CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
January 20, 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 January 5, 2026 P&Z meeting minutes **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

PUBLIC HEARINGS

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

MISCELLANEOUS

3. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158.) **(DISTRICT: EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Palermo Crest Addition, Section 3, being a plat of a 0.90-acre tract of land out of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of South Lamesa Road, approximately 60 feet south of East Hicks Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Ruedas Addition, Section 1, being a 6.00-acre tract of land out of the southwest quarter of Section 23, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1130, approximately 195 feet south of East County Road 57.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Horseshoe Bend, being a replat of a 64.12-acre portion of Lot 1, Block 1, Staley

Addition, and a 125.01-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of North Garfield Street, approximately 1,295 feet north of Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Motion appointing a Chair of the Planning and Zoning Commission for a term ending with the second regular meeting in January 2027. **(DEVELOPMENT SERVICES) ()**

8. - Motion appointing a Vice Chair of the Planning and Zoning Commission for a term ending with the second regular meeting in January 2027. **(DEVELOPMENT SERVICES) ()**

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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
January 5, 2026 - 3:30 PM

The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas, at 3:30 PM, January 5, 2026.

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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the December 15, 2025 P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

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

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)**

Planner Beatriz Quezada presented this item.

Citizen Judd Campbell spoke on this item expressing his concern of legality.
Planning manager, Landon Ochoa, informed the commission that Mr. Campbell's concerns were not pertinent to the plat.

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

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)**

Item pulled by staff. No action taken.

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

PUBLIC HEARINGS

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

11. - 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)**

Associate planner Alexis Martinez presented this item.

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

There was no one wishing to speak on this item.

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

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

12. - 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)**

Associate planner Alexis Martinez presented this item.

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

There was no one wishing to speak on this item.

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

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

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)**

Senior planner Britton Murry presented this item.

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

There was no one wishing to speak on this item.

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

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

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)**

Planner Lori Elliott presented this item.

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

There was no one wishing to speak on this item.

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

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

15. - 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.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planning division manager Landon Ochoa presented this item.

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

There was no one wishing to speak on this item.

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

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

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)**

Motion passed with the following vote:
AYE: Abraham Bejil, Brandon Ofield, Joshua Sparks, Joshua Garza, Brian Martin, Aaron Hunter
NAY: None
ABSTAIN: None

ABSENT: Lucy Sisniega, Brennan Berry, Dara Richardson

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)**

Item pulled by staff. No action taken.

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)**

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

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)

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

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 Couty Road 130, approximately 1,120 feet north of West County Road 135.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff. No action taken.

Landon Ochoa, Planning Division Manager
Department of Development Services

Abraham Bejil, Chair

1/16/26

Date

Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**January 20, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158.)**

Purpose:

Parkhill, on behalf of Cumberland & Western Resources, LLC, is requesting to plat a 123.86-acre tract of land located on the south side of Briarwood Avenue into 321 lots for future residential and commercial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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.

SURVEYOR: (Approved)

Every this is good to go, talked with Parkhill's surveyor and got things straightened out, and then let GIS know what was going on with the plat

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: Plans have not been received or approved for the internal public infrastructure. 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 N CR 1250 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)] The City of Midland’s paving improvements along Briarwood are nearing completion as part of an ongoing infrastructure project. Coordinate with the county regarding paving improvements along the platted frontage of N. CR 1250.

WATER: Plans have not been received or approved for the internal public infrastructure. Water improvement have not been accepted nor has a final walk-through been requested. Developer’s responsibility for N CR 1250 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: Plans have not been received or approved for the internal public infrastructure. Wastewater improvement has not been accepted nor has a final walk-through been requested. Developer’s responsibility for N CR 1250 improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

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: Sidewalk improvement have not been accepted nor has a final walk-through been requested. Developer’s responsibility for N CR 1250 improvements has not yet been completed. [Reference City Code Sect.

DIMENSION: * * *

OTHER: Drainage Report has been submitted and sent back with comments.

TRANSPORTATION: (Approved with Conditions)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Due at Final Plat submittal at a rate of $650 per intersection. The fee will be assessed based on the number of intersections included in each Final Plat phase. [Reference City Code Section 11-2-5(C)3(t).] 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)

The SCHARBAUER "C-27" (API# 32931151), SCHARBAUER "B-27" (API# 32931284) and SCHARBAUER "A-27" (API# 32931345) need to be identified on the plat. Add Developers Note: No structure shall be built over a Plugged and Abandoned well.

GIS: (Approved)

N C R 1250 does not appear as depicted. Should DUS be common areas? DRE should be in another common area? Should DRE be drainage basin easement? Streets need county names. Easements need calls/distances/widths. (look at Block 7 in particular) (Block 12 as well in DUS)

ADDRESSING: (Approved)

County - To be addressed by MECD

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The residential lots are too small for a septic system and water well, need to access a public sewage line and water line to these structures.

PLANNING: (Approved)

Provide street names. They should be County street names. Refer to GIS comments [Midland City Code 11-2-3(C)2(b)(3)]

Include the names of abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted). [Midland City Code 11-2-3(A)1(d)]

The proposed plat is over 25 acres and will therefore need to go City Council after the Planning and Zoning Commission at the preliminary phase. [Midland City Code 11-2-3(D)11]

Briarwood Avenue is half visible. Please adjust the placement [Informational]

Verify that Lots 2 and 3, Block 3, have at least 50 feet in lot width [Informational]

Verify that Lot 22, Block 5, has at least 50 feet in rear lot width [Informational]

Verify that Lot 11, Block 1, has at least 50 feet in lot width [Informational]

Add the following to the developers notes: “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” [Informational]

The entire portion of C R 1250 abutting the development will need to be annexed. (TLGC 43.106)

The Comprehensive Plan designates this area as U-M, Urban Medium, which calls for a mix of complementary uses. An initial zoning of LR, Local Retail District is recommended for the portions labeled "Commercial" due to a larger variety of uses being permitted. An initial zoning of one of the SF zoning districts is recommended for the area marked as "Residential". Both of these would be compatible with Comprehensive Plan. Though no lot dimensions are shown on the map, all lots will need to conform to the minimum lot dimensions of the above zoning. [Midland City Code 11-1-5.04]

Annexation will need two Council readings and must be approved before the initial zoning. [Midland City Code 11-1-9.01A]

Initial zoning will need P&Z Commission public hearing and two Council readings. [Midland City Code 11-1-9.02A]

Alleys are required to create two tiers of lots. [Midland City Code 11-2-5(B)5(b)]

Blocks will need to conform to length specified in Midland City Code 11-2-5(B)5

Cul-de-sacs will need to conform to Midland City Code 11-2-5(C)3(q

Restrictive covenants must be submitted at final plat submittal and approved by the P&Z Commission. [Midland City Code 11-2-3(H)3(l)]

Label the owners certificate and the acknowledgement [Informational]

Staff recommends approval of the Preliminary Plat of Briarwood Crossing, 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. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

C. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

D. 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)].

E. 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-25-2457, Combined Documents
B. P&Z - - Briarwood Crossing Preliminary Plat

Britton Murry, Development Services	Created/Initiated - 1/16/2026
Landon Ochoa, Development Services	Final Approval - 1/16/2026

MIDLAND
Planning Division

Preliminary Plat Application

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

Subdivision Name: Briarwood Crossing
(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: Shelby Freeman		Phone #: 432.681.6176 Email: MidlandPlats@parkhill.com	
Address: 1700 W Wall St. Ste. 100	City: Midland	State: TX	Zip: 79701
Property Owner Print Name: Cumberland & Western Resources, LLC		Phone #: 941.488.4422 Email: Greg@BettertonLaw.com	
Address: 2200 Lapsley Ln	City: Bowling Green	State: KY	Zip: 42103
Developer: (If different from property owner) Print Name: DR Horton - Texas, LTD		Phone #: 432.362.3436 Email:JLMcgee@drhorton.com	
Address: 6751 N. Freeway	City: Fort Worth	State: TX	Zip: 76131
Representative (If different from applicant or property owner) Print Name: Parkhill Shelby Freeman		Phone #: 432.697.1447 Email: midlandplats@parkhill.com	
Address: 1700 W. Wall Street, Ste 100	City: Midland	State: TX	Zip: 79701

Reason for Platting (Please be specific)
Development of commercial and residential lots

Plat Information	Total Acreage: 123.86 Ac.
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 321	Number of Multi-Family Dwelling Units:
Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment (If preliminary plat amendment, submit markup showing proposed changes)	
Deferral Request: Do you plan on requesting a deferral to the timing of public improvements? ☐ Yes ☒ No (If yes, the deferral request must be submitted to the Planning Division by final plat submittal)	
Development Agreement: Are you requesting a development agreement? ☐ Yes ☒ No If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.	

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature): Shelby Freeman	Date: 12-19-2025
Applicant (printed): Shelby Freeman	
Property Owner (signature):	Date: 12/19/25
Property Owner (printed): Greg Betterton	

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 appeared Shelby Freeman who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Cumberland & Western Resources, 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) Shelby Freeman

Subscribed and sworn to before me, this 22nd day of December, 2025, to certify which witness my hand and seal of office.

Amy Lewis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only

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

Planner Notes:

Signature: Angelina Belterman | Date: 12/22/25

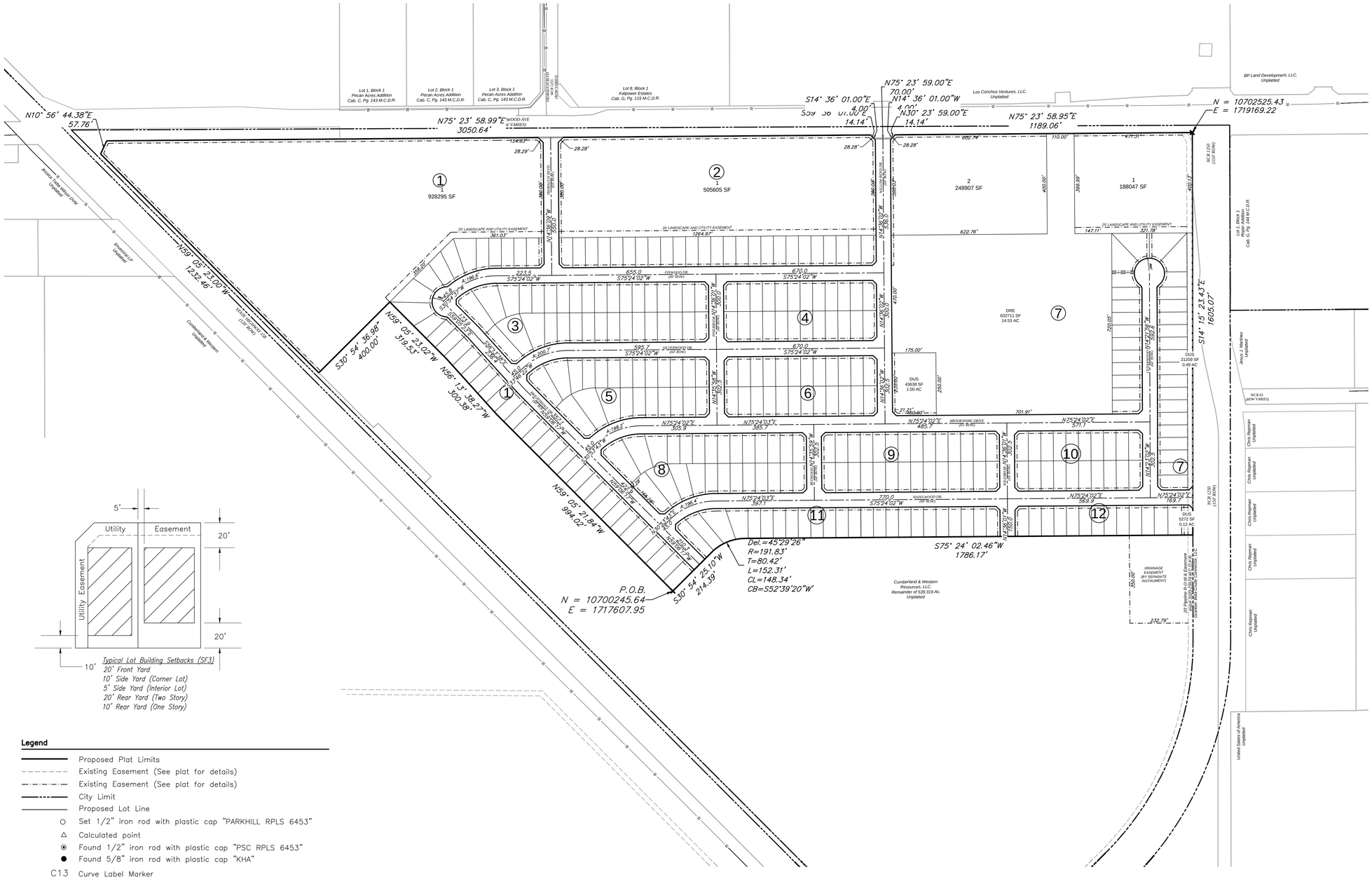
RECEIVED
DEC 22 2025
Initial:

BRIARWOOD CROSSING

Being a plat of 123.86-Acre tract of land out of Section 27, Block 40, T-1-S, T. & P. RR. Survey, County of Midland, Texas

200' 100' 0 200'

Original Scale: 1" = 200'



Typical Lot Building Setbacks (SF3)
20' Front Yard
10' Side Yard (Corner Lot)
5' Side Yard (Interior Lot)
20' Rear Yard (Two Story)
10' Rear Yard (One Story)

Legend

- Proposed Plat Limits
- Existing Easement (See plat for details)
- Existing Easement (See plat for details)
- City Limit
- Proposed Lot Line
- ○ Set 1/2" iron rod with plastic cap "PARKHILL RPLS 6453"
- △ Calculated point
- ◉ Found 1/2" iron rod with plastic cap "PSC RPLS 6453"
- ● Found 5/8" iron rod with plastic cap "KHA"
- C13 Curve Label Marker
- L13 Line Label Marker
- GUE General Utility Easement (10' wide unless otherwise specified)
- OUE Oncor Utility Easement
- DRE Drainage Easement
- DUS Designated Use Space

STATE OF TEXAS
COUNTY OF _____

WHEREAS, Cumberland & Western, LLC is the record owner ***of 123.86 acres in Section 27, Block 40, T-1-S, T. & P. RR. Survey, County of Midland*** *and more particularly described, shown on the plat hereon.*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

WITNESS our hands at Midland, Texas, this the_____ day of_____20_____

_____
Division President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 20_____by

_____
Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____ (PLEASE PRINT)
Oncor Electric Delivery Service

_____ (PLEASE PRINT)
AT&T Texas

_____ (PLEASE PRINT)
Atmos Energy

_____ (PLEASE PRINT)
Optimum

_____ (PLEASE PRINT)
Astound Broadband

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. *1/2" IRON ROD WITH PLASTIC CAP WILL BE SET AT EACH CORNER AFTER CONSTRUCTION IS COMPLETED.*
3. *DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED OF RECORD IN INSTRUMENT NO. 20____-_____ DATE ____/____/20_____, MIDLAND COUNTY, TEXAS.*
4. *INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.*
5. *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.*

OWNER:

Cumberland & Western Resources, LLC
2200 Lapsley Ln
Bowling Green, KY 42103
(941) 488-4422

ENGINEER:

PARKHILL
1700 W. WALL, SUITE 100
MIDLAND, TEXAS 79701
(432) 697-1447

LOCATION MAP

CERTIFICATE OF APPROVAL

For approval by the commission

This is to certify that the above and foregoing plat of ***BRIARWOOD CROSSING*** *was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the_____ day of_____ 20_____.*

_____ _____
Chairman – Abraham Bejil *Secretary – Landon Ochoa*

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481239, Map Numbers 48329C0064F, Panels 064, dated September 16, 2005, the surveyed property is not located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X.

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD) , with a combined grid factor of 0.999897192 for mean project datum. The theta angle is equal to -00°56'45" at a 1/2-inch iron rod with a plastic cap marked "PSC CONTROL", with measured values of N=10,693,732.38 and E=1,727,308.48 in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

_____
Franklin Leamons, R.P.L.S. #6889

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

BRIARWOOD CROSSING

Sheet 1 of 2

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091

BRIARWOOD CROSSING

(ROW VARIES)
N75° 23' 58.99"E
3050.64'
N75° 23' 58.95"E
1189.06'
14.14
14.14
NCR 1250
(150' ROW)
Lot 1, Block 1
Jesus J. Martinez
S14° 15' 23.43"E
1605.07'
N59° 05' 23.02"W
319.53'
N56° 13' 39.27"W
300.36'
N59° 05' 21.64"W
994.02'
S30° 54' 25.10"W
214.39'
P.O.B.
N = 10700245.64
E = 1717607.95
Del.=45°29'26"
R=191.83'
T=80.42'
L=152.31'
CL=148.34'
CB=S52°39'20"W
S75° 24' 02.46"W
1786.17'
Cumberland & Western
Resources, LLC.
Remainder of 539.319 Ac.
Unplatted
TROBAUGH BLVD.
(60' ROW)
WILLOW BEND DR.
(60' ROW)
FINWOOD DR.
(60' ROW)
PINEBROOK DR.
(60' ROW)
SILVERWOOD DR.
(60' ROW)
BRIGTRIDGE DR.
(60' ROW)
CEDARWOOD CT.
(60' ROW)
BROOKSHIRE DRIVE
(65' ROW)
REDWOOD DR.
(60' ROW)
WILDBRIAR DR.
(60' ROW)
HAZELWOOD DR.
(60' ROW)
25' LANDSCAPE AND UTILITY EASEMENT
DRAINAGE
EASEMENT
(BY SEPARATE
INSTRUMENT)
20' Pipeline R-O-W & Easement
Instr# 2020-23574 M.C.O.P.R.
Grantee: Beta Crude Connector, LLC
DRE
632711 SF
14.53 AC
DUS
43638 SF
1.00 AC
DUS
21209 SF
0.49 AC
DUS
5272 SF
0.12 AC
OWNER:
Cumberland & Western Resources, LLC
2200 Lapsley Ln
Bowling Green, KY 42103
(941) 488-4422
ENGINEER:
PARKHILL
1700 W. WALL, SUITE 100
MIDLAND, TEXAS 79701
(432) 697-1447
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____
DATE _____
100' 50' 0 100'
Original Scale: 1" = 100'
Sheet 2 of 2
Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091

Location Map

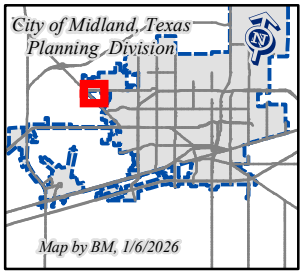
SUB-25-0904 **Scale: 1" = 771'**

Proposed plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158. (Extraterritorial Jurisdiction)

LEGEND

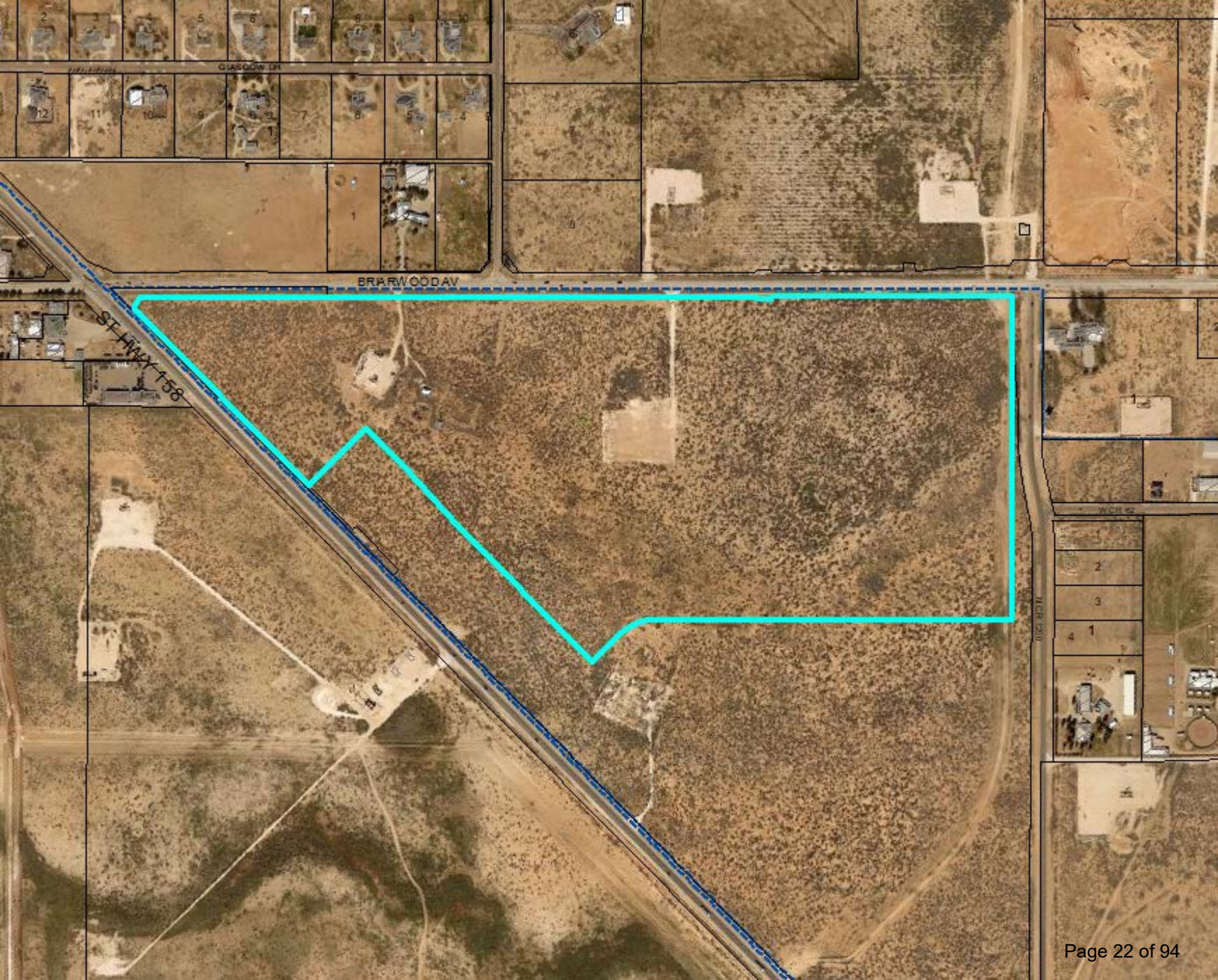
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.

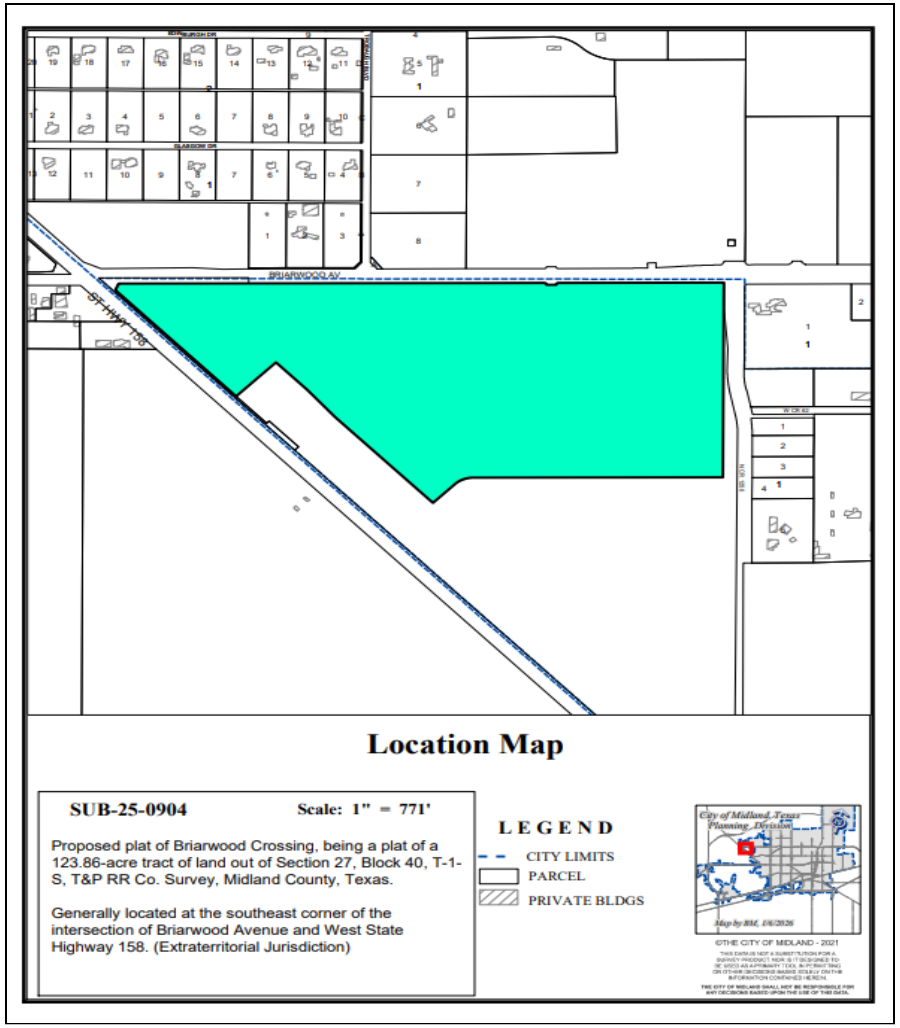
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


GLASGOW DR
BRIARWOOD AV
ST HWY 158
WCR 82
WCR 20

MIDLAND
Be the Energy!
PRELIMINARY PLAT
BRIARWOOD CROSSING
Visit Our Website
MIDLANDTEXAS.GOV

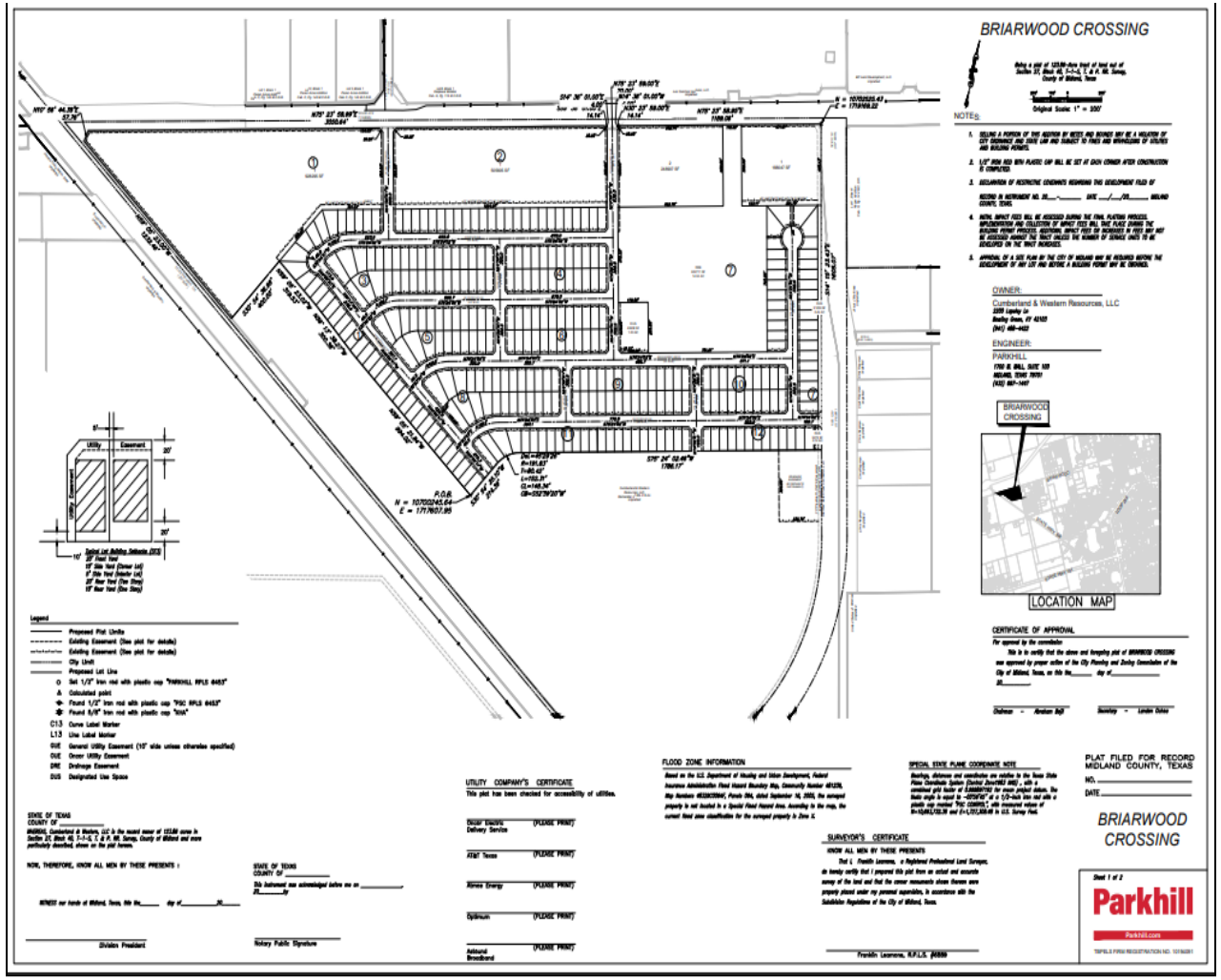
APPLICATION SUMMARY

- **Developer:** DR Horton - Texas, LTD
- **Property Owner:** Cumberland & Western Resources, LLC
- **Representative:** Shelby Freeman, with Parkhill
- **Location:** Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158. (Extraterritorial Jurisdiction)
- **Reason for Request:** For future commercial and residential development



PLAT DETAILS

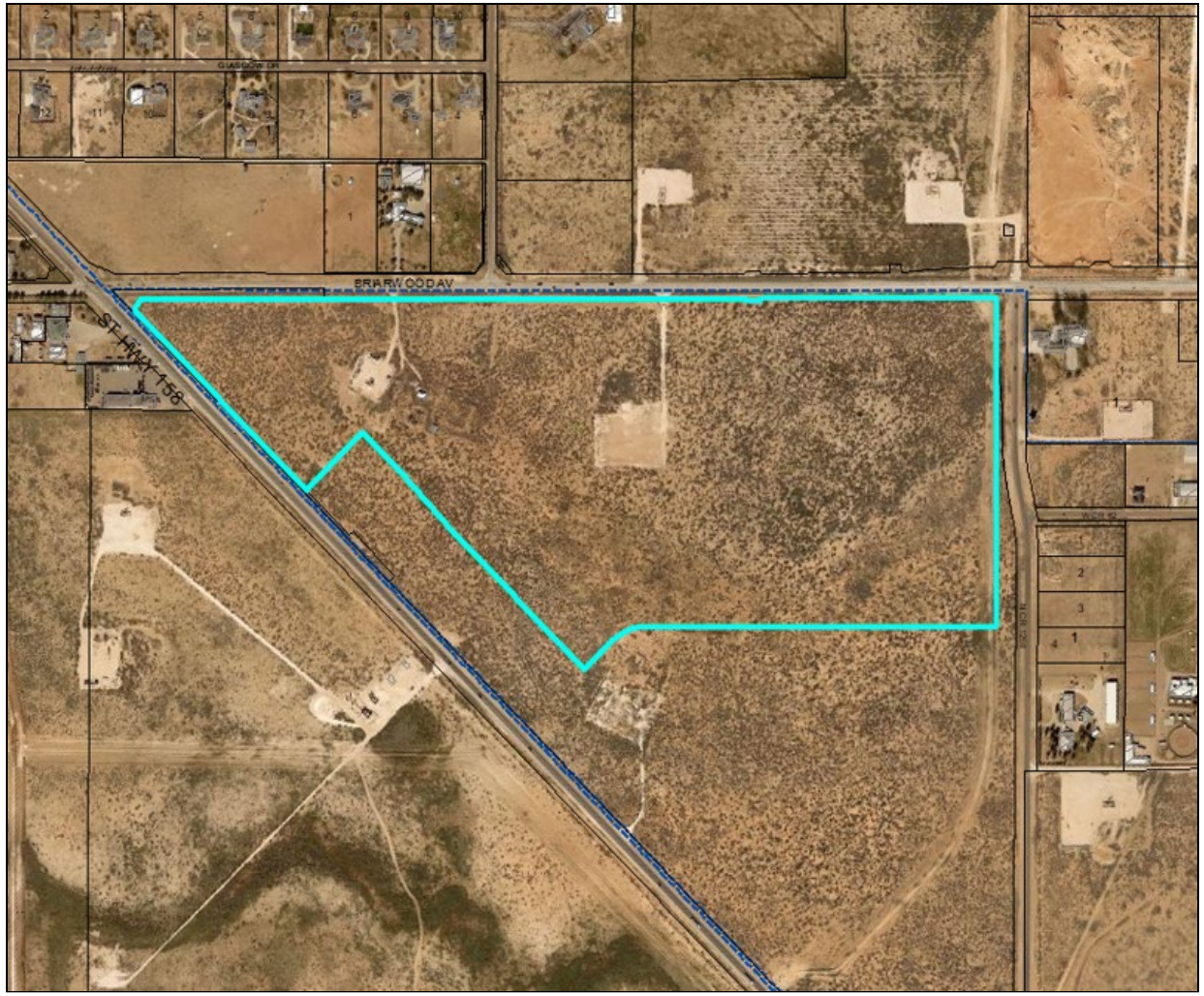
- **Acreage:** 123.86 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 321



MIDLAND
Be the Energy!

LAND USE

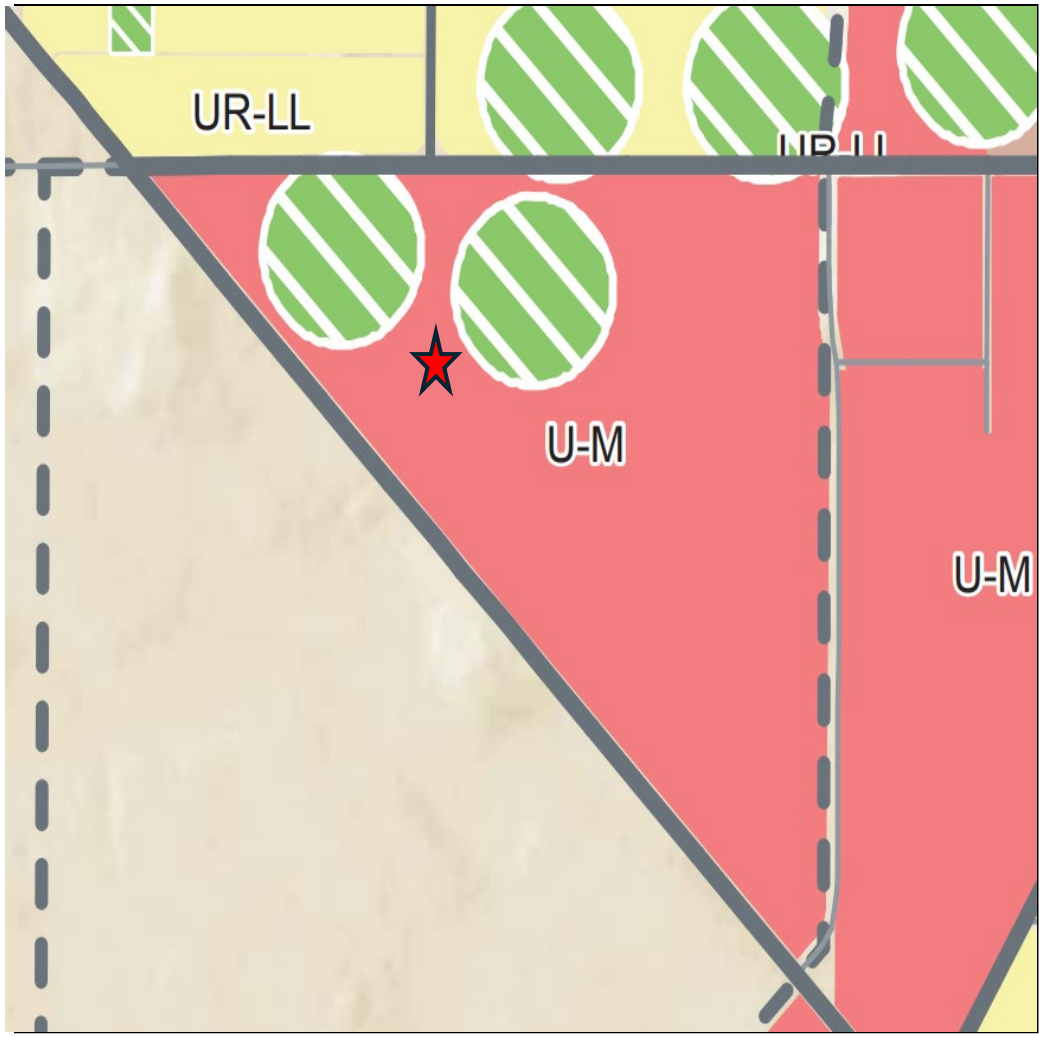
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Single-Family Housing and Vacant Land
  - **South:** Vacant Land
  - **West:** Commercial Use and Vacant Land
- **Proposed Use:** Residential and Commercial Use



4

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the plat, an annexation request for this property is in process.

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. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

C. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

STAFF'S RECOMMENDATION

D. 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)].

E. 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: 4.
Meeting Date: January 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Palermo Crest Addition, Section 3, being a plat of a 0.90-acre tract of land out of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of South Lamesa Road, approximately 60 feet south of East Hicks Avenue.)

Purpose:

Maverick Engineering, on behalf of Lamesa Plaza, LLC, is requesting to plat a property located on the east side of South Lamesa Road into 1 lot for future retail development.

Current Zoning:

C, Commercial 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.

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

WATER: 12” water exists in Lamesa Street W 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: 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 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.]

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.

ADDRESSING: (Approved with Conditions)

Legal Description has "Carol" mispelled as "Carrol".

GIS: (Approved)

In legal description, show that Carol Crest is unrecorded. (Should this be a "replat" if Carol Crest was never recorded?) Check surrounding labels. Palermo Crest labels are incorrect. Parcel south and north of plat as well.

AT&T: (Approved)

No issues.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

Update all “2025” dates to “2026” on the plat [Informational]

Update all of your certificates to reflect "Palermo Addition, Section 3" [Informational]

MCAD shows a different owner. Provide proof of ownership at final plat submittal. [Midland City Code 11-2-3(A)1(a)(2)]

Staff recommends approval of the Preliminary Plat of Palermo Crest Addition, Section 3, 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. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

D. 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-25-2456, Palermo Crest Addition, Section 3, Combined
B. P&Z - - Palermo Crest Addition, Section 3, Prelim

Lori Elliott, Development Services	Created/Initiated - 1/13/2026
Landon Ochoa, Development Services	Final Approval - 1/14/2026

MIDLAND
Planning Division

Preliminary Plat Application

For Office Use Only
SUB-25-026
P-___-_____

Subdivision Name: LAMESA PLAZA 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:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: LAMESA PLAZA, LLC		Phone #: 432-694-5036 Email: bbcbuildersllc@gmail.com	
Address: PO BOX 51640	City: MIDLAND	State: TX	Zip: 79710

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)
Retail Development

Plat Information	Total Acreage: 0.90
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
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

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

Timeline & Deadlines

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

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

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

Applicant (signature): _____ Date:

Applicant (printed): _____

Property Owner (signature) Lucia Cereceres, manager, Lamesa Plaza LLC Date: 12-15-25

Property Owner (printed): Lucia Cereceres, manager, Lamesa Plaza 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 Lamesa plaza LLC or authorized by Lucia Cereceres, 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) Agnes Devila

Subscribed and sworn to before me, this 19 day of December, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

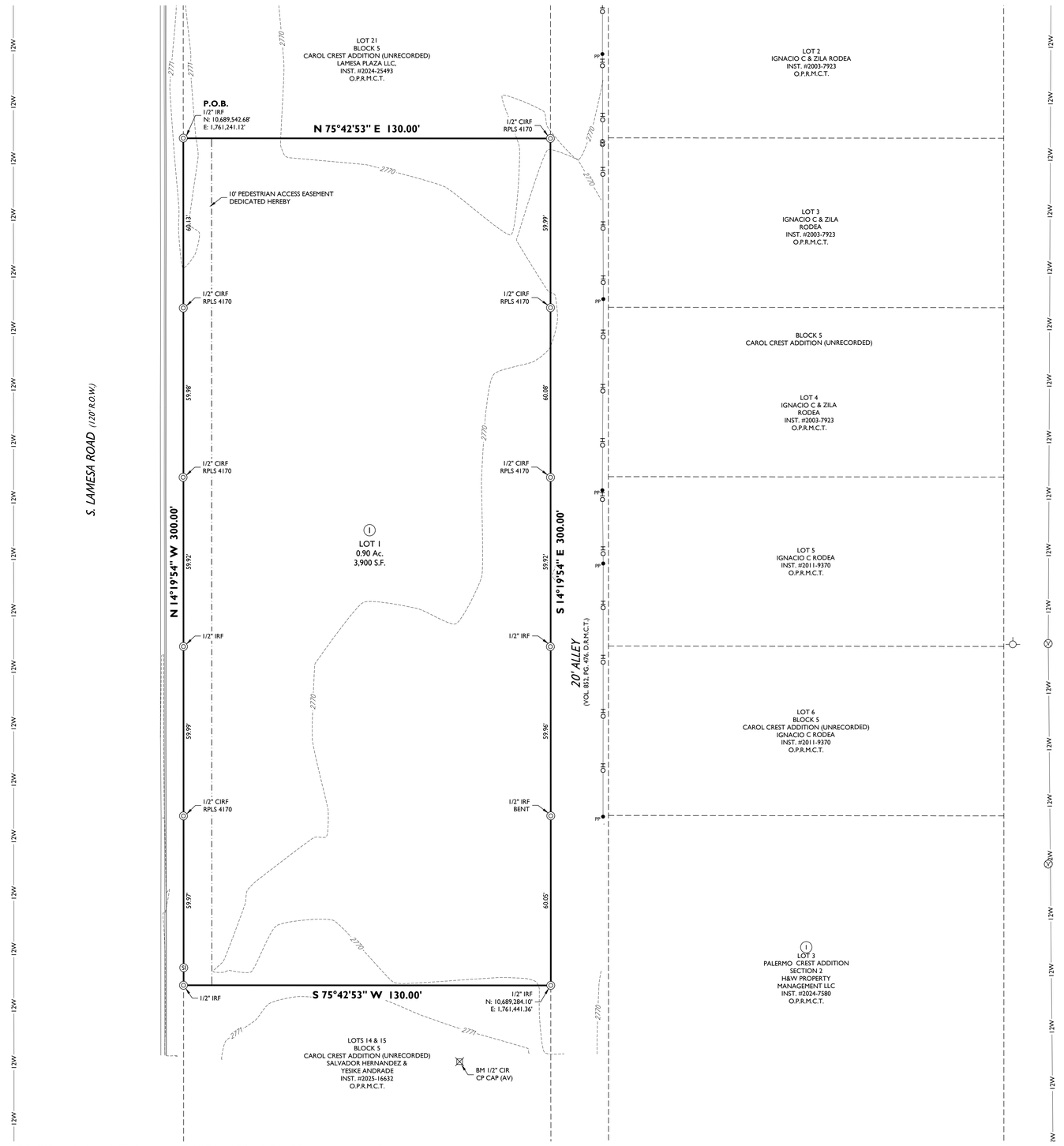
For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☑ Deferral Letter (if applicable. Due at final submittal)
Check# 5728	☑ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature:	Date:

RECEIVED
DEC 29 2025
Initial:

PRELIMINARY PLAT

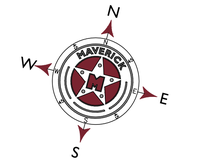
PALERMO CREST ADDITION SECTION 3

BEING A 0.90 ACRE TRACT OF LAND OUT OF SECTION 1, BLOCK 39, T-2-S, T&P RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP

N.T.S.



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

◉	SET 1/2-INCH IRON ROD WIRED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
Ⓜ	EXISTING MANHOLE
Ⓢ	EXISTING SIGN
———	BOUNDARY LINE
- - - - - -	EXISTING PROPERTY LINES
——OH——	EXISTING OVERHEAD ELECTRIC LINE
——8WW——	EXISTING 8" WASTEWATER
——12W——	EXISTING 12" WATER MAIN
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAMESA PLAZA, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS PALERMO CREST ADDITION SECTION 3, 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 _____, 2026.

_____
BY: LAMESA PLAZA, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026 BY_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PALERMO CREST 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_____ 2026.

_____
ABRAHAM BEJIL , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

DEVELOPMENT NOTES

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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0206F, 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.

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

LAMESA PLAZA, LLC
P.O. BOX 51640
MIDLAND, TEXAS - 79710
DEED INSTRUMENT #2024-25491 & 2024-25492

PLAT FILED FOR RECORD MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

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 PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF MIDLAND, TEXAS.

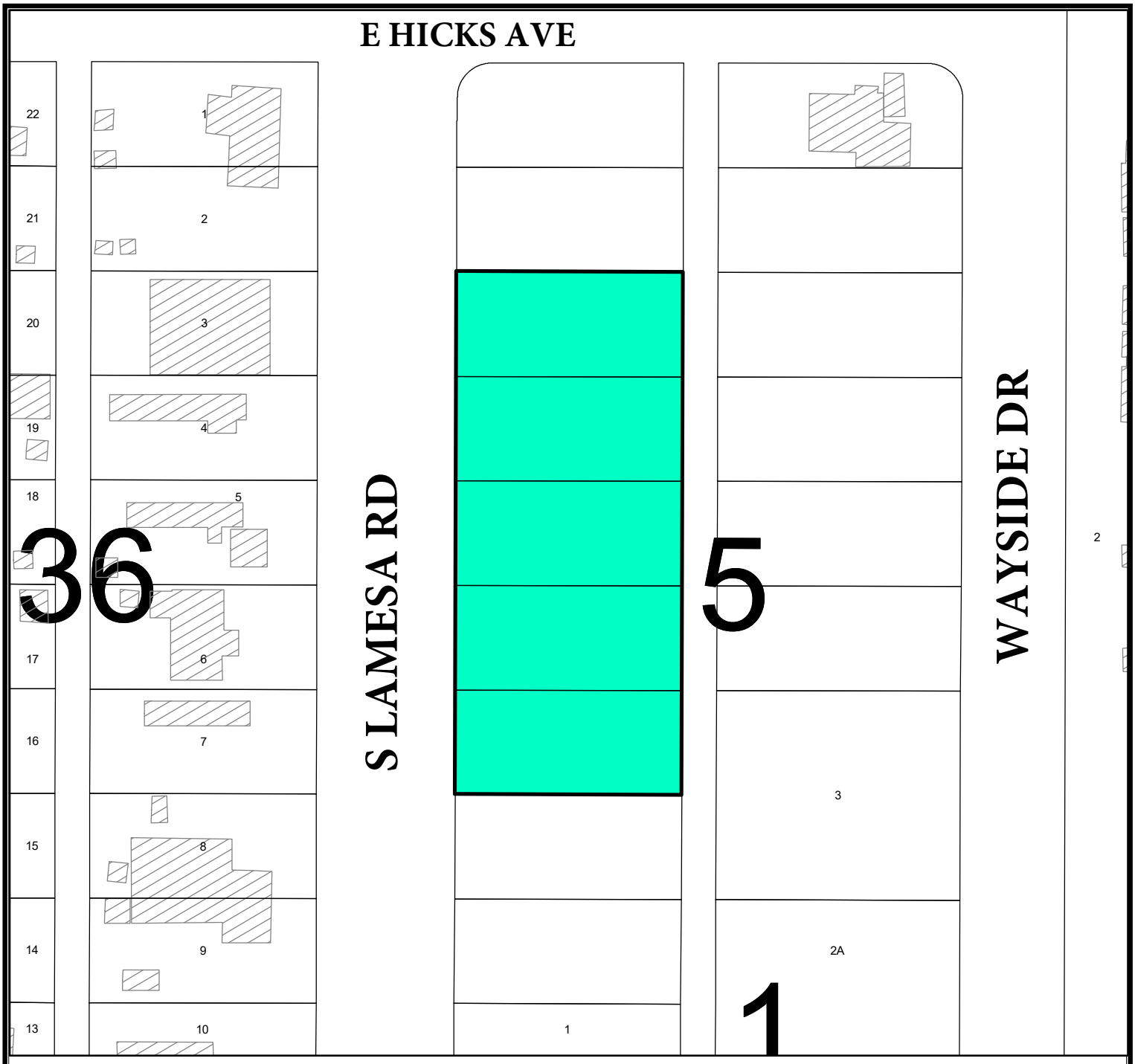
_____
GREGORY W. SHOULTS, R.P.L.S.
MAVERICK ENGINEERING TBPELS FIRM #10194514
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

PALERMO CREST ADDITION SECTION 3

Drawing : F:\2025\250190-BBC BUILDERS-LAMESA PLAZA RETAIL\DRAWINGS\PLATS\PRELIMINARY PLAT\250190 PRELIMINARY PLAT.DWG Last Saved By: ADevine on 1/12/26



Location Map

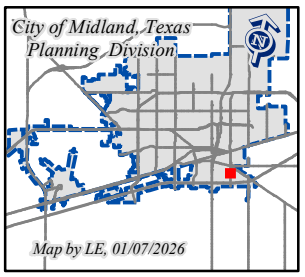
SUB-25-0926 **Scale: 1" = 531'**

Proposed plat of Palermo Crest Addition, Section 3, being a plat of a 0.90-acre tract of land out of Section 1, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of South Lamesa Road, approximately 60 feet south of East Hicks Avenue. (Council District 2)

L E G E N D

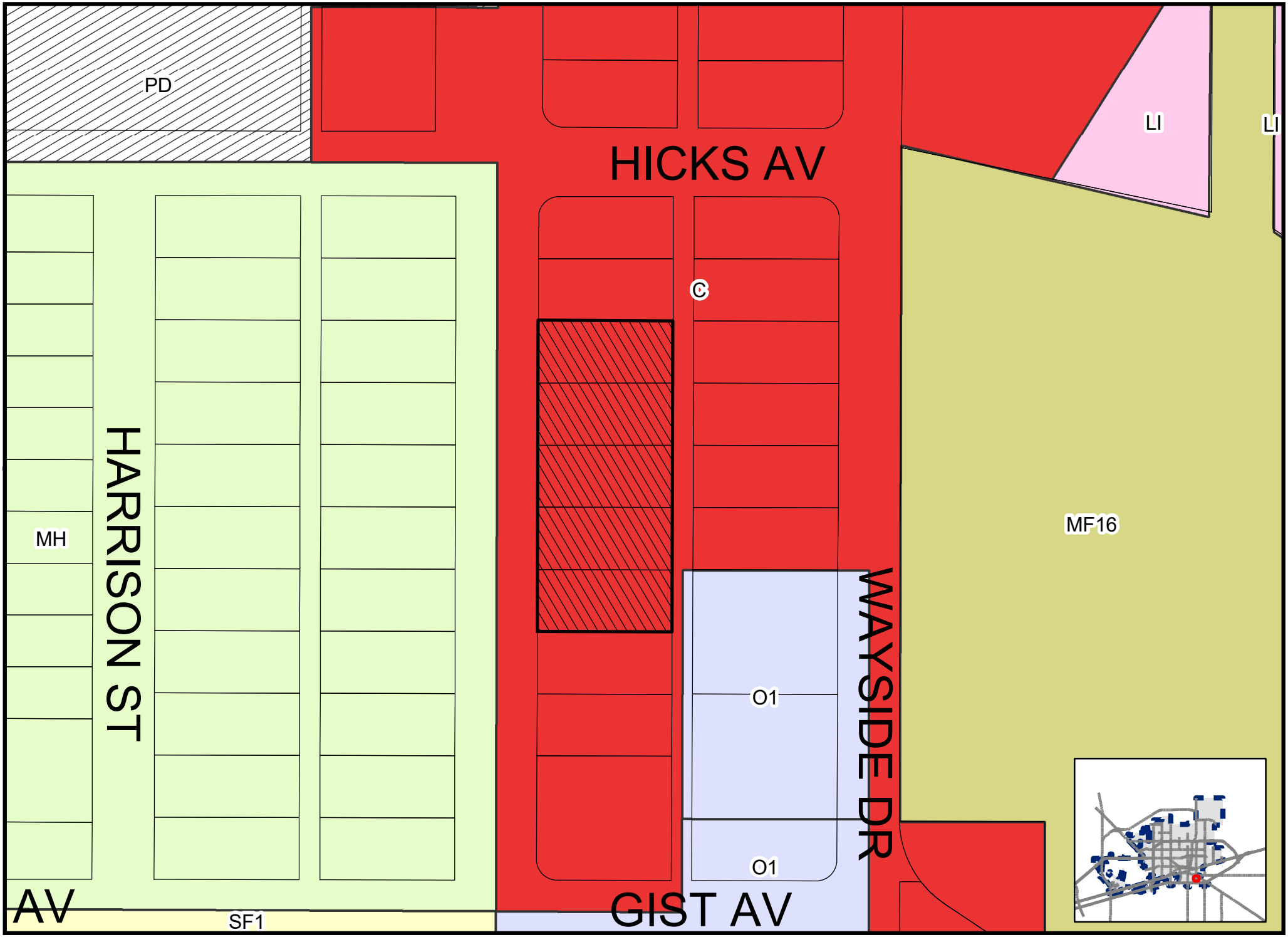
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by LE, 01/07/2026

SUB-25-0926

Scale: 1" = 1,000'

ZONING MAP

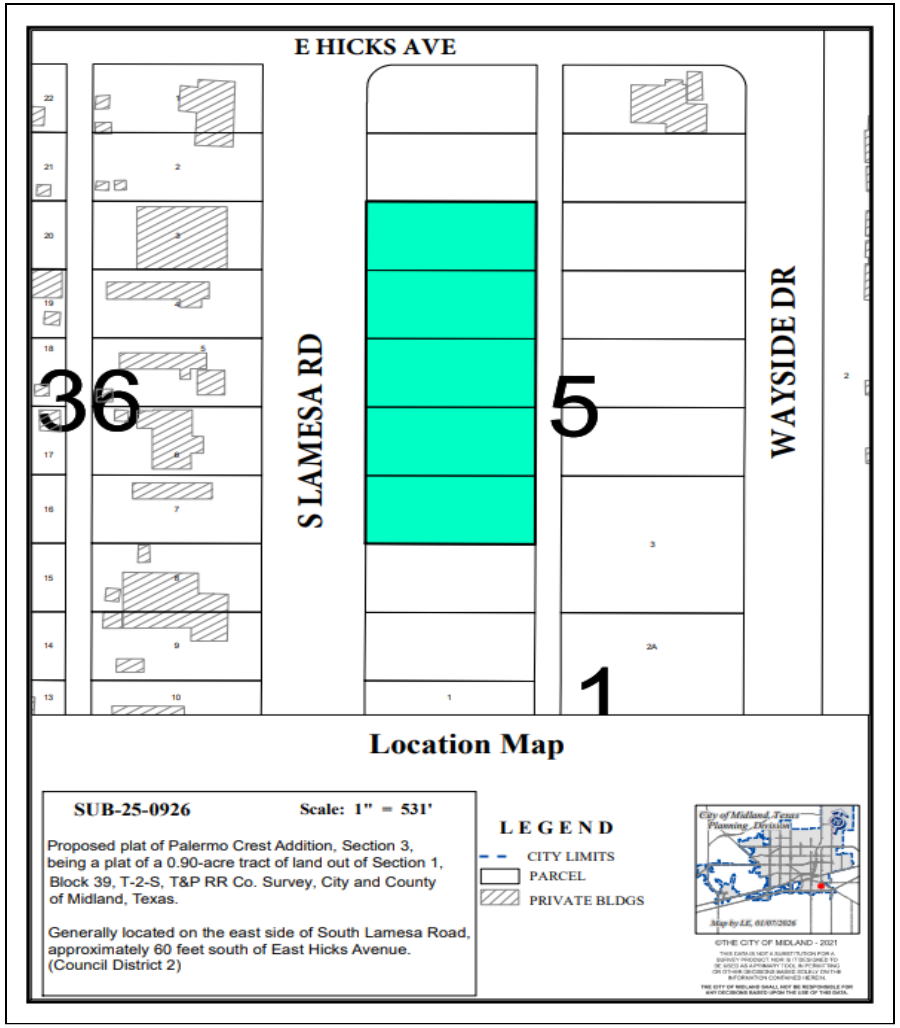
©THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED

HICKS AV
36
5
1
WAYSIDE

MIDLAND
Be the Energy!
PRELIMINARY PLAT
PALERMO CREST ADDITION, SECTION 3
Visit Our Website
MIDLANDTEXAS.GOV

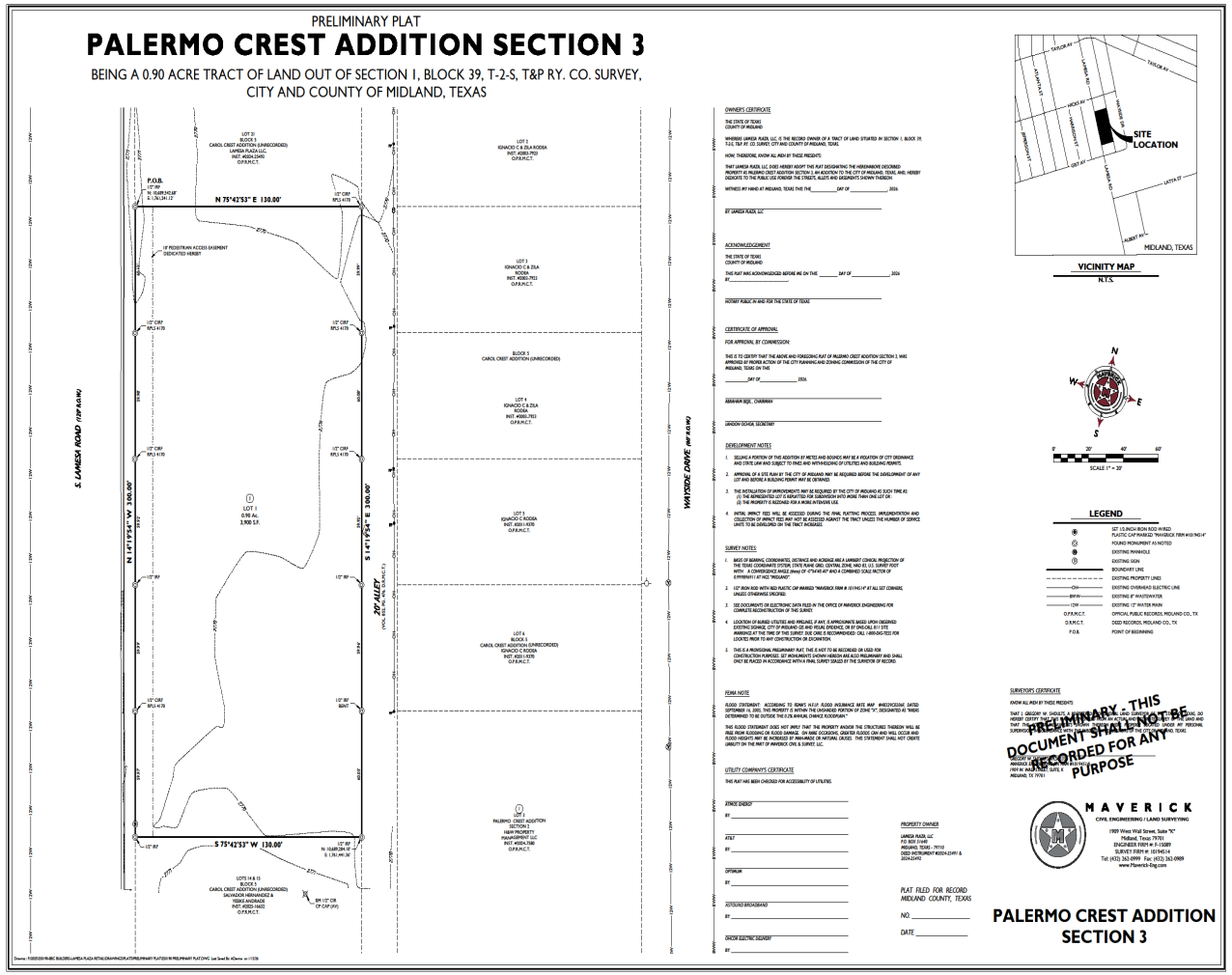
APPLICATION SUMMARY

- **Property Owner:** Lamesa Plaza, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of South Lamesa Road, approximately 60 feet south of East Hicks Avenue. (Council District 2)
- **Reason for Request:** For Future Retail Development



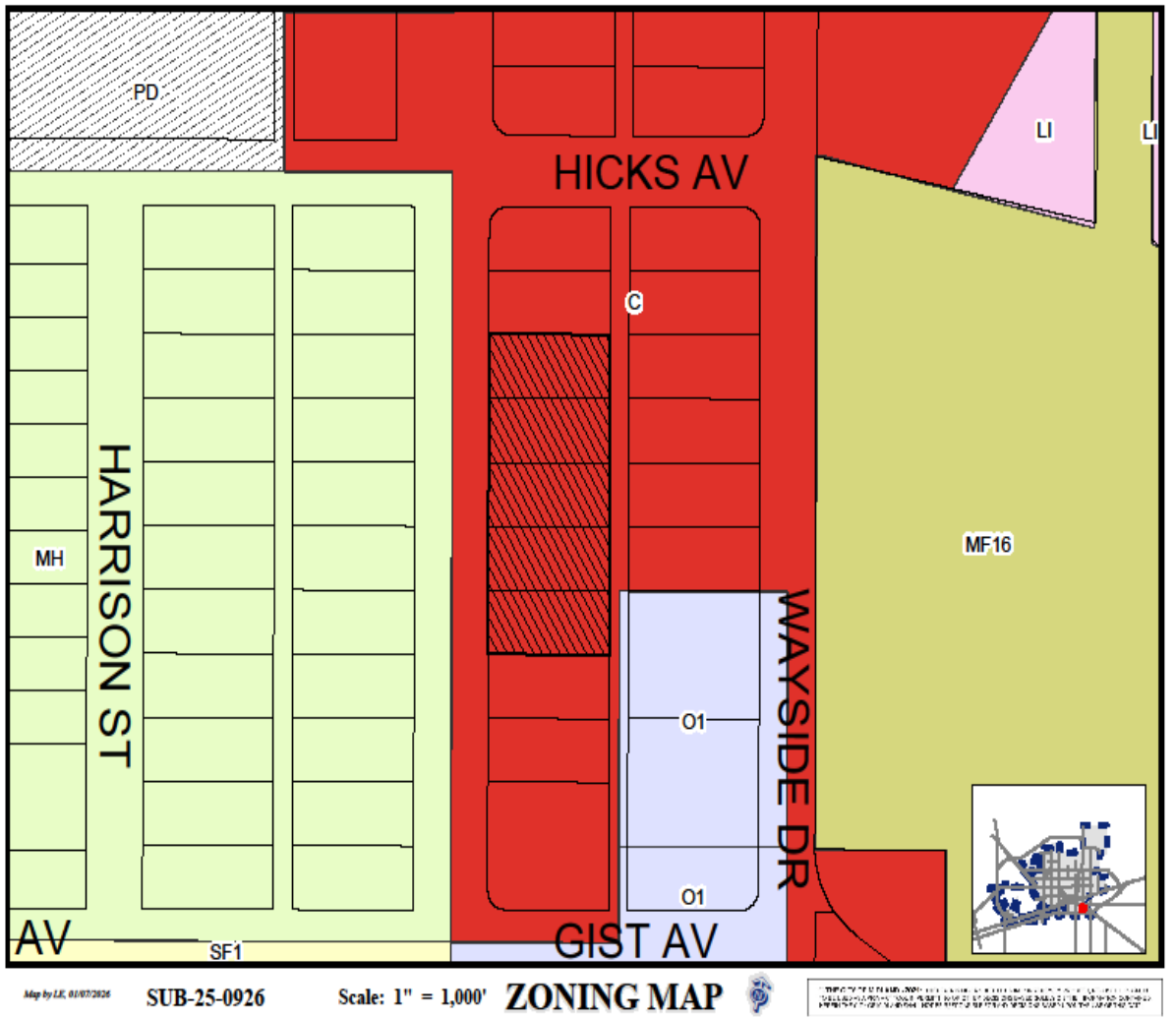
PLAT DETAILS

- **Acreage:** 0.90 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



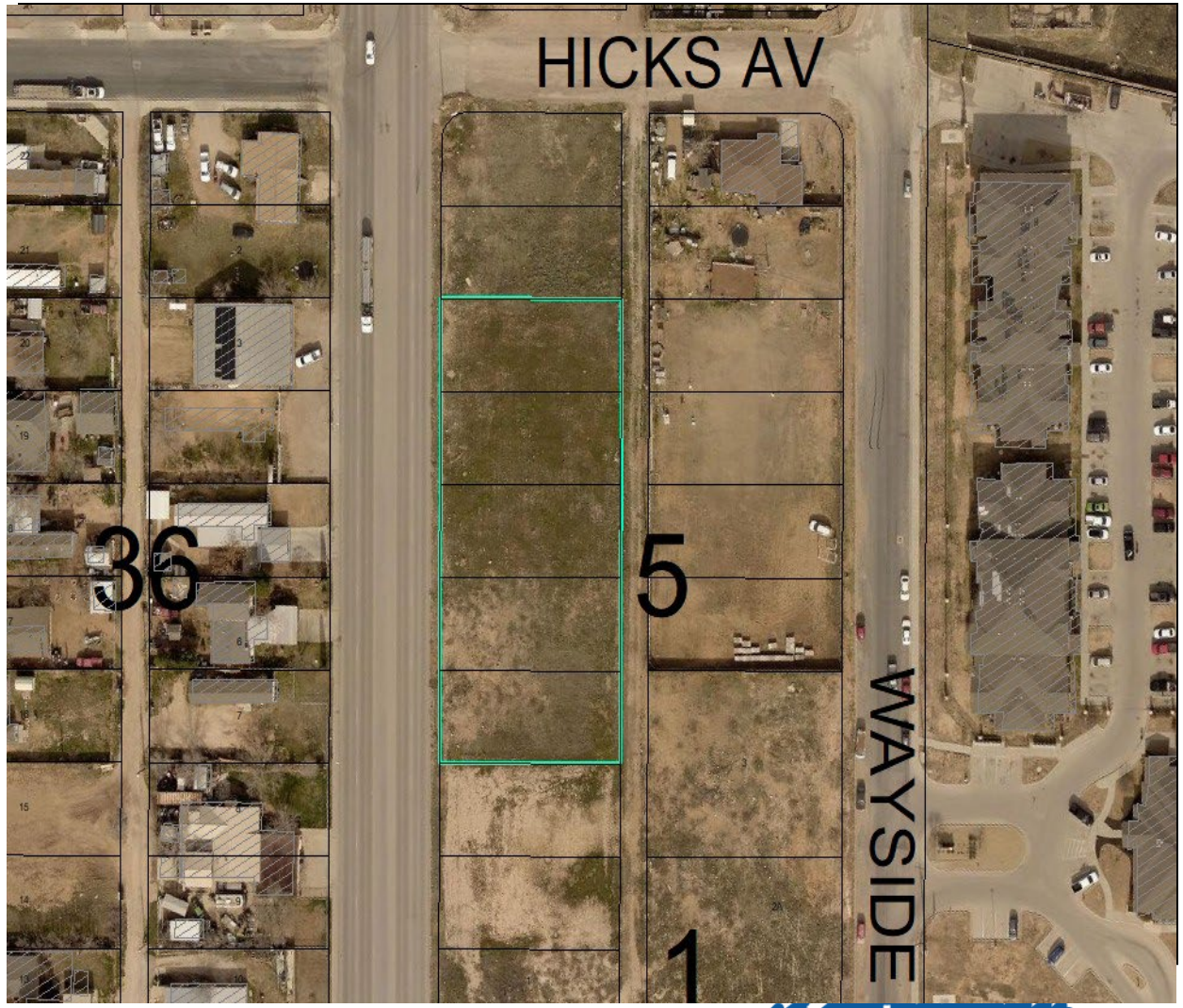
ZONING

- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
  - **North/East/South:** C, Commercial District
  - **West:** MH, Manufactured Housing District



LAND USE

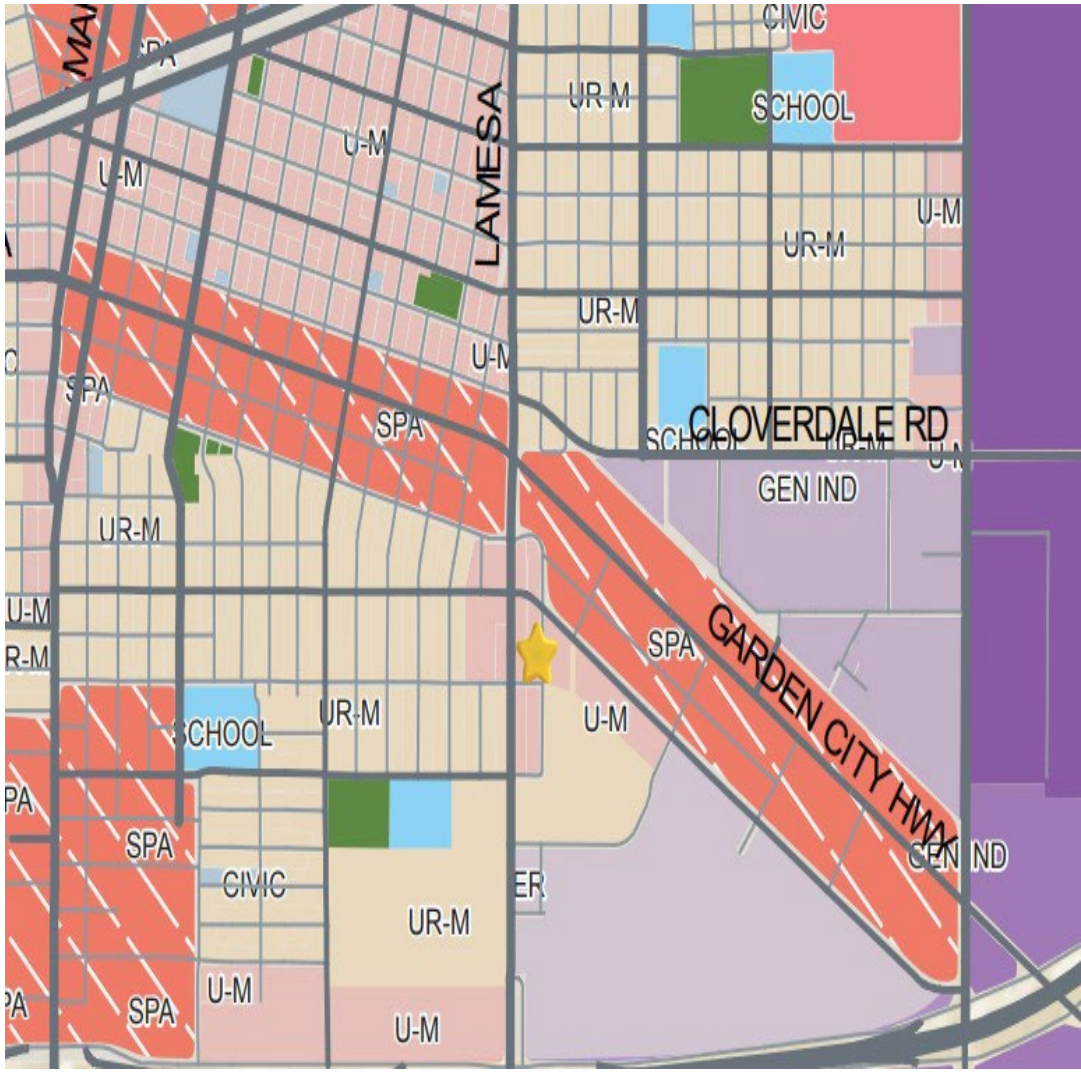
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East/South:** Vacant Land
  - **West:** Single-Family Housing and Manufactured Housing
- **Proposed Use:** Retail Stores and Shops



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



6

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]

STAFF'S RECOMMENDATION

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

D. 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:	**5.**
Meeting Date:	**January 20, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Ruedas Addition, Section 1, being a 6.00-acre tract of land out of the southwest quarter of Section 23, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1130, approximately 195 feet south of East County Road 57.)**

Purpose:

Maverick Engineering, on behalf of Abelarado and Armine Espinoza, is requesting to plat a property located at 4814 North County Road 1130 into 5 lots for future residential development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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 Comment's. [For Applicant’s Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 1/12/2026. [For Applicant’s Information Only.]

WATER: Deferral request for water improvement were administratively approved on 1/12/2026. [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 sewer improvements were administratively approved on 1/12/2026. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Ruedas Addition, Section 1 Drainage Study, prepared by Maverick Engineering and approved by City on 9/18/2026. [Reference City Code Sect. 11-2-3(D)8]

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

SIDEWALKS: Required at building permit. However, no city building permits are issued within the county. No sidewalk improvements needed at this time. [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)

Make dedication line solid and provide acreage or square footage of the dedication. Please ensure that metes and bounds the same as the plat visual calls. (POB does not seem to match)

ADDRESSING: (Approved)

County - To be Addressed MECD

SURVEYOR: (Approved)

Everything looks good to go.

AT&T: (Approved)

No issues with AT&T.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 5 proposed lot of Ruedas Addition, Section 3, PLAT OF A 6 ACRE TRACT OF LAND OUT OF THE SOUTHWEST/4 OF SECTION 23, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY lot 1 is 1.2 acre, lot 2 is 1.7 acre, lots 3,4,5 are 1 acre lots, 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: (Approved)

The Section number will be "3" [Informational]

Staff recommends approval of the Preliminary Plat of Ruedas Addition, Section 3, 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. 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-25-2455, Combined Docs
B. P&Z - Ruedas Preliminary Plat

Angelina Bettanini, Development Services — Created/Initiated - 1/14/2026
Landon Ochoa, Development Services — Final Approval - 1/14/2026

MIDLAND
Planning Division

Preliminary Plat Application

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

Subdivision Name: RUEDAS 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: ABELARADO AND ARMINE ESPINOZA
Phone #: 432-262-0999
Email: yruedas@yahoo.com
Address: 4814 N COUNTY ROAD 1130
City: MIDLAND
State: TX
Zip: 79705

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

Reason for Platting (Please be specific)
DIVIDING FOR DEVELOPMENT (Residential)

Plat Information
Total Acreage: 6.00
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)
Number of Lots: 5
Number of Multi-Family Dwelling Units:
Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)
Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)
Development Agreement: Are you requesting a development agreement? ☐ Yes ☒ No
If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

Signatures (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Abraham Espinoza	Date: 12/8/2025
Property Owner (printed): Abram Espinoza	

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 Rueda's Add. Sec. 3 or authorized by Armine Espinoza, 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) Armine Espinoza

Subscribed and sworn to before me, this 19 day of December, 2025, to certify which witness my hand and ~~seal~~ of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

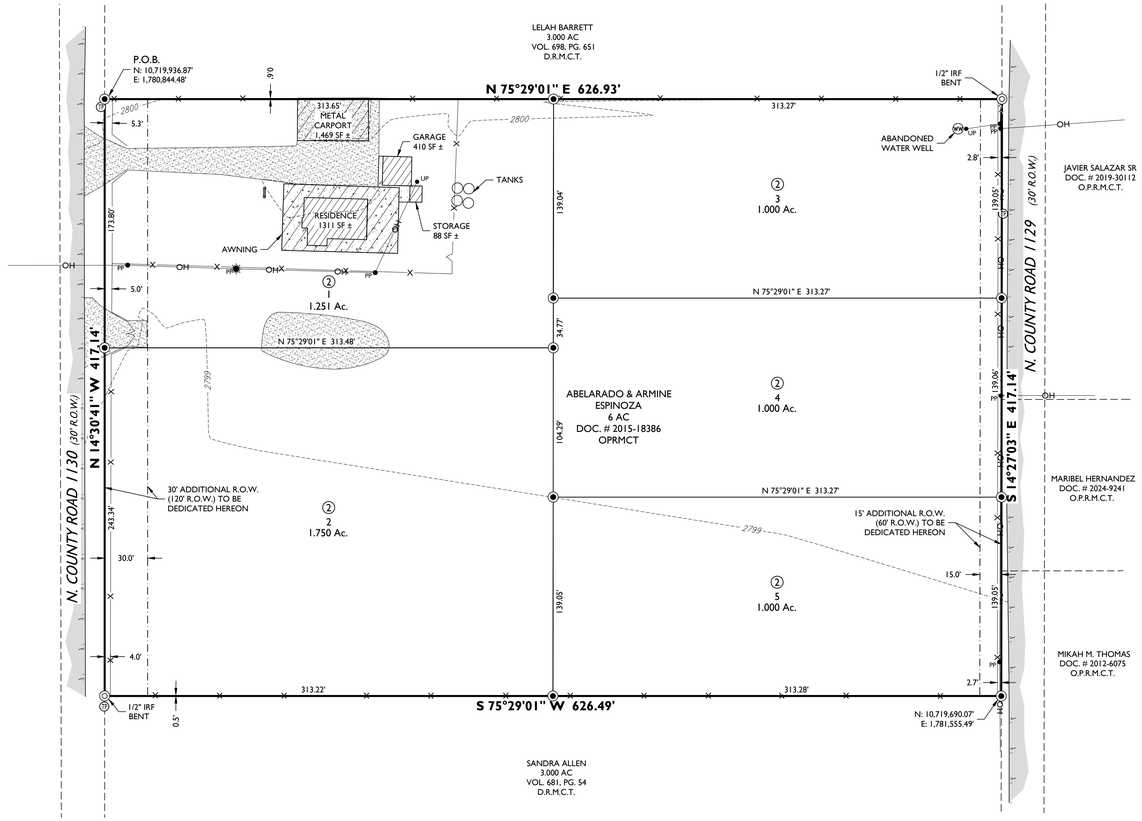
For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☐ Application Fee / ☐ Paying online	☑ Deferral Letter (if applicable. Due at final submittal)
Check# 5727	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature:	Date: RECEIVED DEC 22 2025

Initial: _____

PRELIMINARY PLAT

RUEDAS ADDITION, SECTION 3

A 6.00 ACRE TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS



SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

DEVELOPMENT NOTES

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

SURVEY NOTES:

FIELD NOTE DESCRIPTION OF A 6.00 ACRE TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, BLOCK 38, TOWNSHIP 1 SOUTH, MIDLAND COUNTY, TEXAS AND BEING THAT SAME TRACT AS DESCRIBED IN DOCUMENT NUMBER 2015-18386, OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS;

BEGINNING *AT N.(y):10719533.04, E.(x):1780949.00, A ONE HALF INCH IRON ROD FOUND BENT ON THE WEST LINE OF SAID SECTION 23, FROM WHICH A SPIKE NAIL FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S.14°30'41"E., 1032.89 FEET, IN THE EAST LINE OF CALLED COUNTY ROAD 1130 FOR THE SOUTHWEST CORNER HEREOF;*

THENCE *N.14°30'41"W., ALONG SAID COUNTY ROAD, 417.14 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM# 10194514" (RPC) SET AT THE SOUTHWEST CORNER OF A CALLED 3.000 ACRE TRACT AS DESCRIBED IN VOLUME 698 ON PAGE 651 OF THE DEED RECORDS OF SAID MIDLAND COUNTY FOR THE NORTHWEST CORNER HEREOF;*

THENCE *N.75°29'01"E., ALONG SAID CALLED 3.000 ACRE TRACT, 626.93 FEET TO A ONE HALF INCH IRON ROD FOUND BENT ON THE WEST LINE OF A CALLED COUNTY ROAD 1129 FOR THE NORTHEAST CORNER HEREOF;*

THENCE *S.14°27'03"E., ALONG SAID COUNTY ROAD, 417.14 FEET TO AN "RPC" SET AT THE NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT AS DESCRIBED IN VOLUME 681 ON PAGE 542 OF SAID DEED RECORDS FOR THE SOUTHEAST CORNER HEREOF;*

THENCE *S.75°29'01"W., ALONG SAID CALLED 3.000 ACRE TRACT, 626.49 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 6.00 ACRES OF LAND.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0125F, 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..

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ABELARADO & ARMINE ESPINOZA, ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 38, T-1-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ABELARADO & ARMINE ESPINOZA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS RUEDAS ADDITION, SECTION 3, 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: ABELARADO & ARMINE ESPINOZA

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

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 RUEDAS 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

LANDON OCHOA, SECRETARY

PROPERTY OWNER

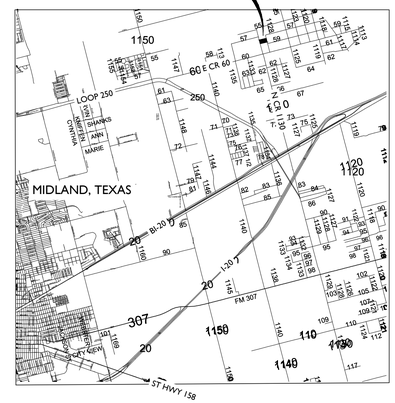
ABELARADO & ARMINE ESPINOZA
4814 N COUNTY RD 1130
MIDLAND, TX 79705
DEED INSTRUMENT # 2015-18386 OPRMCT
PHONE #

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

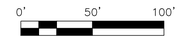
DATE _____

SITE LOCATION



VICINITY MAP

N.T.S.



ORIGINAL SCALE: 1" = 50'

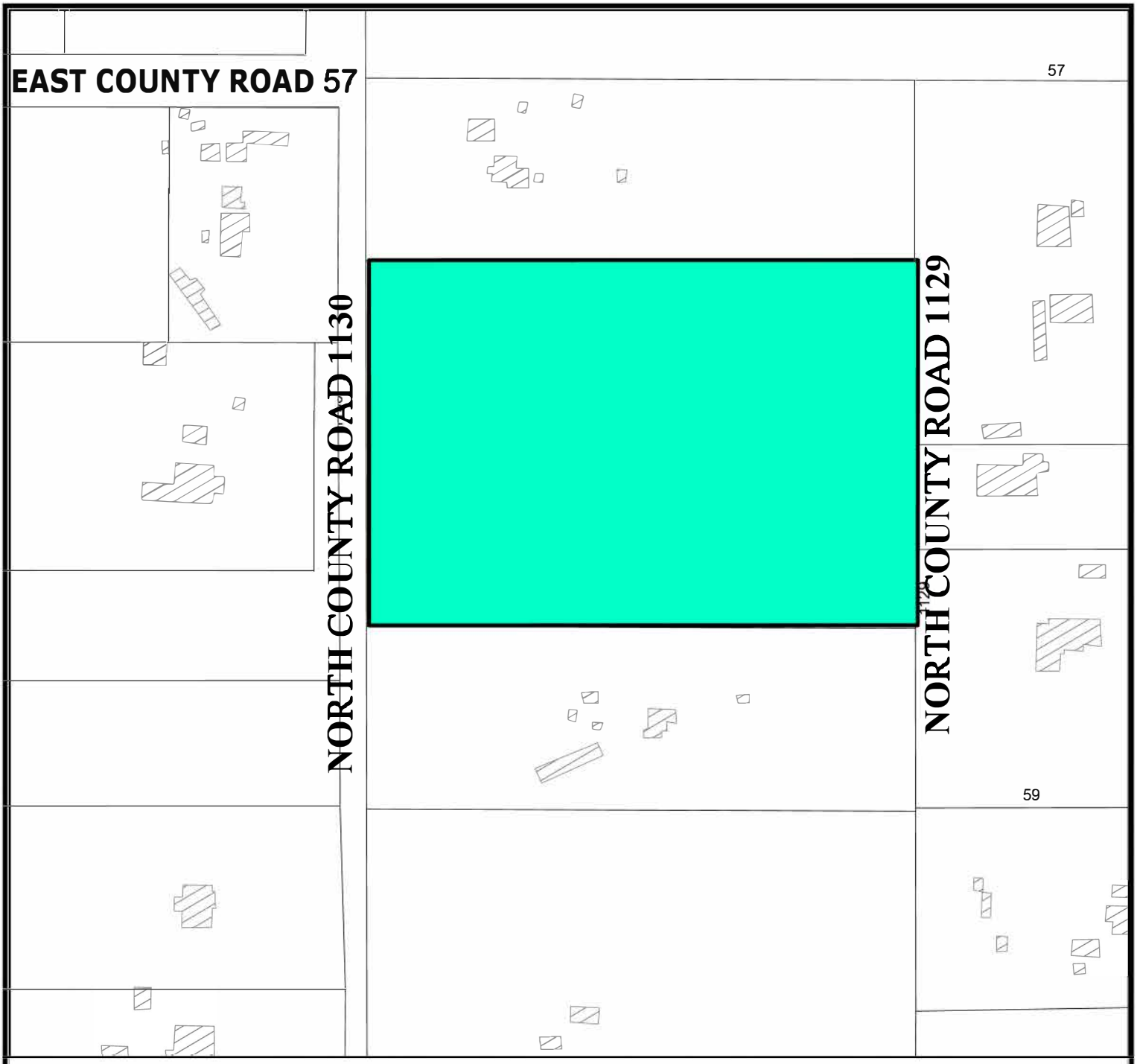
LEGEND

◉	SET 1/2-INCH IRON ROD WIRED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
☼	LIGHT POLE
PP	POWER POLE
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
WW	WATER WELL
———	BOUNDARY LINE
- - - - -	PROPERTY LINES
———	EDGE OF ASPHALT
——X——X——	FENCE
——OH——OH——	OVERHEAD ELECTRIC LINE
	CONCRETE
	PAVEMENT
	GRAVEL / DIRT ROAD
	BUILDING
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX

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

RUEDAS ADDITION SECTION 1

Drawing : F:\2025\250085-RUEDAS HOMES-4814 N CR 1130\DRAWINGS\PLAT\PRELIMINARY PLAT\250085 PRELIMINARY PLAT.DWG Last Saved By: JRodriguez on 9/2/25



Location Map

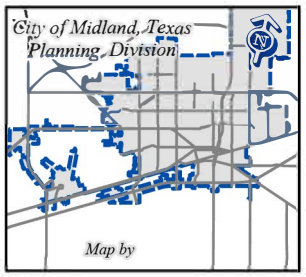
SUB-25-0884 **Scale: 1" = 163 '**

Proposed plat of Ruedas Addition, Section 1, being a 6.00-acre tract of land out of the southwest quarter of Section 23, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of North County Road 1130, approximately 195 feet south of East County Road 57. (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.

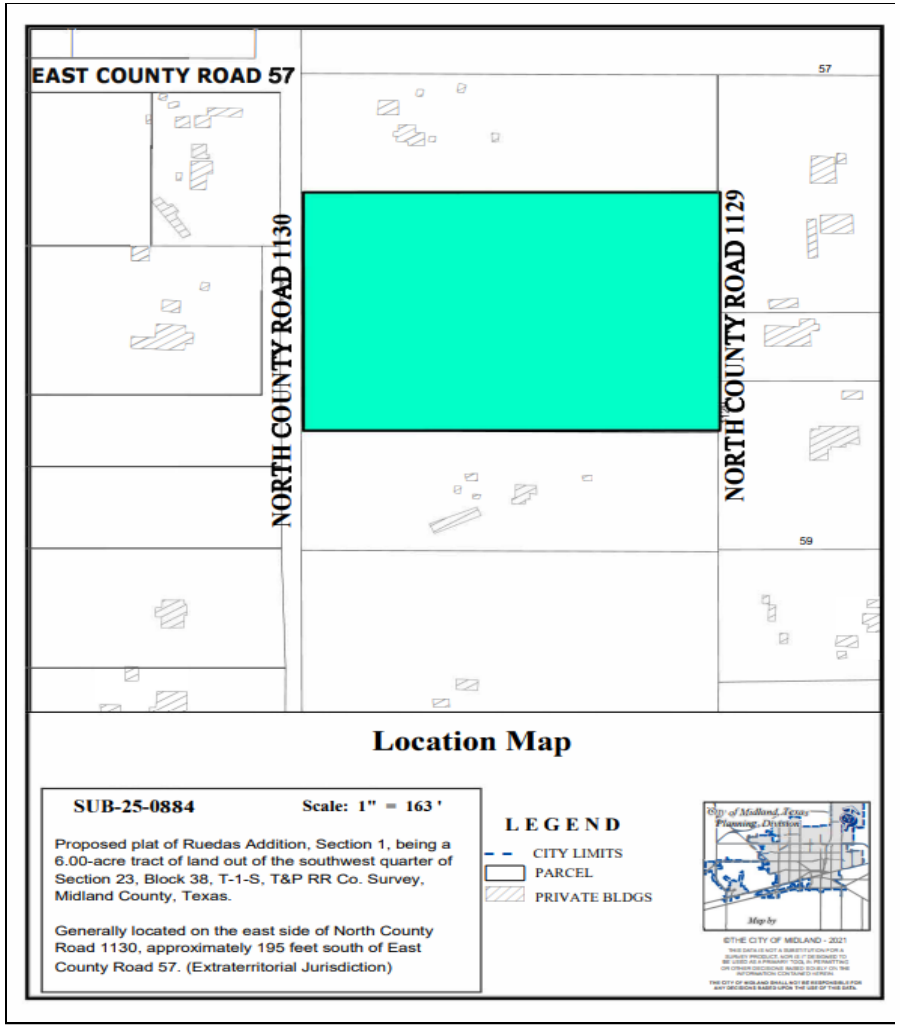
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

57
57
1129
59
1130

MIDLAND
Be the Energy!
PRELIMINARY PLAT
RUEDAS ADDITION, SECTION 3
Visit Our Website
MIDLANDTEXAS.GOV

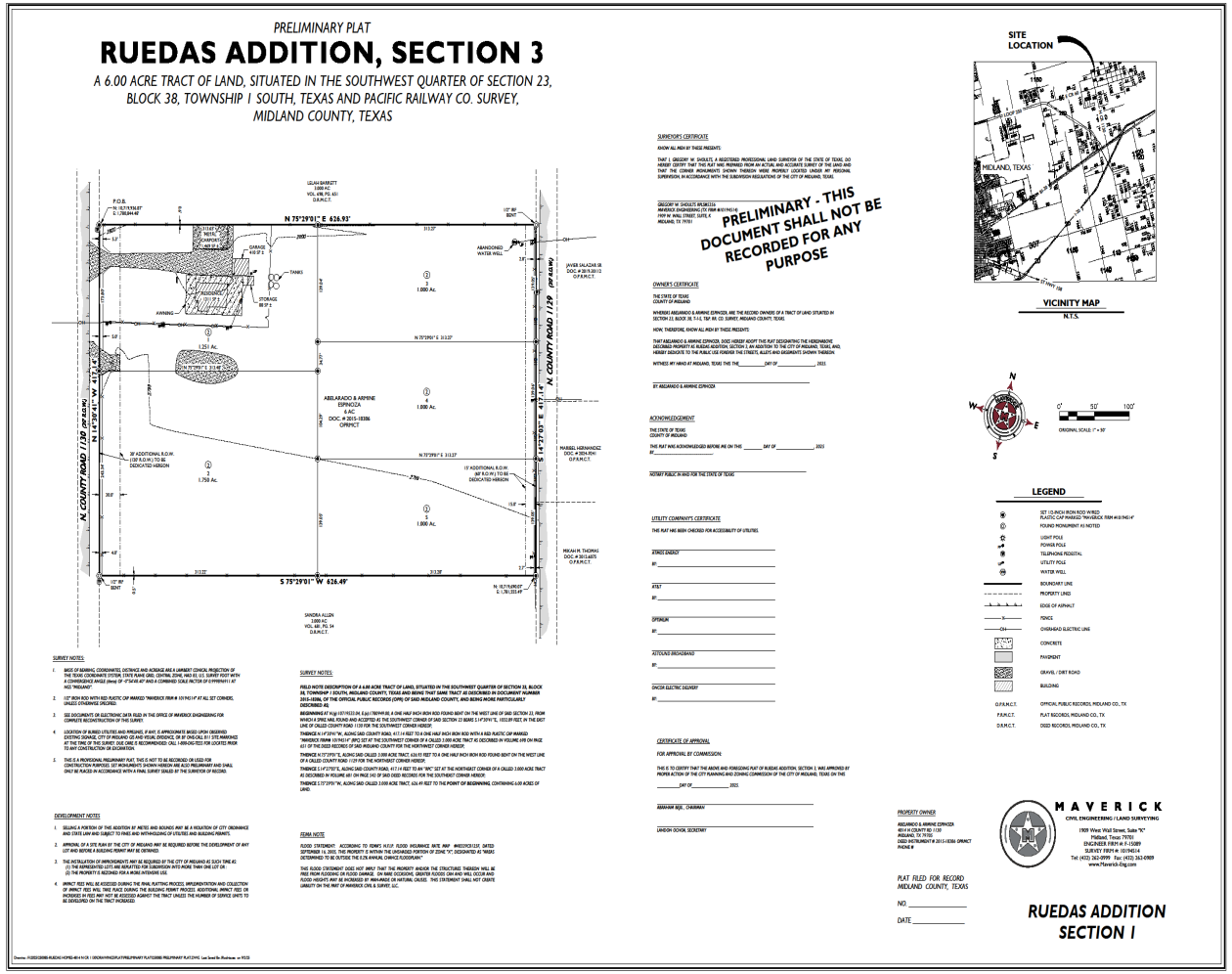
APPLICATION SUMMARY

- **Property Owner:** Abelarado and Armine Espinoza
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 4814 North County Road 1130 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



PLAT DETAILS

- **Acreage:** 6.00 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



PRELIMINARY PLAT

RUEDAS ADDITION, SECTION 3

A 6.00 ACRE TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

SITE LOCATION

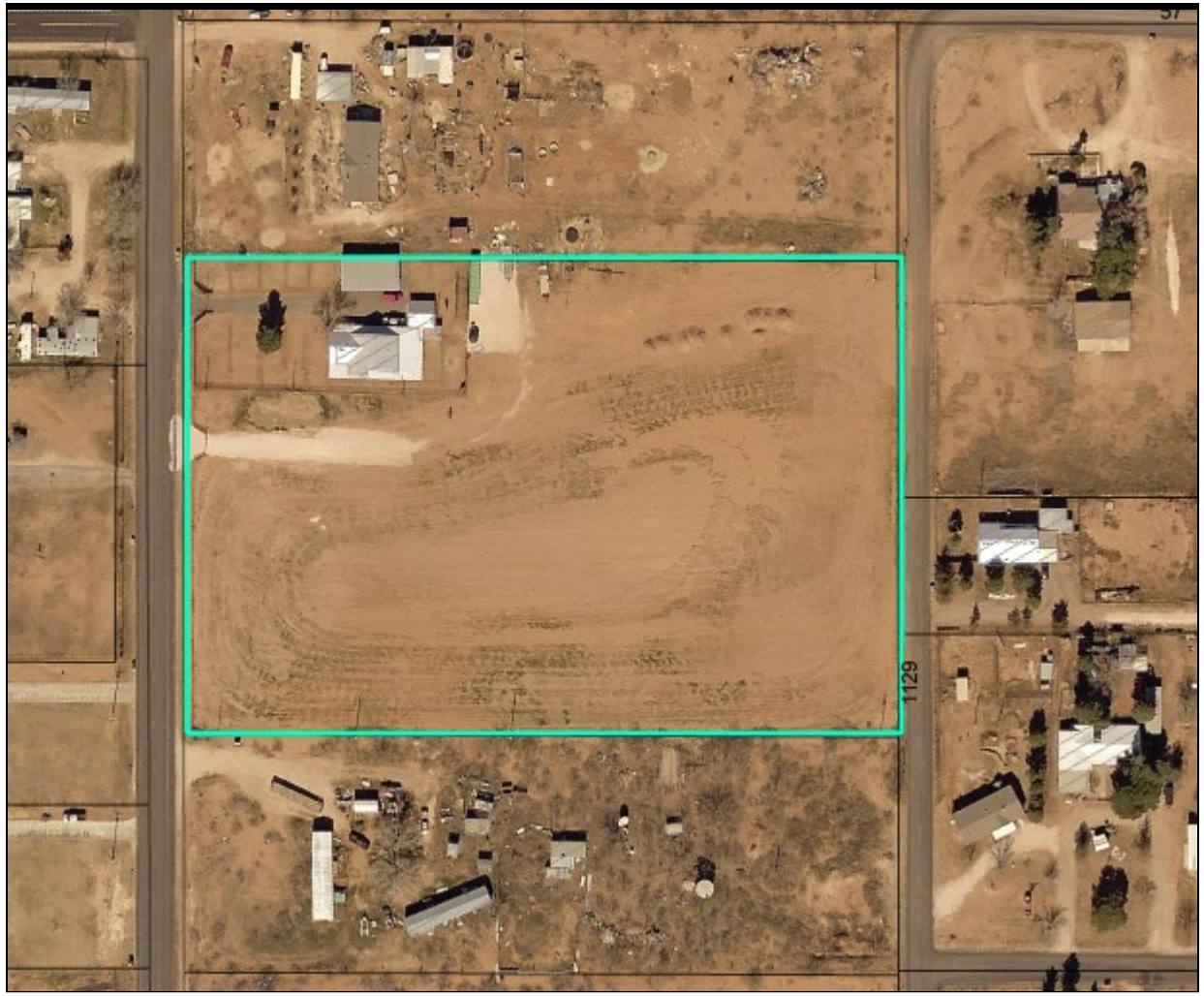
VICINITY MAP

LEGEND

RUEDAS ADDITION SECTION 1

LAND USE

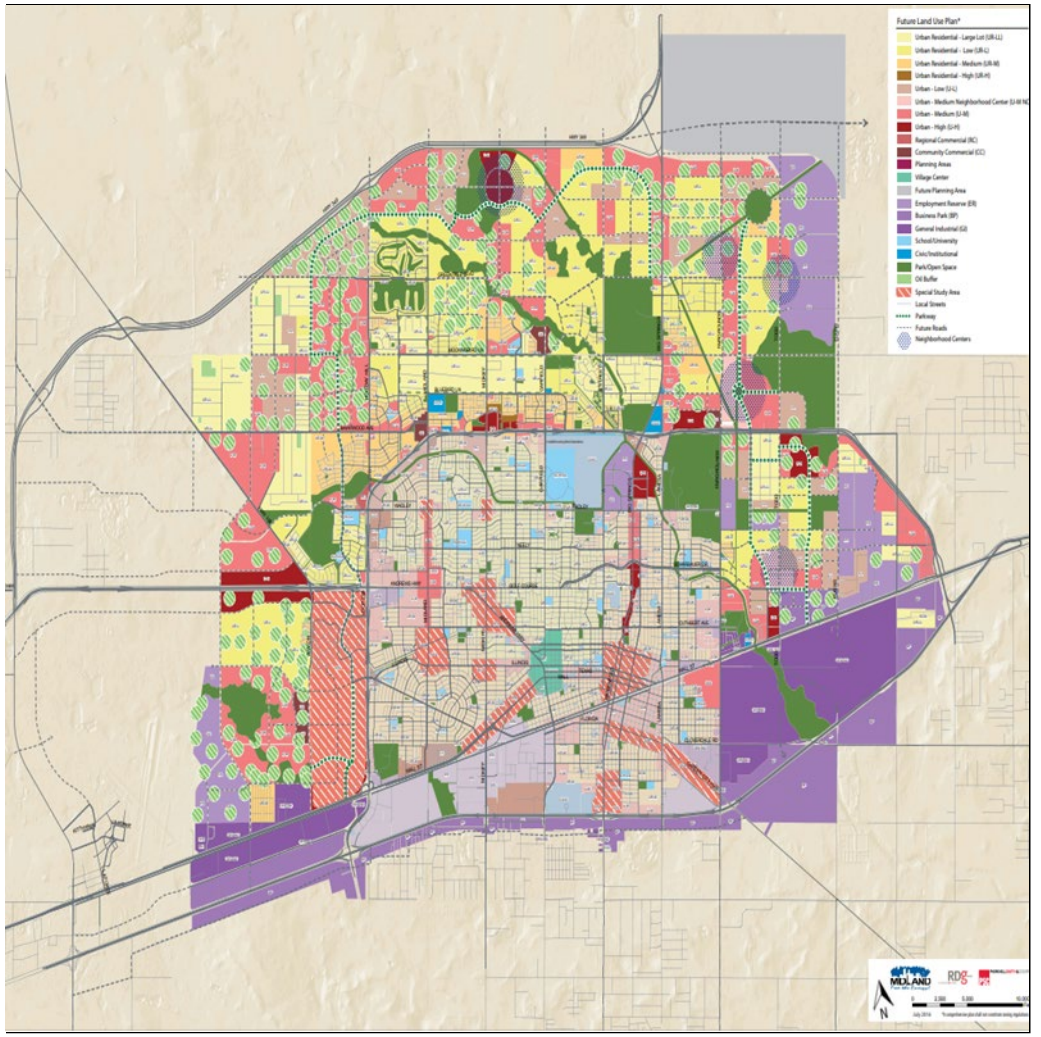
- **Current Use:** Single-Family Housing
- **Surrounding Uses:**
  - **North/East/South/West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing



4

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Not Designated



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to 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. 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:	**6.**
Meeting Date:	**January 20, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Horseshoe Bend, being a replat of a 64.12-acre portion of Lot 1, Block 1, Staley Addition, and a 125.01-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of North Garfield Street, approximately 1,295 feet north of Mockingbird Lane.)**

Purpose:

Newton Engineering, on behalf of Mark Payne, is requesting to replat a 64.12-acre portion of Lot 1,Block 1, Staley Addition, and plat a 125.01-acre tract of land located on the east side of Garfield Street into 385 lots for future residential and commercial development.

Current Zoning:

AE, Agricultural Estate District, in part, SF-1, Single-Family Dwelling District, in part, and PD, Planned Development District for a Shopping Center, in part.

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: Garfield road is sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] Internal paving improvement have not been submitted/accepted. Construct roads shown to City Standards for entire platted frontage. [Reference City Code Sect. 11-2-3(G)1]

WATER: Internal water improvement have not been submitted/accepted. Construct roads shown to City Standards for entire platted frontage. [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: Internal sewer improvement have not been submitted/accepted. Construct roads shown to City Standards for entire platted frontage. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage report has been submitted and its currently under review. FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Due at Final Plat submittal at a rate of $650 per intersection. The fee will be assessed based on the number of intersections included in each Final Plat phase. [Reference City Code Section 11-2-5(C)3(t).] 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)

Blocks should be 1, 2, etc. Blocks "7, 8, 11" should begin with Lot 1 and continue sequentially. (these are new blocks since they are a different subdivision and so are not a continuation of the adjacent subdivision) Please give common areas letters. Should detention basin be common area with a drainage basin easement? Silverado Dr where it bends 90 degrees should have a different name (either going east-west or north-south) Along west of plat, the dedication should be part of the metes and bounds/calls of the plat. (provide width being platted) Sewer line in common area and block 13, lot 19 may need an easement. Provide recording info and depict the sewer line along the south of this plat. Distances needed along lot lines. Do islands in Mockingbird Ln need to be common areas as well? If so, provide calls for them. Consult Holly for Street types. Legal should mention that part is a replat of Staley (provide acreage of Staley being replatted). Provide recording info for existing dedication for N Garfield St. Add direction to Garfield St.

ADDRESSING: (Approved)

1) "Durango St" s/b "Durango Dr", 2) "Breckenridge Ct" s/b "Breckenridge Dr", 3) Update language for "Detension Basin Common Area" to "Detension Basin, Common Area "#Lter" - Example: "Detension Basin, Common Area "1A", 4) Change block #10 to #19 (which is between blocks 14 & 18), 5) Change street name to not include "Horseshoe" on "Horseshoe Harbor Ct". This street intersects with Horseshoe Bend Ave. and this makes 2 similar street names within the same subdivision. By changing, there will be less confusion for public safety & citizen confusion, 6) "Silverado Dr" has a 90 degree turn. Due to this, a new street name must be assigned to one of the street sections from where it splits at this turn (preferably the section heading S-N be changed to separate this name from the similar name of "Silverton Dr", which intersects on the street section heading E-W).

CRMWD: (Approved)

Prior to finalizing the plat, the developer shall determine the locations of the CRMWD pipelines. If needed, the existing CRMWD easement shall be adjusted on the new plat so that the existing pipelines are within the easement.

Surveyor: (Approved)

Everything looks good

HEALTH DEPARTMENT: (Approved)

The plat show a sewer line proposed on the plat, so no need for a septic system.

PLANNING: (Approved)

In addition to the preliminary plat, a zone change for this property is running concurrently. The zone change for this property must be approved before final plat submittal [Informational]

Confirm that all lot dimensions are being shown on the face of the plat and that they correctly

match the zoning districts dimensions [Midland City Code 11-2-3(I)1(a)(5)]

Have your legal description match the one I provided [Informational]

Refer to GIS and Addressing's comments regarding the correct way to label common areas [Informational]

Update all of the certificates to show "2026" [Informational]

Since the proposed plat exceeds 25 acres, it will need to be approved by City Council [Midland City Code 11-2-3(D)11(a)]

Cul-de-sac streets should not exceed 600 feet and require a minimum 50 radius for single family lots. Verify and confirm that all cul-de-sacs will be in compliance with city code. [Midland City Code 11-2-5(C)3(q)(1)]

This plat qualifies as a residential replat since of portion of this land is already platted and zoned residentially. A public hearing will be held during the final plat phase [Midland City Code 11-2-7(A)3(b)]

Make sure all information including letters, words, and numbers, are visible on the face of plat. Some information seems to be cut off. [Informational]

Label the alley dimensions on the face of the plat [Midland City Code 11-2-3(D)4(g)]

Staff recommends approval of the Preliminary Plat of Horseshoe Bend, subject to the following conditions.

Conditions:

A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

B. 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)].

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. P-25-2454, Combined Documents
B. P&Z - - Horseshoe Bend Preliminary Plat

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 1/14/2026
Final Approval - 1/14/2026

MIDLAND Planning Division	**Preliminary Plat Application**	**For Office Use Only** SUB-25-025 P-___-___

Subdivision Name: Horseshoe Bend
(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: Mark Payne		Phone #: (432)638-5019 Email: mark@mphomes.net	
Address: 1603 Idlewilde	City: Midland	State: TX	Zip: 79703

Property Owner Print Name: Mark Payne		Phone #: (432)638-5019 Email: mark@mphomes.net	
Address: 1603 Idlewilde	City: Midland	State: TX	Zip: 79703

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

Representative (If different from applicant or property owner) Print Name: Same as Property Owner		Phone #: Email:	
Address:	City:	State:	Zip:

Reason for Platting (Please be specific)
To subdivide the property for residential housing development

Plat Information	Total Acreage: 187.60 acres
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 385	Number of Multi-Family Dwelling Units:

Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

Development Agreement: Are you requesting a development agreement? ☒ Yes ☐ No
If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature): Mal Payne	Date: 12-9-25
Applicant (printed): Mark Payne	
Property Owner (signature): Mal Payne	Date: 12-9-25
Property Owner (printed): Mark Payne	

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 Said Property or authorized by Mark Payne, 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) Mal Payne

Subscribed and sworn to before me, this 9th day of December, 2025, to certify which witness my hand and seal of office.

Amy Lewis
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 2101	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature:	**Date:**

RECEIVED

DEC 22 2025

Initial: MKV

AMY LEWIS
Notary Public, State of Texas
Comm. Expires 10-19-2026
Notary ID 131781988

HORSESHOE BEND

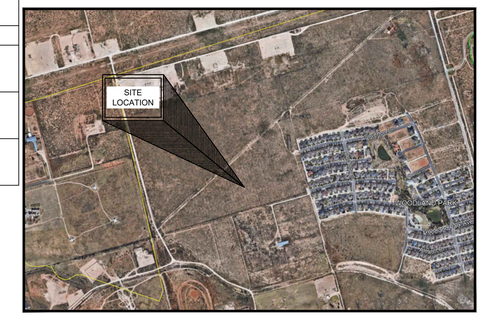
A 187.60 ACRE TRACT OF LAND OUT OF THE EAST HALF OF SECTION 10, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	120.21'	2000.00'	3.44°	N71° 12' 55"W	120.19'
C2	175.42'	2030.00'	4.95°	S70° 43' 55"E	175.36'
C3	230.67'	500.00'	26.43°	S27° 49' 43"E	228.63'

LEGEND

◉	PROPERTY CORNER FOUND (SEE PLAN)
○	1/2" IRON ROD WITH CAP "RPLS 5707" SET WHERE POSSIBLE
———	BOUNDARY LINE
— — —	ADJACENT PROPERTY

GRAPHIC SCALE
0 200' 400'
(IN FEET)
1 inch = 200 ft.



LOCATION MAP
N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MARK PAYNE IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN 187.60 ACRES OUT OF SECTION 10, BLOCK X, H.P. HILLIARD SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT MARK PAYNE DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HORSESHOE BEND, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS, ALLEYS, EASEMENTS, AND DRAINAGE BASINS SHOWN THEREON.

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

_____
MARK PAYNE HOMES
MARK PAYNE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2025 BY MARK PAYNE

_____
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL:
FOR APPROVAL BY THE COMMISSION:

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

Signed: _____
Abraham Beji, Chairman

Signed: _____
Landon Ochoa, Secretary

UTILITY COMPANY CERTIFICATE:
This plat has been checked for accessibility of utilities.

Signed: _____ *MARTIN ARGUELLO, Oncor Electric Delivery Company*

Signed: _____ *LUIS MONTEZ, Optimum*

Signed: _____ *JERRY UNDERWOOD, A. T. & T.*

Signed: _____ *RUBEN GUERRA, Astound Broadband*

Signed: _____ *MARK LIEB, Atmos Energy*

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. BEARINGS/DISTANCES/COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, WITH A COMBINED GRID FACTOR OF 1.000052636 AND THETA ANGLE OF -00°55'02".

4. THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS SHOWN HEREON AS DESIGNATED BY FLOOD ZONE X AND ZONE A ACCORDING TO FIRM MAP NUMBER 48329C0086F, DATED SEPTEMBER 16, 2005, AND ARE SUBJECT TO CHANGE. CURRENT INFORMATION REGARDING FLOOD HAZARD AREAS, INCLUDING THE MINIMUM SLAB OR FLOOR ELEVATION REQUIRED FOR CONSTRUCTION ON ANY LOT LOCATED WHOLLY OR PARTLY WITHIN THE 100-YEAR FLOODPLAIN, MAY BE OBTAINED FROM THE CITY OF MIDLAND. BEFORE ANY DEVELOPMENT (INCLUDING FILL, CHANNEL MODIFICATION, ETC.) PROCEEDS ON ANY LAND ENCUMBERED BY THE 100-YEAR FLOODPLAIN, OR WITHIN ANY DRAINAGEWAY OR BASIN, A DEVELOPMENT PERMIT APPLICATION MUST BE FILED AT THE CITY OF MIDLAND.

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 INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

OWNER:

Mark Payne
(432) 520-0000
1603 Idlewilde Drive
Midland , TX 79703

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

*NO.*_____

*DATE*_____

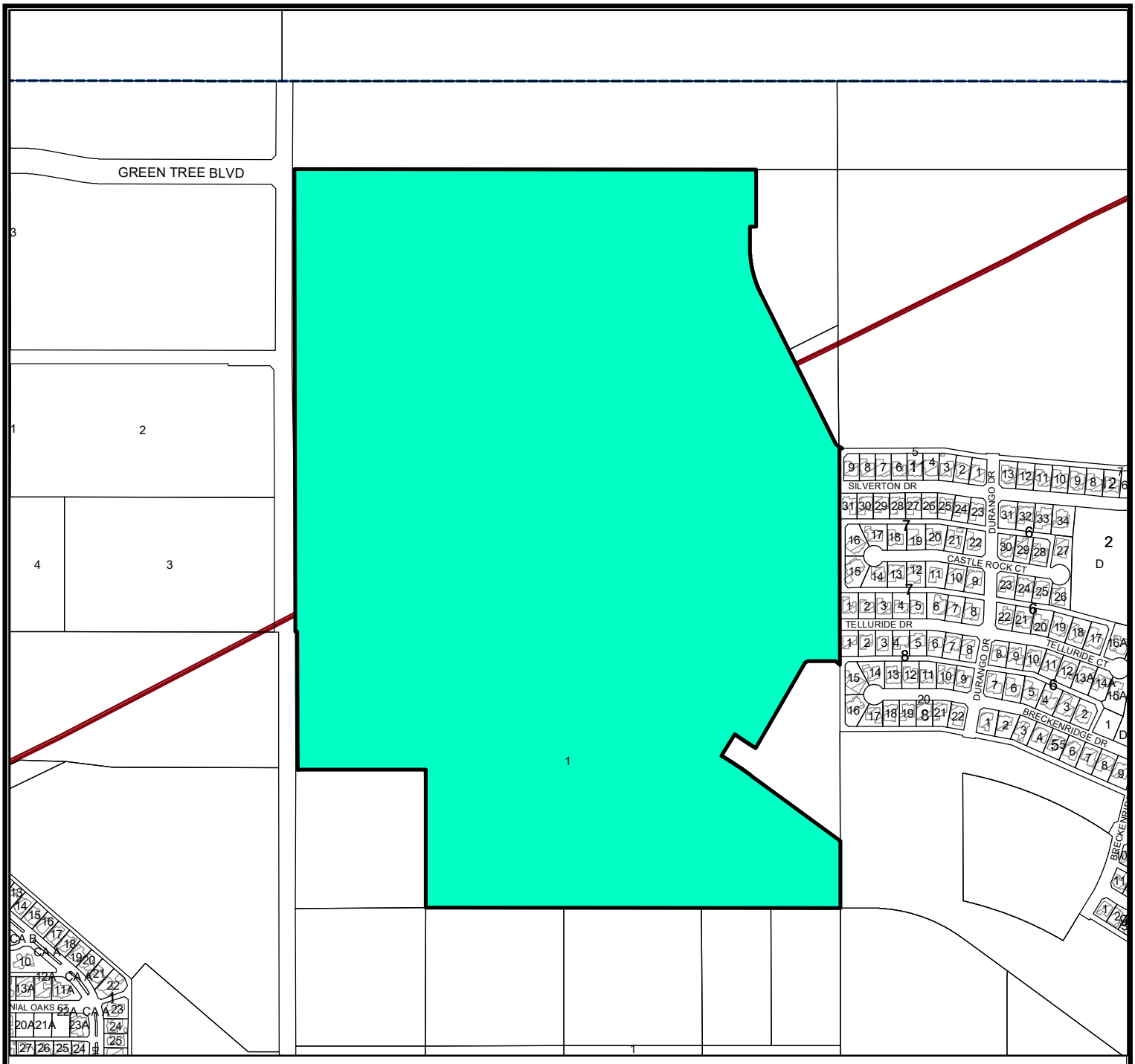
HORSESHOE BEND

SCALE: 1" = 200'	DRAWN BY:
DATE: OCTOBER 2025	FILE NAME:

NEWTON ENGINEERING, PC
4501A Santa Rosa Dr. Midland, Texas 79707 (432) 770-0499
F-13856 F-10194809
10822 HWY 191 Midland, Texas 79707 (432) 935-0707

PRELIMINARY PLAT

PROJECT NUMBER: 25-ME05091



Location Map

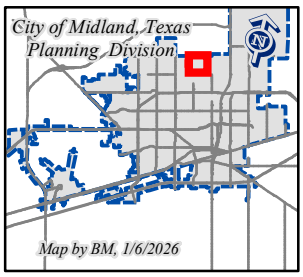
SUB-25-0925 **Scale: 1" = 687'**

Proposed plat of Horseshoe Bend, being a replat of a 64.12-acre portion of Lot 1, Block 1, Staley Addition, and a 125.01-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located on the east side of North Garfield Street, approximately 1,295 feet north of Mockingbird Lane. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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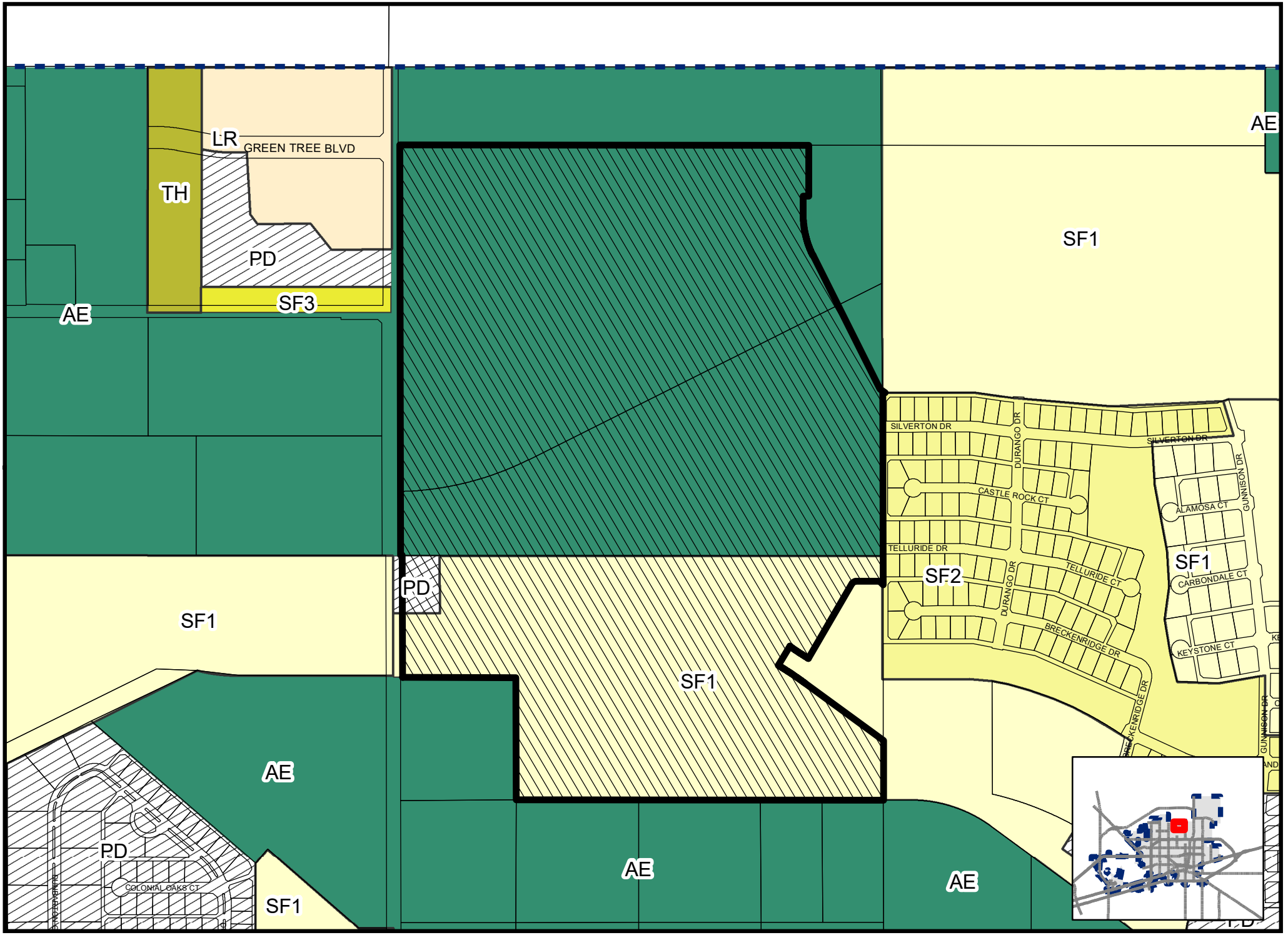
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by BM, 1/6/2026

SUB-25-0925

Scale: 1" = 651'

ZONING MAP

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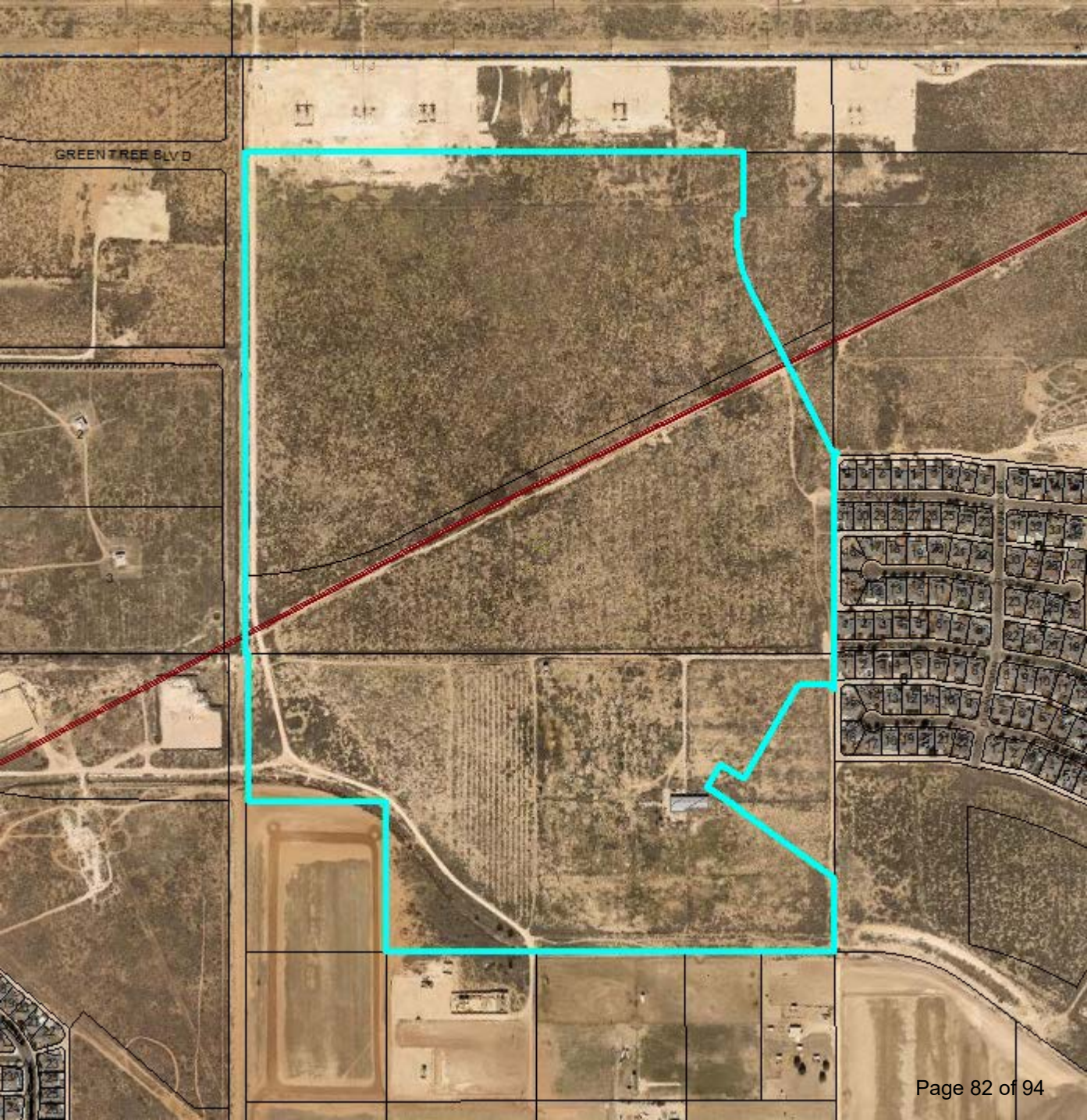
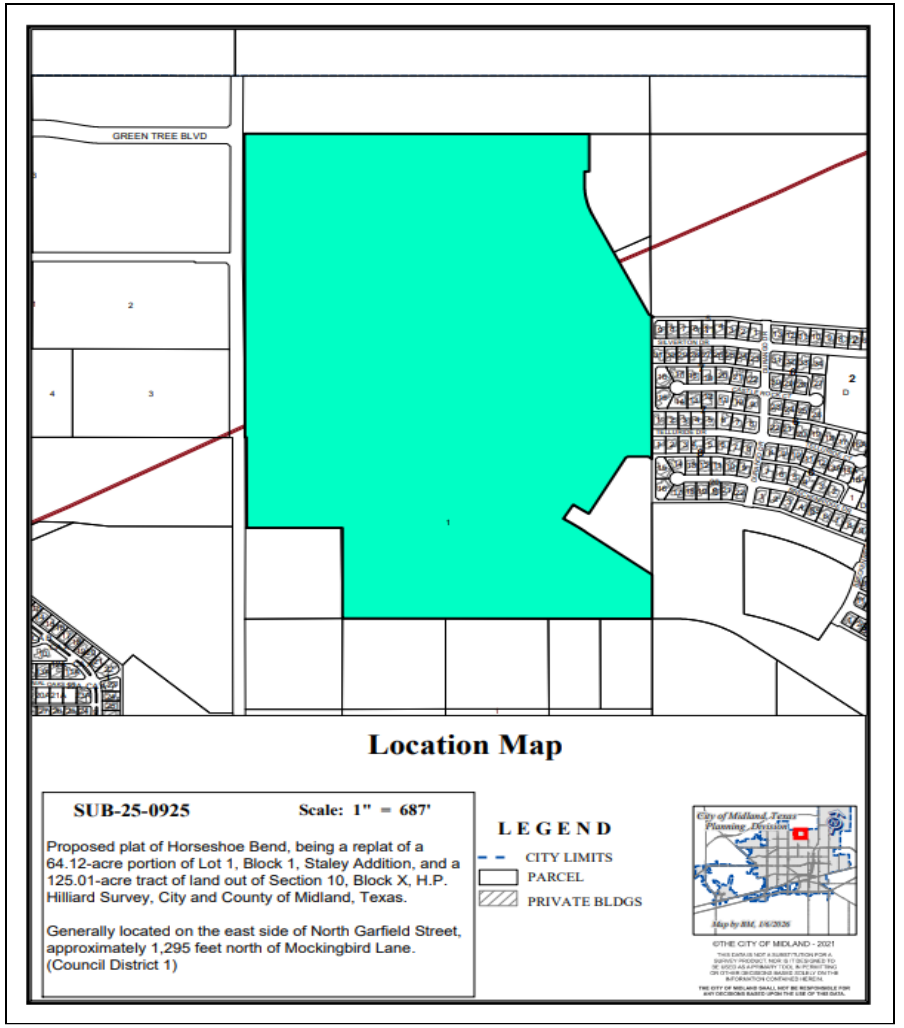

GREEN TREE BLVD

MIDLAND
Be the Energy!
PRELIMINARY PLAT
HORSESHOE BEND
Visit Our Website
MIDLANDTEXAS.GOV

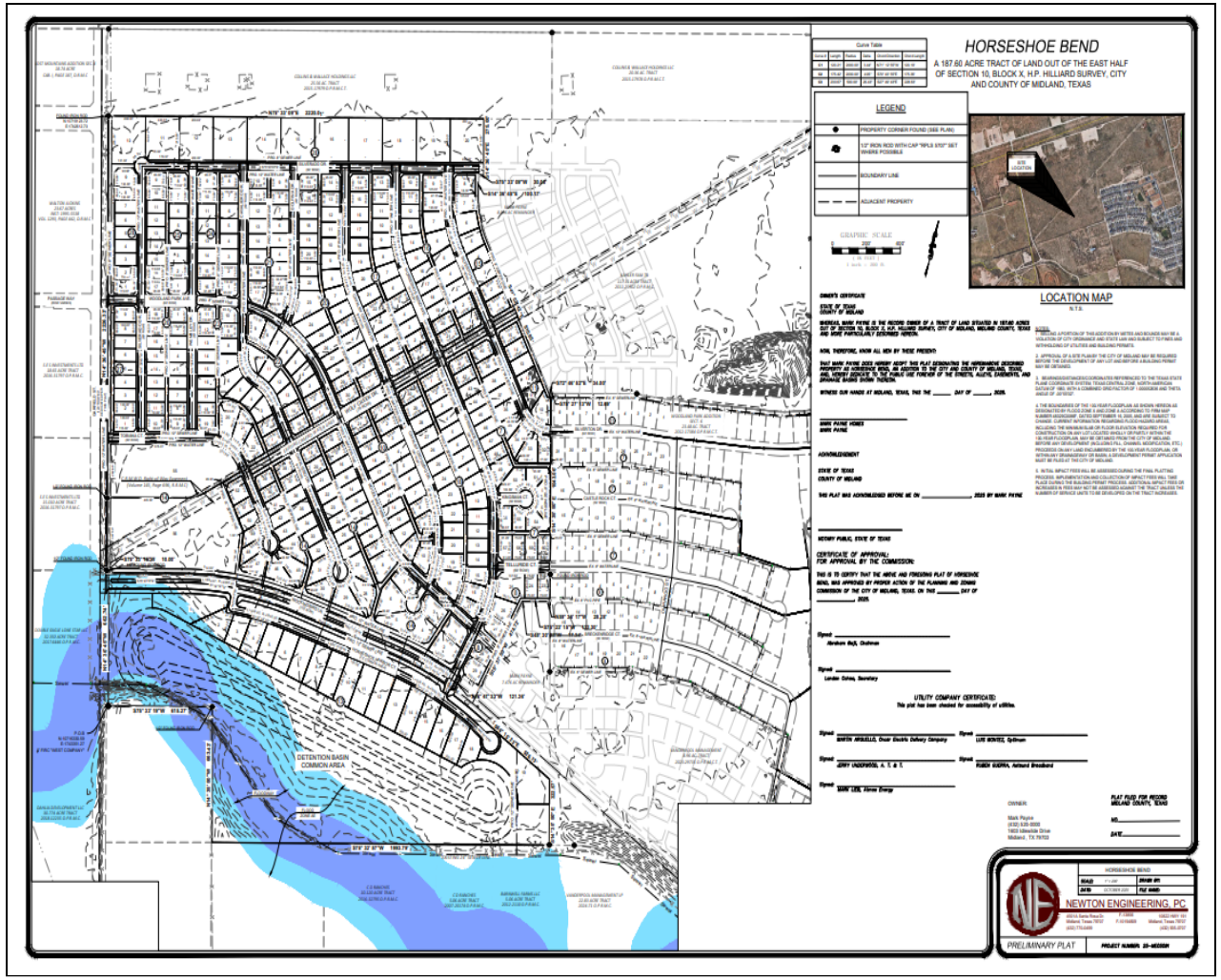
APPLICATION SUMMARY

- **Developer/Property Owner:** Mark Payne
- **Representative:** John Newton, with Newton Engineering
- **Location:** Generally located on the east side of North Garfield Street, approximately 1,295 feet north of Mockingbird Lane. (Council District 1)
- **Reason for Request:** For future residential and commercial development



PLAT DETAILS

- **Acreage:** 187.60 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 385



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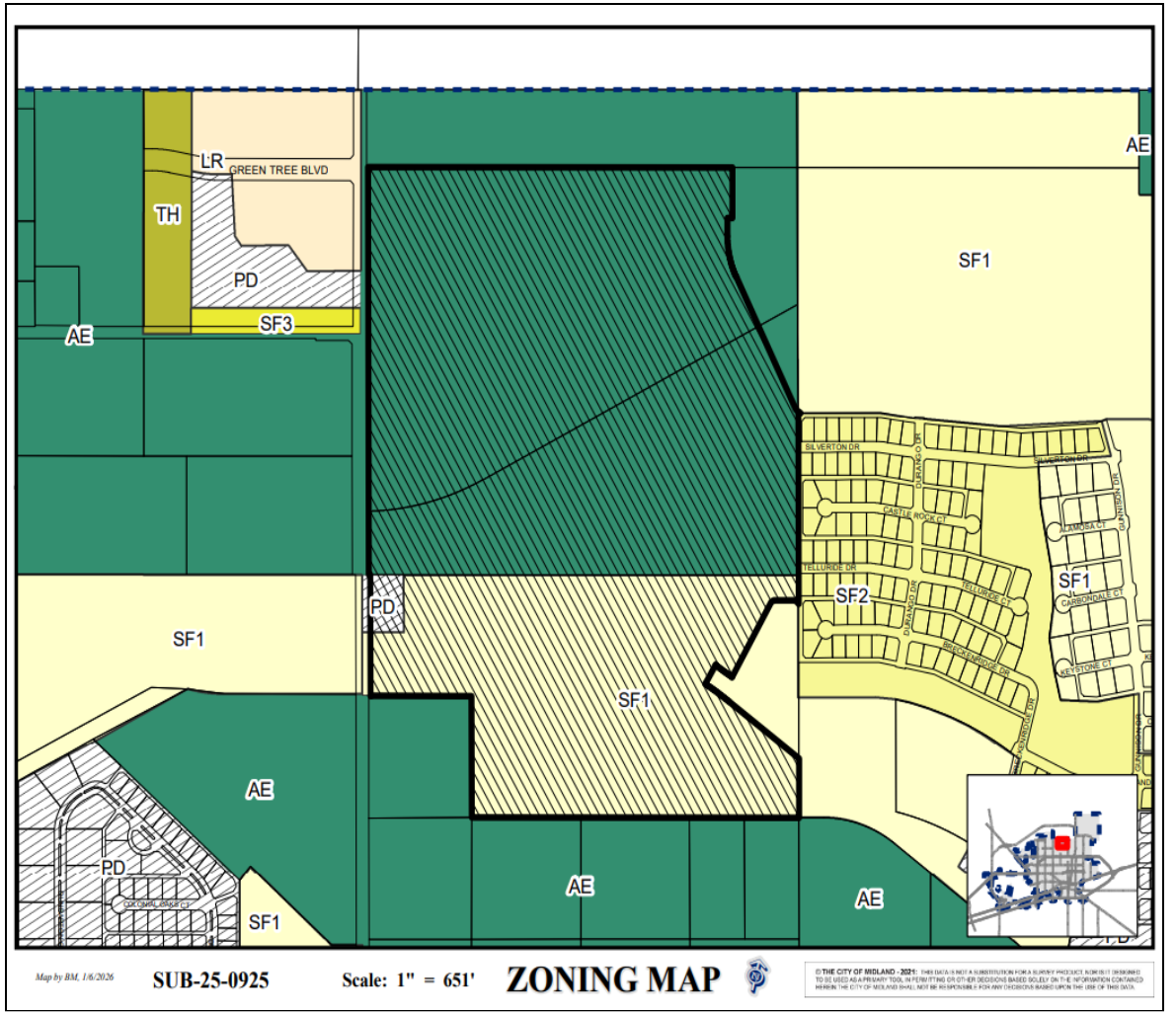
ZONING

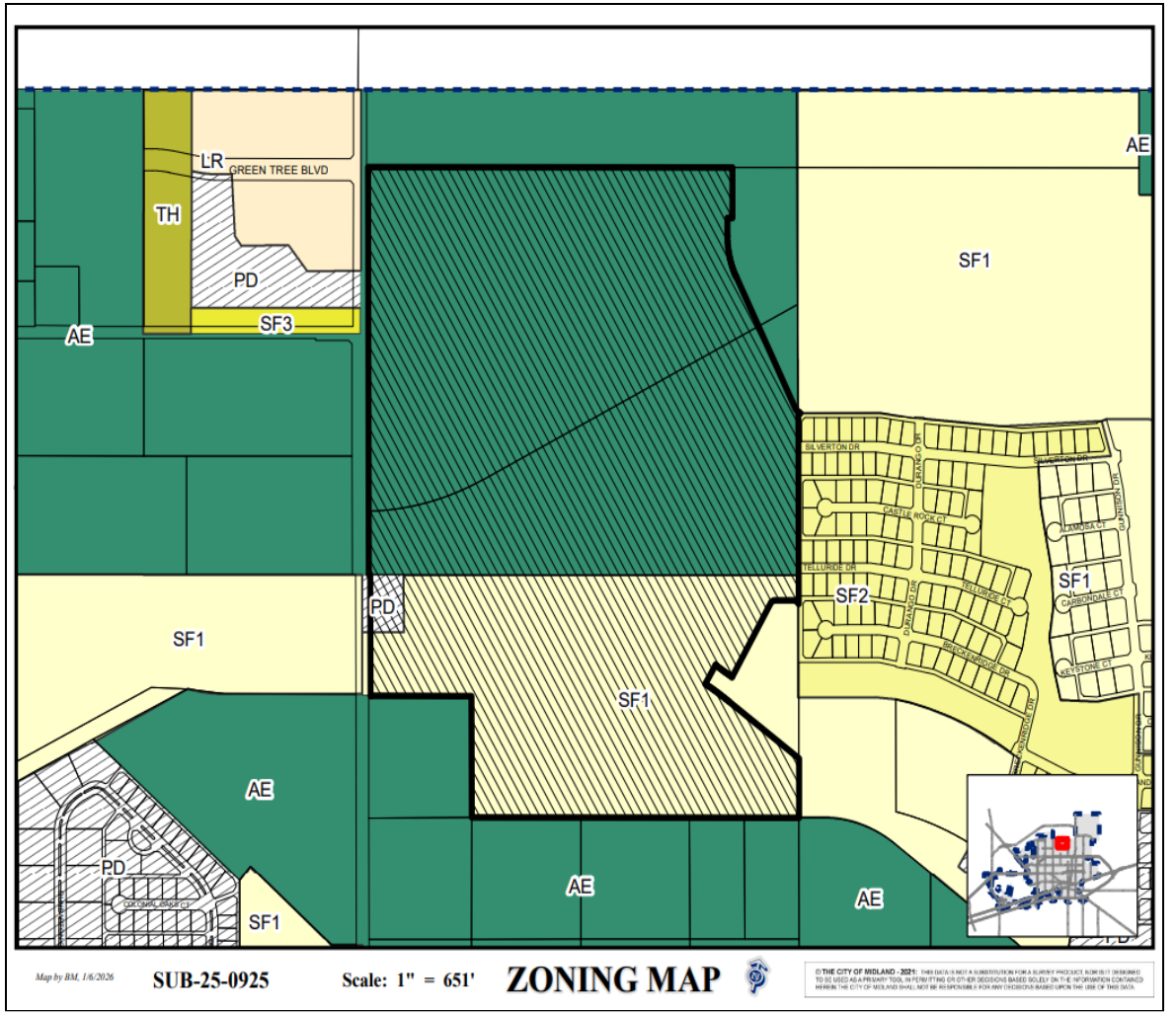
- **Current Zoning:** SF-1, Single-Family Dwelling District in part, AE, Agricultural Estate District, in part, and PD, Planned Development District for a Shopping Center, in part
- **Surrounding Zoning:**
  - **North/South:** AE, Agricultural Estate District



4

ZONING

- **East:** SF-1, Single-Family Dwelling District and SF-2, Single-Family Dwelling District
- **West:** AE, Agricultural Estate District, SF-1, Single-Family Dwelling District, SF-3, Single-Family Dwelling District, and PD, Planned Development District for a Housing Development



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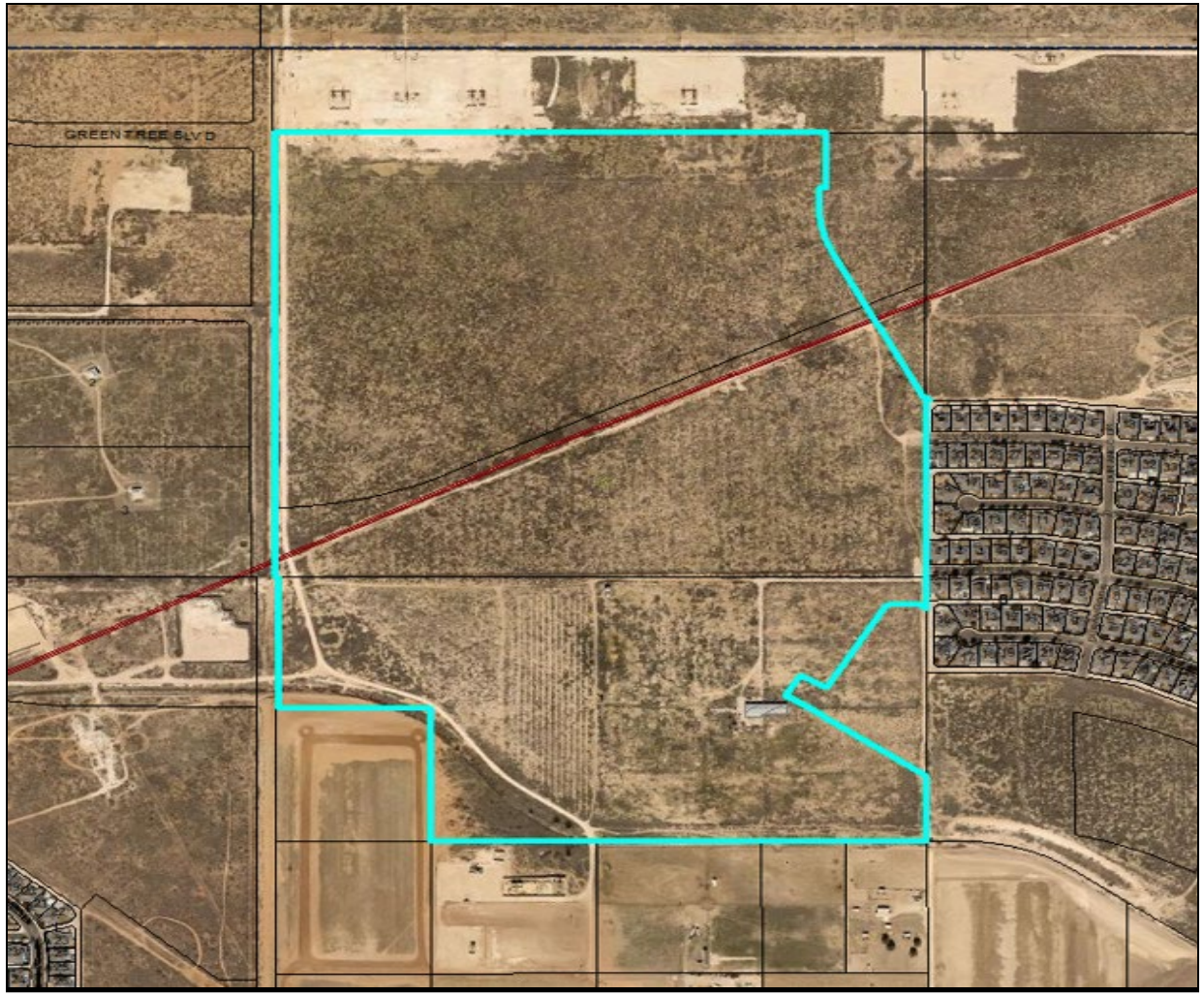
LAND USE

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



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On Silverton Drive, Looking West

7

MIDLAND
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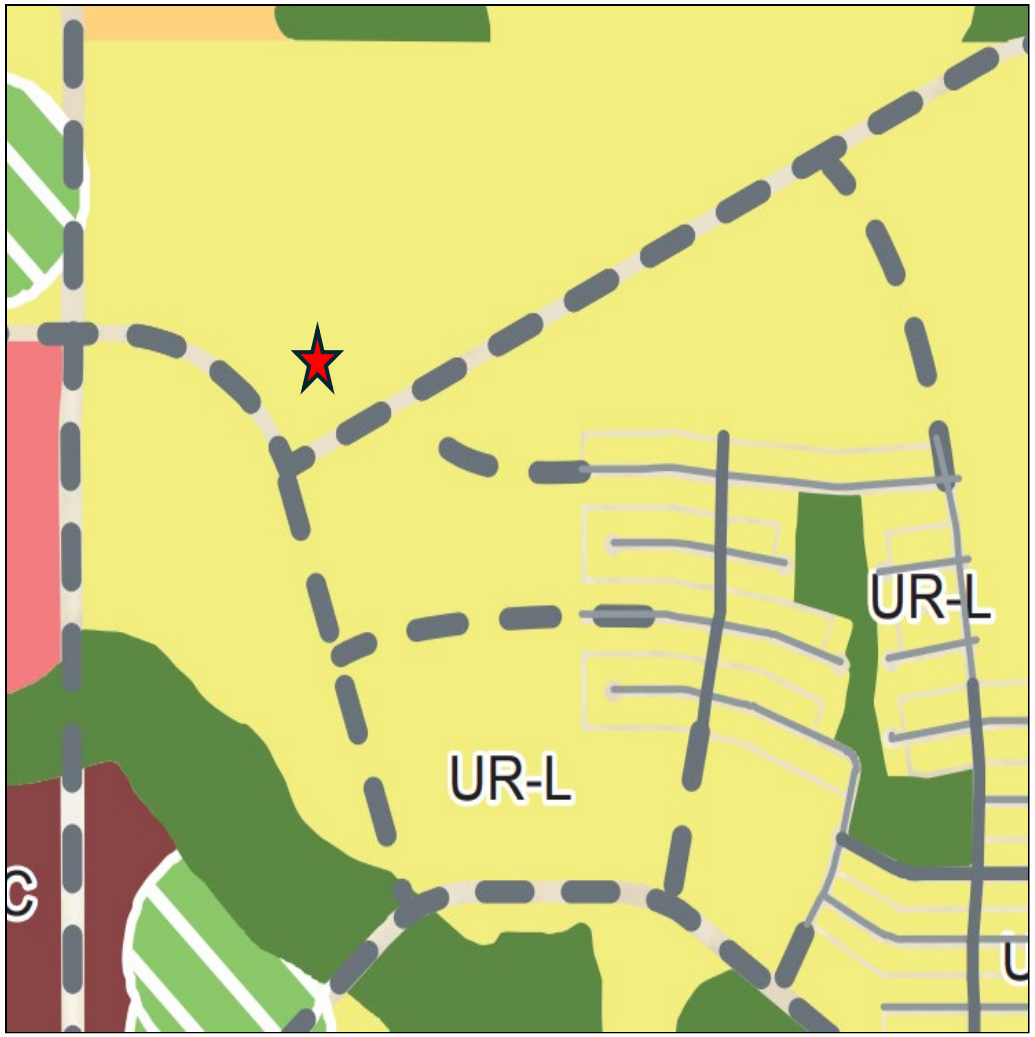
COMPREHENSIVE PLAN

- **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. Civic uses are generally allowed, with special permission for higher intensity uses.
- The request [is/is not] compatible with the *Tall City Tomorrow Comprehensive Plan.*



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STAFF'S RECOMMENDATION

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

A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

STAFF'S RECOMMENDATION

B. 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)].

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]

MISSION

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