CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
February 17, 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 February 2, 2026, P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Mayfield Place Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas. (Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane.) **(DISTRICT: 1) (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 Final Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, and a 0.02-acre portion of East County Road 93, Saddleback Estates Addition, Section 2, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Hold a public hearing and consider a request by Billy Reynolds, on behalf of RASI Ventures, LLC, for a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District on Lots 1 and 2, Block 15, Lilly Heights Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Andrews Highway and Tarleton Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Hold a public hearing and consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on a 5,724 square foot portion of Lot 3A, Block 3, Mayfield Place Addition, Section 8, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North

Midkiff Road and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Hold a public hearing and consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on a 15,061 square foot portion of Lot 3A, Block 3, Mayfield Place Addition, Section 8, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Hold a public hearing and consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a bar, on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Carrizo Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. - Hold a public hearing and consider a Preliminary Plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, and all of Tract 3, Primitive Baptist Church Tract, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

10. - Hold a public hearing and consider a Preliminary Plat of Avalon Addition, Section 7, being a replat of Lot 20A, Block 6, Avalon Addition, Section 4, the east 26 feet of Lot 17, all of Lot 18, and the west 14.5 feet of Lot 19, Block 6, Avalon Addition, City and County of Midland, Texas. (Generally located on the south side of Stanolind Avenue, approximately 125 feet west of North I Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Hold a public hearing and consider a request by Ky Ellison for a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District on a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

12. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midland Regency Partners, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, in part, LR, Local Retail District, in part, RR, Regional Retail District, in part, and PD, Planned Development District for a Transition District, in part to RR, Regional Retail District on Blocks 21 and 22, Replat of Blocks 21 and 22 of Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Humble Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights Addition, Section 15, being a replat of Blocks 21 and 22, Replat of Blocks 21 and 22 of Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Humble Avenue and North Big Spring Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY**

OF LIFE AND PLACE)

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 6, being a 4.086-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West State Highway 158, approximately 220 feet east of Bear Drive.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of South Park Addition, Section 8, being a replat of Lot 1A, Block 44, Lot 2A, Block 43, and Lot 3, Block 1, South Park Addition, Section 6, and the south 0.42 acres of the east 1.00 acre of the west 2.00 acres of Tract 1, Bizzell-Kiser Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Corporate Plaza, Section 28, being a replat of Lot 2B, Block 1, Corporate Plaza, Section 19, and Lot 3, Block 3, Corporate Plaza, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Spring Park Drive and Edwards Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Country Sky Addition, Section 31, being a replat of Lots 29 and 30, Block 3, Country Sky Addition, Section 28, City and County of Midland, Texas. (Generally located on the west side of the intersection of Desert Wind and Wind Chase.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of 349 Ranch Estates, Section 29, being a replat of Lot 9, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the east side of Kanawha, approximately 125 feet north of Washita.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Edwards Addition, Section 3, being a replat of the east 55 feet of Lots 12 and 13, Block 1, Edwards Addition, City and County of Midland, Texas. (Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Grassland Estates, Section 27, being a replat of Lot 11, Block 15, Grassland Estates, Section 10, City and County of Midland, Texas. (Generally located on the south side of Hathaway Court, approximately 300 feet east of Heritage Boulevard.)

(DISTRICT: 4) (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
February 2, 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, February 2, 2026.

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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the 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)**

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

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)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:35 P.M.

There was no one wishing to speak on this item.

The public hearing closed at 3:35 P.M.

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

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)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:37 P.M.

There was no one wishing to speak on this item.

The public hearing closed at 3:37 P.M.

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

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)**

Planner Lori Elliott presented this item.

The public hearing opened at 3:39 P.M.

There was no one wishing to speak on this item.

The public hearing closed at 3:40 P.M.

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

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)**

Planner Lori Elliott presented this item.

The public hearing opened at 3:43 P.M.

There was no one wishing to speak on this item.

The public hearing closed at 3:43 P.M.

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

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)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 3:49 P.M.

The applicant, Duryn Hennington, clarified that Single-Family Homes will be built on the site of the property.
Commissioner Josh Garza, expressed concern regarding utilities for the site.
Planning Division Manager, Landon Ochoa, confirmed engineering has already looked over the plan and approved it with no concerns, so it is safe to assume the applicant met the requirements of the utilities.

The public hearing closed at 3:57 P.M.

The motion failed with the following vote:
AYE: Joshua Sparks, Brennan Berry, Brian Martin
NAY: Josh Garza, Lucy Sisniega, Brandon Ofield
ABSTAIN: Dara Richardson
ABSENT: Aaron Hunter, Dara Richardson

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)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 4:01 P.M.

There was no one wishing to speak on this item.

The public hearing closed at 4:02 P.M.

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

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)**

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

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)

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

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)**

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

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)**

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

PASSED AND APPROVED _____.

Landon Ochoa, Planning Division Manager
Department of Development Services

2/11/26
Date

Joshua Sparks, Chair

Date

Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of Mayfield Place Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas. (Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane.)

Purpose:

Maverick Engineering, on behalf of Joshua R Hoisager, is requesting to plat a 3.919-acre tract of land located on the east side of Mayfield Place in order to build a single-family residence.

Current Zoning:

AE, Agricultural Estate District

Preliminary Plat Approval:

The preliminary plat was approved on December 15, 2026, by the Planning and Zoning Commission.

Final Plat Requirements:

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

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

Below are the departments' comments

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

PAVING: Mayfield roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.] WATER: 8” water exists in Mayfield Street E of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 02/03/2026. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Mayfield Place Addition, Section 9 Drainage Study, prepared by Maverick Engineering and approved by City on 12/22/2025. [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 comments.

Addressing Review: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Mayfield Place Addition, Section 9.

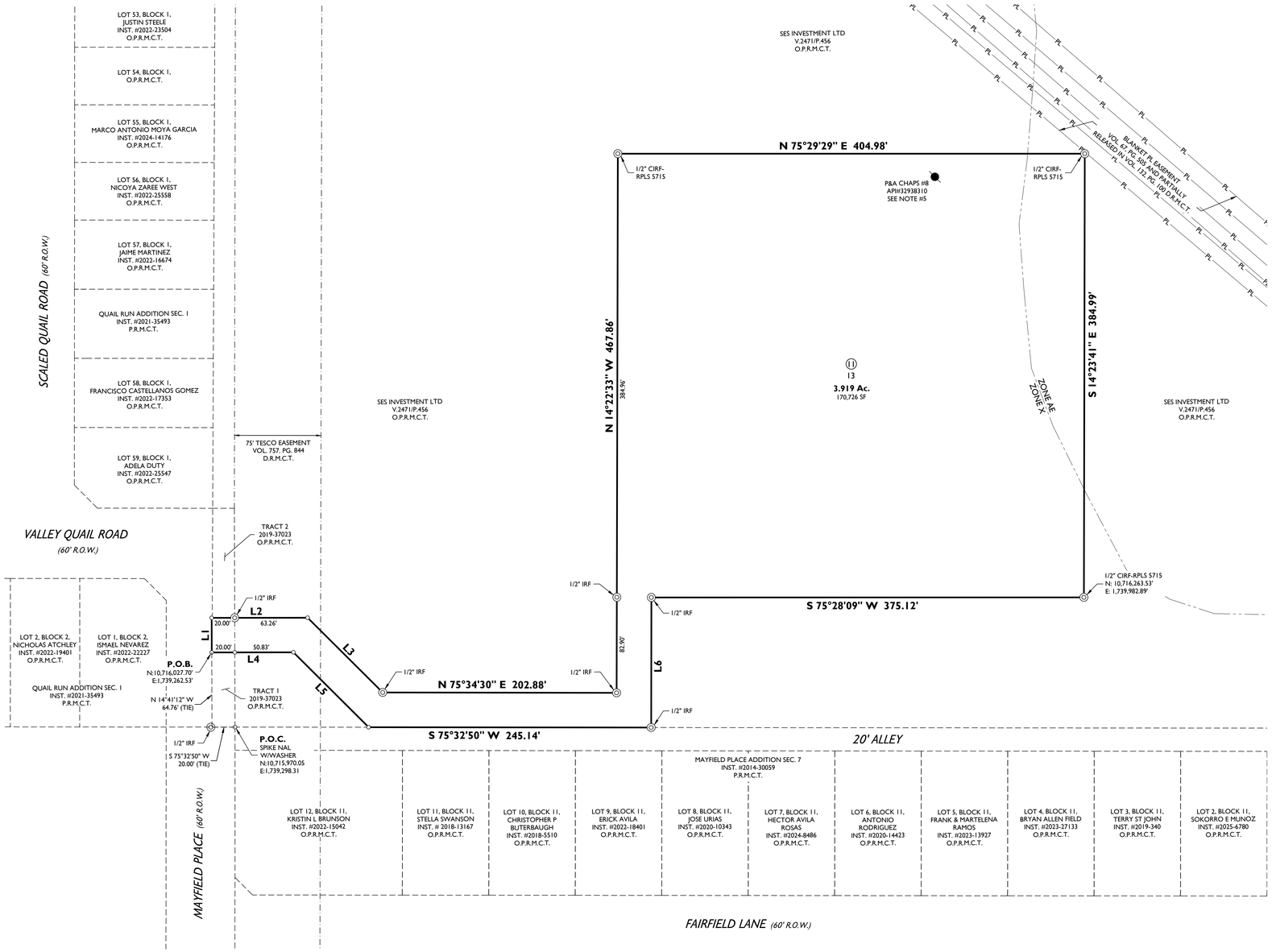
Attachments:

A. P-26-2472, Combined Files
B. P&Z - - Mayfield Addition, Section 9 Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 2/9/2026
Landon Ochoa, Development Services	Final Approval - 2/10/2026

MAYFIELD PLACE ADDITION, SECTION 9

BEING A 3.919 ACRE TRACT OUT OF SECTION 9, BLOCK X, H.P. HILLIARD 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 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.*
5. *NO STRUCTURE SHALL BE BUILT OVER A PLUGGED AND ABANDONED WELL*

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 0.99988969111 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.*

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°41'12" W	30.00'
L2	N 75°23'42" E	83.30'
L3	S 59°36'18" E	91.89'
L4	S 75°23'42" W	70.83'
L5	N 59°36'18" W	92.09'
L6	S 14°25'38" E	112.82'

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE OWNER, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 9, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSHUA R. HOISAGER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MAYFIELD ADDITION, SECTION 9, 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: JOSHUA R. HOISAGER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MAYFIELD ADDITION, SECTION 9, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

_____
JOSHUA SPARKS , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0067F, 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 PROPERTY IS ALSO WITHIN THE SHADED PORTION OF ZONE "AE", DESIGNATED AS FLOODPLAIN WITHIN DETERMINED FLOOD ELEVATION OF 2813.00'.

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____

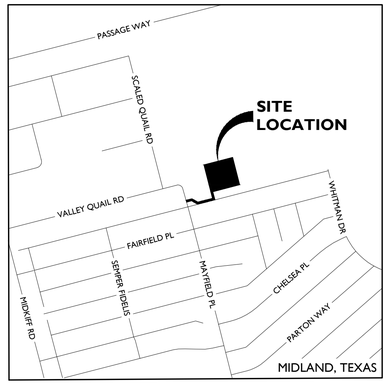
PROPERTY OWNER

JOSHUA R. HOISAGER
4823 SPRING MEADOW LANE #4
MIDLAND, TEXAS - 79705
DEED INSTRUMENT # 2025-20435
PHONE # 432-247-8766

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

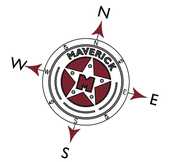
NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 50' 100' 150'

SCALE 1" = 50'

LEGEND

◎	FOUND MONUMENT AS NOTED
○	LOT CORNER
●	PLUGGED WELL
———	BOUNDARY LINE
- - - -	EXISTING PROPERTY LINES
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

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 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.

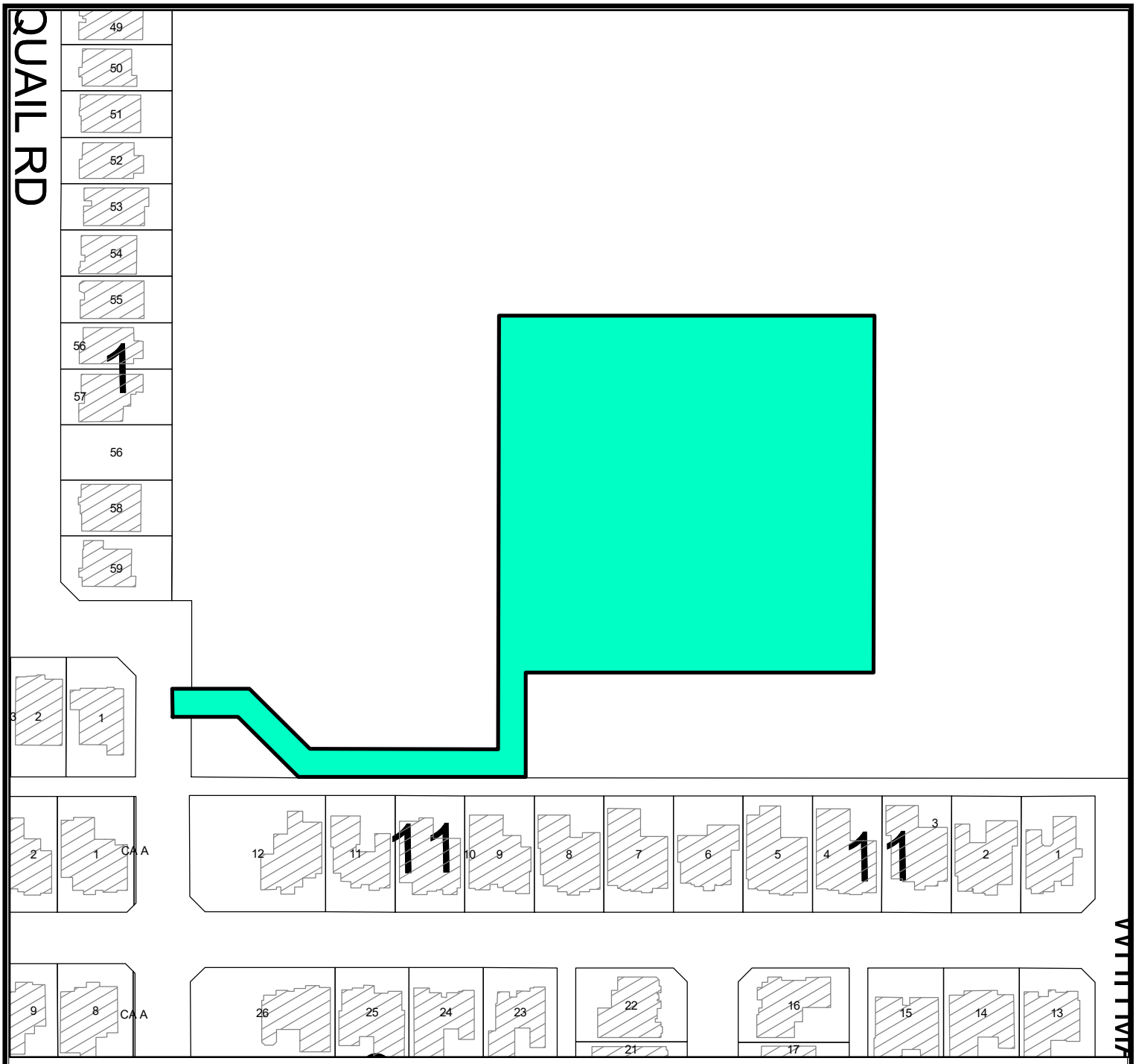
_____
GREGORY W. SHOULTS, R.P.L.S. #6356
MAVERICK ENGINEERING, TX FIRM #10194514
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

MAYFIELD ADDITION, SECTION 9

Drawing : F:\2025\250161-JOSH HOISAGER-MIDLAND FLAG LOT\DRAWINGS\PLAT\FINAL PLAT\250161 FINAL PLAT.DWG Last Saved By: JRodriguez on 2/4/26



Location Map

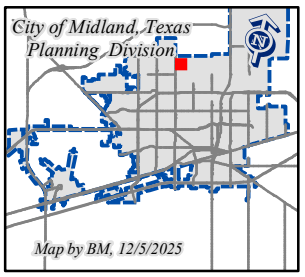
SUB-25-0901 **Scale: 1" = 154'**

Proposed plat of Mayfield Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas.

Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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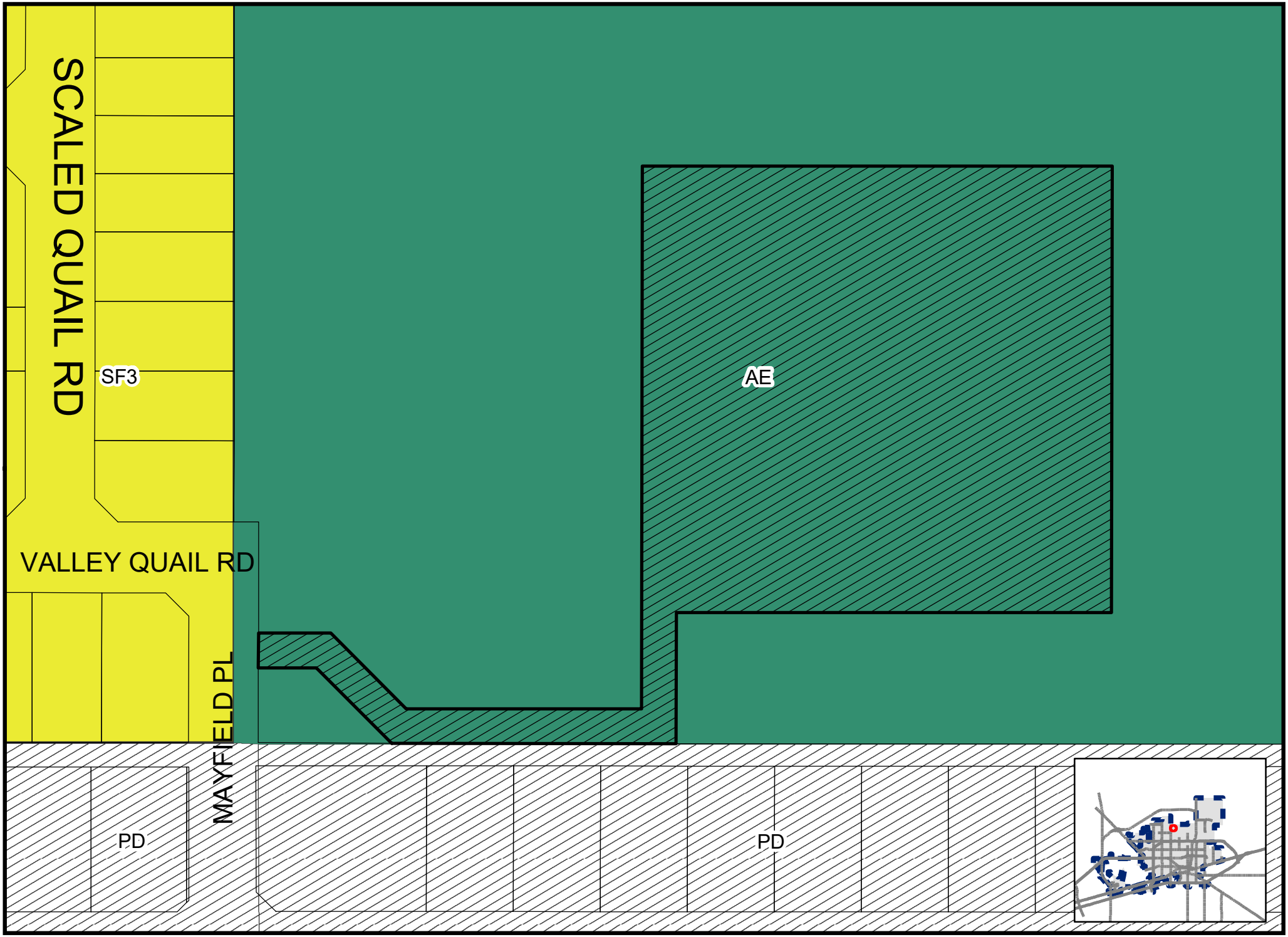
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



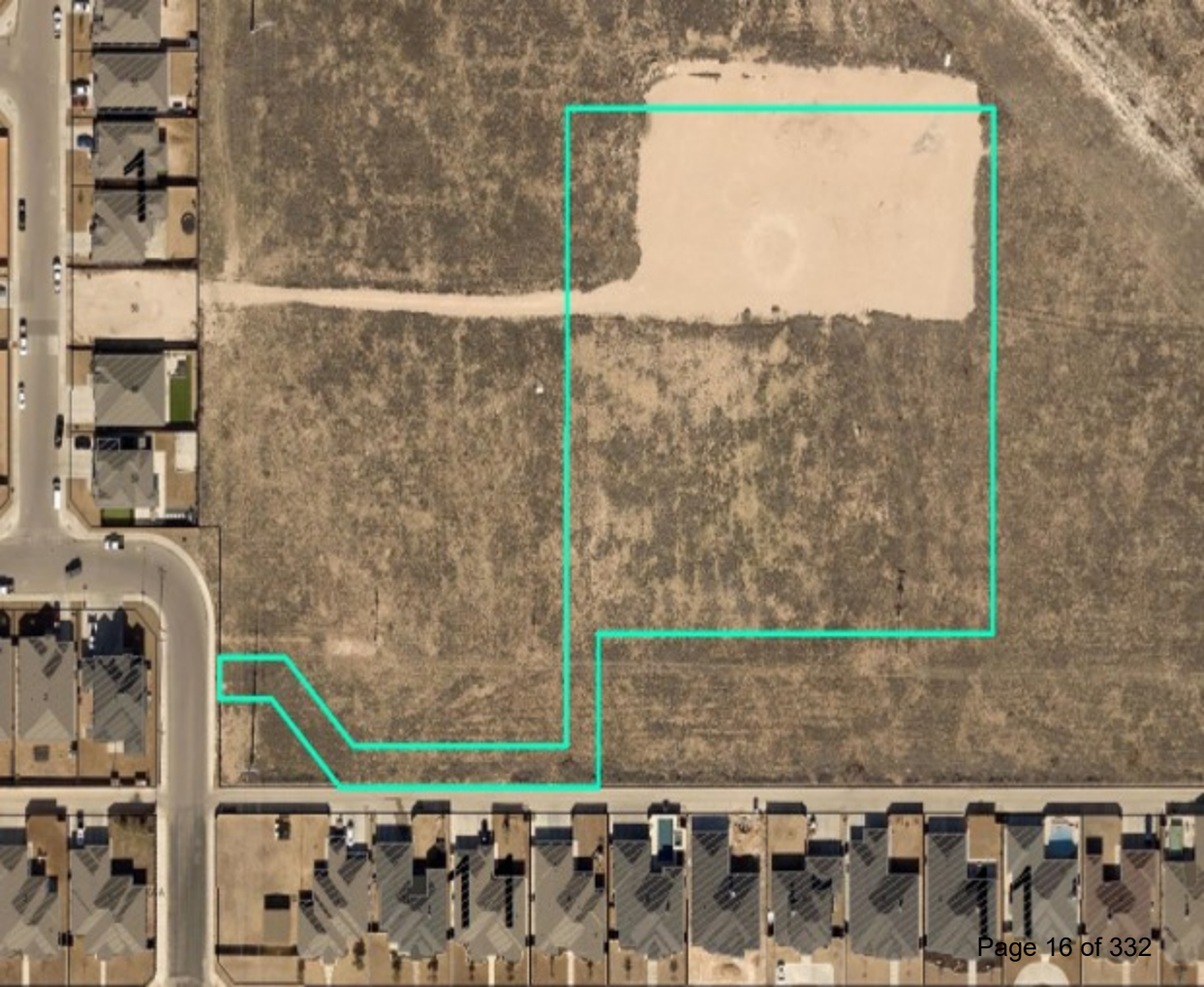
Map by BQ 9/29/25

E-25-0146

Scale: 1" = 1000'

ZONING MAP

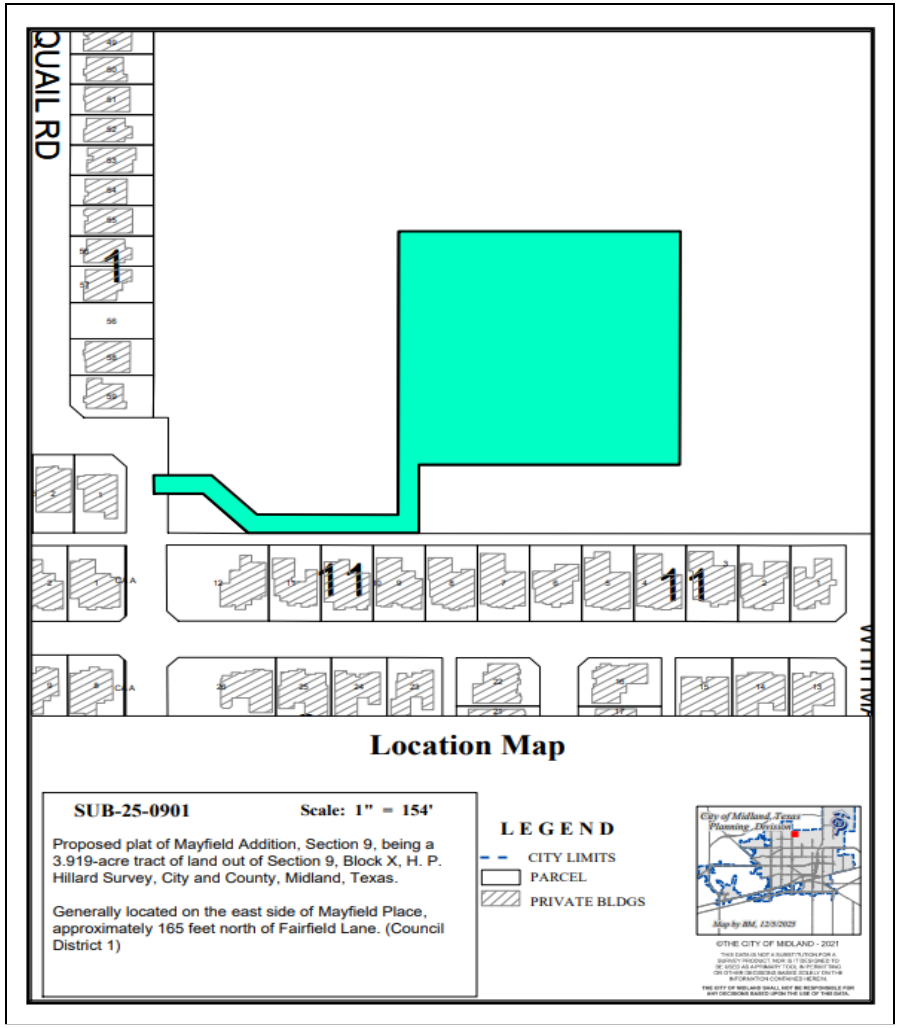
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE THEREIN BASED ON THIS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



MIDLAND
Be the Energy!
FINAL PLAT
MAYFIELD ADDITION, SECTION 9
Visit Our Website
MIDLANDTEXAS.GOV

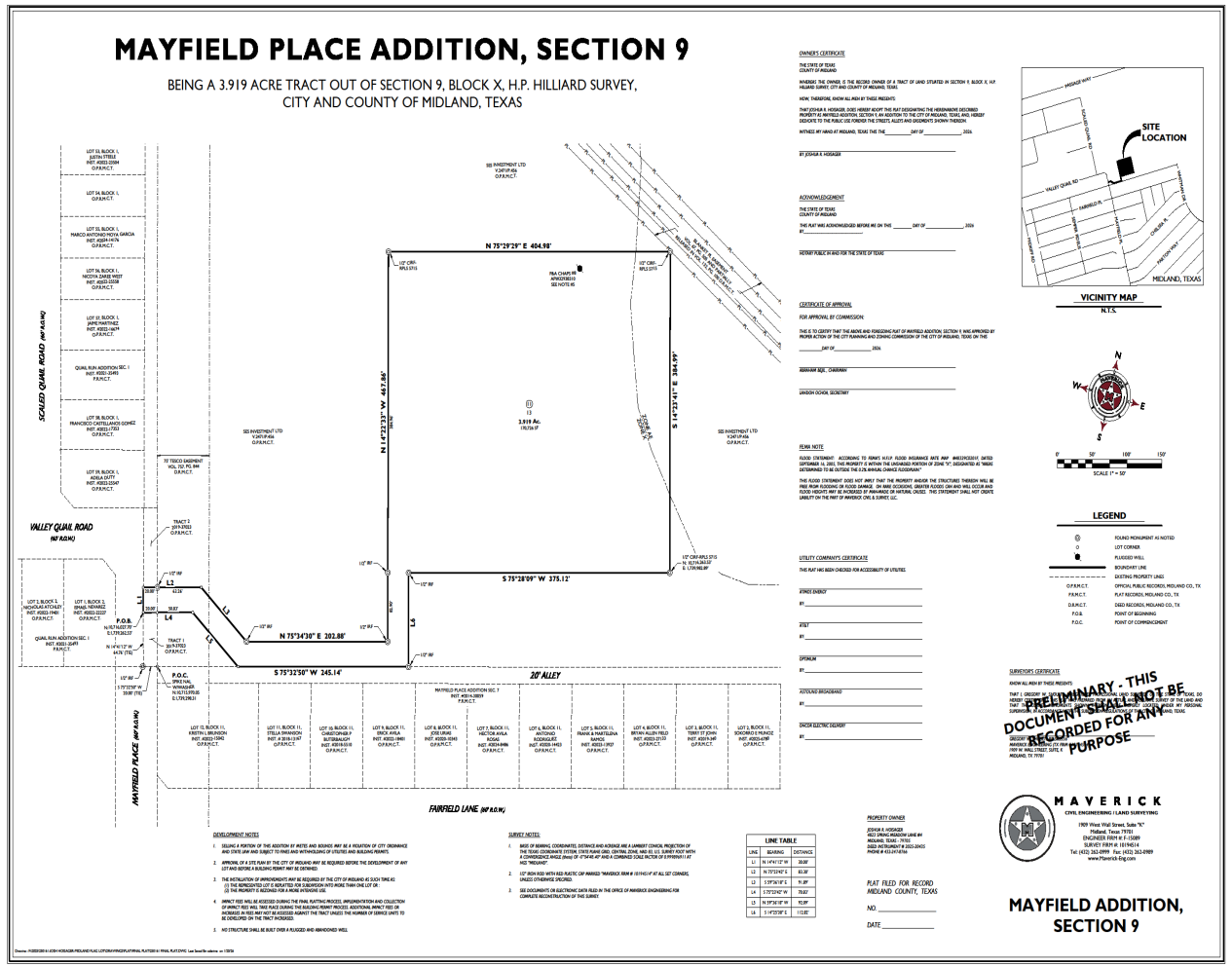
APPLICATION SUMMARY

- **Property Owner:** Joshua R. Hoisager
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane. (Council District 1)
- **Reason for Request:** To build a single-family dwelling



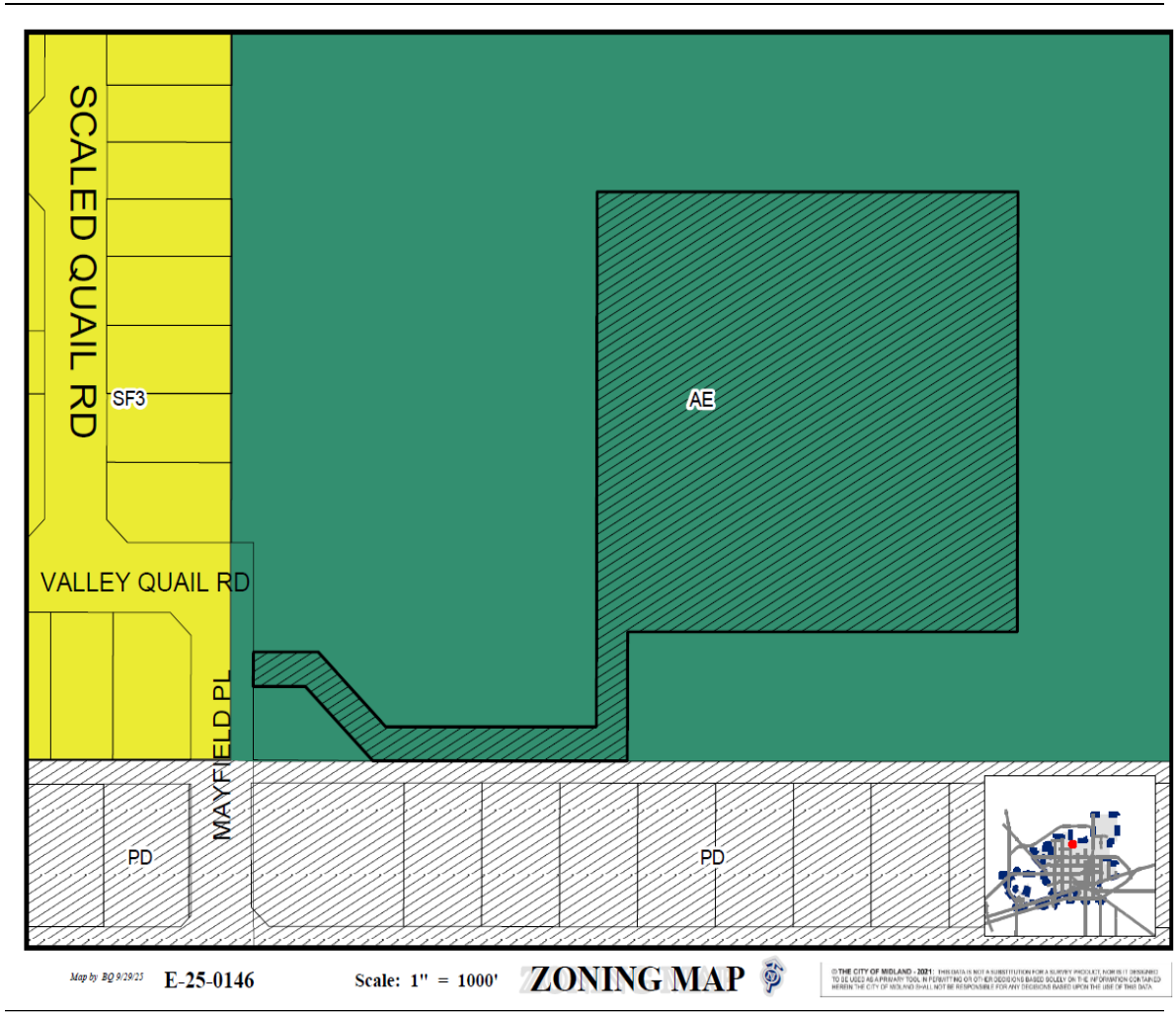
PLAT DETAILS

- **Acreage:** 3.919 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

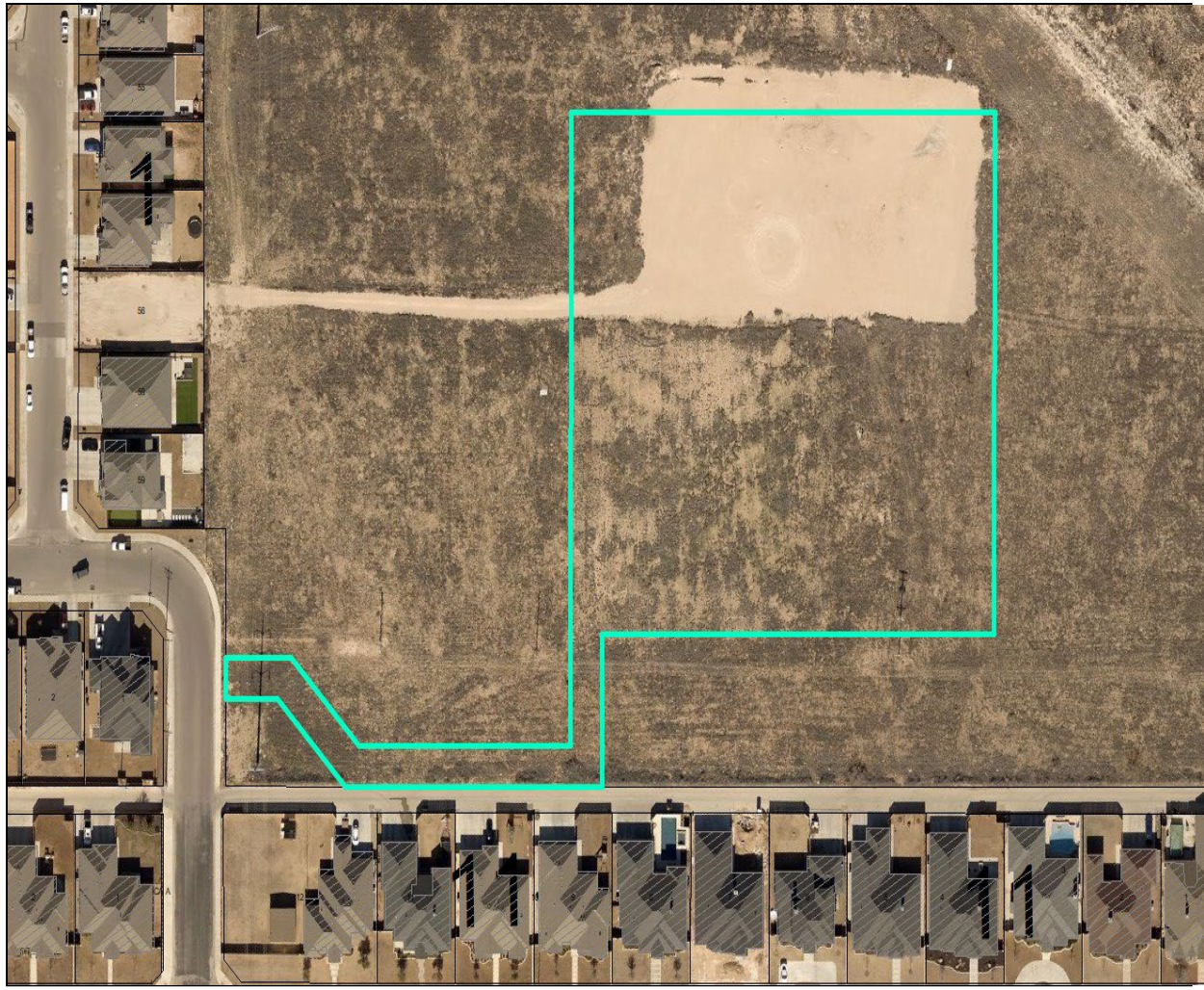
- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/East:** AE, Agricultural Estate District
  - **South:** PD, Planned Development for a Housing Development
  - **West:** SF-3, Single-Family Dwelling District



4

LAND USE

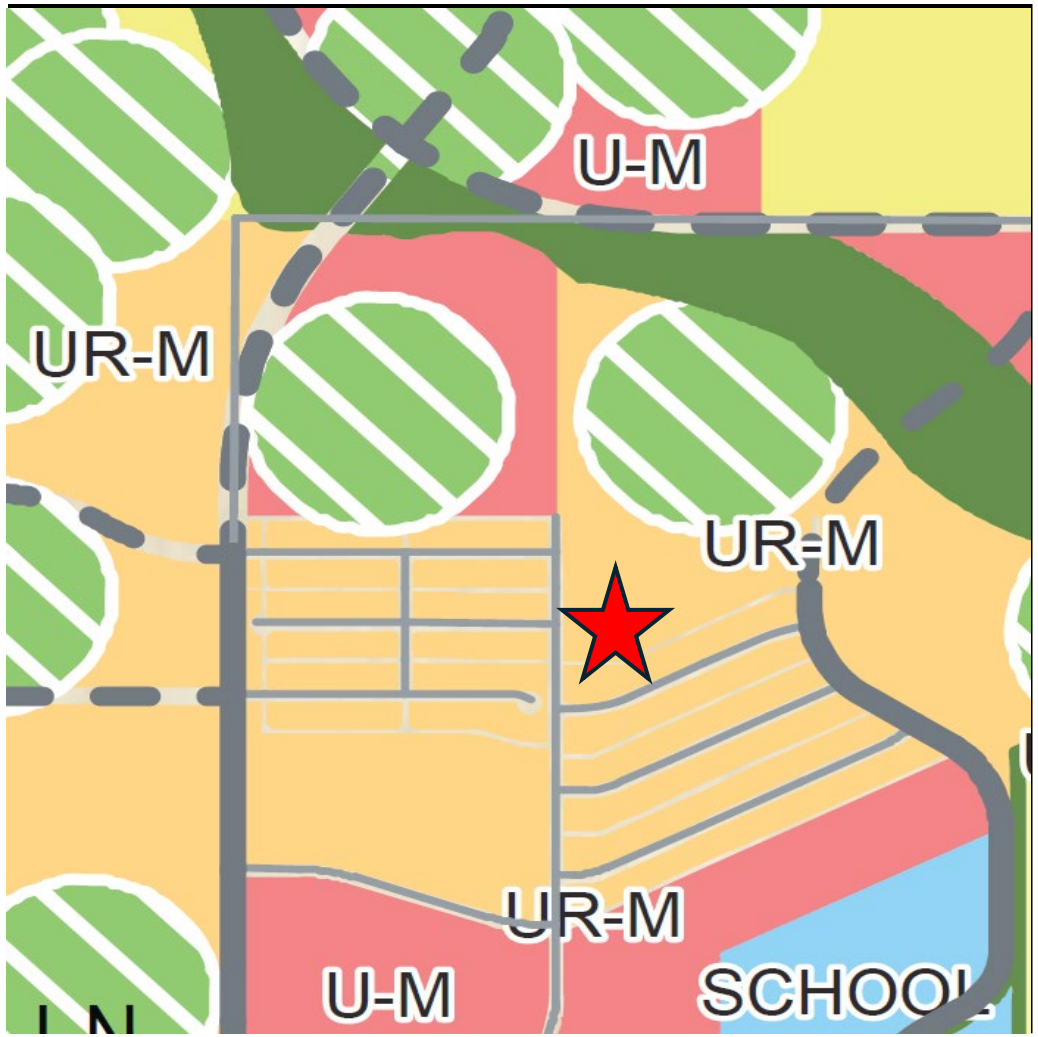
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Vacant Land
  - **South/West:** Single-Family Housing
- **Proposed Use:** Single-Family Dwelling



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

RELATED ITEMS

- A special exception was approved by City Council on November 18, 2025, in which allows the property owner to have reduced lot width.

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 17, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Hold a public hearing and consider a Final Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, and a 0.02-acre portion of East County Road 93, Saddleback Estates Addition, Section 2, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.)

Purpose:

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

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

The preliminary plat was reinstated and approved by the Planning and Zoning Commission on November 17, 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:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comment.

Addressing Review: (Approved)

County - To be addressed by MECD

Planning: (Approved)

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

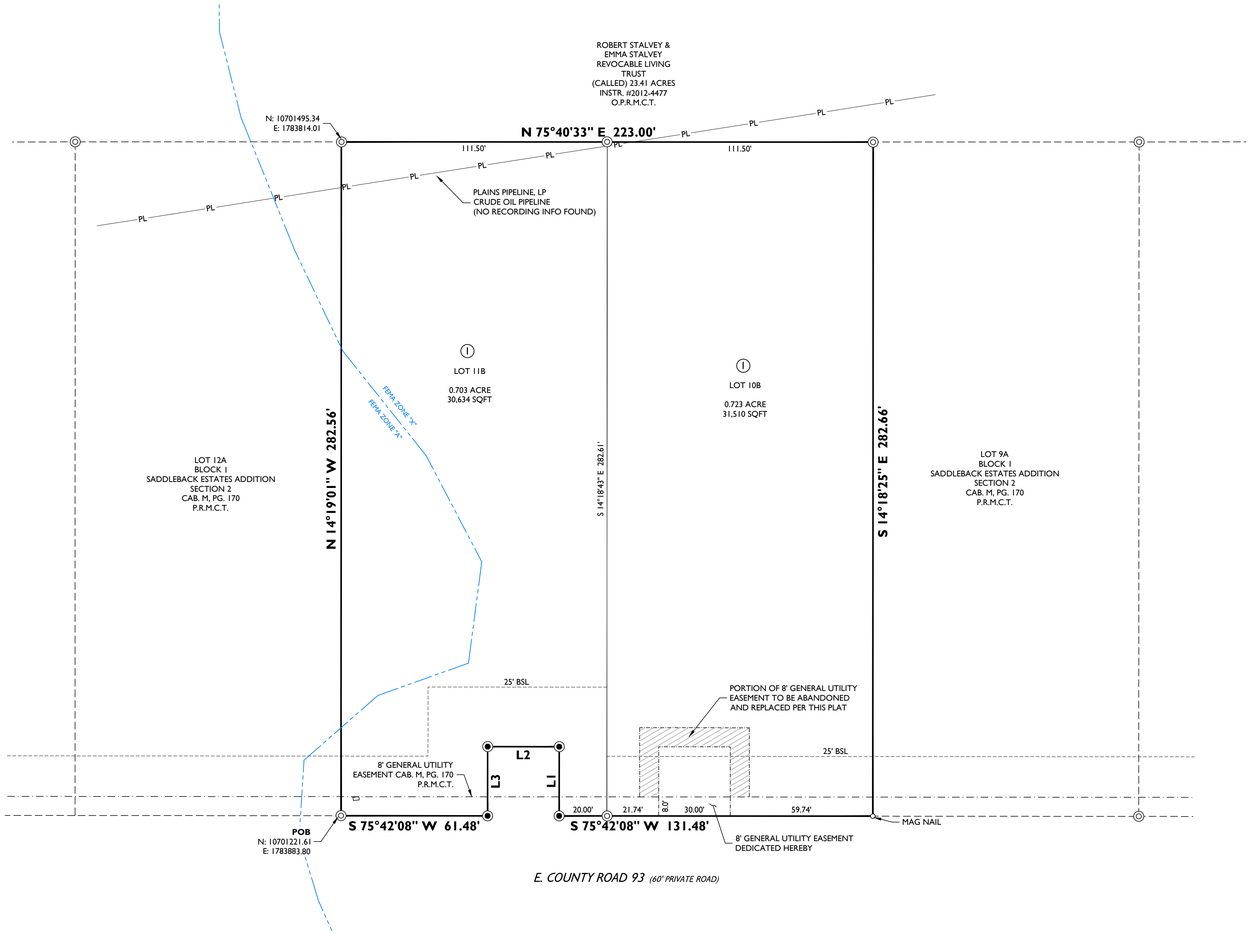
Attachments:
A. P-25-2415, Combined Files
B. P&Z - - Saddleback Estates Addition, Section 3, Final Plat

Beatriz Quezada, Development Services — Created/Initiated - 2/3/2026
Landon Ochoa, Development Services — Final Approval - 2/9/2026

Docusign Envelope ID: 060D6CA0-4C3C-4943-BDE5-9863B21C1B1F

SADDLEBACK ESTATES ADDITION, SECTION 3

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



E. COUNTY ROAD 93 (60' PRIVATE ROAD)

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

SURVEY NOTES:

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.*

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.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0125F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS MOSTLY WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AND A PORTION OF THIS PROPERTY IS WITHIN ZONE "A" DESIGNATED AS "AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30 YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES".

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT _____ - ___M.

THE_____DAY OF _____, 2025.

BY: _____, FOR KINGDOM DEVELOPERS LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT _____ - ___M.

THE_____DAY OF _____, 2025.

BY: JARED W. HOBBS

BY: AMANDA HOBBS

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY: Mark Lieb

AT&T
BY: Jerry Underwood

OPTIMUM
BY: Luis Montez

ASTOUND BROADBAND
BY: Ruben Guerra

CERTIFICATE OF APPROVAL

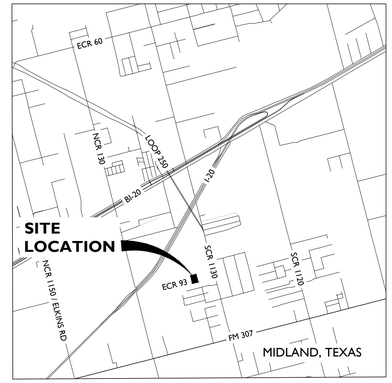
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SADDLEBACK ESTATES ADDITION, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

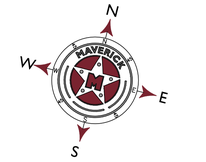
ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY



VICINITY MAP

N.T.S.



0' 30' 60' 90'

SCALE 1" = 30'

LEGEND

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

PROPERTY OWNER

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

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

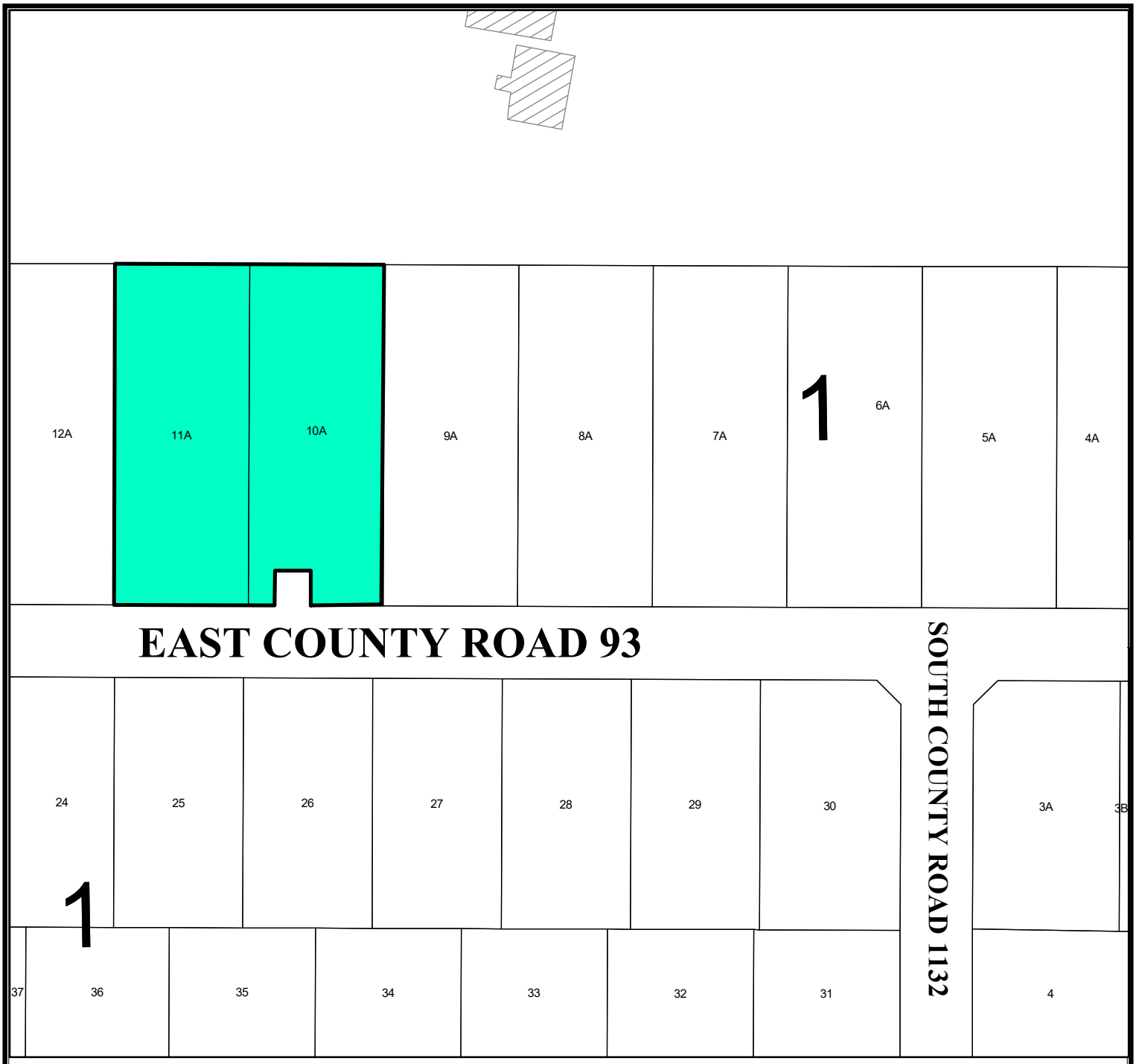
NO. _____

DATE _____

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

SADDLEBACK ESTATES ADDITION SECTION 3

Drawing : F:\2024\240143-BRETT CONSTRUCTION COMPANY-SADDLEBACK ESTATES RE-PLAT LOTS 10A & 11A\DRAWINGS\PLAT\240143 - FINAL PLAT.DWG Last Saved By: ADevine on 3/28/25



Location Map

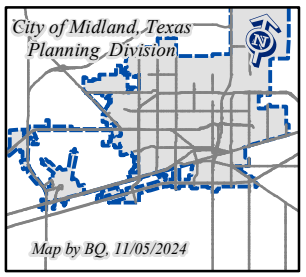
SUB-24-0788 **Scale: 1" = 800'**

Proposed plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Midland County, Texas.

Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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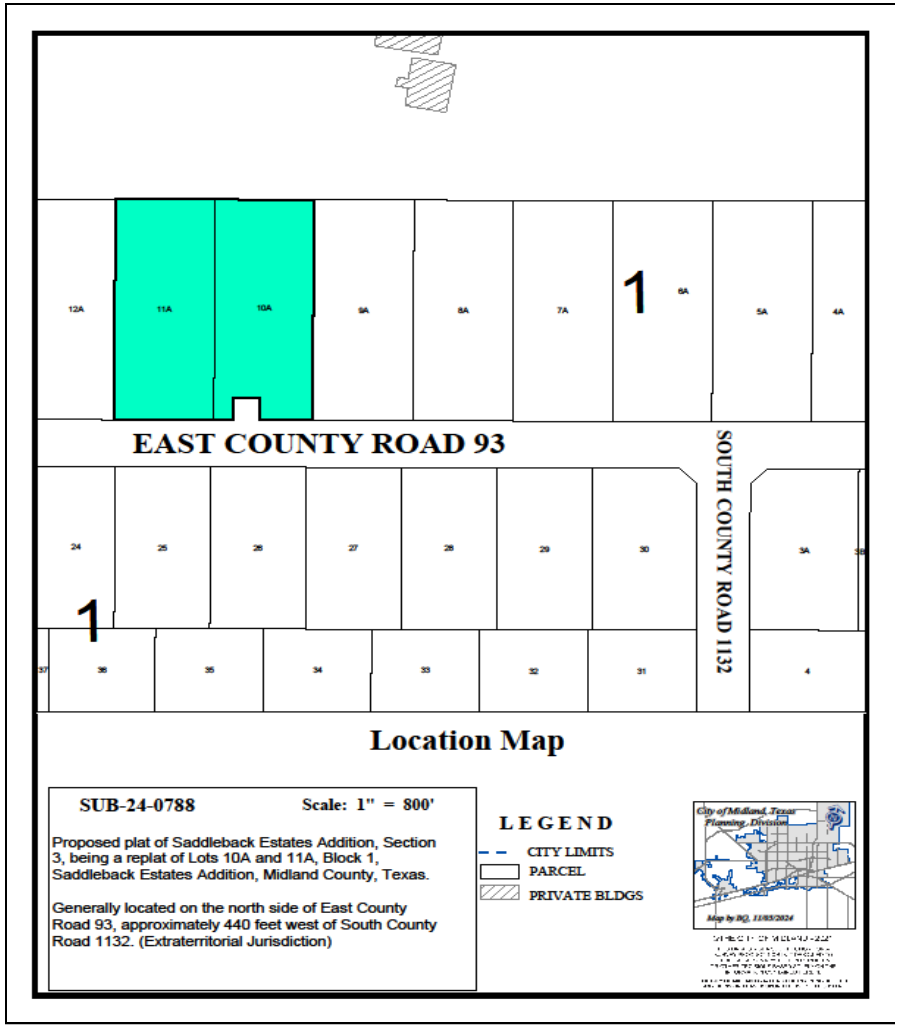
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

14A
13A
12A
11A
10A
9A
8A
7A
22
23
24
25
26
27
28
29
1

MIDLAND
Be the Energy!
FINAL PLAT
SADDLEBACK ESTATES ADDITION, SECTION 3
Visit Our Website
MIDLANDTEXAS.GOV

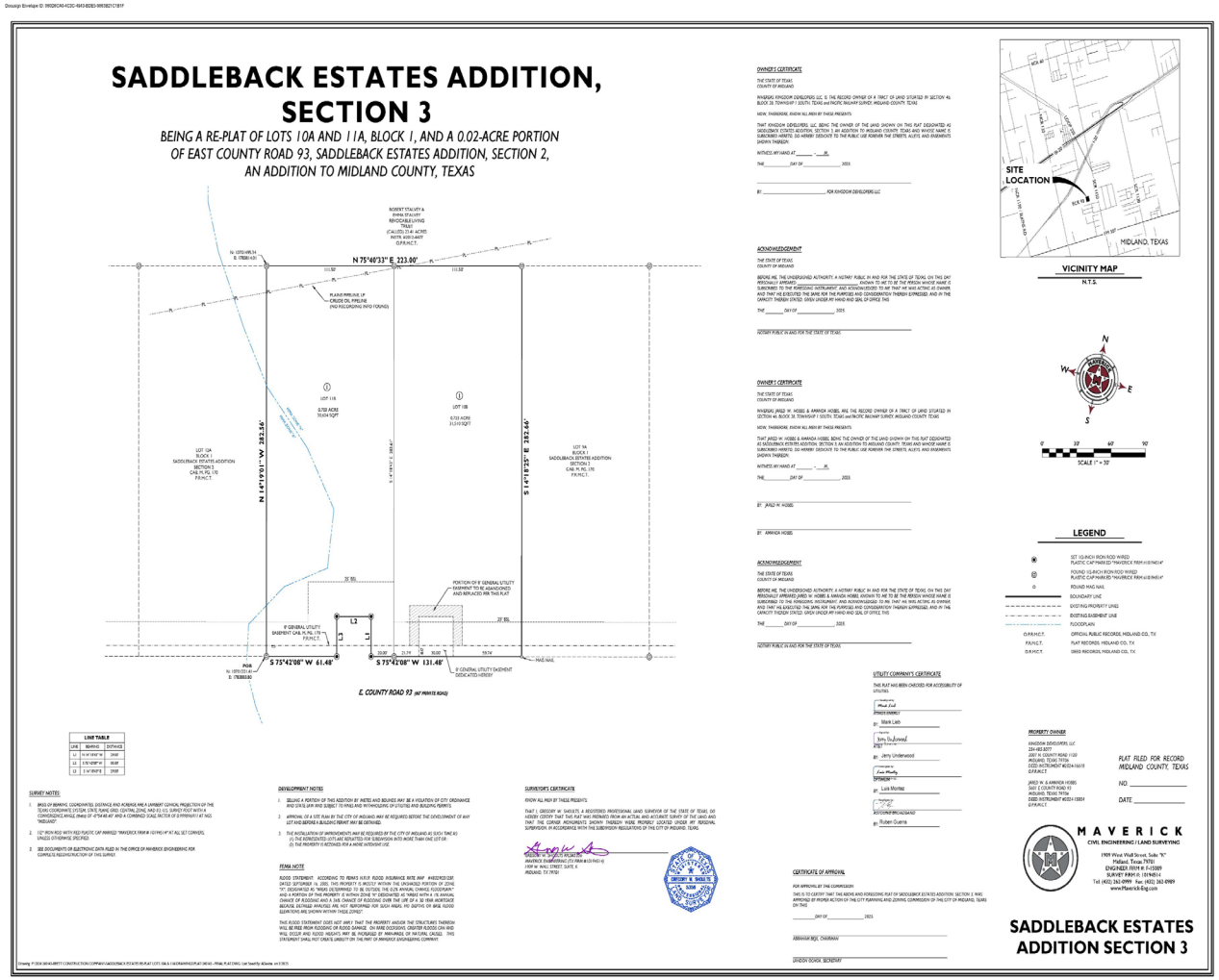
APPLICATION SUMMARY

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



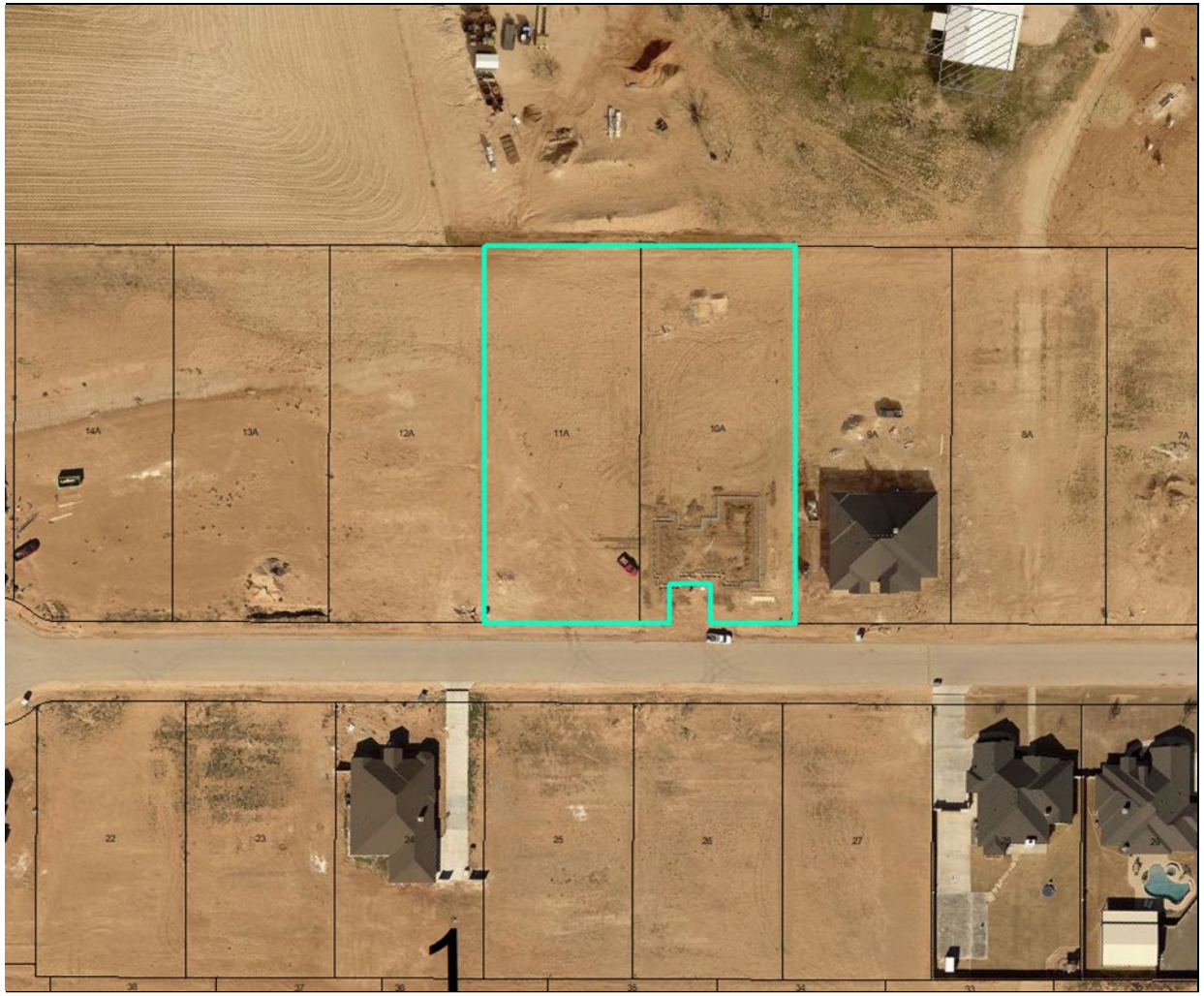
PLAT DETAILS

- **Acreage:** 1.426 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 2



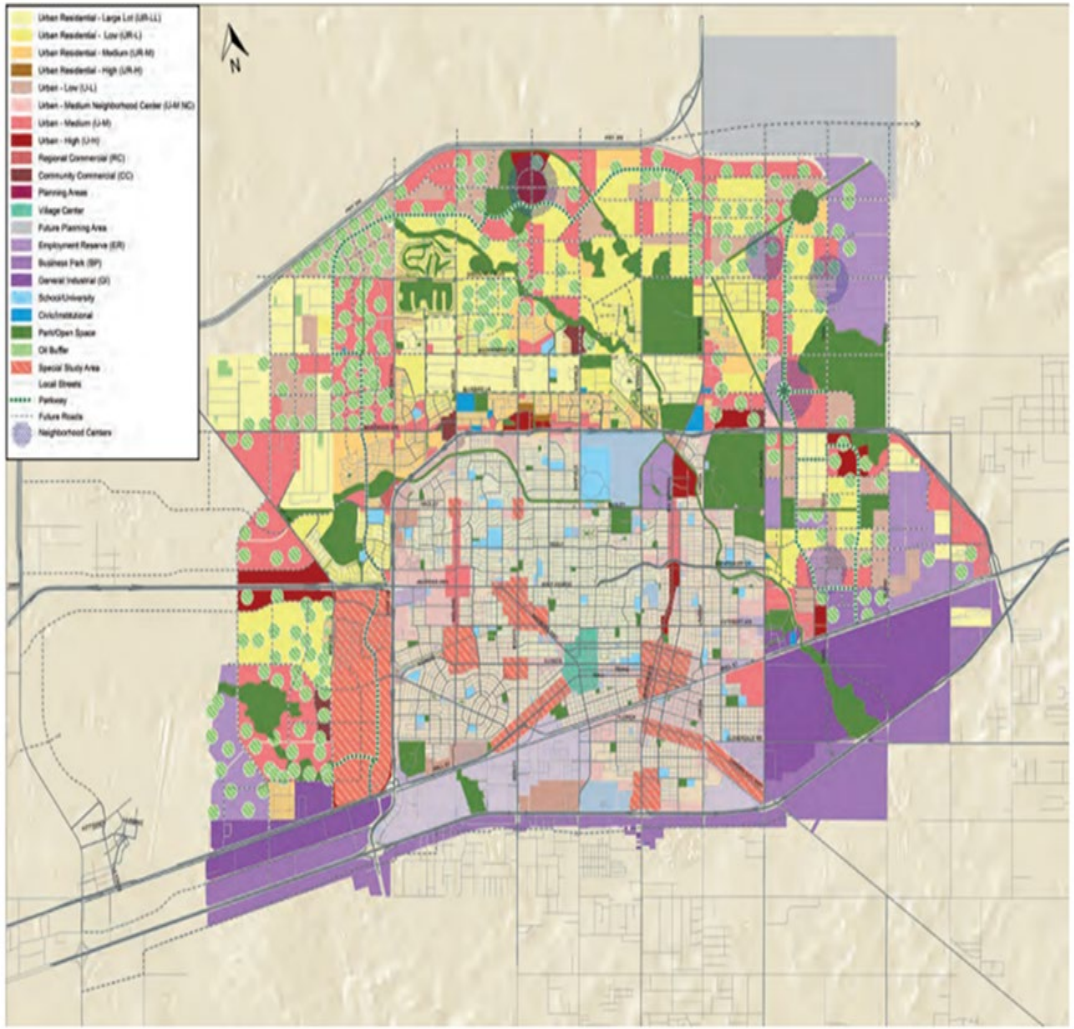
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- No objections have been received.
- The Planning & Zoning Commission reinstated the preliminary plat on November 17, 2025.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**5.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Hold a public hearing and consider a request by Billy Reynolds, on behalf of RASI Ventures, LLC, for a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District on Lots 1 and 2, Block 15, Lilly Heights Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Andrews Highway and Tarleton Street.)**

Purpose:

Billy Reynolds, on behalf of RASI Ventures, LLC, is requesting a zone change from PD, Planned Development District for an Office Center to O-1, Office District for the properties located at 3409 and 3411 Andrews Highway. The applicant plans to develop the property located at 3411 into a new office space, while leaving the existing medical clinic at 3409 Andrew Highway.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for an Office Center

Surrounding Zoning and Land Use:

The properties to the north and west are zoned PD, Planned Development District for and Office Center, and consist of office space and medical clinics. The properties to the south are zoned SF-1, Single-Family Dwelling District, and are used for single-family housing. The property to the east is zoned O-1, Office District, and is used for office space.

Analysis:

The subject properties are located at 3409 and 3411 Andrews Highway. The properties are presently zoned PD, Planned Development District for an Office Center. Billy Reynolds, on behalf of RASI Ventures, LLC, is seeking a zone change to O-1, Office District. The current use of the property located at 3411 Andrews Highway is a vacant lot. The applicant plans to develop this property into an office space. The current use of the property located at 3409 Andrews Highway is a medical clinic, and that use will remain the same. The underlying zoning for the current PD is O-1, Office District, which allows for the use of both office buildings and medical clinics by right. However, the established PD requires that any changes to the site plan must be handled in the same manner as a zone change.

This zone change would allow for the new development to establish a low-intense zoning district that fits each proposed use while also not having to amend the current PD ordinance. Per the Nonresidential Zoning District Dimensional Regulations Chart, these lots meets the requirements for the O-1, Office District. [Midland City Code Section 5.05]

This Tall City Tomorrow Comprehensive Plan, Chapter 3; designates this area as a special study area. The comprehensive plan has no policies established for this area. This request is compatible with the surrounding land use.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

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

Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, 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.

Transportation: (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.]

Planning: (Approved)

Staff recommends approval of this Zone Change from PD, Planned Development District for an Office Center to O-1, Office District.

Letters of Objection:

Staff has not received any letters of objection as of February 13, 2026.

Attachments:
A. Z-26-0463, Combined Documents
B. P&Z - - 3411 Andrews Highway ZC

Britton Murry, Development Services	Created/Initiated - 2/6/2026
Landon Ochoa, Development Services	Final Approval - 2/6/2026

RE-SUBDIVISION OF
LILLY HEIGHTS
AN ADDITION TO THE
CITY OF MIDLAND
MIDLAND COUNTY, TEXAS

~~SCALE: 1" = 100'~~
SCALE: 1"=200'

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LILLY HEIGHTS, ACCORDING TO PLAT OF SAID SUB-DIVISION MADE BY PAT STANFORD, LICENSED STATE LAND SURVEYOR, AND AS DEDICATED AND ACKNOWLEDGED BY TYSON MIDKIFF ON November 5, 1948 WAS APPROVED BY PROPER ACTION OF THE CITY COUNCIL OF MIDLAND, TEXAS ON Nov. 9, 1948.

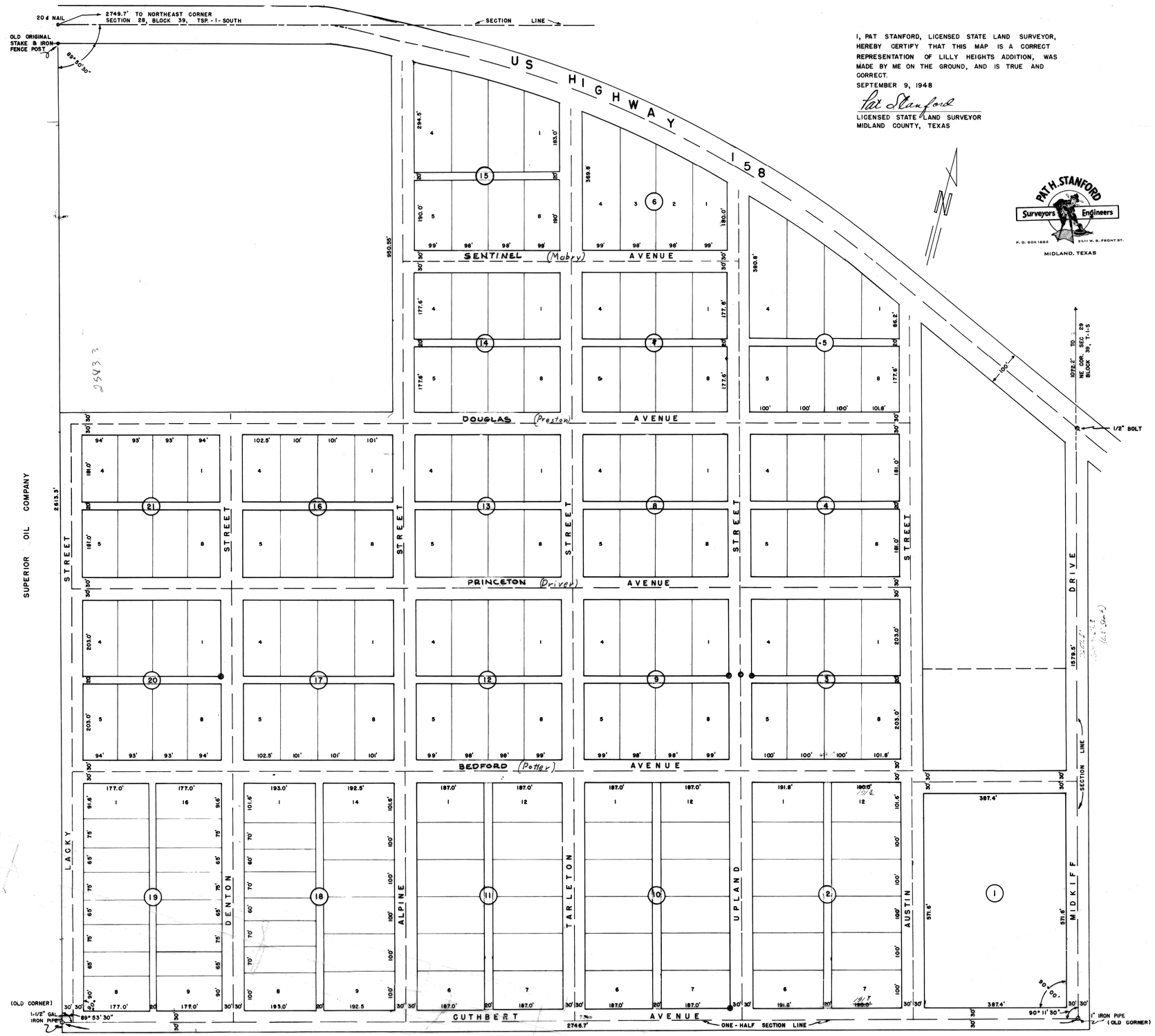
R. H. Stafford
MAYOR, CITY OF MIDLAND

ATTEST: J. C. Henderson
CITY SECRETARY

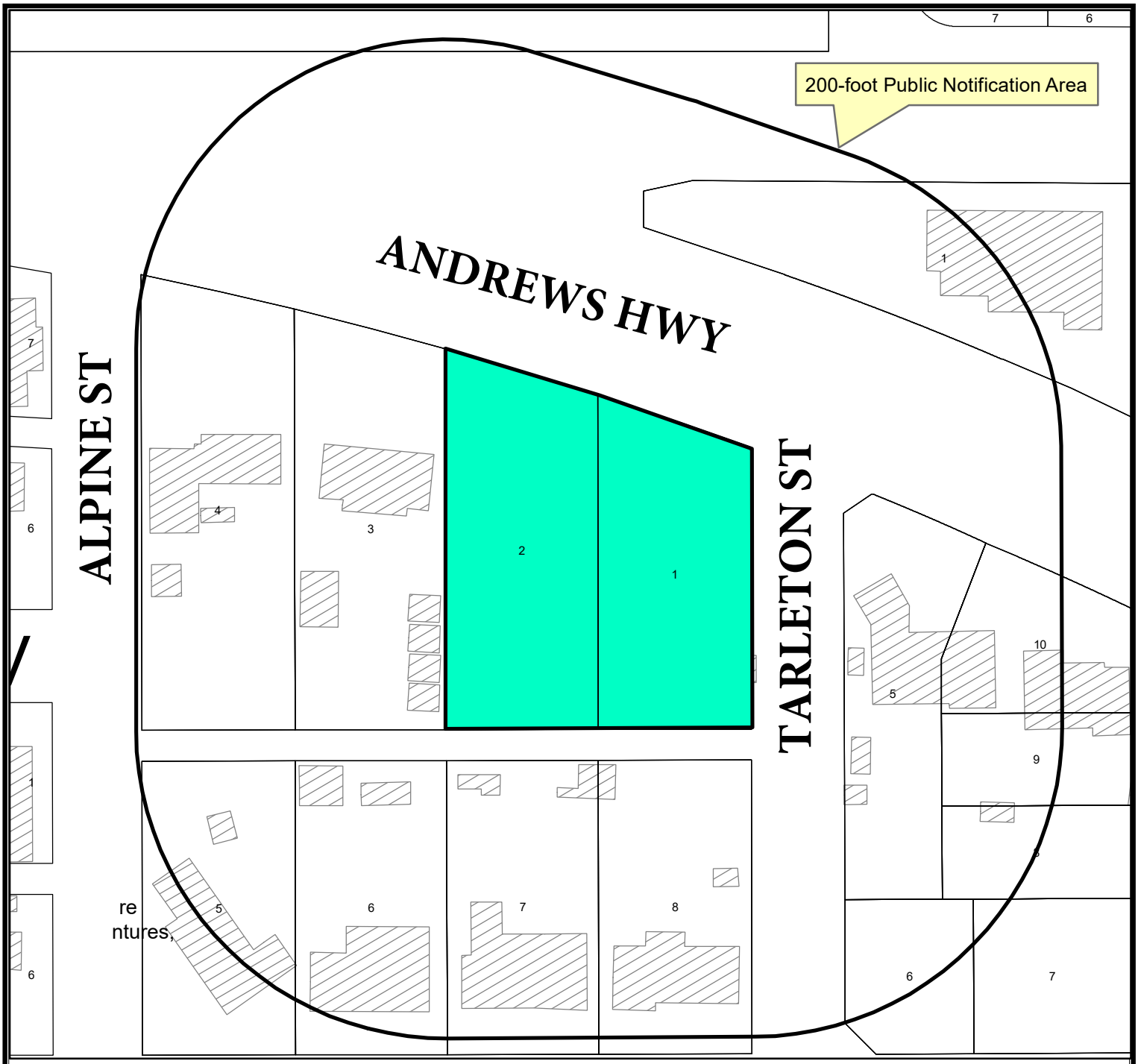
I, PAT STANFORD, LICENSED STATE LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP IS A CORRECT REPRESENTATION OF LILLY HEIGHTS ADDITION, WAS MADE BY ME ON THE GROUND, AND IS TRUE AND CORRECT.
SEPTEMBER 9, 1948

Pat Stanford
LICENSED STATE LAND SURVEYOR
MIDLAND COUNTY, TEXAS

PAT H. STANFORD
Surveyors Engineers
P. O. BOX 1882 2511 W. 9. FRONT ST.
MIDLAND, TEXAS



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. — CABINET D
DATE 12-21-48 PAGE 154



Location Map

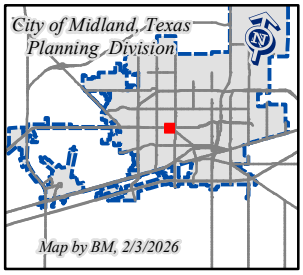
Z-26-0463 **Scale: 1" = 93'**

Consider a request by Billy Reynolds, on behalf of RASI Ventures, LLC, for a Zone Change from PD, Planned Development District for an Office Center to O-1, Office District on Lots 1 and 2, Block 15, Lilly Heights Addition, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of Andrews Highway and Tarleton Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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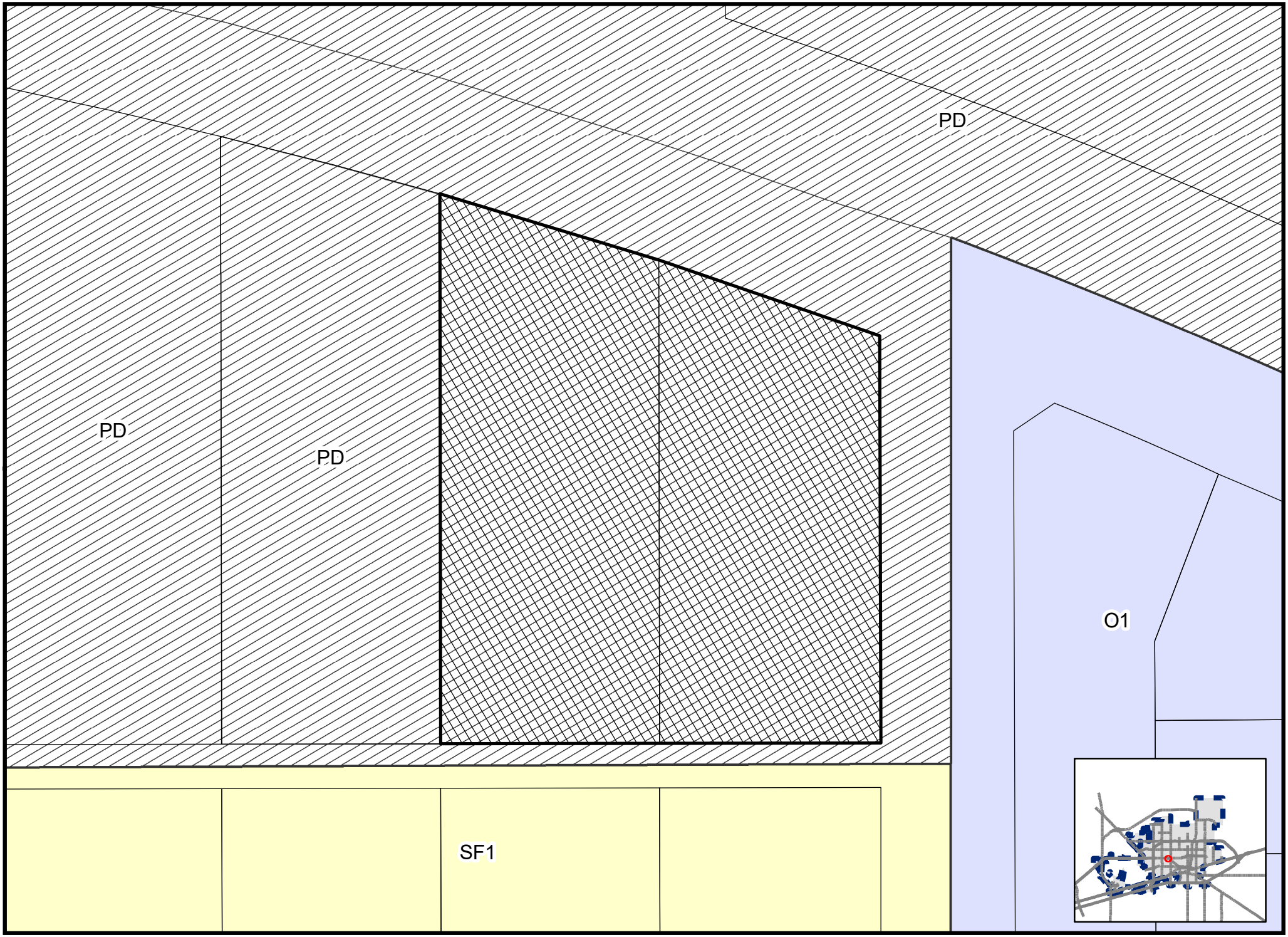

Map by BM, 2/3/2026

Z-26-0463

Scale: 1" = 54'

ZONING MAP

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ZONE CHANGE
3409 & 3411 ANDREWS HIGHWAY
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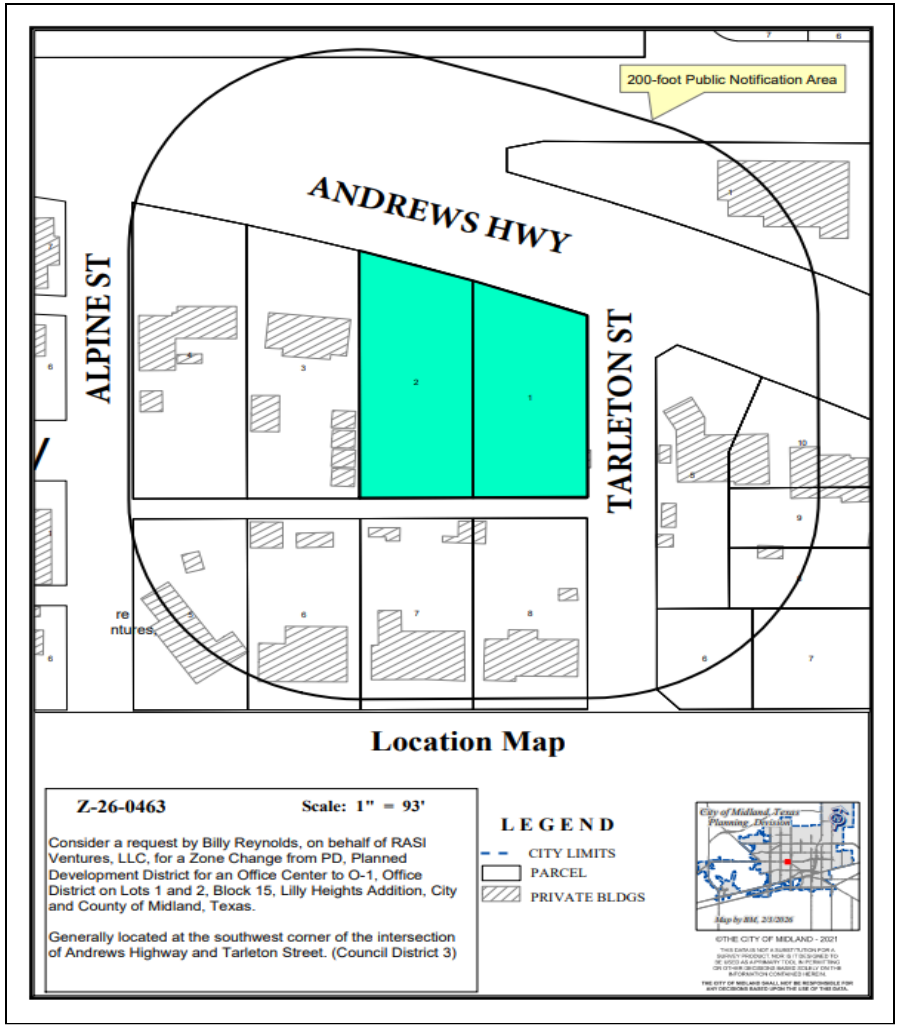
MIDLANDTEXAS.GOV

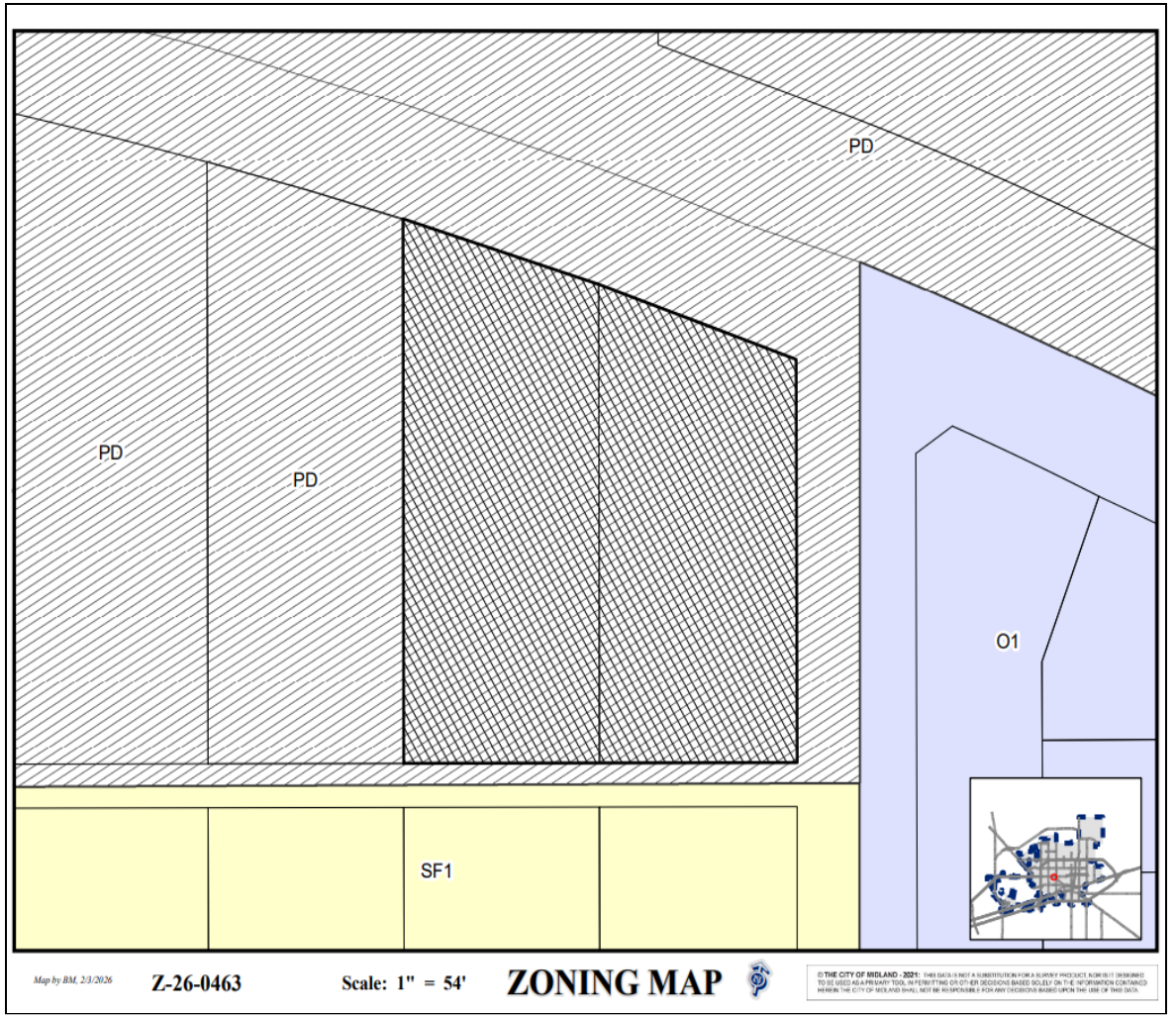
APPLICATION SUMMARY

- **Applicant/Representative:** Billy Reynolds
- **Property Owner:** RASI Ventures, LLC
- **Location:** 3409 and 3411 Andrews Highway (Council District 3)
- **Reason for Request:** For future office space



ZONING

- **Current Zoning:** PD, Planned Development District for an Office Center
- **Surrounding Zoning:**
  - **North/West:** PD, Planned Development District for an Office Center
  - **South:** SF-1, Single-Family Dwelling District
  - **East:** O-1, Office District
- **Proposed Zoning:** O-1, Office District



MIDLAND Be the Energy!

LAND USE

- **Current Use:** Vacant Lot and Medical Clinic
- **Surrounding Uses:**
  - **North:** Medical Clinic
  - **South:** Single-Family Housing
  - **East/West:** Office Building
- **Proposed Use:** Medical Clinic and Office Building

MIDLAND
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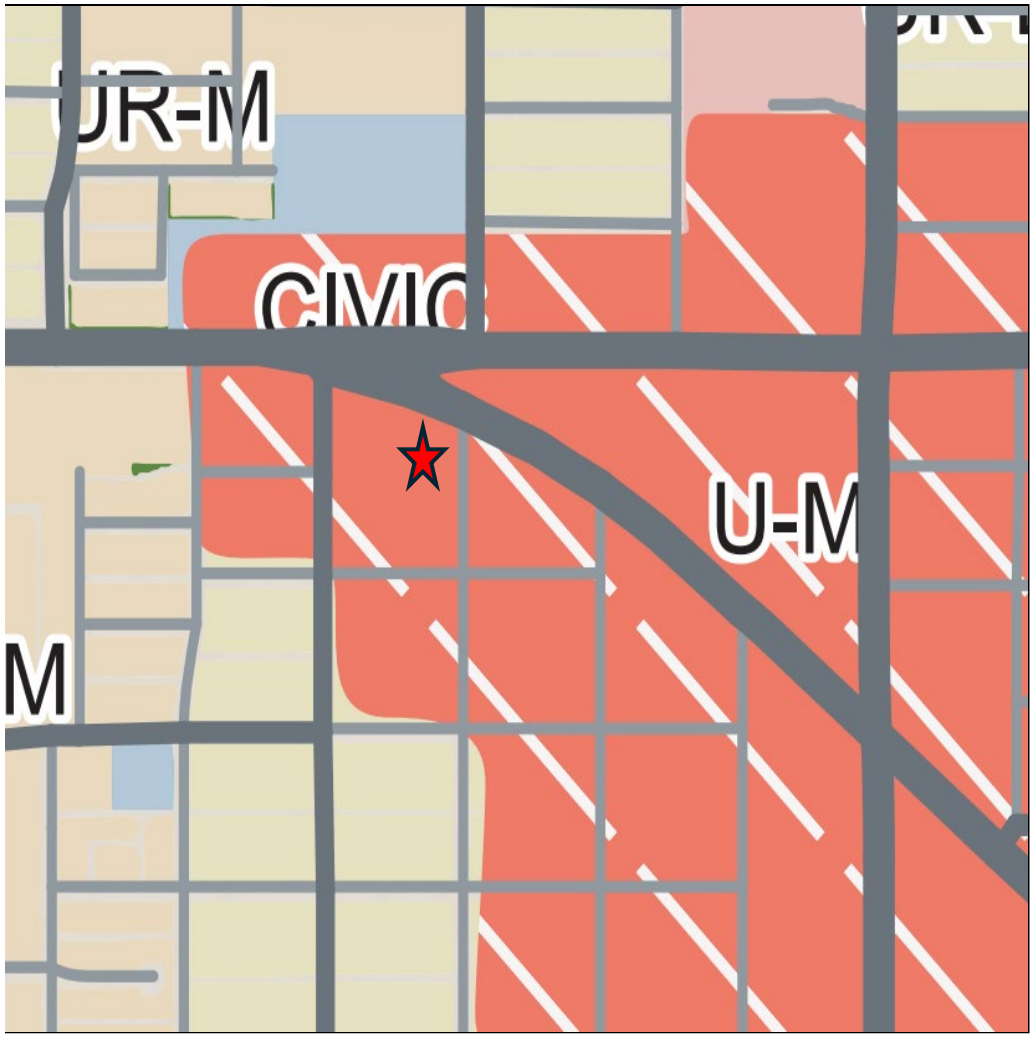
On Andrews Highway, Looking South

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area, (SPA)
- **Supported Uses:** This designation has no established policies.
- The request is compatible with the surrounding land use.



STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number: 6.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on a 5,724 square foot portion of Lot 3A, Block 3, Mayfield Place Addition, Section 8, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane.)

Purpose:

Amber Davis, on behalf of Summit Center, LLC, is requesting a Specific Use Designation with term for the sale of all alcoholic beverages for on-premises consumption in a restaurant named Red Oak Kitchen located at 3200 Mockingbird Lane.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned District for Housing Development and is the location of apartments. The properties to the east are zoned O-1, Office District and consist of vacant land and a medical lodge. The properties to the south are zoned PD, Planned District for Housing Development and are single-family homes. The properties to the west are zoned RR, Regional Retail District, and is vacant land.

Analysis:

The subject property is located at 3200 Mockingbird Lane. The property is zoned RR, Regional Retail District. Regional Retail zoning allows for alcoholic beverages sales for on-premise consumption in a restaurant with the approval of an SUD. The property does not have an existing SUD, but they have recently received their building permit. Per the approved plans, the site will have adequate parking and circulation. The total area of the restaurant is 5,724-square feet and the proposed alcohol serviceable area is 5,001-square feet.

The proposed days and hours of operation are:

Monday through Thursday 11:00 a.m. to 10:00 p.m.
Friday from 11:00 a.m. to 11:00 p.m.
Saturday from 10:00 a.m. to 11:00 p.m.
Sunday from 10:00 a.m. to 9:00 p.m.

The applicant is requesting the following alcohol serviceable hours:

Monday through Thursday 11:00 a.m. to 10:00 p.m.
Friday from 11:00 a.m. to 11:00 p.m.
Saturday from 10:00 a.m. to 11:00 p.m.
Sunday from 10:00 a.m. to 9:00 p.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 Red Oak Kitchen is acceptable. The property must adhere to the maximum occupant load of 333 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) Red Oak Kitchen 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 5,001 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 Thursday from 11:00 a.m. to 10:00 p.m.; Friday from 11:00 a.m. to 11:00 p.m.; Saturday from 10:00 a.m. to 11:00 p.m.; and Sunday from 10:00 a.m. to 9:00 p.m.

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

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

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

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

Letters of Objection:

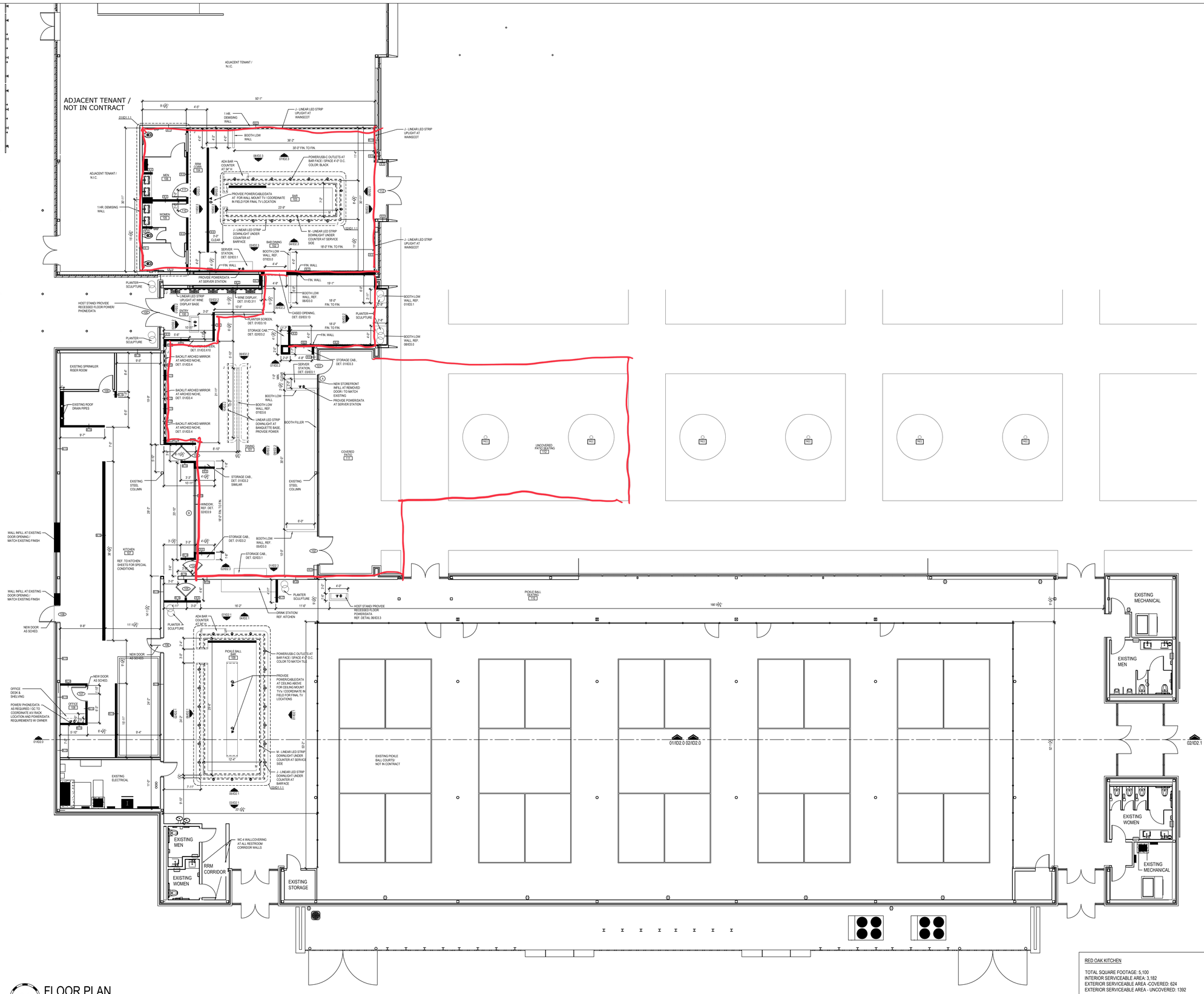
As of February 13, 2026, staff has not received any letters of objections.

Attachments:

A. SUD-26-0219, Combined Docs
B. SUD-26-0219, Alcohol SUD with Term Red Oak Kitchen

Alexis Martinez, Development Services Created/Initiated - 2/5/2026

Landon Ochoa, Development Services	Final Approval - 2/11/2026



01 FLOOR PLAN
SCALE: 1/8"=1'-0"

RED OAK KITCHEN

TOTAL SQUARE FOOTAGE: 5,100
INTERIOR SERVICEABLE AREA: 3,182
EXTERIOR SERVICEABLE AREA -COVERED: 624
EXTERIOR SERVICEABLE AREA - UNCOVERED: 1392

CORK AND PICKLE

TOTAL SQUARE FOOTAGE: 15,061
SERVICEABLE AREA: 4,313

COHESIVE DESIGN GROUP

9610 VINEWOOD
DALLAS, TX 75228
PH: 214.507.9610

SHEET TITLE
DIMENSION FLOOR PLAN

RED OAK KITCHEN
222 W. LAS COLINAS BLVD,
SUITE 1650E
IRVING, TX 75039

RED OAK KITCHEN / CORK & PICKLE
SUMMIT CENTER
3200 MOCKINGBIRD LANE
BLDG 6, SUITES 101 & 102
MIDLAND, TX 79705

ISSUE BLOCK

IFP	11.04.2025
REV 1	1.02.2026

PROJECT NO: 2024-ROK
DRAWN BY: M.Q.
CHECKED BY: M.B.

STIPULATION FOR REUSE

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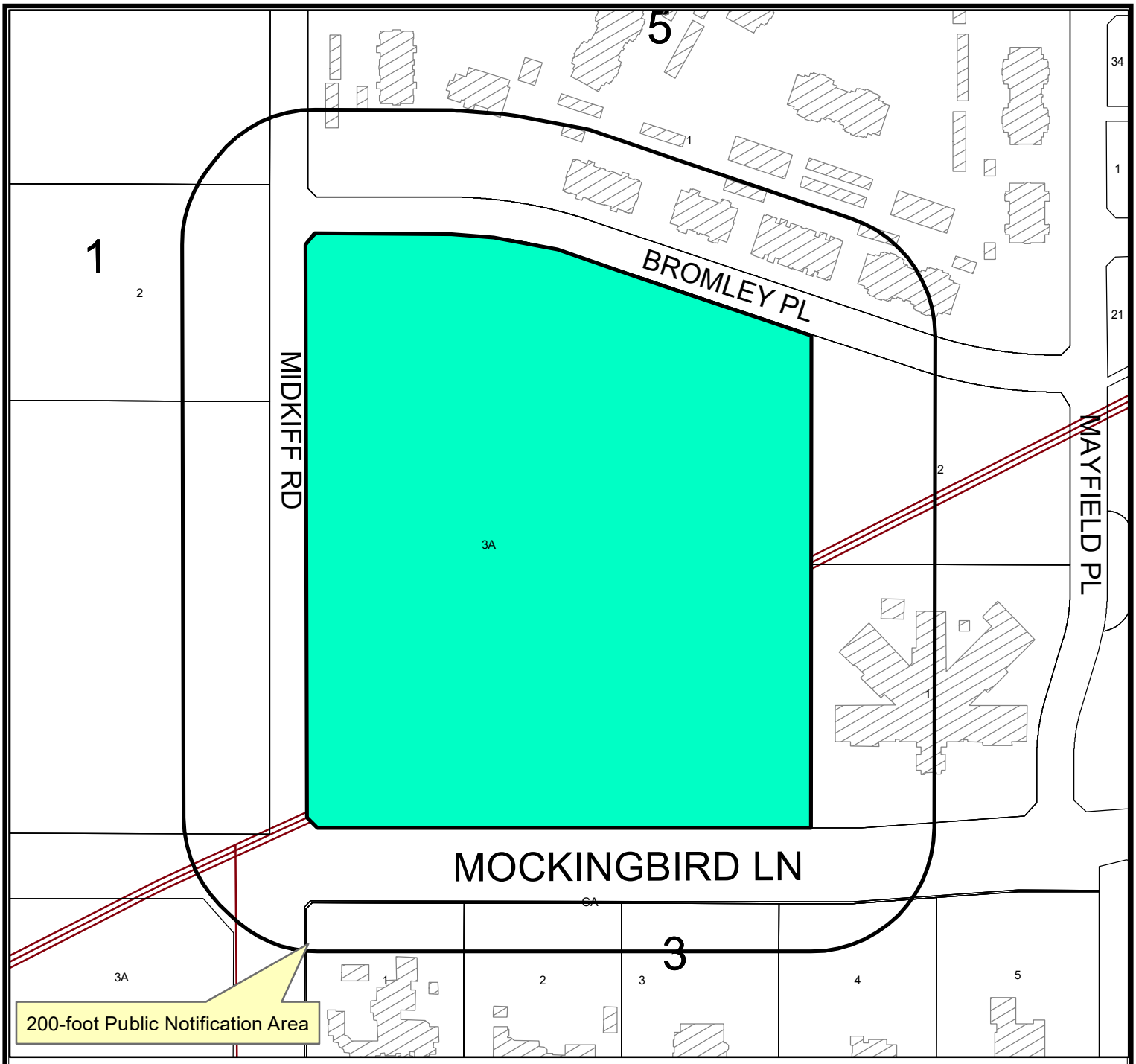
REGISTERED INTERIOR DESIGNER
MICHELLE BUSBEE
10231
STATE OF TEXAS
11.04.2025

SHEET NUMBER
ID1.1



Location Map

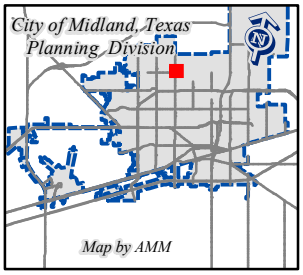
SUD-26-0219 **Scale: 1" = 600 '**

Consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a Restaurant, on a 5,724 square foot portion for Lot 3A, Block 3, Mayfield Place, Section 8, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane. (Council District 1)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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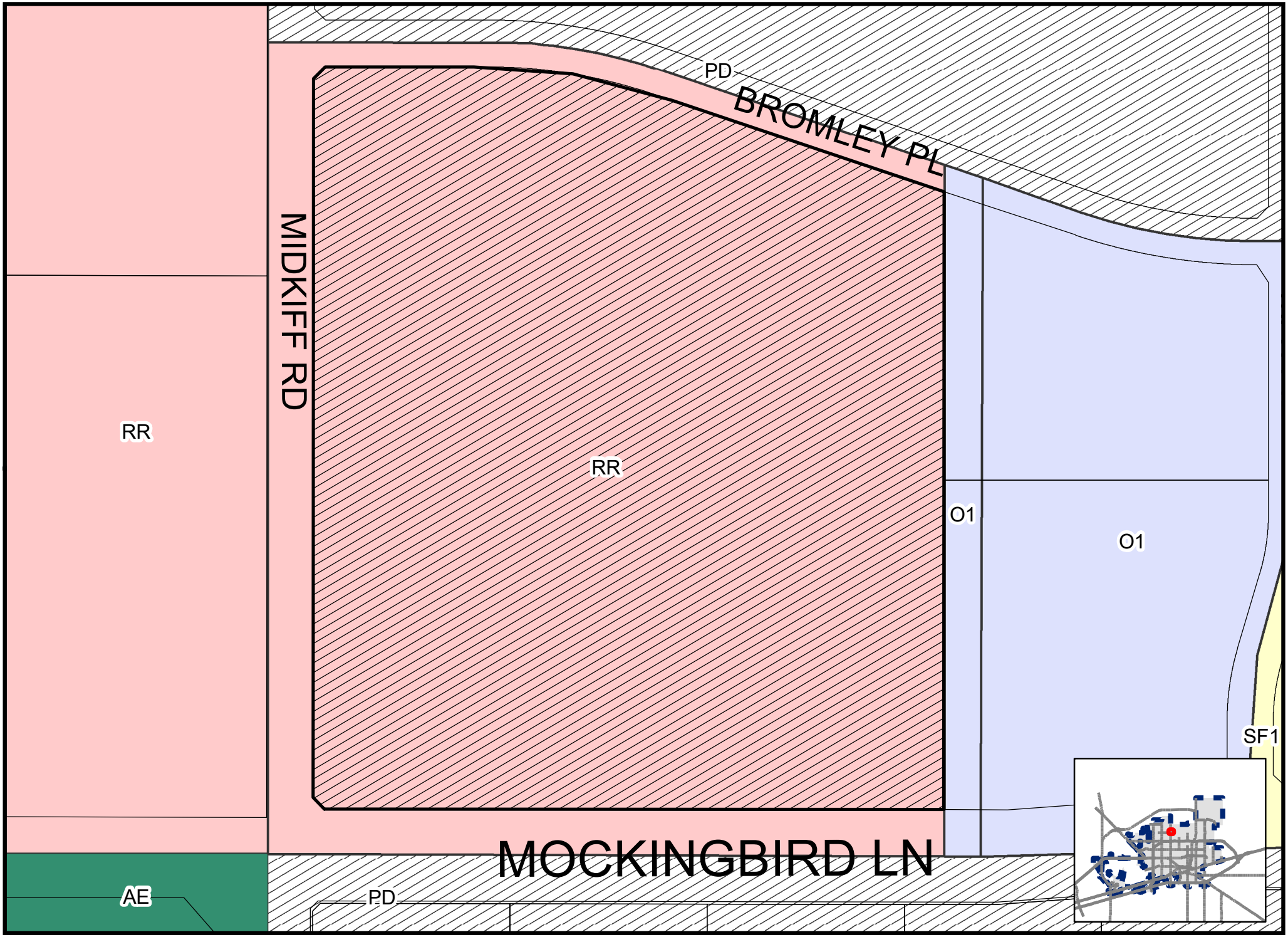

Map byAMM

SUD-26-0219

Scale: 1" = 600'

ZONING MAP

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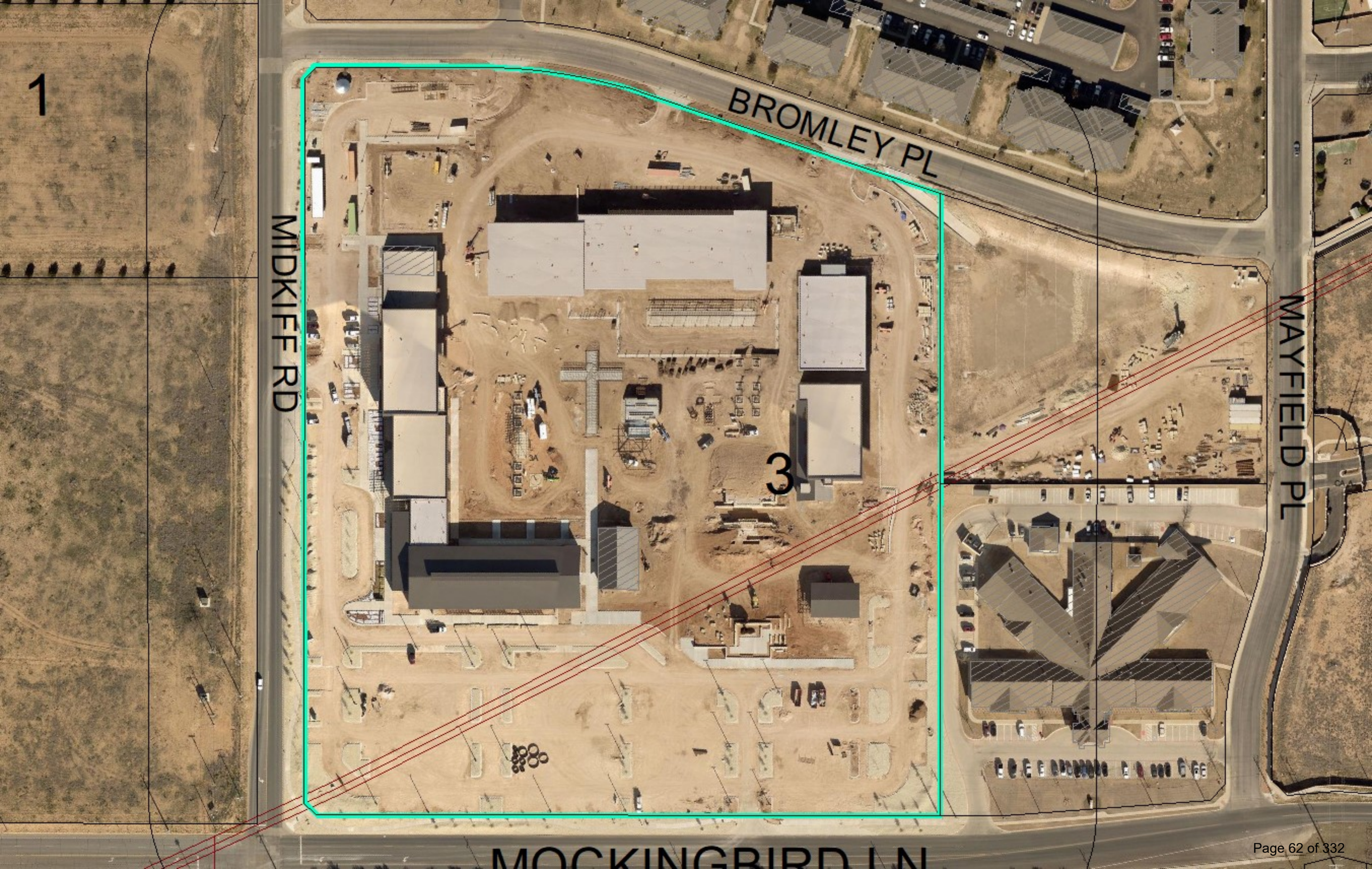
BROMLEY PL
MIDKIFF RD
MAYFIELD PL
MOCKINGBIRD LN
3

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SPECIFIC USE DESIGNATION
RED OAK KITCHEN
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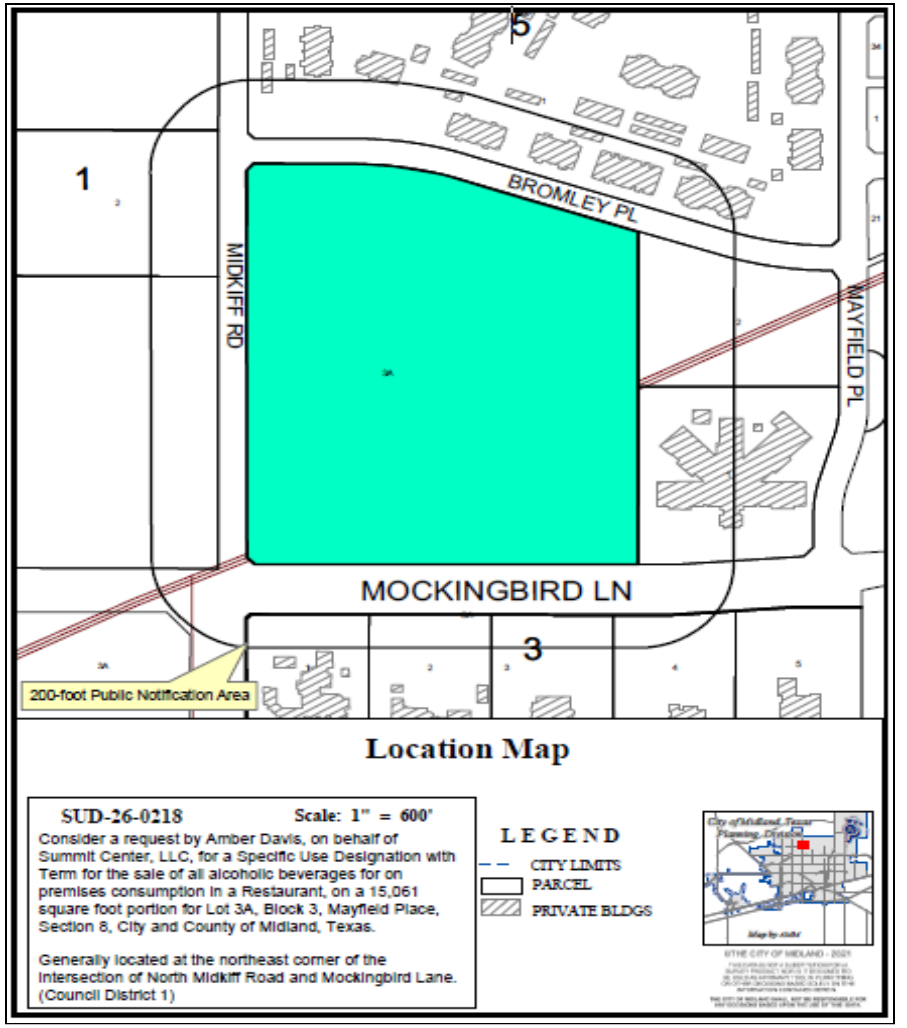
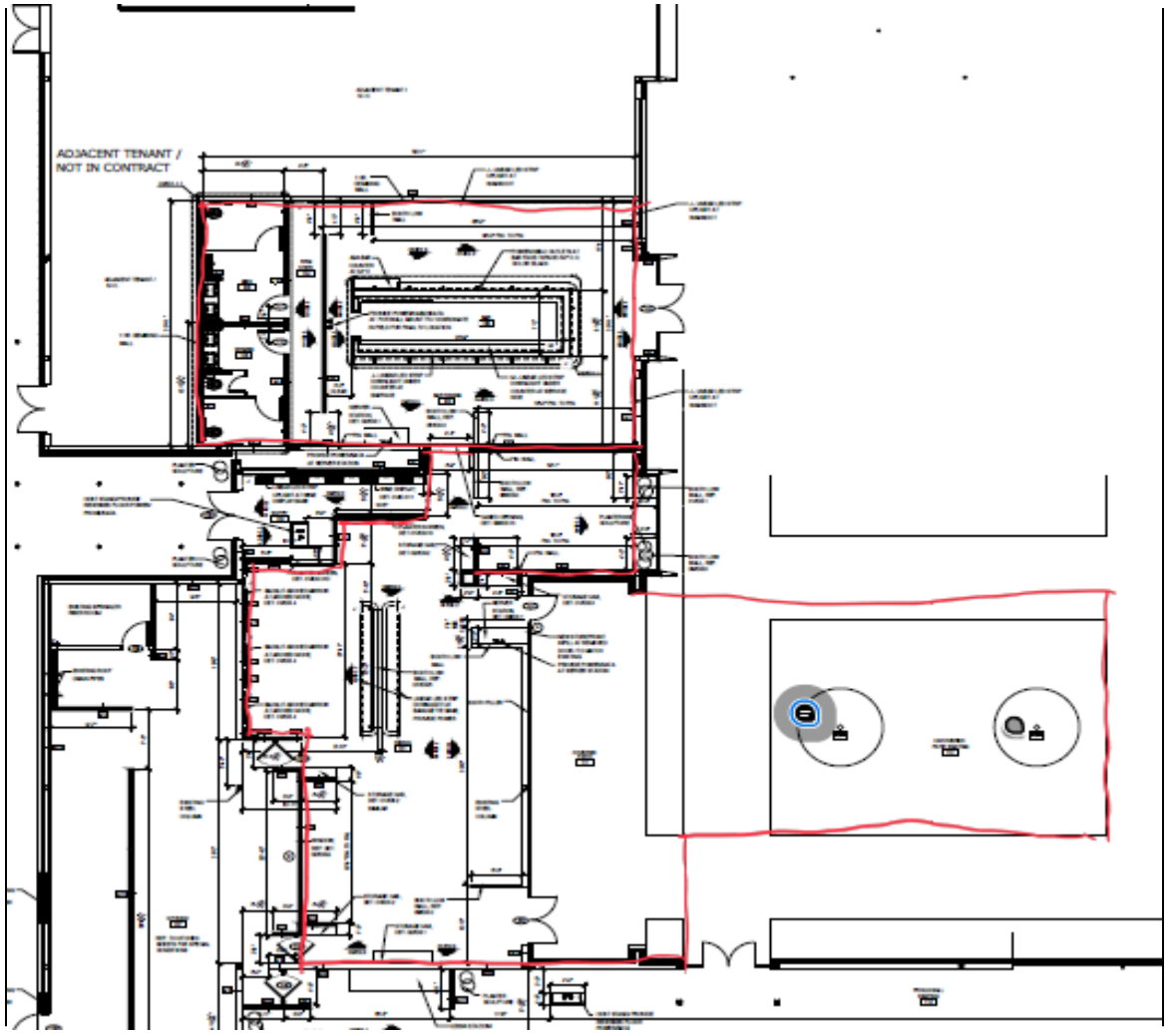
APPLICATION SUMMARY

- **Applicant:** Amber Davis
- **Property Owner:** Summit Center, LLC
- **Location:** 3200 Mockingbird Lane (Council District 1)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant/bar.



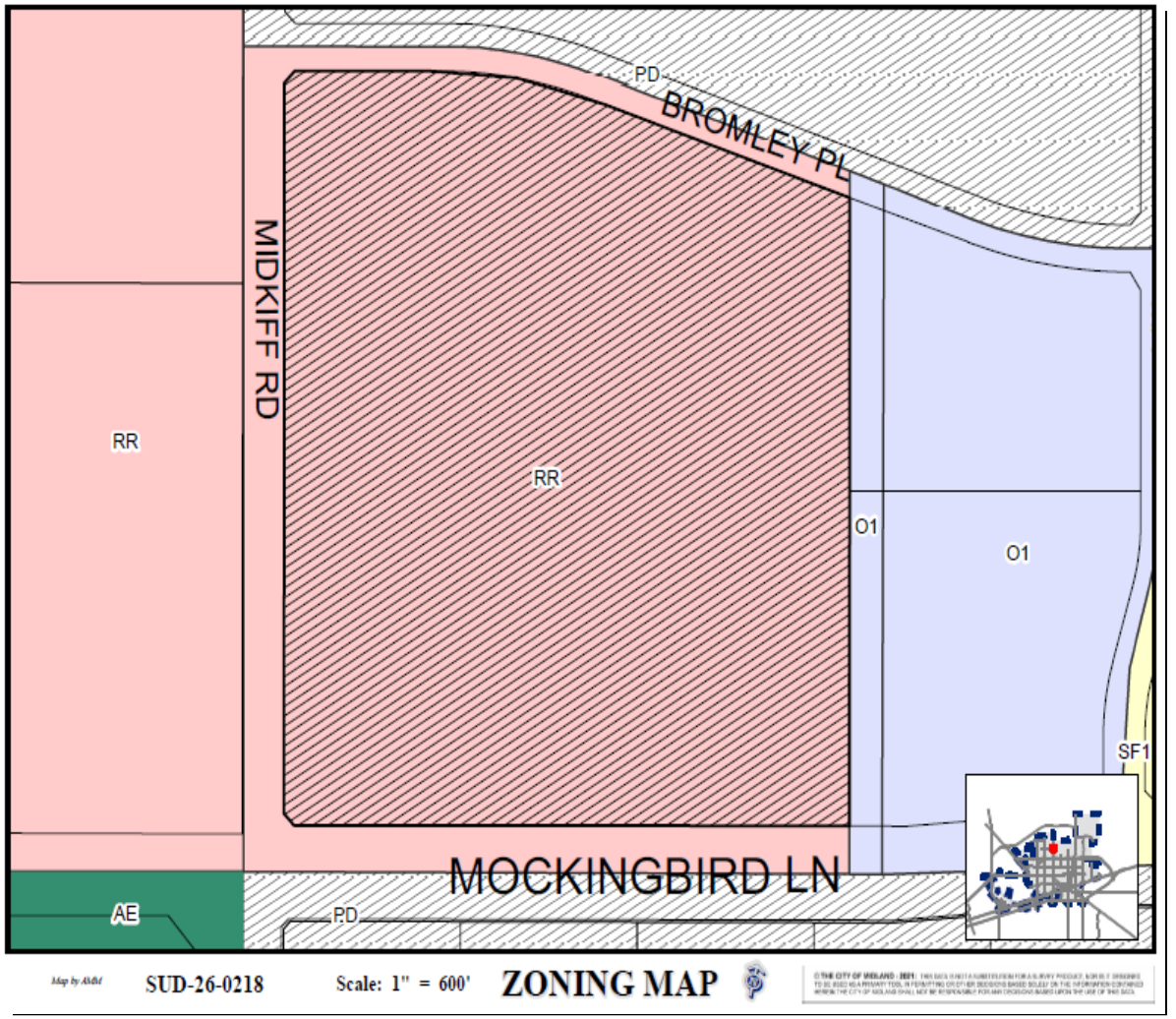
DETAILS OF REQUEST

- **For a new restaurant and bar area.**
- **Area of Business:** 5,725 SF
- **Serviceable Area:** 5,001 SF
- **Hours of Operation and Sales of Alcohol:** Monday through
  Thursday 11:00 a.m. to 10:00 a.m.
  Friday 11:00 a.m. to 11:00 p.m.
  Saturday 10:00 a.m. to 11:00 p.m.
  Sunday 10:00 a.m. to 9:00 p.m.



ZONING

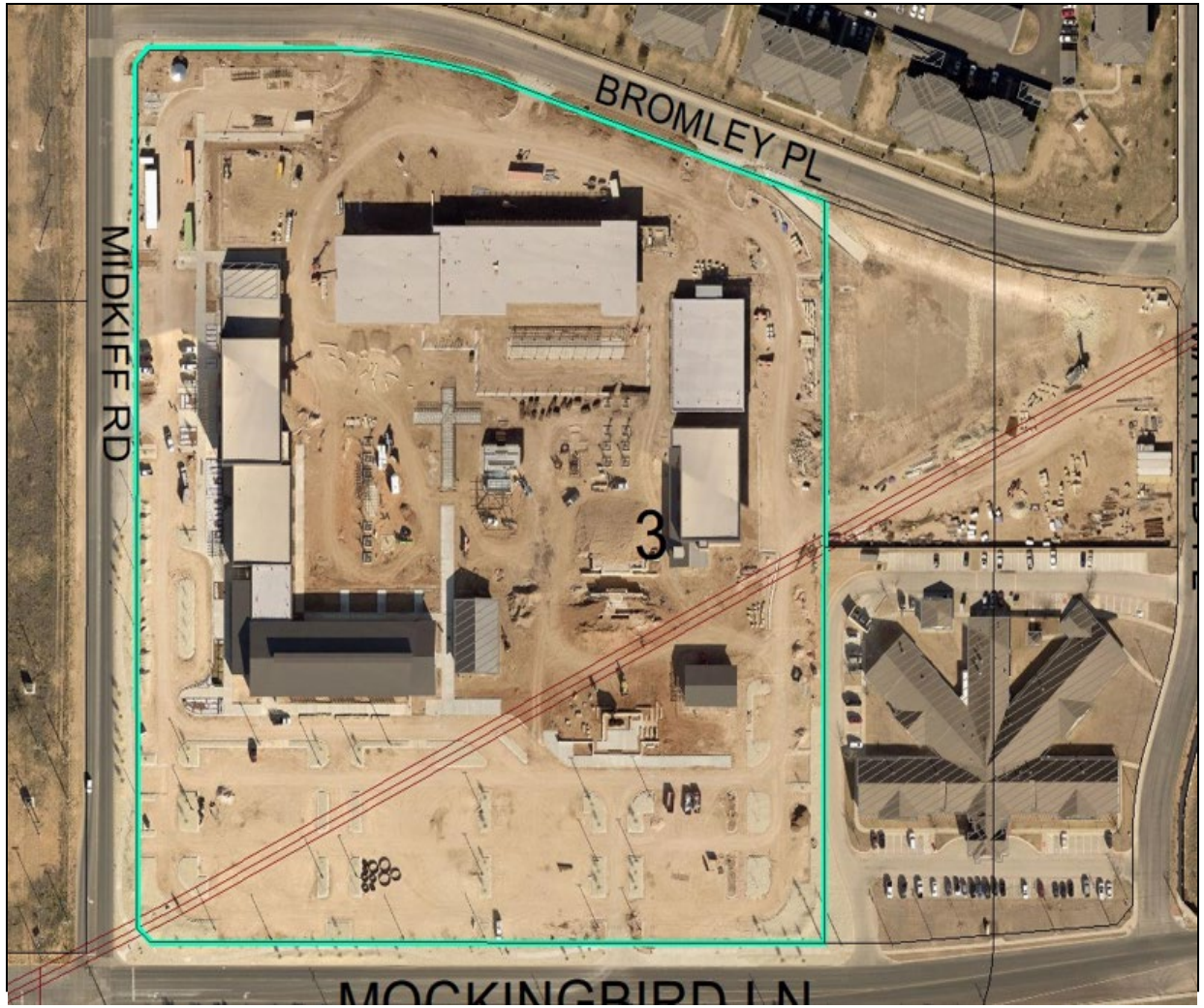
- **Current Zoning**: RR, Regional Retail District
- **Surrounding Zoning:**
  - **South/North:** PD, Planned District for a Housing Developement
  - **East:** O-1, Office District
  - **West:** RR, Regional Retail District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4

LAND USE

- **Current Use:** Restaurants, Outdoor Amusement, Retail Stores and Shops
- **Surrounding Uses:**
  - **North:** Apartment Complex
  - **West and East:** Vacant Land
  - **South:** Single-Family Housing
- **Proposed Use:** Restaurant and Bar



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On Mockingbird Lane, Looking North

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 5,001 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 Thursday from 11:00 a.m. to 10:00 p.m. Friday 11:00 a.m. to 11:00 p.m. Saturday 10:00 a.m. to 11 p.m. Sunday from 10 a.m. to 9:00 p.m.

STAFF'S RECOMMENDATION

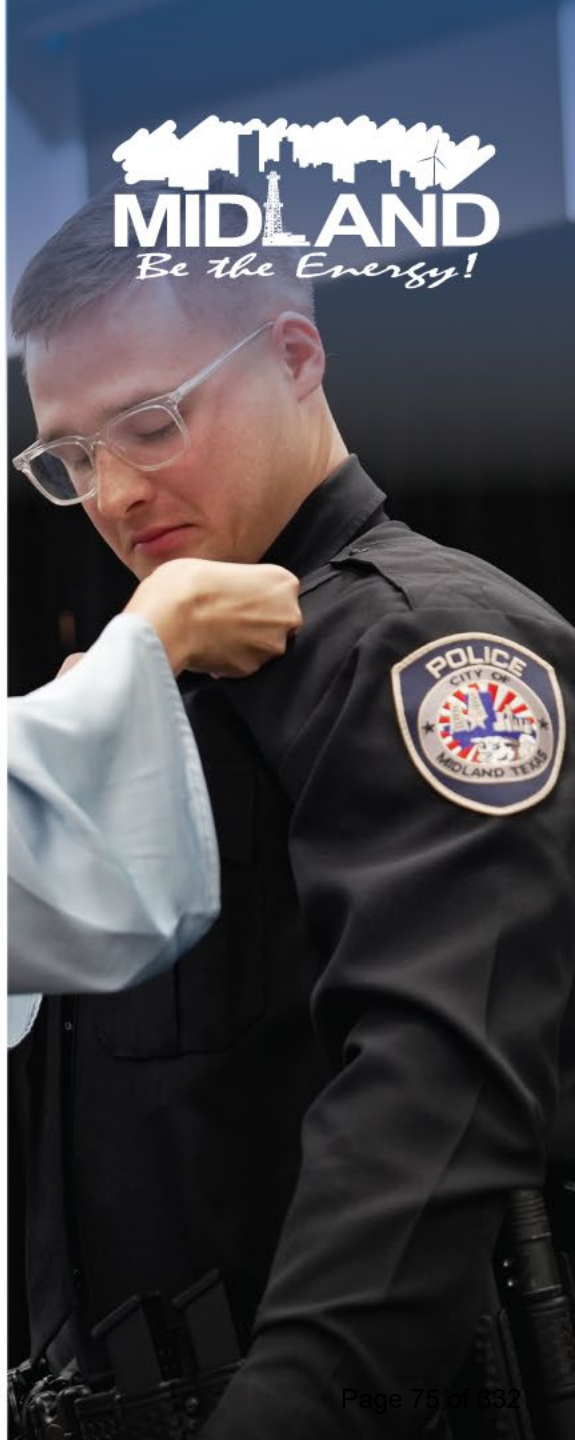
D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

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:	**7.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a restaurant, on a 15,061 square foot portion of Lot 3A, Block 3, Mayfield Place Addition, Section 8, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane.)**

Purpose:

Amber Davis, on behalf of Summit Center, LLC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant named Cork & Pickle located at 3200 Mockingbird Lane.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned District for Housing Development and is the location of apartments. The properties to the east are zoned O-1, Office District and consist of vacant land and a medical lodge. The properties to the south are zoned PD, Planned District for Housing Development and are single-family homes. The properties to the west are zoned RR, Regional Retail District, and is vacant land.

Analysis:

The subject property is located at 3200 Mockingbird Lane. The property is zoned RR, Regional Retail District. Regional Retail zoning allows for alcoholic beverages sales for on-premise consumption in a restaurant with the approval of an SUD. The property does not have an existing SUD, but they have recently received their building permit. Per the approved plans, the site will have adequate parking and circulation. The total area of the restaurant is 15,061-square feet and the proposed alcohol serviceable area is 4,314-square feet.

The proposed days and hours of operation are:

Monday through Thursday 11:00 a.m. to 10:00 p.m.
Friday 11:00 a.m. to 11:00 p.m.
Saturday 10:00 a.m. to 11:00 p.m.
Sunday 10:00 a.m. to 9:00 p.m.

The applicant is requesting the following alcohol serviceable hours:

Monday through Thursday 11:00 a.m. to 10:00 p.m.
Friday 11:00 a.m. to 11:00 p.m.
Saturday 10:00 a.m. to 11:00 p.m.
Sunday 10:00 a.m. to 9:00 p.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 Cork and Pickle is acceptable. The property must adhere to the maximum occupant load of 287 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code. This is a shared seating area that has a higher occupant count due to multiple tenants utilizing the space.

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) Cork & Pickle 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 4,314 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 Thursday from 11:00 a.m. to 10:00 p.m.; Friday from 11:00 a.m. to 11:00 p.m.; Saturday from 10:00 a.m. to 11:00 p.m.; and Sunday from 10:00 a.m. to 9:00 p.m.

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

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

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

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

Letters of Objection:

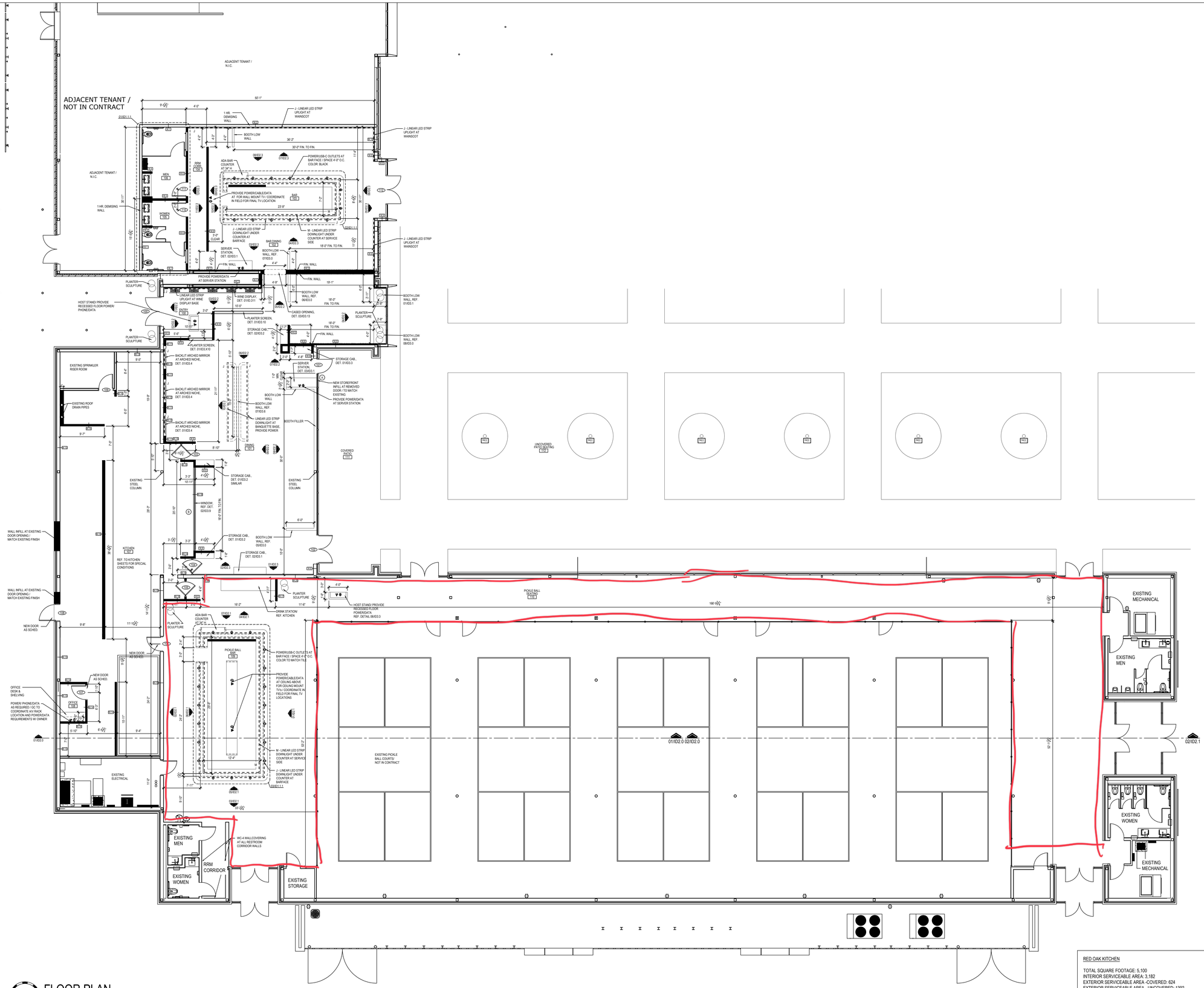
As of February 13, 2026, staff has not received any letters of objections

Attachments:

A. SUD-26-0218, Combined Docs
B. SUD-26-0218, Alcohol SUD with Term Cork & Pickle

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 2/5/2026
Final Approval - 2/11/2026



01 FLOOR PLAN
SCALE: 1/8"=1'-0"

RED OAK KITCHEN

TOTAL SQUARE FOOTAGE: 5,100
INTERIOR SERVICEABLE AREA: 3,182
EXTERIOR SERVICEABLE AREA -COVERED: 624
EXTERIOR SERVICEABLE AREA - UNCOVERED: 1392

CORK AND PICKLE

TOTAL SQUARE FOOTAGE: 15,061
SERVICEABLE AREA: 4,313

COHESIVE DESIGN GROUP

9610 VINEWOOD
DALLAS, TX 75228
PH: 214.507.9610

SHEET TITLE

DIMENSION FLOOR PLAN

RED OAK KITCHEN
222 W. LAS COLINAS BLVD,
SUITE 1650E
IRVING, TX 75039

RED OAK KITCHEN / CORK & PICKLE
SUMMIT CENTER
3200 MOCKINGBIRD LANE
BLDG 6, SUITES 101 & 102
MIDLAND, TX 79705

ISSUE BLOCK	
IFP	11.04.2025
REV 1	1.02.2026

PROJECT NO: 2024-ROK
DRAWN BY: M.Q.
CHECKED BY: M.B.

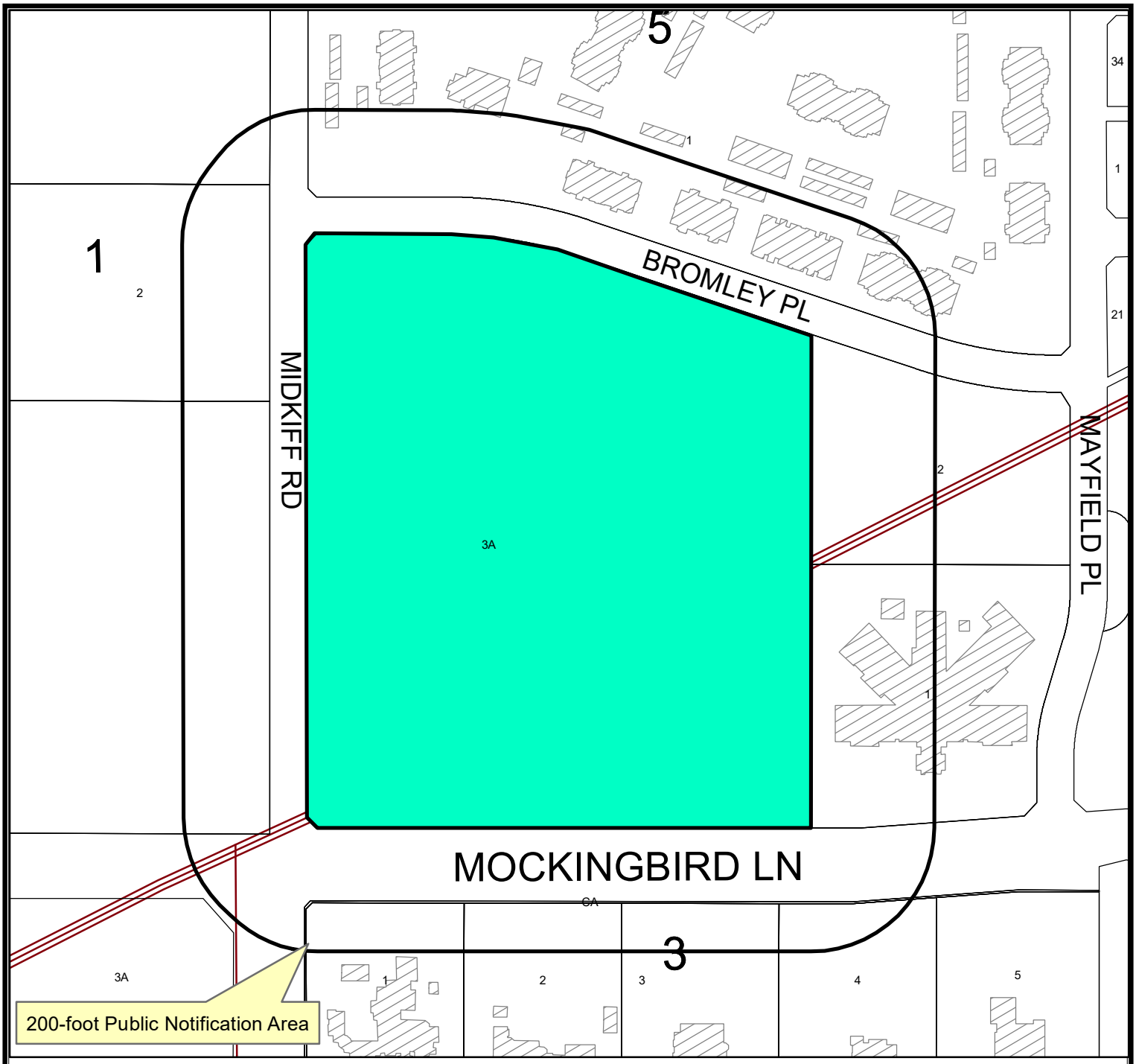
STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIED SITE AND DATE STATED HEREON AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OR PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

REGISTERED INTERIOR DESIGNER
MICHELLE BARNES
10231
STATE OF TEXAS
11.04.2025

SHEET NUMBER

ID1.1



Location Map

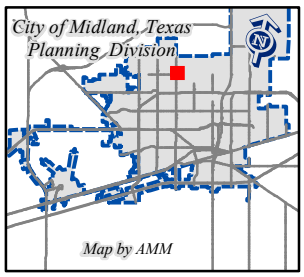
SUD-26-0218 **Scale: 1" = 600'**

Consider a request by Amber Davis, on behalf of Summit Center, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a Restaurant, on a 15,061 square foot portion for Lot 3A, Block 3, Mayfield Place, Section 8, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Midkiff Road and Mockingbird Lane. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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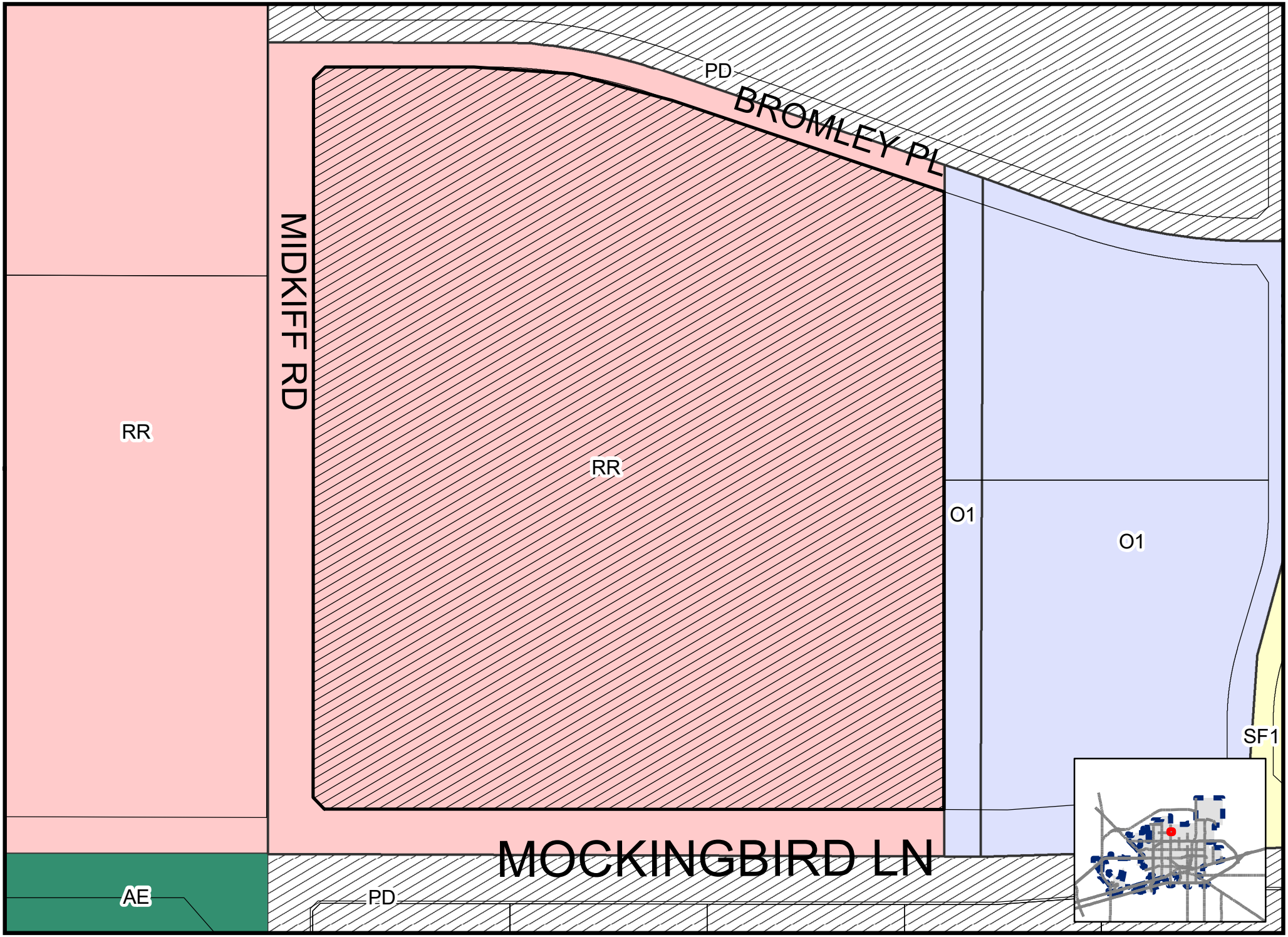

Map by AMM

SUD-26-0218

Scale: 1" = 600'

ZONING MAP

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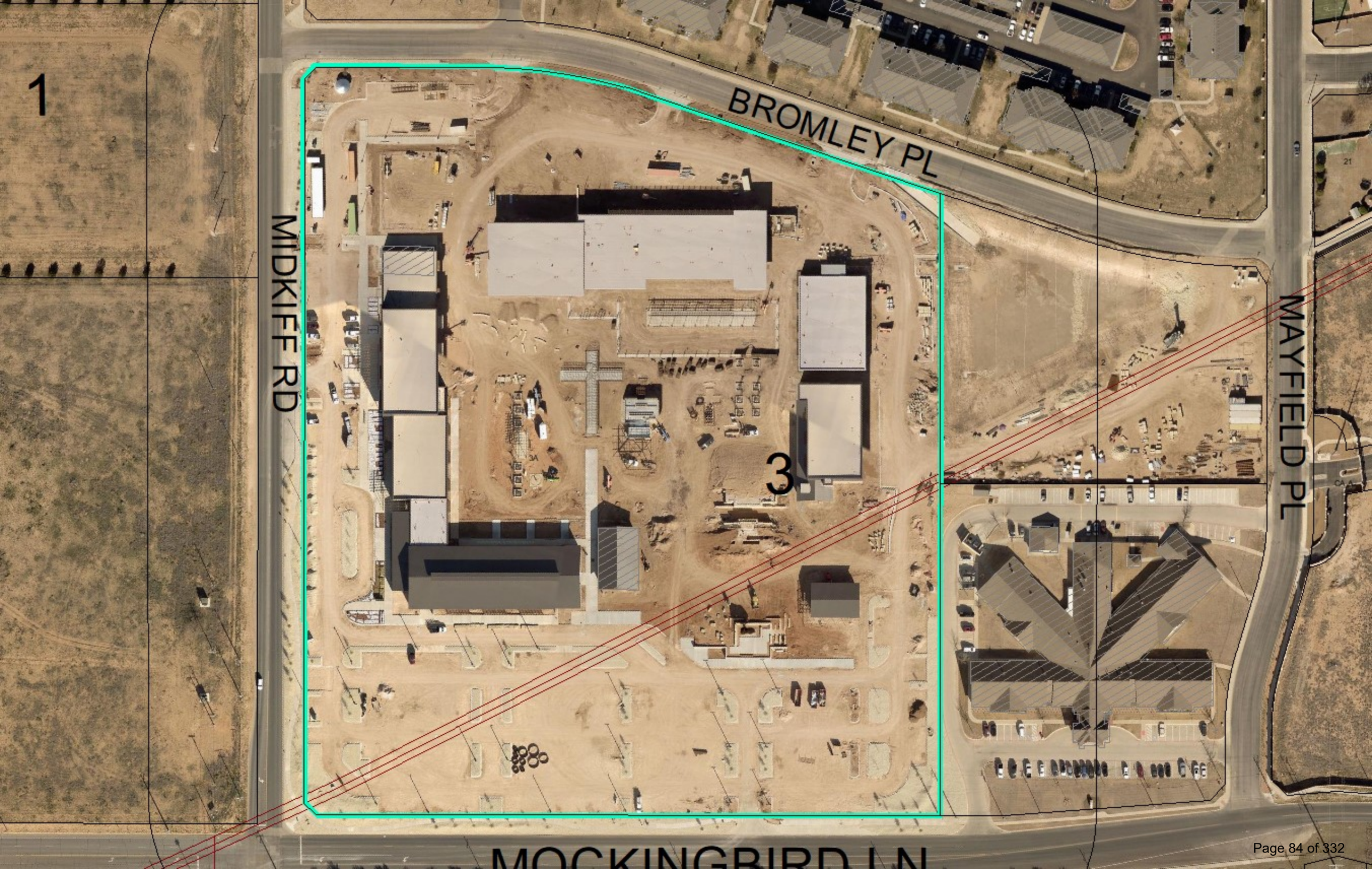
BROMLEY PL
MIDKIFF RD
MAYFIELD PL
MOCKINGBIRD LN
1
3

MIDLAND
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SPECIFIC USE DESIGNATION

CORK & PICKLE

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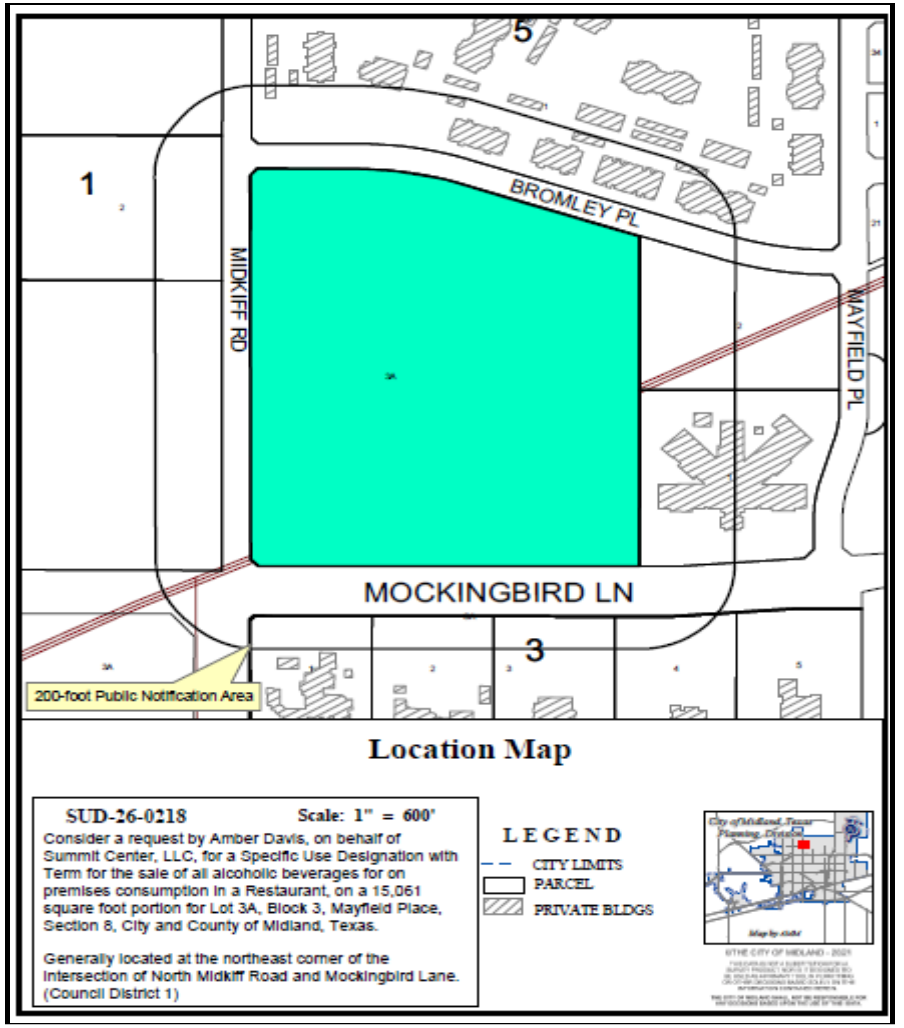
MIDLANDTEXAS.GOV

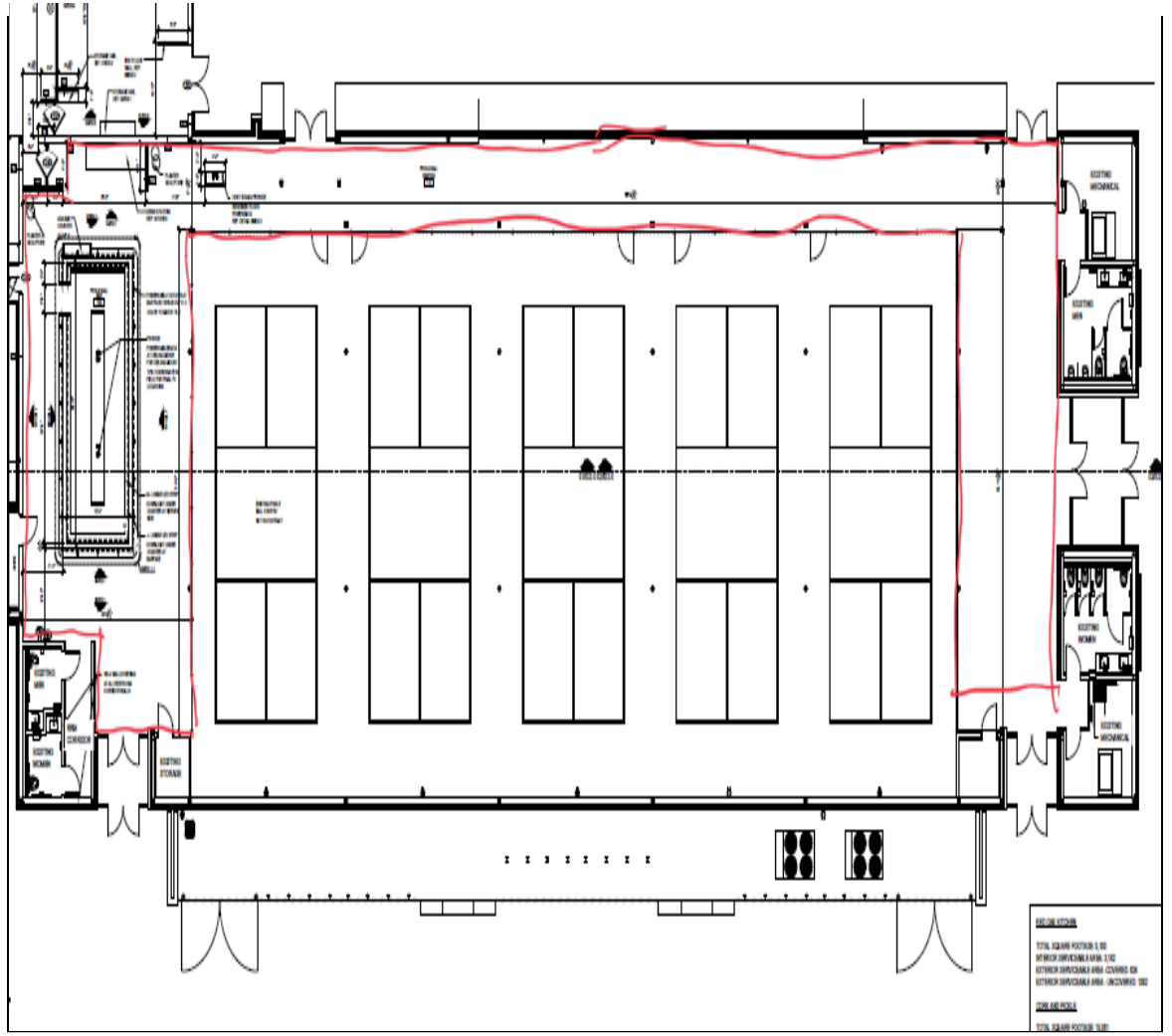
APPLICATION SUMMARY

- **Applicant:** Amber Davis
- **Property Owner:** Summit Center, LLC
- **Location:** 3200 Mockingbird Lane (Council District 1)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant/bar.



DETAILS OF REQUEST

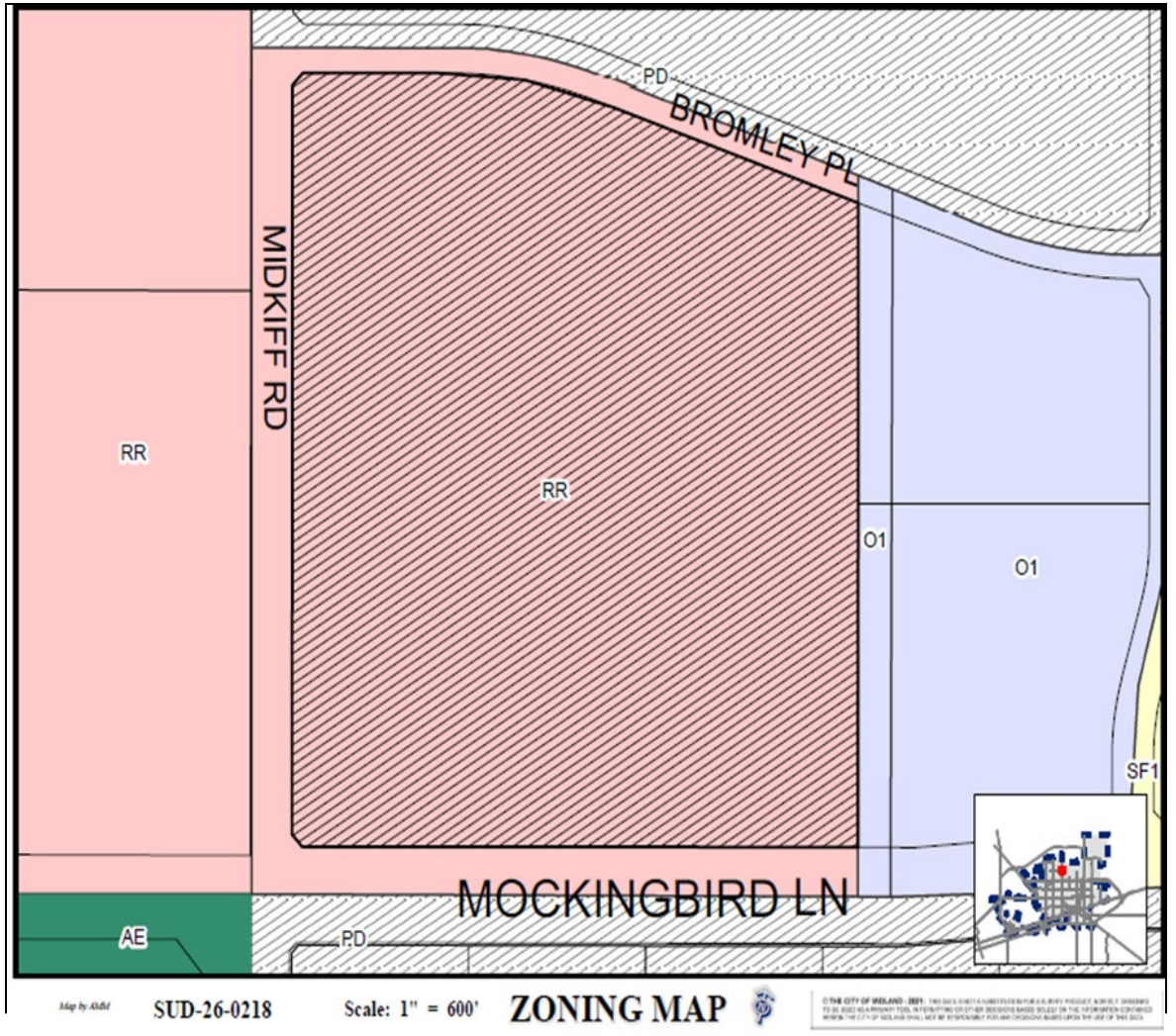
- **For a new restaurant and bar area.**
- **Area of Business:** 15,601 SF
- **Serviceable Area:** 4,314 SF
- **Hours of Operation and Alcohol:** Monday through Thursday 11:00 a.m. to 10:00 p.m.; Friday 11:00 a.m. to 11:00 p.m.; Saturday 10:00 a.m. to 11:00 p.m.; Sunday 10:00 a.m. to 9:00 p.m.



3

ZONING

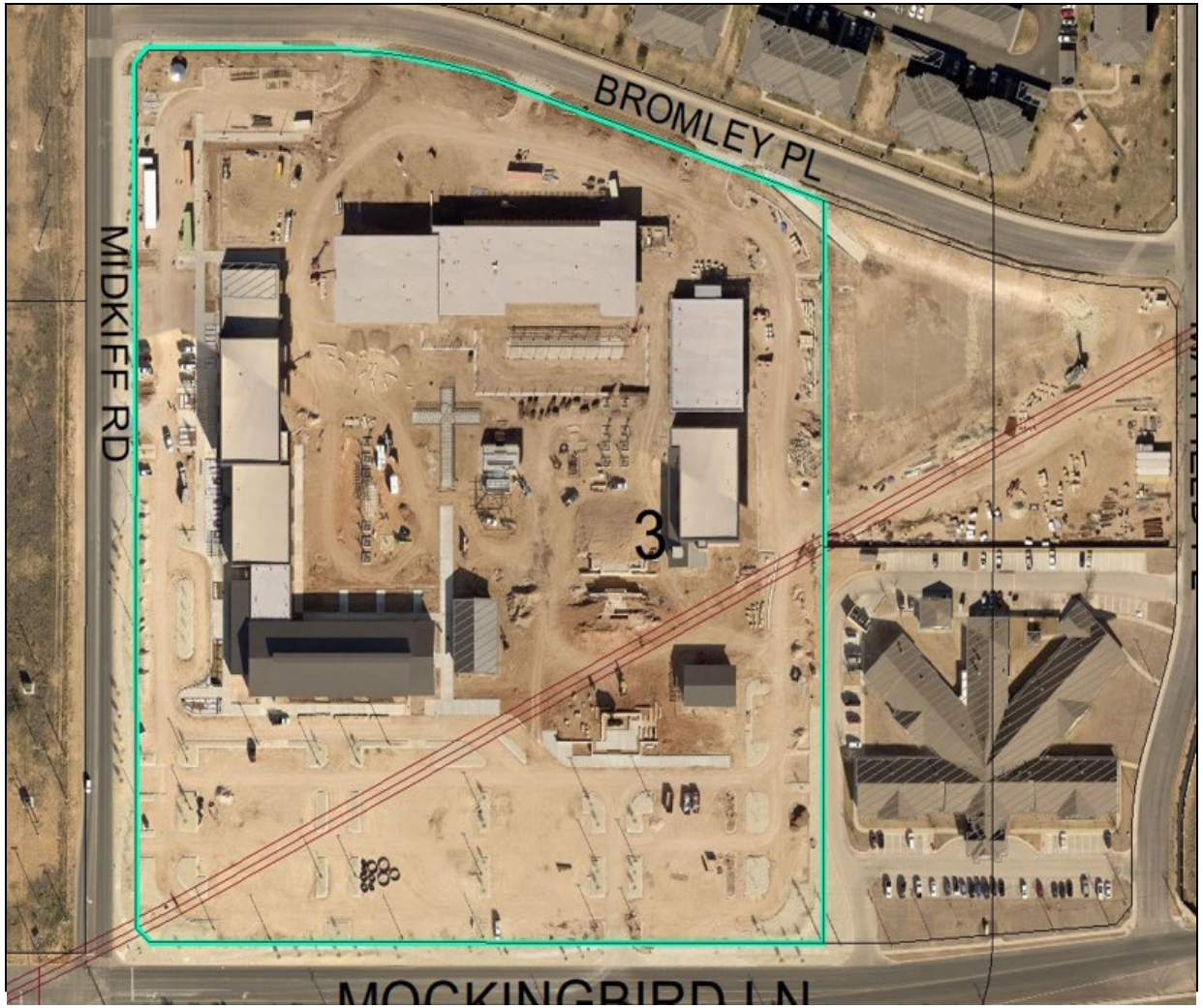
- **Current Zoning**: RR, Regional Retail District
- **Surrounding Zoning:**
  - **South and North:** PD, Planned District for a Housing Development
  - **West:** O-1, Office District
  - **East:** RR, Regional Retail District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4

LAND USE

- **Current Use:** Restaurants, Outdoor Amusement, Retail Stores and Shops
- **Surrounding Uses:**
  - **North:** Apartment Complex
  - **West and East:** Vacant Land
  - **South:** Single-Family Housing
- **Proposed Use:** Restaurant and Bar



MIDLAND
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On Mockingbird Lane, Looking North

6

MIDLAND
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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 4,314 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 Thursday from 11:00 a.m. to 10:00 p.m. Friday 11:00 a.m. to 11:00 p.m. Saturday 10:00 a.m. to 11 p.m. Sunday from 10 a.m. to 9:00 p.m.

STAFF'S RECOMMENDATION

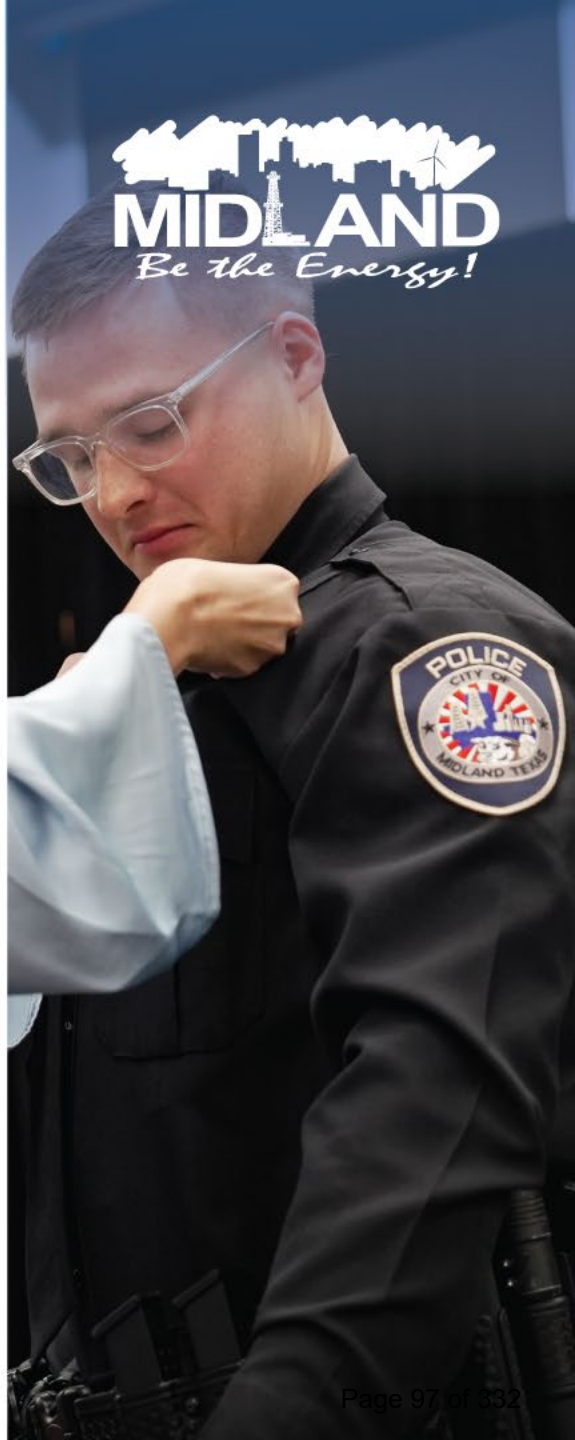
D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

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:	**8.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a bar, on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West Wall Street and South Carrizo Street.)**

Purpose:

237 West Wall, LLC, is requesting a Specific Use Designation with term for the sale of all alcoholic beverages for on-premises consumption, for the property located at 621 West Wall Street for Double Bar Saloon.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

CB, Central Business District

Surrounding Zoning and Land Use:

All surrounding properties are zoned CB, Central Business District. The property to the north is used for office buildings. The property to the east and south is a bar. The property to the west is a restaurant.

Analysis:

The property is located at 621 West Wall Street and is currently zoned CB, Central Business

District. Central Business zoning permits the sale of all alcoholic beverages for on-premises consumption. The total area of the bar, Double Bar Saloon, is 5,792 square feet and the proposed alcohol serviceable area is 4,462 square feet.

The proposed days and hours of operation are:

Sunday through Saturday from 12:00 p.m. to 2:00 a.m.

The applicant is requesting the following alcohol serviceable hours:

Sunday through Saturday from 12:00 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 schools or churches within 300 feet of the property using the front door-to-door distance measurement.

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

Fire: (Approved)

No objections

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Double Bar Saloon is acceptable. The property must adhere to the maximum occupant load of 115 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

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

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

Conditions:

A. That the serviceable area shall be limited to approximately 4,462 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 applicable state and local laws.

C. That the days and hours of alcoholic beverages sales and consumption shall be limited to: Sunday through Saturday from 12:00 p.m. to 2 a.m.

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 Code Administration Division.

F. That the applicant 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 permit are satisfied.

G. That in accordance with Section 9.07.E.3 of the Zoning Ordinance, the establishment shall be in operation within 120 days from the final adoption date of this ordinance.

Letters of Objection:

As of February 13, 2026, staff has not received any letters of objection.

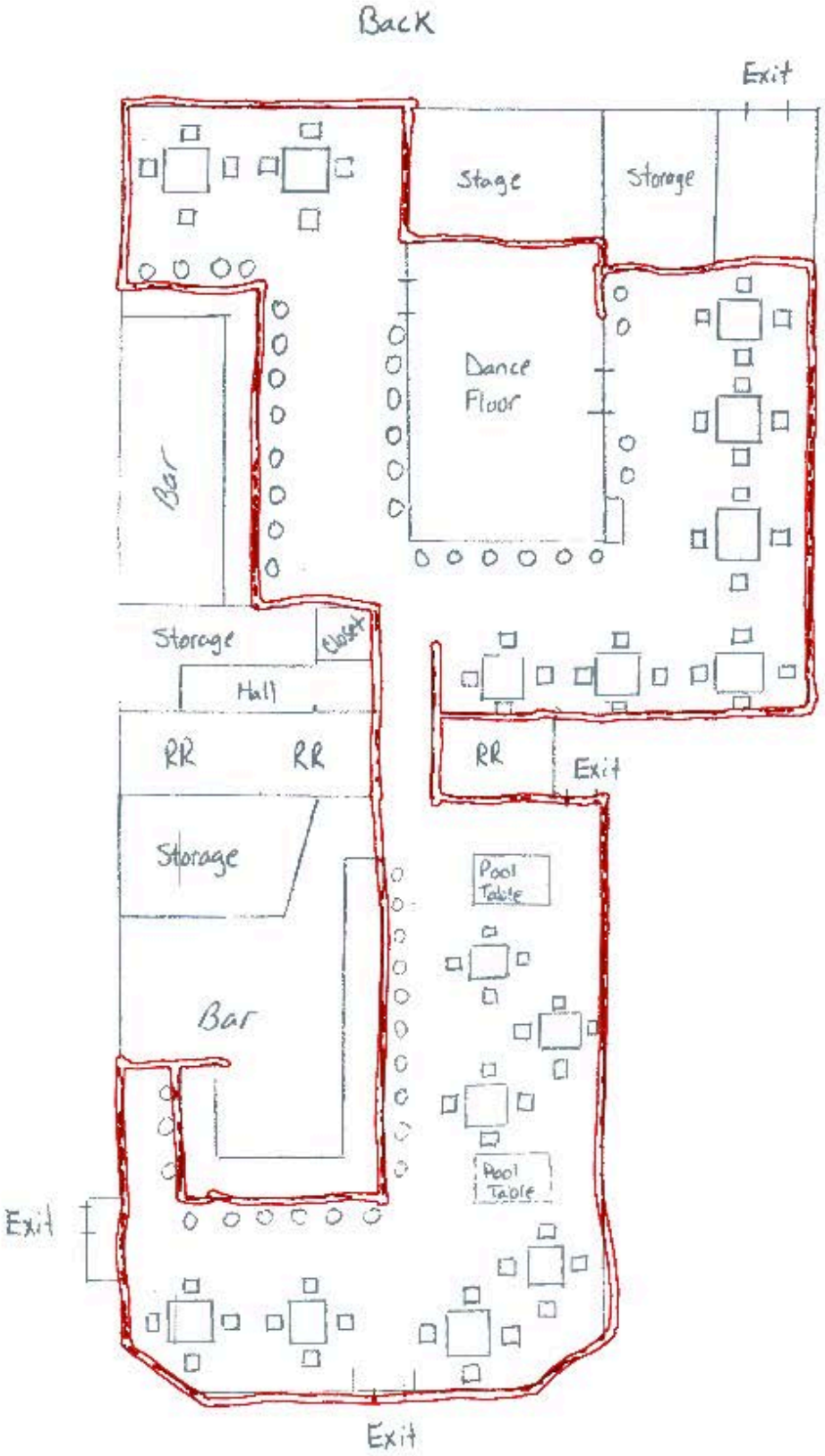
Attachments:

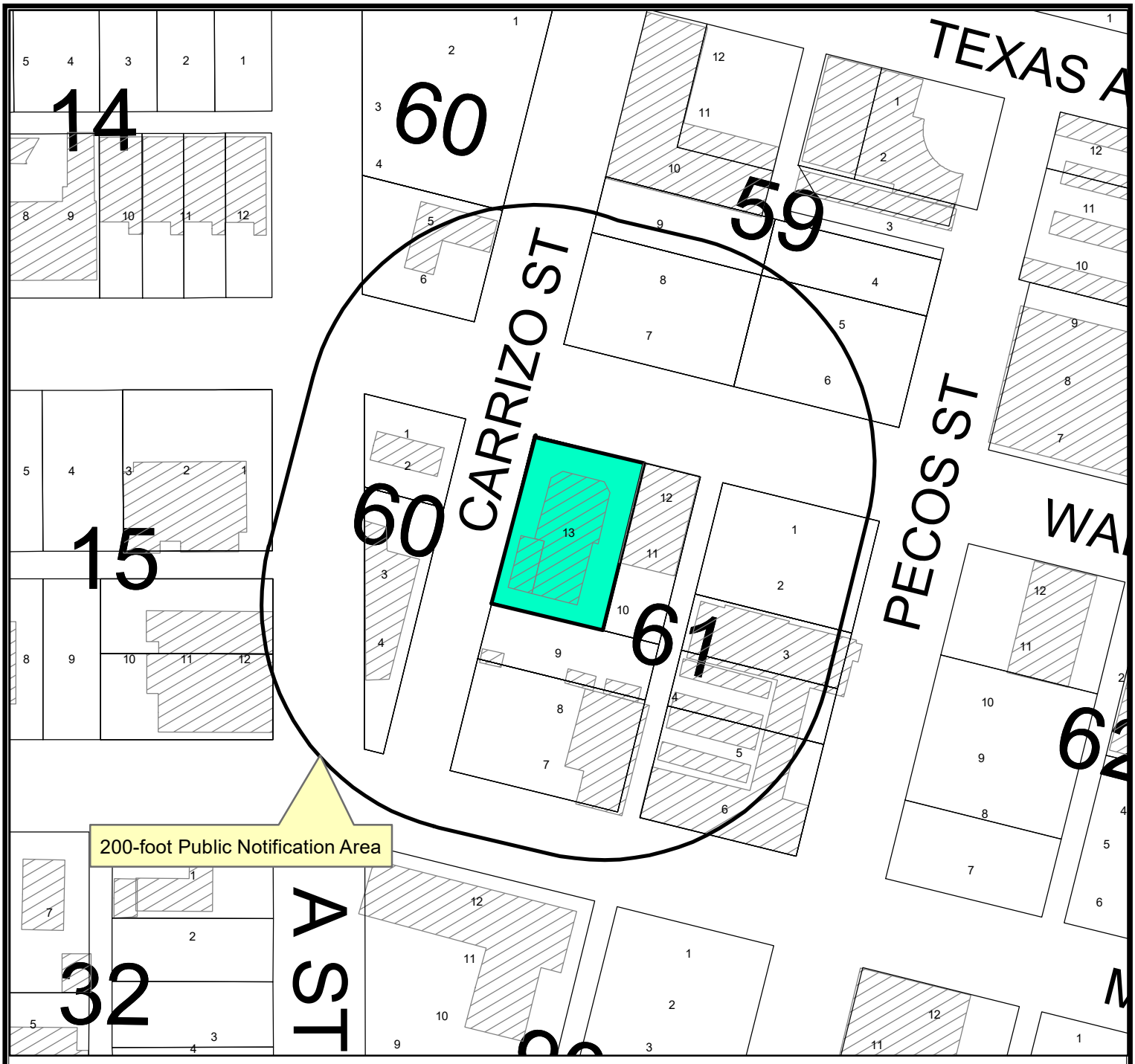
A. SUD-25-0202, Combined Docs
B. SUD PowerPoint

Alexis Martinez, Development Services — Created/Initiated - 2/5/2026
Landon Ochoa, Development Services — Final Approval - 2/11/2026

621 West Wall St. Midland, Tx 79701

max occupancy: 115
Serviceable square footage: 4,462 ft.²





Location Map

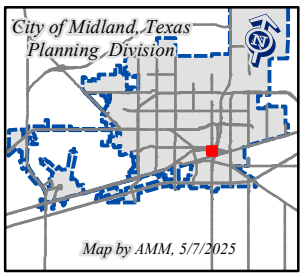
SUD-25-0202 **Scale: 1" = 600'**

Consider a request by 237 West Wall, LLC, for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Bar on Lot 13, Block 61, Original Town, Section 25, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West Wall Street and South Carrizo Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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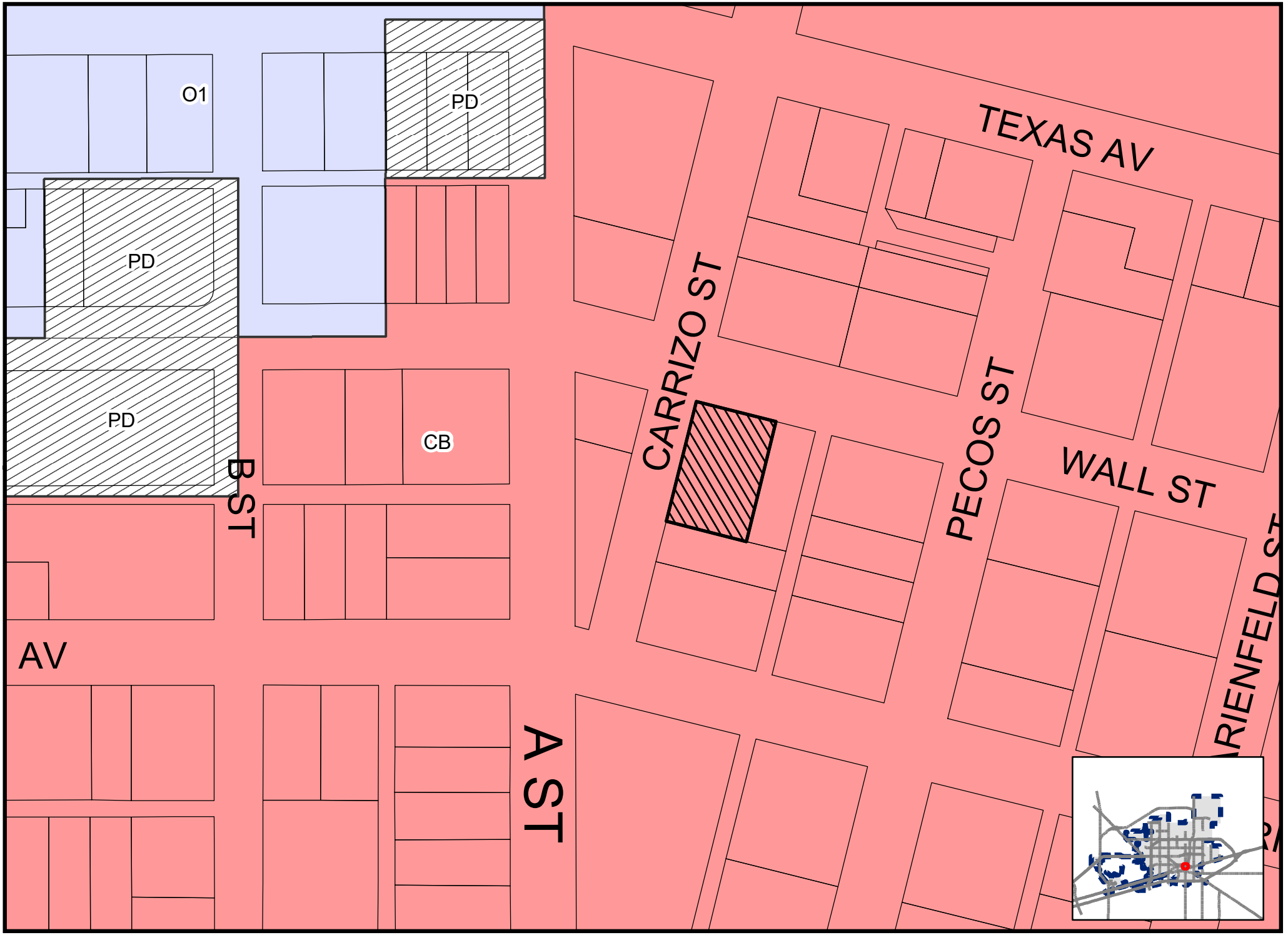

Map by AMM

SUD-25-0202

Scale: 1" = 600'

ZONING MAP

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59
CARRIZO ST
60
61
PECOS ST
15
62

Double Bar Saloon

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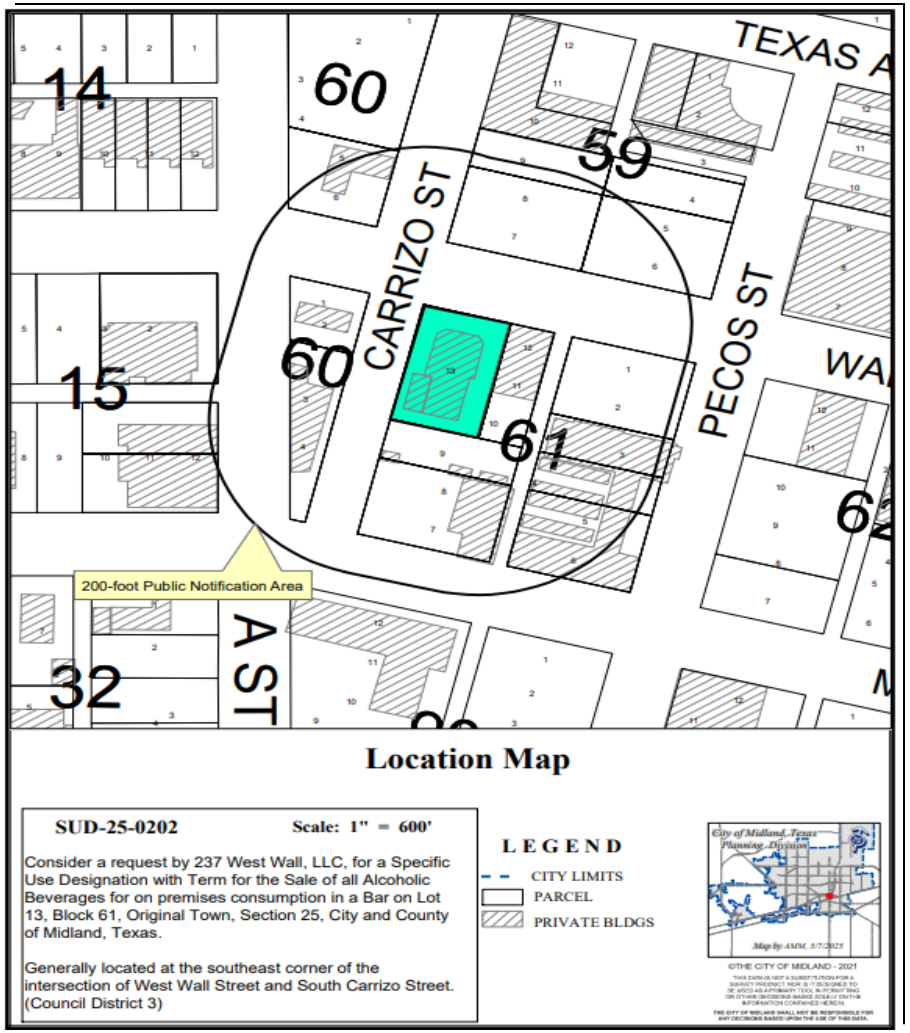
SPECIFIC USE DESIGNATION
DOUBLE BAR SALOON
Visit Our Website
MIDLANDTEXAS.GOV

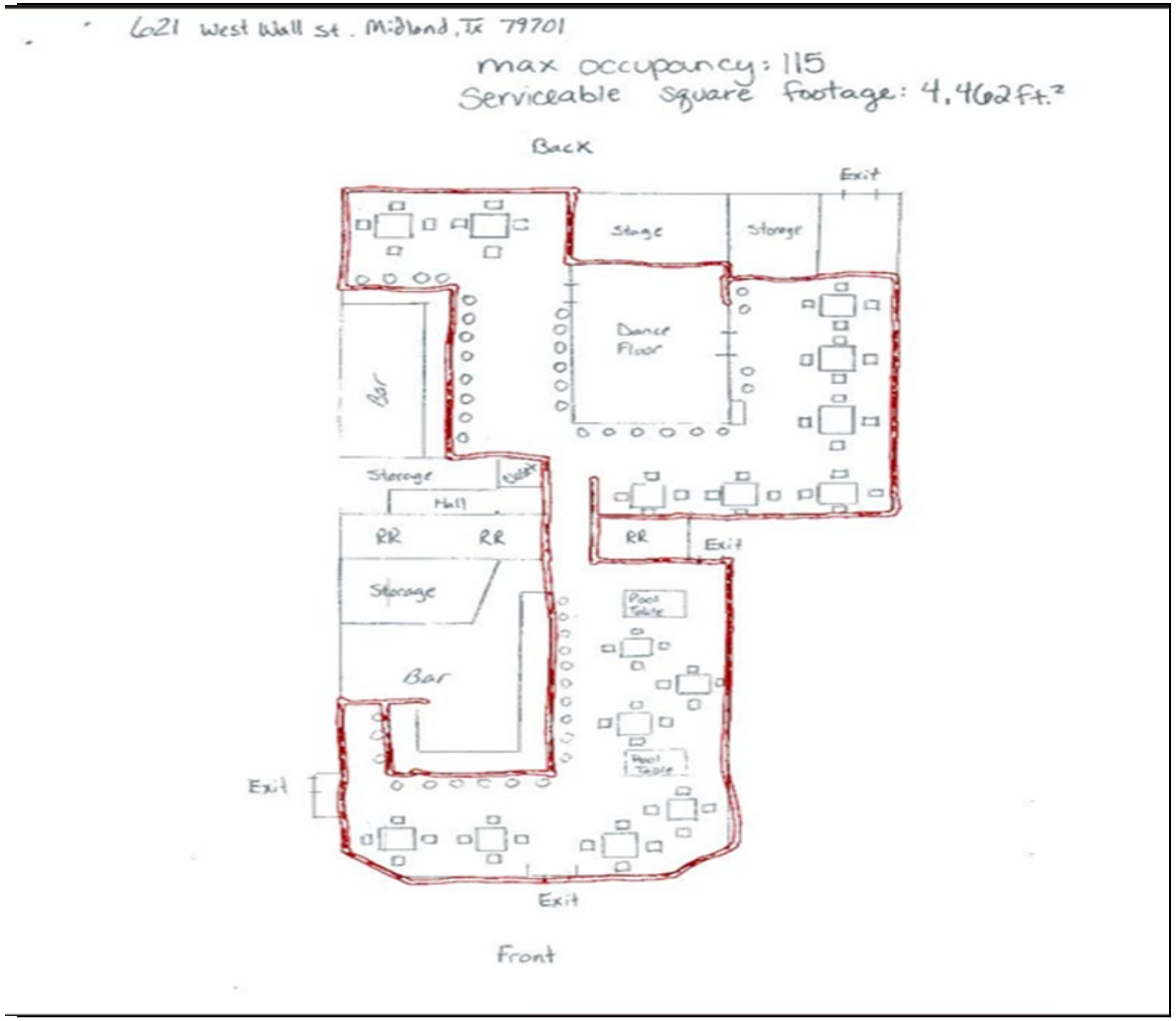
APPLICATION SUMMARY

- **Applicant:** 237 West Wall, LLC
- **Property Owner:** Wall Street Joint Ventures
- **Location:** 621 West Wall Street (Council District 3)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a bar



DETAILS OF REQUEST

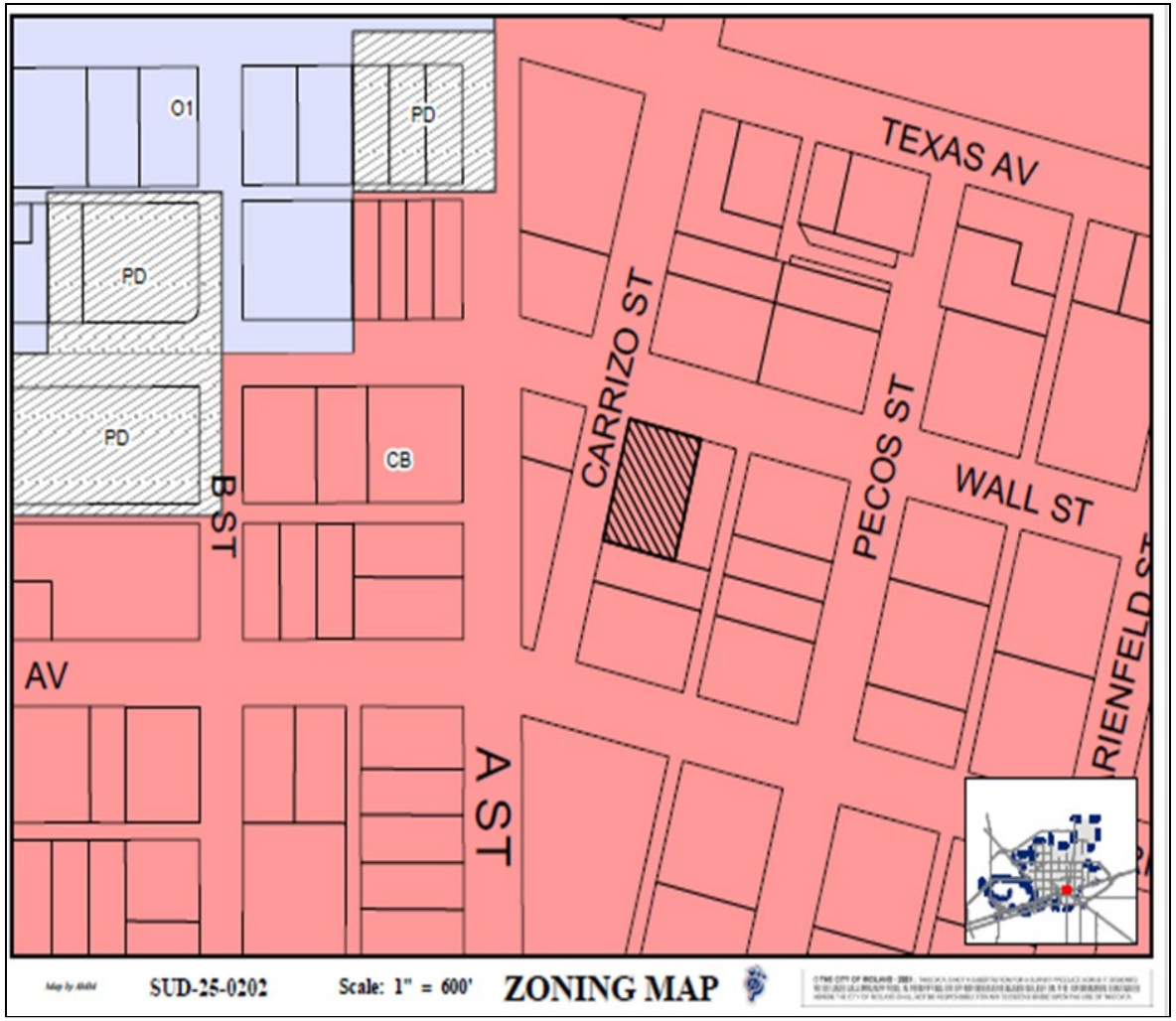
- **For Existing Bar**
- **Area of Business:** 5,792 SF
- **Serviceable Area:** 4,462 SF
- **Hours of Operation:** Sunday through Saturday from 12:00 p.m. to 2:00 a.m.
- **Proposed Hours of Alcohol Service:** Sunday through Saturday from 12:00 p.m. to 2:00 a.m.



3

ZONING

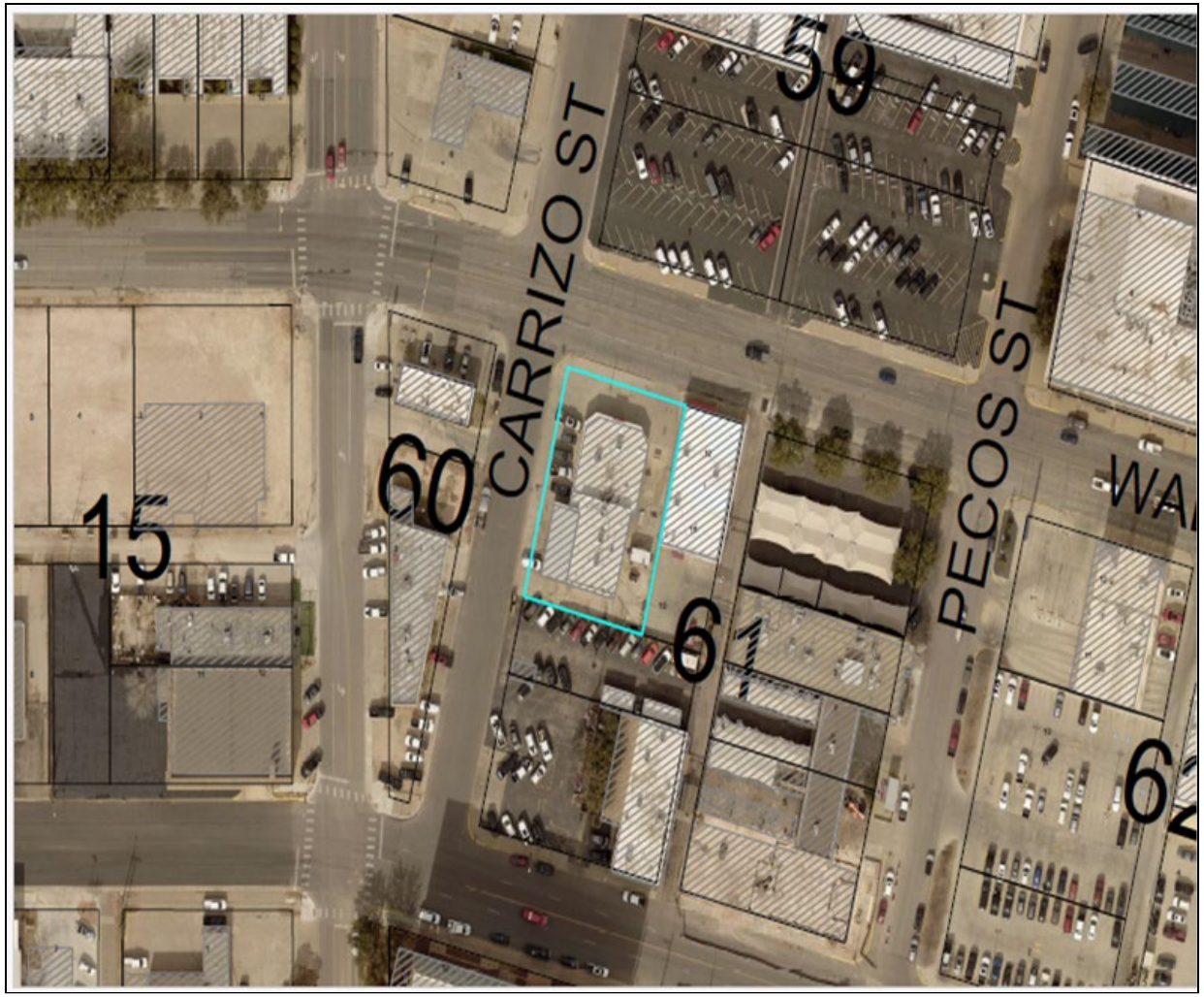
- **Current Zoning:** CB, Central Business District
- **Surrounding Zoning:**
  - **North/South/East/West:** CB, Central Business District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Bar
- **Surrounding Uses:**
  - **North:** Office Building
  - **South/East:** Bars
  - **West:** Restaurant



On Carrizo Street, Looking South

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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

- No objections were received.
- The Planning & Zoning Commission recommended approval of this request on May 19, 2025.
- Staff recommends approval of this request with the following conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 4,462 square feet as shown in Exhibits A, which are attached hereto and incorporated herein for all purposes.

STAFF'S RECOMMENDATION

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:

    Sunday through Saturday from 12 p.m. to 2 a.m. of the following day.

STAFF'S RECOMMENDATION

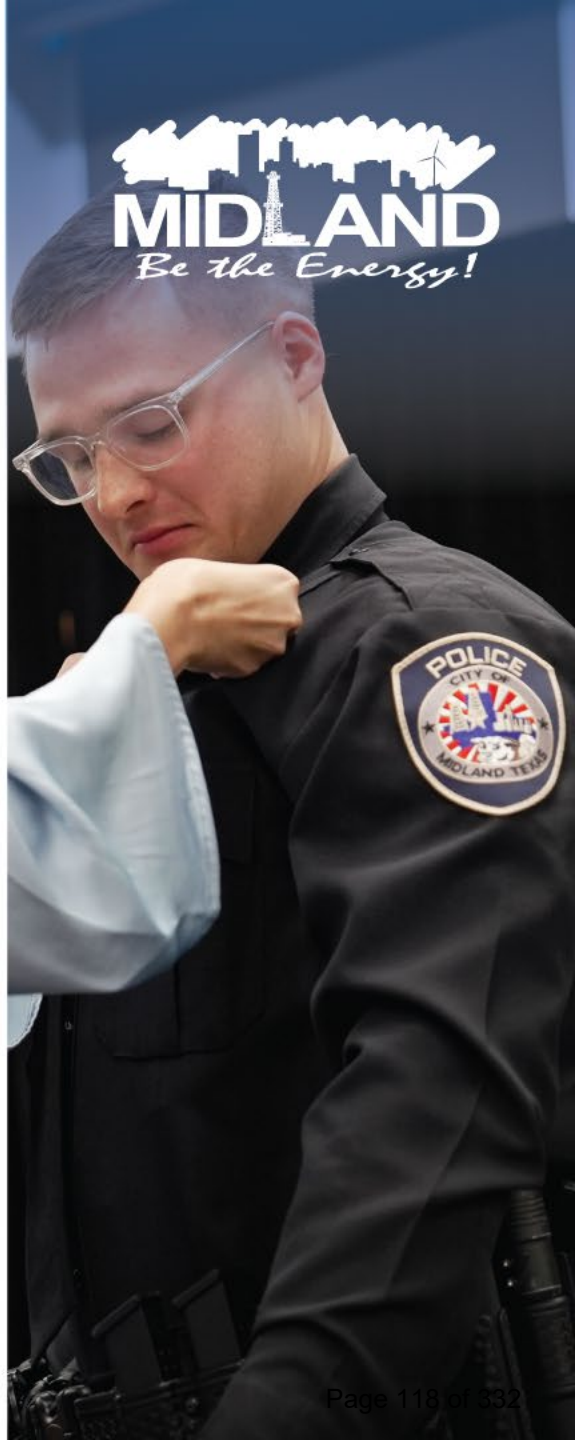
D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

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

STAFF'S RECOMMENDATION

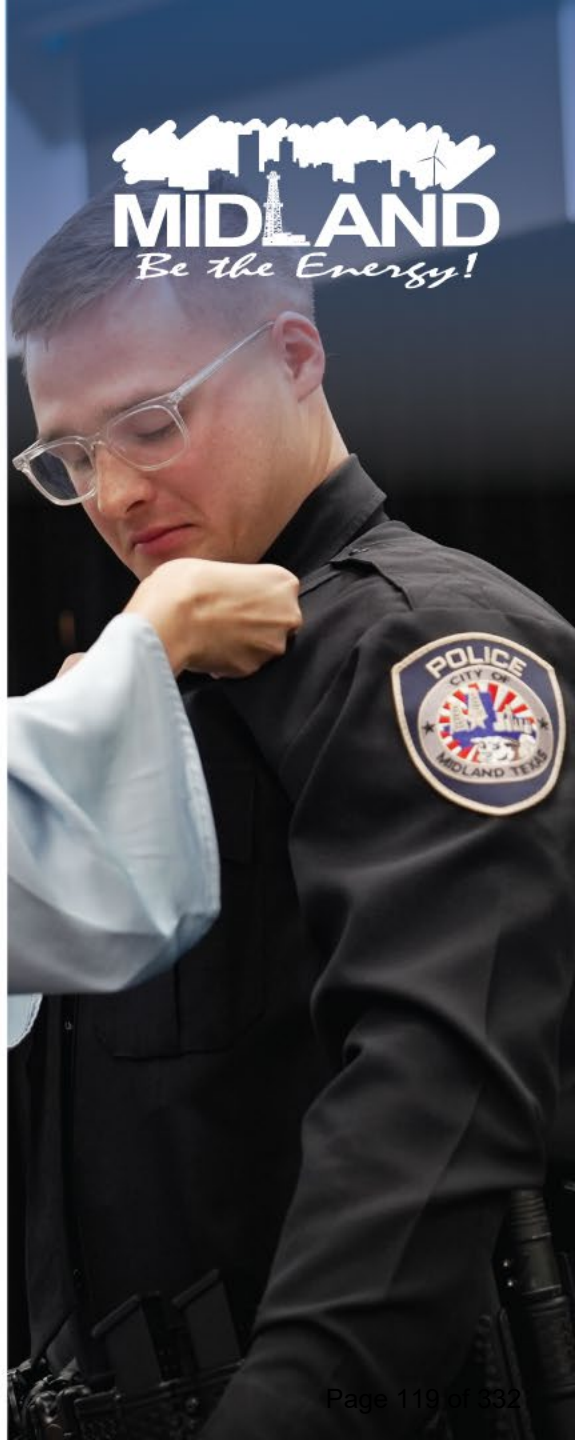
E. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.

F. 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

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: 9.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, and all of Tract 3, Primitive Baptist Church Tract, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street.)

Purpose:

Magrym Consulting, on behalf of Jorge Chavez, is requesting to replat property located on the west side of South Atlanta Street into two lots in order to obtain building permits for future residential development.

Current Zoning:

SF-2, 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)

Everything looks good.

ENGINEERING: (Approved)

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

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

PAVING: Dakota and Atlanta roadways okay as is. No public paving improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues.

Addressing: (Approved with Conditions)

Directional & Suffix need to be added to "Atlanta". S/B "S Atlanta St". New lots s/b Lot 1A and 1B, not 4A & 4B. Replat Legal Info references wrong Lot #, states "4" s/b "1". It also does not reference the city. Verify w/Domingo. GIS System needs to be verified on the intersection of E Dakota Ave and S Atlanta St area.

GIS: (Approved)

Check legal description. Lot number appears incorrect and it is also a part of Primitive Baptist Subdivision. Label surrounding subdivision names. Lot numbers would be 1A and 1B. Section number can be 9. Legal should show that plat is in the City. Add direction and street type to Atlanta.

AT&T: (Approved)

No issues.

CRMWD: (Approved)

No Comments.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

In addition to the replat, a zone change request has been submitted for this property. [Informational]

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

Section number needs to be changed to "Section 9" [Informational]

For the certificate of approval, label Joshua Sparks as the Chairman [Informational]

Staff recommends approval of the Preliminary Plat of South Park Addition, Section 9, subject to the following conditions.

Conditions:

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

B. Approval of this preliminary plat is subject to the Final plat including all plat

comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

C. That a zone change to a zoning district which allows the proposed lot dimensions be approved by City Council before final plat submittal. [11-2-3(D)8(b)]

Attachments:

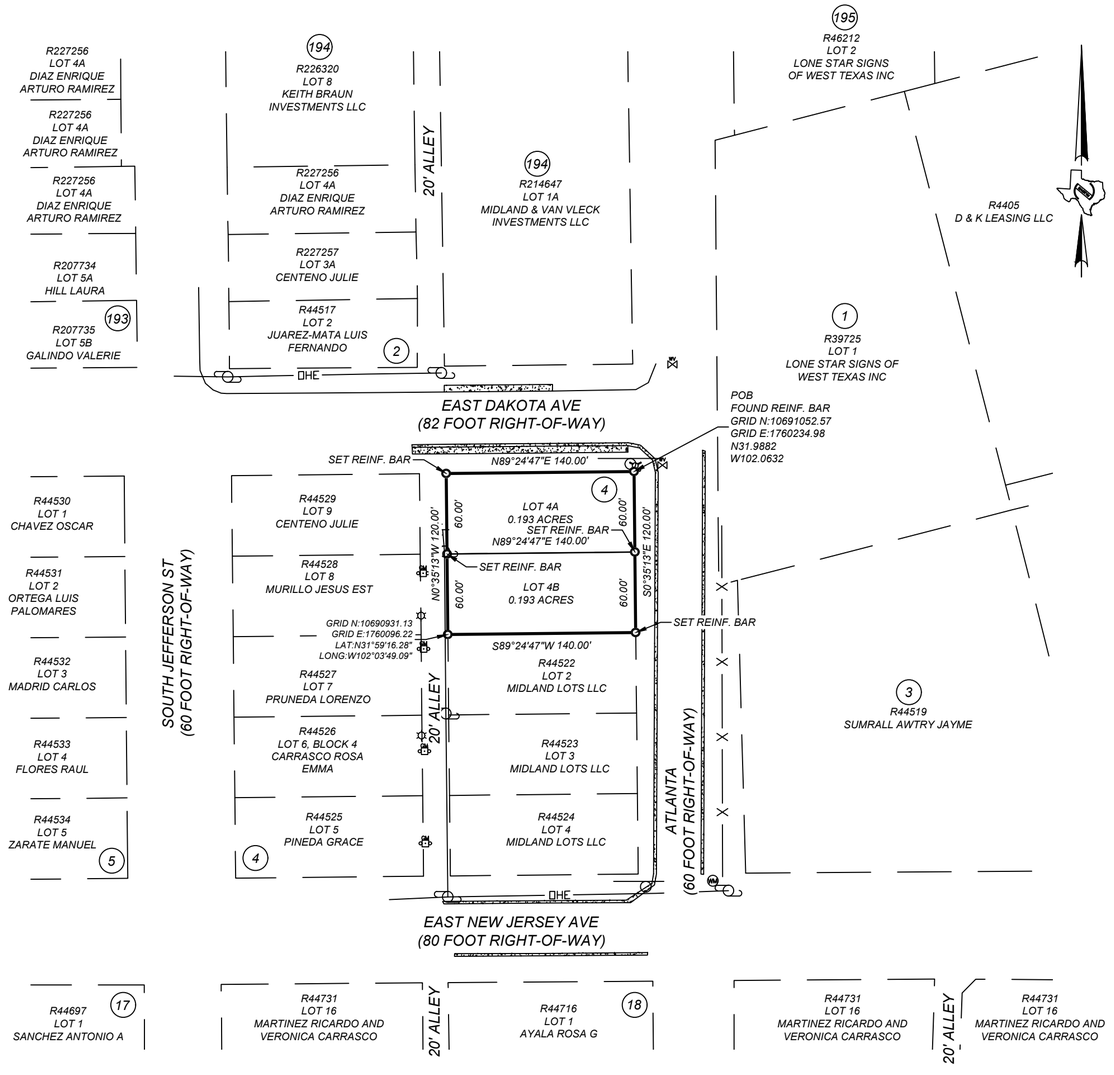
A. P-26-2466, South Park Addition, Section 9, Combined
B. P&Z - - South Park Addition, Section 9 Prelim

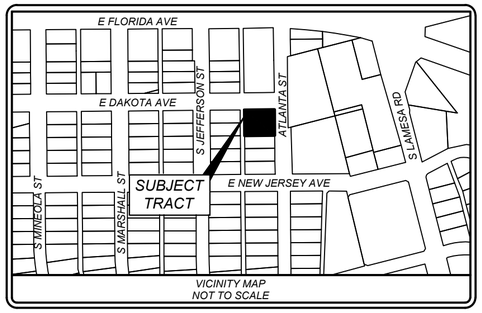
Lori Elliott, Development Services — Created/Initiated - 2/5/2026
Landon Ochoa, Development Services — Final Approval - 2/9/2026

PRELIMINARY PLAT

SOUTH PARK SECTION 7

BEING A REPLAT OF LOT 4, BLOCK 4, SOUTH PARK ADDITION AND ALL OF TRACT 3, PRIMITIVE BAPTIST CHURCH TRACT, IN THE NORTHEAST PART OF SECTION 2, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS.





LEGEND:

- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE
- OVERHEAD ELECTRIC
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- WATER METER
- FENCE LINE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0202F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

SCALE 1" = 80'
0 50' 100' 200'

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, JORGE CHAVEZ IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN LOT 4, BLOCK 4, SOUTH PARK ADDITION CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

WHEREAS, JORGE CHAVEZ IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN LOT 4, BLOCK 4, SOUTH PARK ADDITION CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 0.386 ACRE TRACT OF LAND, BEING ALL OF LOT 4, BLOCK 4 SOUTH PARK ADDITION AS PER PLAT RECORDED IN, CABINET C, PAGE 117, PLAT RECORDS, MIDLAND COUNTY, TEXAS, AND TRACT 3 PRIMITIVE BAPTIST ADDITION, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT RECORDED IN, CABINET B, PAGE 116, PLAT RECORDS, MIDLAND COUNTY, TEXAS, SAID 0.386 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10691052.57, E:1760234.98) IN THE WEST RIGHT-OF-WAY LINE OF ATLANTA AND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT LOT 3, BLOCK 1;

THENCE SOUTH 00°35'13" EAST 120.00 FEET TO A REINF BAR SET IN THE WEST RIGHT-OF-WAY LINE OF ATLANTA FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°24'47" WEST 140.00 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°35'13" WEST 120.00 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89°24'47" EAST 140.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SOUTH PARK SECTION 7, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20_____.

_____
JORGE CHAVEZ

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY JORGE CHAVEZ.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTH PARK SECTION 7 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

*ATTEST:*_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS · REGISTERED · RJ DAUM · 4826 · PROFESSIONAL LAND SURVEYOR

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

_____
RJ DAUM
TEXAS RPLS 4826

OWNER(S):

JORGE CHAVEZ
704 S LORAINE ST
MIDLAND, TX 79701
432-889-7005
JJORGECHAVEZZ@GMAIL.COM

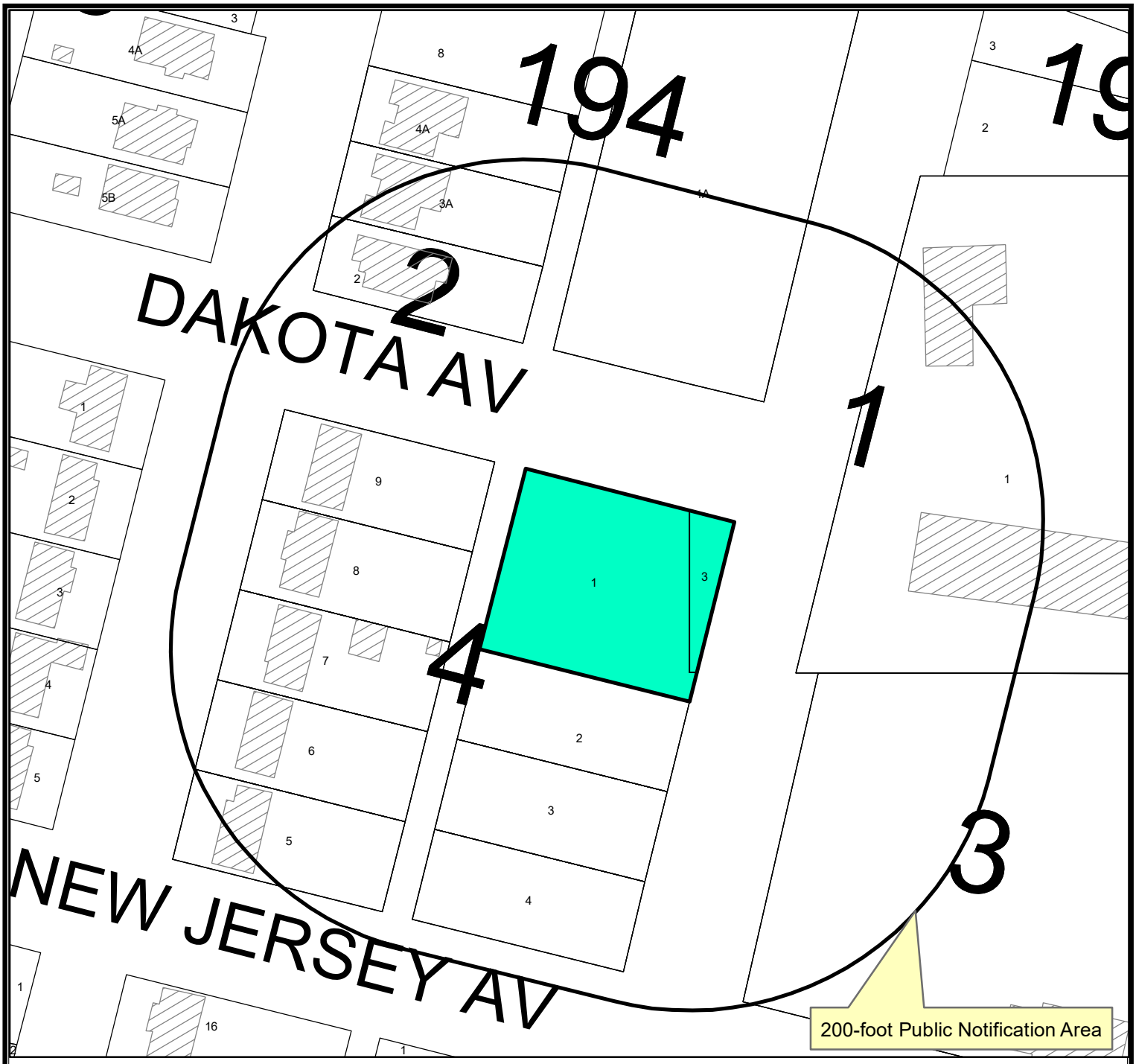
DATE 08/21/2025					
DRAWN BY: ED					
CHECKED BY: ED/RJ					
JOB NO: 25-496					
PROJECT: 25-496					
SHEET 1 OF 1	REVISIONS				

MAGRYM
TX FIRM# 10149500

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

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

SOUTH PARK SECTION 7



Location Map

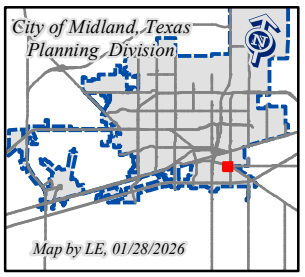
SUB-26-0932 **Scale: 1" = 600'**

Proposed plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, and all of Tract 3, Primitive Baptist Church Tract, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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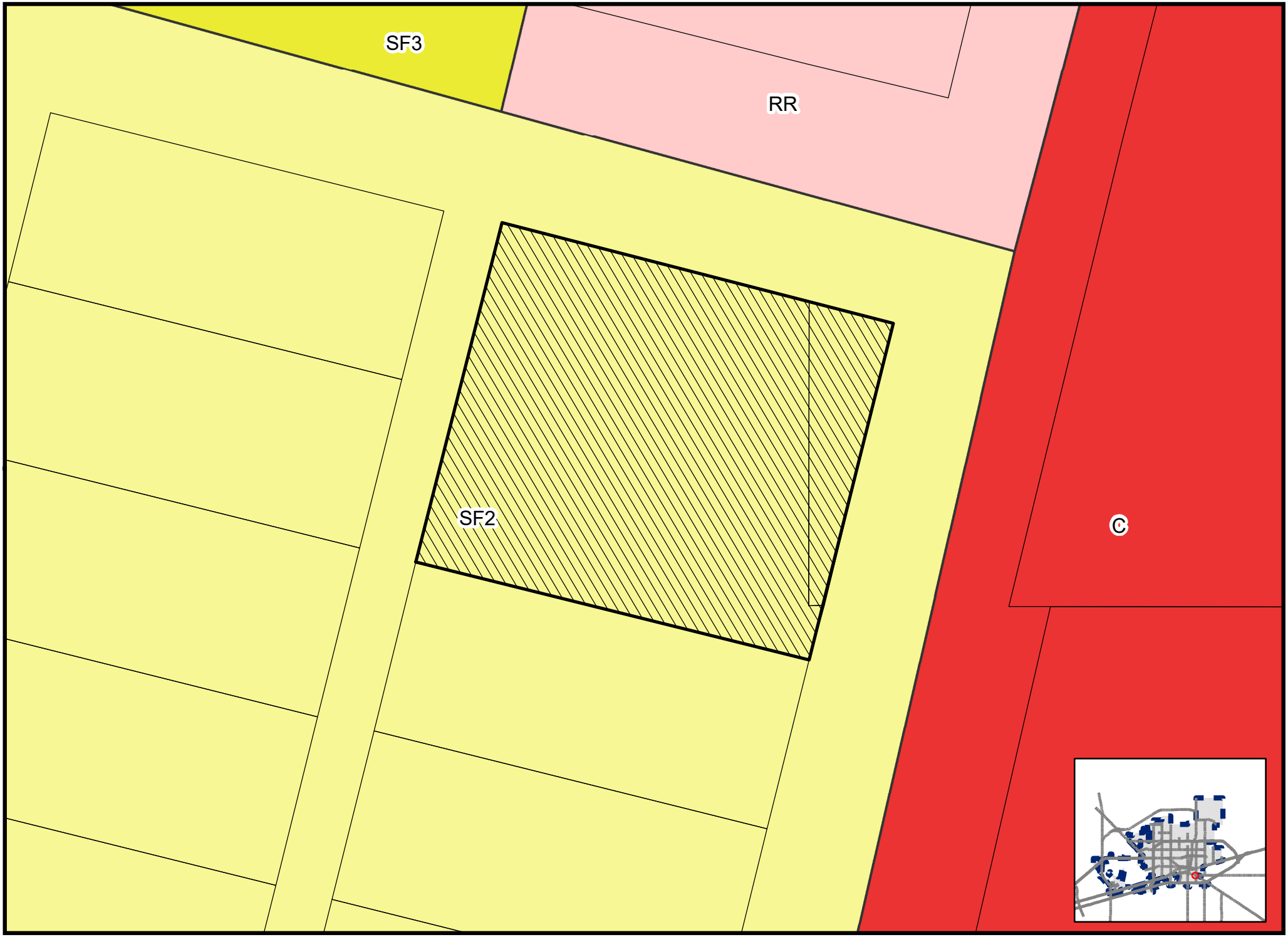
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



Map by LE, 1/28/2026

SUB-26-0932

Scale: 1" = 300'

ZONING MAP

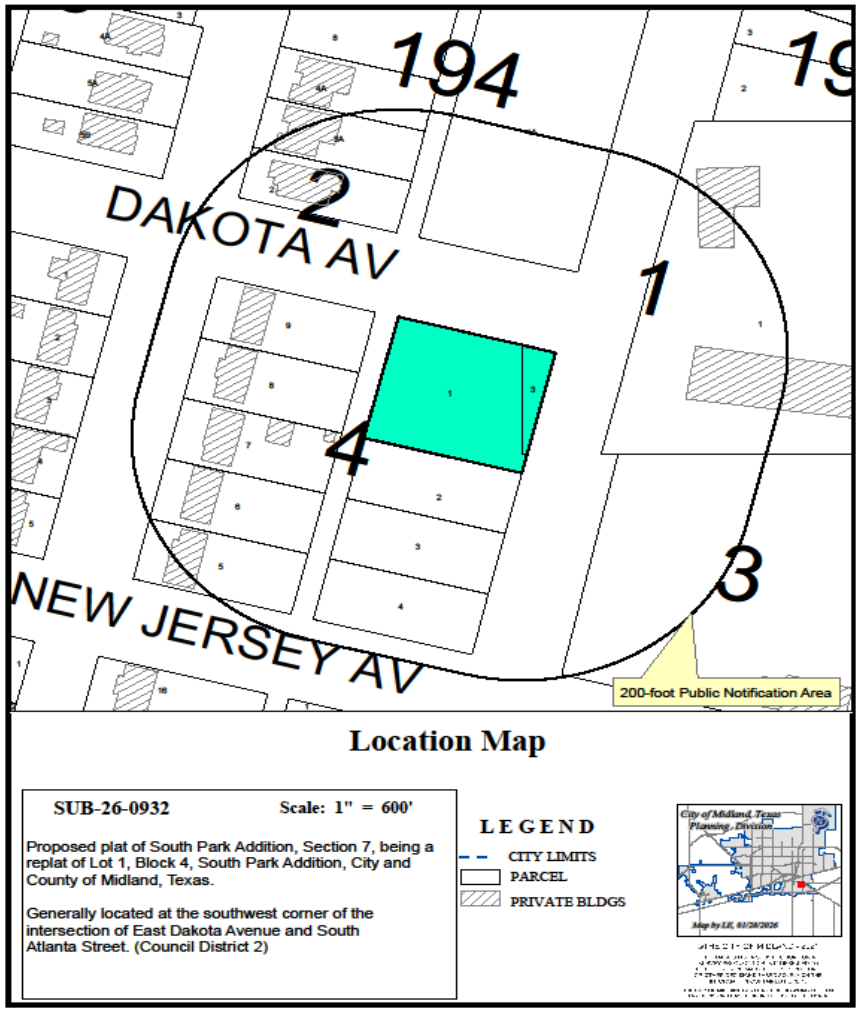
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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

DAKOTA AV
2
1
4
3

MIDLAND
Be the Energy!
PRELIMINARY PLAT
SOUTH PARK ADDITION, SECTION 9
Visit Our Website
MIDLANDTEXAS.GOV

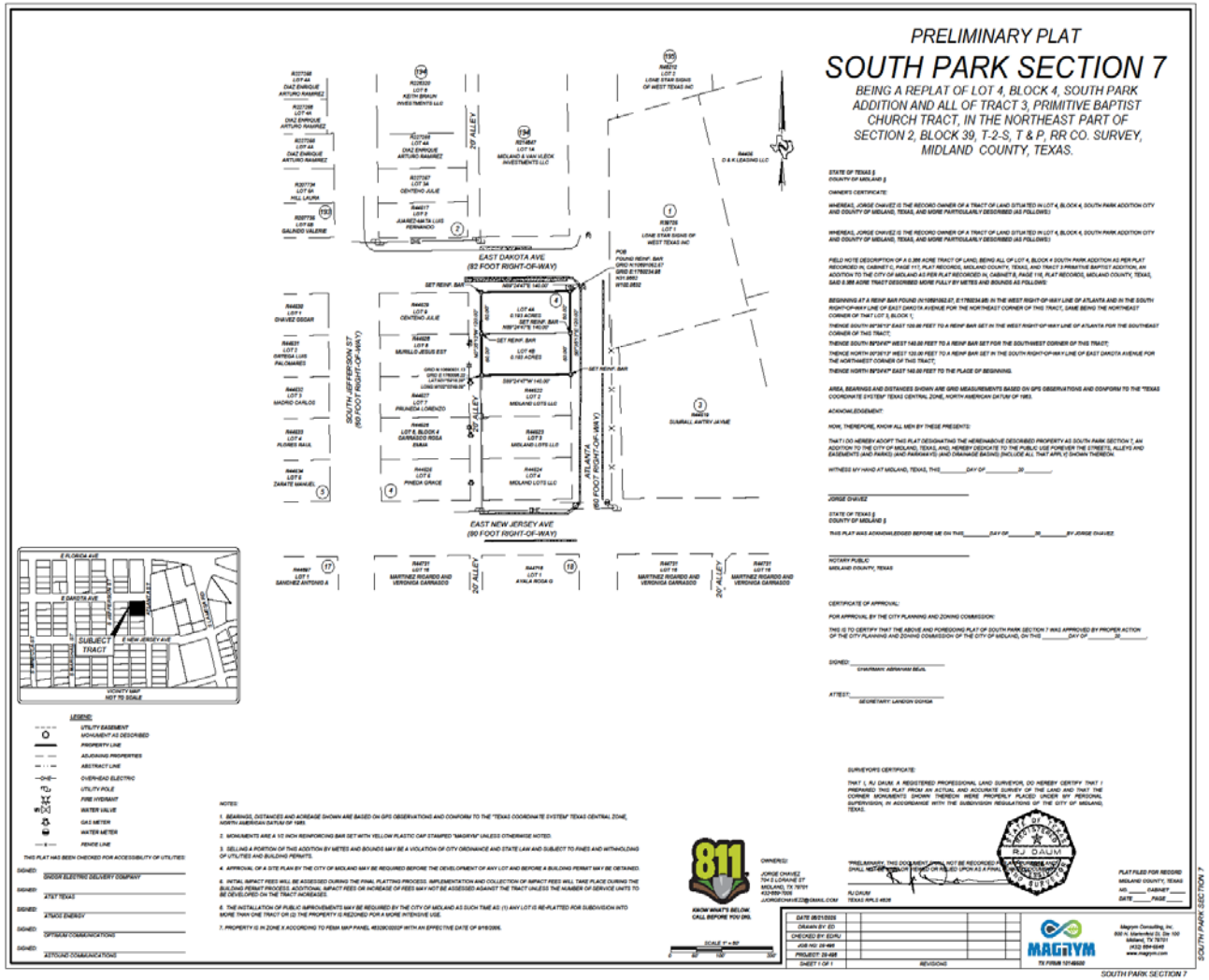
APPLICATION SUMMARY

- **Property Owner:** Jorge Chavez
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street. (Council District 2)
- **Reason for Request:** Platting in order to acquire construction permits for future residential development



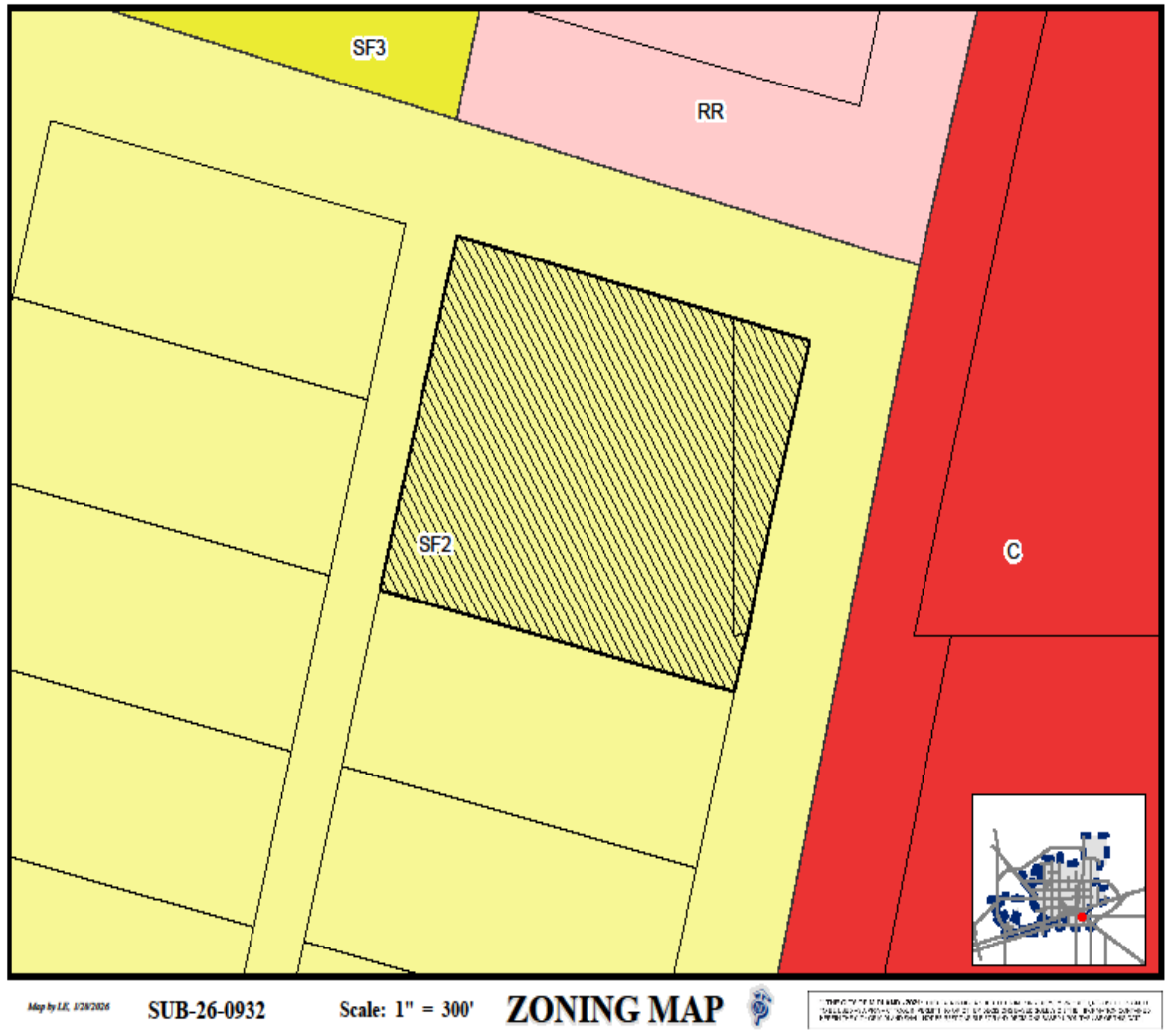
PLAT DETAILS

- **Acreage:** 0.386 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 2



ZONING

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



MIDLAND
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LAND USE

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

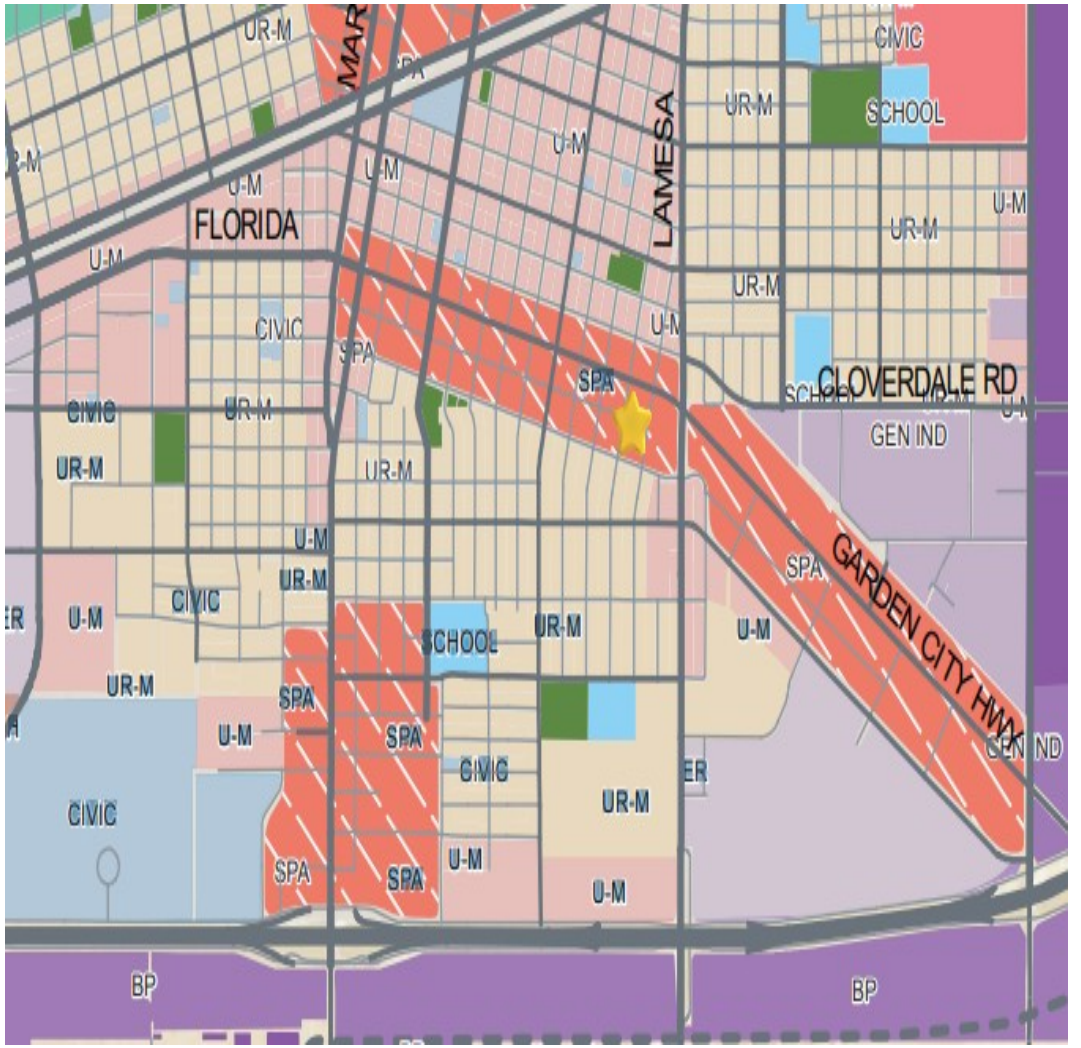
On South Atlanta Street, Looking West

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area, (SPA)
- **Supported Uses:** No policies have been established for this location.



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the replat, a zone change request has been received.

8

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]

STAFF RECOMMENDATIONS

C. That a zone change to a zoning district which allows the proposed lot dimensions be approved by City Council before final plat submittal. [11-2-3(D)8(b)]

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 17, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of Avalon Addition, Section 7, being a replat of Lot 20A, Block 6, Avalon Addition, Section 4, the east 26 feet of Lot 17, all of Lot 18, and the west 14.5 feet of Lot 19, Block 6, Avalon Addition, City and County of Midland, Texas. (Generally located on the south side of Stanolind Avenue, approximately 125 feet west of North I Street.)

Purpose:

Eduardo Aleman, on behalf of Frankie Barela, is requesting to replat the properties located at 1603 and 1605 Stanolind Avenue into one lot in order to obtain construction permits for a single-family home expansion.

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.

ENGINEERING: (Approved with Conditions)

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

ROW: Refer to Transportations Comments.

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

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

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

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

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

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

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

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

TRANSPORTATION: (Approved)

No additions or changes to site access are approved with plat or zoning review.

Driveways or other access points are approved only with construction drawing review. [For the Applicant’s information only.]

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

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Label block on plat visual.

ADDRESSING: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

SURVEYOR: (Approved)

Plat closes, corners weren't set, there were already existing corners not called out on plat

HEALTH: (Approved)

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

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

Legal description should read “Being a replat of Lot 20A, Block 6, Avalon Addition, Section 4, the east 26-feet of Lot 17, all of Lot 18, and the west 14.5 feet of Lot 19, Block 6, Avalon Addition, City and County of Midland, Texas. [Informational]

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

The subdivision name should be "Avalon Addition, Section 7". [Midland City Code 11-2-5(A)4]

The title block in the lower right-hand corner of each plat should indicate the proposed subdivision name. (Update to Avalon Addition, Section 7) [Midland City Code 11-2-3(A)1(a)]

Include the names of abutting lot/block/subdivisions (they are platted, no need for owners name). [Midland City Code 11-2-3(A)1(d)]

The boundaries of the 100-year floodplain and floodway, as applicable, shall be clearly shown on the plat. [Midland City Code 11-2-5(D)6(d)]

Add “FOR APPROVAL BY THE COMMISSION” below Certificate of Approval. [Midland City Code 11-2- 3(H)3(m)]

Staff recommends approval of the Preliminary Plat of Avalon Addition, Section 7, subject to condition A:

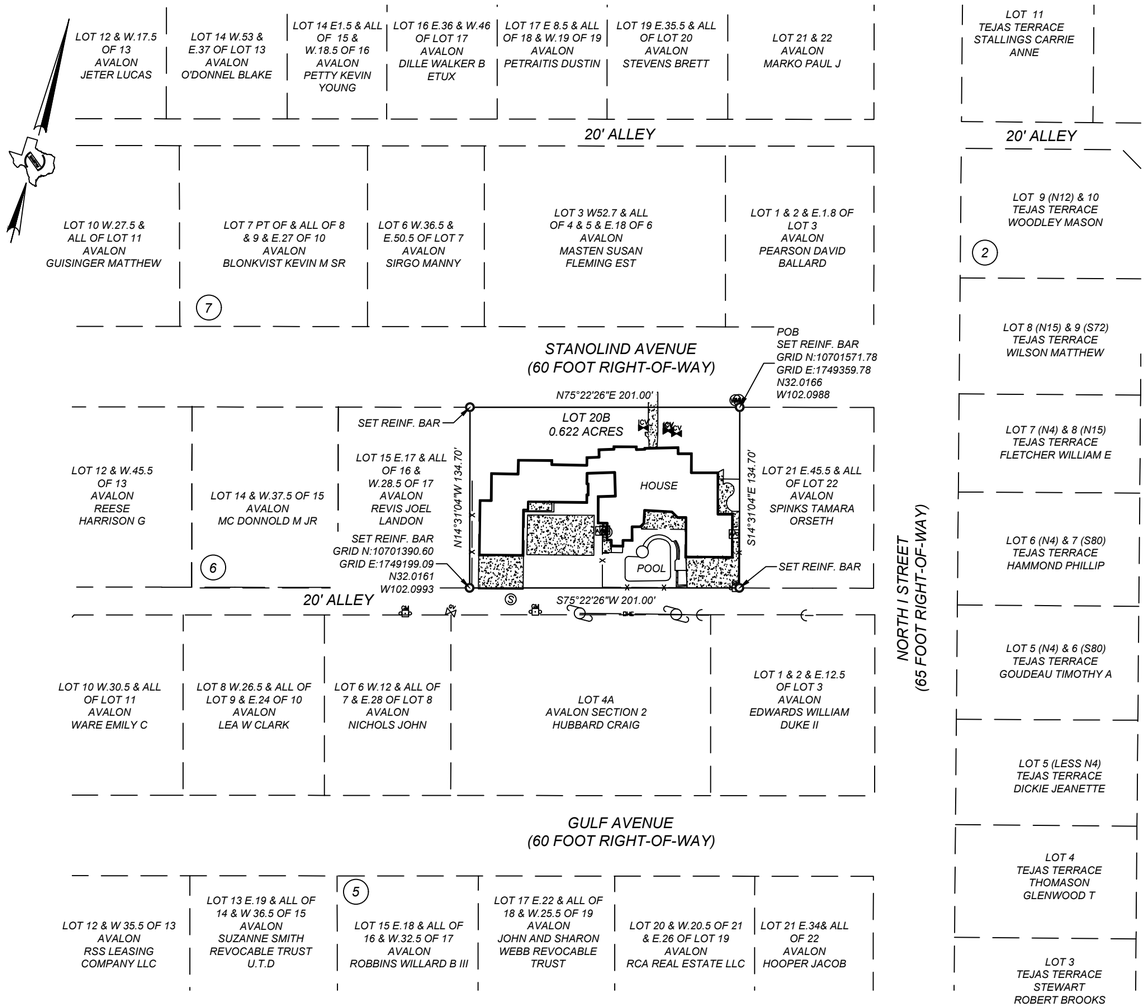
Conditions:

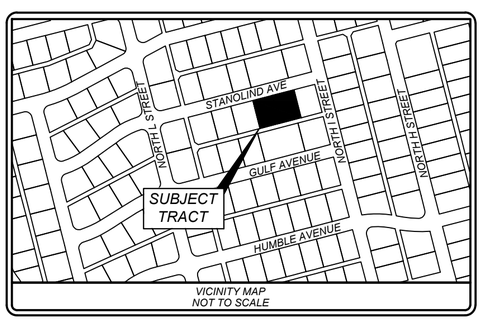
A. **Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

A. P-26-2467, Combined files
B. P&Z - - Avalon Addition, Section 7 Preliminary

Madelim Jaquez, Development Services	Created/Initiated - 2/6/2026
Landon Ochoa, Development Services	Final Approval - 2/9/2026





LEGEND:

- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE
- FENCE LINE
- OVERHEAD ELECTRIC
- UTILITY POLE
- WIRE GUY ANCHOR
- ELECTRIC METER
- AIR CONDITIONER
- GAS METER
- GAS VALVE
- IRRIGATION CONTROL VALVE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

1. *BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*
2. *MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.*
3. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
4. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
5. *INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.*
6. *THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.*
7. *PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0088F WITH AN EFFECTIVE DATE OF 9/16/2005.*

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

SCALE 1" = 80'
0 50' 100' 200'

OWNER(S):

FRANKIE BARELA
1603 STANOLIND AVE
MIDLAND, TEXAS 79705
432-553-6200
KASSADIEBARELA@YAHOO.COM

PRELIMINARY PLAT

AVALON SECTION 7

BEING A REPLAT OF LOT 20A, BLOCK 6 AVALON SECTION 4, AND ALL OF THE EAST 26 FEET OF LOT 17, ALL OF LOT 18 AND THE WEST 14.5 FEET LOT OF 19, BLOCK 6 AVALON ADDITION AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, FRANKIE BARELA IS THE RECORD OWNER OF A OF LOT 20A, BLOCK 6 AVALON SECTION 4, AND BEING ALL OF EAST 26 FEET OF LOT 17, ALL OF LOT 18 AND THE WEST 14.5 FEET LOT OF 19, BLOCK 6 AVALON ADDITION AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTE DESCRIPTION OF A 0.622 ACRE TRACT OF LAND, BEING ALL OF LOT 20A, BLOCK 6 AVALON ADDITION SECTION 4 AND BEING THE EAST 26 FEET OF LOT 17, ALL OF 18 AND THE WEST 14.5 FEET OF LOT 19, BLOCK 6 AVALON ADDITION AN ADDITION TO THE CITY AND COUNTY OF MIDLAND AS PER PLAT RECORDS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 18, 2024, TO FRANK BARELA AND KASSADIE BARELA RECORDED IN DOCUMENT NUMBER 20241-29910, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 0.622 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10701571.78, E:1749359.78) IN THE SOUTH RIGHT-OF-WAY LINE OF STANOLIND AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT SAME BEING THE NORTHEAST CORNER OF LOT 20A, BLOCK 6;

THENCE SOUTH 14°31'04" EAST 134.70 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°22'26" WEST 201.00 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°31'04" WEST 134.70 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF STANOLIND AVENUE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°22'26" EAST 201.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS AVALON SECTION 7, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
FRANKIE BARELA

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY AVALON SECTION 7.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AVALON SECTION 7, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST: _____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
6326
PROFESSIONAL
LAND SURVEYOR

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

RJ DAUM
TEXAS RPLS 4826

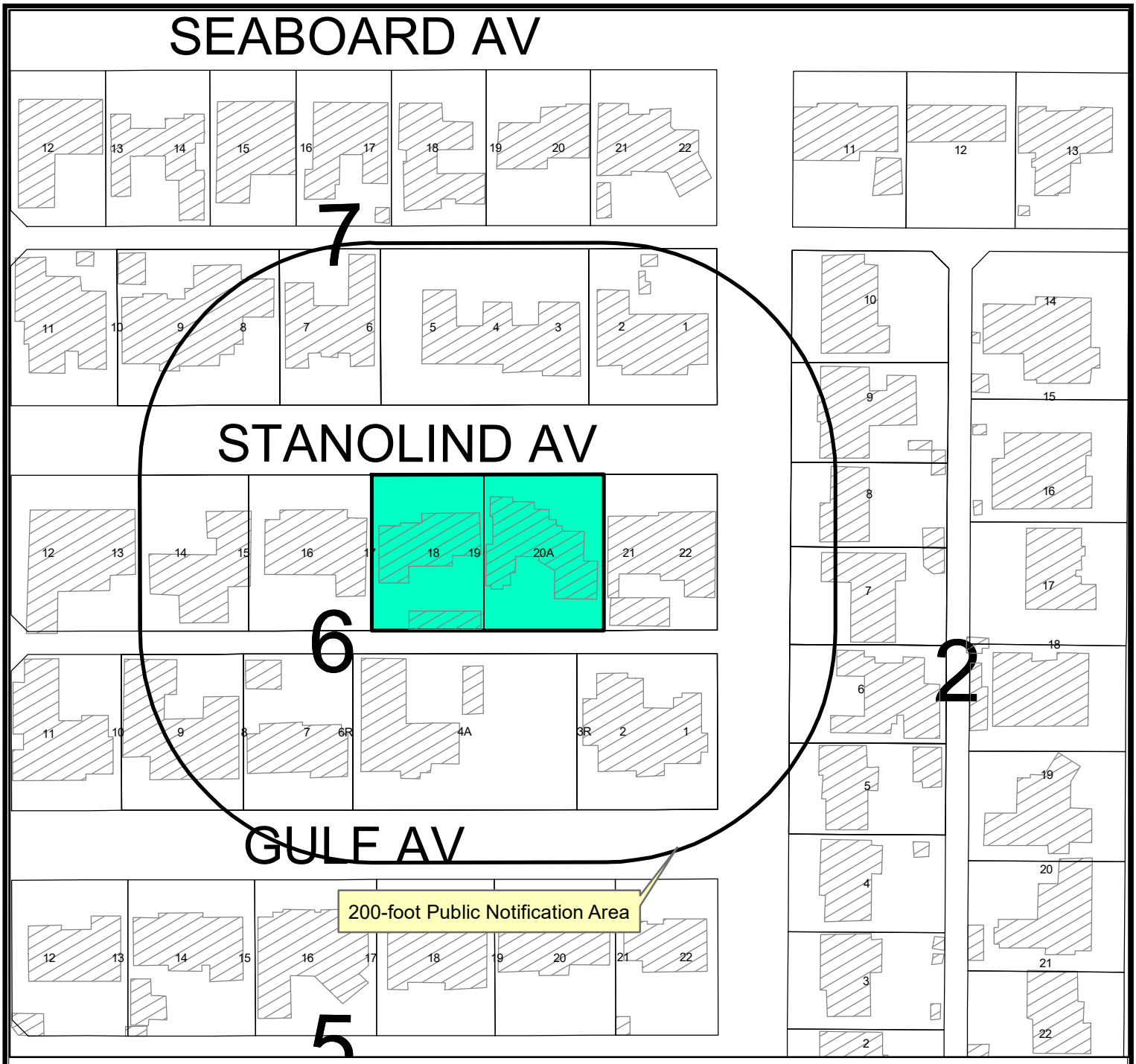
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

DATE 01/12/2026				
DRAWN BY: GG				
CHECKED BY: ED/RJ				
JOB NO: 26-116				
PROJECT: 26-116	R-1	LOT 20B BOUNDARY	01/22/2026	RJD
SHEET 1 OF 1	REVISIONS			

MAGRYM
TX FIRM# 10149500

Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

AVALON SECTION 7



Location Map

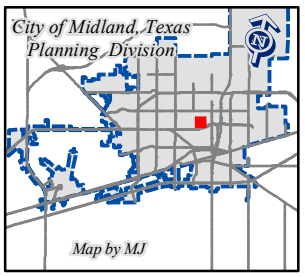
SUB-26-0933 **Scale: 1" = 55.60'**

Proposed plat of Avalon Addition, Section 7, being a replat of Lot 20A, Block 6, Avalon Addition, Section 4, the east 26-feet of Lot 17, all of Lot 18, and the west 14.5 feet of Lot 19, Block 6, Avalon Addition, City and County of Midland, Texas.

Generally located on the south side of Stanolind Avenue, approximately 125 feet west of North I Street. (Council District 3)

LEGEND

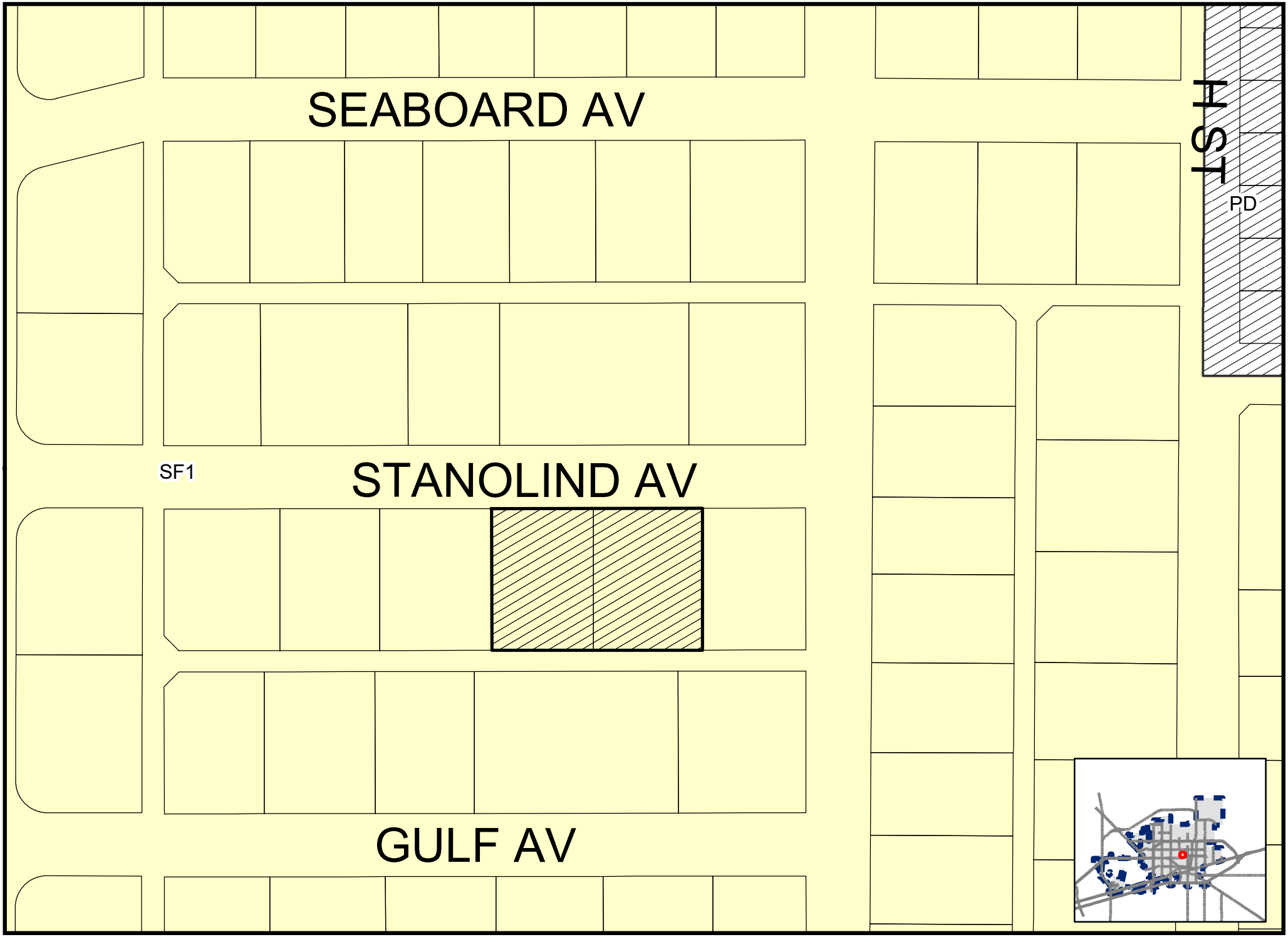
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



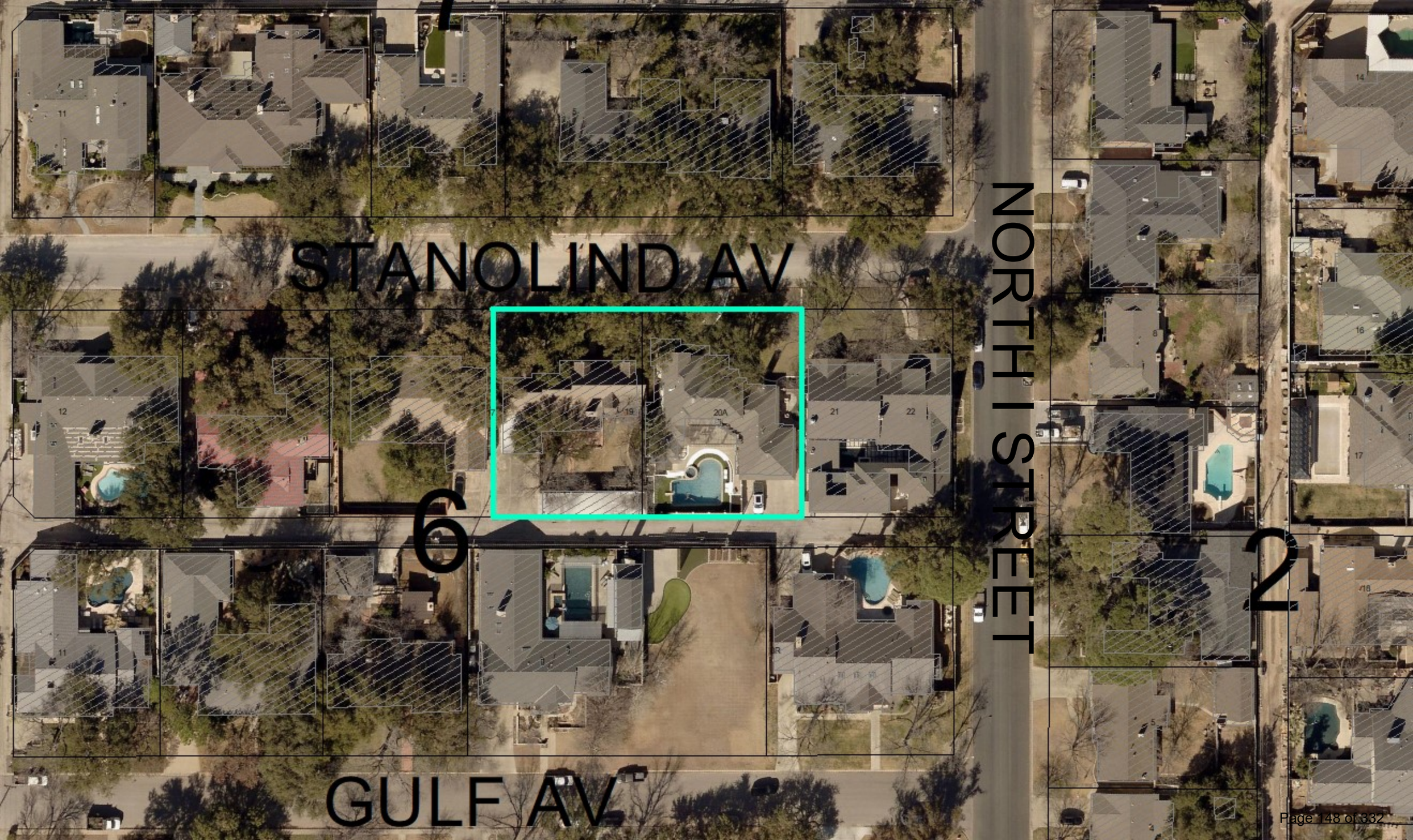
Map by MJ

SUB-26-0933

Scale: 1" = 114'

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 THIS DATA.

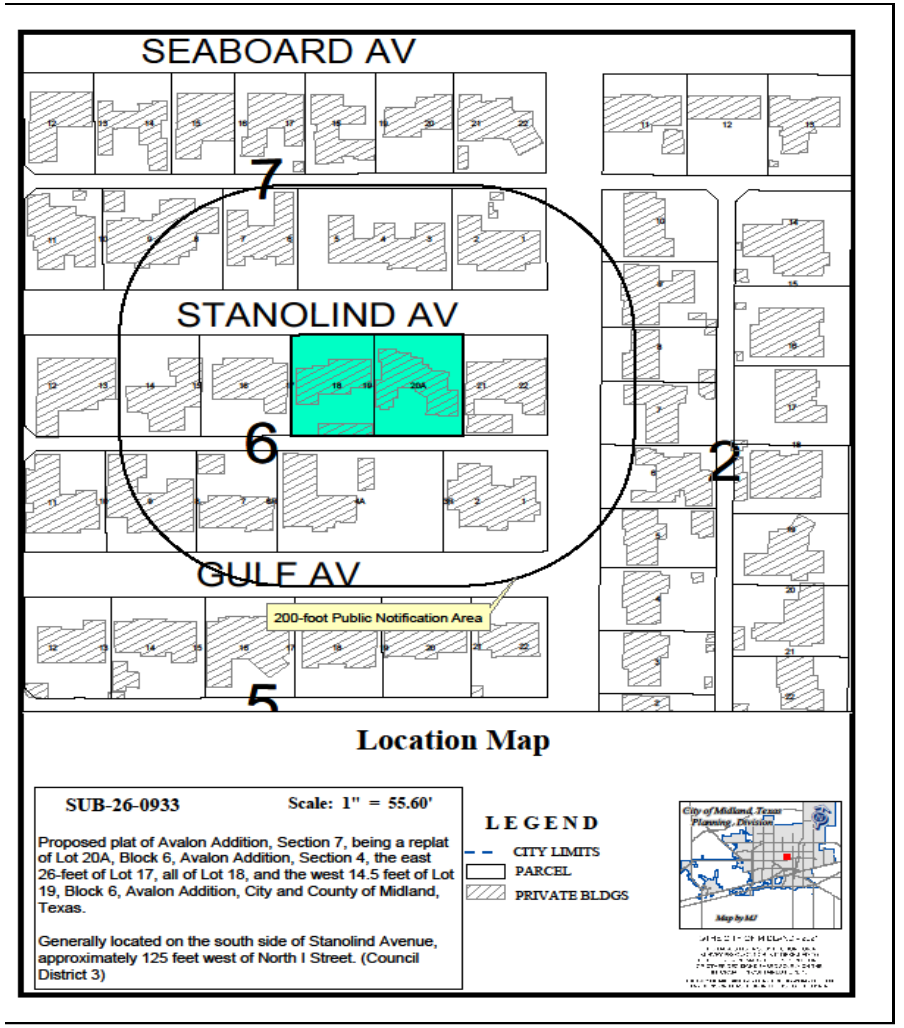

STANOLIND AV
NORTH I STREET
GULF AV
6
2
19
20A
21
22

ZIP system

MIDLAND
Be the Energy!
PRELIMINARY PLAT
AVALON ADDITION, SECTION 7
Visit Our Website
MIDLANDTEXAS.GOV

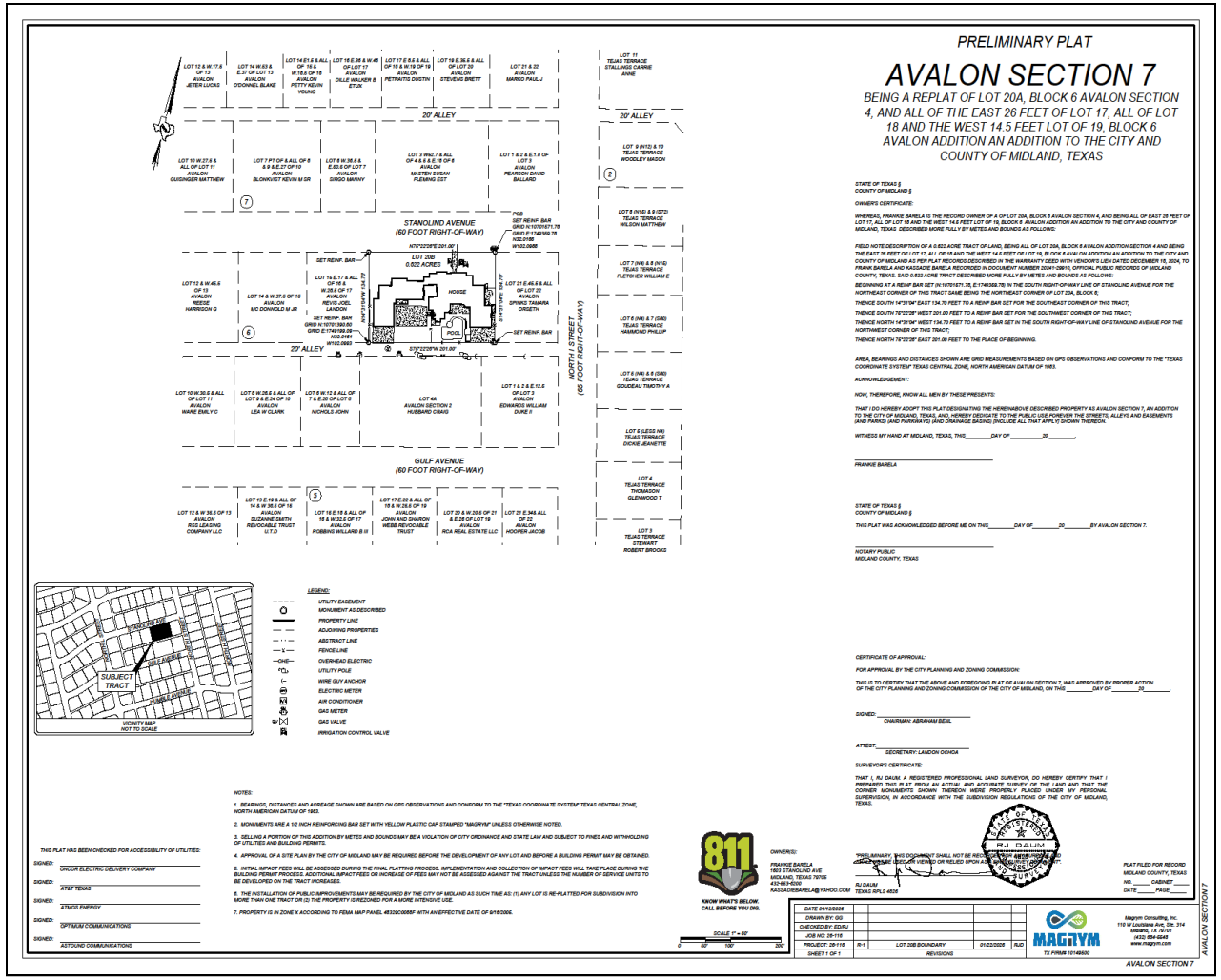
APPLICATION SUMMARY

- **Property Owner:** Frankie Barela
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 1603 and 1605 Stanolind Avenue (Council District 3)
- **Reason for Request:** To combine both properties into one and fix inaccurate lot lines



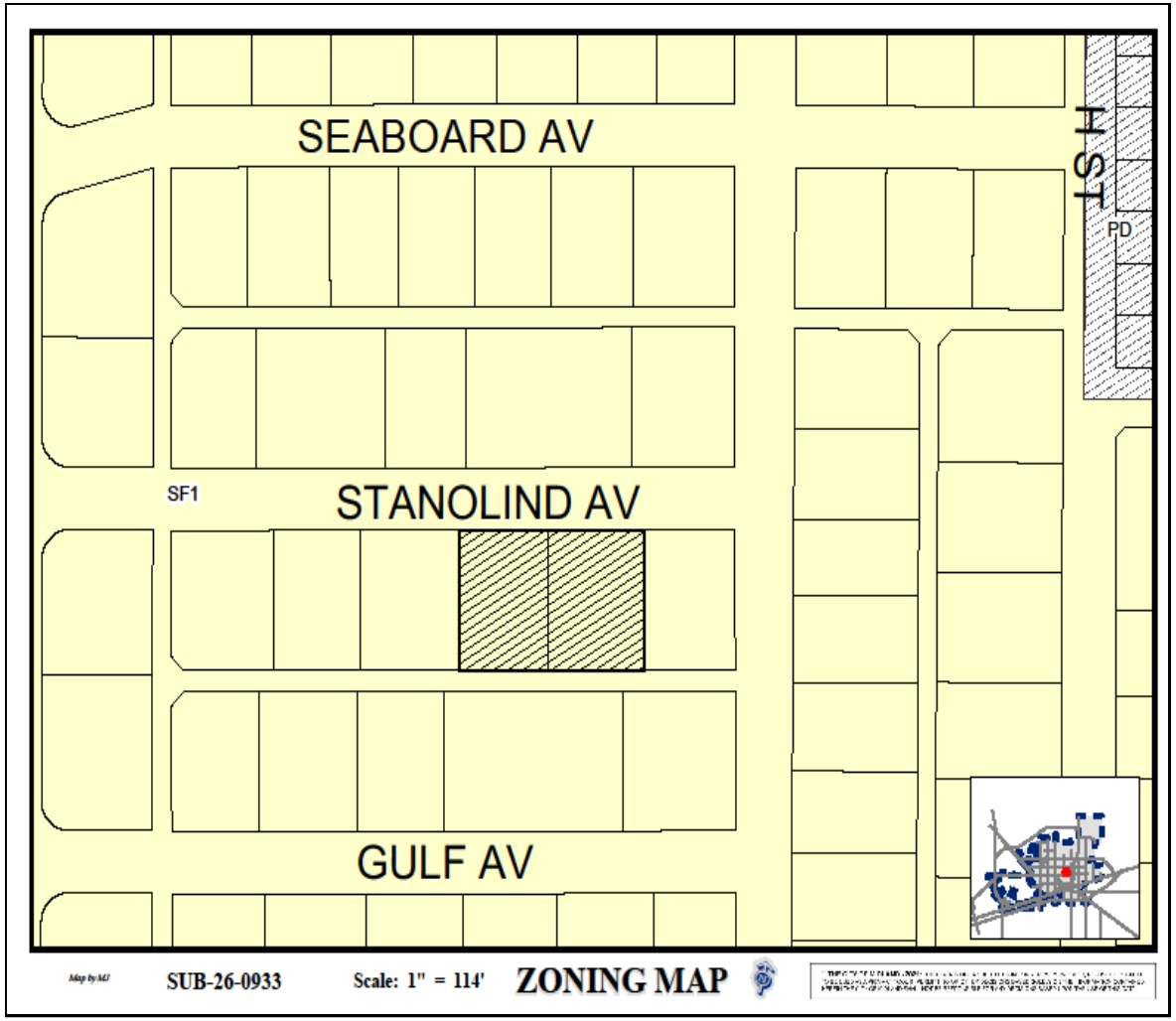
PLAT DETAILS

- **Acreage:** 0.614 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 1



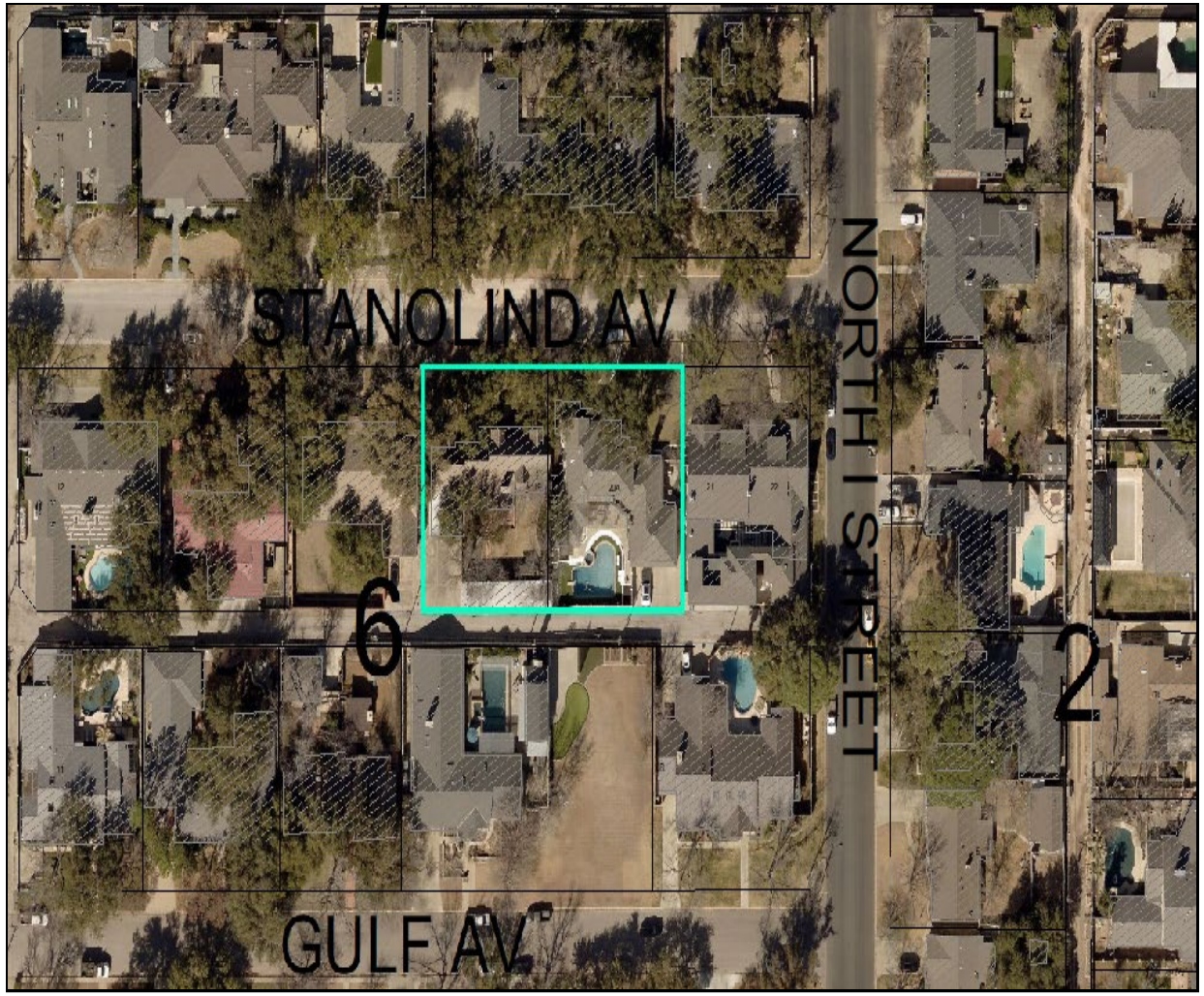
ZONING

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



LAND USE

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



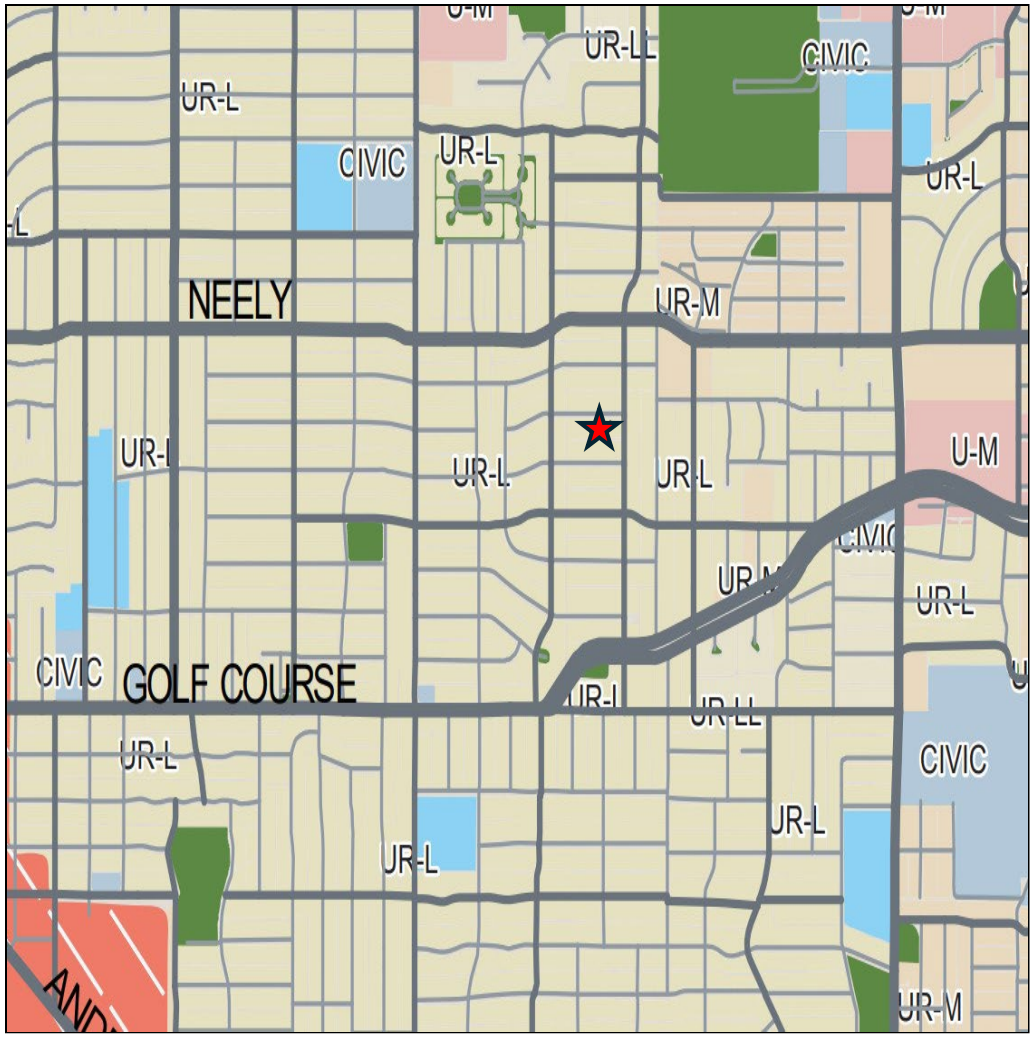
MIDLAND
Be the Energy!

On Stanolind, Looking South

6

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.*



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**11.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Ky Ellison for a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District on a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard.)**

Purpose:

Ky Ellison is requesting a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District in order to develop a restaurant with drive-through.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center

Surrounding Zoning and Land Use:

The property to the north is zoned O-2, Office District, to the east and south is zoned PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center, and to the west is zoned MF-22, Multiple-Family Dwelling District. All surrounding land uses are currently vacant.

Analysis:

The subject property is located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard. The applicant is seeking a zone change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center, to C, Commercial District. The applicant plans to develop a drive-through restaurant, which is a permitted use in the Commercial zoning district. The current PD also allows for the use of a restaurant with a drive-through. However, the established PD requires that any change to the originally approved site plan be handled in the same manner as a zone change. Approving this zone change would transition this property to a straight zoning that is consistent with the recently rezoned property to the east.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban – High (U-H). This designation allows for a mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial, institutional uses such as churches, schools, or hospitals, and other regional attractors.

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 the 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 the Applicant's information only.]

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Staff recommends approval of this Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District.

Letters of Objection:

Staff has not received any letters of objection as of February 13, 2026.

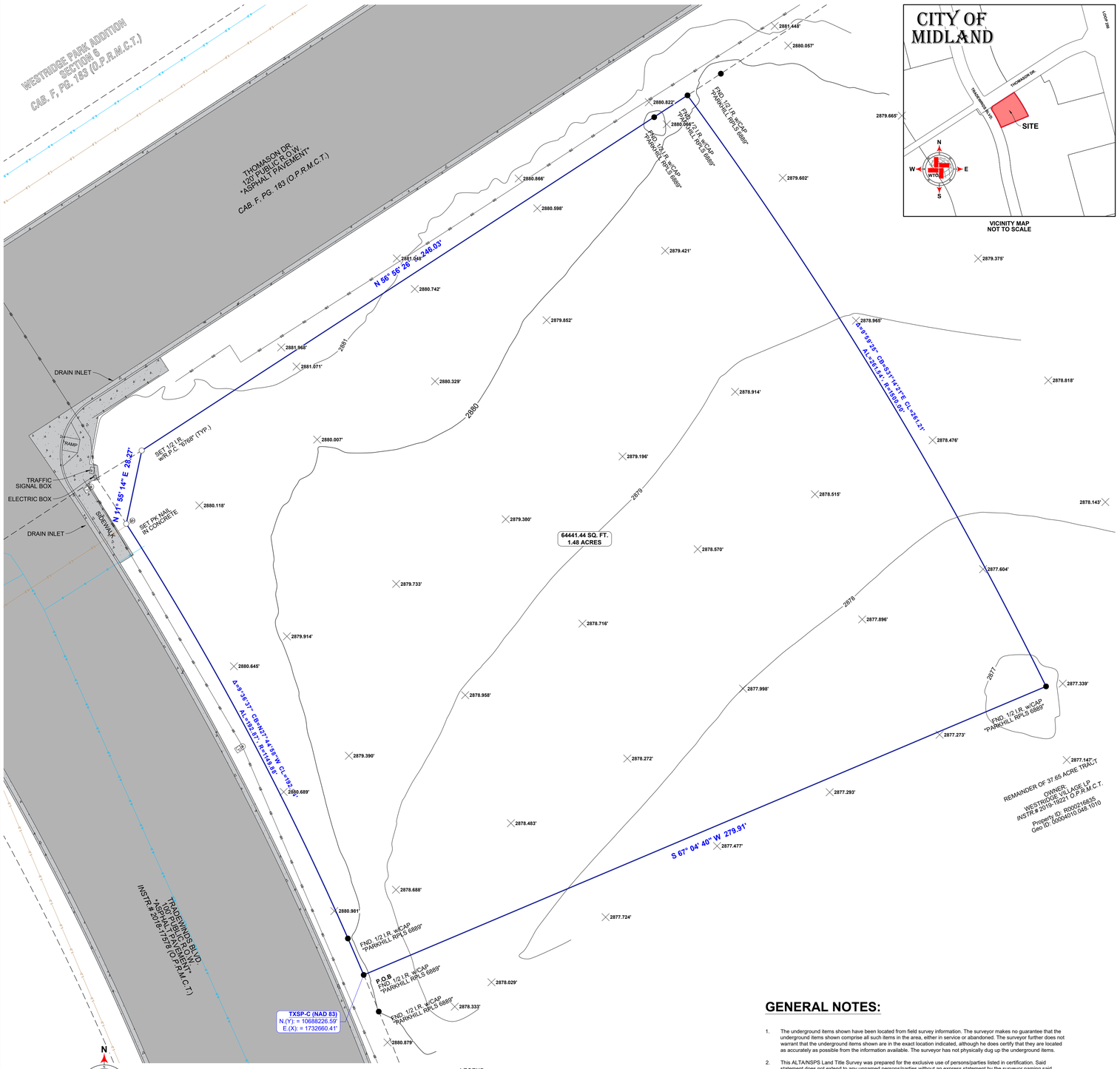
Attachments:

A. Z-26-0461, Combined Docs
B. P&Z, - - Westridge Park, Sec 60 Zone Change

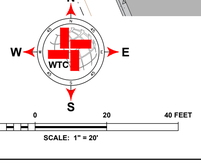
Angelina Bettanini, Development Services	Created/Initiated - 2/10/2026
Landon Ochoa, Development Services	Final Approval - 2/10/2026

ALTA/NSPS LAND TITLE SURVEY

BEING A 1.48 ACRE TRACT OF LAND OUT OF A 37.65 ACRE TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2019-19221 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS,
SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, ABSTRACT 830, TEXAS PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



LEGEND

- SET 1/2" IRON ROD W/RED PLASTIC CAP (RPC) "6768" OR AS NOTED
- FND. IRON ROD (AS NOTED)
- LIGHT POLE
- MANHOLE
- BOUNDARY LINE
- LOT LINE
- UNDERGROUND ELECTRICAL
- HANDRAIL
- WATER LINE
- SEWER LINE
- 2880 MAJOR CONTOUR
- 2779 MINOR CONTOUR
- ASPHALT
- CONCRETE WORK

GENERAL NOTES:

1. The underground items shown have been located from field survey information. The surveyor makes no guarantee that the underground items shown comprise all such items in the area, either in service or abandoned. The surveyor further does not warrant that the underground items shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically dug up the underground items.
2. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed persons/parties without an express statement by the surveyor naming said person/parties.
3. The record description of the property forms a mathematically close figure.
4. There is not evidence of potential encroachments.
5. The property has direct physical access to Tradewinds Boulevard and Thomason Drive, a publicly dedicated streets.
6. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 48802530090 with an effective date of May 4, 2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
7. All matters shown on recorded plats provided to the Surveyor are shown on the Survey.

TABLE A ITEMS:

Item 1: **MONUMENTS PLACED**
(AS SHOWN HEREON)

Item 2: **ADDRESS(ES)**
The Real Property or its address is commonly known as 1.480 ACRE TRACT LOCATED AT THOMASON DRIVE & TRADEWINDS BLVD, MIDLAND, TX 79706.

Item 3: **FLOOD ZONE CLASSIFICATION**
This property is within the flood zone identified as Zone X by Flood Insurance Rate Map Community Panel No. 48329C 0182 F, Effective Date September 16, 2005.

Item 4: **GROSS LAND AREA**
This property contains a calculated area of 64441.44 square feet (1.48 acres) more or less.

Item 5 **VERTICAL RELIEF**
(AS SHOWN HEREON)

Item 6: **ZONING CLASSIFICATION**
(NOT PROVIDED BY CLIENT)

Item 7: **BUILDINGS**
There are no buildings on this property
(AS SHOWN HEREON)

Item 8: **SUBSTANTIAL FEATURES**
Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse)
(AS SHOWN HEREON)

Item 9: **PARKING SPACES**
(NON OBSERVED IN THE FIELD)

Item 10: **PARTY WALLS**
There are no buildings on this property
(AS SHOWN HEREON)

Item 11: **EVIDENCE OF UNDERGROUND UTILITIES**
Without excavation, the exact location of underground utilities may not be accurately, completely, and reliably depicted. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:

(a) plans and/or reports provided by client (with reference as to the sources of information)
Sewer and Water lines- City of Midland GIS Department
(NOT PROVIDED BY CLIENT)

(b) markings coordinated by the surveyor pursuant to a private utility locate request.
(NOT PROVIDED)

(AS SHOWN HEREON)

Item 13: **ADJOINING OWNERS**
Names of adjoining owners according to current tax records.
(AS SHOWN HEREON)

Item 16: **OBSERVED CONSTRUCTION**
Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
(NON OBSERVED IN THE FIELD)

Item 17 **PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.**
(NON OBSERVED IN FIELD)

Item 18 **APPURTENANT OR BENEFITTING EASEMENTS**
(NON OBSERVED IN FIELD)

TITLE LEGAL DESCRIPTION OF TRACT
GF No.: WTA-80C-48802530090-MR

Tract 1:

1.48+/- acres out of a 37.65 ACRE TRACT LOCATED IN THE NORTHEAST QUARTER OF SECTION 48, BLOCK 40, T-1-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS

SAVE AND EXCEPT THE FOLLOWING TRACTS OF LAND:

A 1.606-acre tract in Section 48, Block 40, T-I-S, T&P RR. Co. Survey, Abstract No. 830, Midland County, Texas, being a portion of that certain 37.65-acre tract described in Instrument No. 2019-19221 of the Official Public Records of Midland County, Texas.

A 4.25 acre tract out of a 37.65 acre tract in Section 48, Block 40, T-I-S, T. & P. RR. Co. Survey, Midland County, Texas.

A 7.071-acre tract of land in the Section 48, Block 40, T-1-S, T&P RR. Co. Survey, Abstract No. 830, Midland County, Texas, being a portion of that certain 37.65-acre tract described in Instrument No. 2019-19221 of the Official Public Records of Midland County, Texas.

COMPANY REQUIRES A METES AND BOUNDS DESCRIPTION OF THE PARCEL TO BE CONVEYED

Tract 2:

Non-Exclusive Easement Estate created and described in Access Easement Agreement executed by and between Kent Distributors, Inc. and Westridge Village LP, dated May 23, 2024, filed May 24, 2024, recorded under Clerk's File No. 2024-11761, Real Property Records, Collin County, Texas.

SURVEYOR'S LEGAL DESCRIPTION
1.48 ACRE TRACT

NEW DESCRIPTION DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.

FIELD NOTE DESCRIPTION

BEING A 1.48 ACRE TRACT OF LAND OUT OF A 37.65 ACRE TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2019-19221 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.), SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, ABSTRACT 830, TEXAS PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON ROD WITH A CAP MARKED "PARKHILL, RPLS 6889," FOUND ON THE WEST LINE OF SAID 37.65 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF TRADEWINDS BOULEVARD (100' R.O.W.) AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-17578 O.P.R.M.C.T., BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF TRADEWINDS BOULEVARD, A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 192.87 FEET, A RADIUS OF 1149.88 FEET, AND A CHORD BEARING OF N.27°44'58"W., A DISTANCE OF 192.64 FEET TO A PK NAIL SET ON SAID EAST LINE FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE N.11°55'14"E., A DISTANCE OF 28.27 FEET TO A ONE-HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "6768," SET ON THE SOUTH RIGHT-OF-WAY LINE OF THOMASON DRIVE (120' R.O.W.) AND THE SOUTH LINE OF WESTRIDGE PARK ADDITION SECTION 6, A PLAT RECORDED IN CABINET F, PAGE 183, O.P.R.M.C.T., FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE N.56°56'26"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THOMASON DRIVE, A DISTANCE OF 246.03 FEET TO A ONE-HALF INCH IRON ROD WITH A CAP MARKED "PARKHILL RPLS 6889," FOUND ON SAID SOUTH RIGHT-OF-WAY LINE OF THOMASON DRIVE AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 261.54 FEET, A RADIUS OF 1500.00 FEET, AND A CHORD BEARING OF S.31°14'21"E., A DISTANCE OF 261.21 FEET TO A ONE-HALF INCH IRON ROD WITH A CAP MARKED "PARKHILL RPLS 6889," FOUND AND ACCEPTED AS THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S.67°04'40"W., A DISTANCE OF 279.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.48 ACRES OF LAND.

BASIS OF BEARING

Basis of Bearing, Coordinates and Distances are a Lambert Conical Projection of the Texas Coordinate System, State Plane Grid, NAD 83, Texas Central (4203), with a Convergence Angle of -00°54'03.95" and a Combined Scale Factor of 0.999911199, based on VRS NETWORK STATION "NTLS_1012" located at coordinates: LAT: N32°01'31.95078", LON: W102°04'58.21215"

SURVEYOR'S CERTIFICATION:

To Chicago Title Insurance Company, a Florida corporation and Texas Brothers LLC, A Texas limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 8, 9, 10, 11(a), 11(b), 13, 16, 17, 18 and 19 of Table A thereof.

The fieldwork was completed on 08/04/2025.

Date of Plat or Map: 02/04/2026

STATE OF TEXAS
REGISTERED
JAMES C.TOMPKINS
6768
PROFESSIONAL
LAND SURVEYOR

02/04/2026
JAMES C. TOMPKINS, R.P.L.S. No.6768 DATE

SCHEDULE B

Effective Date: May 4, 2025 at 8:00 AM
Commitment No.: 48802530090

GF No.: WTA-80C-48802530090-MR
Issued: May 28, 2025 at 8:00 AM

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

b. Those liens created at closing, if any, pursuant to lender instructions.

c. Rights of parties in possession.

d. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.

e. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed.

f. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to $ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

g. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

h. Telephone Right of Way Easement to Poka-Lambro Telephone Cooperative, Inc., recorded in Volume 1119, Page 131, Deed Records, Midland County, Texas. Company makes no representation as to the present ownership of this interest. (Only the easement described in Exhibit "A" affects subject property)
(DOES NOT AFFECT SITE)-based on the description contained in the record document

i. Subject property is located in the City of Midland Extra Territorial Jurisdiction, and as such, may be subject to certain ordinances, codes, restrictions and regulatory powers of the City of Midland.

j. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Midland
Purpose: As provided in said document
Recording Date: October 28, 2020
Recording No: 2020-32264, Real Property Records, Midland County, Texas
Affects: as therein described
(DOES NOT AFFECT SITE)-based on the description contained in the record document

k. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Mid Partners, Ltd.
Purpose: As provided in said document
Recording Date: April 27, 2023
Recording No: 2023-9752, Real Property Records, Midland County, Texas
Affects: as therein described
(DOES NOT AFFECT SITE)-based on the description contained in the record document

l. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Ken Distributors, Inc.
Purpose: As provided in said document
Recording Date: May 24, 2024
Recording No: 2024-11762, Real Property Records, Midland County, Texas
Affects: as therein described
(DOES NOT AFFECT SITE)-based on the description contained in the record document

m. Terms, provisions and conditions of Access Easement Agreement

Recording Date: May 24, 2024
Recording No.: 2024-11761, Real Property Records, Midland County, Texas
Affects: Tract 2
(DOES NOT AFFECT SITE)-based on the description contained in the record document

n. Matters contained in that certain document

Entitled: Memorandum of Option Agreement
Dated: May 23, 2024
Executed by: Kent Distributors, Inc. and Westridge Village, LP
Recording Date: May 24, 2024
Recording No: 2024-11763, Real Property Records, Midland County, Texas
Which provides for, among other things: agreement.

Reference is hereby made to said document for full particulars.
(DOES NOT AFFECT SITE)-based on the description contained in the record document

SERVICE PROVIDERS AND/OR REGULATORY AUTHORITIES:

Sanitary sewer service provider;

Contact Name | Address | Phone number

Potable water service provider;

Contact Name | Address | Phone number

Drainage and/or storm water management regulator(s);

Contact Name | Address | Phone number

Electric power service provider;

Contact Name | Address | Phone number

Telephone service provider;

Contact Name | Address | Phone number

Gas service providers;

Contact Name | Address | Phone number

Roadway regulatory authorities

Contact Name | Address | Phone number

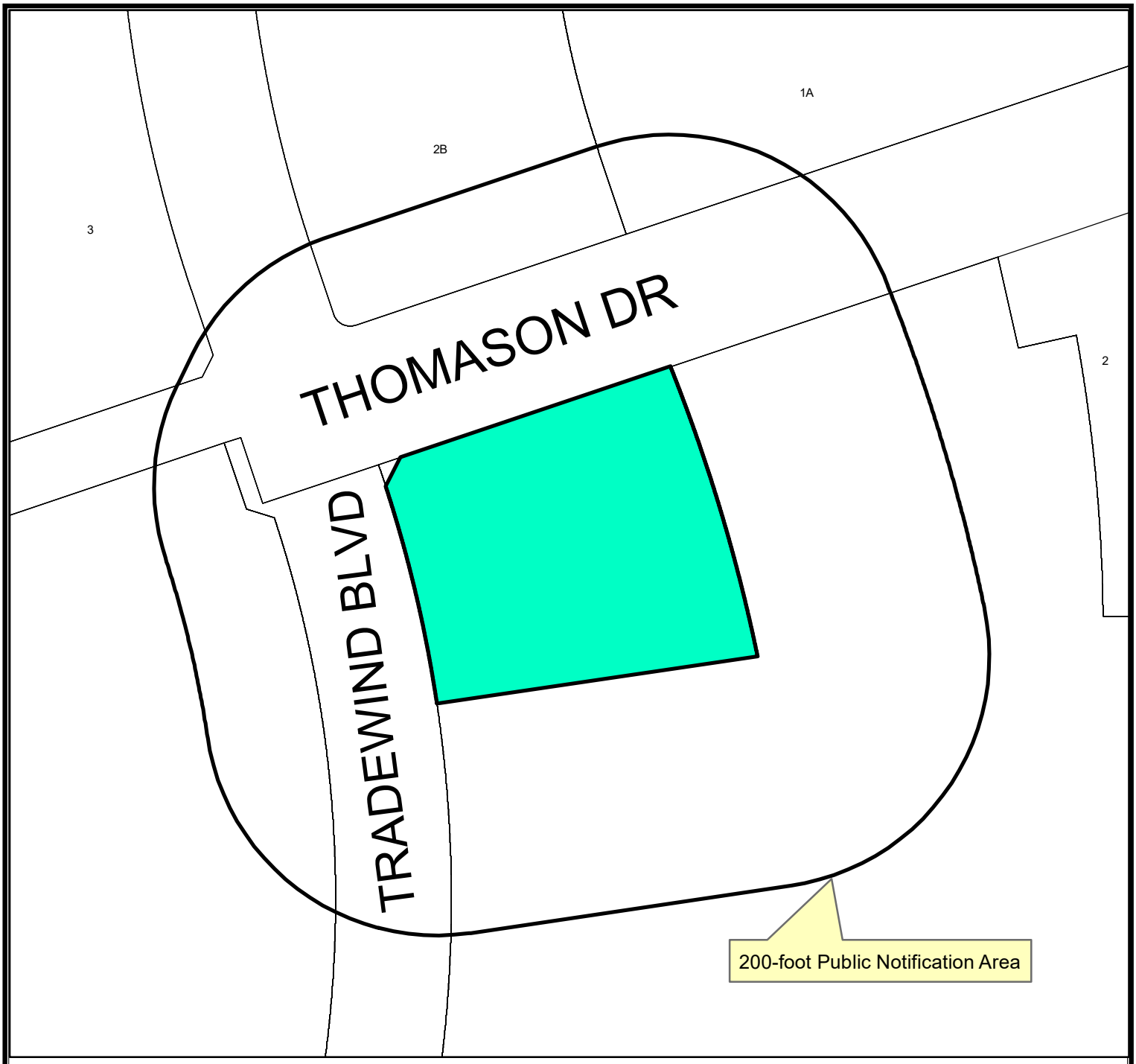
ALTA/NSPS Land Title Survey
BEING A 1.48 ACRE TRACT OF LAND OUT OF A 37.65 ACRE TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2019-19221 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS,
SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, ABSTRACT 830, TEXAS PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS

WTC, INC.
ENGINEERS I SURVEYORS
405 S.W. 1st Street
Andrews, TX 79714
(432) 523-2181
TEXAS REGISTERED ENGINEERING FIRM F-2745
TEXAS REGISTERED SURVEYOR FIRM #100702-00

SURVEY DATE: 08/04/2025
JOB NO.: WTC56912

DRAFT:FHI
SHEET:01 OF 01

CAD FILE:P:\WORK\SURVEY\DRAWINGS\ALTA\WTA-80C-48802530090-MR\ALTA\WTA-80C-48802530090-MR.DWG



Location Map

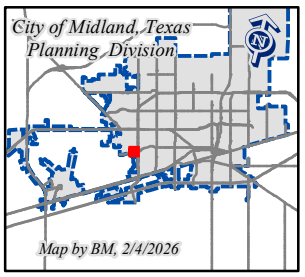
Z-26-0461 **Scale: 1" = 123'**

Consider a request by Ky Ellison for a Zone Change from PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center to C, Commercial District on a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

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

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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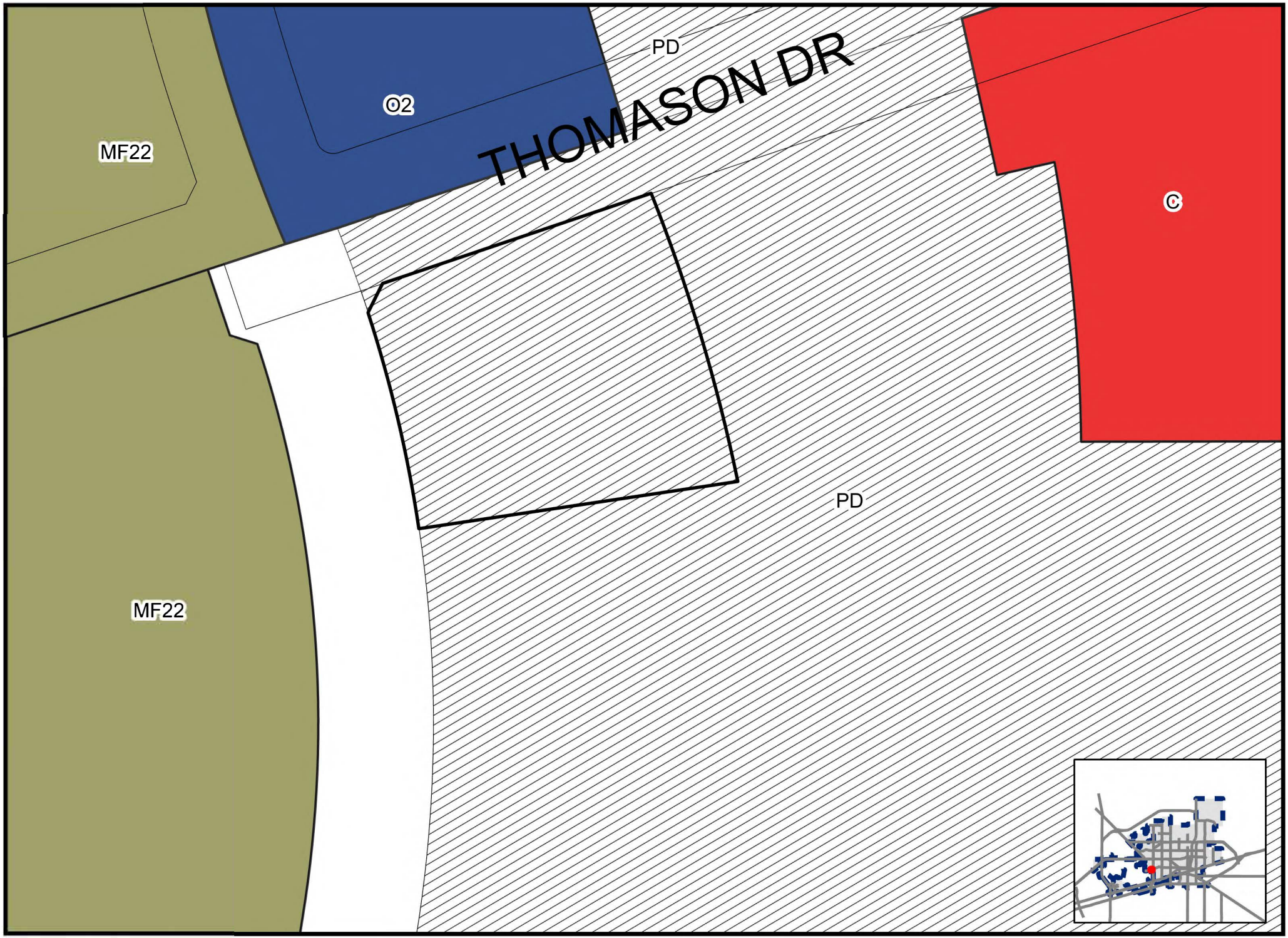
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Created: 12/23/2025

Z-26-0461

Scale: 1" = 104 '

ZONING MAP

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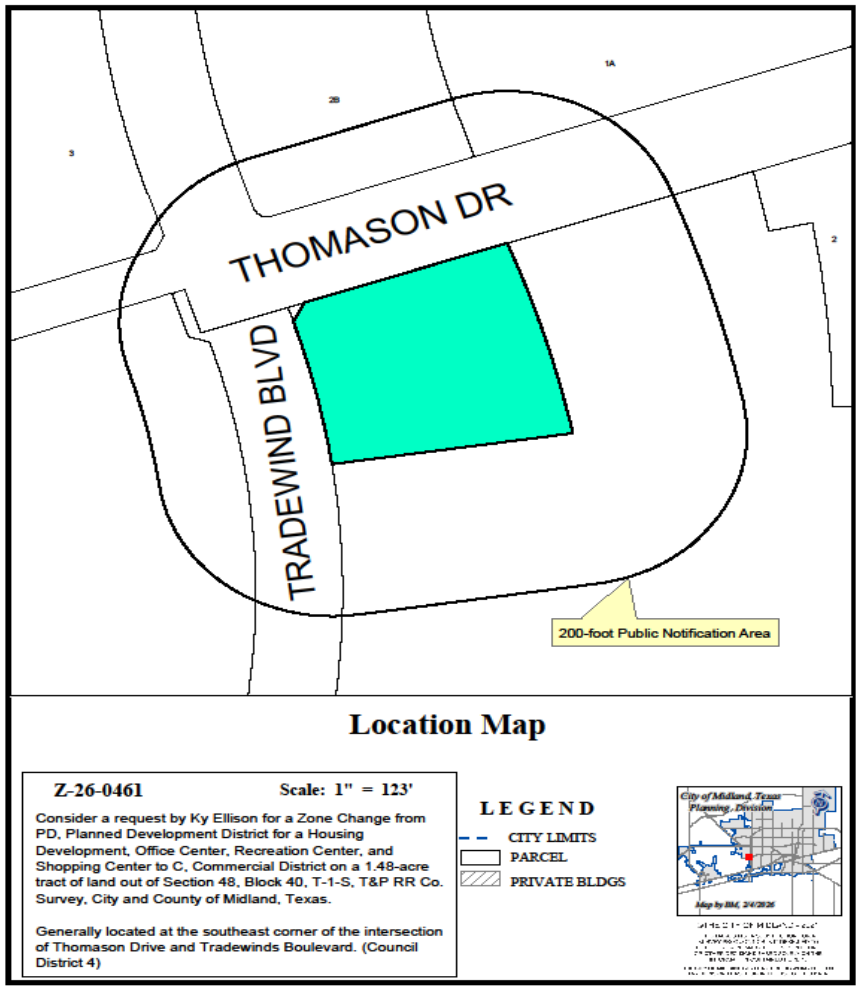
THOMASON
48

MIDLAND
Be the Energy!
ZONE CHANGE
WESTRIDGE PARK, SECTION 60
Visit Our Website
MIDLANDTEXAS.GOV

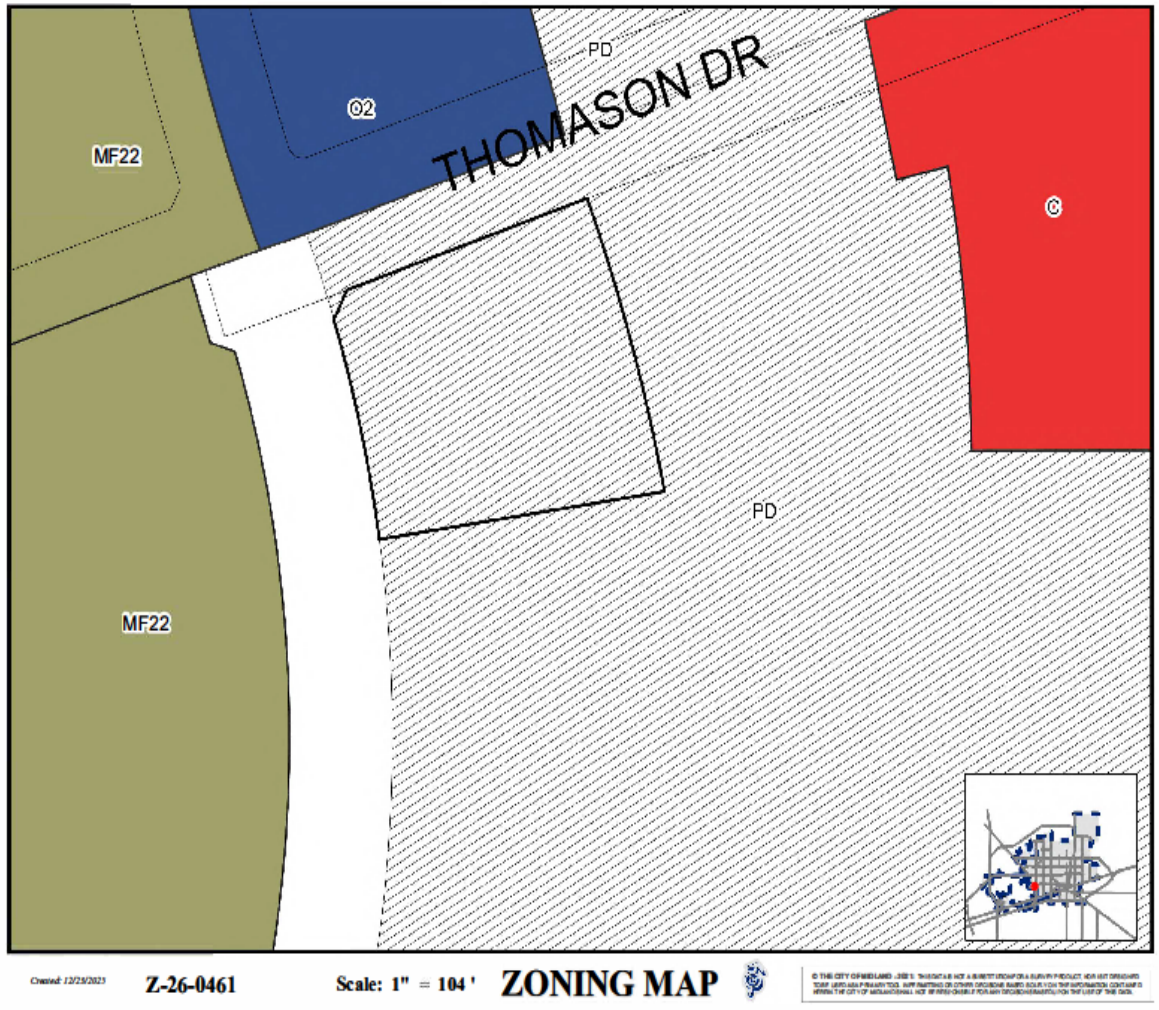
APPLICATION SUMMARY

- **Applicant:** Ky Ellison
- **Location:** Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard. (Council District 4)
- **Reason for Request:** For the development of a restaurant with a drive-through



ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center
- **Surrounding Zoning:**
  - **North:** O-2, Office District
  - **East/South:** PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center
  - **West:** MF-22, Multiple-Family Dwelling District
- **Proposed Zoning:** C, Commercial District



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses**
  - **North/East/South/West:** Vacant Land
- **Proposed Use:** Restaurant with a Drive-Through

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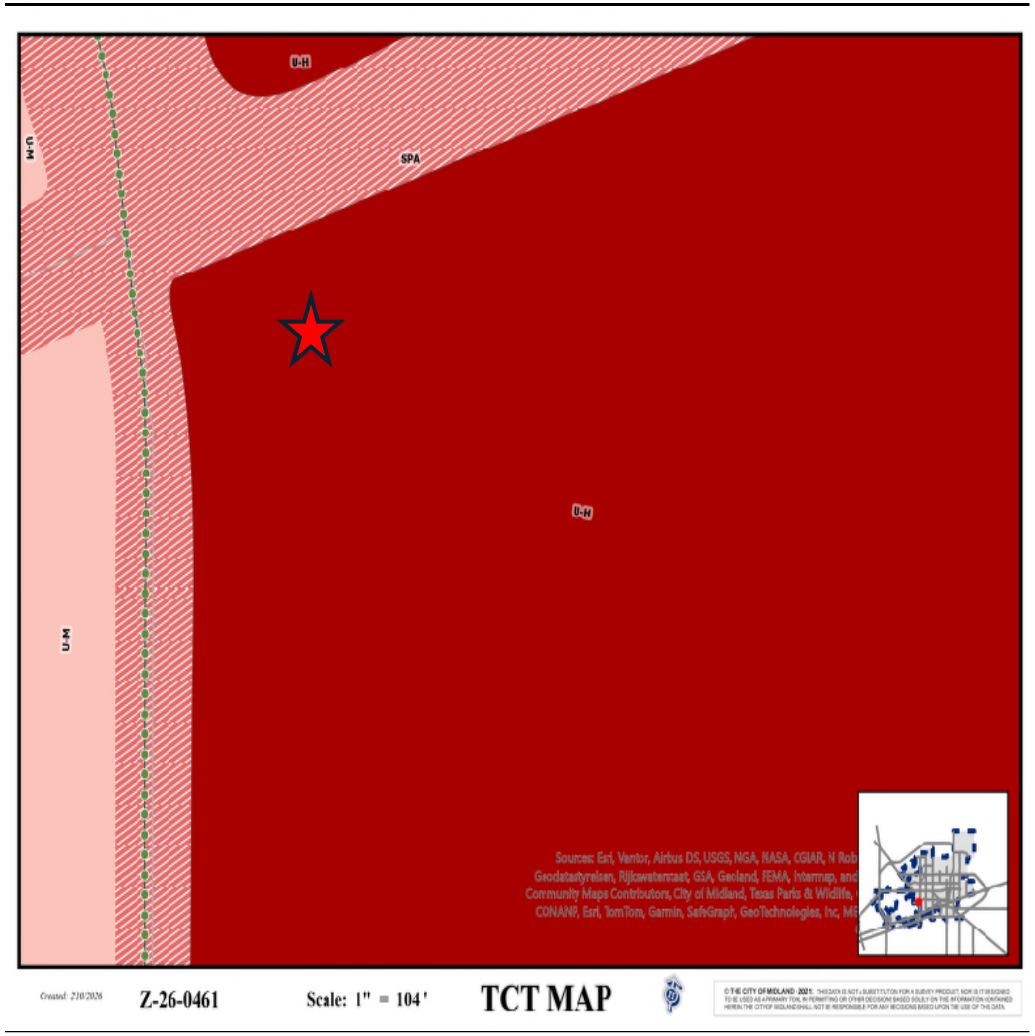
On Thomason Drive, Looking South

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**12.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midland Regency Partners, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, in part, LR, Local Retail District, in part, RR, Regional Retail District, in part, and PD, Planned Development District for a Transition District, in part to RR, Regional Retail District on Blocks 21 and 22, Replat of Blocks 21 and 22 of Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Humble Avenue.)**

Purpose:

Maverick Engineering, on behalf of Midland Regency Partners, LLC, is requesting a Zone Change from MF-16, Multiple-Family Dwelling District, in part, LR, Local Retail District, in part, RR, Regional Retail District, in part, and PD, Planned Development District for a Transition District, in part, to RR, Regional Retail District, for future commercial development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MF-16, Multiple-Family Dwelling District, in part, LR, Local Retail District, in part, RR, Regional Retail District, in part, and PD, Planned Development District for a Transition District, in part

Surrounding Zoning and Land Use:

The properties to the north are zoned O-1, Office District and RR, Regional Retail District. The properties to the east are zoned RR, Regional Retail District. The properties to the south are

zoned RR, Regional Retail District, O-1, Office District, and MF-22, Multiple Family Dwelling District. The property to the west is zoned O-1, Office District. Surrounding land use to the north and east is used for retail stores and shops, to the south is a commercial store and multi-family structures, and to the west is Scharbauer Draw.

Analysis:

The subject properties are located at the northwest corner of the intersection of North Big Spring Street and Humble Avenue. Maverick Engineering, on behalf of Midland Regency Partners, LLC, is seeking a zone change to RR, Regional Retail District, in order to create one consistent zoning. The applicant plans to develop this property into a new retail and quick-serve restaurant site. The proposed uses are not allowed with the current zoning, but would be permitted for the Regional Retail zoning district. Changing this zoning would allow for new retail and restaurant space, while also aligning the zoning with the surrounding properties that front onto the North Big Spring Street corridor. In addition to the zone change request, this property is also in the process of being replatted into 4 lots.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban – High, (U-H). This designation allows for a mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial, institutional uses such as churches, schools, or hospitals, and other regional attractors.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Staff recommends approval of this Zone Change MF-16, Multiple-Family Dwelling District, in part, PD, Planned Development District for a Transition District, in part, RR, Regional Retail District, in part, and LR, Local Retail District, in part, to RR, Regional Retail District.

Letters of Objection:

Staff has not received any letters of objection as of February 13, 2026.

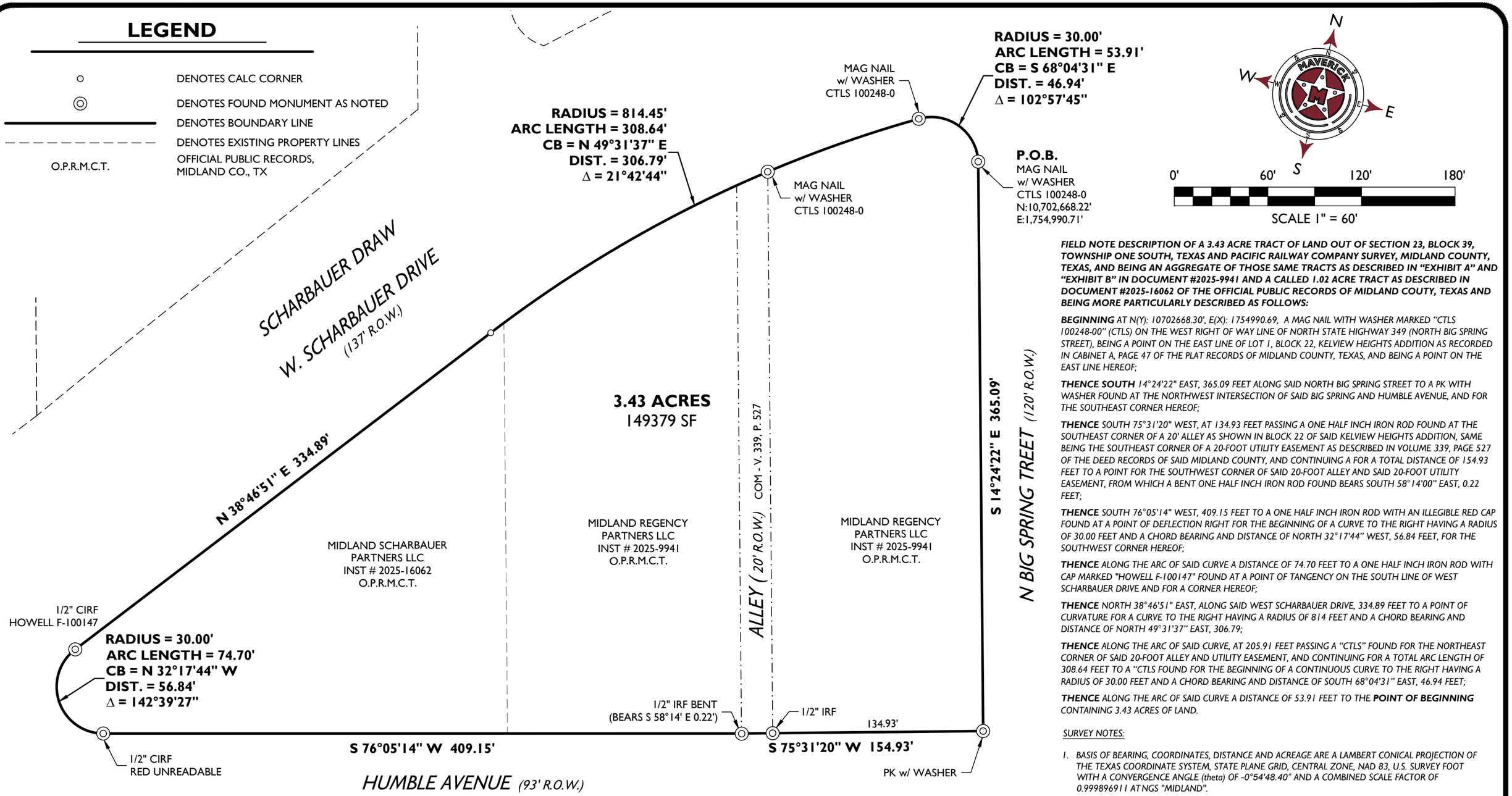
Attachments:
A. Z-26-0464, Combined Docs
B. P&Z, - - Kelview Heights, Zone Change Request

Angelina Bettanini, Development Services	Created/Initiated - 2/10/2026
Landon Ochoa, Development Services	Final Approval - 2/10/2026

Drawing : F:\2025\250152-MIDLAND REGENCY PARTNER & MIDLAND SCHARBAUER PARTNERS-BIG SPRING RETAIL\DRAWINGS\ZONING\250152 ZONING EXHIBIT.DWG Last Saved By: adevine on 1/21/26

LEGEND

- DENOTES CALC CORNER
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES BOUNDARY LINE
- DENOTES EXISTING PROPERTY LINES
- O.P.R.M.C.T. — OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX



FIELD NOTE DESCRIPTION OF A 3.43 ACRE TRACT OF LAND OUT OF SECTION 23, BLOCK 39, TOWNSHIP ONE SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING AN AGGREGATE OF THOSE SAME TRACTS AS DESCRIBED IN "EXHIBIT A" AND "EXHIBIT B" IN DOCUMENT #2025-9941 AND A CALLED 1.02 ACRE TRACT AS DESCRIBED IN DOCUMENT #2025-16062 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT N(Y): 10702668.30', E(X): 1754990.69, A MAG NAIL WITH WASHER MARKED "CTLS 100248-00" (CTLS) ON THE WEST RIGHT OF WAY LINE OF NORTH STATE HIGHWAY 349 (NORTH BIG SPRING STREET), BEING A POINT ON THE EAST LINE OF LOT 1, BLOCK 22, KELVIEW HEIGHTS ADDITION AS RECORDED IN CABINET A, PAGE 47 OF THE PLAT RECORDS OF MIDLAND COUNTY, TEXAS, AND BEING A POINT ON THE EAST LINE HEREOF;*

THENCE SOUTH *14°24'22" EAST, 365.09 FEET ALONG SAID NORTH BIG SPRING STREET TO A PK WITH WASHER FOUND AT THE NORTHWEST INTERSECTION OF SAID BIG SPRING AND HUMBLE AVENUE, AND FOR THE SOUTHEAST CORNER HEREOF;*

THENCE *SOUTH 75°31'20" WEST, AT 134.93 FEET PASSING A ONE HALF INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 20' ALLEY AS SHOWN IN BLOCK 22 OF SAID KELVIEW HEIGHTS ADDITION, SAME BEING THE SOUTHEAST CORNER OF A 20-FOOT UTILITY EASEMENT AS DESCRIBED IN VOLUME 339, PAGE 527 OF THE DEED RECORDS OF SAID MIDLAND COUNTY, AND CONTINUING A FOR A TOTAL DISTANCE OF 154.93 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 20-FOOT ALLEY AND SAID 20-FOOT UTILITY EASEMENT, FROM WHICH A BENT ONE HALF INCH IRON ROD FOUND BEARS SOUTH 58°14'00" EAST, 0.22 FEET;*

THENCE *SOUTH 76°05'14" WEST, 409.15 FEET TO A ONE HALF INCH IRON ROD WITH AN ILLEGIBLE RED CAP FOUND AT A POINT OF DEFLECTION RIGHT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 32°17'44" WEST, 56.84 FEET, FOR THE SOUTHWEST CORNER HEREOF;*

THENCE *ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.70 FEET TO A ONE HALF INCH IRON ROD WITH CAP MARKED "HOWELL F-100147" FOUND AT A POINT OF TANGENCY ON THE SOUTH LINE OF WEST SCHARBAUER DRIVE AND FOR A CORNER HEREOF;*

THENCE *NORTH 38°46'51" EAST, ALONG SAID WEST SCHARBAUER DRIVE, 334.89 FEET TO A POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 814 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 49°31'37" EAST, 306.79;*

THENCE *ALONG THE ARC OF SAID CURVE, AT 205.91 FEET PASSING A "CTLS" FOUND FOR THE NORTHEAST CORNER OF SAID 20-FOOT ALLEY AND UTILITY EASEMENT, AND CONTINUING FOR A TOTAL ARC LENGTH OF 308.64 FEET TO A "CTLS FOUND FOR THE BEGINNING OF A CONTINUOUS CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 68°04'31" EAST, 46.94 FEET;*

THENCE *ALONG THE ARC OF SAID CURVE A DISTANCE OF 53.91 FEET TO THE* ***POINT OF BEGINNING*** *CONTAINING 3.43 ACRES OF LAND.*

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 0.99989911 AT NGS "MIDLAND".*

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

JOB NO.:	FIELD WORK:	DRAWN BY:	REV 1:	REV 2:
250152	8.19.25	AAD		

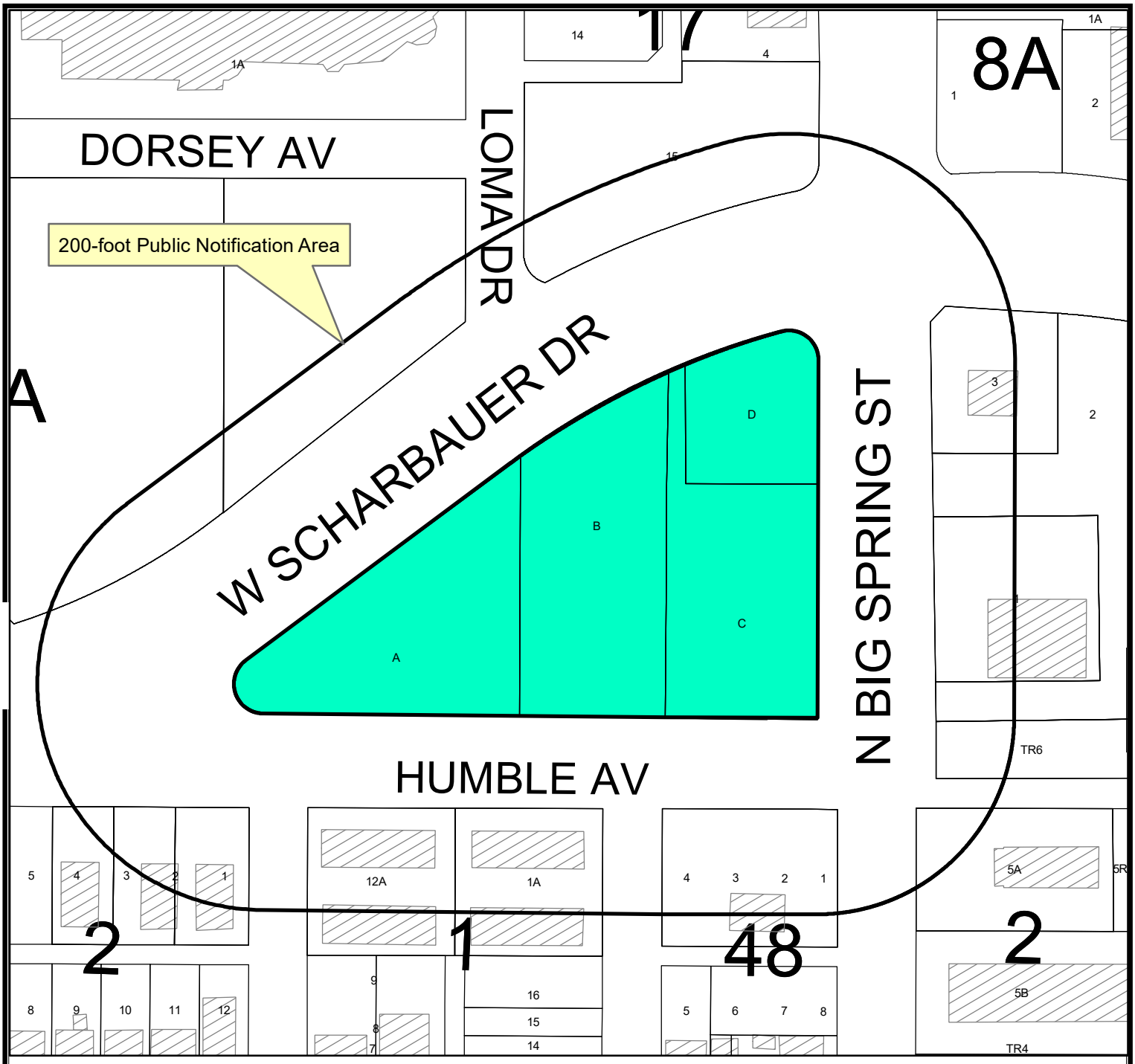
I THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM FIELD NOTES OR ELECTRONIC DATA OF AN ACTUAL ON-THE-GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO WARRANTY IS MADE OR INTENDED FOR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

GREGORY W. SHOULTS, RPLS #5356 JANUARY 21, 2026
FIRM NO. TX #10194514

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

EXHIBIT A

ZONING BOUNDARY EXHIBIT
3.43 ACRES TO BE REZONED TO RR
BEING ALL OF BLOCKS 21 & 22, KELVIEW HEIGHTS ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS



Location Map

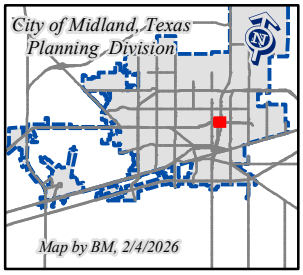
Z-26-0464 **Scale: 1" = 145'**

Consider a request by Maverick Engineering, on behalf of Midland Regency Partners, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, in part, PD, Planned Development District for a Transition District, in part, RR, Regional Retail District, in part, and LR, Local Retail District, in part to RR, Regional Retail District on all of Blocks 21 and 22, Block 21 and 22 Replat of Kelview Heights Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of North Big Spring Street and Humble Avenue. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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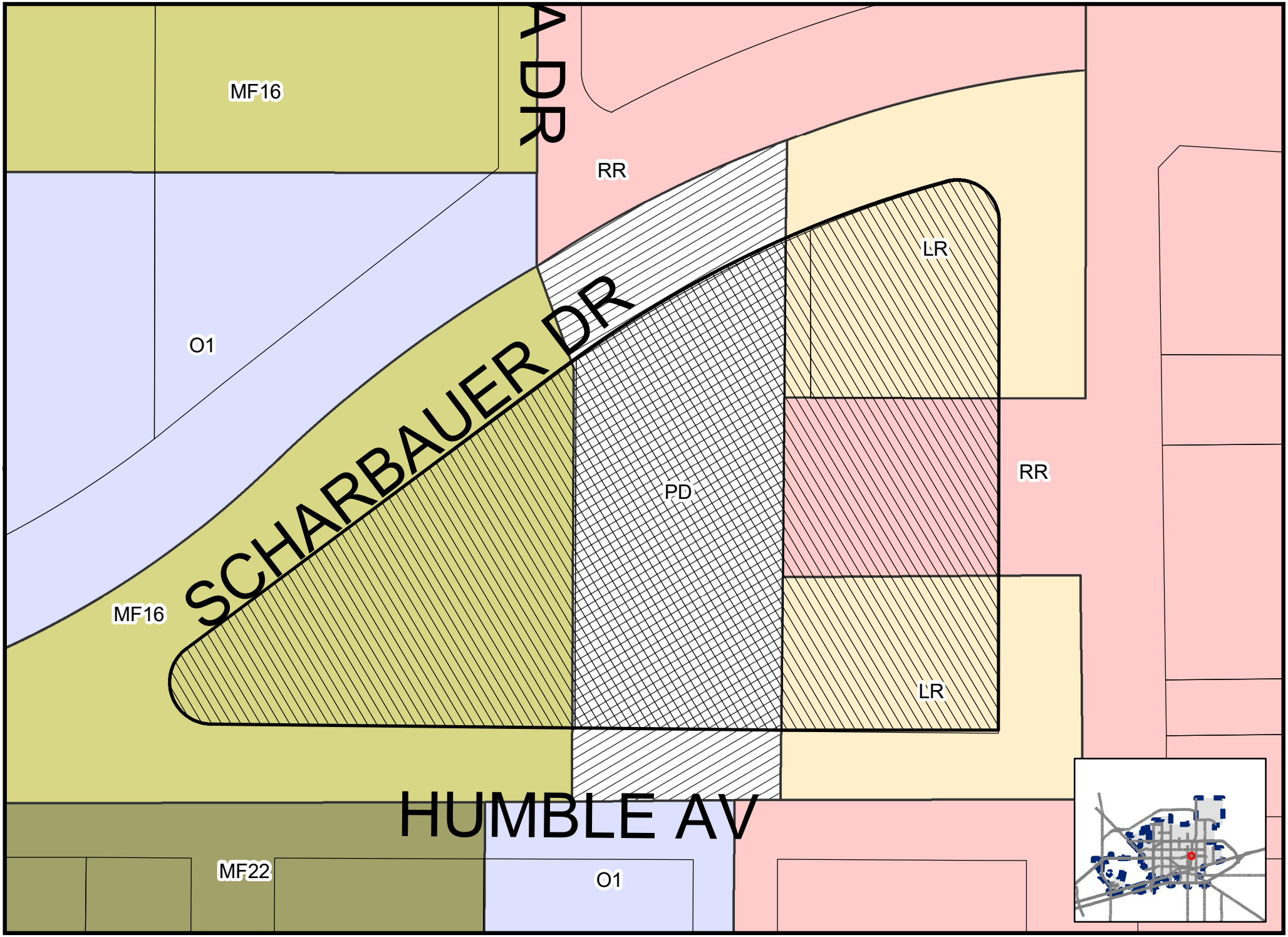

Map by BM, 2/4/2026

Z-26-0464

Scale: 1" = 86'

ZONING MAP

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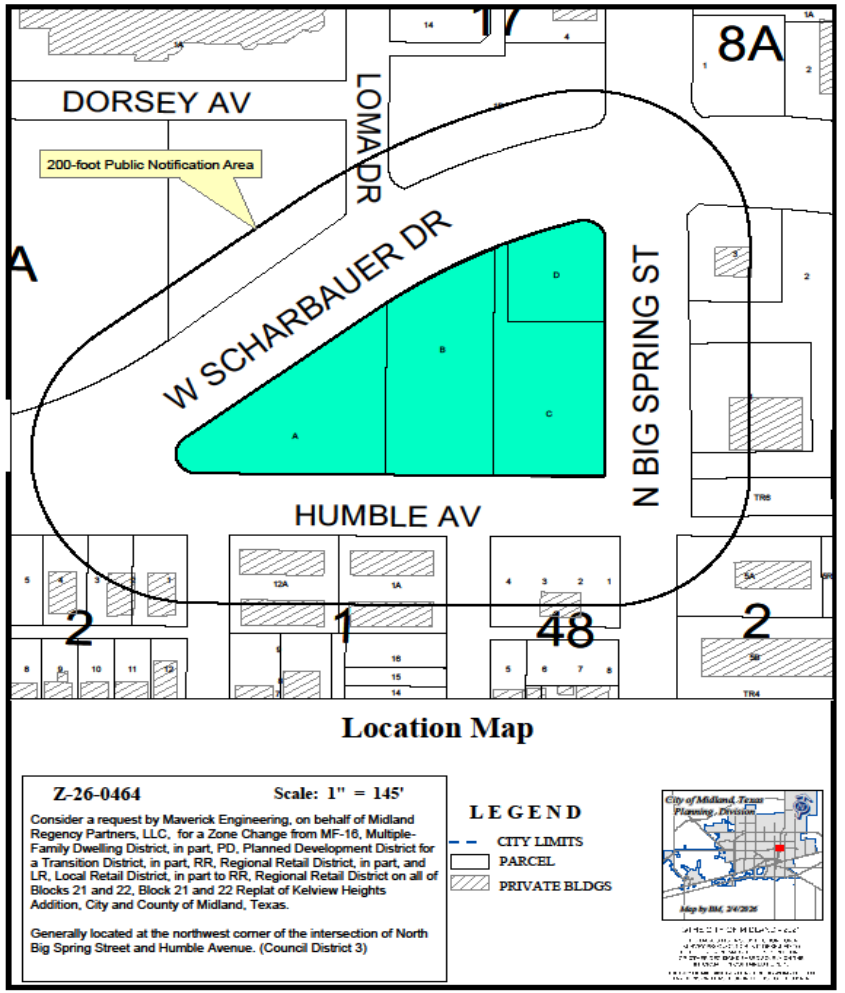
SCHARBAUER
SCHARBAUER
21 & 22
BIG SPRING
HUMBLE
TR6

Humble Ave
400
PUBLIC NOTICE
CITY COUNCIL
CITY HALL CHAMBERS
FOR MORE INFORMATION
CALL 635-7400
OBEY
WARNING
SIGNS
STATE LAW

MIDLAND
Be the Energy!
ZONE CHANGE
KELVIEW HEIGHTS ADDITION, SECTION 15
Visit Our Website
MIDLANDTEXAS.GOV

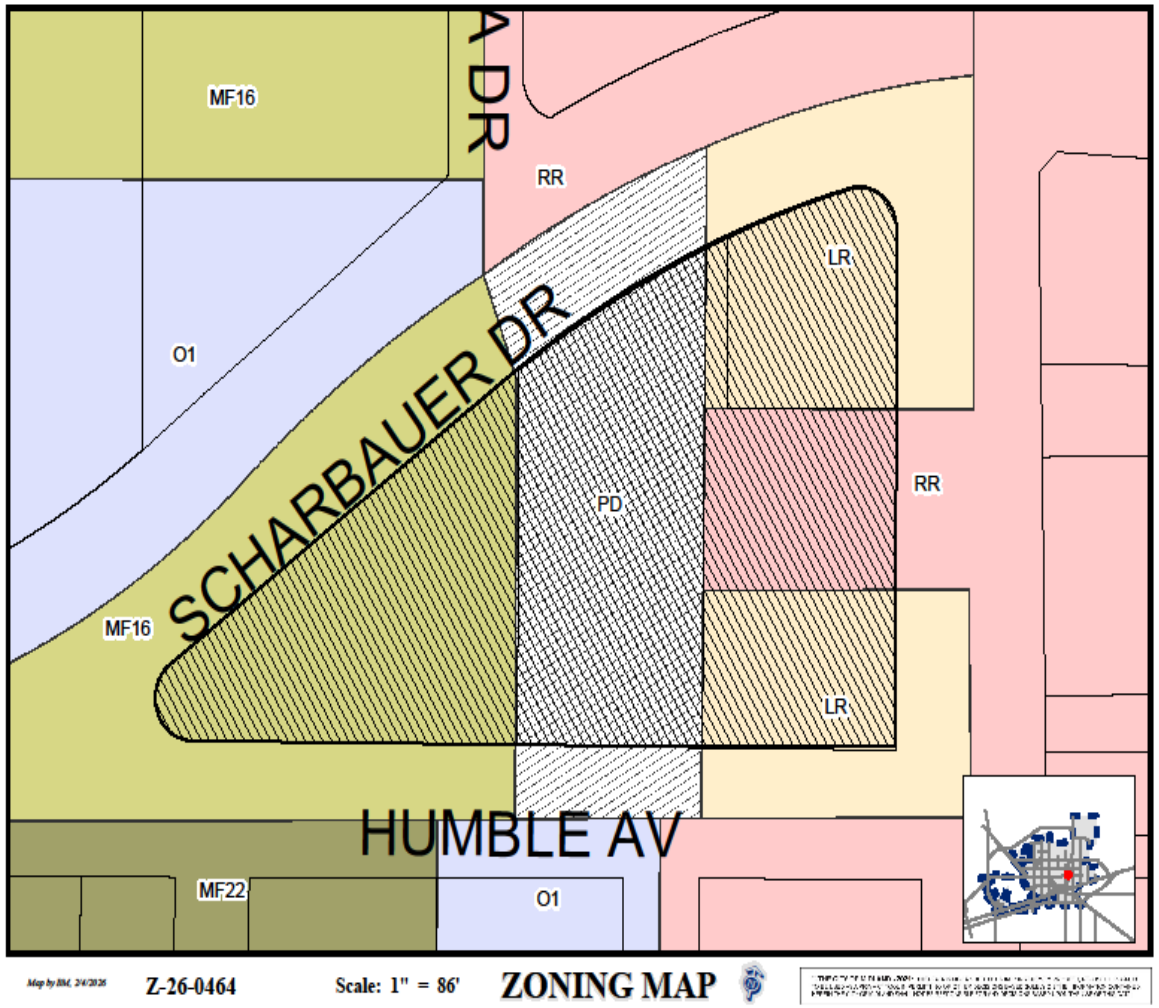
APPLICATION SUMMARY

- **Applicant:** Ashlee Devine, with Maverick Engineering
- **Property Owner:** Midland Regency Partners, LLC
- **Location:** Generally located at the northwest corner of the intersection of North Big Spring Street and Humble Avenue. (Council District 3)
- **Reason for Request:** Establish consistent zoning for future commercial development



ZONING

- **Current Zoning:** MF-16, Multiple-Family Dwelling District, in part, LR, Local Retail District, in part, RR, Regional Retail District, in part, and PD, Planned Development District for a Transition District, in part
- **Surrounding Zoning:**
  - **North:** O-1, Office District and RR, Regional Retail District
  - **East:** RR, Regional Retail District



MIDLAND
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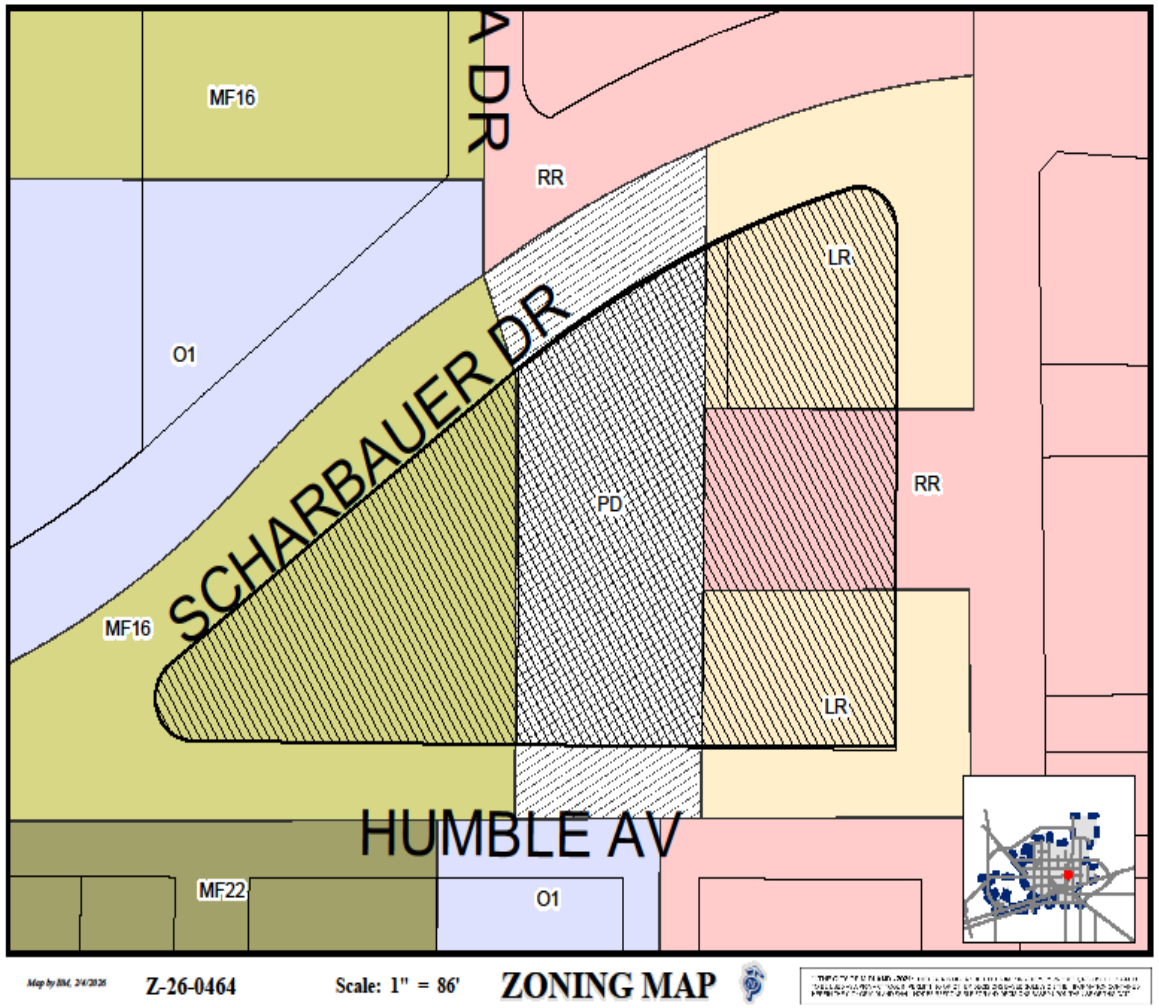
ZONING

- **Surrounding Zoning:**
  - **South:** RR, Regional Retail District, O-1, Office District, MF-22, Multiple-Family Dwelling District
  - **West:** O-1, Office District
- **Proposed Zoning:** RR, Regional Retail District

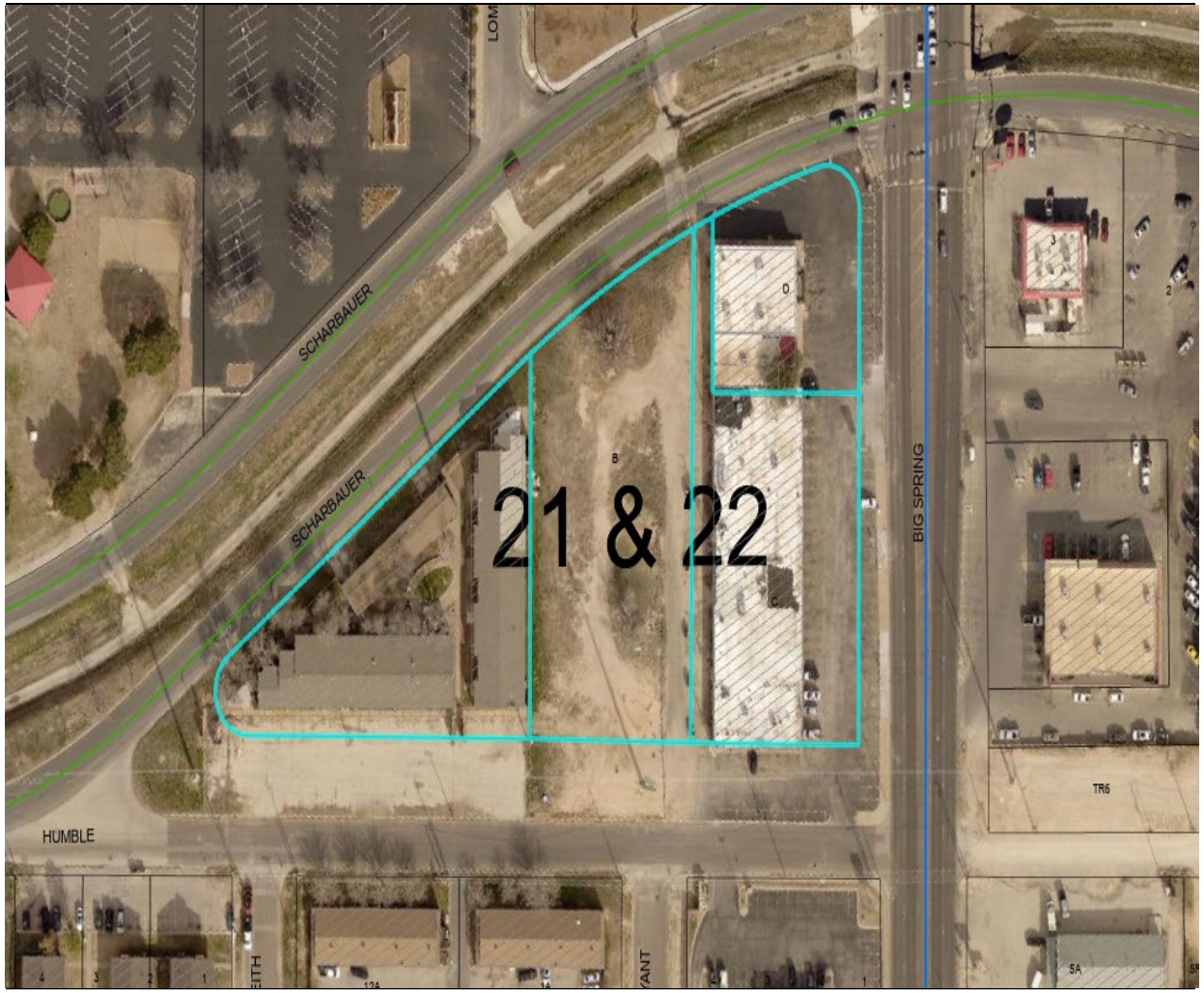


4

LAND USE

- **Current Use:** Vacant Land and Retail Stores and Shops
- **North/East:** Retail Stores and Shops
- **South:** Retail Stores and Shops and Multi-Family Residential
- **West:** Scharbauer Draw

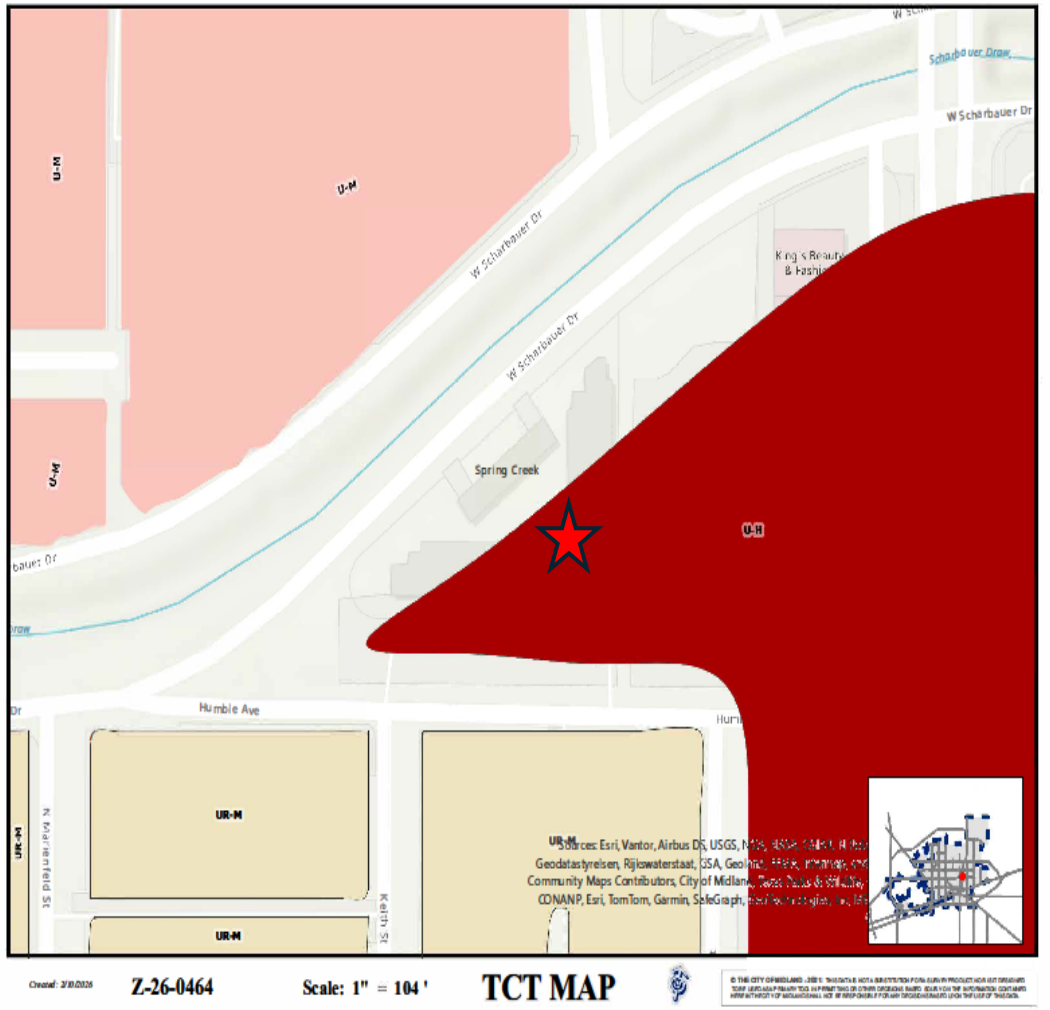
- **Proposed Use:** Retail Stores and Shops and a Restaurant with a Drive-Through



On Humble Avenue, Looking East

COMPREHENSIVE PLAN

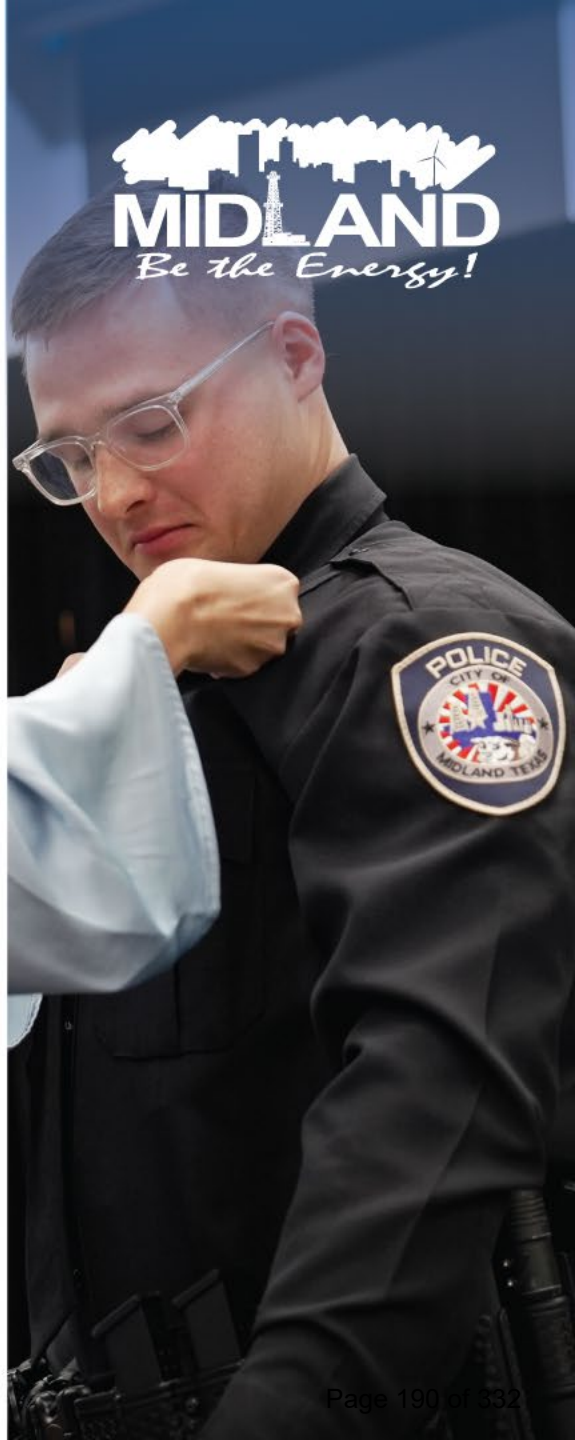
- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** Supporting uses include a mix of complementary uses, including multi-family residential, large offices, medical buildings, regional commercial, limited industrial, institutional uses such as churches, schools, or hospitals, and other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



7

RELATED ITEMS

- In addition to the zone change request, the property is currently in the process of being platted.



STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**13.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights Addition, Section 15, being a replat of Blocks 21 and 22, Replat of Blocks 21 and 22 of Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Humble Avenue and North Big Spring Street.)**

Purpose:

Maverick Engineering, on behalf of Midland Regency Partners, LLC, is requesting to replat property located on the west side of North Big Spring Street into four lots in order to reconfigure lot lines for a proposed retail development.

Current Zoning:

PD, Planned Development District for a Transition District, in part, MF-16, Multiple-Family Dwelling District, in part, LR, Local Retail District, in part, and RR, Regional Retail District, 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.

SURVEYOR: (Approved)

Everything looks good, located corners that weren't already on GIS.

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: Scharbauer roadway okay as is. No public paving improvements required. Big Spring roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 4” water exists in Big Spring Street E of tract, okay as is. No public water improvements required. 8” water exists Humble 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 Humble Street S of tract, okay as is. No public wastewater improvements required. 21” sewer exists in Scharbauer Street N of tract, okay as is. No public wastewater improvements required. 6” sewer exists in alley N-S of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

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

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

DIMENSION: * * *

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved with Conditions)

Add another set of x-y coordinates. Calls needed for easement dedication. Legal description should show that it is a replat of the replat of Block 21 and 22. Block cannot be 1. Should most likely be 21 or 22. Depict Oncor easement south of plat.

Addressing Review: (Approved)

No comments.

PLANNING: (Approved)

In addition to the replat, the property is also in the process of being rezoned. [Informational]

Vacation of alley right-of-way will need to be approved by City Council prior to final plat submittal. [11-2-3(H)3(b)(6)]

For the certificate of approval, please update the chairman to "Joshua Sparks." [Informational]

Provide a CADD file (at final plat submittal) [11-2-3(H)3(h)]

Two different owners appear on the Owner’s Certificate. Midland Scharbauer Partners, LLC, is listed as the owner, but Midland Regency Partners, LLC, is provided a section to sign and is also listed on the Acknowledgment Certificate. [Informational]

Have the legal description match the one I have provided. [Informational]

Conditions:

A. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]

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]

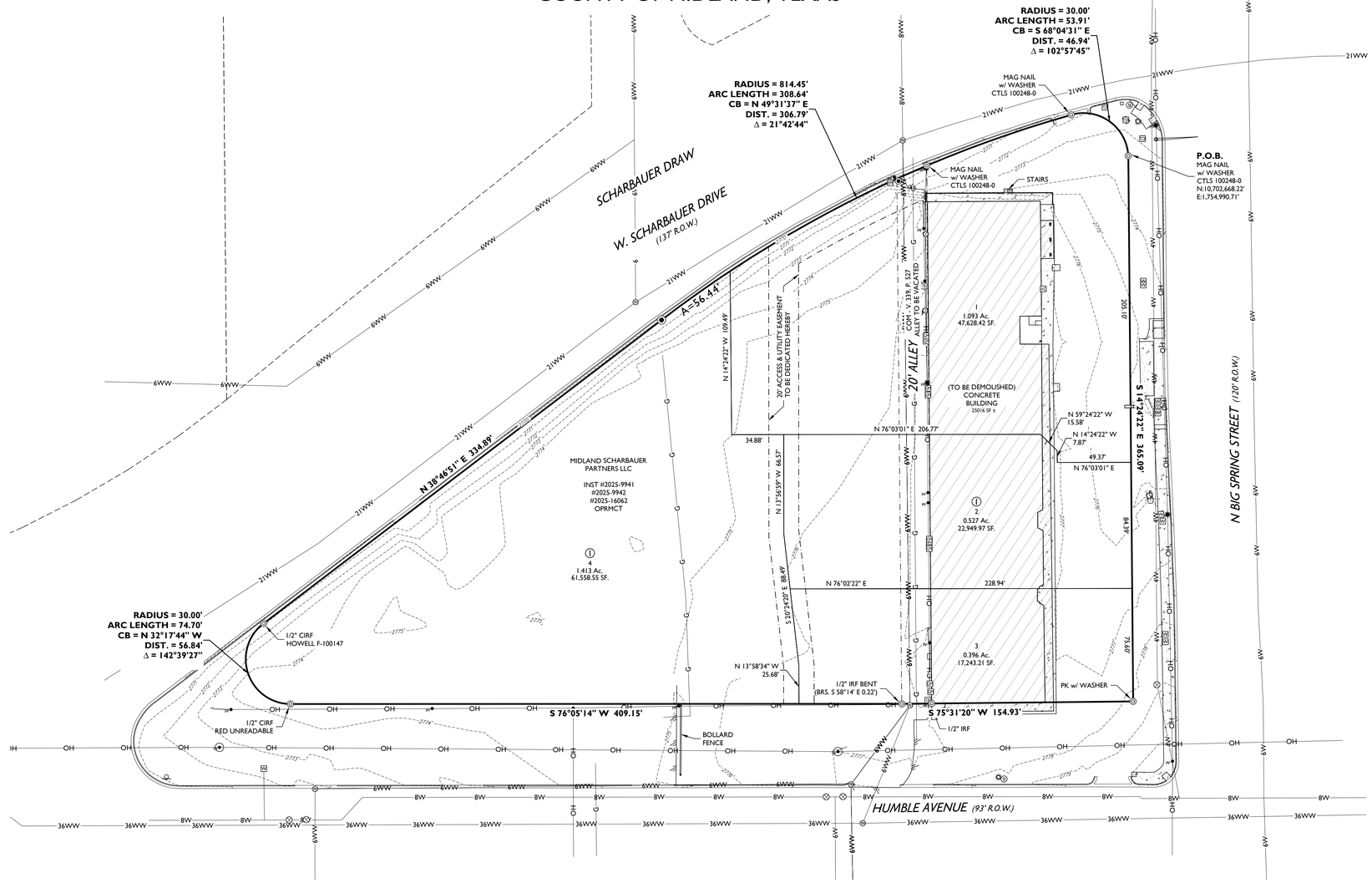
Attachments:
A. P-26-2470, Combined Files

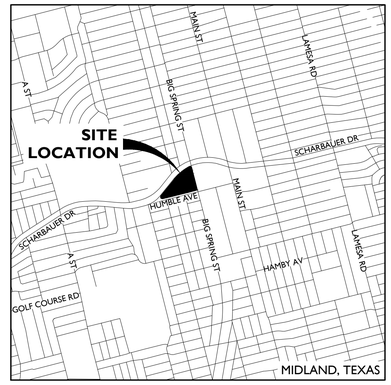
B. P&Z - - Kelview Heights Addition, Section 15, Preliminary Plat

Beatriz Quezada, Development Services — Created/Initiated - 2/5/2026
Landon Ochoa, Development Services — Final Approval - 2/9/2026

KELVIEW HEIGHTS ADDITION, SECTION 15

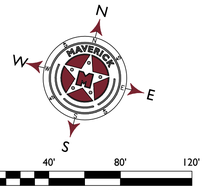
BEING A REPLAT OF ALL OF BLOCK 21 & 22, KELVIEW HEIGHTS ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.



0' 40' 80' 120'

SCALE 1" = 40'

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"		BOUNDARY LINE
◎	FOUND MONUMENT AS NOTED		PROPERTY LINES
CB	CABLE BOX		EDGE OF ASPHALT
CO	CLEAN OUT	G	GAS LINE
EB	ELECTRIC BOX	OH	OVERHEAD ELECTRIC LINE
GM	GAS METER	6WW	EXISTING 6" WASTEWATER
^	GUY ANCHOR	8WW	EXISTING 8" WASTEWATER
☼	LIGHT POLE	21WW	EXISTING 21" WASTEWATER
PP	POWER POLE	36WW	EXISTING 21" WASTEWATER
SD	STORM DRAIN	4W	EXISTING 4" WATER MAIN
TCB	TRAFFIC CONTROL BOX	6W	EXISTING 6" WATER MAIN
W	WATER METER	8W	EXISTING 8" WATER MAIN
V	WATER VALVE		CONCRETE
	MAIL BOX		PAVEMENT
	PYLON SIGN - SINGLE POLE		BUILDING
S	SIGN	O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO. TX
	TRAFFIC SIGNAL	P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
	PEDESTRIAN SIGNAL	D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIDLAND SCHARBAUER PARTNERS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS KELVIEW HEIGHTS ADDITION, SECTION 15, 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 MIDLAND REGENCY PARTNERS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____DAY OF _____, 2026
BY_____ FOR MIDLAND REGENCY PARTNERS, LLC.

_____
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 KELVIEW HEIGHTS ADDITION, SECTION 15, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

_____
ABRAHAM BEJIL , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

DEVELOPMENT NOTES

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

SURVEY NOTES:

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____

PROPERTY OWNER

MIDLAND REGENCY PARTNERS, LLC
500 W OHIO SUITE 200
MIDLAND, TEXAS 79701
DEED INSTRUMENT #2025-9941
PHONE #713-294-3331

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN 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.

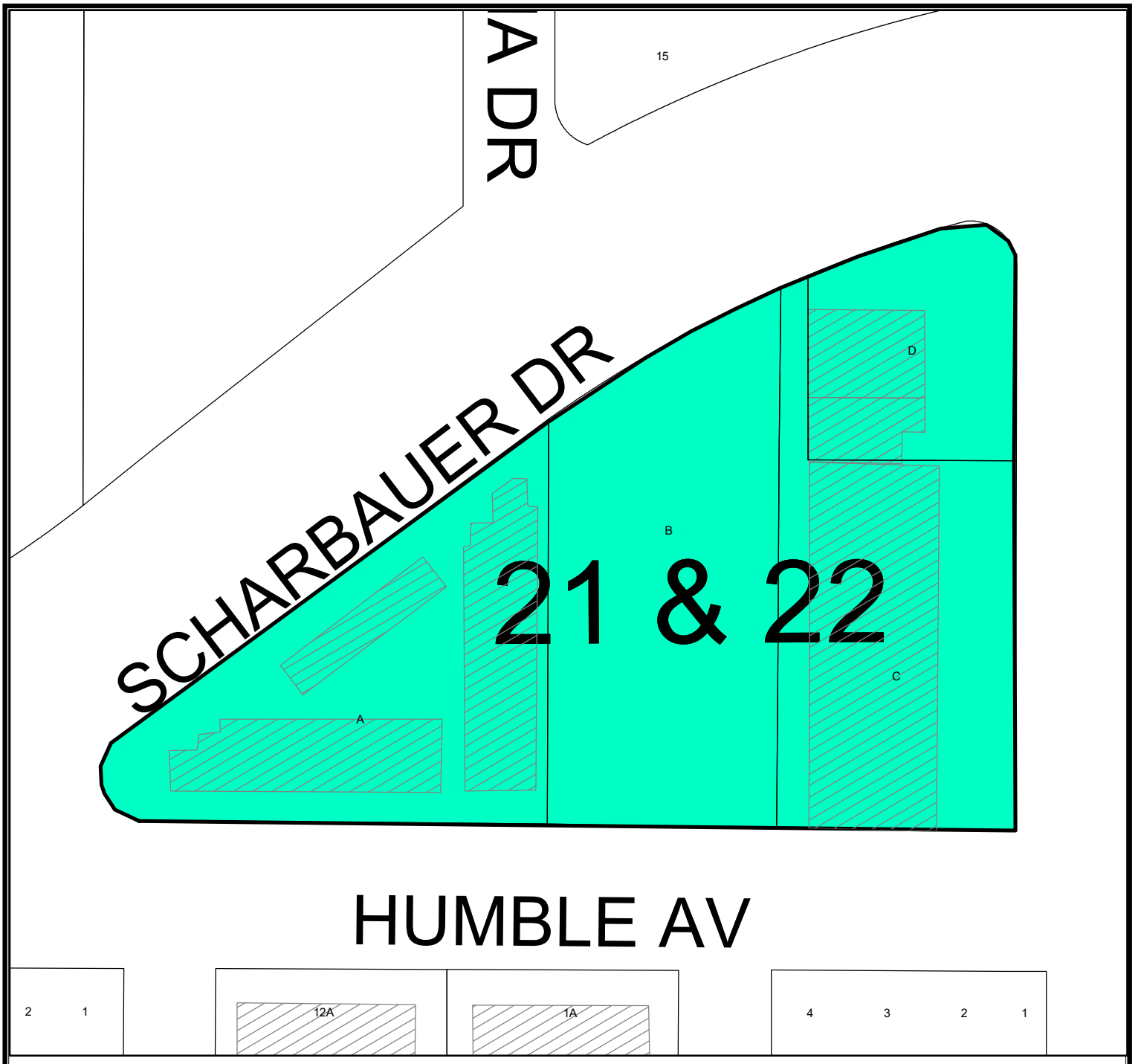
_____
GREGORY W. SHELTON, 6365356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

KELVIEW HEIGHTS ADDITION, SECTION 15

Drawing : F:\2025\250152-MIDLAND REGENCY PARTNER & MIDLAND SCHARBAUER PARTNERS-BIG SPRING RETAIL\DRAWINGS\PLAT\PRELIMINARY PLAT\250152 PRELIMINARY PLAT.DWG Last Saved By: adevine on 1/21/26



Location Map

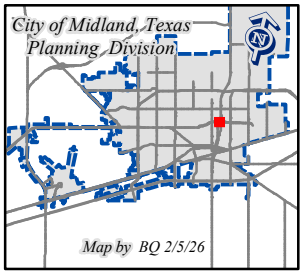
SUB-26-0936 **Scale: 1" = 800 '**

Proposed plat of Kelview Heights Addition, Section 15, being a replat of all of Block 21 and 22, Block 21 and 22 Replat of Kelview Heights Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Humble Avenue and North Big Spring Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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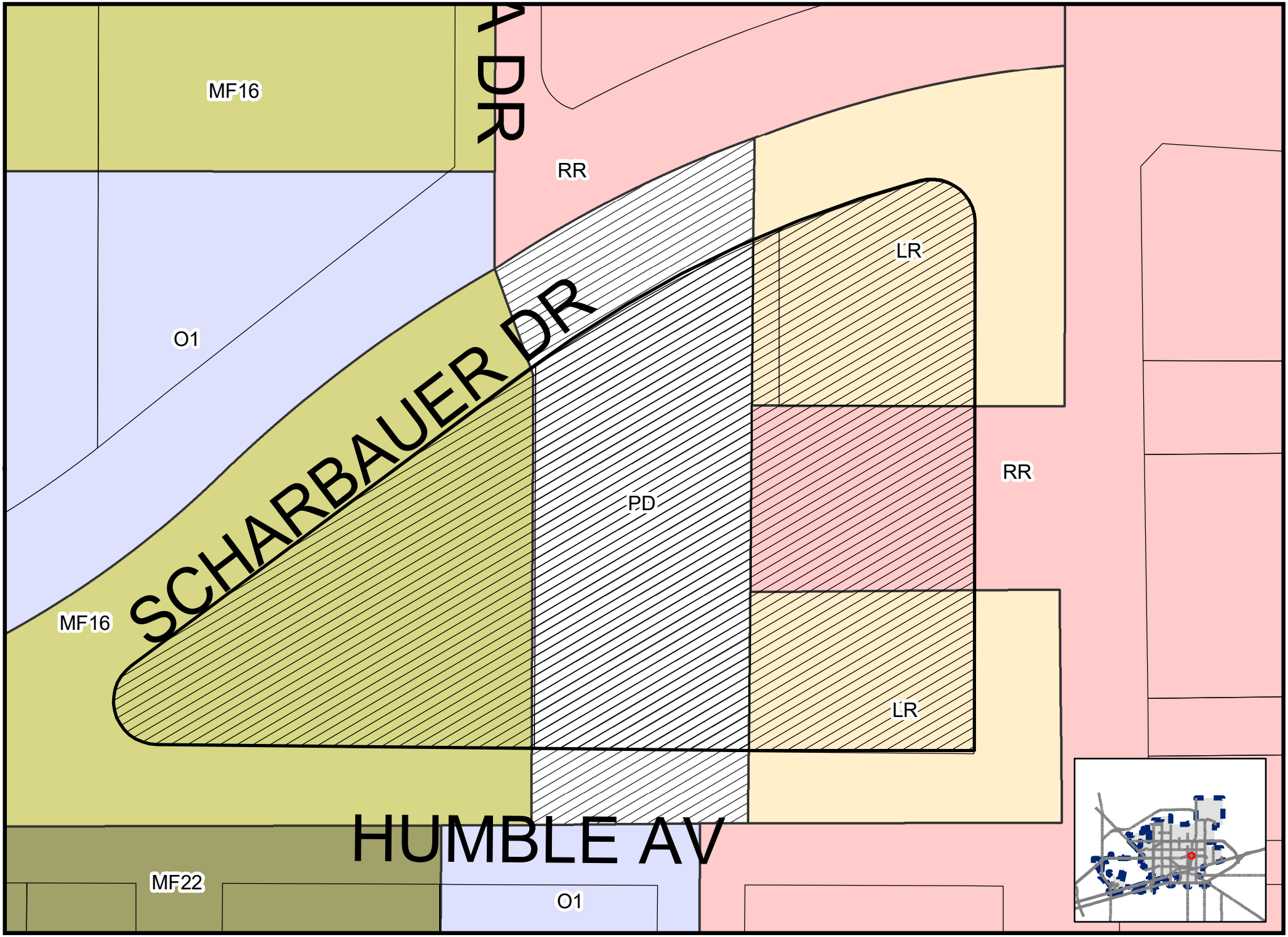

Map by BQ 2/5/26

SUB-26-0936

Scale: 1" = 800'

ZONING MAP

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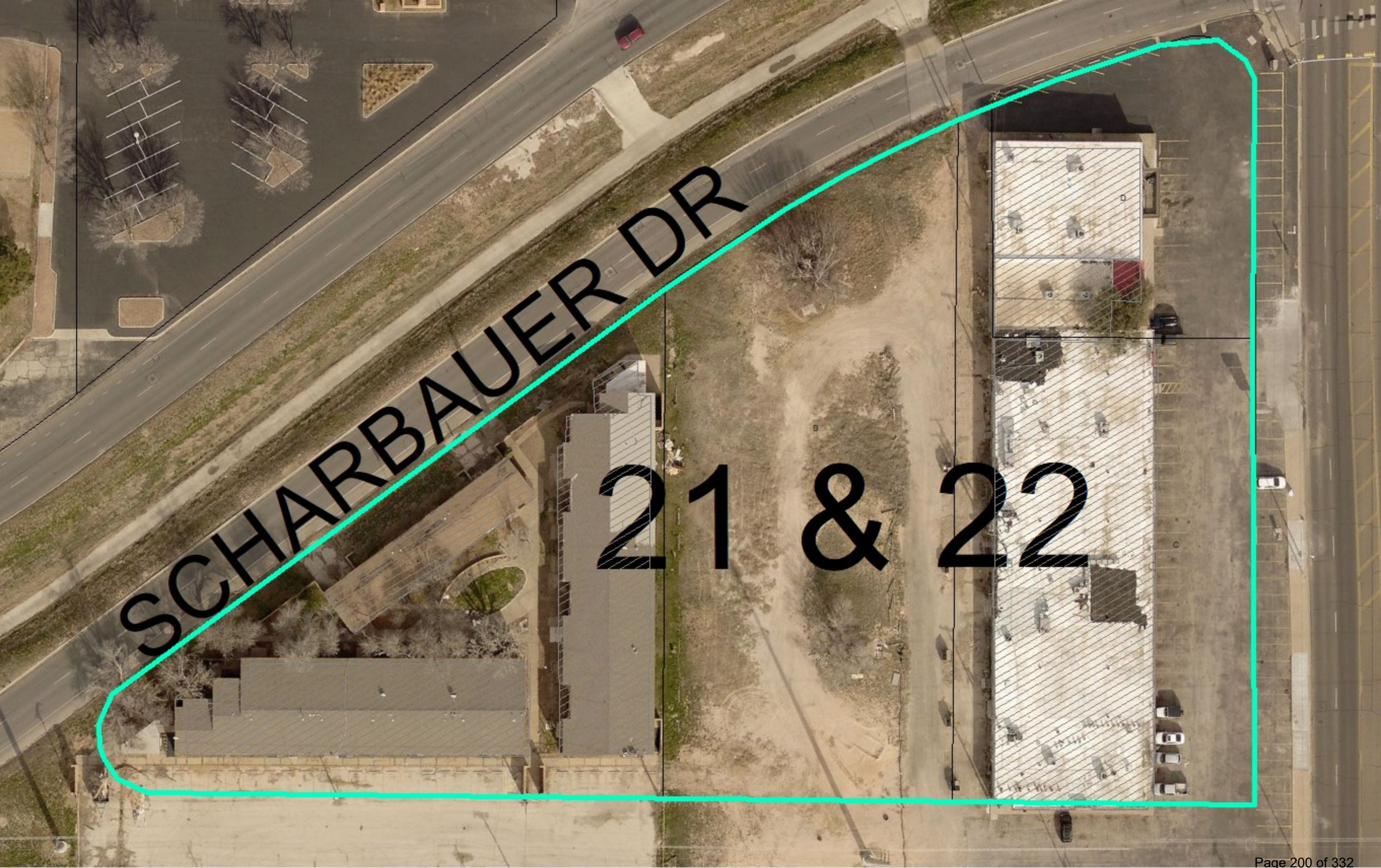
SCHARBAUER DR
21 & 22

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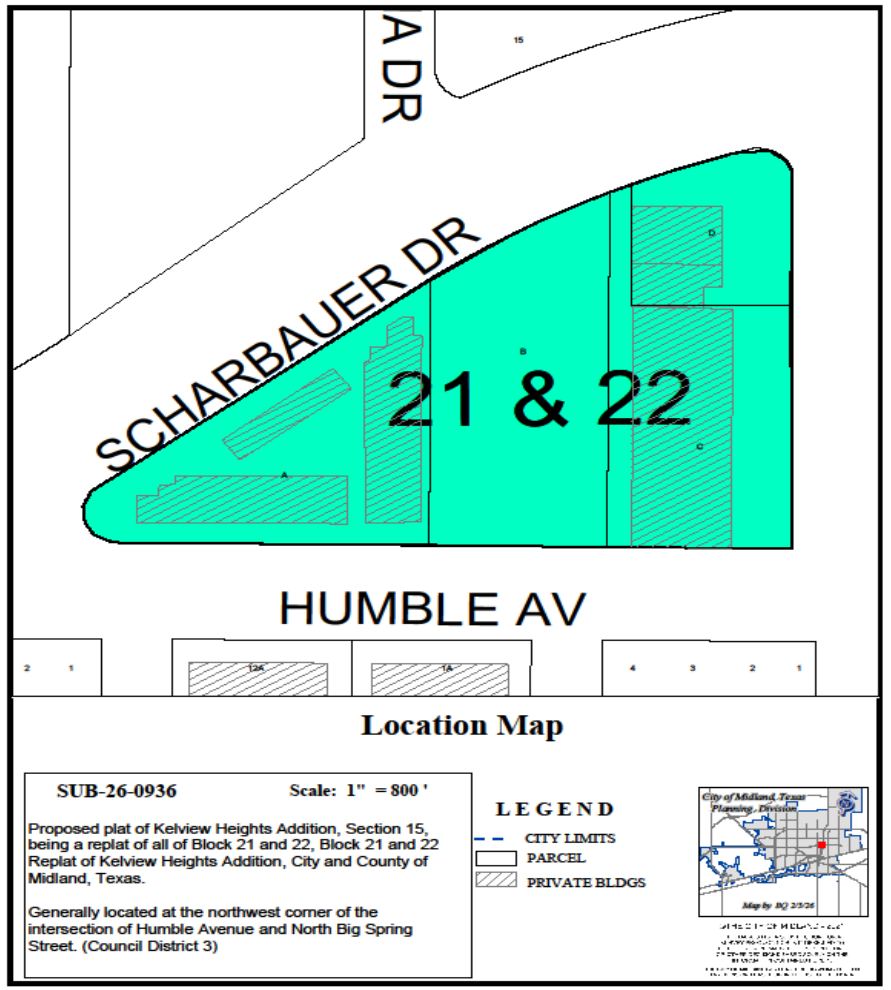
PRELIMINARYPLAT
KELVIEW HEIGHTS ADDITION, SECTION 15
Visit Our Website
MIDLANDTEXAS.GOV

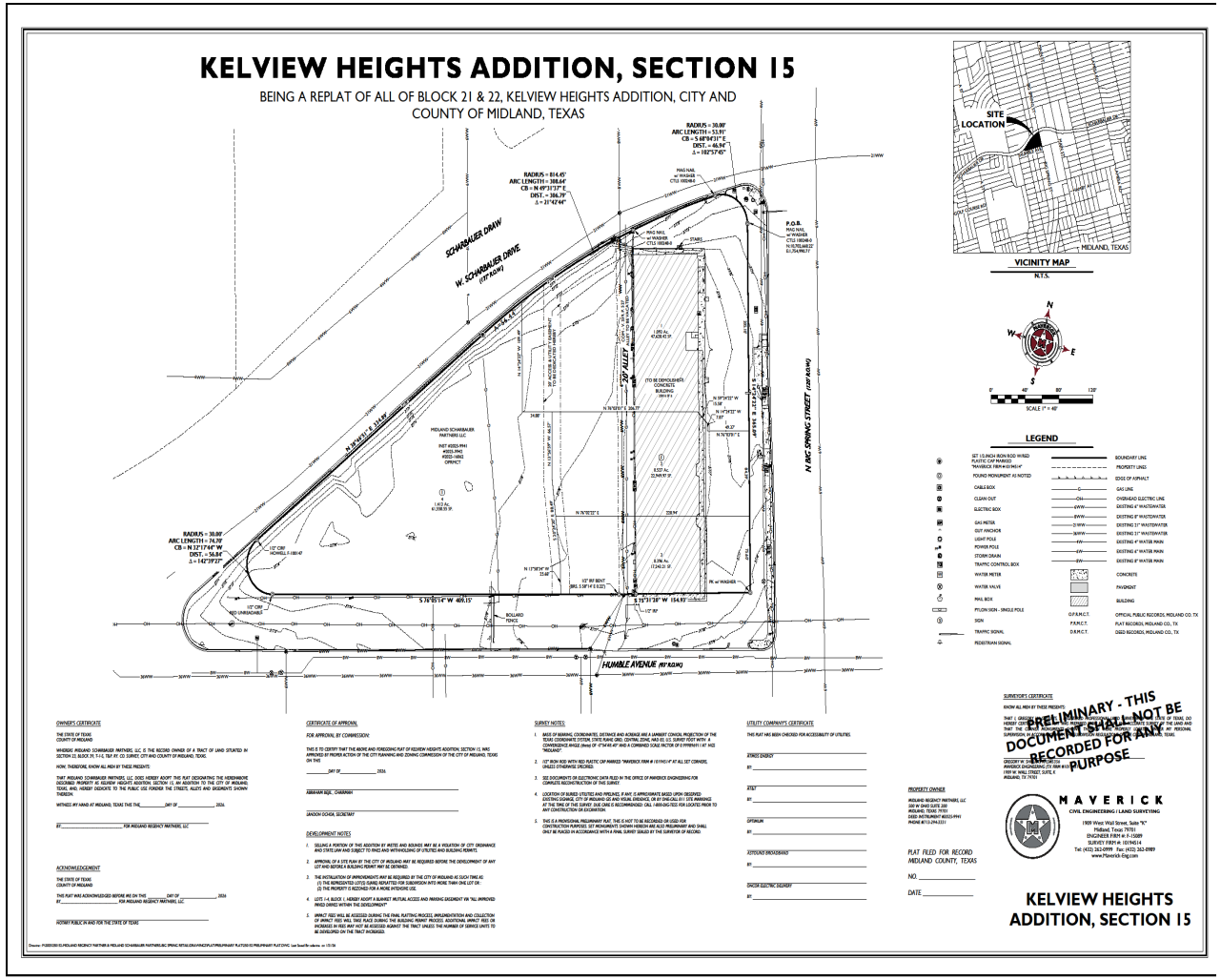
APPLICATION SUMMARY

- **Property Owner:** Midland Regency Partners, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the northwest corner of the intersection of Humble Avenue and North Big Spring Street. (Council District 3)
- **Reason for Request:** To reconfigure lot lines for a retail development



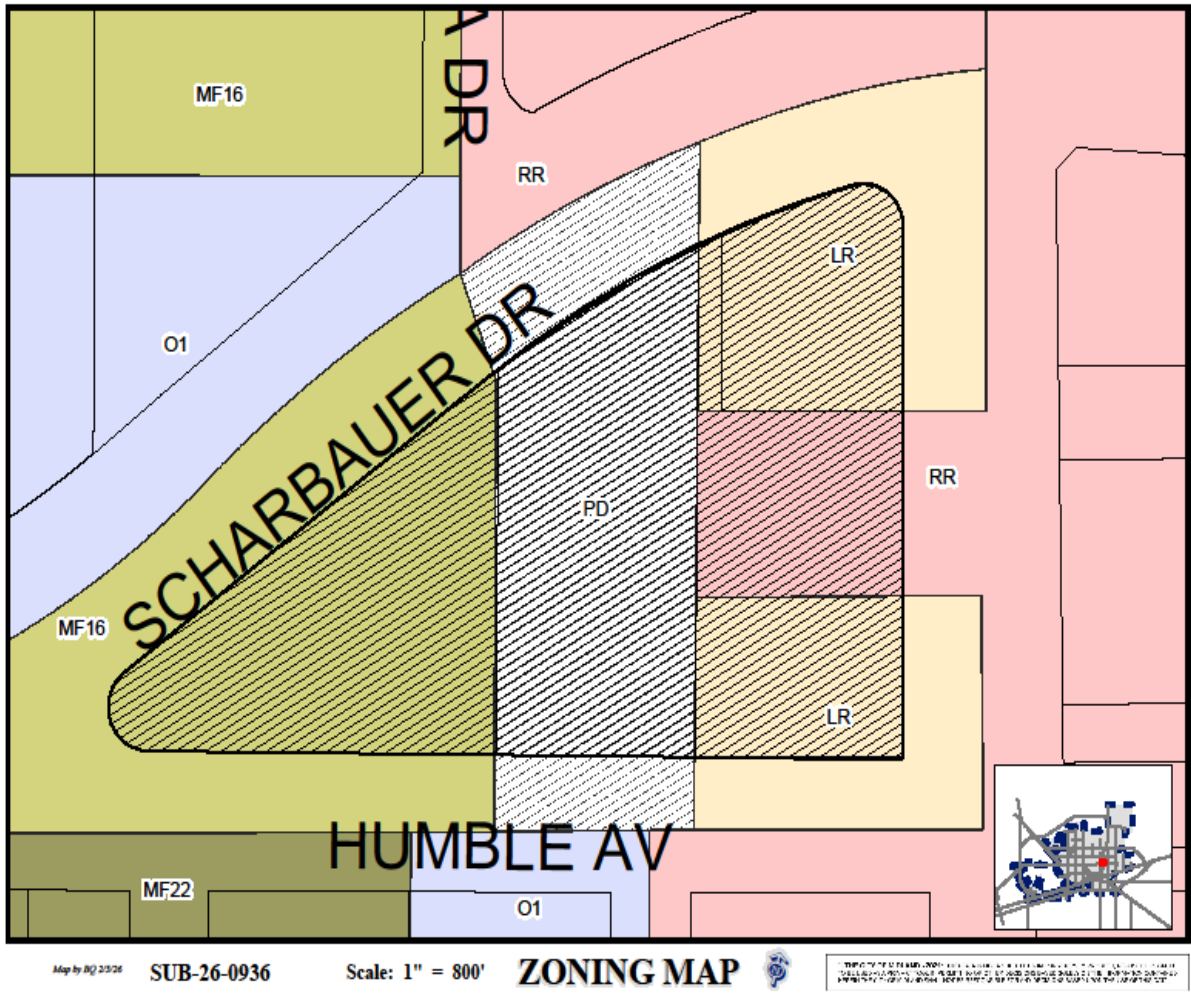
PLAT DETAILS

- **Acreage:** 2.02 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 4



ZONING

- **Current Zoning:** MF-16, Multiple-Family Dwelling District, in part, PD, Planned Development District for a Housing Development, in part, RR, Regional Retail District, in part, LR, Local Retail District, in part



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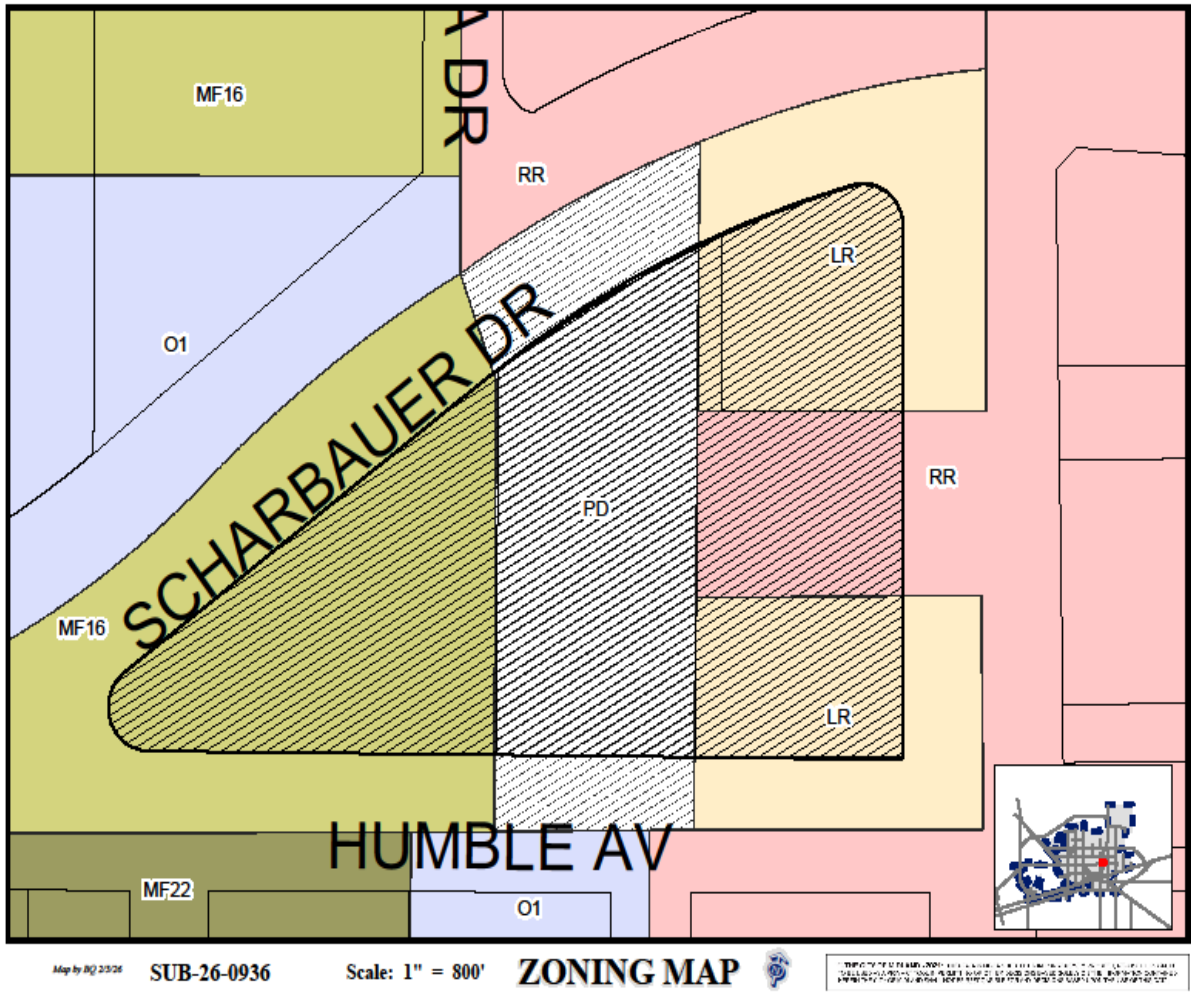
ZONING

- **Surrounding Zoning:**
  - **North:** RR, Regional Retail District & O-1, Office District
  - **South:** MF-22, Multiple-Family Dwelling District, O-1, Office District, & RR, Regional Retail District
  - **East:** MF-16, Multiple-Family Dwelling District
  - **West:** RR, Regional Retail District



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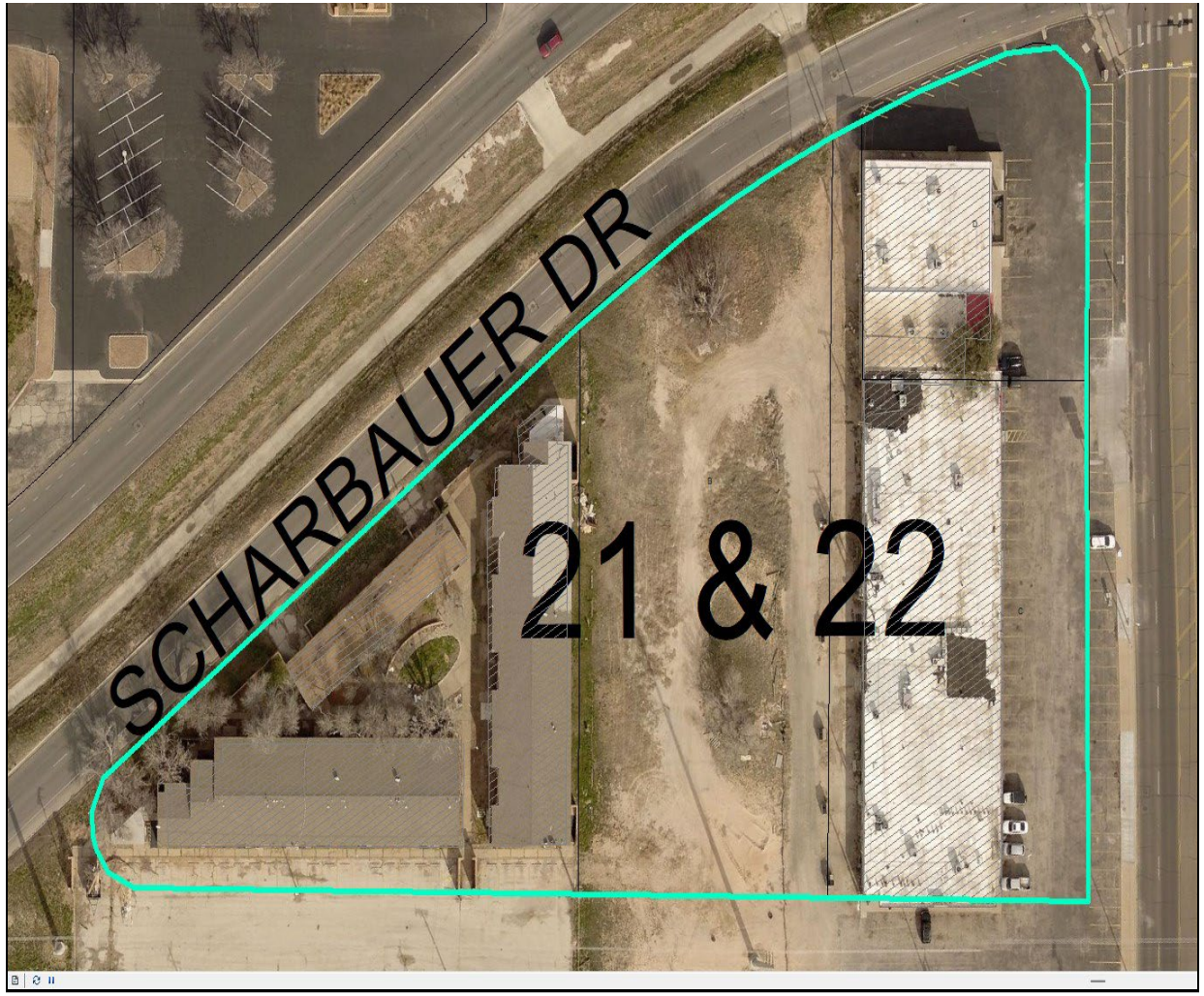
LAND USE

- **Current Use:** Retail Stores and Shops
- **Surrounding Uses:**
  - **North:** Church
  - **South:** Residential and Restaurant with Drive-Through Window
  - **East:** Restaurant with Drive-Through Window
  - **West:** Residential
  - **Proposed Use:** Retail Stores and Shops



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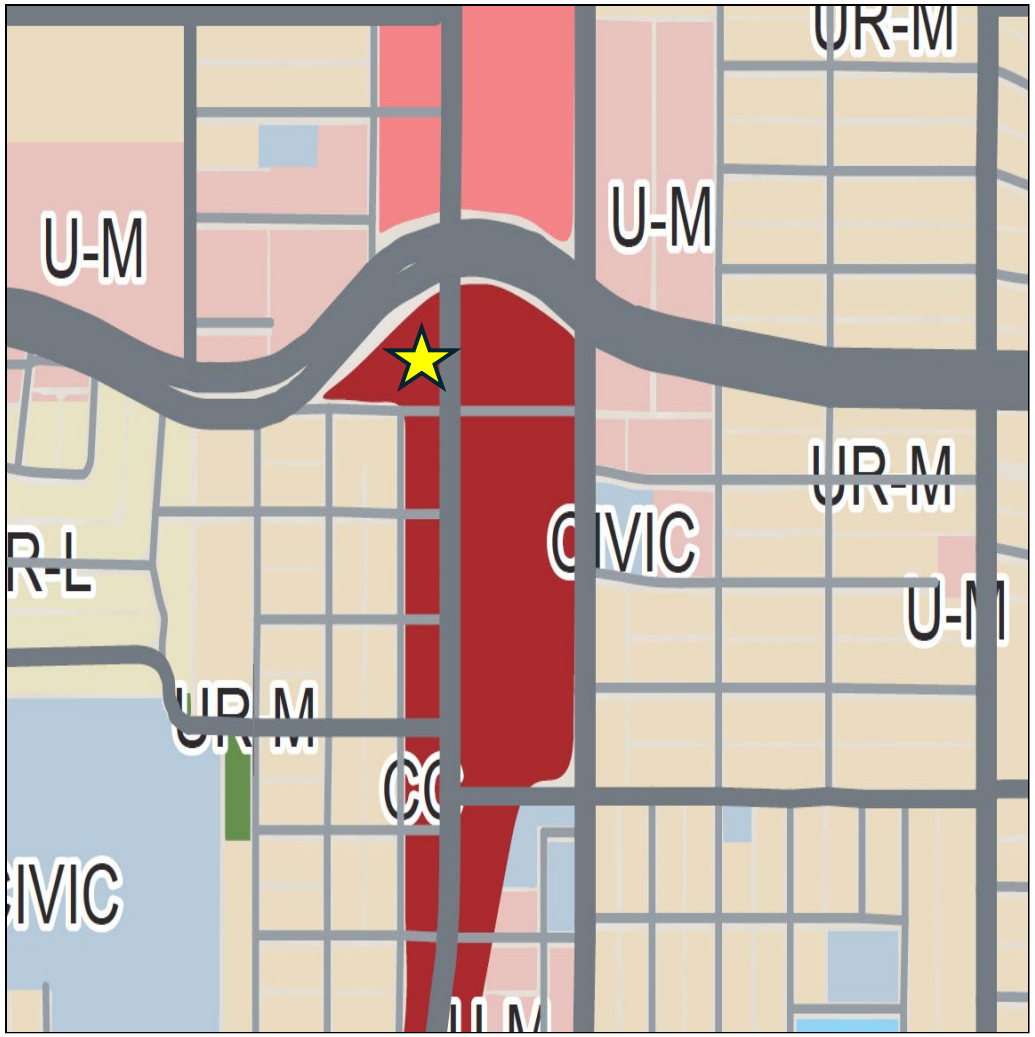
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** Higher-density mix of housing, major commercial, office, and service uses, and limited industrial in suitable locations.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



RELATED ITEMS

- In addition to the replat, the property is also being rezoned.

STAFF'S RECOMMENDATION

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

A. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]

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: 14.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of West Fork Addition, Section 6, being a 4.086-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the south side of West State Highway 158, approximately 220 feet east of Bear Drive.)

Purpose:

Cumulus Design, on behalf of Cumberland & Western Resources, LLC, is requesting to replat a property located on the south side of West State Highway 158 into 3 lots for future commercial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

of Midland and date of permit application.

SURVEYOR: (Approved)

Everything looks good.

ADDRESSING: (Approved with Conditions)

Road on the East side of Lot 1, Block 2 needs to be labeled "Sinclair Avenue". Add the directional of "W" to State Highway 158. Remove under new subdivision name, the language "Block 2, Lots 1-3".

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Provide the following impact fee language on the plat face:
Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. [Per Midland City Code Sect. 11-14-6]

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

PAVING: Sinclair roadway okay as is. No public paving improvements required. SH 158 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant's Information Only.]

WATER: 30" water exists north 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: The sewer is already in place. No sewer improvement required. [For Applicant's Information Only.]

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: * * *

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)

Coordinate needed at the POB. Plat is not part of City Limits, modify the legal description to exclude in the City. (if it is to be annexed discuss with Planning) For legal description, please say "Being a plat of X.XX acres in ....." POB is not pointing the correct coordinate. "Road" west of plat should be Sinclair Av. Add direction to SH 158.

AT&T: (Approved)

No facilities in this area.

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

Have the legal description match the one I’ve provided [Informational]

Label Joshua Sparks as the Chairman for the Certificate of Approval [Informational]

Remove zoning designations from plat face [Informational]

Remove curve and line tables from plat face [Informational]

Remove topographical lines from plat for Final phase [Informational]

Staff recommends approval of the Preliminary Plat of West Fork Addition, Section 6, subject to the following conditions.

Add to notes: “Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.” [Midland City Code 11-2-5(B)8(b)]

Add to notes: “Selling a portion of this addition by metes and bounds may be a violation of City

ordinance and state law and subject to fines and withholding of utilities and building permits." [Midland City Code 11-2-3(H)3(b)(1)]

Conditions:

A. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]

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]

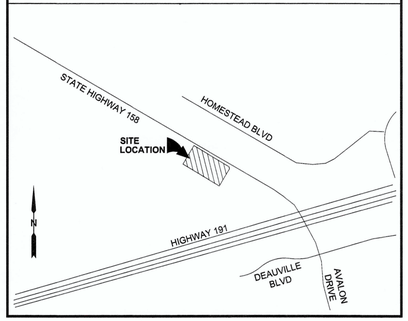
Attachments:

A. P-26-2462, West Fork Addition, Section 6, Combined
B. P&Z - - West Fork Addition, Section 6 Prelim

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 2/5/2026
Final Approval - 2/9/2026

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1.) The purpose of this plat is to create three (3) lots of record and to dedicate easements.

2.) This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 16th, 2005 and is located in Community Number 481239 as shown on Map Number 48329C0200F. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

4.) Elevations shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).

5.) Selling a portion of this addition by metes and bounds may be a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

6.) 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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

Caleb McCanlies, R.P.L.S. # 7036

01-19-2026
Date

STATE OF TEXAS — REGISTERED — CALEB H. MCCANLIES — 7036 — PROFESSIONAL — LAND SURVEYOR

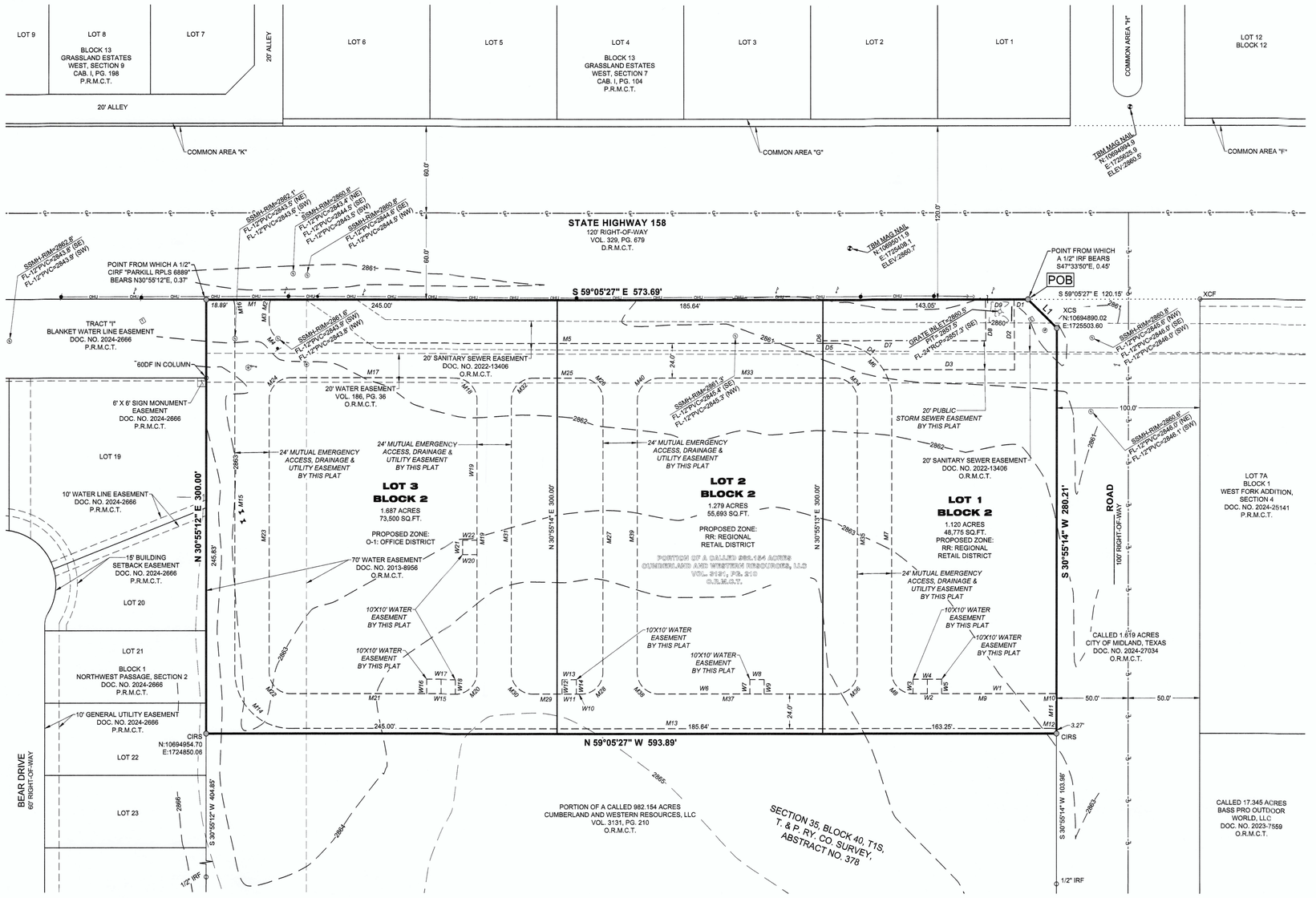
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB MCCANLIES**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 19th day of January, 2026.

Notary Public in and for the State of Texas

Tyler McCasin — Notary Public, State of Texas — My Commission Expires April 09, 2028 — NOTARY ID 13484144-8



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS **CUMBERLAND AND WESTERN RESOURCES, LLC** is the record owner of a 4.086 acre tract of land out of Section 35, Block 40, Township 1 South, of the Texas and Pacific Railway Company Survey, Abstract Number 378, situated in Midland County, Texas, being a portion of a called 982.154 acre tract of land conveyed to Cumberland and Western Resources, LLC, by Warranty Deed of record in Volume 3131, Page 210 of the Official Records of Midland County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southwest right-of-way line of State Highway 158, being the northernmost corner of a called 1.619 acre tract of land conveyed to City of Midland, Texas by deed of record in Document Number 2024-27034 of said Official Records, from which a 1/2 inch iron rod found bears S47°33'50"E, a distance of 0.45 feet, and an "X" cut found at the easternmost corner of said 1.619 acre tract of land, being the north corner of Lot 7A, Block 1 of West Fork Addition, Section 4, a subdivision of record in Document Number 2024-25141 of said Plat Records, bears S59°05'27"E, a distance of 120.15 feet;

THENCE, leaving the southwest right-of-way line of State Highway 158, along the northwest line of said 1.619 acre tract, the following two (2) courses and distances:

1. S14°40'14"E, a distance of 28.28 feet to an "X" cut set;
2. S30°55'14"W, a distance of 280.21 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod found at a point of curvature in the northwest line of said 1.619 acre tract bears S30°55'14"W, a distance of 103.98 feet;

THENCE, N59°05'27"W, leaving the northwest line of said 1.619 acre tract, over and across said 982.154 acre tract, a distance of 593.89 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast line of Northwest Passage, Section 2, a subdivision of record in Document Number 2024-2223 of said Plat Records, from which a 1/2 inch iron rod found at a point of curvature in the southeast line of said Northwest Passage, Section 2, bears S30°55'12"W, a distance of 404.85 feet;

THENCE, N30°55'12"E, along the southeast line of said Northwest Passage, a distance of 300.00 feet to a point in the southwest right-of-way line of State Highway 158, being the common northeast line of said 982.154 acre tract;

THENCE, S59°05'27"E, along the southwest right-of-way line of State Highway 158 and the common northeast line of said 982.154 acre tract, a distance of 573.69 feet to the **POINT OF BEGINNING**, and containing an area of 4.086 acres (177,968 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CUMBERLAND AND WESTERN RESOURCES, LLC** does hereby adopt this plat, designating herein described property as **WEST FORK ADDITION, SECTION 6,** an addition to the City of Midland, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

WITNESS our hands at Midland, Texas, this the _____ day of _____, 20__.

OWNER: **CUMBERLAND AND WESTERN RESOURCES, LLC**

ACKNOWLEDGMENT
STATE OF TEXAS COUNTY OF MIDLAND
This plat was acknowledged before me on _____ by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

UTILITY COMPANY'S CERTIFICATE

_____ (PLEASE PRINT)
Representative Signature
BY: Oncor Electric Delivery Service

_____ (PLEASE PRINT)
Representative Signature
BY: AT&T Texas

_____ (PLEASE PRINT)
Representative Signature
BY: Atmos Energy

_____ (PLEASE PRINT)
Representative Signature
BY: Optimum

_____ (PLEASE PRINT)
Representative Signature
BY: Astound Broadband

LEGEND - SYMBOLS

- Electric Vault
- Guy Wire
- Power Pole
- Traffic Signal Pole
- Disconnected Power Pole
- Buried Gas Utility Sign
- Gas Utility Mark
- Grate Inlet
- Sanitary Manhole
- Buried Sanitary Utility Sign
- Telecommunications Vault
- Water Manhole
- Water Valve
- Water Utility Mark
- Temporary Benchmark
- OHU — Overhead Utilities

LEGEND - ABBREVIATIONS

CIRS	1/2" Capped Iron Rod Set Stamped "Eagle Surveying"
CIRF	Capped Iron Rod Found
IRF	Iron Rod Found
60DF	60D Nail Found
XCS	"X" Cut Set
XCF	"X" Cut Found
VOL.	Volume
PG.	Page
DOC. NO.	Document Number
O.R.M.C.T.	Official Records, Midland County, Texas
P.R.M.C.T.	Plat Records, Midland County, Texas
D.R.M.C.T.	Deed Records, Midland County, Texas

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
M2	15.00'	5.78'	22°03'59"	S 41°57'12" W	5.74'
M4	15.00'	23.56'	90°00'39"	S 14°05'08" E	21.22'
M6	39.00'	61.37'	90°09'34"	S 14°00'40" E	55.23'
M8	15.00'	23.56'	90°00'41"	S 14°05'06" E	21.22'
M10	15.00'	2.59'	9°53'18"	S 64°02'06" E	2.59'
M12	15.00'	2.65'	10°07'28"	N 54°01'43" W	2.65'
M14	39.00'	61.27'	90°00'39"	N 14°05'07" W	55.16'
M16	15.00'	5.80'	22°08'52"	N 19°50'46" E	5.76'
M18	15.00'	23.56'	89°59'51"	S 14°05'31" E	21.21'
M20	15.00'	23.56'	90°00'09"	S 75°54'29" W	21.21'
M22	15.00'	23.56'	90°00'39"	N 14°05'08" W	21.22'
M24	15.00'	23.56'	89°59'21"	N 75°54'53" E	21.21'
M26	15.00'	23.57'	90°00'44"	S 14°05'05" E	21.22'
M28	15.00'	23.56'	89°59'16"	S 75°54'55" W	21.21'
M30	15.00'	23.56'	89°59'51"	N 14°05'31" W	21.21'
M32	15.00'	23.56'	90°00'09"	N 75°54'29" E	21.21'
M34	15.01'	24.07'	91°50'37"	S 13°08'52" E	21.57'
M36	15.00'	23.56'	89°59'19"	S 75°54'53" W	21.21'
M38	15.00'	23.57'	90°00'44"	N 14°05'05" W	21.22'
M40	15.00'	23.56'	89°59'16"	N 75°54'55" E	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
M1	S 59°05'27" E	26.21'
M3	S 30°55'12" W	9.36'
M5	S 59°05'27" E	380.62'
M7	S 30°55'00" W	188.39'
M9	S 59°05'27" E	97.67'
M11	S 30°55'14" W	24.46'
M13	N 59°05'27" W	532.25'
M15	N 30°55'12" E	251.84'
M17	S 59°05'27" E	114.99'
M19	S 30°54'24" W	188.50'
M21	N 59°05'27" W	115.03'
M23	N 30°55'12" E	188.50'
M25	S 59°05'27" E	34.01'
M27	S 30°55'17" W	188.50'
M29	N 59°05'27" W	33.97'
M31	N 30°54'24" E	188.50'
M33	S 59°05'27" E	123.64'
M35	S 30°55'14" W	188.00'
M37	N 59°05'27" W	123.64'
M39	N 30°55'17" E	188.50'

LINE TABLE		
LINE	BEARING	DISTANCE
W1	N 59°05'27" W	77.67'
W2	N 59°05'27" W	20.00'
W3	N 30°54'33" E	10.00'
W4	S 59°05'27" E	20.00'
W5	S 30°54'33" W	10.00'
W6	S 59°05'27" E	63.76'
W7	N 30°55'28" E	10.00'
W8	S 59°05'31" E	10.00'
W9	S 30°55'18" W	10.00'
W10	N 59°07'04" W	3.50'
W11	N 59°04'19" W	10.00'
W12	N 30°55'41" E	10.00'
W13	S 59°04'19" E	10.00'
W14	S 30°55'41" W	10.00'
W15	N 59°05'26" W	20.00'
W16	N 30°55'03" E	10.00'
W17	S 59°04'57" E	20.00'
W18	S 30°55'03" W	10.00'
W19	S 30°54'22" W	97.00'
W20	N 59°04'57" W	10.00'
W21	N 30°55'03" E	10.00'
W22	S 59°04'57" E	10.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
D4	39.00'	39.46'	57°57'59"	N 30°06'27" W	37.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°40'14" E	28.28'

LINE TABLE		
LINE	BEARING	DISTANCE
D1	N 59°05'27" W	9.70'
D2	S 30°26'37" W	48.66'
D3	N 58°52'22" W	91.72'
D5	N 59°05'27" W	8.98'
D6	N 30°55'14" E	1.85'
D7	S 58°52'22" E	113.59'
D8	N 30°26'37" E	28.59'
D9	S 59°05'27" E	20.00'

1" = 40'
0 20 40

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing final plat of West Fork Addition Section 6 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 20__.

_____
Abraham Bejil
Planning & Zoning Commission Chair

_____
Landon Ochoa
Planning & Zoning Commission Secretary

PRELIMINARY PLAT
WEST FORK ADDITION SECTION 6
BLOCK 2, LOTS 1 - 3
4.086 ACRES

SECTION 35, BLOCK 40, T1S
T. & P. RY. CO. SURVEY, ABSTRACT NO. 378,
CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

PREPARATION DATE: AUGUST 22, 2025

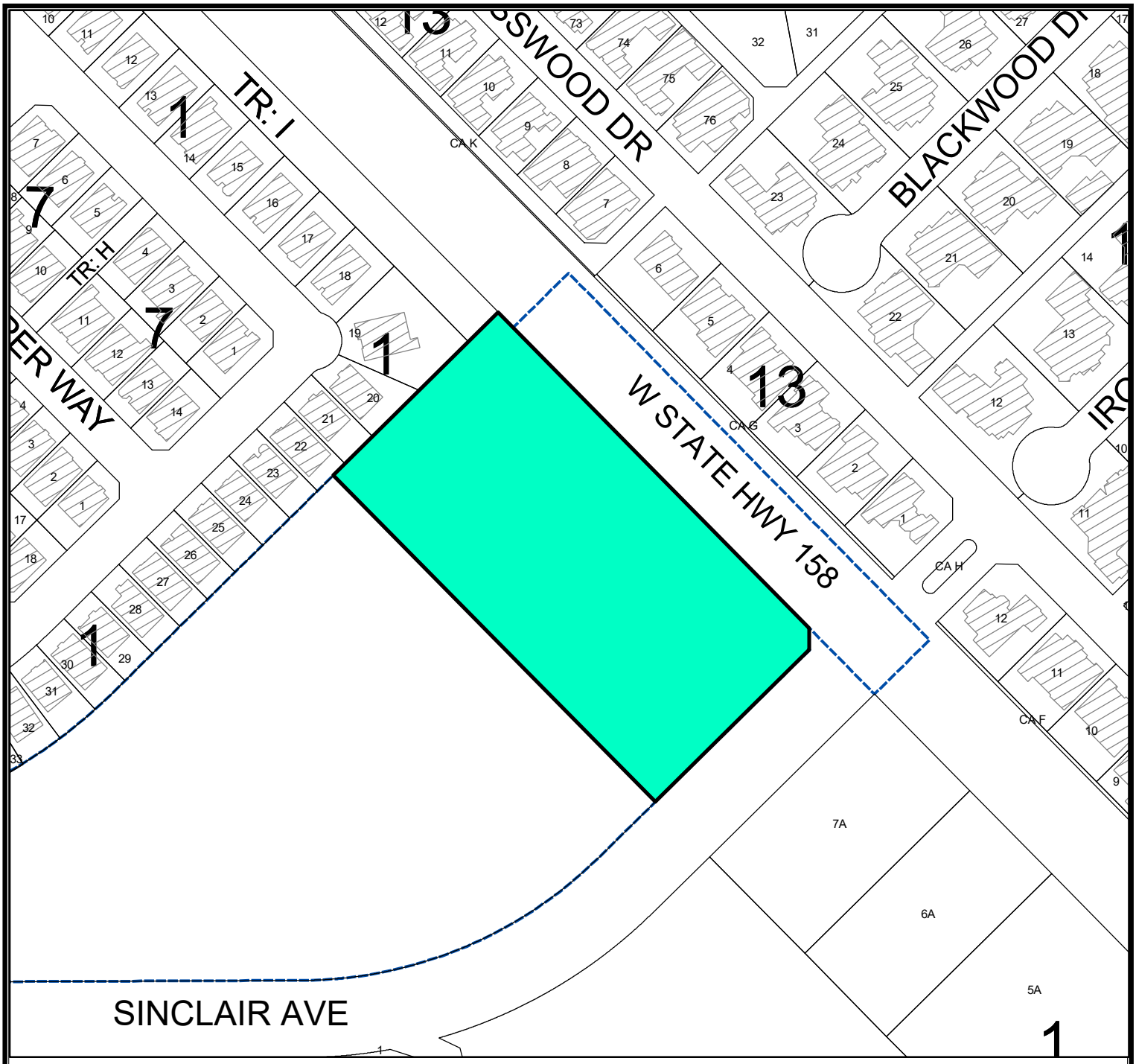
Project	2504.055-04
Date	08/22/2025
Drafter	MMF/DJJ

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Michael Fedchak
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Cumulus Design
Contact: Mason Lepak
2080 North Highway 360
Suite 240
Grand Prairie, TX 75050
(214) 235-0367

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



Location Map

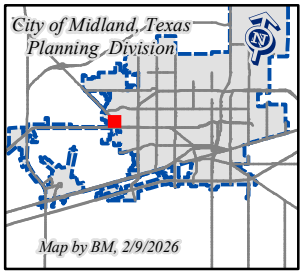
SUB-25-0896 **Scale: 1" = 185'**

Proposed plat of West Fork Addition, Section 6, being a 4.086-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the south side of West State Highway 158, approximately 220 feet east of Bear Drive. (Extraterritorial Jurisdiction)

LEGEND

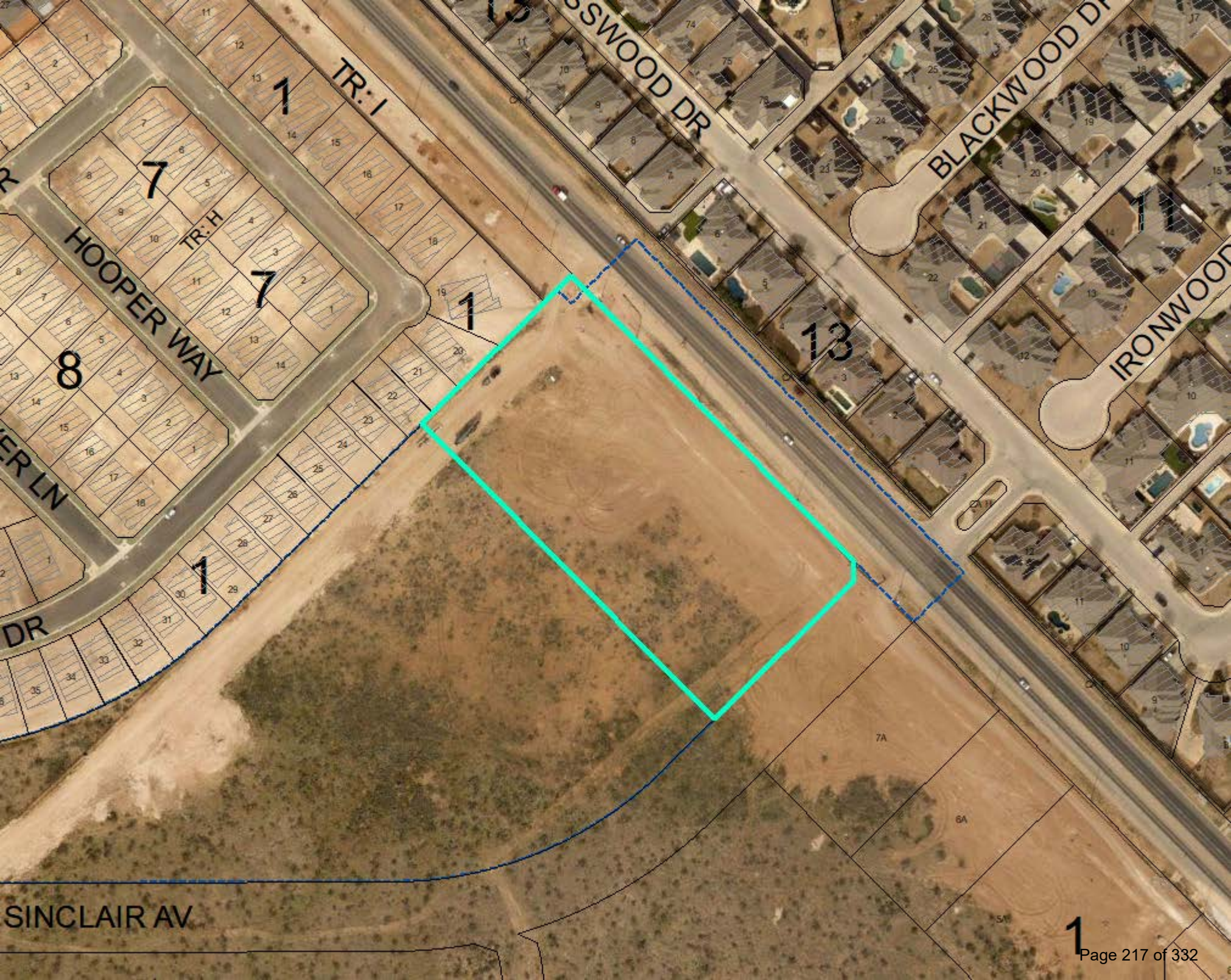
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.

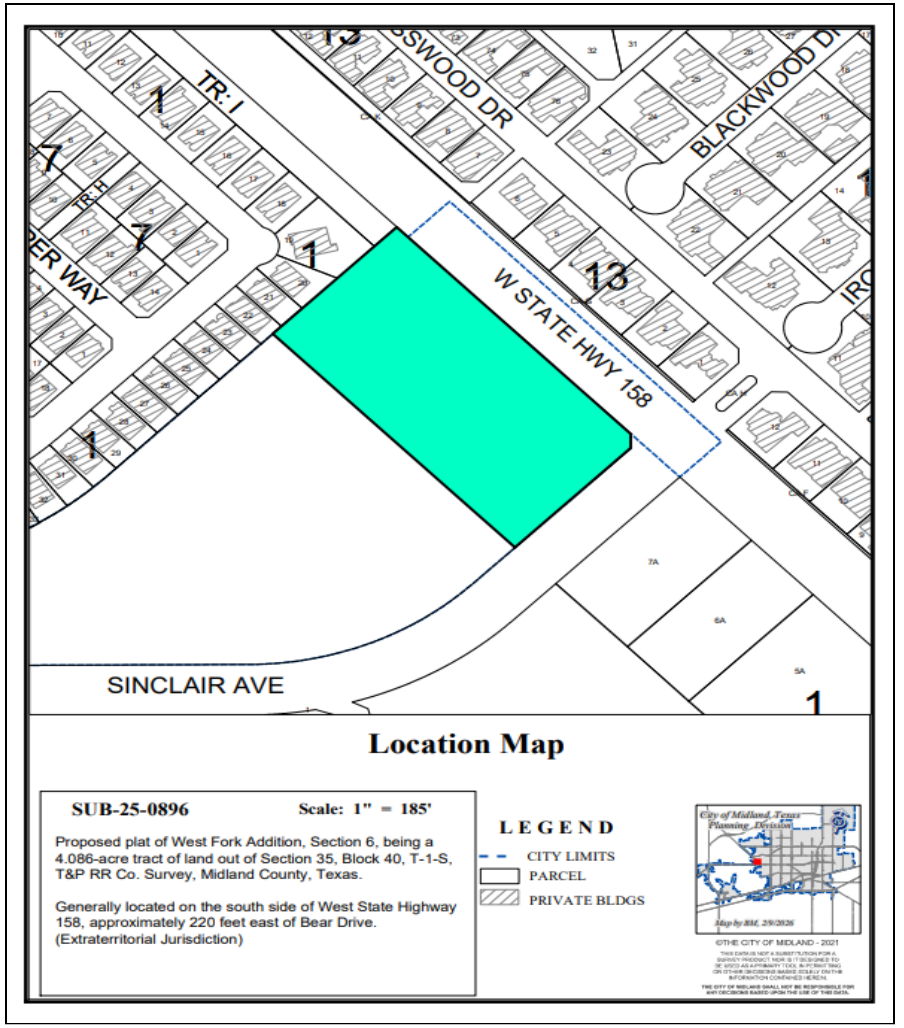
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


HOOPER WAY
TR: H
TR: I
SWOOD DR
BLACKWOOD DR
IRONWOOD
SINCLAIR AV
DR
ER LN
7
8
1
13
7A
6A

MIDLAND
Be the Energy!
PRELIMINARY PLAT
WEST FORK ADDITION, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

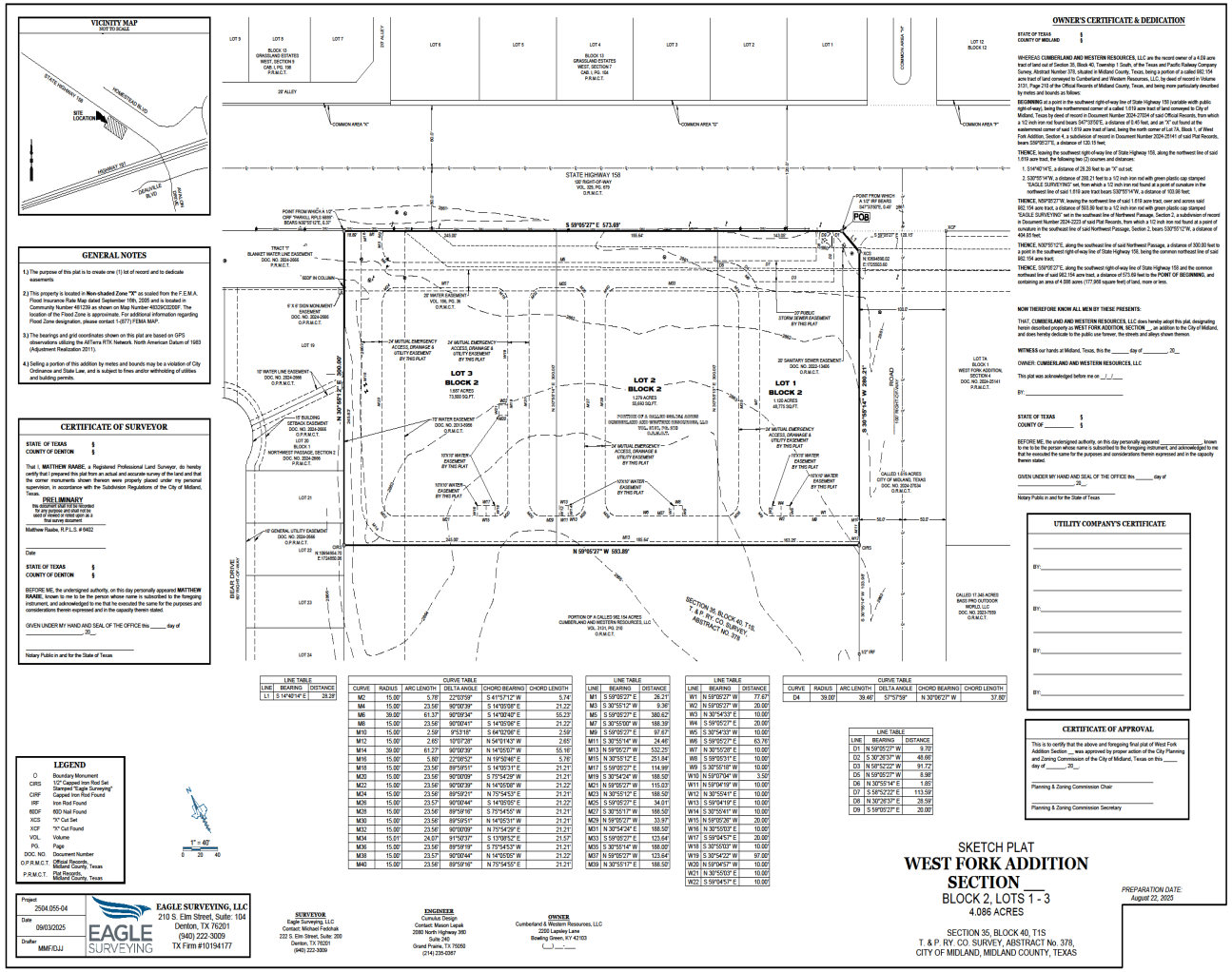
APPLICATION SUMMARY

- **Developer:** JP Morgan Chase
- **Property Owner:** Cumberland & Western Resources, LLC
- **Representative:** Carlos Iglesias, with Cumulus Design
- **Location:** Generally located on the south side of West State Highway 158, approximately 220 feet east of Bear Drive. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future commercial development



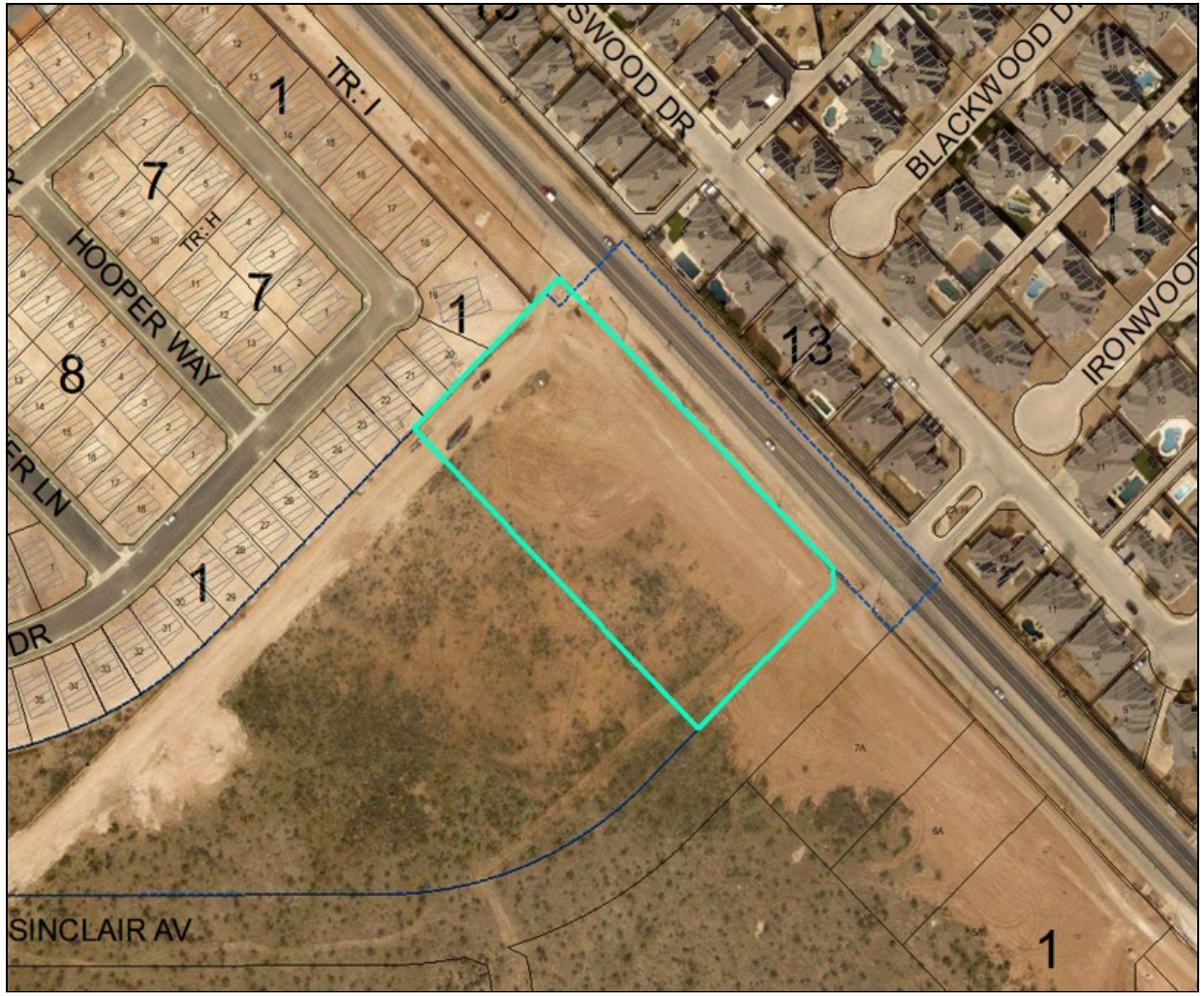
PLAT DETAILS

- **Acreage:** 4.086 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 3



LAND USE

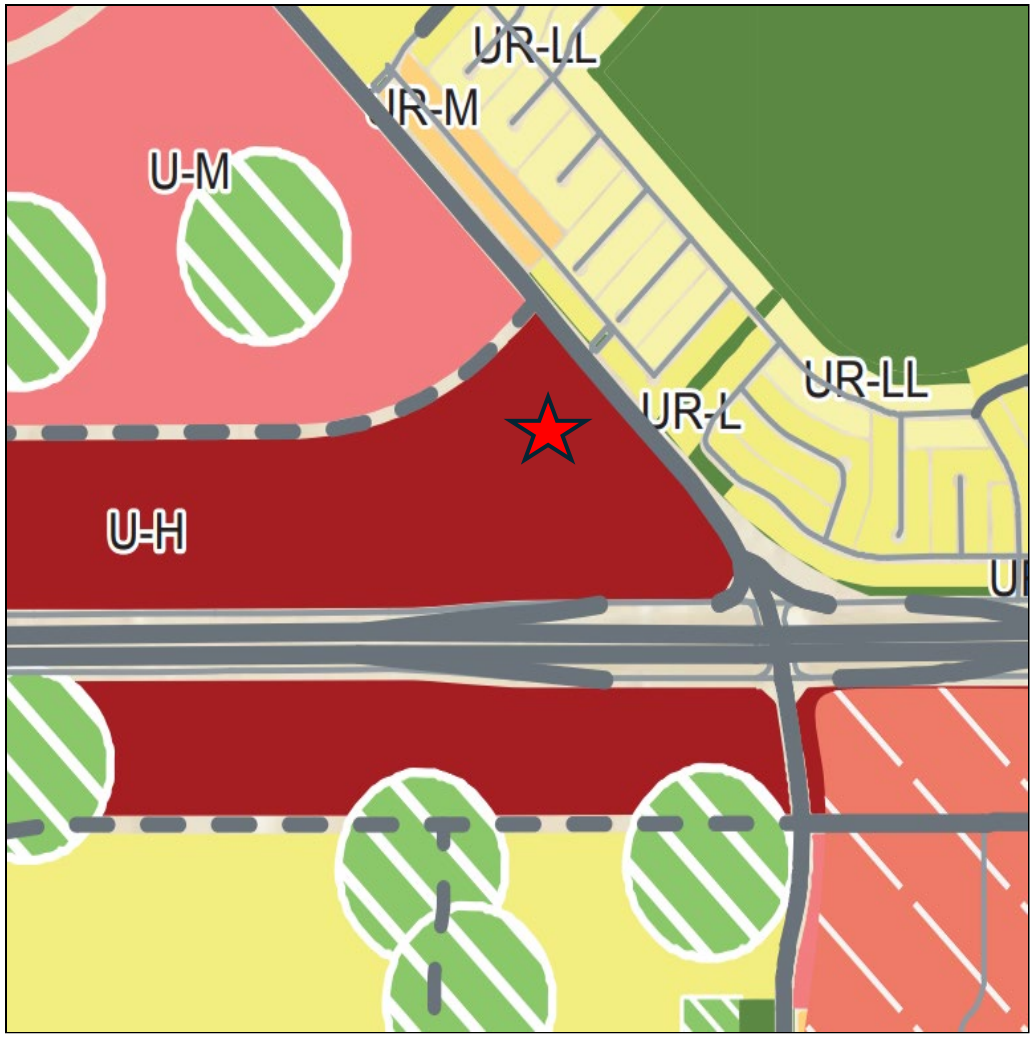
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** West State Highway 158
  - **South/East:** Vacant Land
  - **West:** Single-Family Housing
- **Proposed Use:** Commercial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the plat, this property is currently in the process of annexation.

STAFF'S RECOMMENDATION

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

A. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number: 15.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of South Park Addition, Section 8, being a replat of Lot 1A, Block 44, Lot 2A, Block 43, and Lot 3, Block 1, South Park Addition, Section 6, and the south 0.42 acres of the east 1.00 acre of the west 2.00 acres of Tract 1, Bizzell-Kiser Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street.)

Purpose:

Magrym Consulting, on behalf of Benjamin Luna and Rene Robles, is requesting to replat the properties located at 407 East Montgomery Avenue, 410 East Hicks Avenue, and 414 East Hicks Avenue into nine lots for future residential development.

Current Zoning:

MF-22, Multiple-Family Dwelling District, in part, and 2F, Two-Family Dwelling District, 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.

Addressing: (Approved with Conditions)

Replat Legal Info is missing "Lot 2A" in Block 44. Requested site plan to determine addresses correctly based on access entrances. Verify new Lots 6-9, Block 3 will have access from Montgomery Ave.

SURVEYOR: (Approved)

Everything looks good, plat closes, NO corners were set by Magrym.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: S. Fort Worth roadway okay as is. E. Montgomery roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 6” water exists in Montgomery Street S of tract, okay as is. No public water improvements required. Fort Worth Water is none existing. Construct to City standards along entire platted frontage, serving all lots with looped system. Deferral request can only be approved/denied as item on Council Agenda. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues.

GIS: (Approved)

Legal description should also include the portion of vacated ROW in between Blocks 44 and 43 of South Park Addition. Block can be 43. Lots can be 2B (for largest lot) and 3-9. Confirm with Transportation if the dedication is acceptable (15' is already ROW).

AT&T: (Approved)

No issues.

CRMWD: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

In addition to the replat, a Zone Change Request has been submitted for the property. [Informational]

The Public Hearing for this item will be held during the Final Plat phase. [Informational]

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

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

For the certificate of approval, change the Chairman's name to "Joshua Sparks" [Informational]

Staff recommends approval of the Preliminary Plat of South Park Addition, Section 8, 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. 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)]

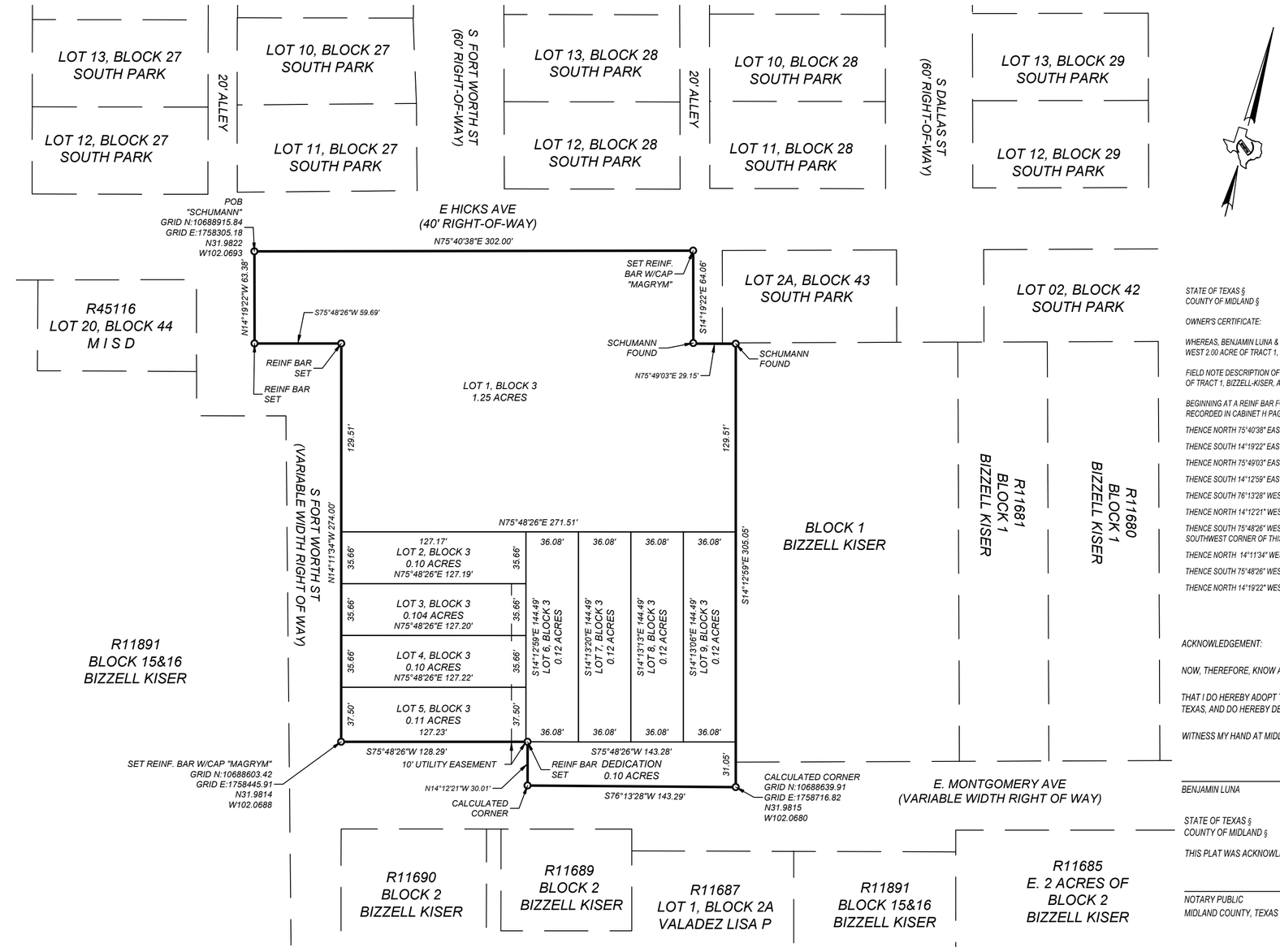
C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

D. That a zone change to a zoning district which allows the proposed lot dimensions be approved by City Council before final plat submittal. [11-2-3(D)8(b)]

Attachments:

A. P-26-2463, South Park Addition, Section 8, Combined
B. P&Z - - South Park Addition, Section 8 Prelim

Lori Elliott, Development Services — Created/Initiated - 2/6/2026
Landon Ochoa, Development Services — Final Approval - 2/11/2026



SOUTH PARK ADDITION, SECTION 8

BEING A REPLAT OF LOT 1A, BLOCK 44 AND LOT 3, BLOCK 1, SOUTH PARK ADDITION, SECTION 6, AND THE SOUTH 0.42 ACRE OF THE EAST 1.00 ACRE OF THE WEST 2.00 ACRE OF TRACT 1, BIZZELL-KISER, ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, BENJAMIN LUNA & RENE ROBLES ARE THE RECORD OF A TRACT OF LOT 1A, LOT 2A, AND LOT 3, BLOCKS 43 AND 44, SOUTH PARK ADDITION, SECTION 6, AND THE SOUTH 0.42 ACRE OF THE EAST 1.00 ACRE OF THE WEST 2.00 ACRE OF TRACT 1, BIZZELL-KISER, ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 2.25 ACRE TRACT OF LAND BEING LOT1A, LOT 2A, AND LOT 3, BLOCKS 43 AND 44, SOUTH PARK ADDITION, SECTION 6, AND THE SOUTH 0.42 ACRE OF THE EAST 1.00 ACRE OF THE WEST 2.00 ACRE OF TRACT 1, BIZZELL-KISER, ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS. SAID 2.25 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10688915.84, E:1758305.18) FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO BEING THE NORTHWEST CORNER OF LOT LOT 1A, BLOCK 44 OF SOUTH PARK ADDITION SECTION 6 RECORDED IN CABINET H PAGE 388 PLAT RECORDS, MIDLAND COUNTY, TEXAS;

THENCE NORTH 75°40'38" EAST 302.00 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF EAST HICKS AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°19'22" EAST 64.06 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 75°49'03" EAST 29.15 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 14°12'59" EAST 305.05 FEET TO A CALCULATED CORNER IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 76°13'28" WEST 143.29 FEET TO A CALCULATED CORNER IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE FOR A CORNER OF THIS TRACT;

THENCE NORTH 14°12'21" WEST 30.01 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE FOR A CORNER FOR THIS TRACT;

THENCE SOUTH 75°48'26" WEST 128.29 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE AND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°11'34" WEST 274.00 FEET TO A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 75°48'26" WEST 59.69 FEET TO A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR A CORNER OF THIS TRACT;

THENCE NORTH 14°19'22" WEST 63.38 FEET TO THE PLACE OF BEGINNING.

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SOUTH PARK ADDITION, SECTION 8 AN ADDITION TO THE CITY OF MIDLAND, TEXAS, MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
BENJAMIN LUNA

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY BENJAMIN LUNA .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

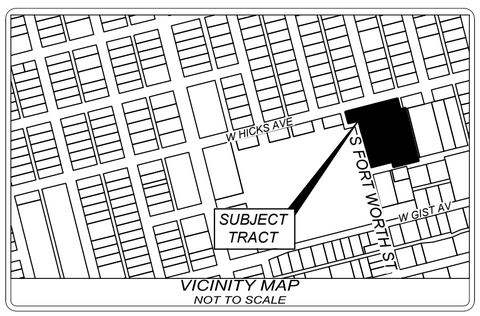
CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTH PARK ADDITION, SECTION 8 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST: _____
SECRETARY: LANDON OCHOA



THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C020F WITH AN EFFECTIVE DATE OF 9/16/2005.

LEGEND:

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

OWNER(S):

BENJAMIN LUNA &
RENE ROBLES
PO BOX 51872
MIDLAND, TEXAS 79710
432-238-1299
LUNASIGNATUREHOMES79705@GMAIL.COM

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

SURVEYOR'S CERTIFICATE:

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

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

STATE OF TEXAS · RJ DAUM · 4826 · PROFESSIONAL LAND SURVEYOR

_____
RJ DAUM
TEXAS RPLS 4826

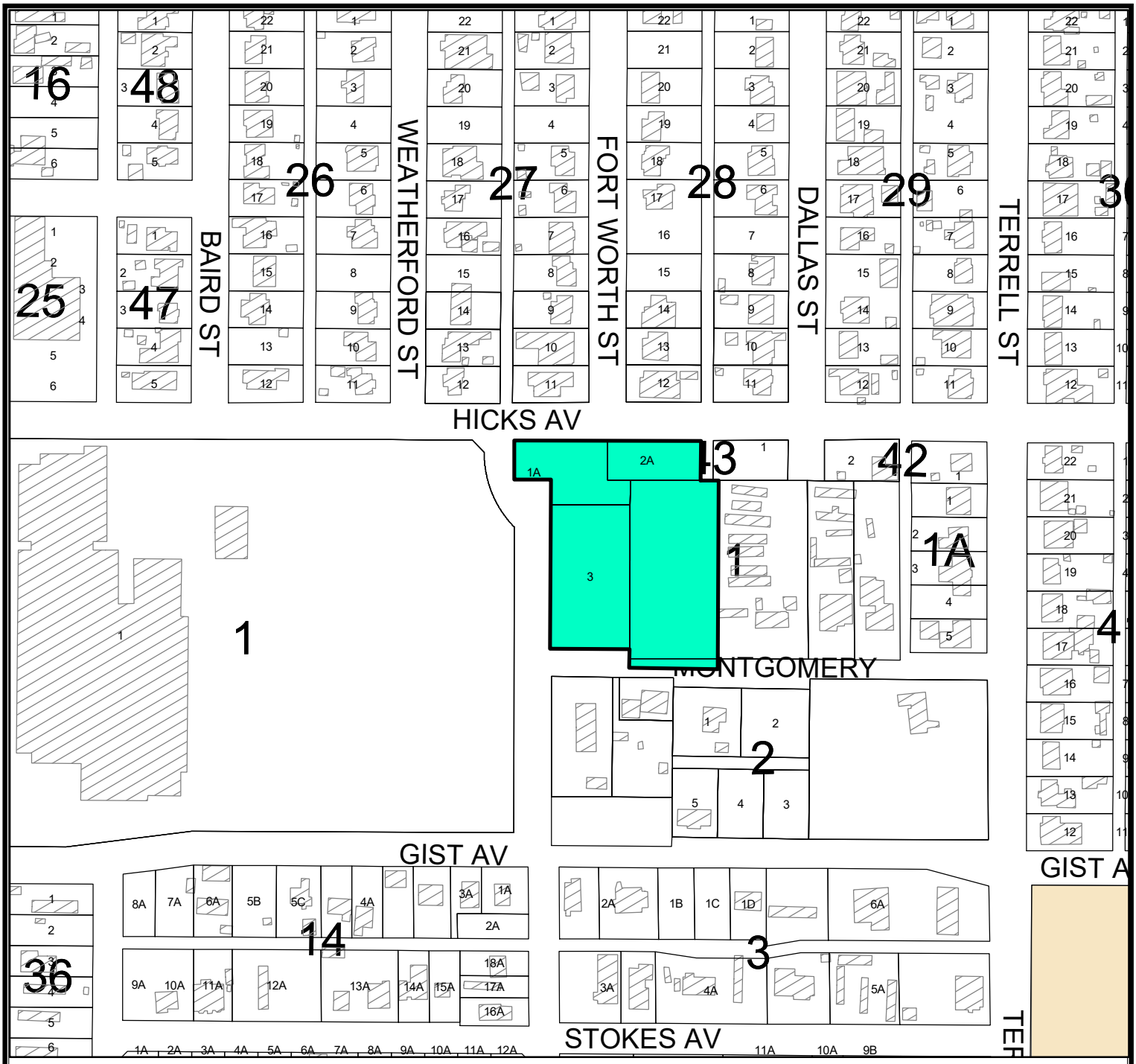
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET ___
DATE _____ PAGE ___

NO.	DATE	DESCRIPTION	BY
1	05/02/2025	PREP. SKETCH	GG

DRAWN BY: GG
DATE: 05/02/2025
CHECKED BY: ED/RJ
PROJECT NO.: 24-638
JOB NO.: 24-638
SHEET: 1 OF 1

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

SOUTH PARK ADDITION, SECTION 8



Location Map

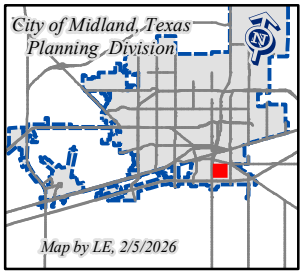
SUB-26-0929 **Scale: 1" = 1,500'**

Proposed plat of South Park Addition, Section 8, being a replat of Lot 1A, Block 44, Lot 2A, Block 43, and Lot 3, Block 1, South Park Addition, Section 6, and the south 0.42 acres of the east 1.00 acre of the west 2.00-acres of Tract 1, Bizzell-Kiser Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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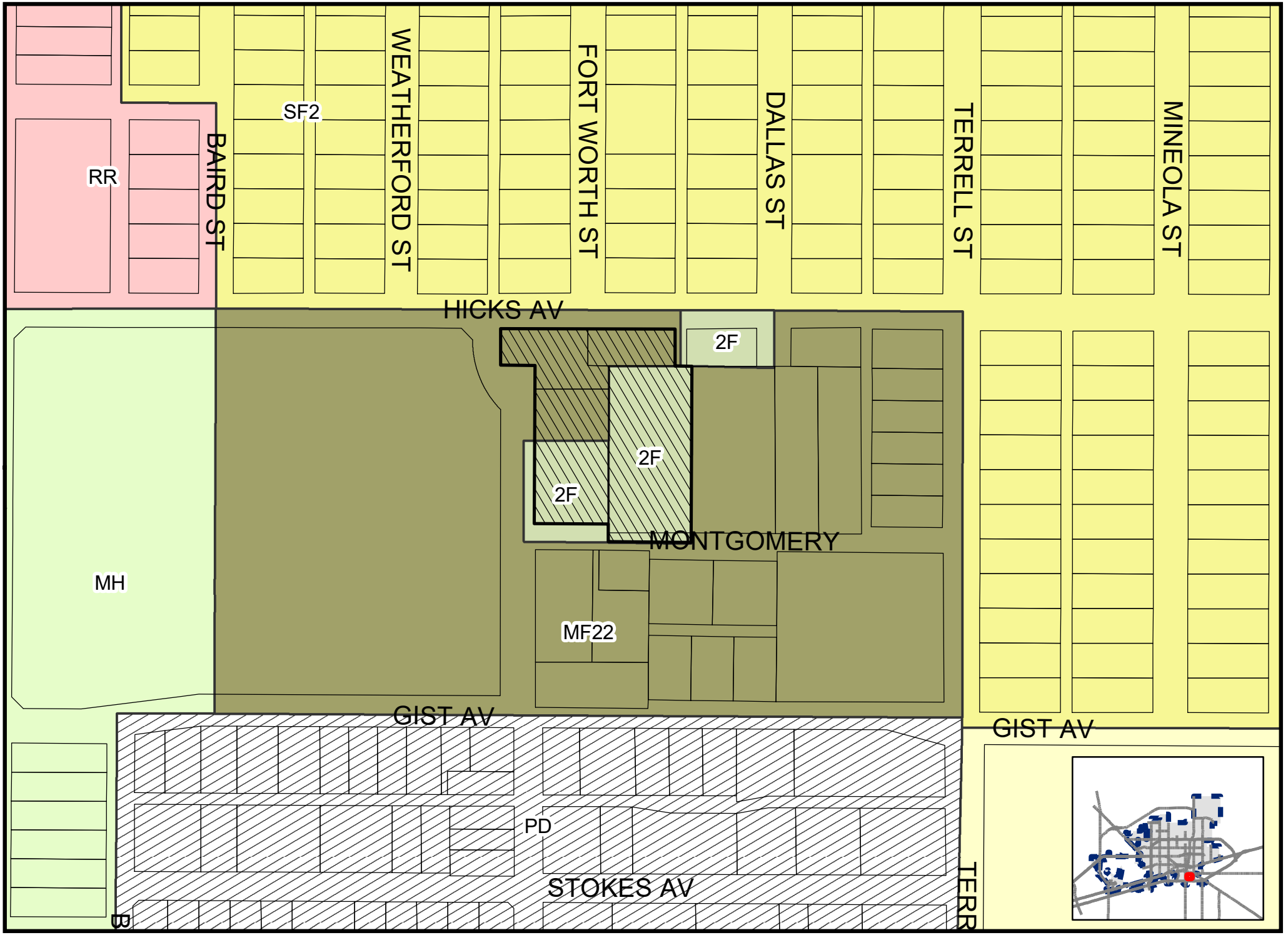
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



Map by LE, 2/5/2026

SUB-26-0929

Scale: 1" = 1,500'

ZONING MAP

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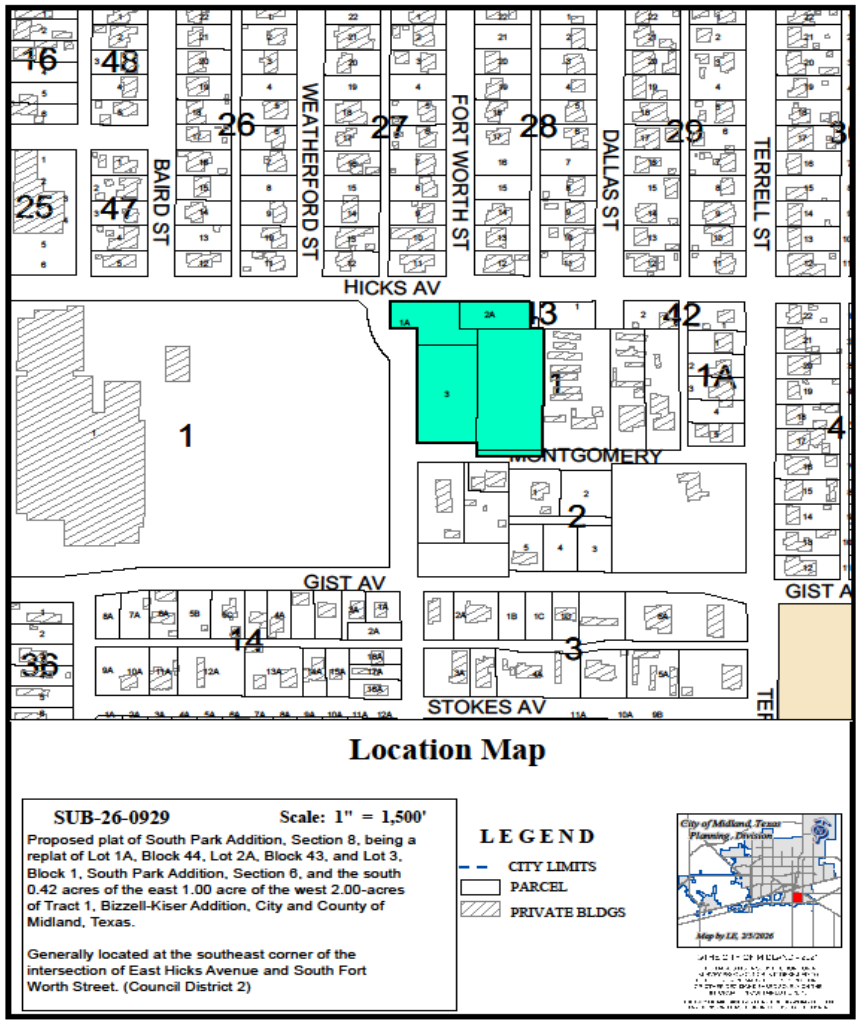
HICKS AV
44
43
42
1A
1
1
MONTGOMERY
2
GIST AV

S Fort Worth St

MIDLAND
Be the Energy!
PRELIMINARY PLAT
SOUTH PARK ADDITION, SECTION 8
Visit Our Website
MIDLANDTEXAS.GOV

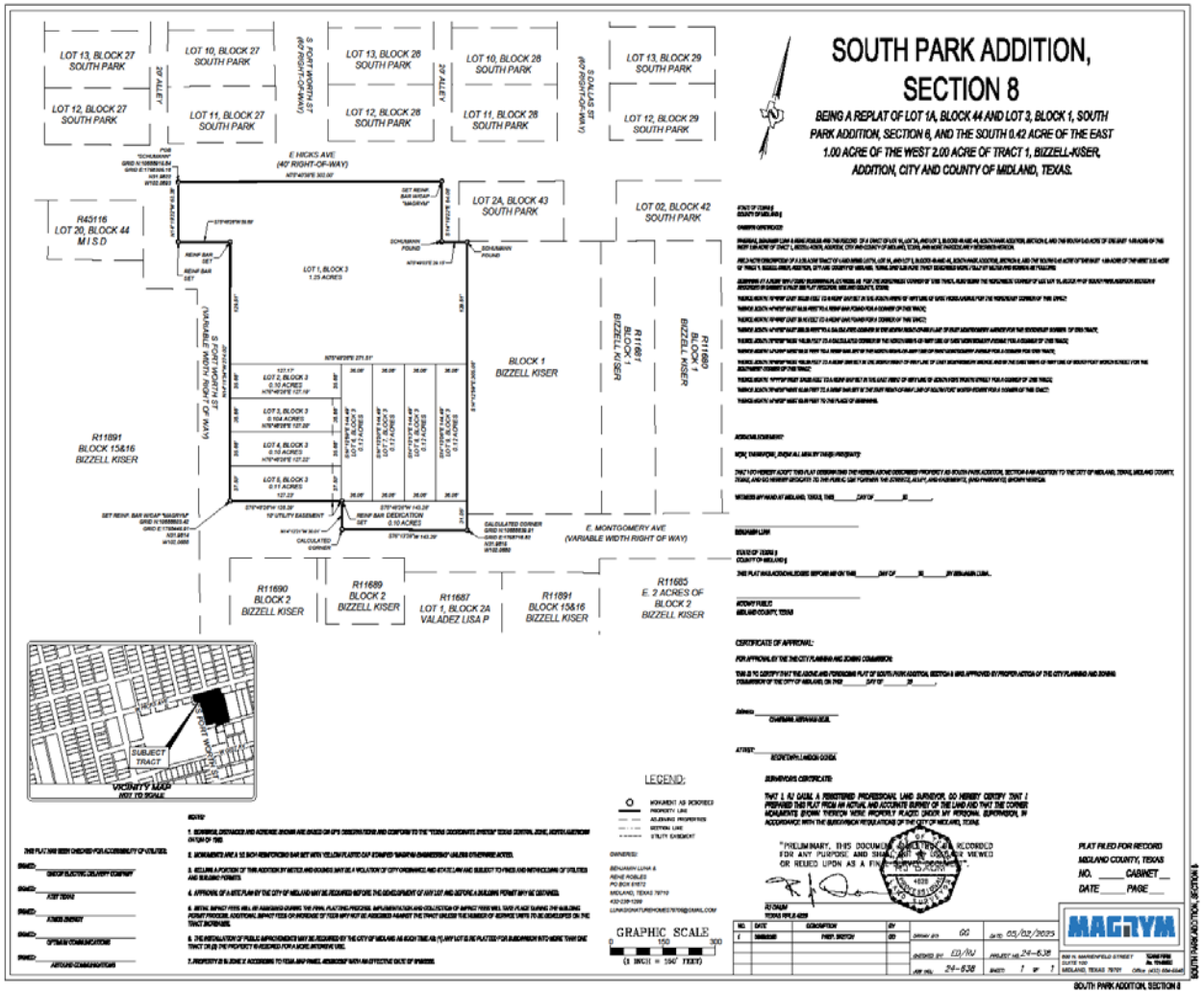
APPLICATION SUMMARY

- **Property Owner:** Benjamin Luna and Rene Robles
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 407 East Montgomery Avenue, 410 East Hicks Avenue, and 414 East Hicks Avenue. (Council District 2)
- **Reason for Request:** Platting to obtain building permits for future residential development



PLAT DETAILS

- **Acreage:** 2.25 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 9



MIDLAND
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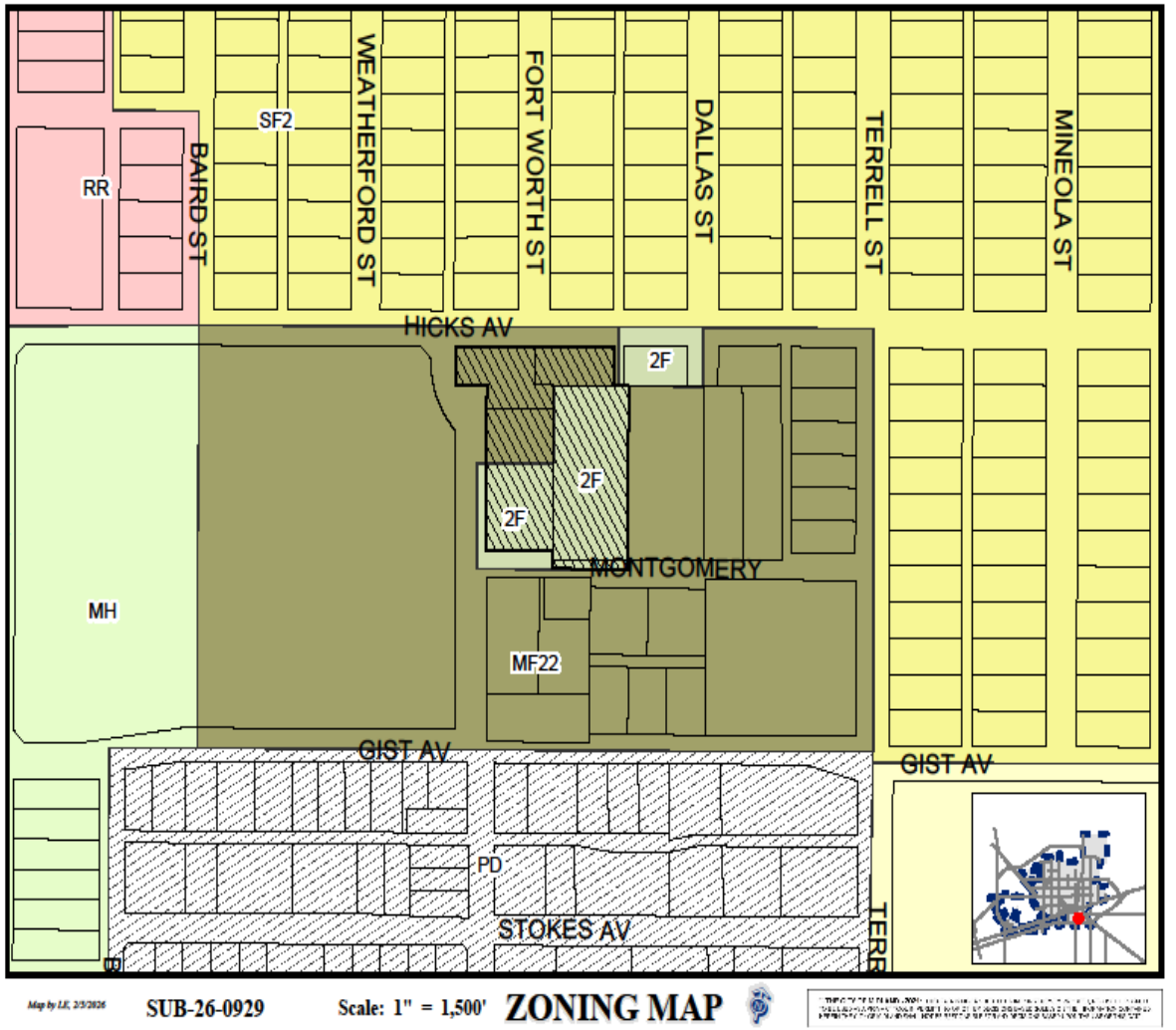
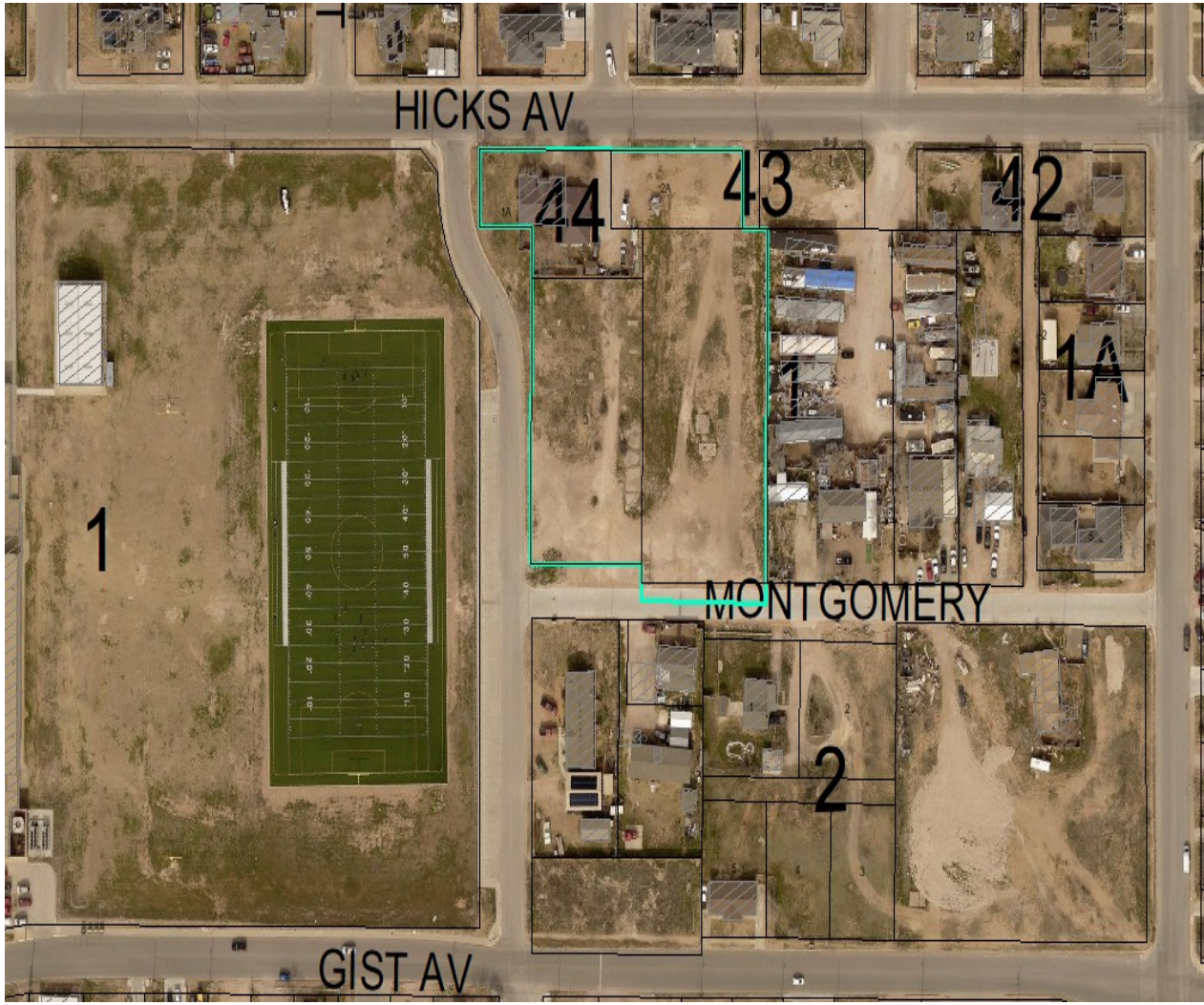
ZONING

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



LAND USE

- **Current Use:** Single-Family Dwelling and Vacant Lots
- **Surrounding Uses:**
  - **North:** Single-Family Housing
  - **South/East:** Vacant Lots
  - **West:** Public School
  - **Proposed Use:** Duplexes and Single-Family Housing



MIDLAND
Be the Energy!

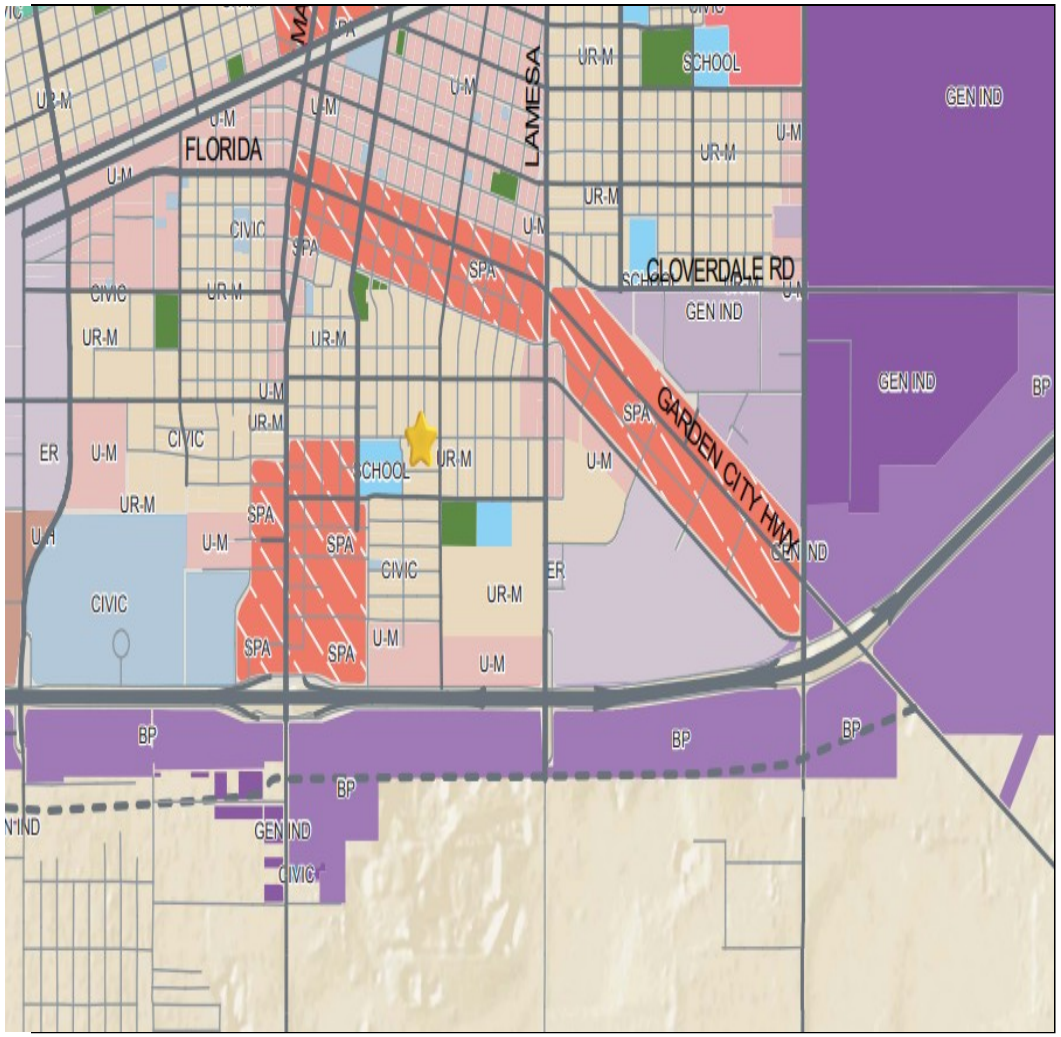
On South Fort Worth Street, Looking East

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Medium, (UR-M)
- **Supported Uses:** A mix of housing styles, including single-family, townhouses, and limited multi-family development.
- This request is compatible the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to this replat, a Zone Change request has been submitted for the property.
- The applicant is requesting to change the zoning from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District.

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]

B. 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)]

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]

STAFF'S RECOMMENDATION

D. That a zone change to a zoning district which allows the proposed lot dimensions be approved by City Council before final plat submittal. [11-2-3(D)8(b)]

MISSION

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

Planning and Zoning Commission Meeting

Item Number: 16.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Corporate Plaza, Section 28, being a replat of Lot 2B, Block 1, Corporate Plaza, Section 19, and Lot 3, Block 3, Corporate Plaza, Section 2, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Spring Park Drive and Edwards Street.)

Purpose:

Eduardo Aleman, on behalf of Point 9 Realty, LLC, is requesting to replat the properties located at 242 Spring Park Drive and 3601 Edwards Street into two lots in order to reconfigure the lot lines.

Current Zoning:

PD, Planned Development District for a Transitional District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 6” water exists in Spring Park Street N of tract, okay as is. No public water improvements required. 6” water exists Edwards Street E of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 6” sewer exists in Spring Street N of tract, okay as is. No public wastewater improvements required. 8” sewer exists in Edwards 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 Easement on plat. [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)

Please confirm coordinates. (do not match existing property corners by 7', confirm with surveying) Lot 2B can be 2C. Legal description should be revised. (Lot 2B is from Corporate

Plaza Sec 19, Block 1) Add section numbers to surrounding plat labels. Depict existing easements and provide recording info.

ADDRESSING: (Approved with Conditions)

Replat legal information is incorrect for "Lot 2". It should be "Lot 2B, Block 3, Corporate Plaza, Section 19". The rest of legal is correct. On new plat drawing, it says Lot 2A, the current Lot is 2B and the west lot adjacent is Lot 2. Verify with Domingo is this is ok. The west lot adjacent to replat does not have accurate boundaries. Once updated the lot's legal information will also need to be moved to the correct location.

CRMWD: (Approved)

We do not have any comments on this plat.

SURVEYOR: (Approved)

Plat looks good, NO corners were set by Magrym, had some existing corner location on GIS for the east side

HEALTH: (Approved)

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

FIRE: (Approved)

No comments or objections.

OPTIMUM: (Approved)

Optimum does have underground coax plant that feeds to the Bldg. at, 242 Spring Park Dr.

On the Southeast corner of the bldg..

PLANNING: (Approved with Conditions)

Legal description should read “Being a replat of Lot 2B, Block 1 Corporate Plaza, Section 19 and Lot 3, Block 3 Corporate Plaza, Section 2, City and County of Midland, Texas.” [Informational]

In the certificate of approval, update the chairman to "Joshua Sparks." [Informational]

Include the names of abutting lot/block/subdivision names (they are platted, no need for owners name/Add section number to subdivision). [Midland City Code 11-2-3(A)1(d)]

The layout, names and widths of proposed collector streets and intersections, and a general configuration and widths of proposed streets, alleys and easements. (There is an easement, please label) [Midland City Code 11-2-3(C)2(b)(3)]

In addition to the replant, the property is also in the process of being rezoned [Informational]

Remove "not to scale" from the vicinity map [Informational]

Staff recommends approval of the Preliminary Plat of Corporate Plaza, Section 28, subject to condition A.

Conditions:

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

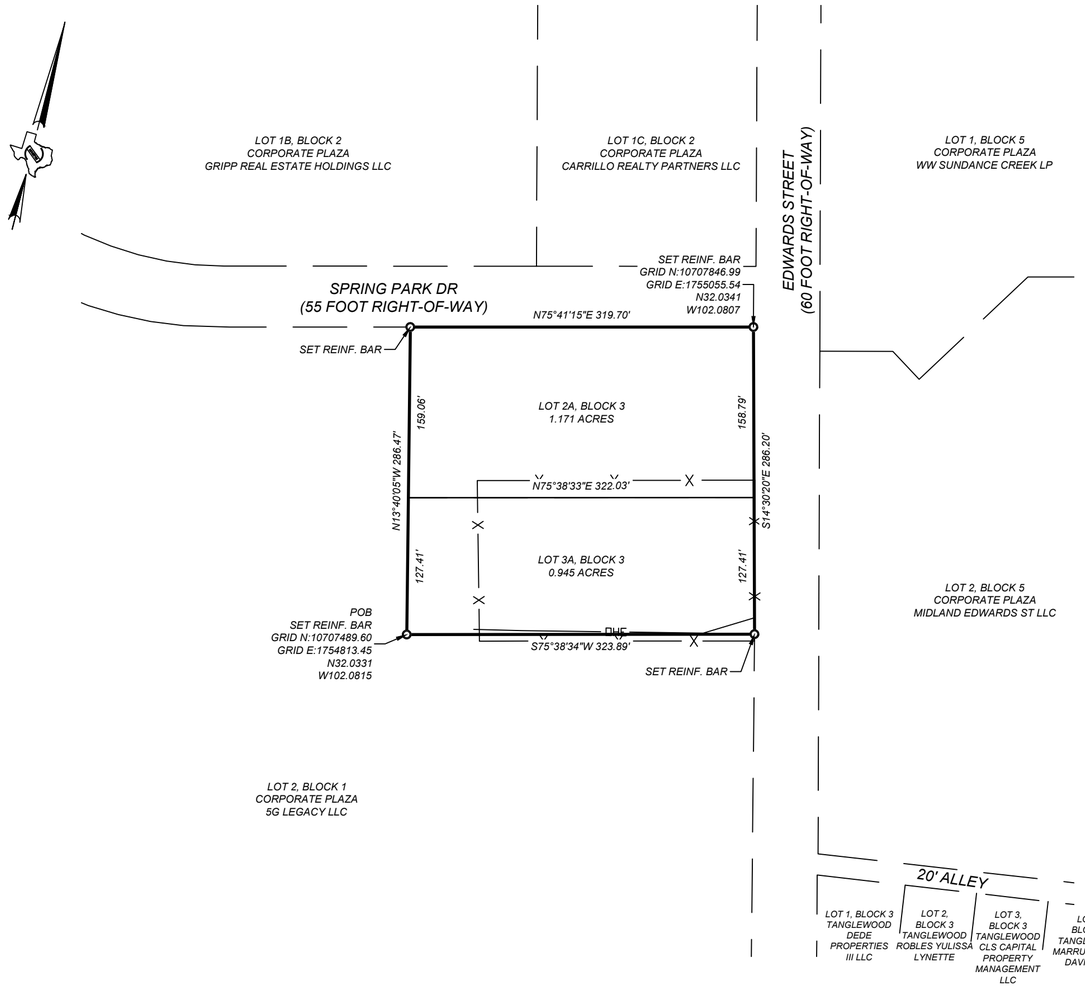
Attachments:

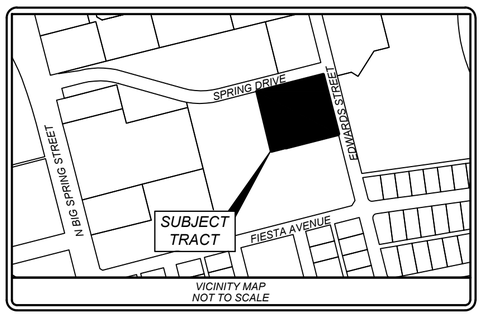
A. P-26-2469, Combined files
B. P&Z- - Corporate Plaza, Section 28 Preliminary

Madelim Jaquez, Development Services — Created/Initiated - 2/11/2026
Landon Ochoa, Development Services — Final Approval - 2/11/2026

CORPORATE PLAZA SECTION 28

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





LEGEND:

- UTILITY EASEMENT
- FENCE LINE
- OVERHEAD ELECTRIC
- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

1. *BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*
2. *MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.*
3. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
4. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
5. *INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.*
6. *THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.*
7. *PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0087F WITH AN EFFECTIVE DATE OF 9/16/2005.*

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, S COLE HOLDINGS IS THE RECORD OF A REPLAT OF LOT 2B BLOCK 3 CORPORATE PLAZA AND LOT 3, BLOCK 3 CORPORATE PLAZA SECTION 2 AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

FIELD NOTE DESCRIPTION OF A 2.12 ACRE TRACT OF LAND, LOCATED IN CORPORATE PLAZA, SECTION 2 AN ADDITION TO THE CITY OF MIDLAND COUNTY, TEXAS. BEING ALL OF LOT 2 AND LOT 3, BLOCK 3 DESCRIBED CORPORATE PLAZA, SECTION 2 AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN CABINET D, PAGE 96, DEED RECORDS, MIDLAND COUNTY, TEXAS. SAID 2.12 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10707489.60, E:1754813.45) FOR THE SOUTHWEST CORNER OF THIS TRACT SAME BEING THE SOUTHWEST CORNER OF THAT CALLED LOT 2, BLOCK 3;

THENCE NORTH 13°40'05" WEST 286.47 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF SPRING PARK DRIVE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°41'15" EAST 319.70 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF SPRING PARK DRIVE AND IN THE WEST RIGHT-OF-WAY LINE OF EDWARDS STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°30'20" EAST 286.20 FEET TO A REINF BAR SET IN THE WEST RIGHT-OF-WAY LINE OF EDWARDS STREET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°38'34" WEST 323.89 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CORPORATE PLAZA SECTION 28, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
POINT 9 REALTY LLC

_____
THE BELLA VISTA GROUP LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY CORPORATE PLAZA SECTION 28.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CORPORATE PLAZA SECTION 28, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

*ATTEST:*_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

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

RJ DAUM
TEXAS RPLS 4826

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

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

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

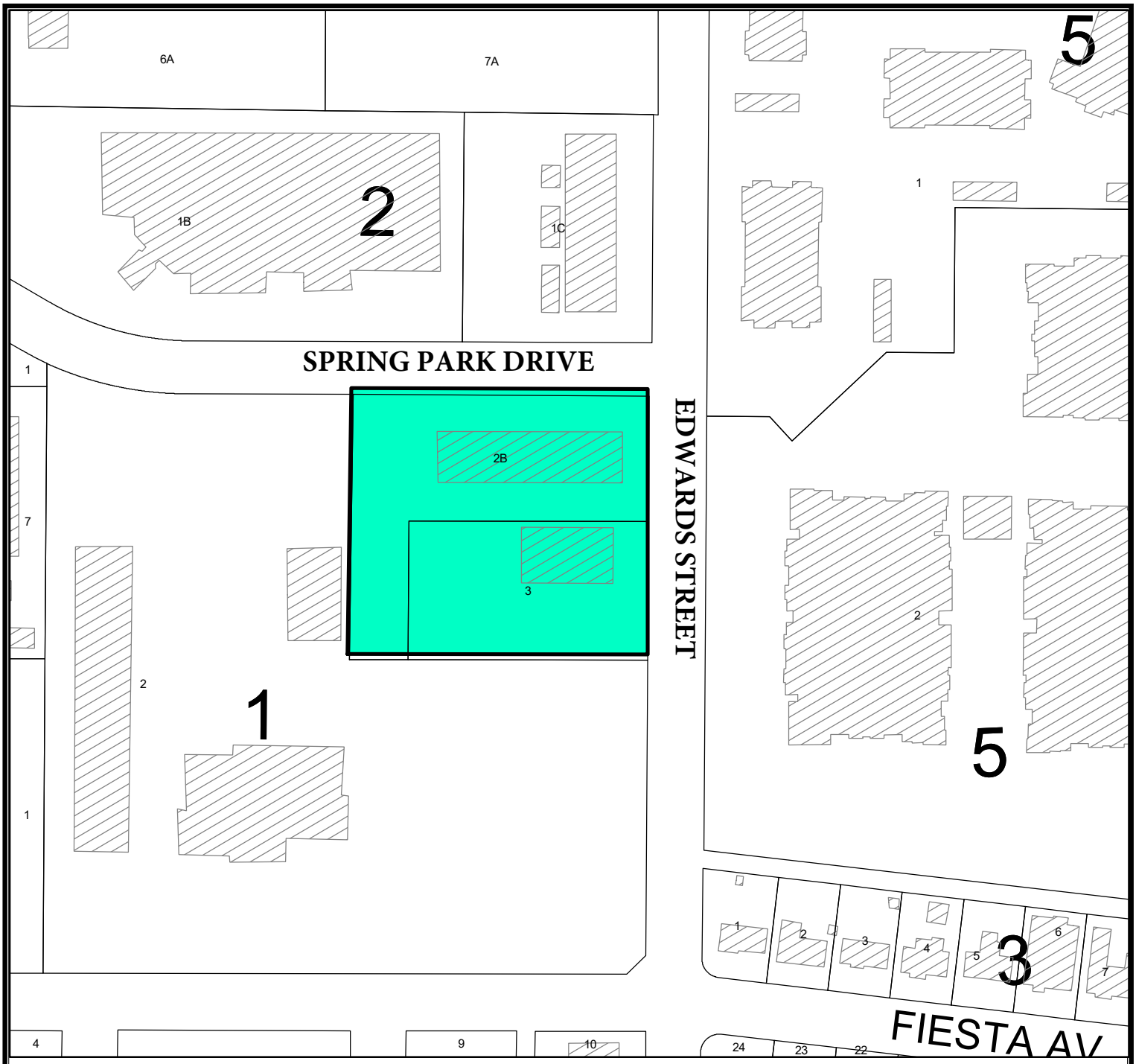
OWNER(S):
THE BELLA VISTA GROUP LLC
242 SPRING CREEK DR. MIDLAND
TEXAS 79705

POINT 9 REALTY LLC
P.O. BOX 1506
MIDLAND, TEXAS 79702
C 432.553.6200
F 432.687.4444
SCOLE@SCOLEHOLDINGS.COM

SCALE
1:100 XREF
0 50' 100' 200'

DATE 01/08/2026				
DRAWN BY: ED				
CHECKED BY: ED/RJ				
JOB NO: 26-109				
PROJECT: 26-109				
SHEET 1 OF 1	REVISIONS			

MAGRYM
TX FIRM# 10149500
Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com



Location Map

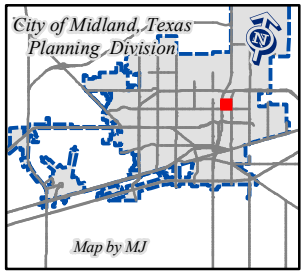
SUB-26-0935 **Scale: 1" = 154'**

Proposed plat of Corporate Plaza, Section 28 being a replat of Lot 2B, Block 1 Corporate Plaza, Section 19 and Lot 3, Block 3 Corporate Plaza, Section 2, City and County of Midland, Texas.

Generally located on the southwest corner of the intersection of Spring Park Drive and Edwards Street. (Council District 2)

LEGEND

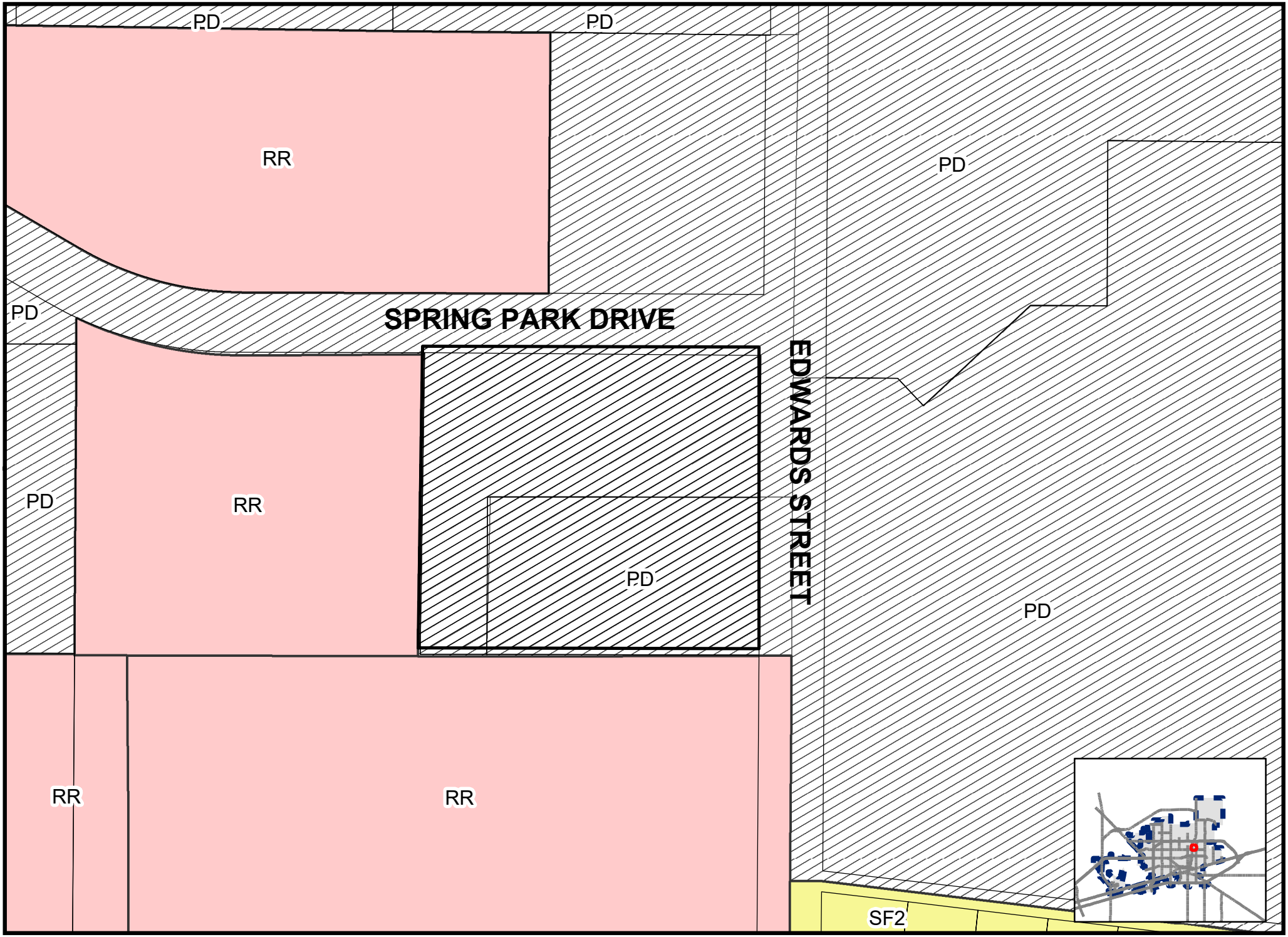
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by MJ

SUB-26-0935

Scale: 1" = 114'

ZONING MAP

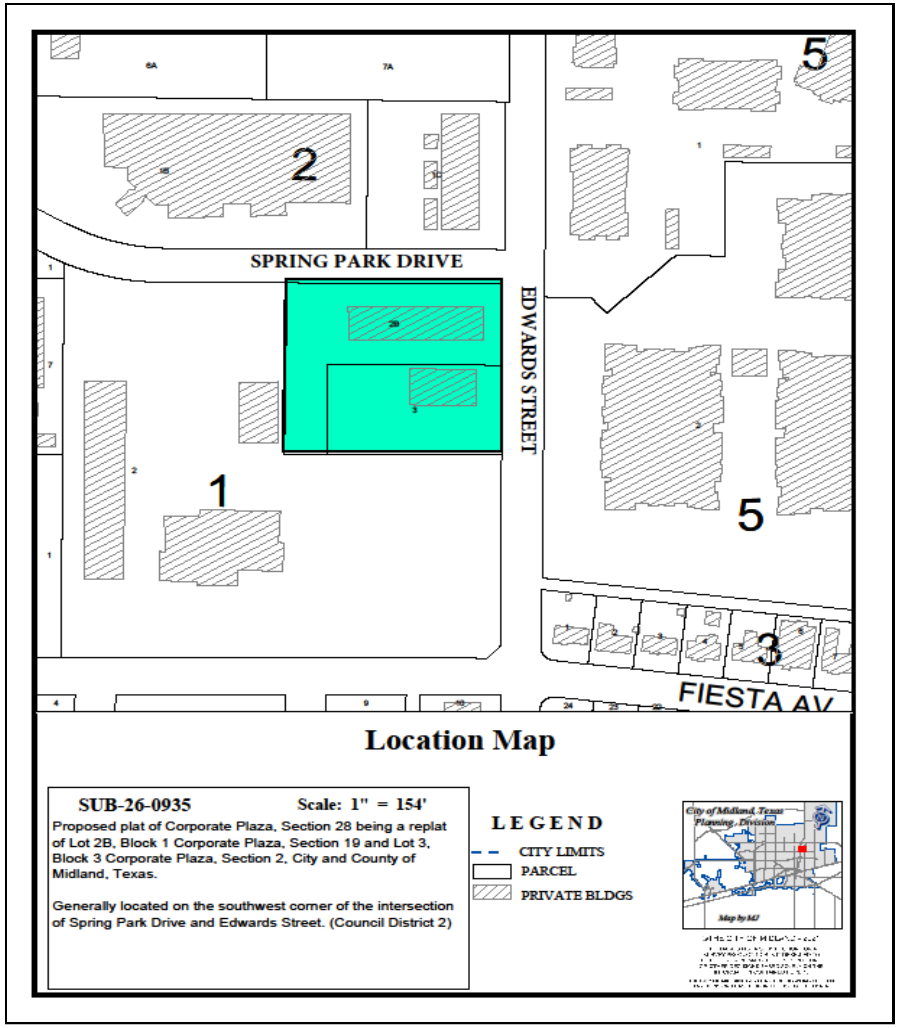
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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

DR
SPRING PARK DRIVE
EDWARDS STREET
2
1
5

MIDLAND
Be the Energy!
PRELIMINARY PLAT
CORPORATE PLAZA, SECTION 28
Visit Our Website
MIDLANDTEXAS.GOV

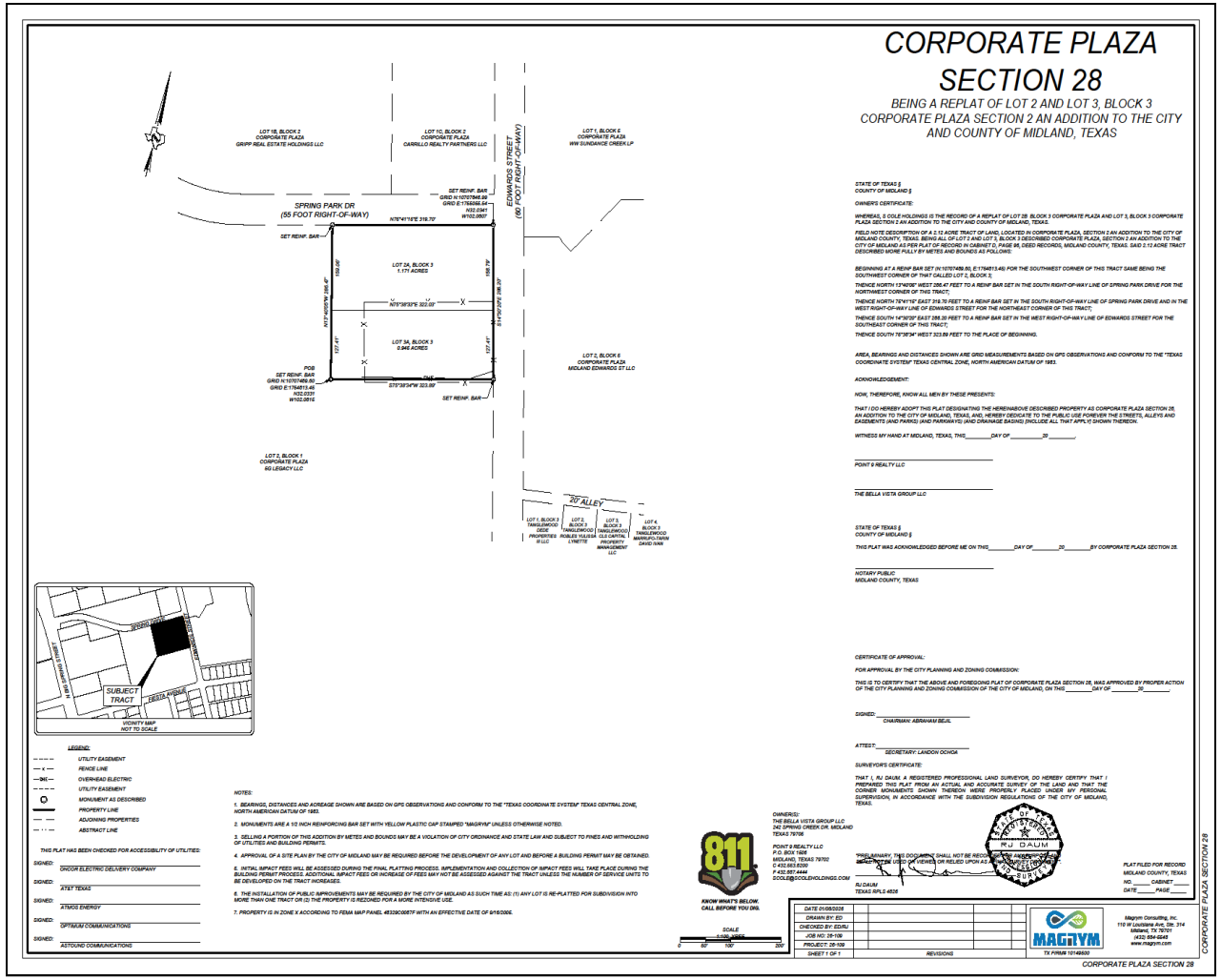
APPLICATION SUMMARY

- **Property Owner:** Point 9 Realty, LLC
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 242 Spring Park Drive and 3601 Edwards Street (Council District 2)
- **Reason for Request:** Platting in order to reconfigure lot lines



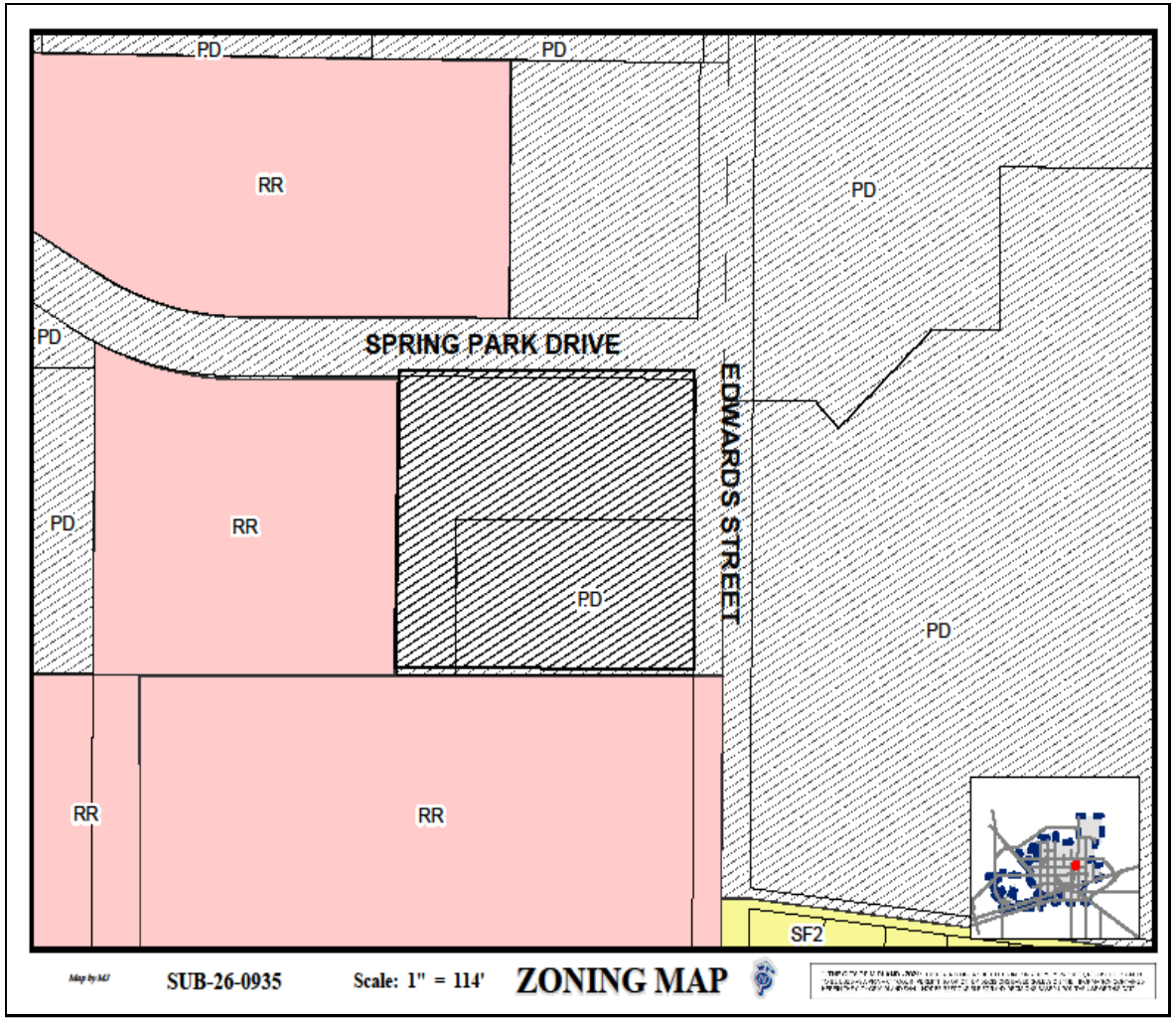
PLAT DETAILS

- **Acreage:** 2.12 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 2



ZONING

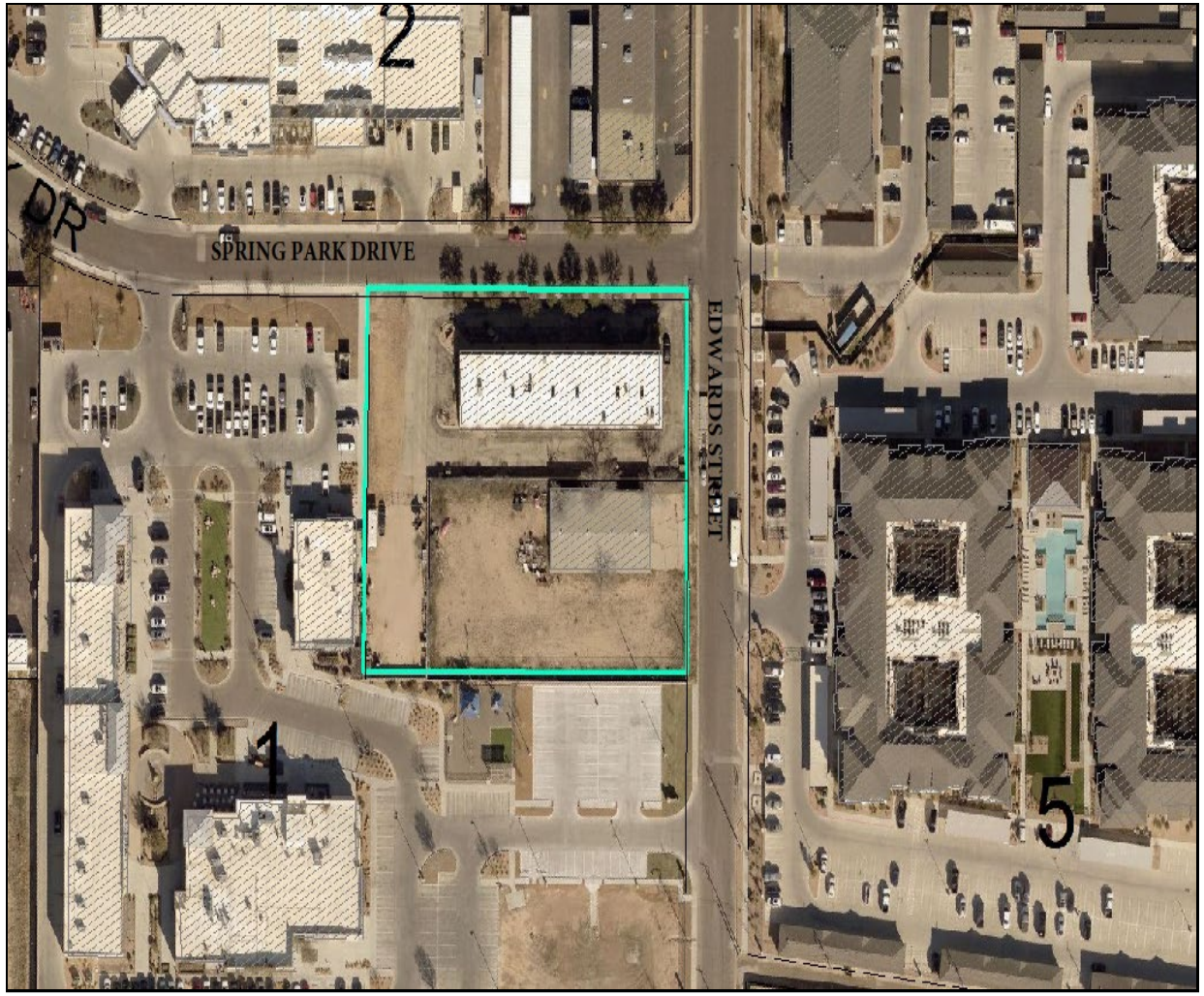
- **Current Zoning:** PD, Planned Development District for a Transitional District
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Transitional District and RR, Regional Retail District
  - **South/West:** RR, Regional Retail District
  - **East:** PD, Planned Development District for a Housing Development



MIDLAND
Be the Energy!

LAND USE

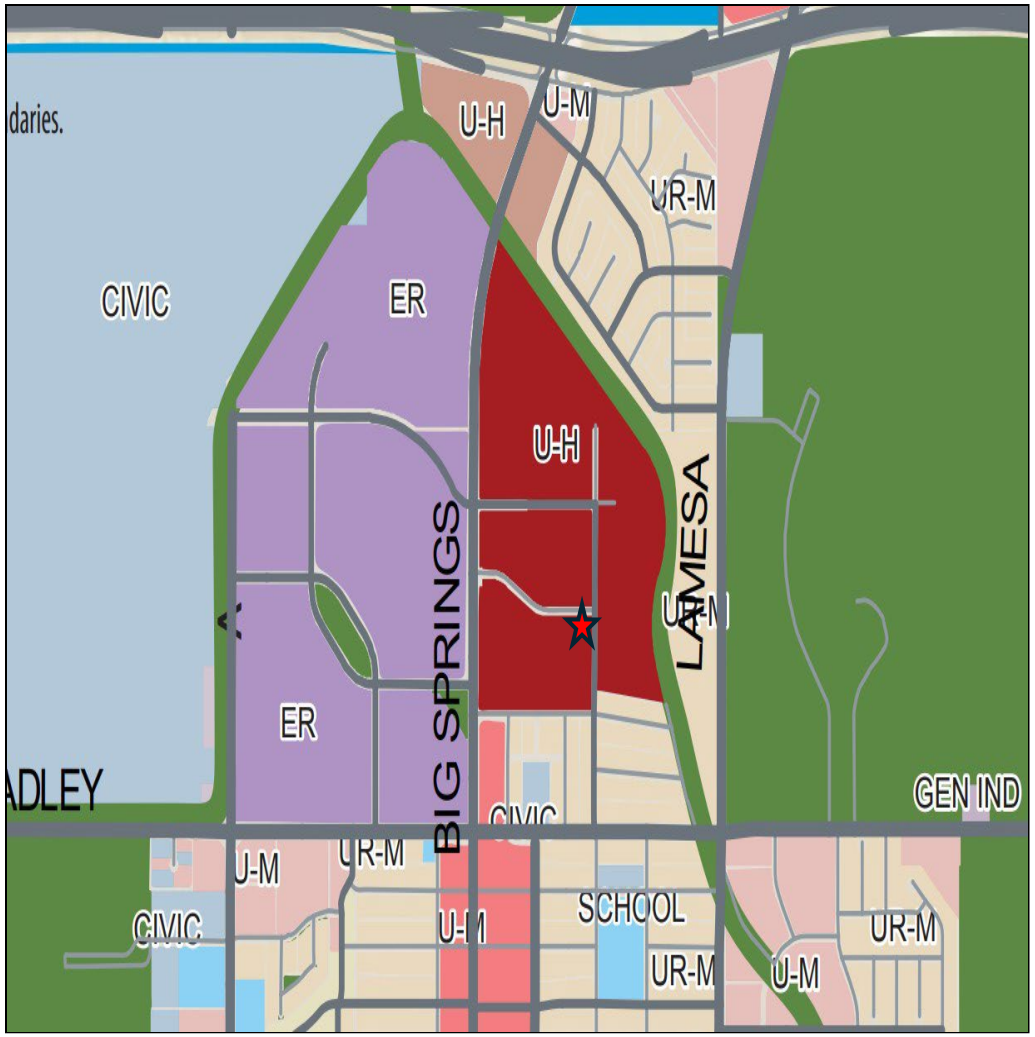
- **Current Use:** Office Space
- **Surrounding Uses:**
  - **North:** Office Space
  - **South/West:** Restaurants
  - **East:** Multi-Family Dwellings
- **Proposed Use:** Office Space



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** Supports a mix of complementary uses, including multi-family, large offices, medical buildings, and regional commercial.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the replat, a zone change request for this property has been received.
- The applicant is requesting a zone change from PD, Planned Development District for a Transitional District to RR, Regional Retail District.
- This zone change request is schedule for the March 2, 2026, Planning and Zoning meeting.

STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to condition A:

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number: 17.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Country Sky Addition, Section 31, being a replat of Lots 29 and 30, Block 3, Country Sky Addition, Section 28, City and County of Midland, Texas. (Generally located on the west side of the intersection of Desert Wind and Wind Chase.)

Purpose:

Maverick Engineering, on behalf of Midland Sagebrush Properties, LLC, is requesting to replat a property located on the west side of Wind Chase into three lots for future residential development.

Current Zoning:

CE, Country Estate District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

of Midland and date of permit application.

ENGINEERING: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 1/14/2026. [For Applicant’s Information Only.]

WATER: 8” water exists in Wind Chase Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 1/14/2026. [For Applicant’s Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No additions or changes to site access are approved with plat or zoning review.

Driveways or other access points are approved only with construction drawing review. [For the Applicant’s information only.]

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

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved)

Calls needed for easement dedication. Provide acreage of ROW dedication on visual.

ADDRESSING: (Approved)

No comments

CRMWD: (Approved with Conditions)

This plat appears to be the same as Country Sky Sect 30 which we have previously sent a conflict letter pertaining to.

SURVEYOR: (Approved)

Everything looks good

HEALTH: (Approved)

Yes, the health department will review applications from the 3 proposed lots of Country Sky Addition, Section 31, RE-PLAT OF LOTS 29 & 30, BLOCK 3, COUNTRY SKY ADDITION, SECTION 28 CITY AND COUNTY OF MIDLAND TEXAS, lot 29A is 1 acre, lot 29B is 1 acre, lot 29C is 1, 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, and the water wells and on the adjacent properties.

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

In the certificate of approval, update the chairman to "Joshua Sparks." [Informational]

Update the year to 2026 on all certificates/acknowledgments [Informational]

Staff recommends approval of the Preliminary Plat of Country Sky Addition, Section 31, 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:

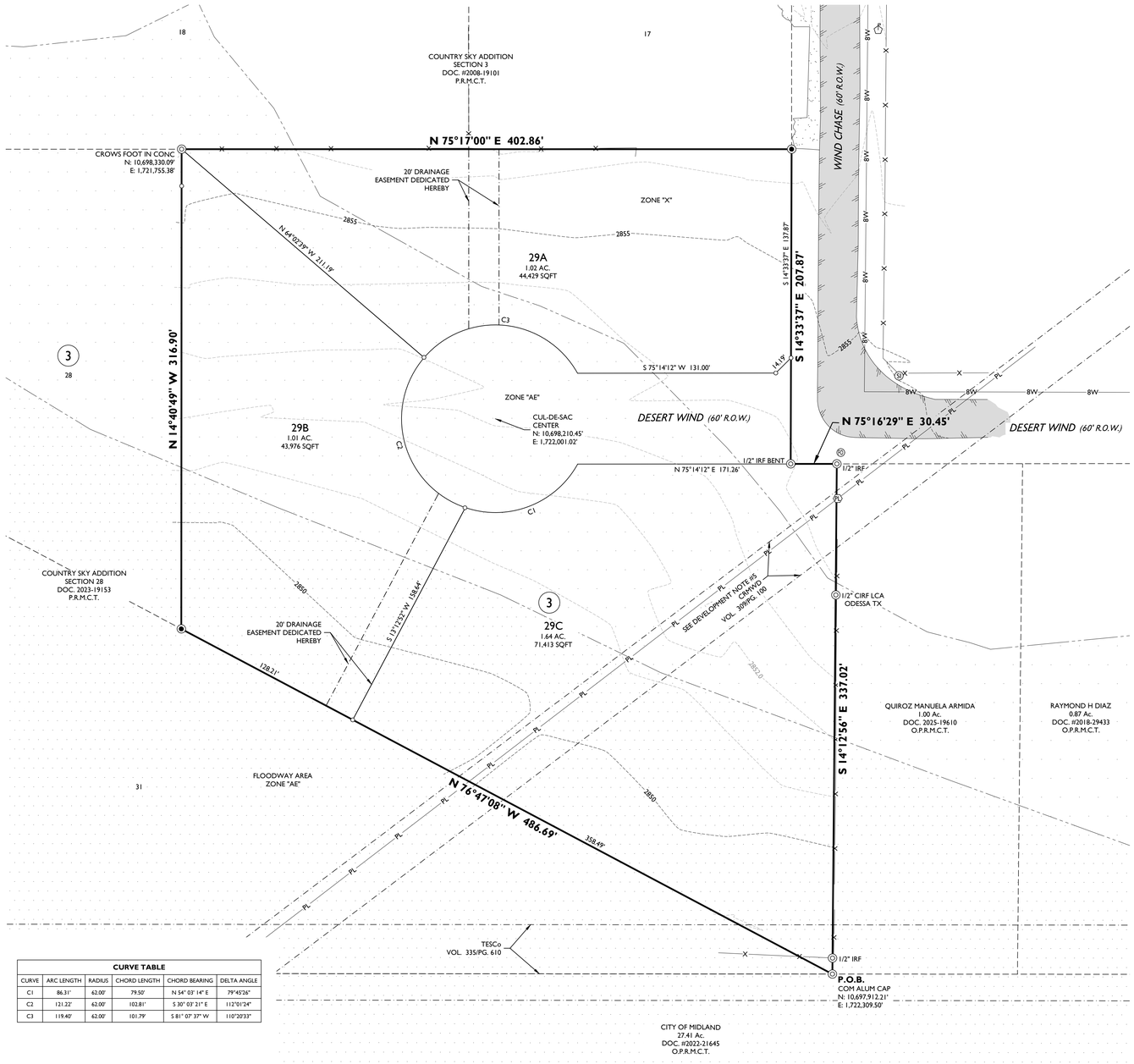
A. P-26-2471, Combined files
B. P&Z - - Country Sky Addition, Section 31 Preliminary

Madelim Jaquez, Development Services — Created/Initiated - 2/11/2026
Landon Ochoa, Development Services — Final Approval - 2/11/2026

PRELIMINARY PLAT

COUNTRY SKY ADDITION, SECTION 31

BEING A REPLAT OF LOTS 29 & 30, BLOCK 3,
COUNTRY SKY ADDITION, SECTION 28
CITY AND COUNTY OF MIDLAND, TEXAS



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	86.31'	62.00'	79.50'	N 54° 03' 14" E	79°45'26"
C2	121.22'	62.00'	102.81'	S 30° 03' 21" E	112°01'24"
C3	119.40'	62.00'	101.79'	S 81° 07' 37" W	110°20'33"

Drawing : F:\2025\250189-MIDLAND SAGEBRUSH PROPERTIES-COUNTRY SKY ADDITION\DRAWINGS\PLAT\250189 - PRELIM PLAT COUNTRY SKY ADDITION SECTION 30.DWG Last Saved By: SDavis on 11/15/26

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

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. *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.*
4. *IN ADDITION TO ANY RESTRICTIONS STATED IN THE EASEMENT DOCUMENT, NO STRUCTURE SHALL BE PLACED WITHIN 15 FEET OF THE PIPE CENTERLINE. COORDINATE WITH CRMWD FOR EXACT LOCATION."*
5. *THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 3.67 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN THREE TRACTS OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.*

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 I 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 PRELIM PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MIDLAND SAGEBRUSH PROPERTIES, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 26, BLOCK 40, T-1-S, T&P. RY. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIDLAND SAGEBRUSH PROPERITES, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS COUNTRY SKY ADDITION, SECTION 31, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.
WITNESS MY HAND AT _____, TEXAS, THIS

THE_____DAY OF _____, 2025.

BY:MIDLAND SAGEBRUSH PROPERTIES, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COUNTRY SKY ADDITION, SECTION 31, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

ABRAHAM BEJIL , CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

OPTIMUM
BY: _____

ASTOUND BROADBAND
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

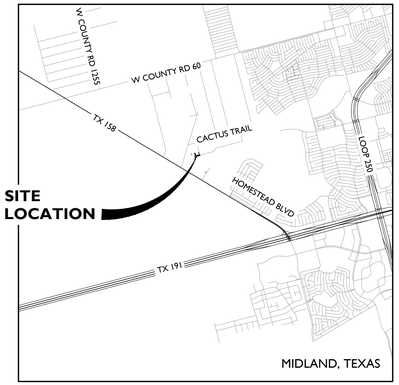
PROPERTY OWNER

MIDLAND SAGEBRUSH PROPERITES LLC
P.O. BOX 5208
MIDLAND, TX - 79704
DEED INSTRUMENT #2025-20800
PHONE #432-262-0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

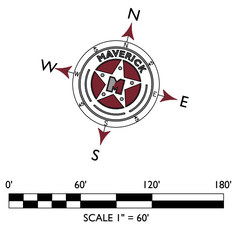
NO. _____

DATE _____



VICINITY MAP

N.T.S.



FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0068F, DATED SEPTEMBER 16, 2005, THIS PROPERTY LIES PARTIALLY WITHIN THE SHADED PORTION OF ZONE "AE", DESIGNATED AS "AREAS WITH A BASE FLOOD ELEVATIONS AS SHOWN", PARTIALLY WITHIN ZONE "X" DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND PARTIALLY WITHIN THE SHADED PORTION OF FLOODWAY AREAS IN ZONE "AE", DESIGNATED AS "A CHANNEL OR STREAM".

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..

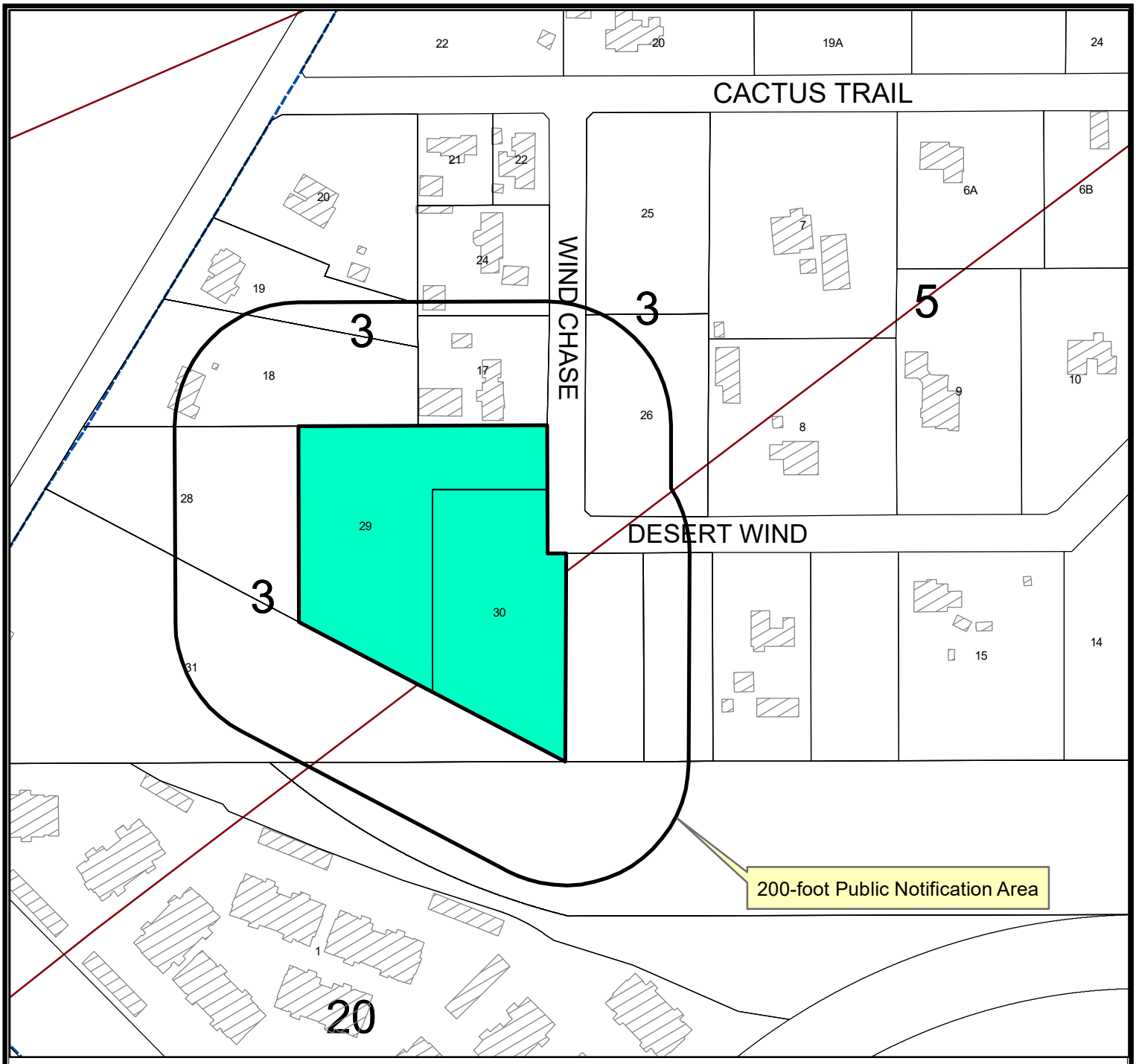
LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
Ⓒ	FOUND MONUMENT AS NOTED
FO	FIBER OPTIC PEDESTAL
	MAILBOX
PL	PIPELINE MARKER
Ⓢ	SIGN
W	WATER METER
	BOUNDARY LINE
	PROPERTY LINES
	PROPOSED LOTS
	EASEMENT LINE
	FLOOD PLAIN
	EDGE OF ASPHALT
X	FENCE
PL	PIPELINE
8W	8" WATER LINE
	GRAVEL
	PAVEMENT
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

COUNTRY SKY ADDITION, SECTION 31



Location Map

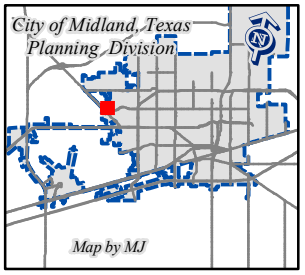
SUB-26-0937 **Scale: 1" = 231'**

Proposed plat of Country Sky Addition, Section 31 being a replat of Lots 29 and 30, Block 3, Country Sky Addition, Section 28, City and County of Midland, Texas.

Generally located on the west side of the intersection of Desert Wind and Wind Chase. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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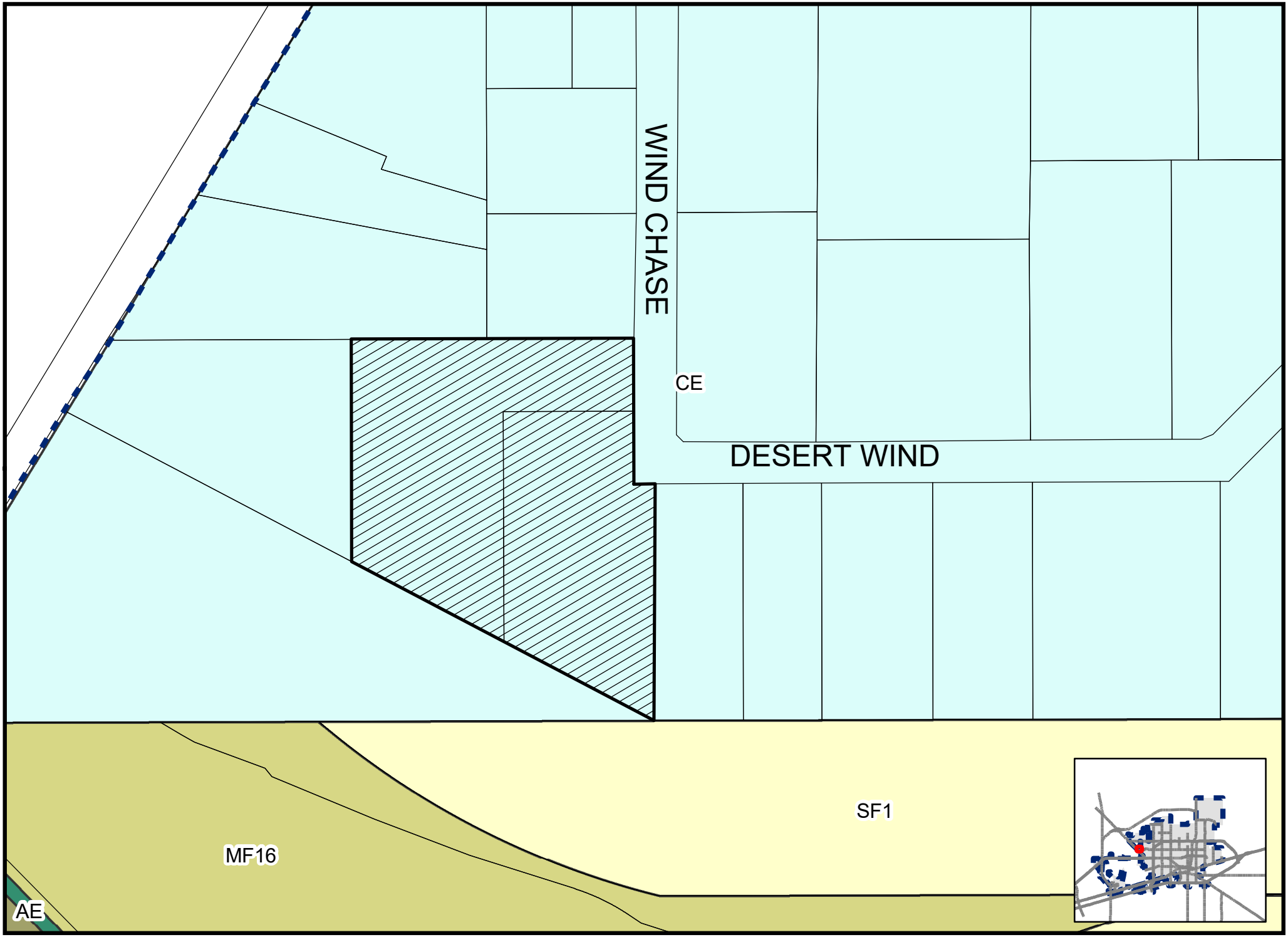
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by MJ

SUB-26-0937

Scale: 1" = 171'

ZONING MAP

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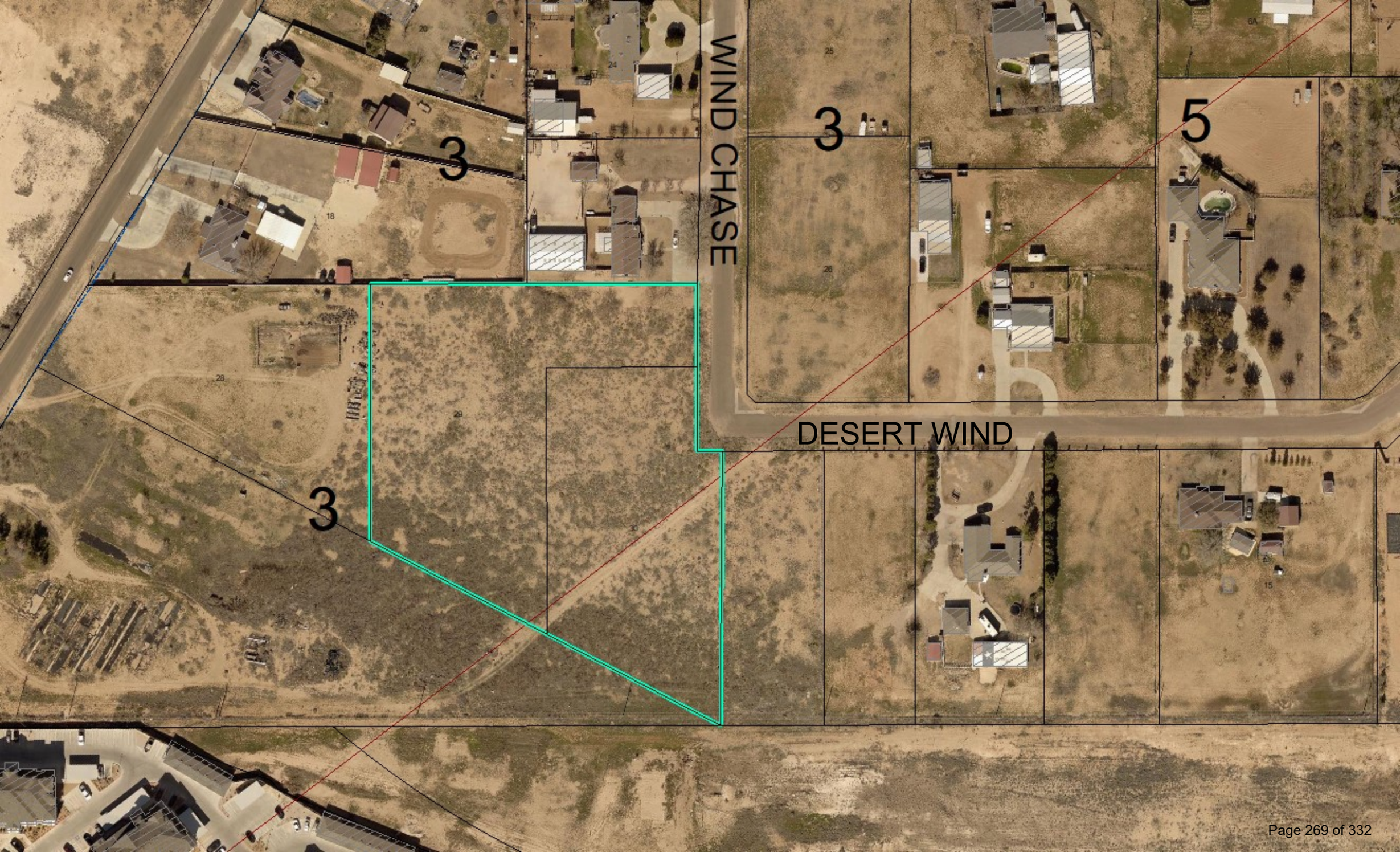
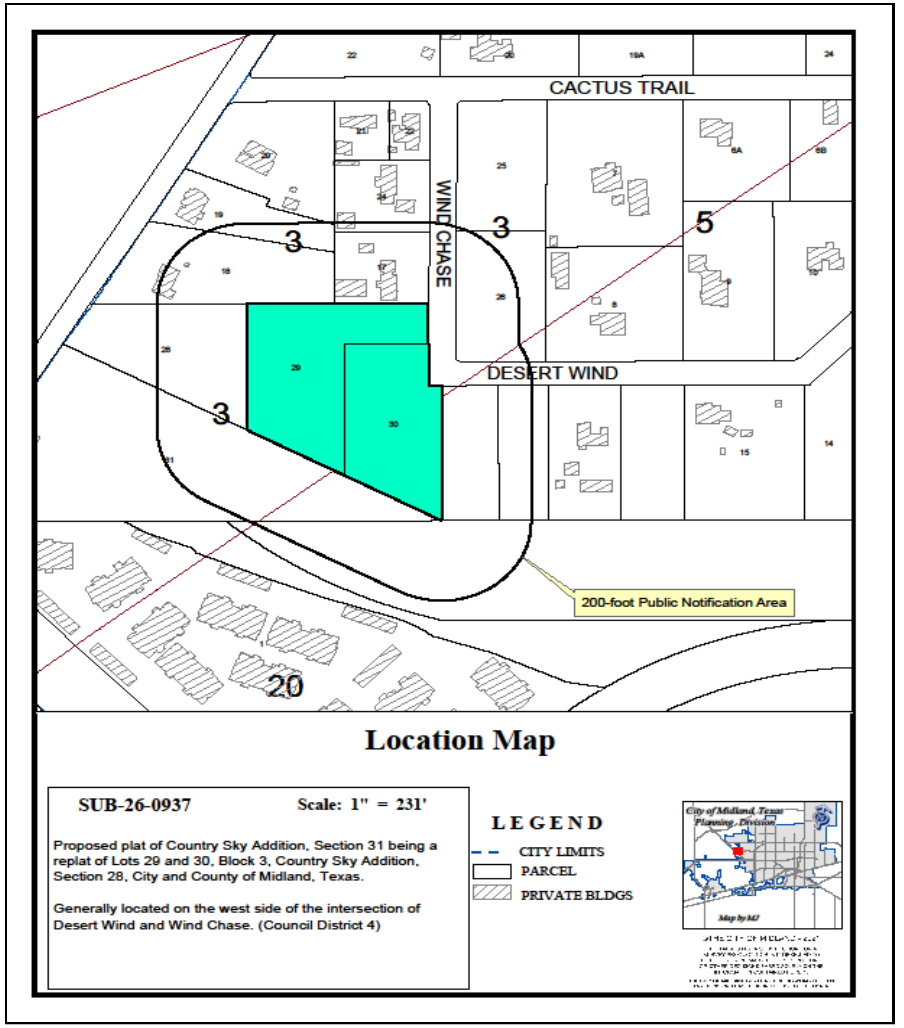

WIND CHASE
DESERT WIND
3
3
3
5

Wind Chase
Desert Wind

MIDLAND
Be the Energy!
PRELIMINARY PLAT
COUNTRY SKY ADDITION, SECTION 31
Visit Our Website
MIDLANDTEXAS.GOV

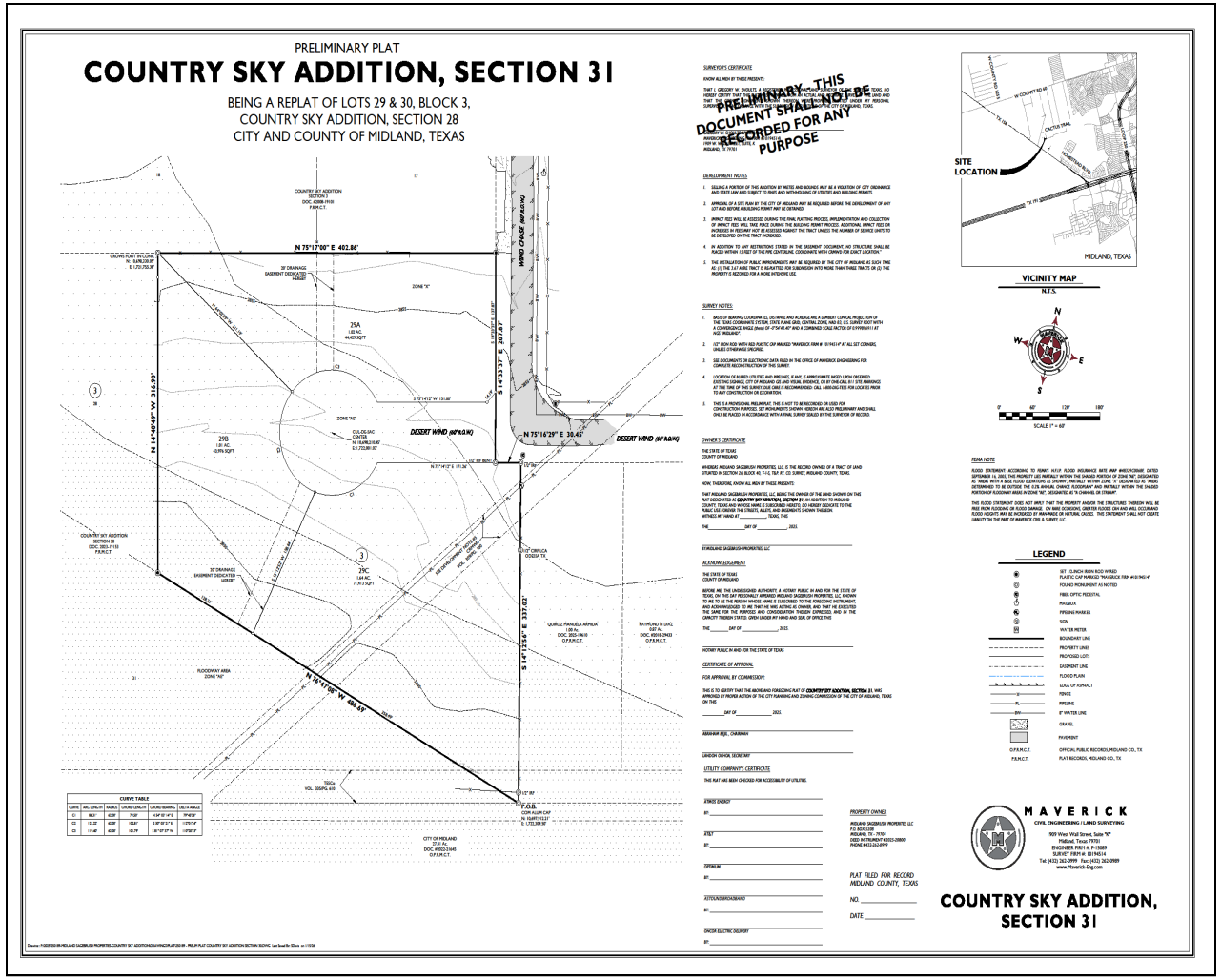
APPLICATION SUMMARY

- **Property Owner:** Midland Sagebrush Properties, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the west side of the intersection of Desert Wind and Wind Chase. (Council District 4)
- **Reason for Request:** To create three residential lots



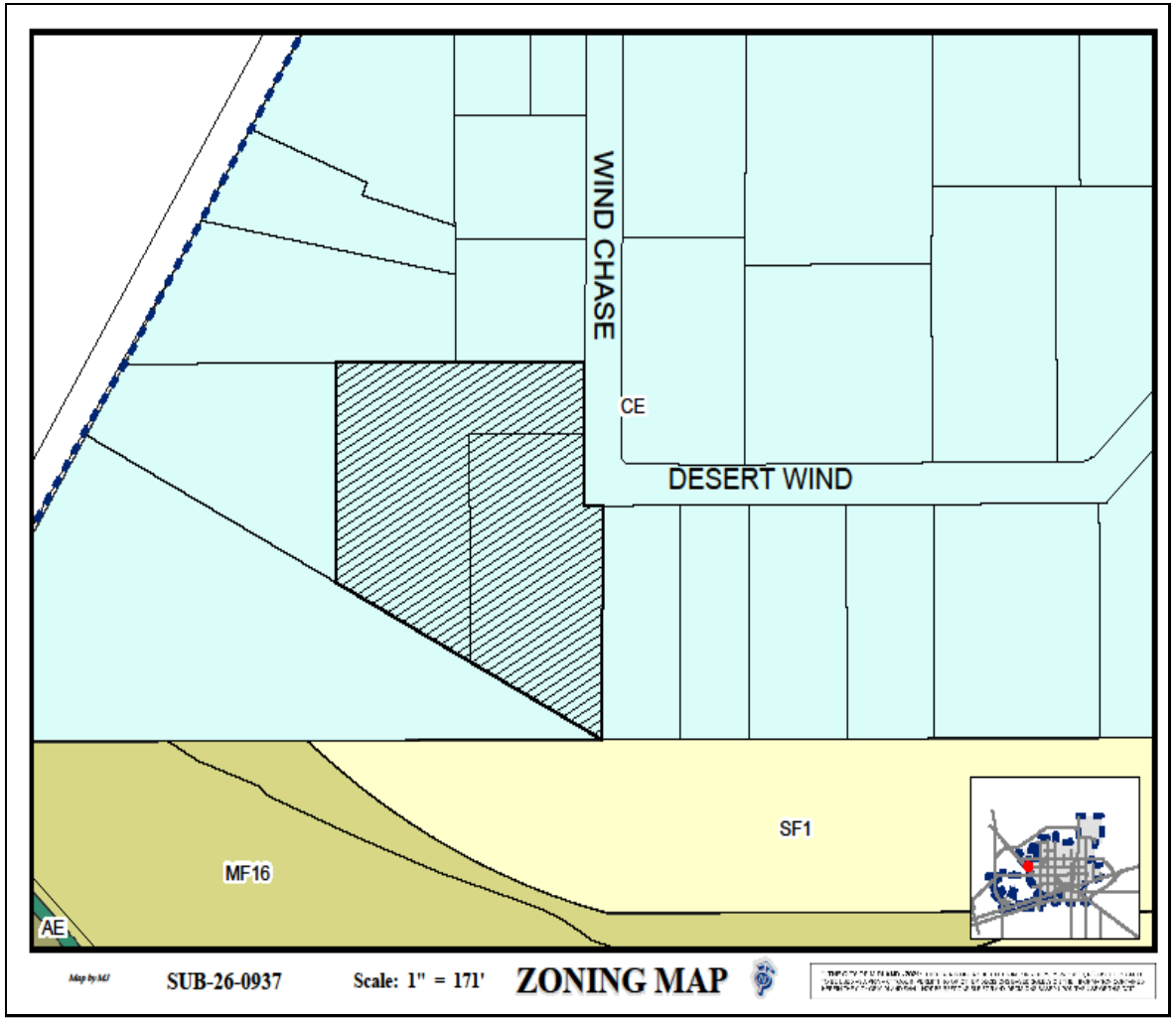
PLAT DETAILS

- **Acreage:** 4.13 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 3



ZONING

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



MIDLAND
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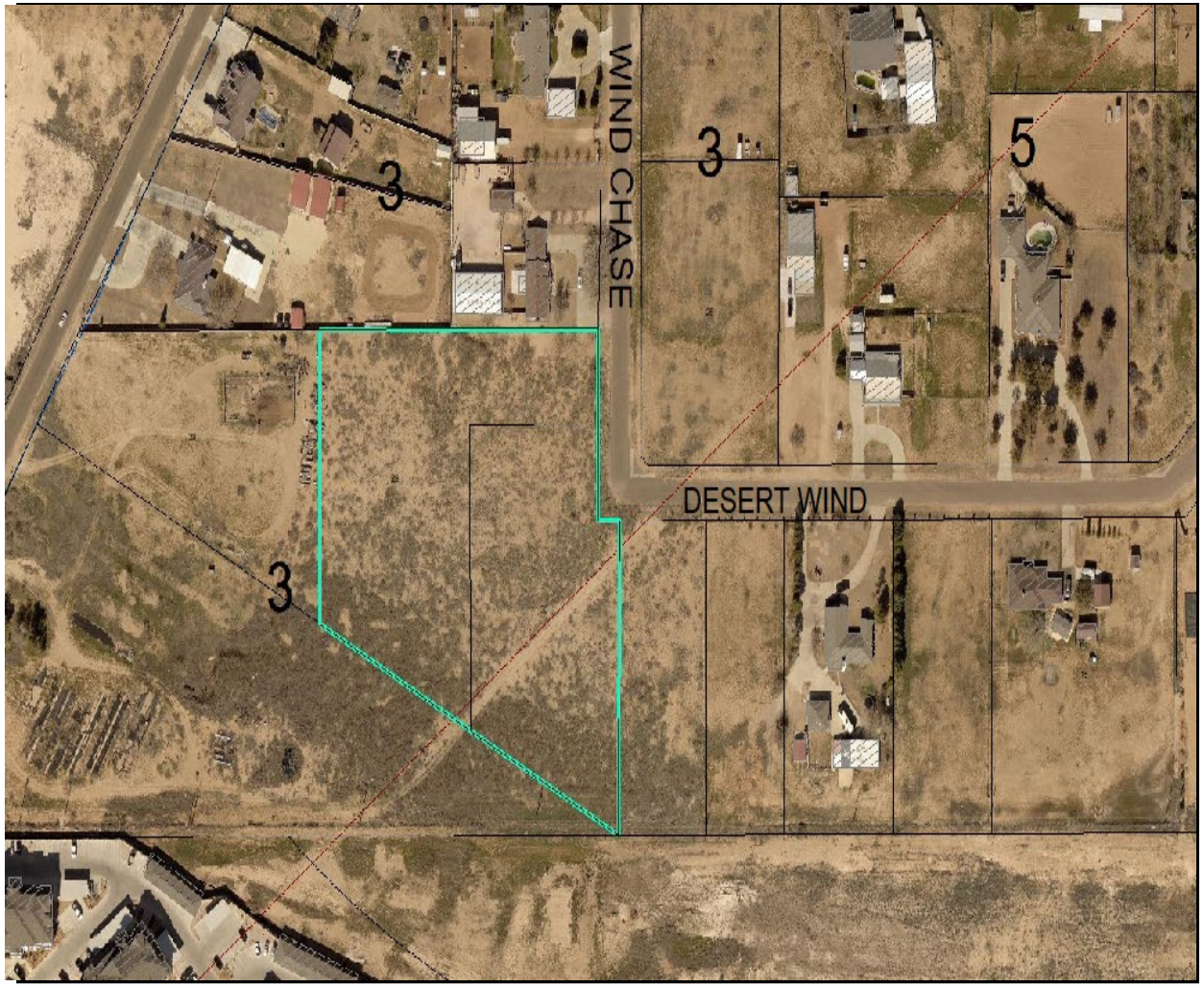
LAND USE

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

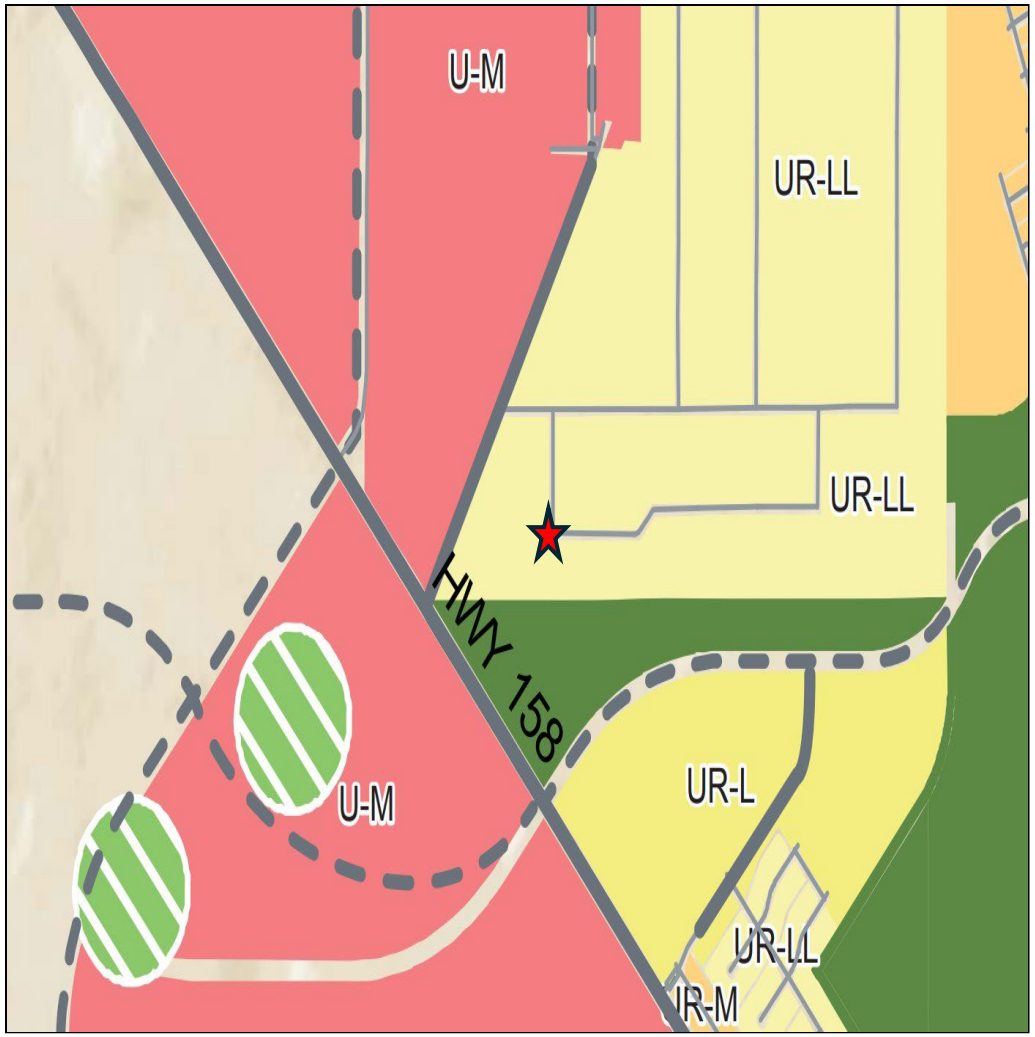


MIDLAND
Be the Energy!

On Desert Wind, Looking West

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Large Lot, (UR-LL)
- **Supported Uses:** Supports restrictive land uses, emphasizing single-family housing and open space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to condition A:

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**18.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of 349 Ranch Estates, Section 29, being a replat of Lot 9, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the east side of Kanawha, approximately 125 feet north of Washita.)**

Purpose:

Magrym Consulting, on behalf of Janeth Griego, is requesting to replat the properties located at 6302 and 6302A Kanawha into 2 lots in order to obtain construction permits for future residential development.

Current Zoning:

SF-3, 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.

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: Kanawha 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)]

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

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

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

SEWER: 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 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: This subdivision does not have sewer access. By TCEQ regulations if a lot has access to City water then lots have to be .5 acres or larger. These lots would not be able to get a septic system.

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.]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Section number can be 29. Label block on plat visual.

ADDRESSING: (Approved with Conditions)

The street "Kanawha" is misspelled as "Kanawa". Block # is missing on the new lots - 9A & 9B. As far as addressing, there are not 2 different even numbers available to assign Lot 9A & Lot 9B their own site #. Address will need to be 6302A and 6302B. 911 does not like using fractional numbers, hence, A & B will distinguish the 2 lots from each other.

SURVEYOR: (Approved)

Everything looks good, plat closes but NO corners were set by Magrym

UTILITIES: (Approved)

This subdivision does not have sewer access. By TCEQ regulations if a lot has access to City water then lots have to be .5 acres or larger. These lots would not be able to get a septic system.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

This subdivision does not have sewer access. By TCEQ regulations if a lot has access to City water then lots have to be .5 acres or larger. These lots would not be able to get a septic system.

AT&T: (Approved)

No issues with AT&T.

PLANNING: (Approved)

Add location of existing water line [Midland City Code 11-2-3(D)4(e)]

The chairman's name is incorrect. It should be “Joshua Sparks” [Informational]

Revise Vicinity Map. Remove “Not to Scale” [Midland City Code 11-2-3(A)1(b)]

The plat section name is incorrect in the Certificate of Approval [Informational]

Change the section number to "Section 29" in the Title Block [Midland City Code 11-2-5(A)4]

“Kanawha” is incorrectly spelled. [Informational]

In addition to the plat, a zone change request has been submitted [Informational]

Scale the plat in more, as it is zoomed far out [Informational]

Staff recommends approval of the Preliminary Plat of 349 Ranch Estates, Section 29, 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. 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)]

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:

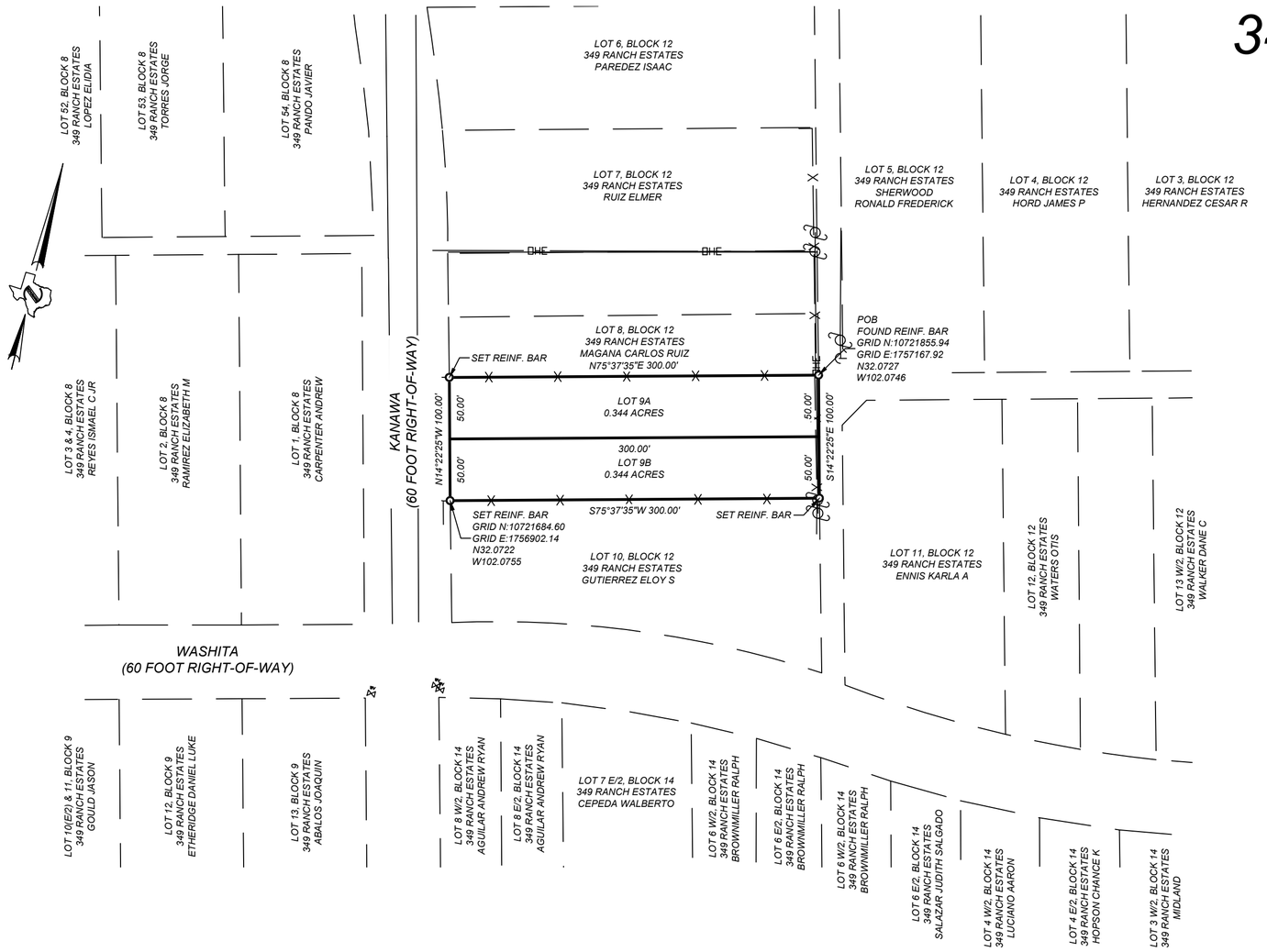
A. P-26-2468, Conbined Docs
B. P&Z - 349 Ranch

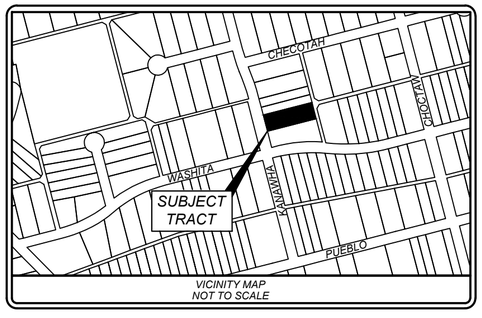
Angelina Bettanini, Development Services — Created/Initiated - 2/11/2026
Landon Ochoa, Development Services — Final Approval - 2/11/2026

PRELIMINARY PLAT

349 RANCH ESTATES SECTION 27

BEING A REPLAT OF LOT 9, BLOCK 12, 349 RANCH ESTATES, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.





VICINITY MAP
NOT TO SCALE

LEGEND:

- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE
- UTILITY POLE
- WIRE GUY ANCHOR
- FENCE LINE
- OHE — OVERHEAD ELECTRIC
- WV — WATER VALVE

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, JANETH GRIEGO IS THE RECORD OWNERS OF LOT 9, BLOCK 12, 349 RANCH ESTATES, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET B, PAGE 287, PLAT RECORDS, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION OF A 0.688 ACRE TRACT OF LAND, LOCATED IN SECTION 12 BLOCK X, H.P. HILLIARD SURVEY, MIDLAND COUNTY, TEXAS. BEING ALL OF LOT 9, BLOCK 15, 349 RANCH ESTATES, AN ADDITION TO THE CITY OF MIDLAND COUNTY, TEXAS, RECORDED IN CABINET B, PAGE 287, PLAT RECORDS, MIDLAND COUNTY, TEXAS. SAID 0.688 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10721859.94, E:1757167.92) FOR THE NORTHEAST CORNER OF THIS TRACT SAME BEING THE NORTHEAST CORNER OF LOT 9;

THENCE SOUTH 14°22'25" EAST 100.00 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°37'35" WEST 300.00 FEET TO A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF KANAWA FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°22'25" WEST 100.00 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°37'35" EAST 300.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS 349 RANCH ESTATES SECTION 27, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
JANETH GRIEGO

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY JANETH GRIEGO.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 349 RANCH ESTATES SECTION 27, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST:_____
SECRETARY: LANDON OCHOA

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. PROPERTY IS IN ZONE AH ACCORDING TO FEMA MAP PANEL 48329C0100F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

SCALE 1" = 80'
0 50' 100' 200'

OWNER(S):
JANETH GRIEGO
3032 N AMBASSADOR AVE
ODESSA, TEXAS 79764
432-880-5054
ESMIGRIEGO25@GMAIL.COM

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

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

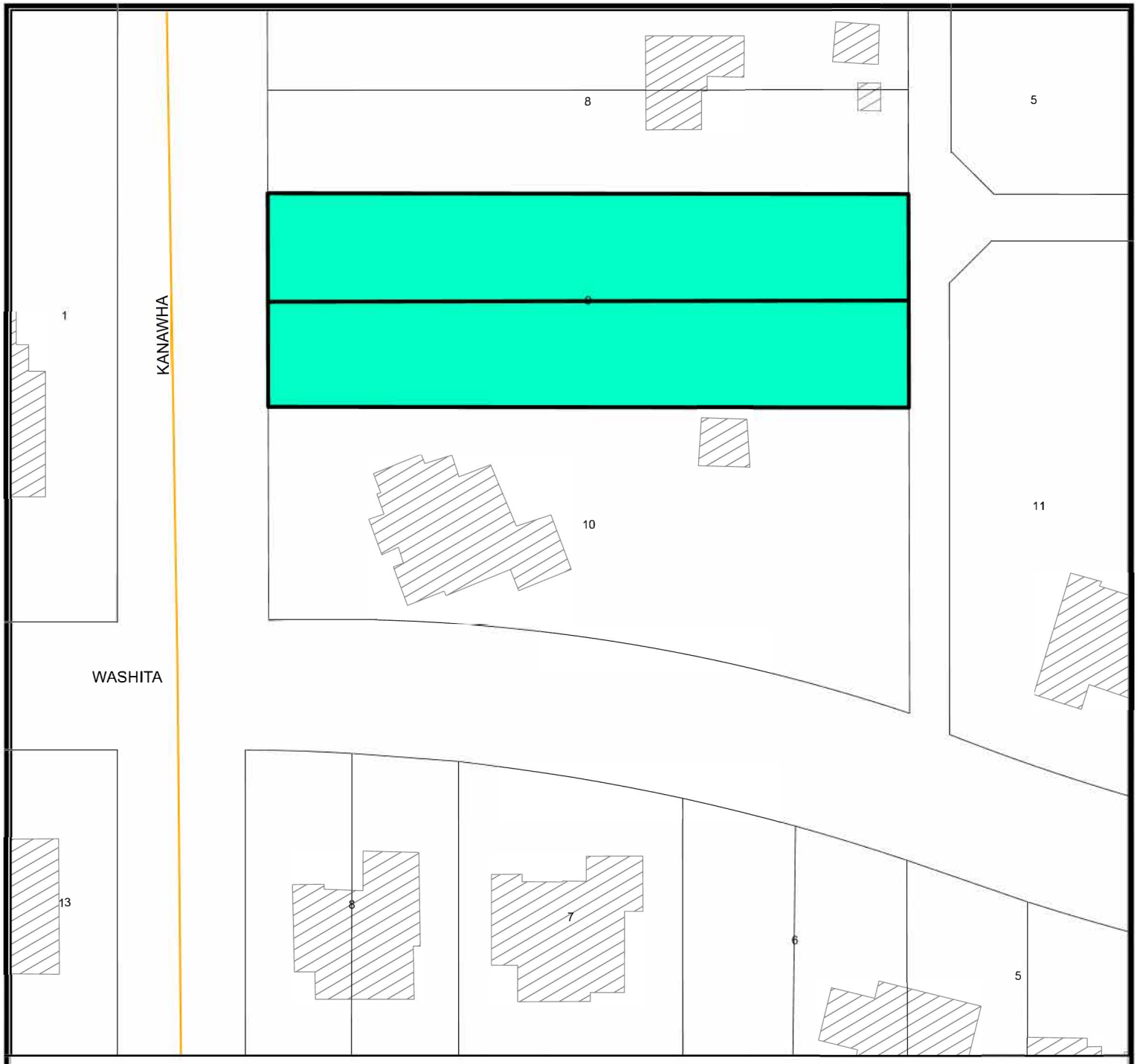
RJ DAUM
TEXAS RPLS 4826

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

DATE 01/16/2026					
DRAWN BY: GG					
CHECKED BY: ED/RJ					
JOB NO: 26-120					
PROJECT: 26-120					
SHEET 1 OF 1	REVISIONS				

MAGRYM
TX FIRM# 10149500
Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

349 RANCH ESTATES SECTION 27



Location Map

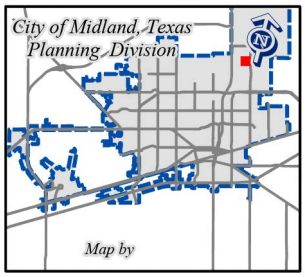
SUB-26-0934 **Scale: 1" = 67 '**

Proposed plat of 349 Ranch Estates, Section 27, being a replat of Lot 9, Block 12, 349 Ranch Estates, City and County of Midland, Texas.

Generally located on the east side of Kanawha, approximately 125 feet north of Washita. (Council District 1)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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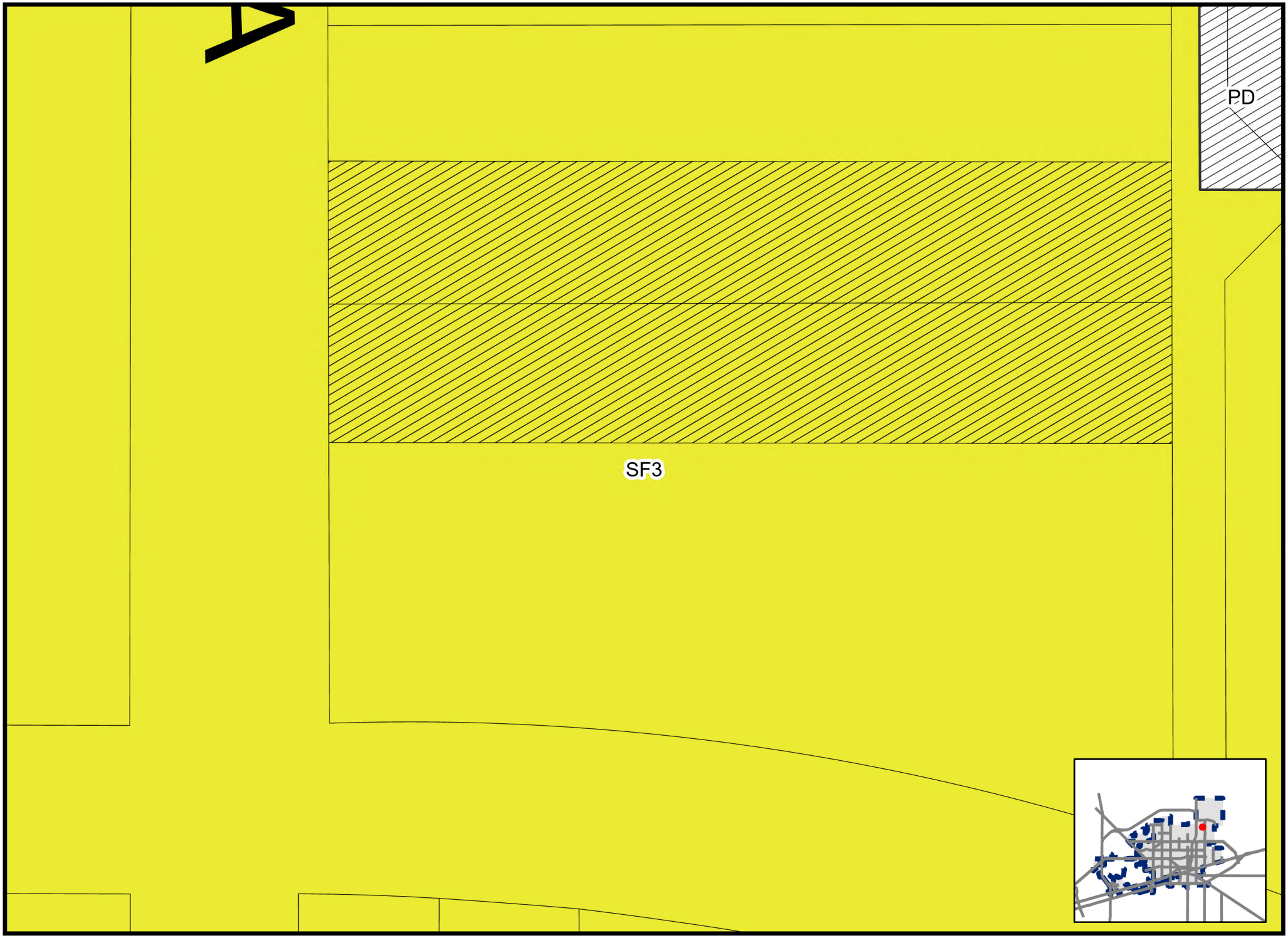

Created: 2/10/2026

SUB-26-0934

Scale: 1" = 43 '

ZONING MAP

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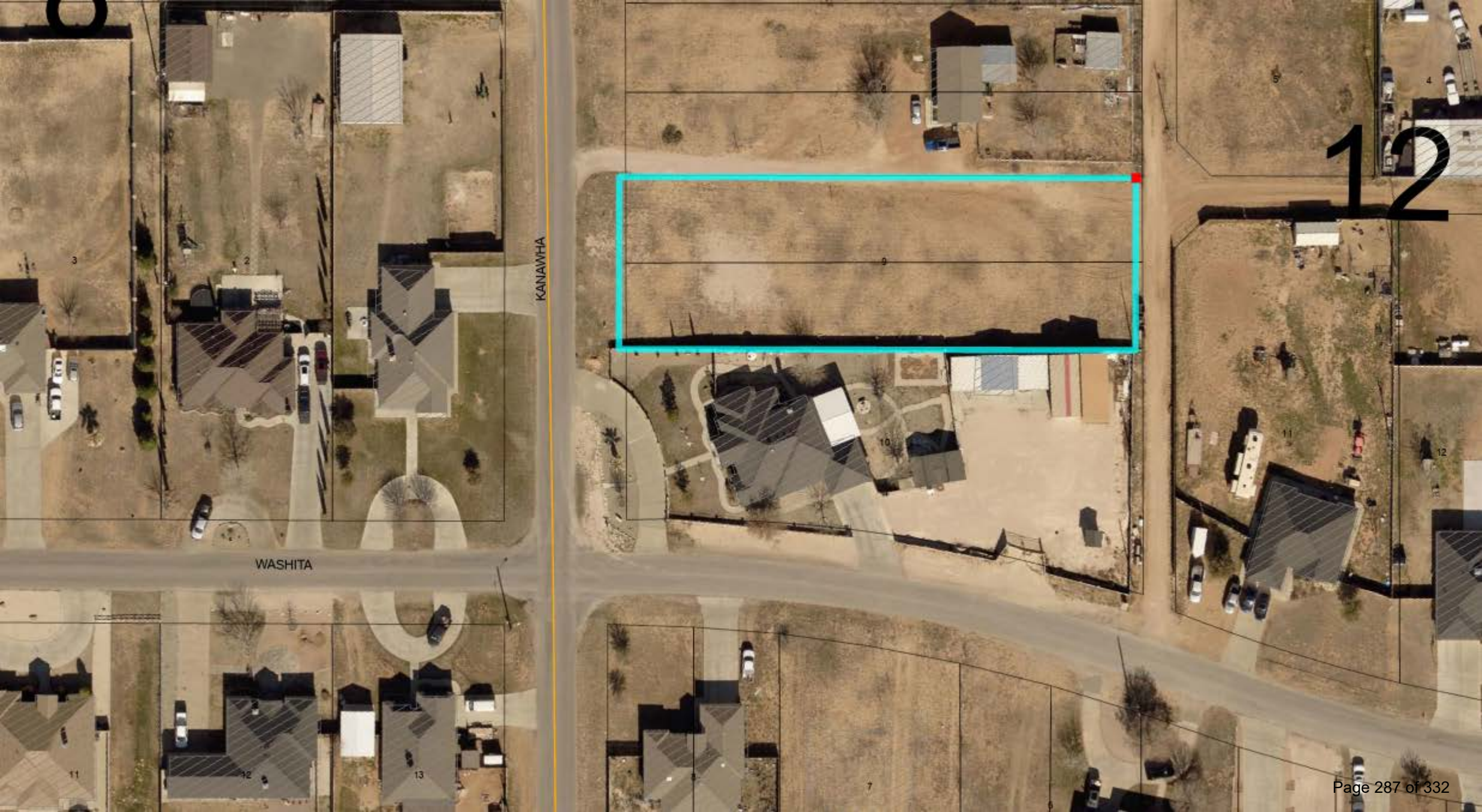
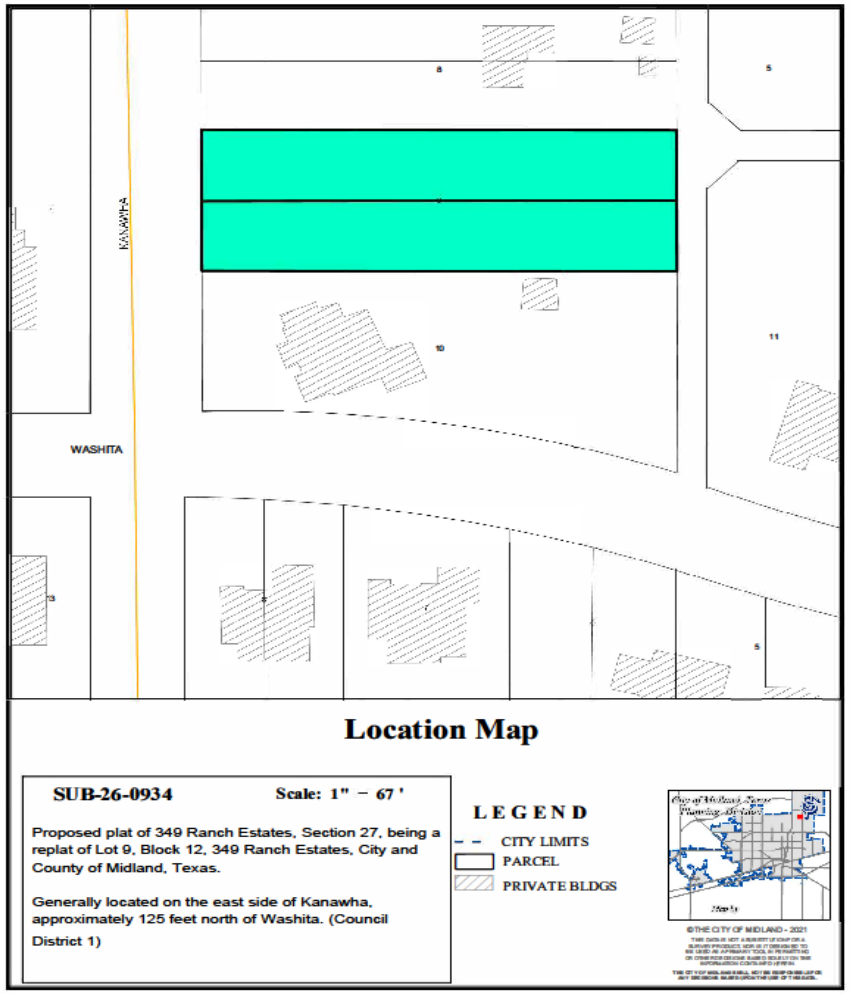

KANAWHA
WASHITA
12

MIDLAND
Be the Energy!
PRELIMINARY PLAT
349 RANCH ESTATES, SECTION 29
Visit Our Website
MIDLANDTEXAS.GOV

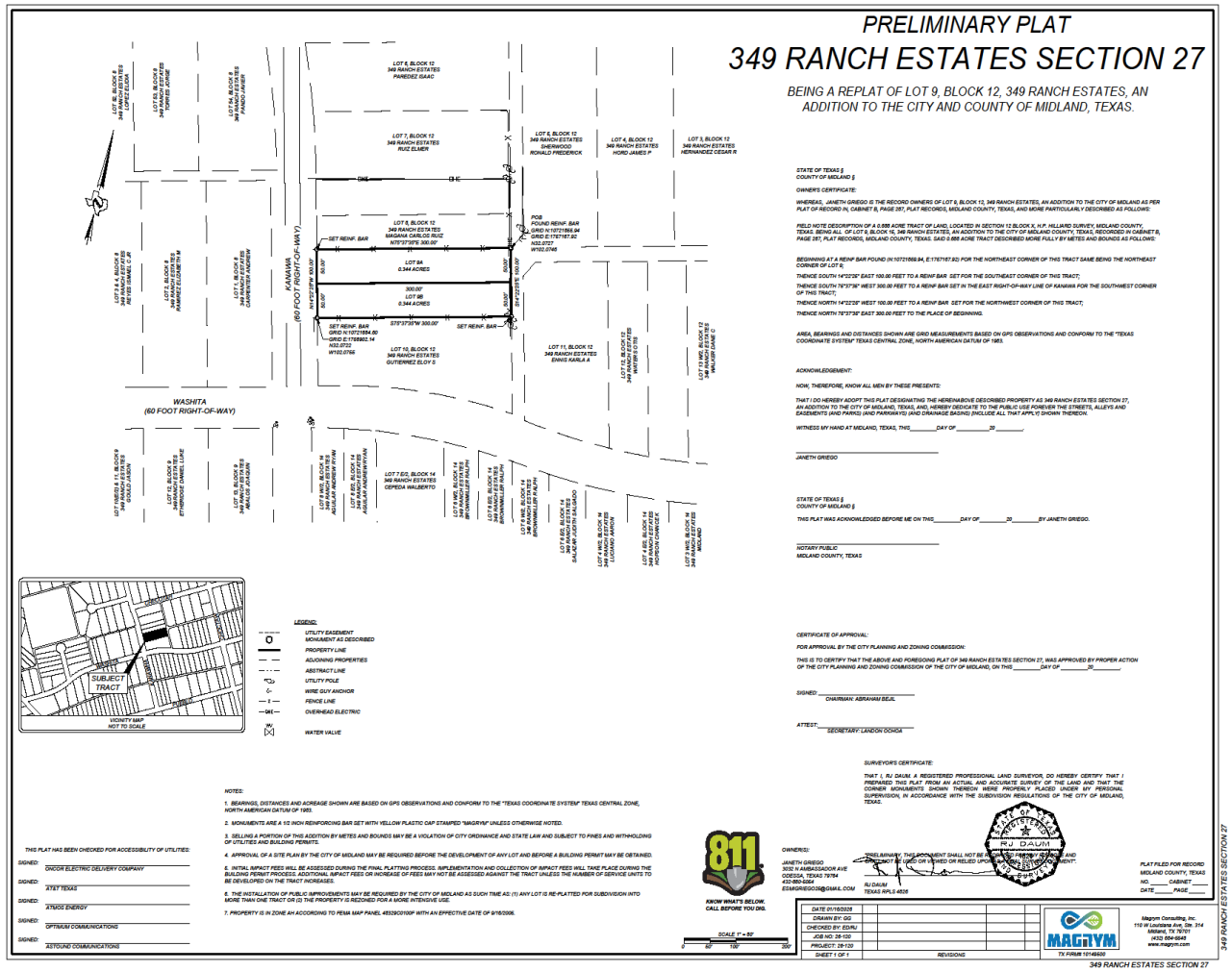
APPLICATION SUMMARY

- **Property Owner:** Janeth Griego
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 3602 and 3602A (Council District 1)
- **Reason for Request:** Platting in order to obtain construction permits for future residential development



PLAT DETAILS

- **Acreage:** 0.614 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



LAND USE

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

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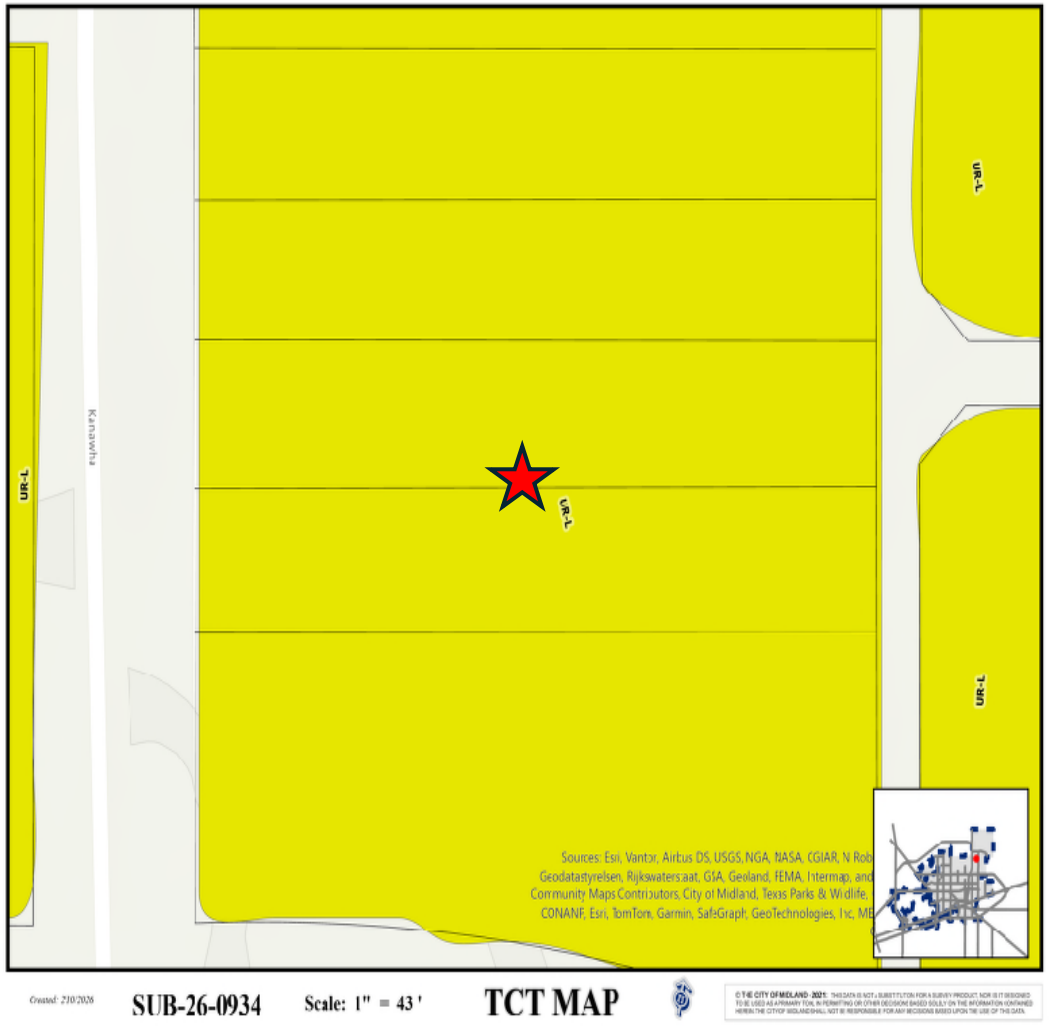
On Kanawha, Looking East

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to 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]

B. 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)]

STAFF'S RECOMMENDATION

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:	**19.**
Meeting Date:	**February 17, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Edwards Addition, Section 3, being a replat of the east 55 feet of Lots 12 and 13, Block 1, Edwards Addition, City and County of Midland, Texas. (Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street.)**

Purpose:

Magrym Consulting, on behalf of Phun Cung, is requesting to replat the property located at 503 Mississippi Avenue into 1 lot in order to obtain construction permits for future residential development.

Current Zoning:

MF-16, Multiple-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.

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: Mississippi roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. [For Applicant’s Information Only.]

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

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Section number can be 3. Label surrounding subdivision name. Depict block inside of this plat as well.

ADDRESSING: (Approved with Conditions)

Mississippi Avenue is misspelled as Mississipps

SURVEYOR: (Approved)

Everything looks good, plat closes but NO corners were set by Magrym

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.

AT&T: (Approved)

No issues with AT&T.

PLANNING: (Approved)

In addition to the replat, a zone change request has been submitted. [Informational]

Add the location of the existing water and sewer lines [Midland City Code 11-2-3(D)4(e)]

For the certificate of approval, change the chairman's name to “Joshua Sparks” [Informational]

Revise the Vicinity Map. Remove “Not to Scale” [Midland City Code 11-2-3(A)1(b)]

The plats section name is incorrect in the Certificate of Approval [Informational]

Change the section number to "Section 3" [Informational]

“Mississippi” is spelled incorrectly. [Informational]

Scale the plat in more, as it seems zoomed out. [Informational]

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

Staff recommends approval of the Preliminary Plat of Edwards Addition, Section 3, 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. 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)

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

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

E. That a zone change to a zoning district which allows the proposed lot dimensions be approved by City Council before final plat submittal. [11-2-3(D)8(b)]

Attachments:

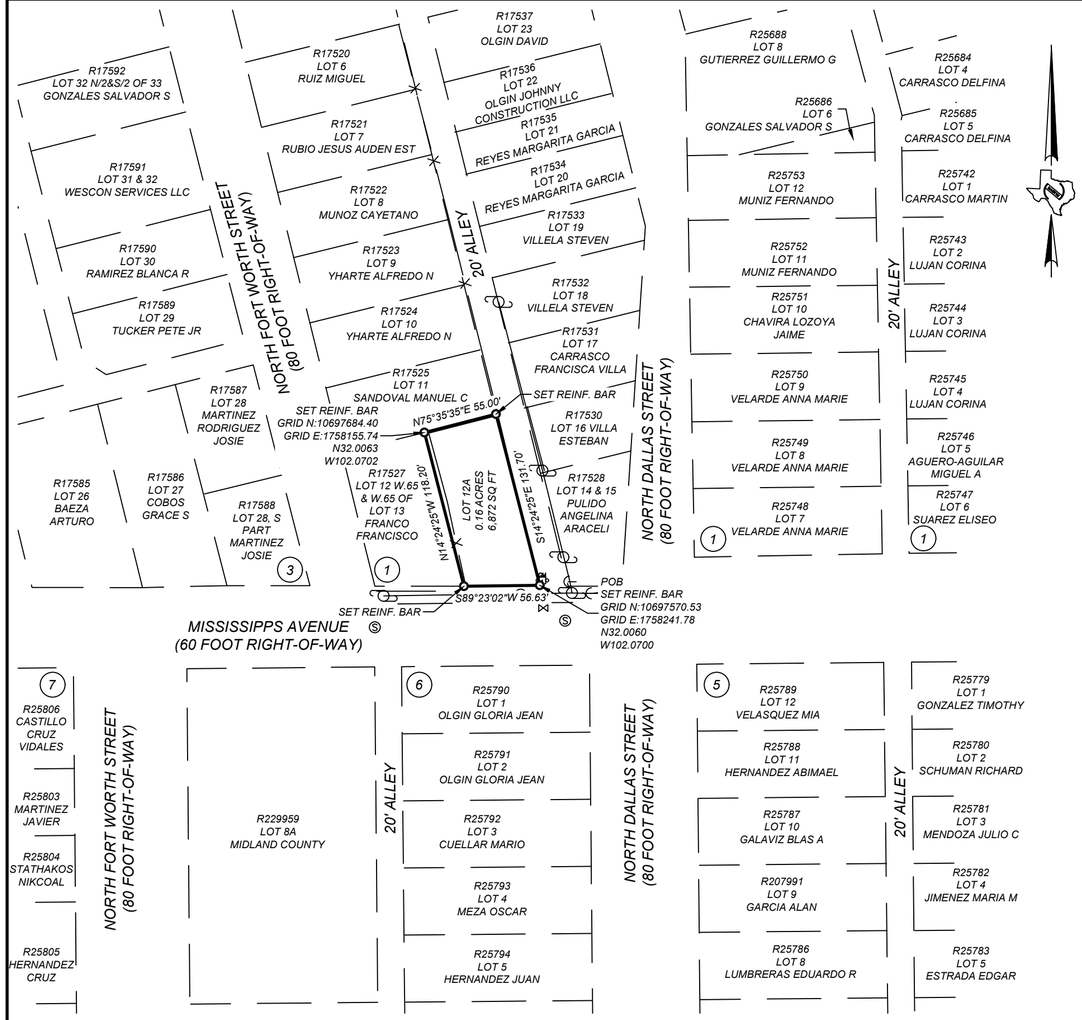
A. P-26-2465, Combined Docs
B. P&Z - Edwards Addition, Section 3

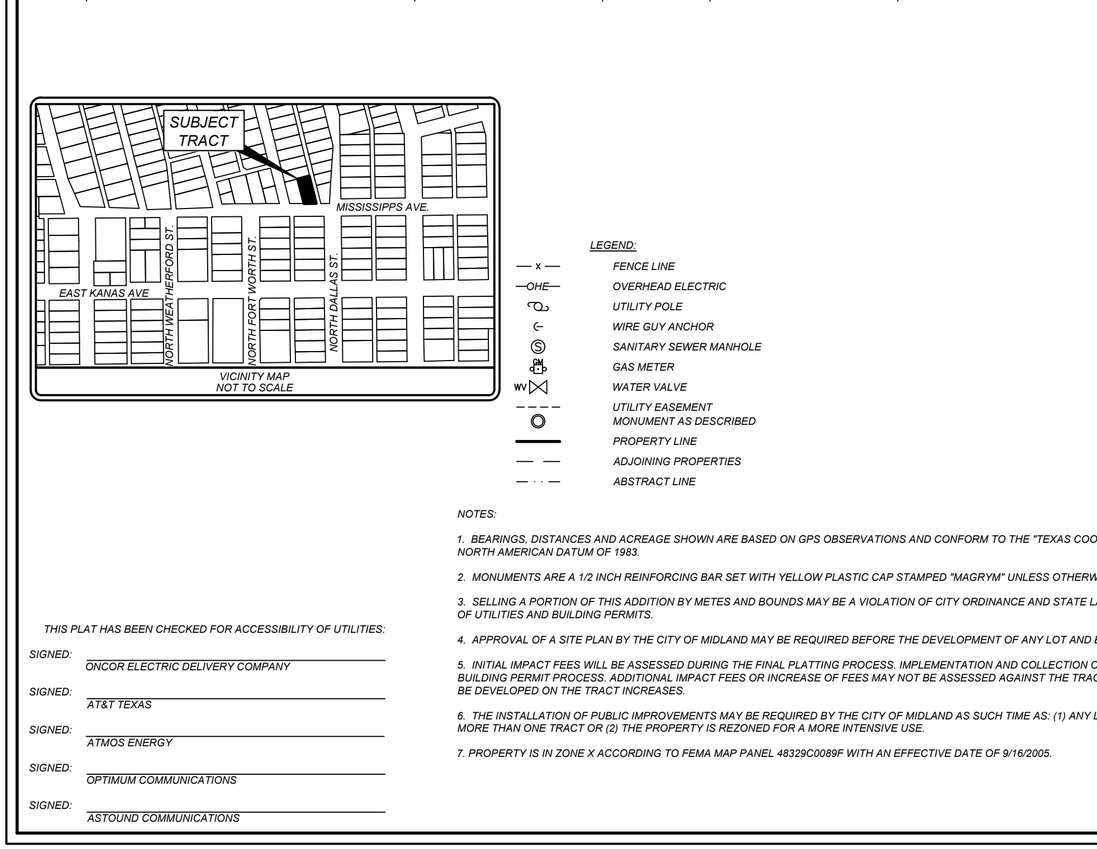
Angelina Bettanini, Development Services — Created/Initiated - 2/11/2026
Landon Ochoa, Development Services — Final Approval - 2/11/2026

PRELIMINARY PLAT

EDWARDS SECTION 18

BEING A REPLAT OF THE EAST 55' OF LOT 12 AND 13, BLOCK 1, EDWARDS ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS





LEGEND:

— x —	FENCE LINE
—OHE—	OVERHEAD ELECTRIC
	UTILITY POLE
	WIRE GUY ANCHOR
S	SANITARY SEWER MANHOLE
GM	GAS METER
WV	WATER VALVE
– – – –	UTILITY EASEMENT
	MONUMENT AS DESCRIBED
	PROPERTY LINE
— —	ADJOINING PROPERTIES
— · —	ABSTRACT LINE

NOTES:

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

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

3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

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

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

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0089F WITH AN EFFECTIVE DATE OF 9/16/2005.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS,PHUN CUNG IS THE RECORD OWNER OF BEING THE EAST 55' OF LOT 12 AND 13, BLOCK 1, EDWARDS ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

FIELD NOTE DESCRIPTION OF A 0.16 ACRE TRACT OF LAND LOCATED IN EXHIBIT "A" BEING A PART OF THE EAST 55' OF LOT 12 AND 13, BLOCK 1, EDWARDS ADDITION DESCRIBED IN THE SPECIAL WARRANTY DEED DATED MAY 3, 2022, TO JUAN RAMIREZ RECORDED IN DOCUMENT NUMBER 2022-17858, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 0.16 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10697570.53, E:1758241.78) IN THE NORTH RIGHT-OF-WAY LINE OF MISSISIPPS AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT SAME BEING THE SOUTHEAST CORNER OF LOT 13;

THENCE SOUTH 89°23'02" WEST 56.63 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF MISSISIPPS AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°24'25" WEST 118.20 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°35'35" EAST 55.00 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°24'25" EAST 131.70 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS EDWARDS SECTION 18, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20_____.

_____
PHUN CUNG

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY PHUN CUNG.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF EDWARDS SECTION 18 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST: _____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS REGISTERED RJ DAUM 4826 LAND SURVEYOR

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

RJ DAUM
TEXAS RPLS 4826

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

SCALE 1" = 80'
0 50' 100' 200'

OWNER(S):
PHUN CUNG
4300 THORNBERRY DR.
MIDLAND, MIDLAND
COUNTY, TEXAS 79707
432-661-4688
PHUNCUNG09@GMAIL.COM

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

DATE 11/21/2025					
DRAWN BY: GG					
CHECKED BY: ED/RJ					
JOB NO: 25-674					
PROJECT: 25-674					
SHEET 1 OF 1	REVISIONS				

MAGRYM
TX FIRM# 10149500
Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

EDWARDS SECTION 18

Location Map

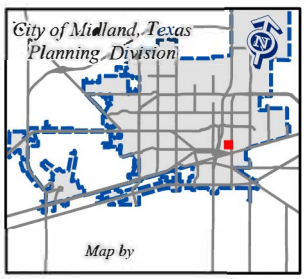
SUB-26-0931 **Scale: 1" = 43 '**

Proposed plat of Edwards, Section 3, being a replat of the east 55 feet of Lots 12 and 13, Block 1, Edwards Addition, City and County of Midland, Texas.

Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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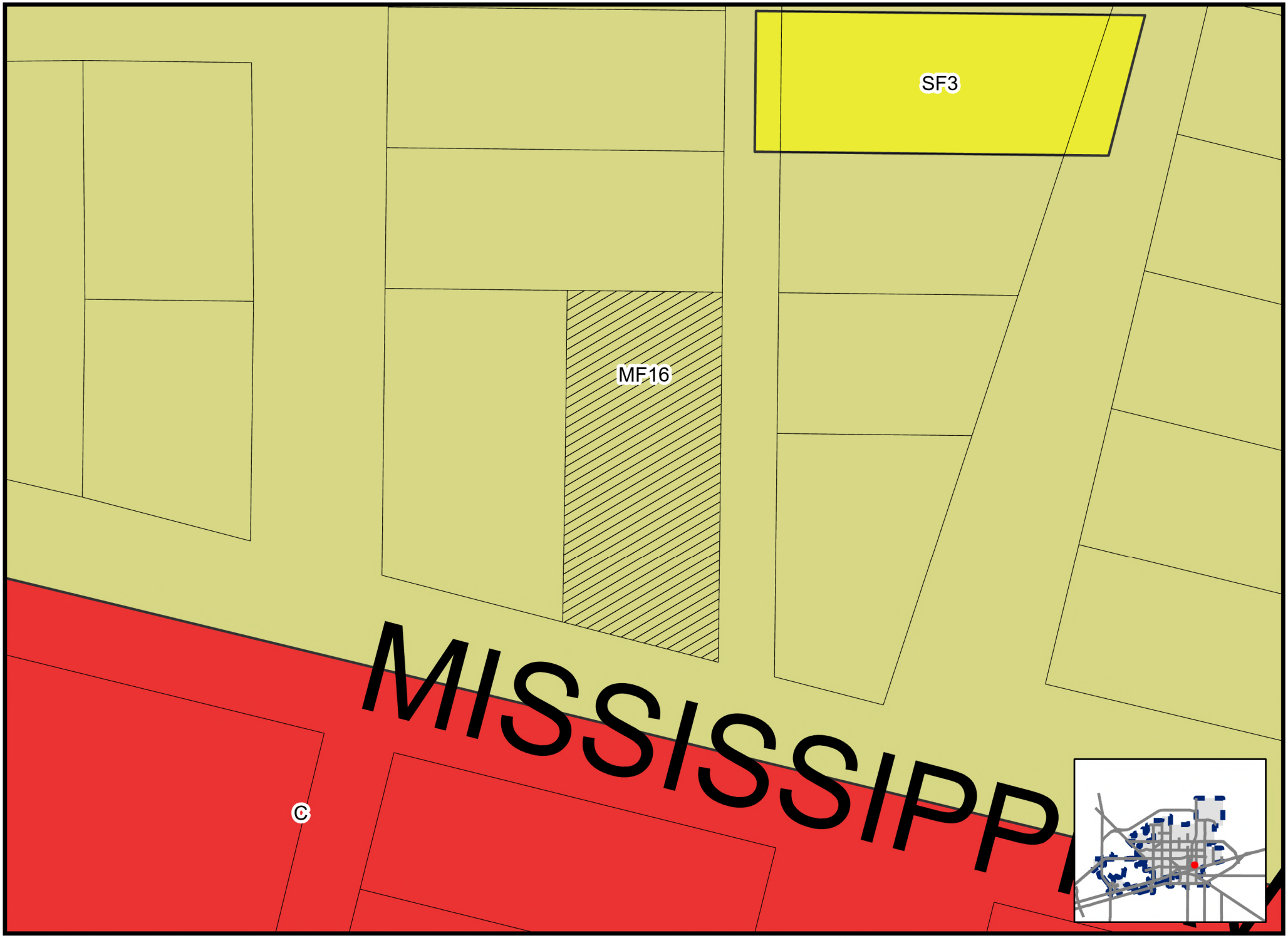
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Created: 2/9/2026

TLU-25-0238

Scale: 1" = 43 '

ZONING MAP

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FORT WORTH
DALLAS
MISSISSIPPI
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MIDLAND
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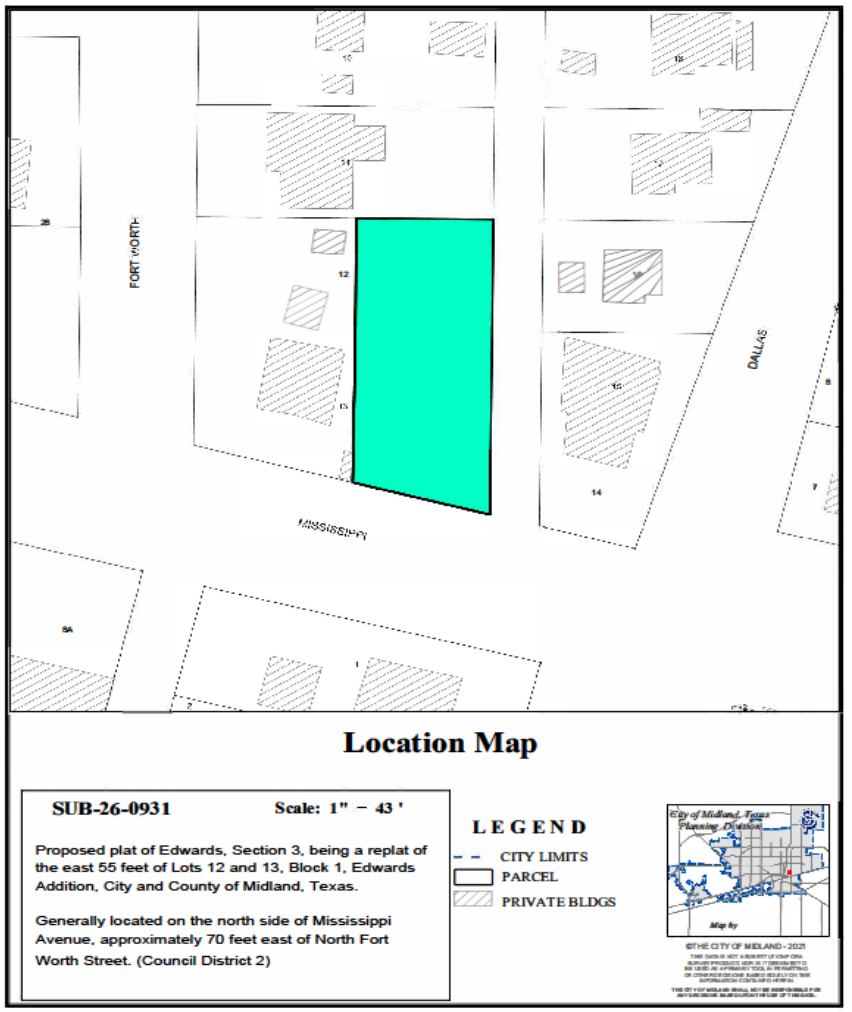
ITEM
PRELIMINARY PLAT
EDWARDS ADDITION, SECTION 3
Visit Our Website
MIDLANDTEXAS.GOV

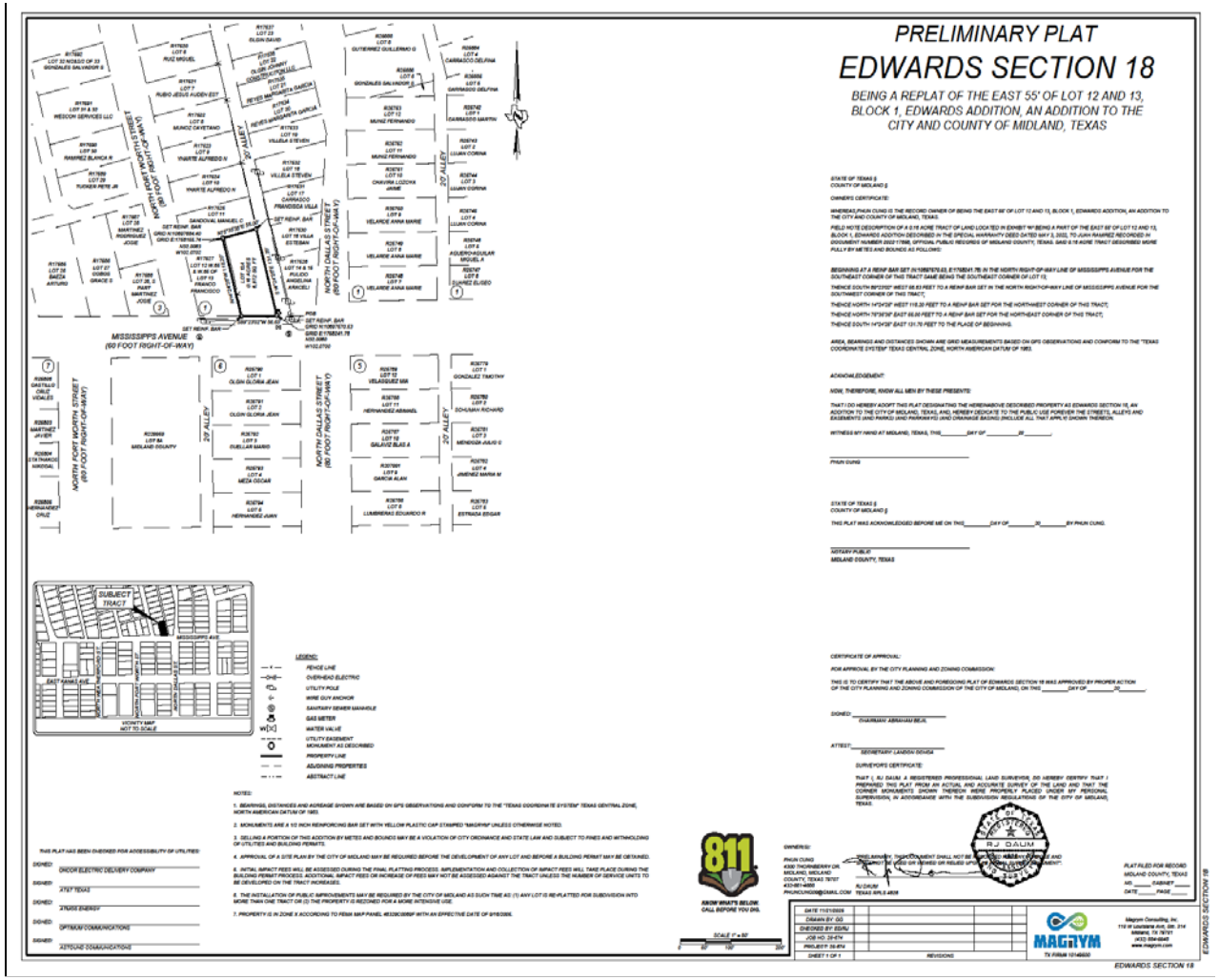
APPLICATION SUMMARY

- **Property Owner:** Phun Cung
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 503 Mississippi Avenue (Council District 2)
- **Reason for Request:** Platting in order to obtain construction permits for future residential development



PLAT DETAILS

- **Acreage:** 0.16 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



MIDLAND
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LAND USE

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

On Mississippi Avenue, Looking North

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Urban Residential Medium, (UR-M)
- **Supporting Uses:** Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.
- This request is compatible with the *Tall City Tomorrow Comprehensive Plan.*

STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to 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]

B. 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)]

STAFF'S RECOMMENDATION

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

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

E. That a zone change to a zoning district which allows the proposed lot dimensions be approved by City Council before final plat submittal. [11-2-3(D)8(b)]

MISSION

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

Planning and Zoning Commission Meeting

Item Number: 20.
Meeting Date: February 17, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Grassland Estates, Section 27, being a replat of Lot 11, Block 15, Grassland Estates, Section 10, City and County of Midland, Texas. (Generally located on the south side of Hathaway Court, approximately 300 feet east of Heritage Boulevard.)

Purpose:

Magrym Consulting, on behalf of Brandon Pinson, is requesting to replat the property located at 5507 Hathaway Court into one lot in order to obtain building permits.

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.

ENGINEERING: (Approved)

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

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

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

WATER: 8” water exists in Hathaway Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 8” sewer exists in alley 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)

Section number can be 27. Where does the additional sliver of 4 come from? Previous

subdivision does not show this. Depict block number on the plat visual.

ADDRESSING: (Approved)

Section # 25 has already been used. Next # is 27. Verify w/Domingo.

SURVEYOR: (Approved)

Plat looks good, NO corners were set by Magrym, found existing corners that were said to be "set"

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.

AT&T: (Approved)

We have buried cable in what looks like the alleyway behind the address. There is two cables where its showing, one is fiber one is copper, both underground.

PLANNING: (Approved)

Add the location of the existing water line [Midland City Code 11-2-3(D)4€]

Provide the surveyor’s seal [Midland City Code 11-2-3(D)4]

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

The plat name is incorrect in the Certificate of Approval. Please revise. [Informational]

Revise the Vicinity Map. Remove “Not to Scale” [Midland City Code 11-2-3(A)1(b)]

Staff recommends approval of the Preliminary Plat of Grasslands Estates, Section 27, subject to the following conditions.

Conditions:

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

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

Attachments:

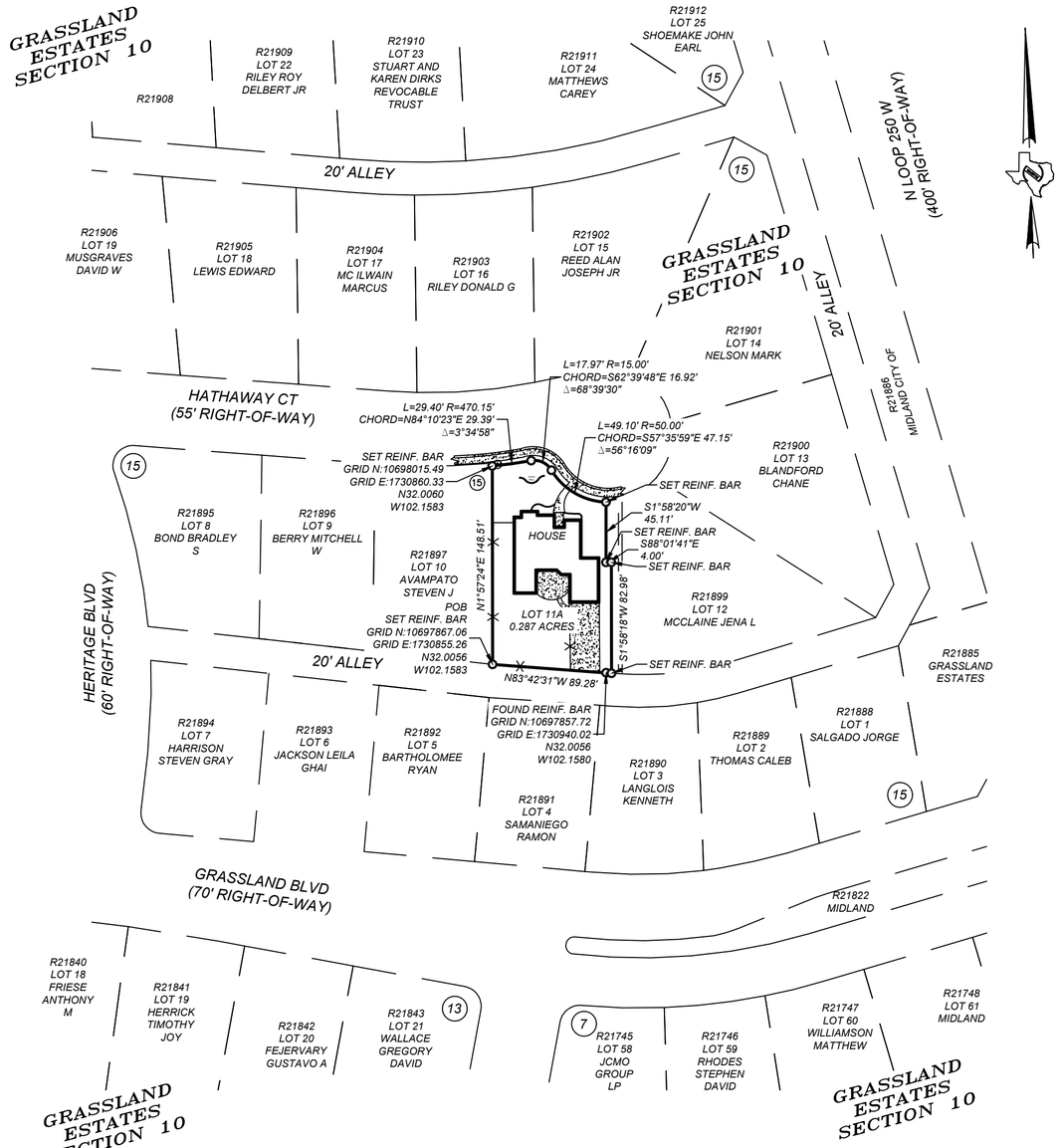
A. P-26-2464, Combined Docs
B. P&Z - Grasslands 27 Preliminary Plat

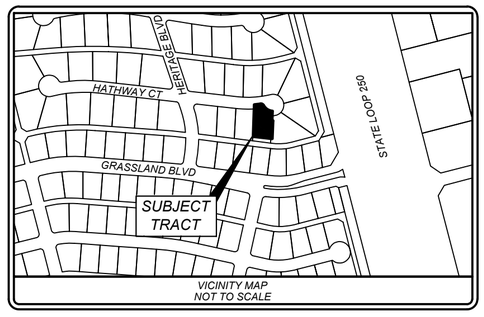
Angelina Bettanini, Development Services — Created/Initiated - 2/10/2026
Landon Ochoa, Development Services — Final Approval - 2/11/2026

PRELIMINARY PLAT

GRASSLAND ESTATES SECTION 25

BEING A REPLAT OF LOT 11, BLOCK 15, GRASSLAND ESTATES SECTION 10, CITY AND COUNTY OF MIDLAND TEXAS.





STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, BRANDON PINSON IS THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN LOT 11, BLOCK 15, GRASSLAND ESTATES SECTION 10, CITY AND COUNTY OF MIDLAND TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 0.287 ACRE TRACT OF LAND, BEING LOT 11, AND A PORTION OF LOT 12, BLOCK 15, GRASSLAND ESTATES SECTION 10, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET F, PAGE 78, PLAT RECORDS, MIDLAND COUNTY, TEXAS, DESCRIBED IN THE WARRANTY DEED DATED APRIL 20, 2011, TO BRANDON PINSON AND HOLLEY PINSON RECORDED IN DOCUMENT NUMBER 2011-8376, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 0.287 ACRE TRACT OF LAND DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10697867.06, E:1730855.26) FOR THE SOUTHWEST CORNER OF THIS TRACT SAME BEING THE SOUTHWEST CORNER OF THAT LOT 11;

THENCE NORTH 1°57'24" EAST 148.51 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE 29.40' ALONG A CURVE WITH A RADIUS OF 470.15' AND A DELTA ANGLE OF 03°34'58", AND A CHORD BEARING OF NORTH 84°14'31" EAST 29.39 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT TO A POINT OF THIS TRACT;

THENCE 17.97' ALONG A CURVE WITH A RADIUS OF 15.00' AND A DELTA ANGLE OF 68°39'30", AND A CHORD BEARING OF SOUTH 62°35'40" EAST 16.92 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT TO A POINT OF THIS TRACT;

THENCE 49.10' ALONG A CURVE WITH A RADIUS OF 50.00' AND A DELTA ANGLE OF 56°16'09", AND A CHORD BEARING OF SOUTH 57°31'50" EAST 47.15 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01°58'20" WEST 45.11 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°01'41" EAST 4.00 FEET TO REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 01°58'18" WEST 82.89 FEET REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT ;

THENCE NORTH 83°41'41" WEST 89.28 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS GRASSLAND ESTATES SECTION 25, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
BRANDON PINSON

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY BRANDON PINSON .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GRASSLAND ESTATES SECTION 25 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

*ATTEST:*_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

LEGEND:

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

1. *BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*
2. *MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.*
3. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
4. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
5. *INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.*
6. *THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.*
7. *PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0068F WITH AN EFFECTIVE DATE OF 9/16/2005.*
8. *ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR 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 OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.*

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

SCALE 1" = 80'
0 50' 100' 200'

OWNER(S):

BRANDON PINSON
5507 HATHAWAY CT
MIDLAND, TX 79707
432.617.3021
BPINSON@PINSONLAW.COM

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

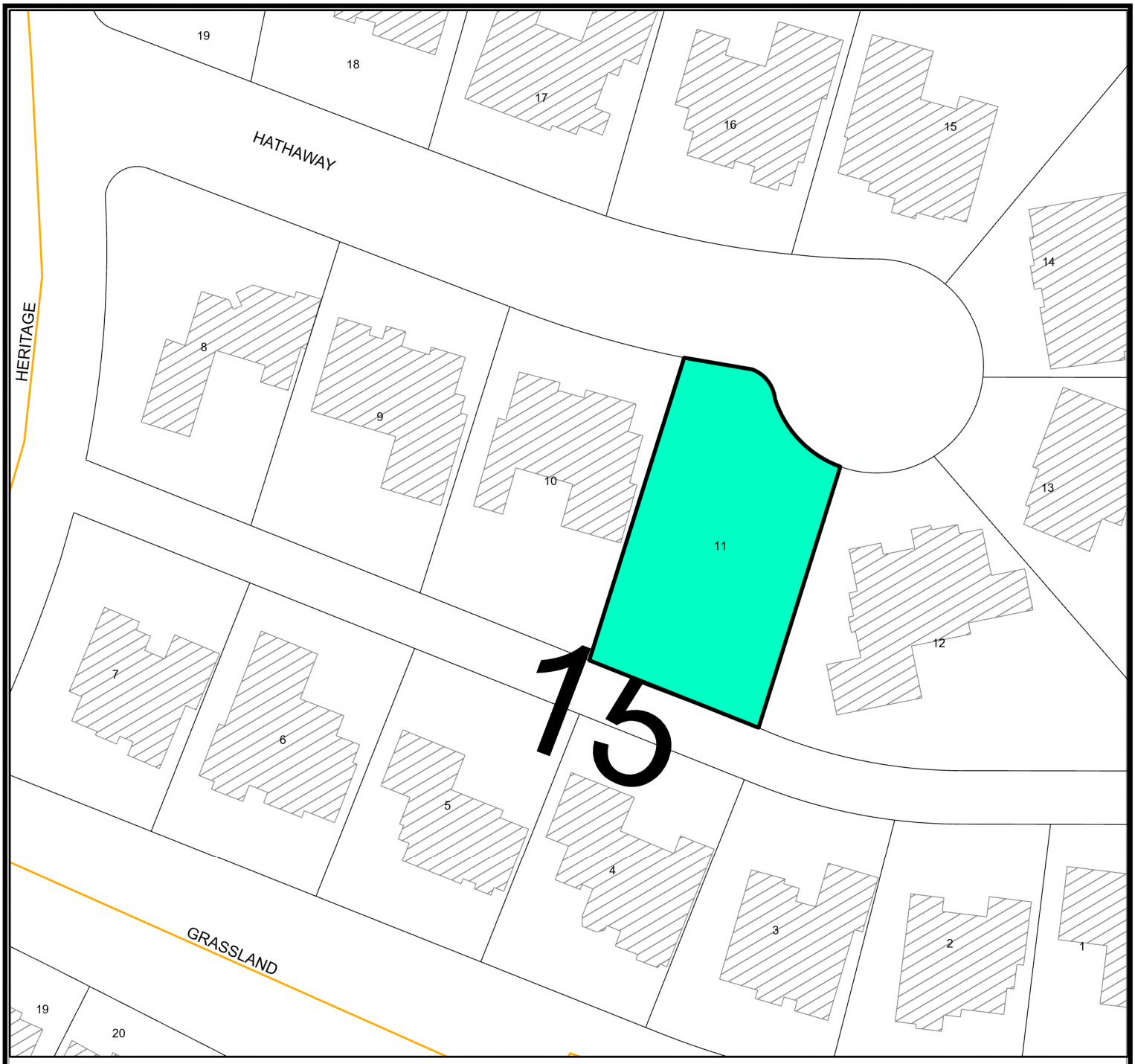
_____
RJ DAUM
TEXAS RPLS 4826

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

DATE 08/11/2025					
DRAWN BY: GG					
CHECKED BY: ED/RJ					
JOB NO: 25-507					
PROJECT: 25-507					
SHEET 1 OF 1	REVISIONS				

MAGRYM
TX FIRM# 10149500

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



Location Map

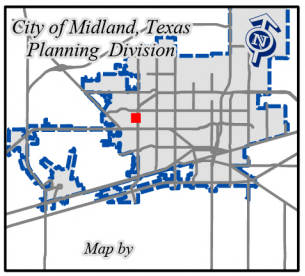
SUB-26-0930 **Scale: 1" = 67 '**

Proposed plat of Grasslands Estates, Section 27, being a replat of Lot 11, Block 15, Grassland Estates, Section 10, City and County of Midland, Texas.

Generally located on the south side of Hathaway Court, approximately 300 feet east of Heritage Boulevard. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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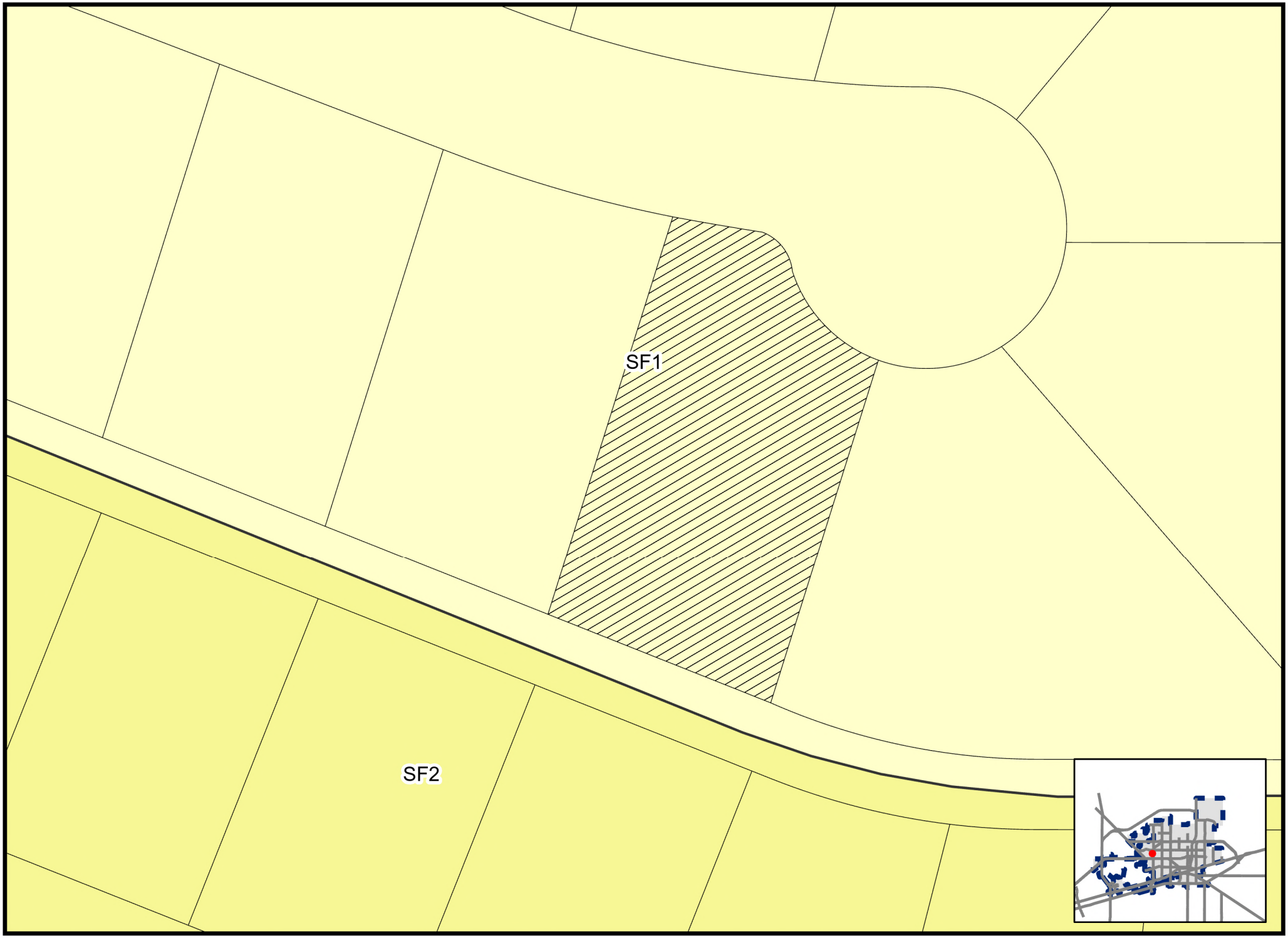
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Created: 2/10/2026

SUB-26-0930

Scale: 1" = 43 '

ZONING MAP

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HATHAWAY
15
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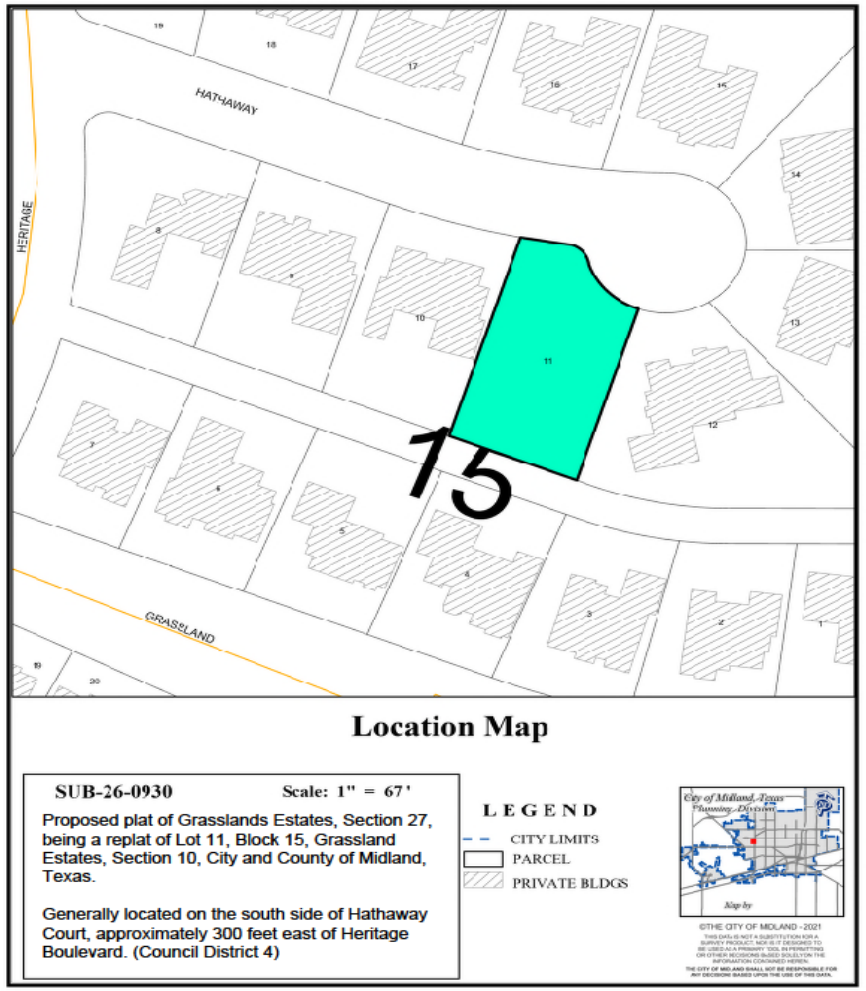
MIDLAND
Be the Energy!
PRELIMINARY PLAT
GRASSLANDS ESTATES, SECTION 27
Visit Our Website
MIDLANDTEXAS.GOV

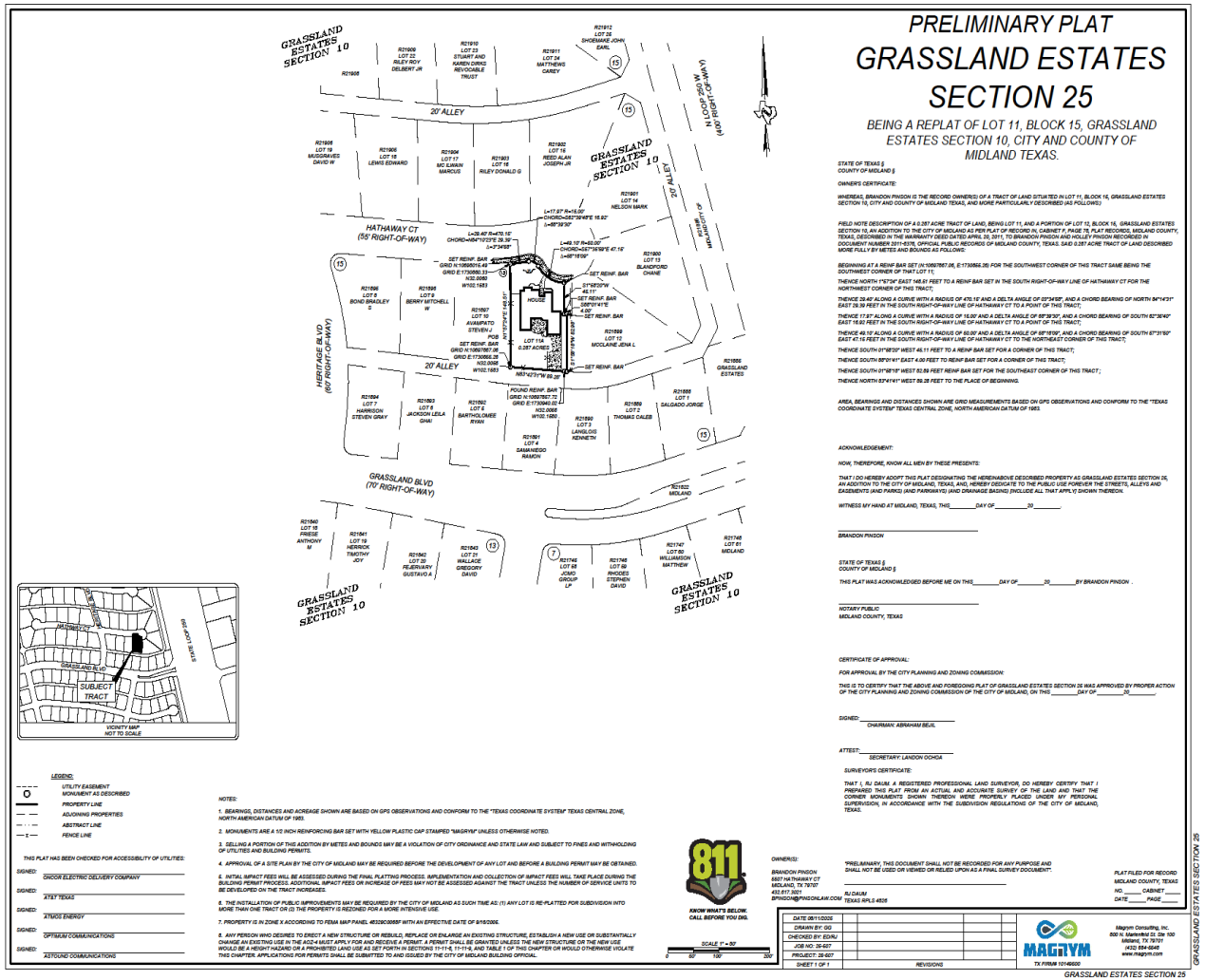
APPLICATION SUMMARY

- **Property Owner:** Brandon Pinson
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 5507 Hathaway Court (Council District 4)
- **Reason for Request:** Platting in order to obtain building permits



PLAT DETAILS

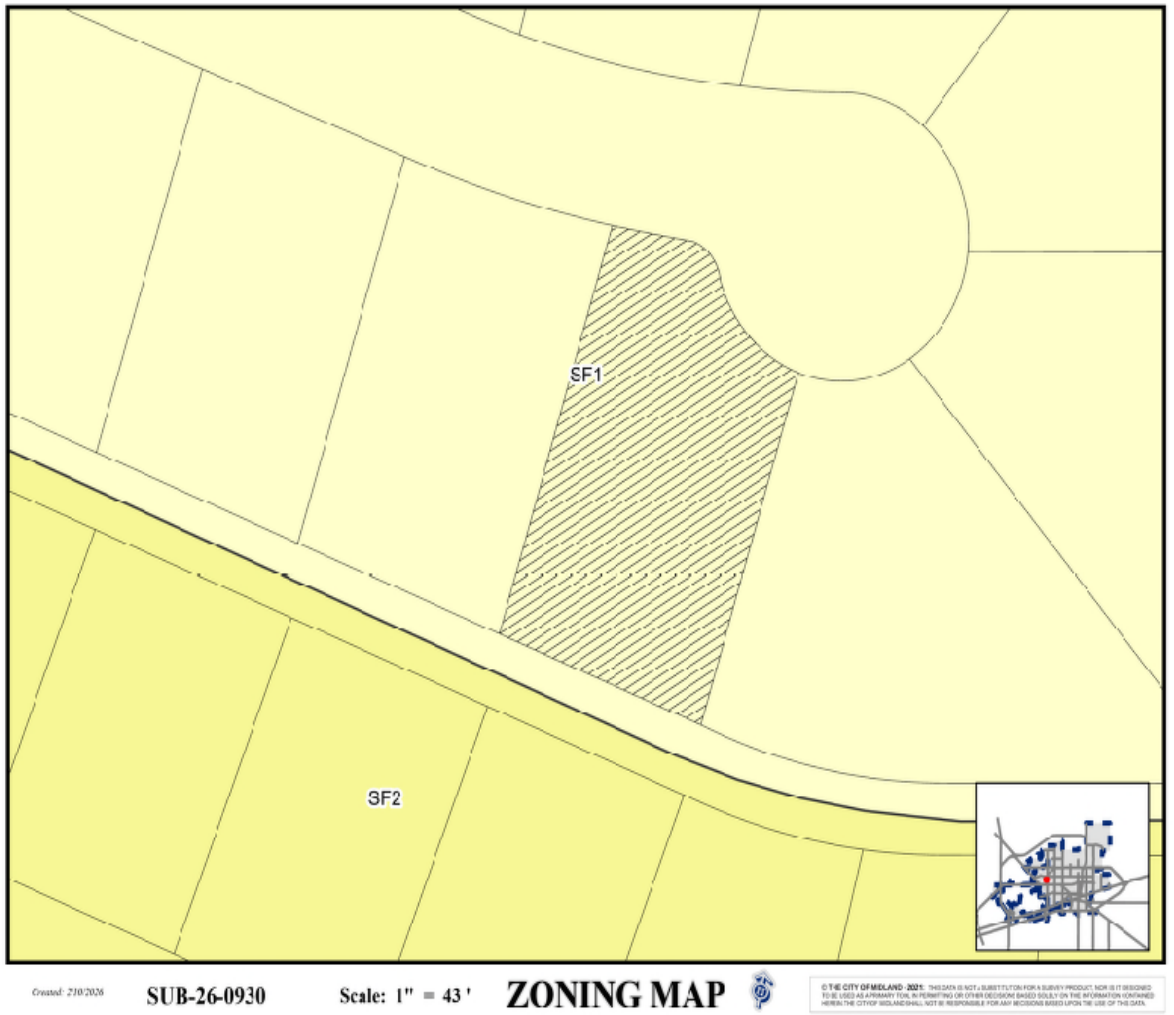
- **Acreage:** 0.287 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



MIDLAND
Be the Energy!

ZONING

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



LAND USE

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

MIDLAND
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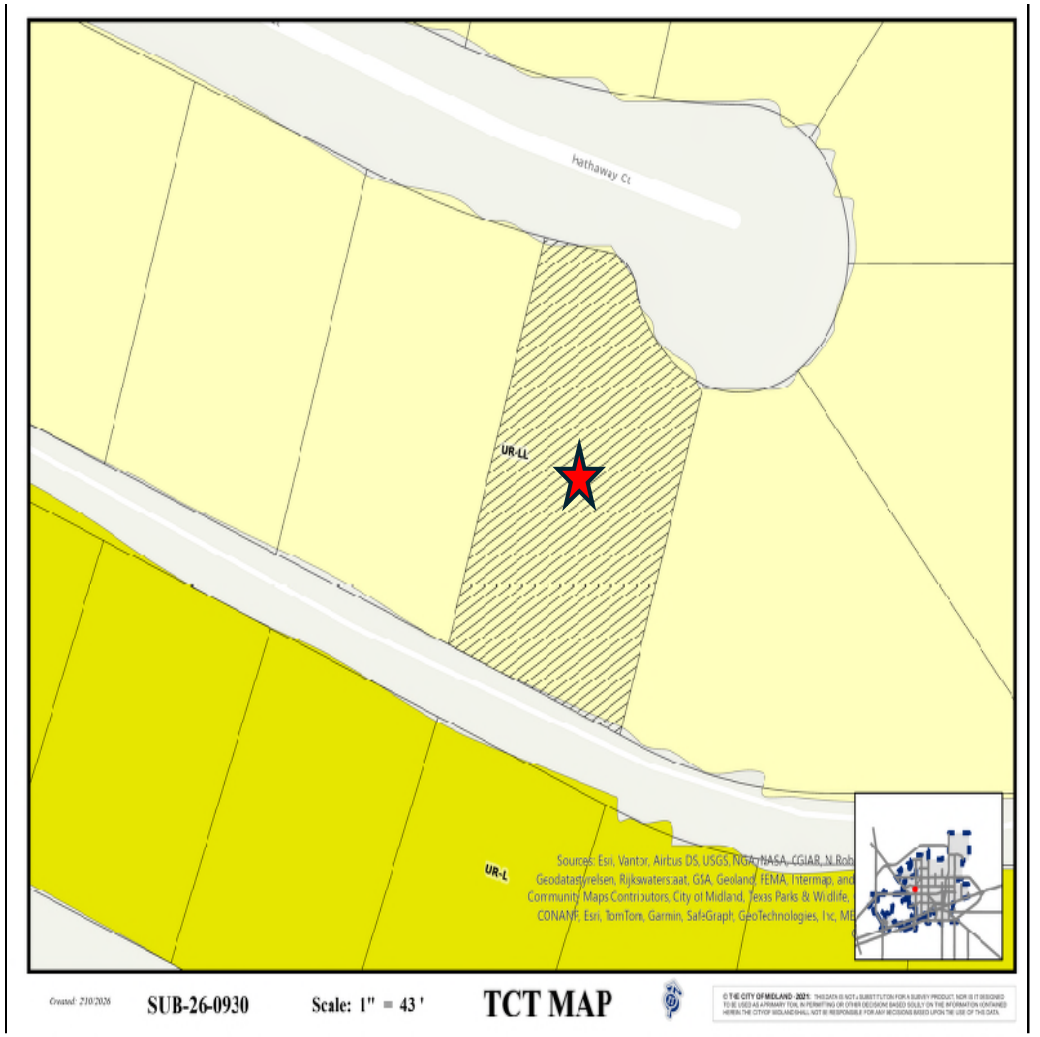
COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Large Lot, (UR-LL)
- **Supported Uses:** Restrictive land uses, emphasizing housing and open space. Civic uses may be allowed with special use permits.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

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

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

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

MISSION

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