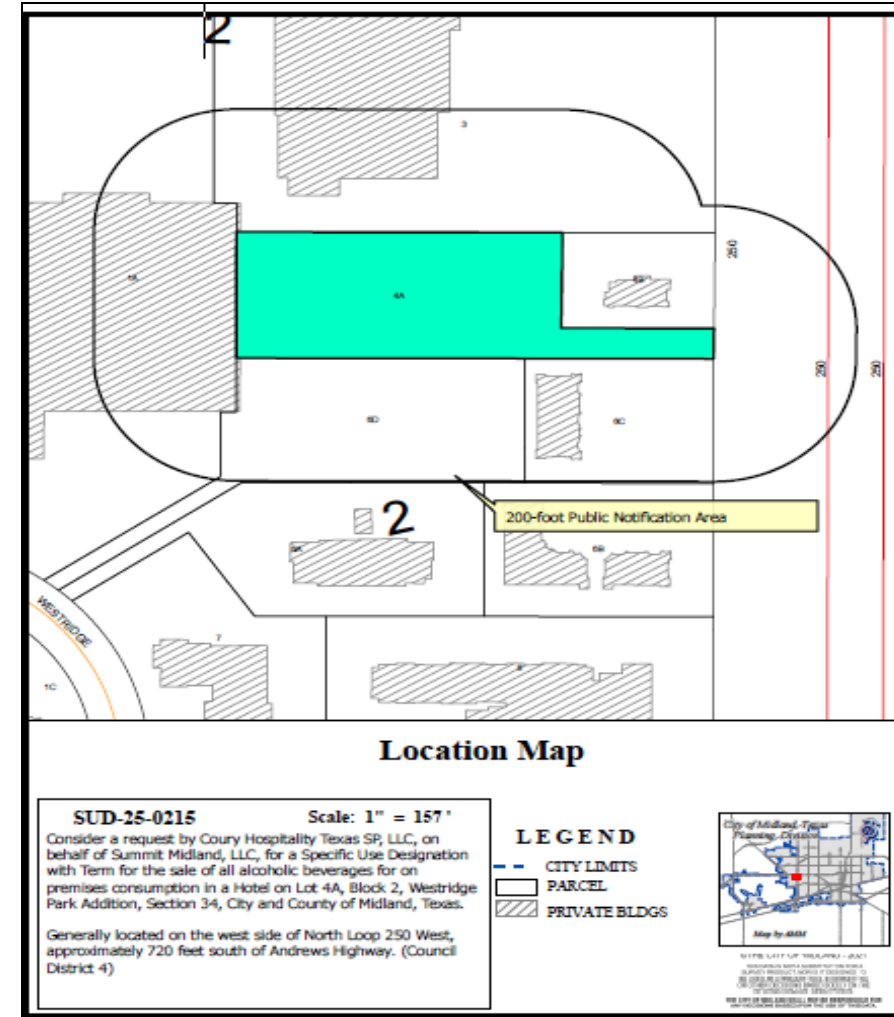


Visit Our Website

**MIDLANDTEXAS.GOV**

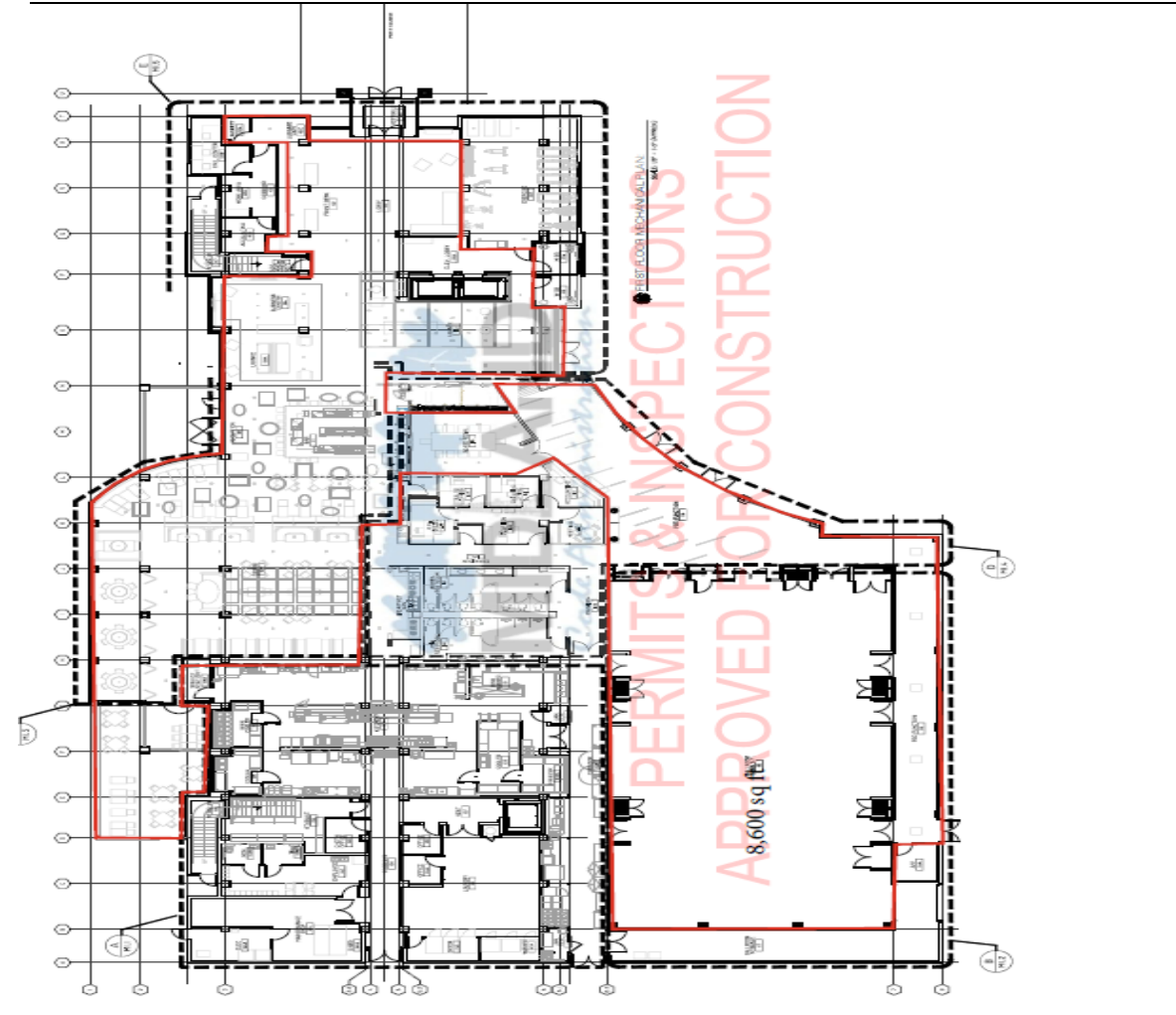
# APPLICATION SUMMARY

- **Applicant:** Coury Hospitality Texas SP, LLC
- **Property Owner:** Summit Midland, LLC
- **Location:** 1403 North Loop 250 West (Council District 4)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a hotel.



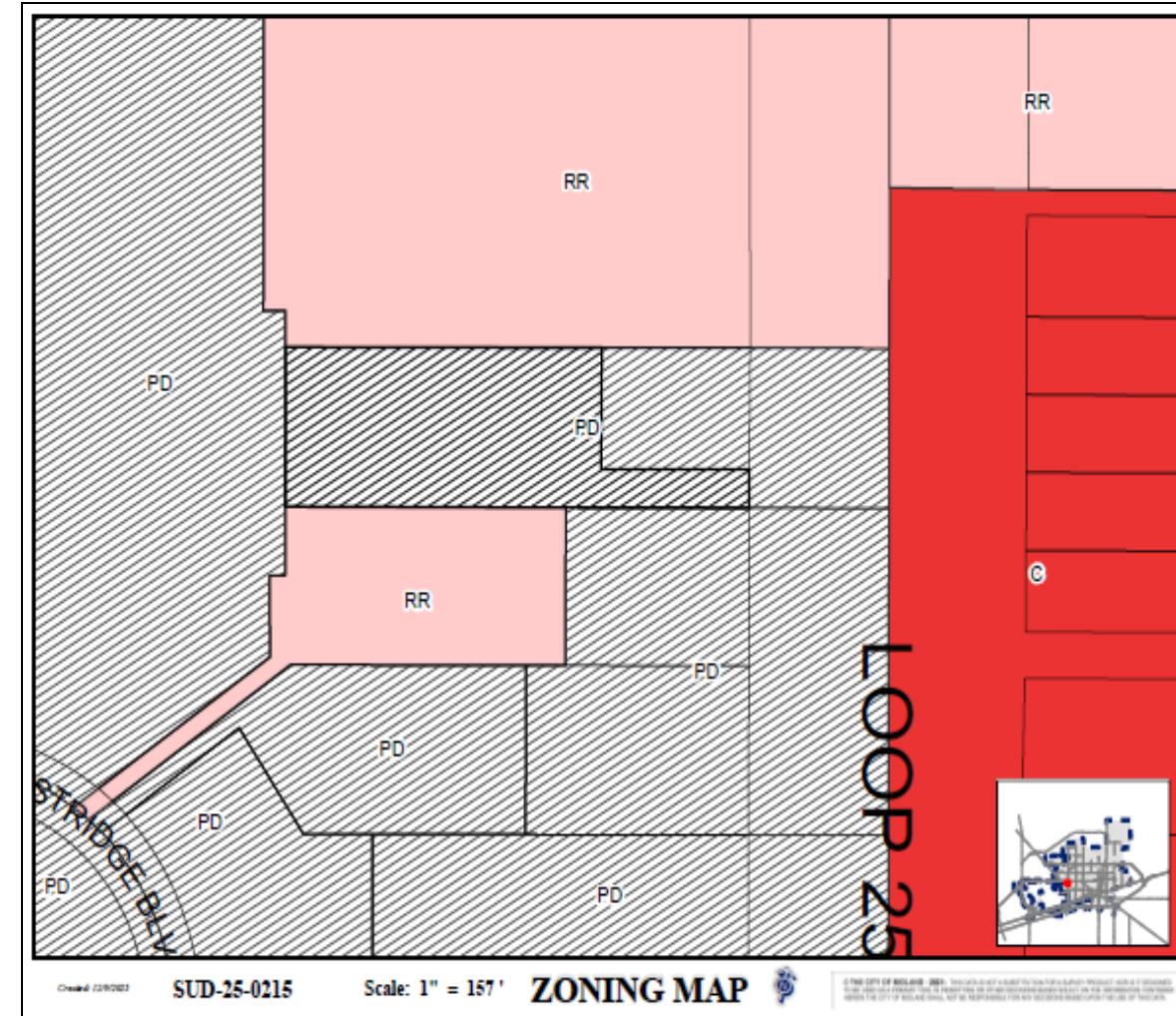
# DETAILS OF REQUEST

- **For a new hotel**
- **Area of Business:** 104,500 SF
- **Serviceable Area:** 8,600 SF
- **Hours of Operation:** 24 hours a day
- **Sales of Alcohol :**
  - Monday through Sunday  
11:00 a.m. to 2:00 a.m.



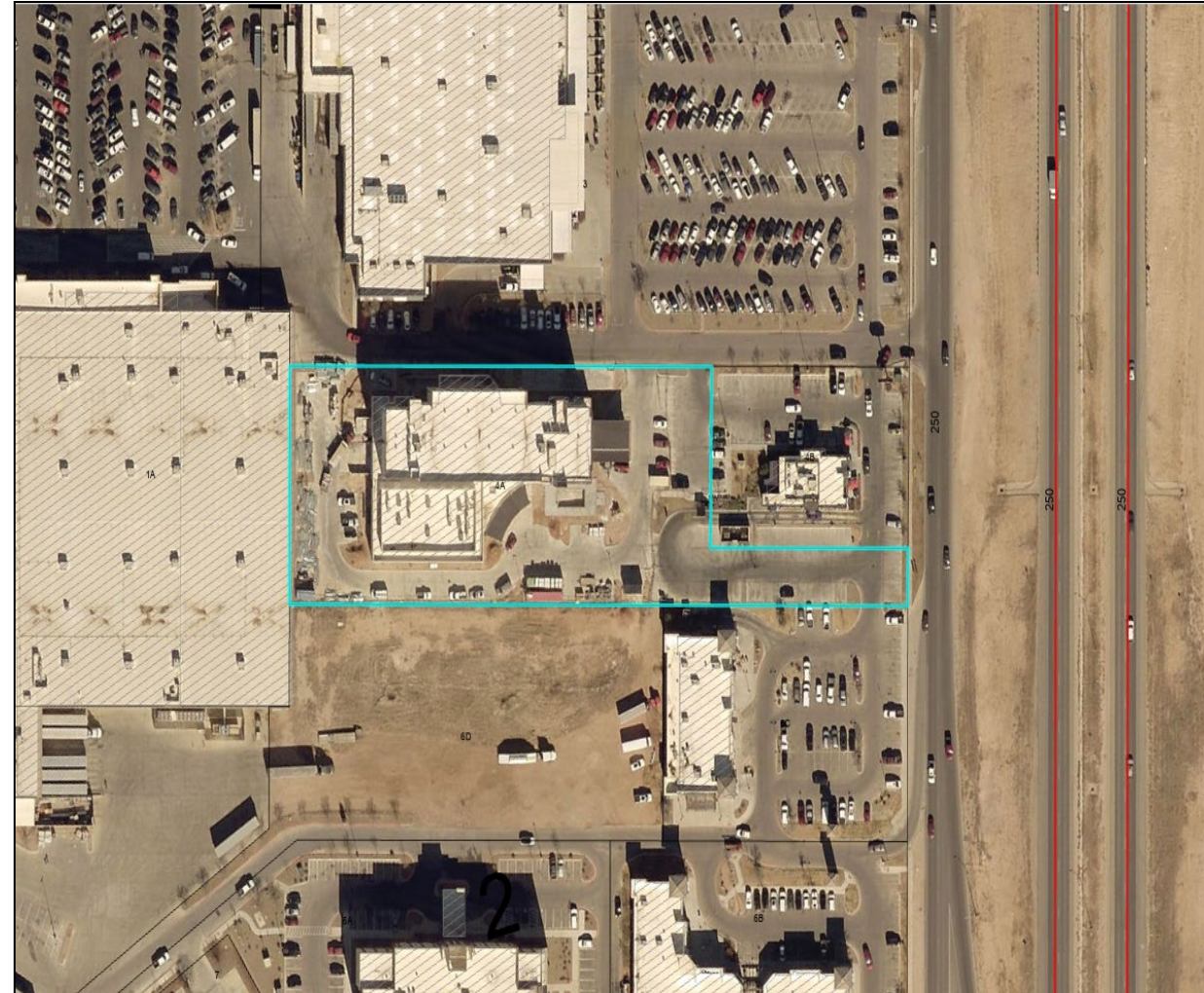
# ZONING

- **Current Zoning:** PD, Planned Development District for a Shopping Center
- **Surrounding Zoning:**
  - **North/South:** RR, Regional Retail District
  - **West/East:** PD, Planned Development District for a Shopping Center
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



# LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West:** Retail Stores
  - **South:** Vacant Land
  - **East:** Restaurant
- **Proposed Use:** Hotel



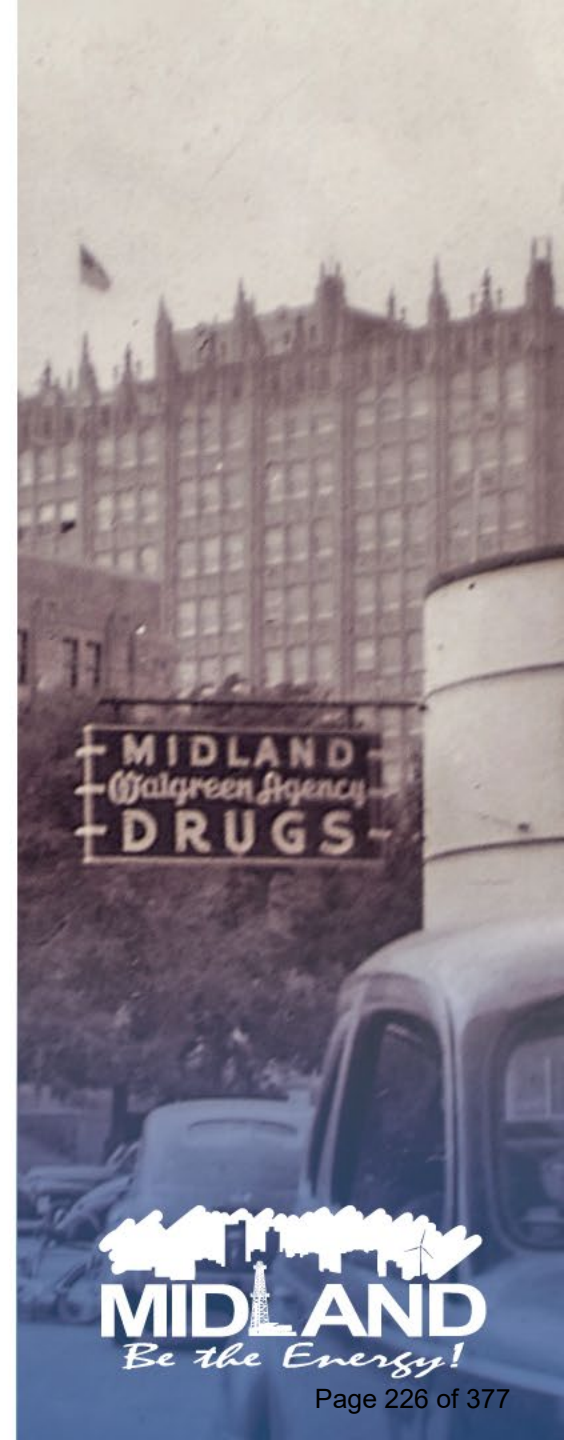


On HEB (Parking Lot), Looking Northwest

# COMPREHENSIVE PLAN

This request is compatible with the *Tall City Tomorrow Comprehensive Plan* as it is consistent *Chapter 6-Character Plan, Goal 4*, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.”

7



# PROHIBITED PLACES OF BUSINESS

There is no church, public school, public school ground, athletic stadium used by any public school, or public hospital within 300 feet of the building of the subject property as required by *Section 5-4-4 Prohibited Places of Business.*



# STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
  - A. That the serviceable area of the Establishment shall be limited to approximately 8,600 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.



# STAFF'S RECOMMENDATION

- B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:  
Monday through Sunday from 11:00 a.m. to 2:00 a.m. of the following day.



# STAFF'S RECOMMENDATION

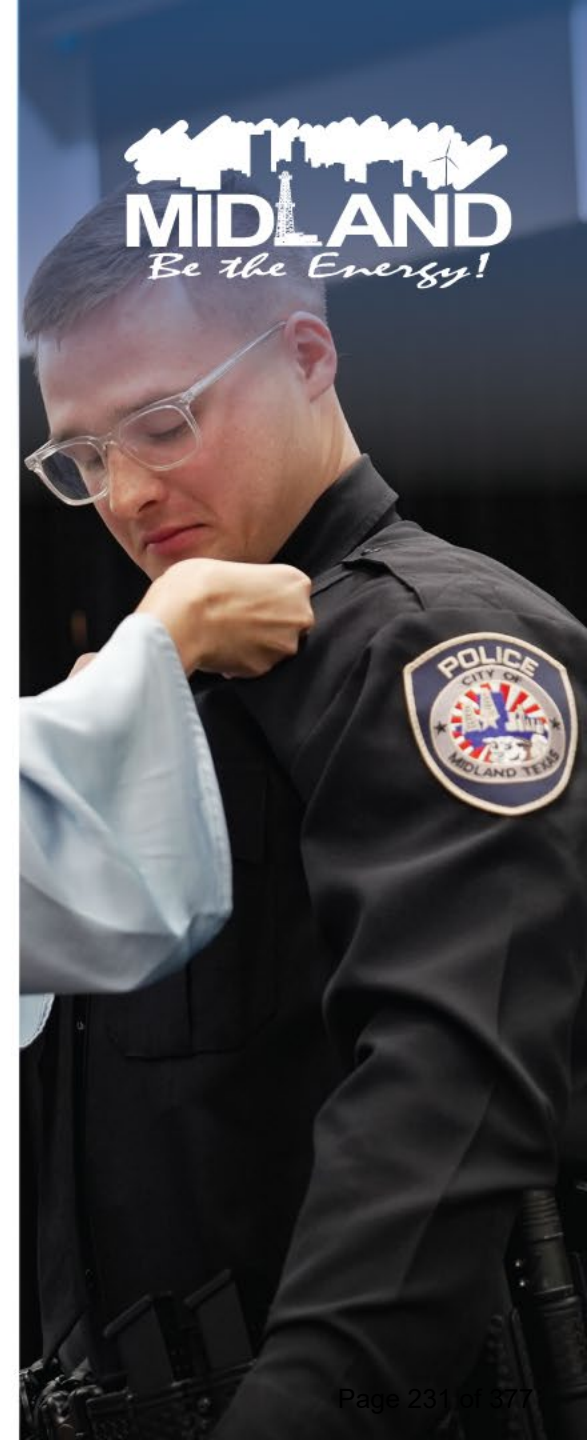
- D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.
- E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.



# STAFF'S RECOMMENDATION

- F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.
- G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.

12



# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Britton Murry, Senior Planner  
**Subject:** Hold a public hearing and consider a Preliminary Plat of Southern Addition, Section 36, being a replat of Lots 13 through 18, Block 119, Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Weatherford Street and East New York Avenue.)

---

## **Purpose:**

Jimmy Berndt, on behalf of Raul and Cristal Marquez, and Eduardo Sanchez, is requesting to replat the properties located at 303 East New York Avenue and 507 South Weatherford Street into 2 lots in order to reconfigure the lot lines for future building permits.

## **Current Zoning:**

MH, Manufactured Housing 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: Weatherford roadway okay as is. No public paving improvements required. New York roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in Weatherford Street W of tract, okay as is. No public water improvements required. 10" water exists in New York Street 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: 6" sewer exists in alley E 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.]

**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 with Conditions)**

No oil & gas issues

**GIS: (Approved)**

Legal should say the subdivision these lots are being replatted from. Label alley along with width. Block is 119. Please ensure that metes and bounds and plat visual calls match.

**ADDRESSING: (Approved)**

Current subdivision name needs to be added in legal under new plat name. Block # s/b 119, verify both of these conditions with Domingo.

**CRMWD: (Approved)**

We do not have any comments on this plat.

**HEALTH DEPARTMENT: (Approved)**

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

**PLANNING: (Approved)**

Provide the owner’s phone number [Midland City Code 11-2-3(A)1(a)(2)]

Include the original subdivision that is being replatted in the legal description. It should be “Southern Addition” [Informational]

Darken the plat boundary [Informational]

Staff recommends approval of the Preliminary Plat of Southern Addition, Section 36, subject to Condition A.

**Condition:**

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

**Attachments:**

- A. P-25-2452, Combined Documents
- B. P&Z - - Southern Addition, Section 36 Prelim

Britton Murry, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/22/2025



Preliminary Plat Application

For Office Use Only

SUB-\_\_\_\_-\_\_\_\_

P-\_\_\_\_-\_\_\_\_

Subdivision Name: Southern Addition, Section 36

(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: Jimmy Berndt

Phone #: 432-684-6728

Email: jimmyb@luchinimertz.com

Address: 2805 W. Kentucky

City: Midland

State: Texas

Zip: 79701

Property Owner

Print Name: Raul Marquez

Phone #:

Email:

Address: 303 E. New York

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: Jimmy Berndt

Phone #: 432-684-6728

Email: jimmyb@luchinimertz.com

Address: 2805 W. Kentucky

City: Midland

State: Texas

Zip: 79701

Reason for Platting (Please be specific)

To split lots 13-18, Block 2 into 2 separate lots so both lots conform to City standards and building permits can be obtained.

Plat Information

Total Acreage: 0.45 acres

Type: [X] Single-Family Residential [ ] Multi-Family Residential [ ] Commercial [ ] Extraterritorial Jurisdiction (ETJ)

Number of Lots: 2

Number of Multi-Family Dwelling Units: 0

Request Type: [X] 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?

[X] 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 [X] 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](mailto: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](mailto: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](http://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): Jimmy Bergelt Date: 12/10/2025

**Applicant** (printed): Jimmy Bergelt

**Property Owner** (signature): Kavi Marquez Jr Date: 12/10/2025

**Property Owner** (printed): Kavi Marquez Jr

*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) Jimmy Bergelt

Subscribed and sworn to before me, this 10<sup>th</sup> day of December, 2025, to certify which witness my hand and seal of office.

Traci McBride  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



**For Office Use Only**

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

Planner Notes:

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Signature: *Chang Ratt*

Date:

**RECEIVED**

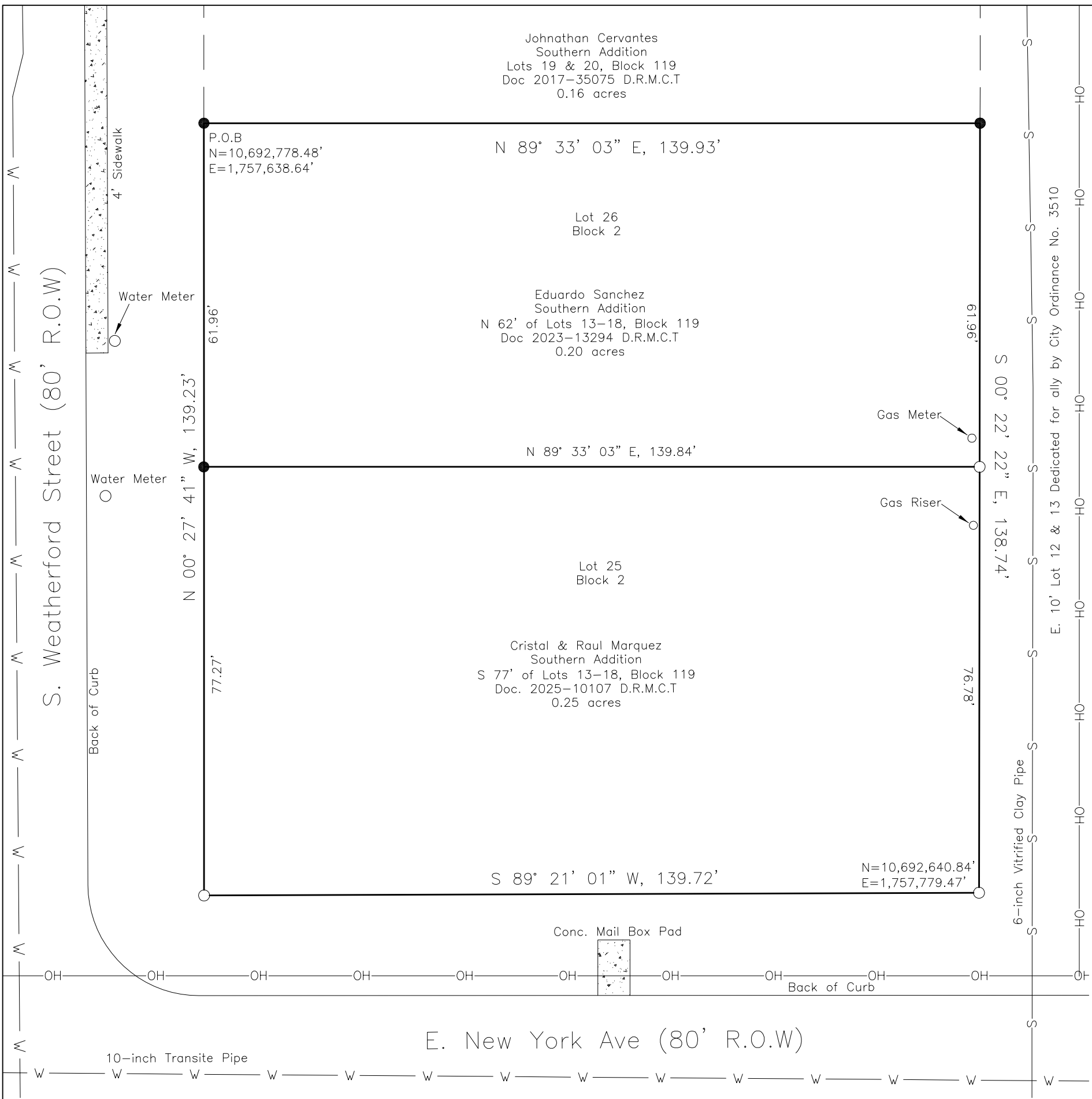
DEC 10 2025

Initial: *MRK*



# SOUTHERN ADDITION, Section 36

Being a Replat of Lots 13-18, Block 119,  
Volume 2, Page 2 D.R.M.C.T  
City and County of Midland, Texas



### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF MIDLAND §

WHEREAS, CRISTAL & RAUL MARQUEZ and EDUARDO SANCHEZ are the record owner of Lots 13-18, Block 119, Southern Addition, an Addition to the City of Midland as recorded in Volume 2, Page 2, Plat Records Midland County, Texas. Cristal and Raul Marquez are the record owners of the South 77.00 feet of said Lots 13-18 as described in Doc. 2025-10107 Deed Records Midland County Texas and EDUARDO SANCHEZ is the record owner of the North 62.00 feet of said Lots 13-18 as described in Doc. 2023-13294 and more particularly described as follows:

BEGINNING at an iron rod with plastic cap marked "RPLS 4170" (N=10,692,778.48', E=1,757,638.64') found for the Northwest corner of said Lot 18, and the Northwest corner of said Eduardo Sanchez tract and being on the East Right of Way line of S. Weatherford Street, from whence a 1/2" iron rod found for the Northwest corner of Lot 21, Block 119 of said Southern Addition bears North 00°27'41" West a distance of 110.00 feet;

THENCE North 89°33'03" East along the North line of said Lots 13-18 a distance of 139.93 feet to an iron rod with plastic cap marked "4170" found for the Northeast corner of said Lot 13, and being on the West line of a 20-foot alley as described by City of Midland Ordinance No. 3510 from whence an iron rod with plastic cap marked "BRADSHAW" bears North 00°22'22" West a distance of 110.77 feet;

THENCE South 00°22'22" East along the West line of said 20-foot alley at a distance of 61.96 feet passing the Northeast corner of said Cristal and Raul Marquez tract to a 1/2" iron rod with cap marked "LUCINI & MERTZ" set on West line of said 20-foot ally and the North Right of Way line of E. New York Street for the Southeast of said Lot 13 and being the Southeast corner of said Cristal and Raul Marquez tract for a total distance of 138.47 feet from whence a 1/2" iron rod found at the Southeast corner of said Southern Addition Block 119 bears North 89°21'01" East a distance of 160.73 feet;

THENCE South 89°21'01" West along the North Right of Way line of said E. New York Avenue a distance of 139.72 feet to a 1/2" iron rod with cap marked "LUCINI & MERTZ" set for the Southwest corner of said Lot 18 on the East Right of Way of said S. Weatherford Street and being the Southwest corner of said Cristal and Raul Marquez tract,

THENCE North 00°27'18" West along the East Right of Way of said S. Weatherford Street at a distance of 77.27 feet passing an iron rod with cap marked "RPLS 4170" found for the Northwest corner of said Cristal and Raul Marquez tract and being the Southwest corner of said Eduardo Sanchez tract and continuing for a total distance of 139.23 to the Point Of Beginning, containing 0.45 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RAUL MARQUEZ doES here by adopt this plat designating the herein above described property as Southern Addition, Section 36, an Addition to the County of Midland, Texas, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at Midland, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Raul Marquez

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CRISTAL MARQUEZ does here by adopt this plat designating the herein above described property as Southern Addition, Section 36, an Addition to the County of Midland, Texas, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at Midland, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Crisatal Marquez

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, EDUARDO SANCHEZ does here by adopt this plat designating the herein above described property as Southern Addition, Section 36, an Addition to the County of Midland, Texas, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at Midland, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
EDUARDO SANCHEZ

### CERTIFICATE OF APPROVAL

For approval by the commission

This is to certify that the above and foregoing plat of Southern Addition, Section 36 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 - Chair

\_\_\_\_\_  
Landon Ochoa - Secretary

- ### LEGEND
- = SET 1/2" IRON ROD w/ CAP MARKED "LUCINI MERTZ"
  - = FOUND IRON ROD w/ CAP MARKED "4170"
  - - - - = ADJOINING BOUNDARY LINES
  - = PLAT BOUNDARY
  - D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS
  - P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

- This plat has been checked for accessibility of utilities:
- Oncor Electric Delivery Company
  - AT&T Texas
  - ATMOS Energy
  - OPTIMUM
  - ASTOUND

- ### Notes:
1. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
  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 48329C0202F, DATED SEPTEMBER 16, 2005 SHOWS THIS PROPERTY NOT TO LIE IN A SPECIAL FLOOD HAZARD AREA.
  4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
  5. BEARINGS, DISTANCES, COORDINATES AND ACREAGE ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
  6. SURVEY RECONSTRUCTION FILED IN THE OFFICE OF LUCHINI AND MERTZ LAND SURVEYING COMPANY.
  7. 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.

### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF MIDLAND

This plat was acknowledged before me on \_\_\_\_\_, 2025.

by Cristal Marquez

\_\_\_\_\_  
Notary Public, State of Texas

### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF MIDLAND

This plat was acknowledged before me on \_\_\_\_\_, 2025.

by Raul Marquez

\_\_\_\_\_  
Notary Public, State of Texas

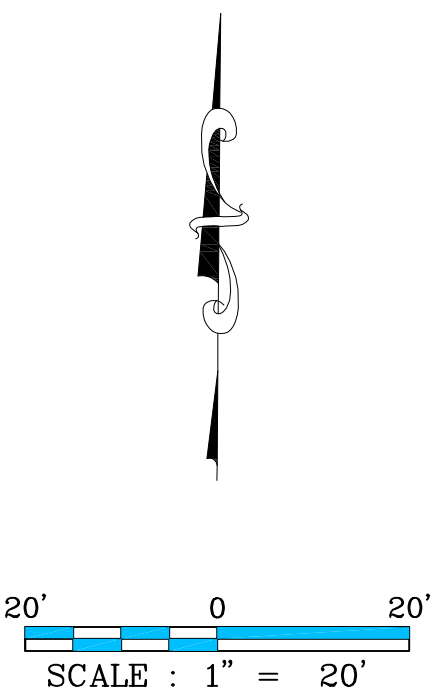
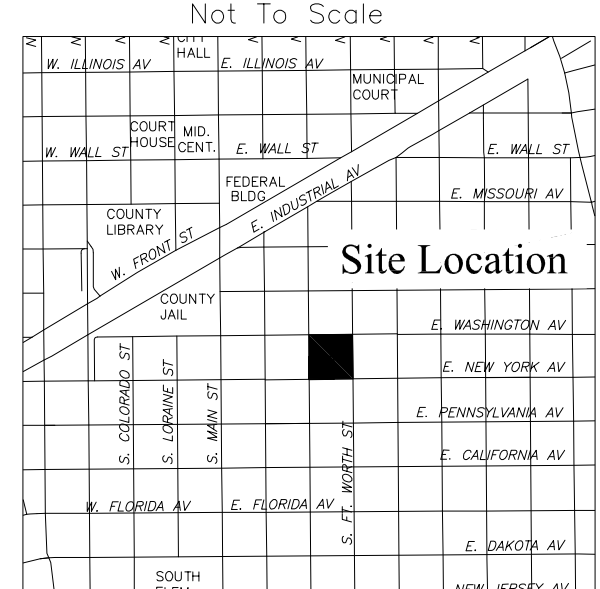
### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF MIDLAND

This plat was acknowledged before me on \_\_\_\_\_, 2025.

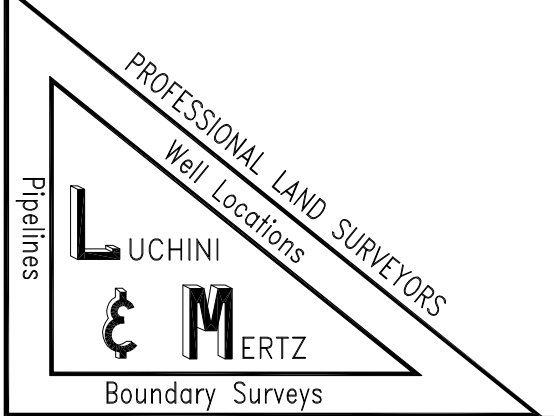
by Eduardo Sanchez

\_\_\_\_\_  
Notary Public, State of Texas



### 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



THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Raul & Cristal Marquez 303 E. New York Ave. - Midland, Texas 79701 - Eduardo Sanchez 507 S. Weatherford St
Luchini & Mertz: 2805 W. Kentucky -- Midland, Texas -- (432) 684-6728 -- Firm# 10086500
Job Number: 250618RH -- Southern Addition -- Drawn By: JB 12-04-2025

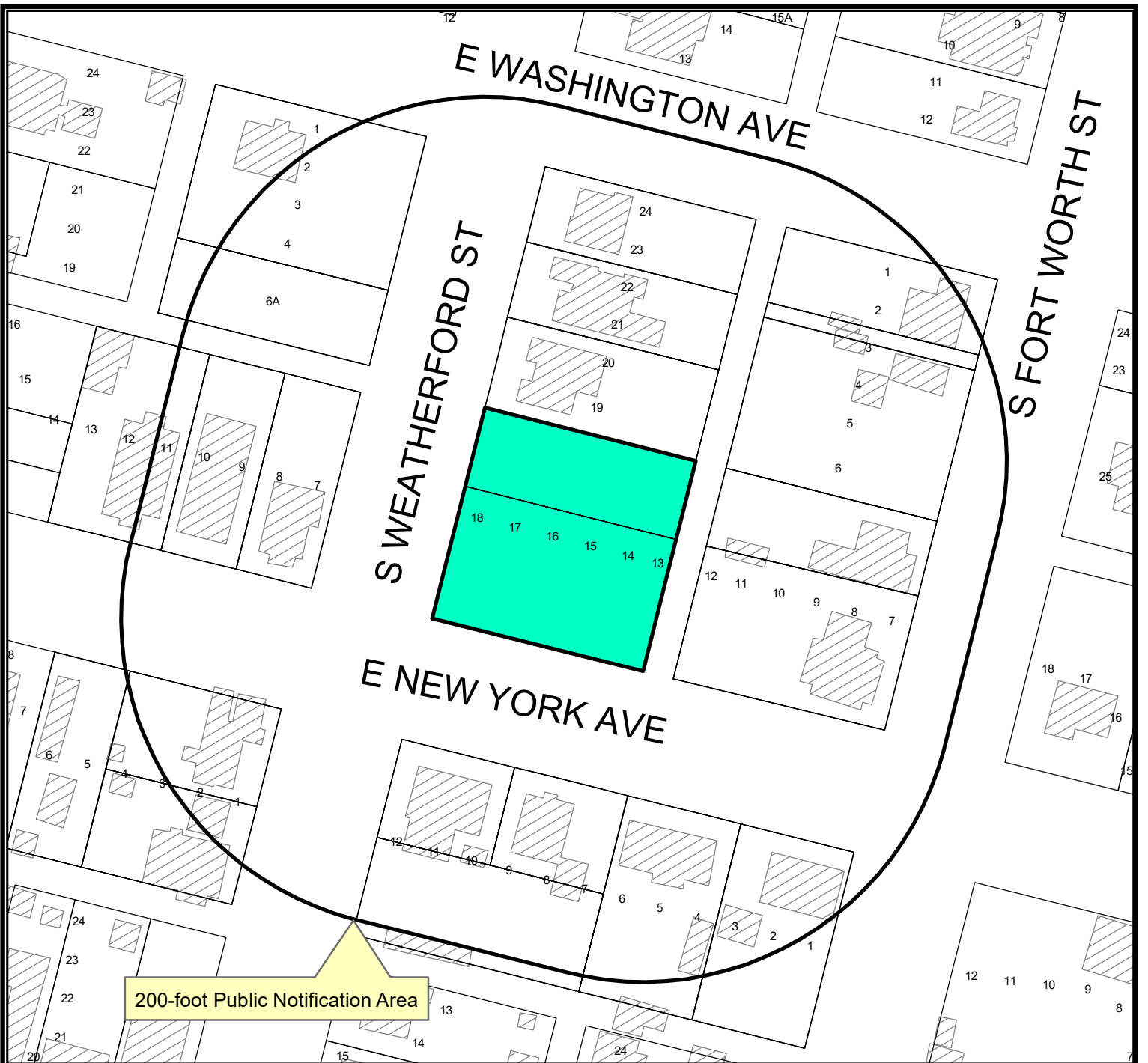
**SOUTHERN ADDITION**  
**SECTION 36**

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

Document No. \_\_\_\_\_

Cabinet \_\_\_\_\_ Page \_\_\_\_\_

DATE \_\_\_\_\_



200-foot Public Notification Area

## Location Map

**SUB-25-0890**

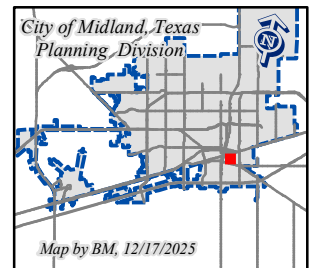
Scale: 1" = 93'

Proposed plat of Southern Addition, Section 36, being a replat of Lots 13 through 18, Block 119, Southern Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of South Weatherford Street and East New York Avenue. (Council District 2)

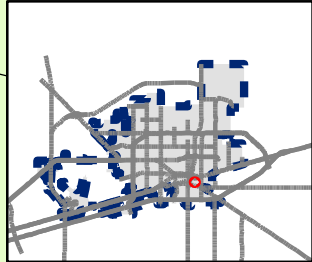
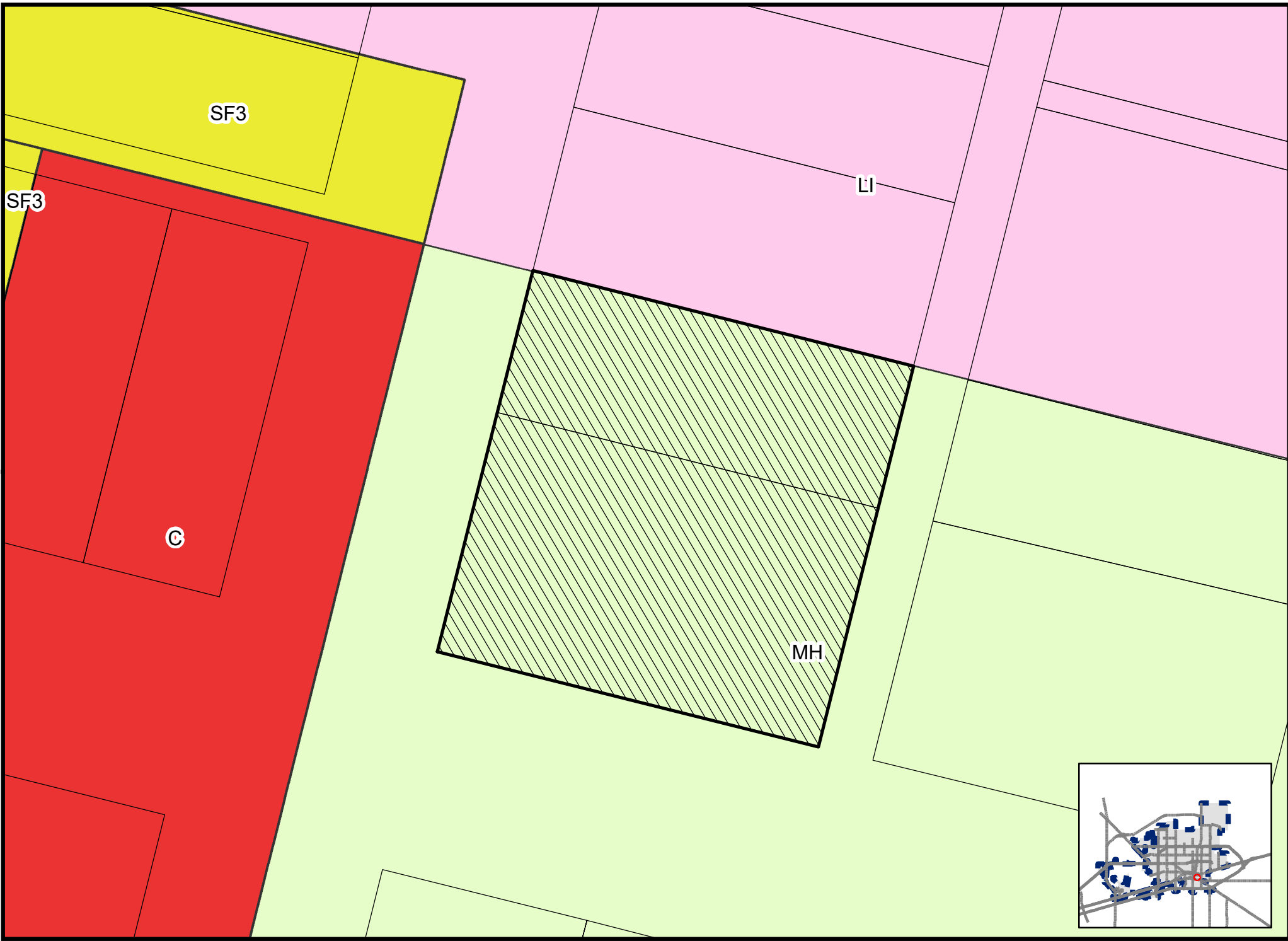
### LEGEND

-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

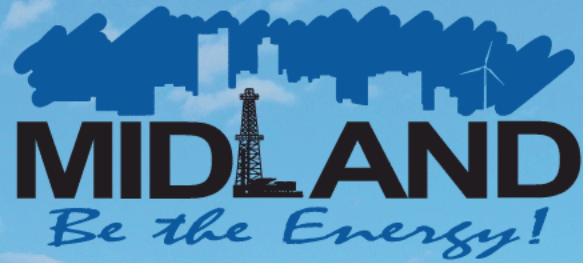
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.  
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.





PUBLIC NOTICE  
PLANNING & ZONING HEARING  
CITY HALL COUNCIL CHAMBERS  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
FOR MORE INFORMATION  
CALL 312.537.1234





# PRELIMINARY PLAT SOUTHERN ADDITION, SECTION 36

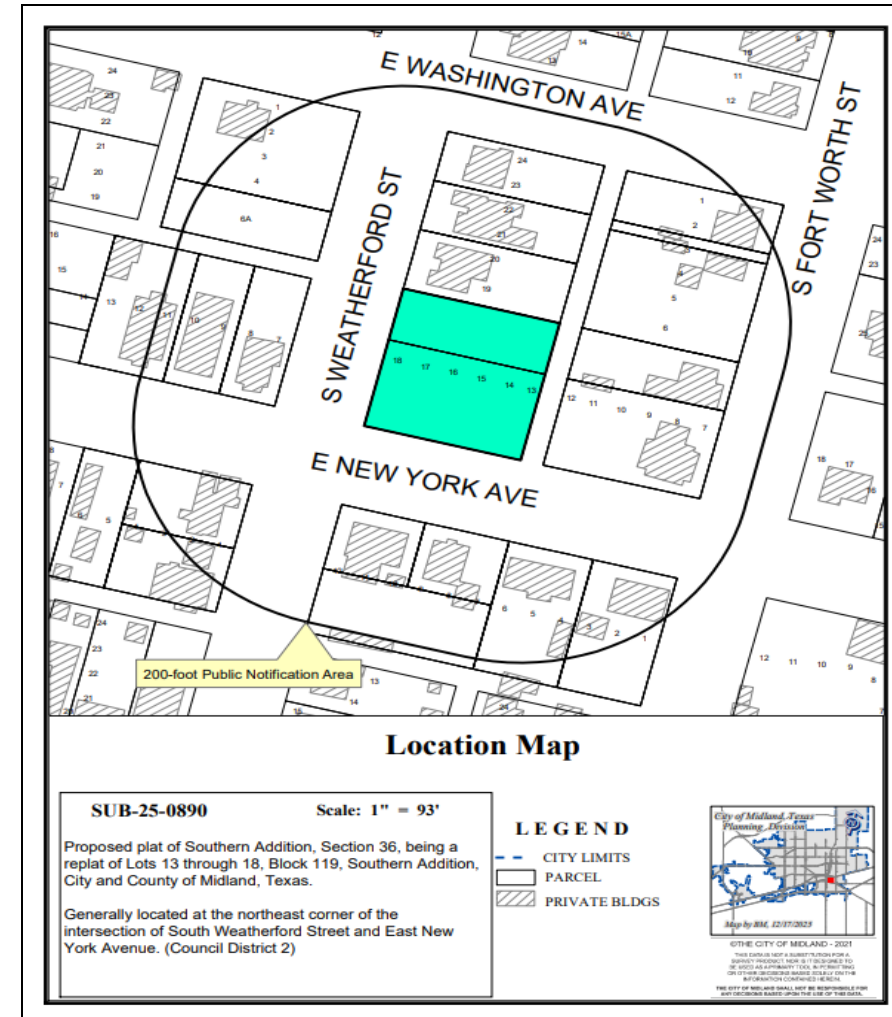


Visit Our Website

**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

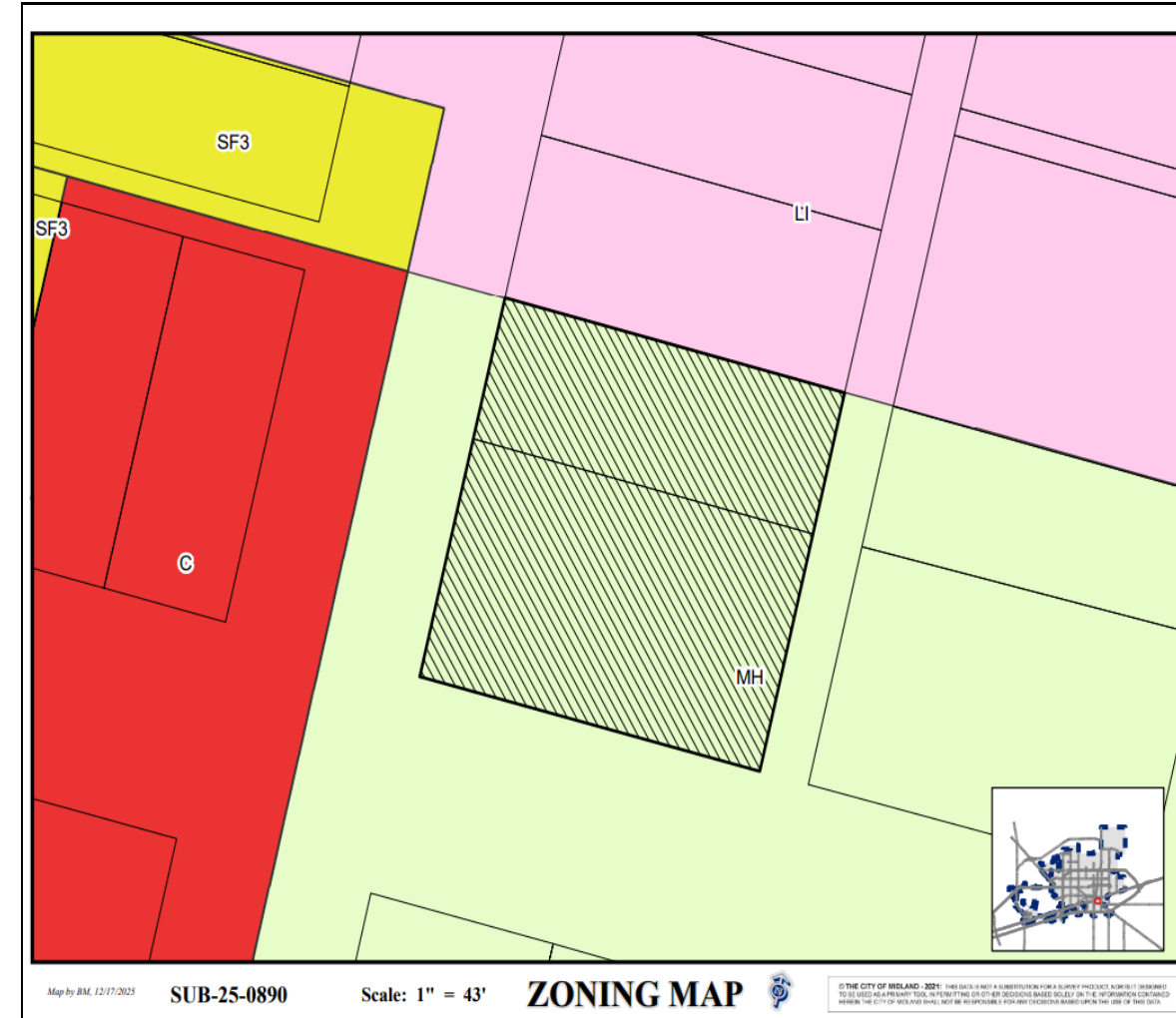
- **Developer/Property Owner:** Raul and Cristal Marquez and Eduardo Sanchez
- **Representative:** Jimmy Berndt, with Luchini and Mertz
- **Location:** 303 East New York Avenue and 507 South Weatherford Street (Council District 2)
- **Reason for Request:** Platting to reconfigure lot lines for future building permits





# ZONING

- **Current Zoning:** MH, Manufactured Housing District
- **Surrounding Zoning:**
  - **North:** LI, Light Industrial District
  - **South/East/West:** MH, Manufactured Housing District



# LAND USE

- **Current Use:** Single-Family Dwelling and a Manufactured Home
- **Surrounding Uses:**
  - **North/South/East/West:** Single-Family Housing





On East New York Avenue, Looking North

# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** Supporting uses include a variety of residential uses such as single-family housing, multi-family housing, townhomes, and manufactured homes.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



# STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request subject to Condition A:
  - A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



# MISSION

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





# Planning and Zoning Commission Meeting

**Item Number:** 14.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Lori Elliott, Planner  
**Subject:** Hold a public hearing and consider a Preliminary Plat of Melody Acres, Section 21, being a replat of the north 270.30 feet of Tract 18, Melody Acres, City and County of Midland, Texas. (Generally located on the south side of Meadowlark Lane, approximately 480 feet east of Oriole Drive.)

---

**Purpose:**

Maverick Engineering, on behalf of Austin Gray, is requesting to replat the property located at 4509 Meadowlark Lane into one lot in order to obtain building permits.

**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, planning/zoning requirements, established setbacks, Health department regulations, 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.

**SURVEYOR: (Approved)**

Everything looks good

**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: Deferral for paving public improvements has been submitted and is currently under review. [For Applicant's Information Only.]

WATER: 6" water exists in Meadowlark Street N 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: Deferral for Sewer public improvements has been submitted and is currently under review. [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.]

**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)**

No comments.

**AT&T: (Approved)**

On Meadowlark we are on the north side, however we do have two buried copper cables that run east and west in the utility easement behind the property. [Informational]

**CRMWD: (Approved)**

We do not have any comments on this plat.

**HEALTH DEPARTMENT: (Approved)**

Yes, the health department will review application from the 1 proposed lot of Melody Acres Section 21, RE-PLAT OF NORTH 270.3 OR TRACT 18, MELODY ACRES, CITY AND COUNTY OF MIDLAND TEXAS the lot 18A is 1.3 acre to ensure the proposed plans on existing structures 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.

**PLANNING: (Approved)**

Notate location of existing utilities, drainage channels, power poles and such other significant items which may affect general development of the property [11-2-3(D)4(e)]

Staff recommends approval of the Preliminary Plat of Meody Acres, Section 21, subject to Condition A.

**Condition:**

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

**Attachments:**

- A. P-25-2453, Melody Acres, Section 21, Combined
- B. P&Z - - Melody Acres, Section 21 Preliminary

Lori Elliott, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/23/2025  
Final Approval - 12/30/2025



Preliminary Plat Application

For Office Use Only

SUB- - - - -

P- - - - -

Subdivision Name: MELODY ACRES, SECTION 21

(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: AUSTIN GRAY

Phone #: 432-235-2206

Email: gray\_austin@yahoo.com

Address: 5708 SARATOGA DRIVE

City: MIDLAND

State: TX

Zip: 79707

Property Owner

Print Name: AUSTIN GRAY

Phone #: 432-235-2206

Email: gray\_austin@yahoo.com

Address: 4509 MEADOWLARK LANE

City: MIDLAND

State: TX

Zip: 79707

Developer: (If different from property owner)

Print Name:

Phone #:

Email:

Address:

City:

State:

Zip:

Representative (If different from applicant or property owner)

Print Name: MAVERICK ENGINEERING

Phone #: 432-262-0999

Email: adevine@maverick-eng.com

Address: 1909 W WALL STREET SUITE K

City: MIDLAND

State: TX

Zip: 79701

Reason for Platting (Please be specific)

BUILDING PERMIT

Plat Information

Total Acreage: 1.391

Type:  Single-Family Residential

Multi-Family Residential

Commercial

Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

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](mailto: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](mailto: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](http://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): [Signature] Date: 12-9-25

**Applicant** (printed): Austin Gray

**Property Owner** (signature): [Signature] Date: 12-9-25

**Property Owner** (printed): Austin Gray

*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

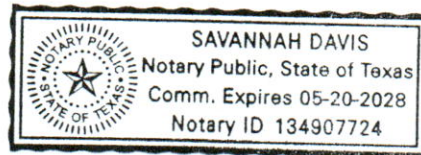
COUNTY OF MIDLAND

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 Melody Acres SEC. 21 or authorized by Austin Gray, 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 10 day of December, 2025, to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



**For Office Use Only**

- Property Owner Authorization
- Application Fee /  Paying online
- Check# 5705
- Digital and Physical Copies of Plat
- Deferral Letter (if applicable. Due at final submittal)
- Groundwater Availability Certification Forms (if applicable)

Planner Notes:

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---

Signature:

*[Handwritten Signature]*

Date:

RECEIVED

DEC 10 2025

Initial:

*MKY*

# MELODY ACRES SECTION 21

BEING A REPLAT OF THE NORTH 270.30' OF TRACT 18  
MELODY ACRES, CITY & COUNTY OF MIDLAND, TEXAS.

### 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 RPLS053356  
MAVERICK ENGINEERING (TX FIRM #10194514)  
1909 W. WALL STREET, SUITE, K  
MIDLAND, TX 79701

**PRELIMINARY - THIS  
DOCUMENT SHALL NOT BE  
RECORDED FOR ANY  
PURPOSE**

### OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS AUSTIN GRAY, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 6, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN GRAY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS MELODY ACRES, SECTION 21, 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: AUSTIN GRAY

### ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
BY AUSTIN GRAY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### 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: \_\_\_\_\_

### CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MELODY ACRES, SECTION 21, 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

### PROPERTY OWNER

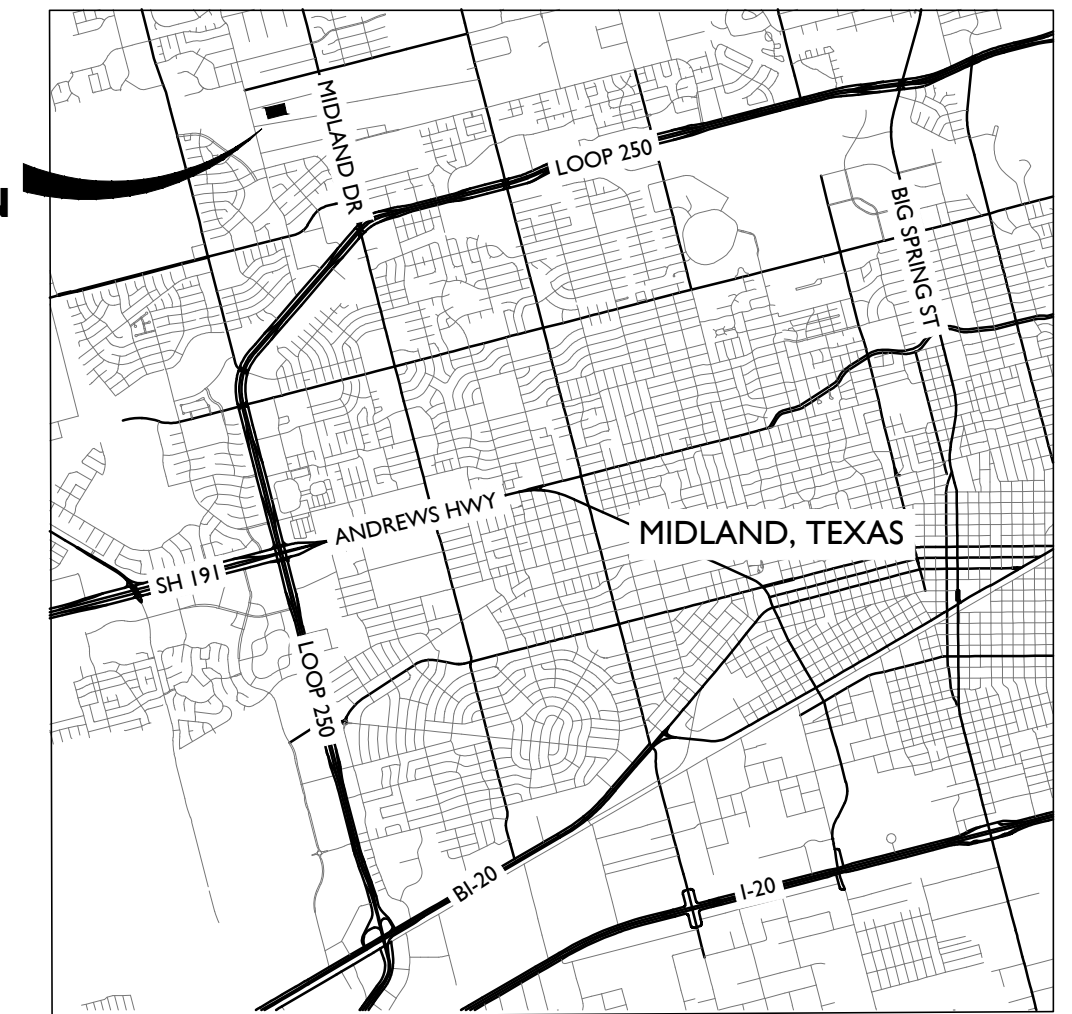
AUSTIN D. GRAY  
4509 MEADOWLARK LN  
MIDLAND, TX 79707  
DEED INSTRUMENT # 2019-14340  
PHONE # 432-235-2206

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_

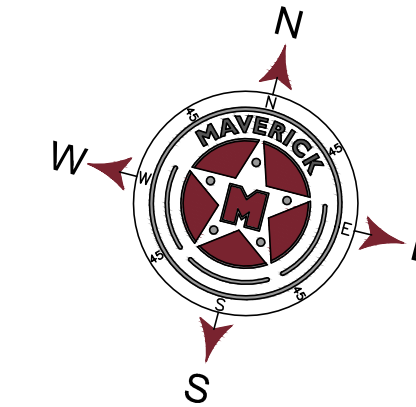
DATE \_\_\_\_\_

SITE  
LOCATION



### VICINITY MAP

N.T.S.



0' 30' 60'  
ORIGINAL SCALE: 1" = 30'

### LEGEND

	SET MONUMENT
	FOUND MONUMENT AS NOTED
	CLEAN OUT
	AIR CONDITIONER
	POWER POLE
	UTILITY POLE
	CLOTHES LINE POST
	WATER WELL
	SEPTIC LID
	FIRE HYDRANT
	WATER VALVE
	MAIL BOX
	BOUNDARY LINE
	PROPERTY LINES
	CHAINLINK FENCE
	FENCE - TYPE SPECIFIED
	OVERHEAD ELECTRIC LINE
	6" WATER MAIN
	GAS LINE
	CONCRETE
	PAVEMENT
	BUILDING

MEADOWLARK LANE (60' R.O.W.)

N 75°37'50" E 224.09'

P.O.B.  
1/2" IRF  
N:10710508.52'  
E:1731578.87'

1" IRF

TRACT 19A  
MELODY ACRES  
SEC. 8  
STERLING VIA  
DOC. # 2025-8377  
OPRMCT

N 14°22'34" W 270.30'

①  
LOT 18A  
1.391 Ac.  
60,574 SF ±

N/2 TRACT 17  
LESS S/31.55'  
MELODY ACRES  
KENNETH GRAY  
VOL. 643, PG. 327  
DRMCT

S 14°22'48" E 270.30'

S 75°37'50" W 224.11'

N:10710302.30'  
E:1731863.08'

S/2 TRACT 18  
KENNETH STITZEL  
DOC. # 2012-12507  
OPRMCT

### SURVEY NOTES:

- 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 0.999996911 AT NCS "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- 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.
- 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.

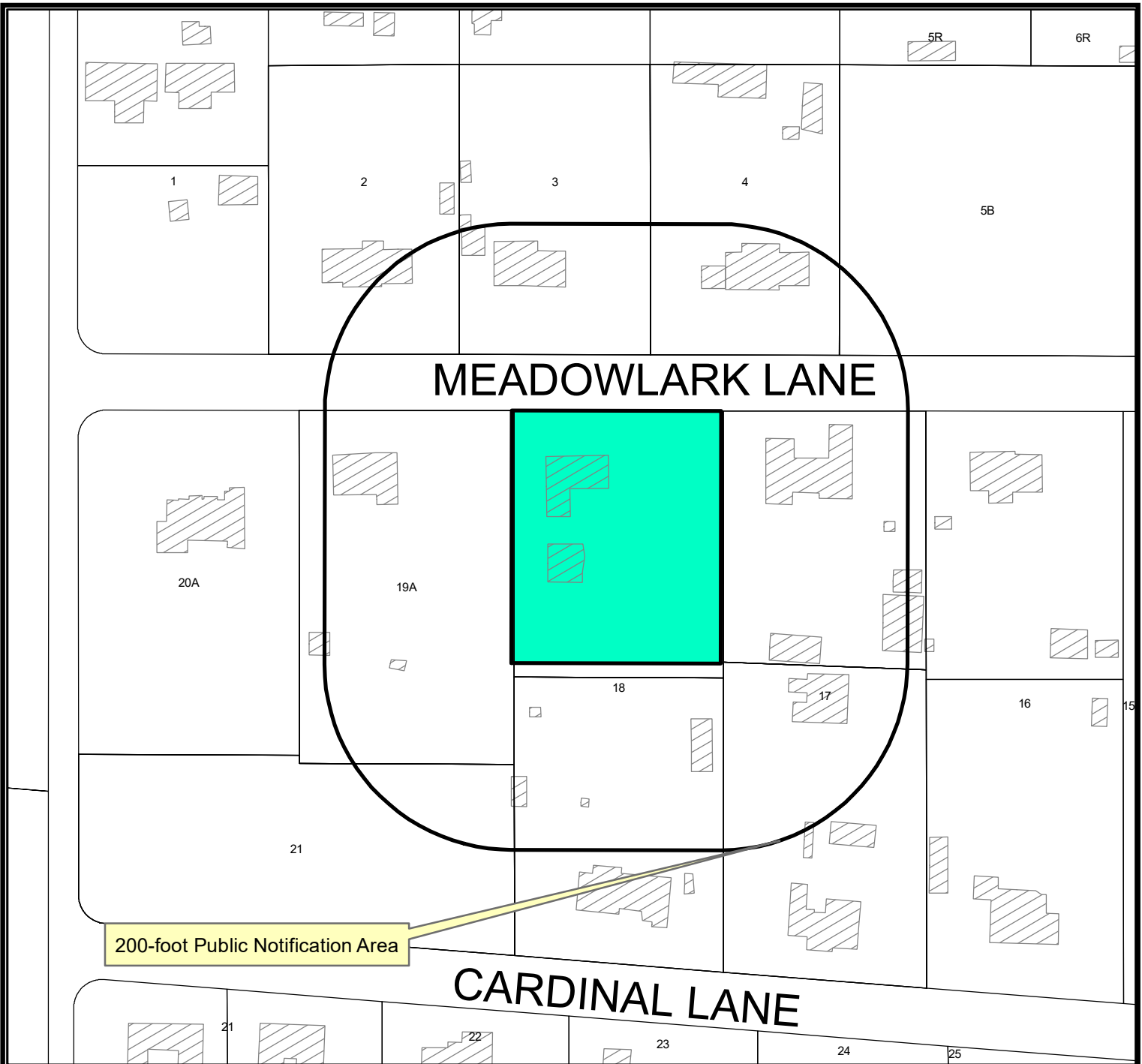
### DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
  - THE REPRESENTED LOT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
  - THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- 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.

### FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAPS #48329C0067E, 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.



MEADOWLARK LANE

CARDINAL LANE

200-foot Public Notification Area

## Location Map

**SUB-25-0911**

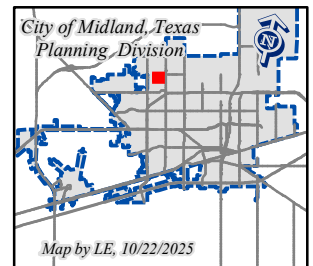
**Scale: 1" = 1,000'**

Proposed plat of Melody Acres, Section 21, being a replat of the north 270.30 feet of Tract 18, Melody Acres, City and County of Midland, Texas.

Generally located on the south side of Meadowlark Lane, approximately 480 feet east of Oriole Drive. (Council District 4)

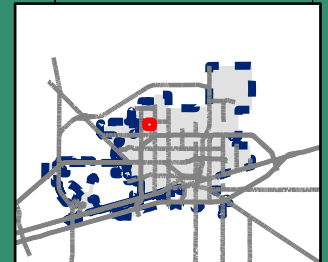
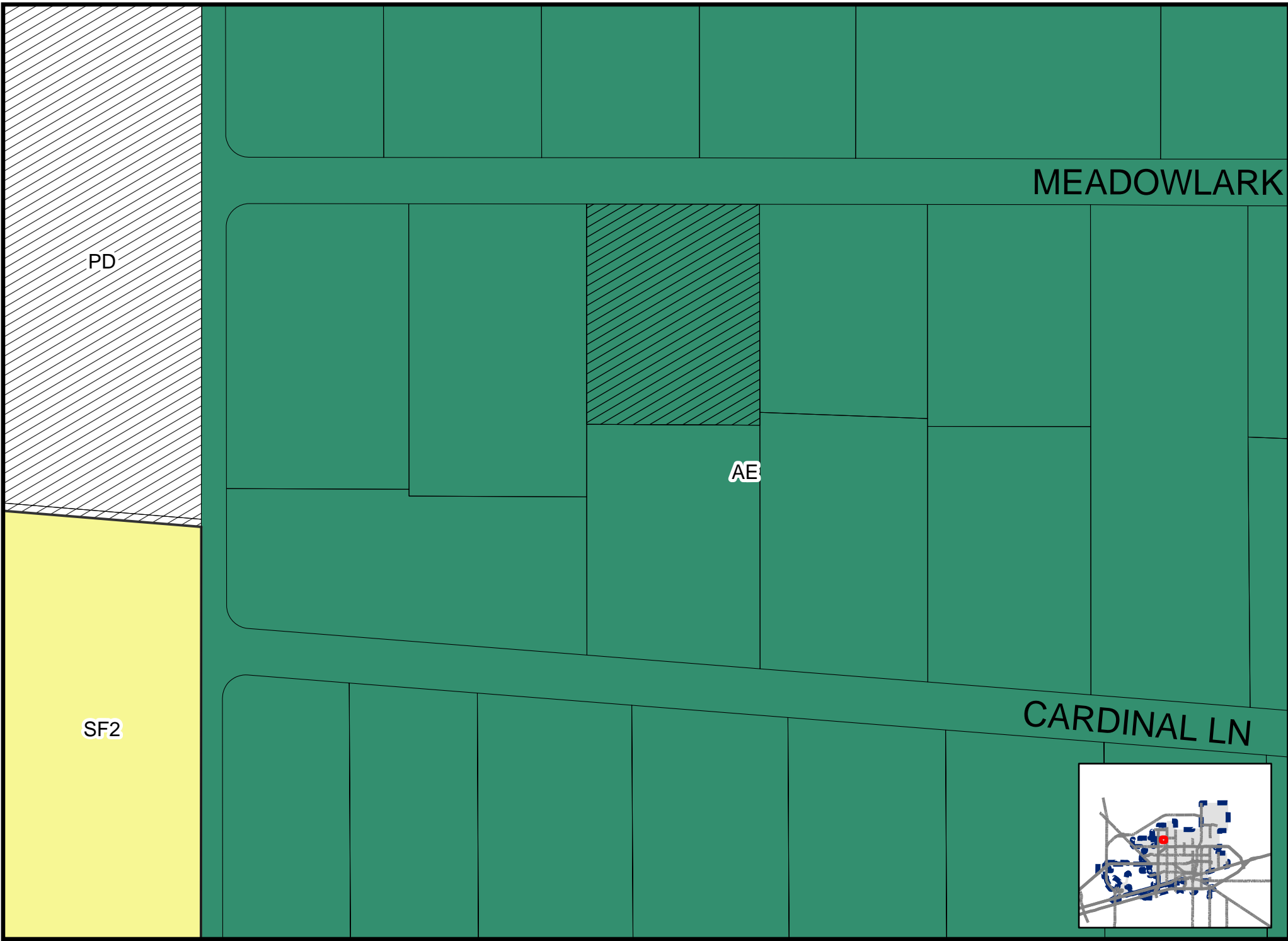
### LEGEND

-  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.  
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# MEADOWLARK LANE



19A

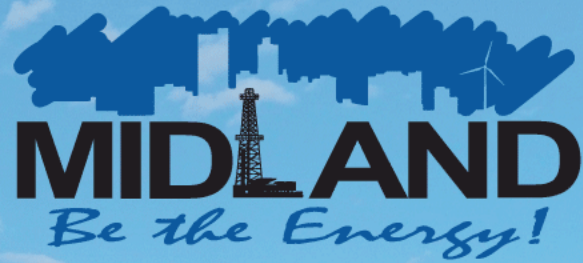
10

21



© 2024 Google

© 2024 Google



# PRELIMINARY PLAT MELODY ACRES, SECTION 21

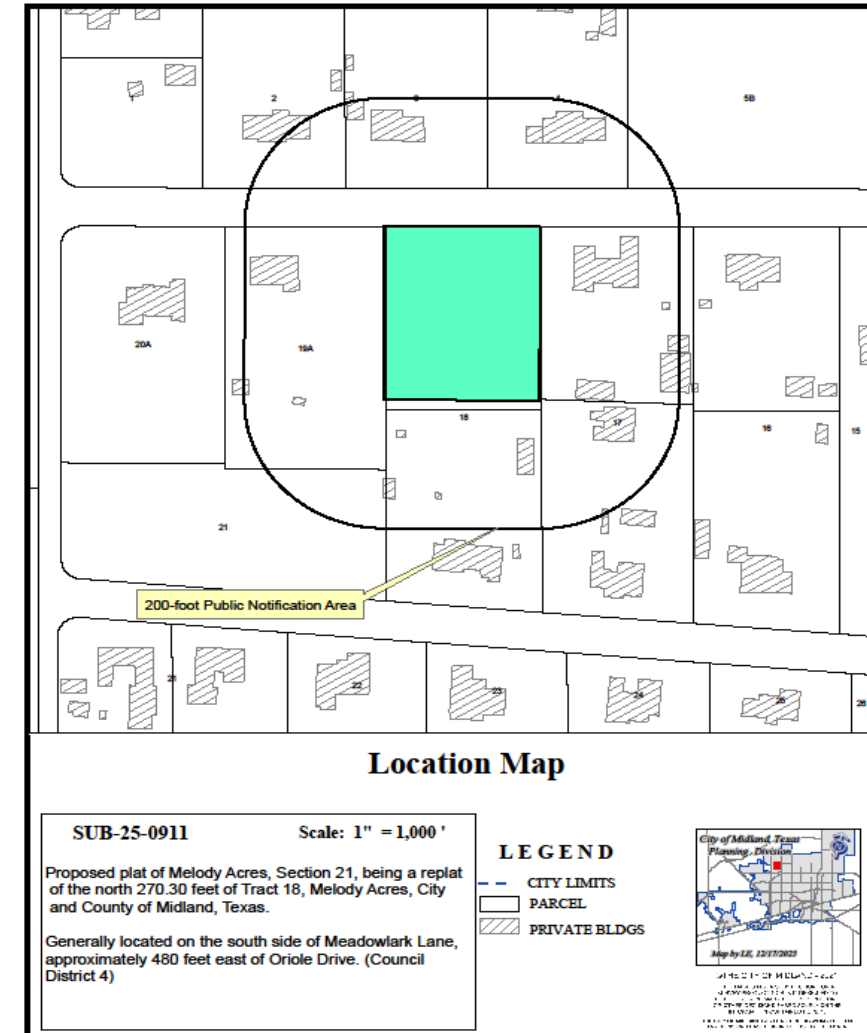


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**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

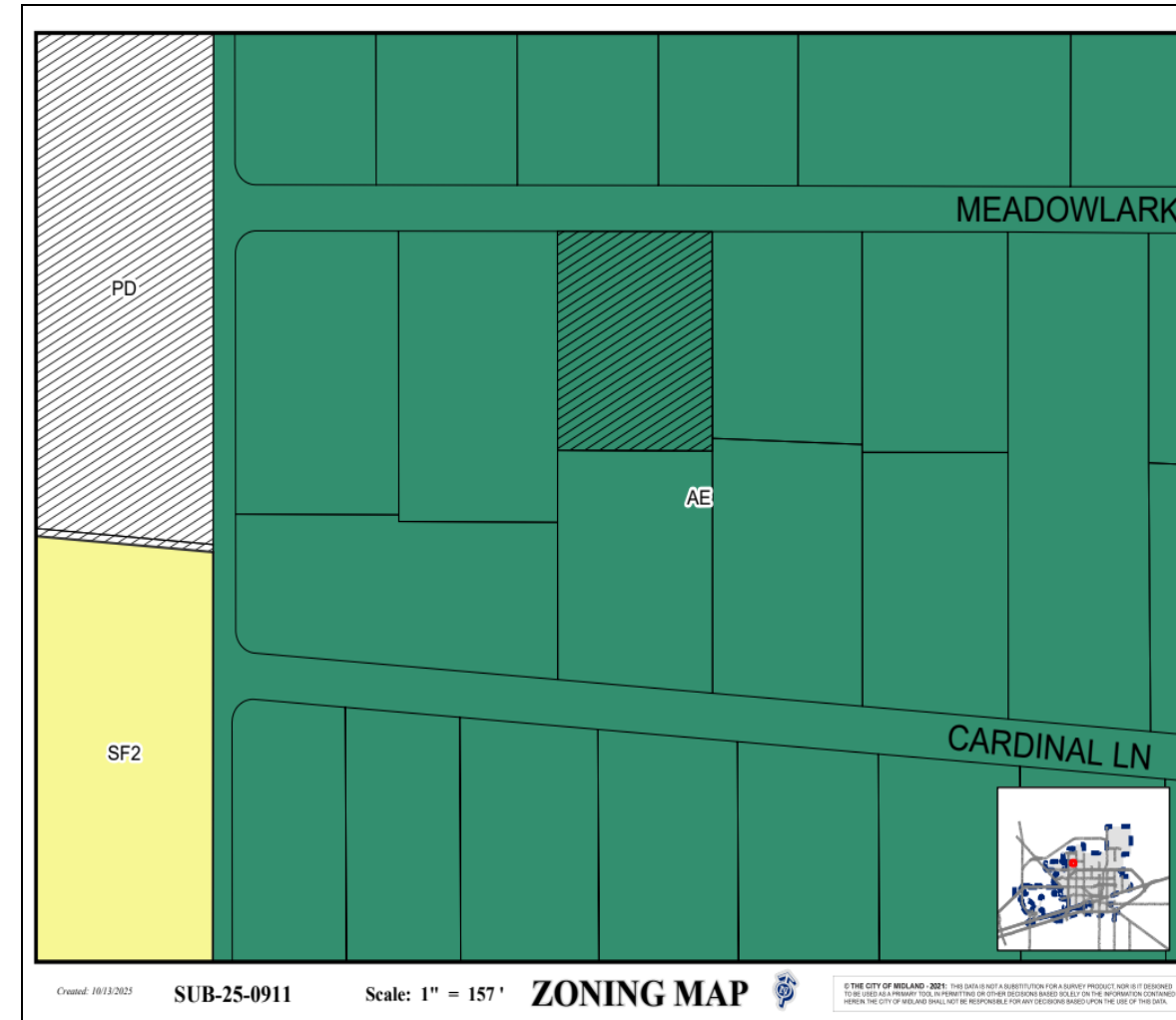
- **Developer/Property Owner:** Austin Gray
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 4509 Meadowlark Lane (Council District 4)
- **Reason for Request:** Replatting to obtain building permits





# ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/South/East/West:** AE, Agricultural Estate District



# LAND USE

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

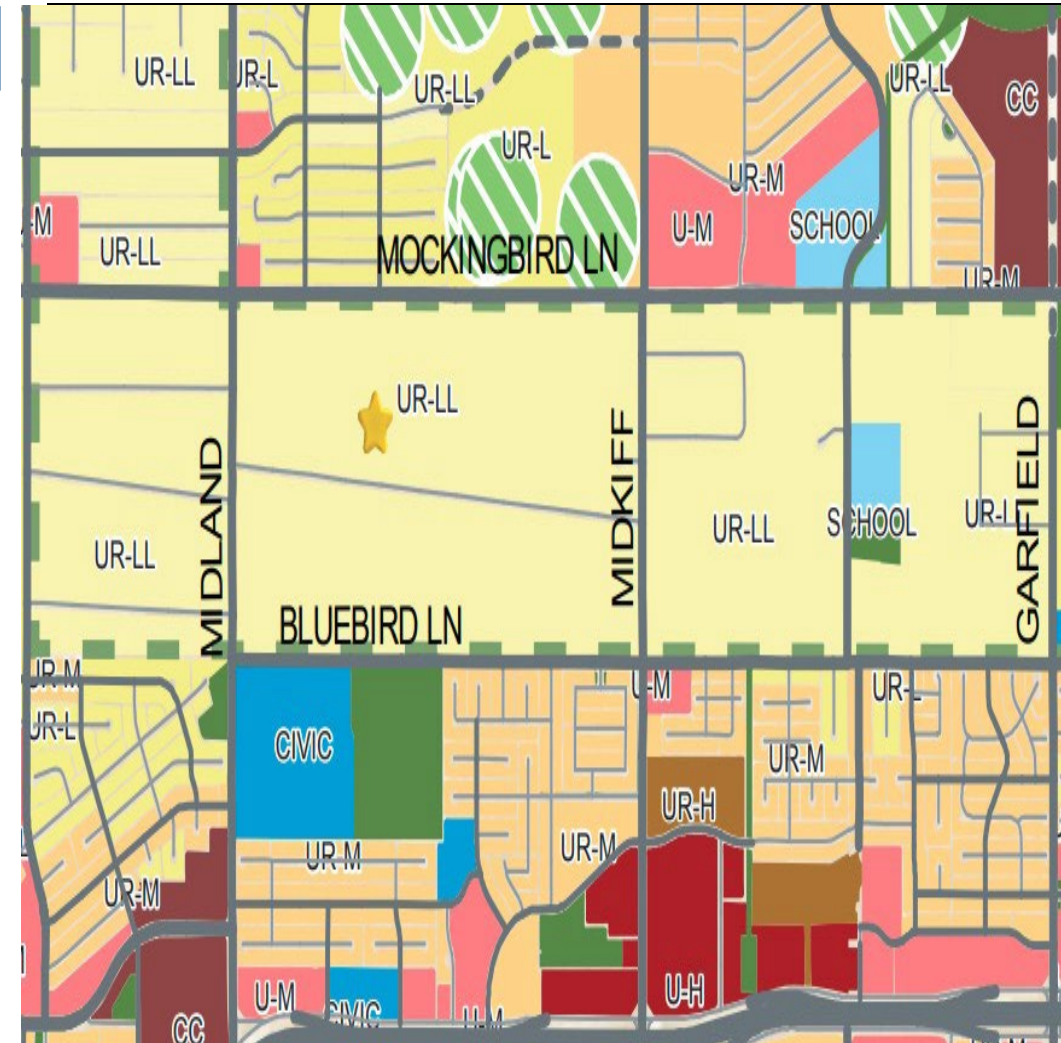




On Meadowlark Lane, Looking South

# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Large Lot (UR-LL)
- **Supported Uses:** Restrictive land uses, emphasizing single-family housing and open space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



# RELATED ITEMS

- On December 16, 2025, City Council approved a Special Exception for this property, in which allows for a reduced minimum lot area of 1.391 acres.



# STAFF'S RECOMMENDATION

- No objections were received.
  - Staff recommends approval of this request subject to Condition A.
- A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



# MISSION

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





# Planning and Zoning Commission Meeting

**Item Number:** 15.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Angelina Bettanini, Planner II  
**Subject:** Hold a public hearing and consider a Final Plat of Wydewood Estates, Section 36, being a replat of Lot 1B, Block 28, Wydewood Estates, Section 30, City and County of Midland, Texas. (Generally located on the north side of Preston Drive, approximately 230 feet east of Sunburst Drive.)

---

**Purpose:**

Maverick Engineering, on behalf of Tam Pham, is requesting to replat the property located at 3100 Sunburst Drive into one lot for future residential development.

**Preliminary Plat Approval:**

This plat qualified for short-form, therefore no preliminary plat was required.

**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.

**Current Zoning:**

TH, Townhouse District

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

WATER: 6” water exists in Preston Street 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: 6” sewer exists in alley N 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.]

**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 any comments on this plat,

**AT&T: (Approved)**

We have no facilities in this area.

**Planning: (Approved)**

Staff recommends approval of the Final Plat of Wydeewood Estates, Section 36.

**Attachments:**

- A. SUB-25-0894, Combined Docs
- B. P&Z - Wydeewood Estates, Section 36 Final Plat

Angelina Bettanini, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/23/2025  
Final Approval - 12/31/2025



Final Plat Application

For Office Use Only

SUB- - -

P- - -

Subdivision Name: WYDEWOOD ESTATES SECTION 36

(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: TAM PHAM

Phone #: 432/999-0231

Email: P.tam21606@gmail.com

Address: 2502 HOYA DRIVE

City: MIDLAND

State: TX

Zip: 79707

Property Owner

Print Name: TAM PHAM

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: MAVERICK ENGINEERING

Phone #: 432-262-0999

Email:

Address: 1909 W WALL STREET SUITE K

City: MIDLAND

State: TX

Zip: 79701

Reason for Platting (Please be specific)

TO REZONE AND BUILD A HOME

Plat Information

Total Acreage: 0.177

Type: [X] Single-Family Residential
[ ] Commercial

[ ] Multi-Family Residential
[ ] Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

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

[ ] Yes [X] 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](mailto: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](mailto: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](http://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): TAM Date: 11/24/25

**Applicant** (printed): TAM PHAM

**Property Owner** (signature): TAM Date: 11/24/25

**Property Owner** (printed): TAM PHAM

*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:**

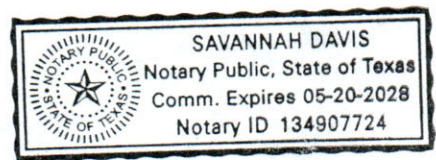
STATE OF TEXAS  
COUNTY OF MIDLAND

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 WYDENWOOD ESTATES or authorized by TAM PHAM, 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) AJ Kelley Daine

Subscribed and sworn to before me, this 9 day of December, 2025, to certify which witness my hand and seal of office.

[Signature]  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



**For Office Use Only**

Property Owner Authorization

Application Fee /  Paying online

Check# 5698

Recording Fee

Check# 5698

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:

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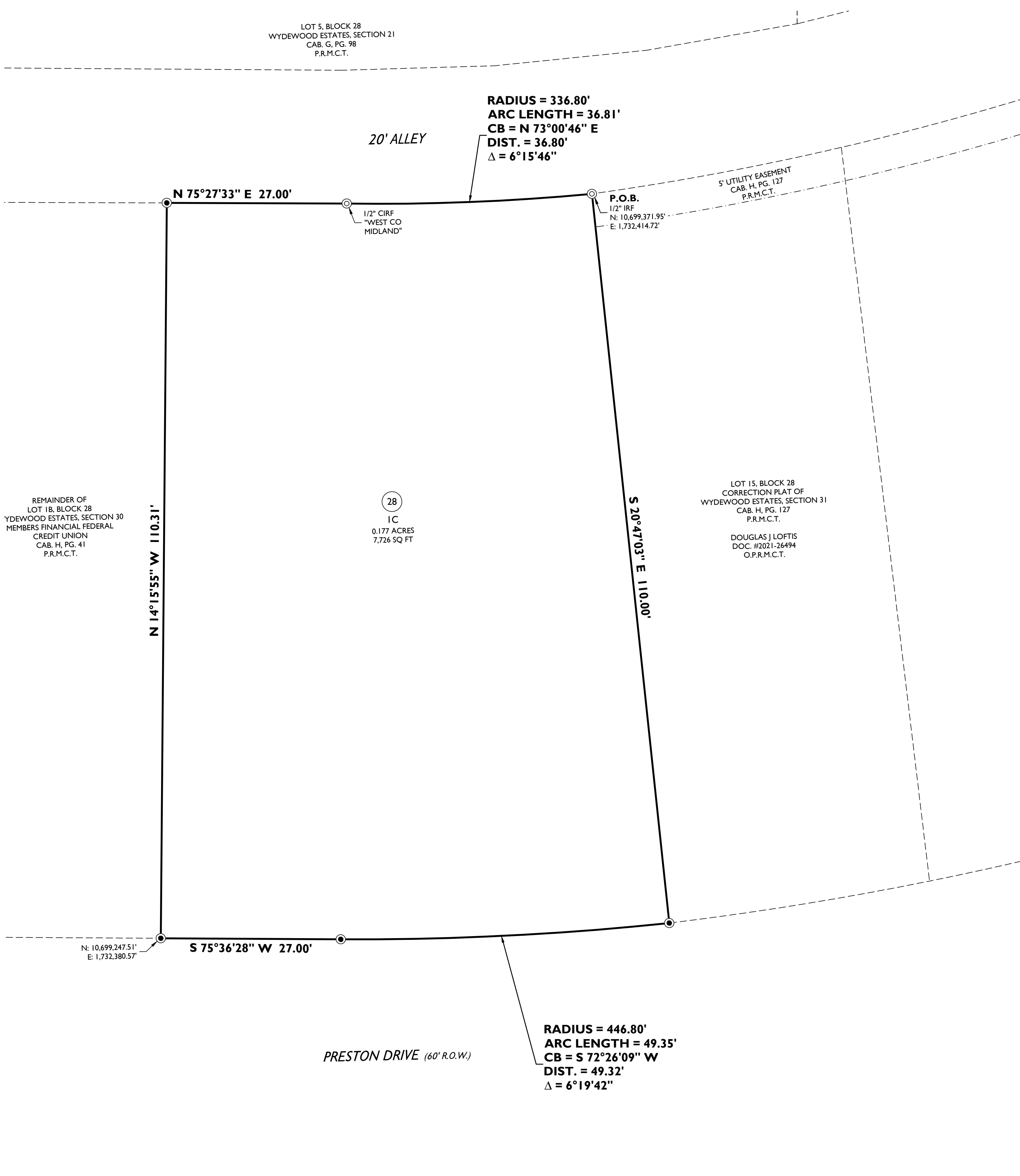
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**Signature:**

**Date:**

# WYDEWOOD ESTATES, SECTION 36

BEING A REPLAT OF A 0.177 ACRE PORTION OF LOT 1B, BLOCK 28, WYDEWOOD ESTATES, SECTION 30, CITY AND COUNTY OF MIDLAND, TEXAS



**OWNER'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS TAM PHAM, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 19, BLOCK 39, T-1-S, T&P. RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TAM PHAM, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WYDEWOOD ESTATES, SECTION 36, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: TAM PHAM

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY TAM PHAM.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CERTIFICATE OF APPROVAL**

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WYDEWOOD ESTATES, SECTION 36, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

ABRAHAM BEJIL, CHAIRMAN

LONDON OCHOA, SECRETARY

**UTILITY COMPANY'S CERTIFICATE**

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Investigated by  
*Mark Lieb*  
ATMOS ENERGY

By: Mark Lieb

Reported by  
*Danny Nino*  
AT&T

By: Danny Nino

Signed by  
*Luis Montez*  
OPTIMUM

By: Luis Montez

Investigated by  
*Ruben Guerra*  
ASTOUND BROADBAND

By: Ruben Guerra

**PROPERTY OWNER**

TAM PHAM  
2502 HOYA DRIVE  
MIDLAND, TEXAS 79707  
PHONE #432-262-0999  
DEED#2025-22216

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_

DATE \_\_\_\_\_

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48320C089F, 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."

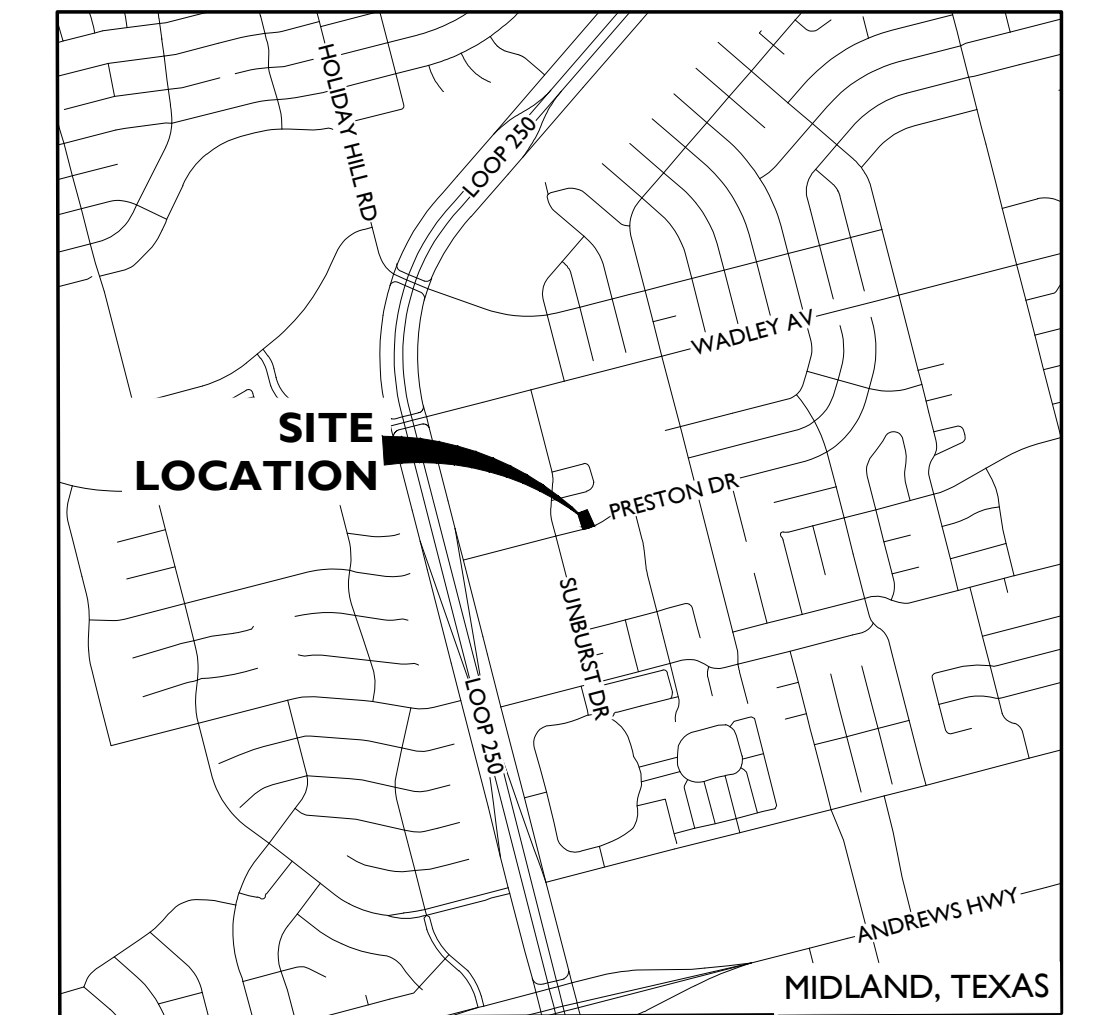
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART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

**DEVELOPMENT NOTES**

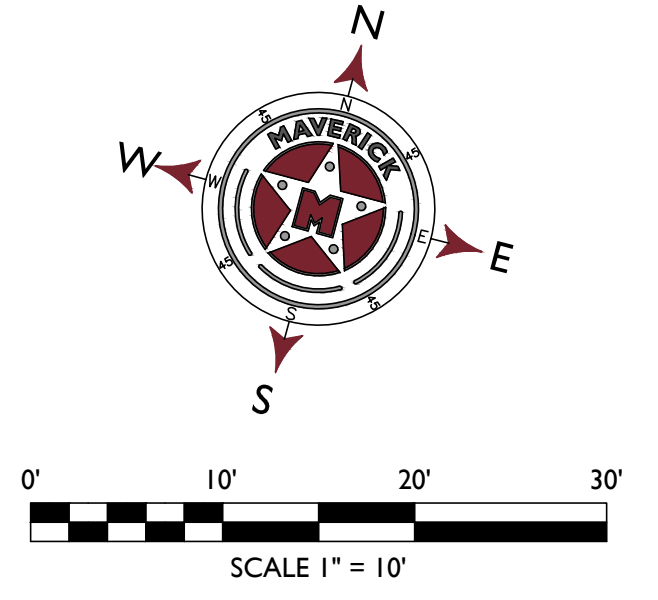
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- 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.

**SURVEY NOTES:**

- 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 0.999896911 AT NGS "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- 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.



**VICINITY MAP**  
N.T.S.



**LEGEND**

	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
	FOUND MONUMENT AS NOTED
	BOUNDARY LINE
	EXISTING PROPERTY LINES
	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
	PLAT RECORDS, MIDLAND CO., TX

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

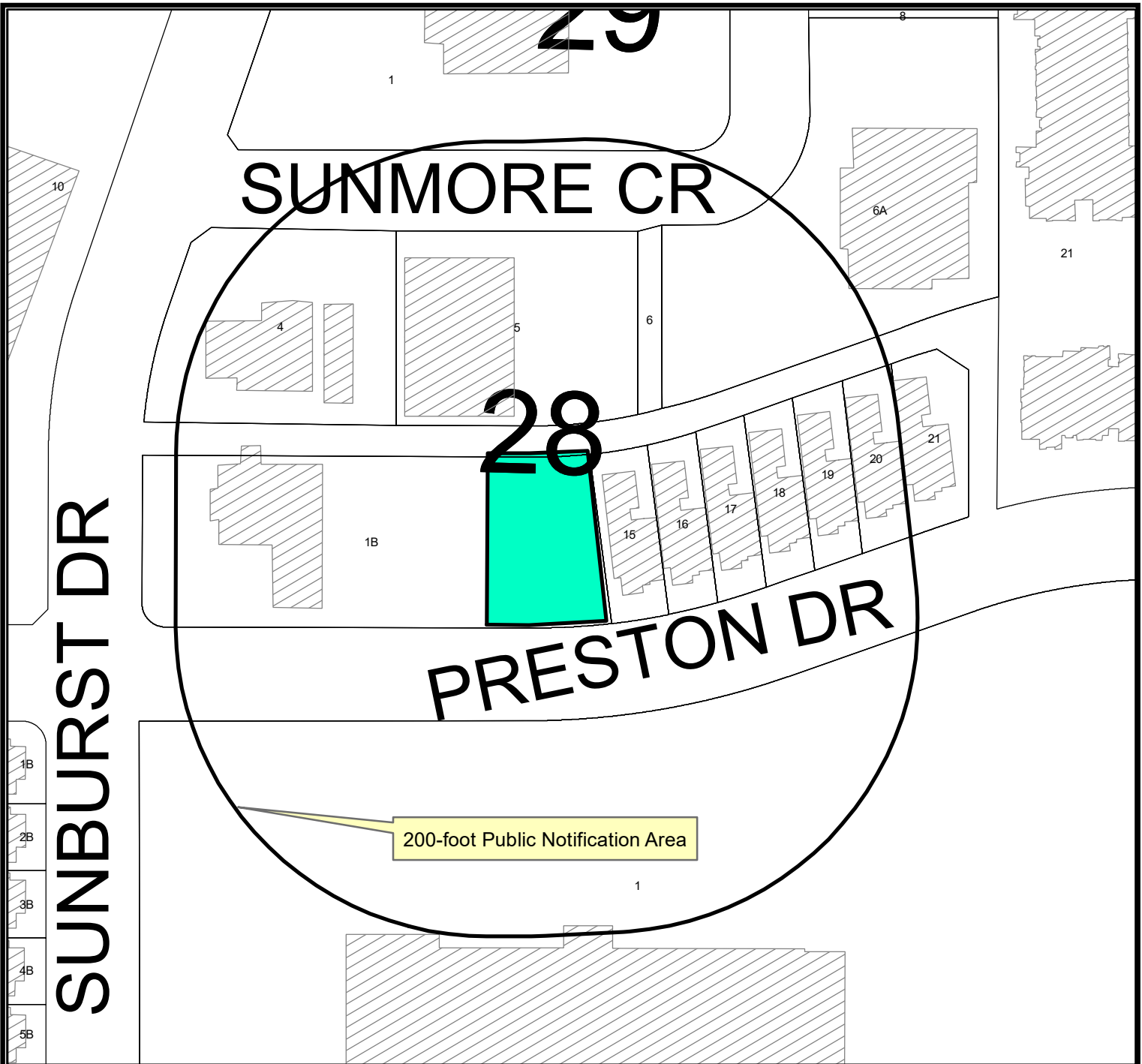
THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE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

*Gregory W. Shoultz*  
GREGORY W. SHOULTS RPLSH5336  
MAVERICK ENGINEERING (TX FIRM #10194514)  
1909 W. WALL STREET, SUITE, K  
MIDLAND, TX 79701

**MAVERICK**  
CIVIL ENGINEERING / LAND SURVEYING

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

# WYDEWOOD ESTATES, SECTION 36



## Location Map

**SUB-25-0894**

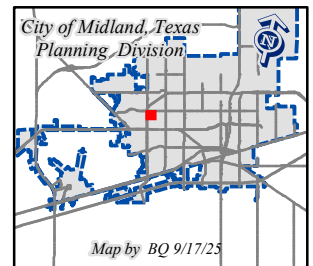
**Scale: 1" = 250'**

Proposed plat of Wydeewood Estates, Section 36, being a replat of Lot 1B, Block 28, Wydeewood Estates, Section 30, City and County of Midland, Texas.

Generally located on the north side of Preston Drive, approximately 230 feet east of Sunburst Drive. (Council District 4)

### LEGEND

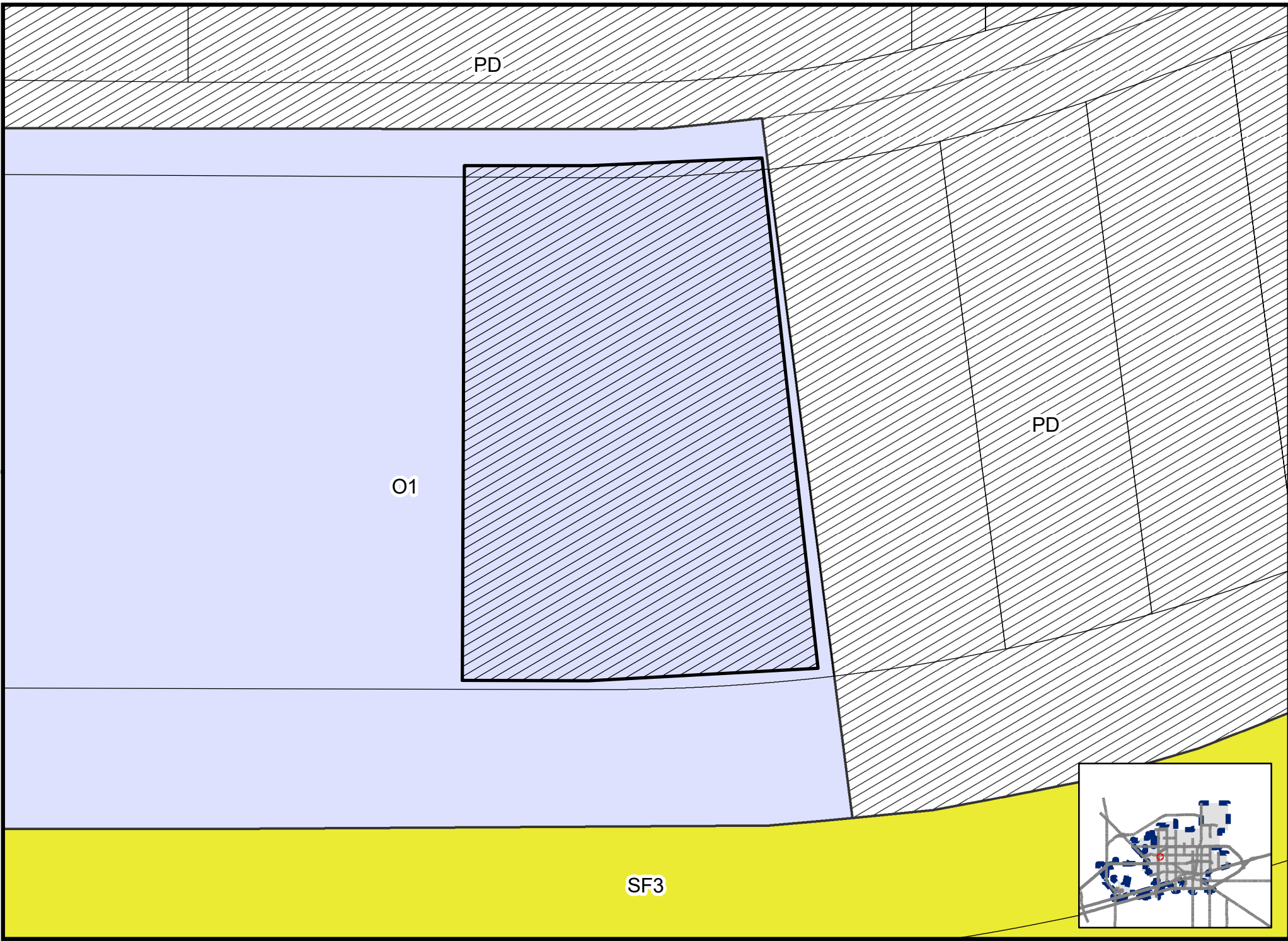
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.



28







# FINAL PLAT WYDEWOOD ESTATES, SECTION 36

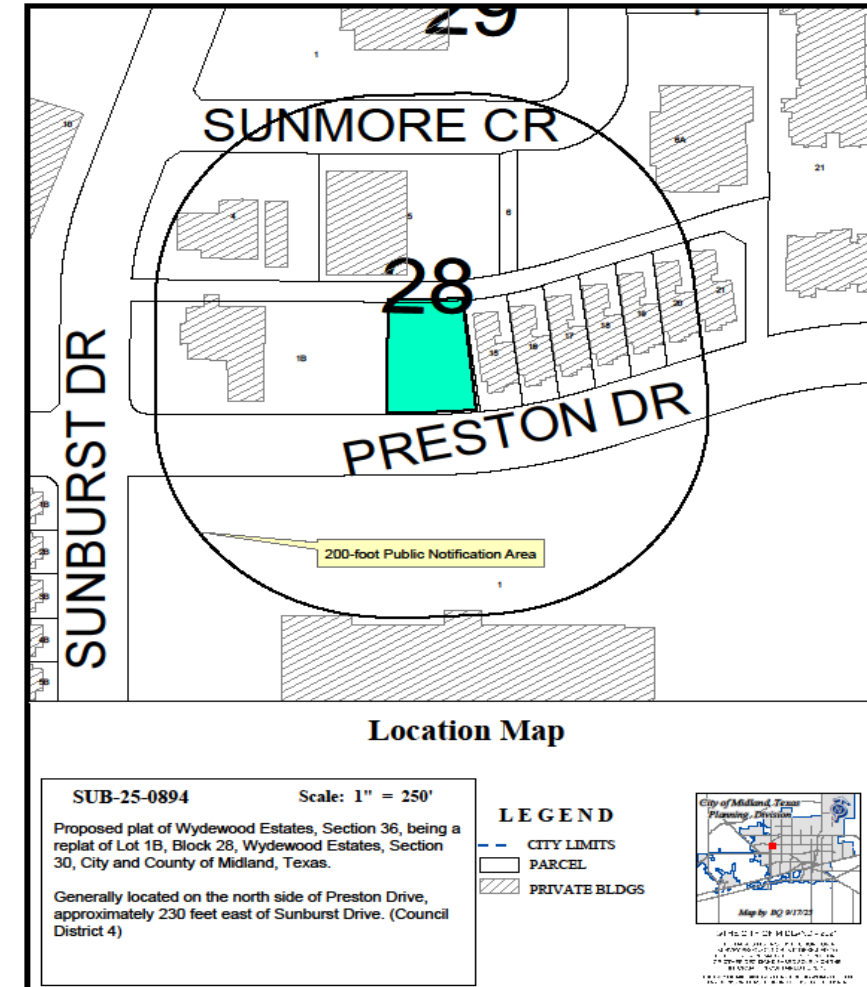


Visit Our Website

**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

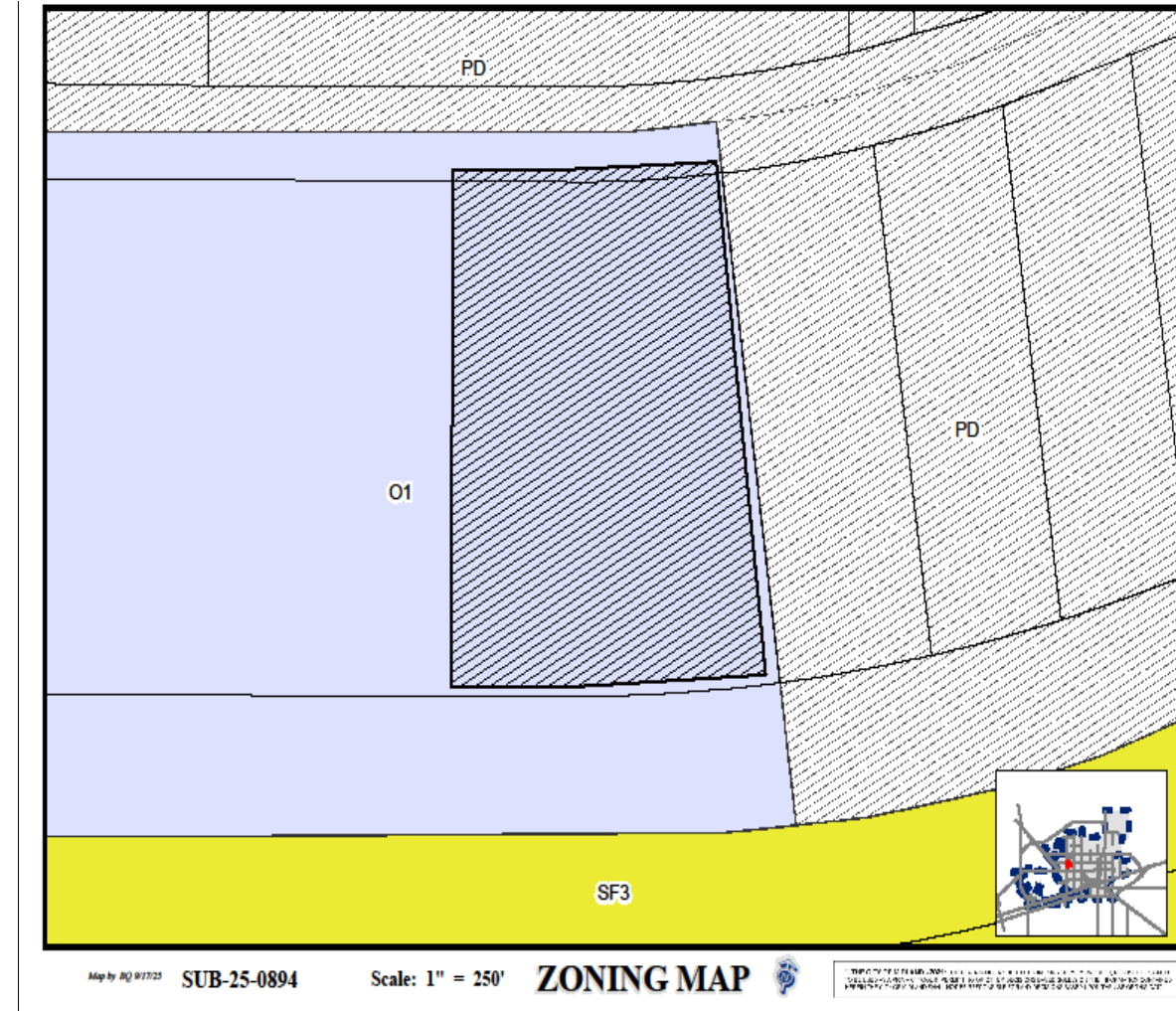
- **Property Owner:** Tam Pham
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 3100 Sunburst Drive (District 4)
- **Reason for Request:** For future residential development





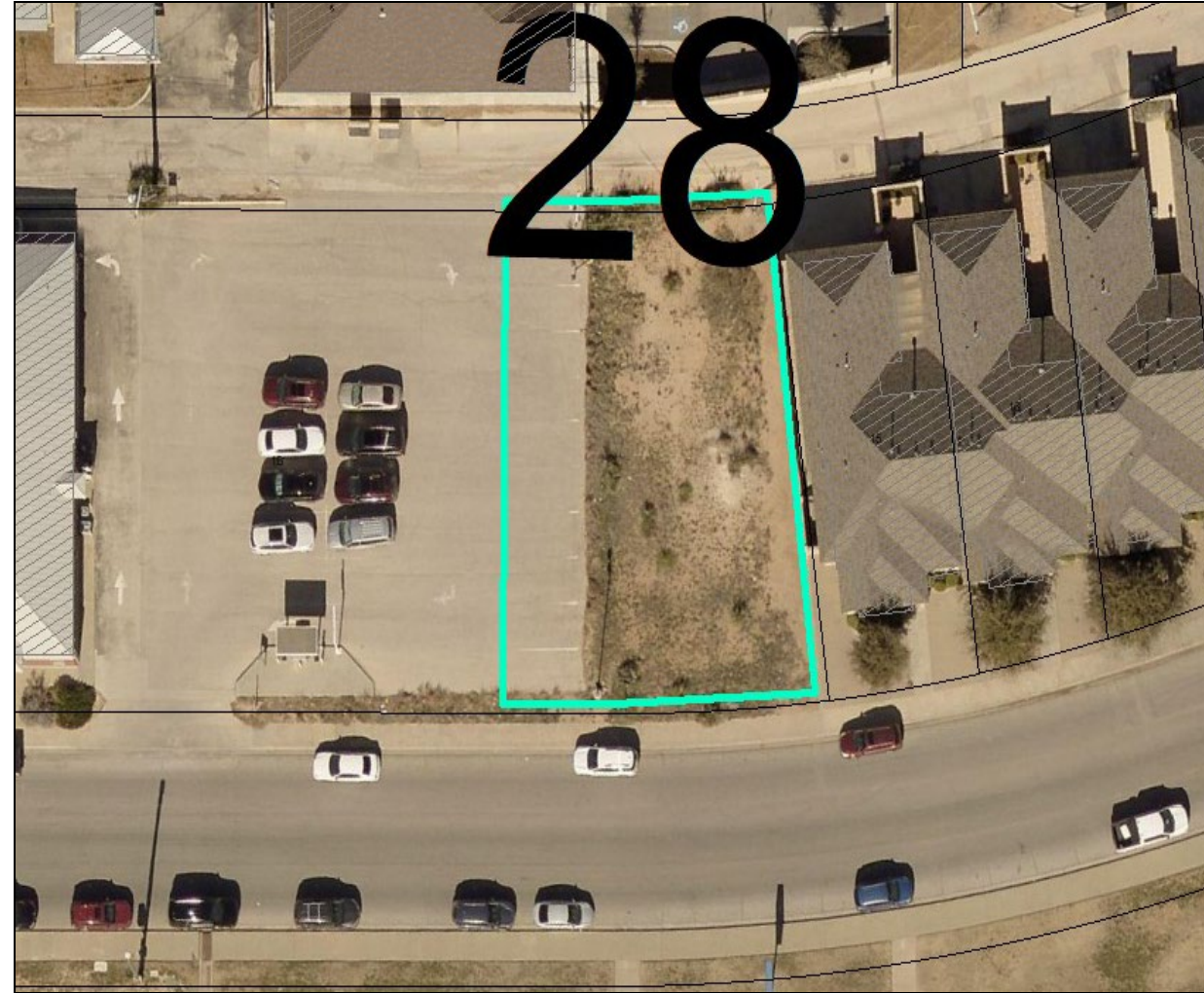
# ZONING

- **Current Zoning:** TH, Townhouse Dwelling District (Ord. 10673 /10-28-25)
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Shopping Center
  - **South:** SF-3, Single-Family Dwelling District
  - **East:** PD, Planned Development District for a Housing Development
  - **West:** O-1, Office District



# LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Office Buildings
  - **South:** School
  - **East:** Residential
  - **West:** Bank
- **Proposed Use:** Residential

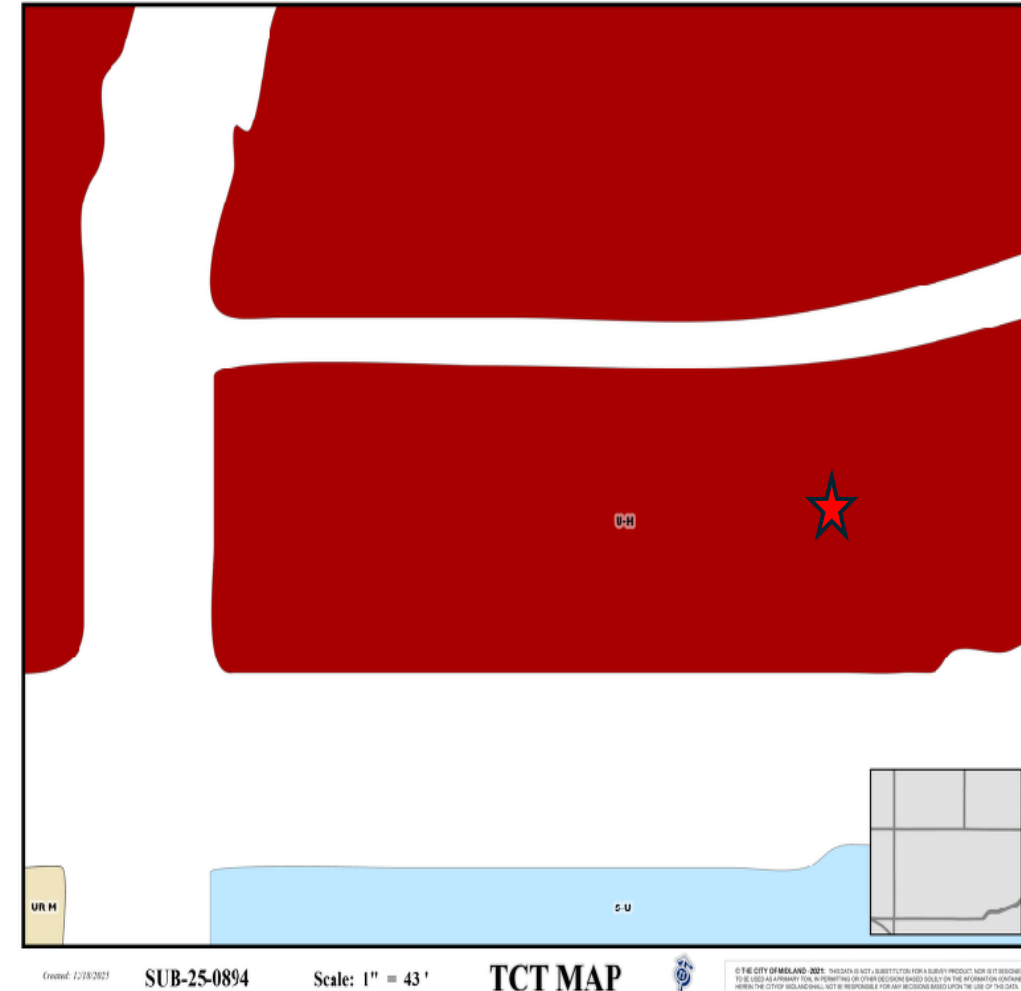




On Preston Drive, Looking North

# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban High (U-H)
- **Supported Uses:** A mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial
- 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:** 16.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Beatriz Quezada, Planner  
**Subject:** Motion approving a reinstatement of an approved Preliminary Plat of Plainsview Estates, being a 16.50-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.)

---

## **Purpose:**

Maverick Engineering, on behalf of Jacked, LP, is requesting to plat a 16.50-acre tract of land located at 2200 Todd Drive into 9 lots for future residential development.

## **Current Zoning:**

AE, Agriculture Estate

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

## **Recommended Action:**

Approve

## **Fiscal Impact:**

Approve

## **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: Todd roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant's Information Only.]

WATER: None existing. Construct to City standards along entire platted frontage, serving all lots with looped system. Deferral request can only be approved/denied as item on Council Agenda. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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: None existing. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage report is required during preliminary stage of the platting process. [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.]

OTHER: In Texas, the requirement for a Groundwater Availability Certification (GAC) applies to all proposed subdivisions that intend to use groundwater as their potable water source, regardless of the development's size. This mandate became effective on January 1, 2024, following the adoption of Senate Bill 2440 during the 88th Texas Legislature. Applicability to Subdivisions Under Texas Local Government Code Sections 212.0101 and 232.0032, any subdivision—whether within a municipality or in an unincorporated area—that proposes to utilize groundwater for its water supply must obtain a GAC. This includes subdivisions where each lot will have an individual well. The certification must be prepared by a Texas-licensed professional engineer or geoscientist and submitted as part of the plat application to the relevant municipal or county authority

**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 with Conditions)**

**Utilities: (Approved with Conditions)**

In Texas, the requirement for a Groundwater Availability Certification (GAC) applies to all proposed subdivisions that intend to use groundwater as their potable water source, regardless of the development's size. This mandate became effective on January 1, 2024, following the adoption of Senate Bill 2440 during the 88th Texas Legislature.

**Applicability to Subdivisions**

Under Texas Local Government Code Sections 212.0101 and 232.0032, any subdivision—whether within a municipality or in an unincorporated area—that proposes to utilize groundwater for its water supply must obtain a GAC. This includes subdivisions where each lot will have an individual well. The certification must be prepared by a Texas-licensed professional engineer or geoscientist and submitted as part of the plat application to the relevant municipal or county authority.

**PLANNING: (Approved with Conditions)**

Provide a CADD file at final plat submittal [11-2-3(H)3(h)]

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

Alleys required in all districts require a minimum of 20' width (*if no alleys provided, required City Council approval*). [11-2-5(C)3(s)(2)]

Groundwater Availability Certification (GAC) is needed for Final. [Information Only]

Staff recommends approval of the Preliminary Plat of Plainsview Estates, subject to condition A and B:

**Conditions:**

- A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**
- 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-25-2446, Combined Files
- B. P&Z - - Plainsview Estates Reinstatement

Beatriz Quezada, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/30/2025



**Preliminary Plat Application**

Project Number: SUB-25-0811  
 Case Number: P-25-2258

**Proposed Subdivision Plat Name:** PLAINSVIEW ESTATES

**Legal Description (attached sealed Metes and Bounds):** BEING A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

<b>Property Owner</b> Printed Name: <b>JACKED, LP</b>		Phone ( 432 ) 262-0999 Email: dkuhnert@crowquest.com	
Address: <b>2104 DEEANNA DR</b>	City: <b>MIDLAND</b>	State: <b>TX</b>	Zip: <b>79707</b>

<b>Developer (if different than Owner)</b> Printed Name:		Phone ( ) Email:	
Address:	City:	State:	Zip:

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

**Current Zoning:** AE (Pending zone change to SF2)

**Reason for Platting:** RESIDENTIAL DEVELOPMENT

<b>Plat Information</b>	Total Acreage: <b>16.50</b>
Type: <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Lots: <b>9</b>	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): DocuSigned by: David Kuhnert

Date: 4/22/2025

Property Owner (printed) : David Kuhnert

*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.*

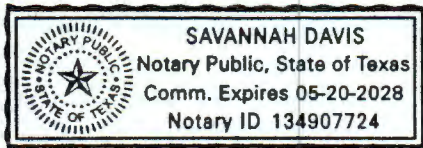
*All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.*

STATE OF TEXAS  
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Jaque, LP or is authorized by David Kuhnert 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.

Ashlee Devine  
Authorized Agent (signature)

Subscribed and sworn to before me, this 23rd day of April, 20 25, to certify which witness my hand and seal of office.



[Signature]  
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 # 5294

**RECEIVED**

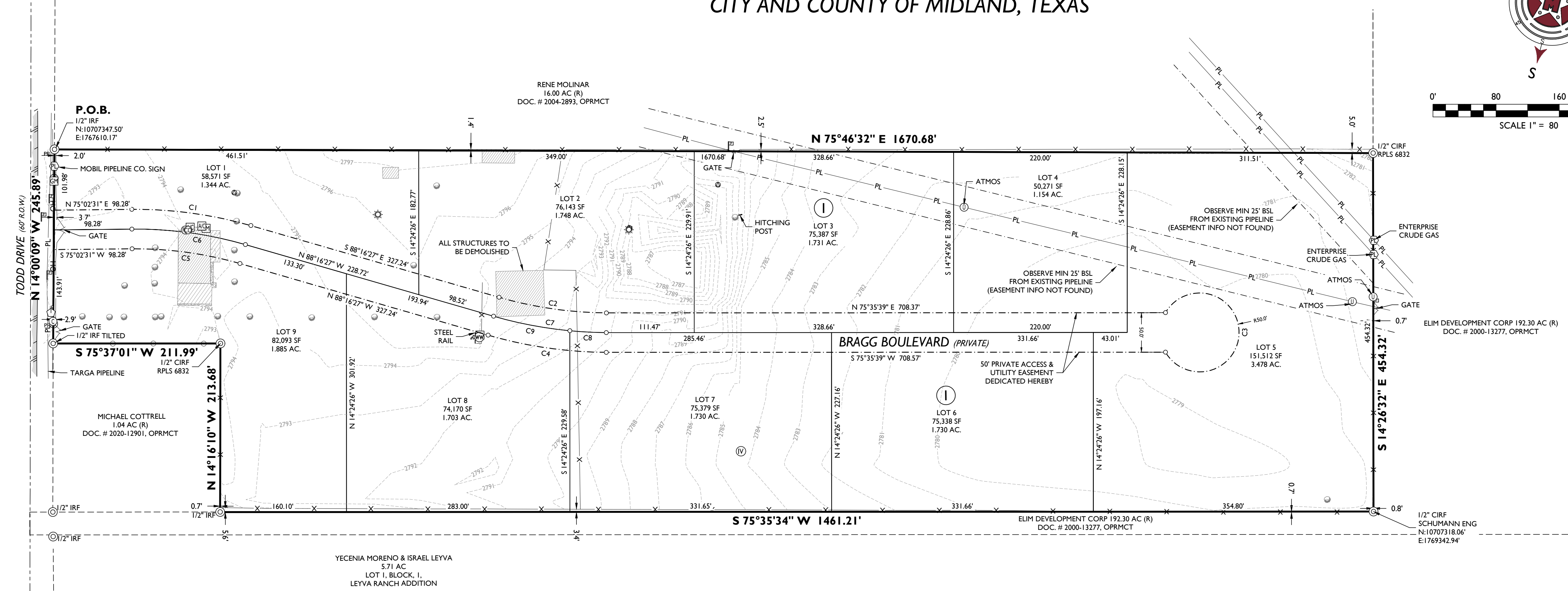
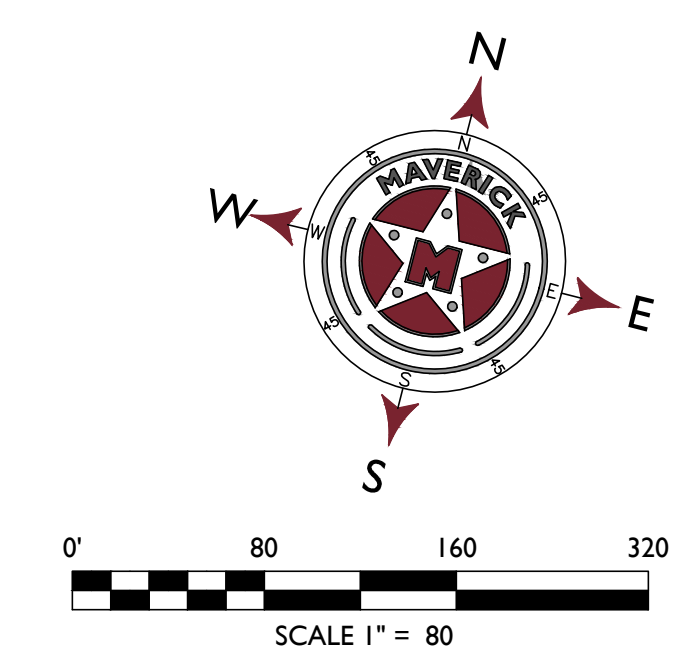
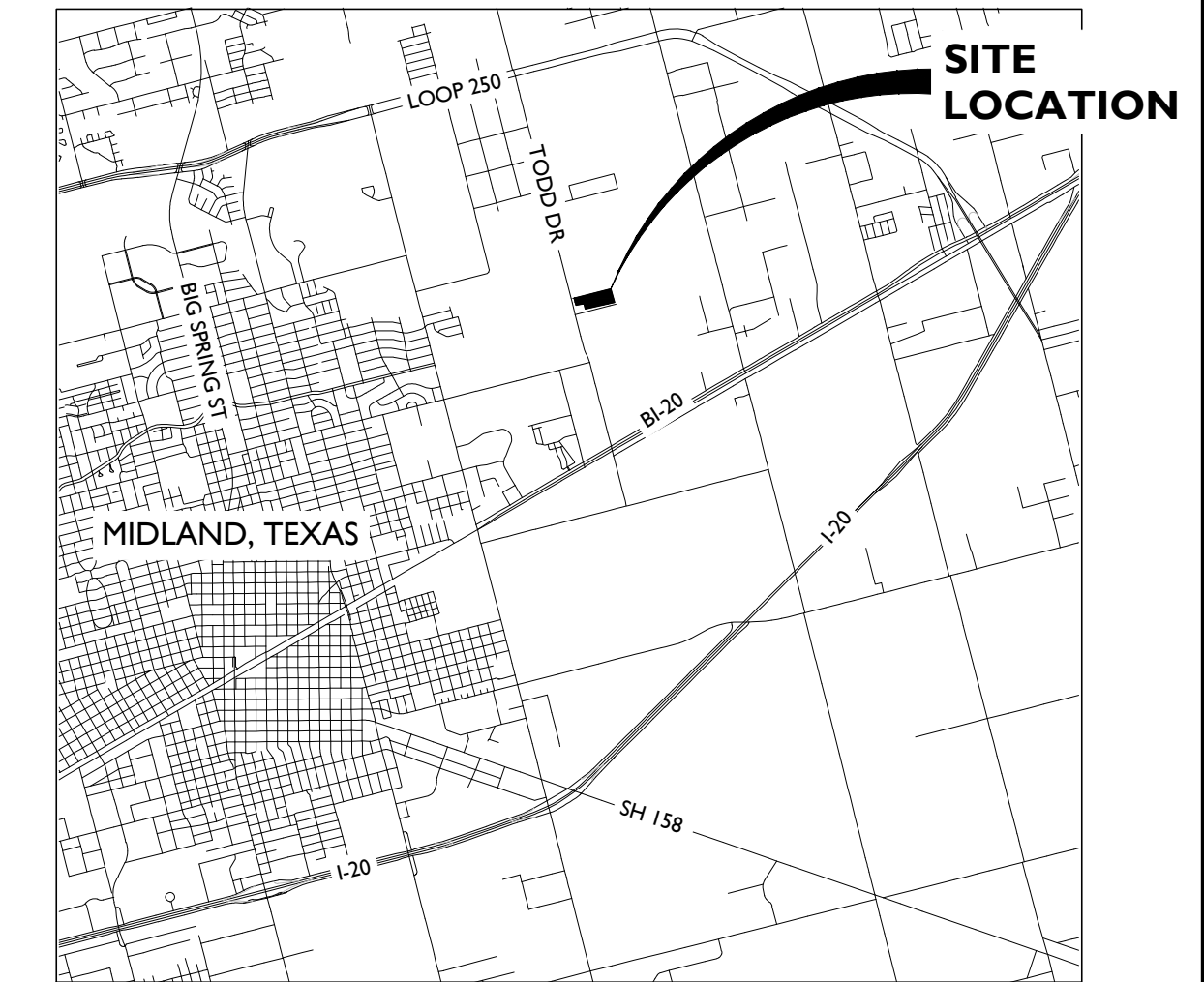
Received By: [Signature]

Date: APR 29 2025

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

# PRELIMINARY PLAT PLAINSVIEW ESTATES

BEING A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38,  
TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,  
CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP  
N.T.S.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	152.87'	525.00'	152.33'	N 83° 23' 02" E	16° 41' 02"
C2	137.92'	505.00'	137.49'	N 83° 54' 06" E	15° 38' 54"
C3	261.80'	500.00'	50.00'	S 14° 24' 26" W	300° 00' 00"
C4	151.79'	555.00'	151.32'	S 83° 53' 26" W	15° 40' 14"
C5	138.31'	475.00'	137.83'	S 83° 23' 02" W	16° 41' 02"
C6	145.59'	500.00'	145.08'	S 83° 23' 02" W	16° 41' 02"
C7	144.86'	530.00'	144.41'	S 83° 53' 45" W	15° 39' 35"
C8	46.27'	530.00'	46.26'	N 78° 34' 02" E	5° 00' 09"
C9	98.58'	530.00'	98.44'	N 86° 23' 49" E	10° 39' 27"

### LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- POINT OF CURVATURE/TANGENCY
- ⊙ EXISTING UTILITY MARKER
- ⊙ EXISTING FIBER OPTIC PEDESTAL
- ⊙ EXISTING FLAG (PIN)
- ⊙ A/C PAD
- ⊙ EXISTING CABLE PEDISTAL
- ⊙ EXISTING CLEAN OUT
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING GAS METER
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING STUB OUT
- ⊙ EXISTING PIPELINE MARKER
- ⊙ EXISTING WATER WELL
- ⊙ EXISTING WATER SPIGOT
- ⊙ EXISTING MAIL BOX
- ⊙ EXISTING IRRIGATION VALVE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING SMALL TREES
- BOUNDARY LINE
- - - - - PROPERTY LINES
- - - - - EXISTING SECTION LINE
- - - - - EXISTING EASEMENT LINE
- - - - - EDGE OF ASPHALT
- - - - - BARBED WIRE FENCE
- - - - - CHAINLINK FENCE
- - - - - OVERHEAD ELECTRIC LINE
- - - - - BURIED PIPELINE
- P.R.M.C.T.
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- CONCRETE
- PAVEMENT
- BUILDING

### DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
  - THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
  - THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- 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.

### SURVEY NOTES

- 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' 46.40" AND A COMBINED SCALE FACTOR OF 0.99989911 AT 1" = 80' "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- 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.
- THIS IS A PROVISIONAL SKETCH 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.E.P. FLOOD INSURANCE RATE MAP #48329C0100F, 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, L.L.C.

### OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS JACKED, LP, IS THE RECORD OWNER OF A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME CALLED 16.51 ACRE TRACT IN DOCUMENT NUMBER 2024-22699 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT N (ip): 10707347.50, E (ix): 1767610.17, A ONE HALF INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF TODD DRIVE AT THE SOUTHWEST CORNER OF A CALLED 16.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2004-2893 IN SAID "OPR" FOR THE NORTHWEST CORNER HEREOF;

**THENCE** N 75° 46' 32" E, ALONG SAID CALLED 16.00 ACRE TRACT, 1670.68 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RRLS 6832" (6832) FOUND IN THE WEST LINE OF A CALLED 192.30 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2000-13277 IN SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;

**THENCE** S 14° 26' 32" E, ALONG SAID CALLED 192.30 ACRE TRACT, 454.32 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "SCHULMANN" FOUND AT AN INTERIOR CORNER OF SAID CALLED 192.30 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF;

**THENCE** S 75° 35' 34" W, CONTINUING ALONG SAID CALLED 192.30 ACRE TRACT, 1461.21 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.04 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2020-12901 FOR THE SOUTH SOUTHWEST CORNER HEREOF;

**THENCE** THE FOLLOWING TWO COURSES AND DISTANCES AROUND SAID CALLED 1.04 ACRE TRACT:

- N 14° 16' 10" W, 213.68 FEET TO A "6832" FOUND FOR AN INTERIOR CORNER HEREOF;
- S 75° 37' 01" W, 211.99 FEET TO A ONE HALF INCH IRON ROD FOUND IN SAID EAST RIGHT OF WAY FOR THE WEST SOUTHWEST CORNER HEREOF;

**THENCE** N 14° 00' 09" W, ALONG SAID EAST RIGHT OF WAY, 245.89 FEET TO THE POINT OF BEGINNING, CONTAINING 16.50 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JACKED, LP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PLAINSVIEW ESTATES, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: DAVID KUHNERT FOR JACKED, LP

### ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY DAVID KUHNERT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULDER, 3335 MAVERICK ENGINEERING (TX FIRM #101945), A PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT AS A PRIVATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON ARE PROPERLY LOCATED AND ARE UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SURVEYING AND MAPPING REGULATIONS OF THE STATE OF TEXAS.

GREGORY W. SHOULDER, 3335 MAVERICK ENGINEERING (TX FIRM #101945), 1909 W. WALL STREET, SUITE, K MIDLAND, TX 79701

### 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: \_\_\_\_\_

### CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION  
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PLAINSVIEW ESTATES, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ABRAHAM BEJIL, CHAIRMAN  
LONDON OCHOA, SECRETARY

### PROPERTY OWNER

JACKED, LP  
DAVID KUHNERT  
2104 DEANNA DR  
MIDLAND, MIDLAND COUNTY 79707  
DEED INSTRUMENT #2024-22699  
432-292-0999

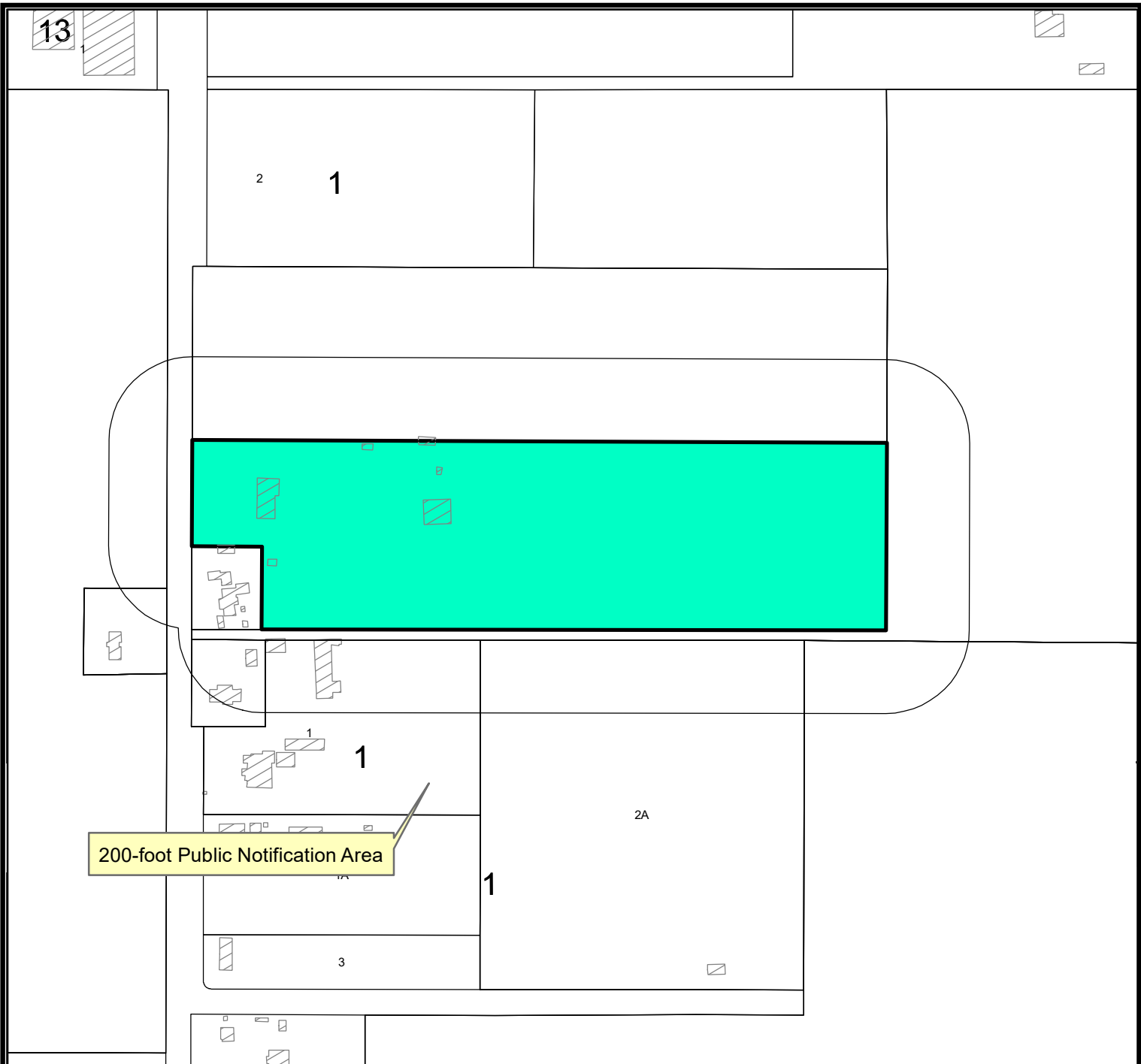
PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_  
DATE \_\_\_\_\_



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

# PLAINSVIEW ESTATES



## Location Map

**SUB-25-0834**

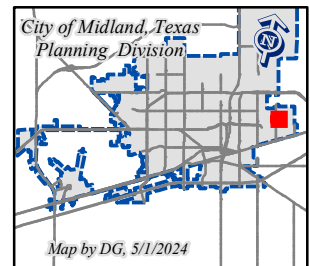
**Scale: 1" = 600'**

Proposed plat of Plainsview Estates, being a 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

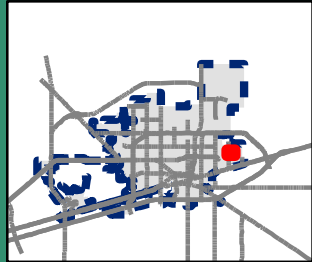
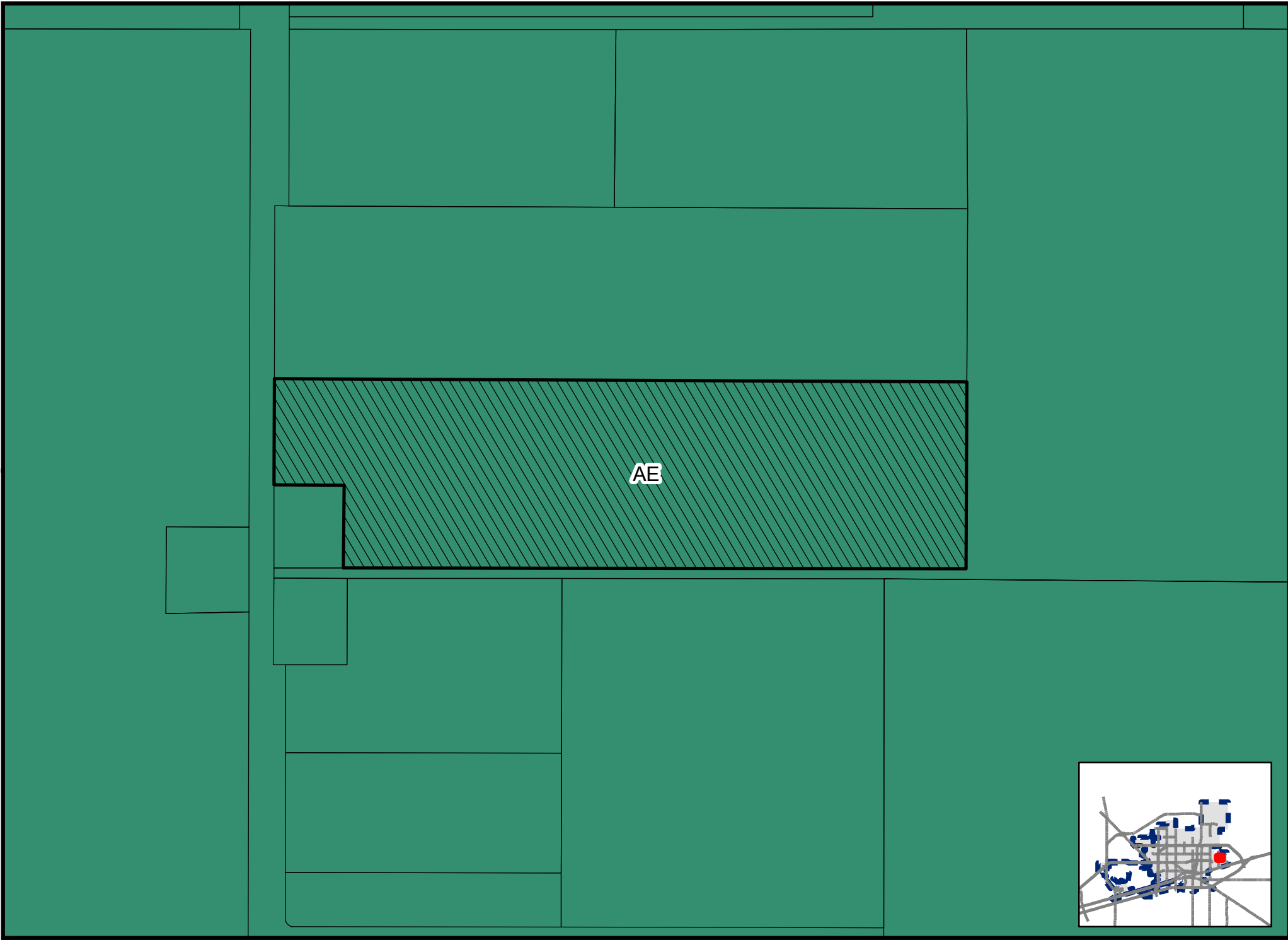
Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77. (Council District 2)

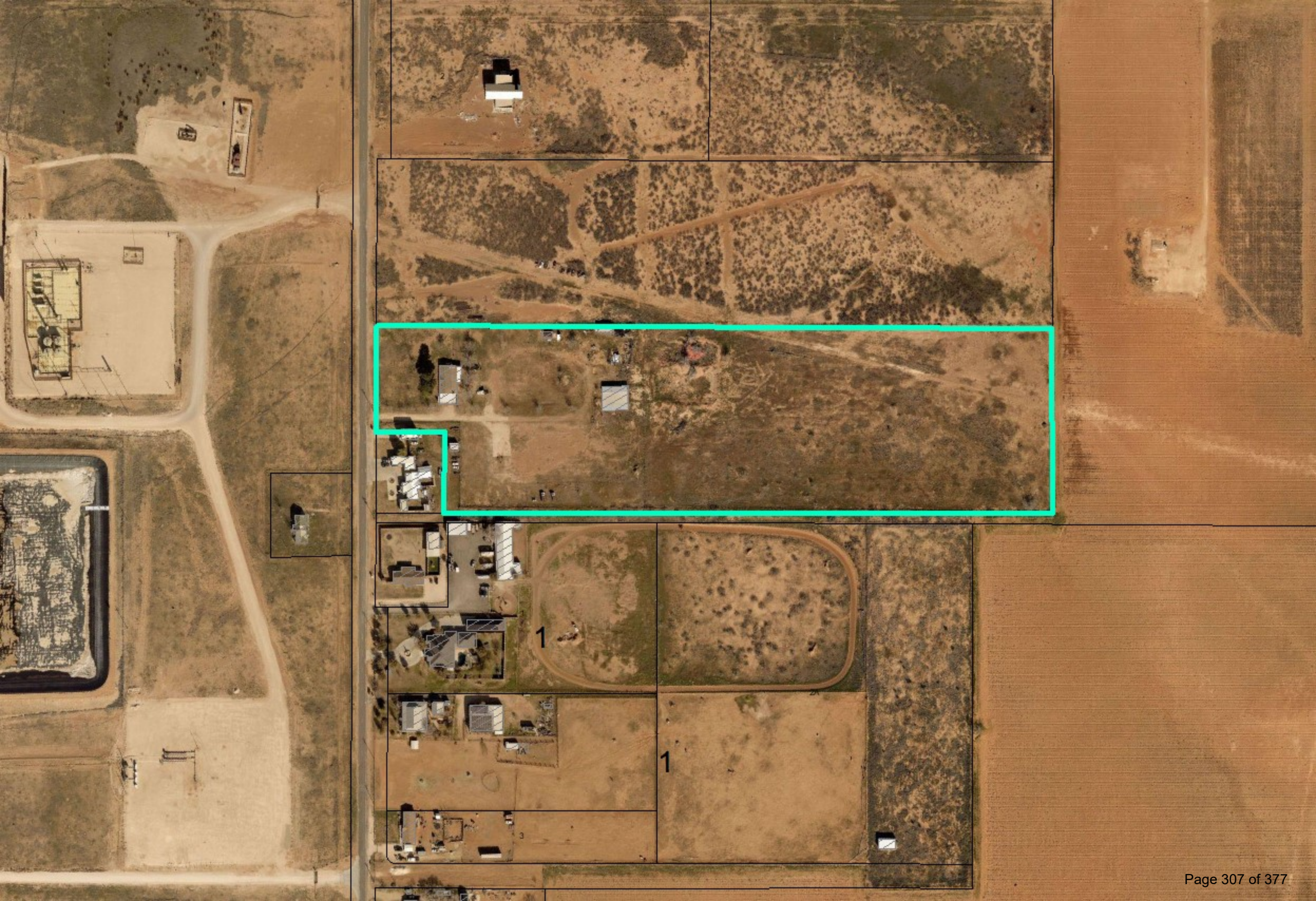
### LEGEND

- 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.





2



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1

3



# PRELIMINARY PLAT REINSTATEMENT PLAINVIEW ESTATES

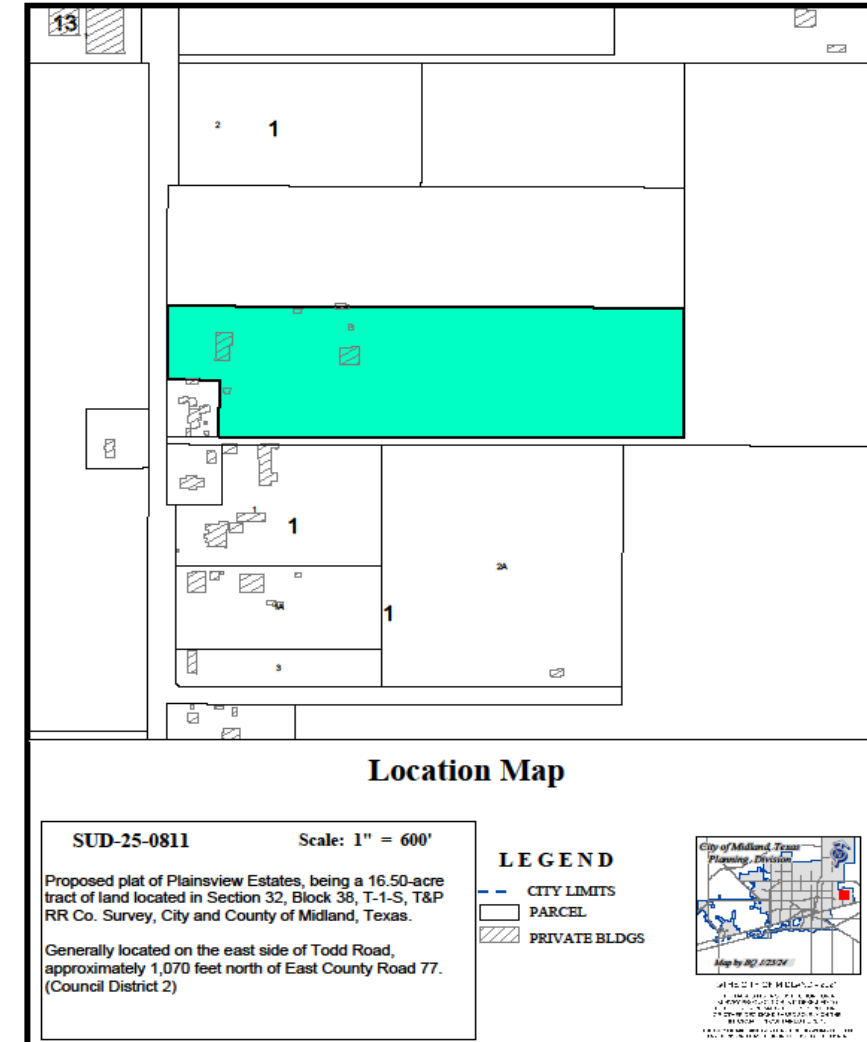


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# APPLICATION SUMMARY

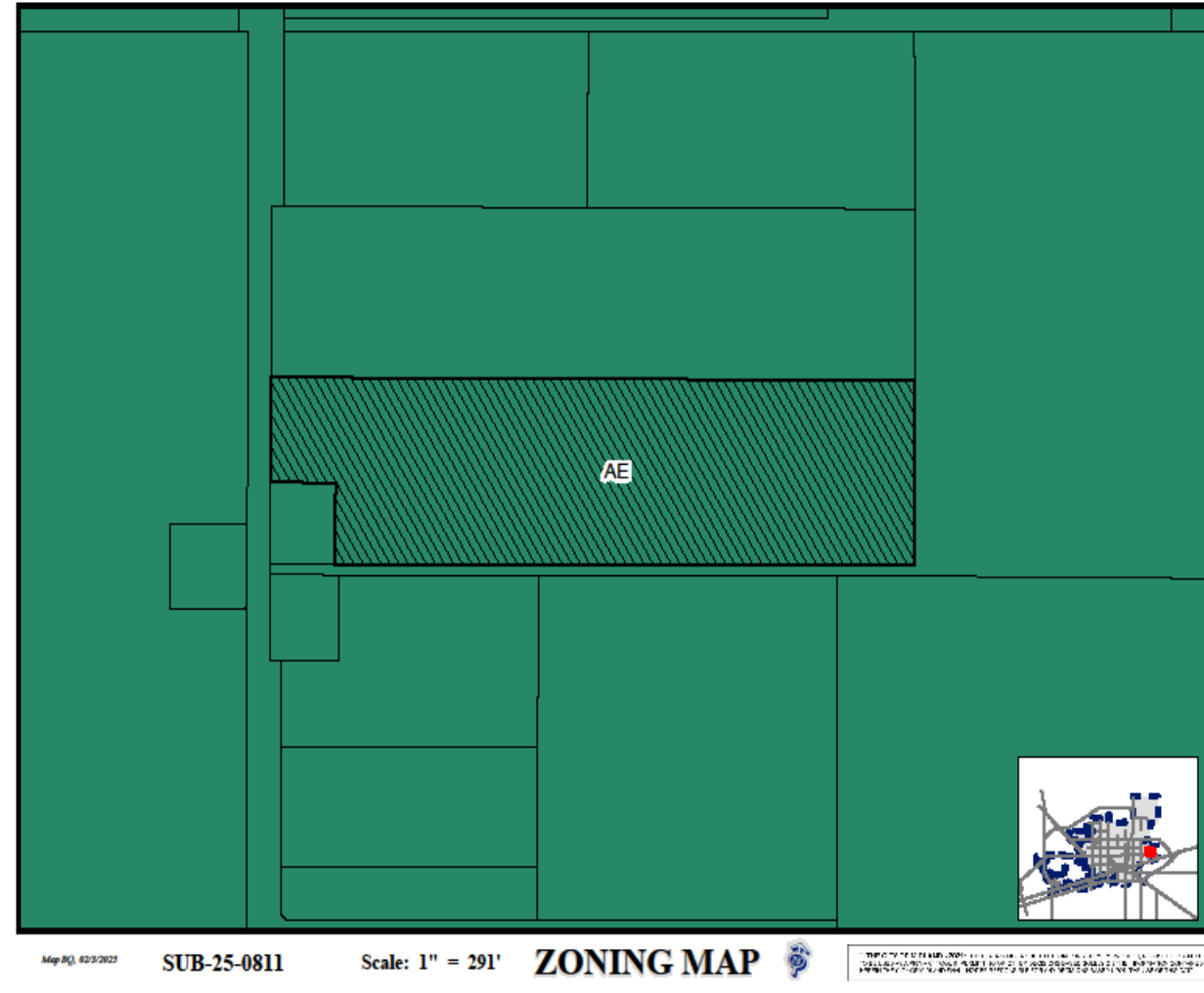
- **Property Owner:** Jacked, LP
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 2200 Todd Drive (Council District 2)
- **Reason for Request:** Platting for future residential development





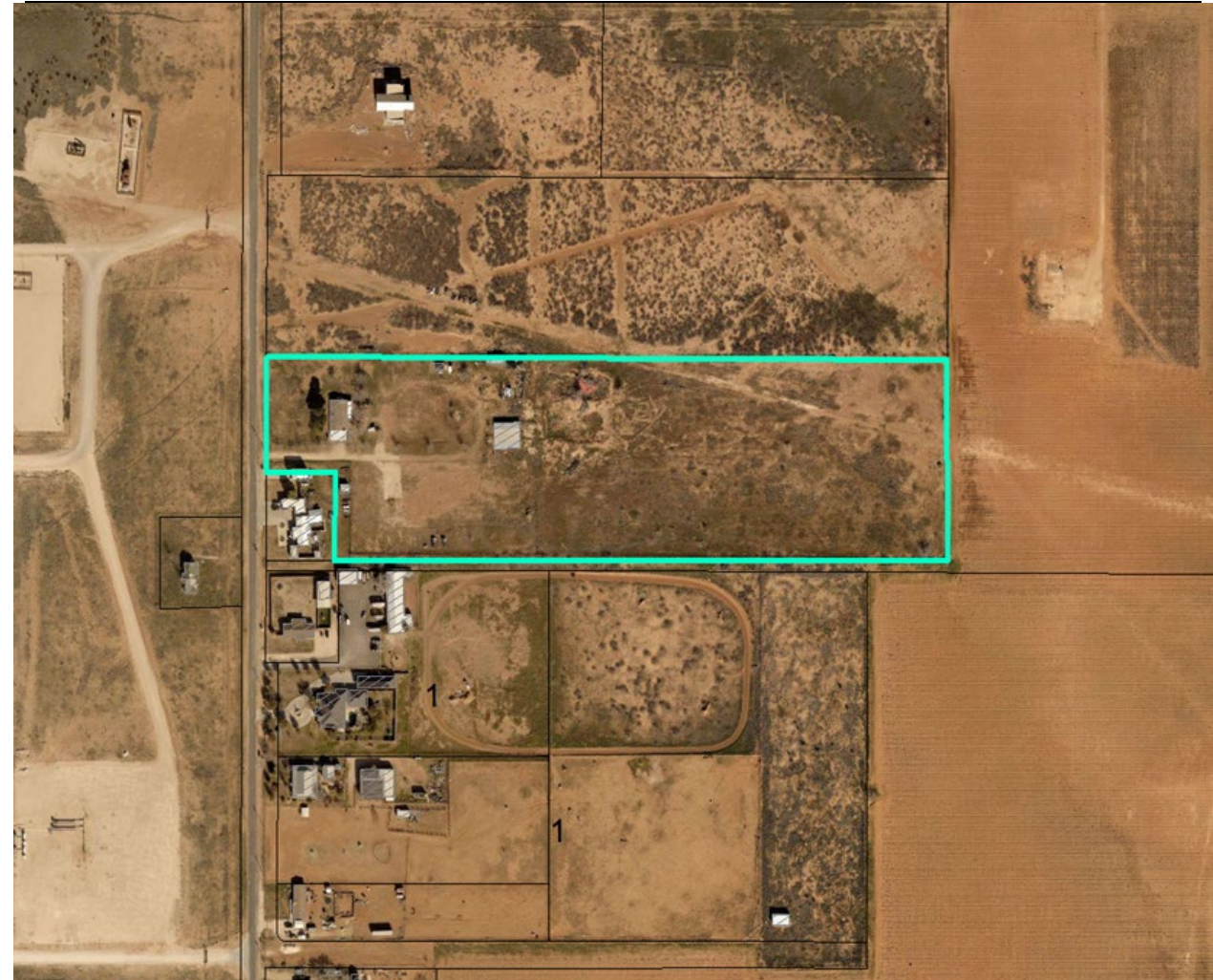
# ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Uses:**
  - **North/East/South/West:** AE, Agricultural Estate District



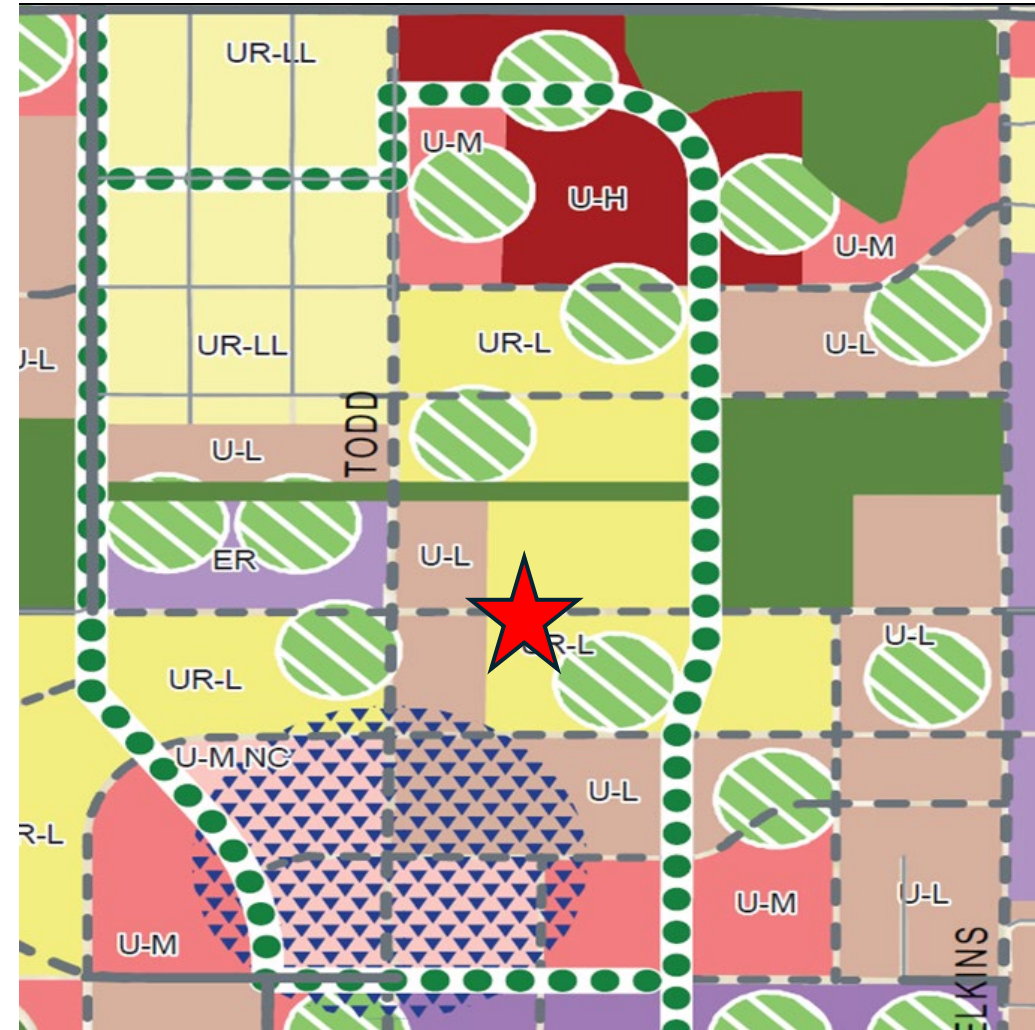
# LAND USE

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



# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Low (U-L)
- **Supported Uses:** Relatively low-density housing. A mix of complementary uses includes mostly single-family homes, with some attached, townhomes, and small multi-family projects.
- This request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



# STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on May 19, 2025.
- Staff recommends approval of this request subject to the following conditions:
  - A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
  - 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]

7



# 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:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Beatriz Quezada, Planner  
**Subject:** Motion approving a Final Plat of Plainsview Estates, being a 16.50-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.)

---

**Purpose:**

**Current Zoning:**

SF-1, Single Family Dwelling District

**Preliminary Plat Approval:**

Maverick Engineering, on behalf of Jacked, LP, is requesting to plat a 16.50-acre tract of land located at 2200 Todd Drive in order to be able to plat a total of nine lots for residential development.

The preliminary is currently being reinstated and was previously approved May 19, 2025.

**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:**

Denial

**Fiscal Impact:**

None

**Strategic Priority:**

## QUALITY OF LIFE AND PLACE

### **Discussion:**

#### **Engineering: (Denied)**

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

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

PAVING: Todd roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. [For Applicant's Information Only.]

WATER: A GAC was reviewed and approved by the City of Midland on 10/30/2025.

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: Existing sewer line along your frontage, as it has already been extended along Todd and crosses your property frontage.

DRAINAGE: Drainage report is Currently under review.

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

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

OTHER: A Letter of Credit must be submitted to and approved by the City of Midland for the water extension along the property frontage before the final plat and deferral can be approved administratively.

#### **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)**

#### **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, planning/zoning requirements, established setbacks, Health department regulations, 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 drainage easement to be dedicated a drainage basin or detention basin? If so, confirm with Engineering if label should be detention/drainage basin.

**Addressing Review: (Approved)**

No comments.

**Planning: (Denied)**

Staff recommends denial of the Final Plat of Plainsview Estates due to the absence of a letter of credit for the deferral of water improvements 11-2-4(A)2(c)(2). Should the Commission approve this plat, staff recommends that it be subject to the below conditions.

A. That a letter of credit be submitted to the Engineering department and accepted before the final plat is recorded at the Midland County Clerk. [11-2-4(A)2(c)(2)]

B. That a drainage plan be approved before the final plat is recorded at the Midland County Clerk. [11-2-3(H)3(b)(8)]

**Attachments:**

A. P-25-2446, Combined Files

Beatriz Quezada, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/31/2025  
Final Approval - 12/31/2025

	<b>Final Plat Application</b>	<b>For Office Use Only</b>	
		SUB-____-_____ P-____-_____ 	

**Subdivision Name:** PLAINSVIEWS STATES  
(Must be named in accordance with 11-2-5(A)4 of the City Code)

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

<b>Property Owner</b> Print Name: JACKED, LP		Phone #: 432-262-0999	
Address: 2104 DEEANNA DRIVE		Email: dkuhnert@crowquest.com	
City: MIDLAND	State: TX	Zip: 79707	

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

<b>Representative</b> (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999	
Address: 1909 W WALL STREET SUITE K		Email: adevine@maverick-eng.com	
City: MIDLAND	State: TX	Zip: 79701	

**Reason for Platting** (Please be specific)  
RESIDENTIAL DEVELOPMENT

<b>Plat Information</b>		Total Acreage: 16.50
Type: <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)		
Number of Lots: 9	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](mailto: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](mailto: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): David Kuhnert Date: 12/02/2025

**Property Owner** (printed): David Kuhnert 207 JAWED 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

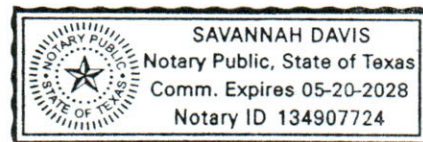
Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Plainsview Estates or authorized by David Kuhnert, the owner of the above described property, to fully represent him/her in this application and that (s)he had the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

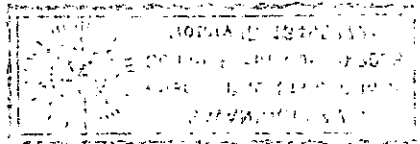
Authorized Agent (signature) Alyssa Danner

Subscribed and sworn to before me, this 9 day of December, 2025 to certify which witness my hand and seal of office.

[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS





For Office Use Only	
<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Digital and Physical Copies of Plat (including CADD file)
<input type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online	<input type="checkbox"/> Deferral Letter (if applicable)
Check# <u>5696</u>	<input checked="" type="checkbox"/> Groundwater Availability Certification Forms (if applicable)
<input checked="" type="checkbox"/> Recording Fee	<input checked="" type="checkbox"/> Title Opinion
Check# <u>5697</u>	<input type="checkbox"/> Tax Certificates
Planner Notes: <u>GAC approved Oct 16<sup>th</sup></u>	
Signature: <u>B. [Signature]</u>	Date: <u>12/9/25</u>

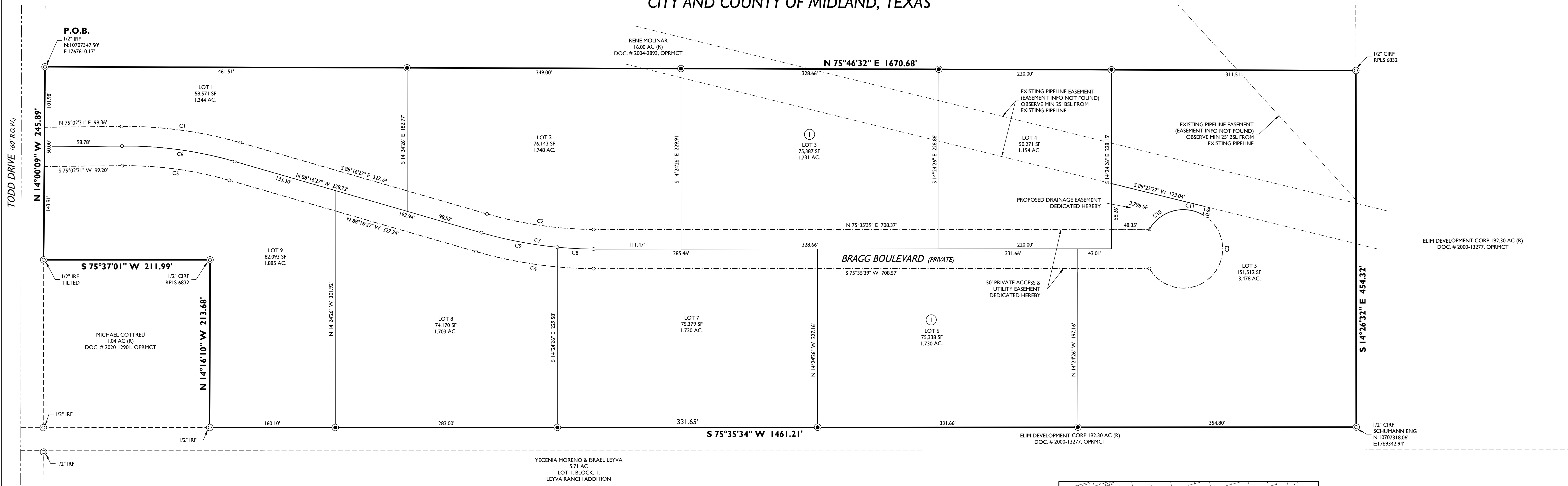
**RECEIVED**

DEC 09 2025

Initial: \_\_\_\_\_

# PLAINSVIEW ESTATES

BEING A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



### DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
  - THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR.
  - THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- 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

- 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 0.999896911 AT NGS \"MIDLAND\".
- 1/2\" IRON ROD WITH RED PLASTIC CAP MARKED \"MAVERICK FIRM # 10194514\" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- 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 #48329C0100F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE \"X\", DESIGNATED AS \"AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN\".

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

### OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS JACKED, LP, IS THE RECORD OWNER OF A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME CALLED 16.51 ACRE TRACT IN DOCUMENT NUMBER 2024-22699 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT N (p): 10707347.50, E (x): 1767610.17, A ONE HALF INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF TODD DRIVE AT THE SOUTHWEST CORNER OF A CALLED 16.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2004-2893 IN SAID \"OPR\" FOR THE NORTHWEST CORNER HEREOF;

**THENCE** N 75°46'32\" E, ALONG SAID CALLED 16.00 ACRE TRACT 1670.68 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED \"RPLS 6832\" (6832) FOUND IN THE WEST LINE OF A CALLED 192.30 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2000-13277 IN SAID \"OPR\" FOR THE NORTHEAST CORNER HEREOF;

**THENCE** S 14°26'32\" E, ALONG SAID CALLED 192.30 ACRE TRACT, 454.32 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED \"SCHUMANN\" FOUND AT AN INTERIOR CORNER OF SAID CALLED 192.30 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF;

**THENCE** S 75°35'34\" W, CONTINUING ALONG SAID CALLED 192.30 ACRE TRACT, 1461.21 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.04 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2020-12901 FOR THE SOUTH SOUTHWEST CORNER HEREOF.

**THENCE** THE FOLLOWING TWO COURSES AND DISTANCES AROUND SAID CALLED 1.04 ACRE TRACT:

- N 14°16'10\" W, 213.68 FEET TO A \"6832\" FOUND FOR AN INTERIOR CORNER HEREOF;
- S 75°37'01\" W, 211.99 FEET TO A ONE HALF INCH IRON ROD FOUND IN SAID EAST RIGHT OF WAY FOR THE WEST SOUTHWEST CORNER HEREOF.

**THENCE** N 14°00'09\" W, ALONG SAID EAST RIGHT OF WAY, 245.89 FEET TO THE POINT OF BEGINNING, CONTAINING 16.50 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JACKED, LP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PLAINSVIEW ESTATES, 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: DAVID KUHNERT FOR JACKED, LP

### ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY DAVID KUHNERT.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

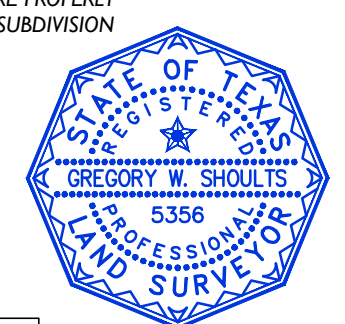
### SURVEYOR'S CERTIFICATE

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. Shoultz*

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



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	152.87	525.00	152.33	N 83° 23' 02\" E	16° 41' 02\"
C2	137.92	505.00	137.49	N 83° 54' 06\" E	15° 38' 54\"
C3	261.80	50.00	50.00	S 14° 24' 26\" E	300° 00' 00\"
C4	151.79	555.00	151.32	S 83° 53' 26\" W	15° 40' 14\"
C5	138.31	475.00	137.83	S 83° 23' 02\" W	16° 41' 02\"
C6	145.59	500.00	145.08	S 83° 23' 02\" W	16° 41' 02\"
C7	144.86	530.00	144.41	S 83° 53' 45\" W	15° 39' 35\"
C8	46.27	530.00	46.26	N 78° 34' 02\" E	5° 00' 09\"
C9	98.58	530.00	98.44	N 86° 23' 49\" E	10° 39' 23\"
C10	40.58	49.83	39.47	N 38° 50' 18\" E	46° 39' 33\"
C11	38.08	59.00	37.17	N 83° 54' 09\" E	43° 38' 13\"

### UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Developed by: *Mark Lieb*  
ATMOS ENERGY  
by: Mark Lieb

Developed by: *Jerry Underwood*  
AT&T  
by: Jerry Underwood

Developed by: *Luis Montez*  
OPTIMUM  
by: Luis Montez

Developed by: *Ruben Guerra*  
ASTOUND BROADBAND  
by: Ruben Guerra

### CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PLAINSVIEW ESTATES, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ABRAHAM BEJIL, CHAIRMAN

LONDON OCHOA, SECRETARY

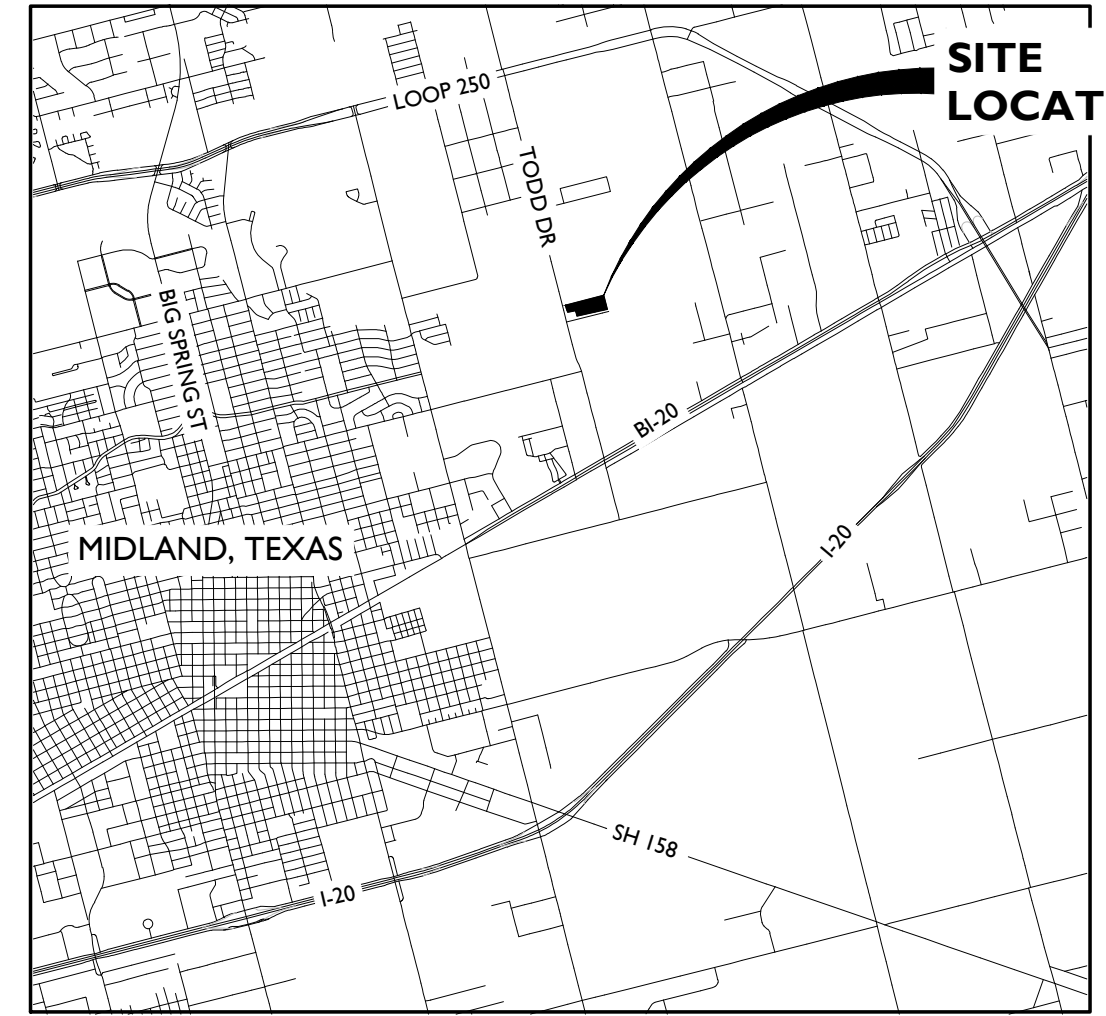
### PROPERTY OWNER

JACKED, LP  
DAVID KUHNERT  
2104 DEANNA DR  
MIDLAND, MIDLAND COUNTY - 79707  
DEED INSTRUMENT #2024-22699  
432-292-0999

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

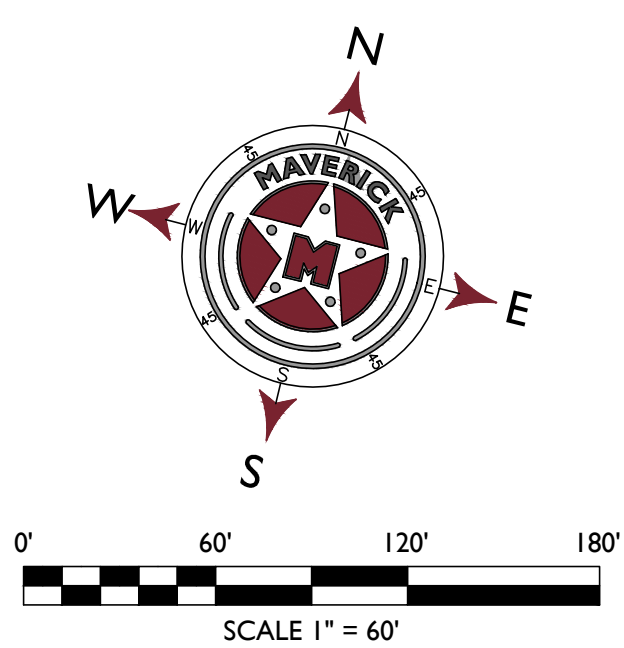
NO. \_\_\_\_\_

DATE \_\_\_\_\_



### VICINITY MAP

N.T.S.



### LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED \"MAVERICK FIRM #10194514\"
- POINT OF CURVATURE/TANGENCY
- BOUNDARY LINE
- - - - - PROPERTY LINES
- - - - - EXISTING SECTION LINE
- - - - - EXISTING EASEMENT LINE



**MAVERICK**  
CIVIL ENGINEERING / LAND SURVEYING

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

# PLAINSVIEW ESTATES



## Location Map

**SUD-25-0811**

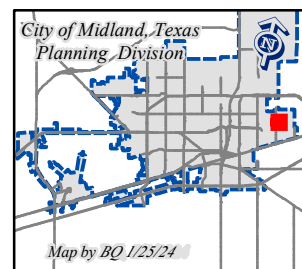
**Scale: 1" = 600'**

Proposed plat of Plainsview Estates, being a 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77. (Council District 2)

### LEGEND

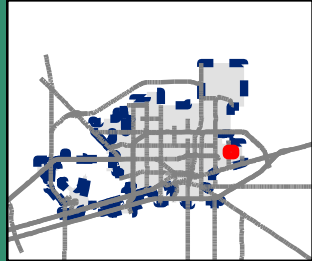
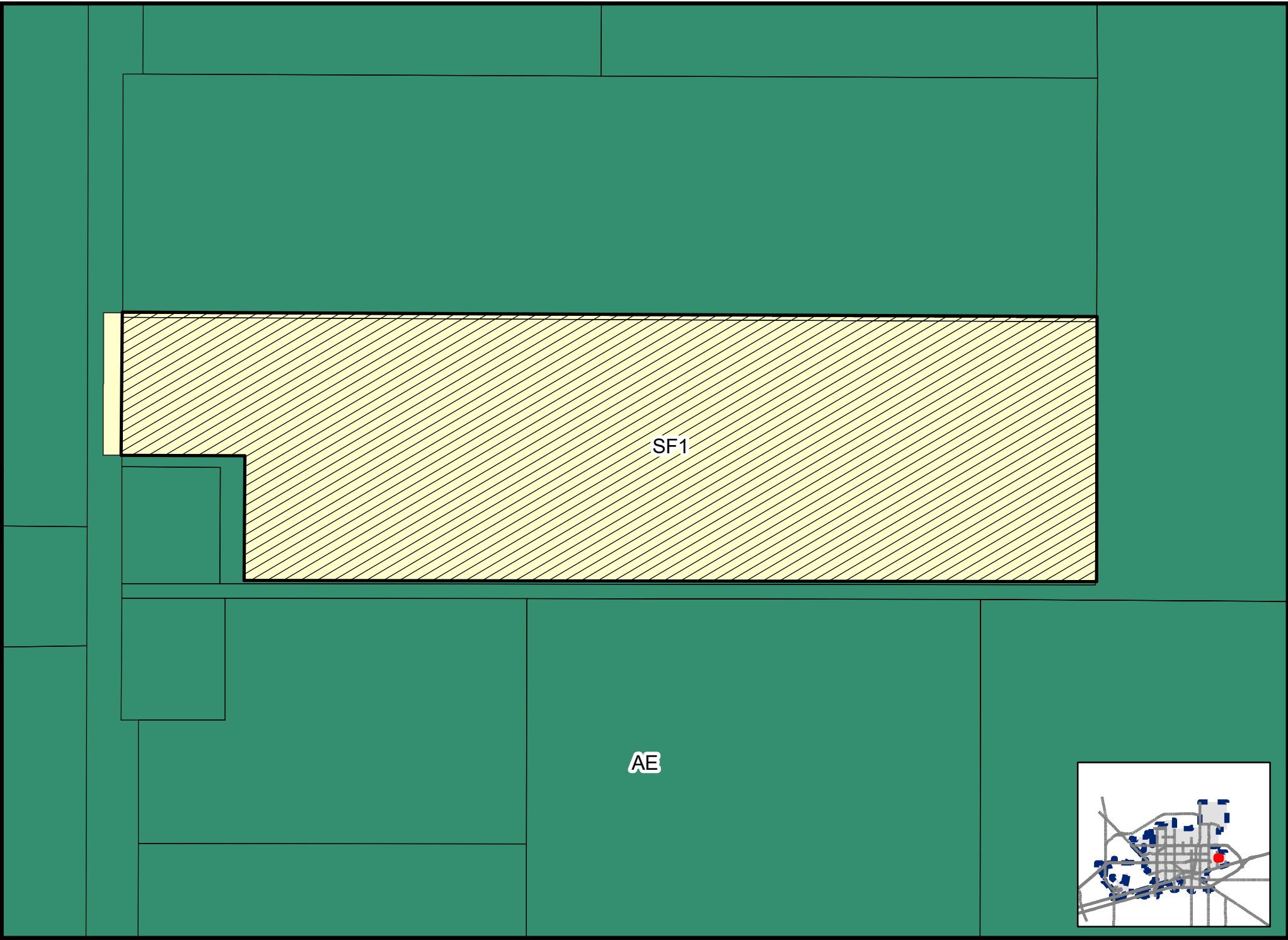
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

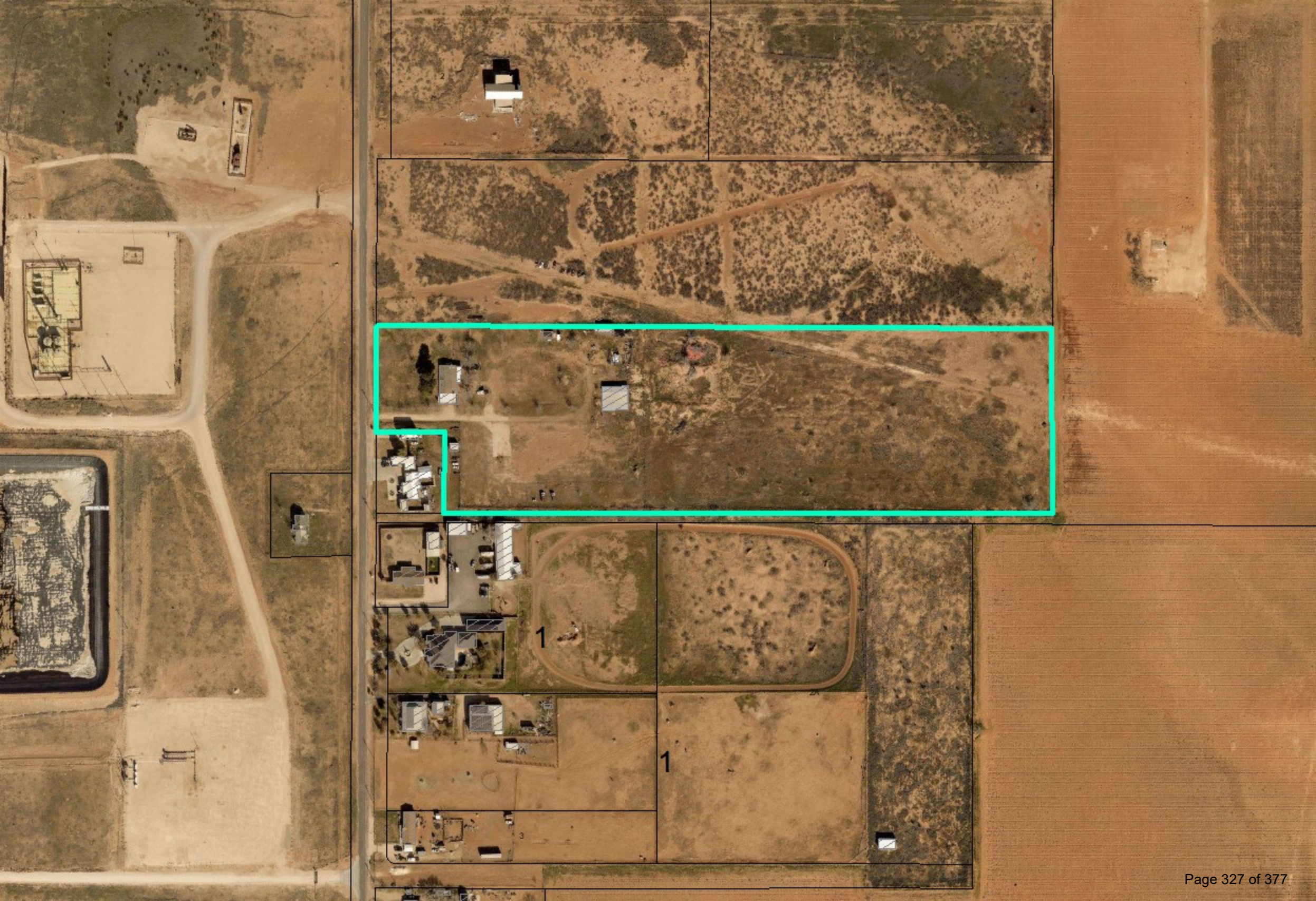


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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







# Planning and Zoning Commission Meeting

**Item Number:** 18.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Beatriz Quezada, Planner  
**Subject:** Motion approving, with staff's recommended conditions, a Preliminary Plat of Polo Club Addition, Section 10, being a 23.15-acre tract of land out of Section 3, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the east side of North Garfield Street, approximately 655 feet north of Bluebird Lane.)

---

**Purpose:**

Maverick Engineering, on behalf of Evergreen Equine, LP, is requesting to plat a 23.15 acre property located on the east side of North Garfield Street into one lot in order to obtain building permits for the construction of a barn.

**Current Zoning:**

AE, Agricultural Estates 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, planning/zoning requirements, established setbacks, Health department regulations, 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 comments, if any. [For Applicant's Information Only.]

PAVING: Deferral Letter has been submitted and is in review. [For Applicant's Information Only.]

WATER: 12" water exists in Garfield 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: 12" sewer exists in Garfield Street, okay as is. No public wastewater improvements required.[For Applicant's Information Only.]

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

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

DIMENSION: \* \* \*

OTHER: Delineate the 100-year floodplain that is in close proximate.

**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)**

Provide two sets of x-y coordinates and label one as POB. Depict easements in Lot 2, Polo Club, Sec 3.

**ADDRESSING: (Approved with Conditions)**

POB & 2nd Pair of Coordinates are missing

**SURVEYOR: (Approved)**

No comments

**PLANNING: (Approved with Conditions)**

Change year on certificates to reflect 2026. [Informational]

Staff recommends approval of the Preliminary Plat of Polo Club Addition, Section 10, subject to Condition A.

**Condition:**


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

**Attachments:**

- A. P-25-2447, Combined Files
- B. P&Z - - Polo Club Addition, Section 10 Preliminary Plat

Beatriz Quezada, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/22/2025  
Final Approval - 12/30/2025

	<b>Preliminary Plat Application</b>	<b>For Office Use Only</b> SUB- _____ - _____
		P- _____ - _____

**Subdivision Name:** POLO CLUB ADDITION, SECTION 10  
 (Must be named in accordance with 11-2-5(A)4 of the City Code)

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

<b>Property Owner</b> Print Name: EVERGREEN EQUINE, LP		Phone #: 432-553-4600	
		Email: sholtj@aol.com	
Address:	City:	State:	Zip:

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

<b>Representative</b> (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)  
TO CONSTRUCT A BARN

<b>Plat Information</b>		Total Acreage: 23.15	
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)			
Number of Lots: 1		Number of Multi-Family Dwelling Units:	
<b>Request Type:</b> <input checked="" type="checkbox"/> Initial Preliminary Plat <input type="checkbox"/> Preliminary Plat Amendment (If preliminary plat amendment, submit markup showing proposed changes)			
<b>Deferral Request:</b> Do you plan on requesting a deferral to the timing of public improvements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, the deferral request must be submitted to the Planning Division by final plat submittal)			
<b>Development Agreement:</b> Are you requesting a development agreement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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](mailto: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](mailto: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](http://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): Alex Bryant Date: 12.4.25

**Property Owner** (printed): Alex Bryant

*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

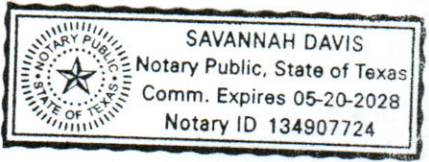
Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Polo Club Add. Sec. 10 or authorized by Evergreen Equine LP, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) Agnese Daine

Subscribed and sworn to before me, this 9 day of December, 2025, to certify which witness my hand and seal of office.

[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



For Office Use Only	
<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Digital and Physical Copies of Plat
<input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online	<input type="checkbox"/> Deferral Letter (if applicable. Due at final submittal)
Check# <u>5702</u>	<input type="checkbox"/> Groundwater Availability Certification Forms (if applicable)
Planner Notes: <u>Eng-needed Drainage Report</u>	
Signature: <u>Burt O-g</u>	Date: <u>12/9/25</u>

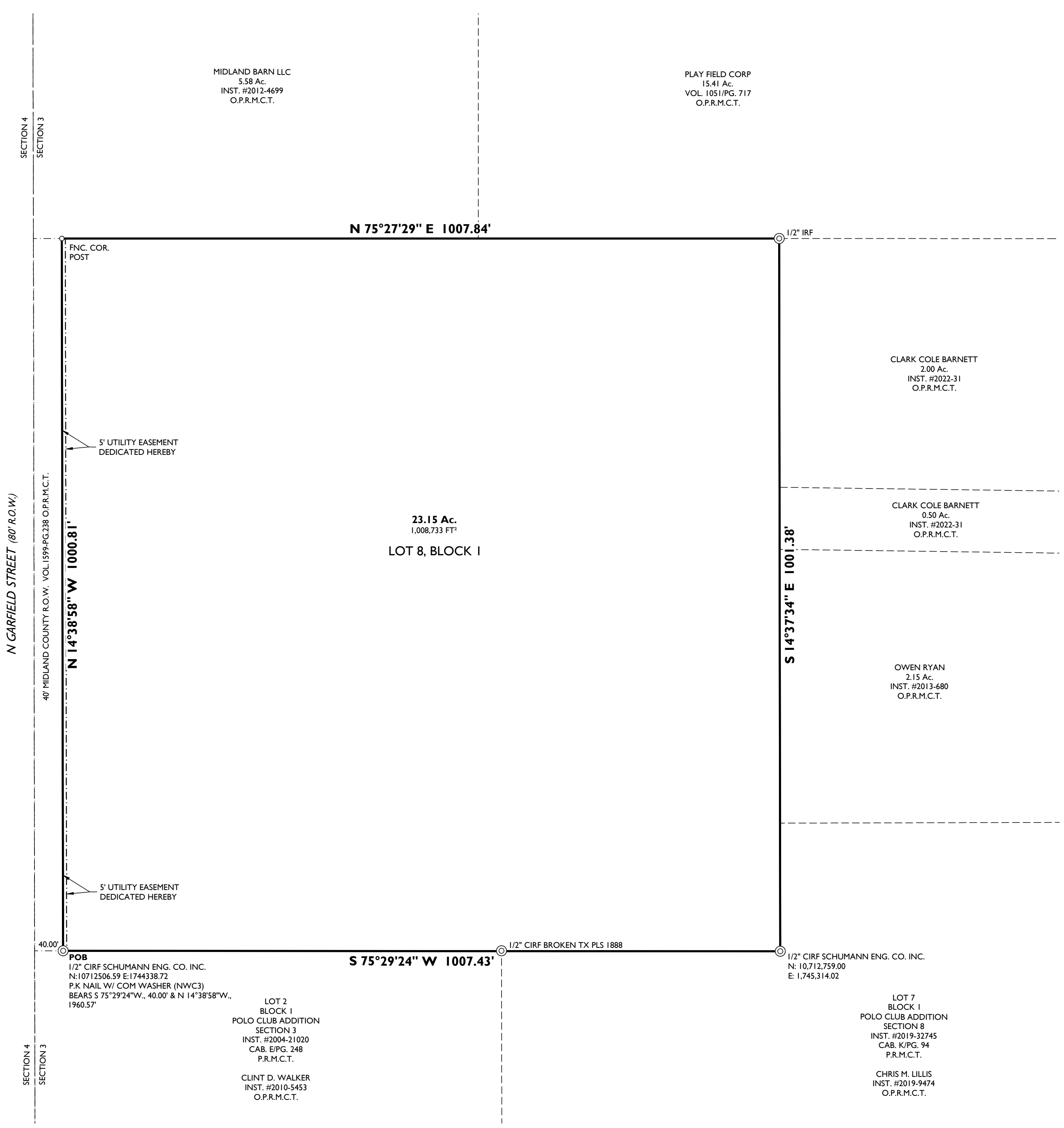
**RECEIVED**

DEC 09 2025

Initial: \_\_\_\_\_

# POLO CLUB ADDITION, SECTION 10

A 23.15 ACRE TRACT OF LAND OUT OF SECTION 3, BLOCK X,  
H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



MIDLAND BARN LLC  
5.58 Ac.  
INST. #2012-4699  
O.P.R.M.C.T.

PLAY FIELD CORP  
15.41 Ac.  
VOL. 1051/PG. 717  
O.P.R.M.C.T.

CLARK COLE BARNETT  
2.00 Ac.  
INST. #2022-31  
O.P.R.M.C.T.

CLARK COLE BARNETT  
0.50 Ac.  
INST. #2022-31  
O.P.R.M.C.T.

OWEN RYAN  
2.15 Ac.  
INST. #2013-680  
O.P.R.M.C.T.

1/2" CIRF SCHUMANN ENG. CO. INC.  
N. 10,712,759.00  
E. 1,745,314.02

LOT 7  
BLOCK 1  
POLO CLUB ADDITION  
SECTION 8  
INST. #2019-32745  
CAB. K/PG. 94  
P.R.M.C.T.

CHRIS M. LULLIS  
INST. #2019-9474  
O.P.R.M.C.T.

LOT 3  
BLOCK 1  
POLO CLUB ADDITION  
SECTION 3  
INST. #2004-21020  
CAB. E/PG. 246  
P.R.M.C.T.

CLINT D. WALKER  
INST. #2010-5453  
O.P.R.M.C.T.

FIELD NOTE DESCRIPTION OF A 23.15 ACRE TRACT OF LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, BLOCK X, H.P. HILLIARD SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME CALLED 23.15 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2020-31658 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

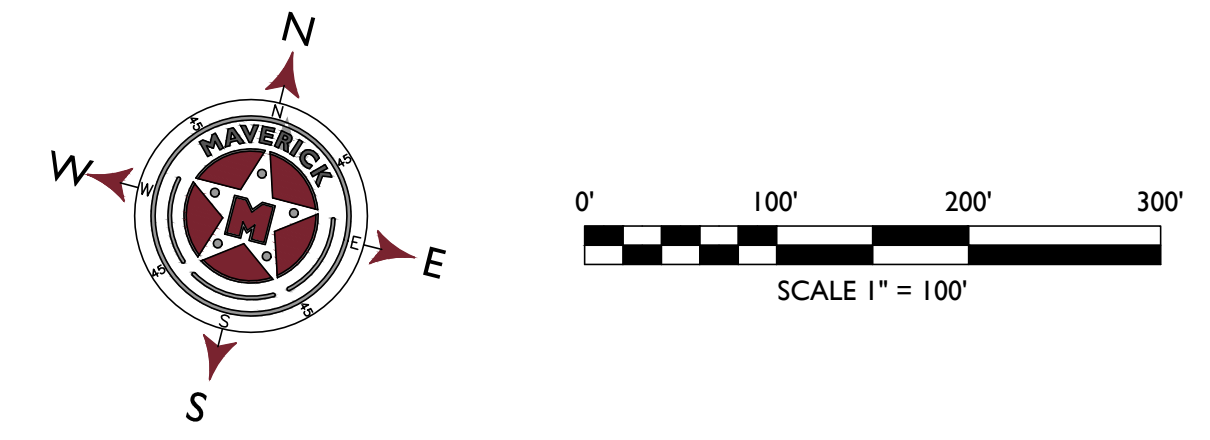
**BEGINNING** AT N 10712506.59 E 1744338.72, A ONE HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "SCHUMANN" (199) FOUND ON THE NORTH LINE OF LOT 2, BLOCK 1, POLO CLUB ADDITION, SECTION 3, AS DIRECTED ON A PLAT RECORDED AS DOCUMENT NUMBER 2004-21020 IN THE PLAT RECORDS OF SAID MIDLAND COUNTY, AT THE SOUTHEAST CORNER OF A CALLED 40 FOOT MIDLAND COUNTY RIGHT OF WAY DESCRIBED IN VOLUME 1599 ON PAGE 238 OF SAID "OPR" FROM WHICH A P.N. NAIL WITH WASHER MARKED "COM" AT OR NEAR THE NORTHWEST CORNER OF SAID SECTION 3 BEARS S 75°29'24" W, 40.00 FEET AND N 14°38'58" W, 1000.81 FEET TO THE SOUTHWEST CORNER HEREOF.

**THENCE** N 14°38'58" W, ALONG SAID RIGHT OF WAY, 1000.81 FEET TO A FENCE CORNER POST FOUND IN THE SOUTH LINE OF A CALLED 5.58 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2012-4699 IN SAID "OPR" FOR THE NORTHWEST CORNER HEREOF.

**THENCE** N 75°27'29" E, ALONG SAID CALLED 5.58 ACRE TRACT AND A CALLED 15.41 ACRE TRACT AS DESCRIBED IN VOLUME 1051 ON PAGE 717 IN SAID "OPR", 1007.84 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2022-31 IN SAID "OPR" FOR THE NORTHEAST CORNER HEREOF.

**THENCE** S 14°37'34" E, ALONG SAID CALLED 2.00 ACRE TRACT, A CALLED 0.50 ACRE TRACT IN THE SAME DOCUMENT, A CALLED 2.15 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2013-680 IN SAID "OPR" AND LOT 7, BLOCK 1, POLO CLUB ADDITION SECTION 8 AS DIRECTED ON A PLAT RECORDED AS DOCUMENT NUMBER 2019-32745 IN SAID PLAT RECORDS, 1001.38 FEET TO A "TMC" FOUND AT AN INTERIOR CORNER OF SAID LOT 7 FOR THE SOUTHWEST CORNER HEREOF.

**THENCE** S 75°29'24" W, ALONG SAID LOT 7, AT 391.51 FEET PASSING A ONE HALF INCH IRON ROD WITH A CAP MARKED "PLS 1888" FOUND FOR THE NORTH COMMON CORNER OF SAID LOT 7 AND SAID LOT 2, IN ALL 1007.43 FEET TO THE POINT OF BEGINNING CONTAINING 1008733 SQUARE FEET OR 23.16 ACRES OF LAND.



**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 RPLSH5356  
MAVERICK ENGINEERING (TX FIRM #10194514)  
1909 W. WALL STREET, SUITE, K  
MIDLAND, TX 79701

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INURANCE RATE MAP #48329C0084F, 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**

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- 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.
- 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**

- 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 0.9999896911 AT NGS "MIDLAND".
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- THIS IS A PROVISIONAL 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.

**OWNER'S CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS EVERGREEN EQUINE, LP IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 3, BLOCK X H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HOLT JOHNSON, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS POLO CLUB ADDITION, SECTION 10, 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 \_\_\_\_\_, MO.,  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: EVERGREEN EQUINE, LP

**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 HOLT JOHNSON, 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

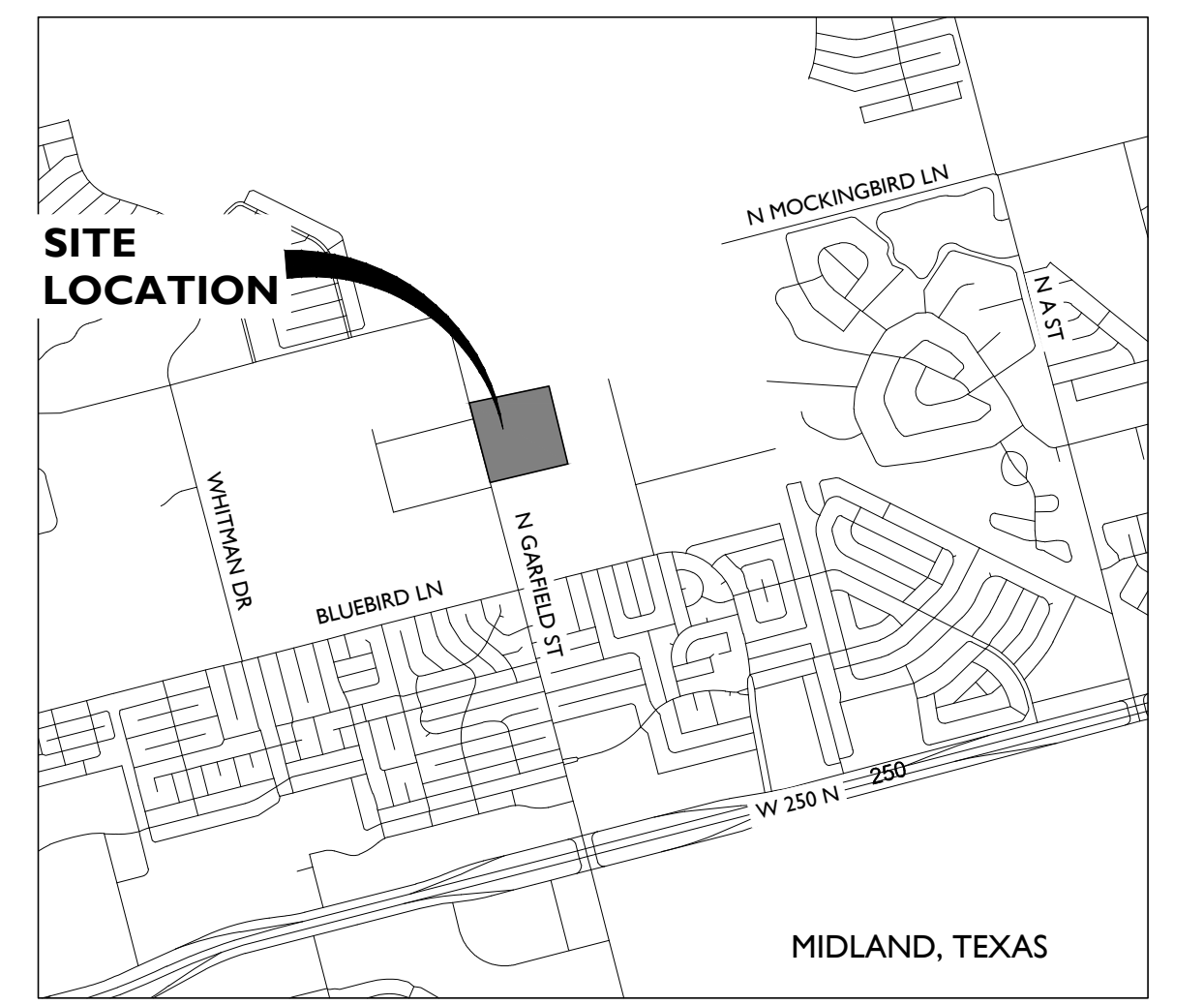
**CERTIFICATE OF APPROVAL**

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF POLO CLUB ADDITION, SECTION 10, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ABRAHAM BEJIL, CHAIRMAN  
LONDON OCHOA, SECRETARY



**VICINITY MAP**  
N.T.S.

**LEGEND**

- ⊙ FOUND MONUMENT AS NOTED
- FNC CORNER
- SECTION LINE
- ==== BOUNDARY LINE
- - - - EASEMENT LINE
- PROPERTY LINES
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX

**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  
EVERGREEN EQUINE, LP  
1007 PECAN AVENUE  
MIDLAND, TEXAS - 79705  
DEED INSTRUMENT # 2020-37658  
PHONE # 432-553-4600

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

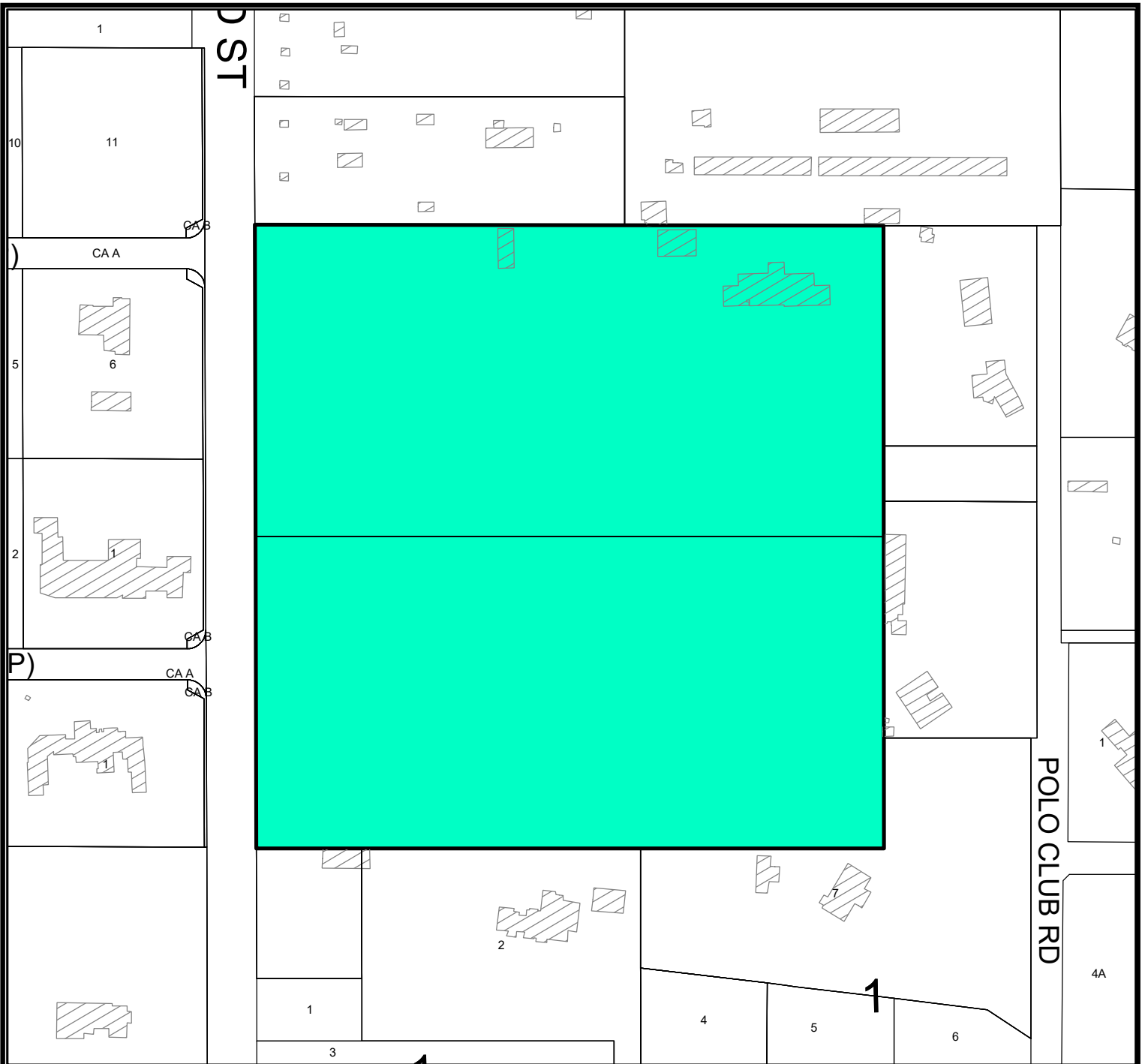
NO. \_\_\_\_\_  
DATE \_\_\_\_\_



**MAVERICK**  
CIVIL ENGINEERING / LAND SURVEYING

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

## POLO CLUB ADDITION SECTION 10



## Location Map

**SUB-25-0908**

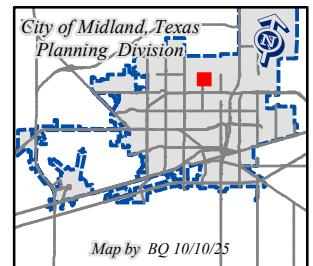
**Scale: 1" = 1,200'**

Proposed plat of Polo Club Addition, Section 10, being a 23.15-acre tract of land out of Section 3, Block X, H. P. Hillard Survey, City and County of Midland, Texas.

Generally located on the east side of North Garfield Street, approximately 655 feet north of Bluebird Lane. (Council District 1)

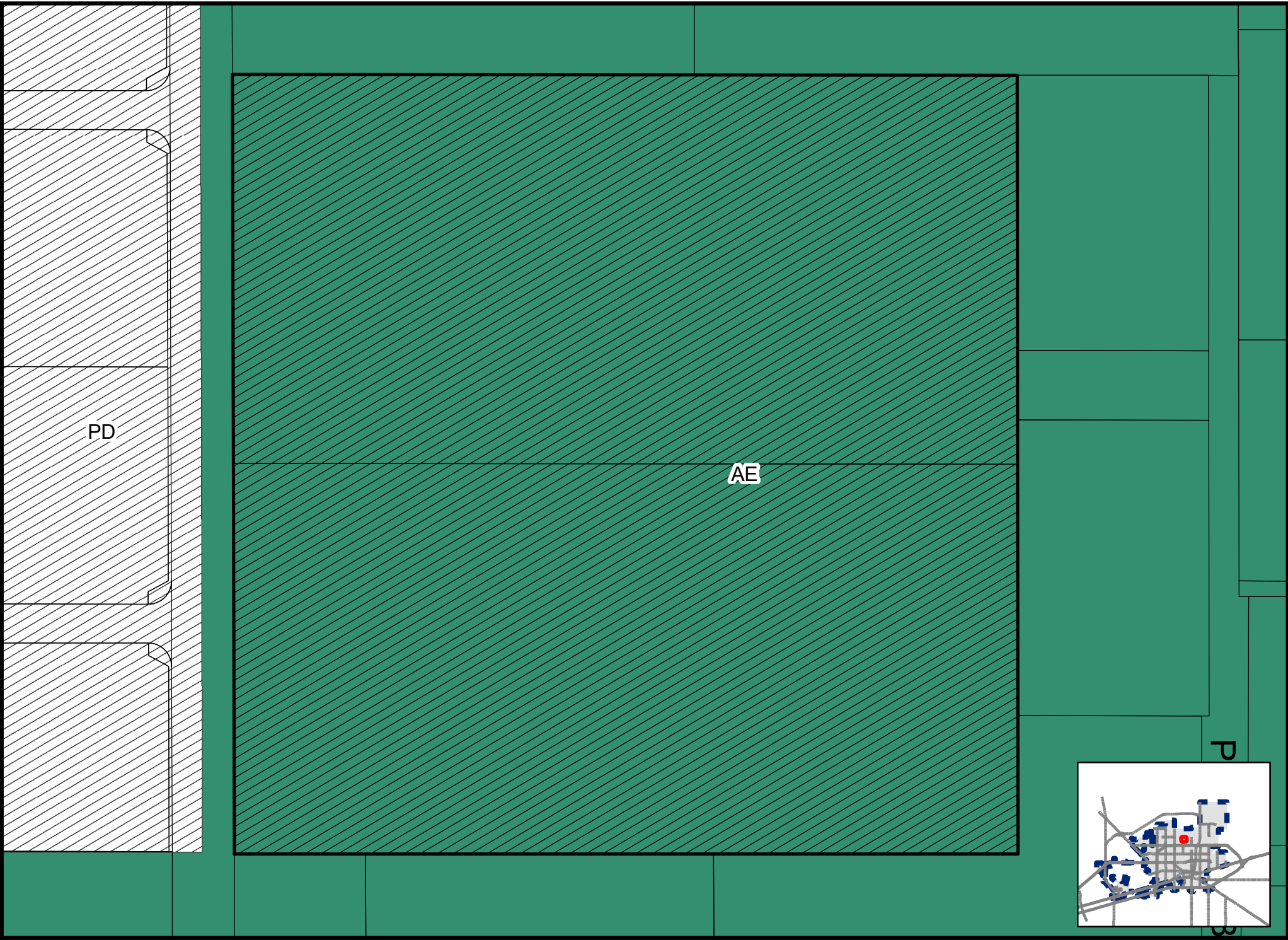
### LEGEND

- 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.



PD

AE

P

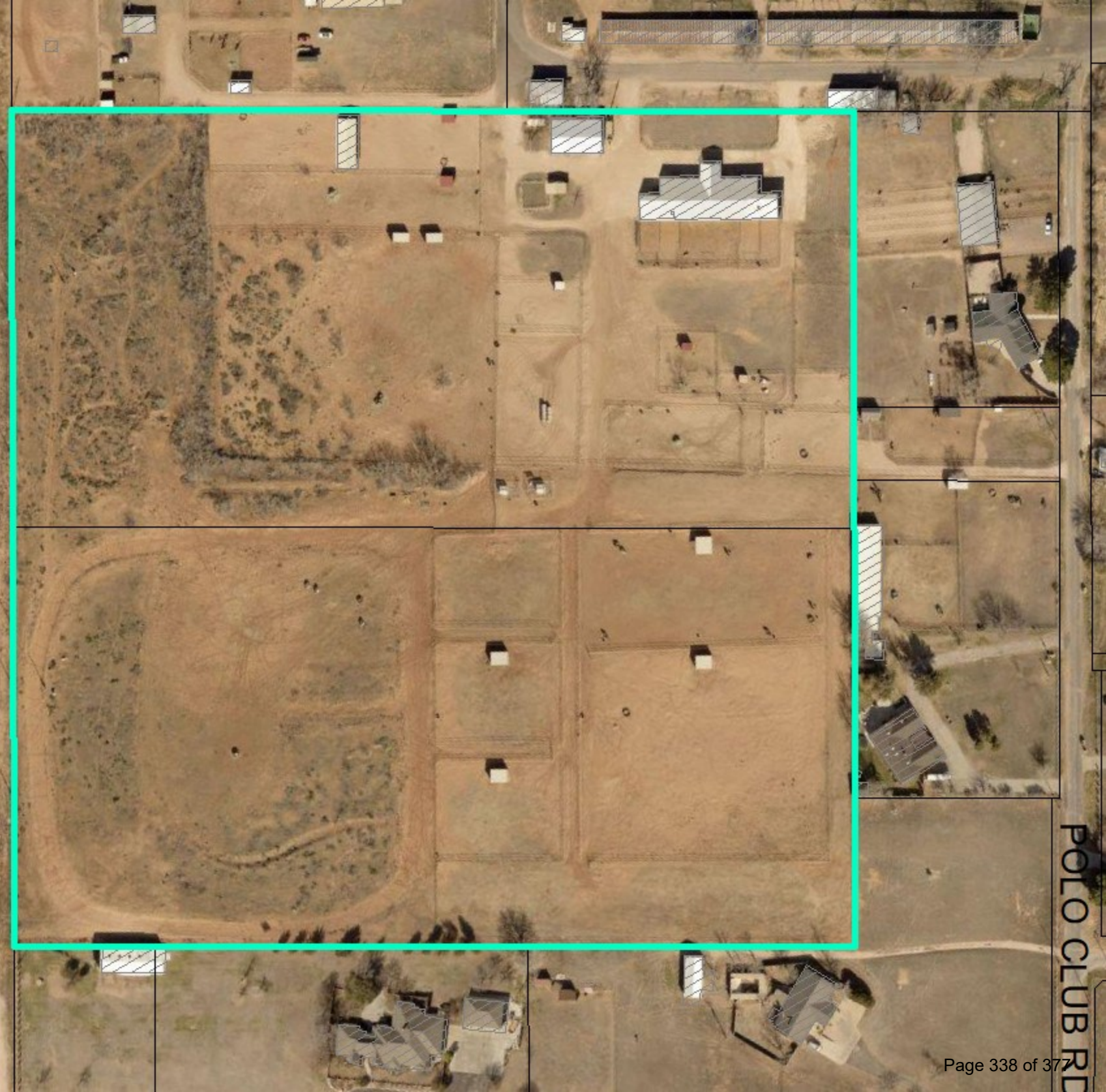
B





TEXLAND CR (P)

TEXLAND CR (P)



POLO CLUB RD



# PRELIMINARY PLAT POLO CLUB ADDITION, SECTION 10

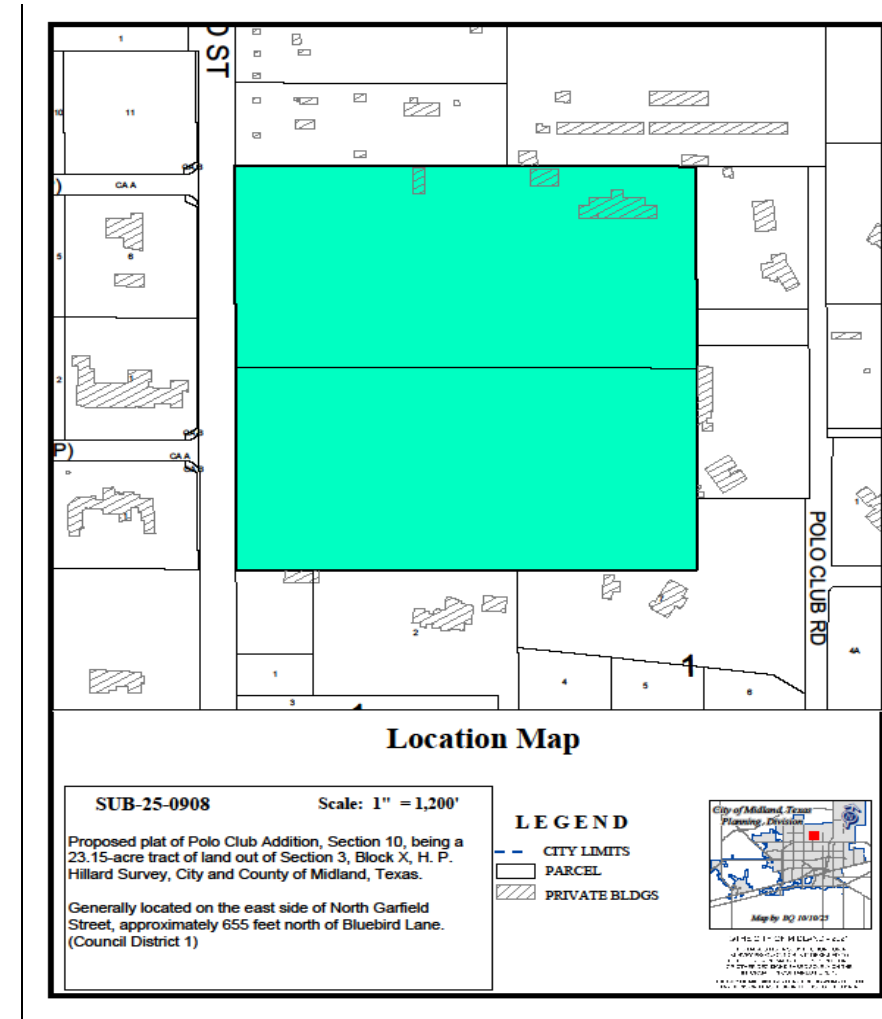


Visit Our Website

**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

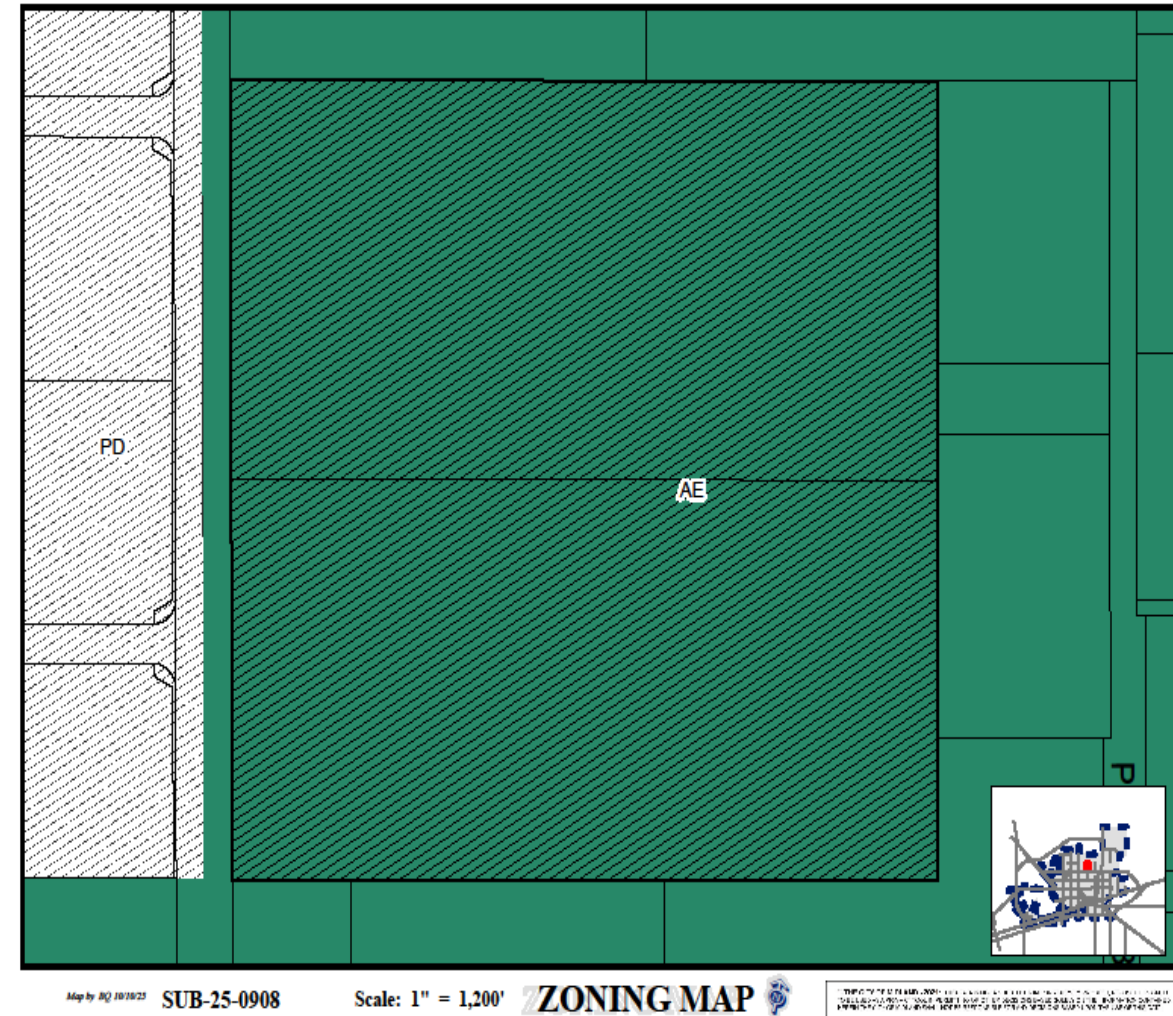
- **Property Owner:** Evergreen Equine, LP
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of North Garfield Street, approximately 655 feet north of Bluebird Lane. (District 1)
- **Reason for Request:** To obtain a building permit for the construction a barn





# ZONING

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



Map by HQ 10/10/23 SUB-25-0908

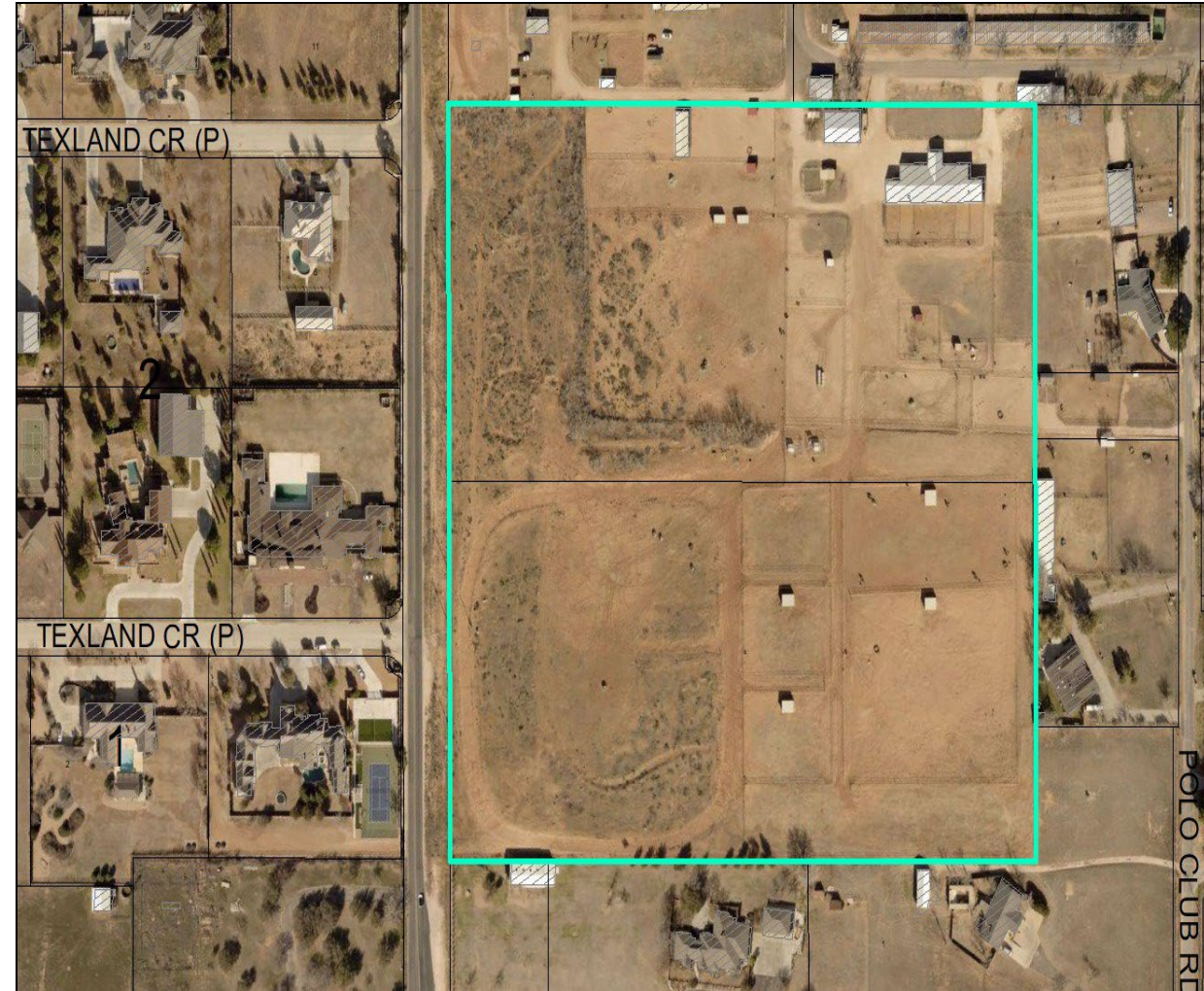
Scale: 1" = 1,200'

ZONING MAP

THE CITY OF MIDLAND, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS ZONING MAP. THE CITY OF MIDLAND, TEXAS, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS ZONING MAP.

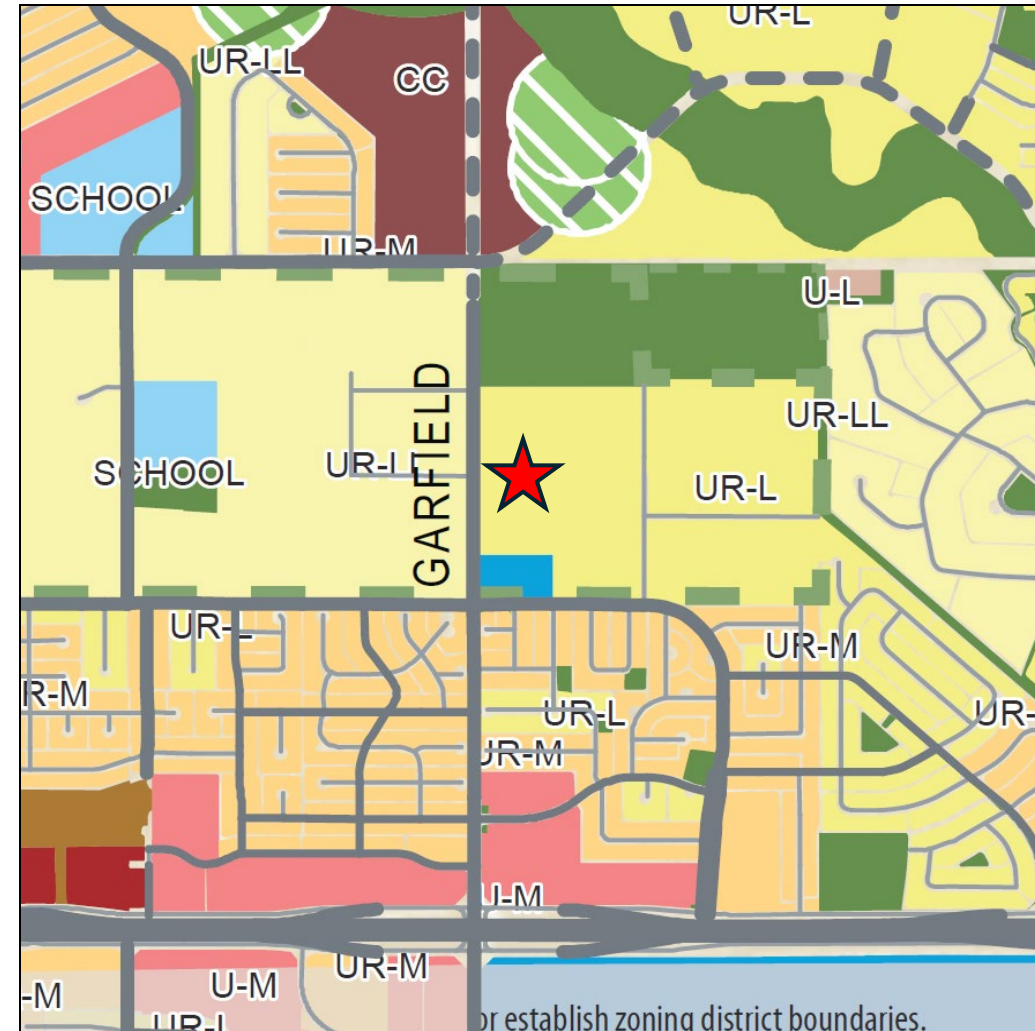
# LAND USE

- **Current Use:** Equestrian Center
- **Surrounding Uses:**
  - **North:** Equestrian Center
  - **South/East/West:** Residential



# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L)
- **Supported Uses:** Restrictive land use, emphasizing single-family detached developments. Civil uses are generally allowed when appropriate.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



# STAFF'S RECOMMENDATION

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



# MISSION

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





# Planning and Zoning Commission Meeting

**Item Number:** 19.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Angelina Bettanini, Planner II  
**Subject:** Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 60, being a plat of a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard.)

---

**Purpose:**

Ky Ellison, on behalf of Texas Brothers, LLC, is requesting to plat a 1.48-acre property located on the east side of Tradewinds Boulevard into 2 lots for future commercial development.

**Current Zoning:**

PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center

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, planning/zoning requirements, established setbacks, Health department regulations, 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 comments, if any. [For Applicant’s Information Only.]

PAVING: Thomason and Tradewinds roadways are okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 16” water exists in Tradewinds Street, okay as is. 16” water exists in Thomason 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: 12” sewer exists in Tradewinds Street, okay as is. 8” sewer exists in Thomason Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

DRAINAGE: Drainage report has been sent back with comments on 12/30/2025. [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 with Conditions)**

Add a note on plat providing a blanket cross access easement between all lots in all areas where permitted buildings are not existing or proposed. [Reference City Code Section 9-4-5(D), Section 11-2-5(B)1, Section 11-2-5(B)4.]

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.]

**FIRE: (Approved)**

No comments or objections.

**OIL AND GAS: (Approved with Conditions)**

No Oil & Gas issues

**GIS: (Approved)**

Label block number on plat visual. Block is 1. Is northwest corner of plat a corner clip/dedication? Is so please depict, giving acreage/sq ft to be dedicated. (Confirm with Transportation) This does not appear to be a replat, please check legal description. Also, ensure that legal description shows that plat is in the City as well.

**ADDRESSING: (Approved with Conditions)**

Missing the Block # on plat.

**ONCOR: (Approved)**

Oncor has no conflicts with this plat.

**AT&T: (Approved)**

We do have a buried copper cable in the utility easement there Angelina.

**CRMWD: (Approved)**

We do not have any comments on this plat.

**HEALTH DEPARTMENT: (Approved)**

The plat show a sewer line on the plat, so no need for a septic system on this plat for the two lots.

**PLANNING: (Approved)**

Change the certificate dates to reflect 2026 [Informational]

The plat boundary should be outlined in black [Informational]

Have your legal description match the one I provided [Informational]

Include the names of the utility companies that sign off on the plat [Midland City Code 11-2-3(H)3(m)(4)]

Include the following note: "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." [Midland City Code 11-2-3(H)3(b)(1)]

Include the following note: Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained." [Midland City Code 11-2-5(B)8(b)]

A zone change is running concurrently with this plat [Informational]

Provide an owners certificate, acknowledgment, surveyors certificate, and certificate of

approval on the face of the plat. [Midland City Code 11-2-3(H)3(m)]

Staff recommends approval of the Preliminary Plat of Westridge Park Addition, Section 60, subject to the following conditions.

**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. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**

**C. 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-25-0922, Combined Docs
- B. P&Z - Westridge Park Preliminary Plat

Angelina Bettanini, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/31/2025  
Final Approval - 12/31/2025



Preliminary Plat Application

For Office Use Only

SUB- 25-0922

P- 25-2448

Subdivision Name: HTeaD

(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: Ky Ellison

Phone #: (432) 266-8517

Email: Ky@myporters.net

Address: 200 NW Ave 1C

City: Andrews

State: TX

Zip: 79714

Property Owner

Print Name: Texas Brothers, LLC

Phone #: (432) 523-9025

Email: Ky@myporters.net

Address: 200 NW Ave 1C

City: Andrews

State: TX

Zip: 79714

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)

Current Plat too large for current needs (HTeaD), replatting to develop secondary piece at a later date.

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](mailto: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](mailto: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](http://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): [Signature] Date: 12/09/2025

**Applicant** (printed): Ky Ellison

**Property Owner** (signature): [Signature] Date: \_\_\_\_\_

**Property Owner** (printed): Judd Porter

*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:**

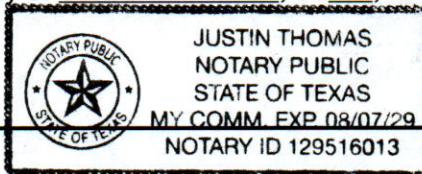
STATE OF TEXAS  
COUNTY OF MIDLAND

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 Texas Brothers LLC or authorized by Judd Porter, 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 9<sup>th</sup> day of December, 2025, to certify which witness my hand and seal of office.

\_\_\_\_\_  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



**For Office Use Only**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Property Owner Authorization                             | <input checked="" type="checkbox"/> Digital and Physical Copies of Plat               |
| <input checked="" type="checkbox"/> Application Fee / <input type="checkbox"/> Paying online | <input type="checkbox"/> Deferral Letter (if applicable. Due at final submittal)      |
| Check# <u>10158</u>  | <input type="checkbox"/> Groundwater Availability Certification Forms (if applicable) |

Planner Notes:

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Signature:

*Chang-Ratt*

Date:

**RECEIVED**

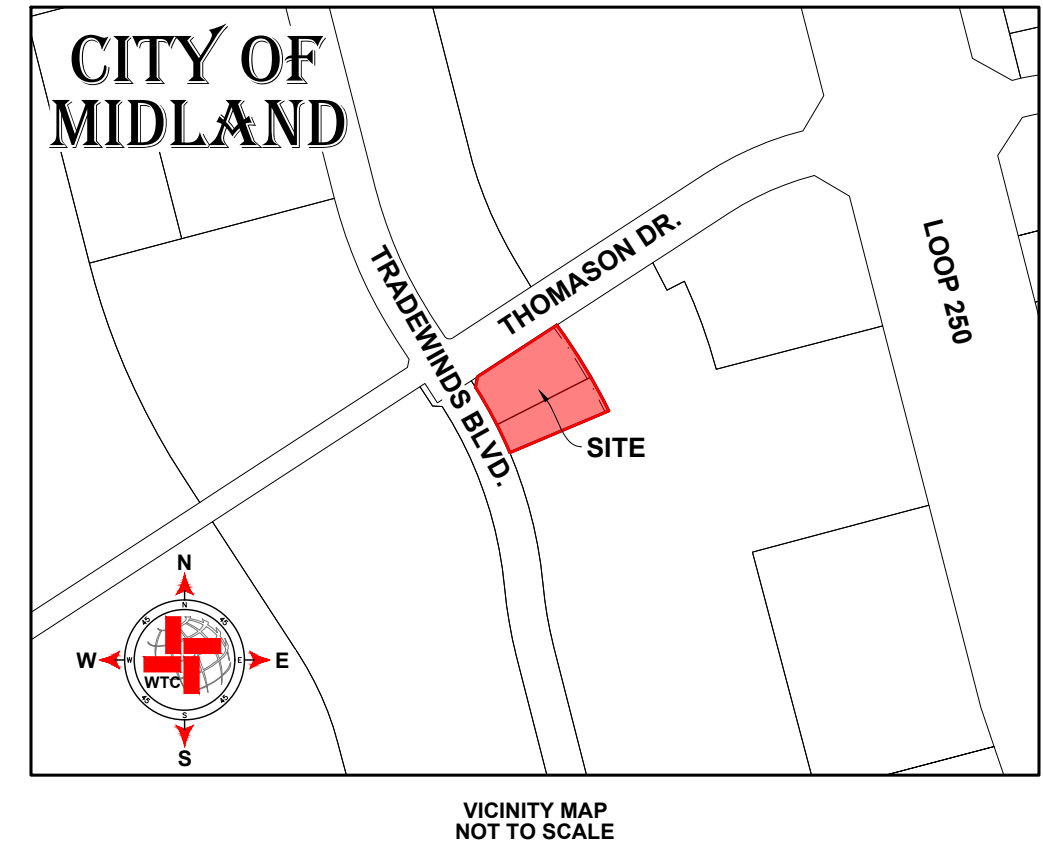
DEC 09 2025

Initial:

*MKY*

# HTeaO

BEING A REPLAT OF A 1.48 ACRE TRACT OF LAND OUT OF A 37.65 ACRE TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2019-19221 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, ABSTRACT 830, TEXAS PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS



**UTILITY COMPANY CERTIFICATE:**  
This plat has been checked for accessibility of utilities.

Signed: \_\_\_\_\_  
**Optimum**  
Signed: \_\_\_\_\_  
**AT&T**  
Signed: \_\_\_\_\_  
**Atsoud Broadband**  
Signed: \_\_\_\_\_  
**Atmos Energy**

**CERTIFICATE OF APPROVAL:**  
THE COMMISSIONER'S COURT OF MIDLAND COUNTY, TEXAS ON \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.  
BY: \_\_\_\_\_  
MIDLAND COUNTY JUDGE

**SURVEYOR'S CERTIFICATE**  
STATE OF TEXAS §  
COUNTY OF MIDLAND §  
KNOW ALL MEN BY THESE PRESENTS:  
I, James C. Tompkins, 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 all requirements of the City of Midland, Texas.  
**PRELIMINARY** 10/28/2025  
JAMES C. TOMPKINS, RPLS #6768 DATE

**PROPERTY OWNER(S):**  
Texas Brothers, LLC  
Trae Porter, Managing Member  
200 NW Ave K  
Andrews, Texas 79714  
(432) 631-4768  
Trae@myporters.net

**PLAT FILED FOR RECORD MIDLAND COUNTY, TEXAS**  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
CABINET \_\_\_\_\_ PAGE \_\_\_\_\_

**FINAL PLAT**  
**HTeaO**  
BEING A REPLAT OF A 1.48 ACRE TRACT OF LAND OUT OF A 37.65 ACRE TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2019-19221 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, ABSTRACT 830, TEXAS PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS  
**W T C, INC.**  
405 S.W. 1st Street MIDLAND, TX 79714  
(432) 533-2181  
TEXAS REGISTERED ENGINEERING FIRM F-2746  
TEXAS REGISTERED SURVEYOR FIRM #100792-00  
SURVEY DATE: 08/04/2025 DRAFT: FHI  
JOB NO.: WTC56912 SHEET: 01 OF 01

**DEDICATION**  
STATE OF TEXAS §  
COUNTY OF MIDLAND § OWNER'S ACKNOWLEDGMENT AND DEDICATION

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING A REPLAT OF A 1.48 ACRE TRACT OF LAND OUT OF A 37.65 ACRE TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2019-19221 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.), SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, ABSTRACT 830, TEXAS PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A ONE-HALF INCH IRON ROD WITH A CAP MARKED "PARKHILL RPLS 6889," FOUND ON THE WEST LINE OF SAID 37.65 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF TRADEWINDS BOULEVARD (100' R.O.W.) AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-17578 O.P.R.M.C.T., BEING THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE** ALONG SAID EAST RIGHT-OF-WAY LINE OF TRADEWINDS BOULEVARD, A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 192.87 FEET, A RADIUS OF 1149.88 FEET, AND A CHORD BEARING OF N.27°44'58"W., A DISTANCE OF 192.64 FEET TO A PK NAIL SET ON SAID EAST LINE FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

**THENCE** N.11°55'14"E., A DISTANCE OF 28.27 FEET TO A ONE-HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "6768," SET ON THE SOUTH RIGHT-OF-WAY LINE OF THOMASON DRIVE (120' R.O.W.) AND THE SOUTH LINE OF WESTRIDGE PARK ADDITION SECTION 6, A PLAT RECORDED IN CABINET F, PAGE 183, O.P.R.M.C.T., FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

**THENCE** N.56°56'26"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THOMASON DRIVE, A DISTANCE OF 246.03 FEET TO A ONE-HALF INCH IRON ROD WITH A CAP MARKED "PARKHILL RPLS 6889," FOUND ON SAID SOUTH RIGHT-OF-WAY LINE OF THOMASON DRIVE AND BEING THE NORTHEAST CORNER OF THIS TRACT;

**THENCE** A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 261.54 FEET, A RADIUS OF 1500.00 FEET, AND A CHORD BEARING OF S.31°14'21"E., A DISTANCE OF 261.21 FEET TO A ONE-HALF INCH IRON ROD WITH A CAP MARKED "PARKHILL RPLS 6889," FOUND AND ACCEPTED AS THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE** S.67°04'40"W., A DISTANCE OF 279.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.48 ACRES OF LAND.

and designated herein as the **HTeaO** subdivision to Midland County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Trae Porter, Managing Member of Texas Brothers, LLC Date: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **TRAE PORTER**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
\_\_\_\_\_  
County, Texas

### GENERAL NOTES:

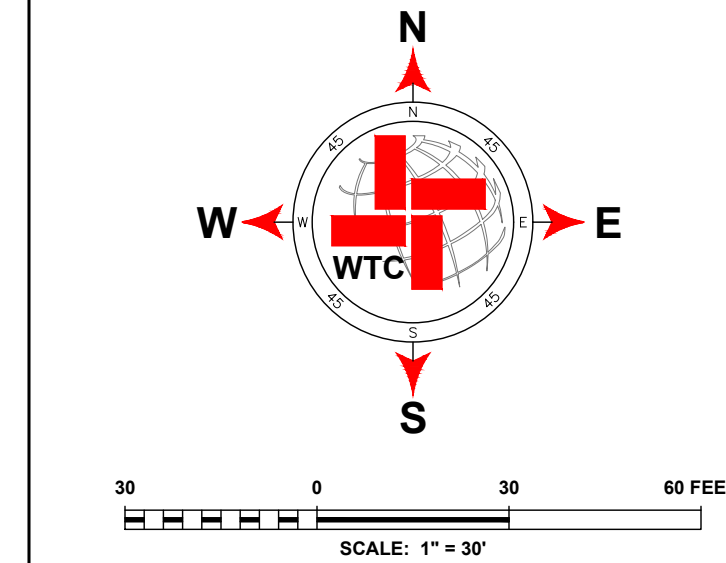
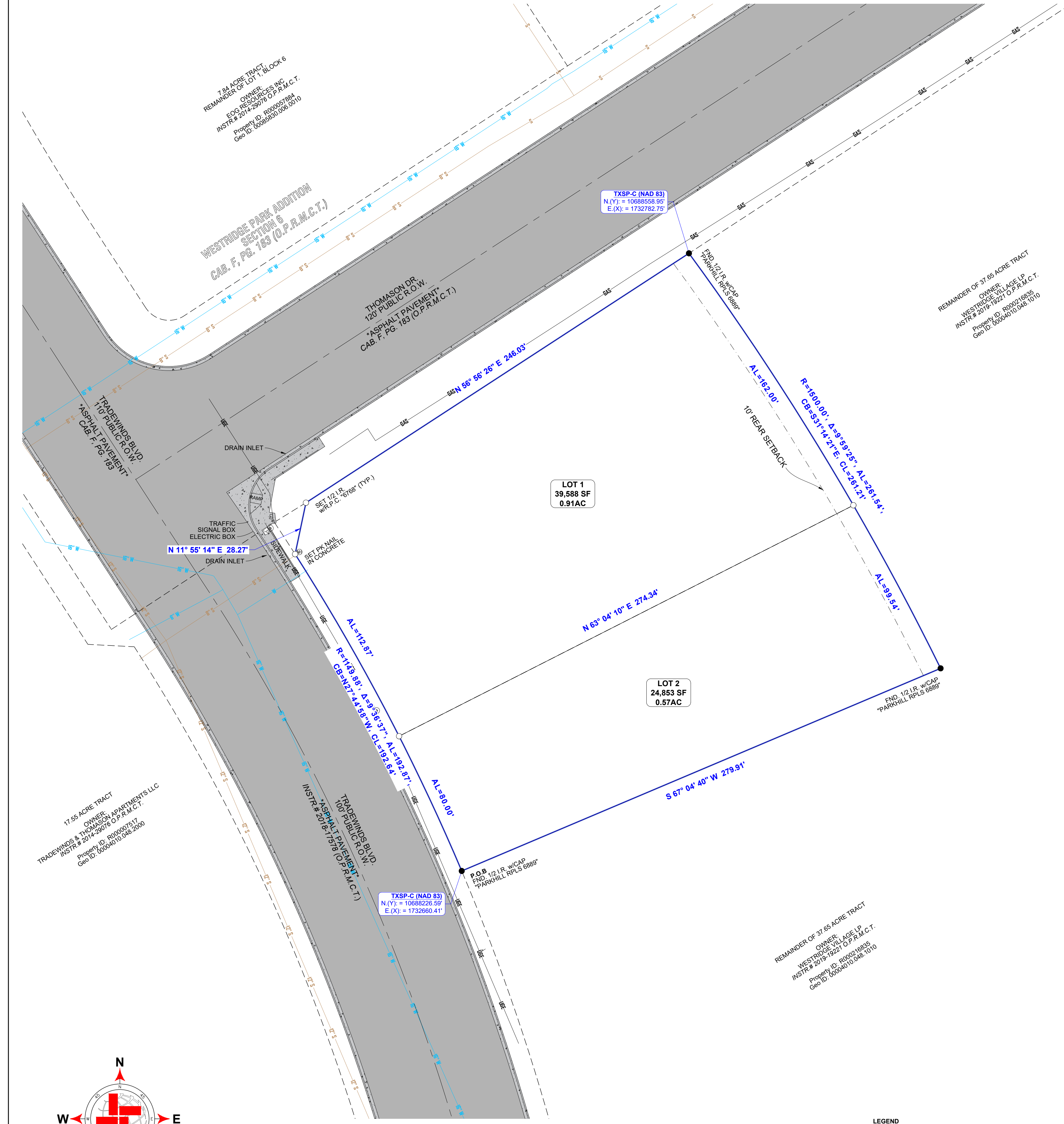
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
- The installation or 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.
- This property is within the flood zone identified as Zone X by Flood Insurance Rate Map Community Panel No. 48329C 0182 F, Effective Date September 16, 2005.
- 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.
- A Permit to construct access driveways to connect to Midland County Right-of-way is required to be obtained prior to any driveway culvert installation.
- Due to unknown locations of underground utilities, in particular gas and oil facilities, the Developer is to make known all locations of existing pipeline and/or easements, including blanket easements, across the property.
- There are no new easements created on this plat.

### SURVEY NOTES:

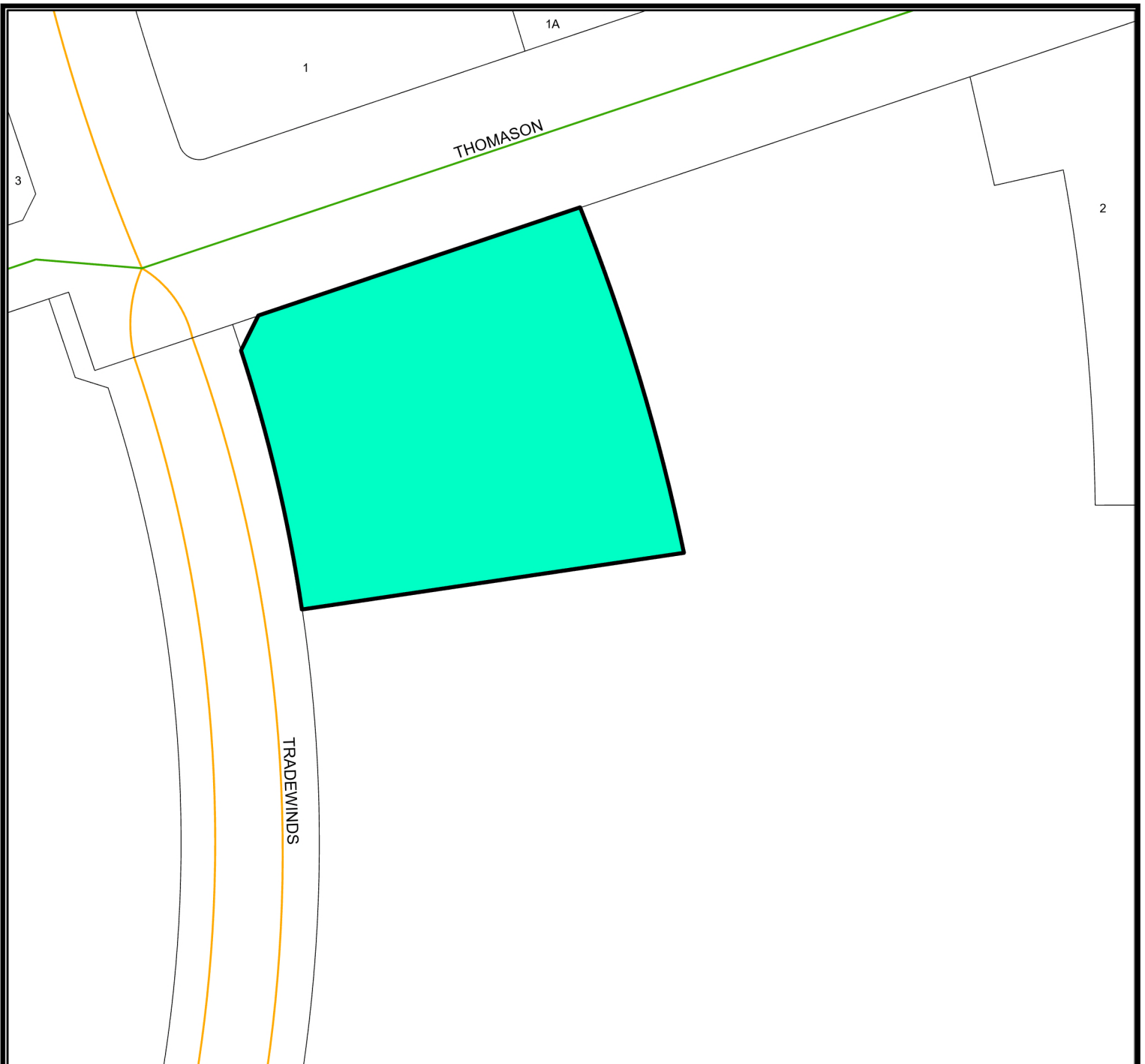
- Basis of Bearing, Coordinates and Distances are a Lambert Conical Projection of the Texas Coordinate System, State Plane Grid, NAD 83, Texas Central (4203), with a Convergence Angle of -00°54'03.95" and a Combined Scale Factor of 0.999911199, based on VRS NETWORK STATION "WTLS\_1012" located at coordinates: LAT: N32°01'31.95078", LON: W102°04'58.21215"
- 1/2" Iron Rod with Red Plastic Cap marked "TX 6768" are set at all corners, unless otherwise noted.
- See documents and electric data filed in the office of WTC Inc., for complete reconstruction of these sections or blocks, using glo and/or courthouse survey documents.
- The location of buried utilities and pipelines, if any, shown hereon is approximate, based upon available records, observed surface features and signage, and/or City of Midland GIS information, as well as visible 811 One-Call (Texas811/DIG-TESS) markings at the time of the survey. Additional underground utilities and/or facilities may exist that are not indicated. Without excavation, the exact horizontal and vertical location of underground utilities cannot be guaranteed. The surveyor makes no warranty as to the completeness or accuracy of such information. Extreme caution is advised. Prior to any excavation, digging, or placement of structures, contact Texas811 at 1-800-DIG-TESS or 811.

**WEST TEXAS CONSULTANTS, INC.**  
TEXAS REGISTERED ENGINEERING FIRM F-2746  
TEXAS REGISTERED SURVEYOR FIRM #100792-00  
**PRELIMINARY**  
FOR INTERIM REVIEW ONLY.  
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES. THEY ARE PREPARED BY OR UNDER THE SUPERVISION OF:  
JAMES C. TOMPKINS, R.P.L.S., TEXAS REGISTRATION NO. 6768  
DATE: October 28, 2025

NO.	DATE	DESCRIPTION	BY:



LEGEND	BOUNDARY LINE	SETBACK LINE
○ SET 1/2" IRON ROD WIRED PLASTIC CAP (RPC) "6768" OR AS NOTED	— BOUNDARY LINE	--- SETBACK LINE
● FND. IRON ROD (AS NOTED)	--- SUBDIVISION LOT LINE	--- HANDRAIL
⊕ LIGHT POLE	--- LOT LINE	--- ASPHALT
⊙ MANHOLE	--- CENTERLINE ROAD	--- CONCRETE WORK
⊙ SIGN	--- WATER LINE (MIDLAND GIS)	---
--- P.O.B.	--- SEWER LINE (MIDLAND GIS)	---
--- OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY TEXAS	--- UNDERGROUND ELECTRICAL	---
	--- GAS LINE	---



## Location Map

**SUB-25-0922**

**Scale: 1" = 104'**

Proposed plat of Westridge Park Addition, Section 60, being a plat of a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

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

### LEGEND

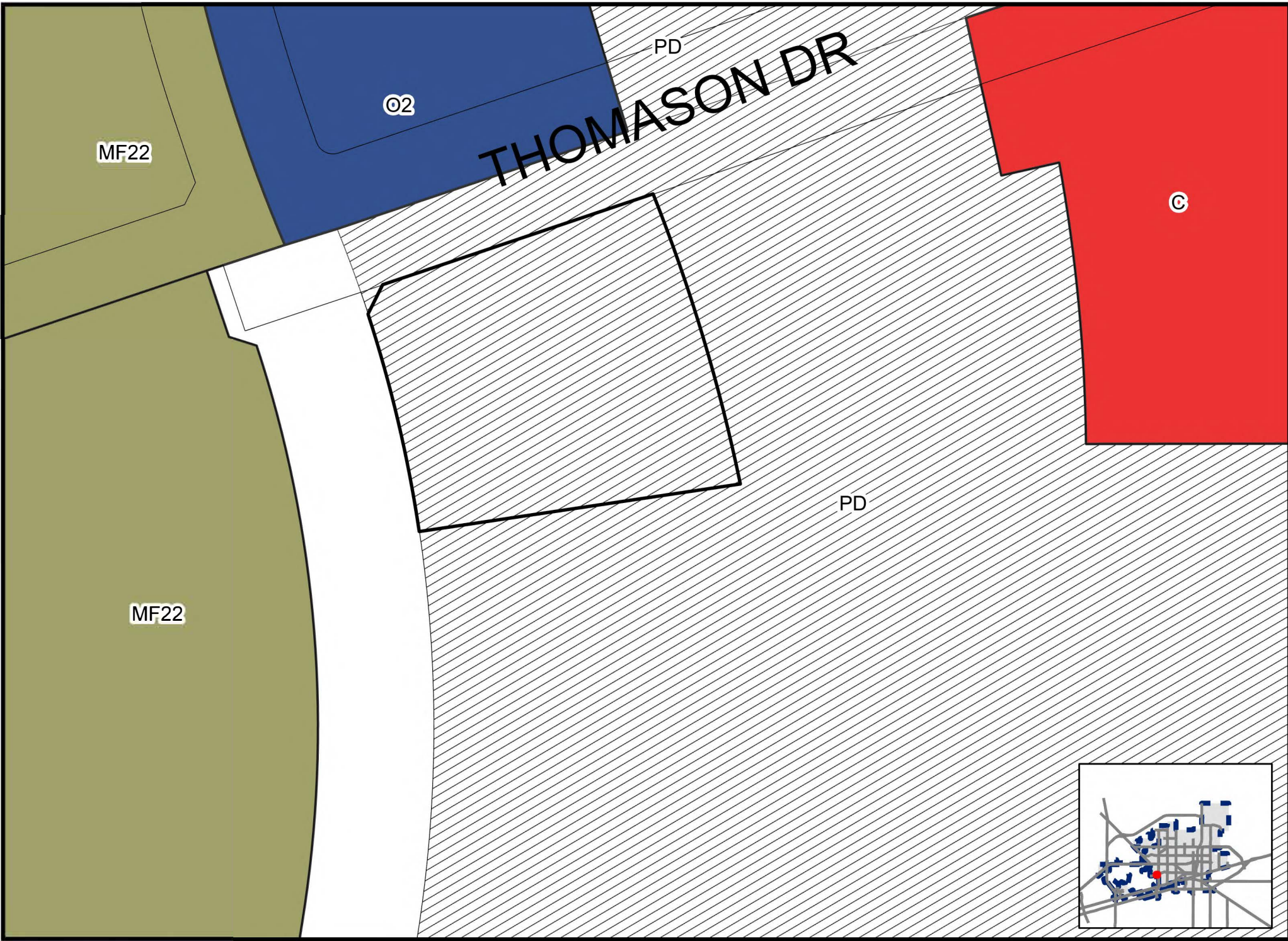
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.





THOMASON DR



# PRELIMINARY PLAT WESTRIDGE PARK ADDITION, SECTION 60

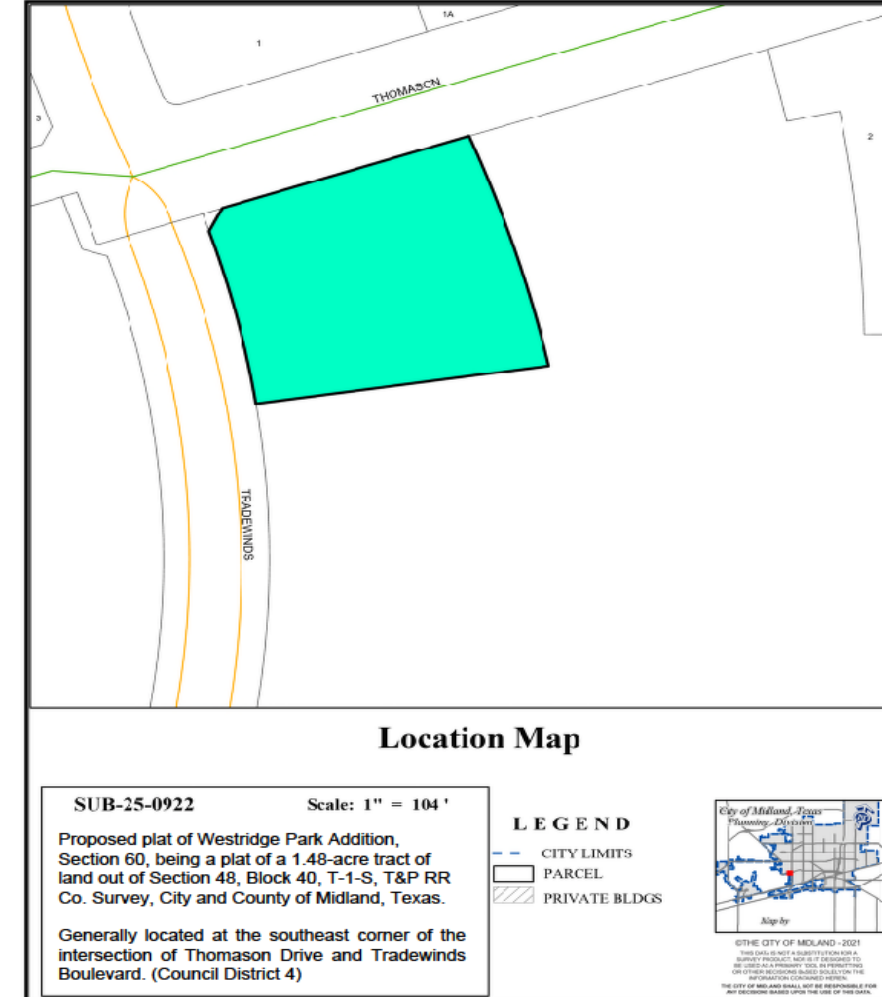


Visit Our Website

**MIDLANDTEXAS.GOV**

# APPLICATION SUMMARY

- **Property Owner:** Texas Brothers, LLC
- **Representative/Applicant:** Ky Ellison
- **Location:** Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard. (Council District 4)
- **Reason for Request:** Platting for future commercial development

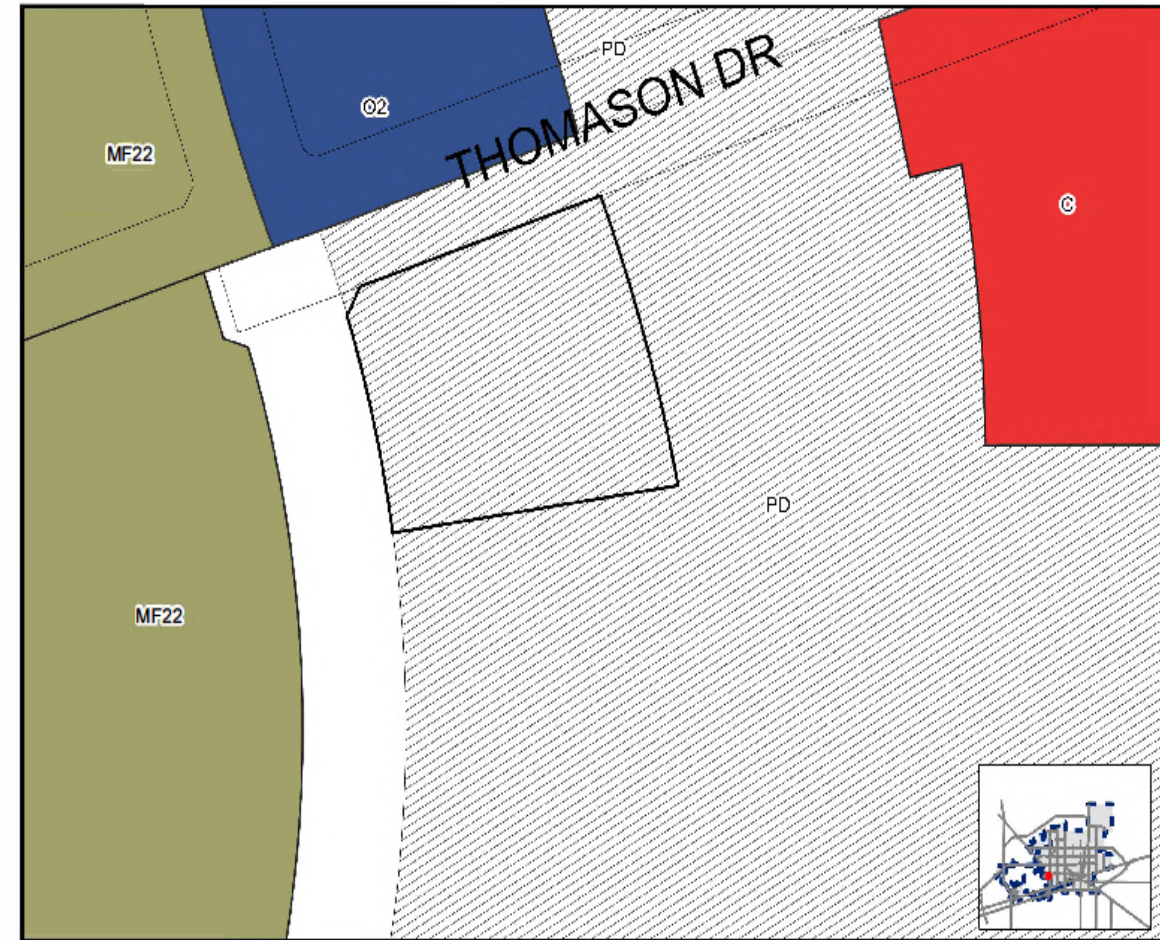




# ZONING

**Current Zoning:** PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center

- **Surrounding Zoning:**
  - **North/East/South/West:** PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center



Created: 12/28/2023

SUB-25-0922

Scale: 1" = 104'

ZONING MAP

© THE CITY OF MIDLAND. THIS IS NOT A SUBMITTAL OR A PUBLIC PRODUCT. FOR ANY PRODUCTS, PLEASE CONTACT THE CITY OF MIDLAND. ALL RIGHTS RESERVED. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF MIDLAND DOES NOT WARRANT THE ACCURACY OF THIS MAP.

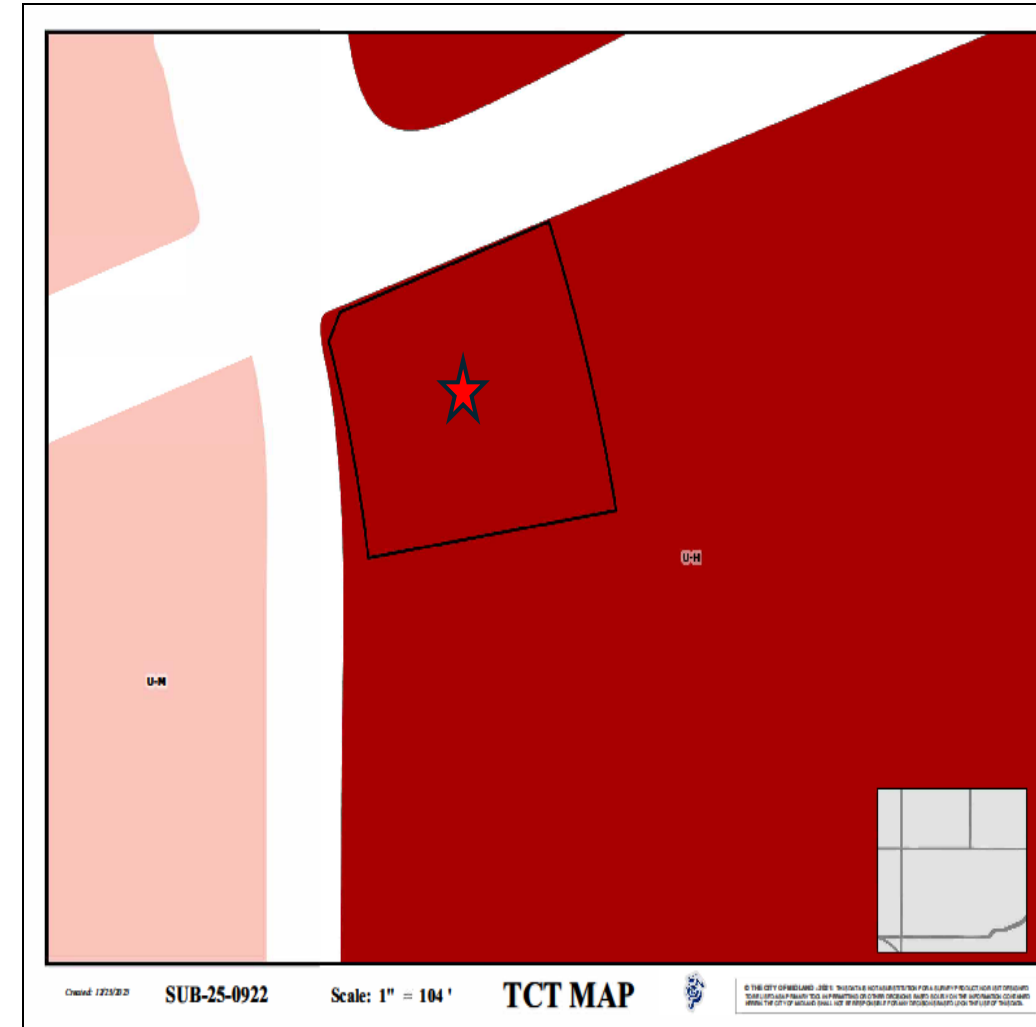
# LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East/South/West:** Vacant Land
- **Proposed Use:** Restaurant



# COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High (U-H)
- **Supported Uses:** A mix of higher-density housing and commercial uses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



# STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following 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. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
  - C. 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]

7



# MISSION

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





# Planning and Zoning Commission Meeting

**Item Number:** 20.  
**Meeting Date:** January 5, 2026  
**To:** Planning and Zoning Commission  
**From:** Angelina Bettanini, Planner II  
**Subject:** Motion approving, with staff's recommended conditions, a Preliminary Plat of Antelope Ridge, being a 225.28-acre tract of land out of Sections 13, 14, 23 and 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of West County Road 130, approximately 1,120 feet north of West County Road 135.)

---

**Purpose:**

Luchini & Mertz, on behalf of TAWBAC Development, LLC, is requesting to plat a 225.28-acre tract of land located on the west side of West County Road 130 into 65 lots for future residential development.

**Current Zoning:**

Extra Territorial Jurisdiction

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

**Recommended Action:**

Informational/Directional

**Fiscal Impact:**

None

**Strategic Priority:**

QUALITY OF LIFE AND PLACE

**Discussion:**

**Current Zoning:**

Extra Territorial Jurisdiction

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

**BUILDING CODE: (Approved)**

ETJ, no jurisdiction

**ENGINEERING: (Approved with Conditions)**

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required.[For Applicant's Information Only.]

ROW: R.O.W. dedication for Gold Sands Addition needs to be corrected on the plat face. [For Applicant's Information Only.]

PAVING: Please clarify whether CR 130 and CR 1239 are public or private. If public, CR 130 and CR 1239 are substandard and must be upgraded to City standards along the entire platted frontage, or a deferral must be requested per City Code Sections 11-2-3(G)(1) and 11-2-4(A)(2)(a).

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] A Groundwater Availability Certification (GAC) has been submitted and is in review. [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: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage study has been submitted and is in review. [For Applicant's Information Only.]

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

DIMENSION: \* \* \* OTHER: FEMA Firm is incorrect. [For Applicant's Information Only.]

**TRANSPORTATION: (Denied)**

Provide this project's share of a 120 ft total right-of-way for CR 130. [Reference City Code Section 11-2-5(C)2.].

Provide a straight continuous right-of-way without any curves.

**FIRE: (Approved)**

No comments or objections.

**OIL AND GAS: (Approved with Conditions)**

No Oil & Gas Issues

**GIS: (Approved)**

Lot lines should be solid. Confirm coordinates. Boundary does not close. Lots along northern call need distances for each lot. Should drainage basin be Common Area with drainage basin easement? Roads need names. Confirm boundary, currently appears to encroach into future Richland Addition (P-25-2283). S C R 1239 is a private easement. (W C R 135 as well) Block 6, Lots 1-8 should be a continuation of Block 2. Block 6, Lots -16 can be 1-8. (Please confirm with Planning if continuation of 1239 is a dedication or continued easement as this determines lot numbering.) Metes and bounds and plat calls do not match. Road widths needed.

**Surveyor: (Approved)**

Everything looks good.

**ADDRESSING: (Approved)**

County - To be Addressed MECD

**CRMWD: (Approved)**

We do not have any comments on this plat.

**AT&T: (Approved)**

AT&T has no facilities in the area currently.

**HEALTH DEPARTMENT: (Approved)**

Yes, the health department will review applications from the 65 proposed lots of Antelope Ridge, PLAT OF A 221.6 ACRE TRACT OF LAND OUT OF SECTION 13,14,23 BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY each lot is 2 acre and above 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.

**PLANNING: (Denial)**

Should the commission approve this plat, staff recommends the following conditions:

**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)].

B. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).

C. 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]

D. That the plat would provide a 120-foot total right-of-way width for CR 130. [11-2-5(C)2.].

**Attachments:**

A. SUB-25-0923, Combined Docs

Britton Murry, Development Services  
Landon Ochoa, Development Services

Created/Initiated - 12/31/2025  
Final Approval - 12/31/2025



Preliminary Plat Application

For Office Use Only

SUB-25-0923

P- -

Subdivision Name: Antelope Ridge

(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: Jimmy Berndt

Phone #: 432-684-6728

Email: JimmyB@luchinimertz.com

Address: 2805 W. Kentucky Ave

City: Midland

State: TX

Zip: 79701

Property Owner

Print Name: John Phillip Stroud - TAWBAC Development , LLC

Phone #:

Email: jcs@montevalloinc.com

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:

Phone #:

Email:

Address:

City:

State:

Zip:

Reason for Platting (Please be specific)

Residential subdivision into 65 lots with average lot size of 2.75 acres

Plat Information

Total Acreage: 225.28 acres

Type: [X] Single-Family Residential [ ] Commercial

[ ] Multi-Family Residential [ ] Extraterritorial Jurisdiction (ETJ)

Number of Lots: 65

Number of Multi-Family Dwelling Units: 0

Request Type: [X] 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 [X] 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 [X] 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](mailto: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](mailto: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](http://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): Jimmy B. [Signature] Date: 12/10/2025

**Applicant** (printed): Jimmy B. [Signature]

**Property Owner** (signature): [Signature] Date: 12/10/2025

**Property Owner** (printed): J.P. STROUD

*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:**

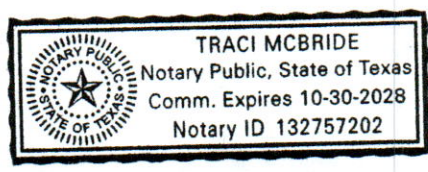
STATE OF TEXAS  
COUNTY OF MIDLAND

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 10<sup>th</sup> day of December, 2025, to certify which witness my hand and seal of office.

Traci McBride  
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



**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# \_\_\_\_\_      *Yes*  Groundwater Availability Certification Forms (if applicable)

Planner Notes:

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Signature:

*Shawn Sant Lopez*

Date:

RECEIVED

DEC 10 2025

Initial:

*MSY*

CHEVRON USA  
2018-29201 D.R.M.C.T  
211.59 Acres

CHEVRON USA  
2018-29201 D.R.M.C.T  
211.59 Acres

CHEVRON USA  
2018-29201 D.R.M.C.T  
211.59 Acres

# ANTELOPE RIDGE

Being an 221.62 Acre Tract  
Located in Section 13,14,23 & 24 Block 40,  
T-2-S, T.&P. RR. Co. Survey  
Midland County, Texas

B2S I  
Doc 2025-3792 D.R.M.C.T  
79.22 acre tract

ANTELOPE TRAIL (300' R.O.W.)

N 75° 11' 42" E, 5,478.14'

P.O.B  
N=10,667,898.87'  
E=1,732,233.62'  
1/2" Iron Rod Found

N 75° 11' 42" E, 4,119.97'

CHEVRON USA  
2018-29201 D.R.M.C.T  
211.59 Acres

Drainage Basin  
19.05 Acres

B2S I  
Doc 2025-3792 D.R.M.C.T  
79.22 acre tract

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF MIDLAND §  
WHEREAS, TAWBAC LLC, ARE THE RECORD OWNER OF AN 225.28 ACRE TRACT OF LAND SITUATED IN SECTIONS 13,14,23 & 24 BLOCK 40, T-2-S, T & P. RR. CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a 225.28-acre tract of land located in Sections 13,14,23, & 24, Block 40, T-2-S, T&P, R.R. Co. Survey, Midland County, Texas as described in Document 2015-2094 to Ryan Stroud Ranch and being more particularly described by metes and bounds as follows:

BEGINNING at (N10,667,898.87' & E1,732,233.62') at a 1/2" iron rod with cap found at the Southwest corner of a 293.39-acre tract of land as described in Document 2018-29201 to Chevron USA Inc. From whence the Southeast corner of said Section 23, Block 40 bears South 14°10'55" East a distance of 302.86 feet;

THENCE North 75° 11' 42" East along the South line of said Chevron USA LLC tract at a distance of 1,520.36 feet passing the common line of said Sections 13 & 14, and continuing for a total distance of 4,119.97 feet to a 1/2" iron with "RPLS 1974" cap found for the Northeast corner of said 225.28-acre tract and the Southeast corner of said Chevron USA LLC tract. From whence the most Easterly Northeast corner of said USA LLC tract bears North 19°15'29" West a distance of 1,304.40 feet;

THENCE South 14° 10' 55" East a distance of 1,249.98 feet to a 1/2" iron rod with cap marked "LUCCHINI & MERTZ" set for a corner of said 225.28 acre tract, from whence the Northeast corner Carroll Wood Addition, Section 3 as described in Cabinet K, Page 325 Plat Records Midland County Texas bears North 75° 36' 55" East a distance of 1,578.54';

Thence South 75° 36' 55" West a distance of 116.00 feet to a 1/2" iron rod found for an interior corner of this and being the Northwest corner of said Carroll Wood Addition;

THENCE South 16° 47' 19" East along the West line of said Carroll Wood Addition, Section a distance of 893.29 feet to a 1/2" iron rod found for the Southeast corner said 225.28-acre tract and being the Northeast corner of Gold Sands Addition as recorded in Cabinet K, page 365 P.R.M.C.T.;

THENCE South 75° 12' 26" West along the North line of said Gold Sands Addition a distance of 2,726.77 feet to a 1/2" iron rod at the Northwest corner of said Gold Sands Addition and being an interior corner of said 225.28 acre tract.

THENCE North 14° 10' 55" East a distance of 816.58 feet along the West line of said Gold Sands Subdivision and being the common line of said Section 23 & 24 to a 1/2" iron rod with cap marked "RPLS 1974" found for the most Southerly Southeast corner of said 225.28-acre tract. From whence the common corner of said Sections 23 & 24 bears South 14°16'25" East a distance of 2,655.35 feet;

THENCE South 75° 13' 53" West along the South line of the North half of said Section 24 a distance of 1,319.11 feet to a 1/2" iron rod with plastic cap marked "RPLS 1974" found for the Southwest corner of said 225.28 acres;

THENCE North 14° 10' 55" West along the West line of said 225.28 acre tract at a distance of 2,654.24 feet pass a 1/2" iron rod with cap marked "RPLS 1974" found for the Northeast corner of said Section 23 and continuing for a total distance of 2,957.10 feet to the Point of Beginning, containing 202.28 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TAWBAC, LLC does hereby adopt this plat designating the herein above described property as ANTELOPE RIDGE, an addition County of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at Midland, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

TAWBAC, LLC - (John P. Stroud)

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF MIDLAND

This plat was acknowledged before me on \_\_\_\_\_ 2025.

by ANTELOPE RIDGE - (John P. Stroud)

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

For approval by the commission

This is to certify that the above and foregoing plat of ANTELOPE RIDGE was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Abraham Bajji - Chair

Landon Ochoa - Secretary

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company

AT&T Texas

ATMOS Energy

OPTIMUM

ASTOUND

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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Job Number: 250625JB -- 250511 JB ANTELOPE RIDGE -- Drawn By: JB 11-5-2025

OWNER(S):  
TAWBAC LLC, (John P. Stroud)

Luchini & Mertz: 2805 W. Kentucky -- Midland, Texas -- (432)684-6728 -- Firm# 10086500

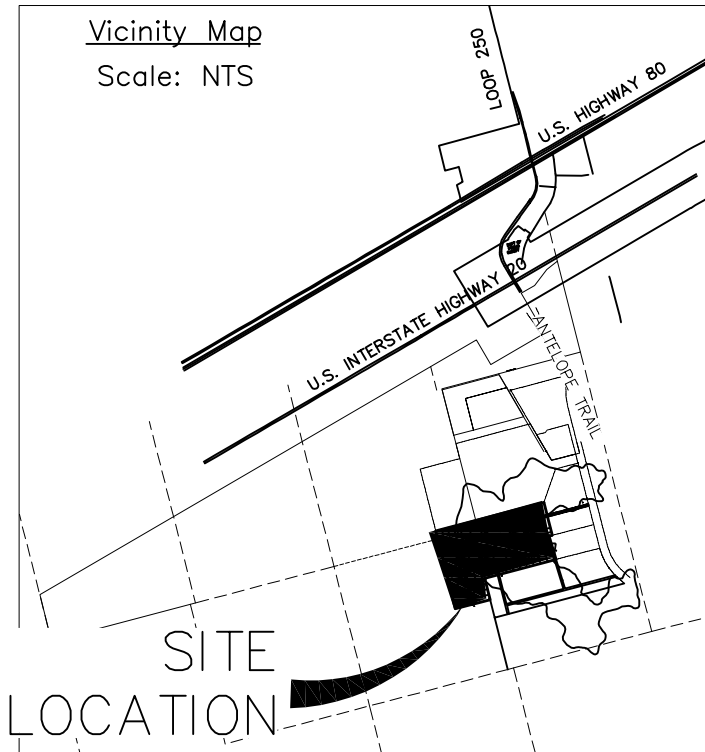
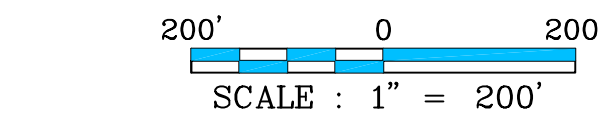
## ANTELOPE RIDGE

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

Document No. \_\_\_\_\_

Cabinet \_\_\_\_\_ Page \_\_\_\_\_

DATE \_\_\_\_\_



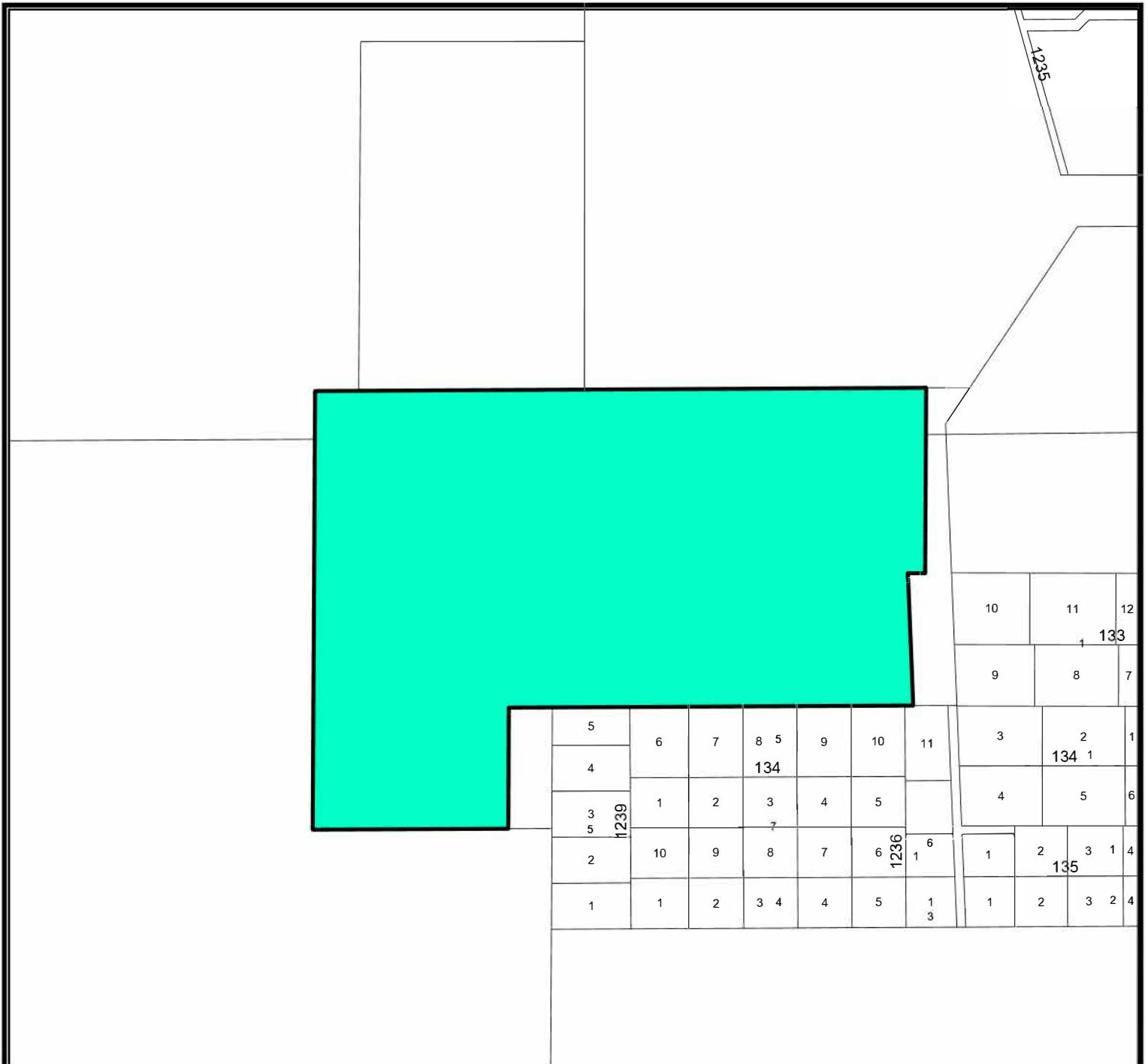
LINE	BEARING	DISTANCE
L1	S 59° 29' 37" E	28.13'
L2	N 30° 30' 23" E	28.44'
L3	S 59° 29' 37" E	28.13'
L4	N 30° 30' 23" E	28.44'
L5	S 59° 29' 37" E	28.13'
L6	N 30° 30' 23" E	28.44'
L7	N 59° 29' 37" E	28.13'
L8	S 30° 30' 23" E	28.44'
L9	N 59° 29' 37" E	28.13'
L10	S 30° 30' 23" W	28.44'
L11	S 75° 11' 51" W	13.08'
L12	S 59° 29' 37" E	28.13'
L13	N 30° 30' 23" E	28.44'
L14	S 59° 29' 37" E	28.13'
L15	N 30° 30' 23" E	28.44'
L16	N 14° 10' 55" W	26.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	69.48'	86.41'	80.95'	S 69° 18' 58" E	71°15'22"
C2	129.50'	160.50'	150.43'	S 69° 22' 00" E	71°00'39"
C3	478.54'	1,268.89'	928.50'	S 69° 59' 34" W	151°55'30"
C4	538.53'	1,427.97'	1,044.90'	S 69° 59' 33" W	151°55'36"
C5	140.03'	198.32'	182.16'	N 34° 37' 04" E	81°08'38"
C6	200.00'	283.31'	260.21'	N 34° 36' 50" E	81°09'43"
C7	1,310.69'	256.30'	255.89'	S 27° 08' 27" E	11°12'15"
C8	1,304.26'	274.29'	273.78'	S 38° 52' 17" E	12°02'58"
C9	1,322.27'	210.42'	210.20'	S 49° 36' 43" E	9°07'04"
C10	201.24'	125.14'	123.14'	S 87° 41' 06" E	35°37'49"
C11	200.36'	248.76'	233.09'	N 38° 45' 28" E	71°08'18"
C12	80.00'	127.05'	114.11'	S 58° 57' 28" E	90°59'19"
C13	20.00'	31.73'	28.50'	S 59° 00' 30" E	90°53'22"
C14	20.00'	22.84'	21.62'	N 18° 31' 46" E	65°25'22"
C15	99.99'	271.33'	195.42'	S 26° 29' 50" E	155°28'35"
C16	99.99'	271.22'	195.39'	N 01° 52' 04" W	155°24'52"
C17	20.00'	22.83'	21.61'	S 46° 52' 42" E	65°23'35"

- LEGEND
- = FOUND 1/2" IRON ROD
  - - - = EXISTING BOUNDARY LINES
  - - - = ANTELOPE RIDGE PLAT BOUNDARY LINE
  - D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS
  - P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

### Notes:

- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT 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.
- A PORTION OF THIS PROPERTY SHOWN HEREON APPEARS TO BE IN "ZONE A" (WITH OUT BFE) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48329C0200F, DATED SEPTEMBER 16, 2005.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- BEARINGS, DISTANCES, ACRES AND COORDINATES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- SURVEY RECONSTRUCTION FILED IN THE OFFICE OF LUCHINI AND MERTZ LAND SURVEYING COMPANY.
- 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.
- ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-b, 11-11-9 AND TABLE 1 OF THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.



## Location Map

**SUB-25-0923**

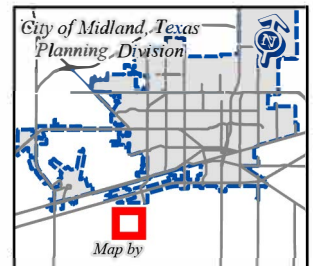
**Scale: 1" = 973'**

Proposed plat of Antelope Ridge, being a 225.28-acre tract of land out of Section 13, 14, 23 and 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of West County Road 130, approximately 1,120 feet north of West County Road 135. (Extra Territorial Jurisdiction)

### 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.

