CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
February 2, 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 20, 2026 P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

3. - 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)**

PUBLIC HEARINGS

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

4. - Hold a public hearing and consider a request by Stephen Lindsey, on behalf of GTHCC 2017, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Restaurant for a 1,763 square foot portion of Lot 2, Block 1, Country Villa Estates, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 270 feet east of South Midland Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Hold a public hearing and consider a request by David Chin for a Specific Use Designation with Term for the sale of all alcoholic beverages on premises consumption in a Lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Hold a public hearing and consider a request by Jose and Isabel Hernandez for a Zone Change from TP, Technology Park District to MH, Manufactured Housing District on Lots 1 through 10, Block 7, Moore Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West

Montgomery Avenue and Goode Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Hold a public hearing and consider a Preliminary Plat of High School Addition, Section 2, being a replat of all of Lot 1 and the east half of Lot 2, Block 25, High School Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Cuthbert Avenue and North B Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Hold a public hearing and consider a Preliminary Plat of Westcliff Addition, Section 6, being a replat of Lot 7A, Block 6, Westcliff Addition, Section 3, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Woodcrest Drive and Princeton Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. - Hold a public hearing and consider a request by Dunaway Associates, on behalf of Black Family Partnerships, for a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development on Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

10. - Motion approving, with staff's recommended conditions, a Preliminary Plat of County Road 140 Park Addition, being a 4.42-acre tract of land out of Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of intersection of West County Road 140 and State Highway 349.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - 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)**

12. - 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)**

13. - Motion approving, with staff’s recommended conditions, a Preliminary Plat of Crossroads Addition, Section 3, being a 19.13-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet east of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

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

CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION MEETING
January 20, 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 20, 2026.

Members present:	Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Dara Richardson, Joshua Garza, Aaron Hunter
Members absent:	Abraham Bejil, Brennan Berry
Staff members present:	Mary Kate Loftis, Alexis Martinez, Britton Murry, Madelim Jaquez, Beatriz Quezada, Lori Elliott, Angelina Bettanini, 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 January 5, 2026 P&Z meeting minutes **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

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

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)**

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

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)**

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

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)**

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

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)**

Item pulled by staff. No action taken.

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) ()**

The Commission motioned to approve Joshua Sparks as Chair with the following vote:
AYE: Brian Martin, Joshua Garza, Aaron Hunter, Joshua Sparks
NAY: Lucy Sisniega, Dara Richardson, Brandon Ofield
ABSTAIN: None

ABSENT: Abraham Bejil, Brennan Berry

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) ()**

The Commission motioned to approve Dara Richardson as Vice Chair with the following vote:
AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Dara Richardson, Joshua Garza, Aaron Hunter
NAY: None
ABSTAIN: None
ABSENT: Abraham Bejil, Brennan Berry

Landon Ochoa, Planning Division Manager
Department of Development Services

1/30/26
Date

Joshua Sparks, Chair

Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Plainsview Estates, being a 16.50-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.)**

Purpose:

Maverick Engineering, on behalf of Jacked, LP, is requesting to plat a 16.50-acre tract of land located at 2200 Todd Drive into nine lots for future residential development.

The preliminary was reinstated on January 5, 2026, and was previously approved on May 19, 2025.

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
Approve

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 1/21/2026. [For Applicant’s Information Only.]

WATER: A GAC was reviewed and approved by the City of Midland on 10/30/2025. Deferral request for water improvement were administratively approved on 1/21/2026. [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: Existing sewer line along your frontage, as it has already been extended along Todd and crosses your property frontage.

DRAINAGE: Show compliance with Plainsview Estates Drainage Letter, prepared by Maverick Engineering and approved by City on 01/08/2026. [Reference City Code Sect. 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.

Building Code: (Approved)

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

of Midland and date of permit application.

GIS: (Approved)

No comment.

Addressing Review: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Plainsview Estates.

Attachments:
A. P-25-2446, Combined Files
B. P&Z - - Plainsview Estates

Beatriz Quezada, Development Services	Created/Initiated - 1/22/2026
Landon Ochoa, Development Services	Final Approval - 1/28/2026

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

Subdivision Name: PLAINSVIEW ESTATES
(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: JACKED, LP		Phone #: 432-262-0999 Email: dkuhnert@crownquest.com	
Address: 2104 DEEANNA DRIVE	City: MIDLAND	State: TX	Zip: 79707

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

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

Reason for Platting (Please be specific)
RESIDENTIAL DEVELOPMENT

Plat Information	Total Acreage: 16.50
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 9	Number of Multi-Family Dwelling Units:

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines:

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

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature):	Date: 12/02/2025
Property Owner (printed): David Kuhnert for JACKED LP	

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

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

If acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature) Allison Dearne

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

Revised 8/13/2025

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat (including CADD file)
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable)
Check# 5696	☑ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5697	☑ Tax Certificates

Planner Notes:
GAC approved Oct 16th

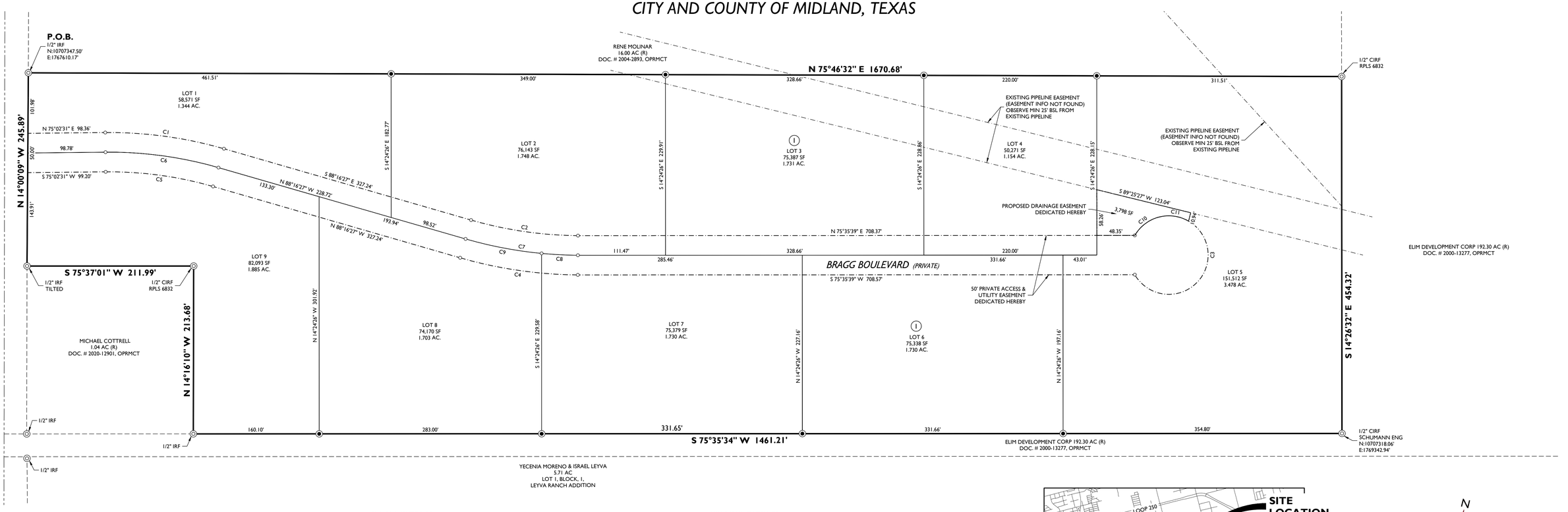
Signature: [signature] **Date:** 12/9/25

RECEIVED
DEC 09 2025
Initial: _____

Docusign Envelope ID: 6DB408BB-0D36-4097-A117-BA3147E86114

PLAINSVIEW ESTATES

BEING A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



DEVELOPMENT NOTES

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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811. SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0100F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JACKED, LP, IS THE RECORD OWNER OF A 16.50 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME CALLED 16.51 ACRE TRACT IN DOCUMENT NUMBER 2024-22699 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

***BEGINNING** AT N.(y): 10707347.50, E.(x): 176761 0.17, A ONE HALF INCH IRON ROAD FOUND IN THE EAST RIGHT OF WAY LINE OF TODD DRIVE AT THE SOUTHWEST CORNER OF A CALLED 16.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2004-2893 IN SAID "OPR" FOR THE NORTHWEST CORNER HEREOF;*

***THENCE** N.75°46'32"E., ALONG SAID CALLED 16.00 ACRE TRACT 1670.68 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 6832" (6832) FOUND IN THE WEST LINE OF A CALLED 192.30 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2000-13277 IN SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;*

***THENCE** S.14°26'32"E., ALONG SAID CALLED 192.30 ACRE TRACT, 454.32 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "SCHUMANN" FOUND AT AN INTERIOR CORNER OF SAID CALLED 192.30 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF;*

***THENCE** S.75°35'34"W., CONTINUING ALONG SAID CALLED 192.30 ACRE TRACT, 1461.21 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A CALLED 1.04 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 2020-12901 FOR THE SOUTH SOUTHWEST CORNER HEREOF;*

***THENCE** THE FOLLOWING TWO COURSES AND DISTANCES AROUND SAID CALLED 1.04 ACRE TRACT.*

1. *N.14°16'10"W., 213.68 FEET TO A "6832" FOUND FOR AN INTERIOR CORNER HEREOF;*
2. *S.75°37'01"W., 211.99 FEET TO A ONE HALF INCH IRON ROD FOUND IN SAID EAST RIGHT OF WAY FOR THE WEST SOUTHWEST CORNER HEREOF;*

***THENCE** N.14°00'09"W., ALONG SAID EAST RIGHT OF WAY, 245.89 FEET TO THE POINT OF BEGINNING, CONTAINING 16.50 ACRES OF LAND.*

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JACKED, LP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PLAINSVIEW ESTATES, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

_____
BY: DAVID KUHNERT FOR JACKED, LP

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY DAVID KUHNERT.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	152.87'	525.00'	152.33'	N 83° 23' 02" E	16°41'02"
C2	137.92'	505.00'	137.49'	N 83° 54' 06" E	15°38'54"
C3	261.80'	50.00'	50.00'	S 14° 24' 26" E	300°00'00"
C4	151.79'	555.00'	151.32'	S 83° 53' 26" W	15°40'14"
C5	138.31'	475.00'	137.83'	S 83° 23' 02" W	16°41'02"
C6	145.59'	500.00'	145.08'	S 83° 23' 02" W	16°41'02"
C7	144.86'	530.00'	144.41'	S 83° 53' 45" W	15°39'35"
C8	46.27'	530.00'	46.26'	N 78° 34' 02" E	5°00'09"
C9	98.58'	530.00'	98.44'	N 86° 23' 49" E	10°39'27"
C10	40.58'	49.83'	39.47'	N 38° 50' 18" E	46°39'33"
C11	38.08'	50.00'	37.17'	N 83° 54' 09" E	43°38'13"

UTILITY COMPANY'S CERTIFICATE

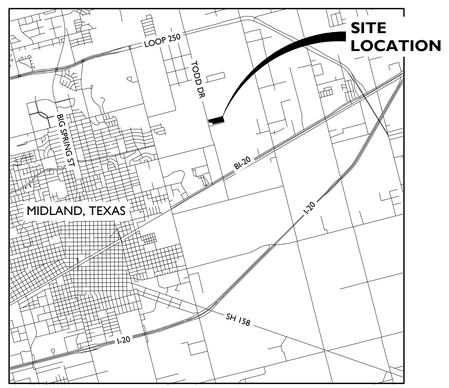
THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

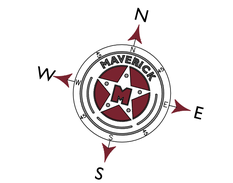
Signed by: Jerry Underwood
AT&T
BY: Jerry Underwood

Signed by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by: Ruben Guerra
ASTOUND BROADBAND
BY: Ruben Guerra



VICINITY MAP
N.T.S.



LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- POINT OF CURVATURE/TANGECY
- BOUNDARY LINE
- PROPERTY LINES
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION

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

_____DAY OF_____ *2025.*

_____
ABRAHAM BEJIL, CHAIRMAN

_____
LANDON OCHOA, SECRETARY

PROPERTY OWNER

JACKED, LP
DAVID KUHNERT
2104 DEEANNA DR
MIDLAND, MIDLAND COUNTY -79707
DEED INSTRUMENT #2024-22699
432-292-0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

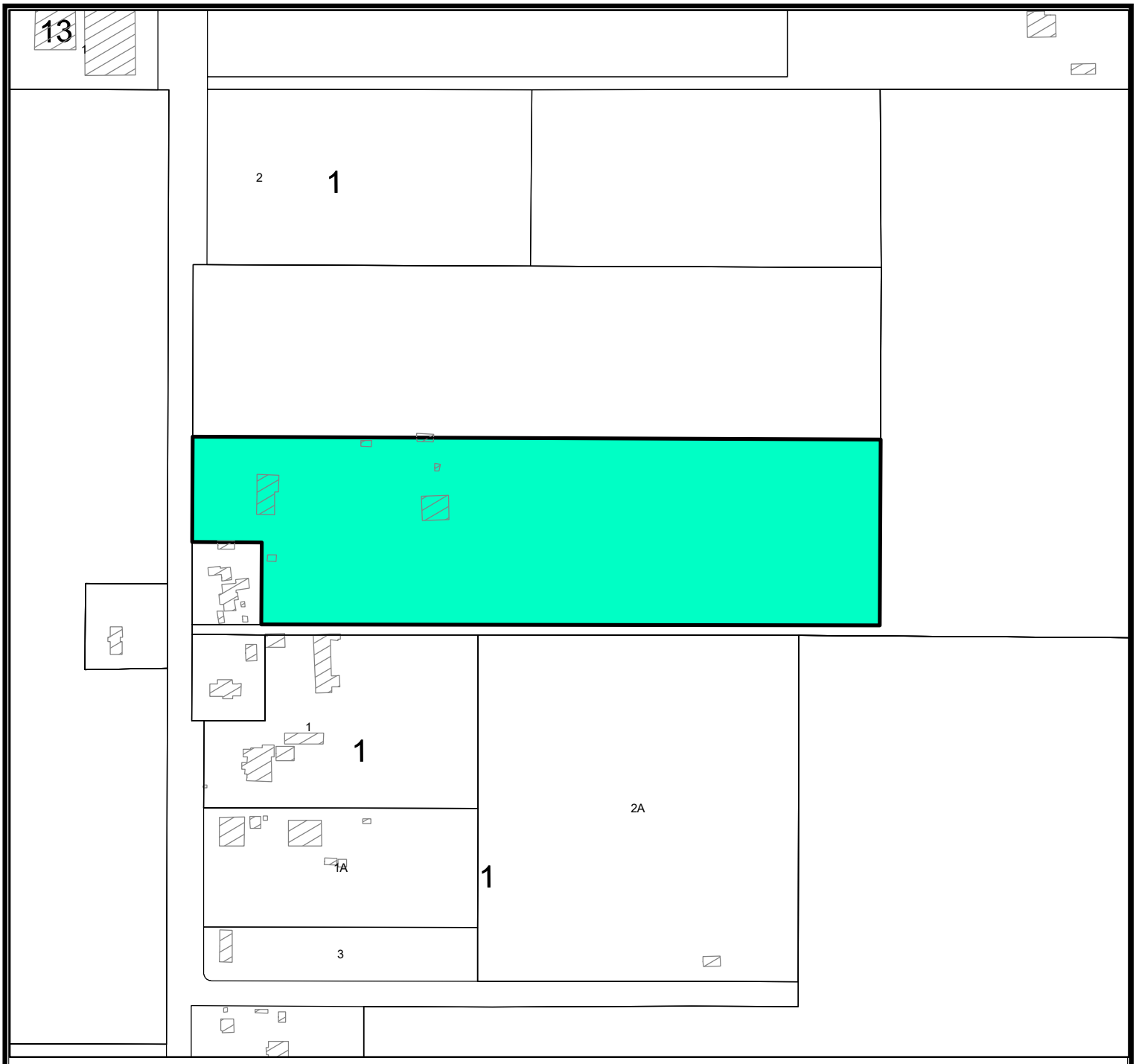
NO. _____

DATE _____

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

PLAINSVIEW ESTATES

Drawing : F:\2024\240168-DAVID KUHNERT-TODD ROAD FAMILY DEVELOPMENT\DRAWINGS\PLAT\FINAL PLAT\240168 FINAL PLAT.DWG Last Saved By: SDavis on 12/2/25



Location Map

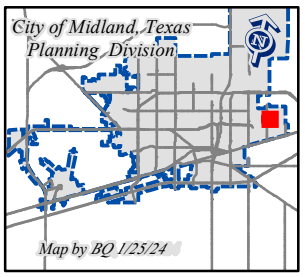
SUD-25-0811 **Scale: 1" = 600'**

Proposed plat of Plainsview Estates, being a 16.50-acre tract of land located in Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77. (Council District 2)

LEGEND

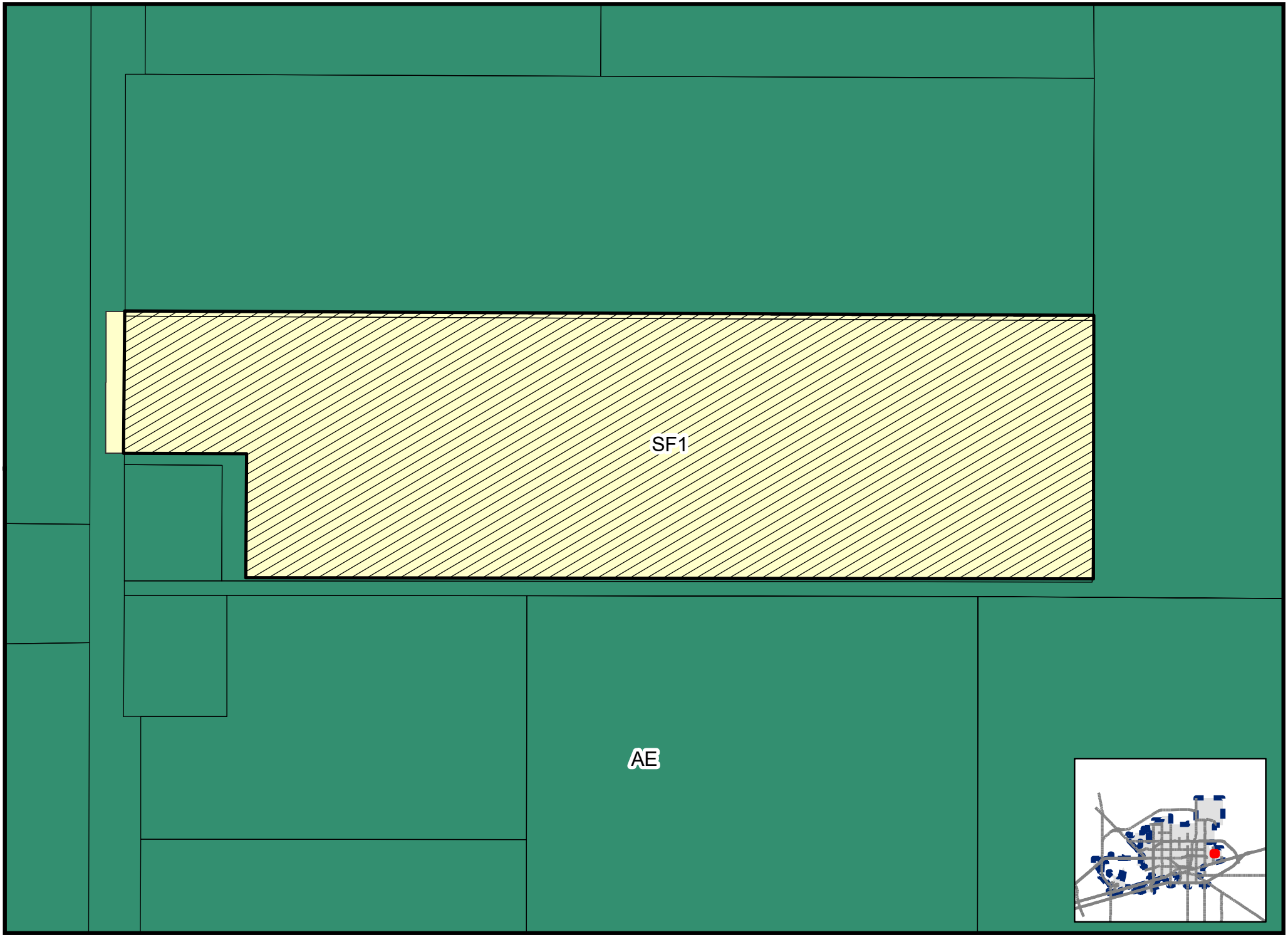
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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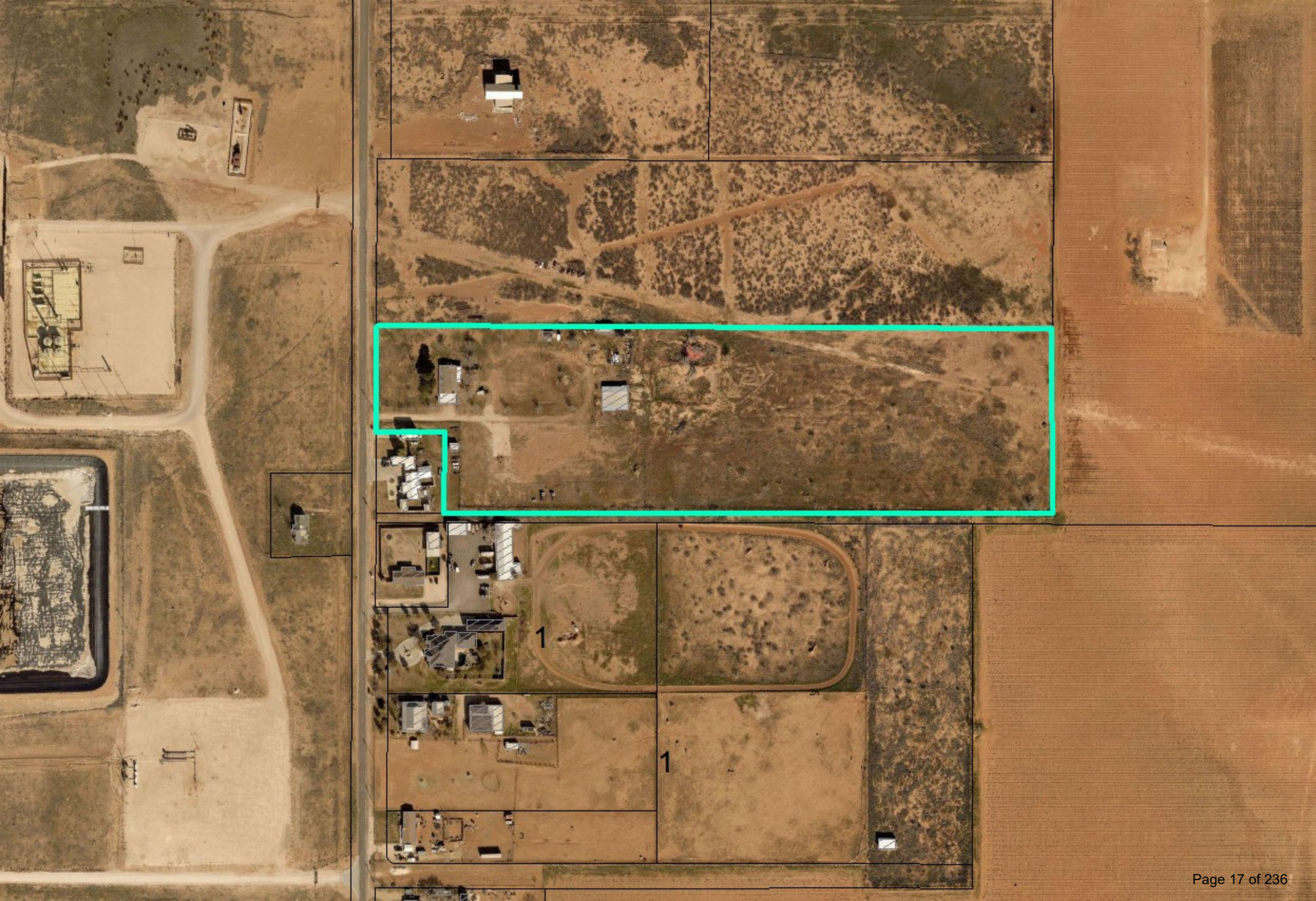
Map by BQ 12/17/25

SUB-25-0811

Scale: 1" = 1,000'

ZONING MAP

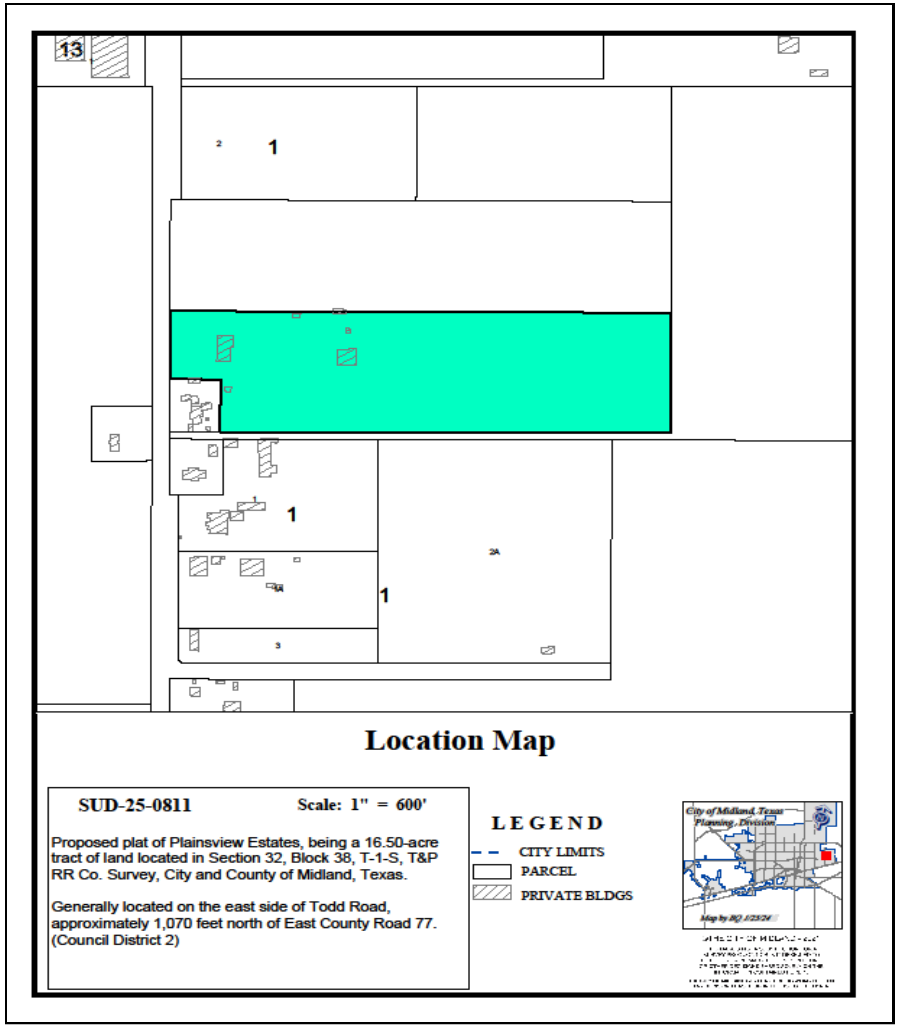
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1
1


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PLAINSVIEW ESTATES
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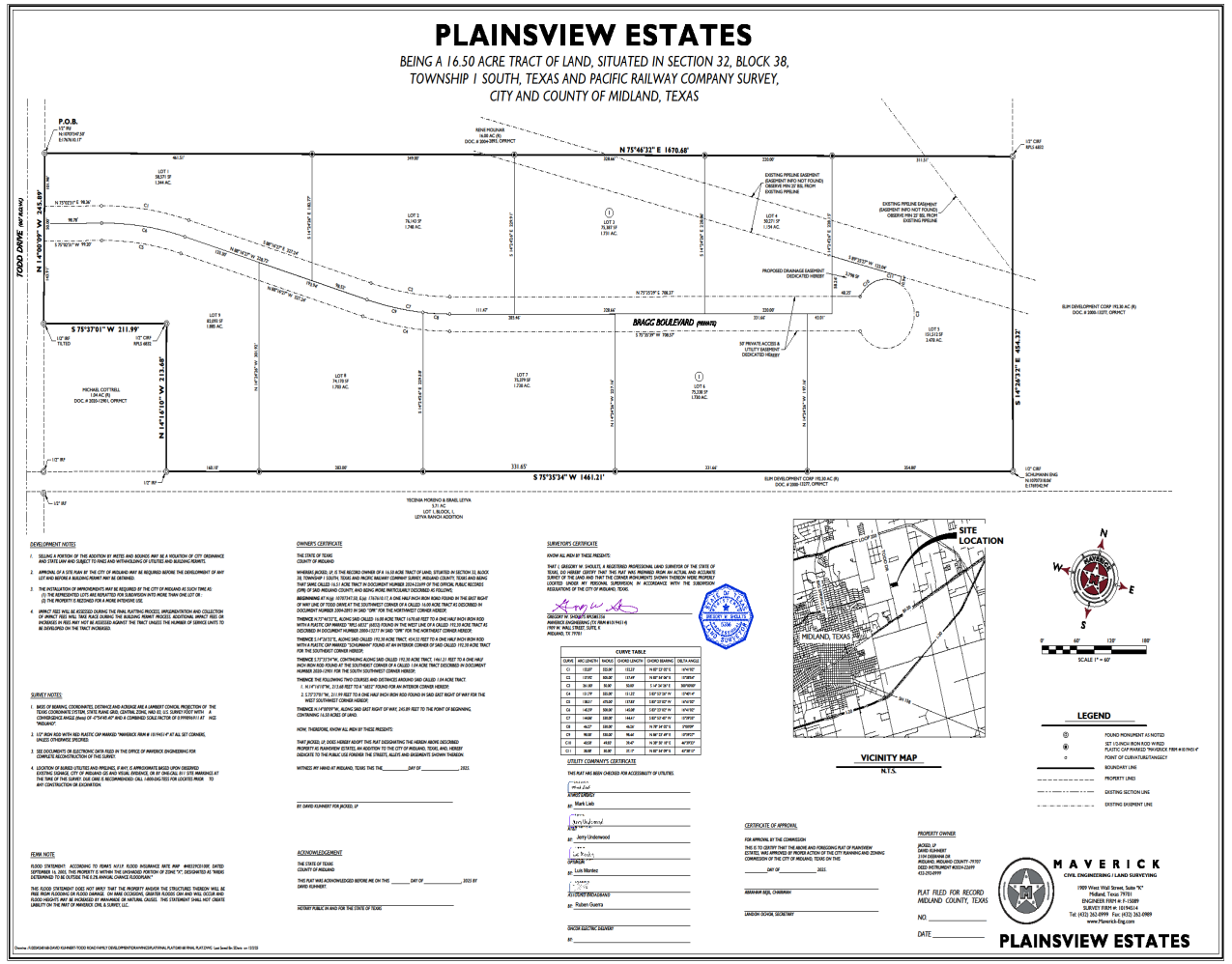
APPLICATION SUMMARY

- **Property Owner:** Jacked, LP
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 2200 Todd Drive (Council District 2)
- **Reason for Request:** For future residential development



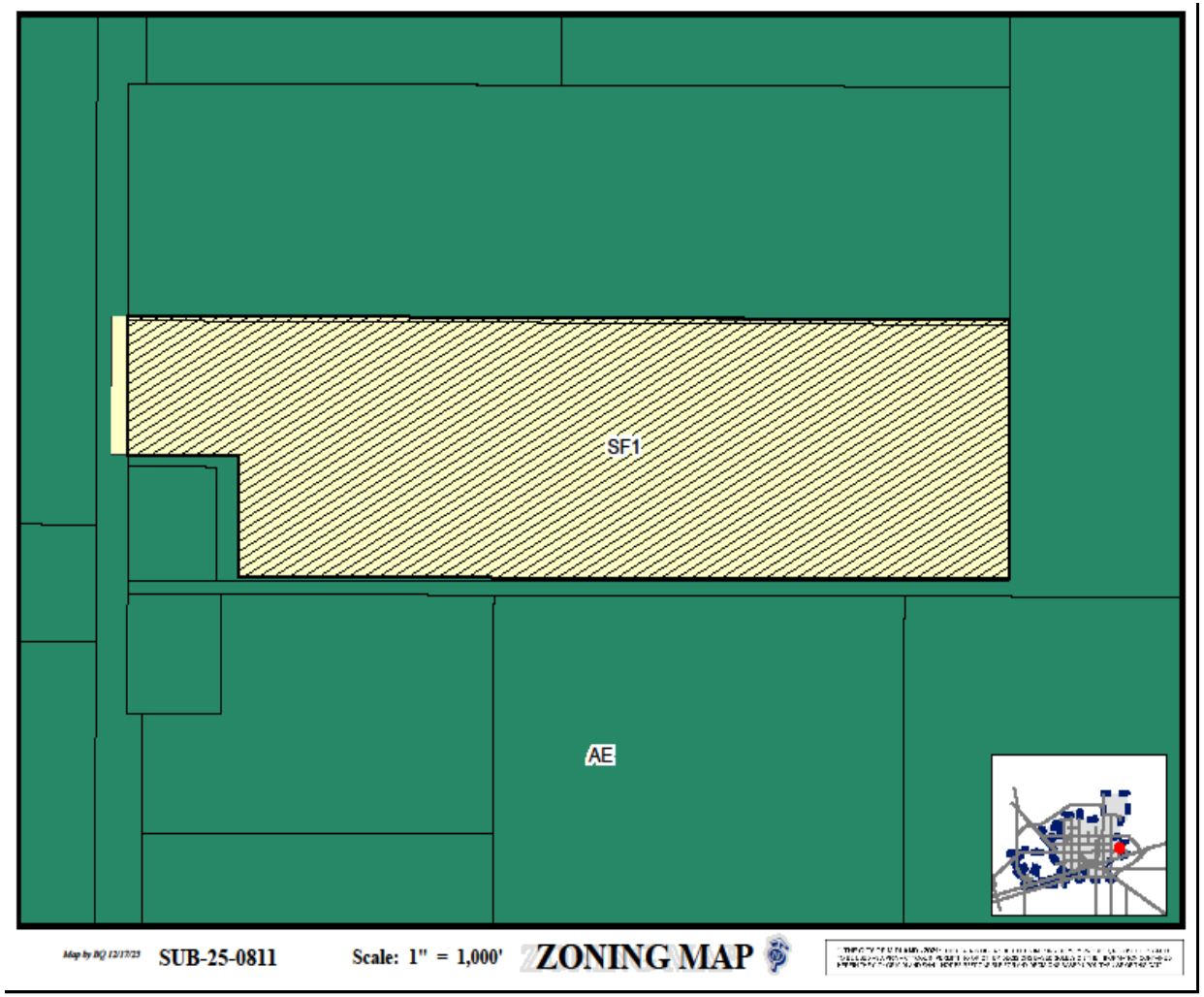
PLAT DETAILS

- **Acreage:** 16.50 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 9



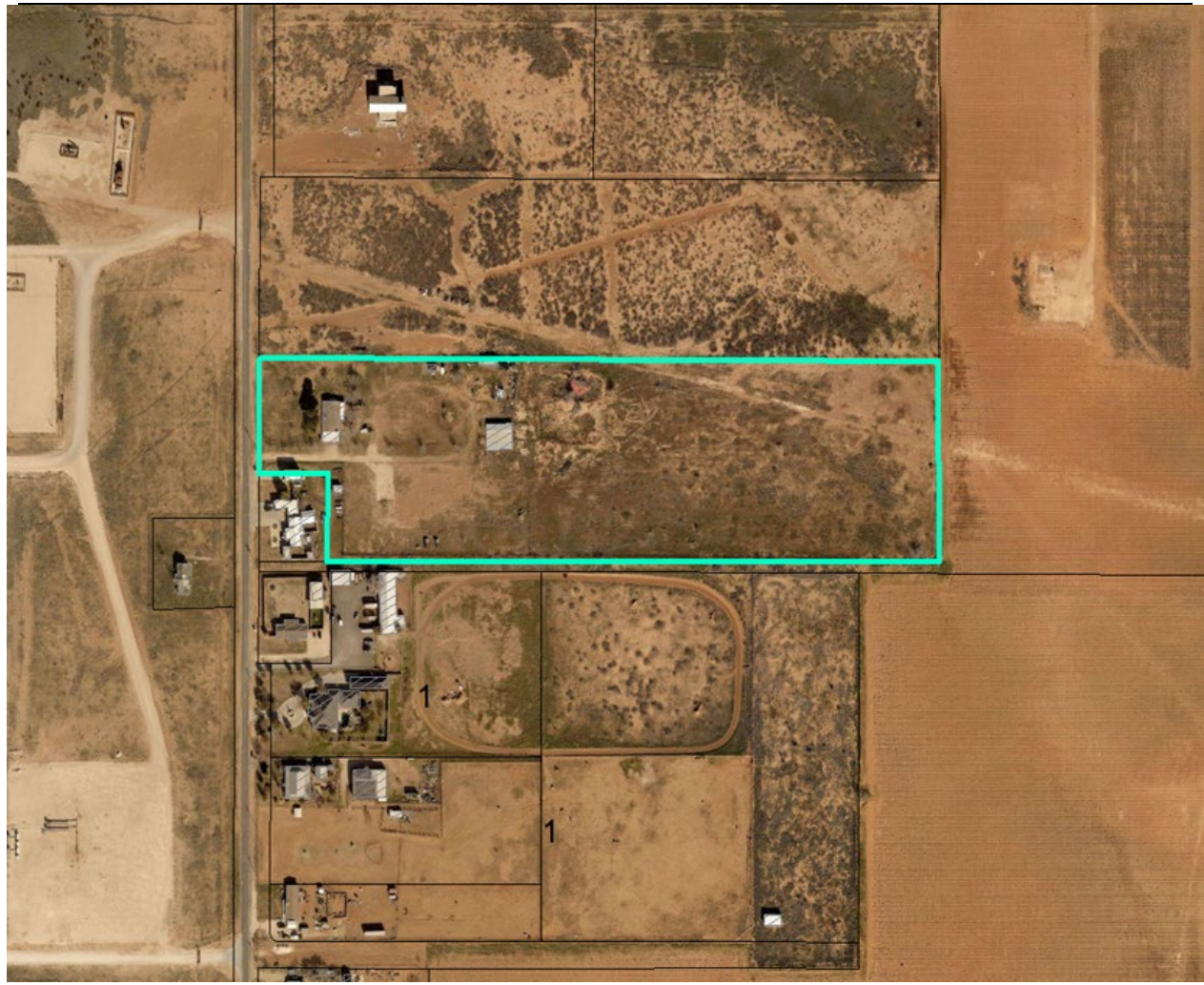
ZONING

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



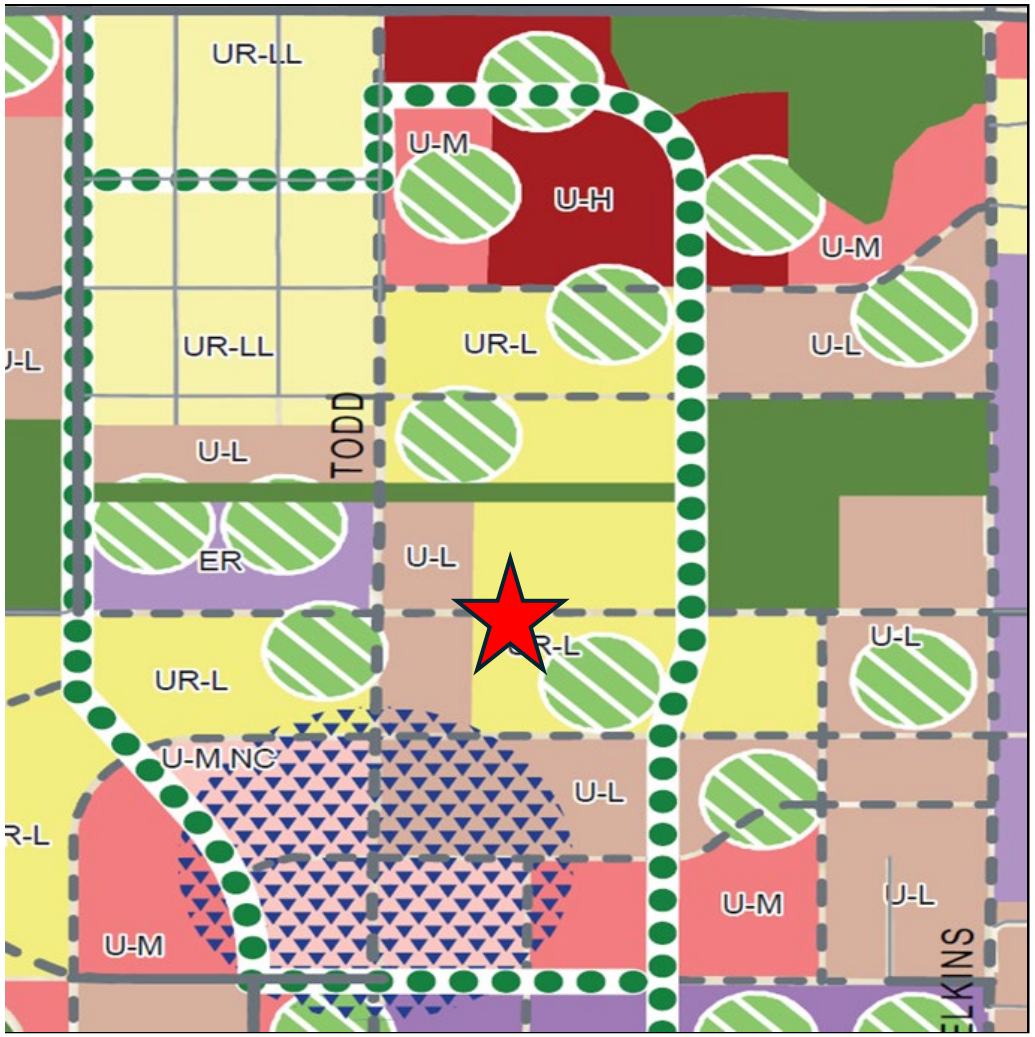
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Low, (U-L)
- **Supported Uses:** Relatively low-density housing. A mix of complementary uses includes mostly single-family homes, with some attached, townhomes, and small multi-family projects.
- This request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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RELATED ITEMS

- A zone change for this property was approved by the Planning and Zoning Commission on April 7, 2025, and by City Council on May 27, 2025.
- The Planning and Zoning Commission approved the preliminary plat on May 19, 2025, and reinstated the preliminary plat on January 5, 2026.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request.



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**4.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Stephen Lindsey, on behalf of GTHCC 2017, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Restaurant for a 1,763 square foot portion of Lot 2, Block 1, Country Villa Estates, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 270 feet east of South Midland Drive.)**

Purpose:

Stephen Lindsey, on behalf of GTHCC 2017, LLC, is requesting a Specific Use Designation with term for the sale of all alcoholic beverages for on premises consumption in a restaurant for the property located at 4300 West Wall Street for the Grand Texan Hotel.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

The subject property is located at 4300 West Wall Street. The property is zoned C, Commercial District. Commercial zoning allows for alcoholic beverages sales for on-premises consumption in a restaurant with the approval of an SUD. The property currently does not have an SUD. The total area of the restaurant is 1,763-square feet, the proposed alcohol serviceable area is 668 square feet.

The proposed days and hours of operation are:

Monday through Sunday 7:00 a.m. to 2:00 a.m.

The applicant is requesting the following alcohol serviceable hours:

Monday through Saturday from 7:00 a.m. to 2:00 a.m.
Sunday from 10:00 a.m. to 2:00 a.m.

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

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

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

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

Fire: (Approved)

Contact the Fire Marshal's Office for a fire inspection before opening the business..

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for The Grand Texan is acceptable. The property must adhere to the maximum occupant load of 117 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

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

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 668 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Saturday from 7:00 a.m. to 2:00 a.m. of the following day; and Sunday from 10:00 a.m. to 2:00 a.m. of the following day.

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

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

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

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

Attachments:

A. SUD-25-0216, Combined Docs
B. SUD-25-0216, Alcohol SUD with Term Grand Texan Hotel

Alexis Martinez, Development Services	Created/Initiated - 1/21/2026
Landon Ochoa, Development Services	Final Approval - 1/30/2026

MIDLAND Planning Division

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

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: 79703 Bar & Grill, LLC (Jarnail Sihota)		Phone (559) 885-2445 Email aruja924@gmail.com	
Address 4300 W Wall ST	City Midland	State TX	Zip 79703

Property Owner Printed Name: GTHCC 2017, LLC (Jarnail Sihota)		Phone (432) 618-9000 Email	
Address 4300 W Wall ST	City Midland	State TX	Zip 79703

Representative *(if different from Applicant or Property Owner)* Firm: Texas Liquor License Printed Name: Stephen Lindsey		Phone (469) 628-2193 Email steve@texasliquorlicense.com	
Address PO Box 864137	City Plano	State TX	Zip 75086

Street Address: 4300 W Wall ST

Business Name: Grand Texan Bar & Grill

Legal Description
Lot: 001 Block: 001 Subdivision: Country Villa Estates

Current Zoning: Commercial

Reason for Request: Permission to serve alcoholic beverages for on-premise consumption.

Type of Business *(restaurant, bar, lounge, nightclub, etc.)*: Restaurat and Bar

Proposed/Current Days and Hours of Operation: 7 Days/week, 7:00 am to ~~Midnight~~ 7 a.m. to 2 a.m.

Proposed Days and Hours of Alcohol Service: ~~Sunday 10:00 am to Midnight, Mon-Fri 7:00 am to nidnight Sat 7:00 am to 1:00 am~~ Mon-Sat 7 a.m to 2 a.m Sun 10 a.m. to 2 a.m

Total Square Footage of Business: ~~1,763 sf~~ 1,763 sf

Square Footage of Alcohol Serviceable Area: 1,763 668 sf

Restroom Fixtures:			
Men	**Toilets/Urinals:** 5 / 4	**Bathroom Sinks:** 3
Women	**Toilets:** 5	**Bathroom Sinks:** 4

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature): Jarnail Sihota	Date: 12/16/25
Applicant (printed): Jarnail Sihota	
Property Owner (signature): Jarnail Sihota	Date: 12/16/25
Property Owner (printed) : Jarnail Sihota	

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (*signature*)

Subscribed and sworn to before me, this 11 day of December, 20 25, to certify which witness my hand and seal of office.

DAVESH J. PATEL
Notary Public, State of Texas
Comm. Expires 07-09-2029
Notary ID 126948035

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY	
☐ Property Owner Authorization	☐ Dimensioned Floor Plan
☐ Application Fee	☐ Site Plan
Check #_____	☐ Plans in Digital Format (PDF/JPEG)
Received By:_____	Date:_____

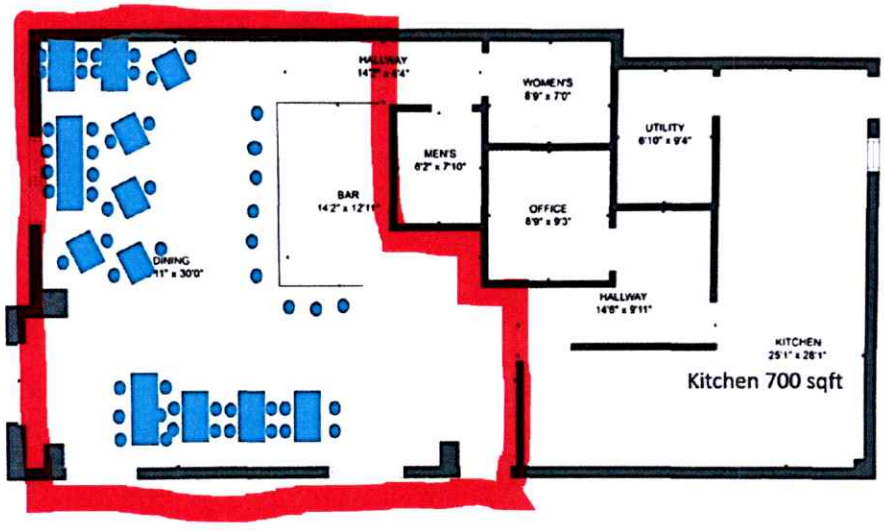
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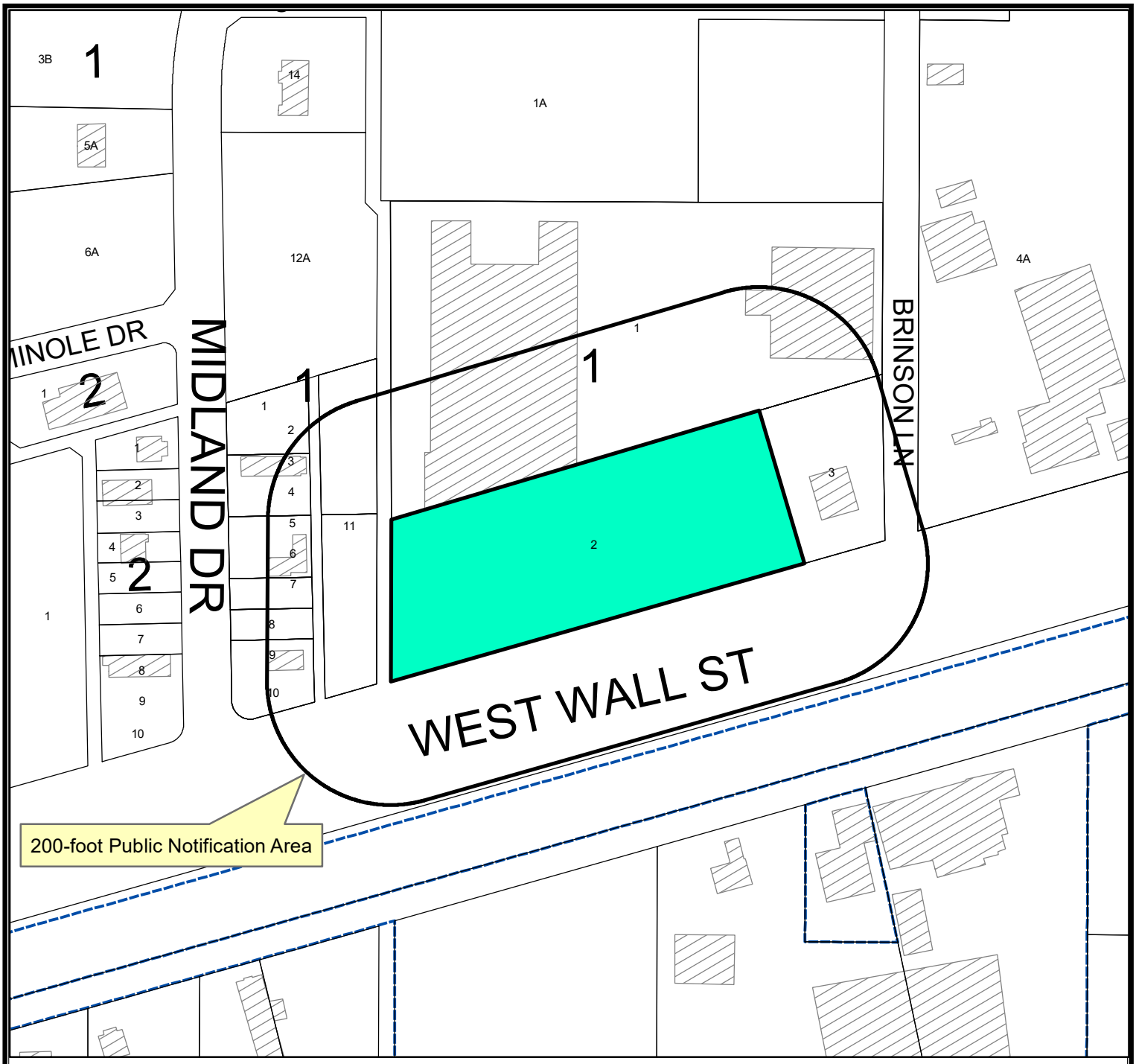
Scanned with CamScanner

Alcoholic Beverage Service Area Outlined in RED.

Total Area- 1,763 sf

Serviceable Area- 668 sf





Location Map

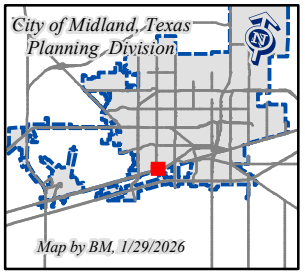
SUD-25-0216 **Scale: 1" = 231'**

Consider a request by Stephen Lindsey, on behalf of GTHCC 2017, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a Restaurant for a 1,763 square foot portion of Lot 2, Block 1, Country Villa Estates, City and County of Midland, Texas.

Generally located on the north side of West Wall Street, approximately 270 feet east of South Midland Drive. (Council District 2)

LEGEND

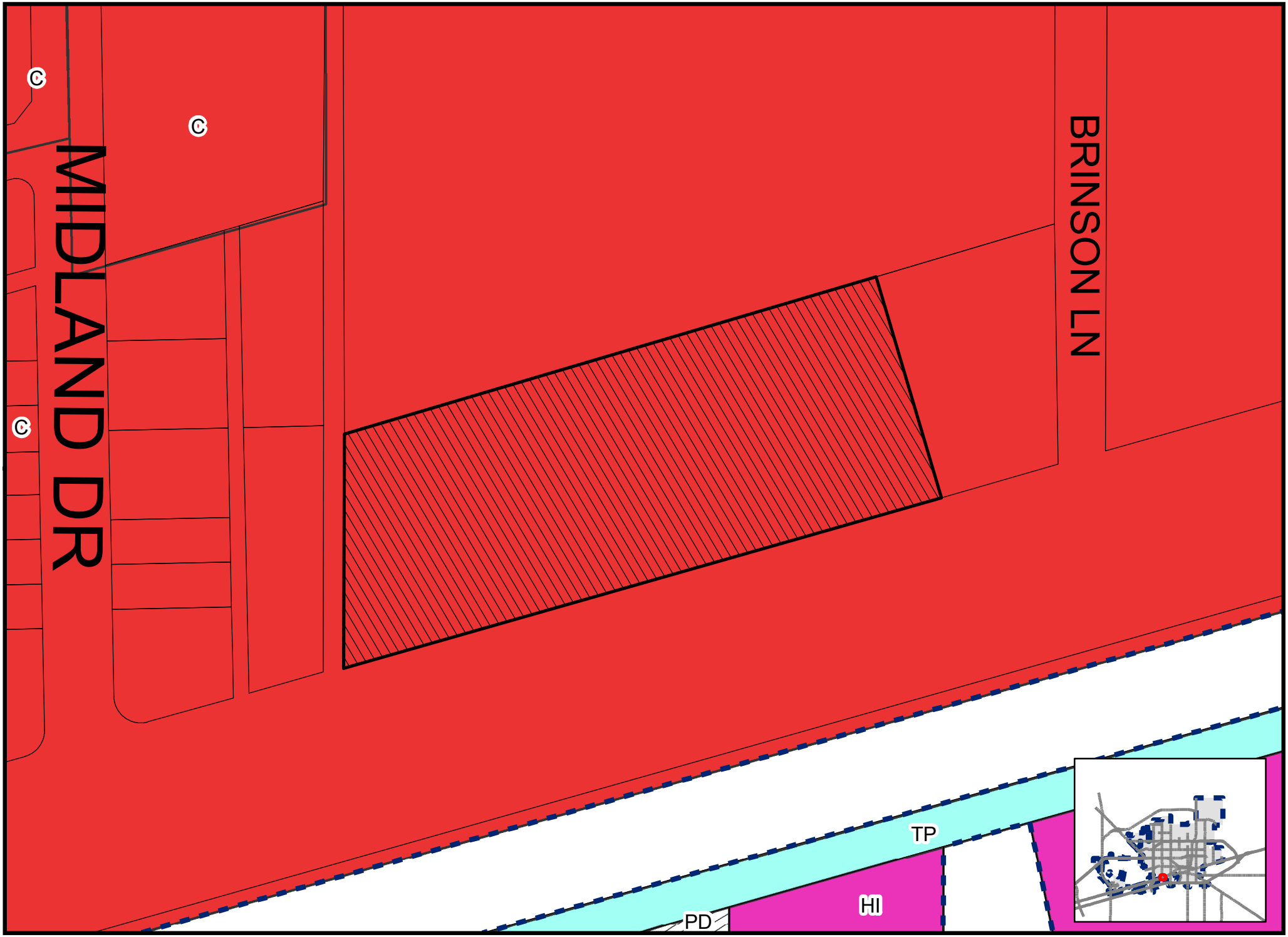
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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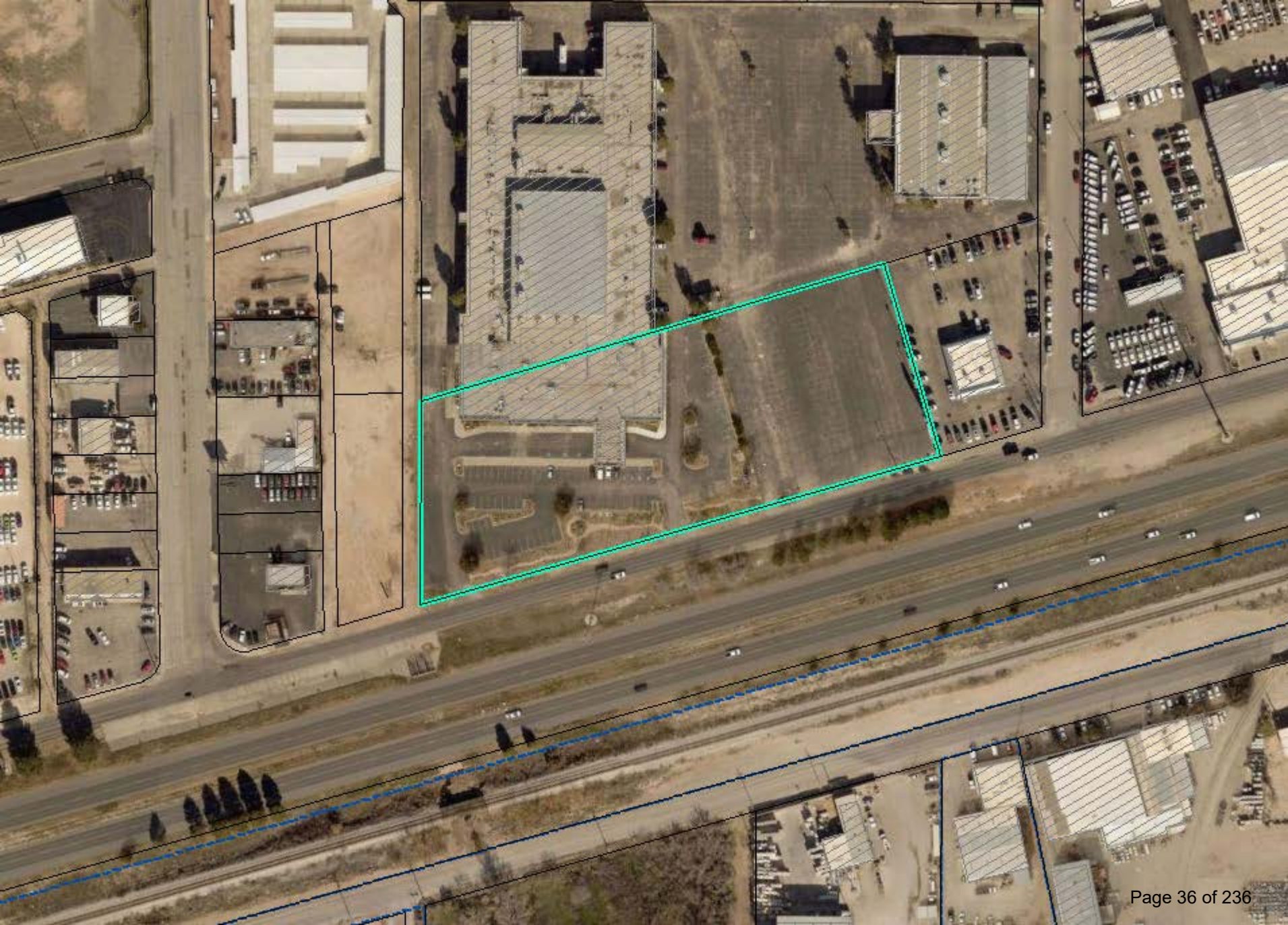
Map by BM, 1/30/2026

SUD-25-0216

Scale: 1" = 135'

ZONING MAP

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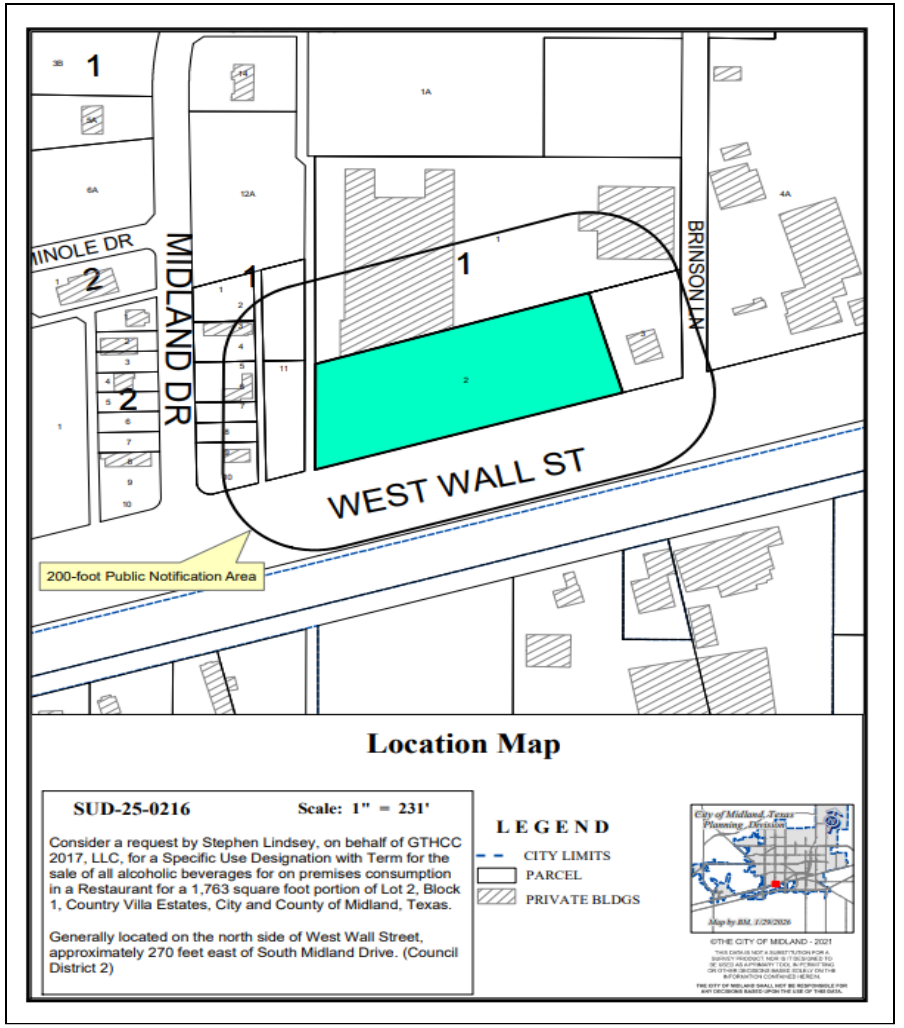
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SPECIFIC USE DESIGNATION
GRAND TEXAN HOTEL

Visit Our Website
MIDLANDTEXAS.GOV

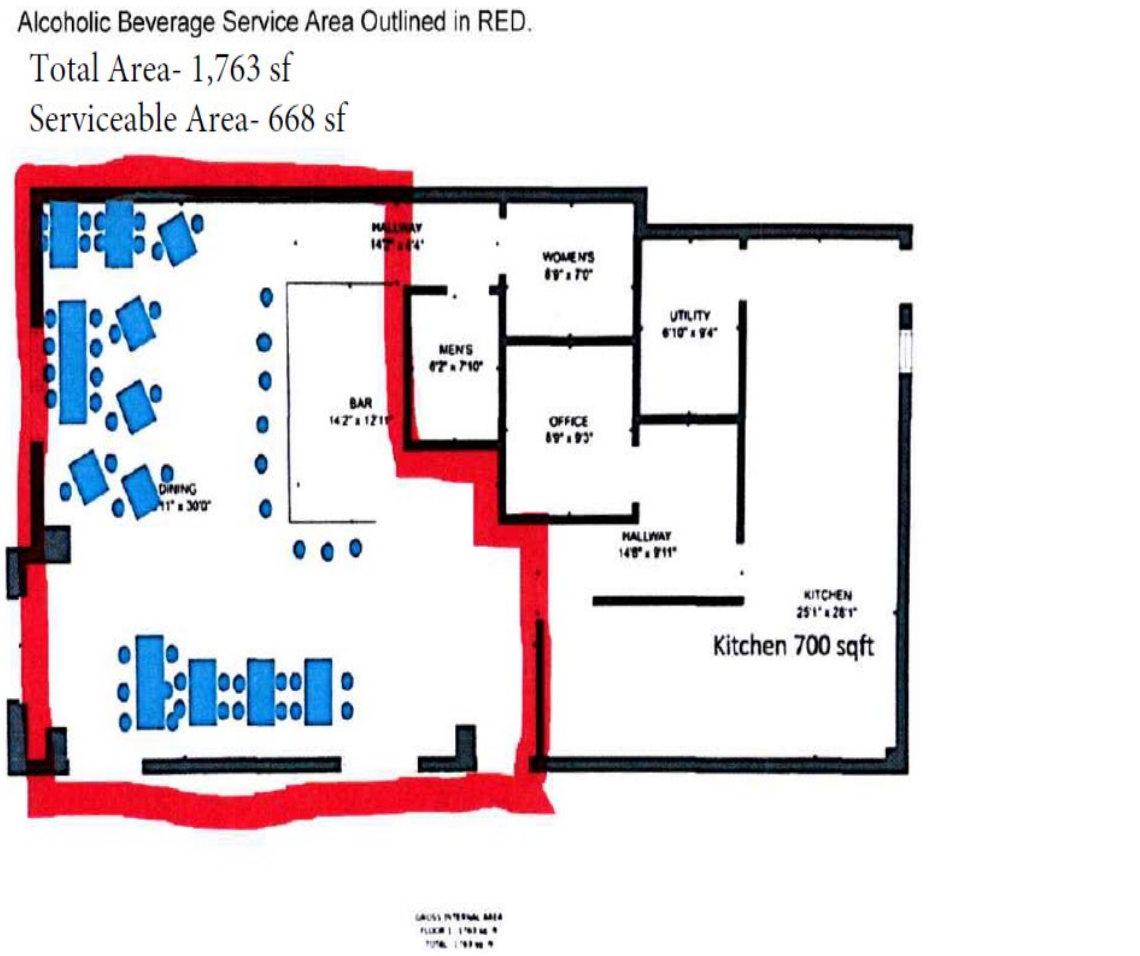
APPLICATION SUMMARY

- **Applicant:** Stephen Lindsey
- **Property Owner:** GTHCC 2017, LLC
- **Location:** 4300 West Wall (Council District 2)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant/bar.



DETAILS OF REQUEST

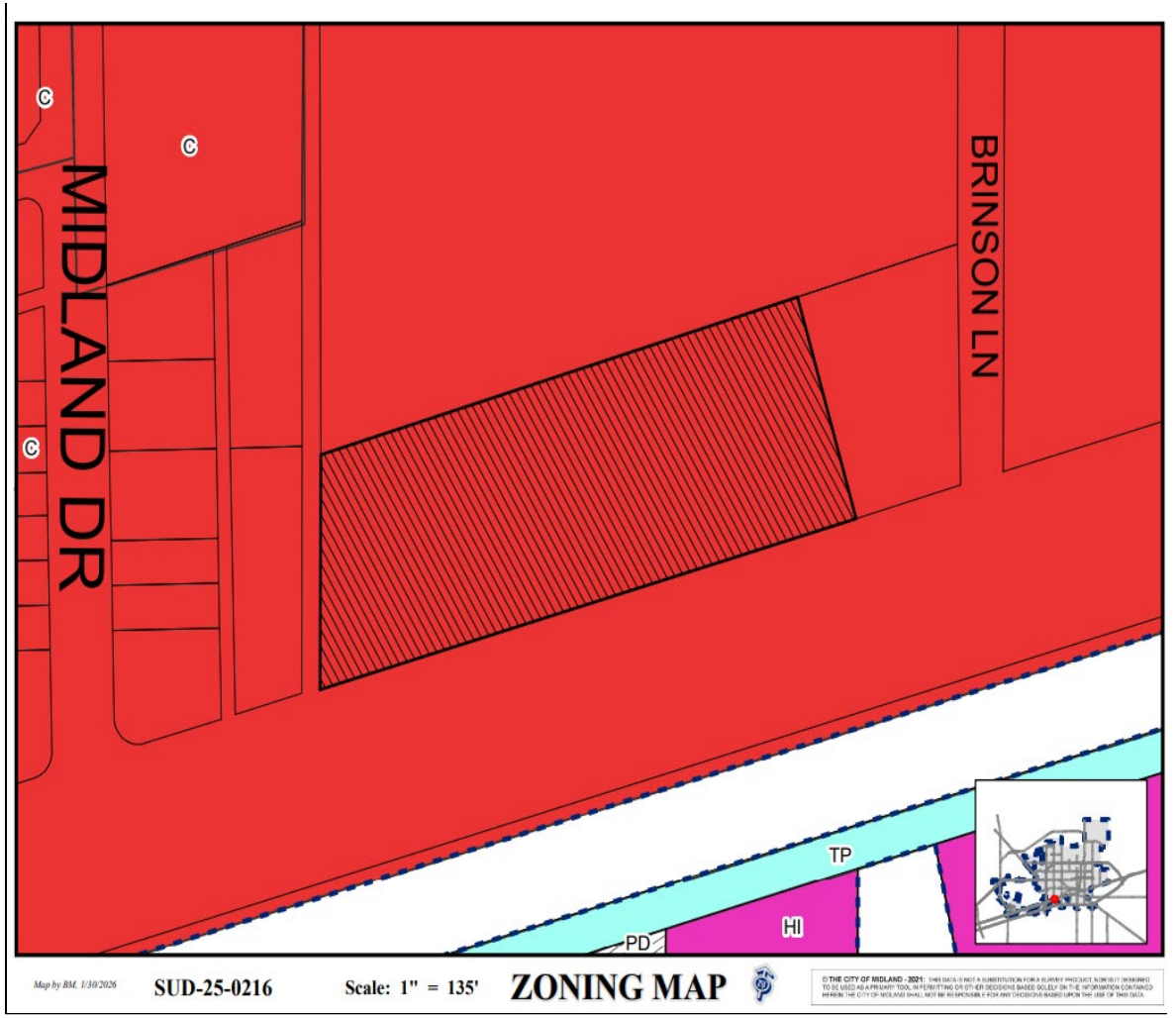
- **For an existing hotel with a restaurant and bar area.**
- **Area of Business:** 1,763 SF
- **Serviceable Area:** 668 SF
- **Hours of Operation:** Monday through Sunday 7:00 a.m. to 2:00 a.m.
- **Sales of Alcohol :**
  - Monday through Saturday 7:00 a.m. to 2:00 a.m. and Sunday from 10:00 a.m. to 2:00 a.m.



3

ZONING

- **Current Zoning**: C, Commercial District
- **Surrounding Zoning:**
  - **South:** TP, Technology Park and Heavy Industrial District
  - **North/West/East:** C, Commercial District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4

LAND USE

- **Current Use:** Hotel, Restaurant, and Bar
- **Surrounding Uses:**
  - **North/East:** Automotive Shop
  - **West:** Retail Stores and Shops
  - **South:** Industrial Use





On West Wall Street, Looking North

6

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COMPREHENSIVE PLAN

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



PROHIBITED PLACES OF BUSINESS

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



STAFF'S RECOMMENDATION

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

A. That the serviceable area of the Establishment shall be limited to approximately 668 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.



STAFF'S RECOMMENDATION

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Saturday from 7:00 a.m. to 2:00 a.m. of the following day; and Sunday from 10:00 a.m. to 2:00 a.m. of the following day.



STAFF'S RECOMMENDATION

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

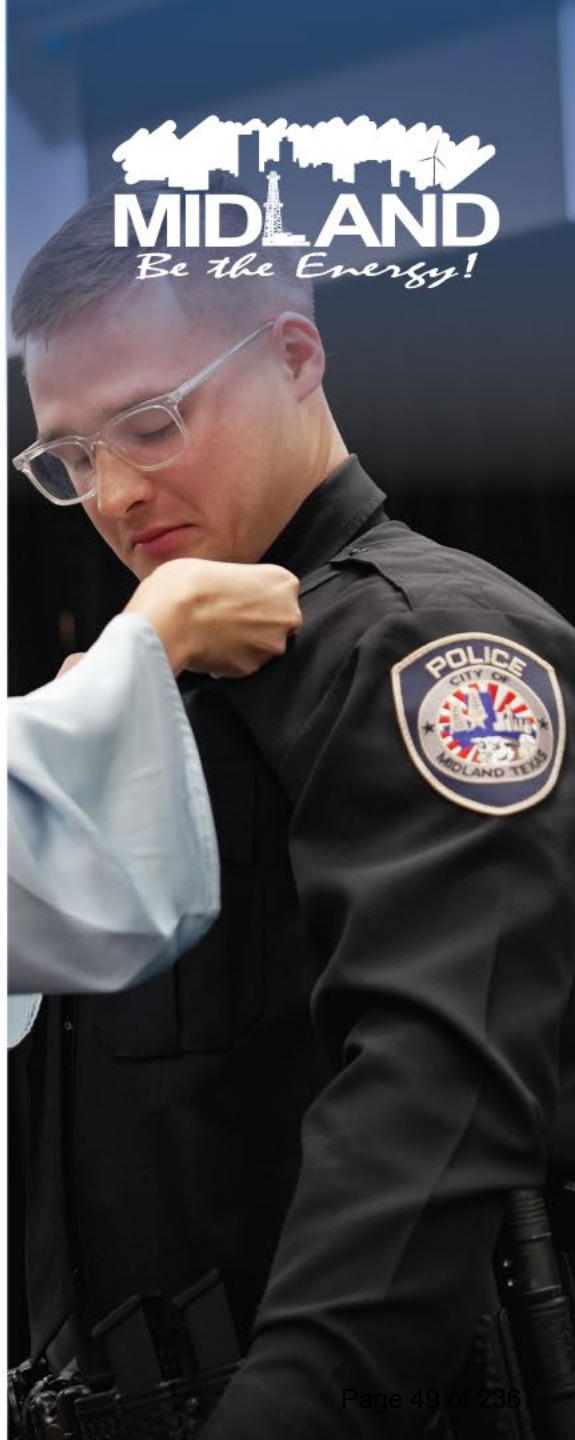
E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.



STAFF'S RECOMMENDATION

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

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



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: February 2, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by David Chin for a Specific Use Designation with Term for the sale of all alcoholic beverages on premises consumption in a Lounge on the east 50 feet of Lots 10 through 12, Block 61, Original Town, City and County of Midland, Texas. (Generally located on the south side of West Wall Street, approximately 110 feet east of South Carrizo Street.)

Purpose:

David Chin is requesting a Specific Use Designation (SUD) with Term for Alcoholic Beverages Sales for on-premises consumption in a lounge for the property located at 615 West Wall Street for Hot Shots.

Recommended Action:
Approve

Fiscal Impact:
none

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

The subject property is located at 615 West Wall Street. The property is zoned CB, Central Business District. Central Business zoning allows for Alcoholic Beverages Sales for on-premises consumption in a lounge with the approval of an SUD. The total area of the Lounge, Hot Shots, is 4,200 square feet and the proposed alcohol serviceable area is 4,000 square feet.

The proposed hours of operation:

Tuesday through Saturday from 6:00 p.m. to 2:00 a.m.

The proposed hours of alcohol service:

Tuesday through Saturday from 6:00 p.m. to 2:00 a.m.

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

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

There are no churches, private schools, public schools, public school grounds, athletic stadium, public hospital within 300 feet measurement along the property lines of the street fronts, and from the front door in a direct line across intersection where they occur within this site.

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.” Hot Shots, is a destination where Midland residents will gather and socialize.

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

Fire: (Approved)

No additional comments or objections.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD is approved based on the current occupant load pending that no changes to the occupancy, seating count, physical structure, and/or the floor layout has taken place when compared to previously approved SUDs. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved with Conditions)

This request meets all requirements; therefore, staff recommends approval of the request of the Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a lounge, subject to Condition A through H.

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 4,000 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to Tuesday through Saturday from 6:00 p.m. to 2:00 a.m. of the following day.

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

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

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

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

H. That this ordinance shall supersede Ordinance No. 10619 in all respects, and Ordinance No. 10619 shall be of no further force and effect; provided, however, that for purposes of determining when the two-year term of this Specific Use Designation With Term shall expire in accordance with Section 11-1-9.07.E of the City Code, this ordinance shall be considered an amendment of Ordinance No. 10619, which was finally approved by the City Council on June 10, 2025. For the avoidance of doubt, this Specific Use Designation With Term shall expire at the conclusion of June 9, 2027, unless it is renewed in accordance with Section 11-1-9.07.E.2 of the City Code or terminated in accordance with Section 11-1-9.07.E.3 of the City Code.

Attachments:

A. SUD-25-0195, Combined Docs
B. SUD-25--0195, Hot Shots SUD

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 1/21/2026
Final Approval - 1/30/2026

MIDLAND
Planning Division

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

FOR STAFF'S USE ONLY
Project Number:
Case Number:

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: DAVID CHIN		Phone (432) 352-7480 Email MANIX782@YAHOO.COM	
Address 615 W. WALL STREET	City MIDLAND	State TX	Zip 79701

Property Owner Printed Name: SAME AS ABOVE		Phone ( ) Email	
Address	City	State	Zip

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

Street Address: 615 W. WALL STREET MIDLAND, TX 79701

Business Name: HOT SHOTS

Reason for Request:

Type of Business *(restaurant, bar, lounge, nightclub, etc.):* BAR

Proposed/Current Days and Hours of Operation: TUESDAYS THROUGH SATURDAYS

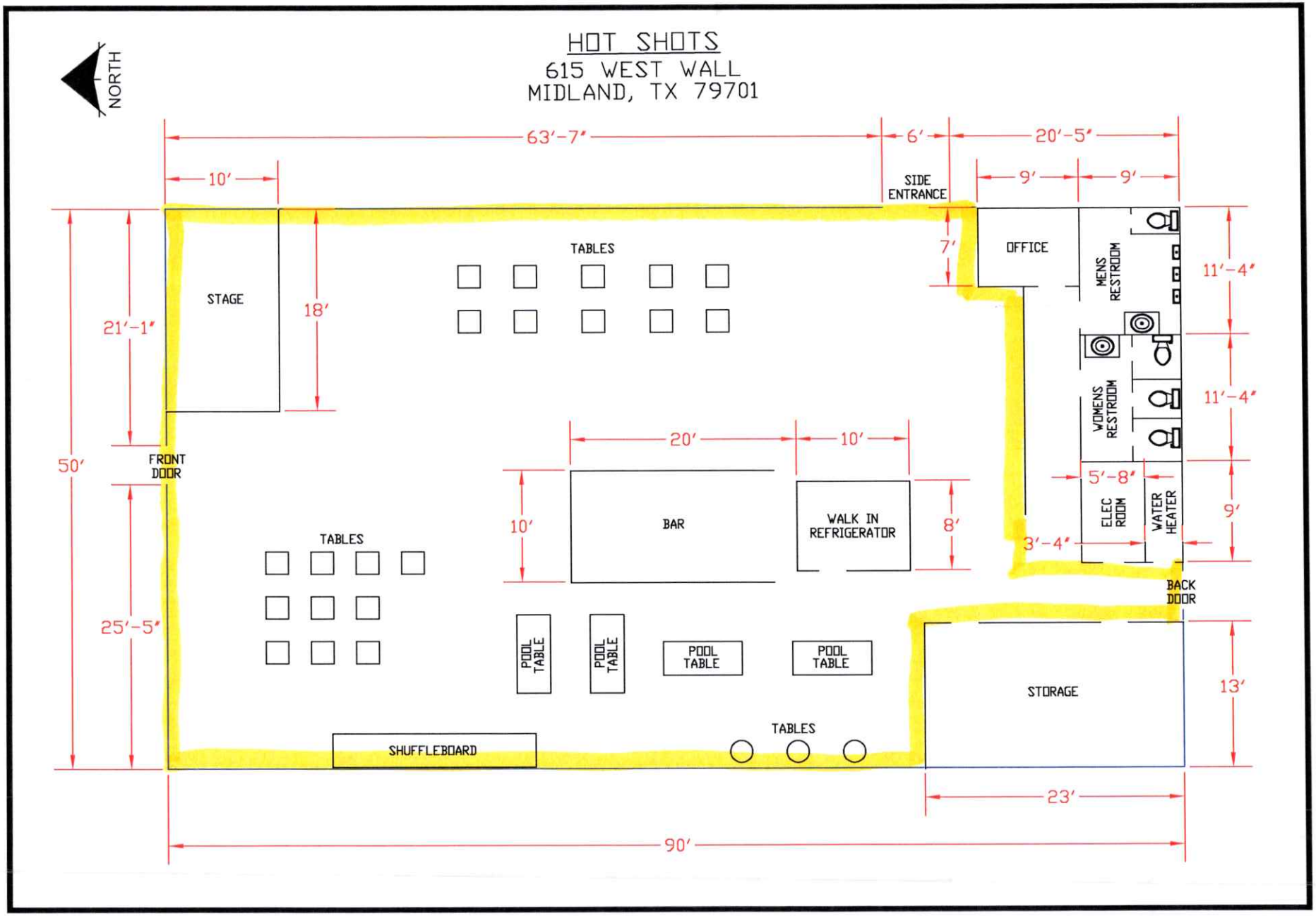
Proposed Days and Hours of Alcohol Service: 6:00PM - 2:00AM

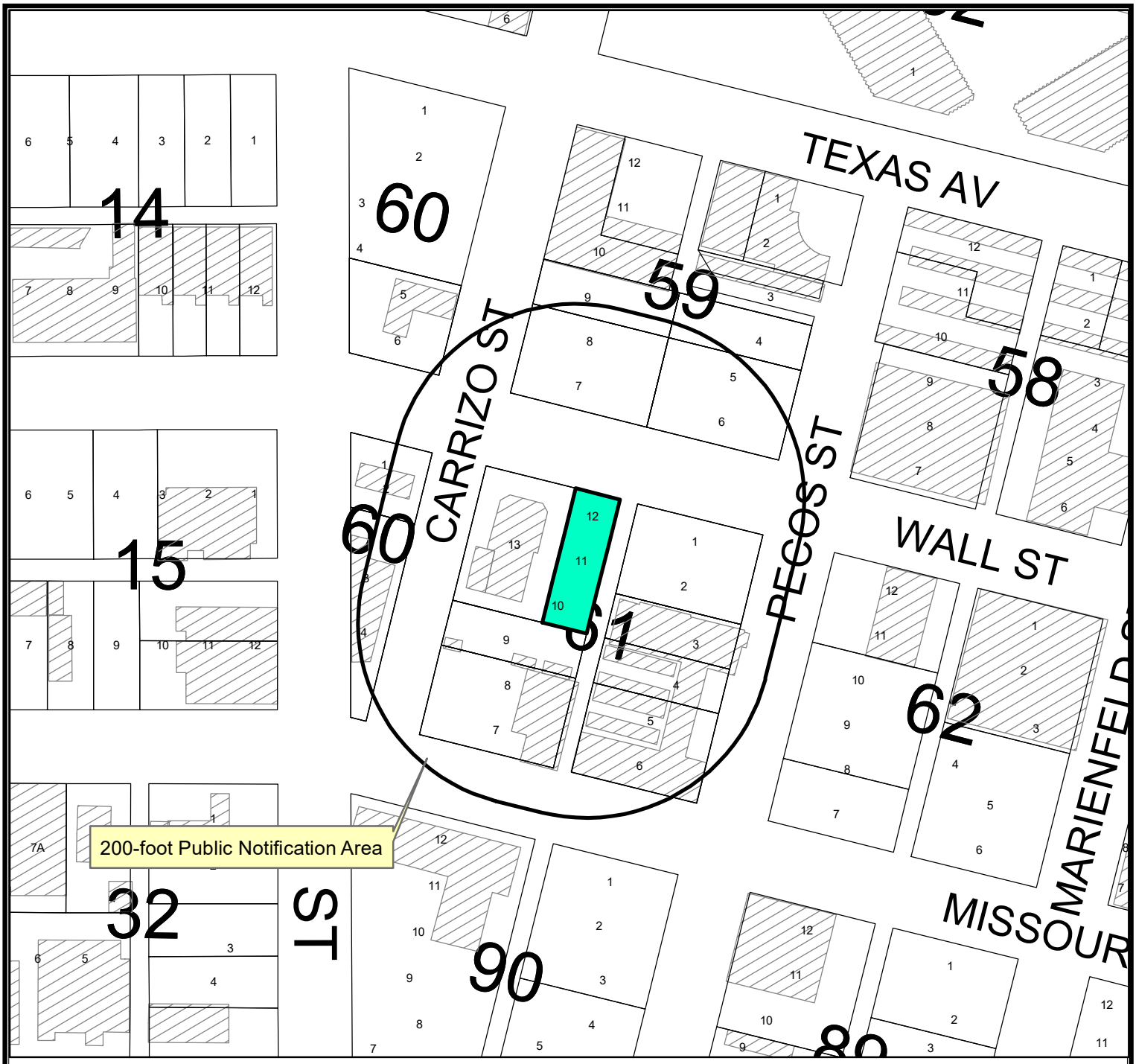
Total Square Footage of Business: 4,200

Square Footage of Alcohol Serviceable Area: 4,000
(Outline in red on floor plan)

Restroom Fixtures: Men	**Toilets/Urinals:** 1/3	**Bathroom Sinks:** 1
Women	**Toilets:** 3	**Bathroom Sinks:** 1

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


HOT SHOTS
615 WEST WALL
MIDLAND, TX 79701
NORTH
WALL STREET
PARKING LOT
63'-7"
6'
20'-5"
10'
9'
9'
SIDE ENTRANCE
7'
OFFICE
MENS RESTROOM
WOMENS RESTROOM
11'-4"
11'-4"
9'
5'-8"
ELEC ROOM
WATER HEATER
3'-4"
BACK DOOR
STAGE
18'
21'-1"
TABLES
50'
FRONT DOOR
20'
10'
10'
BAR
WALK IN REFRIGERATOR
8'
TABLES
25'-5"
POOL TABLE
POOL TABLE
POOL TABLE
POOL TABLE
STORAGE
13'
TABLES
SHUFFLEBOARD
23'
90'



Location Map

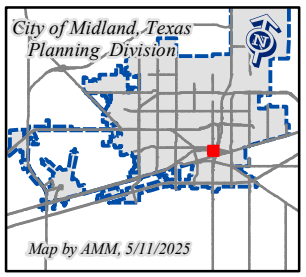
SUD-25-0195 **Scale: 1" = 861'**

Consider a request by David Chin for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a bar on the east 50 feet of Lot 10 through and 12, Block 39, Original Town, City and County of Midland, Texas.

Generally located on the south side of West Wall Street approximately 110 feet east of South Carrizo Street. (Council District 3)

LEGEND

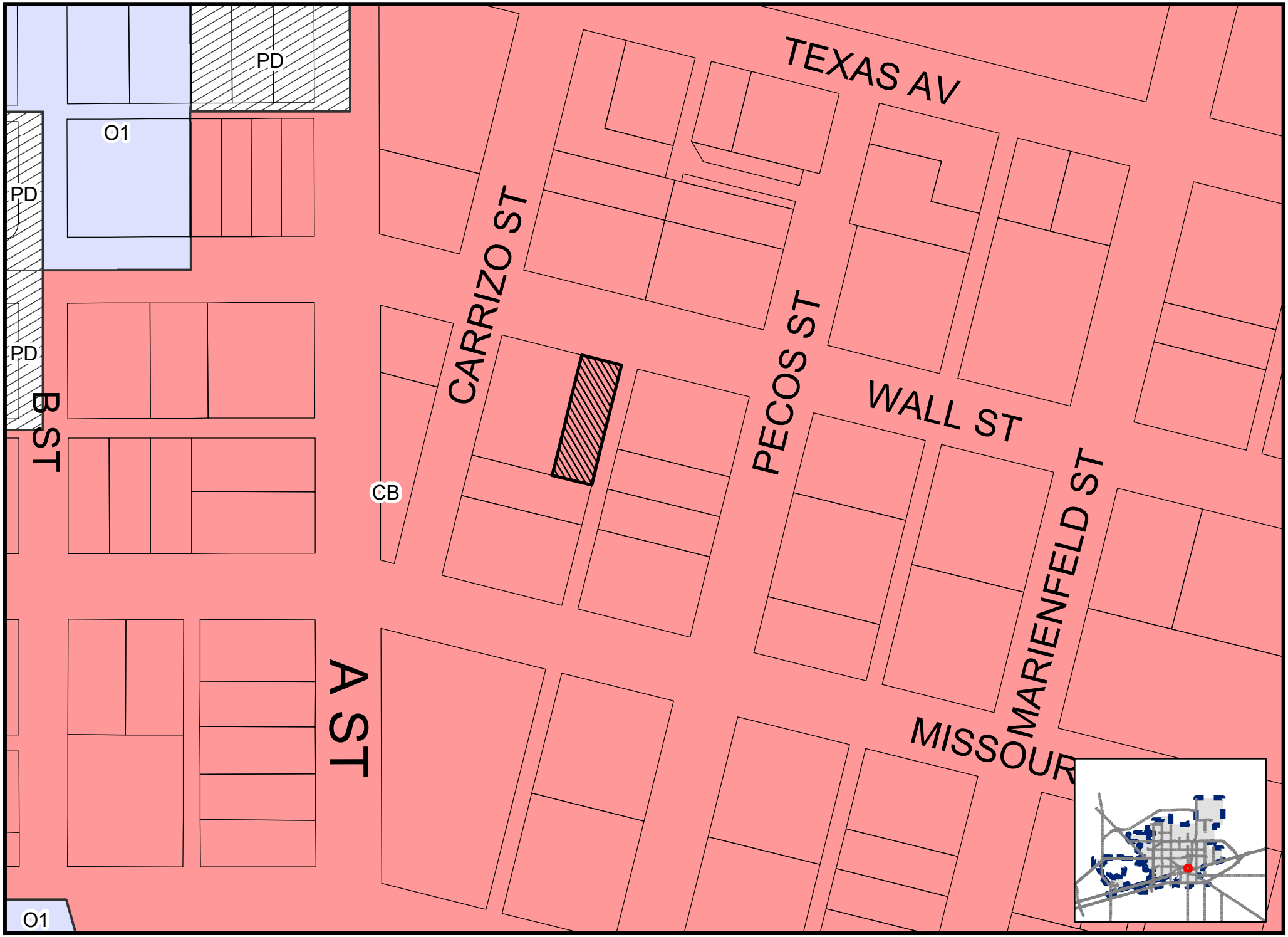
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



Map by AMM, 5/11/2025

SUD-25-0195

Scale: 1" = 753'

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 MADE BASED ON USE OF THIS

TEXAS AV

CARRIZO ST

PECOS ST

WALL ST

MARIENFELD ST

B ST

A ST

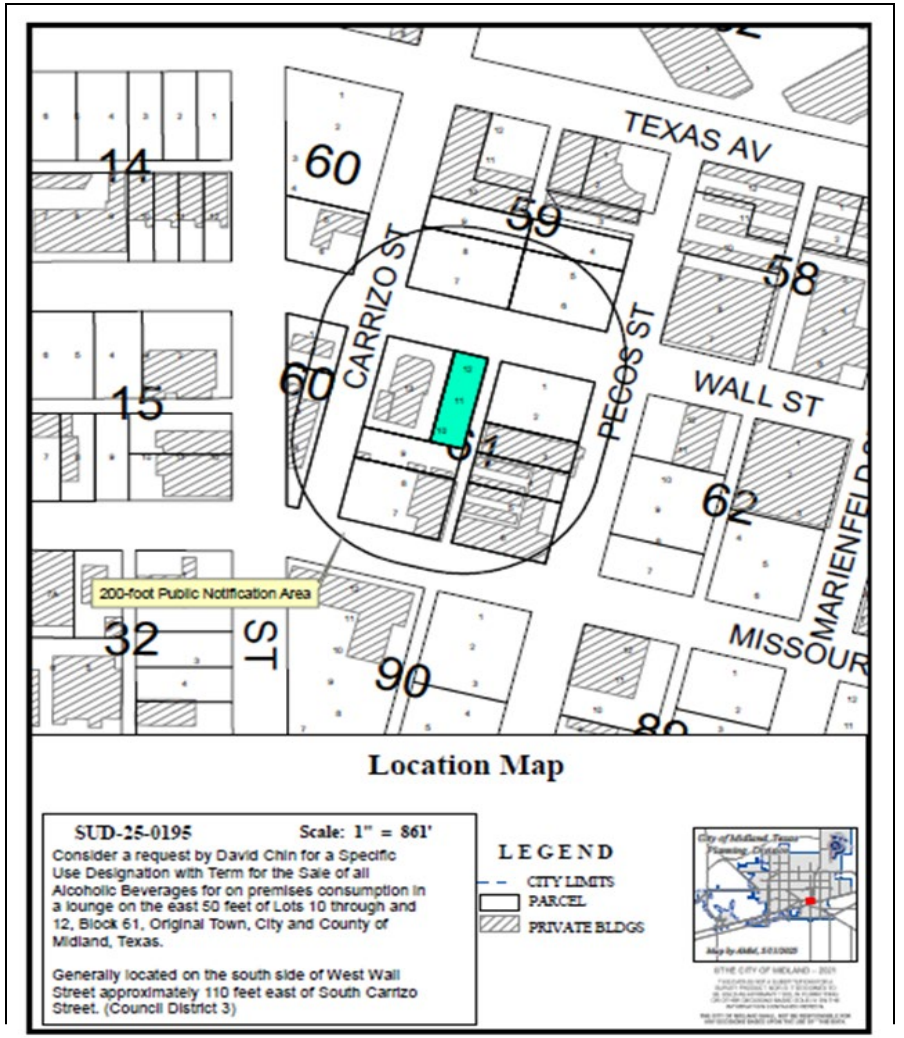
MISSOURI AV


HOT SHOTS
POOL TOURN MENT TUES-SAT
KARAOKE TUES THRU SAT
EST BLISHED 1999


MIDLAND
Be the Energy!
SPECIFIC USE DESIGNATION
HOT SHOTS
Visit Our Website
MIDLANDTEXAS.GOV

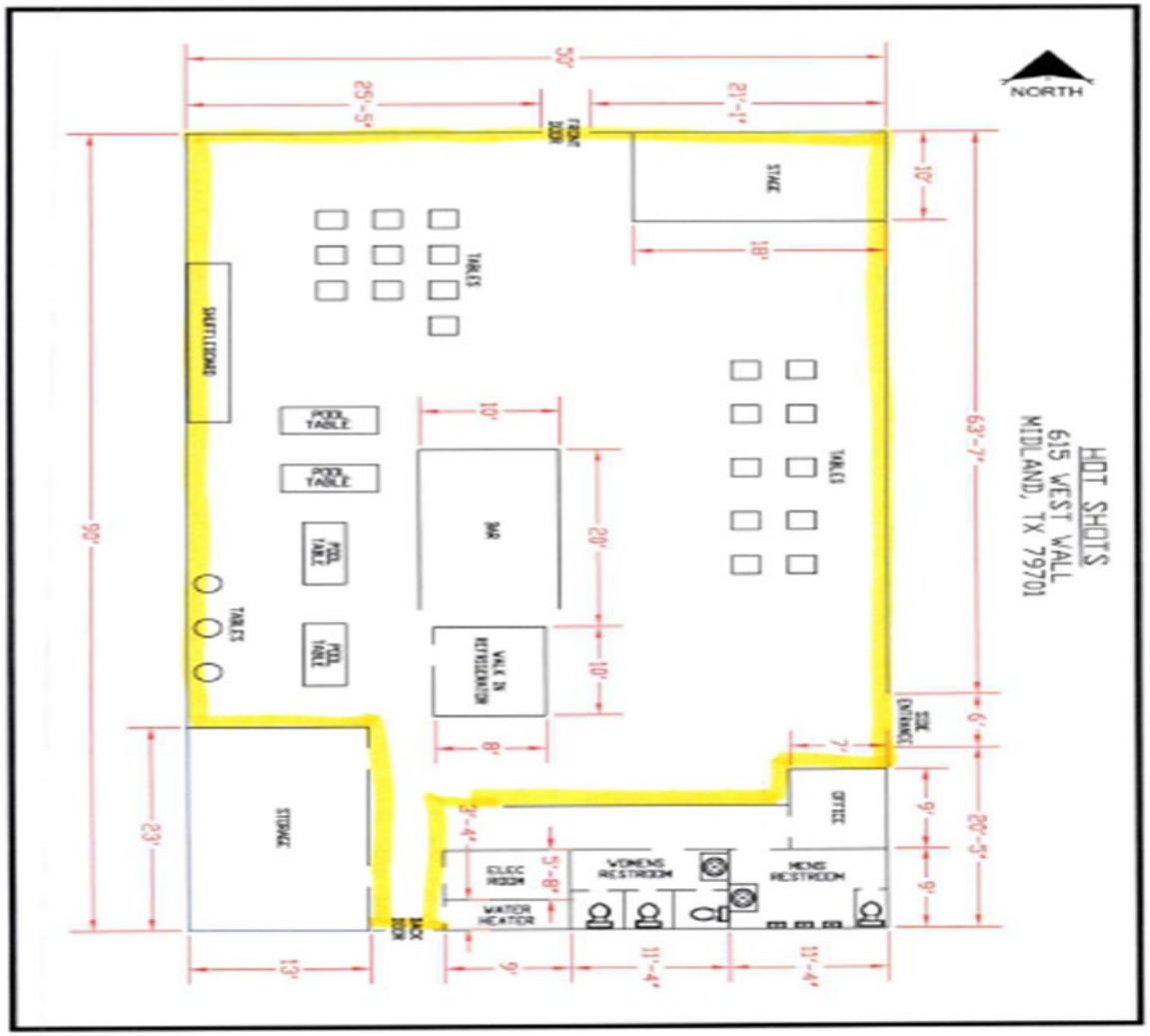
APPLICATION SUMMARY

- **Property Owner/Applicant:** David Chin
- **Address:** 615 West Wall Street (District 3)
- **Reason for Request:** Specific Use Designation With Term for On-Premise Alcohol Sales & Consumption in a Lounge



DETAILS OF REQUEST

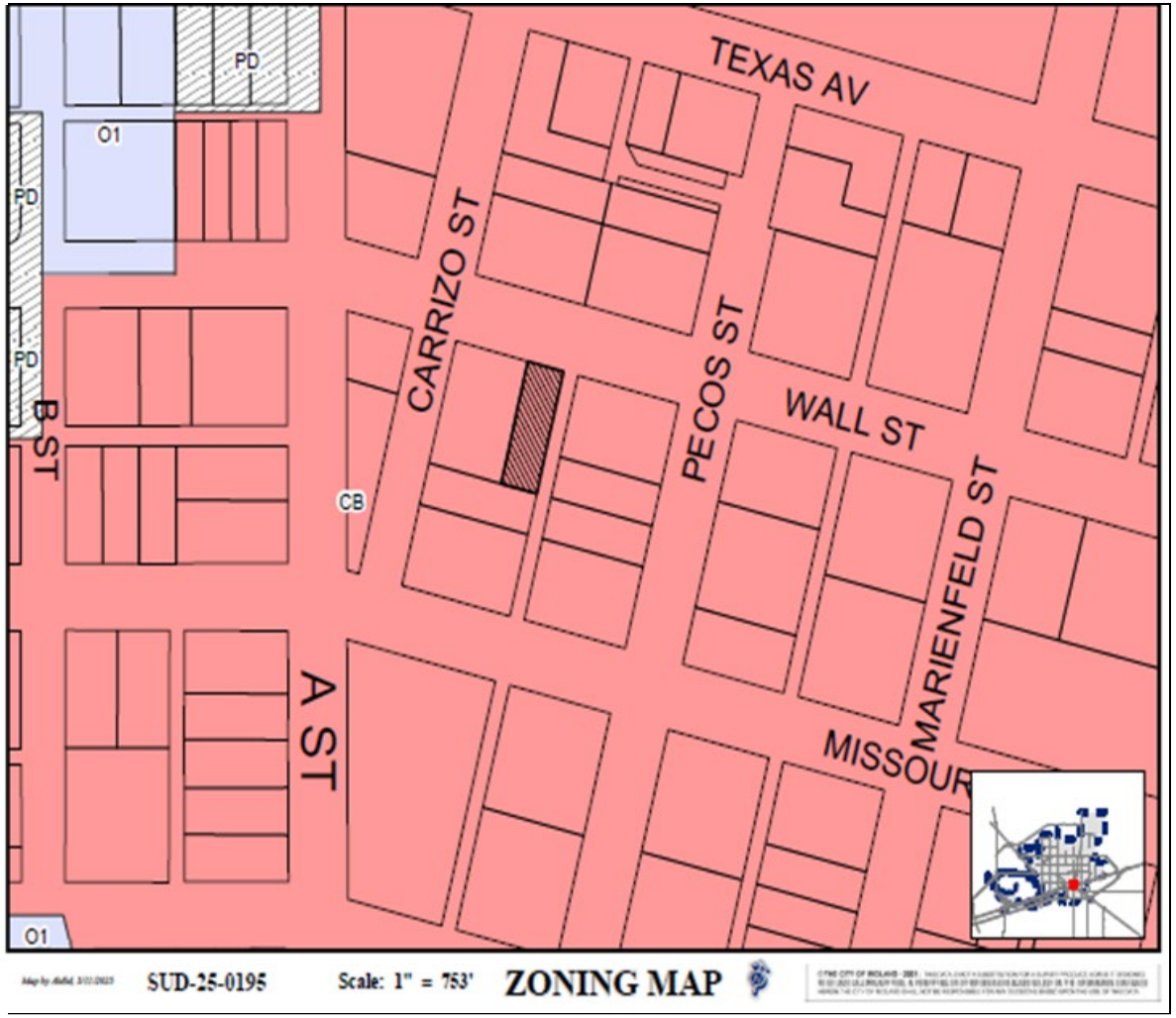
- **For Existing Lounge**
- **Area of Business:** 4,200 SF
- **Serviceable Area:** 4,000 SF
- **Hours of Operation and Alcohol Sales:** Tuesday through Saturday from 6:00 p.m. to 2:00 a.m.
  - Proposed days and hours of alcohol sales and consumption match hours of operation



3

ZONING

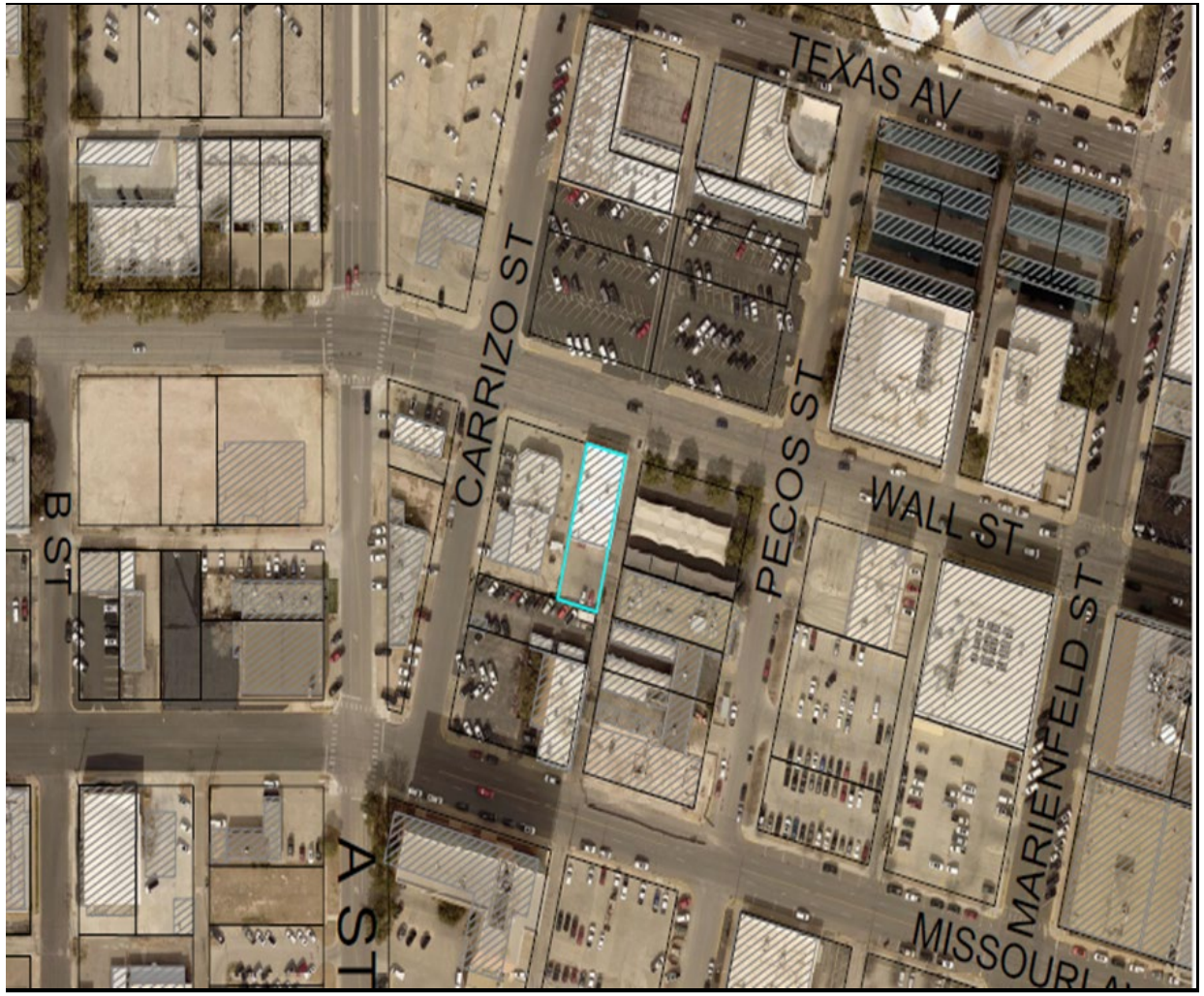
- **Current Zoning:** CB, Central Business District
- **Surrounding Zoning:**
  - **North/South/East/West:** CB, Central Business District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Lounge
- **Surrounding Uses:**
  - **North/East:** Office Buildings
  - **South/West:** Bars





On West Wall Street, Looking South

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



PROHIBITED PLACES OF BUSINESS

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



STAFF'S RECOMMENDATION

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

A. That the serviceable area of the Establishment shall be limited to approximately 4,000 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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



STAFF'S RECOMMENDATION

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to Tuesday through Saturday from 6:00 p.m. to 2:00 a.m. of the following day.

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

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



STAFF'S RECOMMENDATION

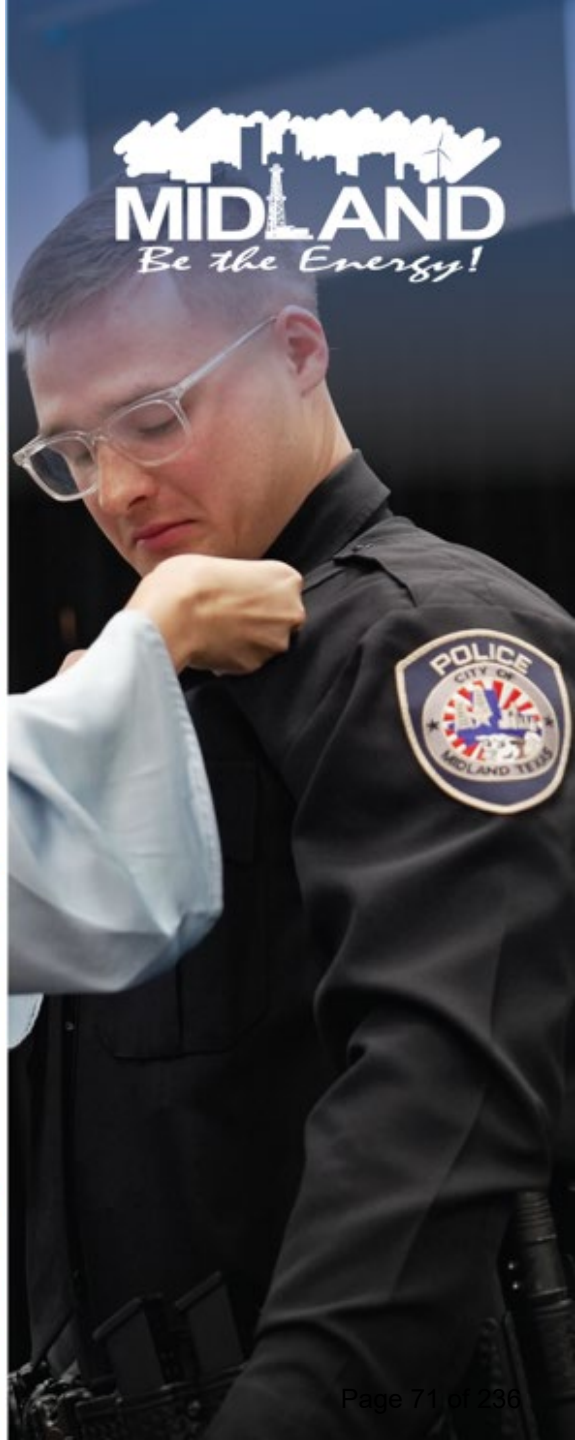
F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.

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



STAFF'S RECOMMENDATION

H. That this ordinance shall supersede Ordinance No. 10619 in all respects, and Ordinance No. 10619 shall be of no further force and effect; provided, however, that for purposes of determining when the two-year term of this Specific Use Designation With Term shall expire in accordance with Section 11-1-9.07.E of the City Code, this ordinance shall be considered an amendment of Ordinance No. 10619, which was finally approved by the City Council on June 10, 2025. For the avoidance of doubt, this Specific Use Designation With Term shall expire at the conclusion of June 9, 2027, unless it is renewed in accordance with Section 11-1-9.07.E.2 of the City Code or terminated in accordance with Section 11-1-9.07.E.3 of the City Code.



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:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a request by Jose and Isabel Hernandez for a Zone Change from TP, Technology Park District to MH, Manufactured Housing District on Lots 1 through 10, Block 7, Moore Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Montgomery Avenue and Goode Street.)**

Purpose:

Jose and Isabel Hernandez are requesting a Zone Change from TP, Technology Park District, to MH, Manufactured Housing District, for the property located at 1415 West Montgemery Avenue in order to allow for mobile homes to be placed on the vacant lots.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

TP, Technology Park District

Surrounding Zoning and Land Use:

The properties to the north and east are zoned MH, Manufactured Housing District, and consist of vacant land, mobile homes, and single-family residences. The properties to the south and west are zoned TP, Technology Park District, and are currently vacant lots and a commercial shop.

Analysis:

The subject property is located at 1415 West Montgomery Avenue. The property is currently

zoned TP, Technology Park District. The applicant is seeking a zone change to MH, Manufactured Housing District, to allow for the placement of mobile homes on the existing vacant lots. This property is located in a neighborhood that is developed with primarily mobile homes and single-family residences, with a few commercial shops and offices to the west.

The current lots meet the requirements for the dimensions for MH, Manufactured Housing District, as referenced in the City's Residential Zoning District Dimensional Regulations Chart (5.04).

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as UR-M, Urban Residential- Medium. This designation calls for a mix of housing styles; potential allowed zoning districts include Manufactured Housing District, Townhouse Dwelling District, and Single-Family Dwelling District.

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

Departmental Review:

Fire: (Approved)

No comments or objections.

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)

No objections to zone change. [For Applicant's Information Only.]

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For Applicant's Information Only.]

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.]

No objection to zone change. [For the Applicant's information only.]

Planning:

Staff recommends the approval of this zoned change request from TP, Technology Park District

to MH, Manufactured Housing District.

Letters of Objection:

As of January 30, 2026, staff has not received any letters of objection.

Attachments:
A. Z-25-0460, 1415 W Montgomery Ave, Combined
B. P&Z - - 1415 W Montgomery, Zone Change

Lori Elliott, Development Services	Created/Initiated - 1/22/2026
Landon Ochoa, Development Services	Final Approval - 1/29/2026

MIDLAND
Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Jose P + Isabel Hernandez		Phone (432) 312-3047 Email Izzyhernandez5@yahoo.com	
Address 3504 S. CR 1206	City Midland	State TX	Zip 79706

Property Owner Printed Name: Jose P + Isabel Hernandez		Phone (432) 312-3047 Email Izzyhernandez5@yahoo.com	
Address 3504 S. CR 1206	City	State TX	Zip 79706

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

Street Address: 1415 W. Montgomery Ave

Legal Description
Lot: 1-10 Block: 007 Subdivision: MOORE

Current Zoning: Industrial	**Proposed Zone:** 1 thru 10 Lots MH *(List by tracts if more than one district is requested)*

Reason for Zone Change Request: Use for Residential + mobile homes As was before changed to Industrial.

Present Use of Property: Undeveloped land

Proposed Use of Property: Residential homes + mobile homes

How would this zone change affect the public health, safety and welfare? It won't

Describe how conditions affecting the property have changed since present zoning designation: Doesn't effect it. It just vacant land. Can't be used for Homes or Mobile homes under Industrial zone.

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

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

MIDLAND
Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)*
Printed Name: Jose P Hernandez / Isabel Hernandez
Phone (432) 312-3047
Email Izzyhernandez5@yahoo.com
Address 3504 S. CR 1206 | City Midland | State TX | Zip 79706

Property Owner
Printed Name: Jose P. Hernandez / Isabel Hernandez
Phone (432) 312-3047
Email Izzyhernandez5@yahoo.com
Address 3504 S. CR 1206 | City Midland | State TX | Zip 79706

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

Street Address: 1415 W. Montgomery Ave

Legal Description
Lot: 1 thru 10 Block: 007 Subdivision: MOORE

Current Zoning: Industrial

Proposed Zone: Lots 1 thru 10 MH
(List by tracts if more than one district is requested)

Reason for Zone Change Request: use for Residential + Mobile homes.

Present Use of Property: UNdeveloped Land

Proposed Use of Property: Residen /Mobile Homes

How would this zone change affect the public health, safety and welfare?
I don't think it would.

Describe how conditions affecting the property have changed since present zoning designation: Just vacant land so it does effect it. Can't be used for homes OR Mobile homes.

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

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

Signature *(by property owner only – authorized agent must sign affidavit below)*	
Applicant (signature): Isabel Hernandez / Jose P Hernandez	Date: 12/30/25
Applicant (printed): Jose P Hernandez / Isabel Hernandez	
Property Owner (signature): Isabel Hernandez / Jose P Hernandez	Date: 12/30/25
Property Owner (printed): Jose P. Hernandez / Isabel Hernandez	

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
Authorized Agent (*signature*)

Subscribed and sworn to before me, this_____day of_____, 20____, to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☐ Property Owner Authorization	☐ Dimensioned Site Plan
☐ Application Fee	☐ Plans in Digital Format (PDF/JPEG)
Check #_____	
Received By:	Date:

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

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

Applicant (signature): Jose P Hernandez by Isabel Hernandez	Date: 12/30/25
Applicant (printed): Jose P + Isabel Hernandez	
Property Owner (signature): Jose P Hernandez by Isabel Hernandez	Date: 12/30/25
Property Owner (printed): Jose P + Isabel Hernandez	

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
Authorized Agent (*signature*)

Subscribed and sworn to before me, this_____day of_____, 20____, to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

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

Check # 1186

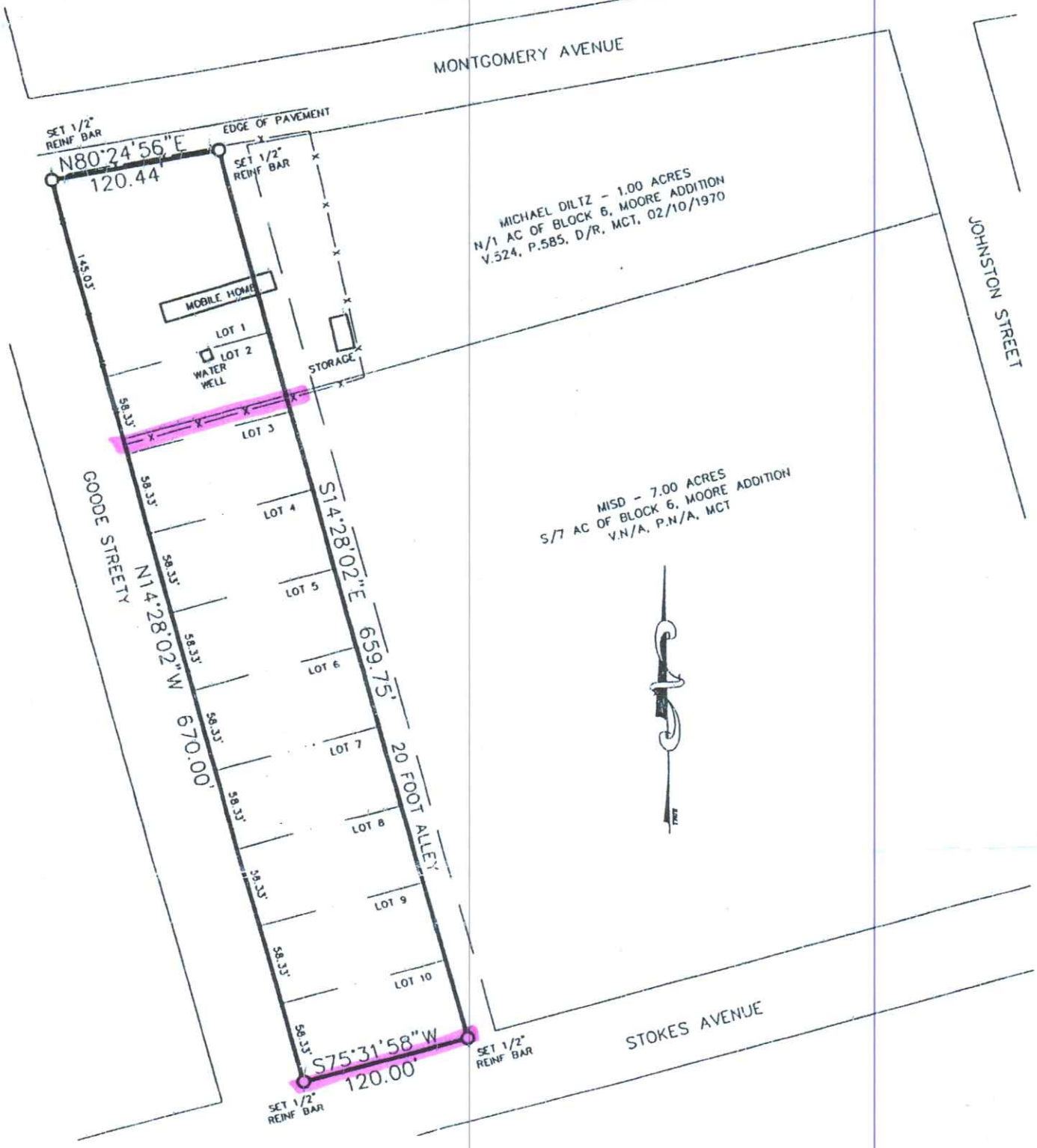
Received By: Mary Kate Loftin Date: RECEIVED

DEC 30 2025

Initial: MKL

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

EXHIBIT-A



FOR FLOOD INSURANCE RATING PURPOSES: THIS PROPERTY LIES WITHIN FLOOD INSURANCE ZONE DESIGNATION "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48329-C0202F, MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS EFFECTIVE DATE, SEPTEMBER 16, 2005, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CENSUS TRACT NO. 14.00

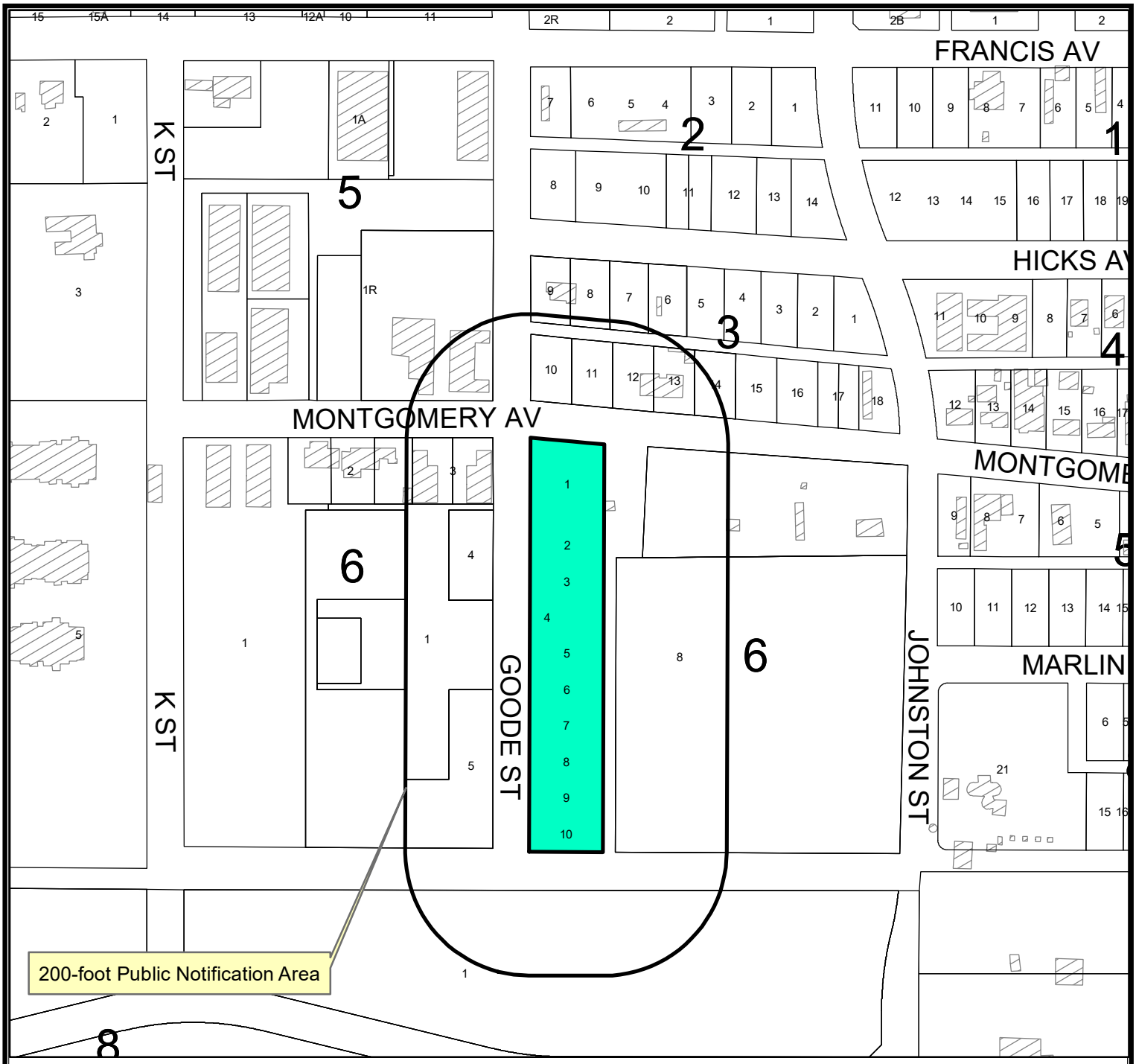
TO THE LIENHOLDERS, JOSE P. HERNANDEZ AND ISABEL HERNANDEZ

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS,

STATE OF TEXAS

SURVEY PLAT

LOTS 1 THROUGH 10
(INCLUSIVE)



Location Map

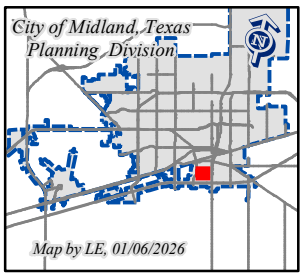
Z-25-0460 **Scale: 1" = 1,500'**

Consider a request by Jose and Isabel Hernandez for a Zone Change from TP, Technology Park District to MH, Manufactured Housing District on Lots 1 through 10, Block 7, Moore Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Montgomery Avenue and Goode Street. (Council District 2)

LEGEND

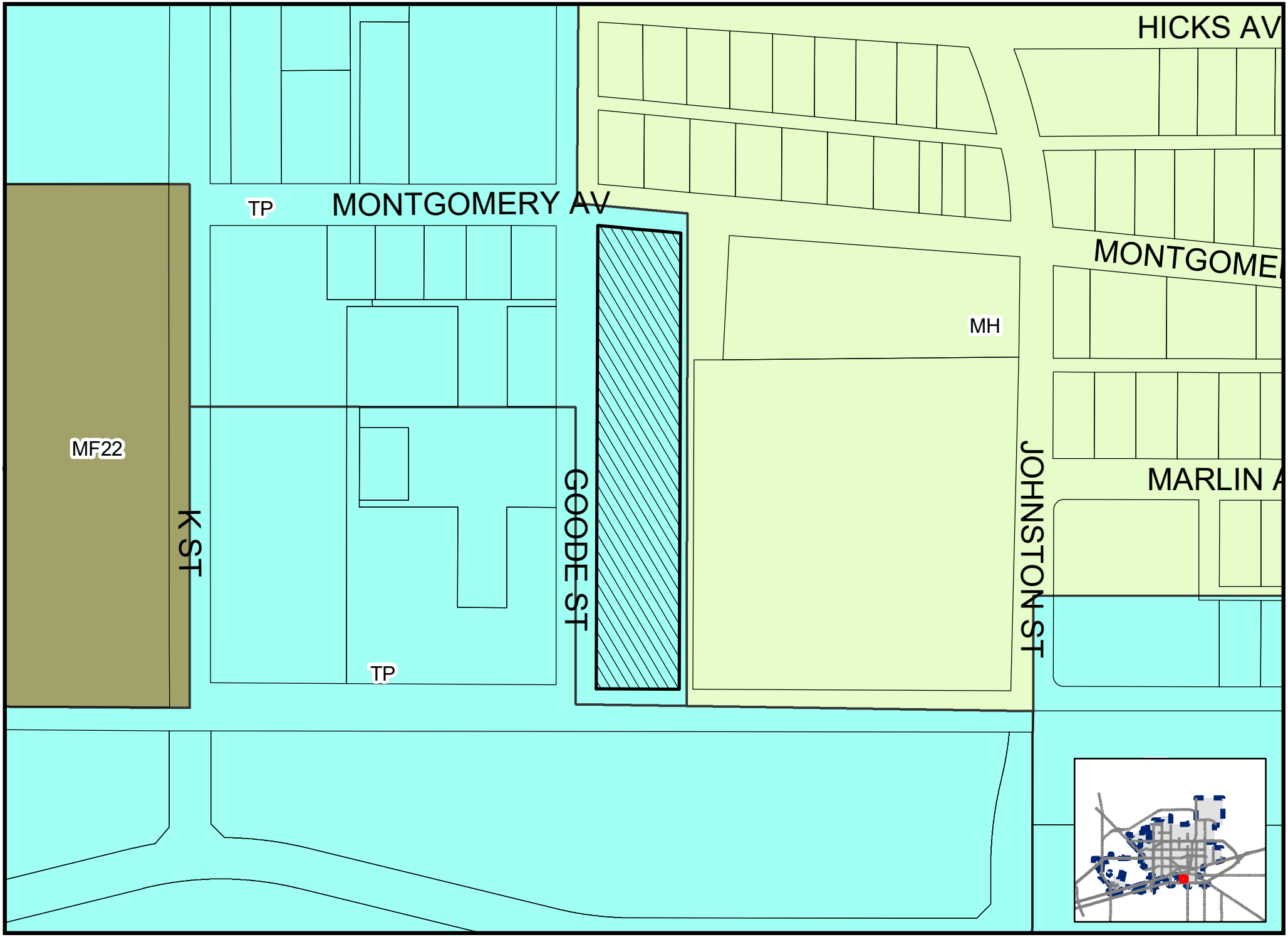
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map by LE, 01/07/2026

Z-25-0460

Scale: 1" = 1,500'

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 MADE THEREIN BASED THEREON.

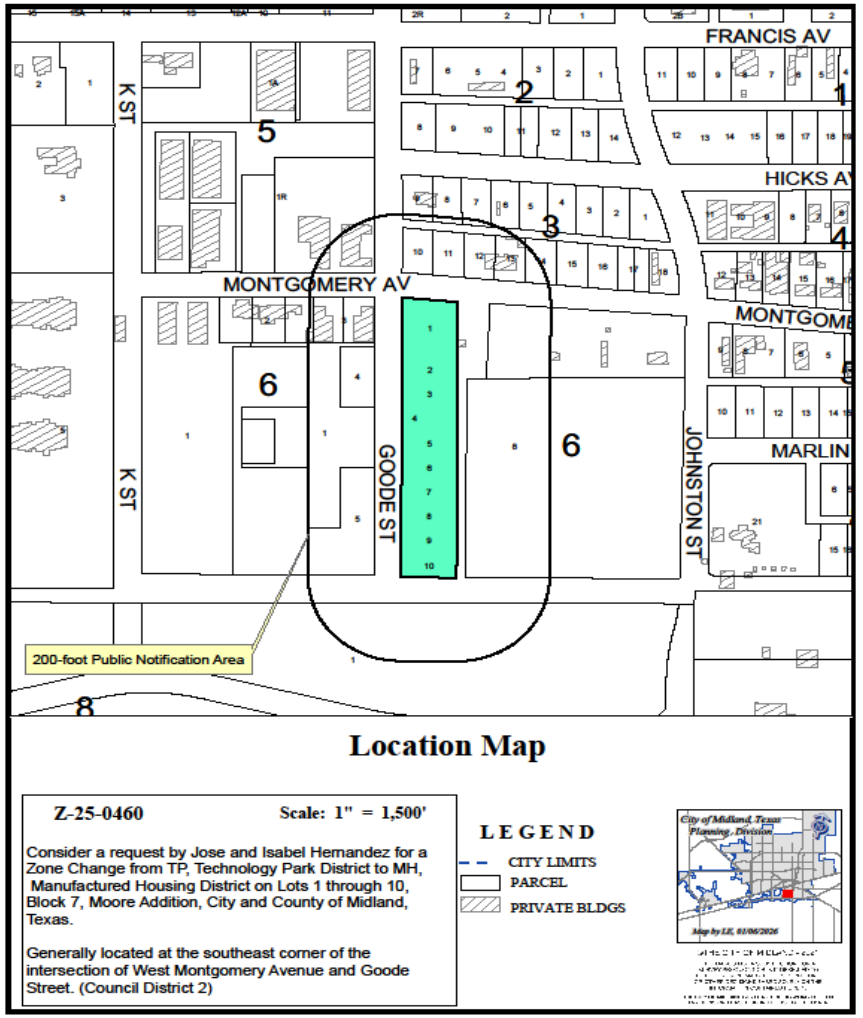

MONTGOMERY AV
HICKS AV
MONTGOMERY AV
MARLIN AV
K ST
GOODE ST
JOHNSTON ST
5
3
4
6
7
6
5
8
8




MIDLAND
Be the Energy!
ZONE CHANGE
1415 WEST MONTGOMERY AVENUE
Visit Our Website
MIDLANDTEXAS.GOV

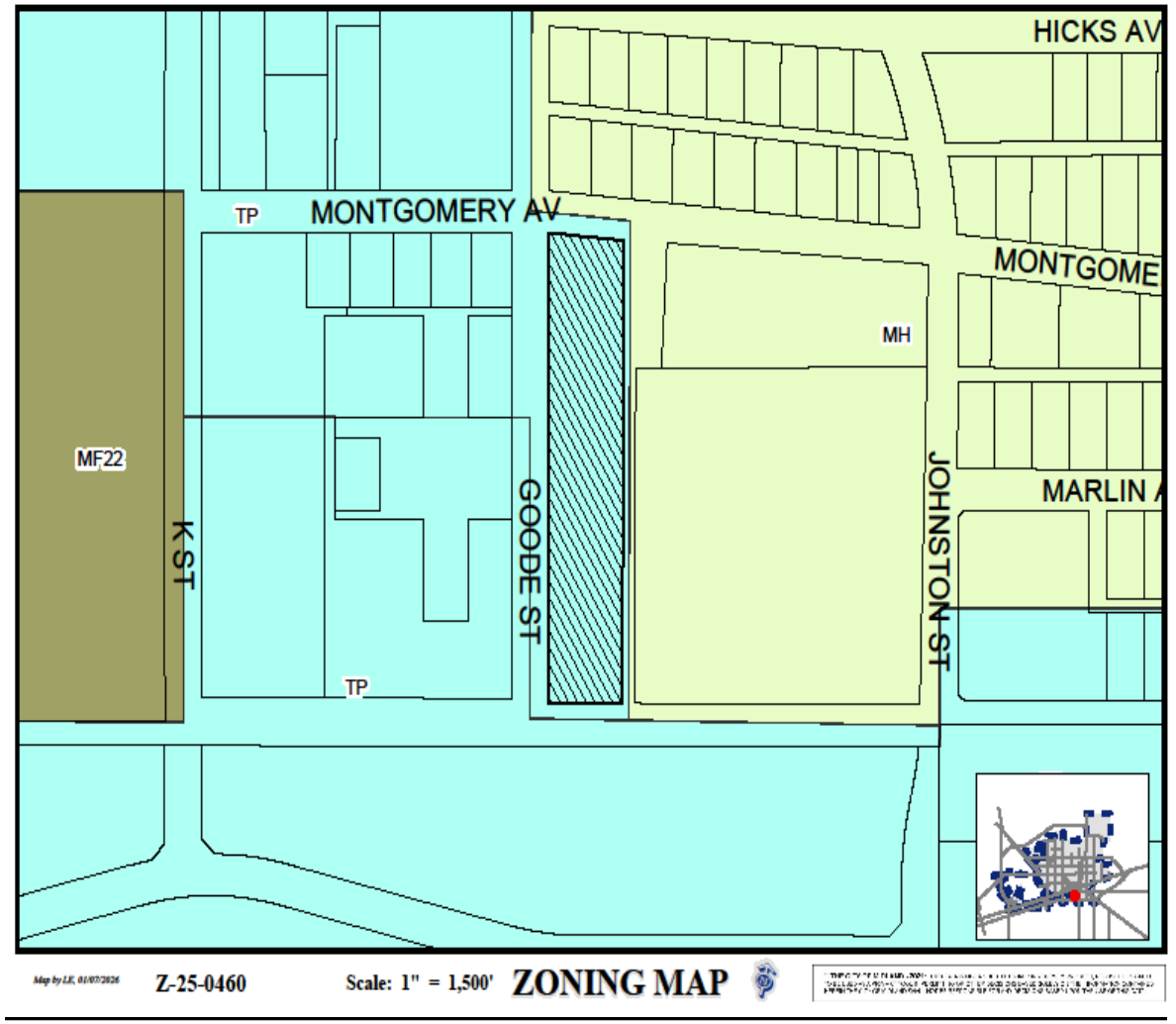
APPLICATION SUMMARY

- **Applicant/Property Owner:** Jose and Isabel Hernandez
- **Location:** 1415 West Montgomery Avenue (Council District 2)
- **Reason for Request:** To allow for the placement of mobile homes



ZONING

- **Current Zoning:** TP, Technology Park District
- **Surrounding Zoning:**
  - **North/East:** MH, Manufactured Housing District
  - **South/West:** TP, Technology Park District
- **Proposed Zoning:** MH, Manufactured Housing District



3

LAND USE

- **Current Use:** A Mobile Home and Vacant Lots
- **Surrounding Uses:**
  - **North/East:** Vacant Lots and Residences
  - **South:** Vacant land
  - **West:** Vacant Lots and Commercial Shops
- **Proposed Use:** Mobile Homes



4



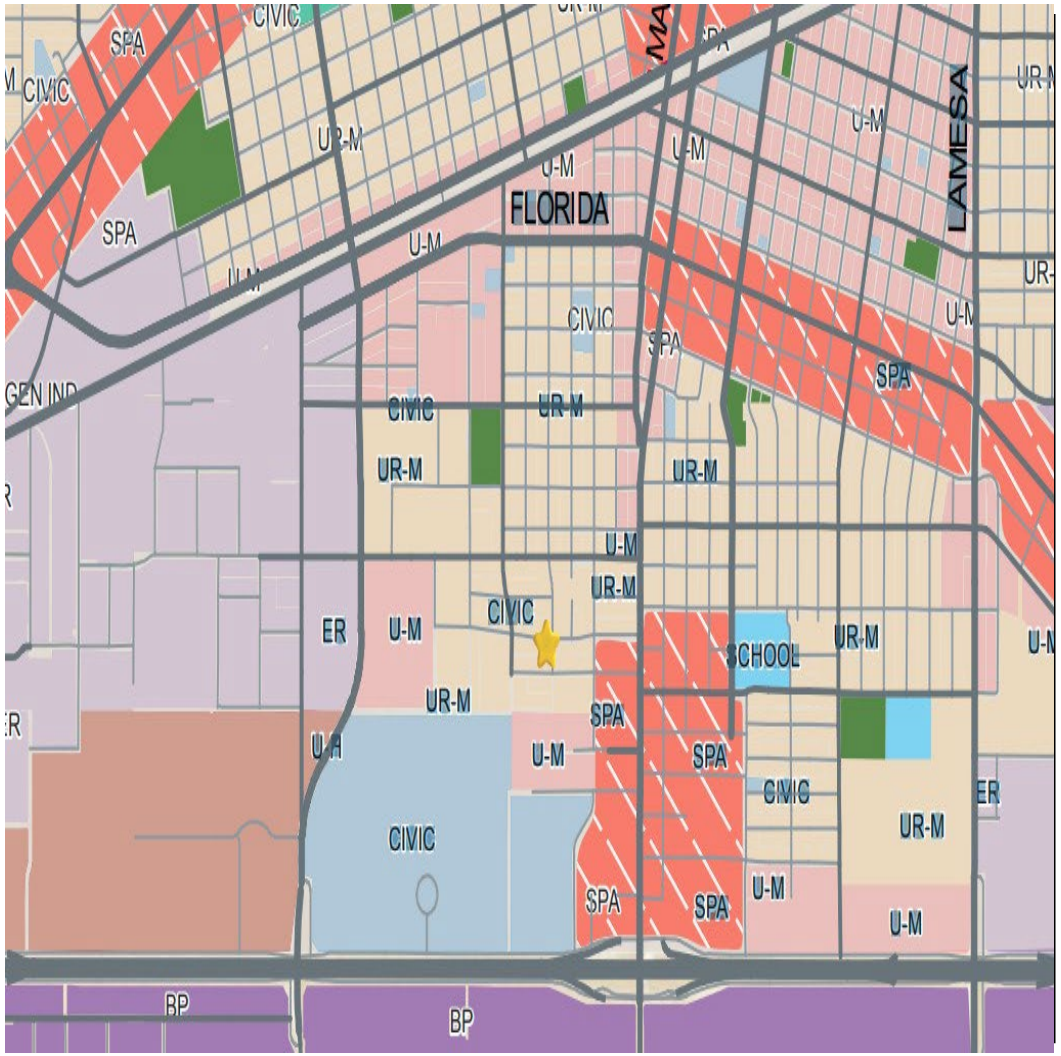
On West Montgomery Avenue, Looking South

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



6

STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this Zone Change request from TP, Technology Park District to MH, Manufactured Housing District.



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**7.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a Preliminary Plat of High School Addition, Section 2, being a replat of all of Lot 1 and the east half of Lot 2, Block 25, High School Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Cuthbert Avenue and North B Street.)**

Purpose:

Maverick Engineering, on behalf of Bradley Edgar, is requesting to replat the property located at 901 West Cuthbert Avenue into 1 lot in order to adjust the lot lines.

Current Zoning:

SF-1, Single-Family Dwelling 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)

Plat closes, everything looks good.

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: North B St roadway okay as is. Cuthbert St roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

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

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

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

SEWER: 8” sewer exists in 'B' Street, okay as is. 8” sewer exists in alley south of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues.

GIS: (Approved)

No comments.

Oncor: (Approved)

No conflicts or objections

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)

In addition to the replat, a Special Exception request has been received for this property, to allow for a reduced lot width. [Informational]

In the certificate of approval, update the Chairman to “Joshua Sparks”. [Informational]

Correct the spelling of “repat” in legal description to “replat”. [Informational]

Include the names of abutting property owner with lot/block/subdivision name. [Midland City Code 11-2-3(A)1(d)]

Change all of the dates on plat to reflect the year “2026”. [Informational]

Staff recommends approval of the Preliminary Plat of High School Addition, Section 2, subject to conditions A through B.

Conditions:

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

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

Attachments:
A. P-26-2460, High School Addition, Section 2, Combined
B. P&Z - - High School Addition, Section 2, Preliminary Plat

Lori Elliott, Development Services	Created/Initiated - 1/22/2026
Landon Ochoa, Development Services	Final Approval - 1/29/2026

MIDLAND Planning Division

Preliminary Plat Application

For Office Use Only
SUB-26-0928
P-____-_____

Subdivision Name: HIGH SCHOOL ADDITION, SECTION 2
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: BRADLEY EDGAR		Phone #: 432-262-0999 Email: kristina@kristinaleigh.net	
Address: 901 W CUTHBERT	City: MIDLAND	State: TX	Zip: 79704

Property Owner Print Name: **Bradley L. Edgar**		Phone #: **(510) 789-9917** Email: **brad.edgar@sbcglobal.net**	
Address: **12400 Skyline Blvd**	City: **Oakland**	State: **CA**	Zip: **94619**

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)
REPLATTING 2 LOTS INTO 1 BECAUSE THE HOUSE SITS ON THE LOT LINE.

Plat Information

Total Acreage: 0.24

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): Bradley Edgar	Date: **01/06/2026**
Applicant (printed): **Bradley L. Edgar**	
Property Owner (signature): Bradley Edgar	Date: **01/06/2026**
Property Owner (printed): **Bradley L. Edgar**	

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 Highschool Addition Sec 2 or authorized by Bradley Edgar, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) Ashley Devine

Subscribed and sworn to before me, this 7th day of January, 2026, 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# 5747	☒ Groundwater Availability Certification Forms (if applicable)

Planner Notes:

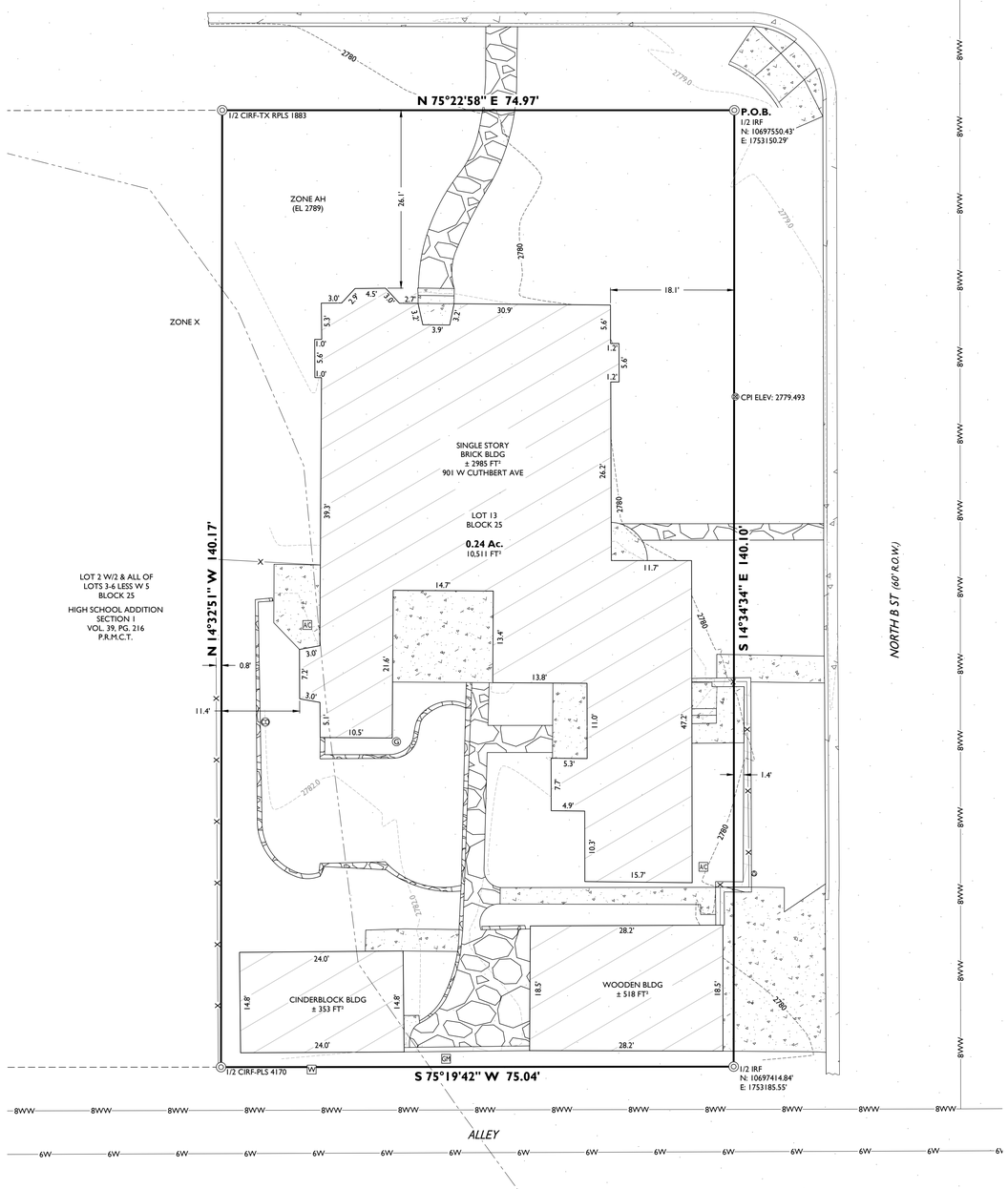
Signature: [signature] **Date:**

RECEIVED
JAN 07 2025
Initial: MK

HIGH SCHOOL ADDITION SECTION 2

BEING A REPAT OF LOT 1 & THE EAST HALF OF LOT 2, BLOCK 25, HIGH SCHOOL ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.

WEST CUTHBERT AVE (60' R.O.W.)



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#5336
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0089F DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE SHADED PORTION OF ZONE "AH", DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND. AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. THE BASE FLOOD ELEVATION IS 2,789'.

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

DEVELOPMENT NOTES

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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, 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. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
3. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
4. *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.*

OWNER'S CERTIFICATE

THE STATE OF STATE
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRADLEY EDGAR, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HIGH SCHOOL ADDITION, SECTION 2, 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: BRADLEY EDGAR

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HIGH SCHOOL ADDITION, SECTION 2, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

ABRAHAM BEJIL , CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

OPTIMUM
BY: _____

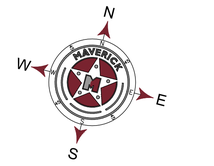
ASTOUND BROADBAND
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____



VICINITY MAP

N.T.S.



0' 10' 20' 30'

SCALE 1" = 10'

LEGEND

◎	FOUND MONUMENT AS NOTED
⊕	CONTROL POINT
A/C	A/C PAD
GM	GAS METER
G	GAS RISER
⊙	STUB OUT
W	WATER METER
———	BOUNDARY LINE
- - - -	PROPERTY LINES
— — —	FLOODPLAIN
——X——	FENCE
——6W——	6" WATER LINE
——8WW——	8" WASTE WATER LINE
‖	WALL/FENCE SLAB
	CONCRETE
	ROCK WALKWAY/ROCK PLANTER
	BUILDING
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

PROPERTY OWNER

BRADLEY EDGAR
901 W. CUTHBERT
MIDLAND, TEXAS - 79704
DEED INSTRUMENT # 2025-20060
PHONE # 432-262-0999

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

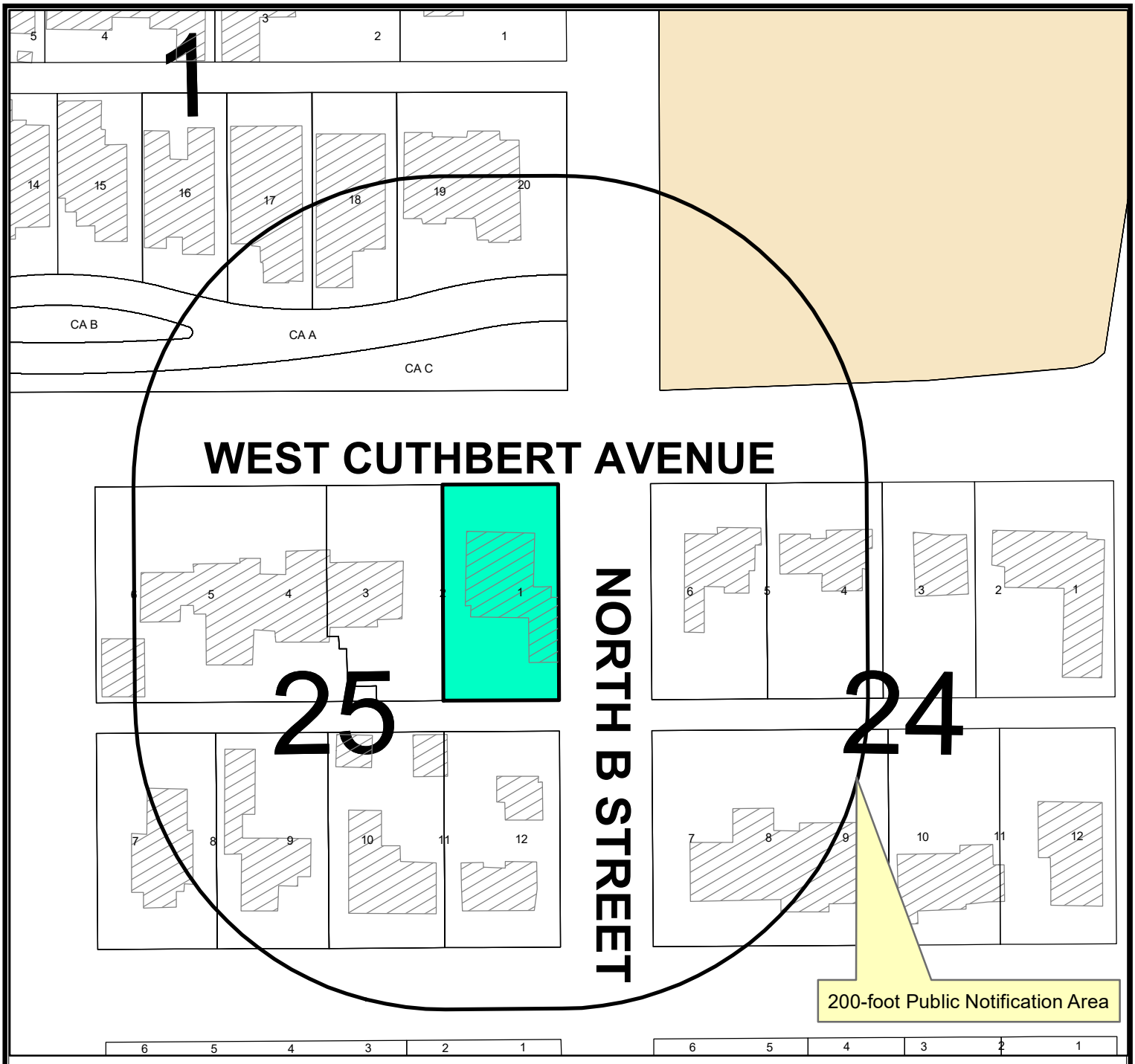
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

HIGH SCHOOL ADDITION SECTION 2

Drawing : F:\2025\250208-BRADLEY EDGAR-901 W CUTHBERT REPLAT\DRAWINGS\PLAT\250208 - PRELIM PLAT.DWG Last Saved By: BKing on 12/10/25



Location Map

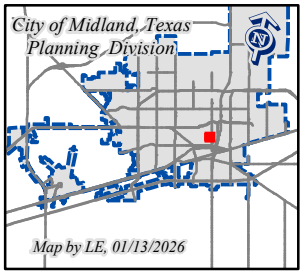
SUB-26-0928 **Scale: 1" = 600'**

Proposed plat of High School Addition, Section 2, being a replat of all of Lot 1 and the east half of Lot 2, Block 25, High School Addition, City and County of Midland Texas.

Generally located at the southwest corner of the intersection of West Cuthbert Avenue and North B Street. Council District 3)

LEGEND

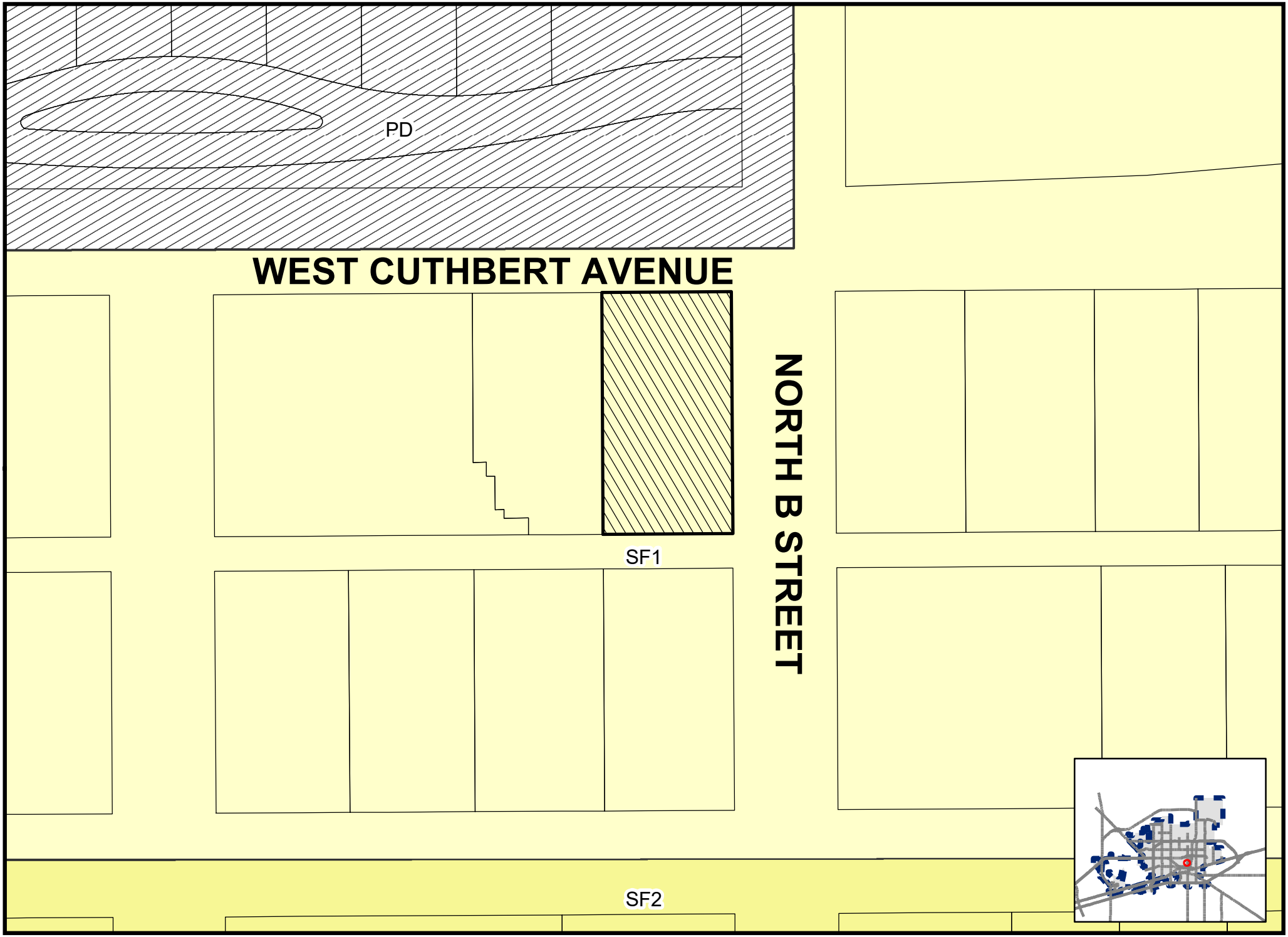
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map by LE, 01/13/2026

SUB-26-0928

Scale: 1" = 600'

ZONING MAP

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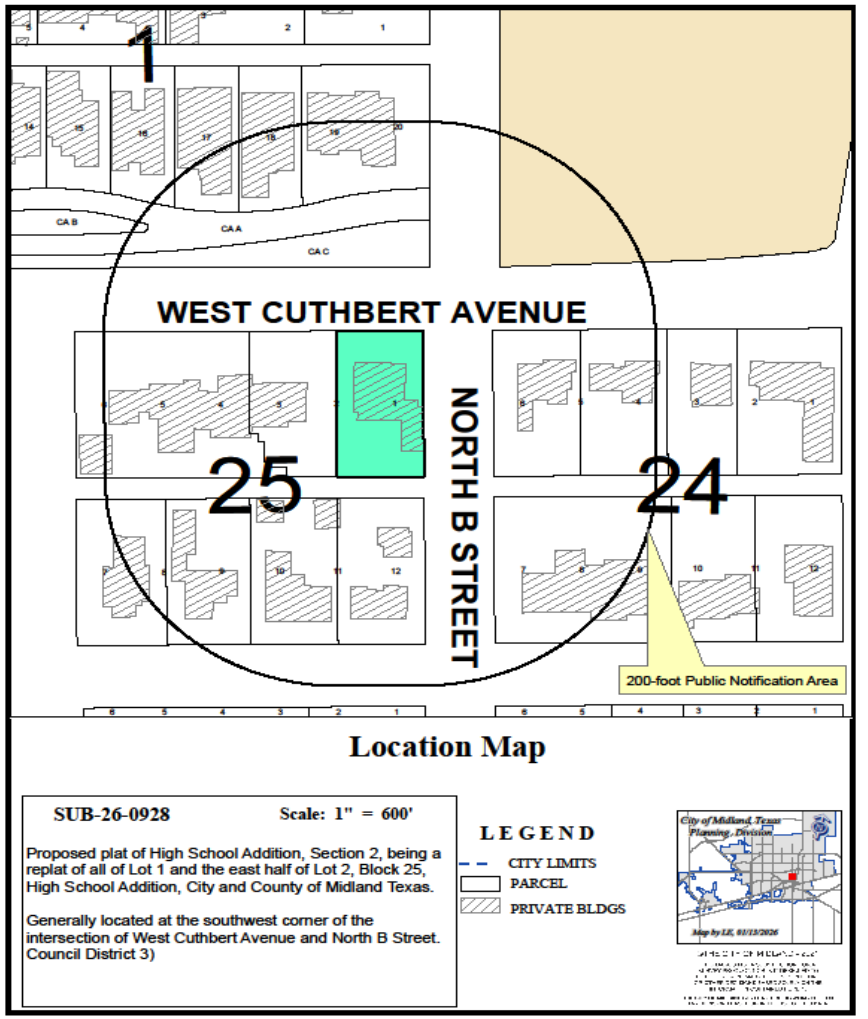

WEST CUTHBERT AVENUE
25
NORTH B STREET
24


901


MIDLAND
Be the Energy!
PRELIMINARY PLAT
HIGH SCHOOL ADDITION, SECTION 2
Visit Our Website
MIDLANDTEXAS.GOV

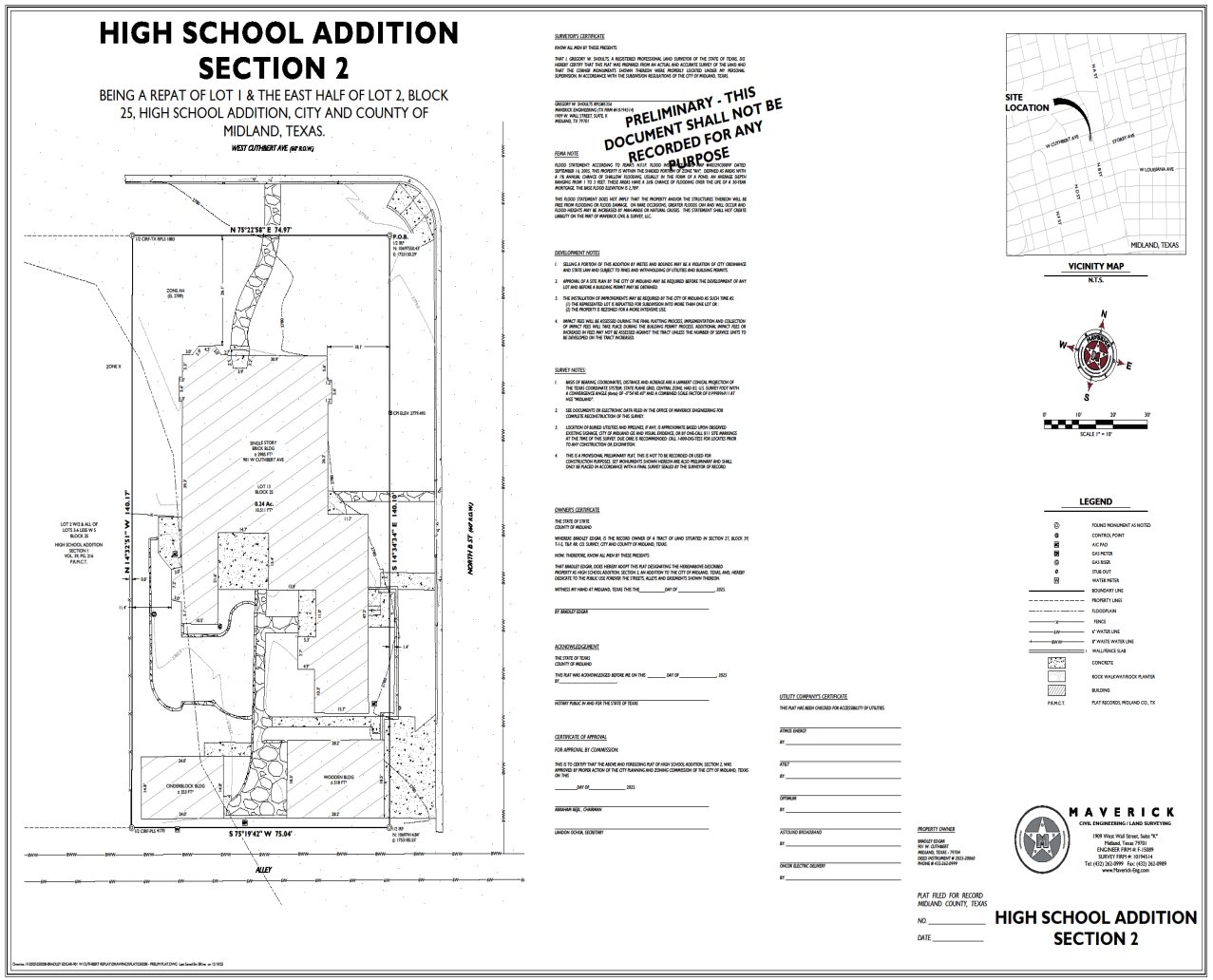
APPLICATION SUMMARY

- **Applicant/Property Owner:** Bradley Edgar
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 901 West Cuthbert Avenue (Council District 3)
- **Reason for Request:** Replatting in order to adjust the properties lot lines



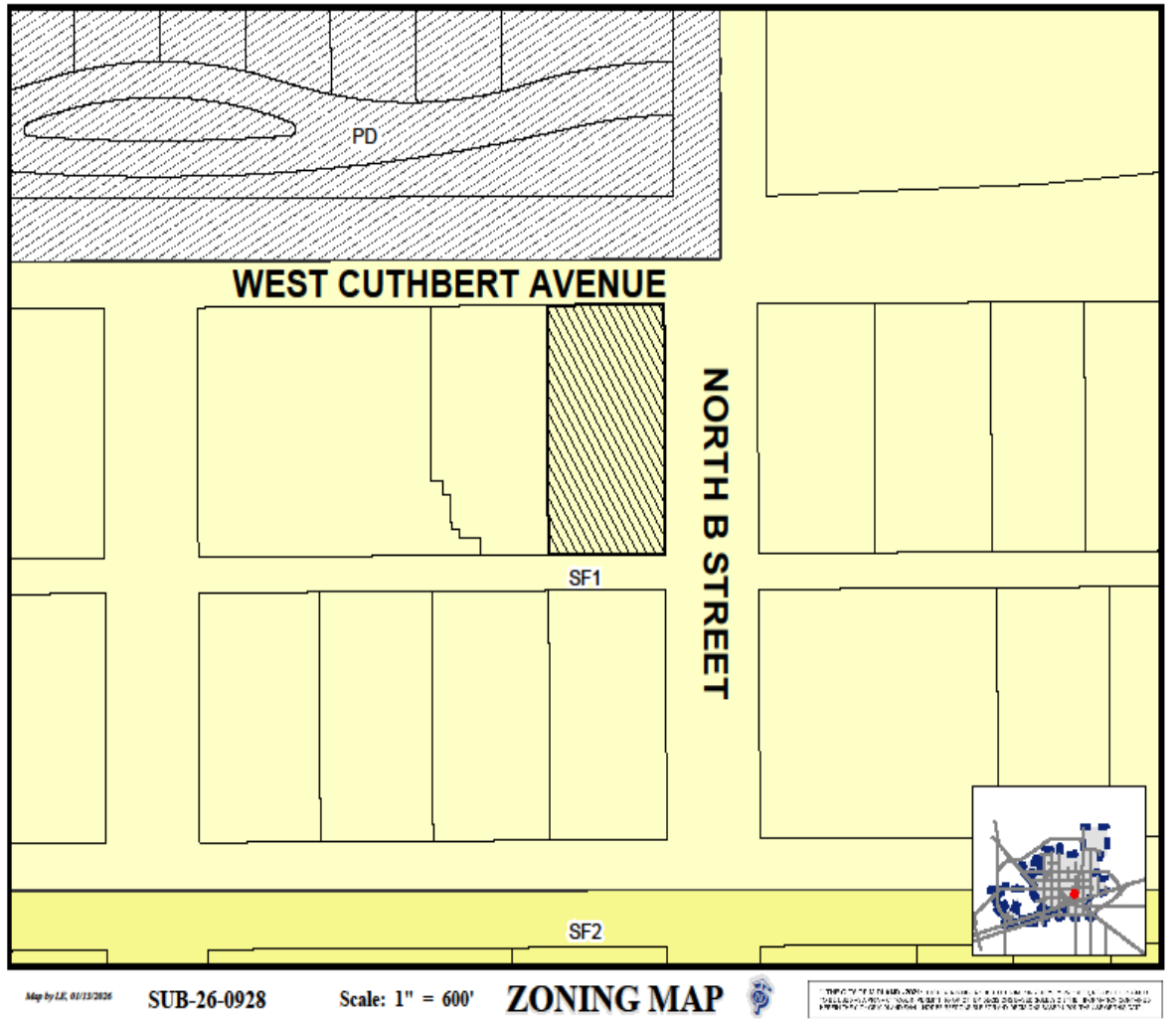
PLAT DETAILS

- **Acreage:** 0.24 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



ZONING

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



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LAND USE

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



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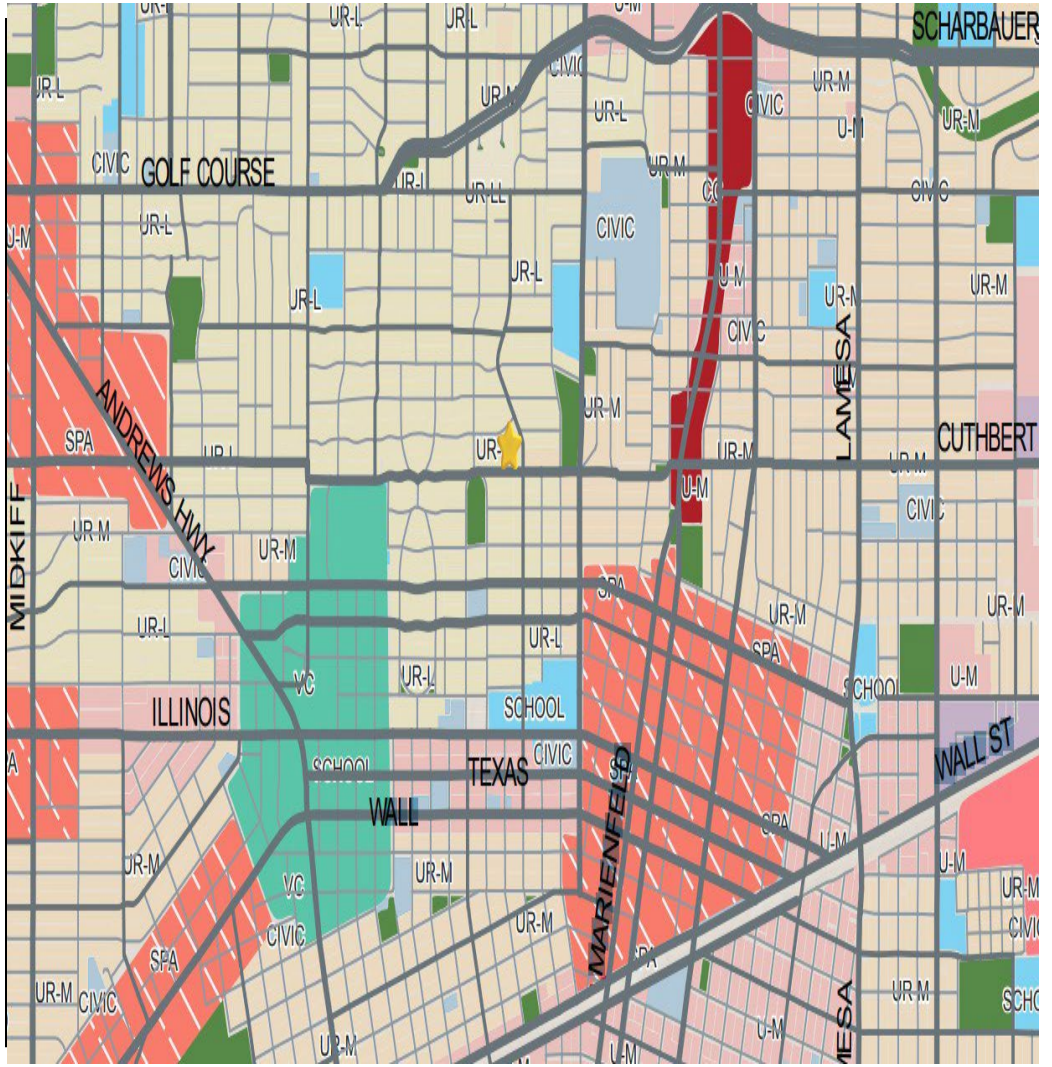
On Cuthbert Avenue, Looking South

6

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COMPREHENSIVE PLAN

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



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RELATED ITEMS

- In addition to the replat, the property owner has submitted a special exception request allowing for a reduced lot width.



STAFF'S RECOMMENDATION

- No objections were received.
- 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. 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:	**8.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Hold a public hearing and consider a Preliminary Plat of Westcliff Addition, Section 6, being a replat of Lot 7A, Block 6, Westcliff Addition, Section 3, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Woodcrest Drive and Princeton Avenue.)**

Purpose:

Duryn Henington, on behalf of Garrett Hall, is requesting to replat the property located at 1401 Woodcrest Drive into four lots for future residential development.

Current Zoning:

2F, Two-Family Dwelling District.

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: City of Midland will be constructing the Public paving improvements as part of the upcoming Woodcrest roadway widening project. Therefore, the Developer will not be required to construct any public paving improvements along the project frontage. [For Applicant’s Information Only.]

WATER: 8” water exists in Woodcrest Street E of tract, okay as is. No public water improvements required. 6” water exists in Princeton Street S of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 6” sewer exists in Woodcrest Street E of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Existing site is developed; If proposing to re-develop site drainage can be reviewed with building permit.

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.]

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Corner has been dedicated previously, please exclude from boundary. Boundary does not close. Provide recording info for easements. Lot lines should be solid.

ADDRESSING: (Approved with Conditions)

Need clear lot lines and Lot # verification by Domingo. Remove current Lot Info of "7A"

CRMWD: (Approved)

We do not have any comments on this plat.

SURVEYOR: (Approved)

Everything looks good. Already have all corners on GIS, plat closes

HEALTH: (Approved)

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

PLANNING: (Approved with Conditions)

The abutting properties are platted, please fix them accordingly. 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)]

Lines or indications outside the plat boundary shall be dashed lines. The boundary of the tract or tracts the plat is proposed to subdivide shall be shown with distinctly heavier lines than other lines on the plat (solid if tract boundaries, dashed within continuous rights-of-way). [Midland City Code 11-2-3(H)3(b)(2)]

A special exception for this property has been received. The proposed special exception is for a reduced lot depth and width [Informational]

For the certificate of approval, change the chairman to "Joshua Sparks" [Informational]

Staff recommends approval of the Preliminary Plat of Westcliff Addition, Section 6, subject to Condition A:

Conditions:

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

Attachments:
A. P-25-2434, Combined files
B. P&Z - - Westcliff Addition, Section 6 Preliminary Plat

Madelim Jaquez, Development Services — Created/Initiated - 1/22/2026
Landon Ochoa, Development Services — Final Approval - 1/29/2026

MIDLAND Planning Division

Preliminary Plat Application

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

Subdivision Name: WESTCLIFF ADDITION, SECTION 6
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent)
Print Name: DURYN HENNGTON
Phone #: 4325706256
Email: dhenington.pennellsurvey@gmail.com

Address:	City:	State:	Zip:
2030 W. Cuthbert	Midland	TX	79701

Property Owner
Print Name: GARRETT HALL
Phone #: 432-889-3304
Email: garretthallandfamily@gmail.com

Address:	City:	State:	Zip:
8226 GRISSOM CIR	SAN ANTONIO	TX	78251

Developer: (If different from property owner)
Print Name:
Phone #:
Email:

Address:	City:	State:	Zip:

Representative (If different from applicant or property owner)
Print Name:
Phone #:
Email:

Address:	City:	State:	Zip:

Reason for Platting (Please be specific)
divide into 4 lots

Plat Information
Total Acreage: 0.68

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

Number of Lots: 4
Number of Multi-Family Dwelling Units: 0

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): Duryn Henington | Date: Jan. 7, 2026

Applicant (printed): Duryn Henington

Property Owner (signature): [signature] | Date: 1/7/26

Property Owner (printed): Garrett Hall

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 1401 Woodcrest or authorized by Garrett Hall, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) [signature]

Subscribed and sworn to before me, this 7th day of JANUARY, 2026, to certify which witness my hand and seal of office.

[signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

EVETTE NICOLE RODRIGUEZ
Notary Public, State of Texas
My Comm. Exp. 05-24-2026
ID No. 13377944-6

For Office Use Only

☑ Property Owner Authorization
☐ Application Fee / ☑ Paying online
Check#_____

☑ Digital and Physical Copies of Plat
☐ Deferral Letter (if applicable. Due at final submittal)
☐ Groundwater Availability Certification Forms (if applicable)

Planner Notes:

Signature: Matthew Dwyer **Date:** 1-17-2026

RECEIVED
JAN 07 2025

Initial:_____

PRELIMINARY PLAT

WESTCLIFF ADDITION, SECTION 6

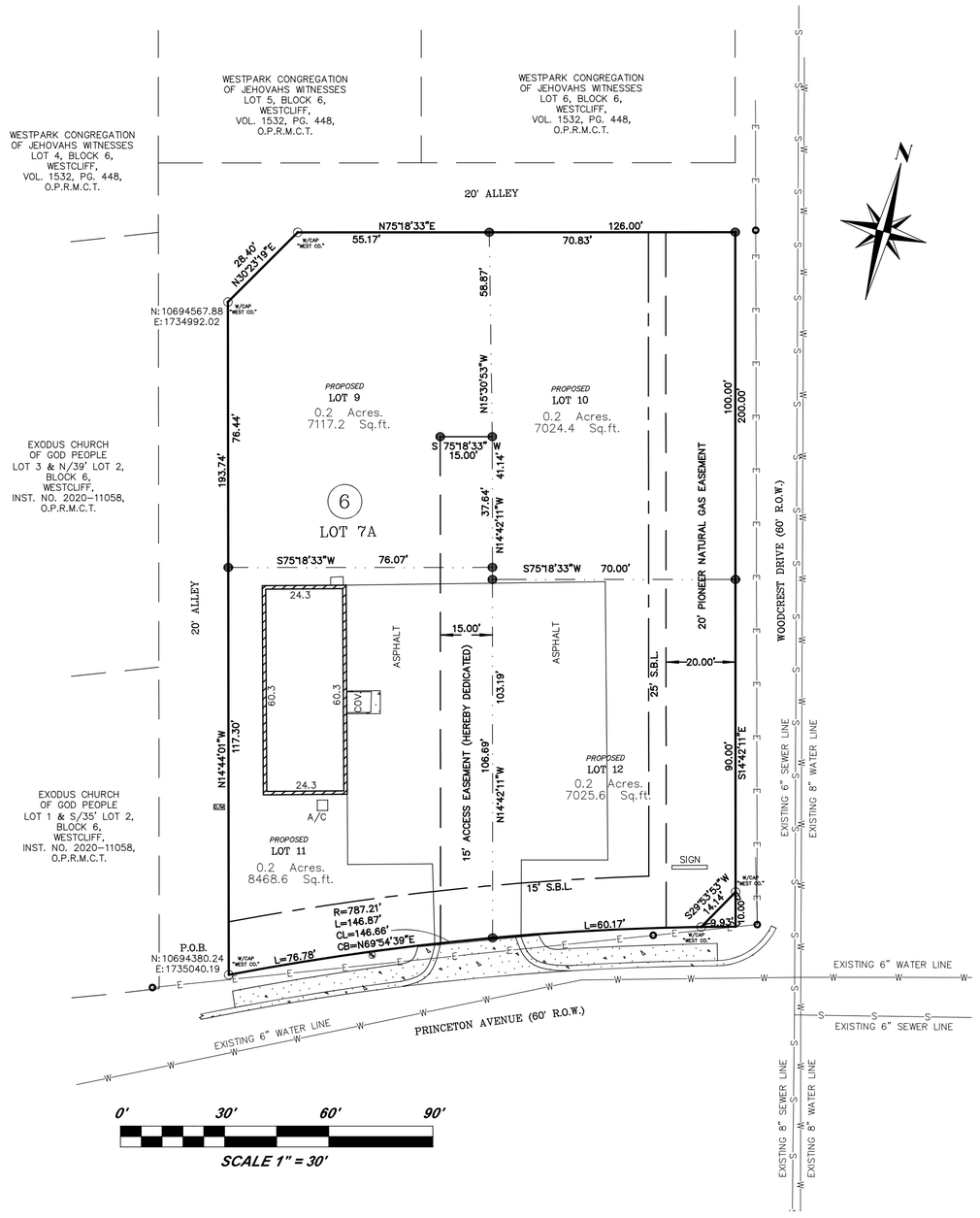
BEING A REPLAT OF LOT 7A, BLOCK 6, WESTCLIFF ADDITION, SECTION 3, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
(NOT TO SCALE)

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0182F , EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



LEGEND

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

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

OPTIMUM Print Name:

ASTOUND Print Name:

AT&T–TEXAS Print Name:

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, GARRETT HALL & KAITLYN HALL, are the record owners of 1401 Woodcrest Drive: LOT 7A, BLOCK 6, WESTCLIFF ADDITION, SECTION 3, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet H, Page 169, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GARRETT HALL & KAITLYN HALL, being the owners of the land shown on this plat designated as LOTS NINE (9), TEN (10), ELEVEN (11) & TWELVE (12), BLOCK SIX (6), WESTCLIFF ADDITION, SECTION 6, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the_____day of _____, 2026.

_____
By: GARRETT HALL OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS my hand at _____, this the_____day of _____, 2026.

_____
By: KAITLYN HALL OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "WESTCLIFF ADDITION, SECTION 6" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the_____ day of_____ 2026.

_____.
ABRAHAM BEJIL, CHAIRMAN

_____.
LANDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

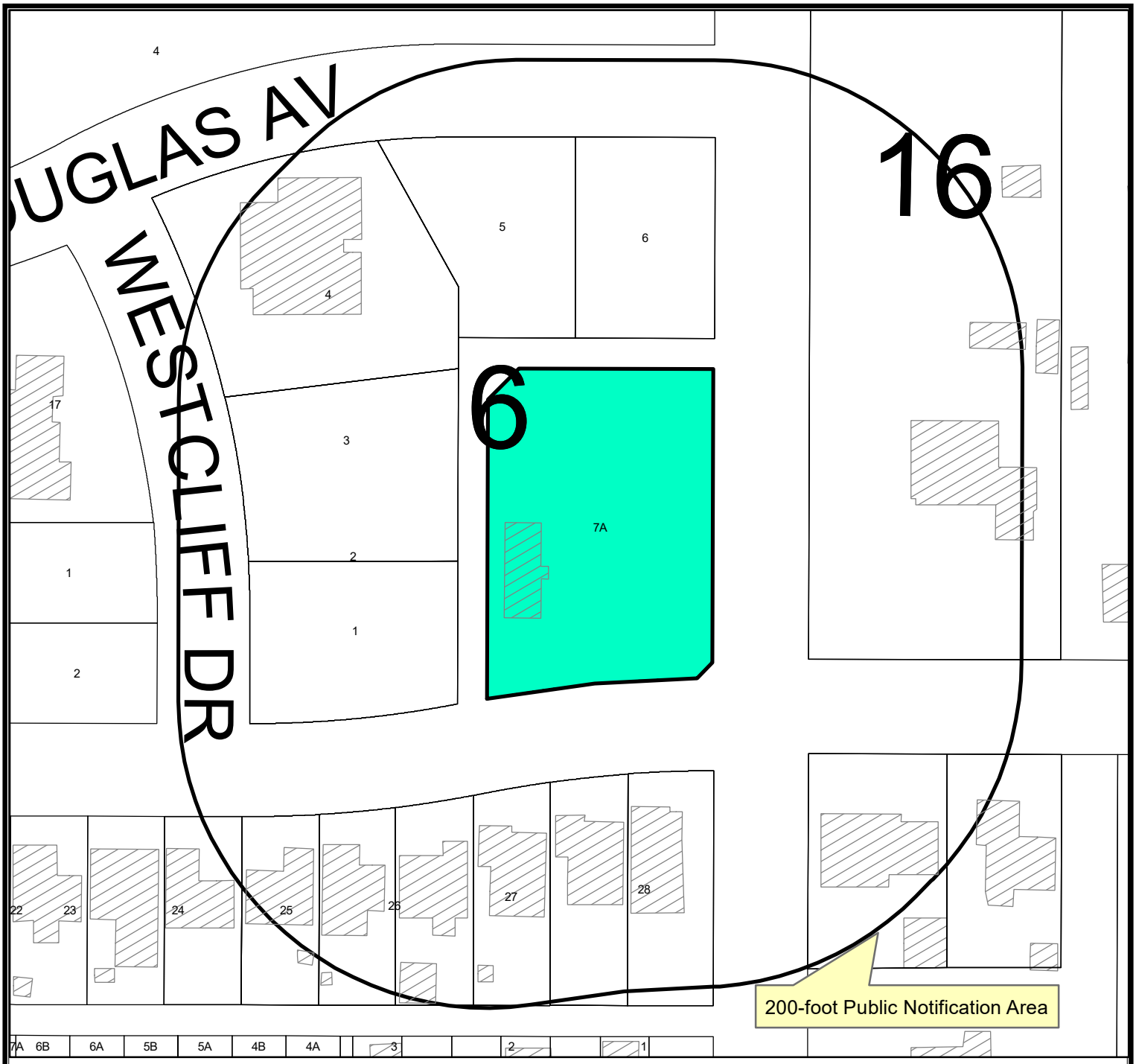
DATE: _____ PAGE _____.

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

OWNER:
GARRETT HALL &
KAITLYN HALL
8226 GRISSOM CIR.
SAN ANTONIO, TX 78251
432–889–3304

JANUARY 2026

WESTCLIFF ADDITION, SECTION 6



Location Map

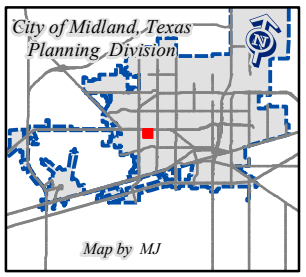
SUB-25-0918 **Scale: 1" = 600'**

Proposed plat of Westcliff Addition, Section 6, being a replat of Lot 7A, Block 6, Westcliff Addition, Section 3, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Woodcrest Drive and Princeton Avenue. (Council District 3)

LEGEND

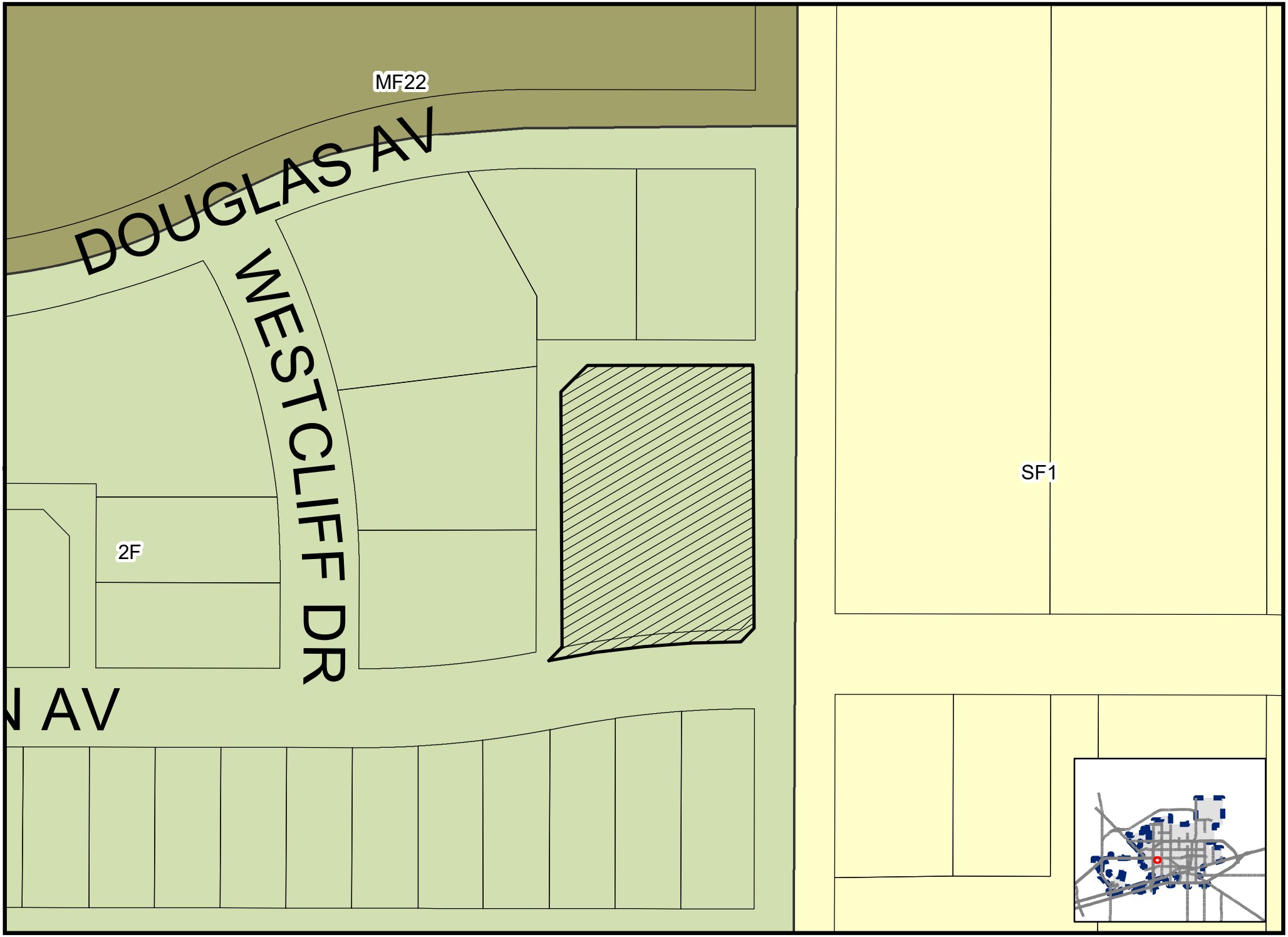
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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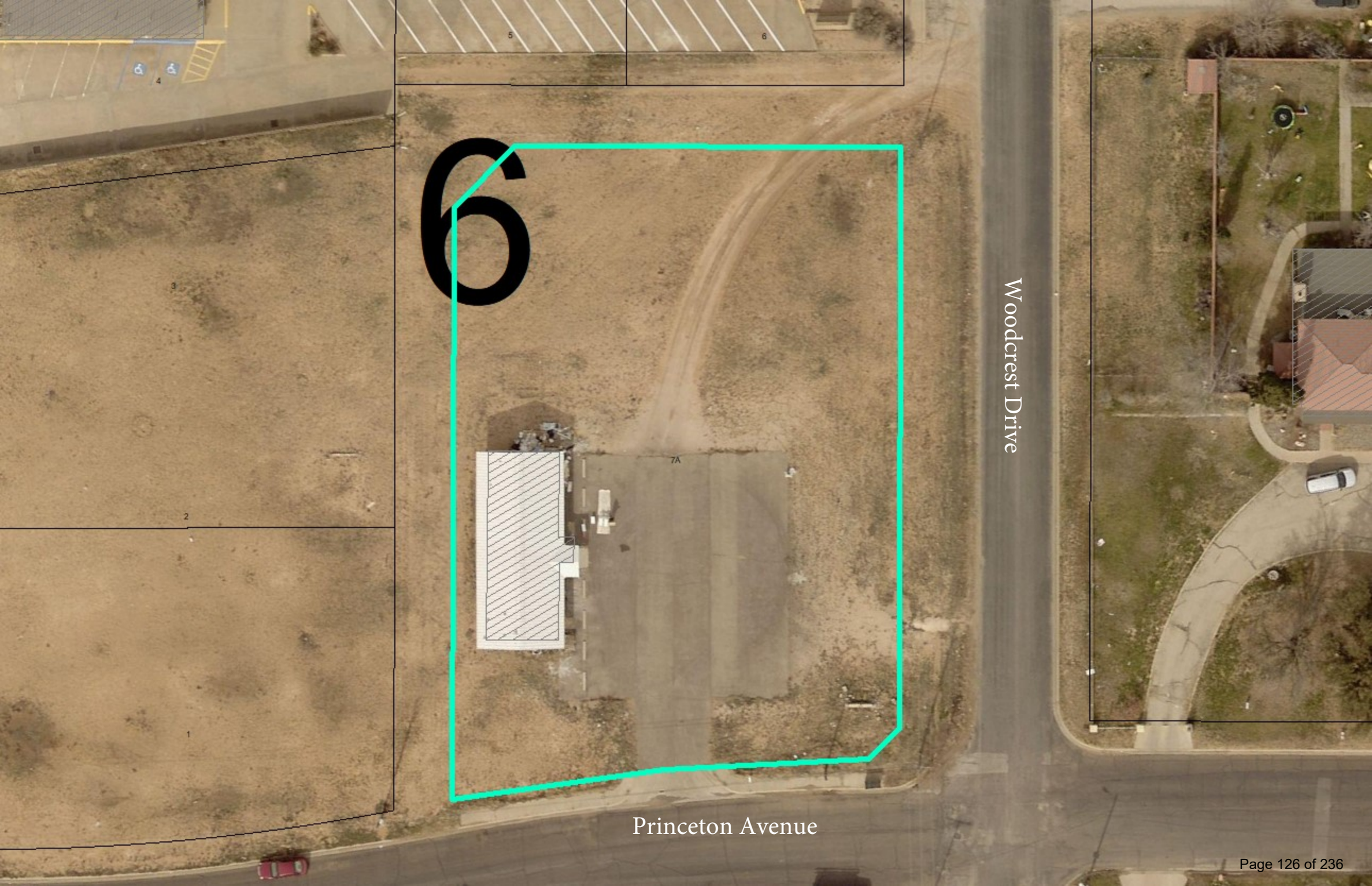
Map by MJ

SUB-25-2434

Scale: 1" = 92'

ZONING MAP

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

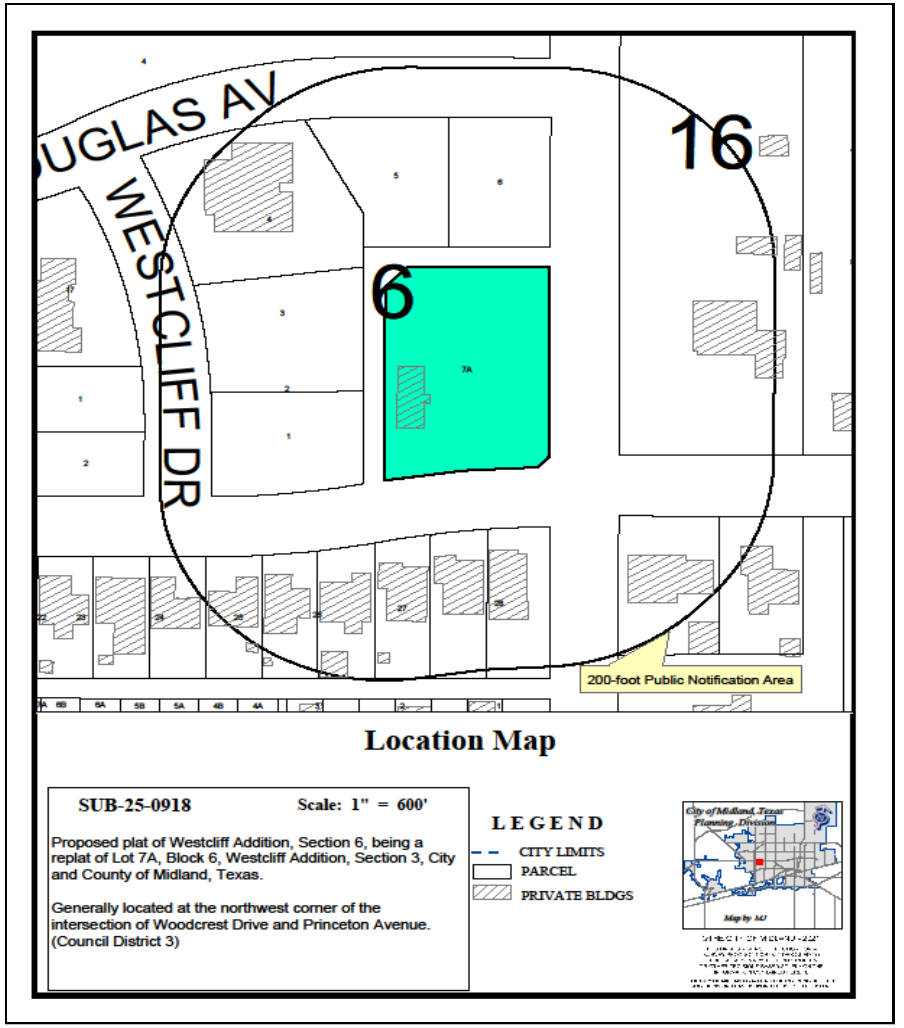

6
Woodcrest Drive
Princeton Avenue




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PRELIMINARY PLAT
WESTCLIFF ADDITION, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

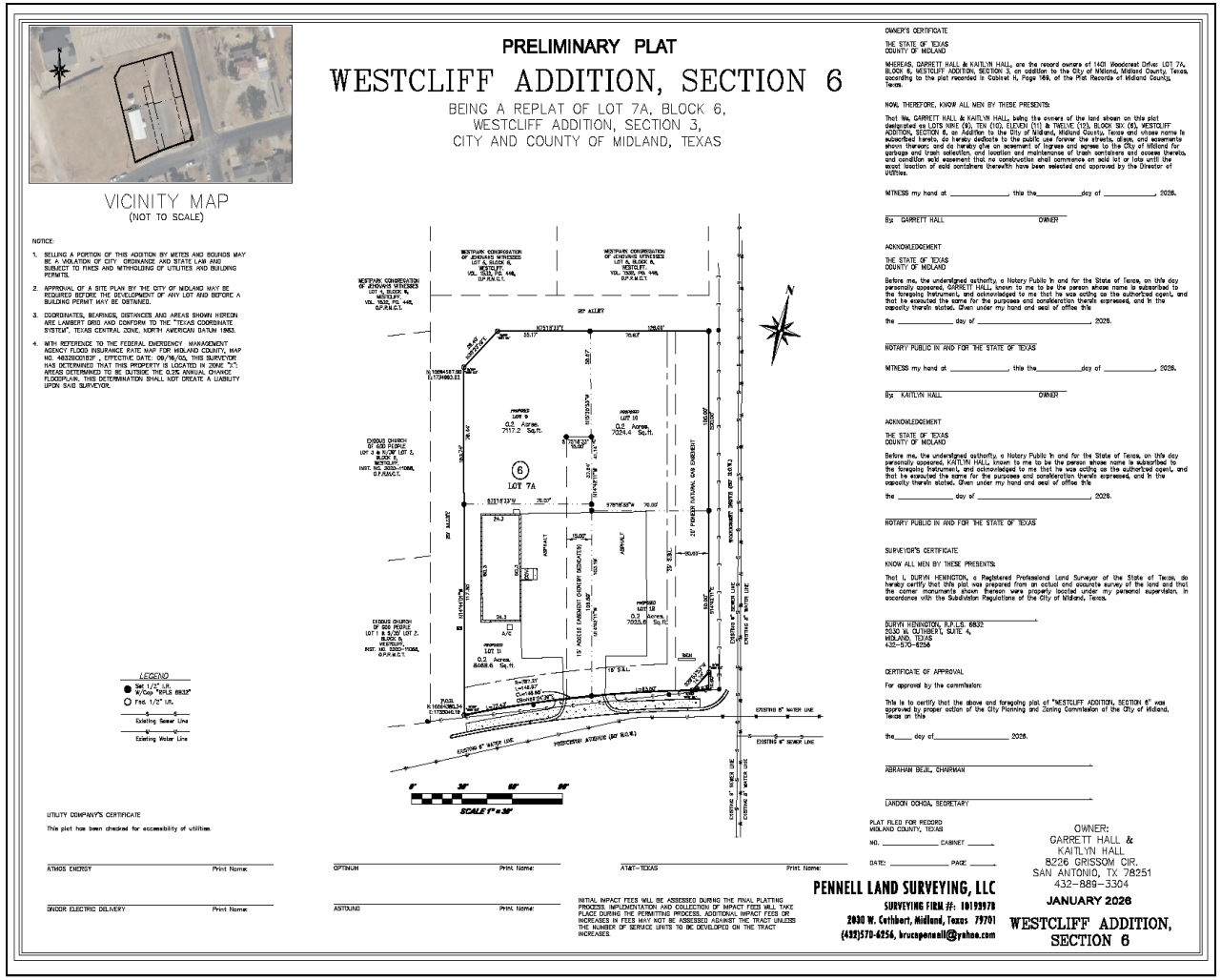
- **Property Owner:** Garrett Hall
- **Representative:** Duryn Henington
- **Location:** 1401 Woodcrest Drive (Council District 3)
- **Reason for Request:** Subdividing into four lots for future residential development



MIDLAND
Be the Energy!

PLAT DETAILS

- **Acreage:** 0.68 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 4



PRELIMINARY PLAT

WESTCLIFF ADDITION, SECTION 6

BEING A REPLAT OF LOT 7A, BLOCK 6,
WESTCLIFF ADDITION, SECTION 3,
CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP
(NOT TO SCALE)

NOTICE

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4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0010F , EFFECTIVE DATE: 09/26/08, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

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

LOT 7A

SCALE 1" = 30'

UTILITY COMPANY'S CERTIFICATE
This plat has been checked for accessibility of utilities.
ATMOS ENERGY — Print Name:
ONCOR ELECTRIC DELIVERY — Print Name:
OPTIMUM — Print Name:
ASTOUND — Print Name:
AT&T–TEXAS — Print Name:

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, GARRETT HALL & KAITLYN HALL, are the record owners of 1401 Woodcrest Driver LOT 7A, BLOCK 6, WESTCLIFF ADDITION, SECTION 3, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet H, Page 186, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GARRETT HALL & KAITLYN HALL, being the owners of the land shown on this plat designated as LOTS NINE (9), TEN (10), ELEVEN (11) & TWELVE (12), BLOCK SIX (6), WESTCLIFF ADDITION, SECTION 6, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the _____ day of _____, 2026.

By: GARRETT HALL — OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS my hand at _____, this the _____ day of _____, 2026.

By: KAITLYN HALL — OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "WESTCLIFF ADDITION, SECTION 6" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the ____ day of _____, 2026.

ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

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

OWNER:
GARRETT HALL &
KAITLYN HALL
8226 GRISSOM CIR.
SAN ANTONIO, TX 78251
432-889-3304

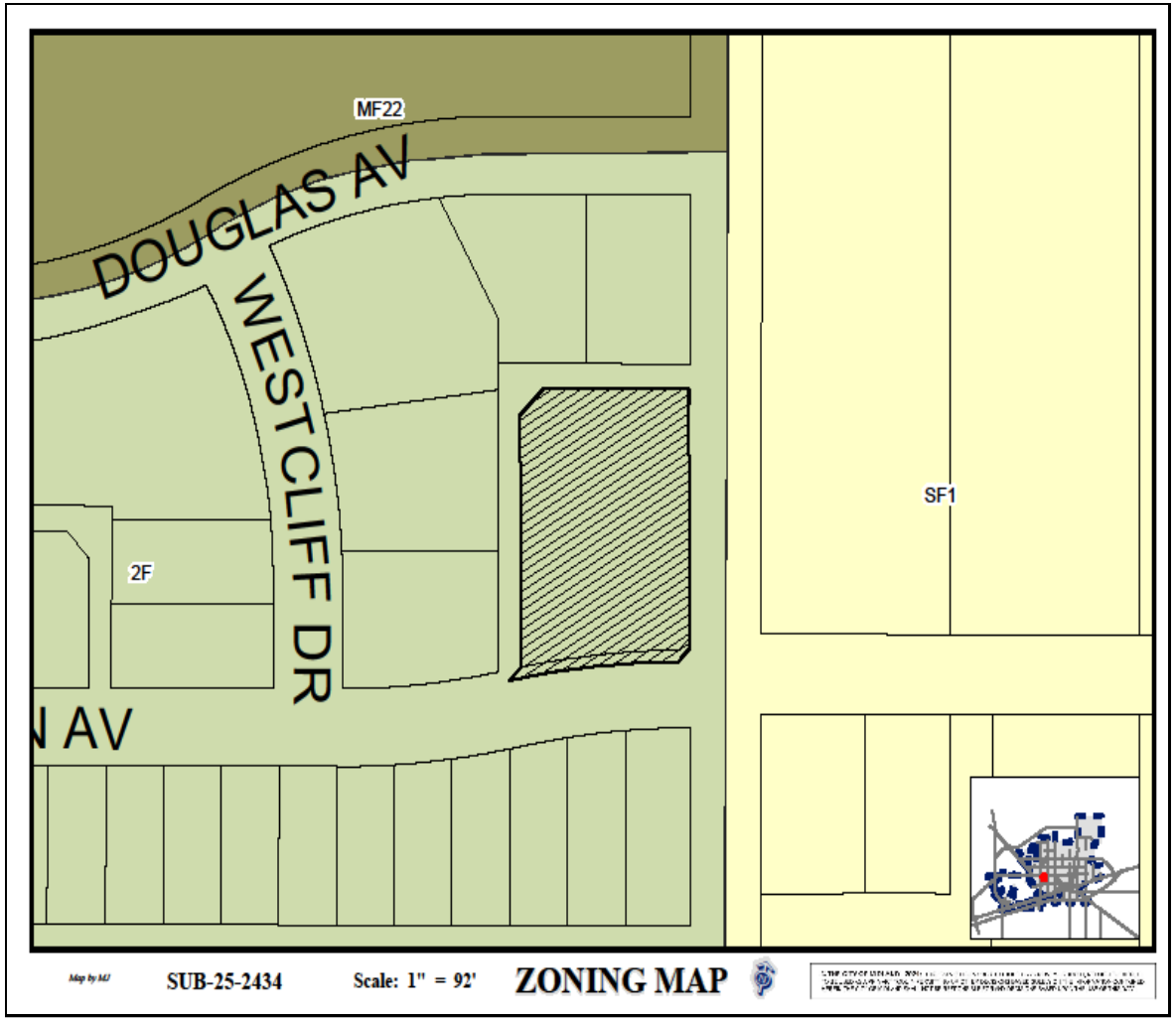
PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10199978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

JANUARY 2026

WESTCLIFF ADDITION, SECTION 6

ZONING

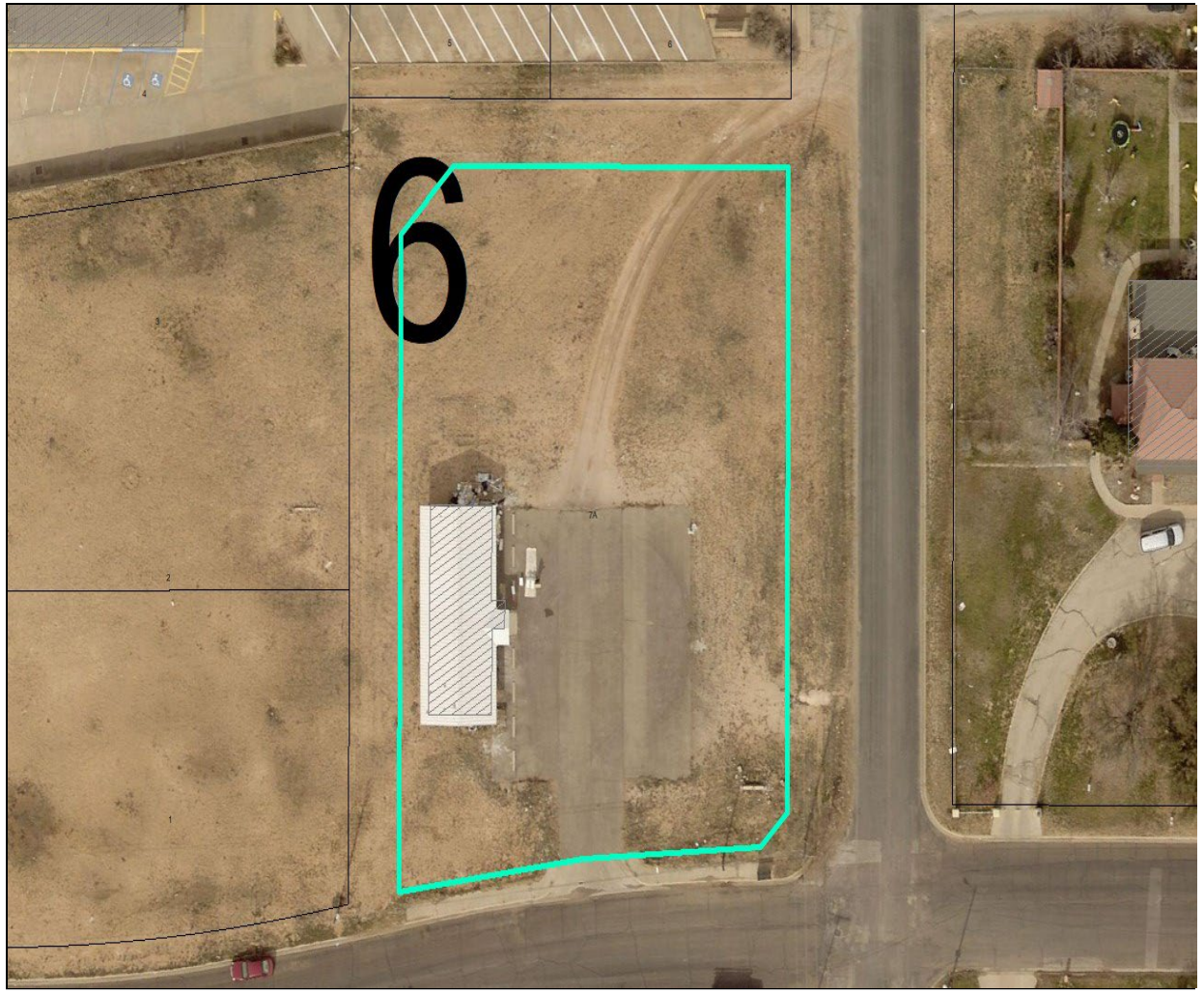
- **Current Zoning:** 2F, Two-Family Dwelling District
- **Surrounding Zoning:**
  - **North/South/West:** 2F, Two-Family Dwelling District
  - **East:** SF-1, Single-Family Dwelling District



MIDLAND
Be the Energy!

LAND USE

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



MIDLAND
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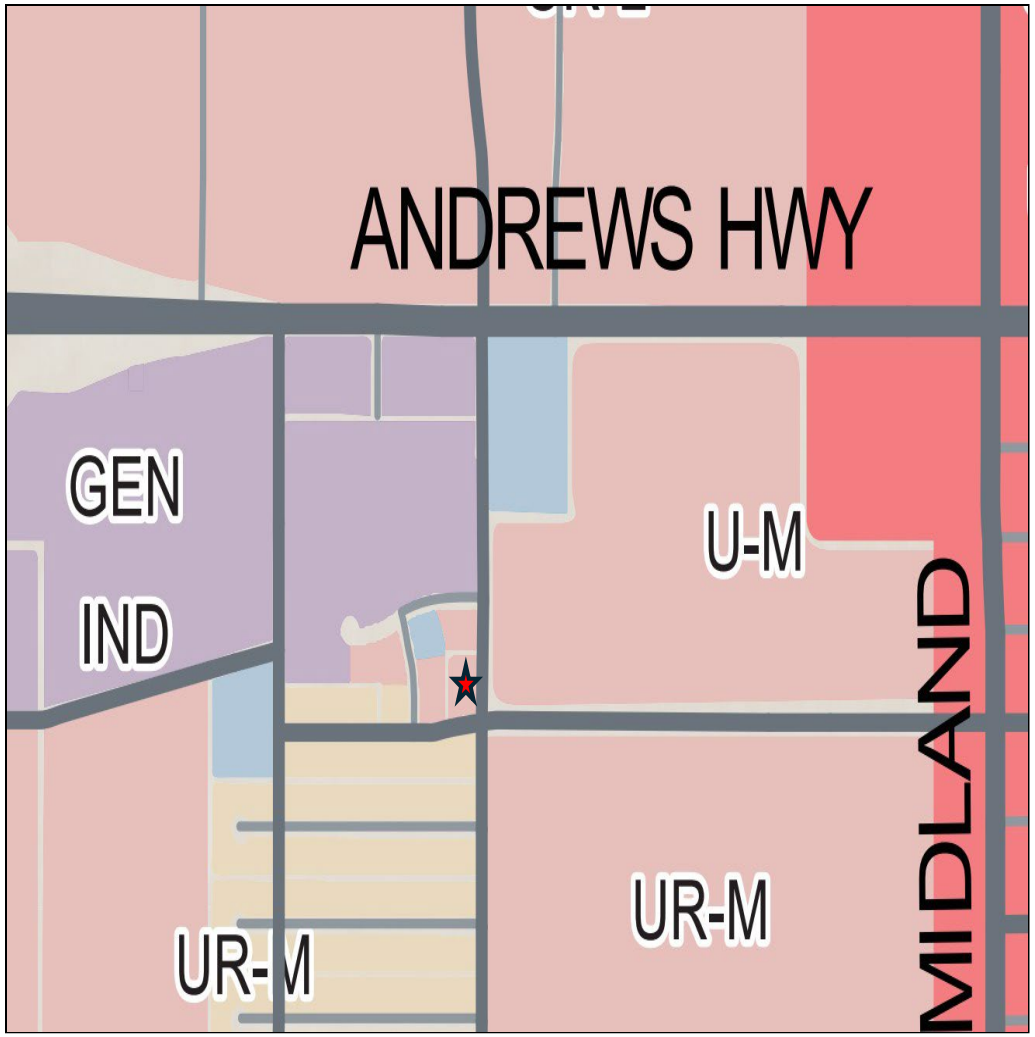
On Woodcrest, Looking West

6

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COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family housings.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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RELATED ITEMS

- A special exception request for this property is scheduled for the February 10, 2026, City Council meeting.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
  A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**9.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Hold a public hearing and consider a request by Dunaway Associates, on behalf of Black Family Partnerships, for a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development on Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.)**

Purpose:

Dunaway Associates, on behalf of Black Family Partnerships, is requesting a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development in order to create a private residential subdivision for the properties located at 5407 and 5315 Alysheba Lane.

Recommended Action:
Directional/Informational

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

AE, Agricultural Estate District

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned Development District for Recreation Center and is a country club. The properties to the east are zoned CE, Country Estate District and consist of single-family housing. The property to the south is an active easement, which does not have a zoning and is used for drainage purposes. The property to the west is zoned PD, Planned Development District for a Housing Development and consists of single-family housing.

Analysis:

The subject properties are located at 5407 and 5315 Alysheba Lane. Dunaway Associates, on behalf of Black Family Partnerships, is seeking a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development, in order to create a private residential subdivision. The AE, Agricultural Estates Zoning District has a minimum lot requirement of 2.00 acres, which is why the zone change is needed. In addition to the zone change request, the applicant is also currently replatting this property. The applicant is requesting a Planned Development District to provide flexibility for the development.

The property owners want to develop the site into a small residential subdivision on 37 lots. This subdivision will keep the existing screening wall made out of a combination of wood and masonry. Additionally, the developer is proposing some lots to have dimensions smaller than what is allowed by the base zoning, SF-3, Single-Family Dwelling District, such as Lot 31 and Lot 23 as seen on the site plan (Exhibit A). However, most of the proposed lots meet the minimum dimensions of the of the SF-3 zoning district.

This request is partially consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designates this area as Urban Residential-Large Lot, which includes neighborhoods with very large lots, consisting of single-family homes. About half of the subdivision is made up larger lots which are about one to two acres. However, most of the lots, which make up about half of the subdivision range from about 5,000 SF to 14,000 SF in area. However, the overall density of the subdivision is 1.8 units per acre which is consistent with the UR-LL designation.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

No objection to zone change. [For Applicant’s Information Only.]

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. Our staff has examined the FEMA flood map and it appears that this property lies partially within Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures built within the floodplain. An elevation certificate based off of finish construction will be required for the Certificate of Occupancy. [For Applicant’s Information Only.]

Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations,

and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For the Applicant's information only.]

No objection to zone change. [For the Applicant's information only.]

Planning: (Approved)

Should Planning and Zoning Commission approve this Zone Change, staff recommends that it be subject to the following condition:

Conditions:

A. **That the Property shall significantly conform to the site plan attached hereto as Exhibit A; provided, however, that buildings not shown on the site plan may be located on the Property, except within the areas identified as "LANDSCAPE AREA", if such buildings satisfy the requirements of Title XI, Chapter 1 of the City Code and all other applicable ordinances.**

Letters of Objection:

Staff has not received any letters of objection as of January 30, 2026.

Attachments:
A. Z-25-0457, Combined files
B. P&Z- - Alysheba Lane, Zone change

Madelim Jaquez, Development Services — Created/Initiated - 1/23/2026
Landon Ochoa, Development Services — Final Approval - 1/29/2026

MIDLAND Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Black Family Partnerships		Phone (432) 683-2950 Email	
Address 4000 N. Big Spring St. Ste. 310	City Midland	State TX	Zip 79705

Property Owner Printed Name: Black Family Partnerships		Phone (432) 683-2950 Email	
Address 4000 N. Big Spring St. Ste. 310	City Midland	State TX	Zip 79705

Representative *(if different from Applicant or Property Owner)* Firm: Dunaway Associates Printed Name: Melanie Martinez & Tim Hair		Phone (432) 699-4889 Email mmartinez@dunaway.com	
Address 4000 N. Big Spring St. Ste. 101	City Midland	State TX	Zip 79705

Street Address: 5407 & 5315 Alysheba Lane

Legal Description
Lot: Proposed Block: Proposed1-7 **Subdivision:** Proposed Solomon Estates Section 3

Current Zoning: AE

Proposed Zone: PD
(List by tracts if more than one district is requested)

Reason for Zone Change Request: The owners are requesting to rezone these two addresses to follow the replat request to create a Private Subdivision and met City requirements.

Present Use of Property: Currently 5407 Alysheba Lane is used for one residential lot, 5315 Alysheba Lane is vacant.

Proposed Use of Property: The land is being replatted and rezoned to create house a a Private Subdivision and met City requirements.

How would this zone change affect the public health, safety and welfare? This zoning request/ site plan will allow for lots and homes to be built, increasing the surrounding land value, traffic and property taxes.

Describe how conditions affecting the property have changed since present zoning designation: The current zoning ans use of the land has had minimal affect on the property the proposed zoning, site plan/ replat will increase lots, create private streets and build new homes.

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

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

Signature *(by property owner only – authorized agent must sign affidavit below)*	
Applicant (signature): Cynthia Davis Black	Date:
Applicant (printed): Cynthia Davis Black	
Property Owner (signature):	Date:
Property Owner (printed) :	

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Cynthia Black who, being by me duly sworn, upon oath says: That (s)he is authorized by Black Family Partnership, 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.

Cynthia Davis Black
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 29 day of October, 20 ___, to certify which witness my hand and seal of office.

Monique Jolly
My Commission Expires
5/28/2029
Notary ID135517367

M Jolly
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☑ Property Owner Authorization	☑ Dimensioned Site Plan
☐ Application Fee	☑ Plans in Digital Format (PDF/JPEG)
Check # INVOICE	
Received By: Angelina Bettancini	Date: 11/19/25

RECEIVED
NOV 19 2025
Initial:

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

DUNAWAY

Survey Firm #10098100

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

20 October 2025

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

To whom it may concern:

I/We Black Family Partnership LTD authorize Dunaway Associates, L.L.C. to act as our agent for the platting/zoning purposes regarding our project Soloman Estates Section 3 / (Alysheba Enclave). As Client we consent to Dunaway Associates, L.L.C signing all applications and/or needed documentation, receiving all comments and/or needed information and representing me/us at any all hearings for the duration of this project.

Sincerely.

Cynthia Davis Black
By:
Black Family Partnership LTD

10-29-2025
Date:

STATE OF TEXAS §
COUNTY OF MIDLAND §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of October, A.D., 2025.

M Jolly
Notary Public in and for the State of Texas
My Commission Expires: 5/28/25

Monique Jolly
My Commission Expires
5/28/2029
Notary ID135517367



LEGEND

- PROPERTY LINE
- EXISTING LOT LINES
- EXISTING MASONRY FENCE
- PROPOSED LOT LINES
- YARD SETBACKS
- PEDESTRIAN ACCESS EASEMENT
- HOA SCREENING WALL EASEMENT
- EXISTING TREE MINIMUM 6" CALIPER
- (11) PROPOSED PARKING
- LANDSCAPE AREA

NOTES:

1. ALL STREETS ARE PRIVATE.
2. SIDEWALKS ARE 5 FT. MINIMUM WIDTH.
3. FRONT YARD & CORNER LOTS, THE BUILDING SETBACKS ARE MEASURED FROM THE BACK OF CURB.

EASEMENTS:

(1) PEDESTRIAN ACCESS EASEMENT

LANDSCAPE AREA	130,982 SF. (15%)

NORTH

GRAPHIC SCALE

0 60 120

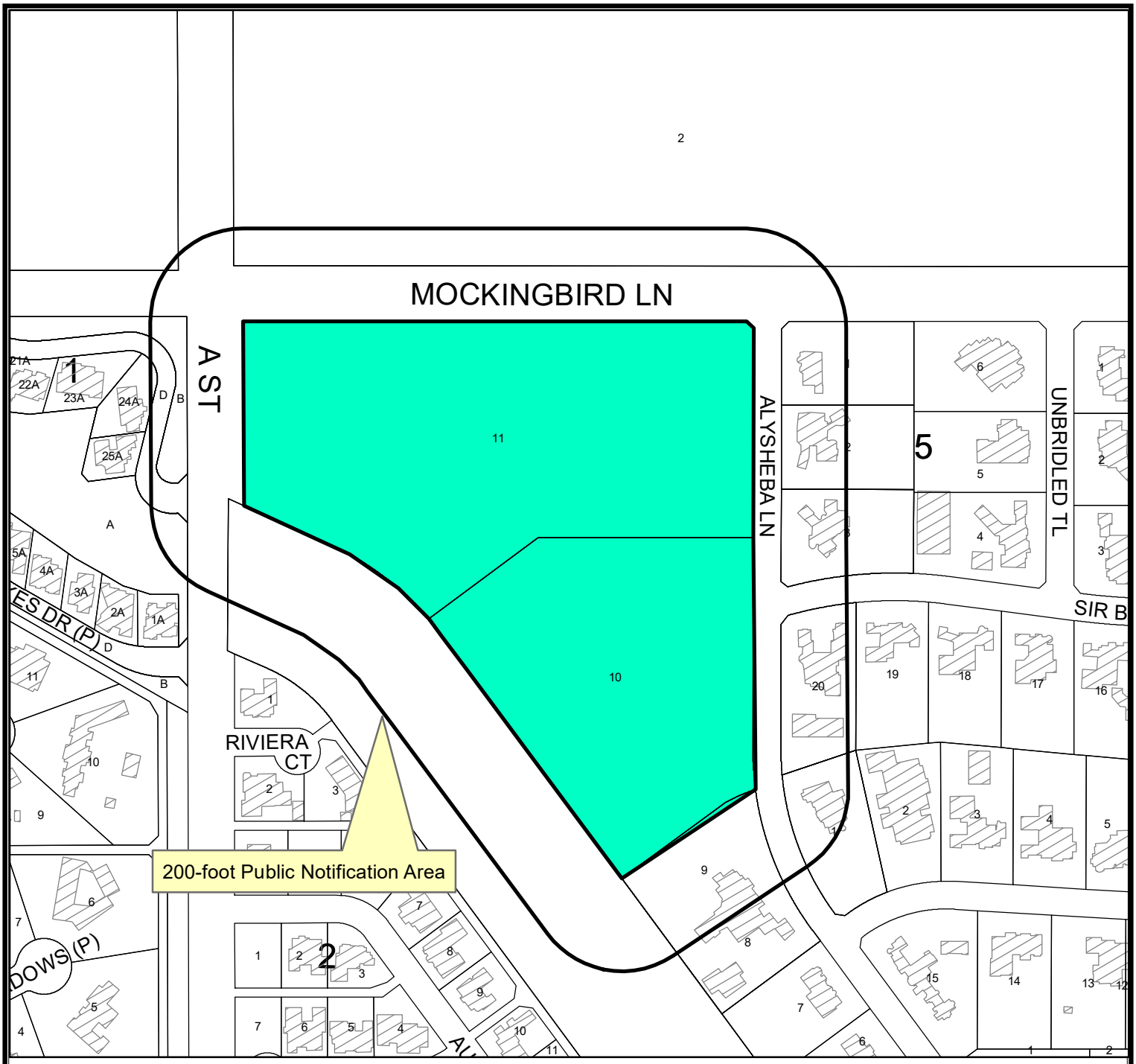
1 inch = 60'

PD SITE PLAN
ALYSHEBA ENCLAVE

±20.55 AC.
37 RESIDENTIAL LOTS
MIDLAND, TEXAS
REVISED JANUARY 16, 2025

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)

PLOTTED BY: Charles LaBlanc ON: Wednesday, January 21, 2026 AT: 1:19 PM FILEPATH: P:\01\30\01\00\02\Cad\ADExhibits\Regulating Plan\26-0107 Alysheba Regulating Plan.dwg



Location Map

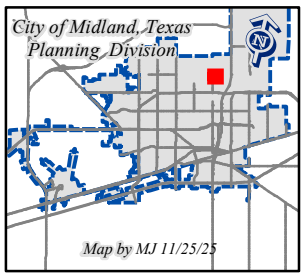
Z-25-0457 **Scale: 1" = 2,000'**

Consider a request by Dunaway Associates, on behalf of Black Family Partnerships, for a zone change from AE, Agricultural Estate District to PD, Planned Development District for Housing Development on Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane. (Council District 1)

L E G E N D

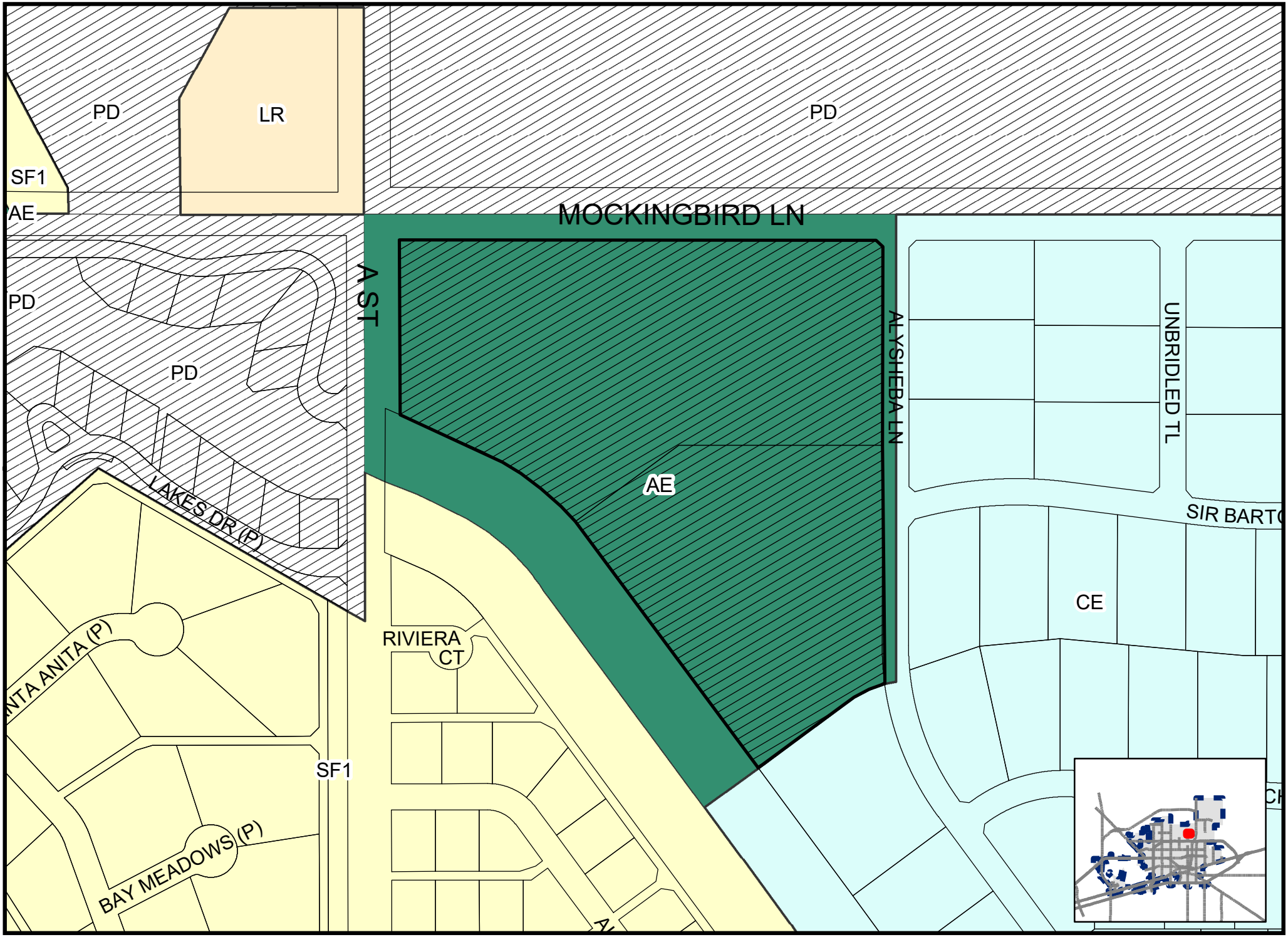
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map by MJ

Z-25-0457

Scale: 1" = 274'

ZONING MAP

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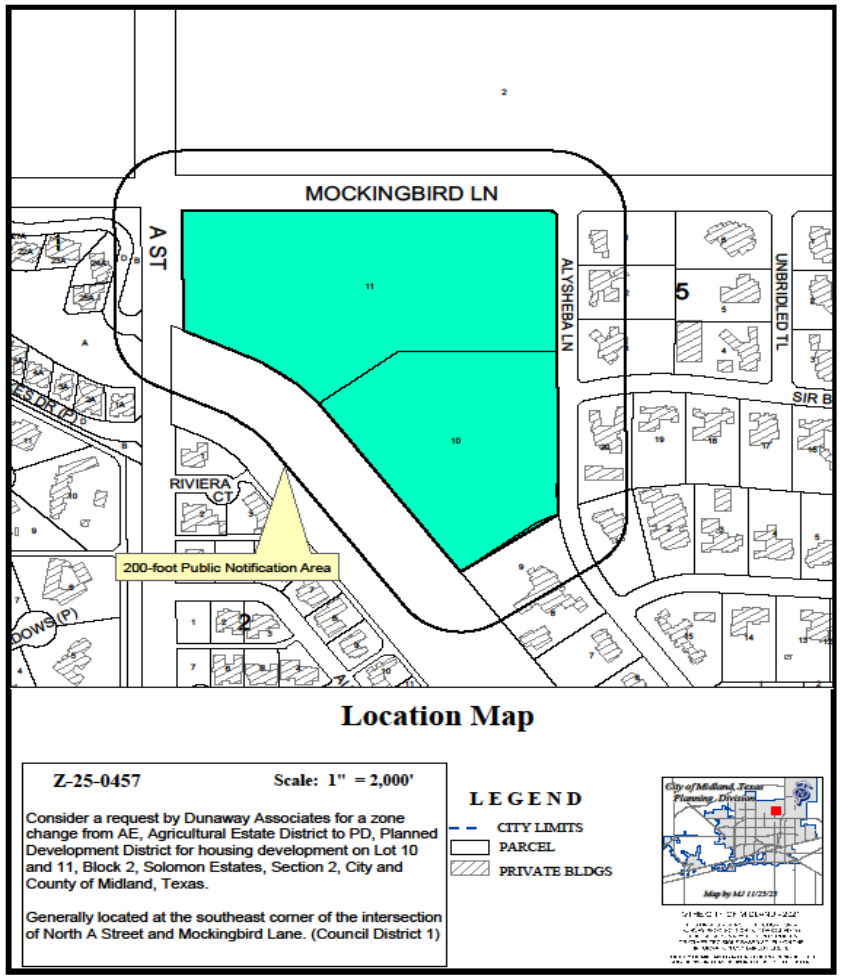

MOCKINGBIRD LN
A ST
ALYSHEBA LN
RIVIERA CT
2
5




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ZONE CHANGE
ALYSHEBA LANE
Visit Our Website
MIDLANDTEXAS.GOV

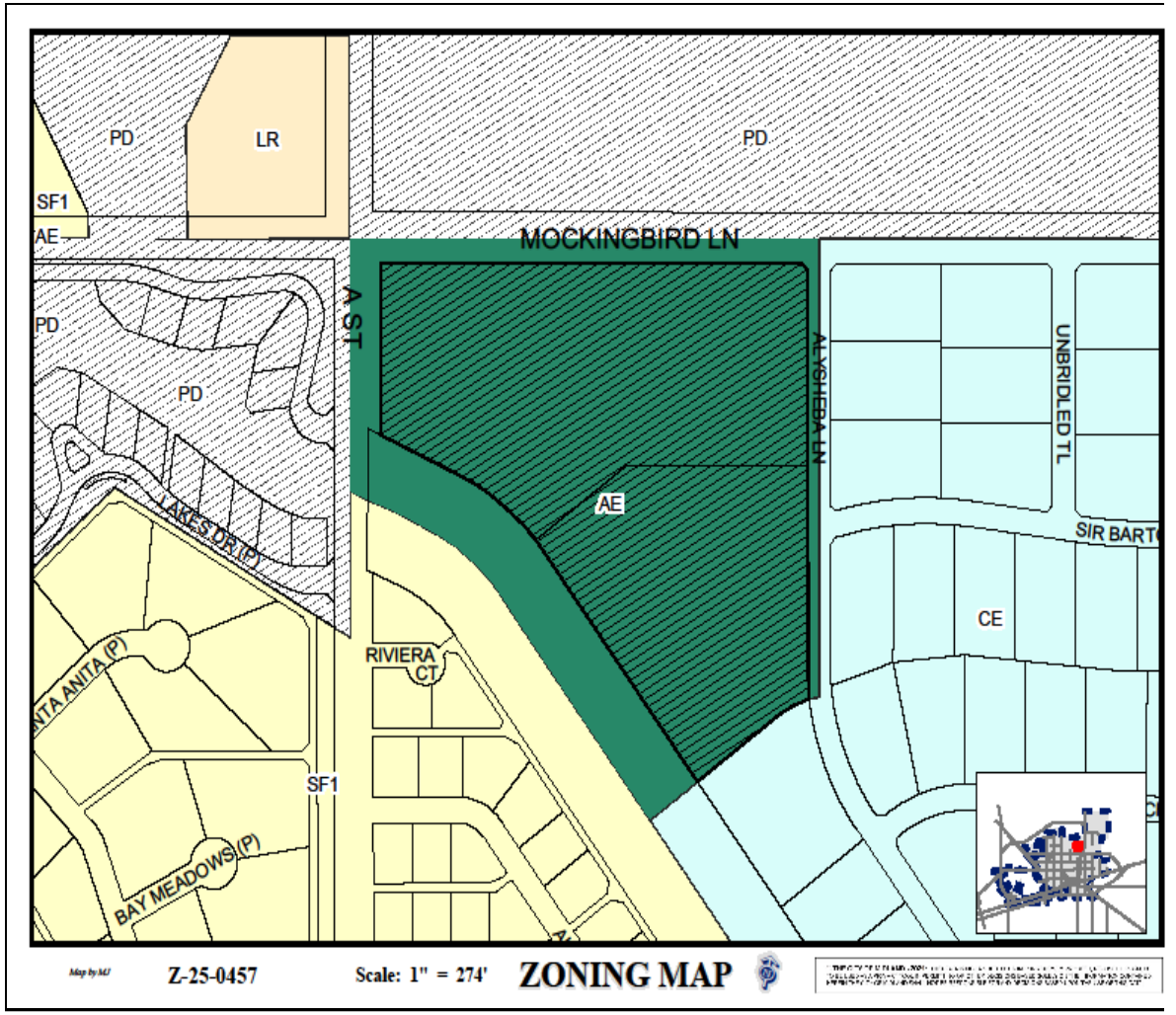
APPLICATION SUMMARY

- **Applicant/Property Owner:** Black Family Partnerships
- **Representative:** Melanie Martinez, with Dunaway Associates
- **Location:** 5407 and 5315 Alysheba Lane (Council District 1)
- **Reason for Request:** To create a private residential subdivision



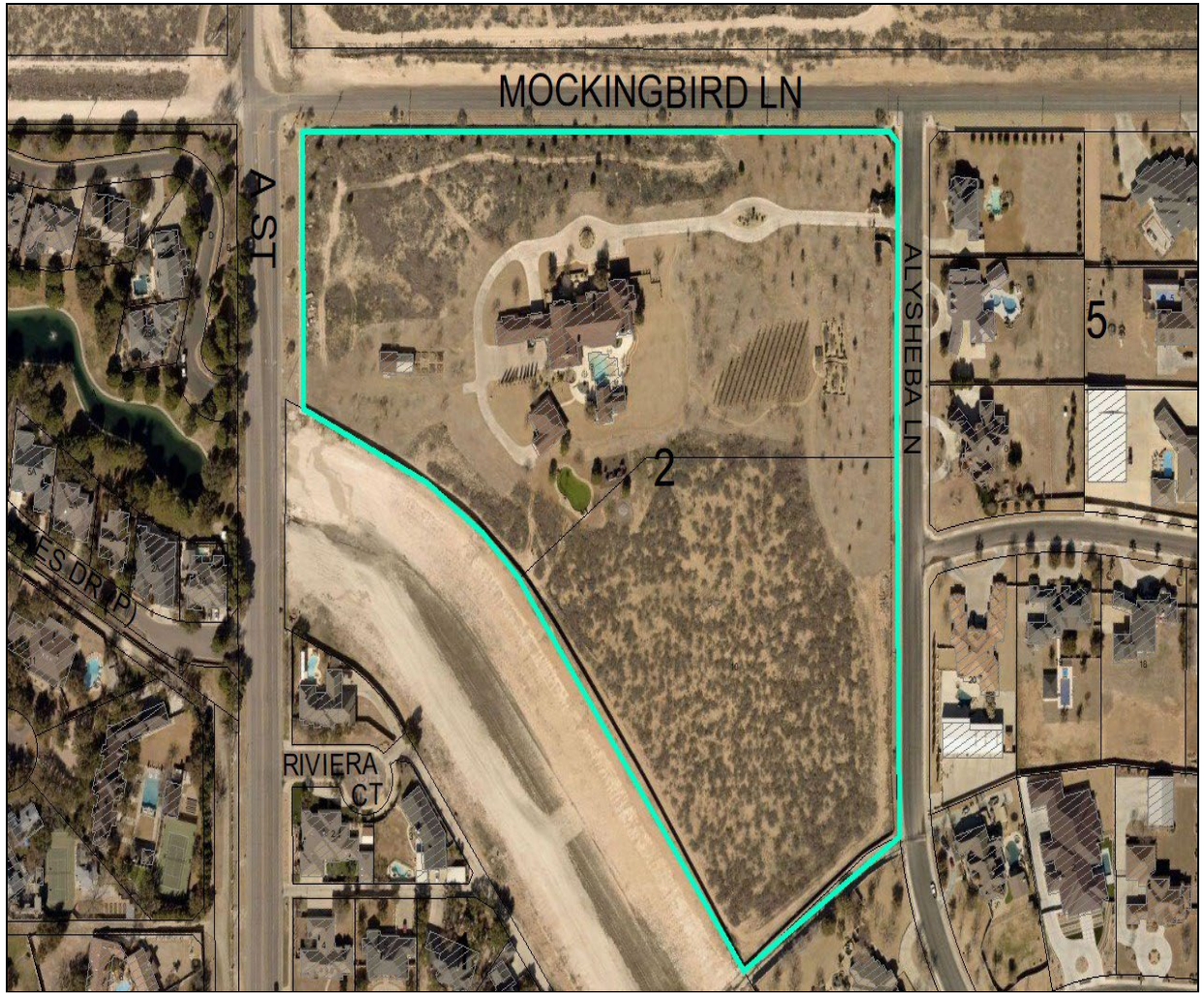
ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District, for a Recreation Center
  - **West:** PD, Planned Development District, for a Housing Development
  - **South:** SF1, Single-Family Dwelling District
  - **East:** CE, Country Estate District
- **Proposed Zoning:** PD, Planned Development District, for a Housing Development



LAND USE

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



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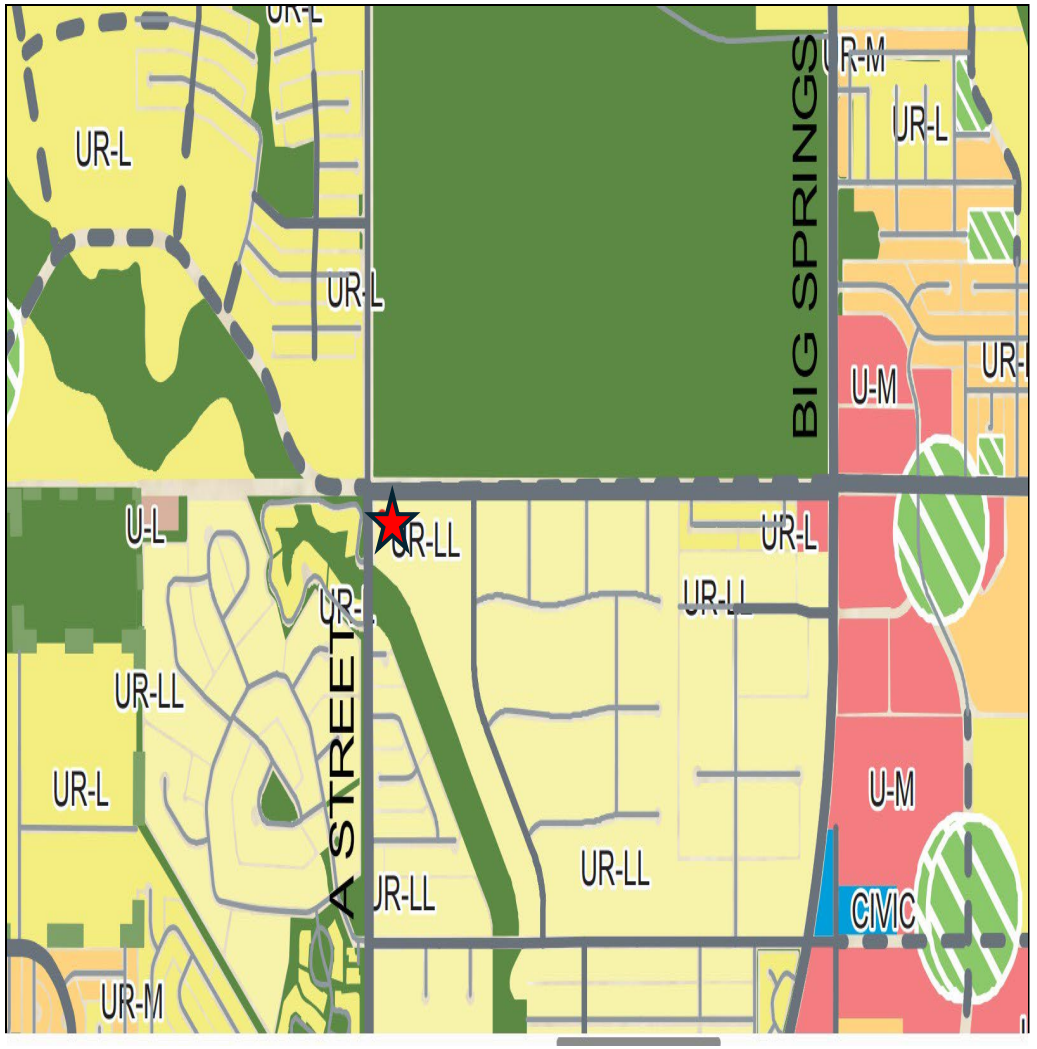
On Alysheba Lane, Looking West.

5

MIDLAND
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COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Large Lot, (UR-LL)
- **Supported Uses:** Supports neighborhoods with larger lots, emphasizing single-family homes.
- The request is partially compatible with the *Tall City Tomorrow Comprehensive Plan.*



COMPARISON CHART

Category	SF-3 (Single-Family Dwelling)	Proposed Site (Site Summary)
Minimum Lot Area	5,500 SF	5,500 SF
Lot Width (Interior)	50'	50'
Lot Width (Corner)	55'	35'
Lot Depth	100'	50'
Front Setback	20'	10' minimum
Side Setback	5' (10' corner lot)	0' to 5' (0' allowed on specific lots)
Rear Setback (No Alley Access)	10'	10' minimum
Rear Setback (Alley Access)	0'	10' minimum
Zero Lot Line	Allowed (with pattern requirements)	Applied to Lots 1–3 & 26–37
Residential Lots	N/A	37 lots
Density	N/A	1.8 units / acre
Landscape Area	None required	130,982 SF (15%)



RELATED ITEMS

- The Preliminary Plat for this property was approved at the December 15, 2025, Planning and Zoning Commission meeting.



STAFF'S RECOMMENDATION

- No objections were received.
- Should the Planning and Zoning Commission approve this Zone Change, staff recommends the following condition:

A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A; provided, however, that buildings not shown on the site plan may be located on the Property, except within the areas identified as "LANDSCAPE AREA", if such buildings satisfy the requirements of Title XI, Chapter 1 of the City Code and all other applicable ordinances.



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**10.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of County Road 140 Park Addition, being a 4.42-acre tract of land out of Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of intersection of West County Road 140 and State Highway 349.)**

Purpose:

Maverick Engineering, on behalf of Adams Development, LLC, is requesting to plat a 4.42-acre tract of land located at 1008 West County Road 140 into 2 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)

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

ROW: Refer to transportation's comments, if any. [For Applicant’s Information Only.] PAVING: Deferral request for paving improvements were administratively approved on 1/15/2026. [For Applicant’s Information Only.]

SH 349 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: Deferral request for water improvements were administratively approved on 1/15/2026. [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 wastewater improvements were administratively approved on 1/15/2026. [For Applicant’s Information Only.]

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

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

DIMENSION: * * * OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Provide 20 ft x 20 ft intersection corner clips at property corners adjacent to all public street intersections. [Reference City Code Section 11-2-5(C)3(k).]

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)

No Oil & Gas Issues

GIS: (Approved)

Are there easements for the pipelines?

ADDRESSING: (Approved)

County - To be Addressed MECD

SURVEYOR: (Approved)

Everything looks good.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 2 proposed lot of County Road 140 Park Addition, PLAT OF A 4.4 ACRE TRACT OF LAND OUT OF SECTION 22, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 2.2 acre, lot 2 is 2.2 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

For the certificate of approval, change the chairman to "Joshua Sparks" [Informational]

Update the plat, certificates, and all other associated documents, to reflect "2026" [Informational]

Staff recommends approval of the Preliminary Plat of County Road 140 Park Addition, subject to Condition A.

Conditions:

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

Attachments:

A. P-26-2459, Combined Docs
B. P&Z - CR 140 Park Addition Preliminary Plat

Angelina Bettanini, Development Services — Created/Initiated - 1/29/2026
Landon Ochoa, Development Services — Final Approval - 1/29/2026

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

Subdivision Name: COUNTY ROAD 140 PARK 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: ADAMS DEVELOPMENT GROUP LLC		Phone #: 432-238-2101 Email: brandon@adamsdevelopmentgroup.com	
Address: 4507 S COUNTY ROAD 1232	City: MIDLAND	State: TX	Zip: 79706

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

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

Reason for Platting (Please be specific)
DIVIDING FOR DEVELOPMENT

Plat Information	Total Acreage: 4.42
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature): [signature]	Date: 1/6/2026
Applicant (printed): Brandon Adams	
Property Owner (signature):	Date:
Property Owner (printed):	

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

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

If acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of CR 140 Park Addition or authorized by Brandon Adams, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) [signature]

Subscribed and sworn to before me, this 6th day of January, 2026, to certify which witness my hand and seal of office.

[signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☑ Deferral Letter (if applicable. Due at final submittal)
Check# 5746	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature:	**Date:**

RECEIVED

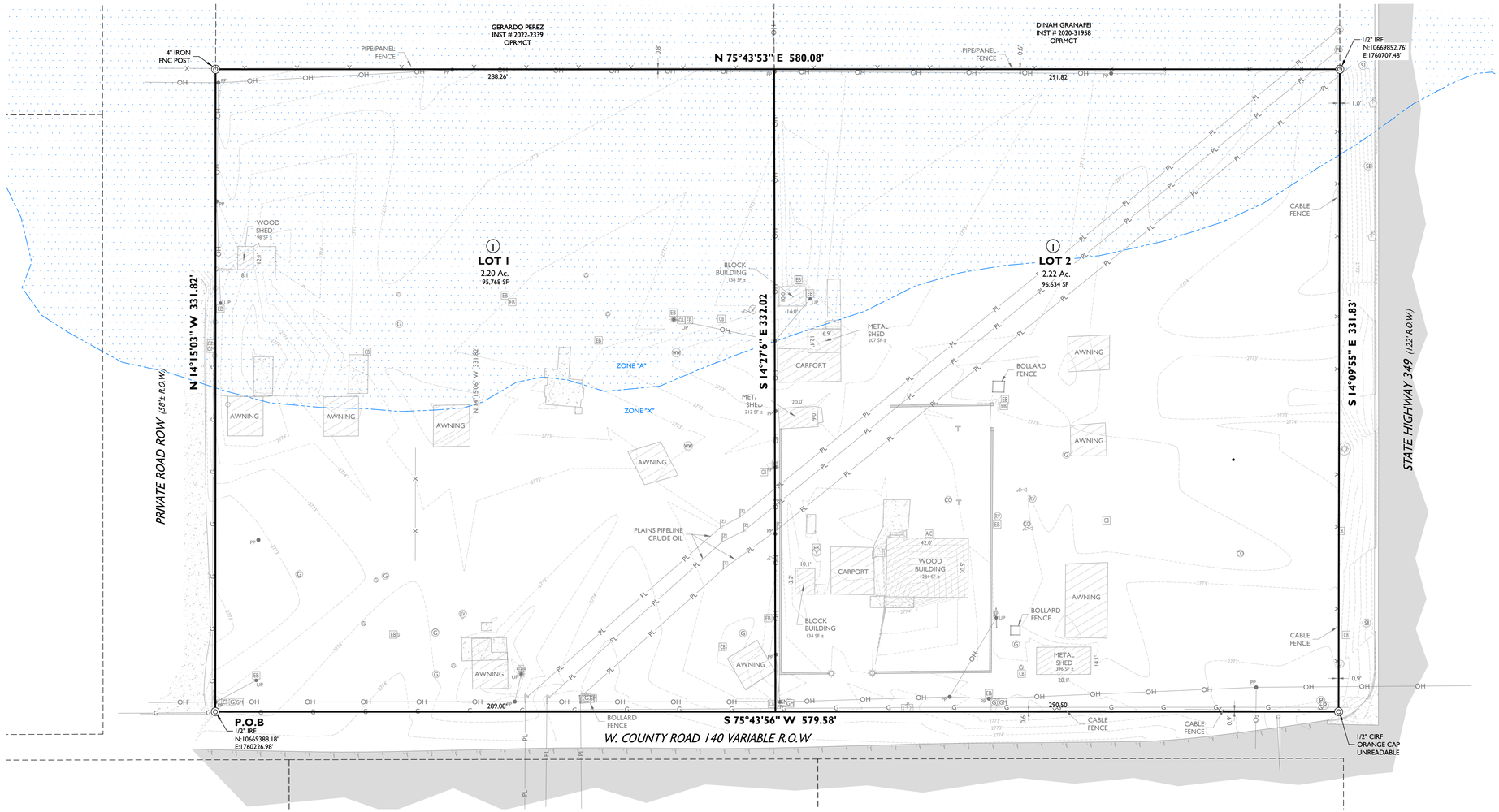
JAN 07 2025

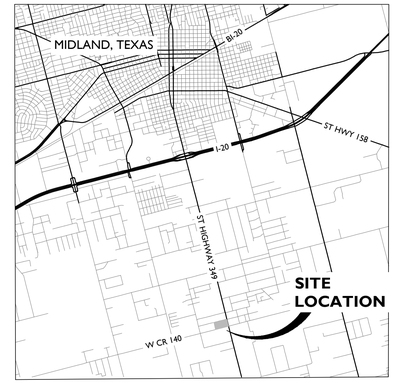
Initial: MK

PRELIMINARY PLAT

COUNTY ROAD 140 PARK ADDITION

PLAT OF A 4.42 ACRE TRACT
OUT OF SECTION 22, BLOCK 39, T-2-S, T&P RR CO. SURVEY,
MIDLAND COUNTY, TEXAS





VICINITY MAP
N.T.S.



0' 30' 60'
ORIGINAL SCALE: 1" = 30'

LEGEND

FOUND MONUMENT AS NOTED	BOUNDARY LINE
A/C PAD	PROPERTY LINES
CABLE BOX	EDGE OF ASPHALT
CLEAN OUT	FENCE
ELECTRIC BOX	FIBER OPTIC LINE
GAS METER	GAS LINE
GAS RISER	OVERHEAD ELECTRIC LINE
GUY ANCHOR	WALL
LIGHT POLE	UNDERGROUND PIPELINE
PIPELINE MARKER	CONCRETE
POWER POLE	PAVEMENT
PIPELINE VENT	GRAVEL / DIRT ROAD
RV ELECTRIC & WATER CONNECTION	BUILDING
SEPTIC LID	FLOOD PLAIN
STUB OUT	O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
UTILITY POLE	P.R.M.C.T. PLAT RECORDS, MIDLAND CO., TX
WATER VALVE	D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX
WATER WELL	
WATER SPIGOT	
UTILITY MARKER	
FLAG (PIN)	
MAIL BOX	
SIGN	
TRAFFIC SIGNAL - ARM	
SIGN POST	
CLOTHES LINE POST	

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHOULTS REPLSH5356
MAVERICK ENGINEERING / LAND SURVEYING
1909 W. WALL STREET, SUITE "K"
MIDLAND, TX 79701

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ADAMS DEVELOPMENT GROUP LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 22, BLOCK 39, T-2-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADAMS DEVELOPMENT GROUP LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COUNTY ROAD140 PARK ADDITION, 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: BRANDON ADAMS FOR ADAMS DEVELOPMENT GROUP LLC

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COUNTY ROAD 140 PARK ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

ABRAHAM BEJIL , CHAIRMAN

LANDON OCHOA, SECRETARY

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY BRANDON ADAMS.

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: _____

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 0.999896911 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 #48329C0216F, DATED SEPTEMBER 16, 2005, A PORTION OF THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." A PORTION OF THIS PROPERTY IS WITHIN ZONE "A", DESIGNATED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

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

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *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.*

PROPERTY OWNER

ADAMS DEVELOPMENT GROUP LLC
4507 S COUNTY RD 1232
MIDLAND, TX 79706
DEED INSTRUMENT # 2024-18444
PHONE # 432-238-2101

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

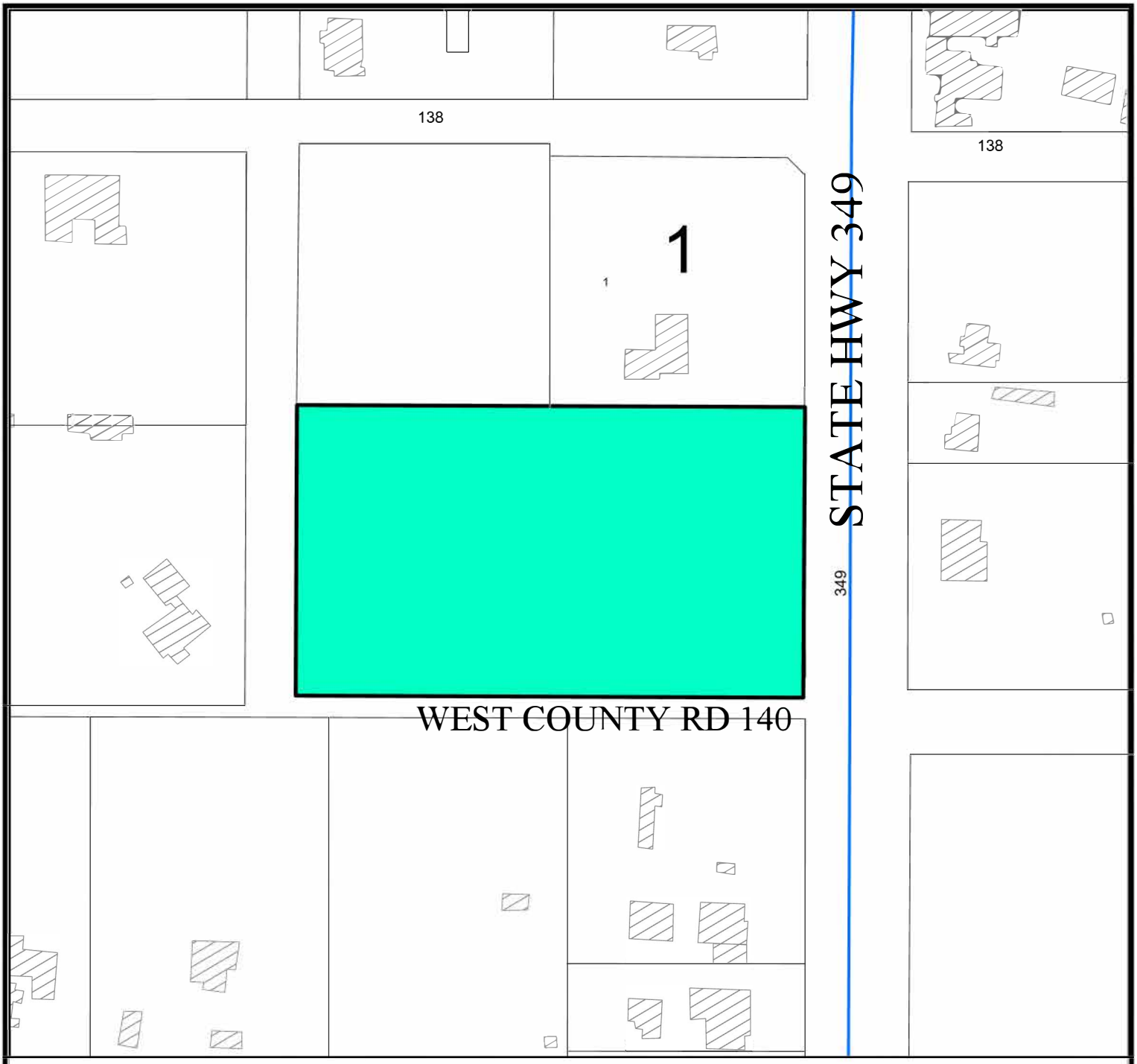
NO. _____

DATE _____

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

COUNTY ROAD 140 PARK ADDITION

Drawing : F:\2025\250128-AJ CONSTRUCTION-CR140 PARK\DRAWINGS\PLAT\250128 PRELIM PLAT.DWG Last Saved By: SDavis on 1/6/26



Location Map

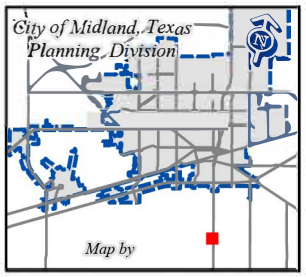
SUB-25-0880 **Scale: 1" = 163 '**

Proposed plat of County Road 140 Park Addition, being a 4.42-acre tract of land out of Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northwest corner of intersection of West County Road 140 and State Highway 349. (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.

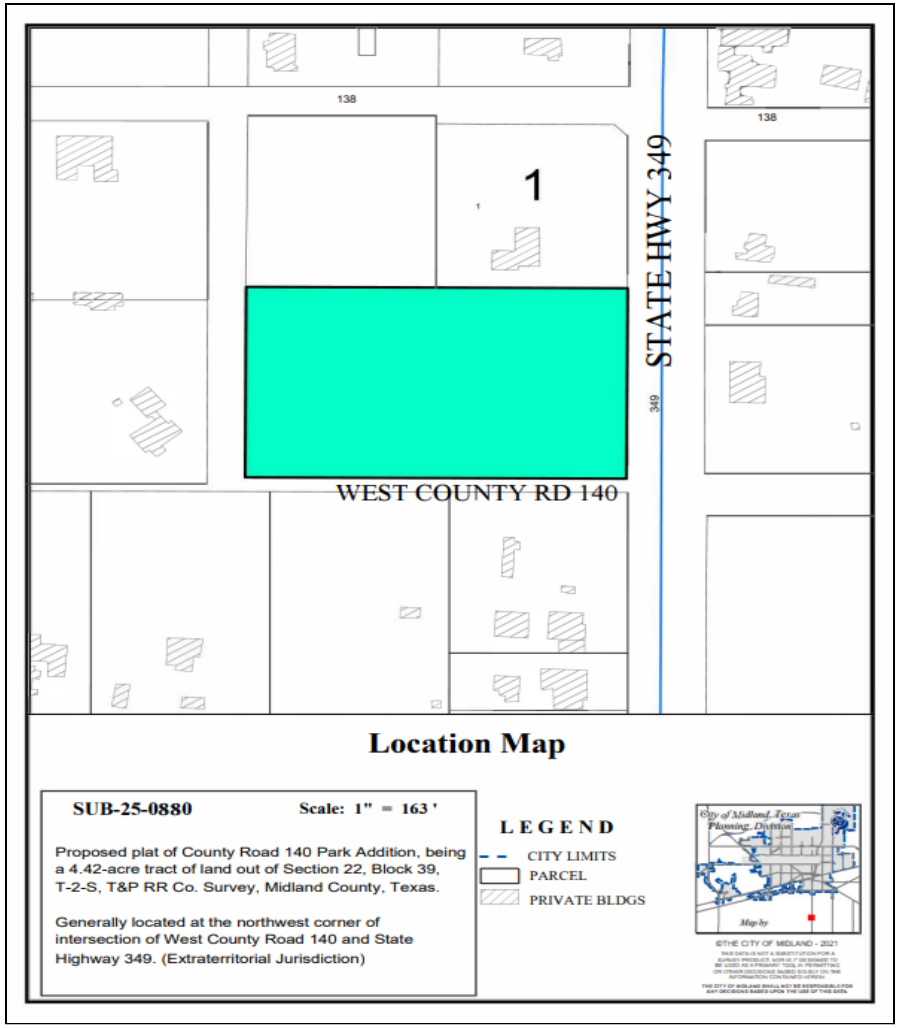
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


138
138
1
349
140


MIDLAND
Be the Energy!
PRELIMINARY PLAT
CR 140 PARK ADDITION
Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

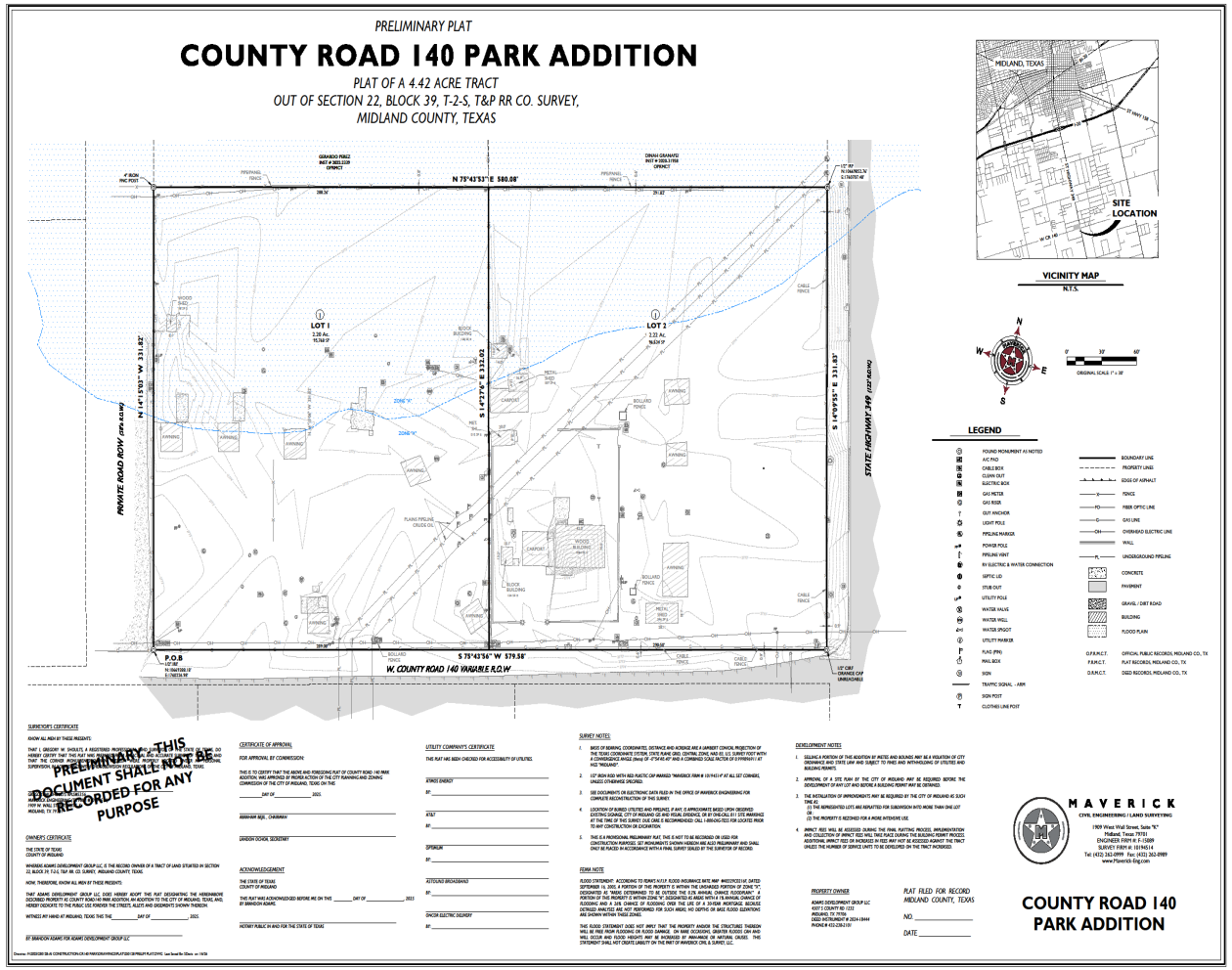
- **Property Owner:** Adams Development Group, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 1008 West County Road 140 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



MIDLAND
Be the Energy!

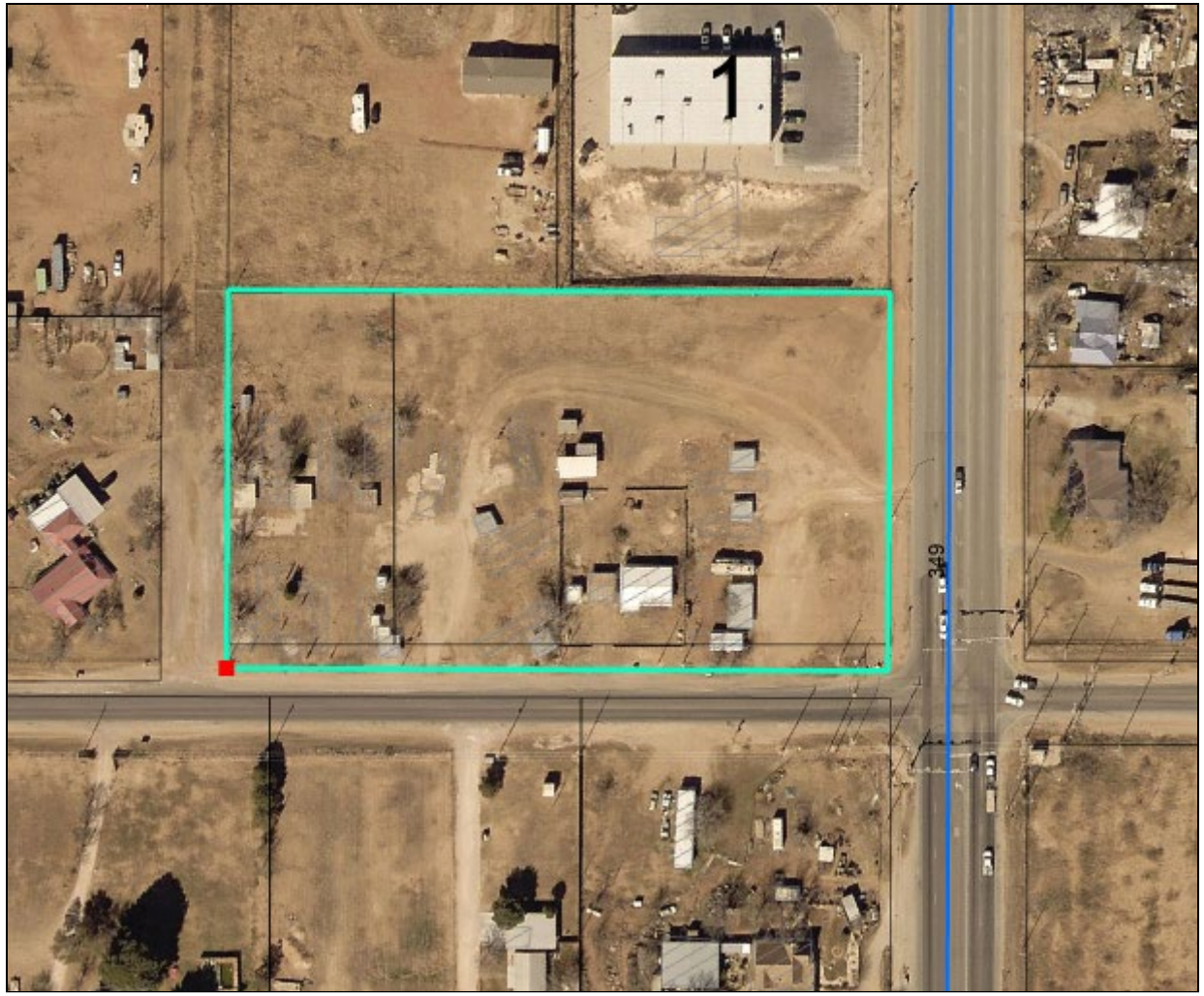
PLAT DETAILS

- **Acreage:** 4.42 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 2



LAND USE

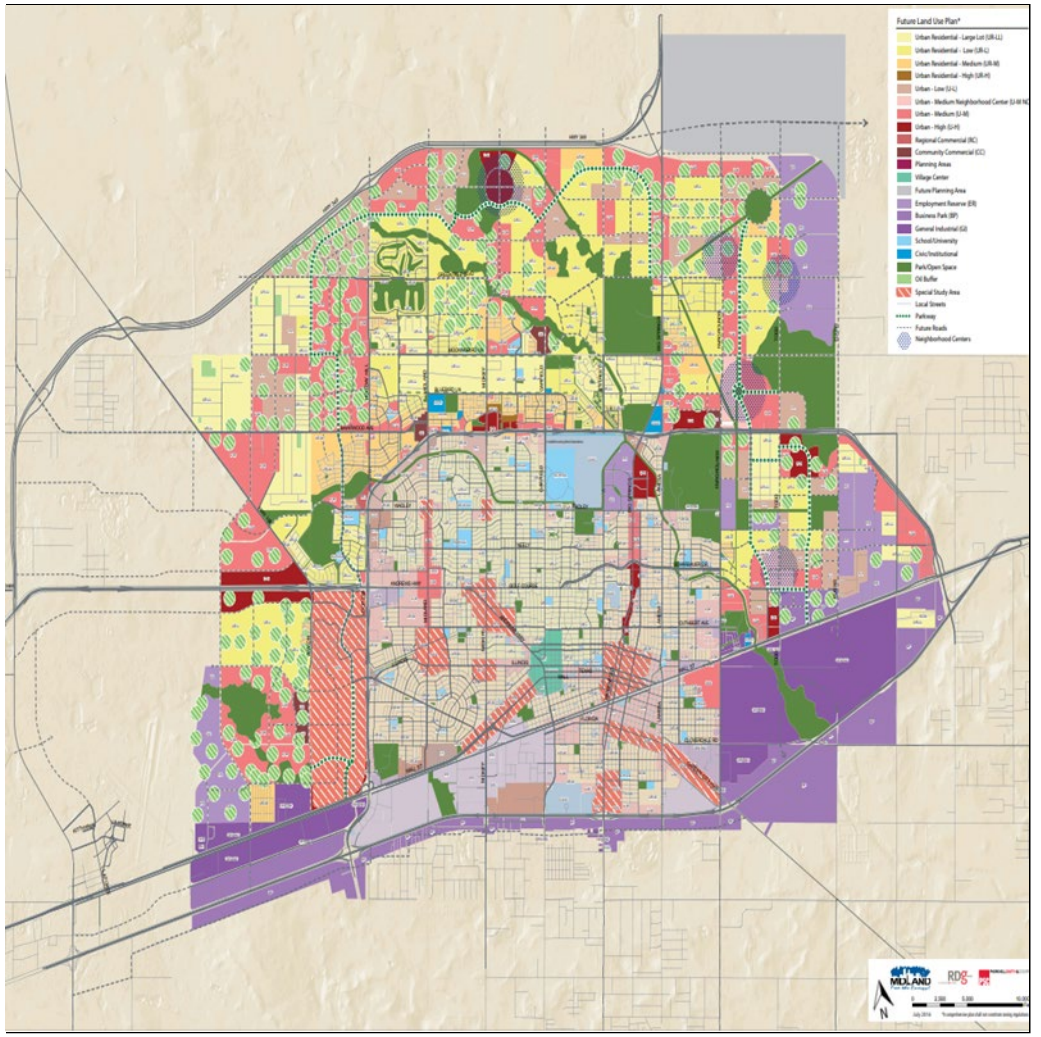
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land and Commercial Use
  - **East/South/West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to the following conditions:

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**11.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Antelope Ridge, being a 225.28-acre tract of land out of Sections 13, 14, 23, and 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of West Couty Road 130, approximately 1,120 feet north of West County Road 135.)**

Purpose:

Luchini & Mertz, on behalf of TAWBAC Development, LLC, is requesting to plat a 225.28-acre tract of land located on the west side of West County Road 130 into 65 lots for future residential development.

Current Zoning:

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. Note not required.[For Applicant's Information Only.]
ROW: R.O.W. dedication for Gold Sands Addition needs to be corrected on the plat face. [For Applicant's Information Only.]

PAVING: Please clarify whether CR 130 and CR 1239 are public or private. If public, CR 130 and CR 1239 are substandard and must be upgraded to City standards along the entire platted frontage, or a deferral must be requested per City Code Sections 11-2-3(G)(1) and 11-2-4(A)(2)(a).

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] A Groundwater Availability Certification (GAC) has been submitted and is in review. [For Applicant's Information Only.]

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

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

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage study has been submitted and is in review. [For Applicant's Information Only.]

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

DIMENSION: * * * OTHER: FEMA Firm is incorrect. [For Applicant's Information Only.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

No Oil & Gas Issues

GIS: (Approved)

Lot lines should be solid. Confirm coordinates. Boundary does not close. Lots along northern call need distances for each lot. Should drainage basin be Common Area with drainage basin easement? Roads need names. Confirm boundary, currently appears to encroach into future Richland Addition (P-25-2283). S C R 1239 is a private easement. (W C R 135 as well) Block 6, Lots 1-8 should be a continuation of Block 2. Block 6, Lots -16 can be 1-8. (Please confirm with

Planning if continuation of 1239 is a dedication or continued easement as this determines lot numbering.) Metes and bounds and plat calls do not match. Road widths needed.

Surveyor: (Approved)

Everything looks good.

ADDRESSING: (Approved)

County - To be Addressed MECD

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

AT&T has no facilities in the area currently.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 65 proposed lots of Antelope Ridge, PLAT OF A 221.6 ACRE TRACT OF LAND OUT OF SECTION 13,14,23 BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY each lot is 2 acre and above to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

Staff recommends approval subject to the following conditions:

Conditions:

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

B. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).

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

D. That the plat would provide a 120-foot total right-of-way width for CR 130. [11-2-5(C)2.].

Attachments:

A. SUB-25-0923, Combined Docs
B. P&Z - Antelope Ridge Preliminary Plat

Angelina Bettanini, Development Services	Created/Initiated - 1/28/2026
Landon Ochoa, Development Services	Final Approval - 1/28/2026

MIDLAND Planning Division

Preliminary Plat Application

For Office Use Only
SUB-25-0923
P-___-_____

Subdivision Name: Antelope Ridge
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: Jimmy Berndt		Phone #: 432-684-6728 Email: JimmyB@luchinimertz.com	
Address: 2805 W. Kentucky Ave	City: Midland	State: TX	Zip: 79701

Property Owner Print Name: John Phillip Stroud - TAWBAC Development , LLC		Phone #: Email: jcs@montevalloinc.com	
Address:	City:	State:	Zip:

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

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

Reason for Platting (Please be specific)
Residential subdivision into 65 lots with average lot size of 2.75 acres

Plat Information — Total Acreage: 225.28 acres

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

Number of Lots: 65 — Number of Multi-Family Dwelling Units: 0

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: 12/10/2025

Applicant (printed): Jimmy Brant

Property Owner (signature): _____ Date: 12/10/2025

Property Owner (printed): J.M. Strout

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

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

If acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature) _____

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

Traci McBride
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

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

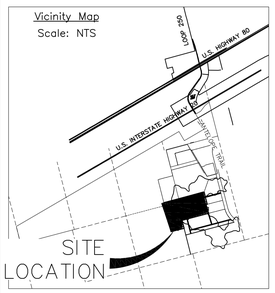
RECEIVED
DEC 10 2025
Initial:

ANTELOPE RIDGE

Being an 221.62 Acre Tract
Located in Section 13,14,23 & 24 Block 40,
T-2-S, T.&P. RR. Co. Survey
Midland County, Texas



200' 0 200'
SCALE : 1" = 200'



LINE	BEARING	DISTANCE
L1	S 59° 29' 37" E	28.13'
L2	N 30° 30' 23" E	28.44'
L3	S 59° 29' 37" E	28.13'
L4	N 30° 30' 23" E	28.44'
L5	N 59° 29' 37" W	28.13'
L6	N 30° 30' 23" E	28.44'
L7	N 59° 29' 37" W	28.13'
L8	S 30° 30' 23" W	28.44'
L9	N 59° 29' 37" W	28.13'
L10	S 30° 30' 23" W	28.44'
L11	S 75° 11' 51" W	13.08'
L12	S 59° 29' 37" E	28.13'
L13	N 30° 30' 23" E	28.44'
L14	S 59° 29' 37" E	28.13'
L15	N 30° 30' 23" E	28.44'
L16	N 14° 10' 55" W	26.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	69.48'	86.41'	80.95'	S 69° 18' 58" E	71°15'22"
C2	129.50'	160.50'	150.43'	S 69° 22' 00" E	71°00'39"
C3	478.54'	1,268.89'	928.50'	S 69° 59' 34" W	151°55'30"
C4	538.53'	1,427.97'	1,044.90'	S 69° 59' 33" W	151°55'36"
C5	140.03'	198.32'	182.16'	N 34° 37' 04" E	81°08'38"
C6	200.00'	283.31'	260.21'	N 34° 36' 50" E	81°09'43"
C7	1,310.69'	256.30'	255.89'	S 27° 08' 27" E	11°12'15"
C8	1,304.26'	274.29'	273.78'	S 38° 52' 17" E	12°02'58"
C9	1,322.27'	210.42'	210.20'	S 49° 36' 43" E	9°07'04"
C10	201.24'	125.14'	123.14'	S 87° 41' 06" E	35°37'49"
C11	200.36'	248.76'	233.09'	N 38° 45' 28" E	71°08'18"
C12	80.00'	127.05'	114.11'	S 58° 57' 28" E	90°59'19"
C13	20.00'	31.73'	28.50'	S 59° 00' 30" E	90°53'22"
C14	20.00'	22.84'	21.62'	N 18° 31' 46" E	65°25'22"
C15	99.99'	271.33'	195.42'	S 26° 29' 50" E	155°28'35"
C16	99.99'	271.22'	195.39'	N 01° 52' 04" W	155°24'52"
C17	20.00'	22.83'	21.61'	S 46° 52' 42" E	65°23'35"

LEGEND

- ● = FOUND 1/2" IRON ROD
- = EXISTING BOUNDARY LINES
- = ANTELOPE RIDGE PLAT BOUNDARY LINE
- D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS
- P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

Notes:

1. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. A PORTION OF THIS PROPERTY SHOWN HEREON APPEARS TO BE IN "ZONE A" (WITH OUT BFE) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48329C0200F, DATED SEPTEMBER 16, 2005.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. BEARINGS, DISTANCES, ACREAGES AND COORDINATES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE. NORTH AMERICAN DATUM OF 1983
6. SURVEY RECONSTRUCTION FILED IN THE OFFICE OF LUCHINI AND MERTZ LAND SURVEYING COMPANY.
7. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
8. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8. 11-11-9 AND TABLE 1 OF THIS CHAPTER, APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, TAWBAC LLC. ARE THE RECORD OWNER OF AN 225.28 ACRE TRACT OF LAND SITUATED IN SECTIONS 13,14,23 & 24 BLOCK 40, T-2-S, T & P RR CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a 225.28-acre tract of land located in Sections 13,14,23, & 24, Block 40, T-2-S, T&P, R.R. Co. Survey, Midland County, Texas as described in Document 2015-2094 to Ryan Stroud Ranch and being more particularly described by metes and bounds as follows;

BEGINNING at (N:10,667,898.87' & E:1,732,233.62') at a ½" iron rod with cap found at the Southwest corner of a 293.39-acre tract of land as described in Document 2018-29201 to Chevron USA Inc. From whence the Southeast corner of said Section 23, Block 40 bears South 14°10'55" East a distance of 302.86 feet;

THENCE North 75° 11' 42" East along the South line of said Chevron USA LLC tract at a distance of 1,520.36 feet passing the common line of said Sections 13 & 14, and continuing for a total distance of 4,119.97 feet to a ½" iron with "RPLS 1974" cap found for the Northeast corner of said 225.28-acre tract and the Southeast corner of said Chevron USA LLC tract, From whence the most Easterly Northeast corner of said USA LLC tract bears North 19°15'29" West a distance of 1,304.40 feet;

THENCE South 14° 10' 55" East a distance of 1,249.98 feet to a ½" iron rod with cap marked "LUCHINI & MERTZ" set for a corner of said 225.28 acre tract, from whence the Northeast corner Carroll Wood Addition, Section 3 as described in Cabinet K, Page 325 Plat Records Midland County Texas bears North 75° 36' 55" East a distance of 1,578.54';

Thence South 75° 36' 55" West a distance of 116.00 feet to a ½" iron rod found for an interior corner of this and being the Northwest corner of said Carroll Wood Addition;

THENCE South 16° 47' 19" East along the West line of said Carroll Wood Addition, Section a distance of 893.29 feet to a ½" iron rod found for the Southeast corner said 225.28-acre tract and being the Northeast corner of Gold Sands Addition as recorded in Cabinet K, page 365 P.R.M.C.T;

THENCE South 75° 12' 26" West along the North line of said Gold Sands Addition a distance of 2,726.77 feet to a ½" iron rod found at the Northwest corner of said Gold Sands Addition and being an interior corner of said 225.28 acre tract.

THENCE South 14° 16' 25" East a distance of 816.58 feet along the West line of said Gold Sands Subdivision and being the common line of said Section 23 & 24 to a ½" iron rod with cap marked "RPLS 1974" found for the most Southerly Southeast corner of said 225.28-acre tract. From whence the common corner of said Sections 23 & 24 bears South 14°16'25" East a distance of 2,655.35 feet;

THENCE South 75° 13' 53" West along the South line of the North half of said Section 24 a distance of 1,319.11 feet to a ½" iron rod with plastic cap marked "RPLS 1974" found for the Southwest corner of said 225.28 acres;

THENCE North 14° 10' 55" West along the West line of said 225.28 acre tract at a distance of 2,654.24 feet pass a ½" iron rod with cap marked RPLS "1974" found for the Northeast corner of said Section 23 and continuing for a total distance of 2,957.10 feet to the Point of Beginning, containing 225.28 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TAWBAC, LLC does here by adopt this plat designating the herein above described property as ANTELOPE RIDGE, an addition County of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at Midland, Texas, this the_____day of _____, 2025.

_____
TAWBAC, LLC – (John P. Stroud)

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____2025.

by ANTELOPE RIDGE – (John P. Stroud)

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

For approval by the commision

This is to certify that the above and foregoing plat of ANTELOPE RIDGE was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas

on this _____ day of _____2025.

_____ _____
Abraham Bejil – Chair Landon Ochoa– Secretary

This plat has been checked for accessibility of utilities:

_____
Oncor Electric Delivery Company

_____
AT&T Texas

_____
ATMOS Energy

_____
OPTIMUM

_____
ASTOUND

SURVEYOR'S CERTIFICATE
KNOWN ALL BY THESE PRESENTS:

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

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

Job Number: 250625JB -- 250511 JB ANTELOPE RIDGE -- Drawn By: JB 11-5-2025

OWNER(S):
TAWBAC LLC. (John P. Stroud)

Luchini & Mertz: 2805 W. Kentucky -- Midland, Texas -- (432)684-6728 -- Firm# 10086500

ANTELOPE RIDGE

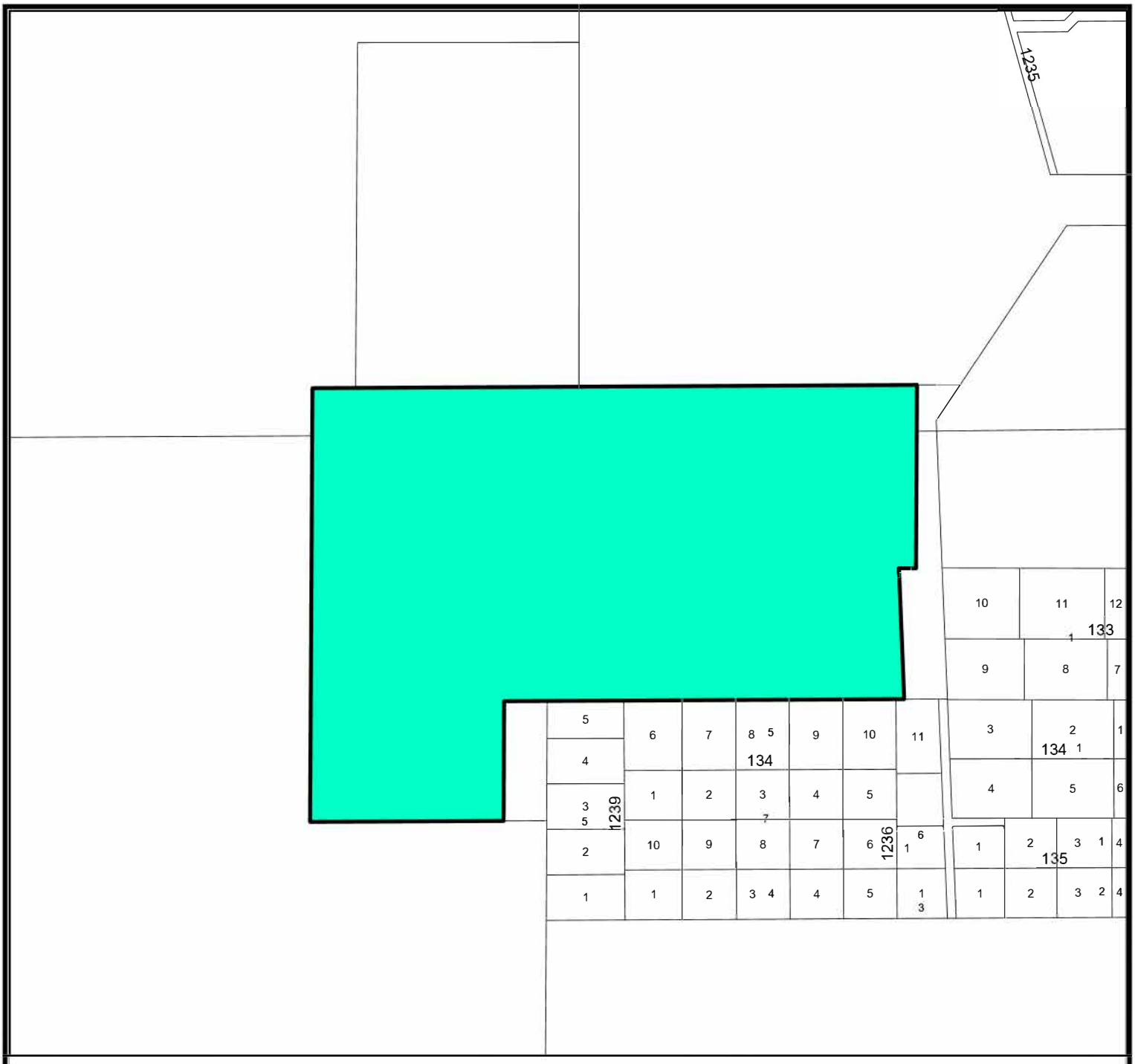
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

Document No._____

Cabinet_____ Page_____

DATE_____

LUCHINI & MERTZ
Professional Land Surveyors



Location Map

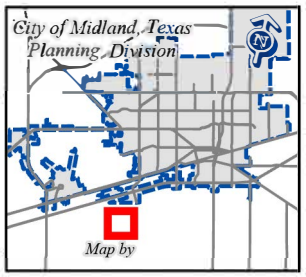
SUB-25-0923 **Scale: 1" = 973 '**

Proposed plat of Antelope Ridge, being a 225.28-acre tract of land out of Section 13, 14, 23 and 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of West County Road 130, approximately 1,120 feet north of West County Road 135. (Extra Territorial Jurisdiction)

LEGEND

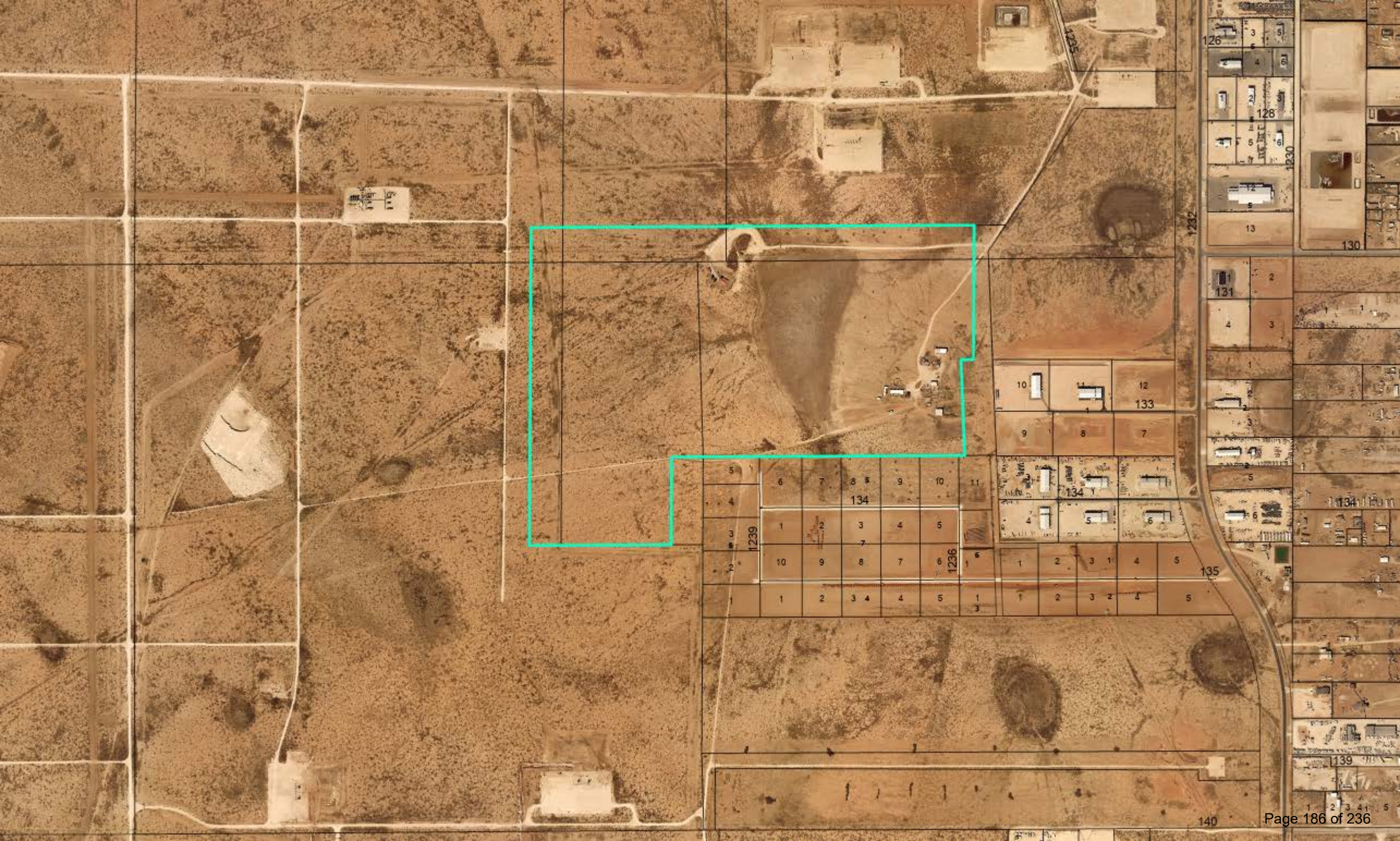
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

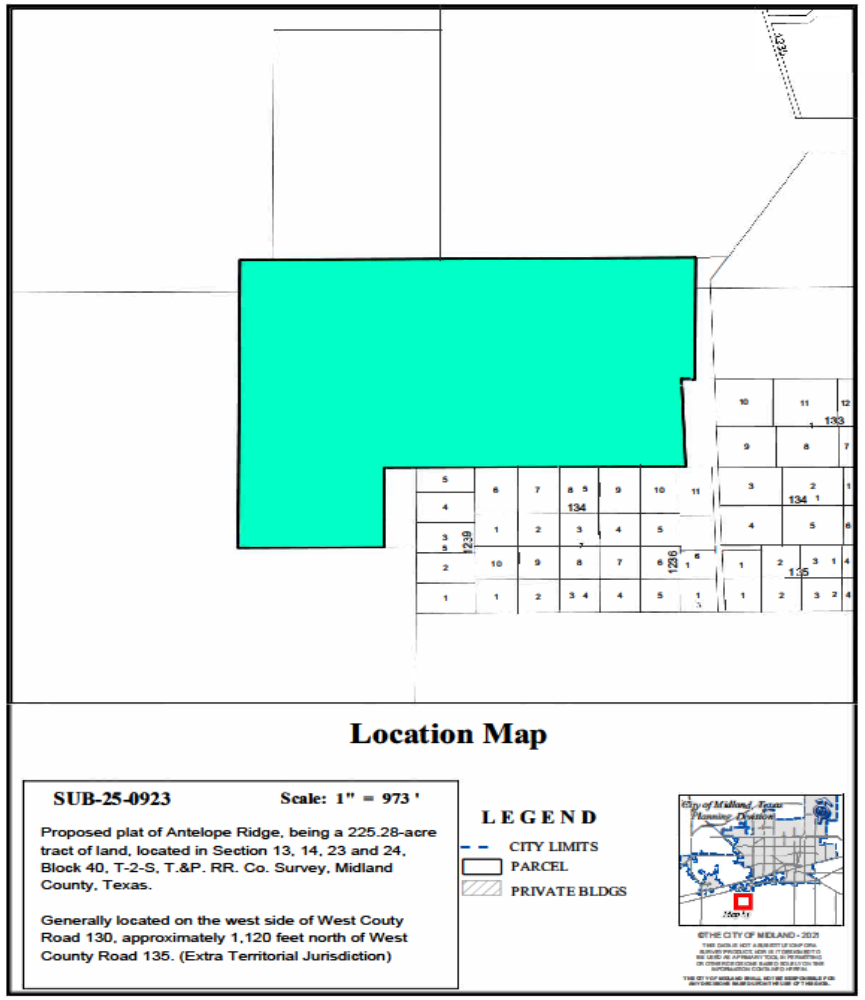
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


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MIDLAND
Be the Energy!
PRELIMINARY PLAT
ANTELOPE RIDGE
Visit Our Website
MIDLANDTEXAS.GOV

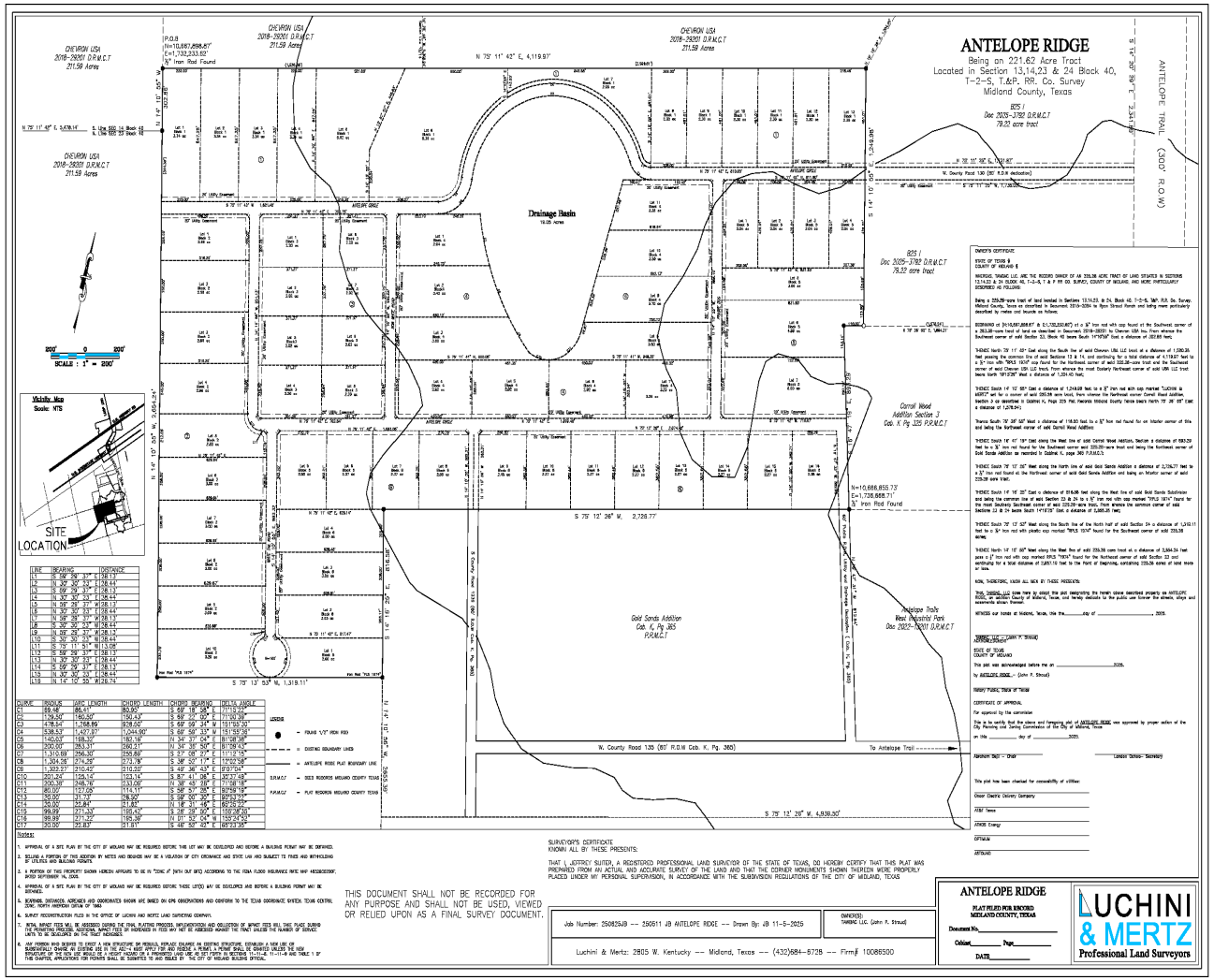
APPLICATION SUMMARY

- **Property Owner:** TAWBAC Development, LLC
- **Representative:** Jimmy Berndt with Luchini & Mertz Land Surveying Co.
- **Location:** Generally located on the west side of West Couty Road 130, approximately 1,120 feet north of West County Road 135. (Extra Territorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



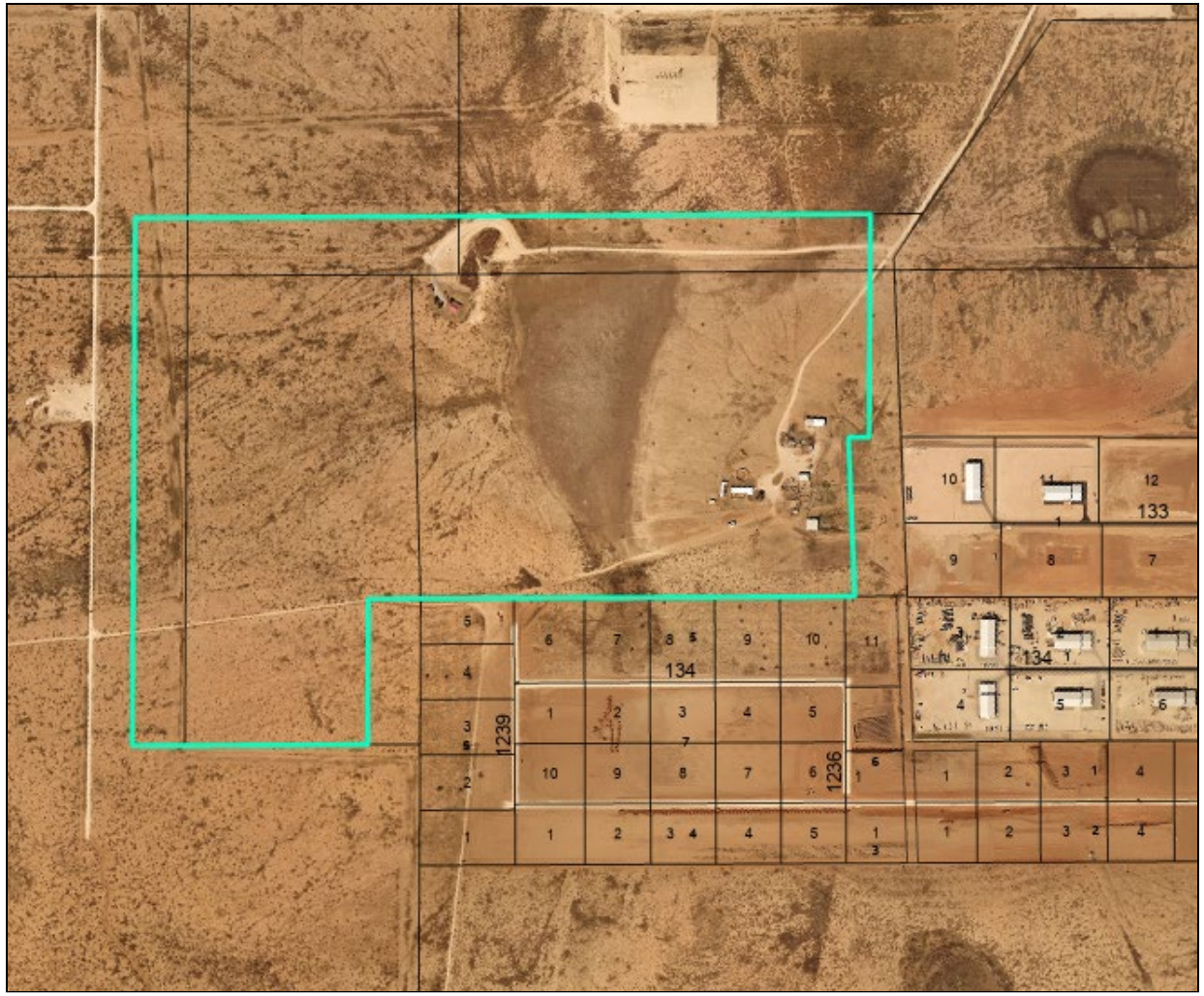
PLAT DETAILS

- **Acreage:** 225.28 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 65



LAND USE

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

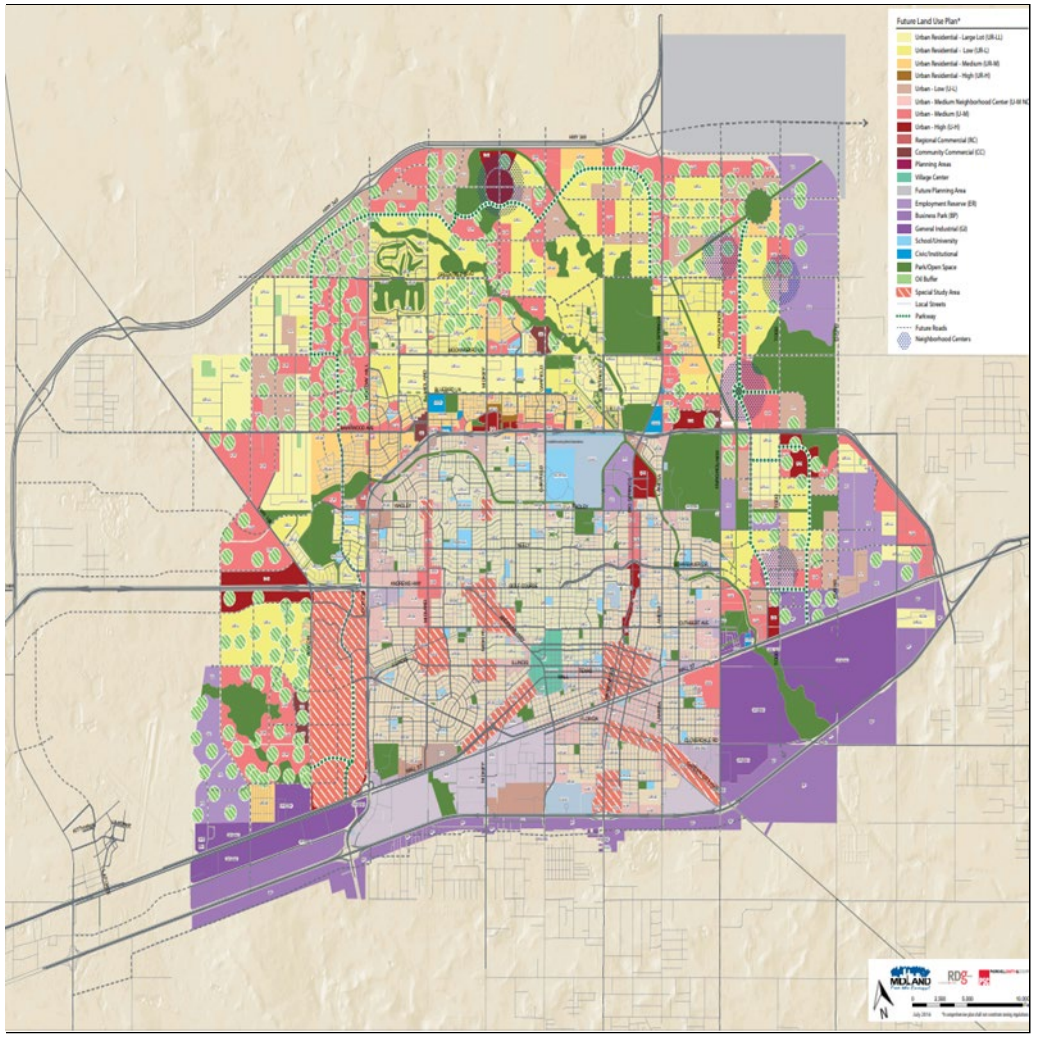


4

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



RELATED ITEMS

- Since the plat is over 25.00-acres, it will need City Council approval. This plat is scheduled for the January 13, 2026, City Council Meeting.



STAFF'S RECOMMENDATION

- Staff recommends denial of this request. If approved, it should be subject to the following conditions:

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



STAFF'S RECOMMENDATION

B. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**12.**
Meeting Date:	**February 2, 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]

In the certificate of approval, change the chairman to Joshua Sparks [Informational]

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 at the final plat phase [Midland City Code 11-2-7(A)3(b)]

Make sure all information including letters and numbers is 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 - 1/28/2026
Final Approval - 1/28/2026

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

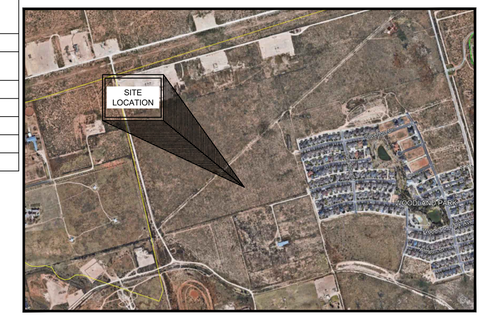
BEING A REPLAT OF A 64.12 ACRE PORTION OF LOT 1, BLOCK 1, STALEY ADDITION AND A 125.01 ACRE TRACT LOCATED IN SECTION 10, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

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
——8"WTR——	PROPOSED WATER LINE
——8"SAN——	PROPOSED SEWER LINE
——36"STM——	PROPOSED STORM SEWER LINE

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 A 64.12 ACRE PORTION OF LOT 1, BLOCK 1, STALEY ADDITION AND A 125.01 ACRE TRACT LOCATED IN SECTION 10, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, 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 _____, 2026.

_____
MARK PAYNE HOMES
MARK PAYNE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026 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 _____, 2026.

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

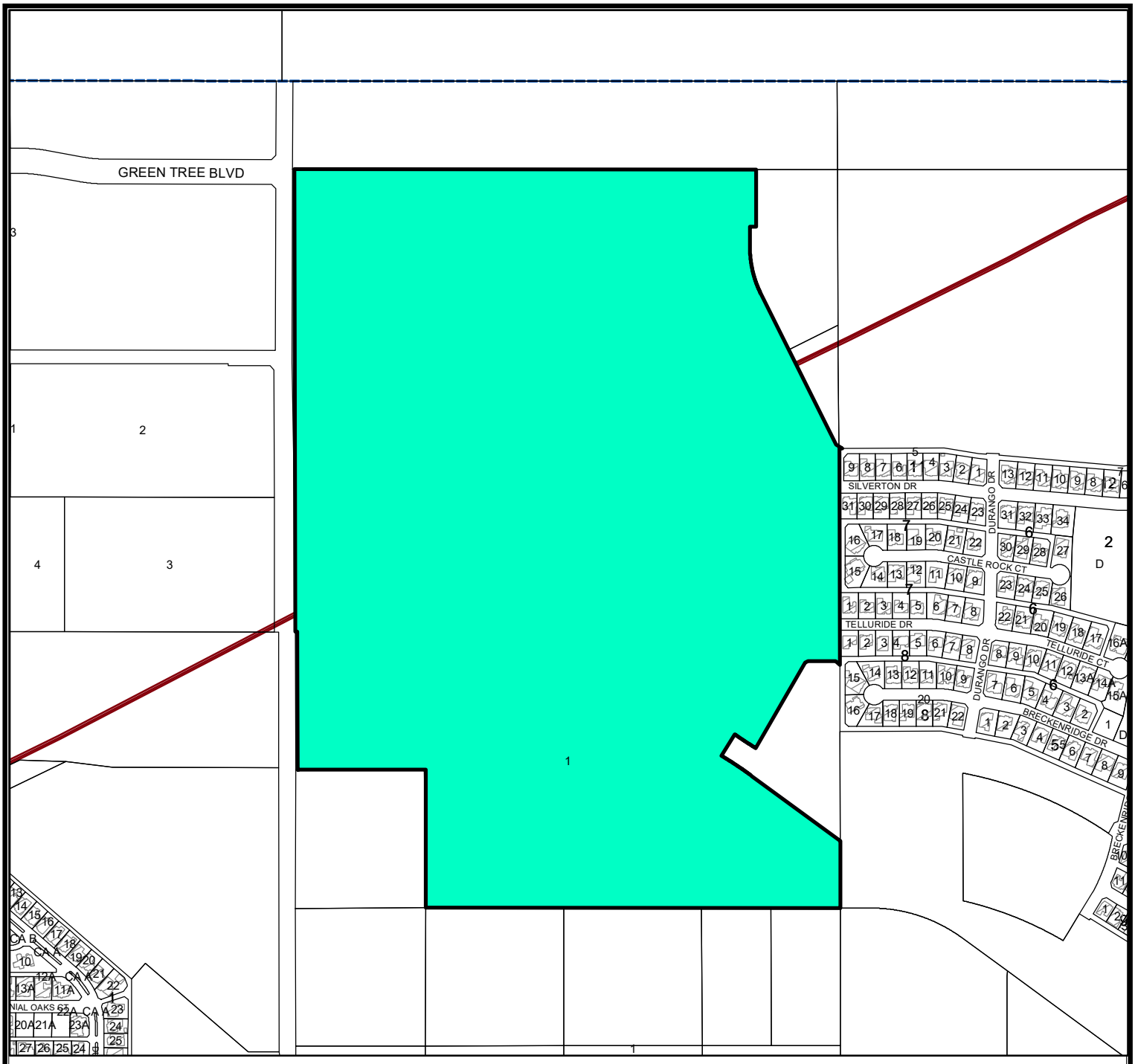
*NO.*_____

*DATE*_____

HORSESHOE BEND	
SCALE: 1" = 200'	DRAWN BY:
DATE: JANUARY 2026	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

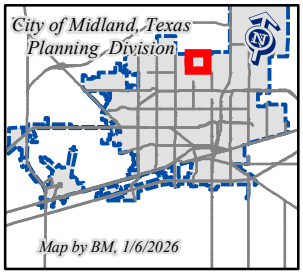
SUB-25-0925 **Scale: 1" = 687'**

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

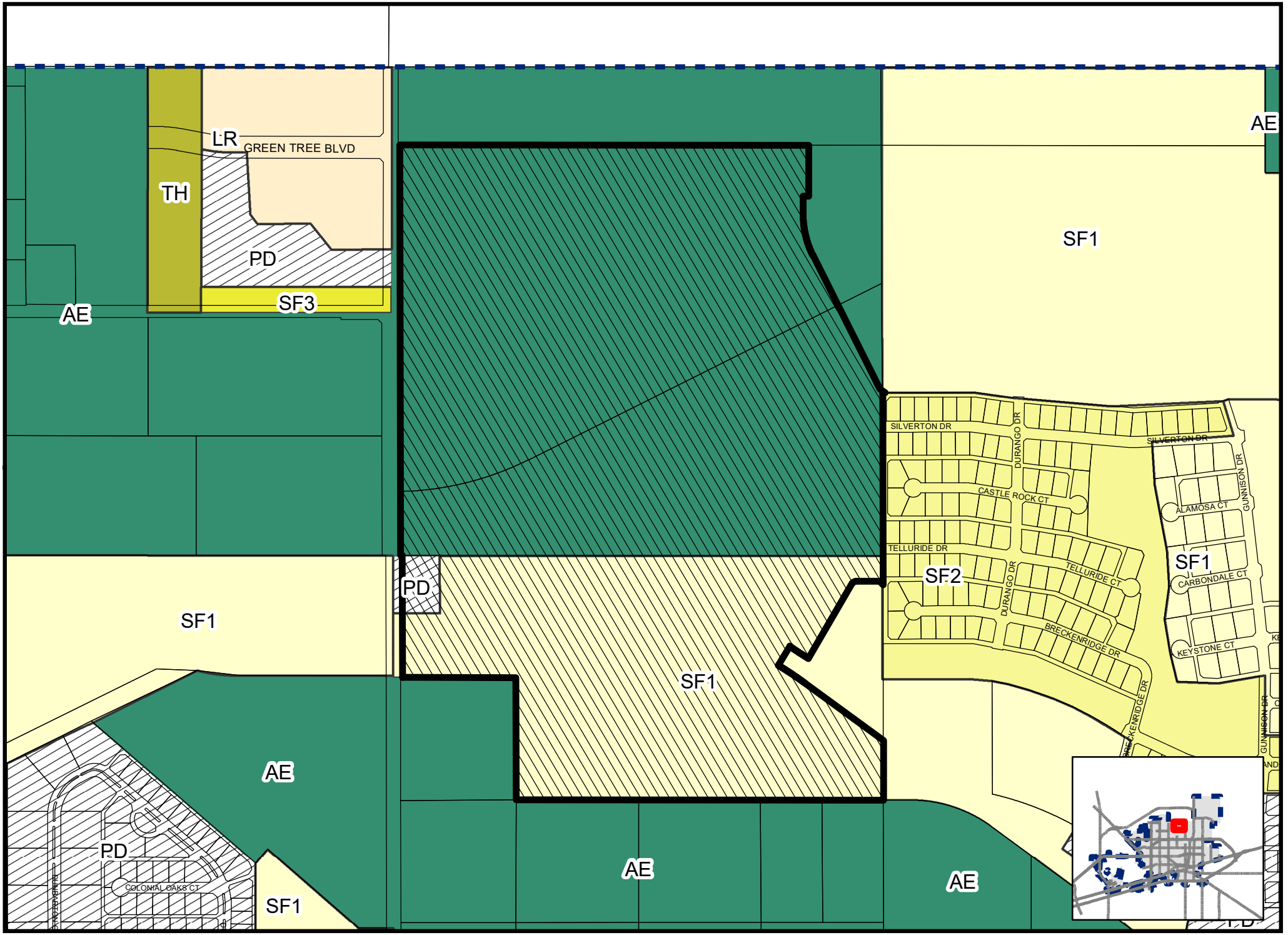
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.



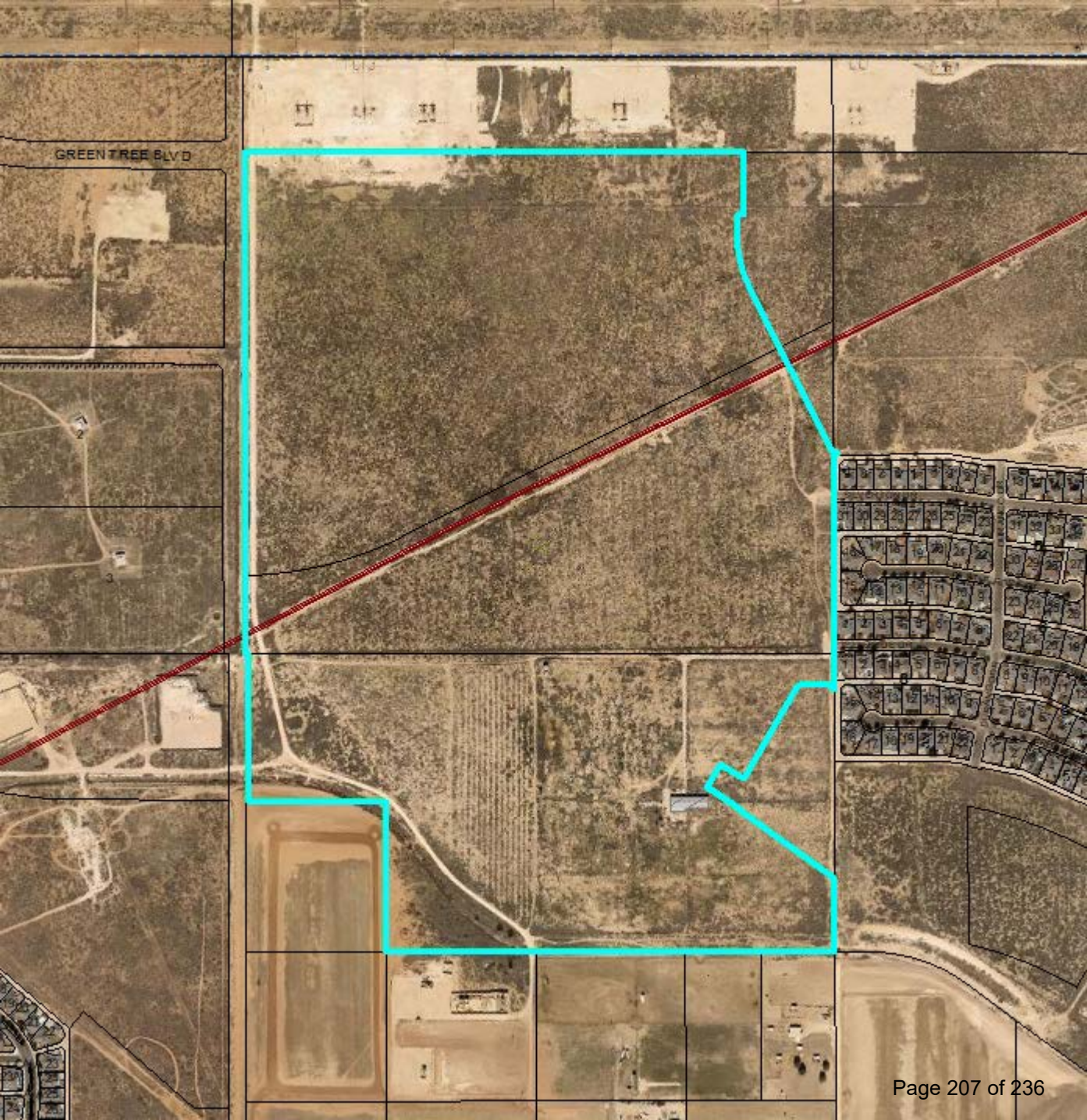
Map by BM, 1/6/2026

SUB-25-0925

Scale: 1" = 651'

ZONING MAP

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

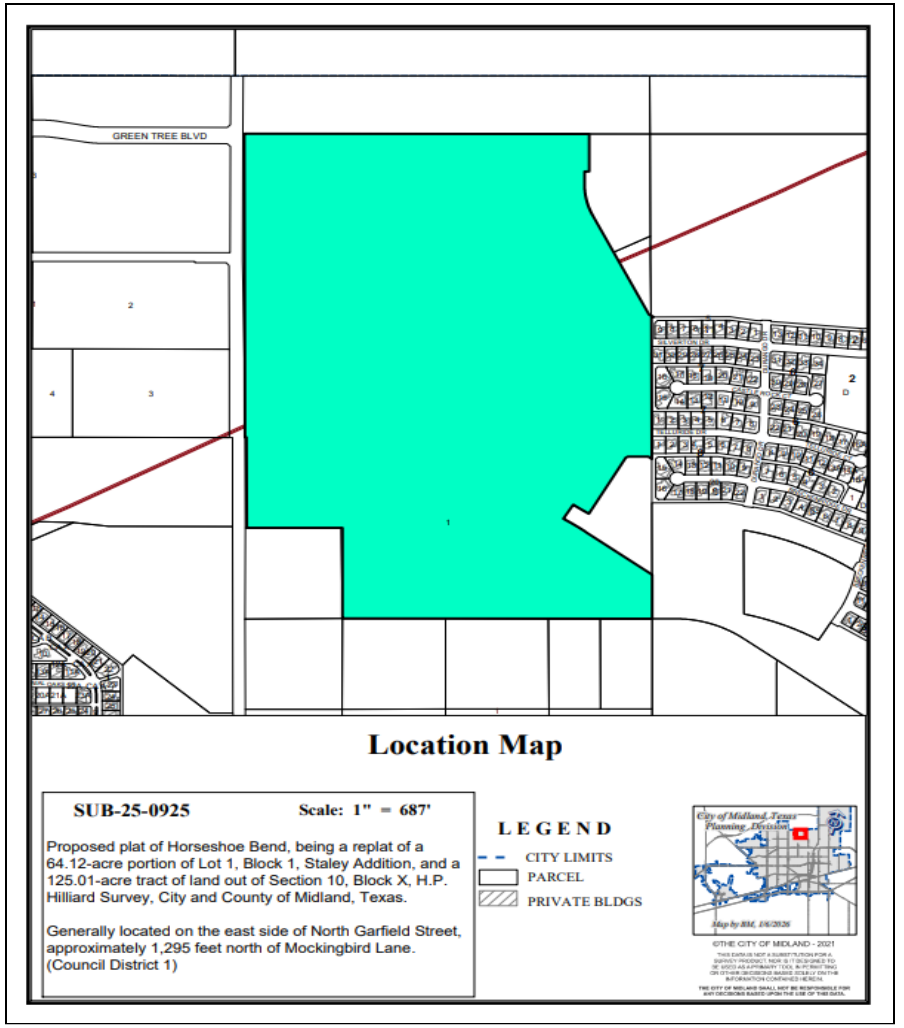

GREEN TREE BLVD




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

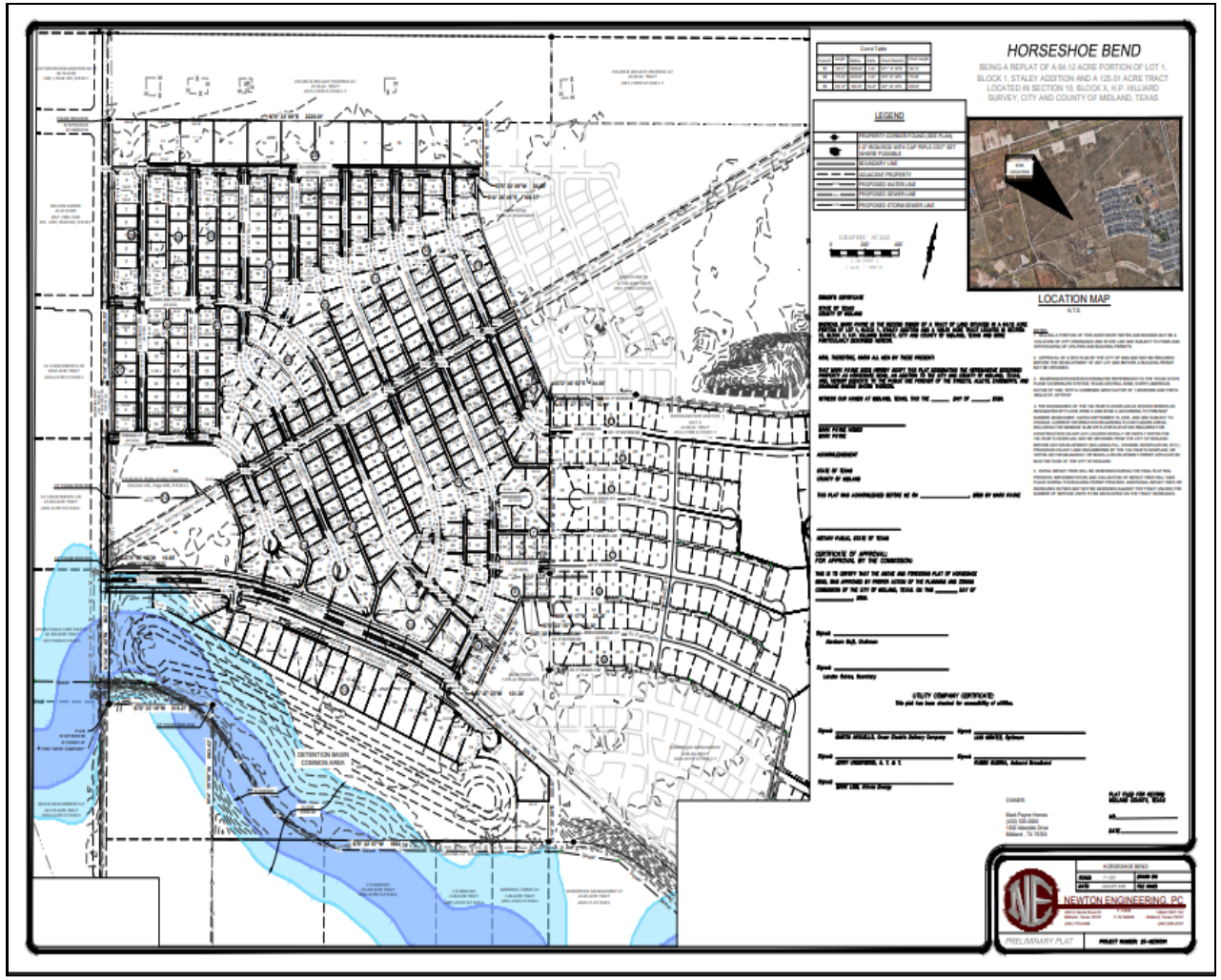
APPLICATION SUMMARY

- **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

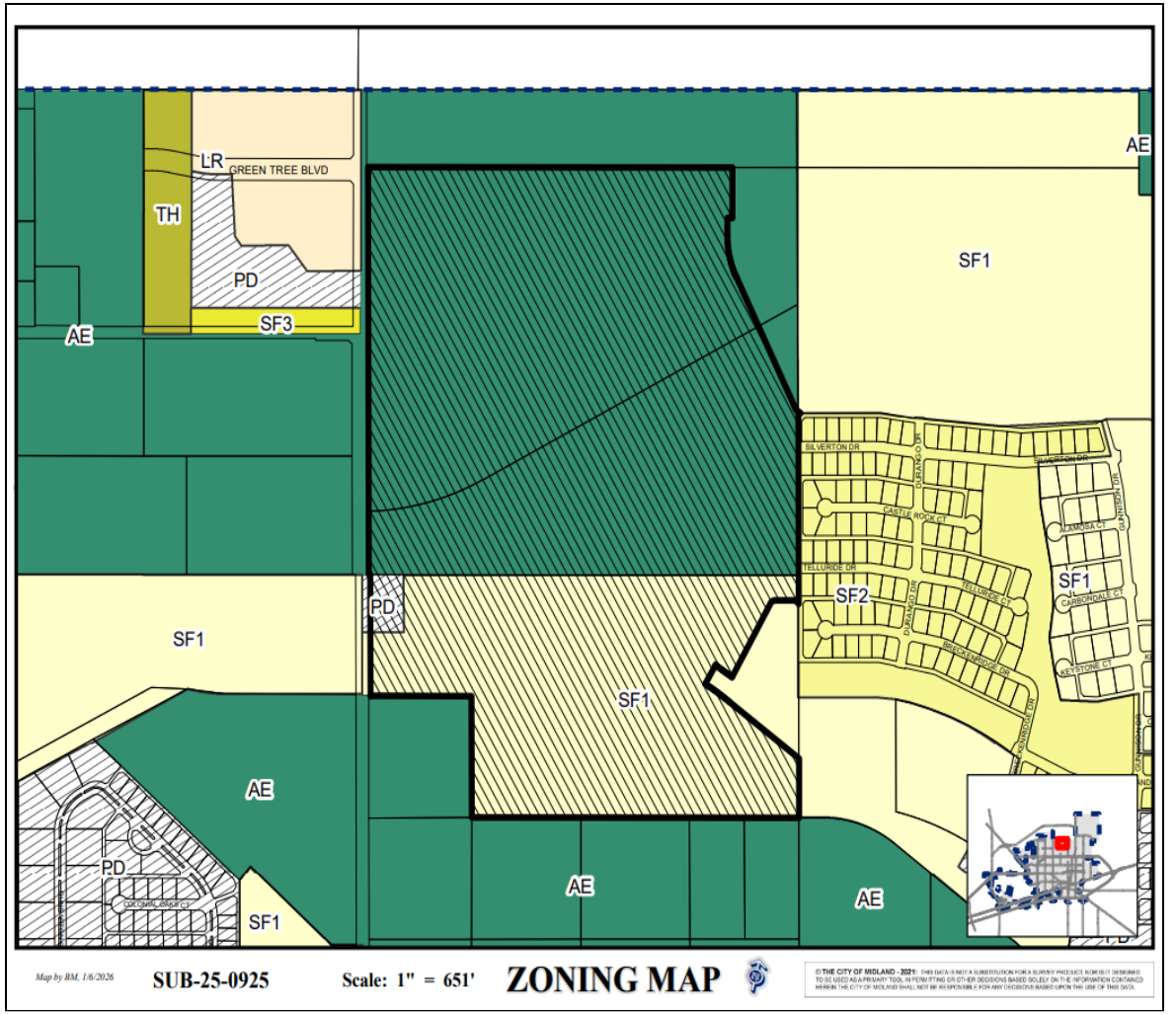
- **Acreage:** 187.60 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 385



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ZONING

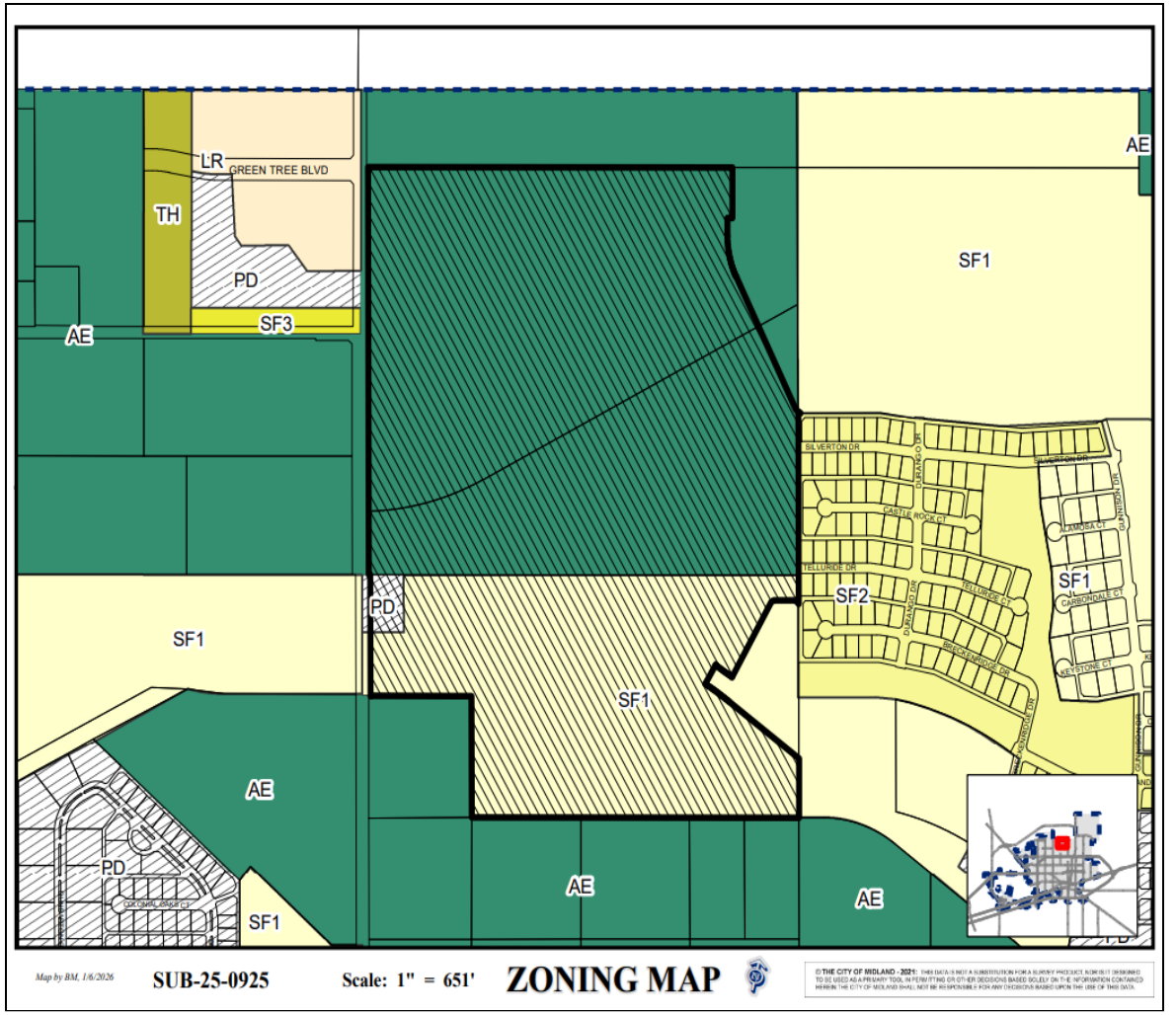
- **Current Zoning:** SF-1, Single-Family Dwelling District in part, AE, Agricultural Estate District, in part, and PD, Planned Development District for a Shopping Center, in part
- **Surrounding Zoning:**
  - **North/South:** AE, Agricultural Estate District



4

ZONING

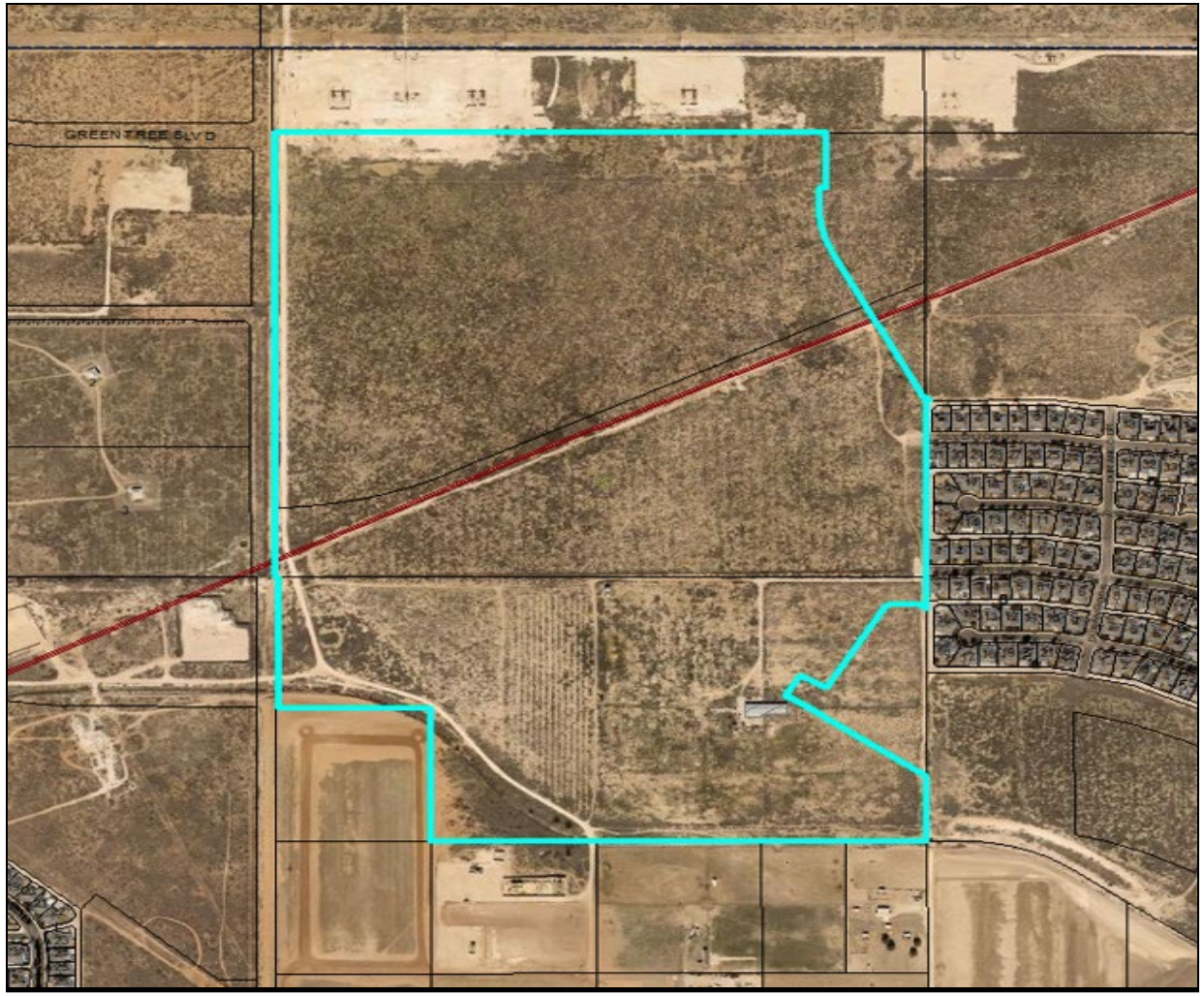
- **East:** SF-1, Single-Family Dwelling District and SF-2, Single-Family Dwelling District
- **West:** AE, Agricultural Estate District, SF-1, Single-Family Dwelling District, SF-3, Single-Family Dwelling District, and PD, Planned Development District for a Housing Development



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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



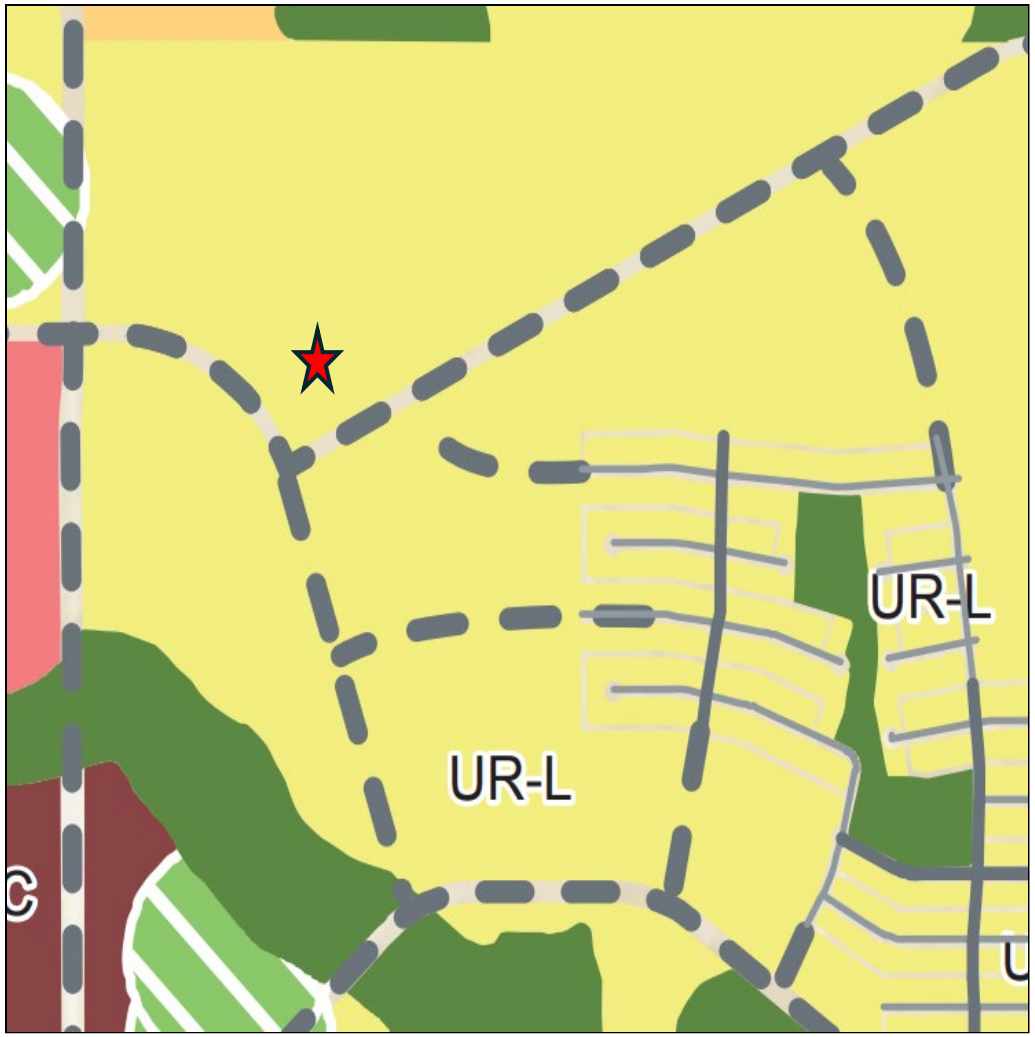
MIDLAND
Be the Energy!



On Silverton Drive, Looking West

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 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.



Planning and Zoning Commission Meeting

Item Number:	**13.**
Meeting Date:	**February 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 3, being a 19.13-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet east of North County Road 1280.)**

Purpose:

Maverick Engineering, on behalf of Resource Enterprises, LLC, is requesting to plat a 19.13-acre tract of land located at 10110 West County Road 72 into 5 lots for future industrial use.

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:
No impact

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: No public frontage. No paving public improvements will be required. [For Applicant’s Information Only.]

WATER: No public frontage. No water public improvements will be 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: No public frontage. No sewer public improvements will be required. [For Applicant’s Information Only.]

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: No public frontage. No sidewalk public improvements will be required. [For Applicant’s Information Only.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

Not in the City limits- no oil or gas jurisdiction. This area has non-permitted wells and the required minimum distance from any structure to a wellbore is 135’. Please add a 135’ radius around the well bore of the NOBLES 32/2D. Failure to recognize and illustrate spacing could prevent receiving city permits for structures. Add to Developers Notes: No occupied residence or commercial buildings are allowed within the 135’ well radius.

GIS: (Approved)

Provide another set of x-y coordinates. Label block on visual. Block is 1, modify lot numbers to match this.

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH: (Approved)

Yes, the health department will review applications from the 5 proposed lots of Crossroads Addition, Section 3, PLAT OF A 19 ACRE TRACT OF SECTION 32, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lot 1 is 3.9 acre, lot 2 is 4 acre, lot 3 is 4 acre, lot 4 is 4 acre, lot 5 is 2.8 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

SURVEYOR: (Approved)

Plat closes, everything looks good

PLANNING: (Approved with Conditions)

Legal description should read “Being a 19.13-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.” [Informational]

For the certificate of approval, change the chairman to Joshua Sparks [Informational]

Staff recommends approval of the Preliminary Plat of Crossroads Addition, Section 3, subject to condition A.

Conditions:

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

Attachments:

A. P-26-2458, Combined files
B. P&Z - - Crossroads Addition, Section 3 Preliminary Plat

Madelim Jaquez, Development Services — Created/Initiated - 1/22/2026
Landon Ochoa, Development Services — Final Approval - 1/28/2026

MIDLAND Planning Division

Preliminary Plat Application

For Office Use Only
SUB-26-0927
P-____-_____

Subdivision Name: CROSSROADS ADDITION, SECTION 3
(Must be named in accordance with 11-2-5(A)4 of the City Code)

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

Property Owner Print Name: RESOURCE ENTERPRISES LLC		Phone #: Email:	
Address: PO BOX 60509	City: MIDLAND	State: TX	Zip: 79711

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)

Plat Information	Total Acreage: 19.13
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):	Date:
Property Owner (printed):	

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

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

If acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature) Ashley Davis

Subscribed and sworn to before me, this 6th day of January, 2026, 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# 5717	☑ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature:	Date:

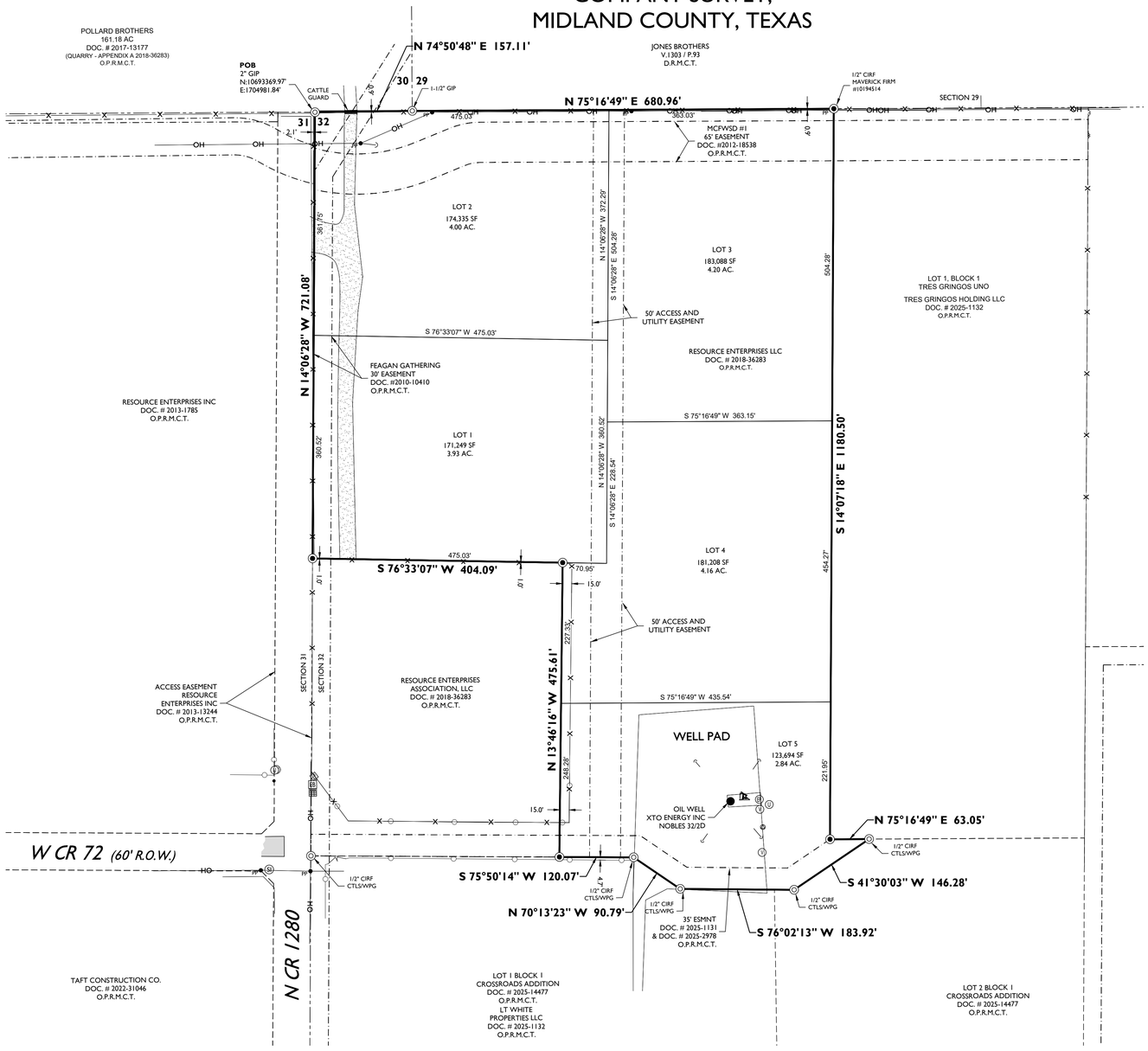
RECEIVED

JAN 06 2026

Initial: MK

CROSSROADS ADDITION, SECTION 3

BEING A 19.13 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS



SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.999883304 AT NGS ARP 2 MAF.*
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 SKETCH/PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

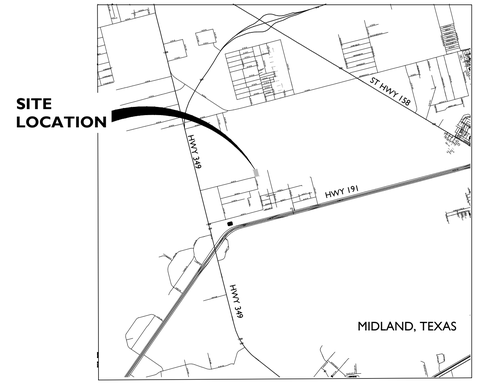
DEVELOPMENT NOTES

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F, 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..



VICINITY MAP

N.T.S.

FIELD NOTE DESCRIPTION OF A 19.13 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS and PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF A CALLED 73.59 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2018-36283 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT N (y) 10693369.97, E(x) 1704981.84, A 2 INCH GALVANIZED IRON PIPE FOUND IN THE SOUTH LINE OF SECTION 30, SAME BLOCK, AND A CALLED 161.18 ACRE TRACT IN DOCUMENT NUMBER 2017-13177 OF SAID "OPR", AT THE NORTHEAST CORNER OF A CALLED 60.00 FOOT ACCESS EASEMENT DESCRIBED IN DOCUMENT NUMBER 2013-13224 OF SAID "OPR", BEING THE NORTHWEST CORNER OF SAID CALLED 73.59 ACRE TRACT AND SAID SECTION 32 FOR THE NORTHWEST CORNER HEREOF;*

THENCE *N.74°50'48"E., 157.11 FEET TO A ONE AND ONE HALF INCH GALVANIZED IRON PIPE BEING THE SOUTH COMMON CORNER OF SAID SECTION 30 AND SECTION 29, SAME BLOCK, BEING THE SOUTHWEST CORNER OF A TRACT AS CONVEYED IN VOLUME 1303 ON PAGE 93 OF THE DEED RECORDS OF SAID MIDLAND COUNTY FOR AN ANGLE POINT HEREOF;*

THENCE *N.75°16'49"E., ALONG SAID SECTION 29, 680.96 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM# 10194514" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE TRES GRINGO UNO ADDITION AS DEPICTED ON A PLAT RECORDED AS DOCUMENT NUMBER 2025-5684 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY FOR THE NORTHEAST CORNER HEREOF;*

THENCE *S.14°07'18"E., ALONG SAID LOT 1, 1180.50 FEET TO AN "RPC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 FOR AN INTERIOR CORNER HEREOF;*

THENCE *N.75°16'49"E., ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF AN ACCESS EASEMENT AS DEDICATED IN DOCUMENTS NUMBER 2025-1131 AND 2025-2978 OF SAID "OPR", 63.05 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED CTLS/WPG (CTLS/WPG) FOUND IN THE NORTH LINE OF A CALLED 14.405 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2025-1132 IN SAID "OPR" AT THE MOST EASTERLY CORNER OF SAID EASEMENT AND HEREOF;*

THENCE *THE FOLLOWING 4 COURSES AND DISTANCES ALONG THE LINE COMMON TO SAID EASEMENT AND SAID 14.405 ACRE TRACT.*

1. *S.41°30'03"W., 146.28 FEET TO A "CTLS/WPG";*
2. *S.76°02'13"W., 183.92 FEET TO A "CTLS/WPG";*
3. *N.70°13'23"W., 90.79 FEET TO A "CTLS/WPG";*
4. *S.75°50'14"W., 120.07 FEET TO AN "RPC" SET AT A POINT FOR THE WEST SOUTHWEST CORNER HEREOF;*

THENCE *N.13°46'16"W., AT 35.05 FEET PASSING THE NORTH LINE OF SAID EASEMENT, AT 55.66 FEET CROSSING A CHAIN LINK FENCE FROM WHICH A FENCE CORNER IS 15.00 FOOT RIGHT, CONTINUING PARALLEL AND 15 FOOT DISTANT FROM SAID FENCE, AT 474.61 FEET CROSSING SAID FENCE, IN ALL 475.61 FEET TO AN "RPC" SET FOR AN INTERIOR CORNER HEREOF;*

THENCE *S.76°33'07"W., PARALLEL TO AND 1.00 FOOT DISTANT FROM SAID FENCE, 404.09 FEET TO AN "RPC" SET ON THE EAST LINE OF SECTION 31, SAME BLOCK, FOR THE WEST LINE OF SAID SECTION 32 FOR THE WEST SOUTHWEST CORNER HEREOF;*

THENCE *N.14°06'28"W., ALONG SAID SECTION LINE, 721.08 FEET TO THE POINT OF BEGINNING, CONTAINING 19.13 ACRES OF LAND.*



0' 100' 200' 300'

SCALE 1" = 100'

LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- EXISTING ELECTRIC PEDISTAL
- EXISTING VALVE
- UTILITY MARKER
- OIL WELL
- EXISTING PUMP JACK
- EXISTING ELECTRIC BOX
- EXISTING KEY PAD
- EXISTING UTILITY MANHOLE
- EXISTING ELECTRIC PANEL
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING GUY ANCHOR
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENT LINE
- SECTION LINE
- EXISTING FENCE
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- CONCRETE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS RESOURCE ENTERPRISES LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 32, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RESOURCE ENTERPRISES LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CROSSROADS 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: _____FOR RESOURCE ENTERPRISES 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

HO

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SLOCUM 13 RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____

PROPERTY OWNER

RESOURCE ENTERPRISES LLC
PO BOX 60509
MIDLAND, TEXAS 79711
DEED INSTRUMENT #2018-36283

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

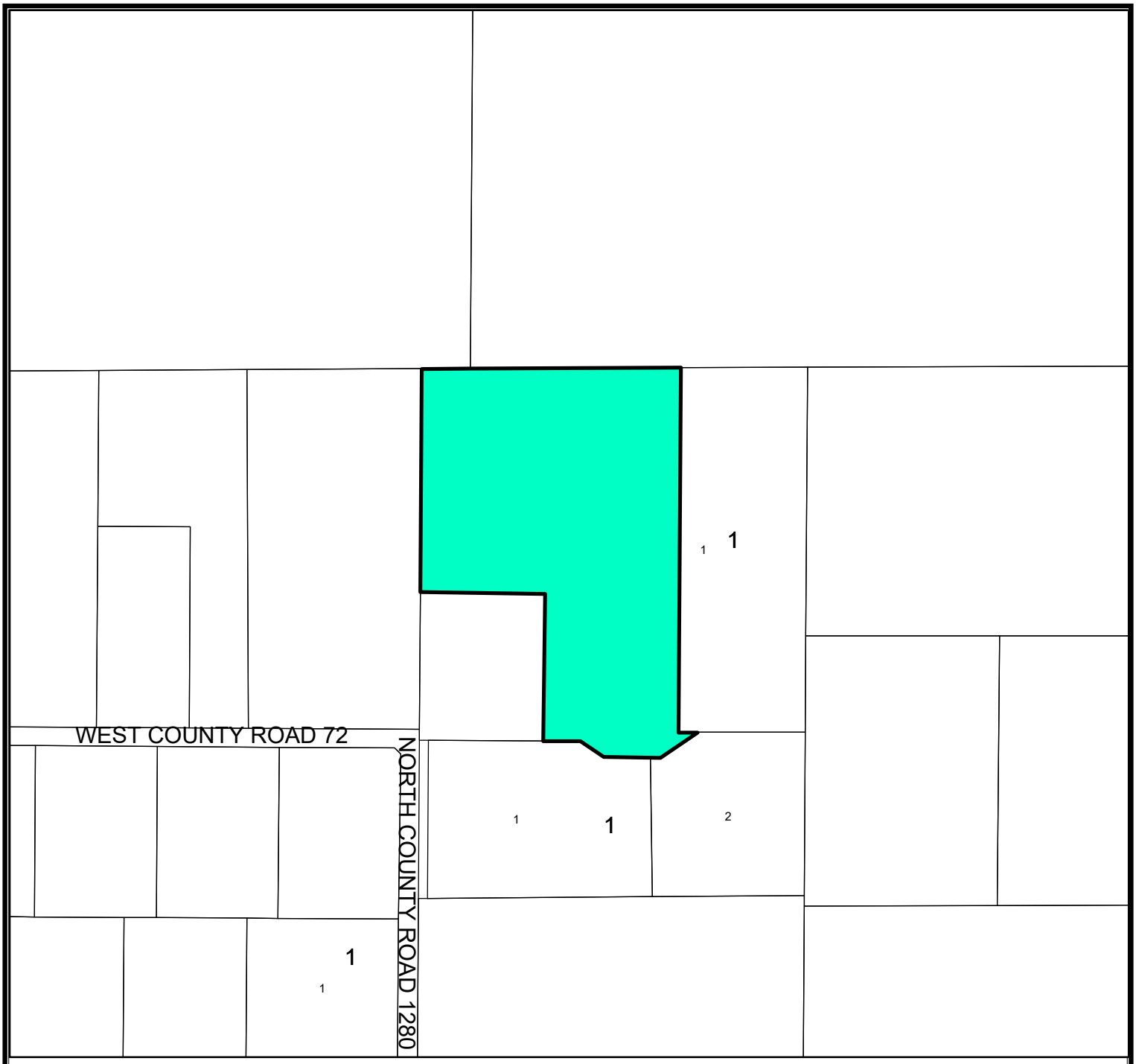
NO. _____

DATE _____

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

CROSSROADS ADDITION SECTION 3

Drawing : F:\2025\250200-HENRY STARR-CR 72 19+ ACRE INDUSTRIAL\DRAWINGS\PLAT\250200 PRELIM PLAT.DWG Last Saved By: SDavis on 12/19/25



Location Map

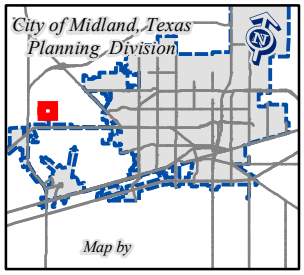
SUB-26-0927- **Scale: 1" = 463'**

Proposed plat of Crossroads Addition, Section 3, being a 19.13-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the north side of West County Road 72, approximately 500 feet east of North County Road 1280. (Extraterritorial Jurisdiction)

L E G E N D

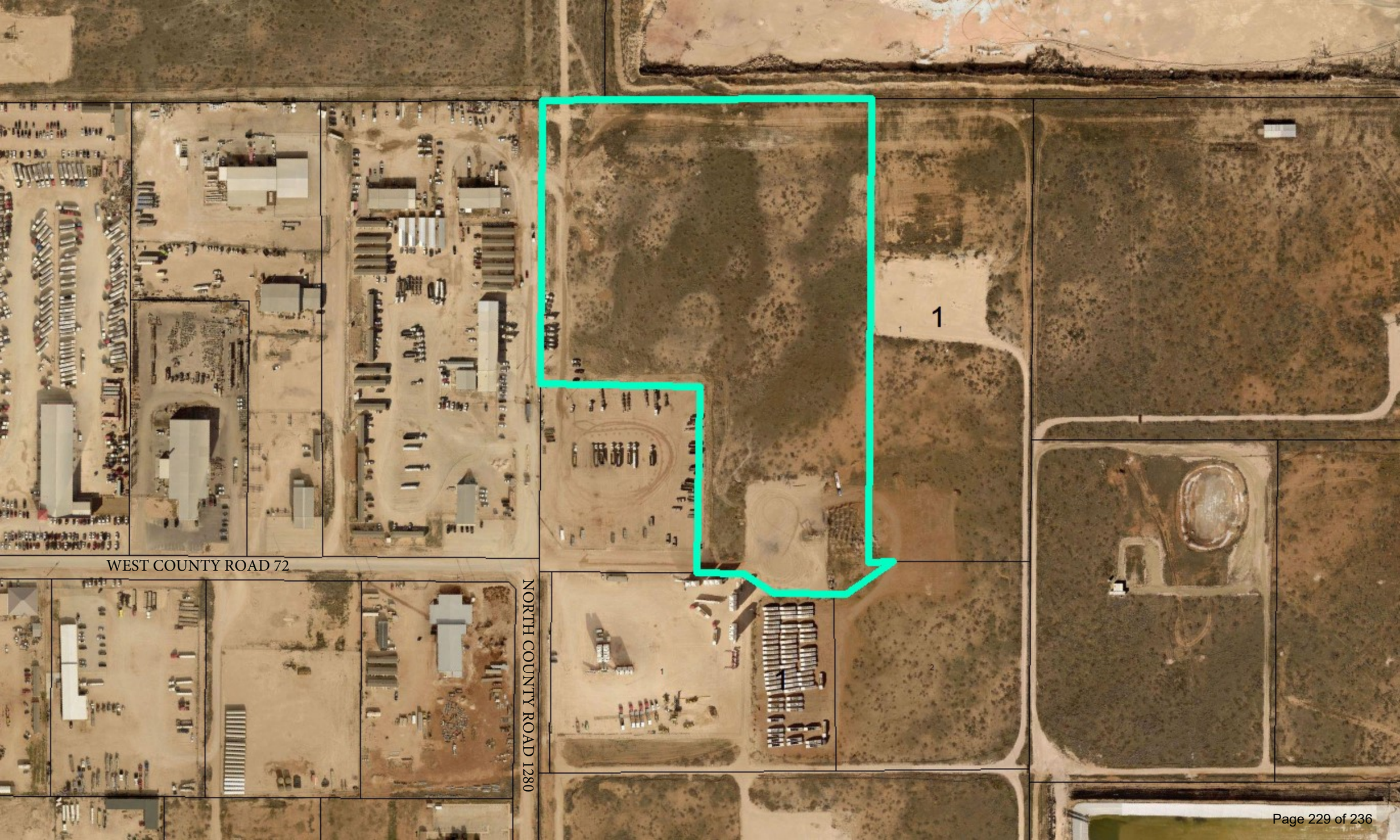
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

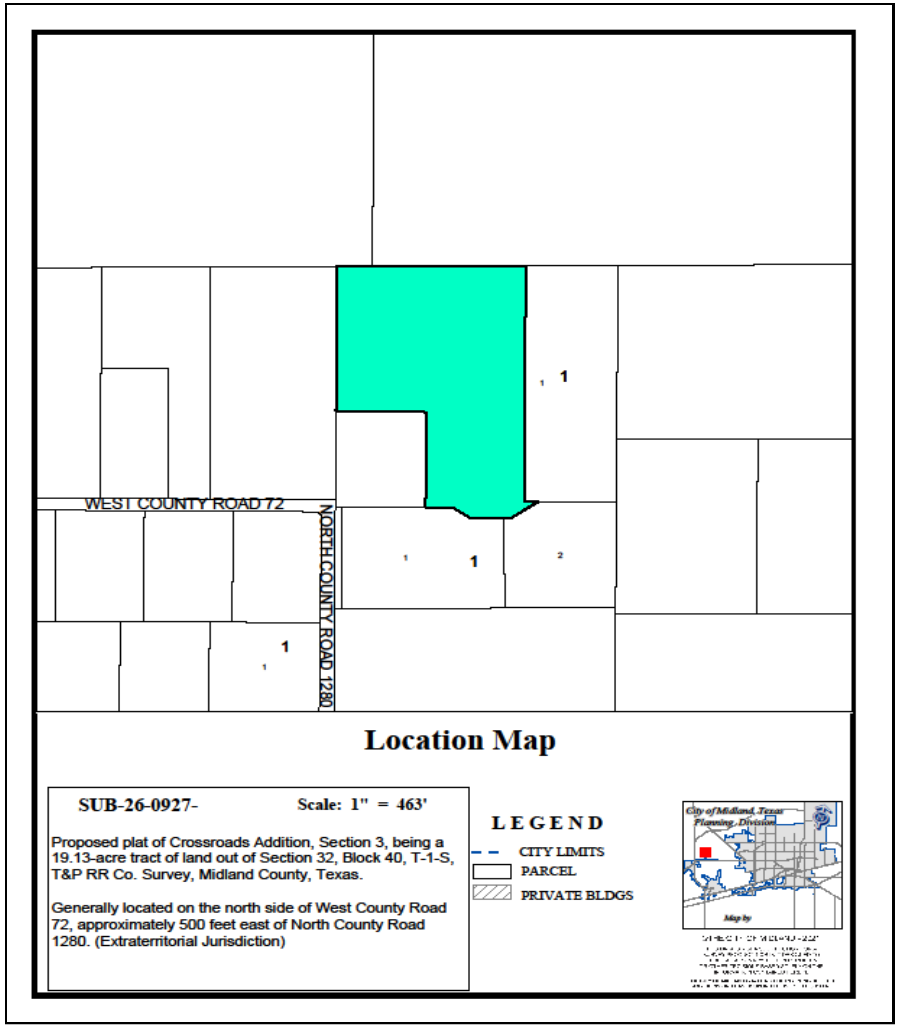
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


WEST COUNTY ROAD 72
NORTH COUNTY ROAD 1280


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

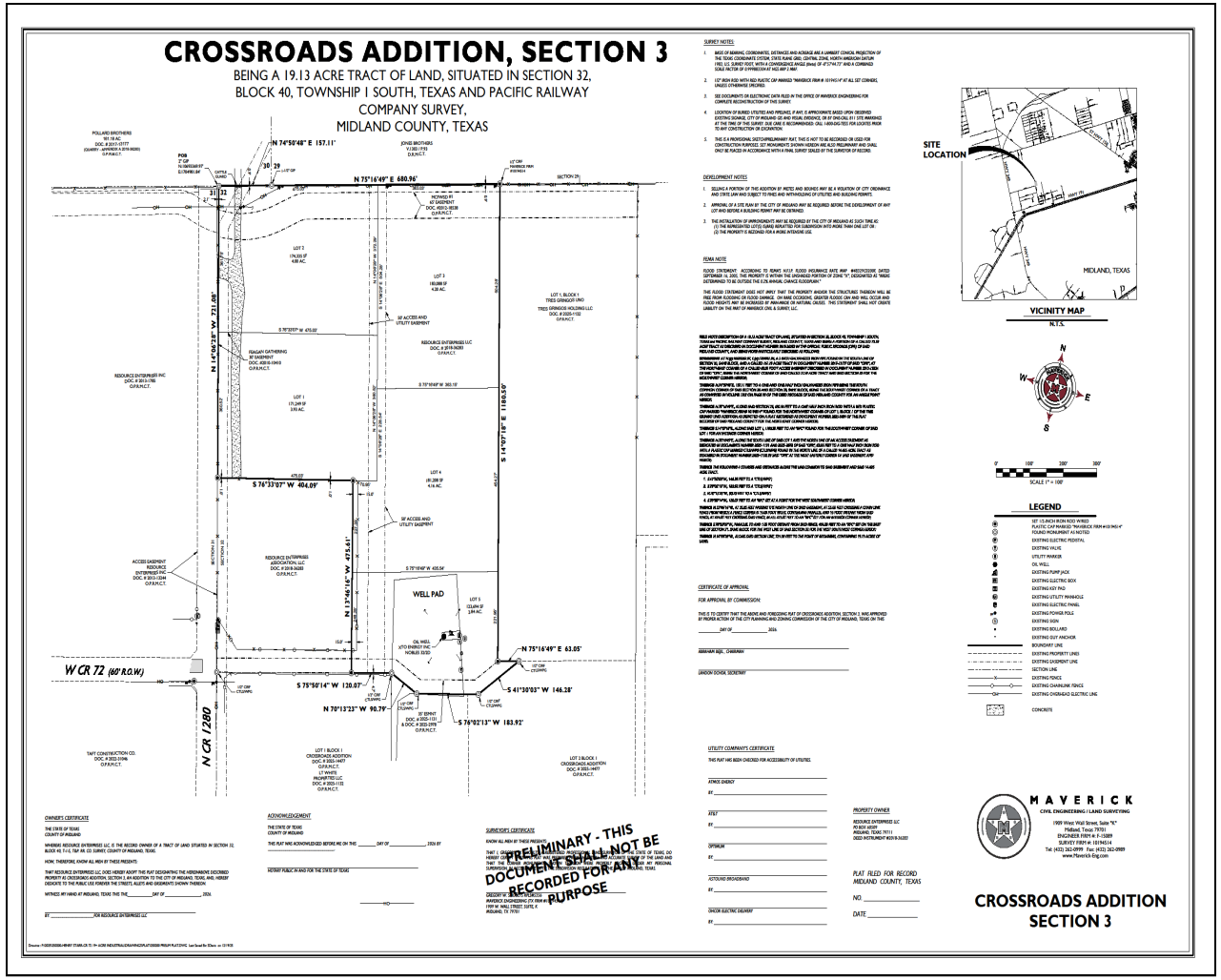
APPLICATION SUMMARY

- **Property Owner:** Resource Enterprises, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 10110 West County Road 72 (ETJ)
- **Reason for Request:** Development of industrial lots



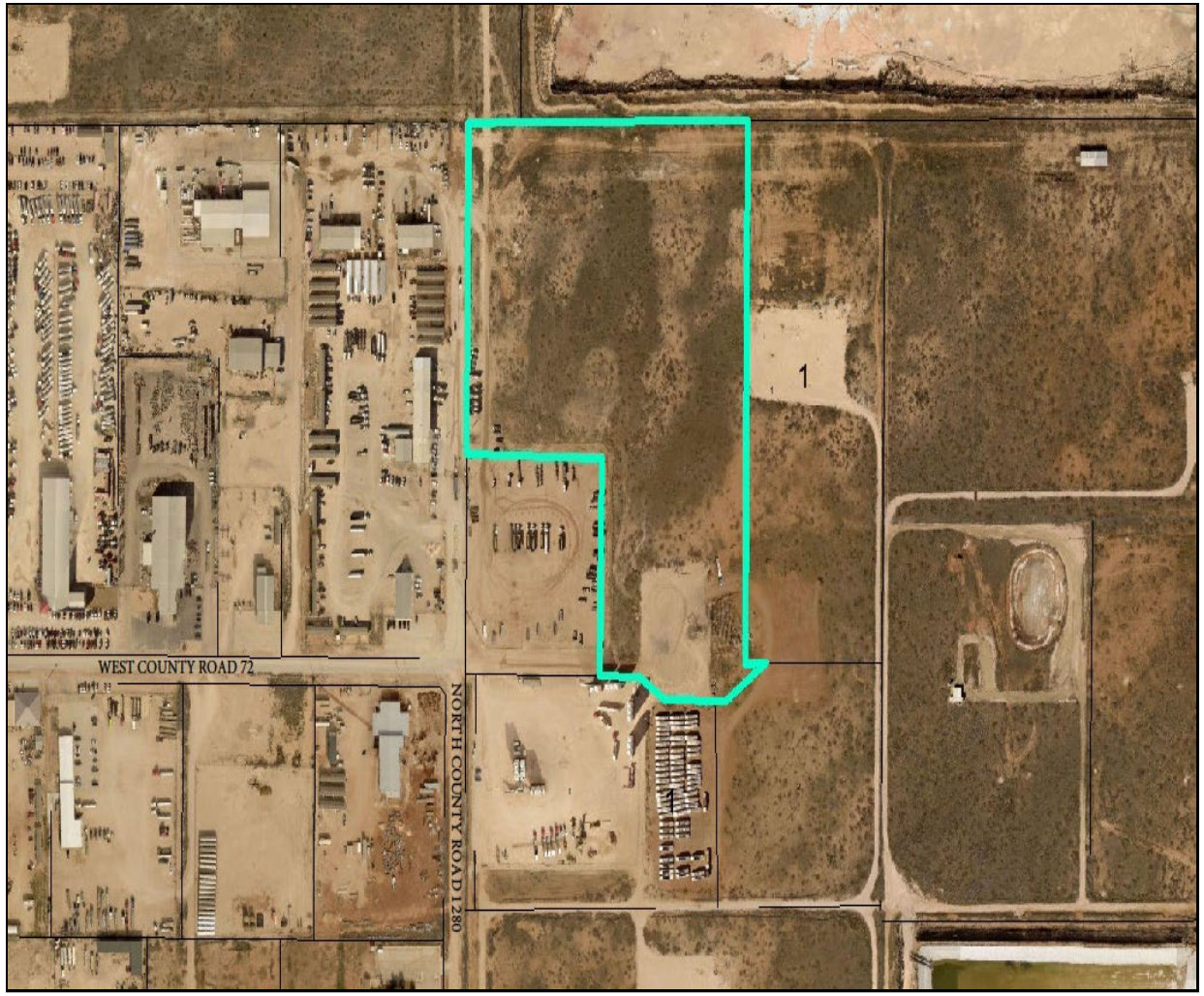
PLAT DETAILS

- **Acreage:** 19.13 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



LAND USE

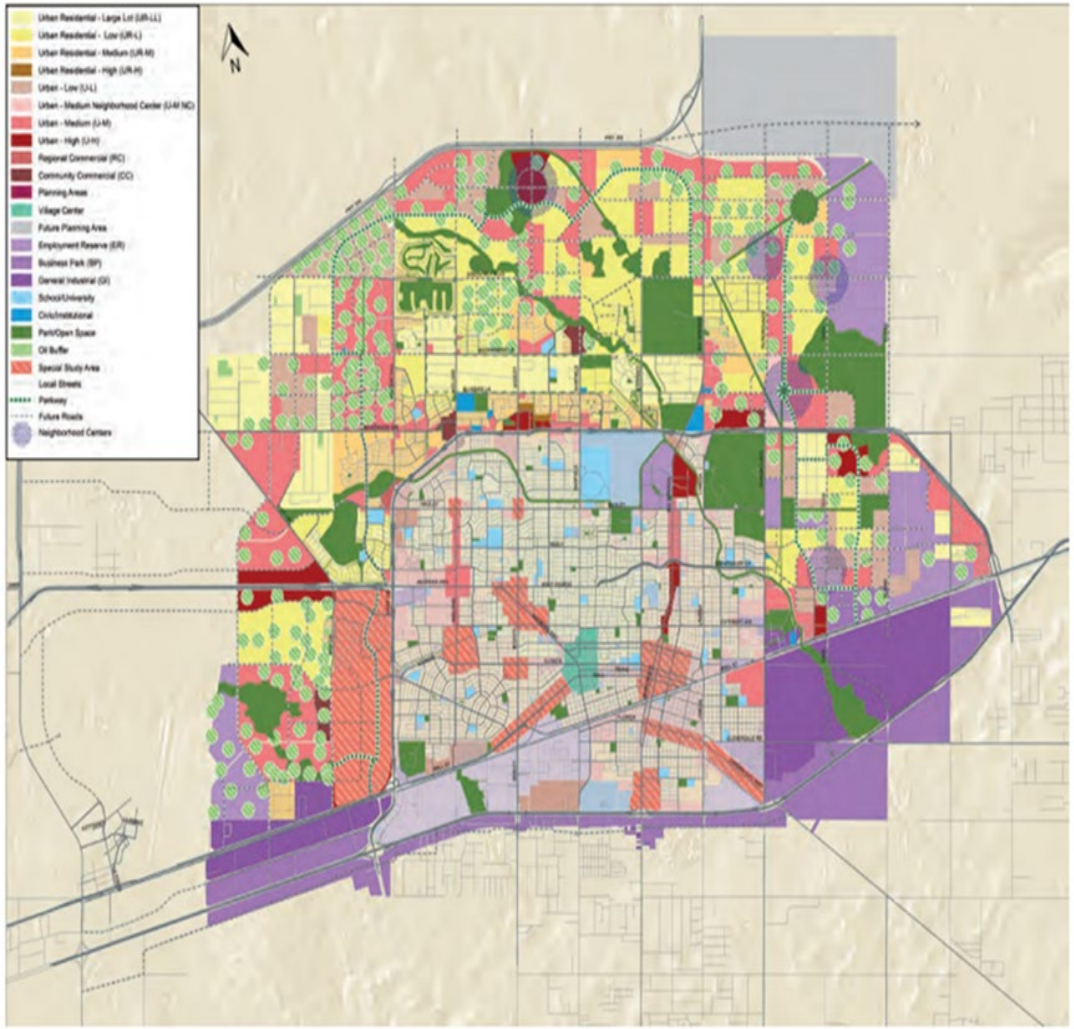
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Vacant Land
  - **South/West:** Industrial Use
- **Proposed Use:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

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

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



MISSION

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

