CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
March 2, 2026 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - City Hall

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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the February 17, 2026, P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

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

4. - Motion approving a Final Plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,270 feet north of West County Road 137.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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

6. - Motion approving a Final Plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86-acre tract of land situated in Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Motion approving a Final Plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 270 feet north of

Cloverdale Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

8. - Hold a public hearing and consider a request by Chase Gardaphe for a Zone Change from PD, Planned Development District for a Housing Development to MH, Manufactured Housing District on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. - 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)**

10. - Hold a public hearing and consider a request by Eduardo Aleman, on behalf of Point 9 Realty, LLC, for a Zone Change from PD, Planned Development District for a Transitional District to RR, Regional Retail District on Lot 2B, Block 3, Corporate Plaza Addition, Section 19, and Lot 3, Block 3, Corporate Plaza Addition, 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)**

11. - Hold a public hearing and consider a request by Cumulus Design, on behalf of Cumberland and Western Resources, LLC, for an initial zoning of RR, Regional Retail District, in part, and LR, Local Retail District, in part, for a 4.09-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)**

12. - Hold a public hearing and consider a request by Mark Payne for a Zone Change from SF-1, Single-Family Dwelling District, in part, PD, Planned Development District for a Shopping Center, in part, and AE, Agricultural Estate District, in part, to SF-3, Single-Family Dwelling District, in part, and LR, Local Retail District, in part, on a 164.49-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of North Garfield Street, approximately 1,295 feet north of Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

13. - Hold a public hearing and consider a request by Bliss Jung for a Zone Change from RR, Regional Retail District to LI, Light Industrial District on Lot 1, Block 2, West 191 Industrial Park, Section 3, City and County of Midland, Texas. (Generally located on the west side of State Highway 191, approximately 1,185 feet northeast of Farm to Market 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Hold a public hearing and consider a Final Plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of

Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

15. - Hold a public hearing and consider a Preliminary Plat of Western Hills Addition, Section 15, being a replat of a 4.73-acre tract of land out of Lot 22, Block 22, Correction Plat of Western Hills, Section 2, City and County of Midland, Texas. (Generally located on the east side of Beal Parkway, approximately 145 feet south of Blue Haven Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Devon Addition, Section 10, being a plat of a 2.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of 1788 Industrial, being a plat of a 104.47-acre tract of land out of Section 30, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land out of Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Gateway Plaza, Section 15, being a replat of Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 1,200 feet north of West Interstate 20.) **(DISTRICT: 4), (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

21. - Motion approving a reinstatement of an approved Preliminary Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land out of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

22. - Motion approving a Final Plat of Sheriff Gary Painter Subdivision, being a 236.34-

acre tract of land out of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

23. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Ruckus Addition, Section 3, being a replat of Lot 1, Block 1, Ruckus Addition, and a 70.15-acre tract of land out of Section 30, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Loop 250 North and North Fairgrounds Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

24. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Northwestern Addition, Section 21, being a plat of a 3.77-acre tract of land out of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

25. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Dahlia Industrial Park, Section 2, being a replat of Lots 19 and 20, Block 2, Dahlia Industrial Park, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 140 and North County Road 1283.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

26. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Serapa Addition, Section 2, being a plat of a 48.80-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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Landon J. Ochoa
Planning Division Manager
Department of Development Services

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

CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION MEETING
February 17, 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 17, 2026.

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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the 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)**

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

Planner Beatriz Quezada presented this item.

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

There was no one wishing to speak on this item.

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

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

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)**

Planner Britton Murry presented this item.

The public hearing was opened at 3:38 p.m.

There was no one wishing to speak on this item.

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

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

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)**

Associate Planner Alexis Martinez presented this item.

The public hearing was opened at 3:41 p.m.

There was no one wishing to speak on this item.

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

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

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)**

Associate Planner Alexis Martinez presented this item.

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

There was no one wishing to speak on this item.

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

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

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)**

Associate Planner Alexis Martinez presented this item.

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

There was no one wishing to speak on this item.

The public hearing was closed at 3:48 p.m.

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

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)**

Planner Lori Elliott presented this item.

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

There was no one wishing to speak on this item.

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

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

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)**

Planner Madelim Jaquez presented this item.

The public hearing was opened at 3:53 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 3:53 p.m.

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

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)**

No action taken.

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)**

Planner Angelina Bettanini presented this item.

The public hearing was opened at 4:08 p.m.

There was no one wishing to speak on this item.

The public hearing was closed at 4:09 p.m.

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)

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

Landon Ochoa, Planning Division Manager
Department of Development Services

2/26/24
Date

Joshua Sparks, Chair

Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Llano Estacado, Section 4, being a plat of a 1.0-acre tract of land out of Section 23, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Gladiola Avenue, approximately 465 feet east of Golden Gate Drive.)**

Purpose:

Maverick Engineering, on behalf of Brandon McMorries and Adrian Hernandez, is requesting to plat the property located at 6500 Gladiola Avenue into two lots in order to build a single-family dwelling.

Current Zoning:

CE, Country Estate District

The preliminary plat was approved by the Planning and Zoning Commission on December 15, 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: Okay as show. [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 8/14/2025. [For Applicant’s Information Only.]

WATER: 6” water exists in Glandiola 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 sewer improvements were administratively approved on 8/14/2025. [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 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 Llano Estacado, Section 4.

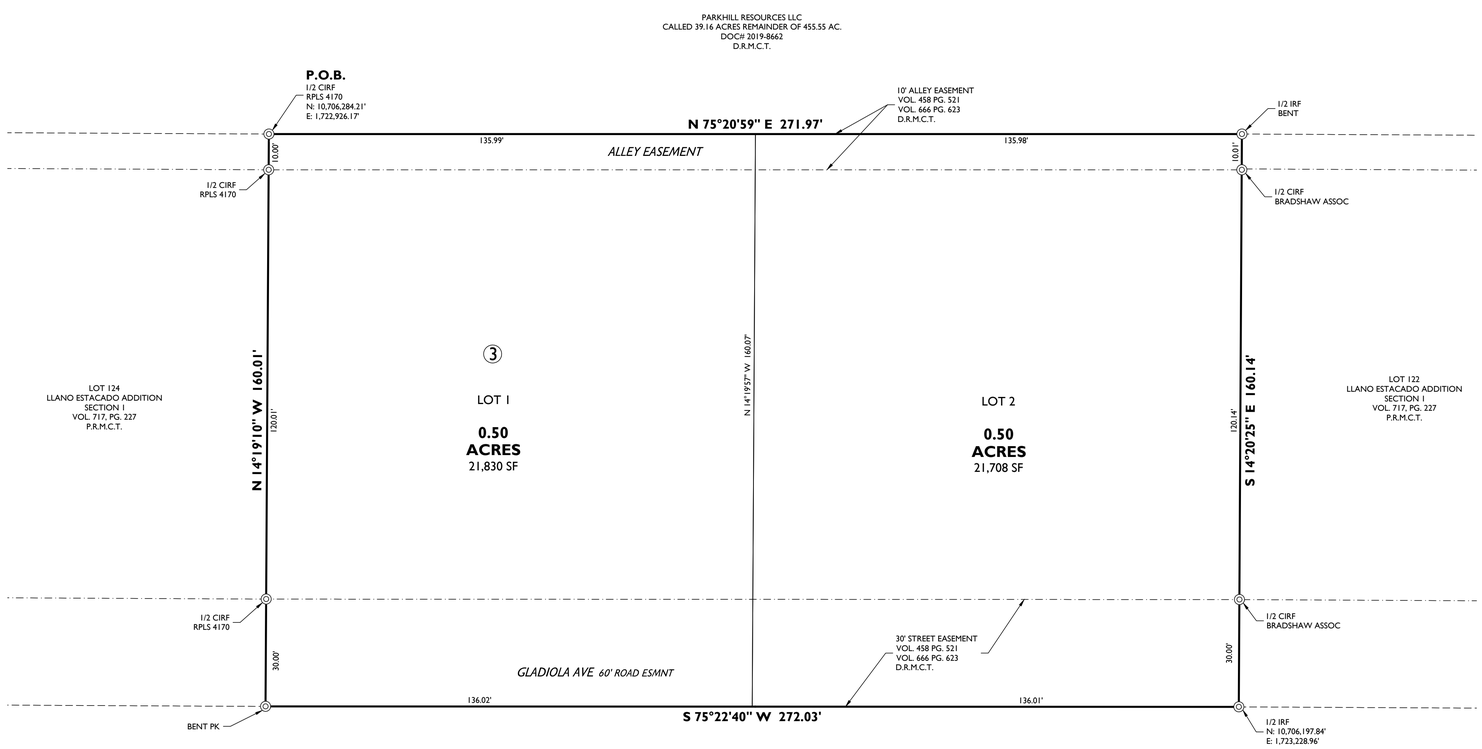
Attachments:

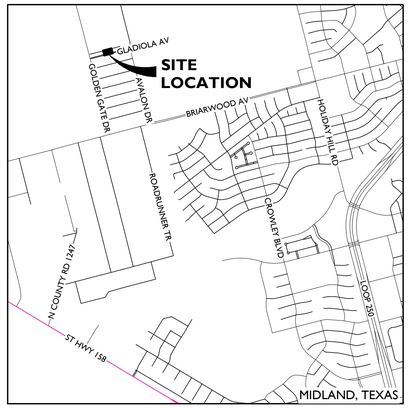
A. P-26-2487, Combined Files
B. P&Z - - Llano Estacado, Section 4 Final

Beatriz Quezada, Development Services	Created/Initiated - 2/20/2026
Landon Ochoa, Development Services	Final Approval - 2/25/2026

LLANO ESTACADO, SECTION 4

BEING A PLAT OF A 1.0- ACRE TRACT OF LAND OUT OF SECITON 23, BLOCK 40 TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BRANDON MCMORRIES & ADRIAN HERENANDEZ, ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 40, T-1-S, T&P. RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRANDON MCMORRIES AND ADRIAN HERNANDEZ, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LLANO ESTACADO, SECTION 4.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2026.

BY: BRANDON MCMORRIES

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2026.

BY: ADRIAN HERNANDEZ

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026 BY BRANDON MCMORRIES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026 BY ADRIAN HERNANDEZ.

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 LLANO ESTACADO, SECTION 4, 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



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

◎	MONUMENT AS NOTED
·-·-·-·-·-·	EASEMENT LINE
———	BOUNDARY LINE
- - - - - - -	PROPERTY LINES
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX

METES & BOUNDS:

FIELD NOTE DESCRIPTION OF A 1.00 ACRE TRACT OF LAND, SITUATED IN SECTION 23, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING ALL THAT CALLED LOT 123, LLANO ESTACADO SECTION I, CONVEYED IN DOCUMENT NUMBER 2024-21496 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING *AT N.(Y):10706284.21, E.(X):1722926.17, A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 4170" FOUND FOR THE NORTHEAST CORNER OF CALLED LOT 124 IN THE SOUTH LINE OF CALLED 39.16 ACRE REMAINDER OF A CALLED 455.45 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2019-8662 IN SAID "OPR" FOR THE NORTHWEST CORNER HEREOF;*

THENCE *N 75°20'59"E., ALONG SAID CALLED 39.16 ACRE TRACT, 271.97 FEET TO A ONE HALF INC IRON ROD FOUND BENT AT THE NORTHWEST CORNER OF CALLED LOT 122, FOR THE NORTHEAST CORNER HEREOF;*

THENCE *S.14°20'25"E., ALONG SAID LOT 122, AT 10.00 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "BRADSHAW ASSOC", AT 130.14 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "BRADSHAW ASSOC", IN ALL 160.14 FEET TO A ONE HALF INCH IRON ROD FOUND AT OR NEAR THE CENTERLINE OF GLADIOLA AVENUE FOR THE SOUTHEAST CORNER HEREOF;*

THENCE *S.75°22'40"W., ALONG SAID GLADIOLA 272.03 FEET TO A BENT "P.K." NAIL FOUND AT THE SOUTHEAST CORNER OF SAID LOT 124 FOR THE SOUTHWEST CORNER HEREOF;*

THENCE *N.14°19'10"W., ALONG SAID LOT 124, AT 30.00 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 4170", AT 150.01 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 4170", IN ALL 160.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE 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 0.99989611 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.
4. *DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED IN INSTRUMENT NO. 1981-22513 RECORDED NOVEMBER 11, 1981, MIDLAND COUNTY, TEXAS.*
5. *IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0068F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Signed by: DANNY NINO
AT&T
BY: DANNY NINO

Signed by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

PROPERTY OWNER

BRANDON MCMORRIES & ADRIAN HERNANDEZ
PO BOX 11
STANTON, TEXAS - 79782
DEED INSTRUMENT # 2024-21496
PHONE # 432-664-8264

PLAT FILED FOR RECORD MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

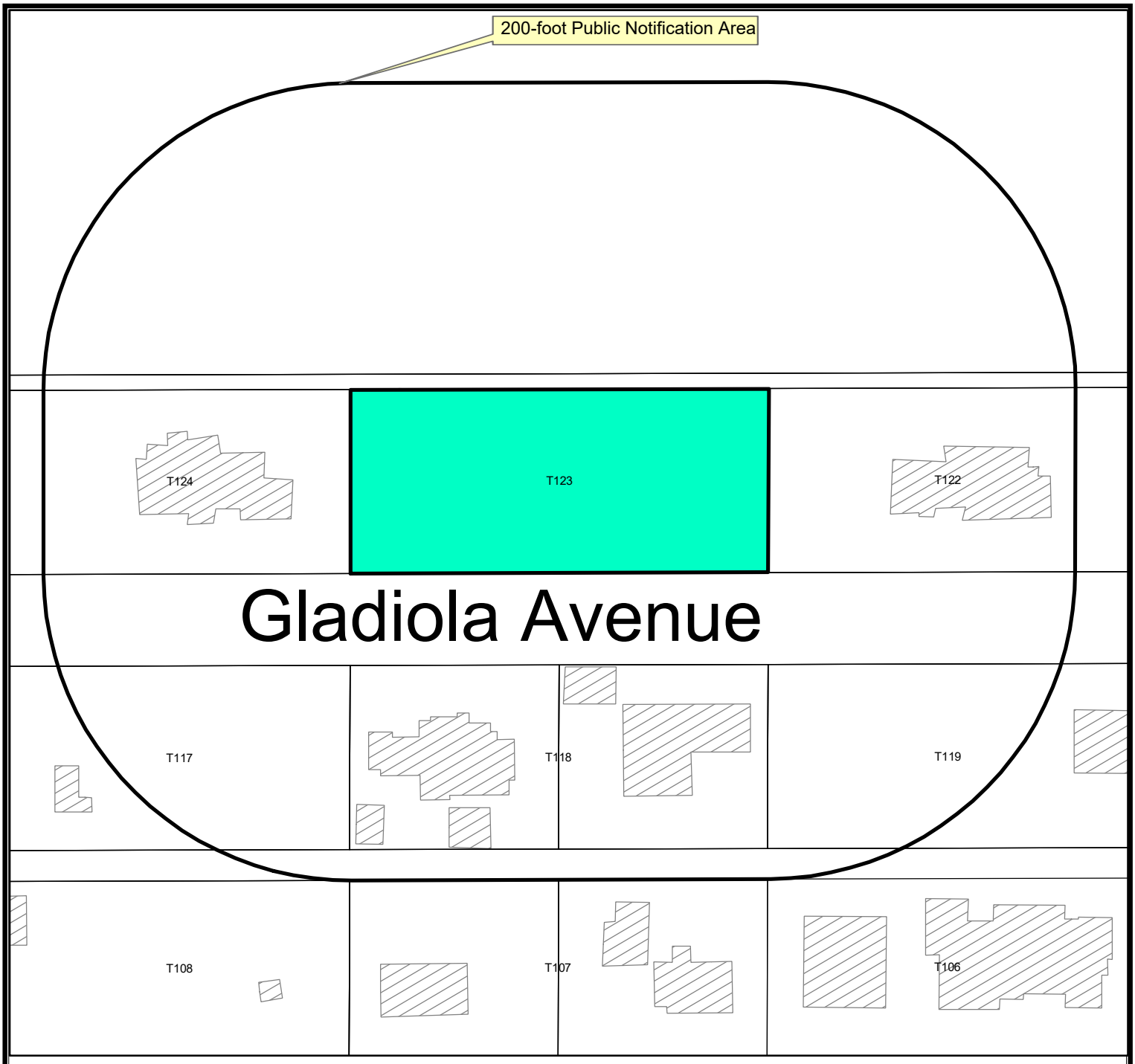
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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

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

LLANO ESTACADO, SECTION 4

Drawing : F:\2025\250058-BRANDON MCMORRIES-6500 GLADIOLA AVENUE\DRAWINGS\PLAT\FINAL PLAT\250058 FINAL PLAT.DWG Last Saved By: SDavis on 1/29/26



Location Map

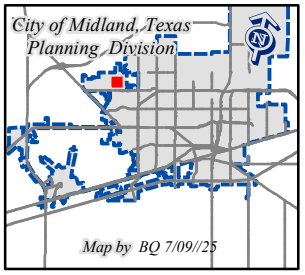
SUB-25-0917 **Scale: 1" = 600'**

Proposed plat of Llano Estacado, Section 4, being a plat of a 1.0-acre tract of land out of Section 23, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of Gladiola Avenue, approximately 465 feet east of Golden Gate Drive. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

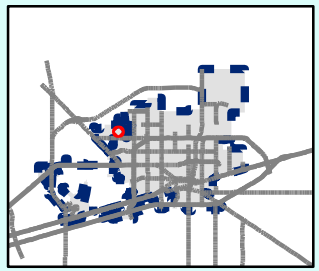
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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

SF1

CE

GLADIOLA AV



Map by BQ, 7/10/25

SUB-25-0917

Scale: 1" = 400'

ZONING MAP

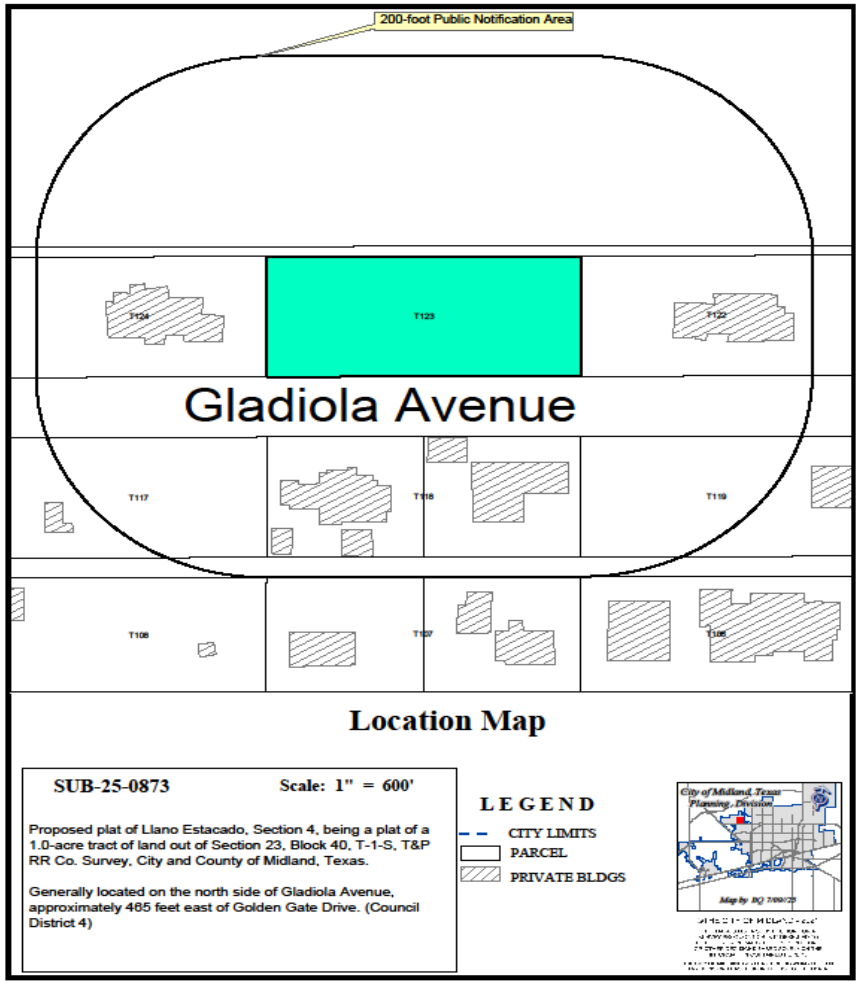
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE OR ACTIONS TAKEN BY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


GLADIOLA AV


MIDLAND
Be the Energy!
FINAL PLAT
LLANO ESTACADO, SECTION 4
Visit Our Website
MIDLANDTEXAS.GOV

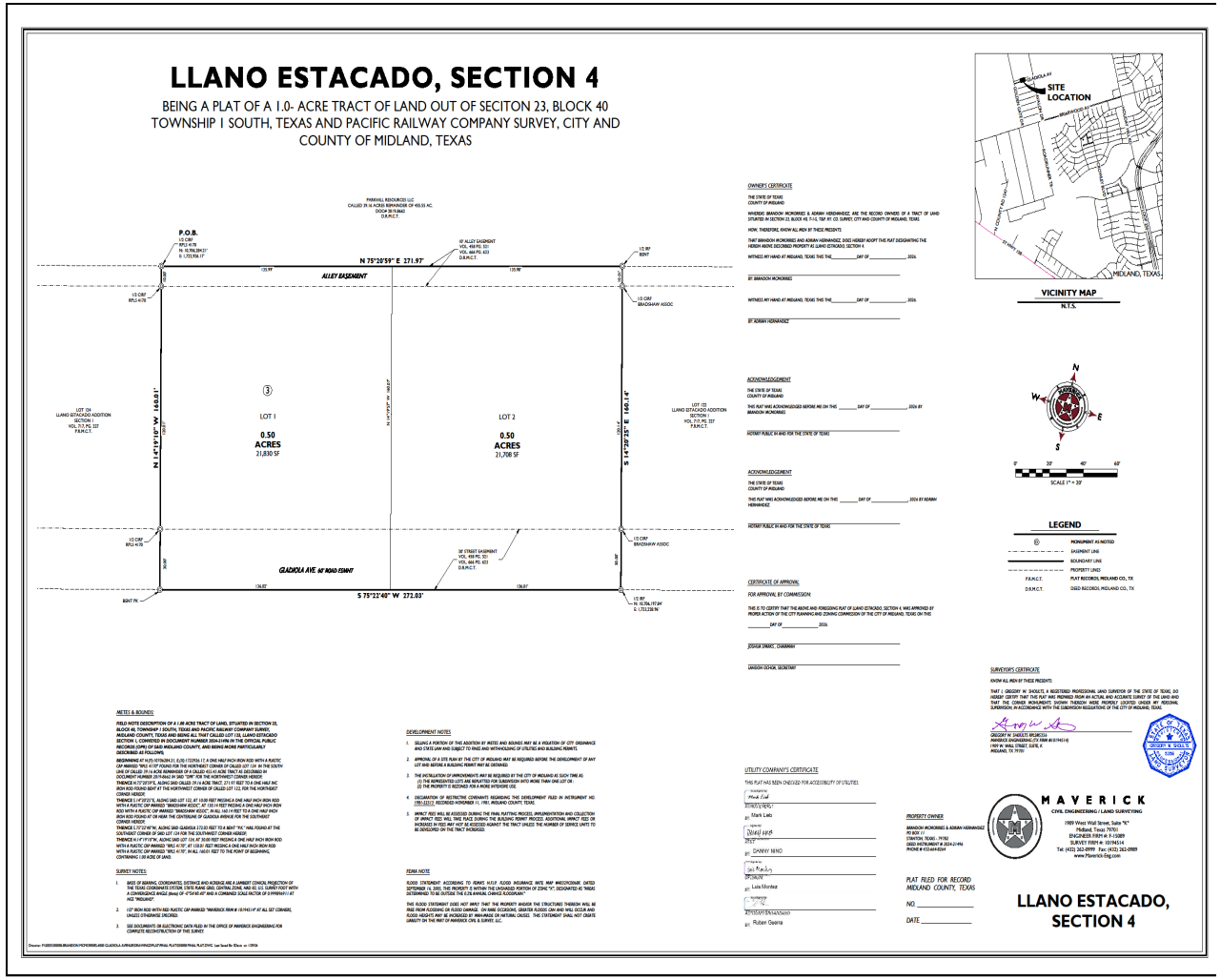
APPLICATION SUMMARY

- **Property Owner:** Brandon McMorries & Adrian Hernandez
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 6500 Gladiola Avenue (Council District 4)
- **Reason for Request:** To subdivide the property into two lots for the development of a single-family dwelling



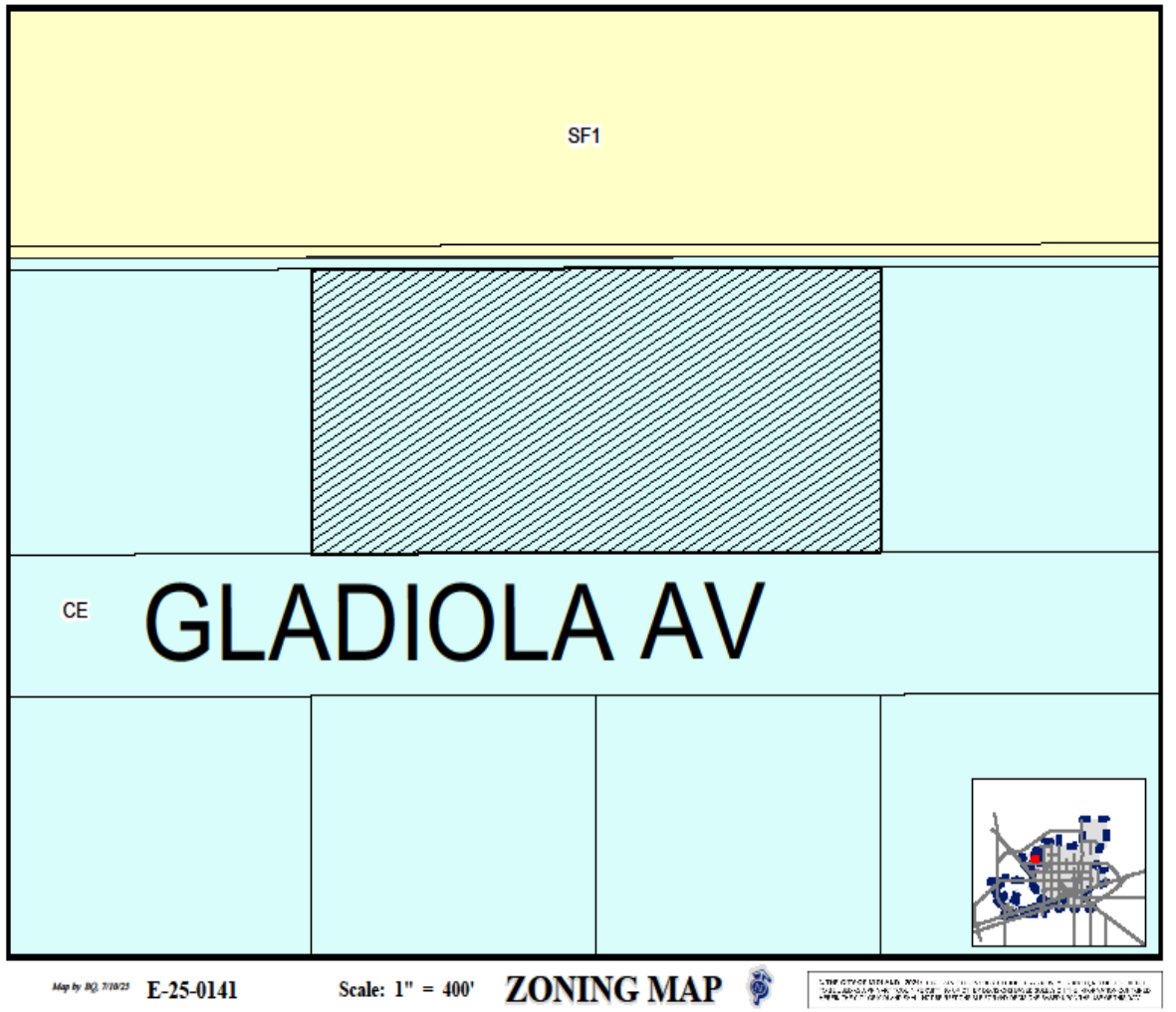
PLAT DETAILS

- **Acreage:** 1.00 acre
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 2



ZONING

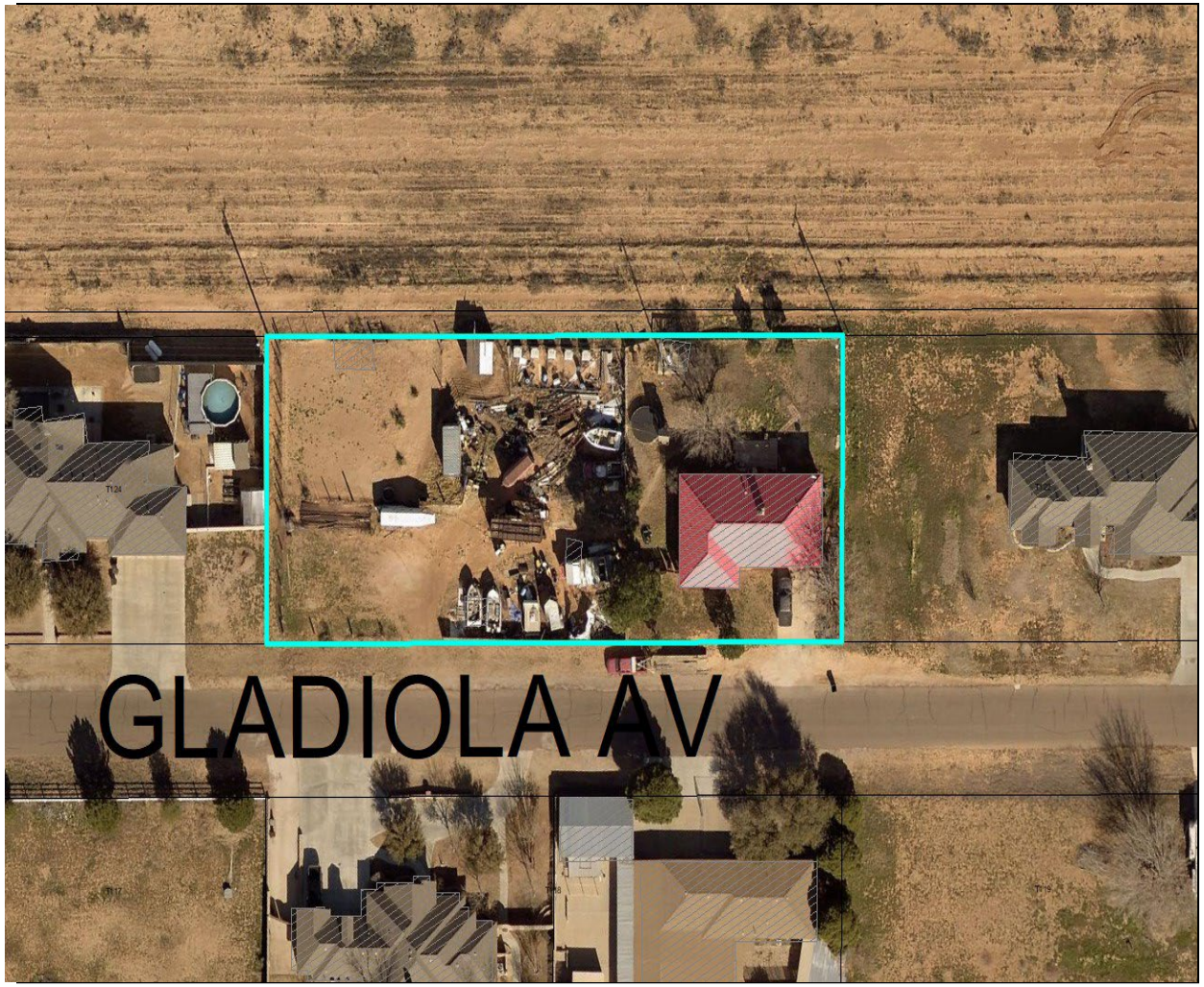
- **Current Zoning:** CE, Country Estate District
- **Surrounding Zoning:**
  - **North:** SF-1, Single-Family Dwelling District
  - **South/East/West:** CE, Country Estate District



MIDLAND
Be the Energy!

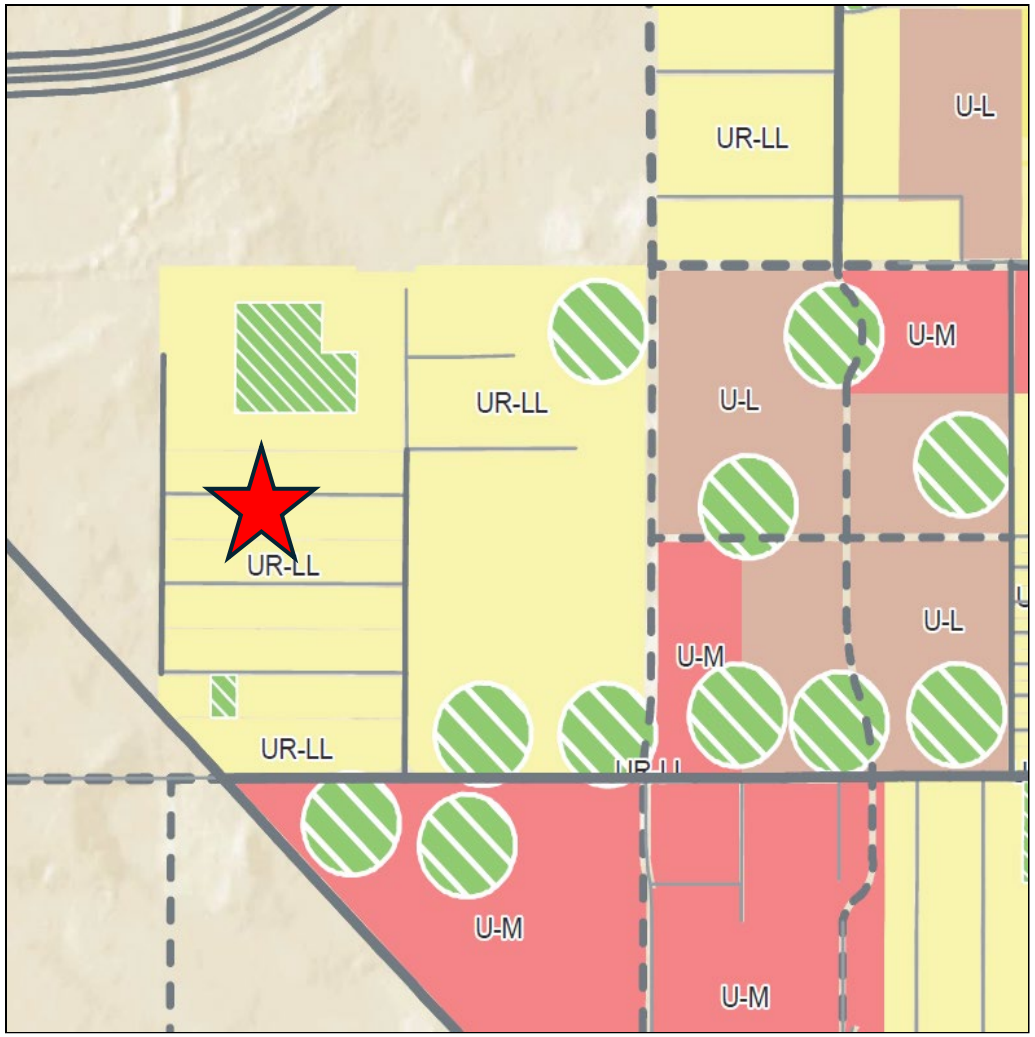
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential – Large Lot, (UR-LL)
- **Supported Uses:** Supporting uses include single-family detached homes, emphasizing larger lots.
- 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 for the property owner to subdivide the current tract into two lots.



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: March 2, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR. Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,270 feet north of West County Road 137.)

Purpose:

Luchini & Mertz, on behalf of Caliche Now, LLC, is requesting to plat a 35.98-acre tract of land located at 4900 South State Highway 349 into three lots for future retail development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Final Plat Requirements:

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

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

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

PAVING: Rankin Highway (SH 349) Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required [For Applicants Information Only]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: Show delineation of floodplain boundary on plat.

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments

Addressing Review: (Approved)

County - To be addressed by MECD

Planning: (Approved)

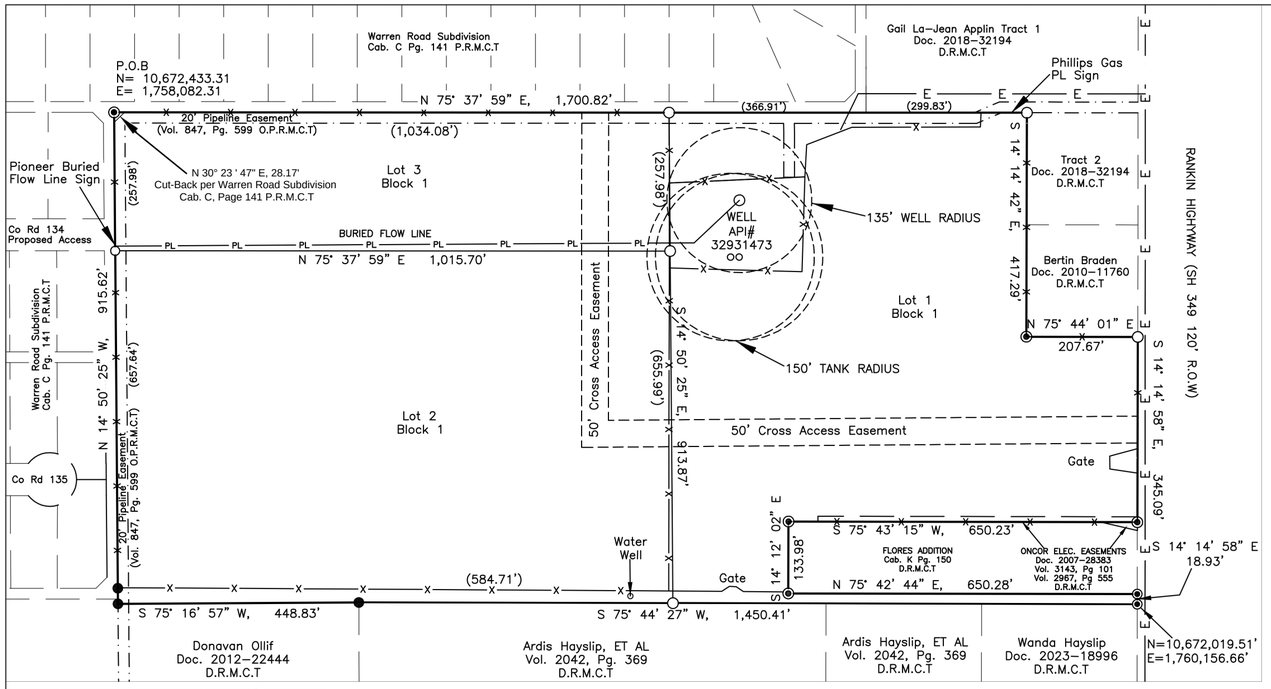
Staff recommends approval of the Final Plat of SIMA Development Addition.

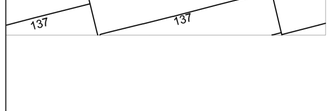
Attachments:
A. P-26-2481, Combined Files
B. P&Z - - SIMA Development Addition Final Plat

Beatriz Quezada, Development Services — Created/Initiated - 2/20/2026
Landon Ochoa, Development Services — Final Approval - 2/25/2026

SIMA DEVELOPMENT ADDITION

35.98 Acre Tract
Located in Section 22, Block 39,
T-2-S, T. & P. RR. Co. Survey
Midland County, Texas





LEGEND

- = FOUND ¾" IRON PIPE
- = SET 1/2" IRON ROD WITH CAP MARKED "LUCHINI & MERTZ"
- = FOUND ½" IRON ROD "ASB"
- = EXISTING BOUNDARY LINE
- = PLAT BOUNDARY LINE

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

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



0 200 400
Scale: 1"= 200'

Notes:

1. The installation of public improvements may be required by the City of Midland as such time as: tract is re-platted into more than four tracts or the property is rezoned for a more intensive use.
2. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
3. According to the FEMA Flood Insurance Rate Map 48329C0204F & 48329C0212F (Zone A), dated September 16, 2005 shows this property to lie in a Special Flood Hazard Area.
4. Approval of a site plan by th City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
5. All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
6. Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
7. Lots 1, 2 & 3 Share Cross Access Easement as per Site Plan.

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company	DocuSigned by: Steven Hilliard 775E4D04F320447...
AT&T Texas	Signed by: Jerry Underwood 0161E8291AC0498...
ATMOS Energy	DocuSigned by: Mark Lisk A87AE1F9E46E427...
OPTIMUM	DocuSigned by: Luis Montez 6328EBD7E7F7416...
ASTOUND	Ruben Guerra

PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines
LUCHINI & MERTZ
Boundary Surveys

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, CALICHE NOW LLC IS THE RECORD OWNER OF A 35.98 ACRE TRACT OF LAND SITUATED IN SECTION 22, BLOCK 39, T-2-S, T & P RR CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a total of 35.98 acres described as Tract 1 (6.38 acres), Tract 2 (10.00 acres) save and except a 2.00 acre tract as described in Document 2006-25264 Deed Records Midland County Texas and Tract 3 (21.62 acres), as described in Volume 904, Page 52 Deed Records Midland County Texas and being more particularly described as follows;

BEGINNING at a ¾" iron rod (N=10,672,433.31', E=1,758,082.31') found at the Northwest corner of said Tract 3 and at an interior corner of The Warren Road Subdivision as recorded in Cabinet C, Page 141 Plat Records Midland County, located in Section 22, Block 39, from whence the Northwest corner of said Section 22 bears North 77°42'43" West a distance of 3,828.97 feet;

THENCE North 75°37'59" East along the South line of said Warren Road Subdivision passing the Northeast corner of said Tract 3 and the Northwest corner of said Tract 1 at a distance of 1,035.02 feet and continuing for a total distance of 1,700.82 feet to a ¾" iron rod found at the Northeast corner of said Tract 1 and being the Northeast corner of this;

THENCE South 14°14'42" East along the East line of said Tract 1 a distance of 417.20 feet to a ½" iron rod found on the North line of said Tract 2 and being the Southwest corner of a 1.00 acre tract to Jackie and Bertin Braden as recorded in document 2010-11760 Deed Records Midland County Texas and being an interior corner of this;

THENCE North 75°44'01" East along the North line of said Tract 2 a distance of 207.67 feet to a ¾" Iron pipe found on the West Right of Way of State Highway 349 and being the Northeast corner of said Tract 2;

THENCE South 14°14'58" East along said West Right of Way of State Highway 349 a distance of 345.09 feet to a ½" iron rod found at the Northeast corner of The Flores Addition as recorded in Cabinet K, Page 150 Plat Records Midland County Texas and being a corner of this;

THENCE South 75°43'15" West along the North line of said Flores Addition a distance of 650.23 feet to a ½" iron rod found at the Northwest corner of said Flores Addition and being an interior corner of this;

THENCE South 14°12'02" East along the West line of said Flores Addition a distance of 133.98 feet to a ½" iron rod found at the Southwest corner of said Flores addition and being an interior corner of this;

THENCE North 75°42'44" East a distance of 650.28 feet to a ½" iron rod found at the Southeast corner of said Flores Addition and being on the West Right of Way of State Highway 349;

THENCE South 14°14'42" East a distance of 18.93 feet to a ½" iron rod found at the Southeast corner of this from whence the Southeast corner of a 1 ac tract to Wanda Hayslip as recorded in Document 2023-18996 Deed Records Midland County Texas bears South 14°14'58" East a distance of 150.00 feet

THENCE North 75°44'27" West passing the common corner of said Tract 2 and said Tract 3 at a distance of 873.18 feet continuing for a total distance of 1,450.41 feet to an iron rod with plastic cap marked "ASB" found at a point of deflection for this tract and being the Northwest corner of 3 acre tract to Ardis D. Hayslip as described in Volume 2042, Page 369 Deed Records Midland County Texas;

THENCE North 75°16'57" West to a distance of 448.83 feet to an iron rod with plastic cap marked "ASB" found at the Southeast corner of this;

THENCE North 14°50'25" West along the West line of said Tract 3 passing an iron rod with plastic cap marked "ASB" at a distance of 8.90 feet found at the Southeast corner of said Warren Road Development, passing an iron rod with plastic cap marked "ASB" at a distance of 29.21 feet continuing for a total distance of 915.62 feet to the Point of Beginning containing 35.98 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, Angel Villarreal **does here by adopt** this plat designating the herein above described property as **SIMA** DEVELOPMENT ADDITION, **an addition** to the City of Midland, Texas, and hereby dedicate to the public **use forever** the streets, **alleys** and easements shown thereon. WITNESS our hands at Midland, Texas, **this** the_____ day **of** _____, **2026.**

Angel Villarreal (CEO) CALICHE NOW LLC

CERTIFICATE OF APPROVAL

For approval by the commission:
This is to certify that the above and foregoing plat of SIMA DEVELOPMENT ADDITION 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 – Chair

Landon Ochoa– Secretary

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____

by Angel Villarreal (CEO) CALICHE NOW LLC

Notary Public, State of Texas

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

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

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

SIMA DEVELOPMENT ADDITION

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

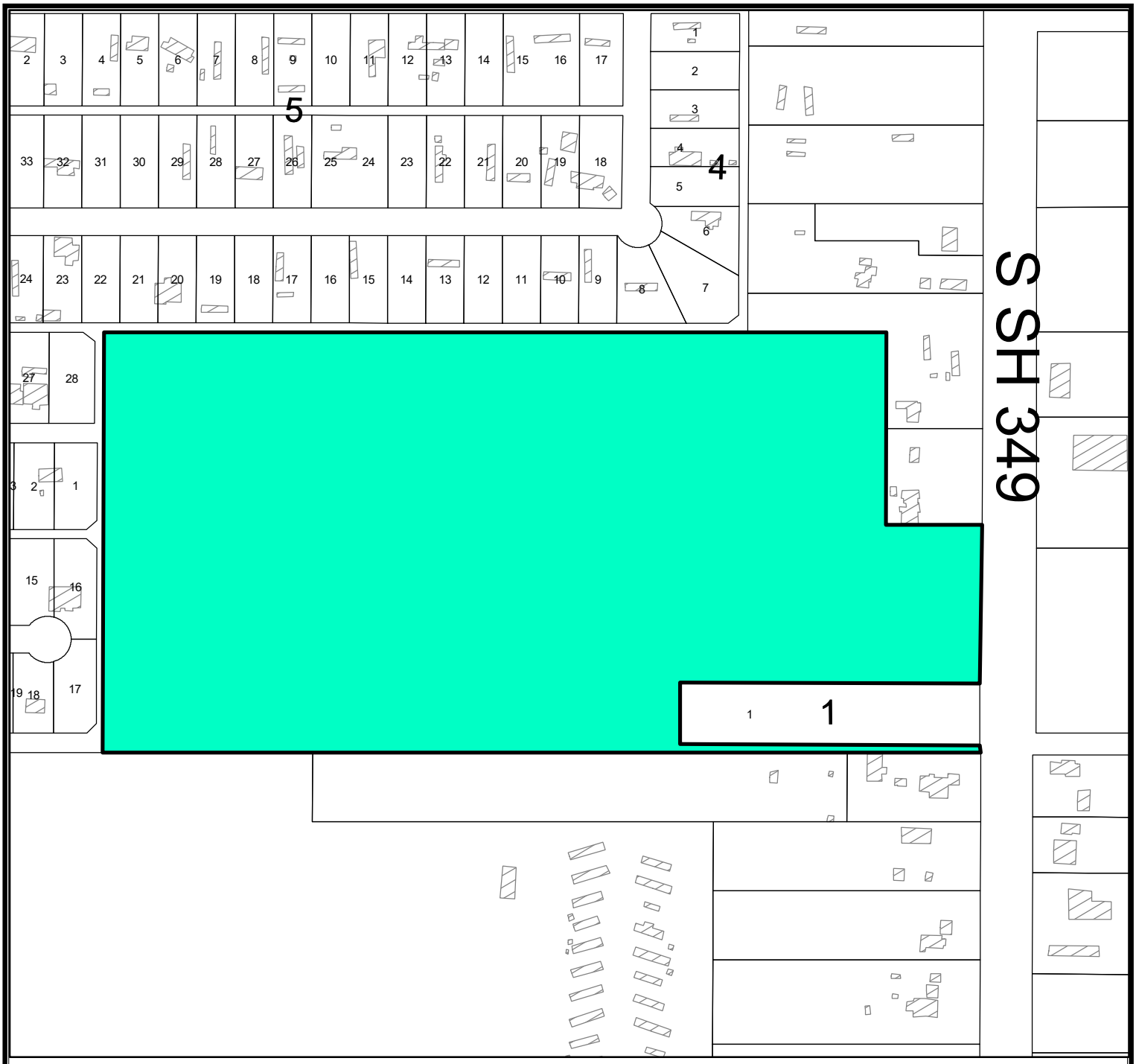
No._____ CABINET_____

DATE_____ PAGE_____

Angel Villarreal 3000 N Garfield St. Midland, Texas 79705

Job Number: 250122PS -- Angel Villarreal Drawn By: JB 1-5-2026

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



Location Map

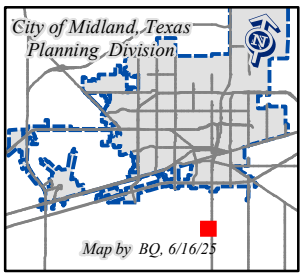
SUB-25-0863 **Scale: 1" = 2,000'**

Proposed plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR. Co. Survey, Midland County, Texas.

Generally located on the west side of South State Highway 349, approximately 1270 feet north of West County Road 137. (Extraterritorial Jurisdiction)

LEGEND

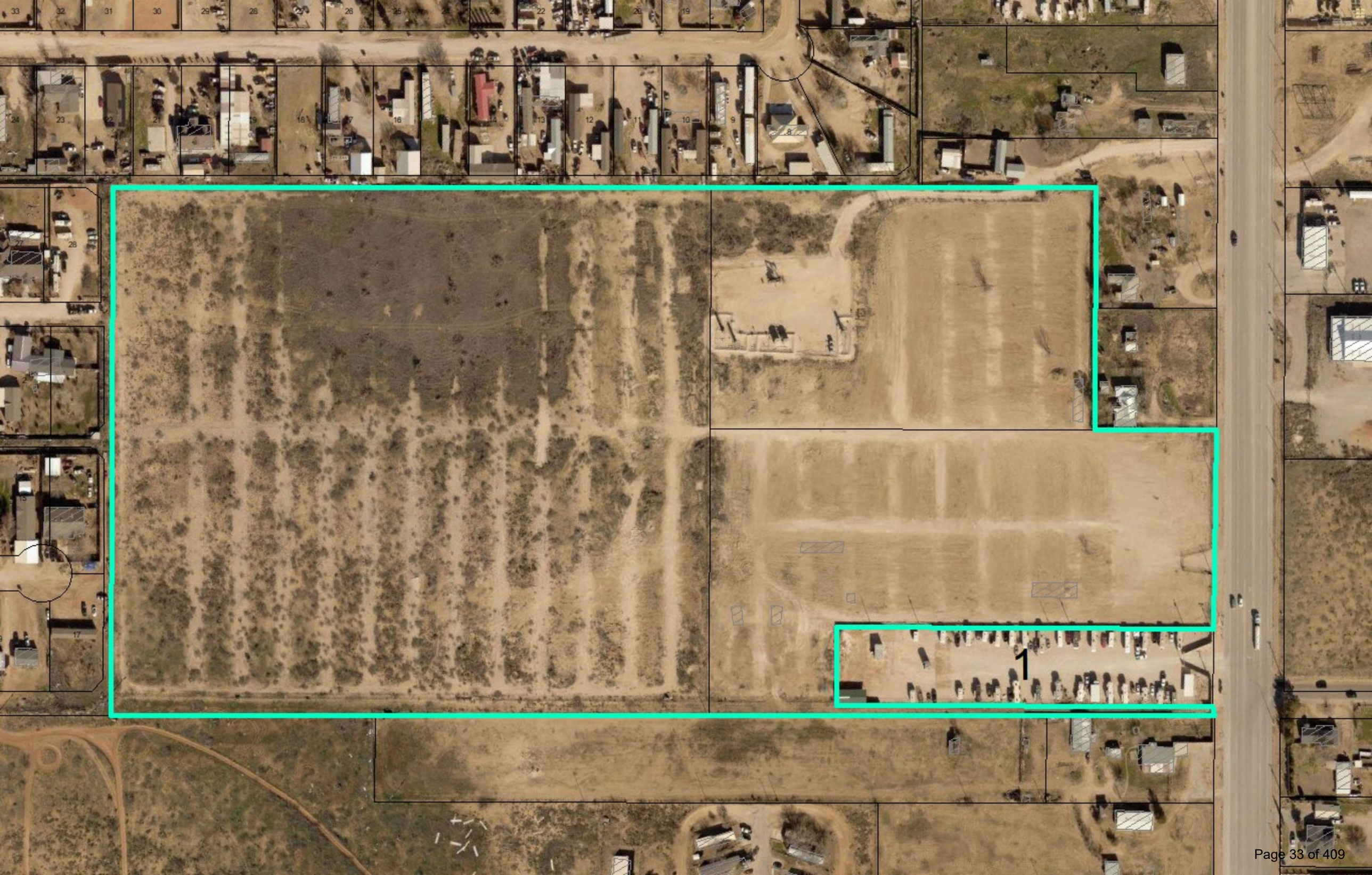
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

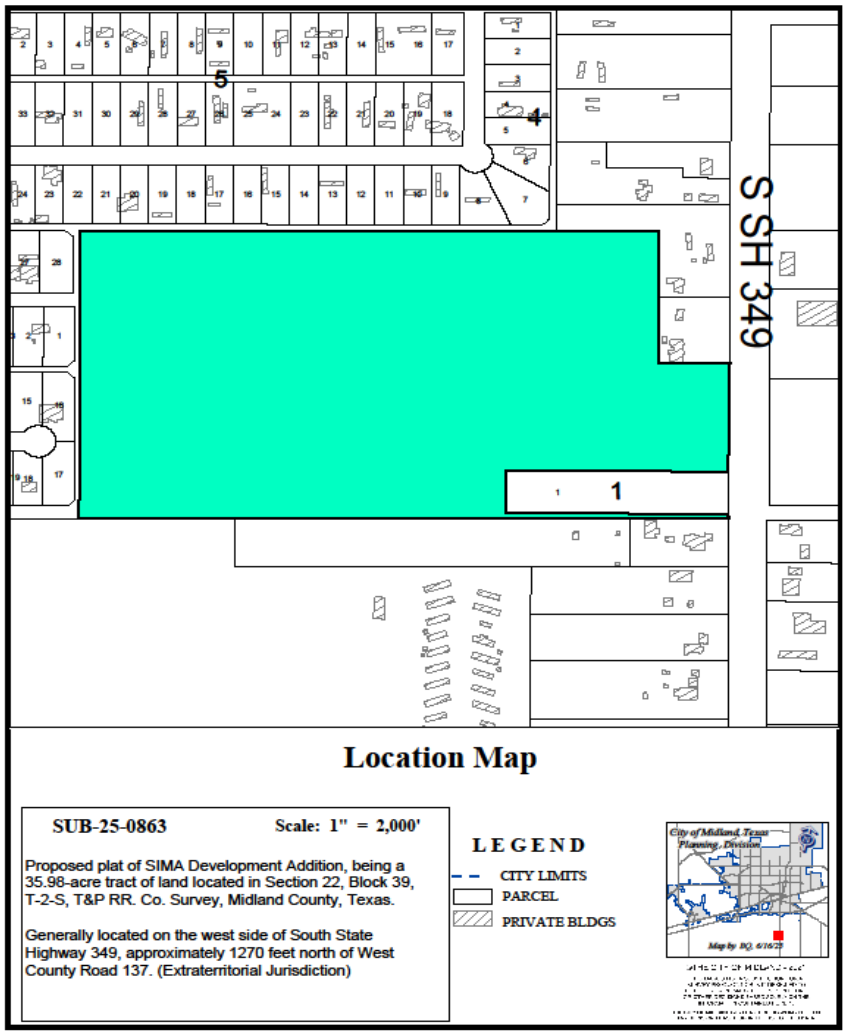
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


1


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FINAL PLAT
SIMA DEVELOPMENT ADDITION
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MIDLANDTEXAS.GOV

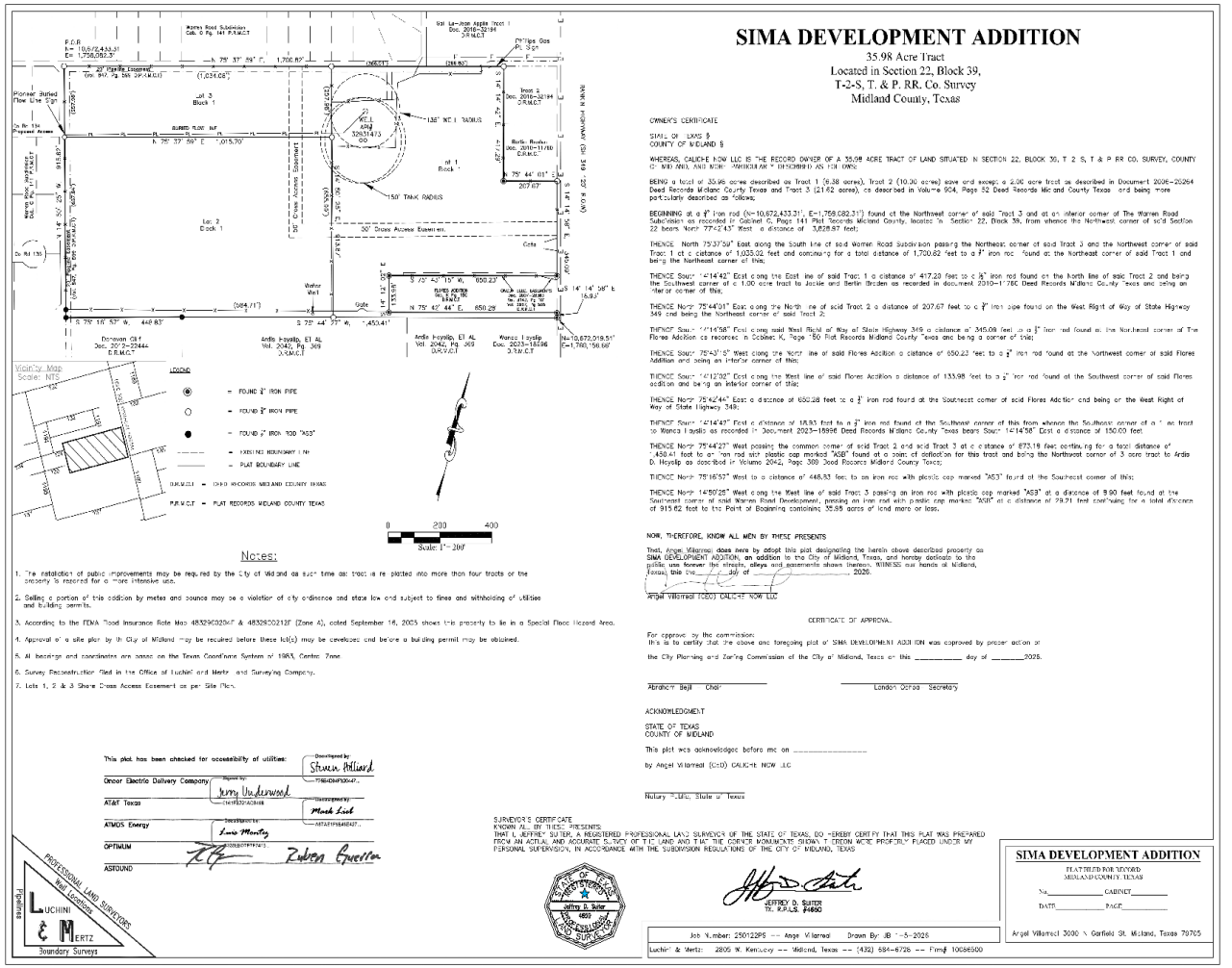
APPLICATION SUMMARY

- **Property Owner:** Caliche Now, LLC
- **Representative:** Zeke Bryand, with Luchini & Mertz Land Surveying Co.
- **Location:** 4900 South State Highway 349 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future retail development



PLAT DETAILS

- **Acreage:** 35.98 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 3



SIMA DEVELOPMENT ADDITION

35.98 Acre Tract
Located in Section 22, Block 39,
T-2-S, T. & P. RR. Co. Survey
Midland County, Texas

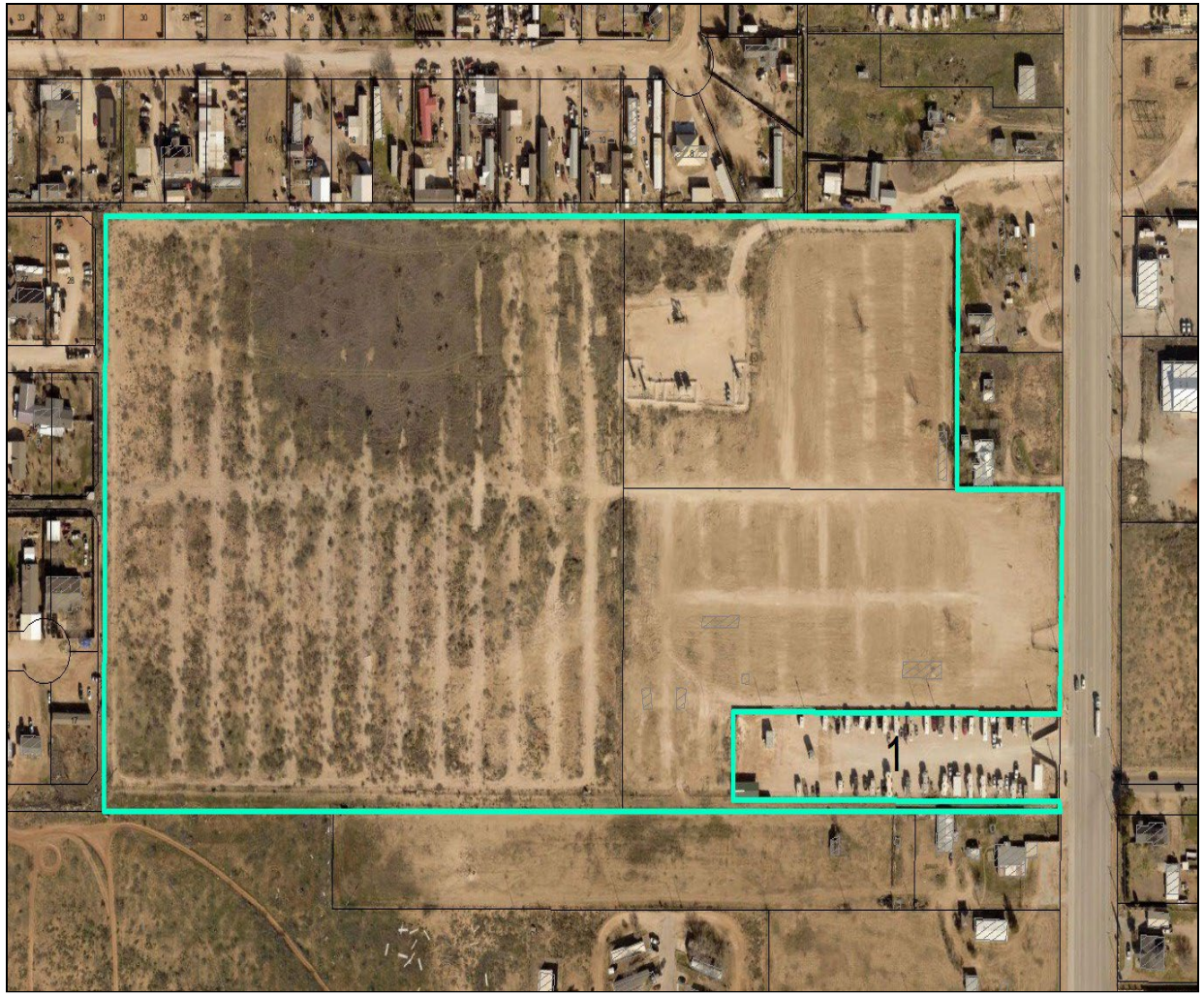
Notes:

1. The installation of public improvements may be required by the City of Midland as such time as tract is re platted into more than four tracts or the property is rezoned for a more intensive use.
2. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
3. According to the FEMA Flood Insurance Rate Map 48329C0204F & 48329C0212F (Zone A), dated September 16, 2005 shows this property to lie in a Special Flood Hazard Area.
4. Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
5. All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
6. Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
7. Lots 1, 2 & 3 Share Cross Access Easement as per Site Plan.

SIMA DEVELOPMENT ADDITION
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

LAND USE

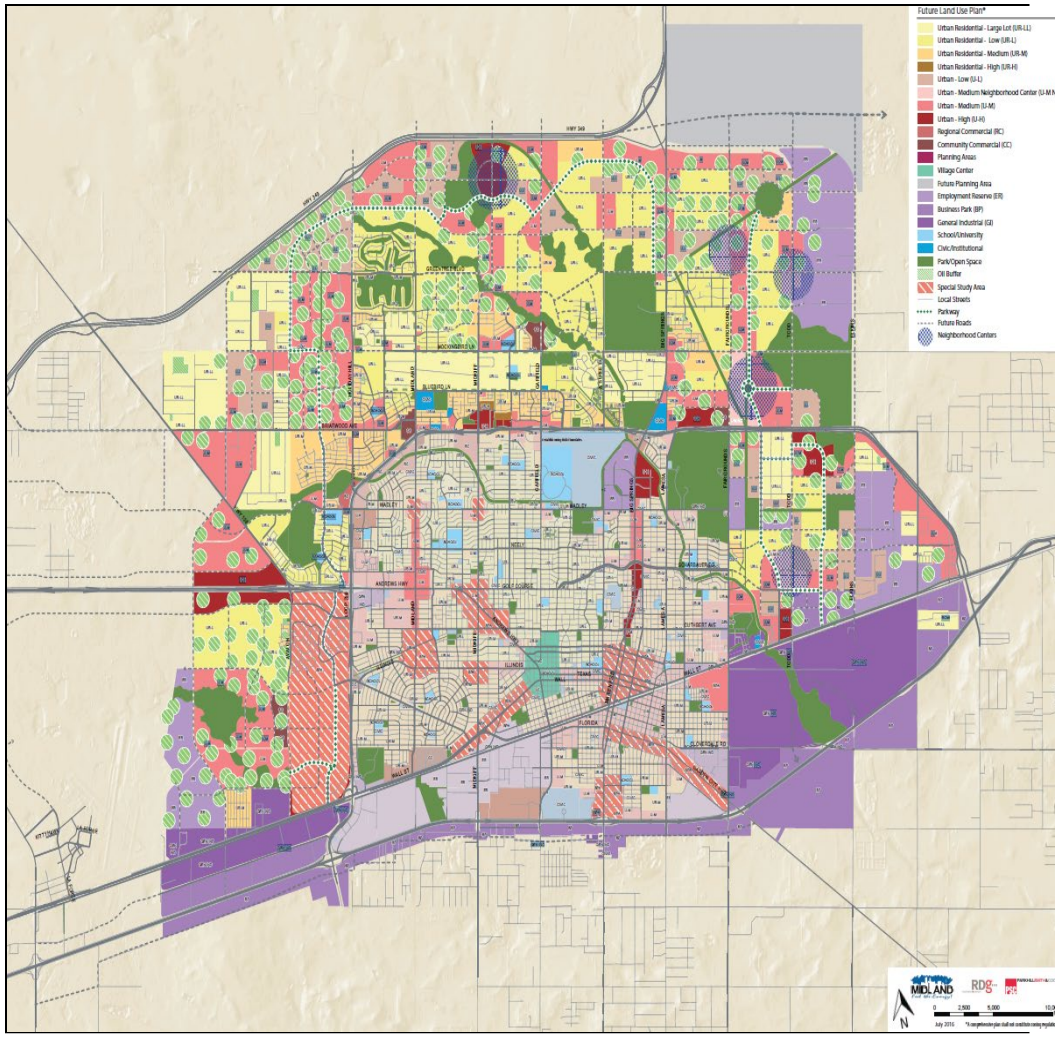
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West:** Residential
  - **South:** Vacant Land
  - **East:** Warehouse
- **Proposed Use:** Retail Development



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COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Not designated.



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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:	**5.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving a Final Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.)**

Purpose:

Dunaway Associates, on behalf of Black Family Partnerships, is requesting to replat the properties located at 5407 and 5315 Alysheba Lane into 37 lots in order to create a private residential subdivision.

Current Zoning:

AE, Agricultural Estate District

Preliminary Plat Approval:

The preliminary plat was approved on December 15, 2025.

Final Plat Requirements:

The official signed Mylar copy of the final plat, the original tax certificate from 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:
Deny

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Denied)

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 Comment's. [For Applicant’s Information Only.] PAVING: Mockingbird Ln. roadway okay as is. No public paving improvements required. Alysheba roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 8” water exists in Alysheba Street E of tract, okay as is. No public water improvements required. 16” water exists in Mockingbird Ln. 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: 8” sewer exists in Alysheba Street E of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE:Show compliance with Jal and Midland Draw Watershed Drainage Study, prepared by Freese and Nichols and approved by City on 02/20/2026. [Reference City Code Sect. 11-2-3(D)8]

EASEMENTS: Attach a public utility & public access easement to the final 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.]

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)

North-south portion of Gallant Fox Loop should be a different name. Confirm with addressing if Gallant Fox Loop will be an issue, if not disregard.

Addressing: (Approved)

Rcvd updated final with street names 020626.

Health: (Approved)

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

Planning: (Denied)

The lots do conform to the dimensions of AE, Agricultural Estate District. [11-2-3(D)8(b)]

Staff recommends denial of the Final Plat of Solomon Estates, Section 3.

Attachments:
A. P-26-2478, Combined files
B. P&Z - - Solomon Estates, Section 3 Final

Madelim Jaquez, Development Services — Created/Initiated - 2/27/2026
Landon Ochoa, Development Services — Final Approval - 2/27/2026



VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER NAME AND ADDRESS:

Name: Dunaway Associates
Address: 4000 N. Big Spring Street, Suite 101
Midland, TX 79705 Phone: 432-699-4889

OWNER NAME AND ADDRESS:

Name: Black Family Partnerships
Address: 4000 N Big Spring St
Midland, TX 79705

SCALE 1" = 60' (60' 0 60' 120' FEET)

● = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC." (unless otherwise noted)
O.P.R.M.C.T. = Official Public Records of Midland County, Texas
D.R.M.C.T. = Deed Records of Midland County, Texas
P.R.M.C.T. = Plat Records of Midland County, Texas
PAE = Pedestrian Access Easement
SWME = Private HOA Screening Wall Maintenance Easement
WE = Water Easement
SDE = Storm Drainage Easement
BSL = Building setback line

= FEMA Flood Zone "X" (shaded)
= FEMA Flood Zone AE
= FEMA Flood Zone AE Floodway

See Notes for Floodplain information.

Line Table		
Line Number	Bearing	Distance
L1	S14°25'36"E	3.39'
L2	S75°21'00"W	30.60'
L3	S75°53'22"W	43.93'
L4	S72°54'31"W	1.66'
L5	N22°21'15"W	1.71'
L6	N12°47'30"W	4.12'
L7	N14°54'39"W	24.60'
L8	N13°46'33"W	26.91'
L9	N21°21'27"W	1.51'
L10	N81°55'59"E	1.36'
L11	N72°25'15"E	5.78'
L12	N19°23'56"E	3.33'
L13	S70°54'20"E	9.35'
L14	N19°05'16"E	23.96'
L15	N82°28'33"E	6.44'
L16	S13°08'44"E	4.81'
L17	S71°08'11"E	1.43'
L18	N82°28'33"E	15.31'
L19	S14°24'09"E	0.50'
L20	N77°59'04"E	8.27'
L21	N77°29'28"E	22.02'
L22	N59°00'54"E	10.37'
L23	S31°51'16"W	2.69'
L24	S70°47'54"W	14.84'
L25	N17°23'52"W	6.28'
L26	N12°46'26"W	13.82'
L27	N14°31'52"W	36.72'
L28	N14°15'20"W	44.99'
L29	N14°20'03"W	14.97'
L30	N14°20'03"W	26.33'
L31	N14°37'50"W	41.88'
L32	N14°12'12"W	18.17'
L33	N14°12'12"W	23.52'
L34	N14°32'10"W	39.69'
L35	N14°32'10"W	1.85'
L36	N14°24'45"W	41.55'
L37	N18°07'05"W	42.56'
L38	N18°15'21"W	42.07'
L39	N12°37'45"W	7.09'

Curve Table					
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance	
C1	84°44'14"	25.00	36.97	N64°43'22"W	33.69'
C2	103°17'26"	12.00	21.63	N30°17'16"E	18.82'
C3	84°22'43"	4.50	6.63	S55°20'05"E	6.04'
C4	57°59'27"	8.50	8.60	S42°08'27"E	8.24'
C5	32°00'33"	60.51	33.80	S87°08'27"E	33.36'
C6	20°28'13"	225.52	80.57	N66°37'10"E	80.15'
C7	8°34'04"	225.52	33.72	N52°06'01"E	33.69'
C8	23°33'21"	99.51	40.91	N59°35'39"E	40.62'
C9	24°49'48"	162.52	70.43	N58°57'25"E	69.88'
C10	25°52'39"	164.52	74.30	N59°28'51"E	73.67'
C11	4°45'58"	164.52	13.69	N74°48'09"E	13.68'
C12	91°20'06"	50.51	80.51	N31°31'05"E	72.25'
C13	82°06'25"	50.51	72.38	N55°12'10"W	66.34'
C14	35°01'58"	50.51	30.88	S66°13'38"W	30.40'
C15	41°45'32"	50.51	36.81	S27°49'53"W	36.00'
C16	64°25'12"	134.51	151.24	S39°09'43"W	143.40'
C17	94°12'05"	24.50	40.29	N61°31'38"W	35.90'
C18	4°49'14"	59.51	5.01	N16°50'13"W	5.00'
C19	49°58'28"	59.51	51.90	N44°14'04"W	50.27'
C20	35°12'18"	59.51	36.56	N86°49'27"W	35.99'
C21	90°00'00"	24.50	38.49	N59°25'36"W	34.65'
C22	86°13'14"	24.50	36.87	S28°41'01"W	33.49'
C23	55°55'28"	37.00	36.12	S43°49'54"W	34.70'
C24	55°30'09"	19.50	18.89	S43°37'15"W	18.16'
C25	94°12'05"	24.50	40.29	N61°31'38"W	35.90'
C26	90°00'00"	24.50	38.49	N30°34'24"E	34.65'
C27	90°00'00"	30.50	47.91	S59°25'36"E	43.14'
C28	91°16'52"	24.50	39.03	S31°12'50"W	35.03'
C29	45°00'00"	9.50	7.46	N80°38'44"W	7.27'
C30	45°00'00"	10.50	8.25	N80°38'44"W	8.04'
C31	45°00'06"	10.50	8.25	S54°21'21"W	8.04'
C32	38°56'37"	9.50	6.46	S51°19'35"W	6.33'
C33	107°19'55"	11.67	21.87	N57°27'48"W	18.81'
C34	25°50'31"	75.51	34.06	N62°39'08"E	33.77'
C35	25°50'31"	74.51	33.60	N62°39'08"E	33.32'
C36	90°00'42"	24.50	38.49	S59°25'36"E	34.65'
C37	15°00'00"	9.50	2.49	S08°04'24"W	145.42'
C38	15°00'00"	9.50	2.49	S36°55'36"E	12.34'
C39	90°00'00"	24.50	38.49	N30°34'24"E	34.65'

Curve Table					
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance	
C40	14°05'39"	164.52	40.47	N68°31'34"E	40.37'
C41	67°34'28"	24.50	28.90	S84°44'01"E	27.25'
C42	26°12'50"	53.51	24.48	S64°03'12"E	24.27'
C43	63°47'10"	53.51	59.57	N70°56'49"E	56.54'
C44	14°07'24"	53.51	13.19	N31°59'32"E	13.16'
C45	57°09'03"	53.51	53.37	N03°38'42"W	51.18'
C46	18°43'33"	53.51	17.49	N41°35'00"W	17.41'
C47	6°58'23"	648.79	78.96	N54°25'58"W	2,799.49'
C48	90°00'00"	24.50	38.49	S05°56'46"E	34.65'
C49	90°00'00"	20.00	31.42	S84°03'14"W	28.29'
C50	90°00'00"	20.00	31.42	S05°56'46"E	28.29'
C51	33°48'47"	135.51	79.97	S55°57'38"W	78.82'
C52	2°42'23"	135.51	6.40	S74°13'13"W	6.40'
C53	90°00'00"	24.50	38.49	N59°25'36"W	34.65'
C54	14°40'54"	164.52	42.16	N21°46'03"W	42.04'
C55	31°14'01"	59.51	32.44	N66°33'47"W	32.04'
C56	47°37'20"	59.51	49.46	S74°00'33"W	48.05'
C57	11°08'39"	59.51	11.57	S44°37'33"W	11.56'
C58	48°03'28"	59.50	49.91	S15°01'51"W	48.46'
C59	41°56'53"	59.50	43.56	S29°58'20"E	42.60'
C60	90°00'00"	30.50	47.91	N05°56'46"W	43.14'
C61	90°00'00"	20.00	31.42	N84°03'14"E	28.29'
C62	90°00'00"	20.00	31.42	N05°56'46"W	28.29'
C63	90°00'00"	30.50	47.91	N84°03'14"E	43.14'
C64	5°38'54"	164.52	16.22	N48°07'19"W	16.21'
C65	16°11'22"	164.52	46.49	N37°12'11"W	46.33'
C66	4°49'13"	135.51	11.40	S48°32'10"E	11.40'
C67	31°41'57"	135.51	74.97	S30°16'34"E	74.02'
C68	20°18'01"	24.50	8.68	S04°16'36"E	8.64'
C69	69°41'59"	24.50	29.81	S40°43'24"W	28.00'
C70	25°50'31"	74.51	33.60	S88°29'39"W	33.32'
C71	25°50'31"	75.51	34.06	S88°29'39"W	33.77'
C72	6°09'13"	24.50	2.63	S78°39'01"W	2.63'
C73	87°04'45"	12.50	19.00	N60°53'14"W	17.22'
C74	3°05'31"	12.50	0.67	N15°48'06"W	0.67'
C75	155°26'38"	19.50	52.91	S63°13'27"E	38.11'
C76	24°33'22"	24.50	10.50	S26°46'33"W	10.42'
C77	24°33'22"	24.50	10.50	S51°19'55"W	10.42'
C78	155°26'38"	19.50	52.91	N38°40'05"W	38.11'

NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999899 was used for this project.
2. According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 86 of 525, Map Number 48329C0086F, Map Revised Date: September 16, 2005, the subject property is located in Zone X (no screen), defined as "areas determined to be outside the 0.2% annual chance floodplain.", in Zone X (screened), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.", in Zone AE, defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations determined.", and in Zone AE Floodway, defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." This statement does not reflect any type of flood study by this firm.
3. Notice: Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
4. Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
5. 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]

METES AND BOUNDS DESCRIPTION:

BEING a 20.56-acre parcel of land situated in Section 2, Block X, H.P. Hilliard Survey, Abstract No. 10, City and County of Midland, Texas, and begin all of Lots 10 and 11, Block 2, Solomon Estates Section 2, an addition to the City of Midland, as recorded in Cabinet L, Page 40, Plat Records of Midland County, Texas (P.R.M.C.T.), and being all of the tracts of land described in Special Warranty Deed to Black Family Partnership, LTD., as recorded in Document Number 2020-36231, Official Public Records of Midland County, Texas (O.P.R.M.C.T.), said 20.56-acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with faded cap for the northwest corner of said Lot 11, being the intersection of the easterly right-of-way line of North "A" Street (120-foot width) with the southerly right-of-way line of Mockingbird Lane (120-foot width), said point begin locatable by NAD83 Grid Coordinate: N=10,715,682.70, E=1,749,046.11;

THENCE North 75 degrees 34 minutes 24 seconds East, along the southerly right-of-way line of said Mockingbird Lane, a distance of 1,086.82 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "set 5/8-inch iron rod with cap") for the northwesterly corner of a right-of-way clip corner at the intersection of said southerly right-of-way with the westerly right-of-way line of Alysheba Lane (60-foot width);

THENCE South 59 degrees 25 minutes 36 seconds East, along said right-of-way clip corner, a distance of 21.21 feet to a found 60D nail for the southeasterly corner of said right-of-way clip corner;

THENCE South 14 degrees 25 minutes 36 seconds East, along the westerly right-of-way line of said Alysheba Lane, passing at a distance of 451.36 feet the common southeast corner of said Lot 11 and the northeast corner of said Lot 10, and from which a found 1/2-inch iron rod bears South 35 degrees 19 minutes 28 seconds East, a distance of 0.36 feet, and continuing along the westerly right-of-way line of said Alysheba Lane a total distance of 907.48 feet to a set 5/8-inch iron rod with cap for corner at the beginning of a curve to the left, having a radius of 655.00 feet and whose chord bears South 18 degrees 13 minutes 32 seconds East, a distance of 86.79 feet;

THENCE Southeasterly, continuing along the westerly right-of-way line of said Alysheba Lane and along said curve to the left, through a central angle of 07 degrees 35 minutes 51 seconds, and an arc length of 86.85 feet to a found "X" cut in concrete curb for the common southeast corner of said Lot 10 and the north corner of Lot 9, Block 2, Solomon Estates, an addition to the City of Midland, as recorded in Cabinet G, Page 151, P.R.M.C.T.;

THENCE South 56 degrees 01 minute 14 seconds West, departing the westerly right-of-way line of said Alysheba Lane along the common southeasterly line of said Lot 10 and the northwesterly line of said Lot 9, a distance of 37.56 feet to a point for corner, from which a found 1/2-inch iron rod (disturbed) bears South 58 degrees 39 minutes 13 seconds East, a distance of 0.63 feet;

THENCE South 47 degrees 32 minutes 25 seconds West, continuing along said common line, a distance of 39.56 feet to a found 60D nail (disturbed) for corner;

THENCE South 39 degrees 03 minutes 14 seconds West, continuing along said common line, a distance of 272.58 feet to a set 5/8-inch iron rod with cap for the common southwest corner of said Lot 10 and the west corner of said Lot 9, said point being on the northeasterly line of a City of Midland Drainage Channel, as recorded in Volume 1023, Page 369, Deed Records of Midland County, Texas (D.R.M.C.T.);

THENCE North 50 degrees 56 minutes 46 seconds West, along the common southwesterly line of said Lot 10 and the northeasterly line of said City of Midland Drainage Channel, a distance of 646.62 feet to a found 1/2-inch iron rod for corner at the beginning of a curve to the left, having a radius of 648.79 feet and whose chord bears North 65 degrees 45 minutes 46 seconds West, a distance of 331.83 feet;

THENCE Northwesterly, continuing along said common line, along the southwesterly line of said Lot 11, and along said curve to the left, passing at an arc length of 52.53 feet a found 1/2-inch iron rod with cap stamped "RPLS 1974" for the common northwest corner of said Lot 10 and the south corner of said Lot 11, and continuing through a total central angle of 29 degrees 38 minutes 00 seconds, and a total arc length of 335.55 feet to a found 1/2-inch iron rod (disturbed) for corner at the end of said curve;

THENCE North 80 degrees 34 minutes 46 seconds West, along the common southwesterly line of said Lot 11 and the northeasterly line of said City of Midland Drainage Channel, a distance of 189.23 feet to a set 5/8-inch iron rod with cap for the southwest corner of said Lot 11, said point being on the easterly right-of-way line of said North "A" Street;

THENCE North 14 degrees 36 minutes 04 seconds West, along the easterly right-of-way line of said North "A" Street, a distance of 398.98 feet to the POINT OF BEGINNING and containing 20.56 acres (or 895,748 square feet) of land, more or less.

UTILITY COMPANY'S CERTIFICATE:

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name

OPTIMUM Print Name:

ASTOUND Print Name

AT&T-TEXAS Print Name:

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Black Family Partnership, is the record owner of a tract of land situated in Solomon Estates, Section 2, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Black Family Partnership, do hereby adopt this plat designating the herein above described property as SOLOMON ESTATES SECTION 3, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the _____ day of _____, 2026.

Representative name and title, Black Family Partnership

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the _____ day of _____, 2026.

by _____ on behalf of City of Midland Home Rule Municipal Texas

Notary Public Signature

CERTIFICATE OF APPROVAL
For Approval by the Commission:
This is to certify that the above and foregoing plat of Solomon Estates, Section 3 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____ 2026.

JOSHUA SPARKS, CHAIRPERSON

LANDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

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

PRELIMINARY

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

FINAL PLAT
OF
SOLOMON ESTATES SECTION 3

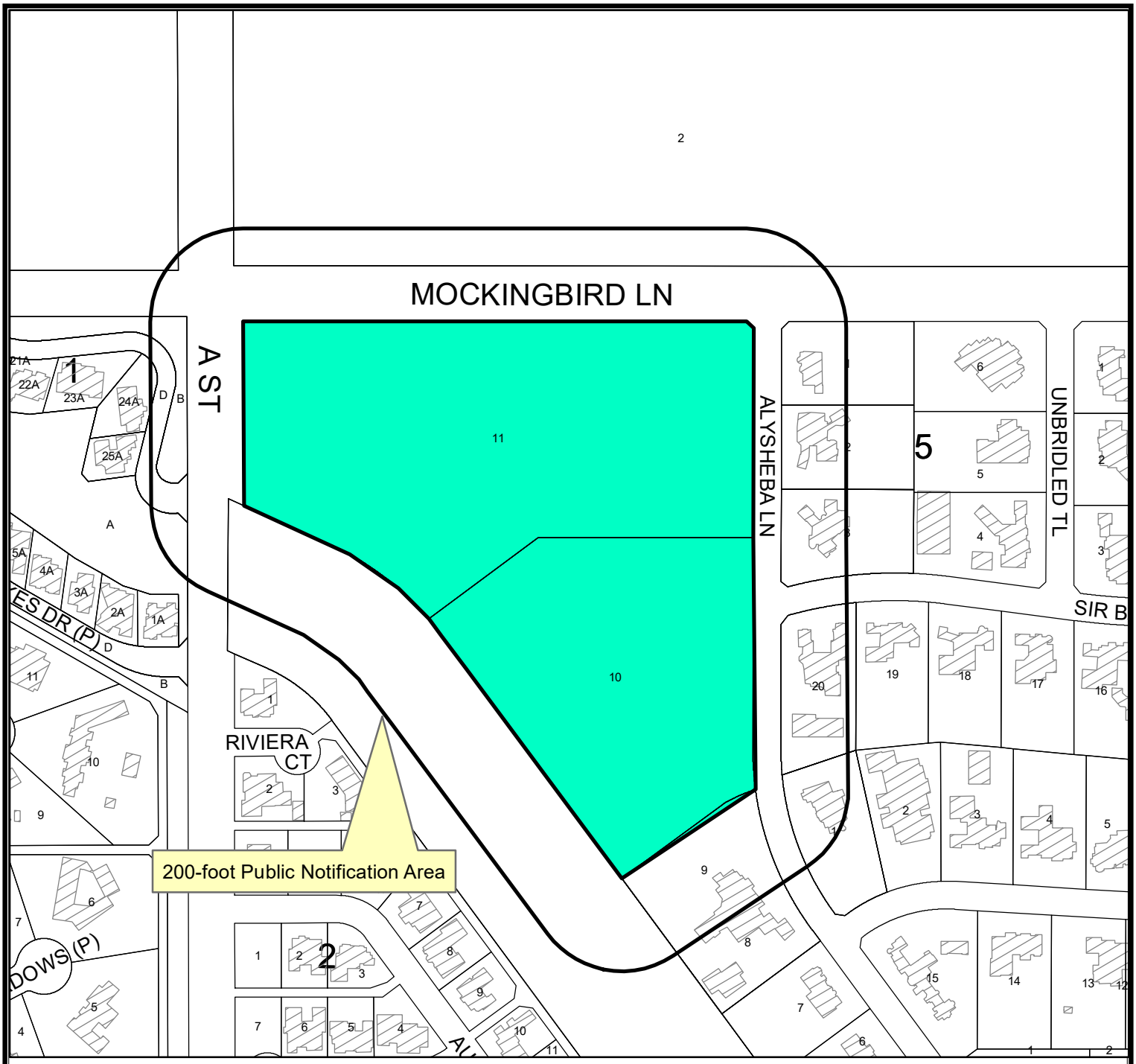
BEING A REPLAT OF ALL OF LOTS 10 AND 11, BLOCK 2, SOLOMON ESTATES SECTION 2, CITY AND COUNTY OF MIDLAND, TEXAS

Situated in the H.P. Hilliard Survey, Abstract No. 10
City of Midland, Midland County, Texas

PAGE 1 OF 1

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

PLOTTED BY: Brandon Bullard On: Thursday, February 19, 2026 At: 7:24 AM FILEPATH: P:\13000\13000\02\Survey\Drawings\Plat\13000202 Solomon Estates Section 3 Final Plat - TXC Surface.dwg



Location Map

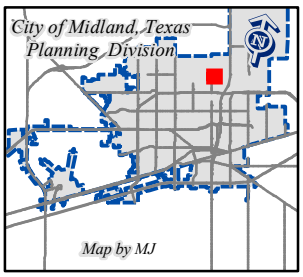
SUB-25-0919 **Scale: 1" = 2,000'**

Proposed plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas.

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

L E G E N D

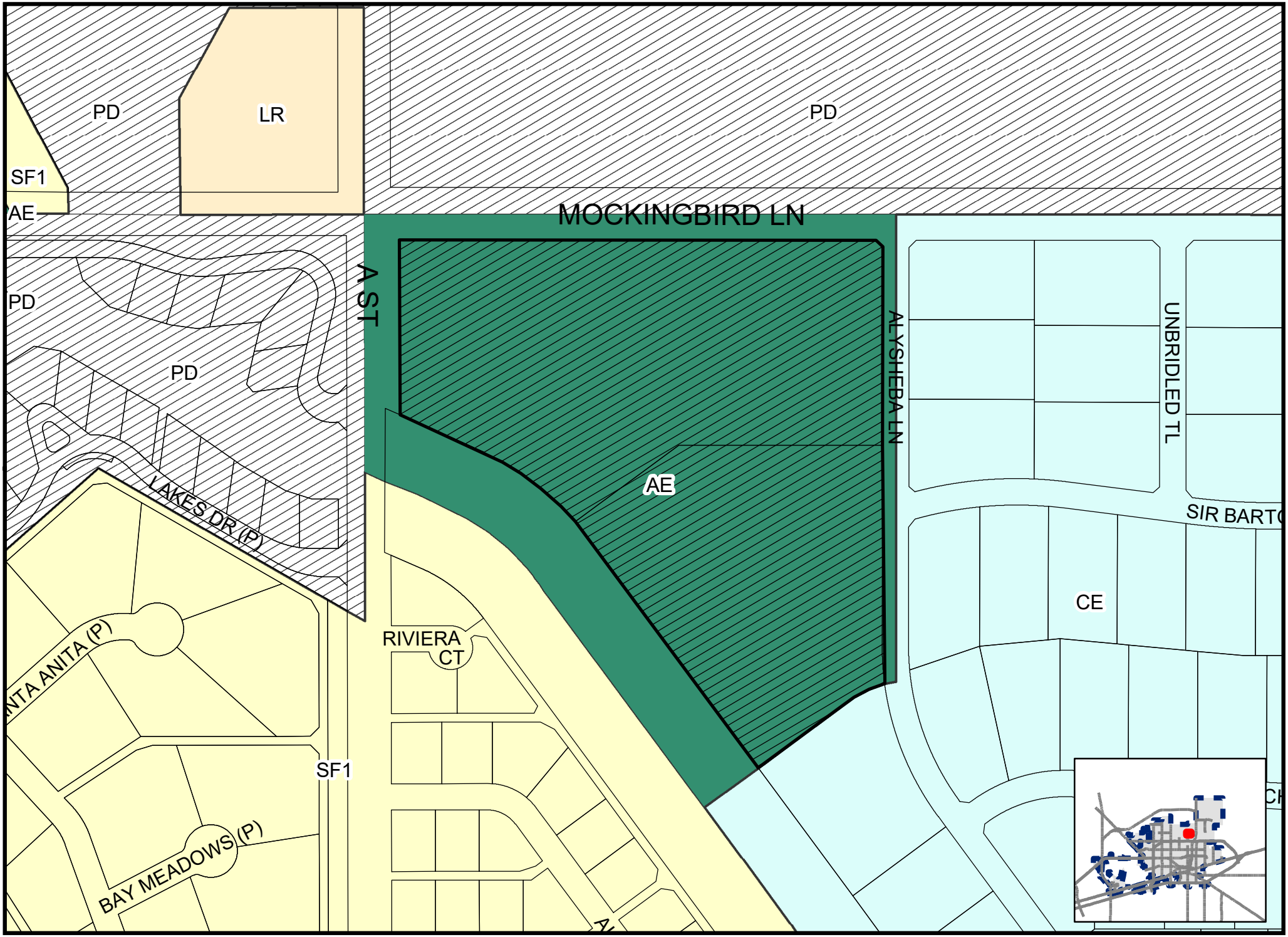
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by MJ

SUB-25-0919

Scale: 1" = 274'

ZONING MAP

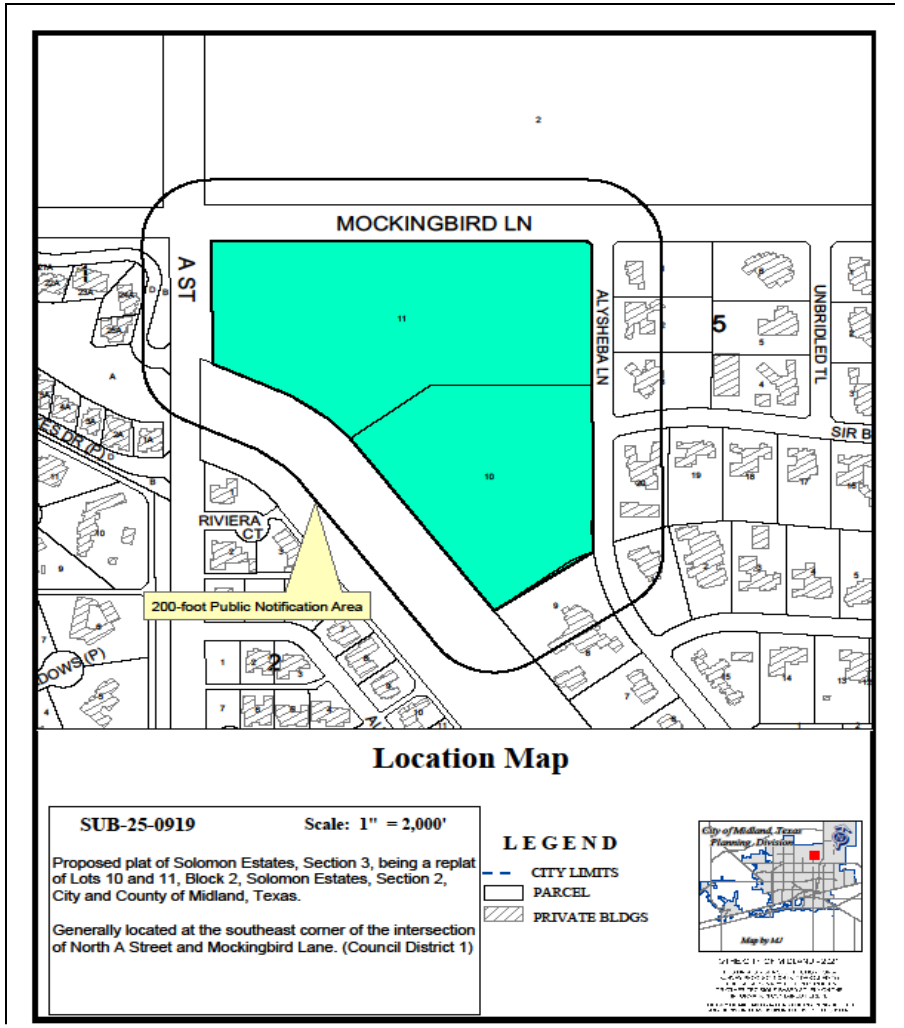
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE FROM USE THEREOF.


MOCKINGBIRD LN
A ST
ALYSHEBA LN
RIVIERA CT
2
5


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

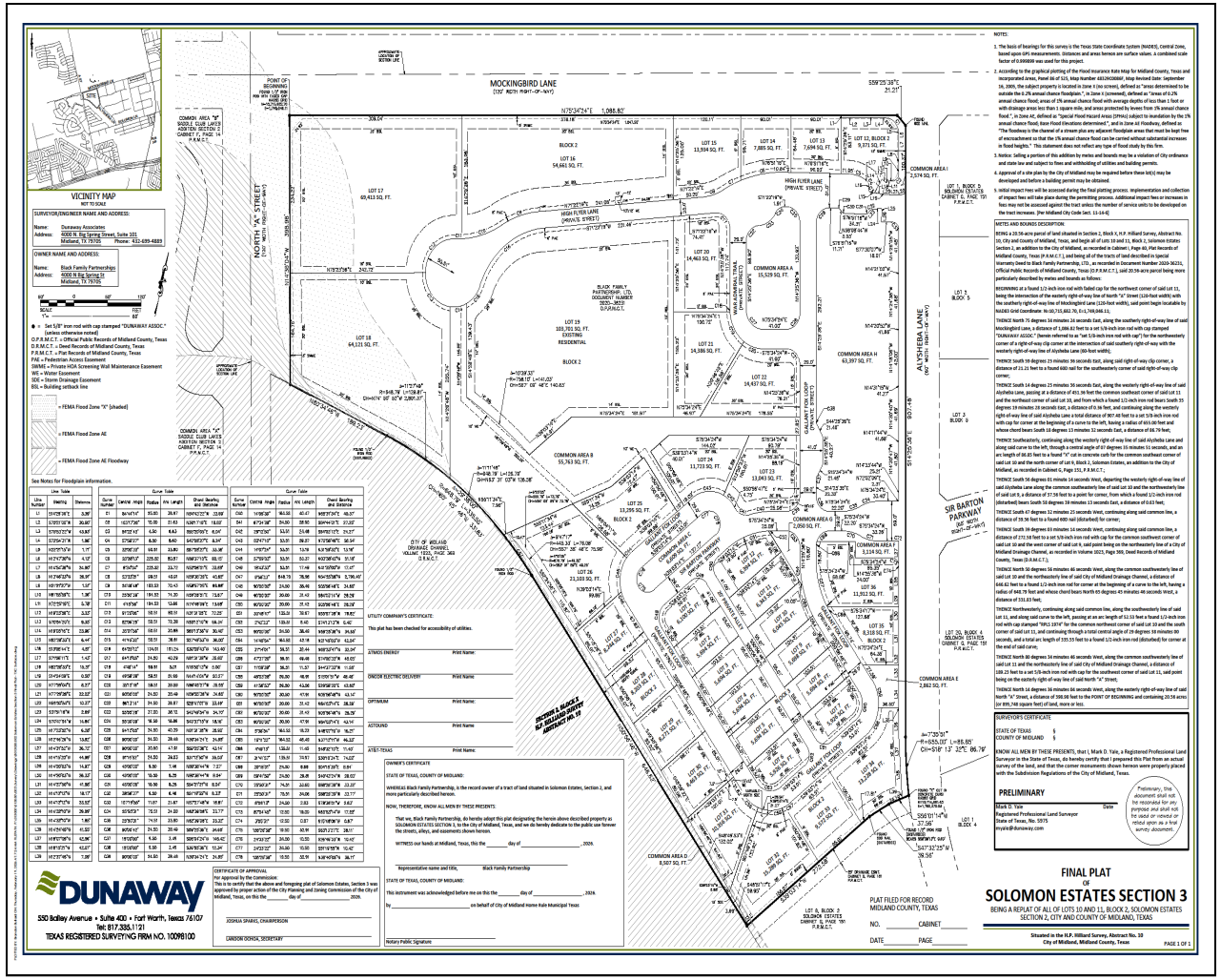
APPLICATION SUMMARY

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



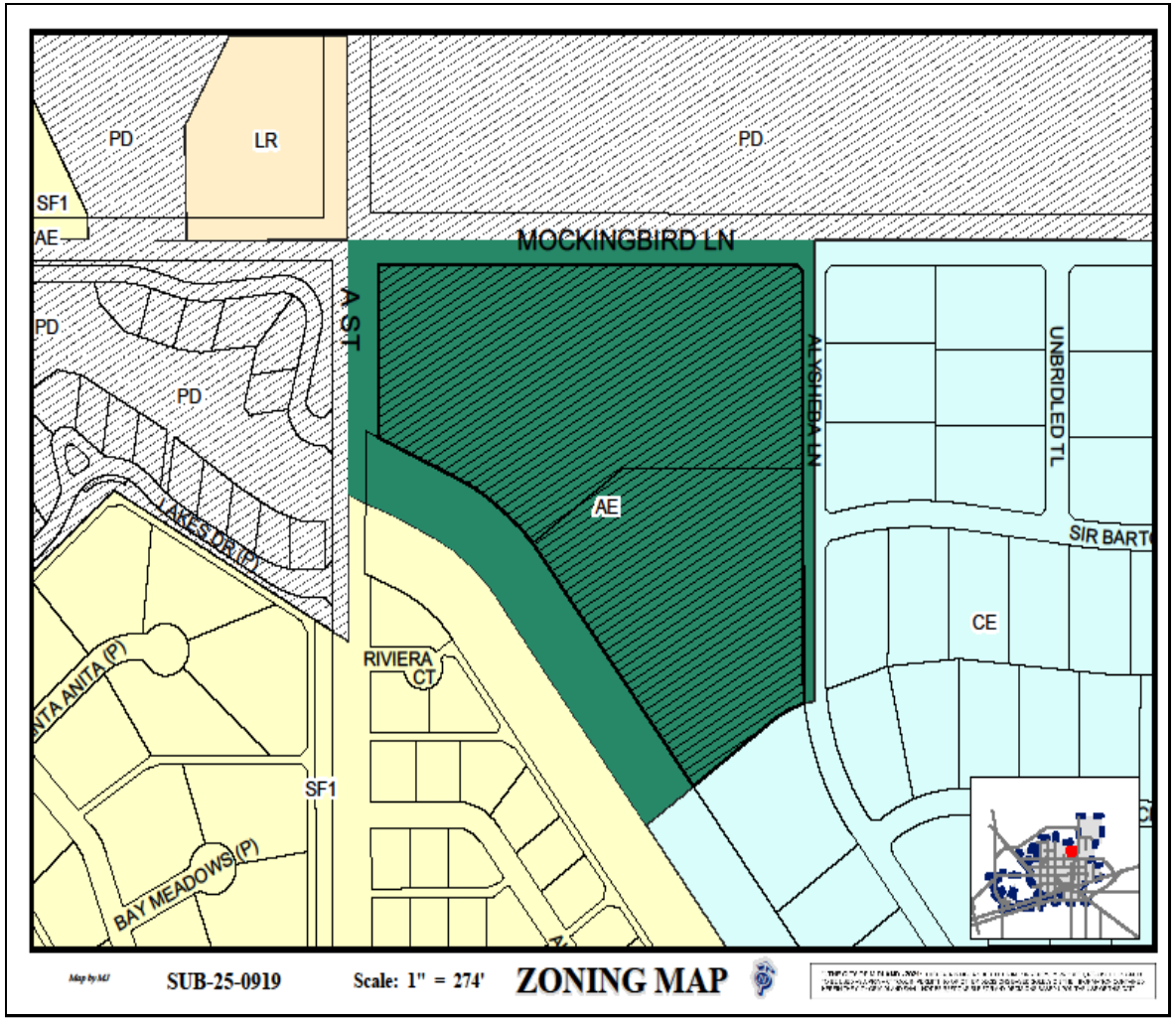
PLAT DETAILS

- **Acreage:** 20.56 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 37



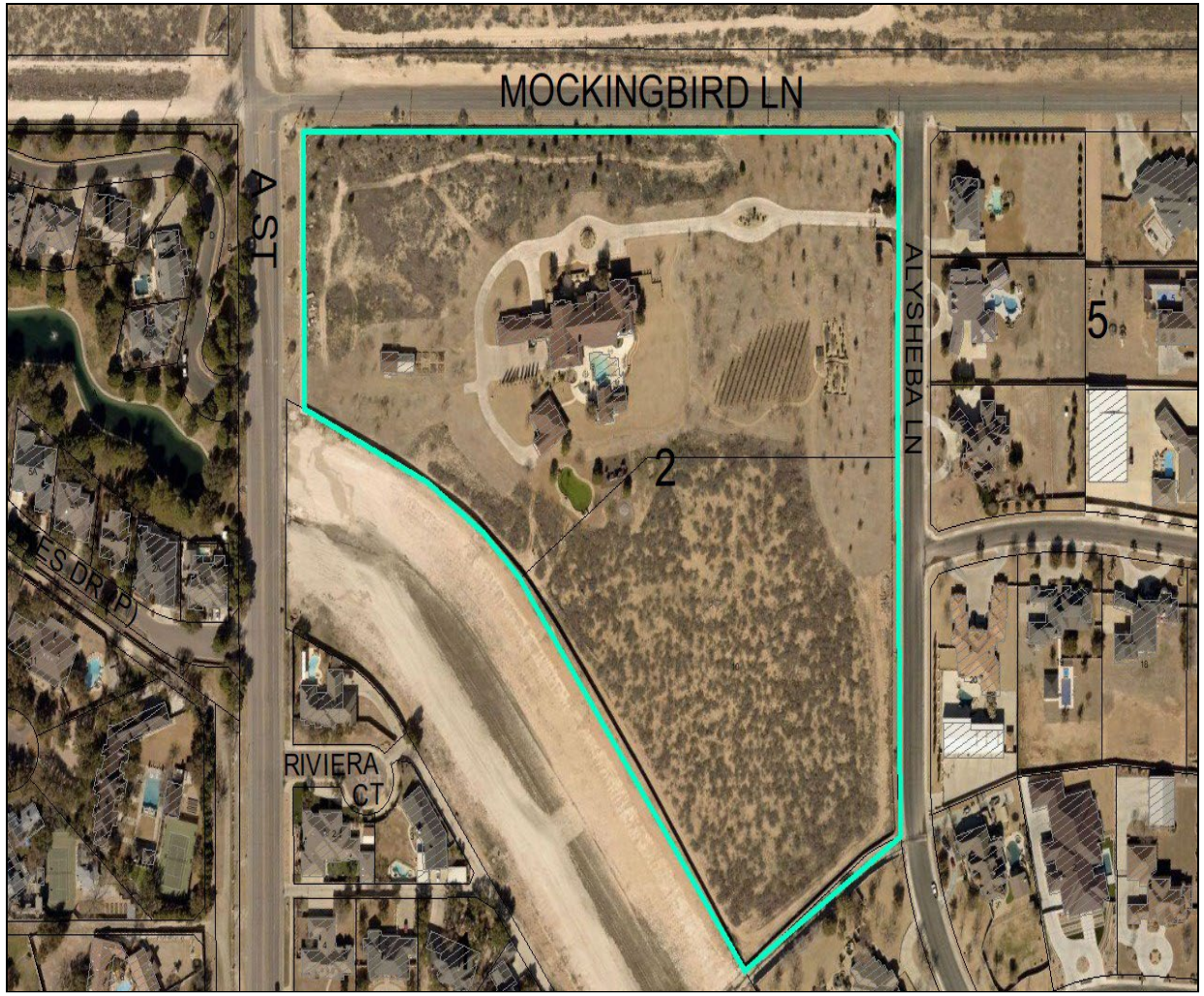
ZONING

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



LAND USE

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





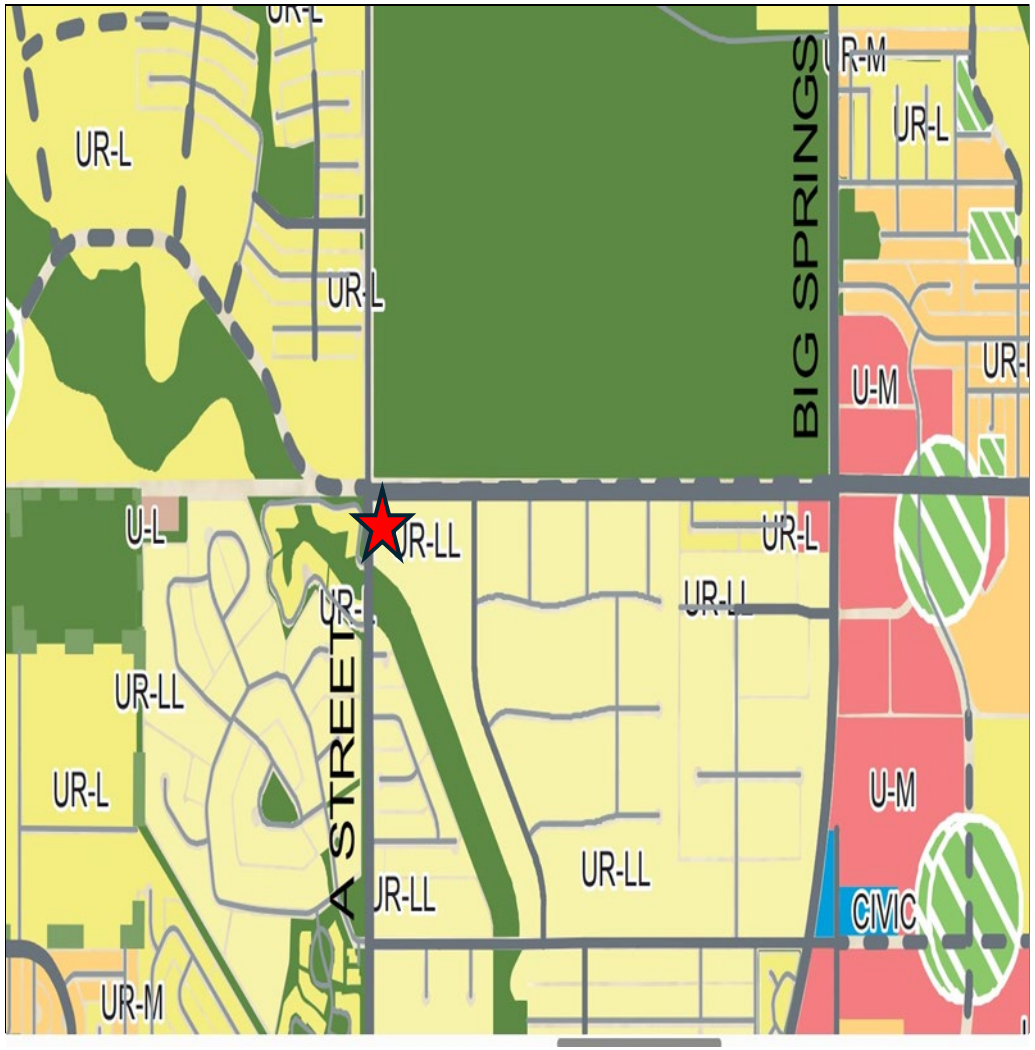
On Alysheba Lane, Looking West.

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



7

RELATED ITEMS

- In addition to the plat, a zone change request for these properties has been submitted.
- The applicant is requesting a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development.
- The zone change request is scheduled for the March 24, 2026, City Council meeting.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on December 15, 2025.
- Staff recommends denial of this request.



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 6.
Meeting Date: March 2, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a Final Plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86-acre tract of land situated in Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158.)

Purpose:

Maverick Engineering is requesting to replat a property located at 3201 East Highway 158 into one lot to correct property lines and include existing buildings.

Current Zoning:

RR, Regional Retail District

Final Plat Requirements:

The official signed Mylar copy of the final plat, the original tax certificate from 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:
Deny

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Engineering: (Denied)

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.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

No comments

Health: (Approved)

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

Planning: (Denied)

Staff recommends denial of the Final Plat of Garnett Addition, Section 2.

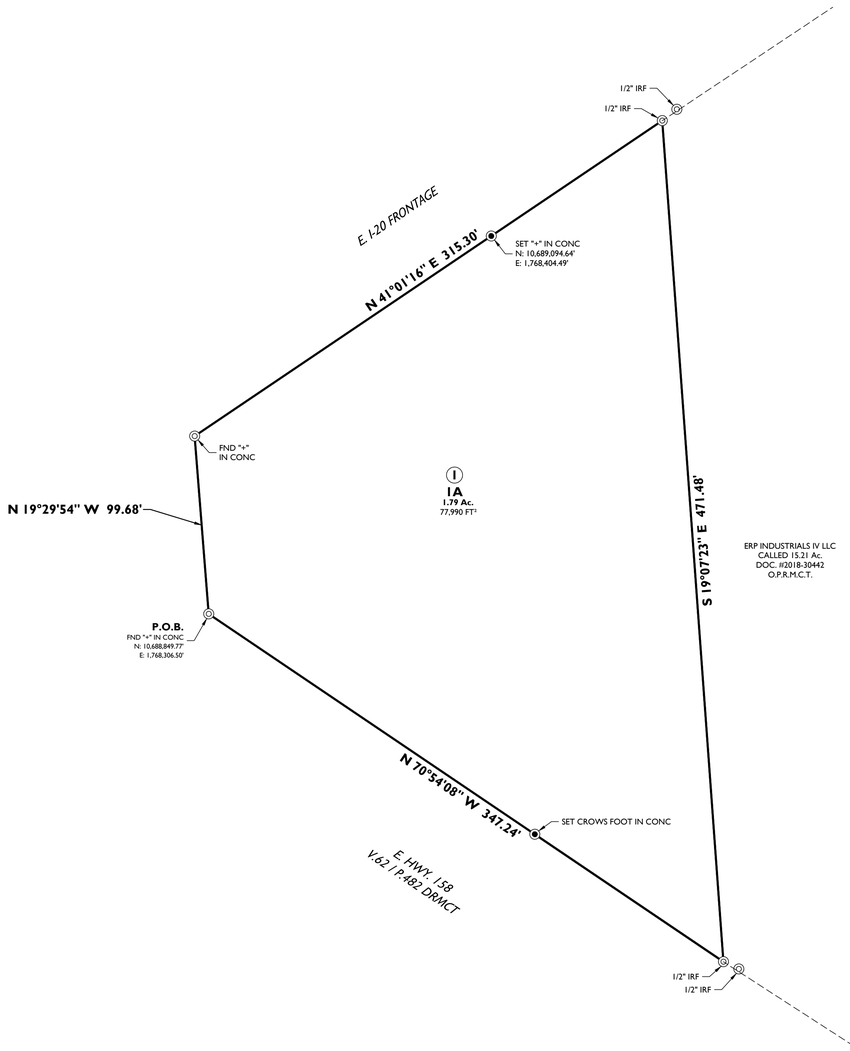
Attachments:

A. P-26-2482, Combined Files
B. P&Z - - Garnett Addition, Section 2 Final Plat

Madelim Jaquez, Development Services	Created/Initiated - 2/27/2026
Landon Ochoa, Development Services	Final Approval - 2/27/2026

GARNETT ADDITION, SECTION 2

BEING A REPLAT OF LOT 1, BLOCK 1, GARNETT ADDITION, AND A 0.86 ACRE TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, T-2-S, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY CITY AND COUNTY OF MIDLAND, TEXAS



FIELD NOTE DESCRIPTION OF A 1.79 ACRE TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING THE AGGREGATE OF A CALLED 0.926 ACRE TRACT 2, BEING LOT 1, BLOCK 1, GARNETT ADDITION AS DEPICTED ON A PLAT RECORDED IN CABINET D ON PAGE 166 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY AND A CALLED 0.86 ACRE TRACT 1, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2024-8671 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING *AT N.(y): 10688849.77, E.(x): 1768306.50, A "+" FOUND IN CONCRETE ON THE NORTHEAST LINE OF STATE HIGHWAY 158 AT A CUTBACK CORNER FOR THE INTERSTATE HIGHWAY 20 SERVICE ROAD, BEING THE SOUTHWEST CORNER OF SAID LOT 1 FOR THE SOUTHWEST CORNER HEREOF;*

THENCE *N.19°29'54"W., ALONG SAID CUTBACK, AT 12.06 FEET PASSING A MAG NAIL WITH A WASHER 0.80 FEET TO THE LEFT, IN ALL 99.68 FEET (R=99.65') TO A "+" IN CONCRETE ON THE SOUTH LINE OF SAID INTERSTATE 20 SERVICE ROAD FOR THE NORTHWEST CORNER HEREOF;*

THENCE *N.41°01'16"E., ALONG SAID SERVICE ROAD, AT 200.00 FEET PASSING A "+" SET IN CONCRETE FOR THE COMMON NORTH CORNER OF SAID TRACTS 1 AND 2, IN ALL 315.30 FEET (R=315.29') TO A BENT ONE HALF INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 15.21 ACRE TRACT AS CONVEYED IN DOCUMENT NUMBER 2018-30442 IN SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;*

THENCE *S.19°07'23"E., ALONG SAID CALLED 15.21 ACRE TRACT 471.48 FEET (R=471.51') TO A BENT ONE HALF INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID STATE HIGHWAY 158 FOR THE SOUTHEAST CORNER HEREOF;*

THENCE *N.70°54'08"W., ALONG SAID HIGHWAY 158, AT 127.23 FEET (R=127.31') PASSING A "CROWS FOOT ETCHED IN CONCRETE AT THE COMMON SOUTH CORNER OF SAID TRACTS 1 AND 2, IN ALL 247.24 FEET TO THE* ***POINT OF BEGINNING*** *CONTAINING 77990 SQUARE FEET OR 1.79 ACRES OF LAND.*

Drawing : F:\2025\250207-THE DIMENSION GROUP-7-ELEVEN\DRAWINGS\PLAT\FINAL PLAT\250207 - FINAL PLAT.DWG Last Saved By: SDavis on 2/2/26

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 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 7-ELEVEN INC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, T-2-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE DIMENSION GROUP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GARNETT ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2026.

BY:_____ FOR 7-ELEVEN INC

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0206F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIT DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

THE PROPERTY ALSO LIES PARTIALLY WITHIN THE SHADED PORTION OF ZONE "AE", DESIGNATED AS "AN AREA WITH A BASE FLOOD ELEVATION OF 2740 FEET".

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

DEVELOPMENT NOTES

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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb

ATMOS ENERGY
BY: Mark Lieb

Signed by: Jerry Underwood

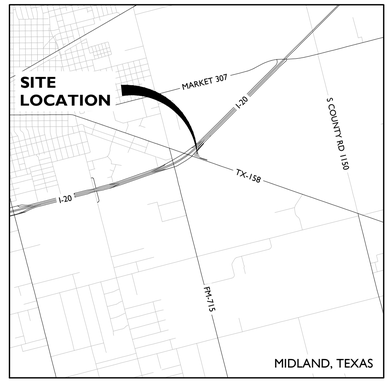
AT&T
BY: Jerry Underwood

Signed by: Luis Montez

OPTIMUM
BY: Luis Montez

DocuSigned by: Ruben Guerra

ASTOUND BROADBAND
BY: Ruben Guerra



VICINITY MAP
N.T.S.



0' 40' 80' 120'
SCALE 1" = 40'

LEGEND

◉	SET MONUMENT AS NOTED
◎	FOUND MONUMENT AS NOTED
———	BOUNDARY LINE
– – – – – – – – – –	PROPERTY LINES
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

PROPERTY OWNER

7-ELEVEN, INC
P.O. BOX 711
DALLAS, TEXAS 75221
DEED INSTRUMENT # 2024-8671
PHONE # 214-343-9400

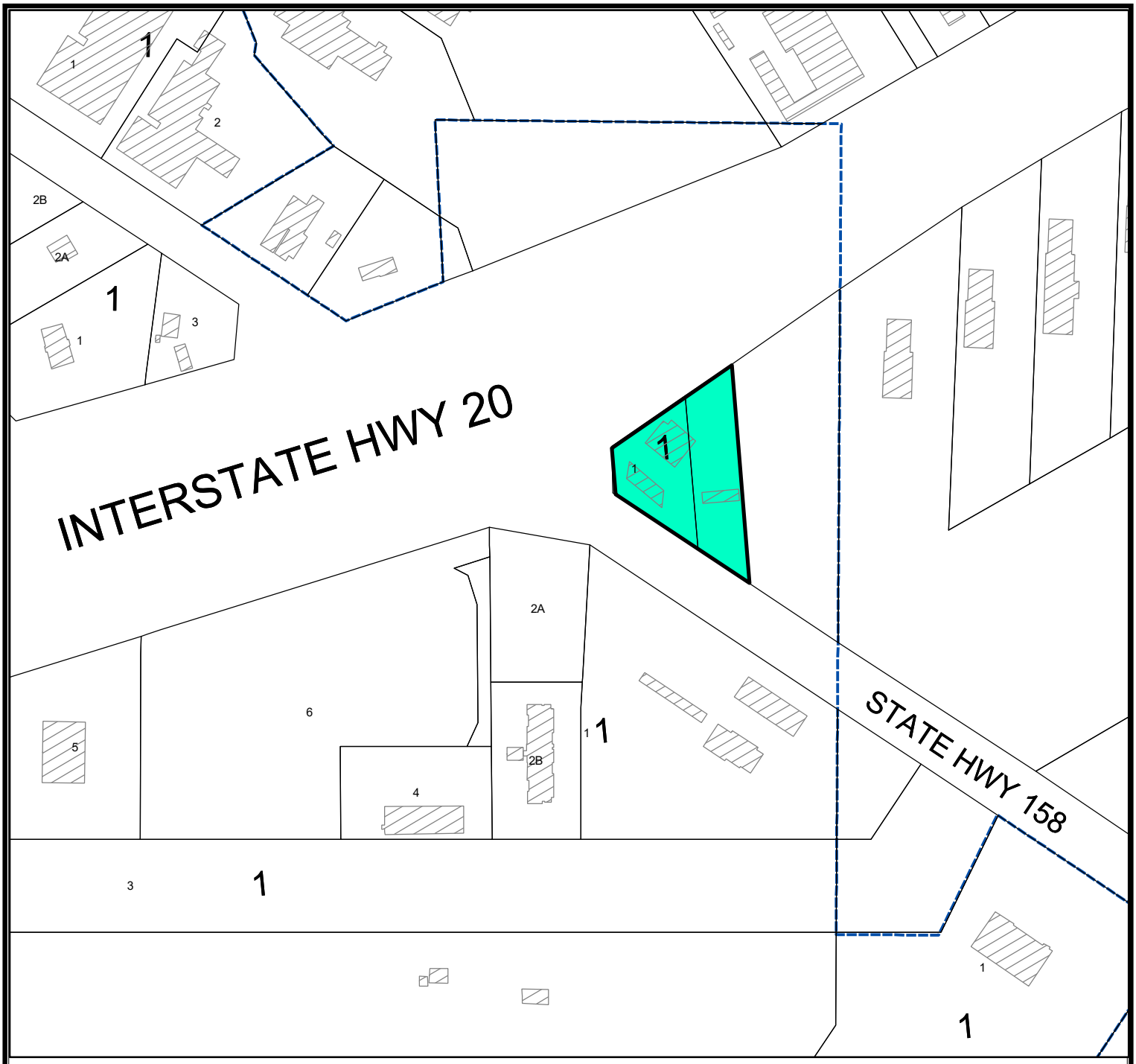
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

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

GARNETT ADDITION, SECTION 2



Location Map

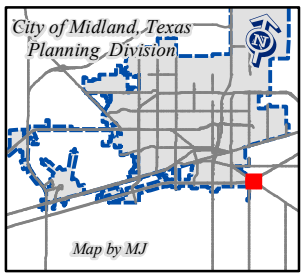
SUB-25-2426 **Scale: 1" = 308 '**

Proposed plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86 acre-tract of land situated in Section 6, Block 38, T-2-S, Texas and Pacific Railway company survey City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158. (Council District 2)

LEGEND

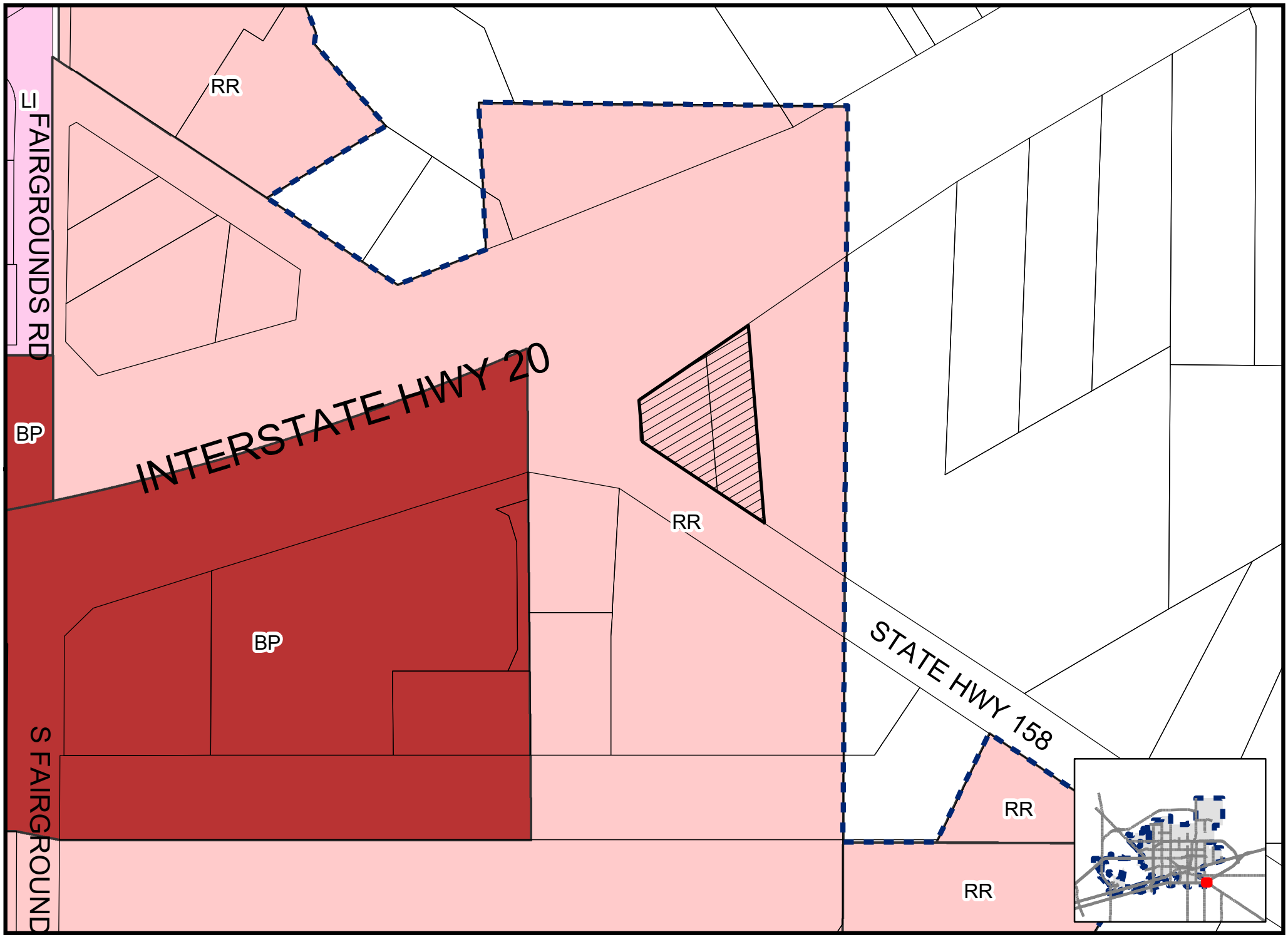
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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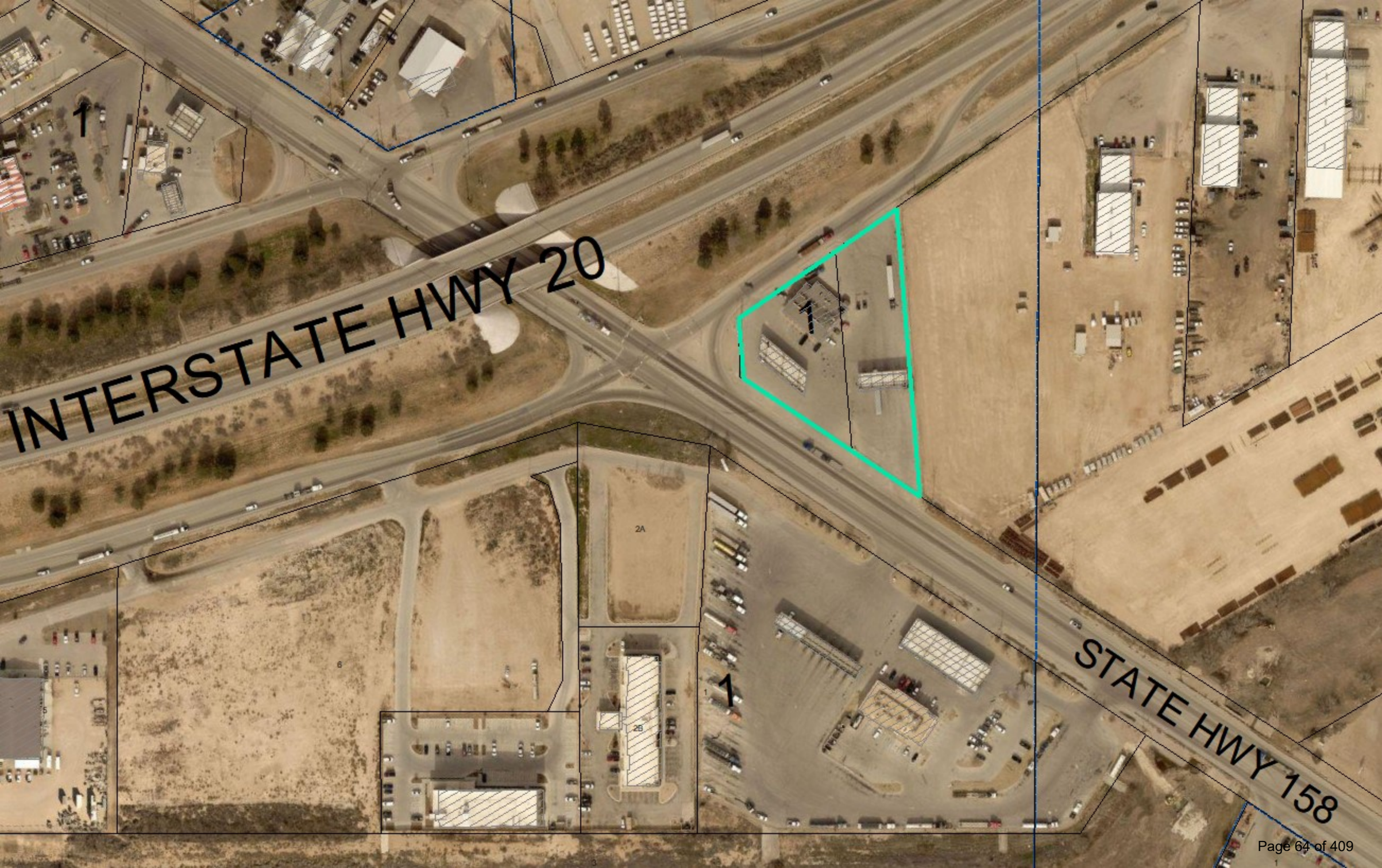
Map by MJ

SUB-25-0914

Scale: 1" = 286'

ZONING MAP

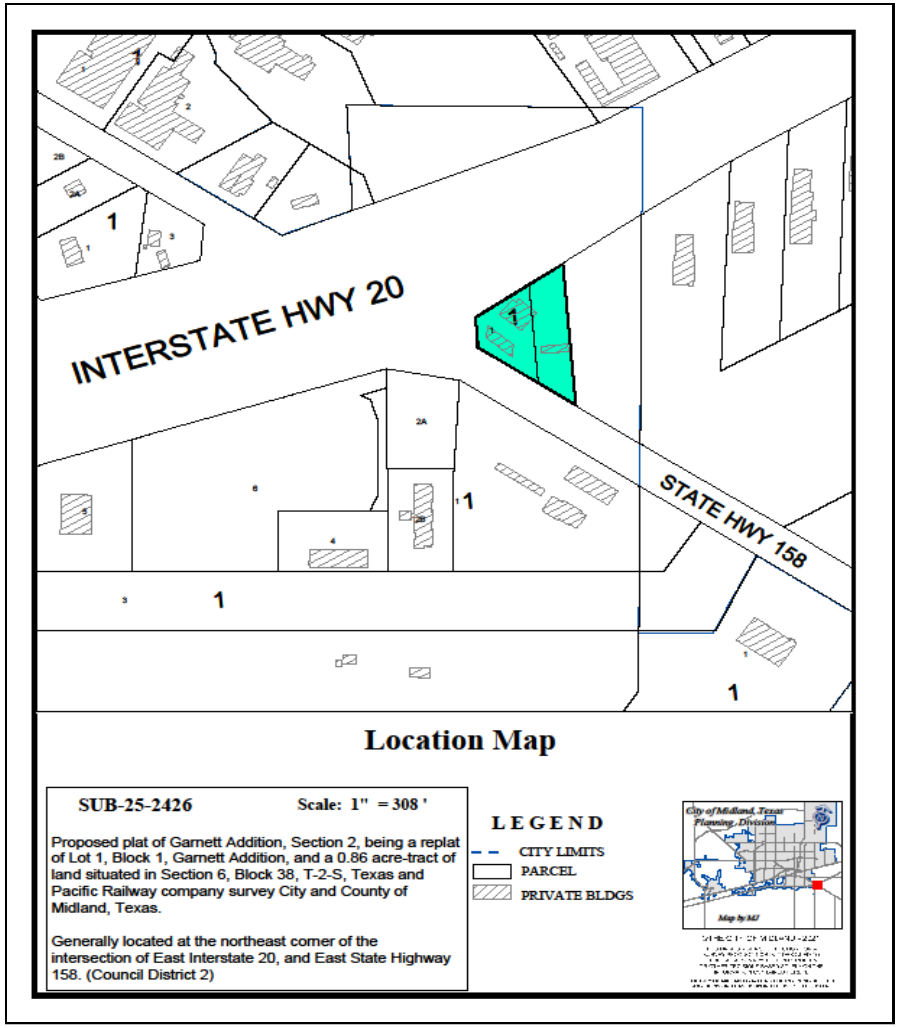
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INTERSTATE HWY 20
STATE HWY 158
1
2A
2B


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FINAL PLAT
GARNETT ADDITION, SECTION 2
Visit Our Website
MIDLANDTEXAS.GOV

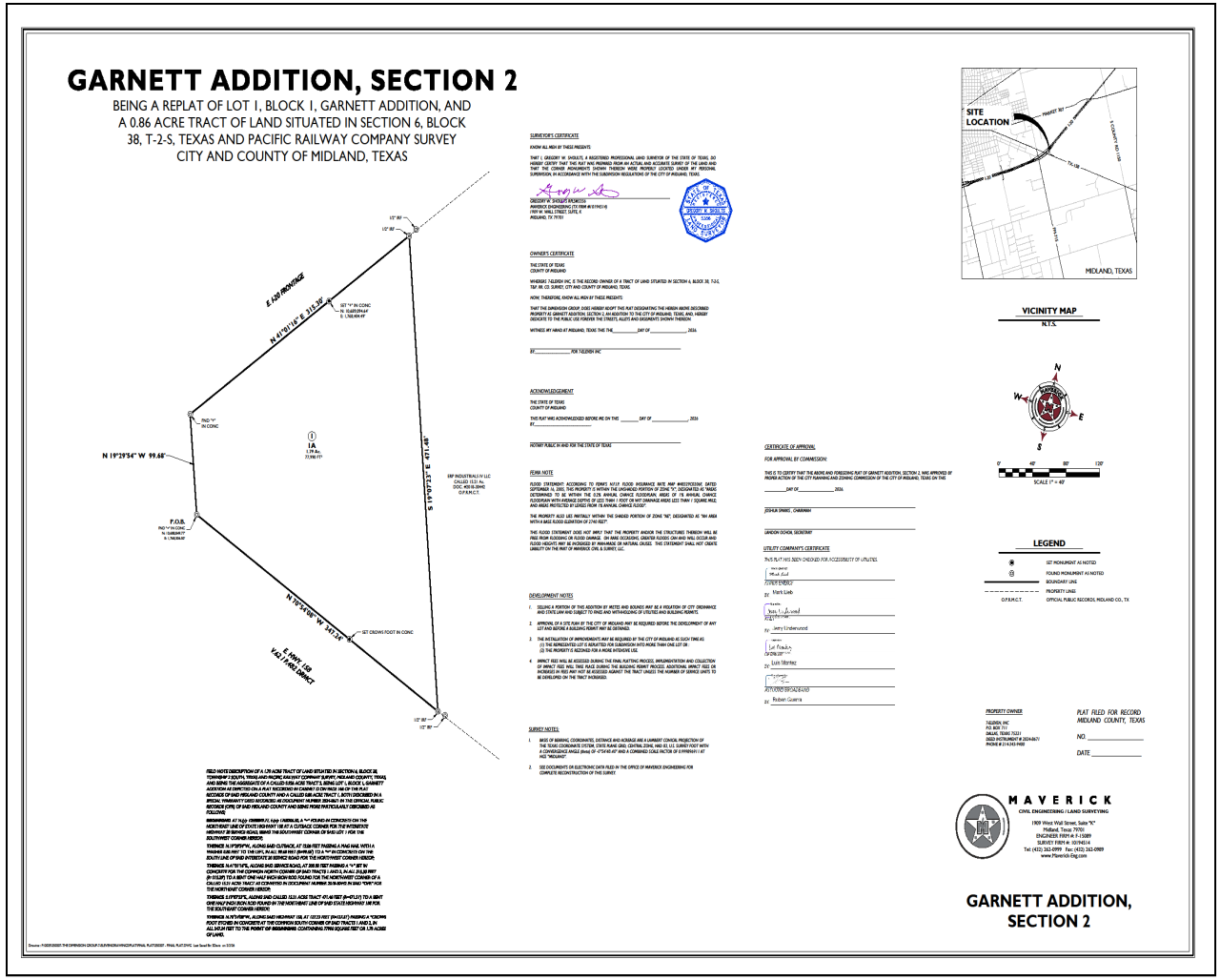
APPLICATION SUMMARY

- **Property Owner:** 7-Eleven, INC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 3201 East Highway 158 (Council District 2)
- **Reason for Request:** To adjust property lines and include the existing buildings



PLAT DETAILS

- **Acreage:** 1.79 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



GARNETT ADDITION, SECTION 2

BEING A REPLAT OF LOT 1, BLOCK 1, GARNETT ADDITION, AND A 0.86 ACRE TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, T-2-S, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY CITY AND COUNTY OF MIDLAND, TEXAS

SURVEYOR'S CERTIFICATE

OWNER'S CERTIFICATE

ACKNOWLEDGEMENT

PLAT NOTE

DEVELOPMENT NOTES

SURVEY NOTES:

CERTIFICATE OF APPROVAL

UTILITY COMPANY'S CERTIFICATE

SITE LOCATION

MIDLAND, TEXAS

VICINITY MAP

N.T.S.

SCALE 1" = 40'

LEGEND

SET MONUMENT AS NOTED

FOUND MONUMENT AS NOTED

BOUNDARY LINE

PROPERTY LINES

O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

PROPERTY OWNER

PLAT FILED FOR RECORD MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

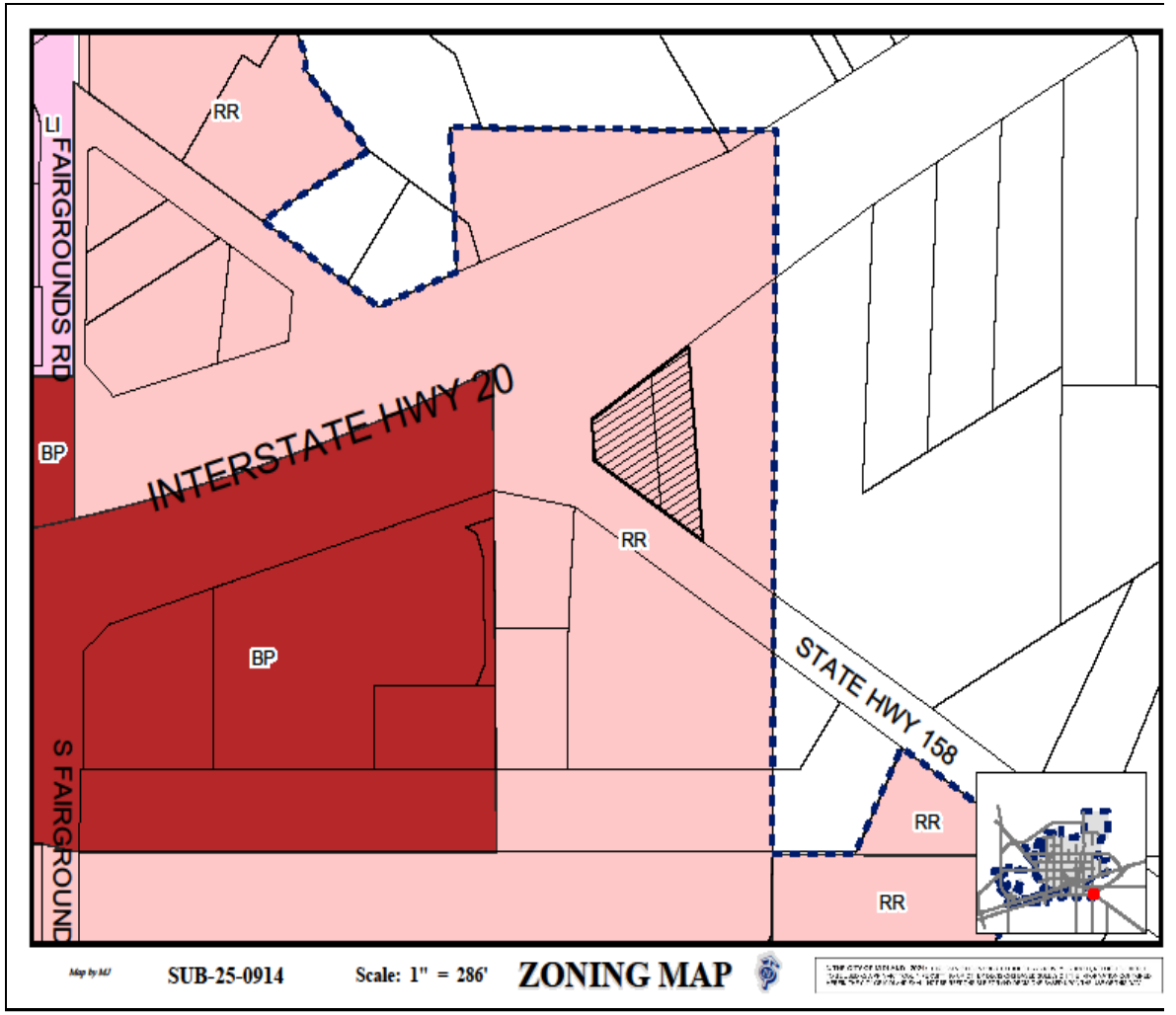
MAVERICK

CIVIL ENGINEERING | LAND SURVEYING

GARNETT ADDITION, SECTION 2

ZONING

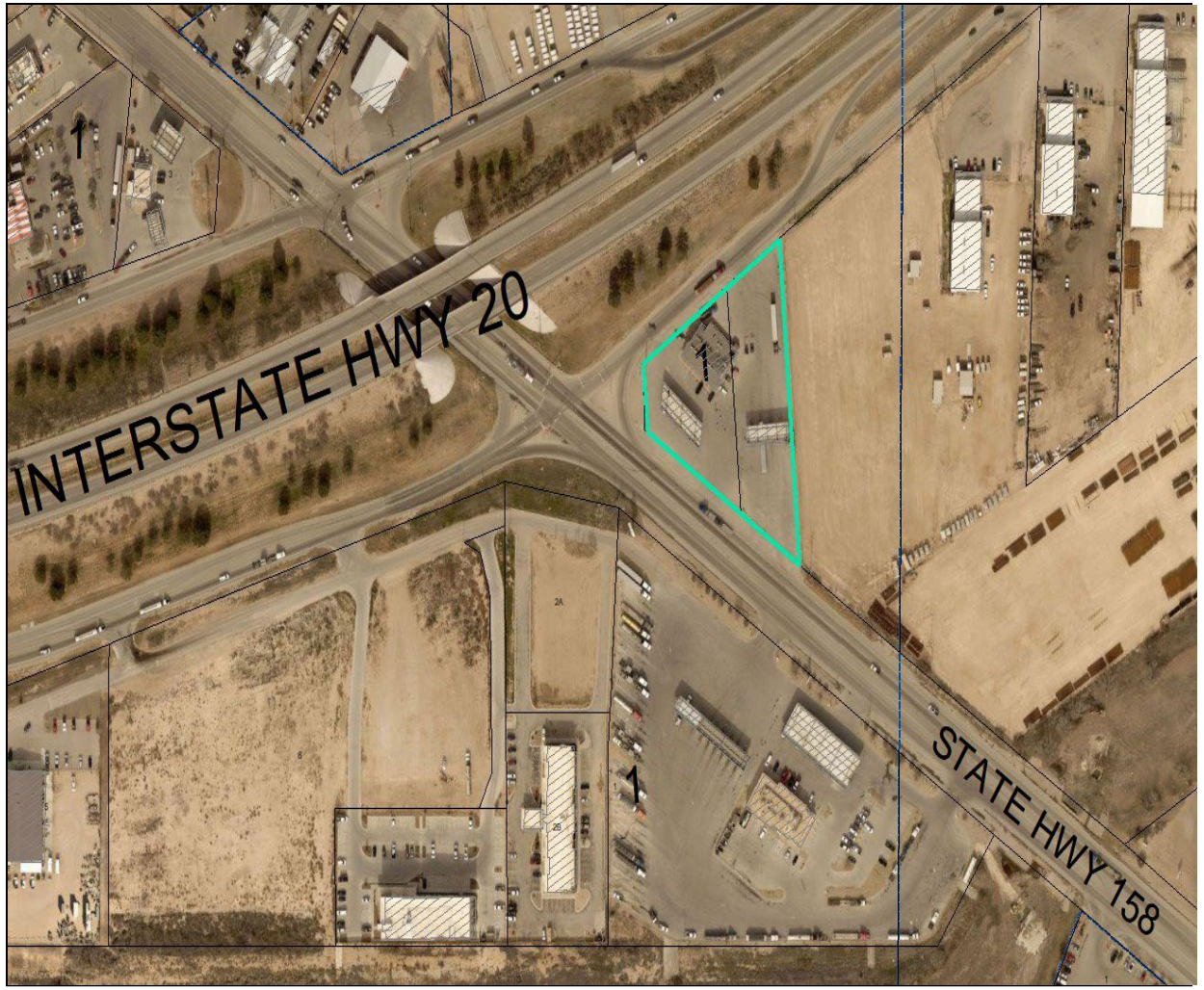
- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/South/East:** RR, Regional Retail District
  - **West:** BP, I-20 Business Park District



4

LAND USE

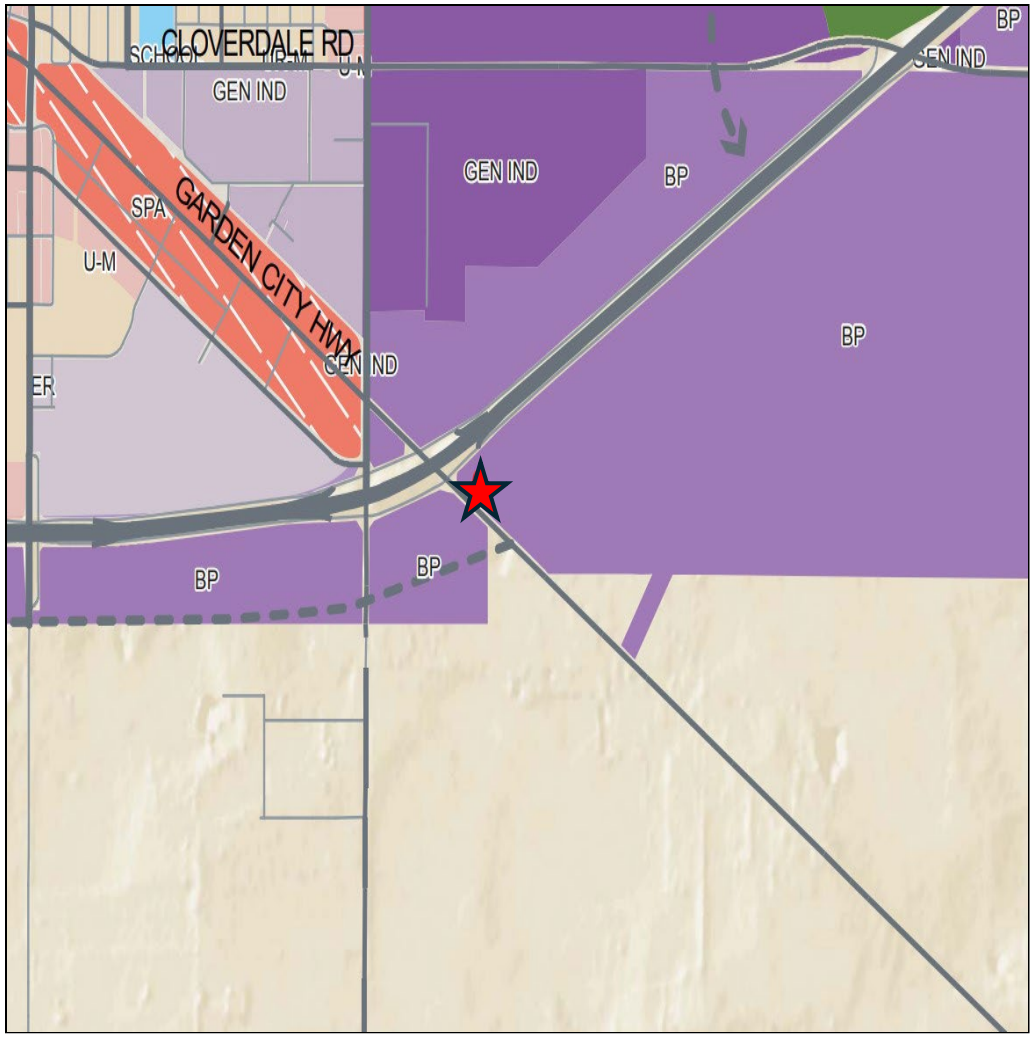
- **Current Use:** Gasoline Service Station
- **Surrounding Uses:**
  - **North:** Interstate 20
  - **South:** Gasoline Service Station
  - **East/West:** Vacant Lots
- **Proposed Use:** An expanded Gasoline Service Station



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COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20, (BP)
- **Supported Uses:** Supporting uses include a variety of industrial and business development.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on December 15, 2025.
- Staff recommends denial of this request.



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 7.
Meeting Date: March 2, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving a Final Plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road.)

Purpose:
Maverick Engineering, on behalf of Midtown AC & Heating LLC, is requesting to replat the property into three lots for future residential development.

The preliminary plat was approved at the December 1, 2025, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Deny

Fiscal Impact:

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Engineering: (Denied)

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

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

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

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

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

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

SEWER: 12” sewer exists in alley E of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Moody Addition, Section 18 Drainage Study, prepared by Maverick Engineering and approved by City on 09/03/2025. [Reference Midland City Code 11-2-3(D)8]

EASEMENTS: Include 15' easement on 12" water line coming across lot 2C or Water line can be relocated between two lots (Lots 2B & 2C) with a 15' easement.

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)

Label Moody 2nd east of plat.

ADDRESSING: (Approved)

Verify Section Number. Plat has Section 19, but should it be 18?

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

No issues with AT&T

Planning: (Denied)

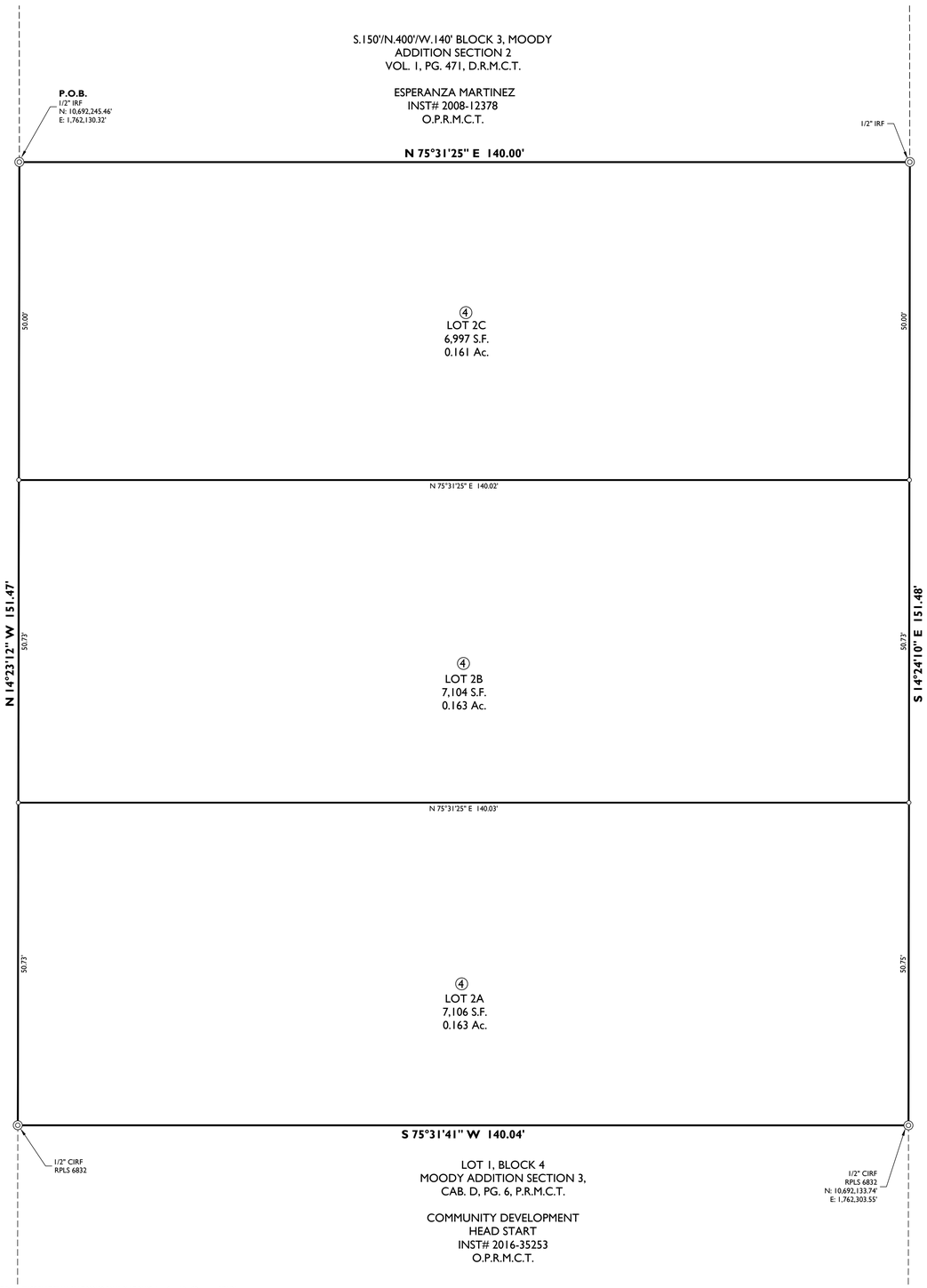
Staff recommends denial of the Final Plat of Moody Addition, Section 18.

Attachments:
A. P-26-2486, Combined Docs
B. P&Z - Moody Addition Final Plat

Angelina Bettanini, Development Services — Created/Initiated - 2/27/2026
Landon Ochoa, Development Services — Final Approval - 2/27/2026

MOODY ADDITION, SECTION 18

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



11.754 ACRES
SW/4, SECTION 36, BLOCK 39, T-1-S,
BUNCHE ELEMENTARY

MISD
615 W . MISSOURI AVENUE
MIDLAND, TEXAS 79701

Drawing : F:\2025\250129-MIDTOWN AC & HEATING-CARVER STREET\DRAWINGS\PLAT\FINAL PLAT\250129 FINAL PLAT.DWG Last Saved By: SDavis on 2/24/26

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIDTOWN AC & HEATING LLC, C/O MARK GARCIA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MOODY ADDITION, SECTION 18, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2026.

_____
BY: MIDTOWN AC & HEATING LLC, C/O MARK GARCIA

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999896911 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0206F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

DEVELOPMENT NOTES

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

_____DAY OF_____ 2026.

_____
JOSHUA SPARKS , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Docusigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Signed by: Jerry Underwood
AT&T (LEFT BLANK)
BY: Jerry Underwood

Signed by: Luis Montez
OPTIMUM (LEFT BLANK)
BY: Luis Montez

Docusigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

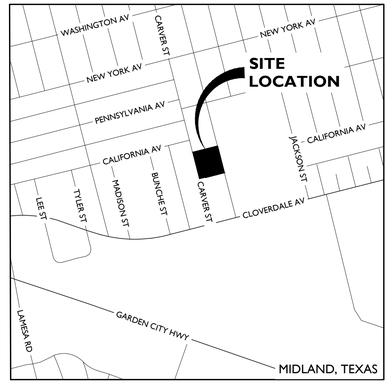
PROPERTY OWNER

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

◉	DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	DENOTES FOUND MONUMENT AS NOTED
○	DENOTES LOT CORNER
———	DENOTES BOUNDARY LINE
– – – – – – – – – –	DENOTES 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

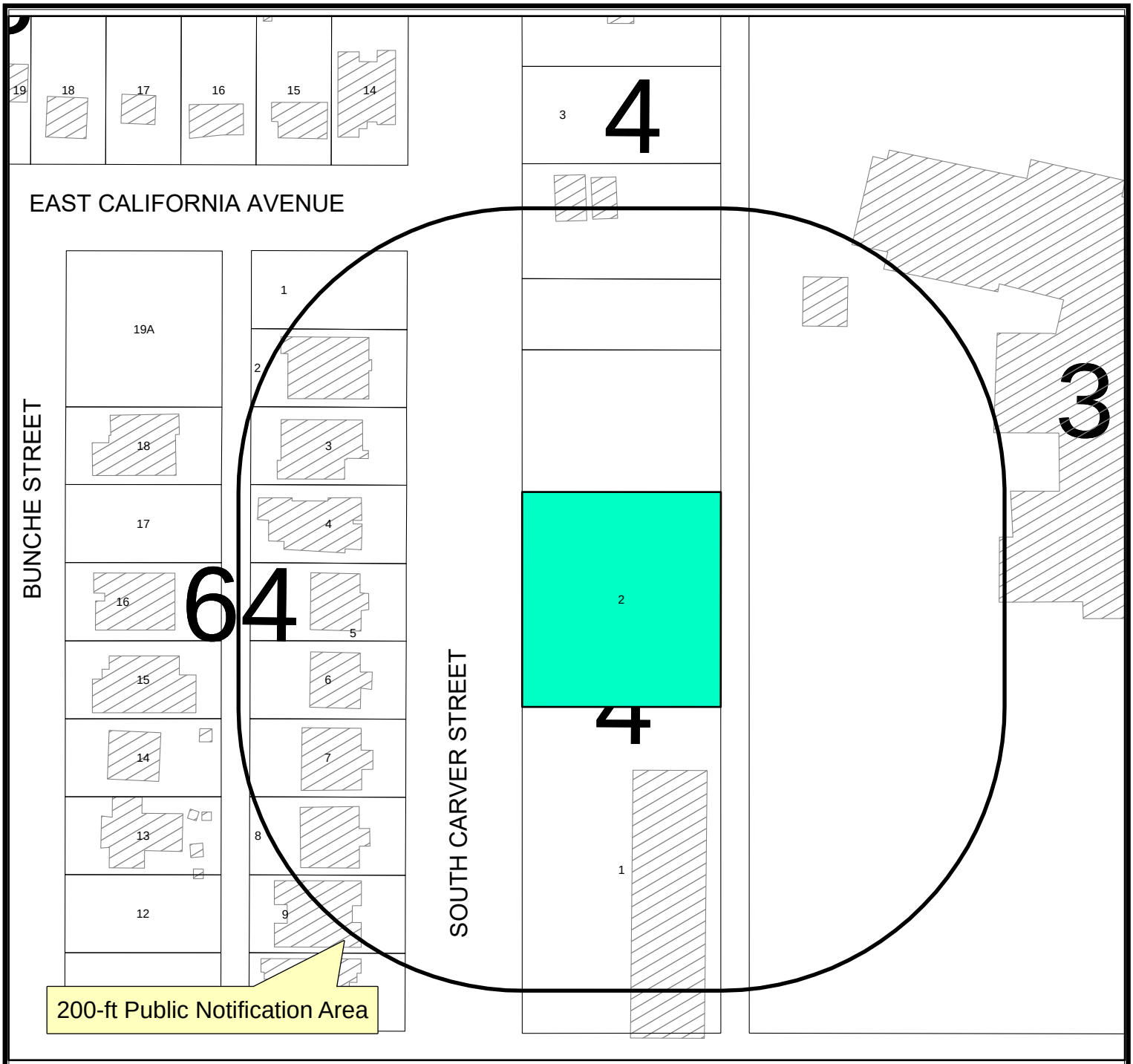
THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE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

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

MOODY ADDITION, SECTION 18



Location Map

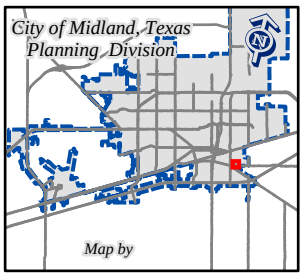
SUB-25-0885 **Scale: 1" = 100 '**

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

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

LEGEND

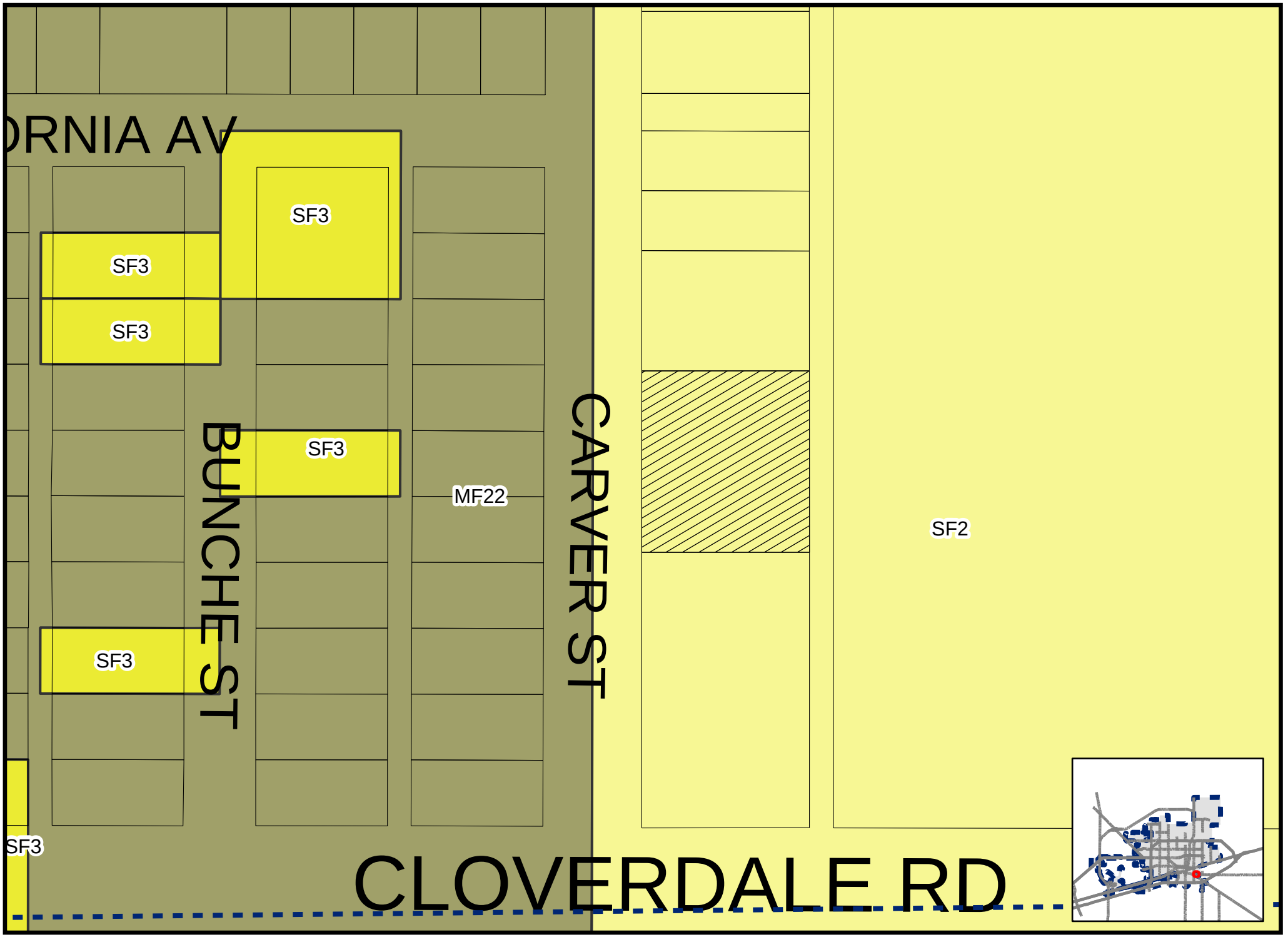
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Created: 11/14/2025

SUB-25-0885

Scale: 1" = 100 '

ZONING MAP

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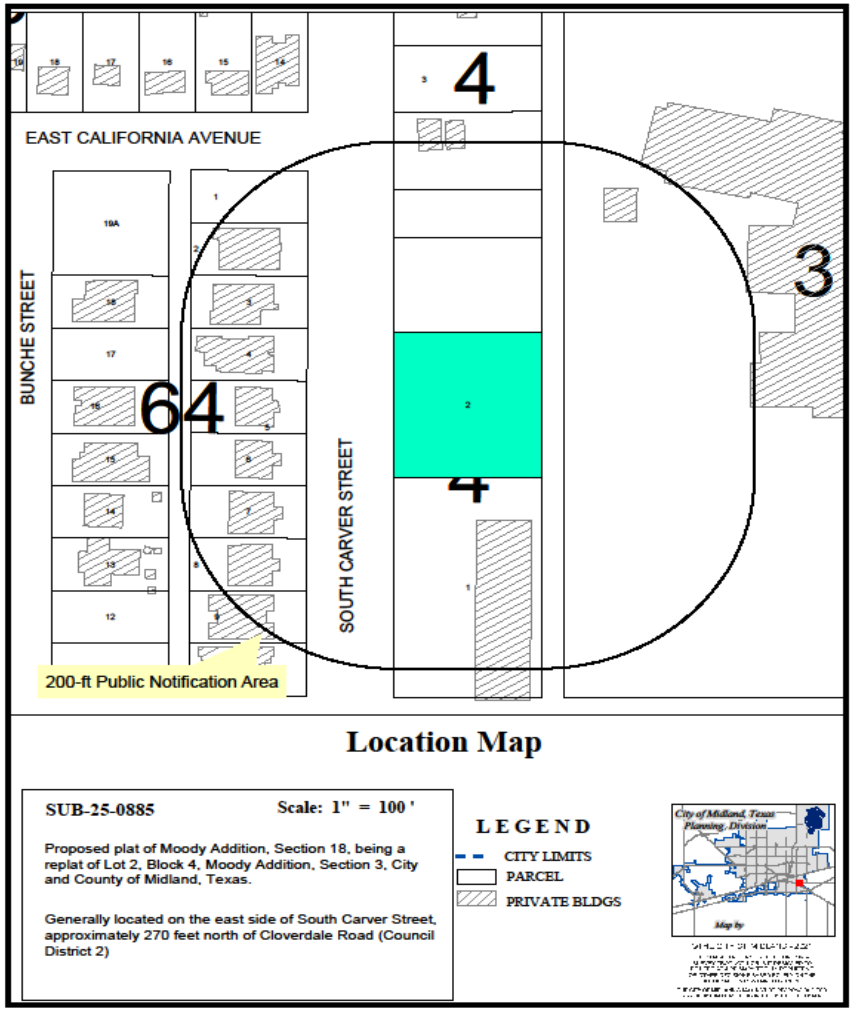

CARVER ST




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FINAL PLAT
MOODY ADDITION, SECTION 18
Visit Our Website
MIDLANDTEXAS.GOV

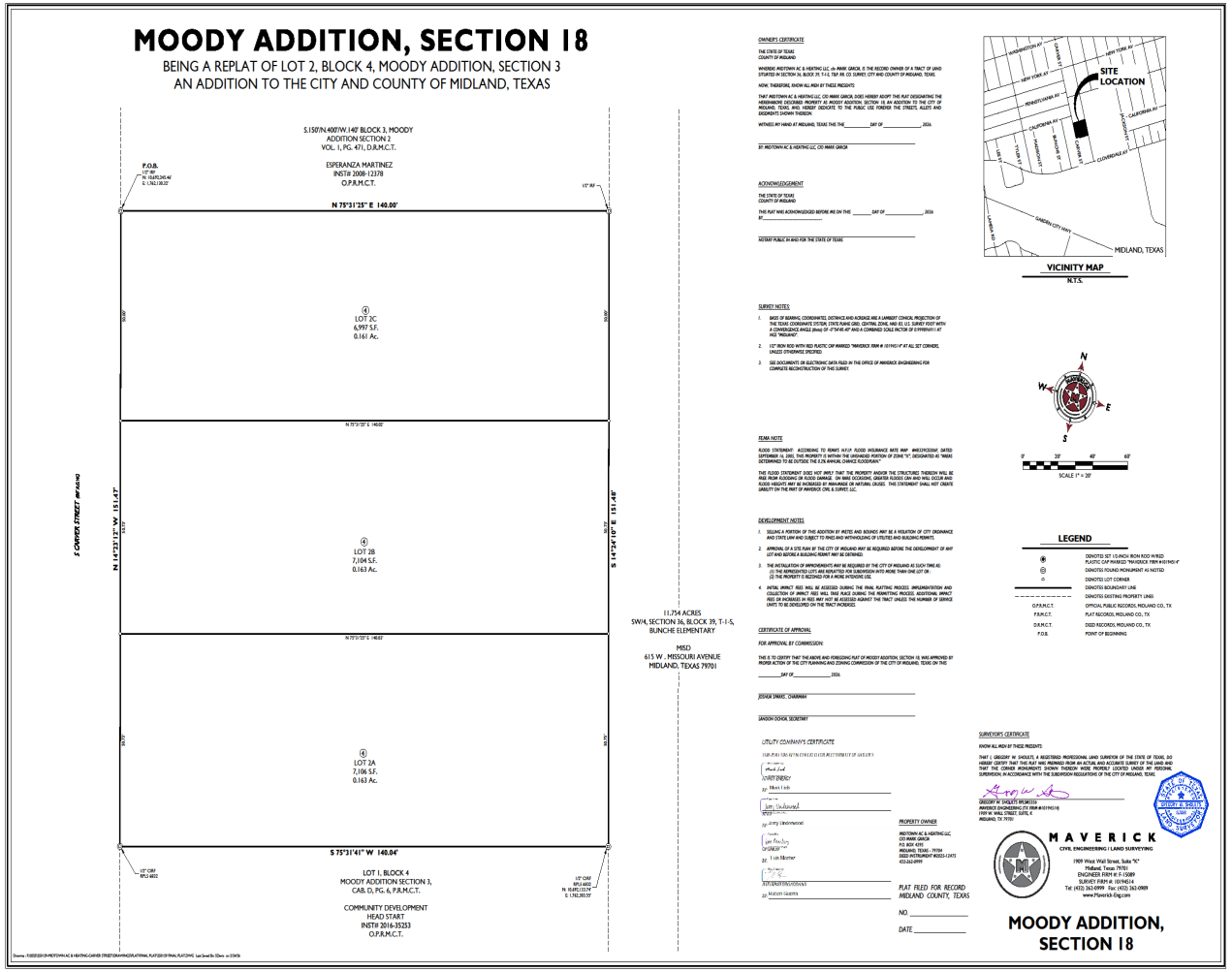
APPLICATION SUMMARY

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



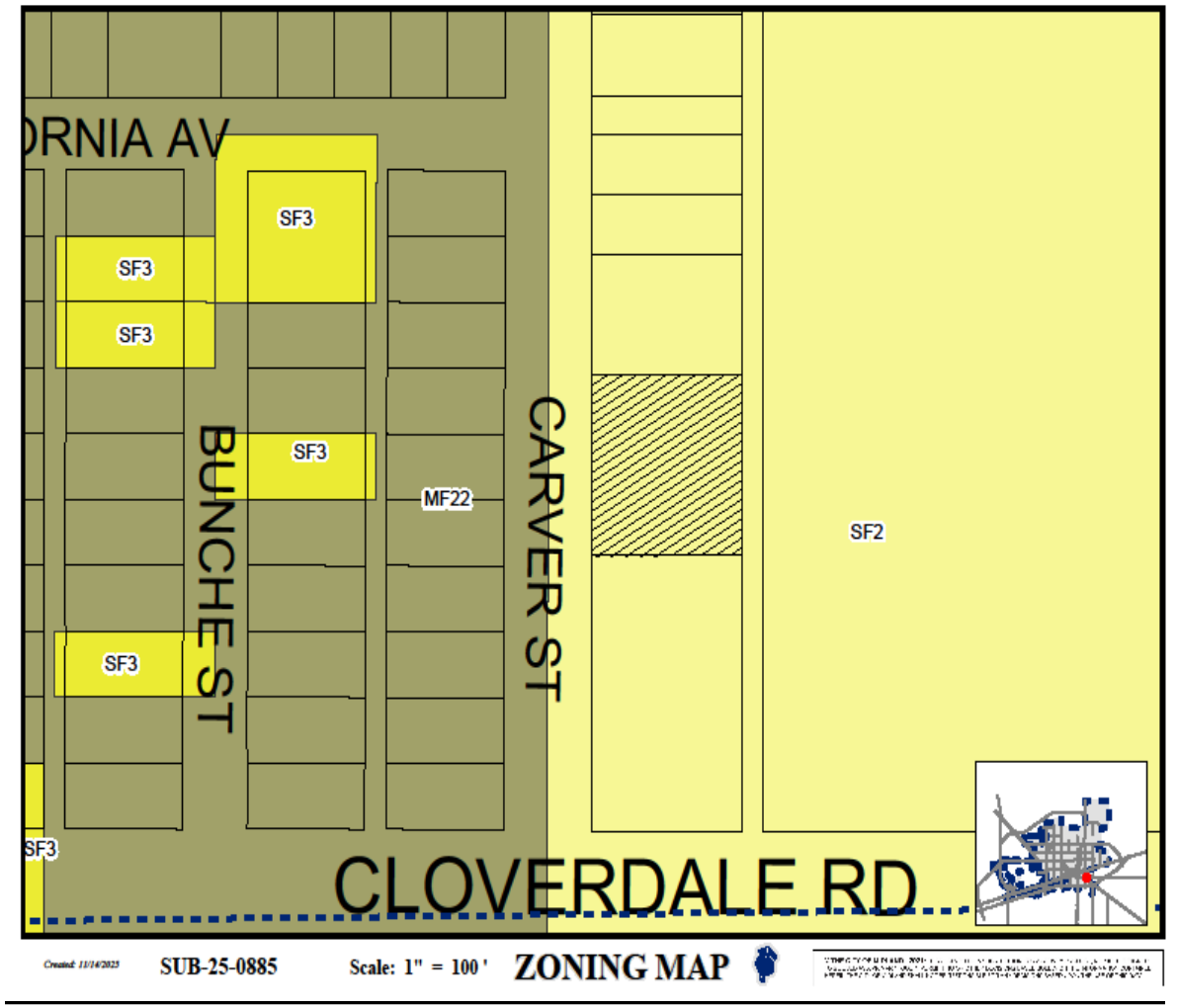
PLAT DETAILS

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



ZONING

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



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LAND USE

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



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On South Carver Street, Looking East

6

MIDLAND
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COMPREHENSIVE PLAN

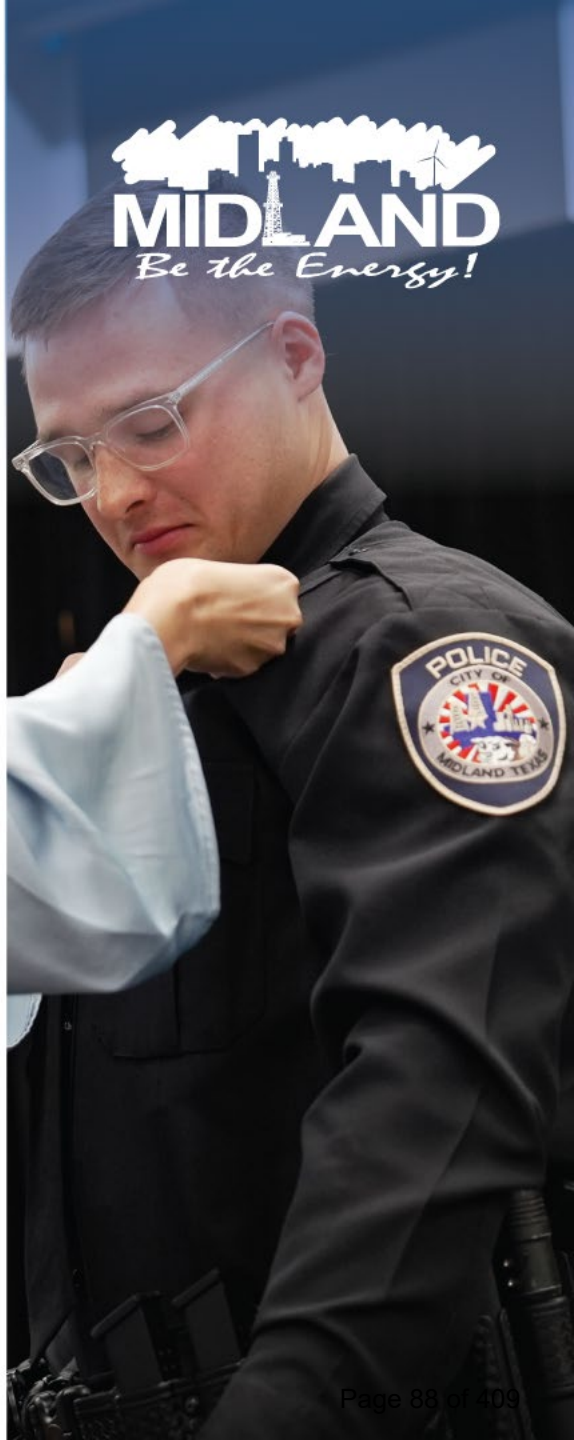
- **Land Use Designation:** Urban-Residential Low, (UR-L)
- **Supported Uses:** Supporting uses include any single-family housing
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends denial of the Final Plat of Moody Addition, Section 18.



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:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Hold a public hearing and consider a request by Chase Gardaphe for a Zone Change from PD, Planned Development District for a Housing Development to MH, Manufactured Housing District on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue.)**

Purpose:

Chase Gardaphe is requesting a zone change from PD, Planned Development District for a Housing Development, to MH, Manufactured Housing District, for a 35.05-acre tract of land located on the west side of North Fairgrounds Road. The applicant is requesting to update the site plan to reflect a partial property sale and permit operation of a Manufactured Home Park.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Housing Development

Surrounding Zoning and Land Use:

The subject property is currently vacant and zoned PD, Planned Development District, designated for a housing development. The property to the north is zoned C, Commercial District, and contains a senior living apartment facility. To the east is the City's Animal Shelter, which is zoned TP, Technology Park District, and a manufactured home park, which is zoned AE, Agricultural Estate District. The properties to the south are developed with commercial

facilities and are zoned C, Commercial District. To the west is vacant land, which is presently zoned PD, Planned Development District for a Housing Development.

Analysis:

The subject property is located on the west side of North Fairgrounds Road, and is presently zoned PD, Planned Development District for a Housing Development. The applicant, Chase Gardaphe, is requesting a zone change to MH, Manufactured Housing District, in order to develop and operate a manufactured home park. The property owner has indicated that a portion of the property has been sold, and the requested zone change is intended to reflect that sale. Manufactured home parks are permitted in most residential zoning districts with approval of a Specific Use Designation (SUD) permit, including AE (Agricultural Estate District), CE (Country Estate District), SF-1 (Single-Family Dwelling District), SF-2 (Single-Family Dwelling District), SF-3 (Single-Family Dwelling District), and MH (Manufactured Housing District).

Ordinance No. 9314 designates three base zoning districts within the overall PD, including TH, Townhouse Dwelling District; MF-16, Multiple-Family Dwelling District; and SF-3, Single-Family Dwelling District. The property meets the lot dimensions requirement for a property within the Manufactured Housing District, with a lot depth of 1,604 feet and a lot width of 1,167 feet.

The proposed Manufactured Home Park will consist of 263 spaces with varying dimensions. City code allows seven manufactured homes per acre which would allow the property to have 245. The majority of the spaces are approximately 30 feet by 101 feet, which does not meet the minimum space width requirement of the MH zoning district lot dimensions, which requires a minimum of 50 feet by 100 feet. In addition, operation of a Manufactured Home Park requires both a Special Use Designation (SUD) and a license. The applicant currently holds an SUD approved in 2019; however, the SUD will need to be amended, as it includes a portion of the property that has since been sold and the site plan has changed (Ordinance No. 9953). The applicant advised he also holds the license that is required to operate the manufactured home park, but has not provided a copy of the license.

Per Section 11-1-4.04 of the Midland City Code, the following standards apply to Manufactured Home Parks:

- The maximum allowed density is seven manufactured homes per acre.
- Initial development must consist of no less than eight acres fully improved with utility-serviced spaces, as shown on all site plans.
- A minimum of 120 cubic feet of storage must be provided for each manufactured home space.
- Landscaped recreation areas totaling no less than eight percent of the total park area are required.
- Two parking spaces per manufactured home space are required, located no more than 300 feet from the unit served.
- Each manufactured home space must contain a minimum of 3,500 square feet, with no dimensions less than 40 feet on the narrow side and 80 feet on the long side.

This request is not consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designates this area as Urban-Medium (U-M). The U-M designation calls for a mix of housing types along with commercial, office, and service uses, with the intent of the mix housing to include single-family dwellings and townhomes. The surrounding use does support

the proposed use, as there is a manufactured home park east of the subject property.

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 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 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 Applicant's Information Only.]

Planning: (Approved with Conditions)

The applicant will be required to update the SUD permit from 2019 with the proposed site plan in order to operate a Manufactured Home Park. In addition, the applicant must obtain a license to run the business. The development will have to comply with all the requirements listed on Section 11-1-4.04 of the Midland City Code.

Staff recommends approval of the proposed zone change from PD, Planned Development District for a Housing Development to MH, Manufactured Home District.

Letters of Objection:

As of February 27, 2026, staff has not received letters of objection for this request.

Attachments:
A. Z-26-0462, Combined Files

B. P&Z - - Stone Bridge Mobile Home Park PD-MH

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 2/19/2026
Final Approval - 2/25/2026

CONCRETE PAVING NOTES:

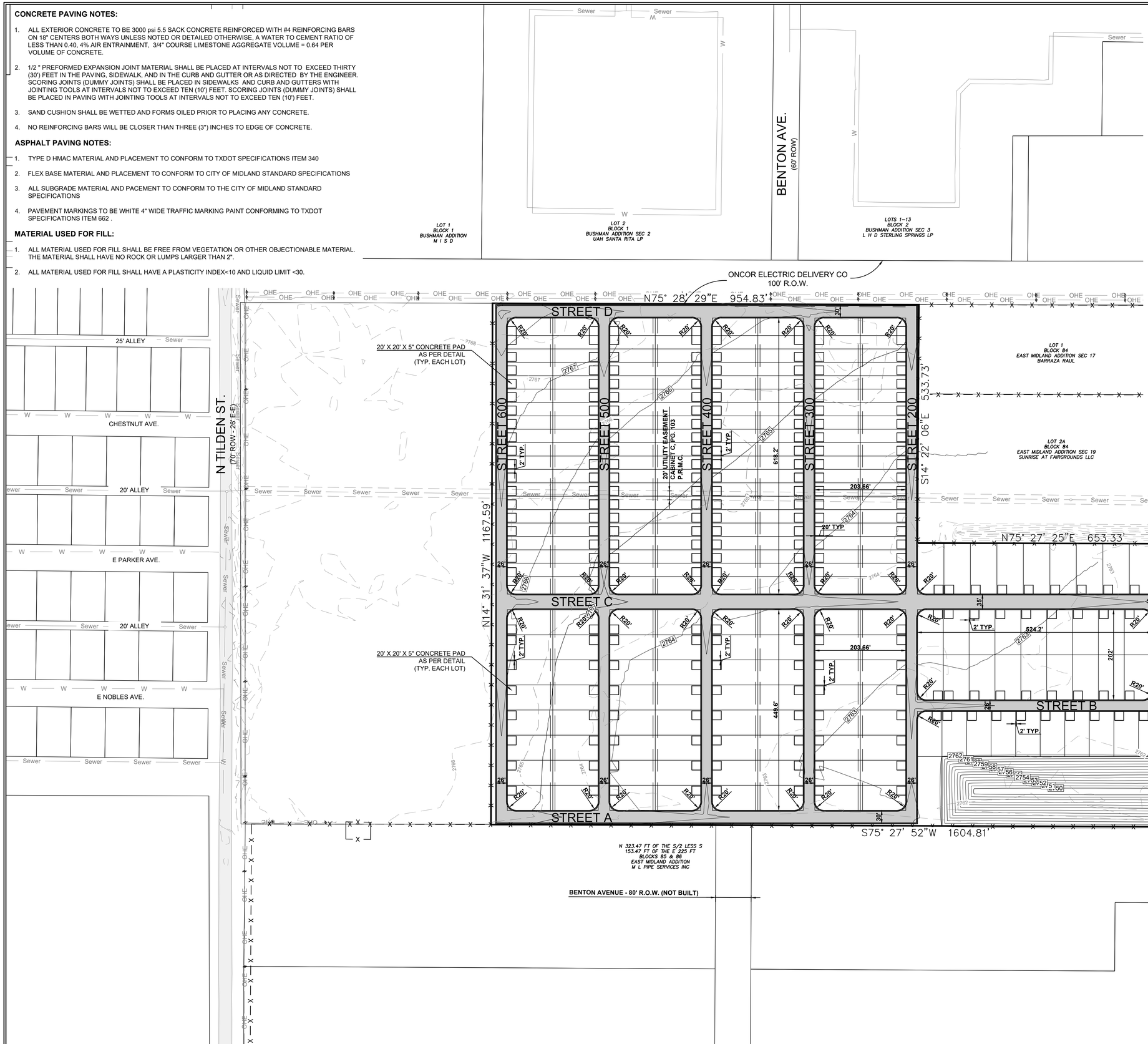
1. ALL EXTERIOR CONCRETE TO BE 3000 psi 5.5 SACK CONCRETE REINFORCED WITH #4 REINFORCING BARS ON 18" CENTERS BOTH WAYS UNLESS NOTED OR DETAILED OTHERWISE, A WATER TO CEMENT RATIO OF LESS THAN 0.40, 4% AIR ENTRAINMENT, 3/4" COURSE LIMESTONE AGGREGATE VOLUME = 0.64 PER VOLUME OF CONCRETE.
2. 1/2 " PREFORMED EXPANSION JOINT MATERIAL SHALL BE PLACED AT INTERVALS NOT TO EXCEED THIRTY (30') FEET IN THE PAVING, SIDEWALK, AND IN THE CURB AND GUTTER OR AS DIRECTED BY THE ENGINEER. SCORING JOINTS (DUMMY JOINTS) SHALL BE PLACED IN SIDEWALKS AND CURB AND GUTTERS WITH JOINTING TOOLS AT INTERVALS NOT TO EXCEED TEN (10') FEET. SCORING JOINTS (DUMMY JOINTS) SHALL BE PLACED IN PAVING WITH JOINTING TOOLS AT INTERVALS NOT TO EXCEED TEN (10') FEET.
3. SAND CUSHION SHALL BE WETTED AND FORMS OILED PRIOR TO PLACING ANY CONCRETE.
4. NO REINFORCING BARS WILL BE CLOSER THAN THREE (3") INCHES TO EDGE OF CONCRETE.

ASPHALT PAVING NOTES:

1. TYPE D HMAC MATERIAL AND PLACEMENT TO CONFORM TO TXDOT SPECIFICATIONS ITEM 340
2. FLEX BASE MATERIAL AND PLACEMENT TO CONFORM TO CITY OF MIDLAND STANDARD SPECIFICATIONS
3. ALL SUBGRADE MATERIAL AND PACEMENT TO CONFORM TO THE CITY OF MIDLAND STANDARD SPECIFICATIONS
4. PAVEMENT MARKINGS TO BE WHITE 4" WIDE TRAFFIC MARKING PAINT CONFORMING TO TXDOT SPECIFICATIONS ITEM 662 .

MATERIAL USED FOR FILL:

1. ALL MATERIAL USED FOR FILL SHALL BE FREE FROM VEGETATION OR OTHER OBJECTIONABLE MATERIAL. THE MATERIAL SHALL HAVE NO ROCK OR LUMPS LARGER THAN 2".
2. ALL MATERIAL USED FOR FILL SHALL HAVE A PLASTICITY INDEX<10 AND LIQUID LIMIT <30.



LEGEND

- EXISTING CURB
- EXISTING ASPHALT
- EXISTING CONCRETE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING GUY WIRE
- FO — EXISTING FIBER OPTIC
- GAS — EXISTING GAS
- W — EXISTING WATER
- EXISTING WATER TAP
- EXISTING WATER VALVE
- Sewer — EXISTING SEWER
- EXISTING SEWER MANHOLE
- 2900 — EXISTING CONTOUR
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- 2900 — DESIGN CONTOUR
- PROPOSED FENCE

GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

NEWTON ENGINEERING, PC
4501A Santa Rosa Dr.
Midland, Texas 79707
(432) 770-0499
2500 E. 8th St.
Odessa, Texas 79761
(432) 935-0707
F-13856

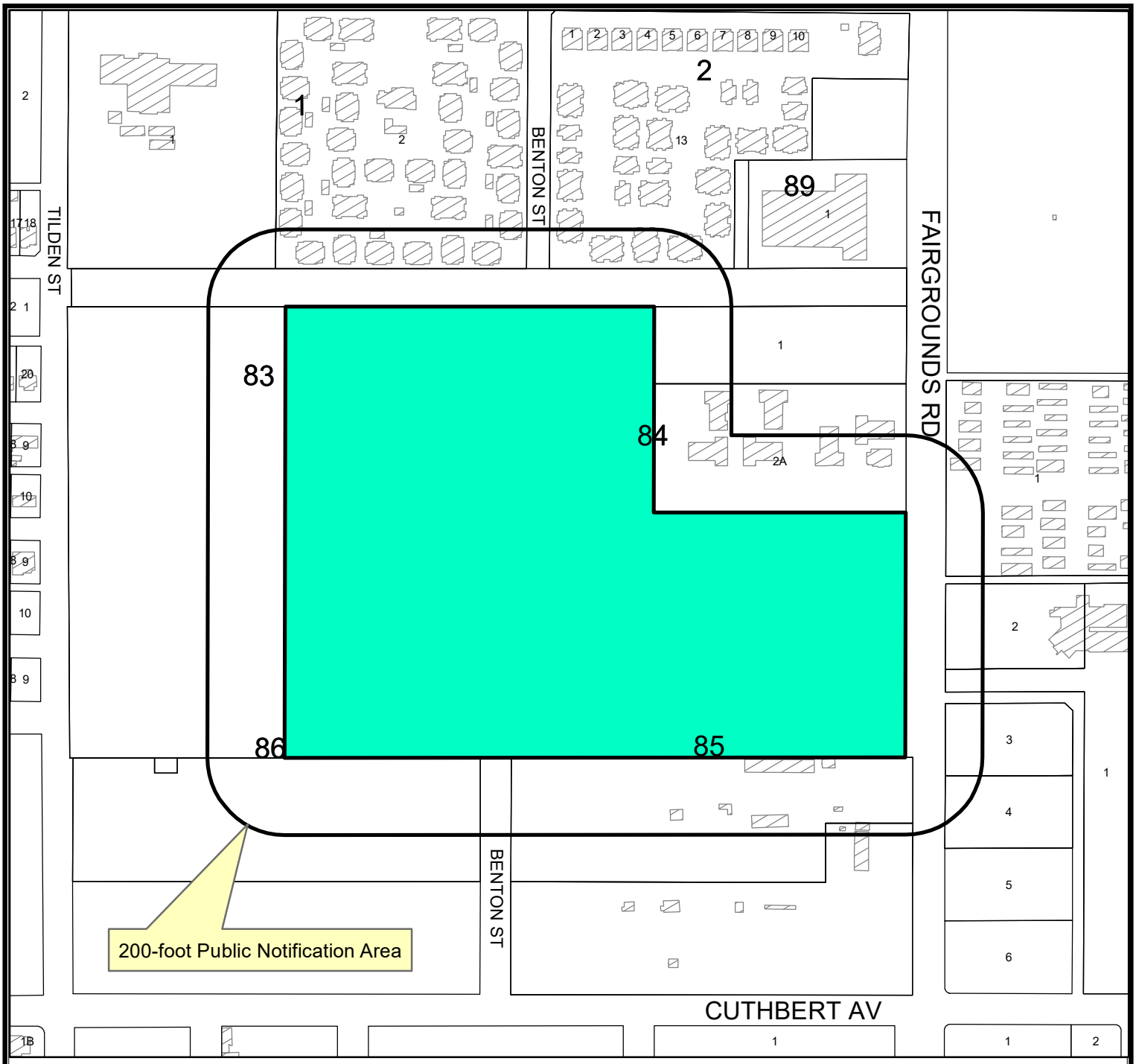
STONE BRIDGE MOBILE HOME PARK
MIDLAND, TX

PAVING & GRADING SITE PLAN

NO.	REVISION	DATE

Project No.	18-ME0416
Date:	AUG 2021
Drawn By:	CBD
Checked By:	JMN
Scale:	

Sheet: 04



Location Map

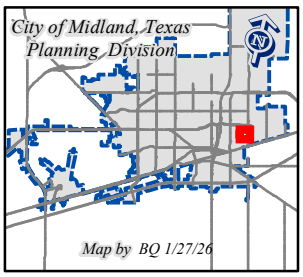
Z-26-0462 **Scale: 1" = 800'**

Consider a request by Chase Gardaphe for a Zone Change from PD, Planned Development District for a Housing Development to an MH, Manufactured Housing District on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co Survey, City and County of Midland, Texas.

Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue. (Council District 2)

LEGEND

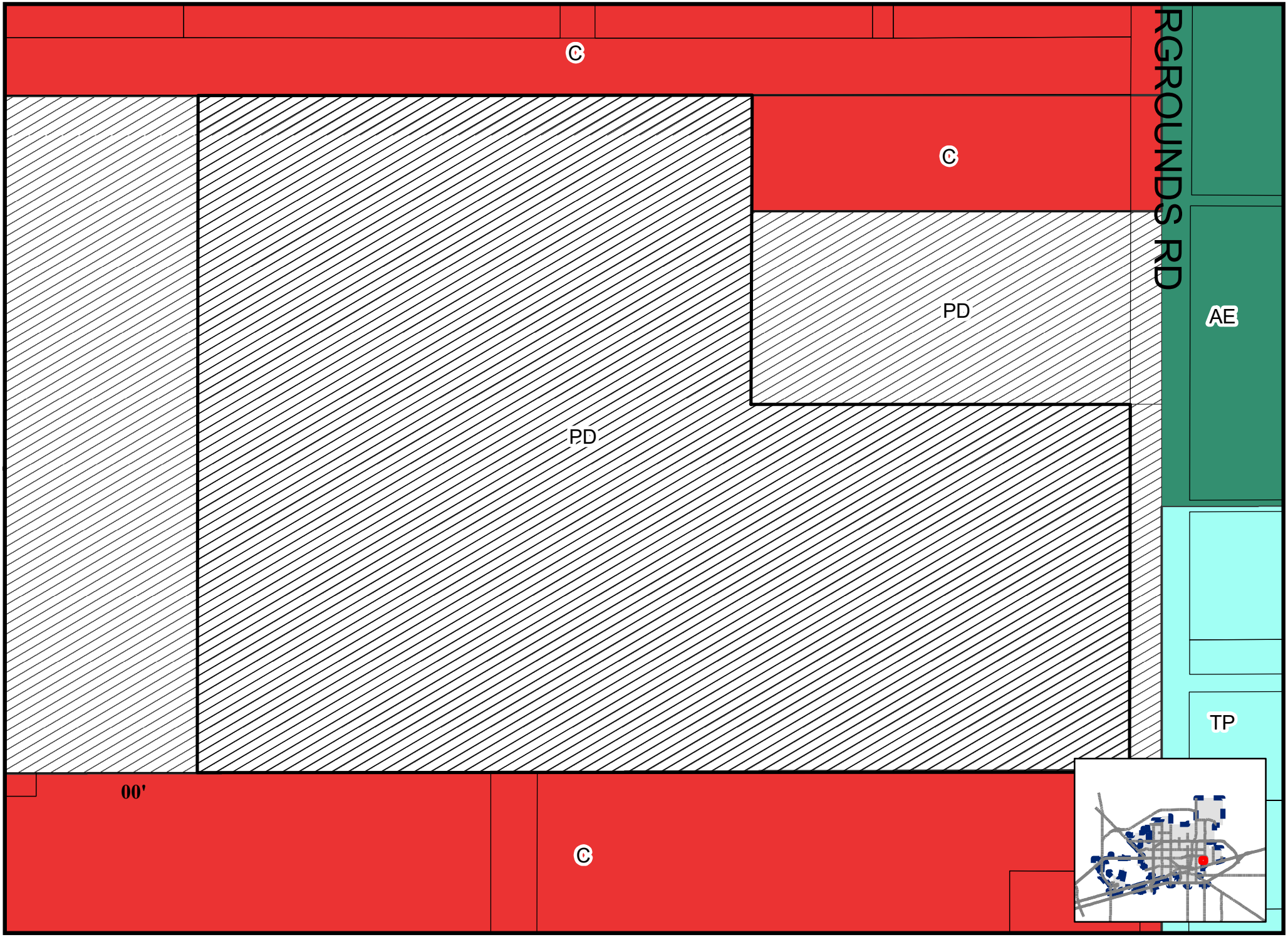
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by BQ 1/27/26

Z-26-0462

Scale: 1" = 1200

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 FROM USE OF THIS

TILDEN ST

FAIRGROUNDS RD

83

84

85

86

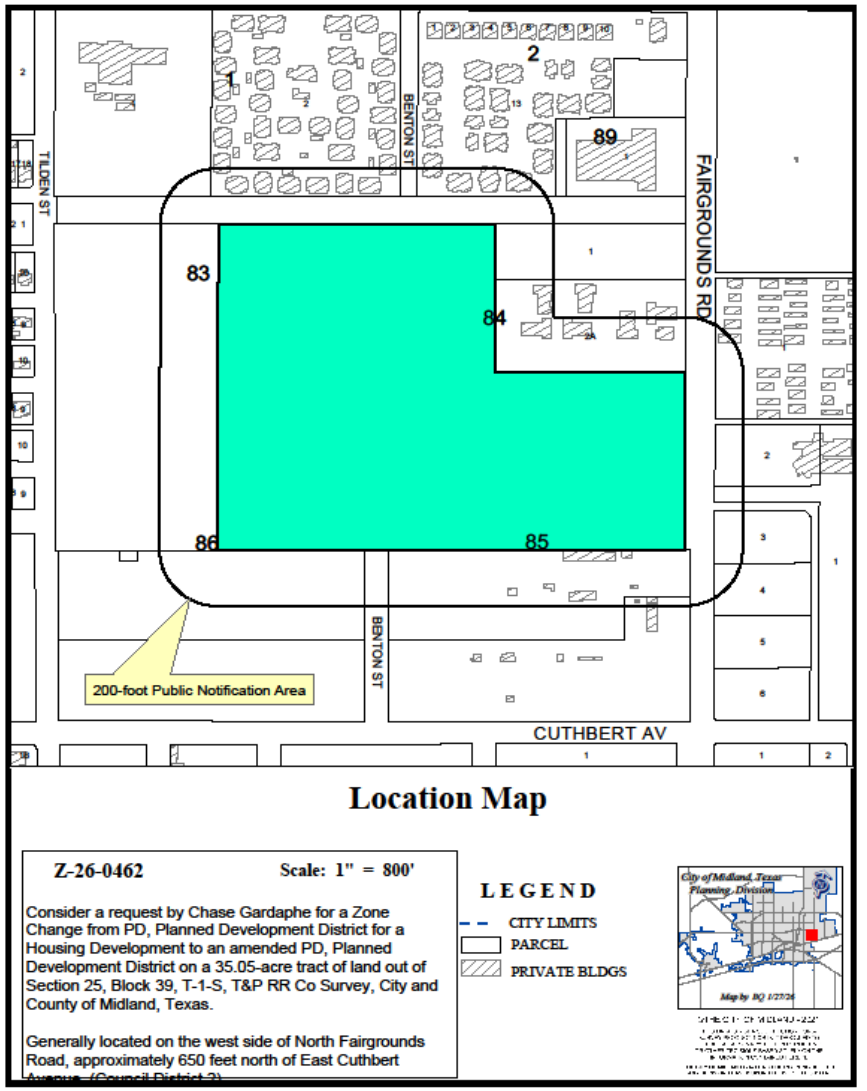
BE




MIDLAND
Be the Energy!
ZONE CHANGE
STONE BRIDGE MOBILE HOME PARK
Visit Our Website
MIDLANDTEXAS.GOV

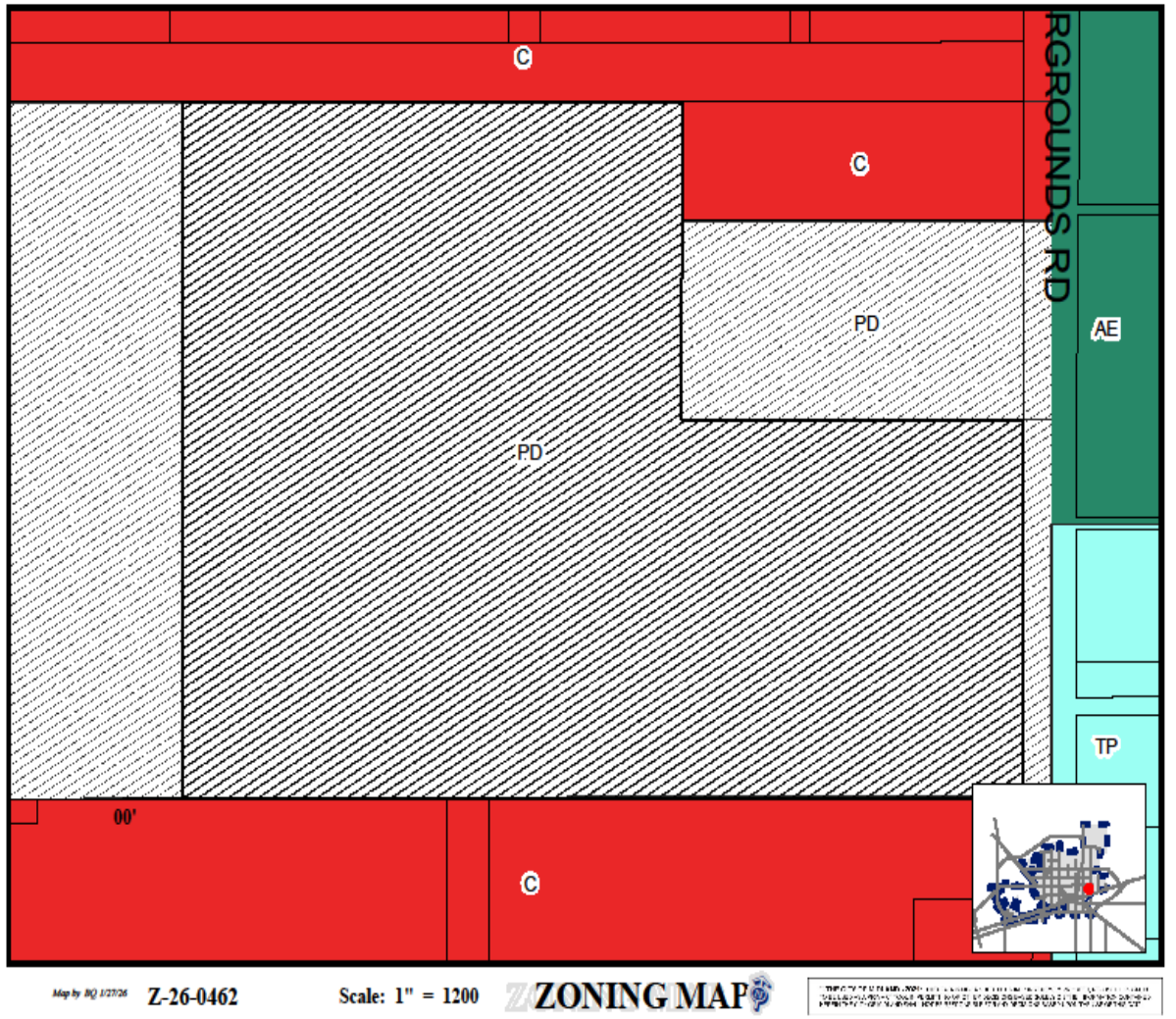
APPLICATION SUMMARY

- **Applicant/Property Owner:** Chase Gardaphe
- **Location:** Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue. (District 2)
- **Reason for Request:** To open and operate a manufactured home park



ZONING

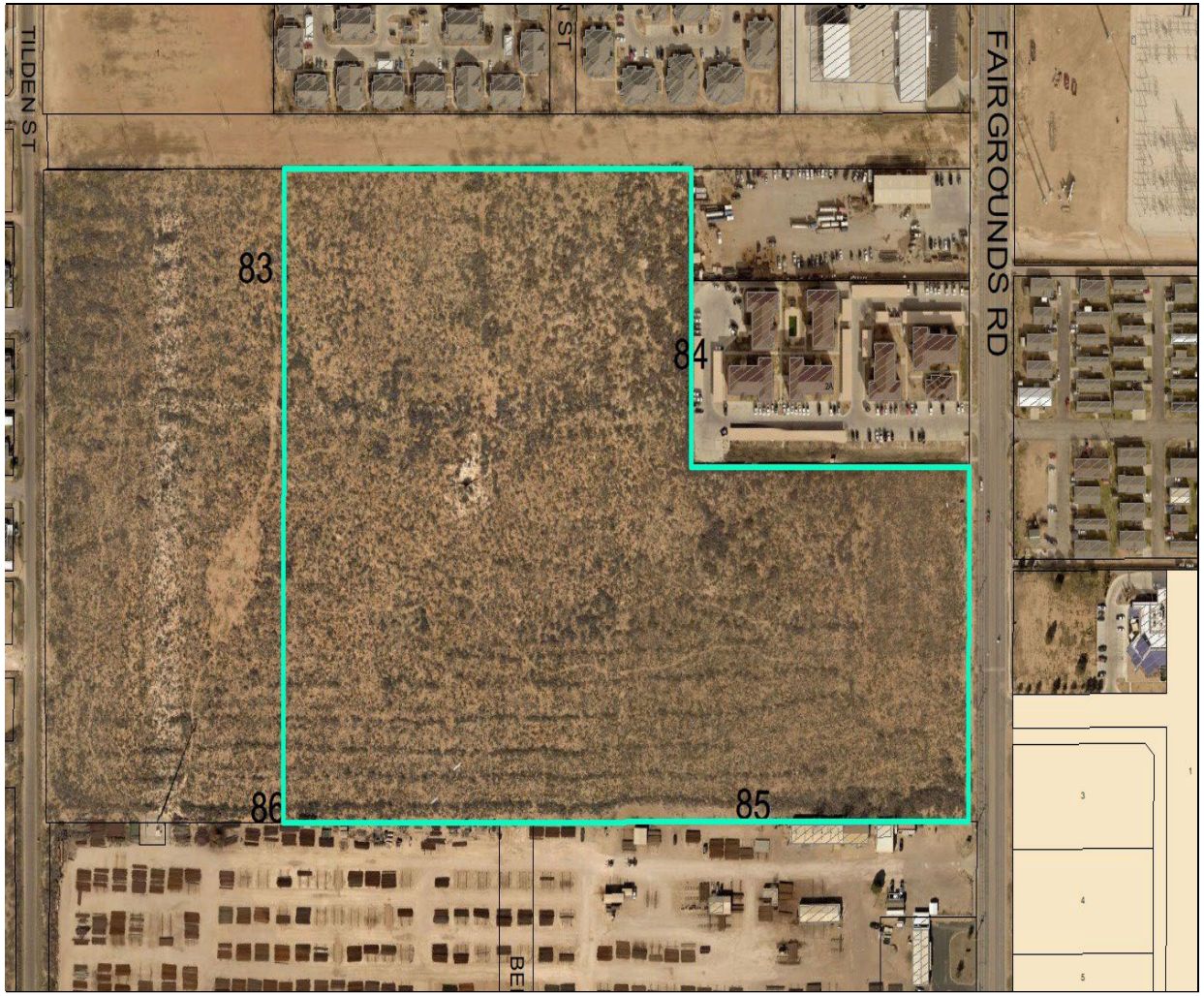
- **Current Zoning:** PD, Planned Development for a Housing Development
- **Surrounding Zoning:**
  - **North/South:** C, Commercial District
  - **East:** AE, Agricultural Estate Distric & TP, Technology Park District
  - **West:** PD, Planned Development for a Housing Development
  - **Proposed Zoning:** MH, Manufactured Housing District



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Senior Living Apartment
  - **South:** Commercial Use
  - **East:** Animal Control Shelter & Manufacture Home Park
  - **West:** Vacant Land
- **Proposed Use:** Manufacture Home Park



MIDLAND
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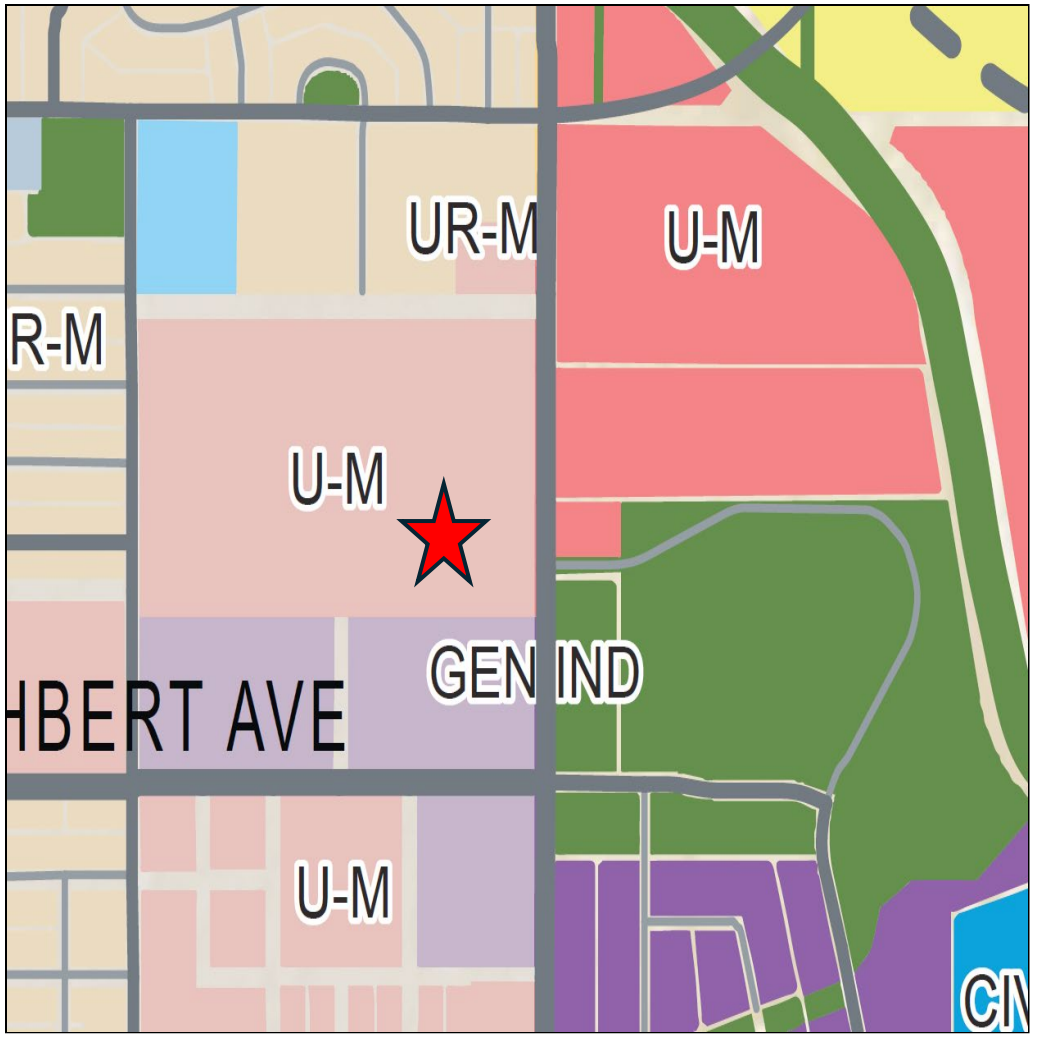
On North Fairgrounds, Looking West

5

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COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** A mix of housing types along with commercial, office, and service uses
- The request is not compatible with the *Tall City Tomorrow Comprehensive Plan* but is compatible with the surrounding area.



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RELATED ITEMS

- A Specific Use Designation application has been received in order to operate a Manufactured Home Park.



STAFF'S RECOMMENDATION

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**9.**
Meeting Date:	**March 2, 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 multifamily 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 received 1 letter of objection as of February 27, 2026.

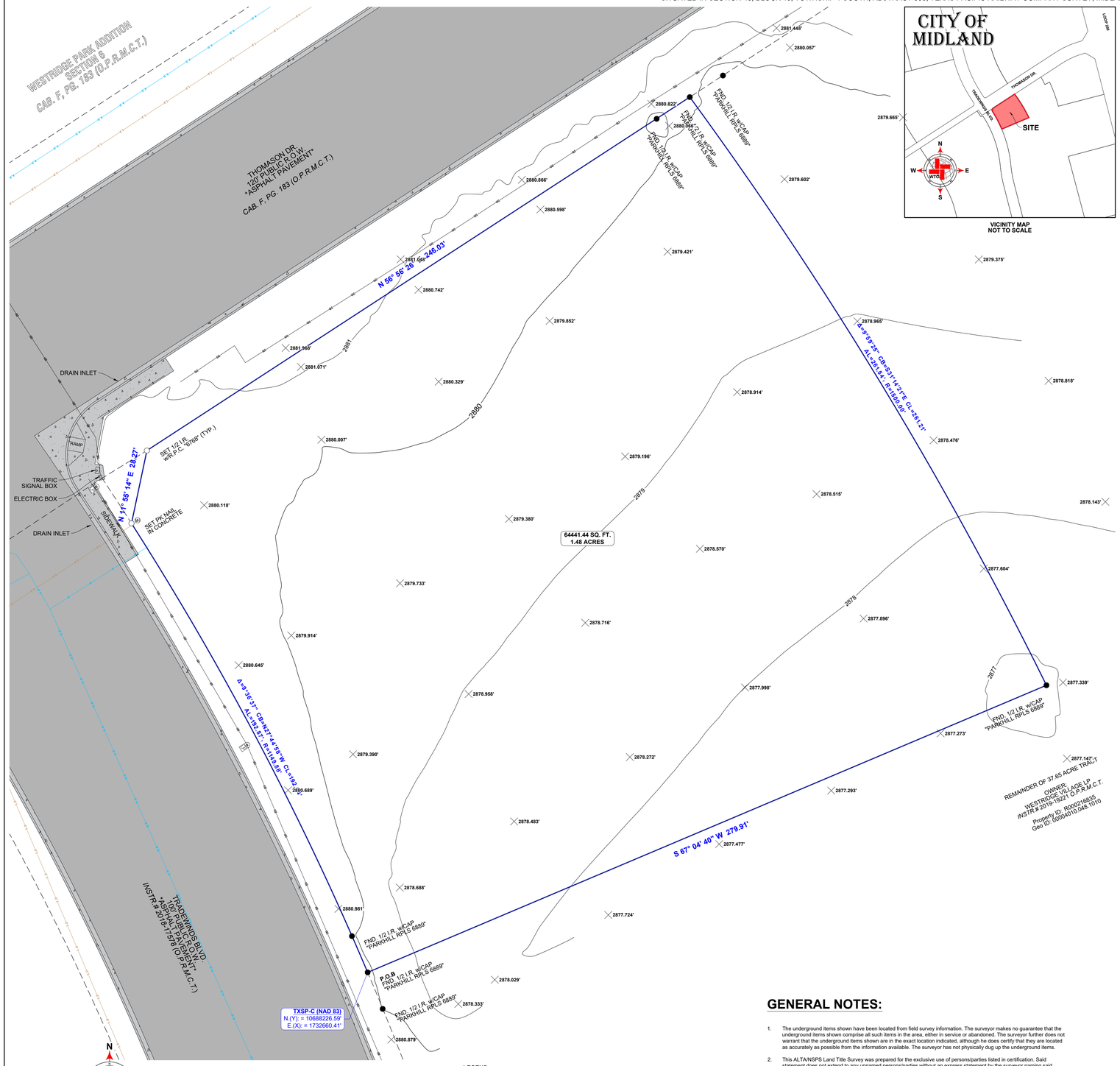
Attachments:

A. Z-26-0461, Combined Docs
B. P&Z - - Westridge Park, Sec 60 Zone Change
C. Objection #1_Redacted

Angelina Bettanini, Development Services	Created/Initiated - 2/25/2026
Landon Ochoa, Development Services	Final Approval - 2/25/2026

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

SCALE: 1" = 20'

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"

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.

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

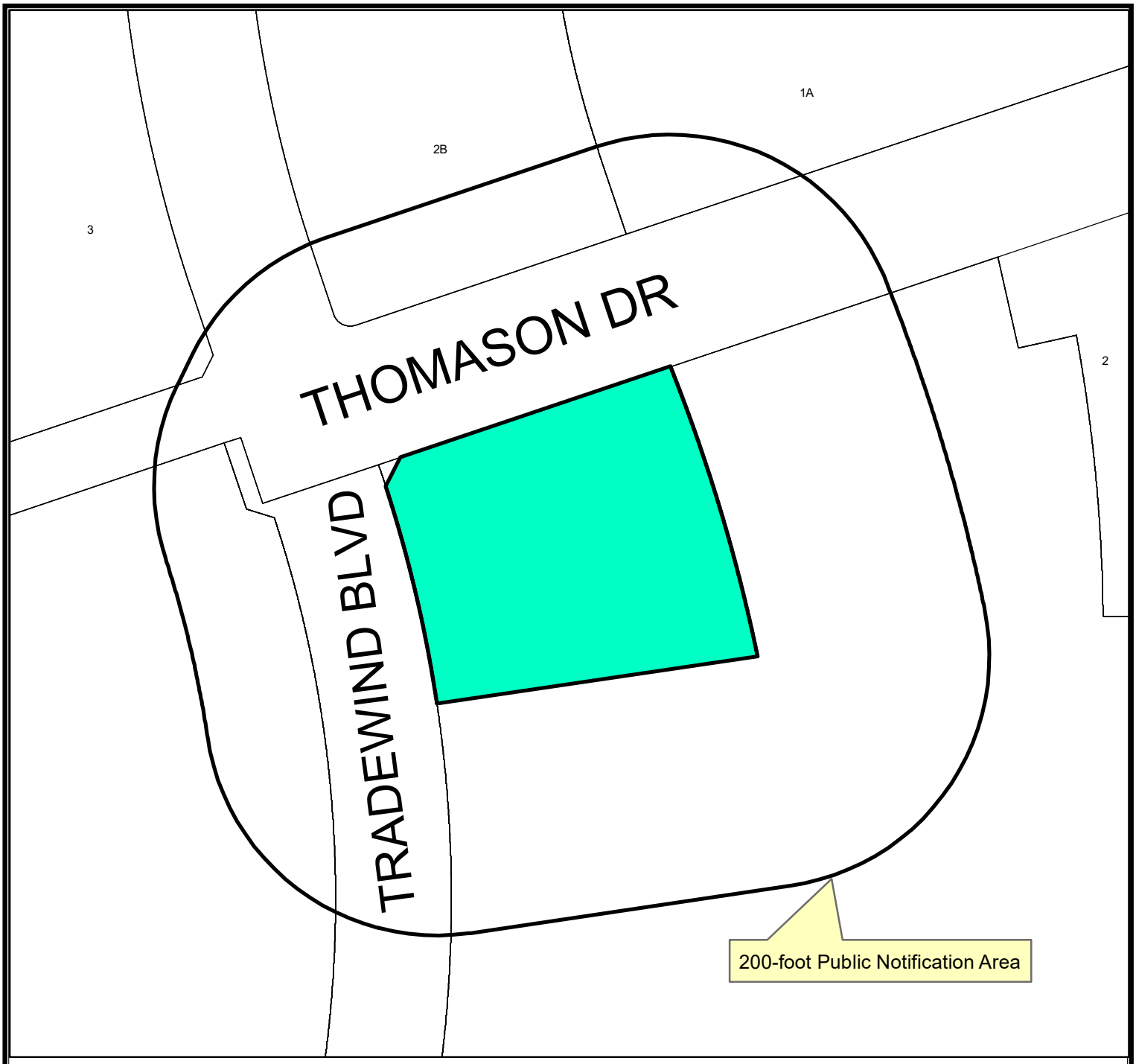
ALTA/NSPS Land Title Survey
BEING A 1.48 ACRE TRACT OF LAND OUT OF A 37.65 ACRE TRACT AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2019-19221 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS,
SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, ABSTRACT 830, TEXAS PACIFIC RAILWAY COMPANY SURVEY, 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\56900s\56912\56912 ALTA.dwg, ALTA/NSPS TBL A, ALTA/NSPS TBL B, ALTA/NSPS TBL B2



Location Map

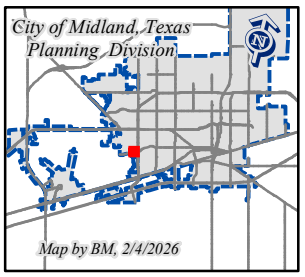
Z-26-0461 **Scale: 1" = 123'**

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

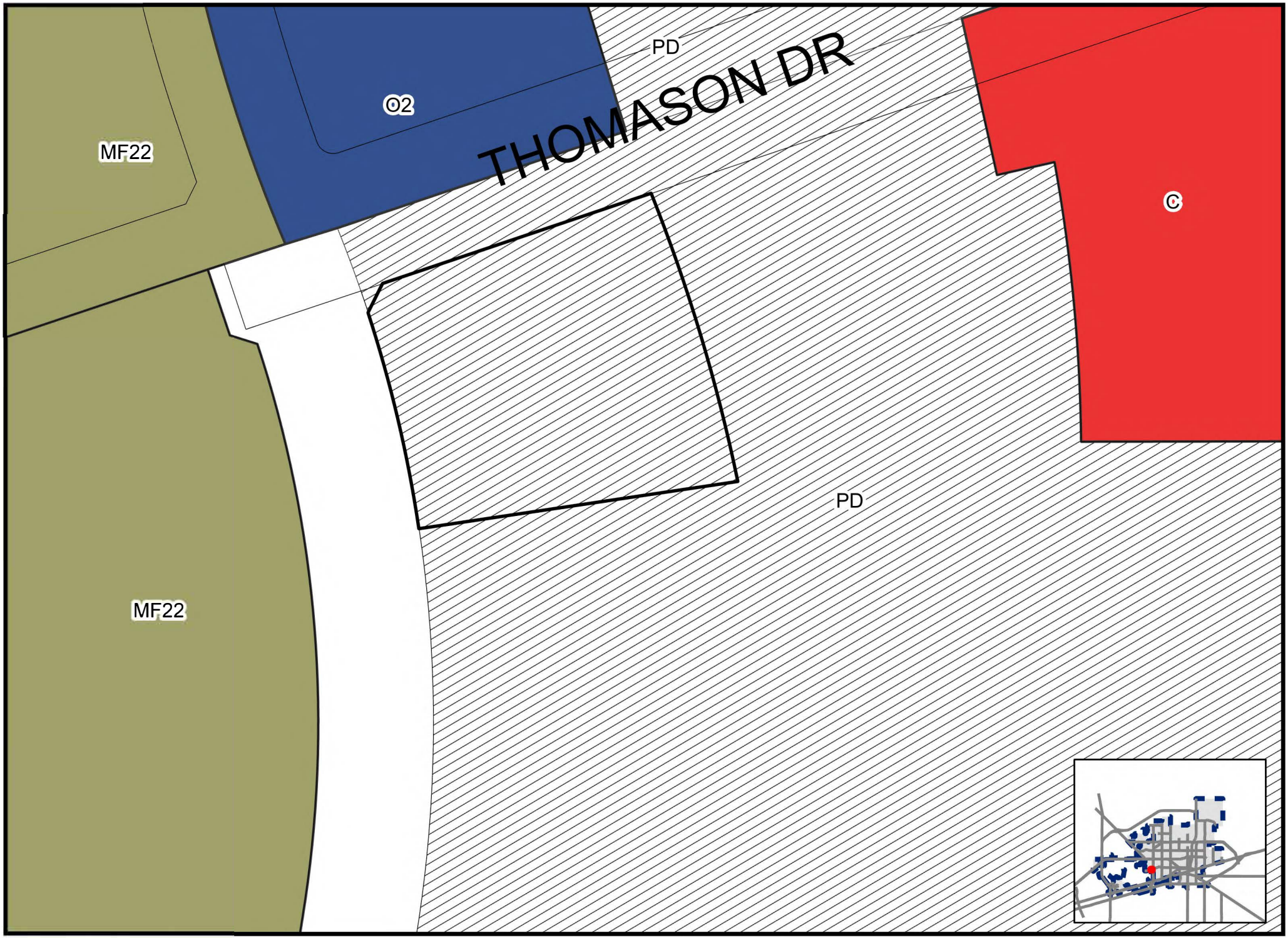
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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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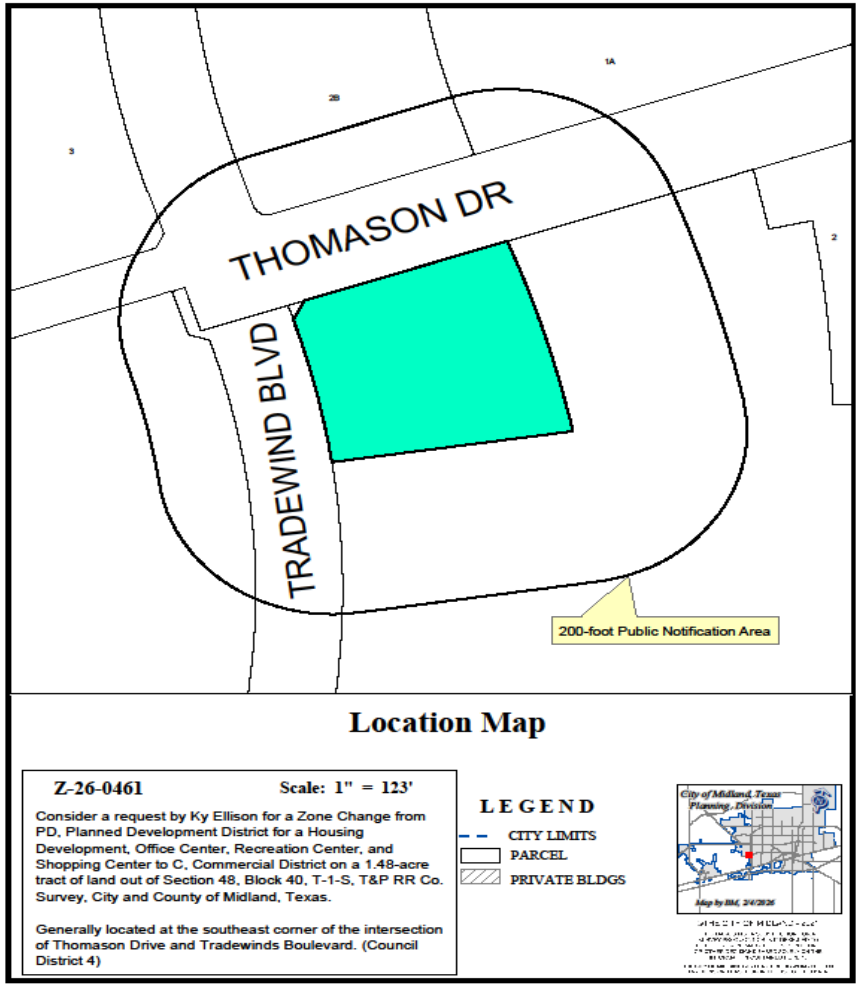

THOMASON
48




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

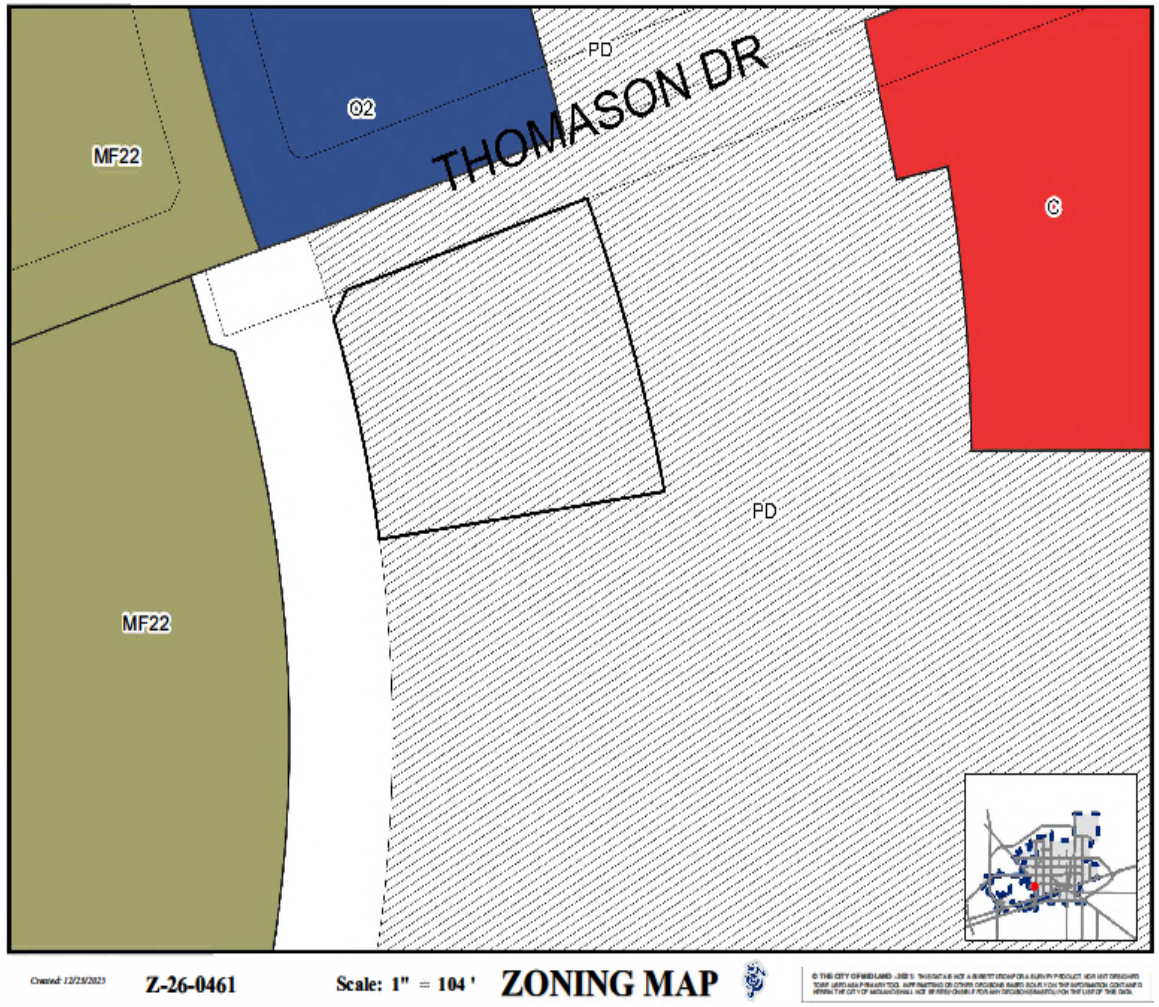
APPLICATION SUMMARY

- **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



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LAND USE

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





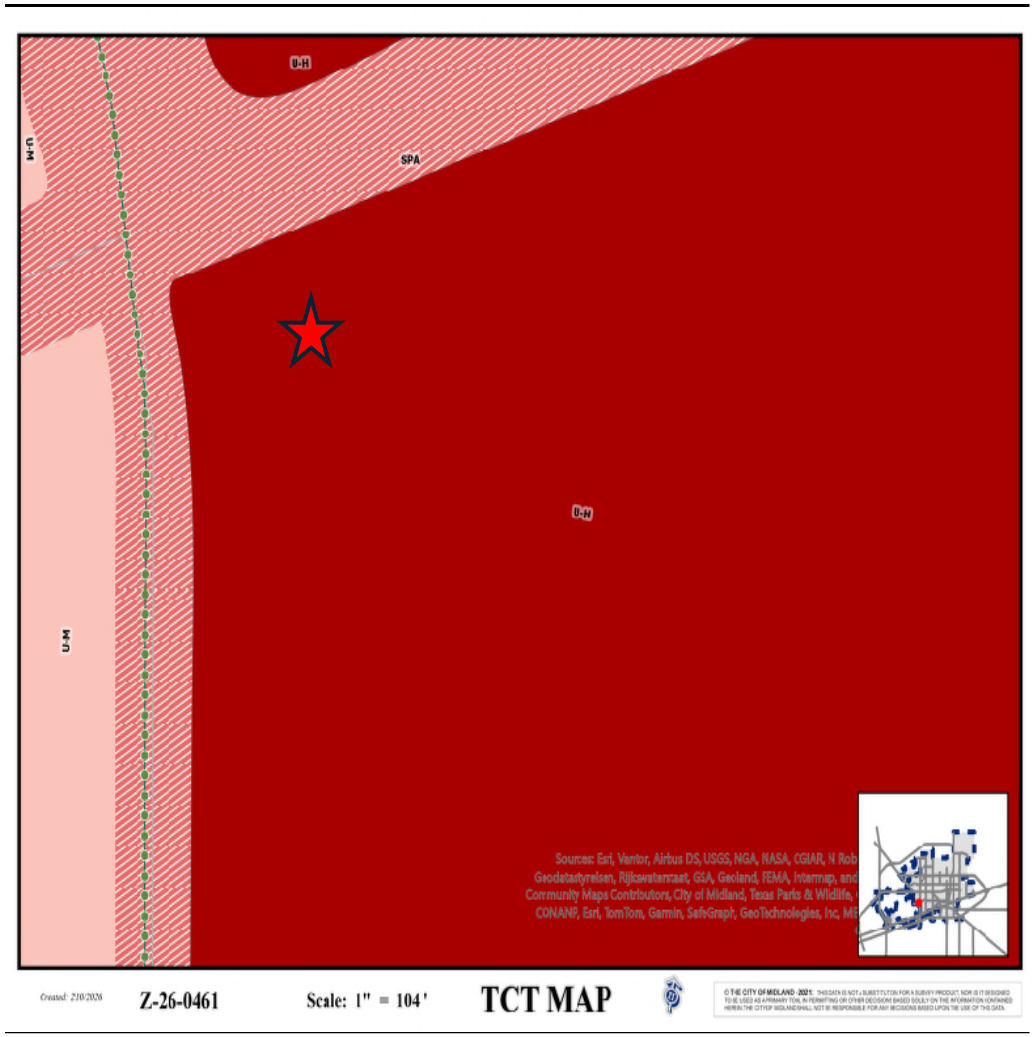
On Thomason Drive, Looking South

5

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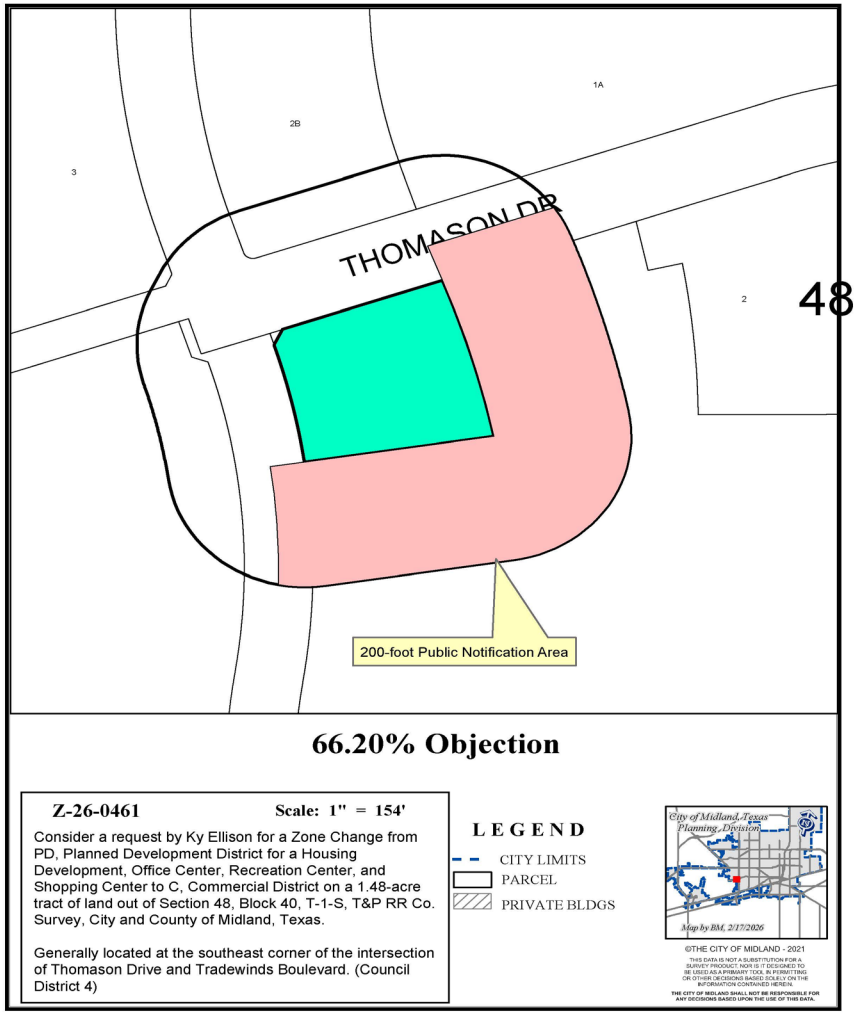
COMPREHENSIVE PLAN

- **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.*



OBJECTIONS

- 1 total objection was received within the 200-foot buffer
- This resulted in a 66.20% objection, and will require a supermajority vote at City Council



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.



MIDLAND
Planning Division

RECEIVED
FEB 13 2026
Initial: MK

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Tuesday, February 17, 2026**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Ky Ellison** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: 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.

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

PROPOSED ZONING: **From: PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center**

To: C, Commercial District

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered *in writing*** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request ✓ Comments:
COMMERCIAL ZONING ALLOWS FOR USES NOT ALLOWED UNDER THE CURRENT PD, THE BUYER DOES NOT NEED A ZONE CHANGE TO COMPLETE THEIR DEVELOPMENT. COMMERCIAL GOES AGAINST THE VISION OF THE ADJACENT LAND WHICH IT WAS A PART AND WHICH IS RESTRICTED BY COVENANTS AND DEED RESTRICTIONS. THIS SPECIFICALLY GOES AGAINST THE APPROVED LAND USE BALANCE PLANNED BY THE PD AND AUTHORIZED BY COUNCIL JUST A FEW YEARS AGO.

Required Information:

Property Owner's Signature	Printed Name	Property Address (No P. O. Boxes)
	ALAN FEINSILVER	WESTRIDGE PARK

[redacted]

Phone Number Email

If any further information is desired, please contact the Planning Division, at 685-7400. Si ud. desea más información en Español sobre esta cuestión, llame al : 685-7400.

Notices Mailed: 6
Date Mailed: February 6, 2026
Case Number: Z-26-0461
Case Name: Westridge Park, Section 60
AB Planner's Initials

For
Landon Ochoa
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Videoconference information will be available by accessing the meeting agenda at https://www.midlandtexas.gov/967/primegov-meeting

Planning and Zoning Commission Meeting

Item Number:	**10.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a request by Eduardo Aleman, on behalf of Point 9 Realty, LLC, for a Zone Change from PD, Planned Development District for a Transitional District to RR, Regional Retail District on Lot 2B, Block 3, Corporate Plaza Addition, Section 19, and Lot 3, Block 3, Corporate Plaza Addition, 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 a Zone Change from PD, Planned Development District for a Transitional District, to RR, Regional Retail District, to allow for future commercial development for the properties located at 242 Spring Park Drive and 3601 Edwards Street.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Transitional District

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned Development District for a Transitional District, and consists of an office building. The properties to the west and south are zoned RR, Regional Retail District, and are retail shops and restaurants. The property to the east is zoned PD, Planned Development District for a Housing Development and is an apartment complex.

Analysis:

The subject properties are located at 242 Spring Park Drive and 3601 Edwards Street. The properties are currently zoned PD, Planned Development District for a Transitional District. The applicant is seeking this zone change to allow for future commercial development. The current building at 242 Spring Park Drive will remain as is. However, the building located at 3601 Edwards Street is going to be demolished. This property is immediately adjacent to other regional retail businesses and restaurants and would thus blend with the character of the surrounding properties.

The current lots meet the requirements for the dimensions for RR, Regional Retail District, as referenced in the City's Non-Residential Zoning District Dimensional Regulations Chart (5.05).

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as U-H, Urban-High. This designation calls 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. Residential uses range from townhomes/ rowhouses up to apartment towers. Parking garages or public parking lots may be found in these areas. Higher levels of urban amenities are used to offset the area's intensity level.

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

Departmental Review:

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

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

Engineering: (Approved)

No objections to zone change. [For Applicant's Information Only.] Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For Applicant's Information Only.]

Transportation: (Approved)

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:

Staff recommends the approval of this zone change request from PD, Planned Development District for a Transitional District to RR, Regional Retail District.

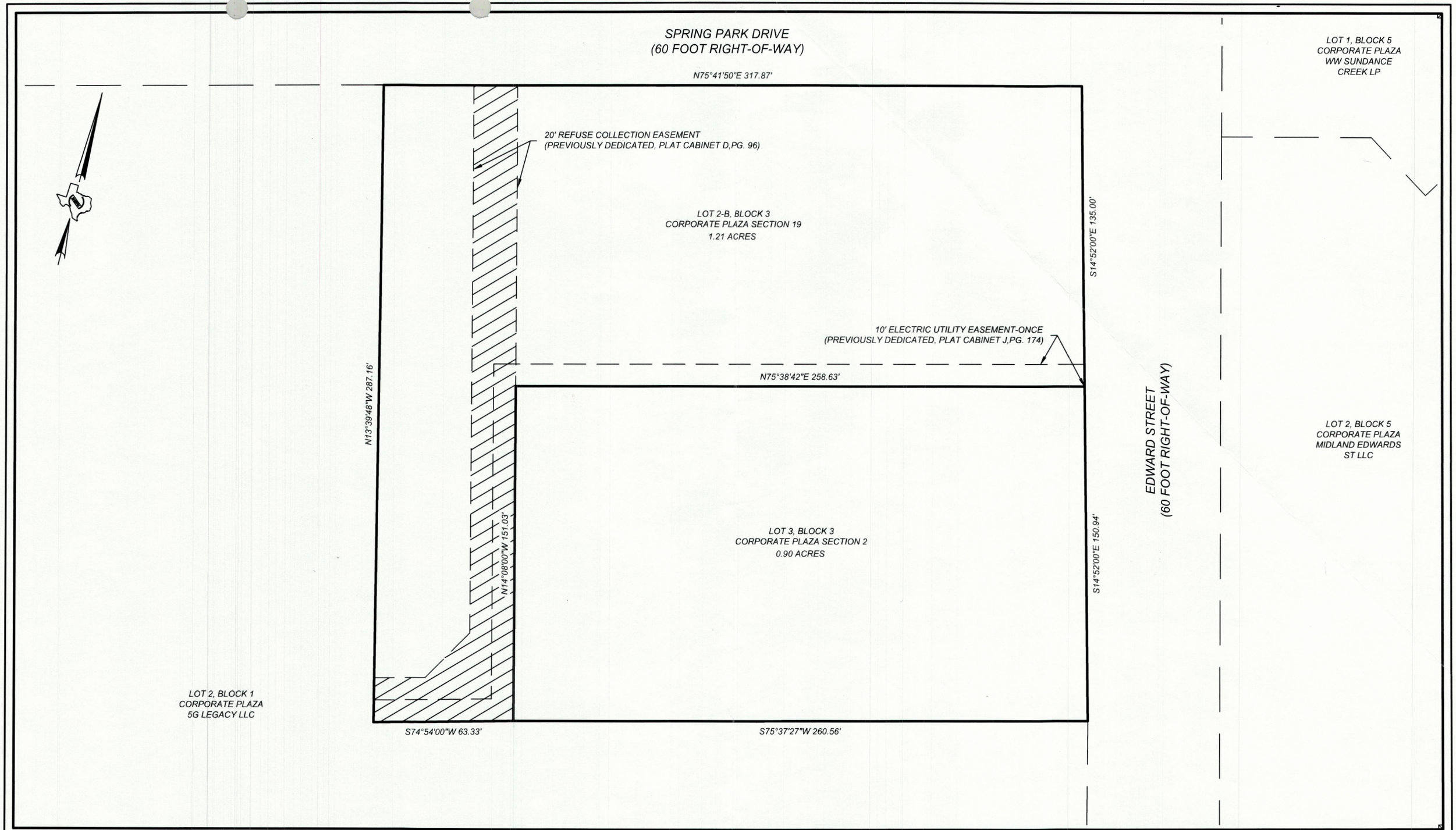
Letters of Objection:

As of February 27, 2026, staff has not received any letters of objection.

Attachments:

A. Z-26-0465, 242 Spring Park Drive, Combined
B. P&Z - - 242 Spring Park Drive, Zone Change (PD to RR)

Lori Elliott, Development Services	Created/Initiated - 2/18/2026
Landon Ochoa, Development Services	Final Approval - 2/25/2026



MAGRYM
TX FIRM# 10149500

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

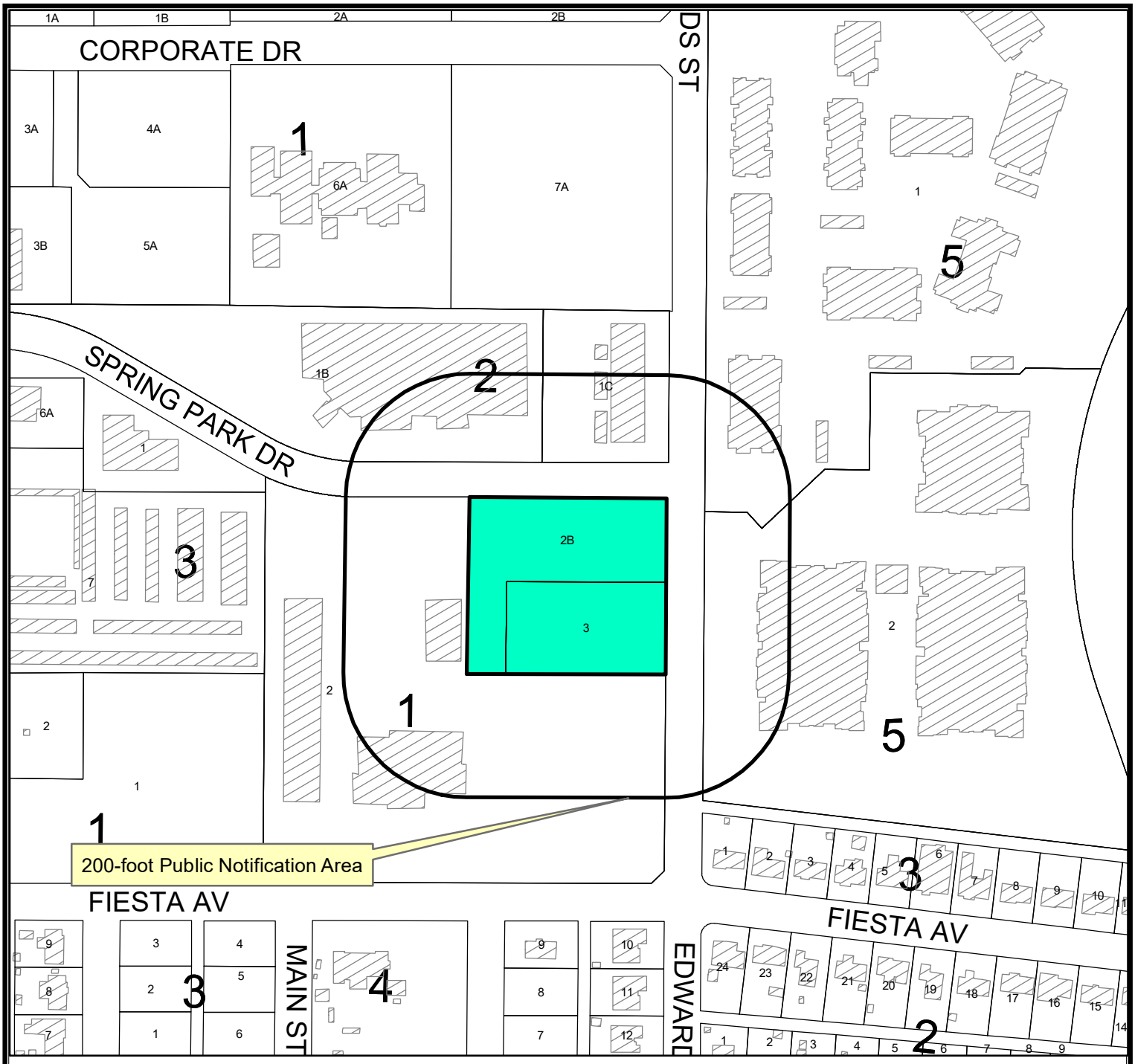
EXHIBIT

LOT 2-B, BLOCK 3, CORPORATE PLAZA SECTION 19 ADDITION, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET J, PAGE 174, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

LOT 3, BLOCK 3, CORPORATE PLAZA SECTION 2 ADDITION, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET D, PAGE 96, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

JOB NO: 26-109
PROJECT: 26-109
SCALE: 1" = 40'

REVISIONS



Location Map

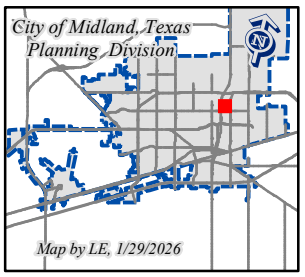
Z-26-0465 **Scale: 1" = 1,500'**

Consider a request by Eduardo Aleman, on behalf of Point 9 Realty, LLC, for a Zone Change from PD, Planned Development District for a Transitional District to RR, Regional Retail District for Lot 2B, Block 3, Corporate Plaza Addition, Section 19, and Lot 3, Block 3, Corporate Plaza Addition, Section 2, City and County of Midland,Texas.

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

LEGEND

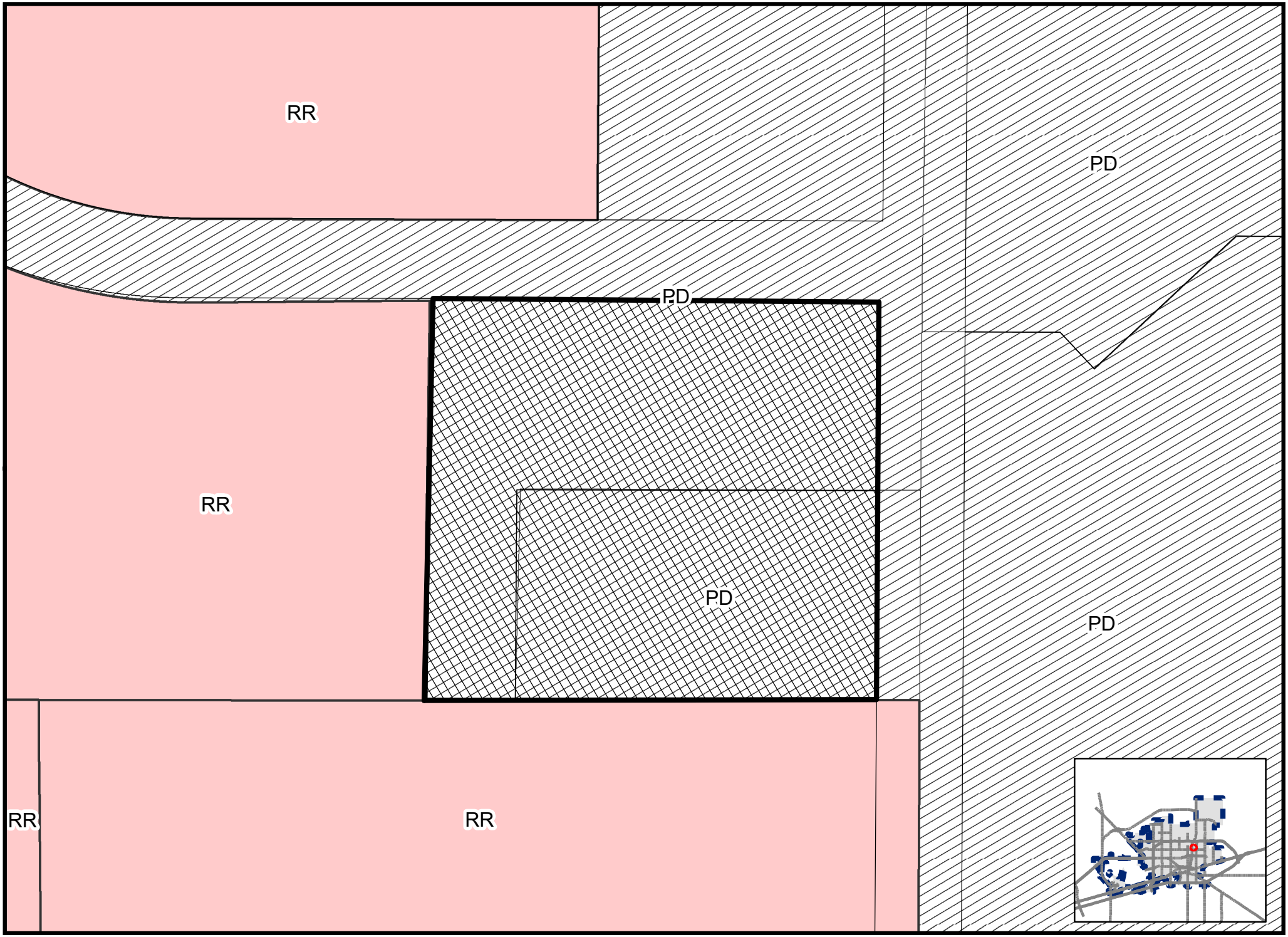
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Map by LE, 1/28/2026

Z-26-0465

Scale: 1" = 86'

ZONING MAP

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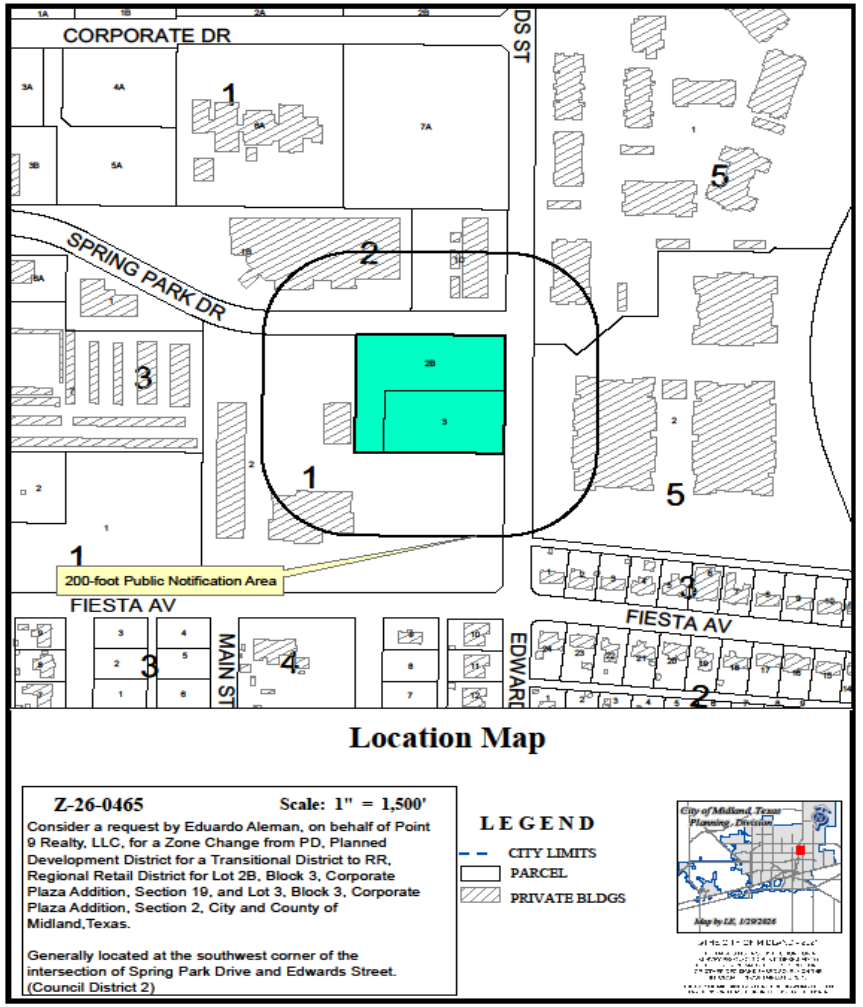

SPRING PARK DR
EDWARDS STREET
1
2
3
5




MIDLAND
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ZONE CHANGE
242 SPRING PARK DRIVE
Visit Our Website
MIDLANDTEXAS.GOV

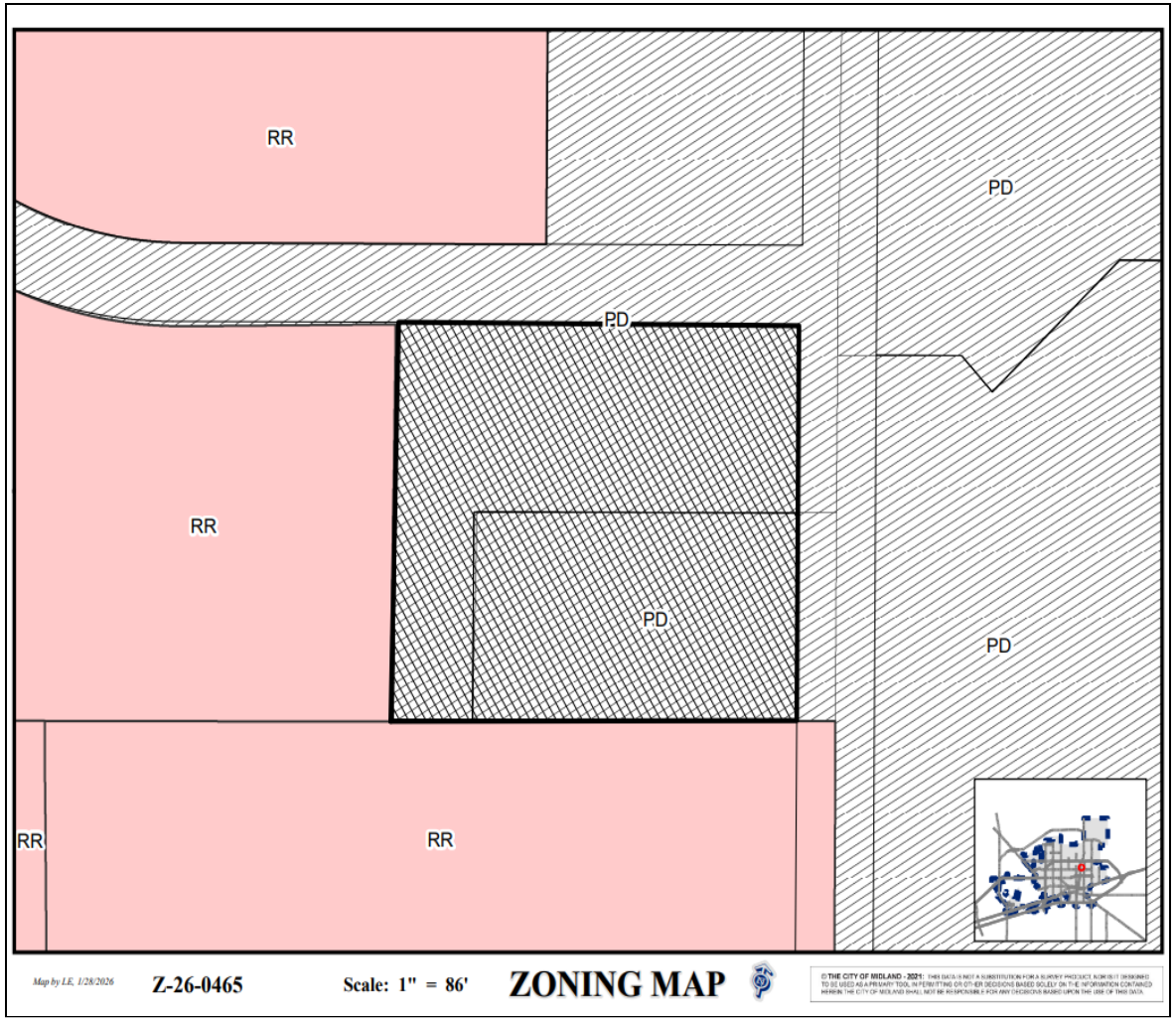
APPLICATION SUMMARY

- **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:** To allow for future commercial development



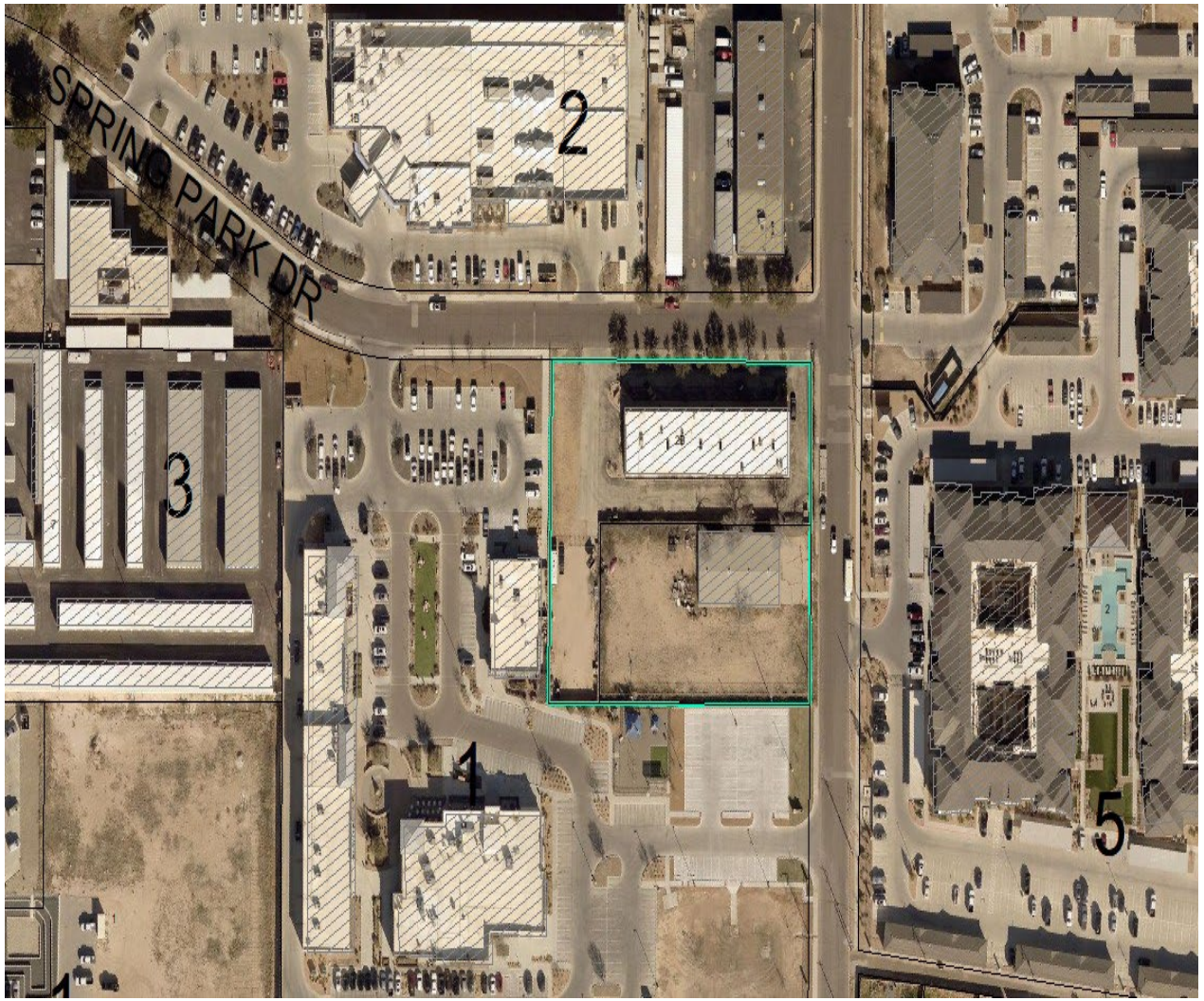
ZONING

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



LAND USE

- **Current Use:** Office Building and Vacant Building
- **Surrounding Uses:**
  - **North:** Office Building
  - **West/South:** Retail Shops and Restaurants
  - **East:** Apartment Complex
- **Proposed Use:** Commercial Use



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On West Montgomery Avenue, Looking South

5

MIDLAND
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COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** A mix of complementary uses, including multi-family residential, large offices, medical buildings and regional commercial. Higher levels of urban amenities are used to offset the area's intensity level.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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RELATED ITEMS

- In addition to this zone change request, the applicant is currently in the process of replatting the property to reconfigure the two lots.



STAFF'S RECOMMENDATION

- No objections have been received.
- Staff recommends approval of this Zone Change request from PD, Planned Development District for a Transitional District to RR, Regional Retail District.



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 11.
Meeting Date: March 2, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: **Hold a public hearing and consider a request by Cumulus Design, on behalf of Cumberland and Western Resources, LLC, for an initial zoning of RR, Regional Retail District, in part, and LR, Local Retail District, in part, for a 4.09-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 and Western Resources, LLC, is requesting an initial zoning of RR, Regional Retail District, in part, and LR, Local Retail, in part, for future commercial development for property located on the south side of West State Highway 158.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

Not Currently Zoned

Surrounding Zoning and Land Use:

The properties to the north are zoned PD, Planned Development District for a Housing development and consist of single-family homes. The properties to the west are zoned SF-3, Single-Family Dwelling District, and consist of single-family homes. The properties to the south and east are zoned RR, Regional Retail District, and land use consists of a gas station, restaurants with drive-throughs and retails stores.

Analysis:

The subject property is located on the south side of West State Highway 158. The property currently has no zoning due to it being outside of city limits. Cumulus Design, on behalf of Cumberland and Western Resources, LLC, is requesting an initial zoning of RR, Regional Retail District, in part, and LR, Local Retail District, in part. The initial zoning is running concurrently with the annexation of this property. In addition to the initial zoning and the annexation request, the applicant is also in the process of platting this property (4.09-acres) into three lots. The two eastern lots (proposed Lots 1 and 2) will be zoned RR, Regional Retail District. The singular western lot (proposed Lot 3) will be zoned LR, Local Retail District. Proposed Lot 3 is being zoned as a less-intense zoning (LR, Local Retail District) due to its proximity to a residential subdivision. Proposed Lot 3 will serve as the buffer between the higher-intensity zoning (RR, Regional Retail District) and the residential subdivision (SF-3, Single-Family Dwelling District) in this area. Proposed Lot 1 will be the location of a bank. The uses for proposed Lots 2 and 3 have not been determined at this time but will be governed by each of their respective initial zoning districts (Regional Retail and Local Retail).

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban High, (U-H). This designation focus calls 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 zoning. [For Applicant’s Information Only.]

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Staff recommends approval of this initial zoning of RR, Regional Retail District, in part, and LR, Local Retail District, in part.

Letters of Objection:

Staff has not received any letters of objection as of February 27, 2026.

Attachments:

A. Z-25-0449, Combined Documents
B. P&Z - - West Fork Addition, Section 6 Initial Zoning

Britton Murry, Development Services	Created/Initiated - 2/24/2026
Landon Ochoa, Development Services	Final Approval - 2/24/2026

EXHIBIT A

DESCRIPTION

Being a 2.40 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 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 (variable width public right-of-way), 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, leaving the northwest line of said 1.619 acre tract, over and across said 982.154 acre tract, the following two (2) courses and distances:

1. N59°05'27"W, a distance of 348.89 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N30°55'14"E, a distance of 300.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set 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 328.69 feet to the **POINT OF BEGINNING**, and containing an area of 2.40 acres (104,467 square feet) of land, more or less.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

EAGLE SURVEYING

EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

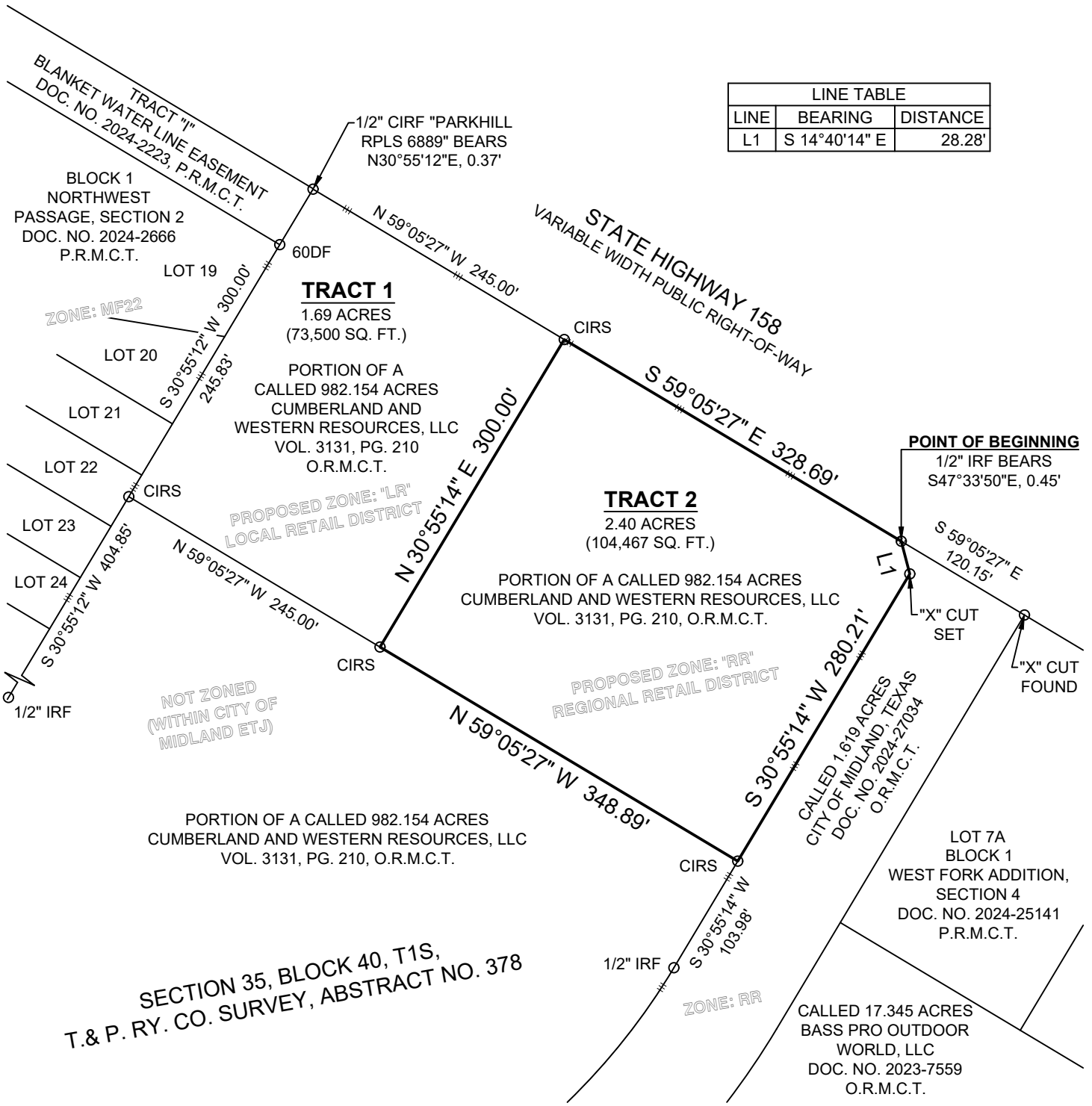
STATE OF TEXAS
REGISTERED
CALEB H. MCCANLIES
7036
PROFESSIONAL
LAND SURVEYOR

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

11-18-2025
Date

JOB NUMBER	DRAWN BY	DATE
2504.055-08	CHM	11-18-2025

EXHIBIT A



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

NOTE: Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

PAGE 2 OF 2

EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2504.055-08	CHM	11-18-2025

N

1" = 120'

0 60 120

LEGEND

○	BOUNDARY MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	1/2" CAPPED IRON ROD SET STAMPED "EAGLE SURVEYING"
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
———	APPROXIMATE CITY LIMITS PER CITY OF MIDLAND GIS MAP

DESCRIPTION

Being a 1.69 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 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 (variable width public right-of-way), from which a 1/2 inch iron rod with yellow plastic cap stamped "PARKHILL RPLS 6889" found at the east corner of Northwest Passage, Section 2, a subdivision of record in Document Number 2024-2666 of the Plat Records of Midland County, Texas, bears N30°55'12"E, a distance of 0.37 feet;

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 245.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, leaving the southwest right-of-way line of State Highway 158, over and across said 982.154 acre tract, the following two (2) courses and distances:

1. S30°55'14"W, a distance of 300.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N59°05'27"W, a distance of 245.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast line of said Northwest Passage, Section 2, 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 the **POINT OF BEGINNING**, and containing an area of 1.69 acres (73,500 square feet) of land, more or less.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

EAGLE SURVEYING

EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

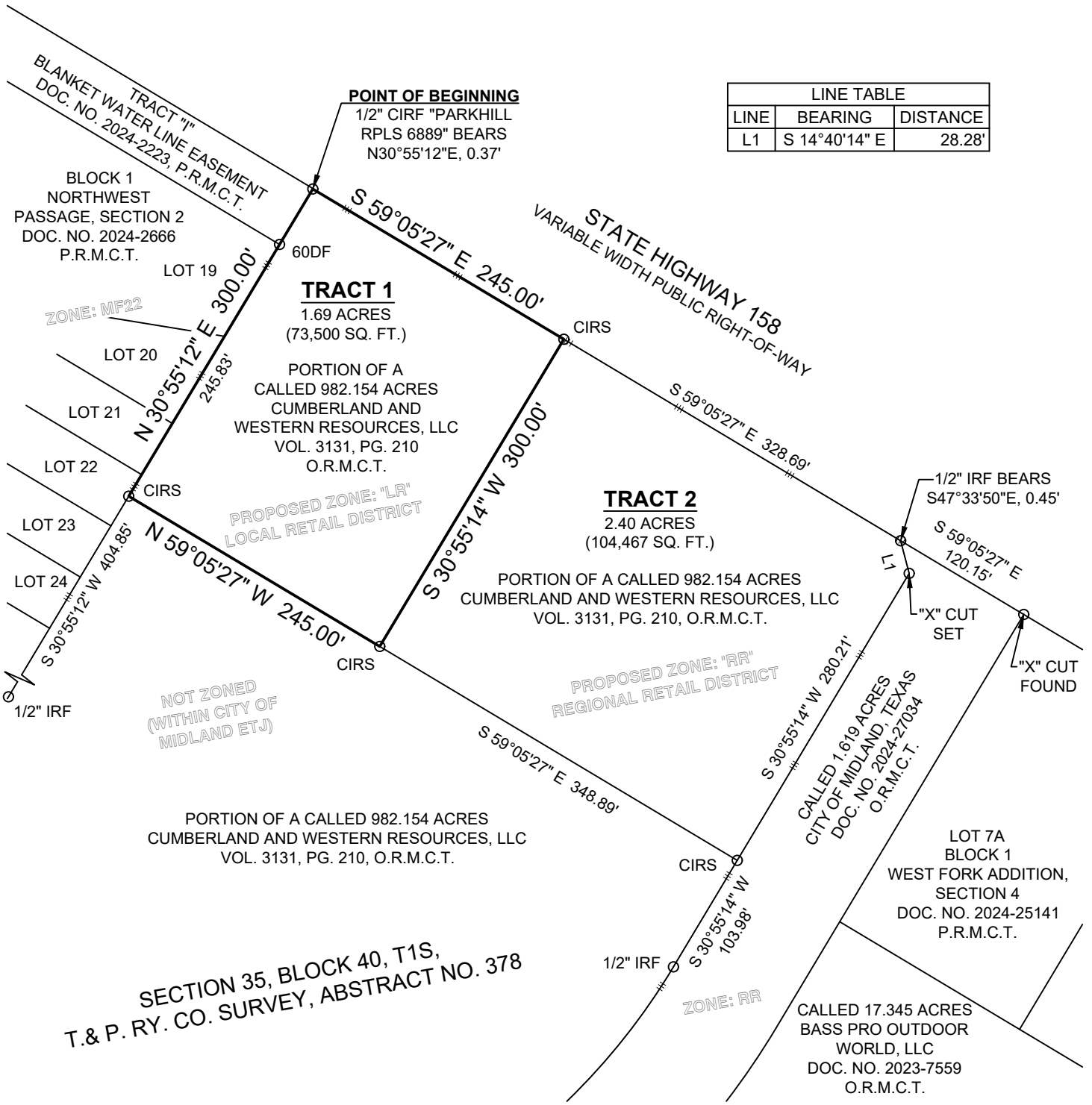
STATE OF TEXAS
REGISTERED
CALEB H. MCCANLIES
7036
PROFESSIONAL
LAND SURVEYOR

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

11-18-2025
Date

JOB NUMBER	DRAWN BY	DATE
2504.055-03	CHM	11-18-2025

EXHIBIT B



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

NOTE: Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

PAGE 2 OF 2

EAGLE SURVEYING

EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2504.055-03	CHM	11-18-2025

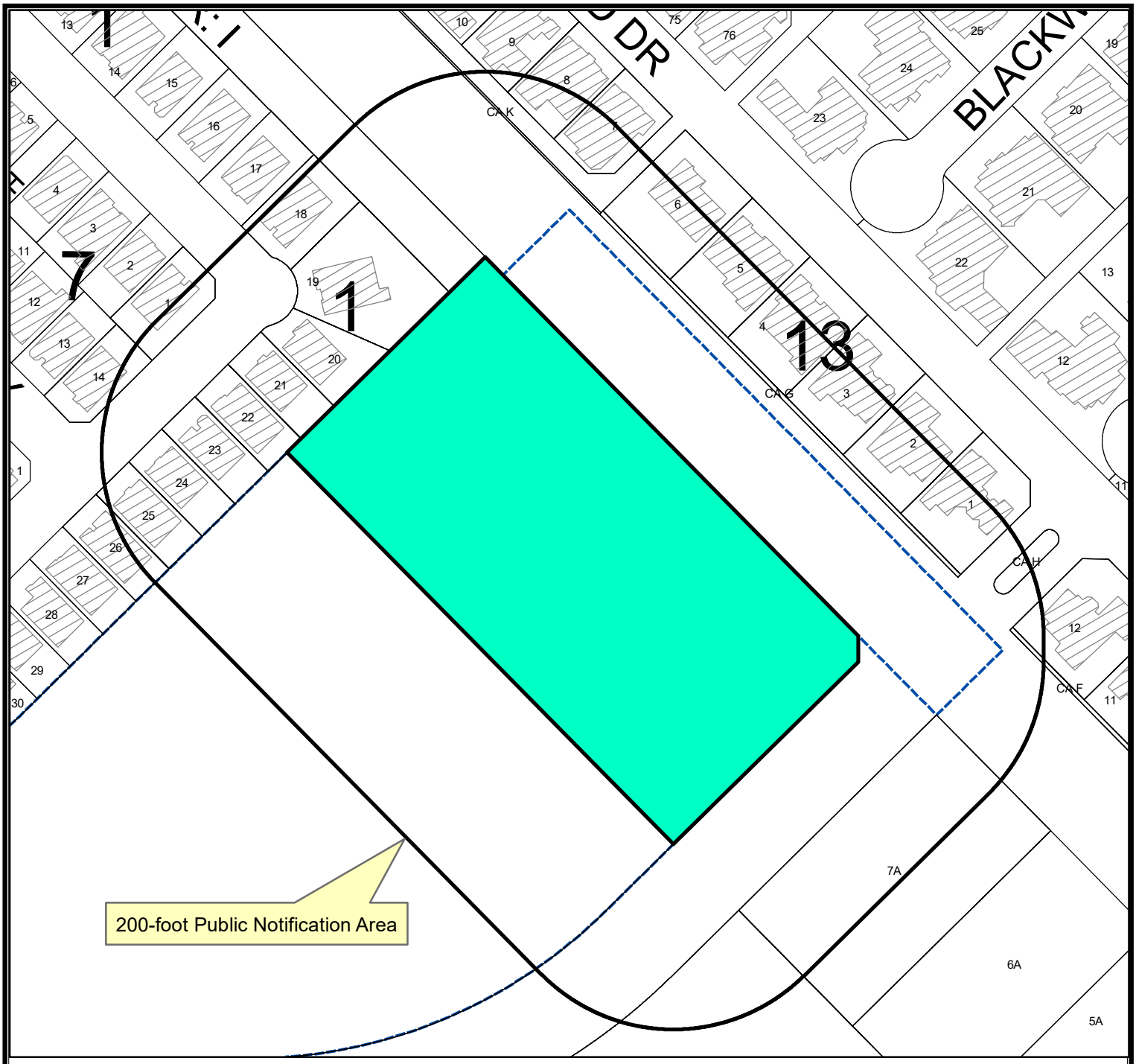
N

1" = 120'

0 60 120

LEGEND

○	BOUNDARY MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	1/2" CAPPED IRON ROD SET STAMPED "EAGLE SURVEYING"
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
———	APPROXIMATE CITY LIMITS PER CITY OF MIDLAND GIS MAP



Location Map

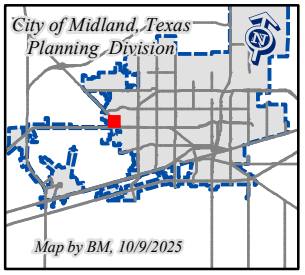
Z-25-0449 **Scale: 1" = 154'**

Consider a request by Cumulus Design, on behalf of Cumberland and Western Resources, LLC, for an initial zoning of RR, Regional Retail District, in part, and LR, Local Retail District, in part, for a 4.09-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

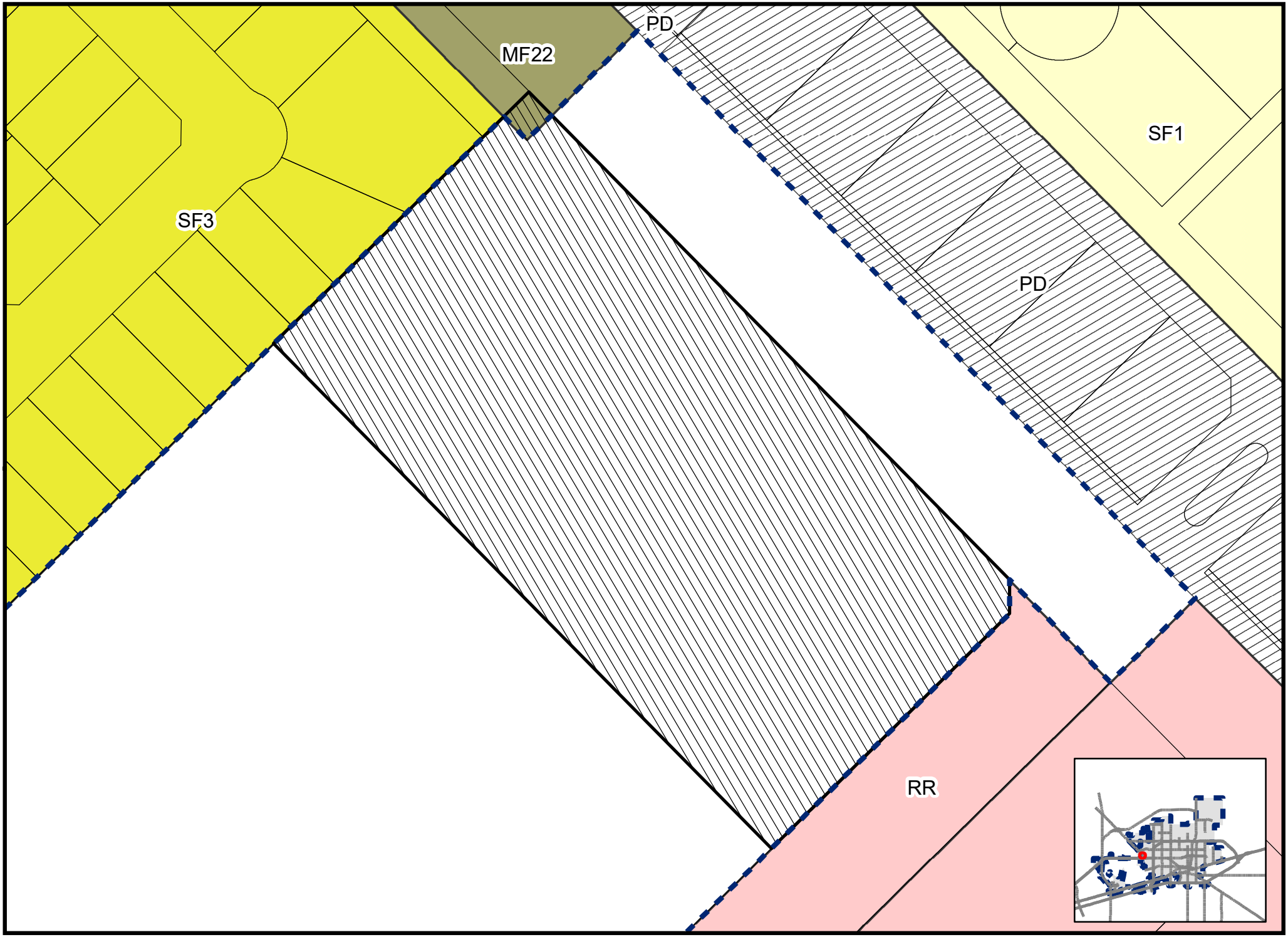
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



Map by BM, 10/9/2025

Z-25-0449

Scale: 1" = 101'

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 BY USER OR THIRD

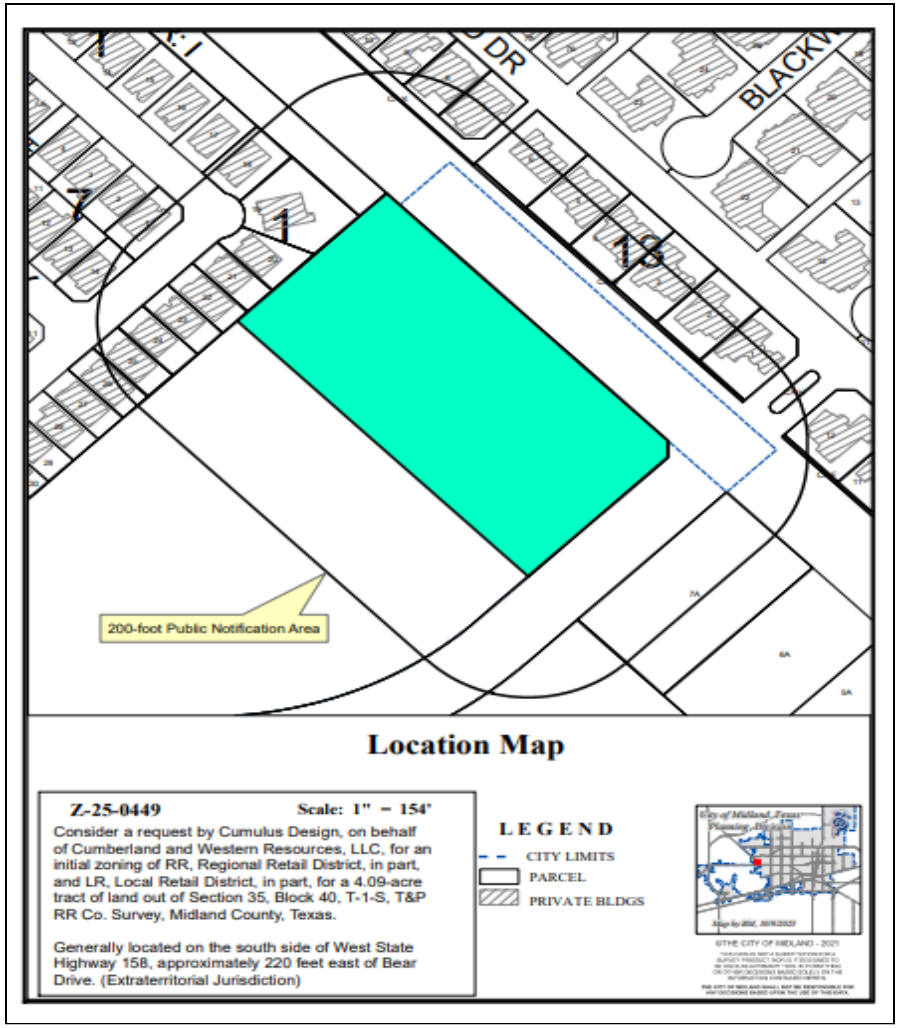





MIDLAND
Be the Energy!
INITIAL ZONING
WEST FORK ADDITION, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

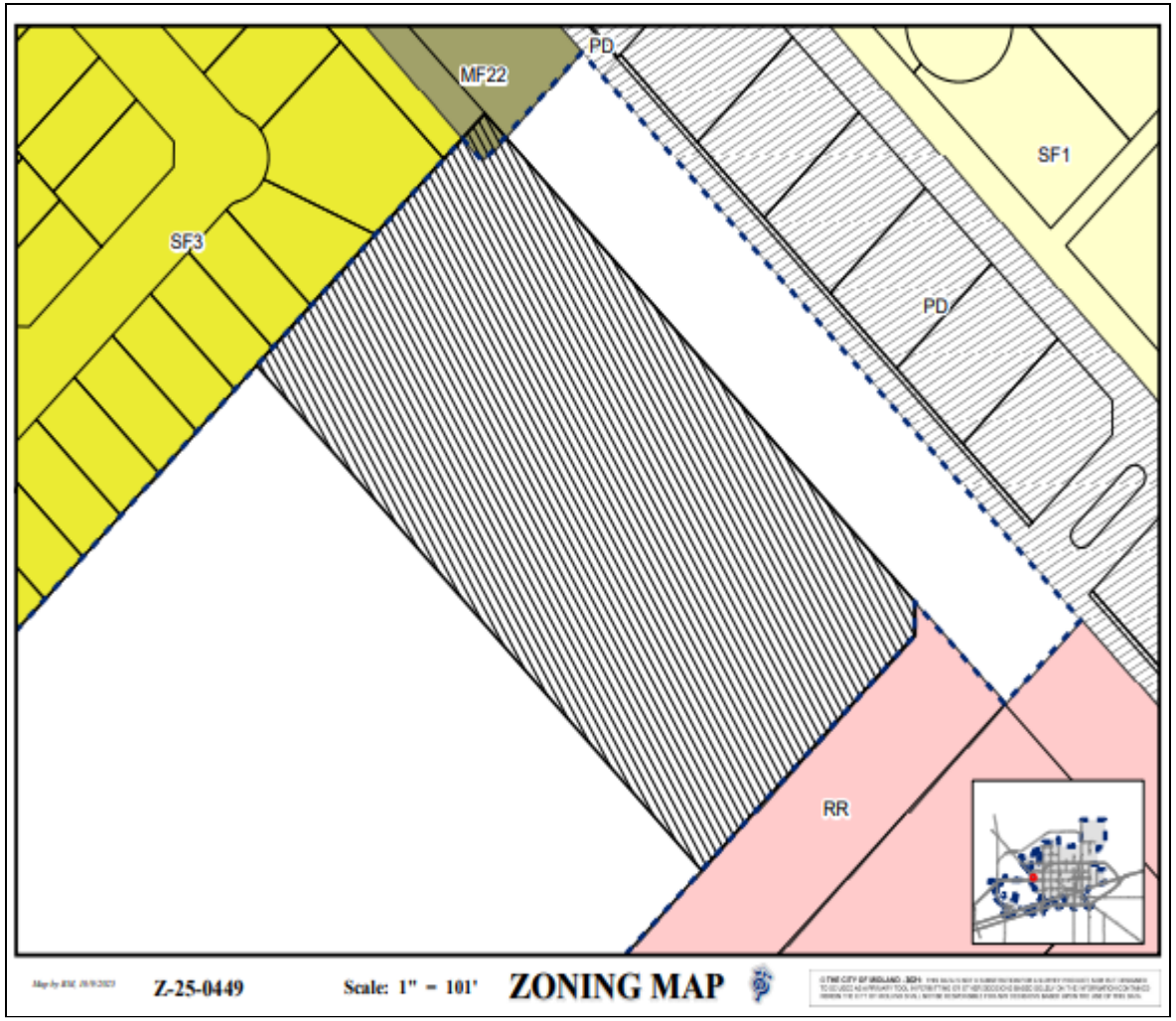
APPLICATION SUMMARY

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



ZONING

- **Current Zoning:** No Zoning (ETJ)
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Housing Development
  - **South:** Extraterritorial Jurisdiction
  - **East:** RR, Regional Retail District
  - **West:** SF-3, Single-Family Dwelling District
- **Proposed Zoning:** RR, Regional Retail District, in part, and LR, Local Retail District, in part



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LAND USE

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





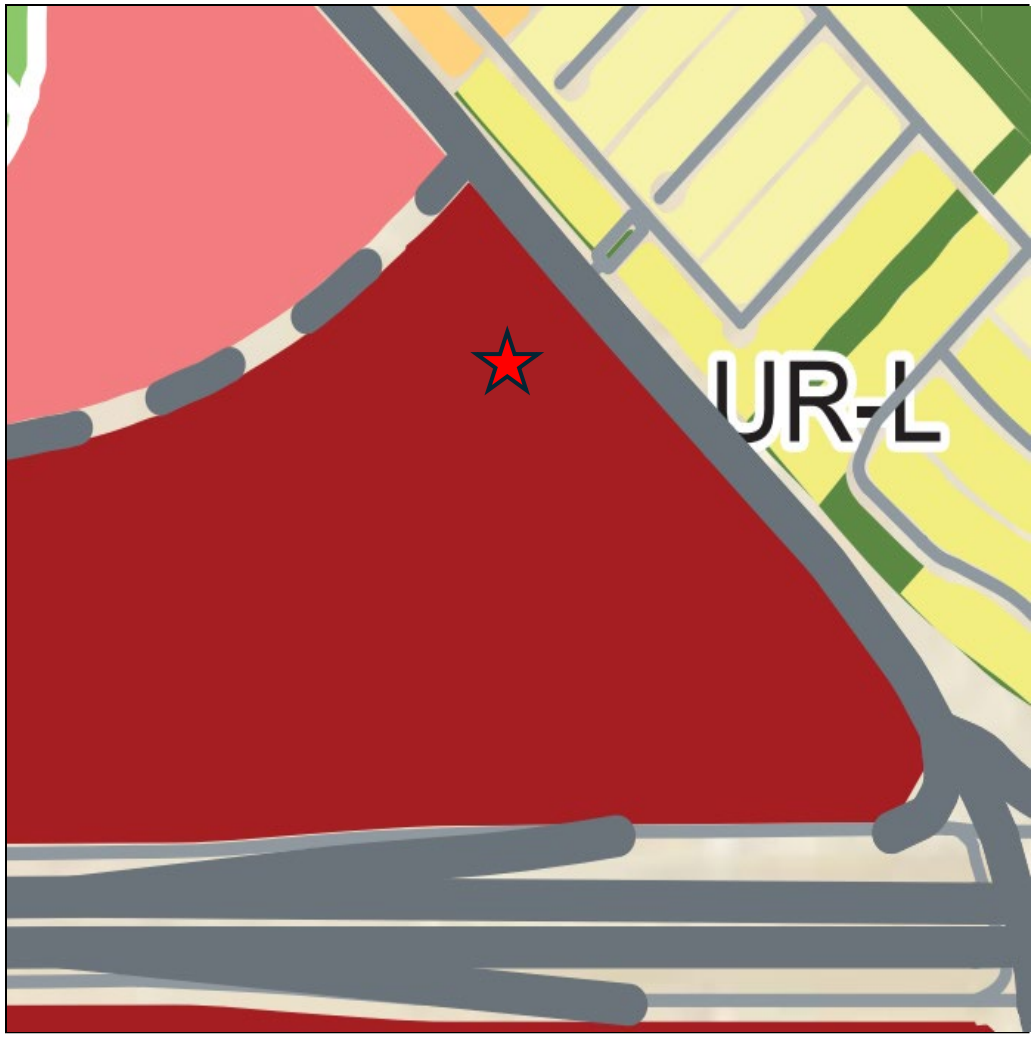
On West State Highway 158, Looking South

5

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COMPREHENSIVE PLAN

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



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RELATED ITEMS

- In addition to the initial zoning, the property is also being platted and annexed.
- The associated annexation request is scheduled for the March 24, 2026, City Council Meeting.



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:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Hold a public hearing and consider a request by Mark Payne for a Zone Change from SF-1, Single-Family Dwelling District, in part, PD, Planned Development District for a Shopping Center, in part, and AE, Agricultural Estate District, in part, to SF-3, Single-Family Dwelling District, in part, and LR, Local Retail District, in part, on a 164.49-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the east side of North Garfield Street, approximately 1,295 feet north of Mockingbird Lane.)**

Purpose:

Mark Payne is requesting a Zone Change from SF-1, Single-Family Dwelling District, in part, PD, Planned Development District for a Shopping Center, in part, and AE, Agricultural Estate District, in part, to SF-3, Single-Family Dwelling District, in part, and LR, Local Retail District, in part, for future residential and commercial development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

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

Surrounding Zoning and Land Use:

The properties to the north and south are zoned AE, Agricultural Estate District, and consists of vacant land. The properties to the east are zoned SF-1, Single-Family Dwelling District, and

SF-2, Single-Family Dwelling District, and consist of vacant land and single-family housing. The properties to the west are zoned SF-1, Single-Family Dwelling District, AE, Agricultural Estate District, SF-3, Single-Family Dwelling District, LR, Local Retail District, and PD, Planned Development District for a Housing Development, and consists of vacant land and single-family housing.

Analysis:

The subject property consists of 164.49-acres and is located on the east side of North Garfield Street. Mark Payne is requesting a Zone Change from SF-1, Single-Family Dwelling District, in part, PD, Planned Development District for a Shopping Center, in part, and AE, Agricultural Estate District, in part, to SF-3, Single-Family Dwelling District, in part, and LR, Local Retail District, in part. In addition to the zone change request, the property is also in the process of being platted. The proposed subdivision includes 385 lots. The majority of this properties zoning will be SF-3, Single Family Dwelling District (141.51-acres), and will consist of single-family housing. The remaining land (22.98-acres) will be zoned LR, Local Retail District, and will consist of low-intense non-residential uses that help support the character of the neighborhood.

This request is partially compatible with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban Residential-Low (UR-M). This designation calls for restrictive land use, emphasizing single-family detached development, although innovative single-family forms may be permitted with special review. Civic uses are generally allowed, with special permission for higher intensity uses.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. Our staff has examined the FEMA flood map and it appears that this property lies partially within Zone AE and floodway, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures. An elevation certificate based off of finish construction will be required for the Certificate of Occupancy. A no-rise certificate will be required for any fill or proposed development within the floodway. A LOMR-F will be required If any additional fill is proposed within the FEMA-recognized floodplain or if a proposed structure will modify the existing floodplain boundaries. [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)

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 request from SF-1, Single-Family Dwelling District, in part, PD, Planned Development District for a Shopping Center, in part, and AE, Agricultural Estate District, in part, to SF-3, Single-Family Dwelling District, in part, and LR, Local Retail District, in part.

Letters of Objection:

Staff has not received any letters of objection as of February 27, 2026.

Attachments:
A. Z-26-0466, Combined Documents
B. P&Z - - Horseshoe Bend Zone Change

Britton Murry, Development Services	Created/Initiated - 2/24/2026
Landon Ochoa, Development Services	Final Approval - 2/24/2026

NEWTON ENGINEERING, PC

4501A Santa Rosa Dr.
Midland, Texas 79707
(432) 770-0499

F-13856
F-10194809

2481 E. 2nd St.
Odessa, Texas 79761
(432) 935-0707

EXHIBIT "A"
LEGAL DESCRIPTION
FOR ZONING OF A 141.51 ACRE TRACT
LOCATED IN SECTION 10, BLOCK X, H. P. HILLARD SURVEY,
CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

BOUNDARY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" Iron rod with a plastic cap marked "NEWTON ENGINEERING" set in the west line of said Section10 and being the northwest corner of this tract, whence a 1" Iron rod and a ½" Iron rod found at the northwest corner of said Section 10 bears N 14°36'45" W, a distance of 425.09 feet;

THENCE N 75°33'00" E, at a distance of 40 feet pass a ½" Iron rod found at the southwest corner of a 25.56 acre tract as described in Instrument Number 2015-17979, Official Public Records of Midland County, continuing on and along the south line of said 25.56 acre tract, a total distance of 2659.83 feet to the southeast corner of said 25.56 acre tract and the southwest corner of a 20.36 acre tract as described in Instrument Number 2015-17978, Official Public Records of Midland County and being the northeast corner of this tract, whence a 1" Iron rod found at the north common corner of said 25.56 and 20.36 acre tracts bears N 14°35'50" W, a distance of 425.03 feet;

THENCE S 14°35'50" E, at a distance of 745.39 feet pass a ½" Iron rod with plastic cap marked "PLS 1974" found at the northeast corner of 50.64 acre tract as described in Document Number 2011-13141, Official Public Records of Midland County, at a distance of 2226.41 feet pass a ½" Iron rod found at the northeast corner of Staley Addition as recorded in Cabinet D, Page 114, Midland County Plat Records, at a distance of 2703.72 feet pass a ½" Iron rod with plastic cap marked "PLS 1974", continuing on for a total distance of 3155.35 feet to the most southerly southeast corner of this tract;

THENCE N 68°15'23" W, a distance of 482.59 feet to a point of curvature of this tract;

THENCE around a curve to the left in a northwesterly direction, said curve having a radius length of 2090.00 feet, a delta angle of 17°02'05", an arc length of 621.38 feet and a chord length of 619.10 feet bearing N 76°46'26" W to a point of tangency of this tract;

THENCE N 85°17'28" W, a distance of 591.05 feet to a point of curvature of this tract;

THENCE around a curve to the left in a westerly direction, said curve having a radius length of 2060.00 feet, a delta angle of 10°49'28", an arc length of 389.17 feet and a chord length of 388.60 feet bearing S 89°17'48" W to the most southerly southwest corner of this tract;

THENCE N 5°50'15" W, a distance of 244.54 feet to a point of deflection of this tract;

THENCE N 23°26'28" W, a distance of 38.13 feet to a point of deflection of this tract;

THENCE N 41°02'42" W, a distance of 247.58 feet to an exterior ell corner of this tract;

THENCE 48°57'18" E, a distance of 160.00 feet to an interior ell corner of this tract;

NEWTON ENGINEERING, PC

4501A Santa Rosa Dr.
Midland, Texas 79707
(432) 770-0499

F-13856
F-10194809

2481 E. 2nd St.
Odessa, Texas 79761
(432) 935-0707

THENCE N 41°02'42" W, a distance of 25.76 feet to a point of curvature of this tract;

THENCE around a curve to the left in a northwesterly direction, said curve having a radius length of 230.00 feet, a delta angle of 63°34'03", an arc length of 255.18 feet and a chord length of 242.29 feet bearing N 72°49'43" W to a point of tangency of this tract;

THENCE S 75°23'15" W, a distance of 635.01 feet to the most westerly southwest corner of this tract and in the west line of said Section 10;

THENCE N 14°36'45" W along the west line of said Section 10, a distance of 1575.78 feet to The Point of Beginning, containing 141.51 surface acres of land.

Bearings and Distances are relative to the Texas State Plane Coordinate System, 1983 NAD, Central Zone. Combined Grid Factor of 0.999921849 and a Theta Angle of -00°55'00".

This document was prepared under 22 TAC 663.21, and is not to be used to convey or establish interest in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Dow E Kelly, R.P.L.S. 5707

NEWTON ENGINEERING, PC

4501A Santa Rosa Dr.
Midland, Texas 79707
(432) 770-0499

F-13856
F-10194609

2481 E. 2nd St.
Odessa, Texas 79761
(432) 935-0707

EXHIBIT "B"
LEGAL DESCRIPTION
FOR ZONING OF A 22.98 ACRE TRACT
LOCATED IN SECTION 10, BLOCK X, H. P. HILLARD SURVEY,
CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

BOUNDARY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" Iron rod with a plastic cap marked "NEWTON ENGINEERING" set in the west line of said Section10 and being the northwest corner of this tract, whence a 1" Iron rod and a ½" Iron rod found at the northwest corner of said Section 10 bears N 14°36'45" W, a distance of 2000.87 feet;

THENCE N 75°23'15" E, a distance of 635.01 feet to a point of curvature of this tract;

THENCE around a curve to the right in a southeasterly direction, said curve having a radius length of 230.00 feet, a delta angle of 63°34'03", an arc length of 255.18 feet and a chord length of 242.29 feet bearing S 72°49'43" E to a point of tangency of this tract;

THENCE S 41°02'42" E, a distance of 25.76 feet to an exterior ell corner of this tract;

THENCE S 48°57'18" W, a distance of 160.00 feet to an interior ell corner of this tract;

THENCE S 41°02'42" E, a distance of 247.58 feet to a point of deflection of this tract;

THENCE S 23°26'28" E, a distance of 38.13 feet to a point of deflection of this tract;

THENCE S 5°50'15" E, a distance of 312.83 feet to a point of deflection of this tract;

THENCE S 2°32'18" E, a distance of 536.54 feet to the most westerly northeast corner of Lot 1, Block 1, Staley Addition as recorded in Cabinet D, Page 114, Midland County Plat Records and being the most southeasterly corner of this tract;

THENCE S 75°33'09" W along a southerly of said Lot 1, Block 1 at a distance of 615.27 feet pass the most westerly southwest corner of said Lot 1, Block 1, continuing on for a total distance of 665.27 feet to the most southwesterly corner of said Staley Addition and in the west line of said Section 10 for the southwest corner of this tract;

NEWTON ENGINEERING, PC

4501A Santa Rosa Dr.
Midland, Texas 79707
(432) 770-0499

F-13856
F-10194809

2481 E. 2nd St.
Odessa, Texas 79761
(432) 935-0707

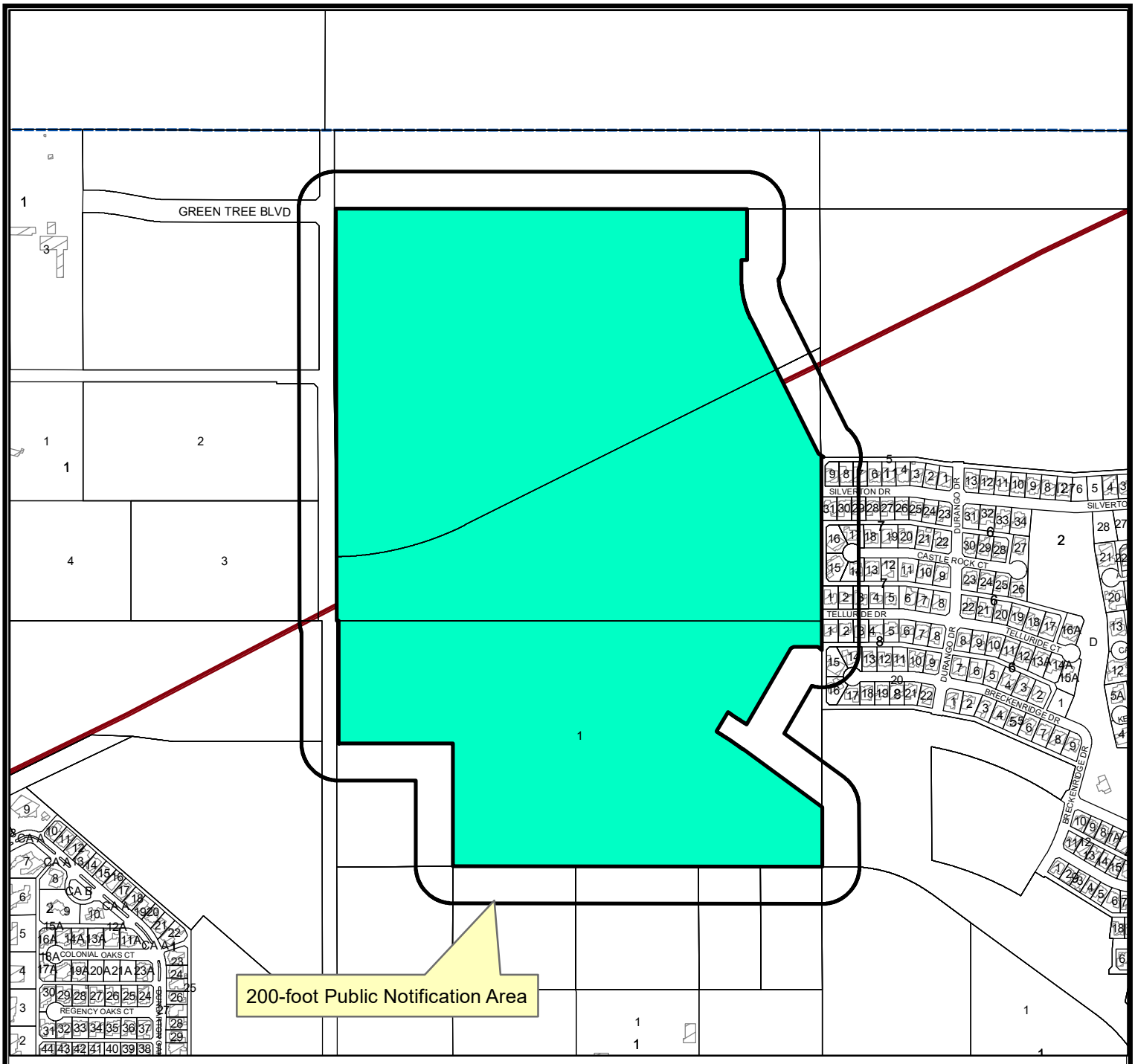
THENCE N 14°36'45" W along the west line of said Section 10, at a distance of 662.77 feet pass the northwest corner of said Staley Addition, continuing on for a total distance of 1313.20 feet to The Point of Beginning, containing 22.98 surface acres of land.

Bearings and Distances are relative to the Texas State Plane Coordinate System, 1983 NAD, Central Zone. Combined Grid Factor of 0.999921849 and a Theta Angle of -00°55'00".

This document was prepared under 22 TAC 663.21, and is not to be used to convey or establish interest in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Dow E Kelly, R.P.L.S. 5707



Location Map

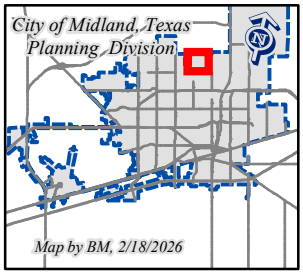
Z-26-0466 **Scale: 1" = 771'**

Consider a request by Mark Payne for a Zone Change from SF-1, Single-Family Dwelling District, in part, PD, Planned Development District for a Shopping Center, in part, and AE, Agricultural Estate District, in part, to SF-3, Single-Family Dwelling District, in part, and LR, Local Retail District, in part, on a 164.49-acre tract of land out of Section 10, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

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

LEGEND

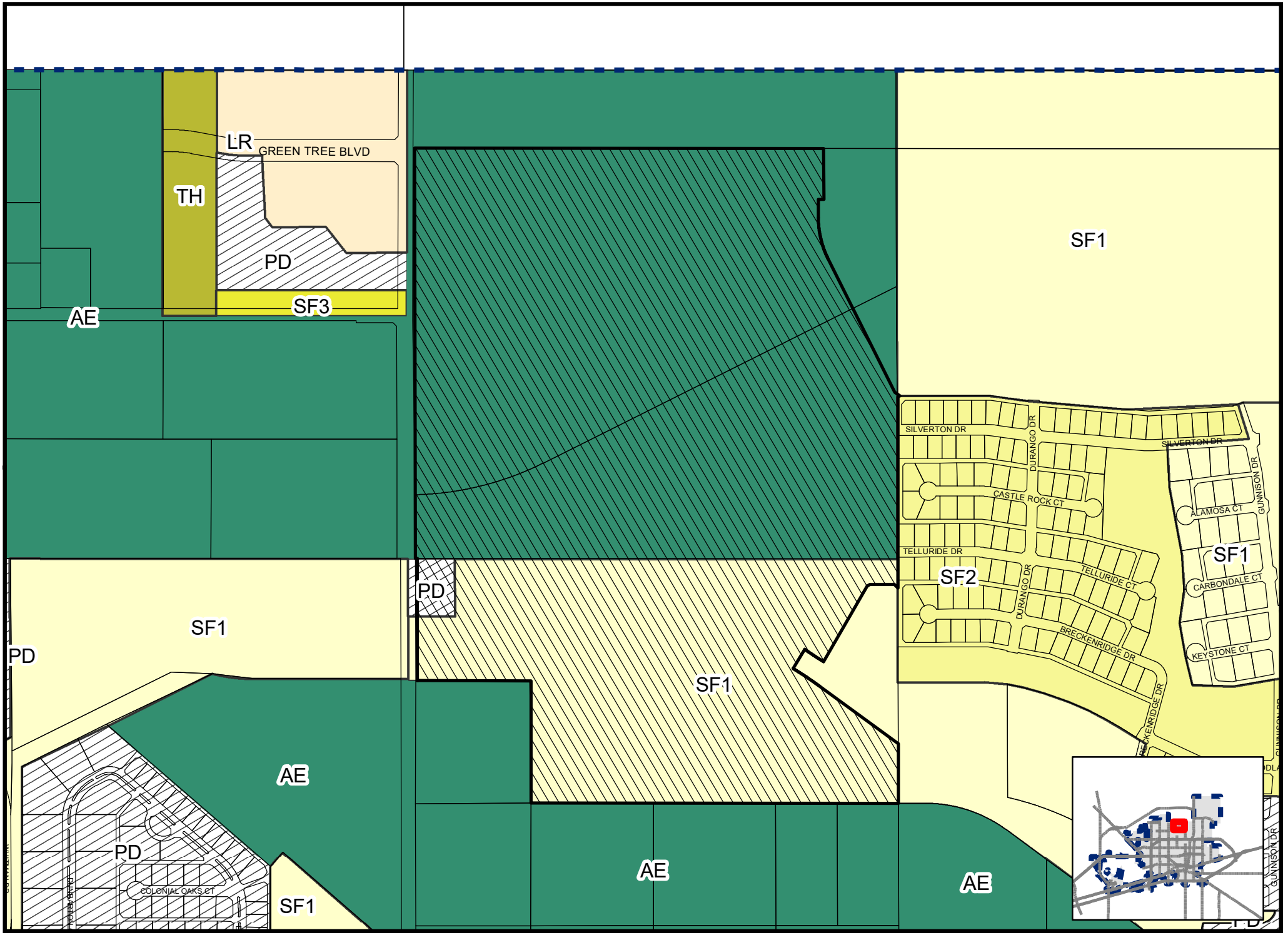
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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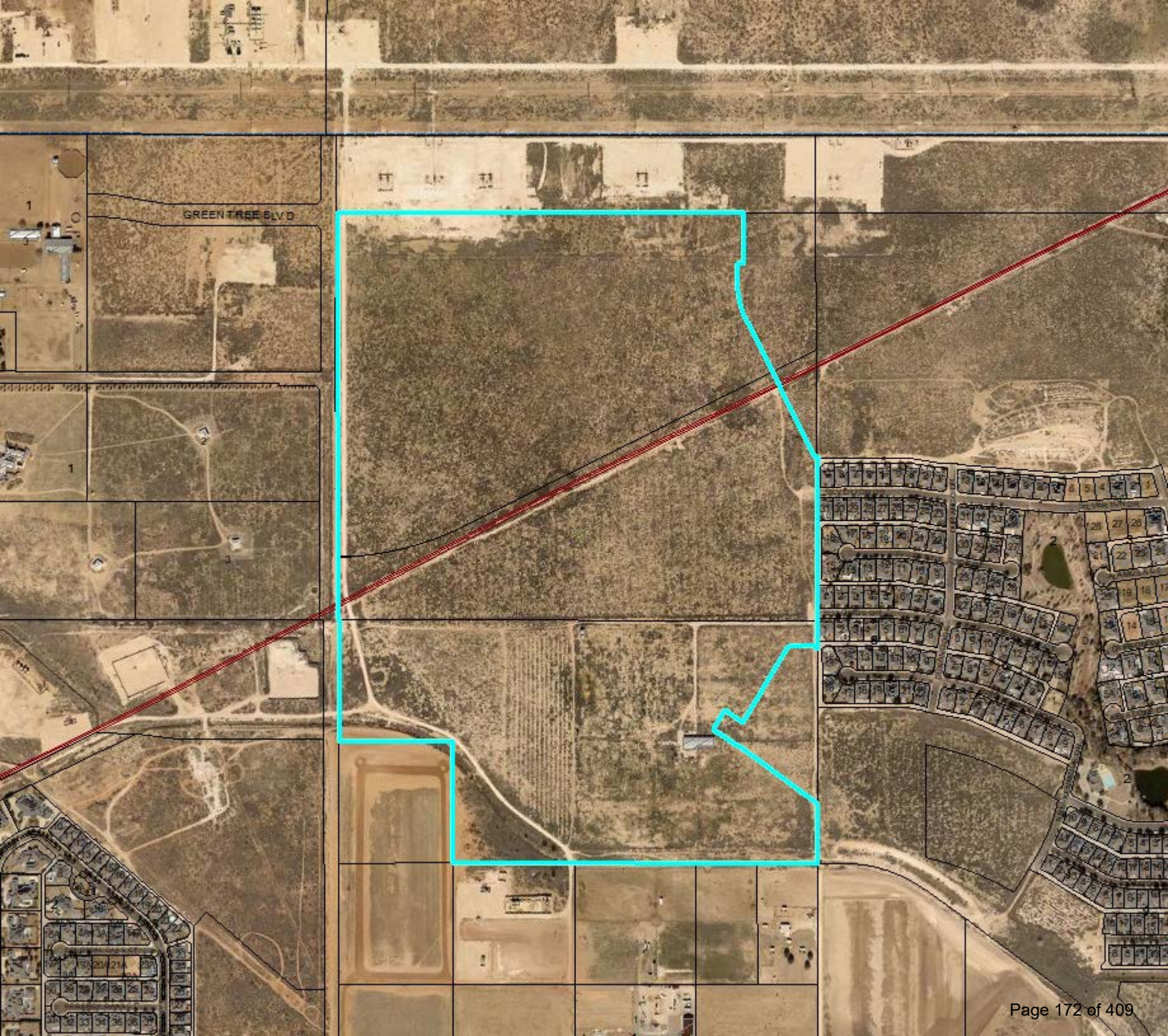
Map by BM, 2/18/2026

Z-26-0466

Scale: 1" = 651'

ZONING MAP

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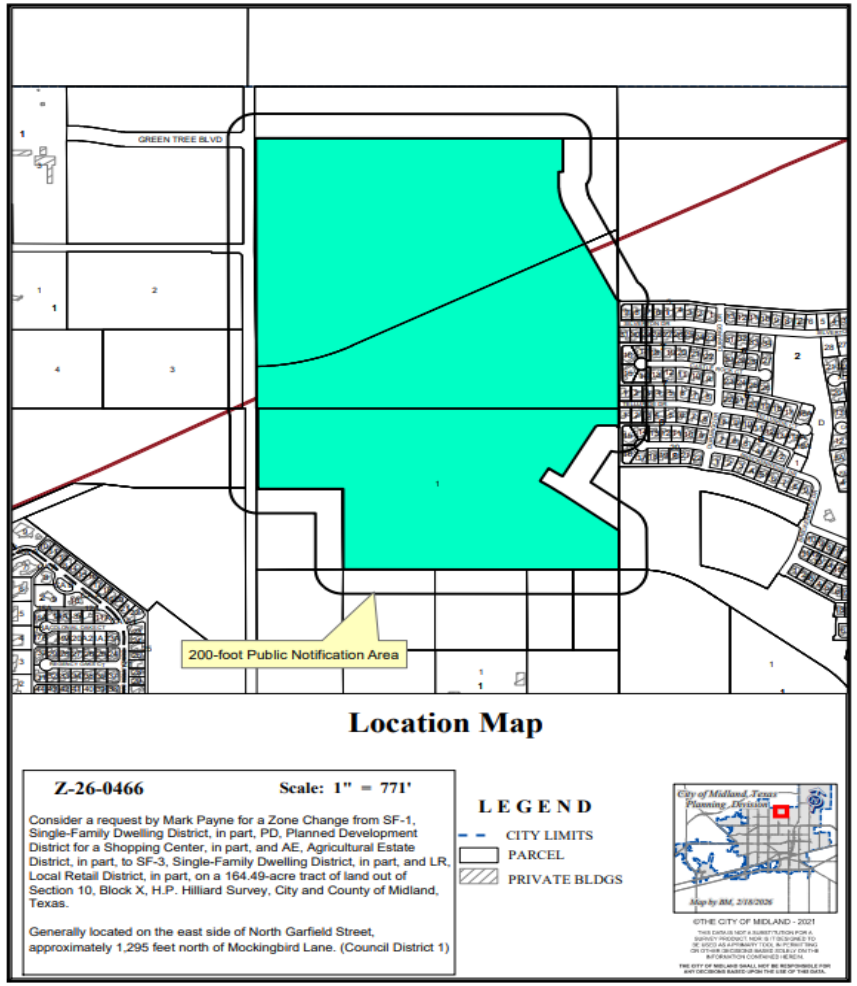

GREEN TREE BLVD




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ZONE CHANGE
HORSESHOE BEND
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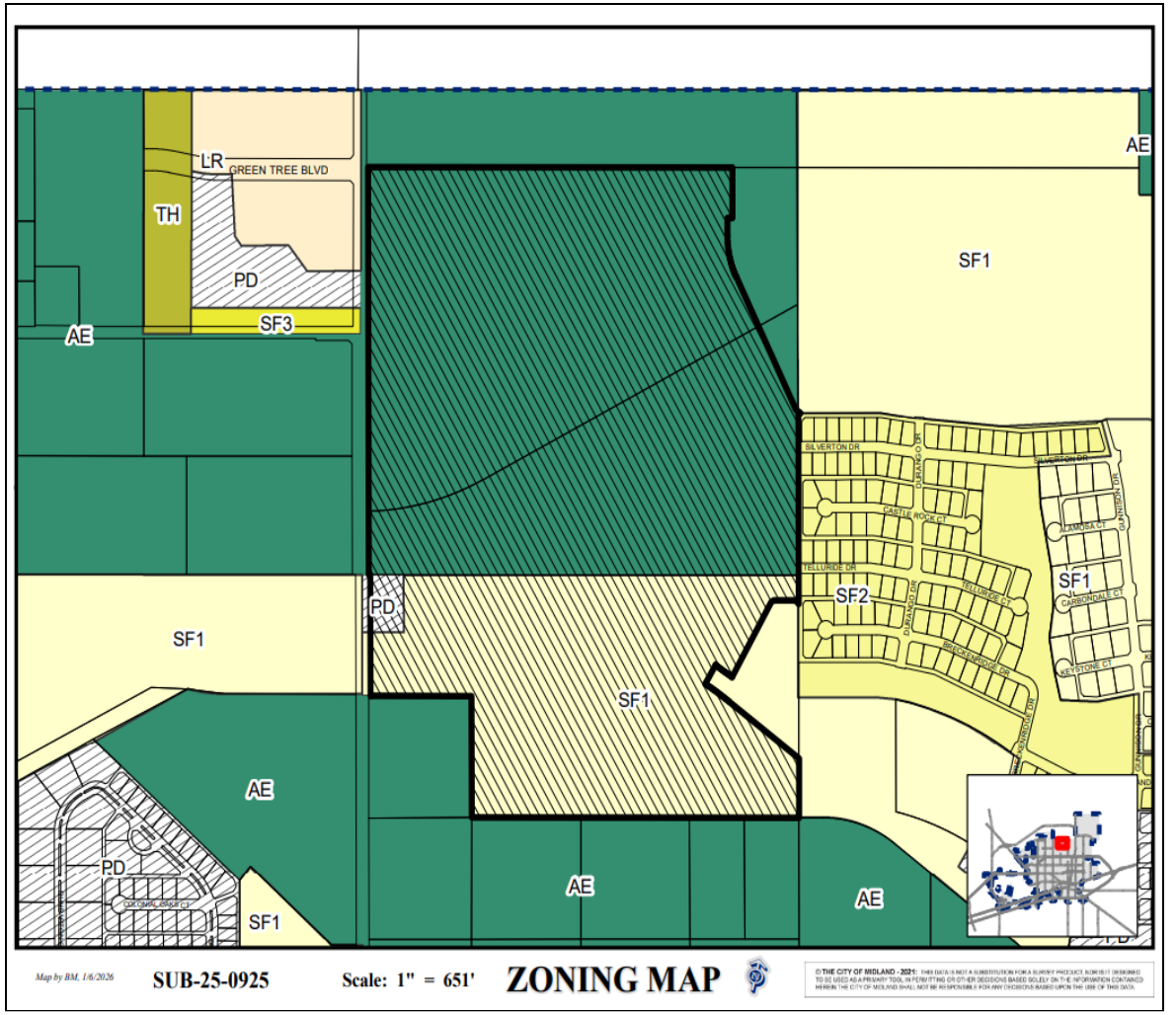
APPLICATION SUMMARY

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



ZONING

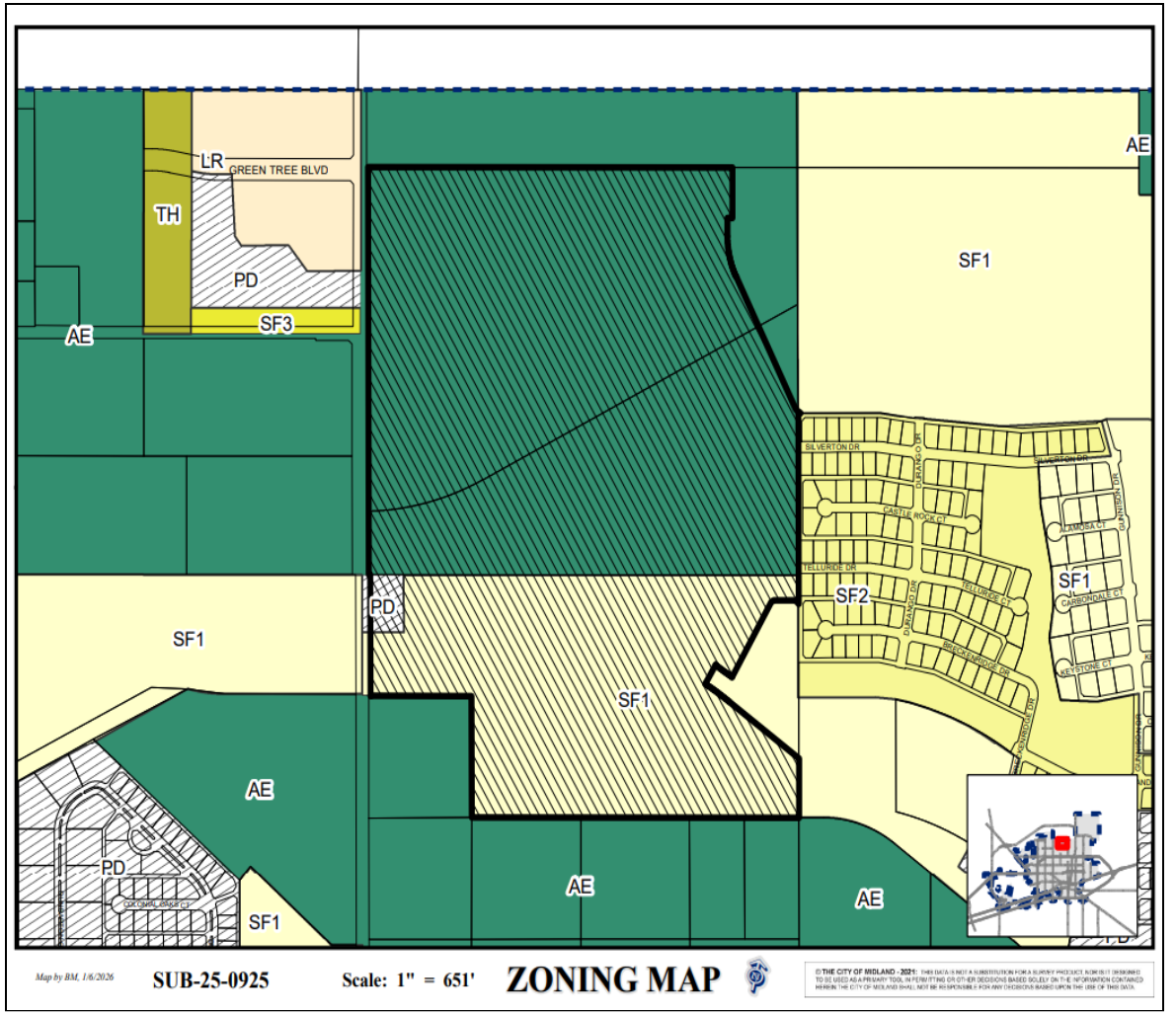
- **Current Zoning:** SF-1, Single-Family Dwelling District in part, AE, Agricultural Estate District, in part, and PD, Planned Development District for a Shopping Center, in part
- **Surrounding Zoning:**
  - **North/South:** AE, Agricultural Estate District



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ZONING

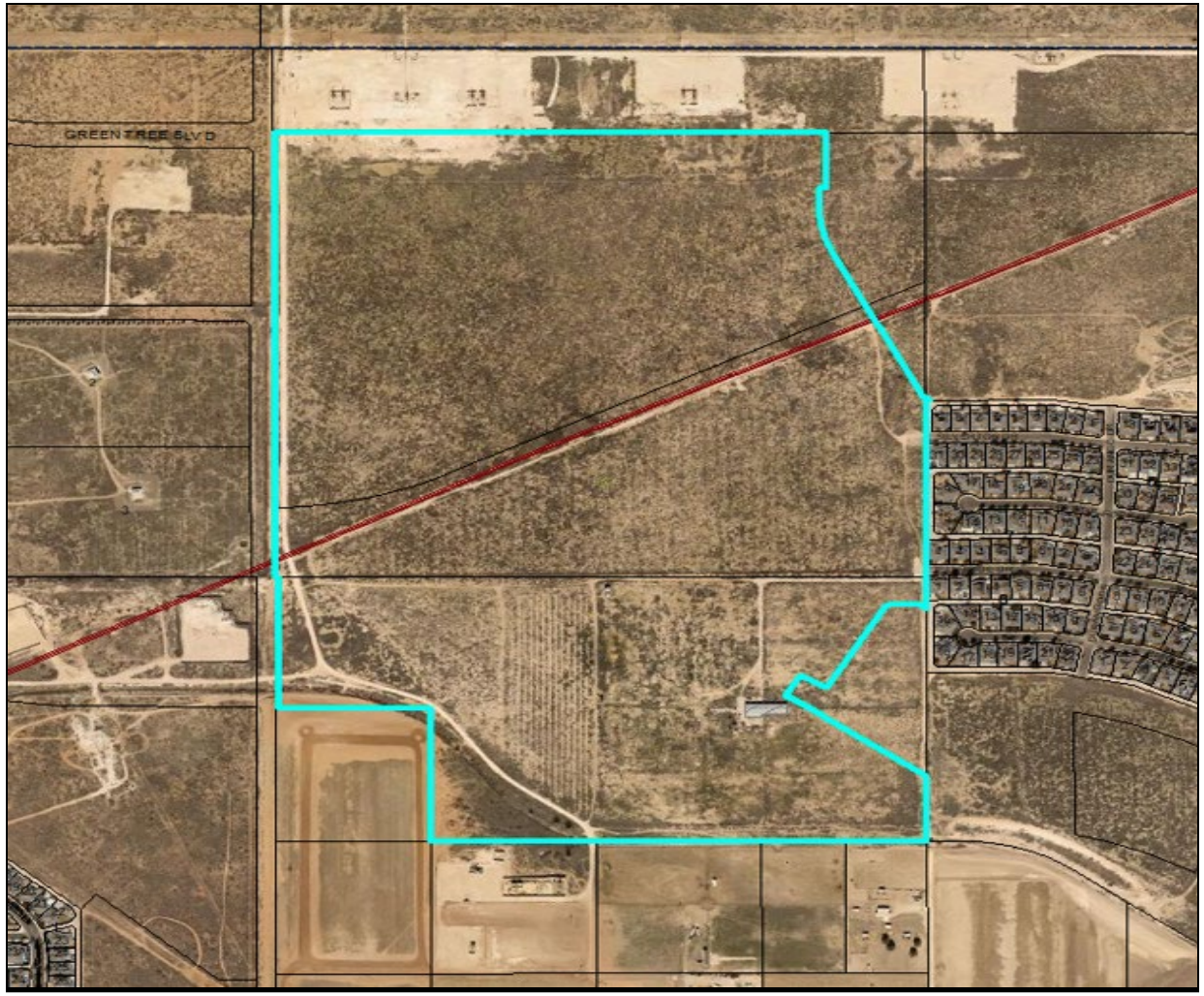
- **East:** SF-1, Single-Family Dwelling District and SF-2, Single-Family Dwelling District
- **West:** AE, Agricultural Estate District, SF-1, Single-Family Dwelling District, SF-3, Single-Family Dwelling District, and PD, Planned Development District for a Housing Development



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LAND USE

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



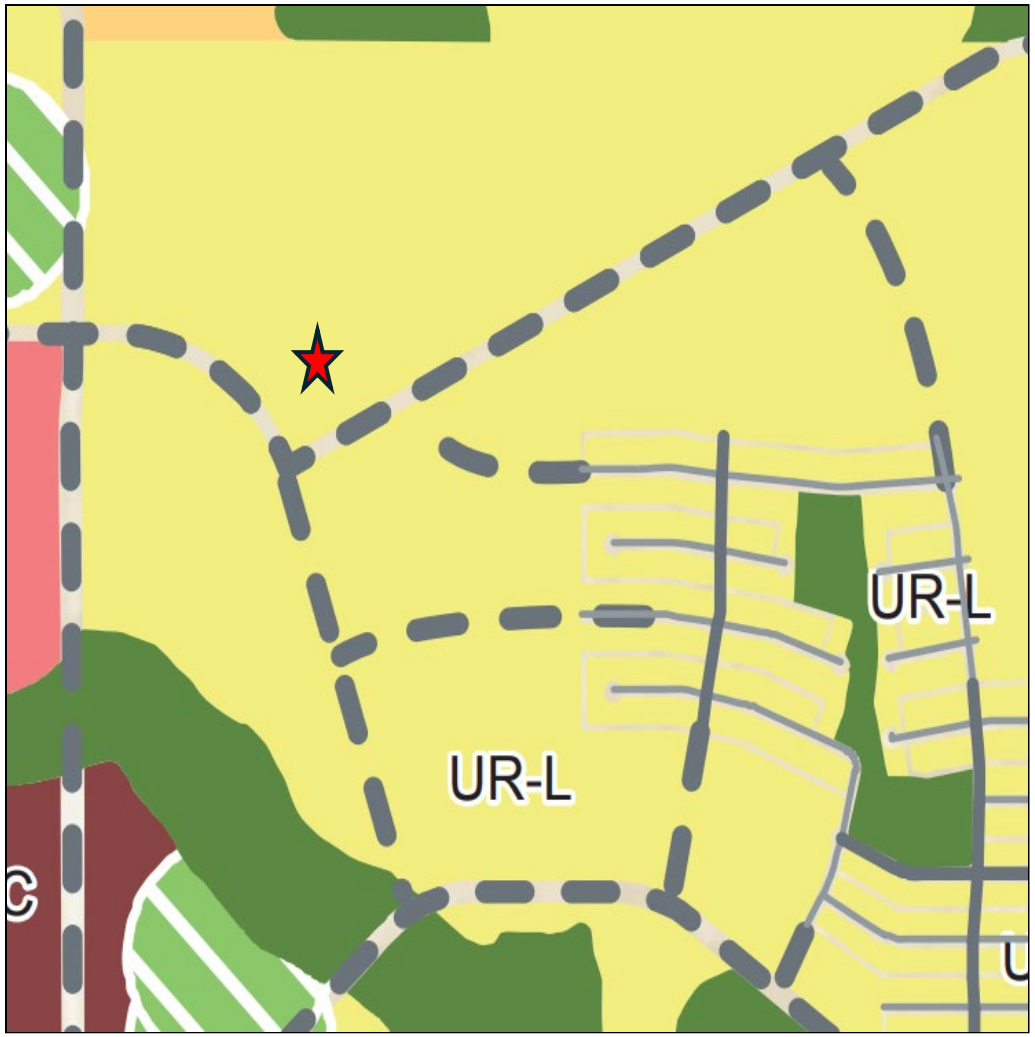
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On Silverton Drive, Looking West

COMPREHENSIVE PLAN

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



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STAFF'S RECOMMENDATION

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



MISSION

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Planning and Zoning Commission Meeting

Item Number:	**13.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Landon Ochoa, Planning Division Manager, Mary-Kate Loftis, Administrative Assistant**
Subject:	**Hold a public hearing and consider a request by Bliss Jung for a Zone Change from RR, Regional Retail District to LI, Light Industrial District on Lot 1, Block 2, West 191 Industrial Park, Section 3, City and County of Midland, Texas. (Generally located on the west side of State Highway 191, approximately 1,185 feet northeast of Farm to Market 1788.)**

Purpose:

Bliss Jung is requesting a zone change from RR, Regional Retail District, to LI, Light Industrial District, for the property located at 11110 State Highway 191 to allow for a Contractor's Shop or Storage Yard.

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 properties to the north, east, and south are zoned RR, Regional Retail District and are the locations of vacant land and SH 191. The property to the west is zone LI, Light Industrial District and is the location of an Automobile Service Garage.

Analysis:

The subject property is located at 11110 State Highway 191. Bliss Chung is requesting a zone change from RR, Regional Retail District to LI, Light Industrial District for the development of a contractor's shop or storage yard. This request is compatible with the surrounding zoning and land use as the has developed with industrial and commercial-type uses which are also zone LI.

The Tall City Tomorrow Comprehensive Plan does not designate this property as any particular land use designation.

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

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2020 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 time of new code edition adoption in the City of Midland and date of permit application.

Engineering: (Approved)

No objections to zone change. [For Applicant’s Information Only.] Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. [For Applicant’s Information Only.]

Code Compliance: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

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

Planning:

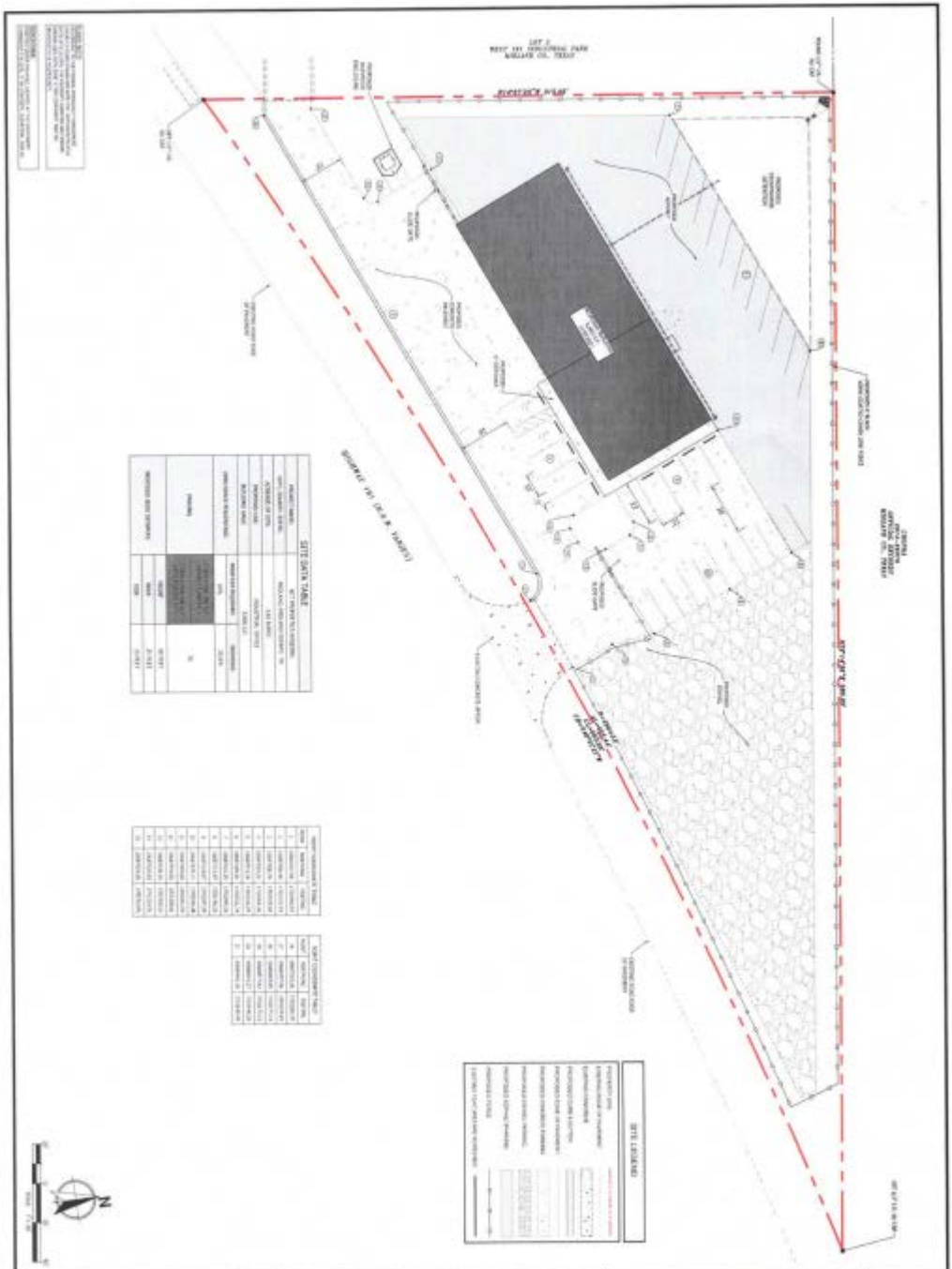
Staff recommends approval of this request for a zone change.

Letters of Objection:

As of February 27, 2026, staff has not received any letters of objection.

Attachments:
A. Z-26-0467, Combined Docs
B. P&Z - 11110 HWY 191 Zone Change

Landon Ochoa, Development Services	Created/Initiated - 2/27/2026
Landon Ochoa, Development Services	Final Approval - 2/27/2026



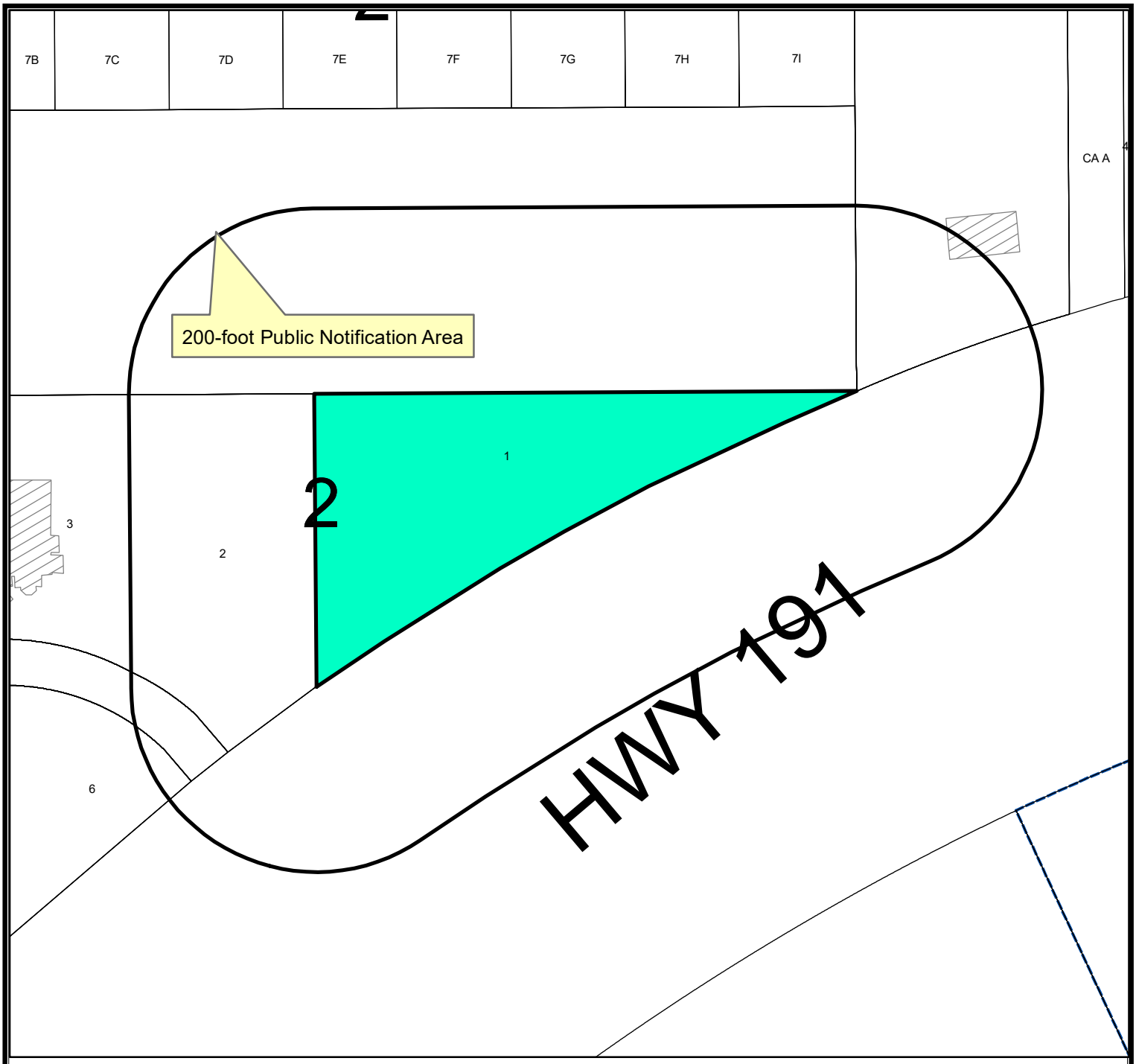
C-3.0

SITE LAYOUT PLAN

WIT PROPERTIES BUILDING
11110 HIGHWAY 191
CITY OF MIDLAND, TEXAS

DESIGNER:

FORTIFIED ENGINEERING, LLC.
5900 BALCONES DRIVE, SUITE 100
AUSTIN, TX 78731



Location Map

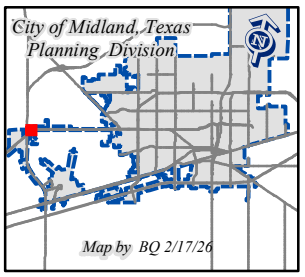
Z-26-0467 **Scale: 1" = 1,000'**

A request by Bliss Jung for a zone change from, RR, Regional Retail District, to LI, Light Industrial District Lot 1, Block 2, West 191 Industrial Park, Section 3, City and County of Midland, Texas.

Generally located on the west side of State Highway 191, approximately 1,185 feet northeast of Farm to Market 1788. (District 4)

LEGEND

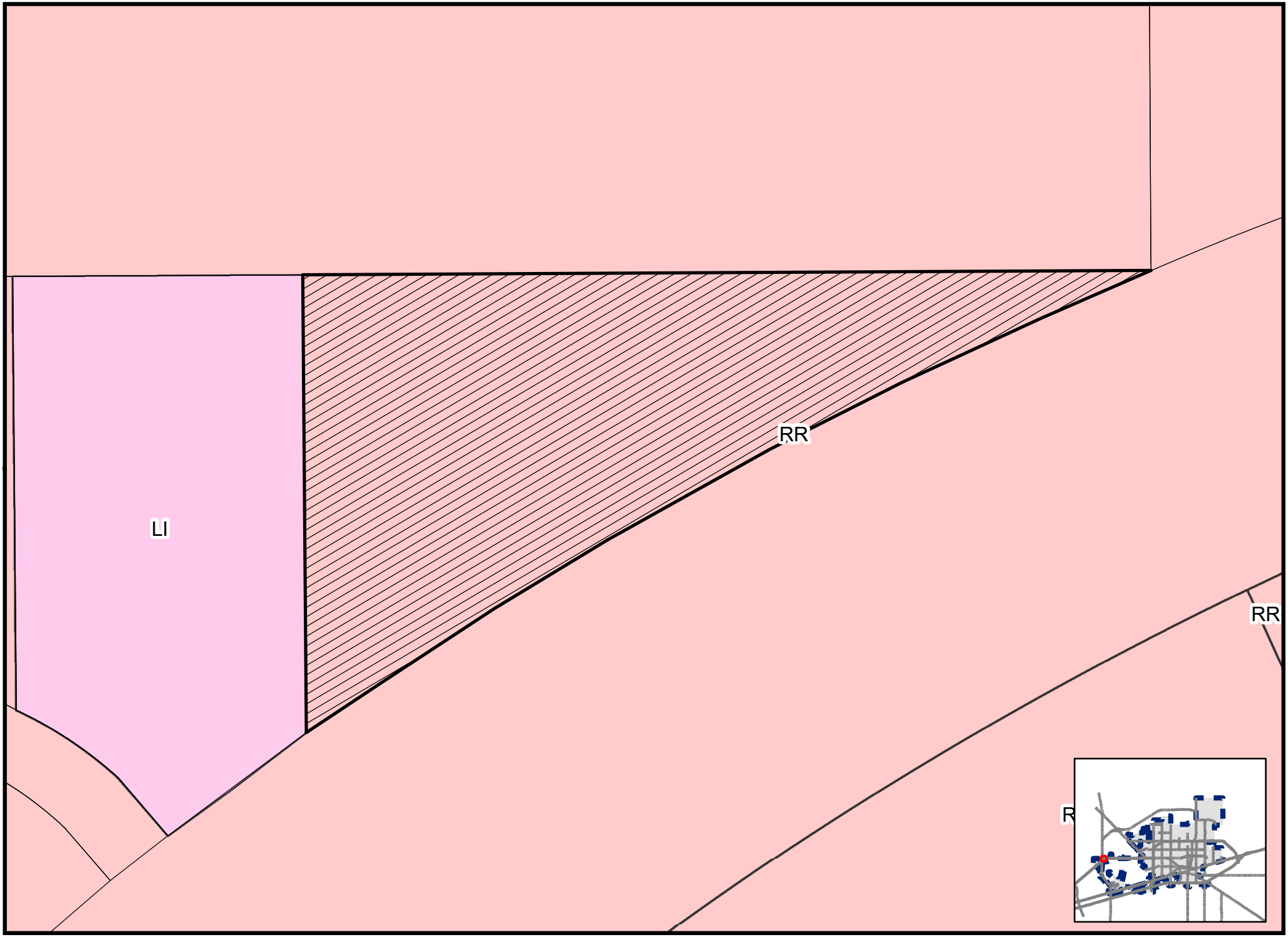
- CITY LIMITS
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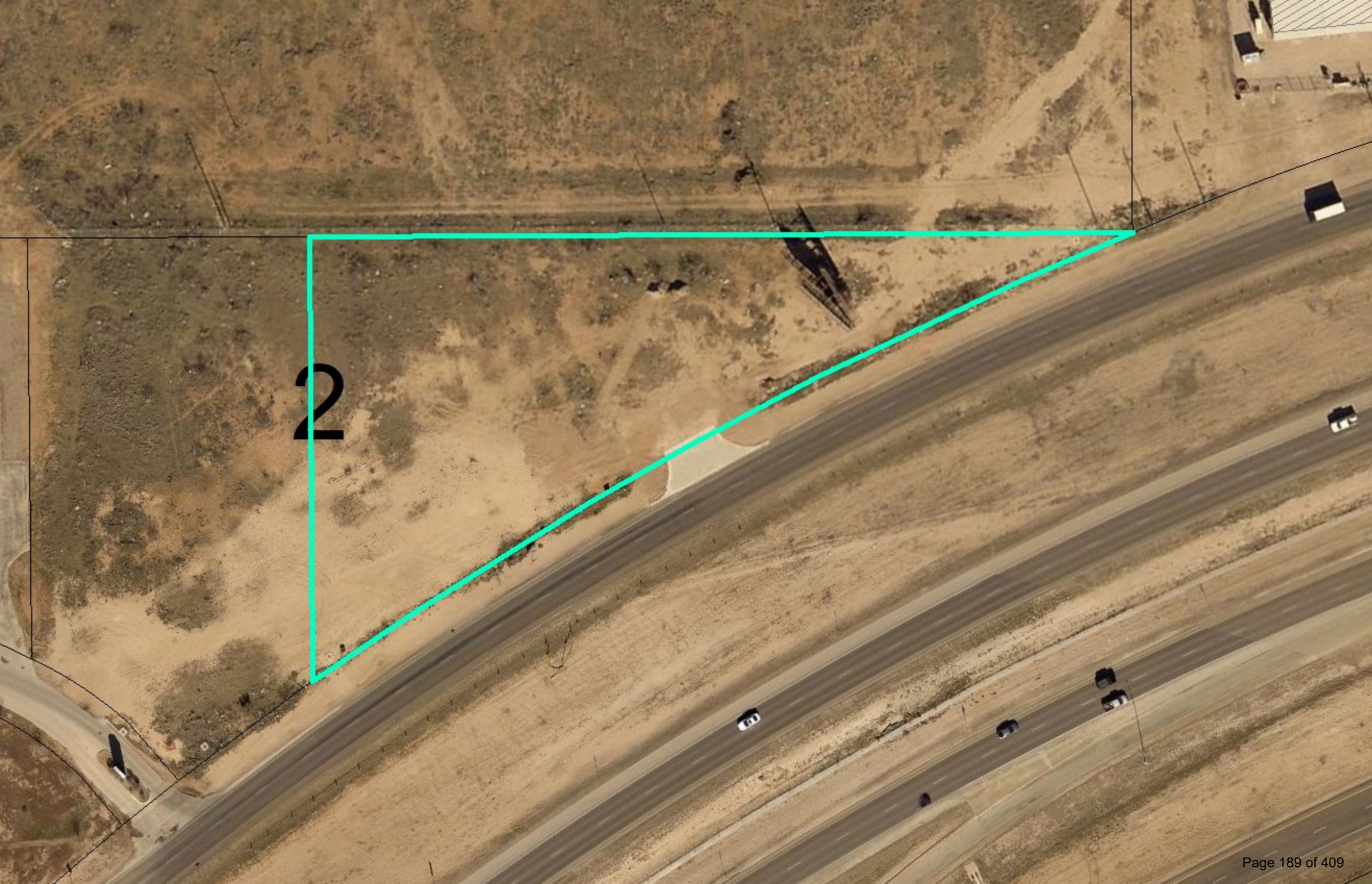
Map by BQ 2/17/26

Z-26-0467

Scale: 1" = 800'

ZONING MAP

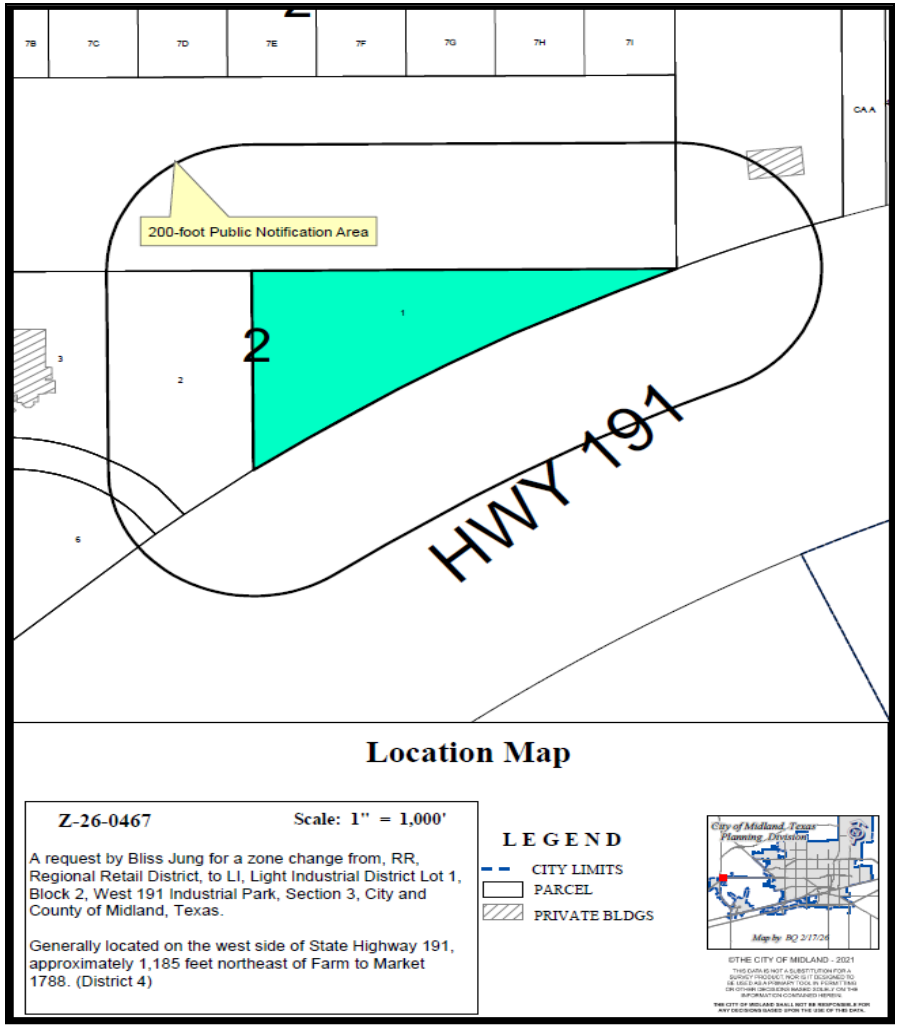
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2


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ZONE CHANGE
11110 HIGHWAY 191
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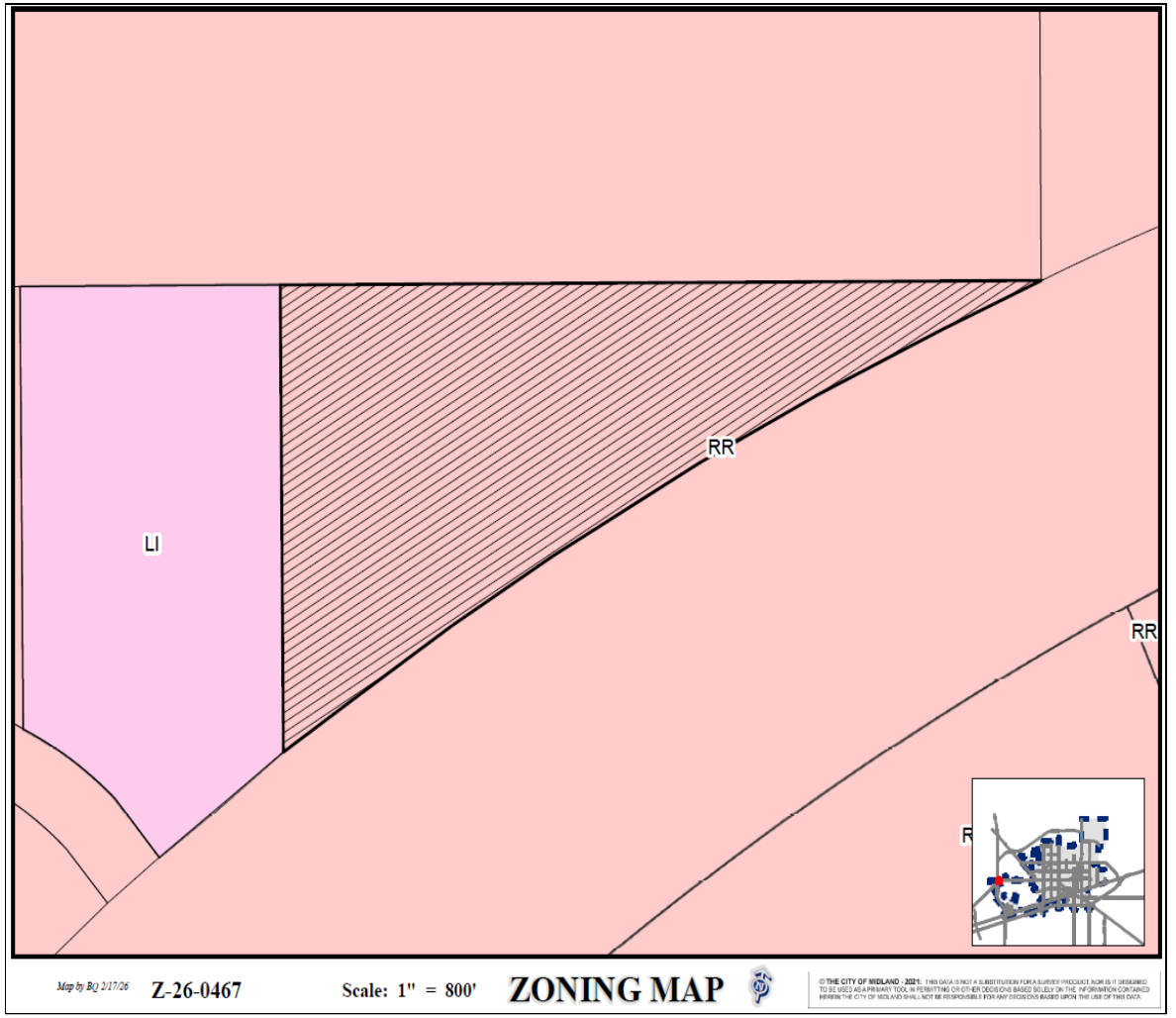
APPLICATION SUMMARY

- **Applicant:** Bliss Jung
- **Property Owner:** WIT Properties, LLC
- **Location:** 11110 State Highway 191 (District 4)
- **Reason for Request:** To allow a Contractor's Shop or Storage Yard



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North, South, East:** RR, Regional Retail District
  - **West:** LI, Light Industrial District
- **Proposed Zoning:** LI, Light Industrial District



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LAND USE

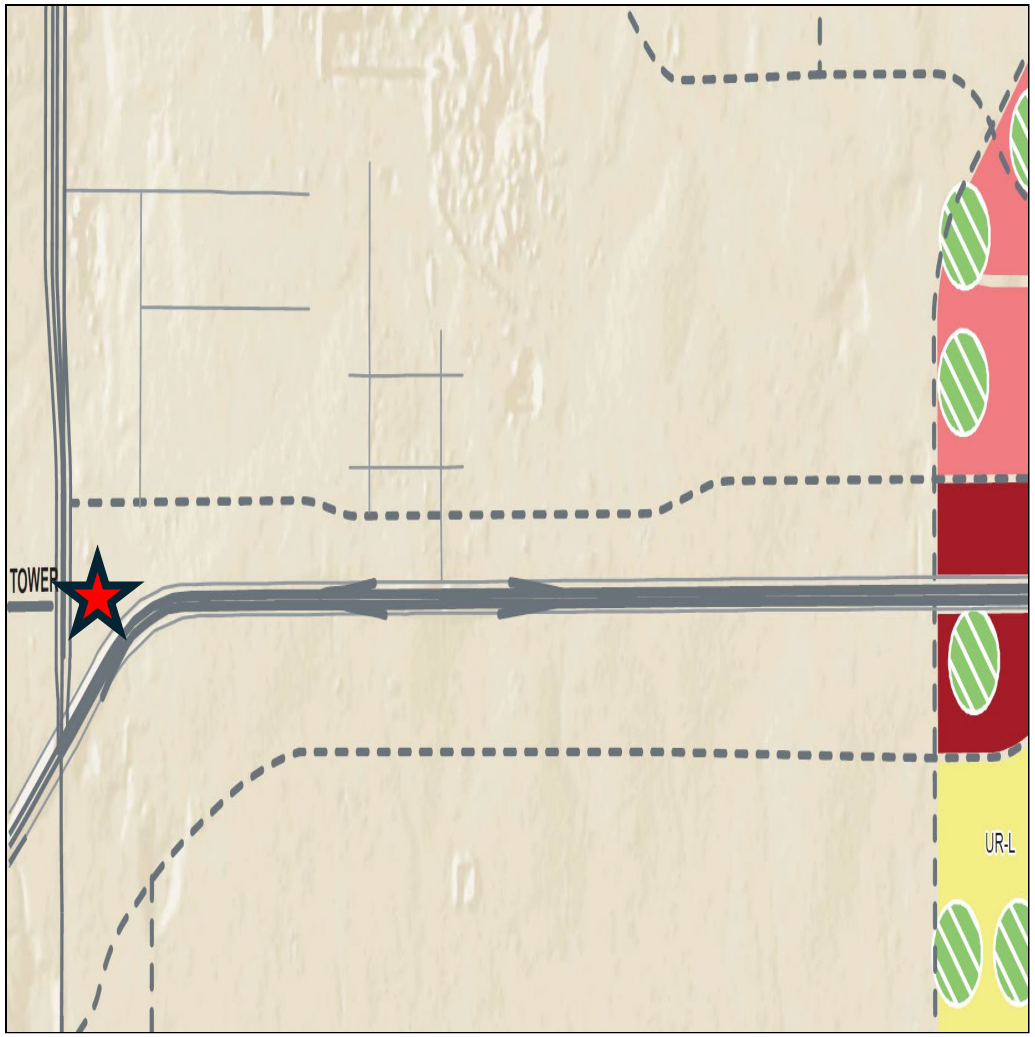
- **Current Use:** Contractor's Shop or Storage Yard (under construction)
- **Surrounding Uses:**
  - **North:** Vacant Land
  - **East & South:** State Highway 191
  - **West:** Automobile Service Garage
  - **Proposed Use:** Contractor's Shop or Storage Yard



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COMPREHENSIVE PLAN

- The property is not designated by the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

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



MISSION

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Planning and Zoning Commission Meeting

Item Number:	**14.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a Final Plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue.)**

Purpose:

Maverick Engineering, on behalf of JMR Dental Service, LLC, is requesting to replat the property located at 4807 Northbrook Lane into two lots for future residential development.

The preliminary plat was approved at the November 3, 2025, Planning and Zoning Commission meeting.

Current Zoning:

2F, Two-Family Dwelling District

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

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

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

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil & gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments

ADDRESSING: (Approved)

No comments

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

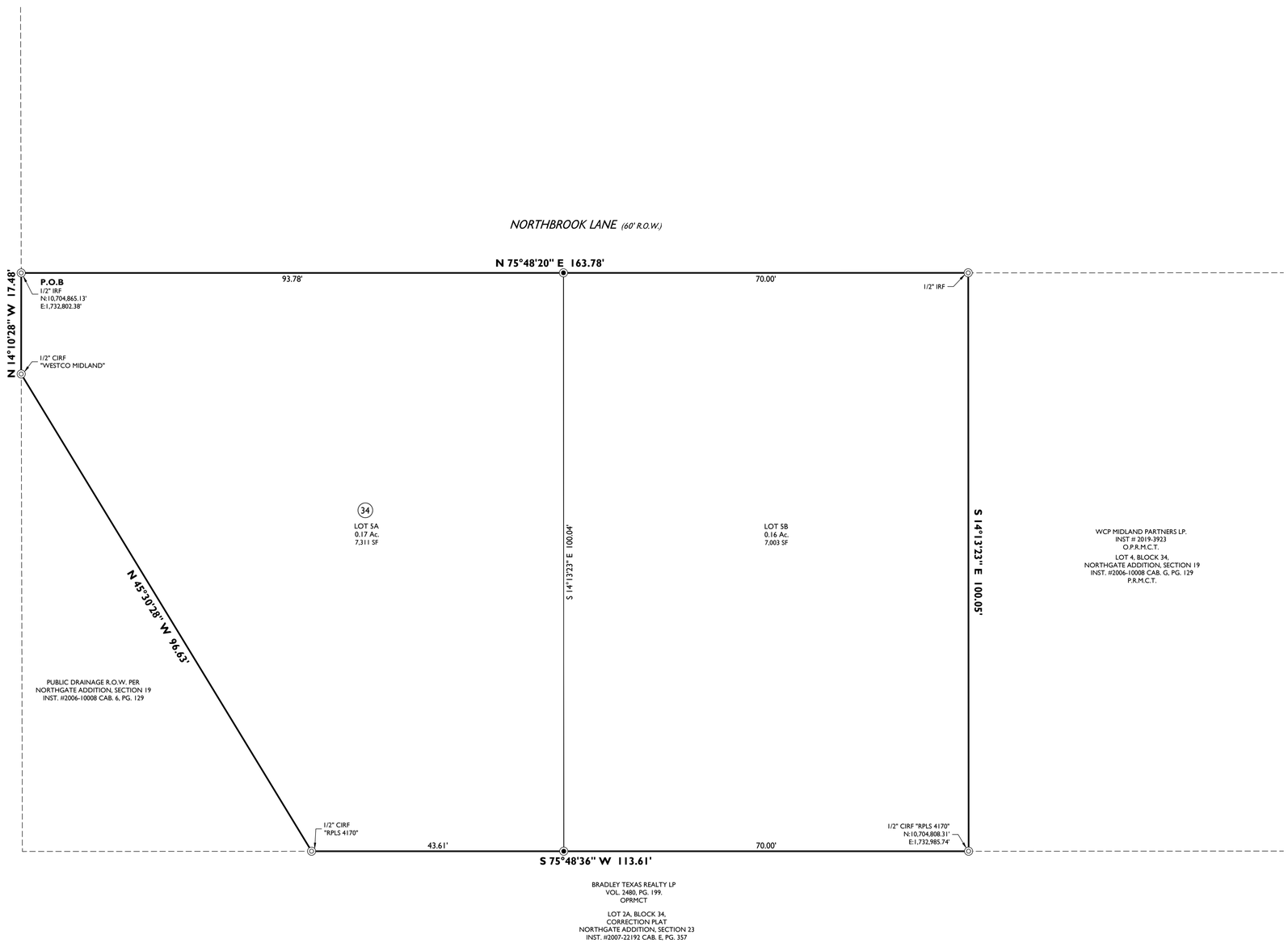
Staff recommends approval of the Final Plat of Northgate Addition, Section 28.

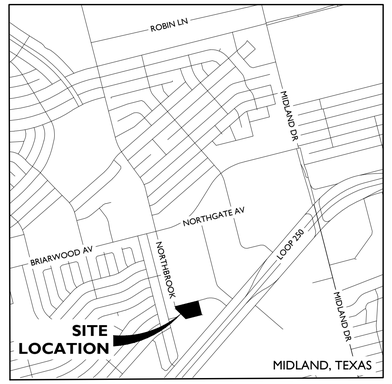
Attachments:
A. P-26-2486, Combined Docs
B. P&Z - Northgate Final Plat

Angelina Bettanini, Development Services — Created/Initiated - 2/25/2026
Landon Ochoa, Development Services — Final Approval - 2/25/2026

NORTHGATE ADDITION, SECTION 28

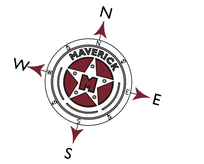
BEING A REPLAT OF LOT 5, BLOCK 34, NORTHGATE ADDITION, SECTION 19, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.



0' 10' 20' 30'

SCALE 1" = 10'

LEGEND

◎	FOUND MONUMENT AS NOTED
◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
———	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 COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JMR DENTAL SERVICE, PLLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN LOT 5, BLOCK 34, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JMR DENTAL SERVICE, PLLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS NORTHGATE ADDITION, SECTION 28, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2026.

_____
BY: JMR DENTAL SERVICE, PLLC

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 NORTHGATE ADDITION, SECTION 28, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

_____
JOSHUA SPARKS , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Docusigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Signed by: DANNY NINO
AT&T
BY: DANNY NINO

Signed by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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.*

DEVELOPMENT NOTES

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0069, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

PROPERTY OWNER

JMR DENTAL SERVICE, PLLC
4700 NORTHBROOK LANE
MIDLAND, TX 79707
203-535-3337
INST. # 2018-26487 O.P.R.M.C.T.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

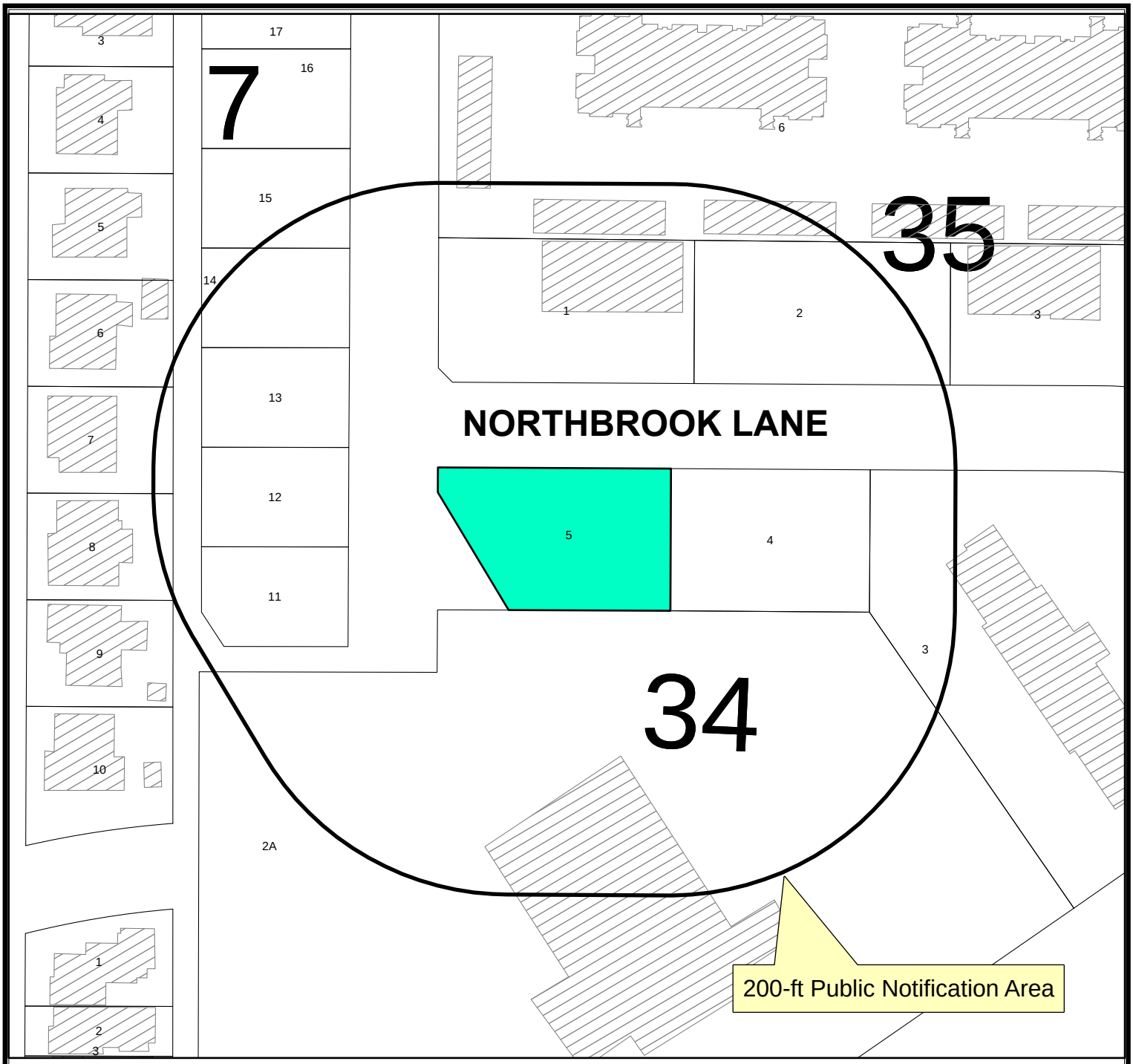
NO. _____

DATE _____

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

NORTHGATE ADDITION, SECTION 28

Drawing : F:\2025\250090-KALPESH PATEL-NORTHGATE 19TH ADDITION CIVILS\DRAWINGS\PLAT\250090 FINAL PLAT.DWG Last Saved By: SDavis on 2/3/26



Location Map

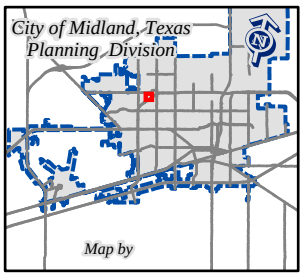
SUB-25-0883 **Scale: 1" = 100 '**

Proposed plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas.

Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue. (Council District 1)

L E G E N D

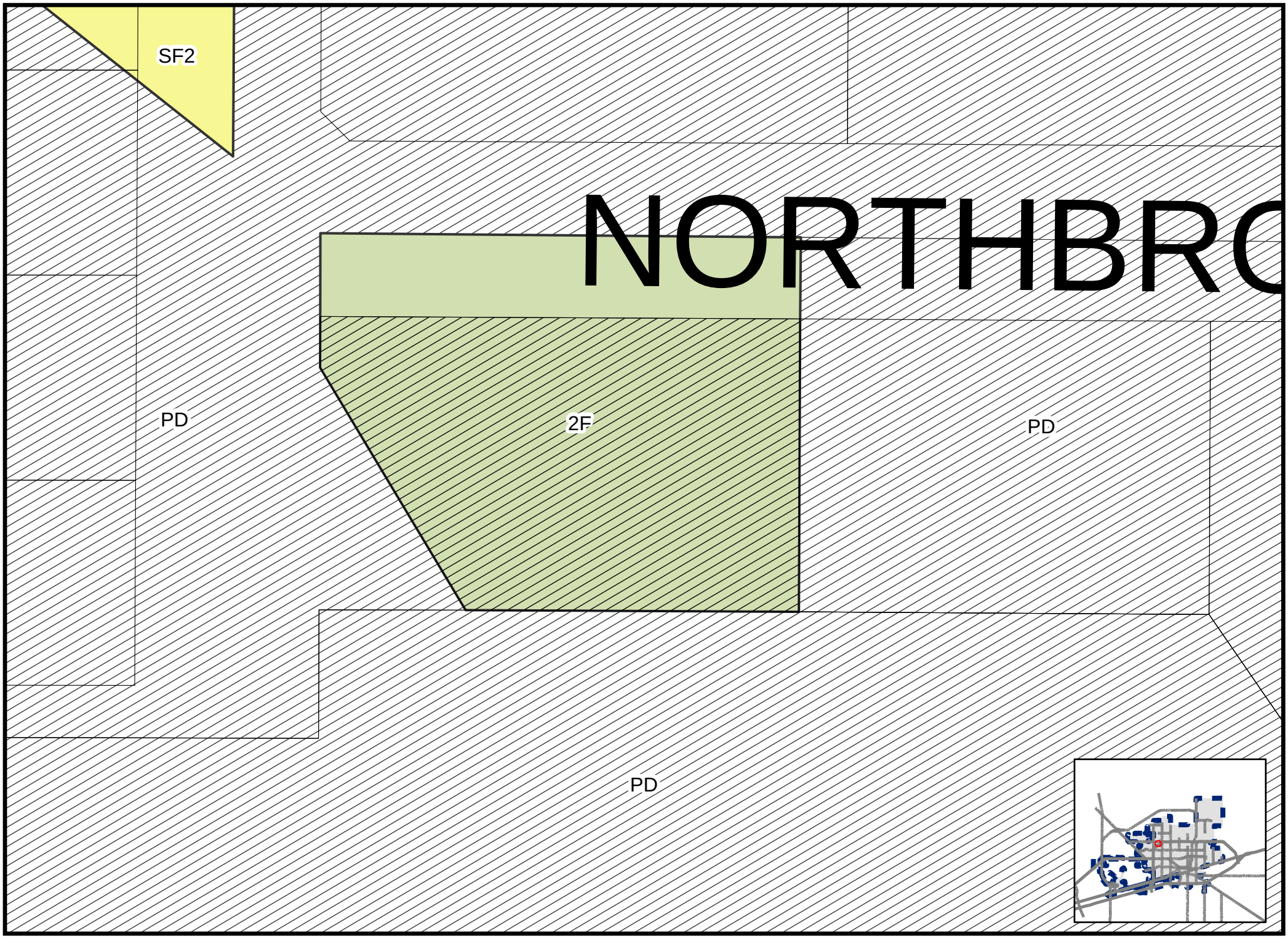
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

THIS DATA S NOT A SUBSTITUT ON FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITT NG 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.



Created: 10/13/2025

SUB-25-0883

Scale: 1" = 41 '

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 BY ANY PARTY BASED ON THE DATA SET FORTH.

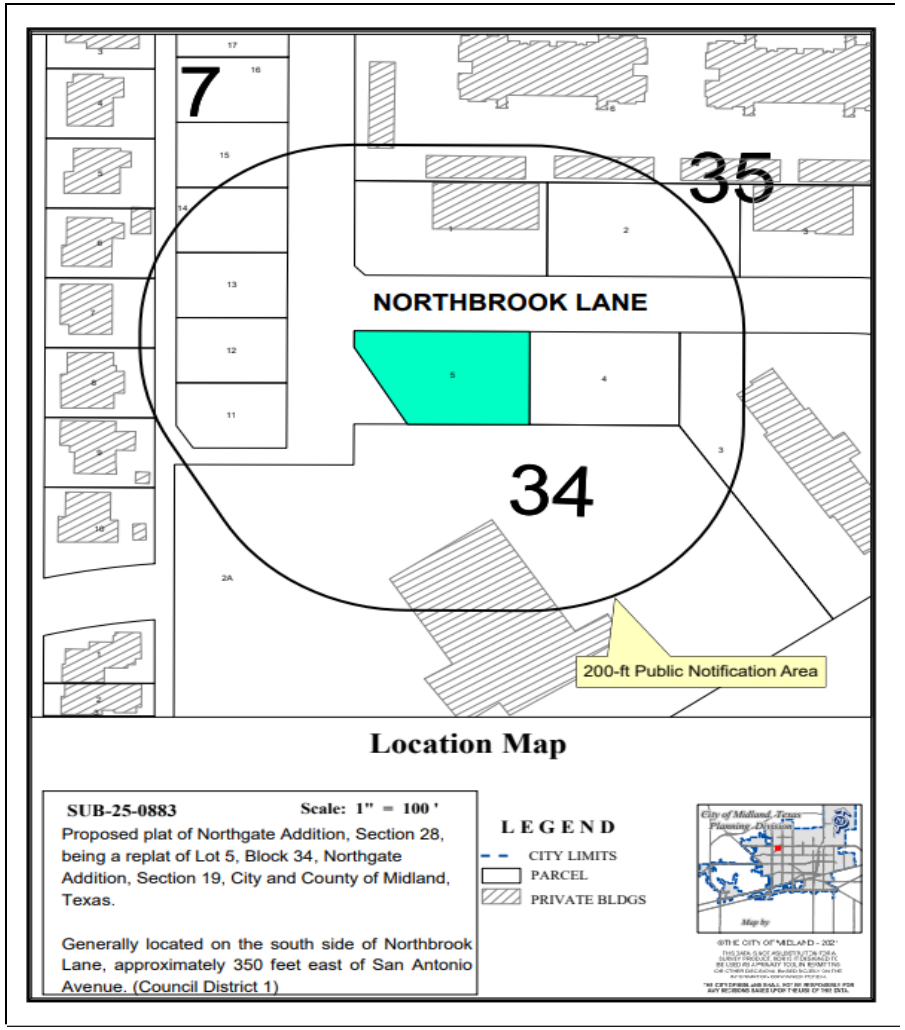

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MIDLAND
Be the Energy!
PRELIMINARY PLAT
NORTHGATE ADDITION, SECTION 28
Visit Our Website
MIDLANDTEXAS.GOV

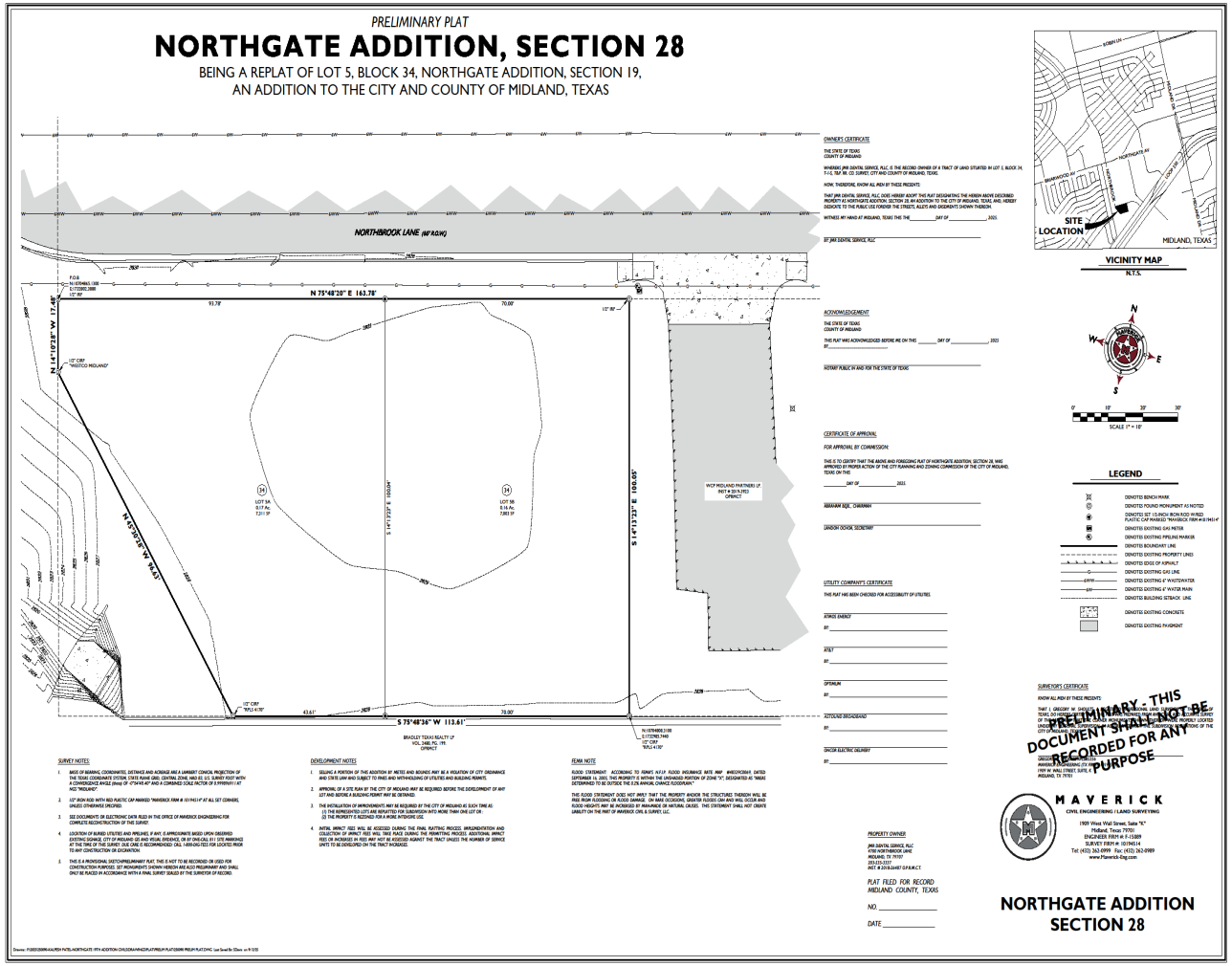
APPLICATION SUMMARY

- **Property Owner:** JMR Dental Service, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 4807 Northbrook Lane (Council District 1)
- **Reason for Request:** Platting for future residential development



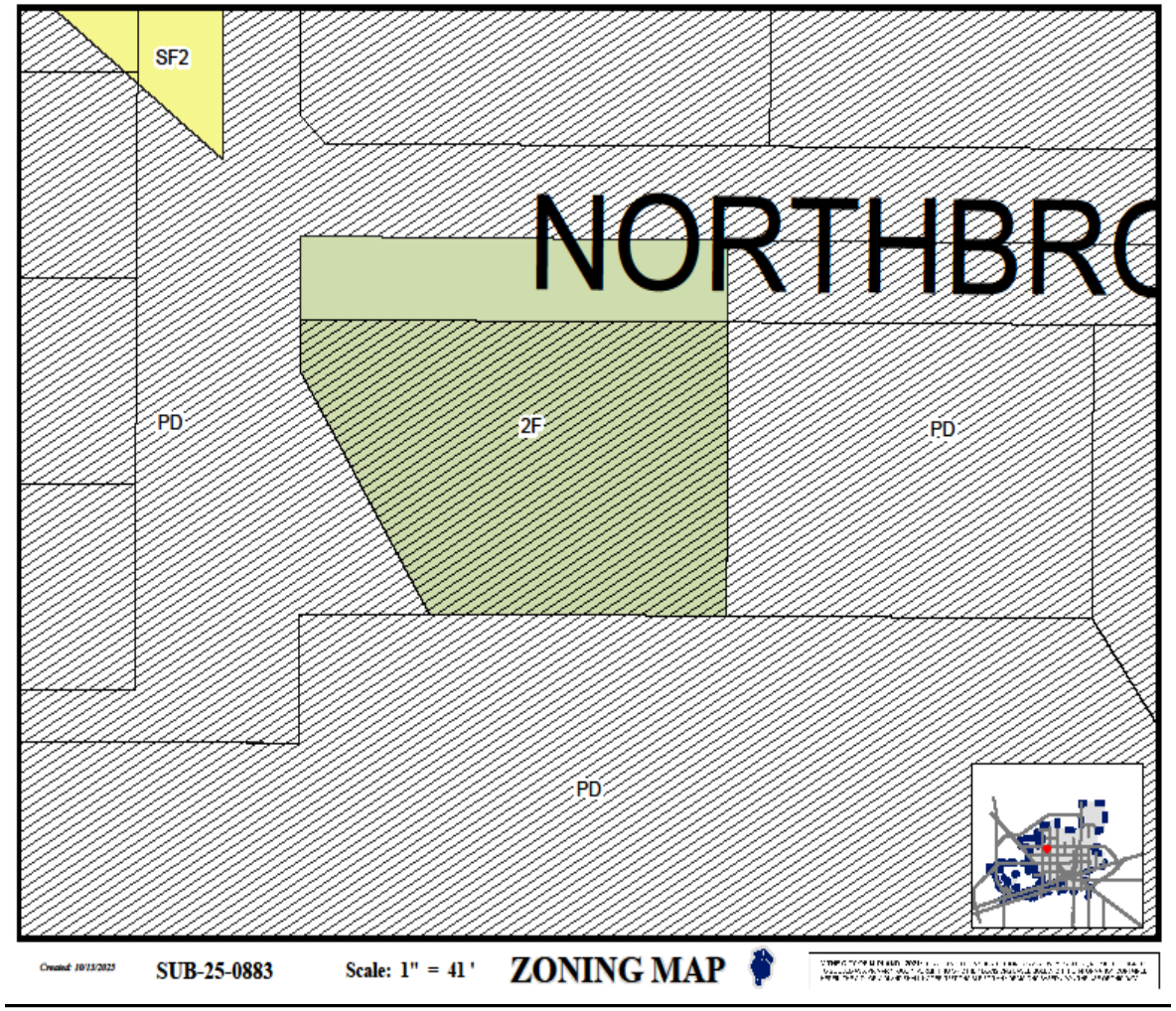
PLAT DETAILS

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



ZONING

- **Current Zoning:** 2F, Two-Family Dwelling District
- **Surrounding Zoning:**
  - **North/East/South/West:** PD, Planned Development District for a Shopping Center



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Medical Facility
  - **East:** Parking Lot
  - **South:** Car Dealership
  - **West:** Vacant Land
- **Proposed Use:** Duplex

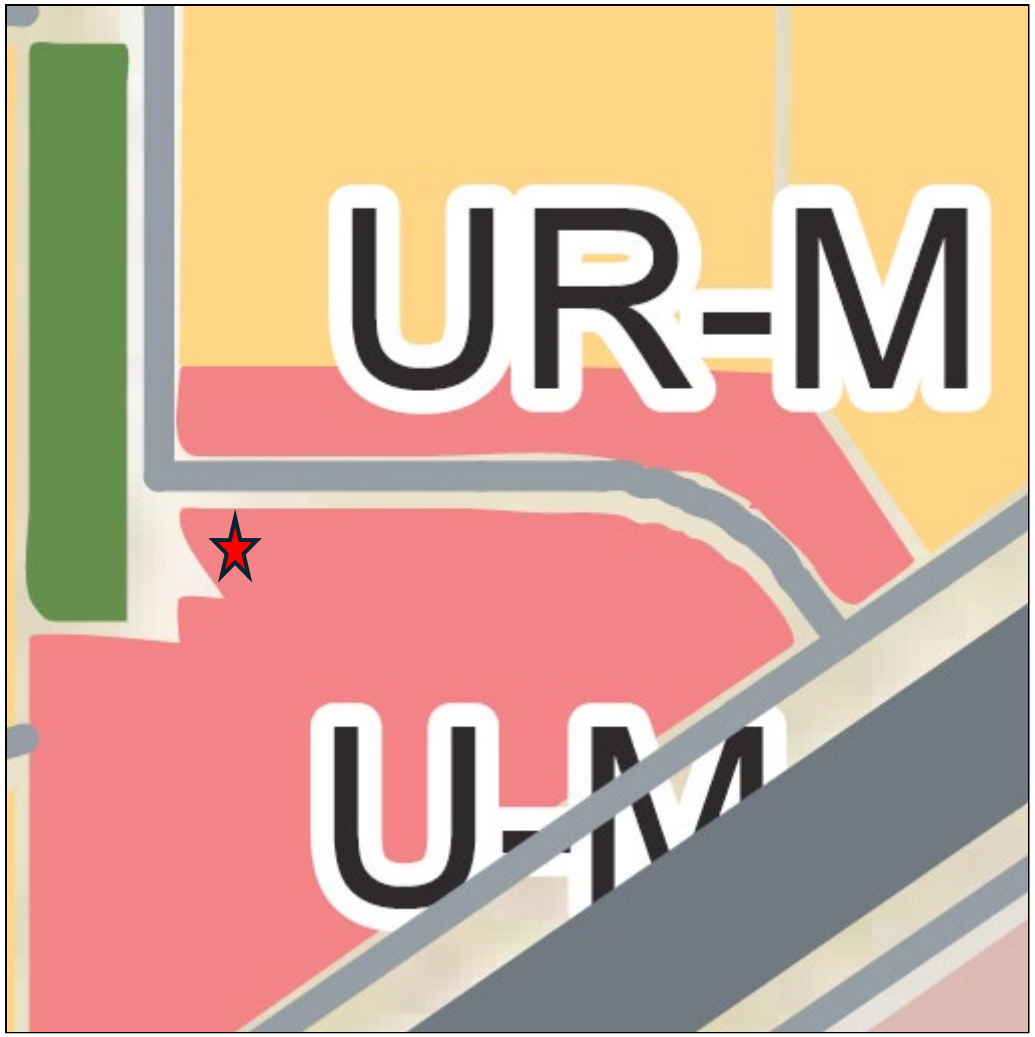




On Northbrook Lane, Looking South

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

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: 15.
Meeting Date: March 2, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Hold a public hearing and consider a Preliminary Plat of Western Hills Addition, Section 15, being a replat of a 4.73-acre tract of land out of Lot 22, Block 22, Correction Plat of Western Hills, Section 2, City and County of Midland, Texas. (Generally located on the east side of Beal Parkway, approximately 145 feet south of Blue Haven Drive.)

Purpose:

Maverick Engineering, on behalf of Drew Wegman, is requesting to replat a 4.73-acre tract of land located on the east side of Beal Parkway into forty lots for future residential development.

Current Zoning:

TH, Townhouse District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 12” water exists in Beal Street W of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: None existing. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage report is required during preliminary stage of the platting process.

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

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

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

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 and Gas issues

GIS: (Approved)

Plat northwest of this plat should be Wilshire Park, Sec 26. Provide another set of x-y

coordinates. Parkway is already an existing street name, please modify. Confirm with addressing if type can be circle or if it should be split into three separate streets. Should drainage basin be a common area with a drainage basin easement? Mark corner clip as such and provide area being dedicated.

Surveyor: (Approved)

Everything looks good, plat closes, corners already on GIS.

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

AT&T: (Approved)

We do have aerial cables on both the north and east sections of the proposed build. Just curious about the middle section not next to an alleyway. Will there be a front utility easement for those homes?

PLANNING: (Approved)

Remove the extra comma in Certificate of Approval after the Plat name [Informational]

Provide proof of ownership by Final Plat. The owner listed on the application and plat are different [Midland City Code 11-2-3(A)1(a)(2)]

This is a residential replat and will require a public hearing at the preliminary phase [Midland City Code 11-2-7(A)3(b)]

Staff recommends approval of the Preliminary Plat of Western Hills Addition, Section 15, subject to the following conditions.

Conditions:

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

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

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

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

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

Attachments:

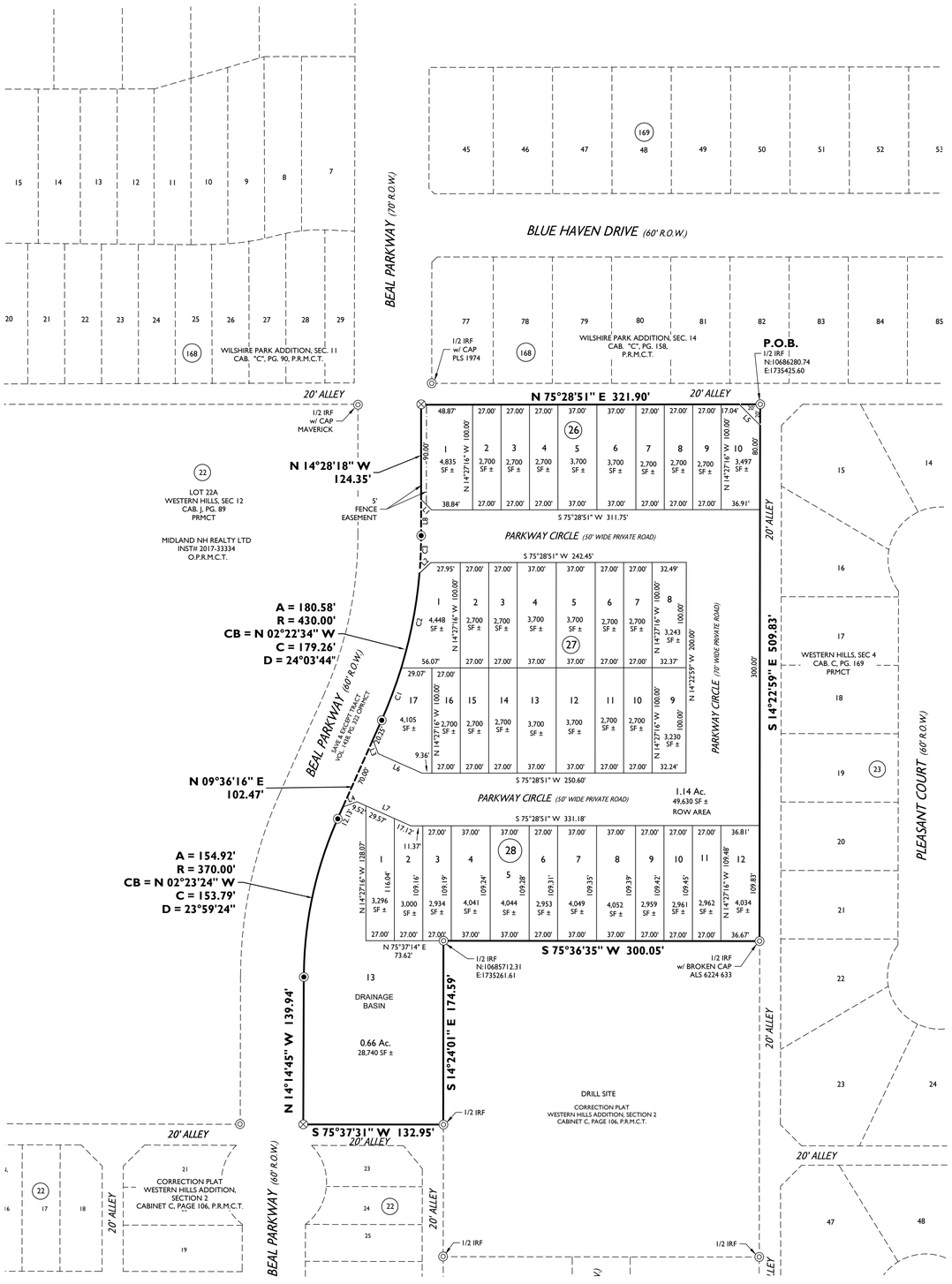
A. P-26-2484, Combined Docs
B. P&Z - Western Hills Preliminary Plat

Angelina Bettanini, Development Services — Created/Initiated - 2/25/2026
Landon Ochoa, Development Services — Final Approval - 2/25/2026

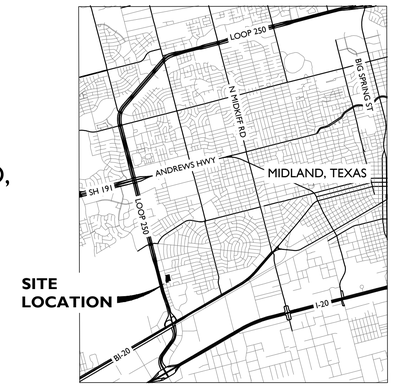
PRELIMINARY PLAT

WESTERN HILLS ADDITION,
SECTION 15

BEING 4.73 ACRE TRACT OF LAND BEING OUT OF AND PART
OF LOT 22, BLOCK 22, CORRECTION PLAT OF WESTERN HILLS, SECTION TWO,
AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS,



PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS, R.P.L.S.
MAVERICK ENGINEERING, TX FIRM #10195414
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS VISION ASSET MGMT LTD, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT VISION ASSET MGMT LTD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WESTERN HILLS 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 VISION ASSET MGMT LTD

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 WESTERN HILLS 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.

JOSHUA SPARKS , 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: _____

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0182F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *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, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°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" SET AT ALL CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

DRAINAGE EASEMENT DEDICATED WITH THIS PLAT

1. THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNINTERRUPTED RIGHT OF PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF ESTABLISHING, LAYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REALIGNING, MODIFYING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, REPAIRING, RELOCATING AND REMOVING DRAINAGE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CUT AND TRIM BUSHES AND TREES, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.

2. DEVELOPER MAY NOT USE ANY PART OF THE PROPERTY DESCRIBED HEREIN IF SUCH USE WILL DAMAGE, DESTROY, INJURE, AND/OR UNDULY INTERFERE WITH THE CITY OF MIDLAND'S USE OF THE PROPERTY. DEVELOPER EXPRESSLY COVENANTS AND AGREES FOR ITSELF, ITS LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, THAT NO BUILDING, ROADWAYS, OR CURBS AND GUTTERS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREON. WRITTEN PERMISSION FOR ABOVE GROUND APPURTENANCES MUST BE OBTAINED FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION.

3. THE CITY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION OF THE STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT NECESSARY FOR PUBLIC HEALTH AND SAFETY.

4. THE MAINTENANCE OF ANY STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER, WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SUCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.

PROPERTY OWNER

VISION ASSET MGMT LTD
P O BOX 12794
ODESSA, TX 79768
DEED INSTRUMENT # 2022-10183, OPRMCT

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



0' 60' 120'

ORIGINAL SCALE: 1" = 60'

LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- CHISLED "+" IN CONCRETE
- BOUNDARY LINE
- EXISTING PROPERTY LINES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°27'16" E	14.14'
L2	N 33°33'25" E	14.63'
L3	S 35°22'42" E	14.15'
L4	N 54°37'18" E	14.14'
L5	S 59°27'04" E	28.25'
L6	S 80°22'42" E	45.53'
L7	S 80°22'42" E	56.21'
L8	N 14°28'00" W	34.36'

CURVE TABLE

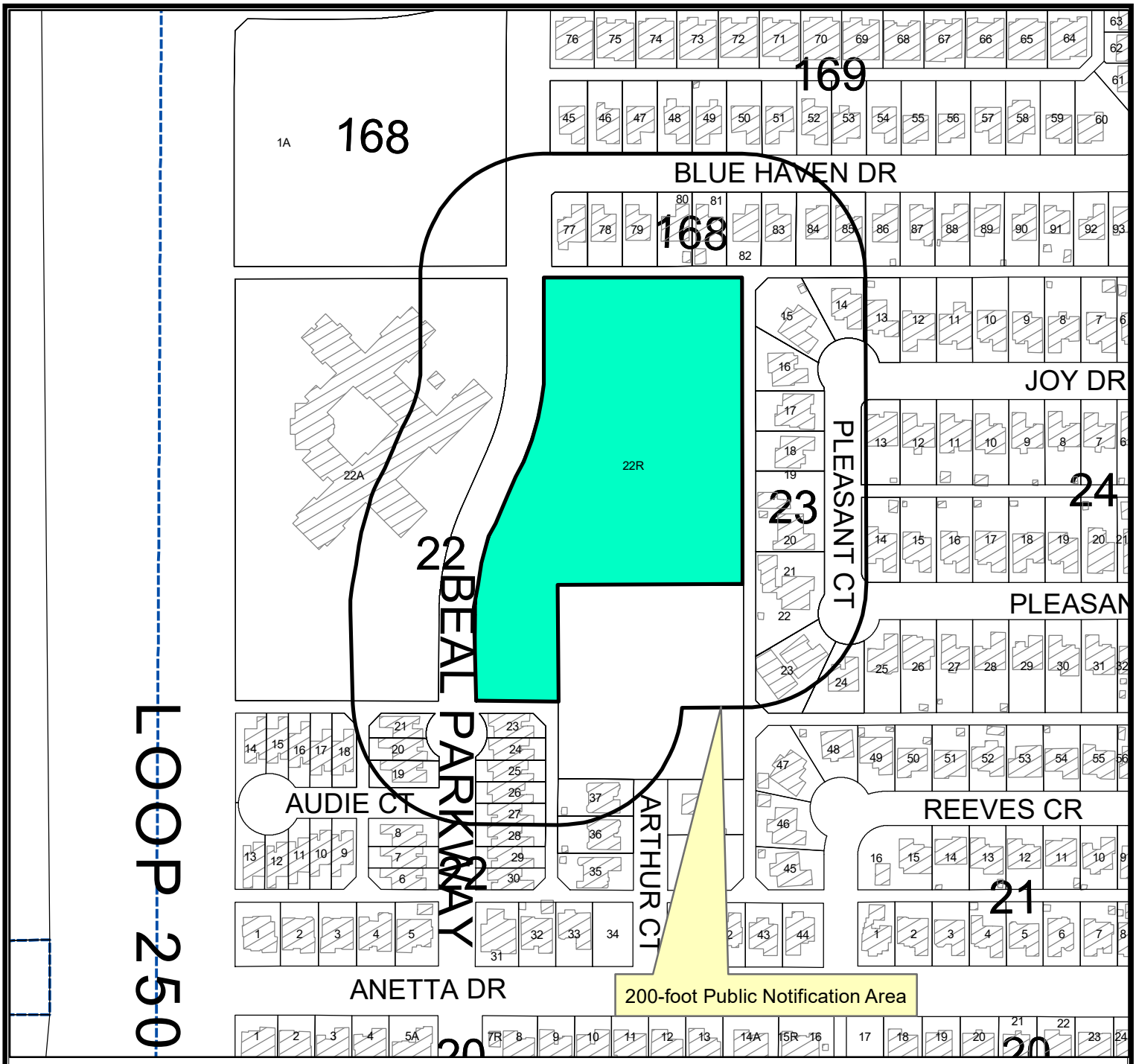
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	430.00'	53.03'	53.00'	N 06°07'18" E
C2	433.31'	91.90'	91.72'	N 03°30'39" W
C3	451.44'	35.66'	35.65'	N 12°05'28" W

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

WESTERN HILLS ADDITION
SECTION 15

Drawing : F:\2022\220168-SILVER LEAF HOMES-BEAL PARKWAY TOWNHOMES REF 150023\DRAWINGS\PLAT\PRELIMINARY PLAT\220168 PRELIMINARY PLAT.DWG Last Saved By: akalenak on 2/4/26



Location Map

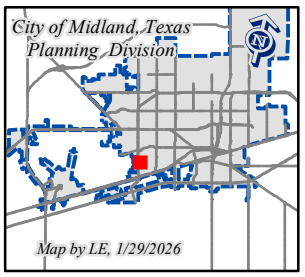
SUB-26-0942 **Scale: 1" = 1,500'**

Proposed plat of Western Hills Addition, Section 15, being a replat of a 4.73-acre tract of land out of Lot 22, Block 22, Correction Plat of Western Hills, Section 2, City and County of Midland, Texas.

Generally located on the east side of Beal Parkway, approximately 145 feet south of Blue Haven Drive. (Council District 4)

LEGEND

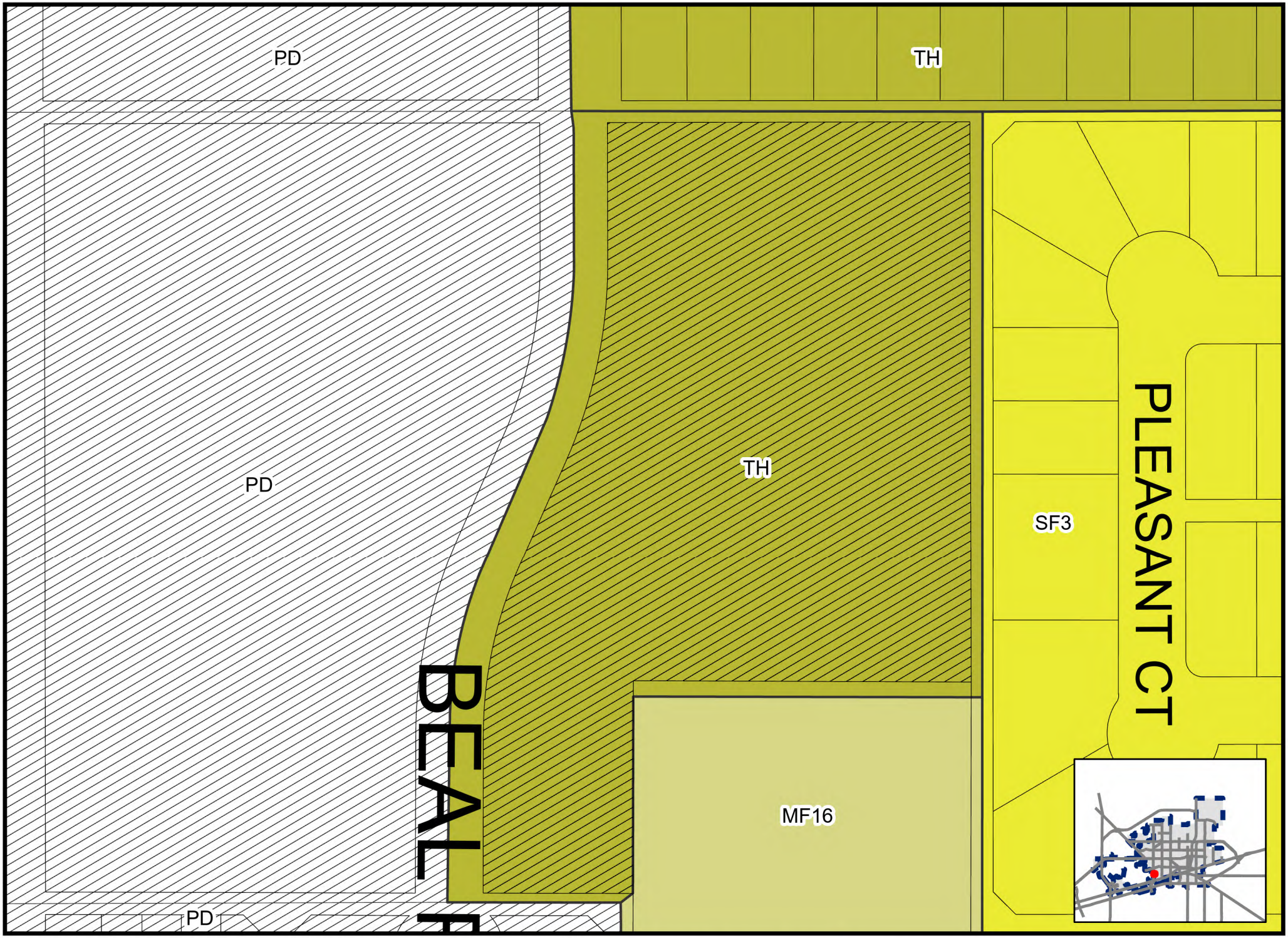
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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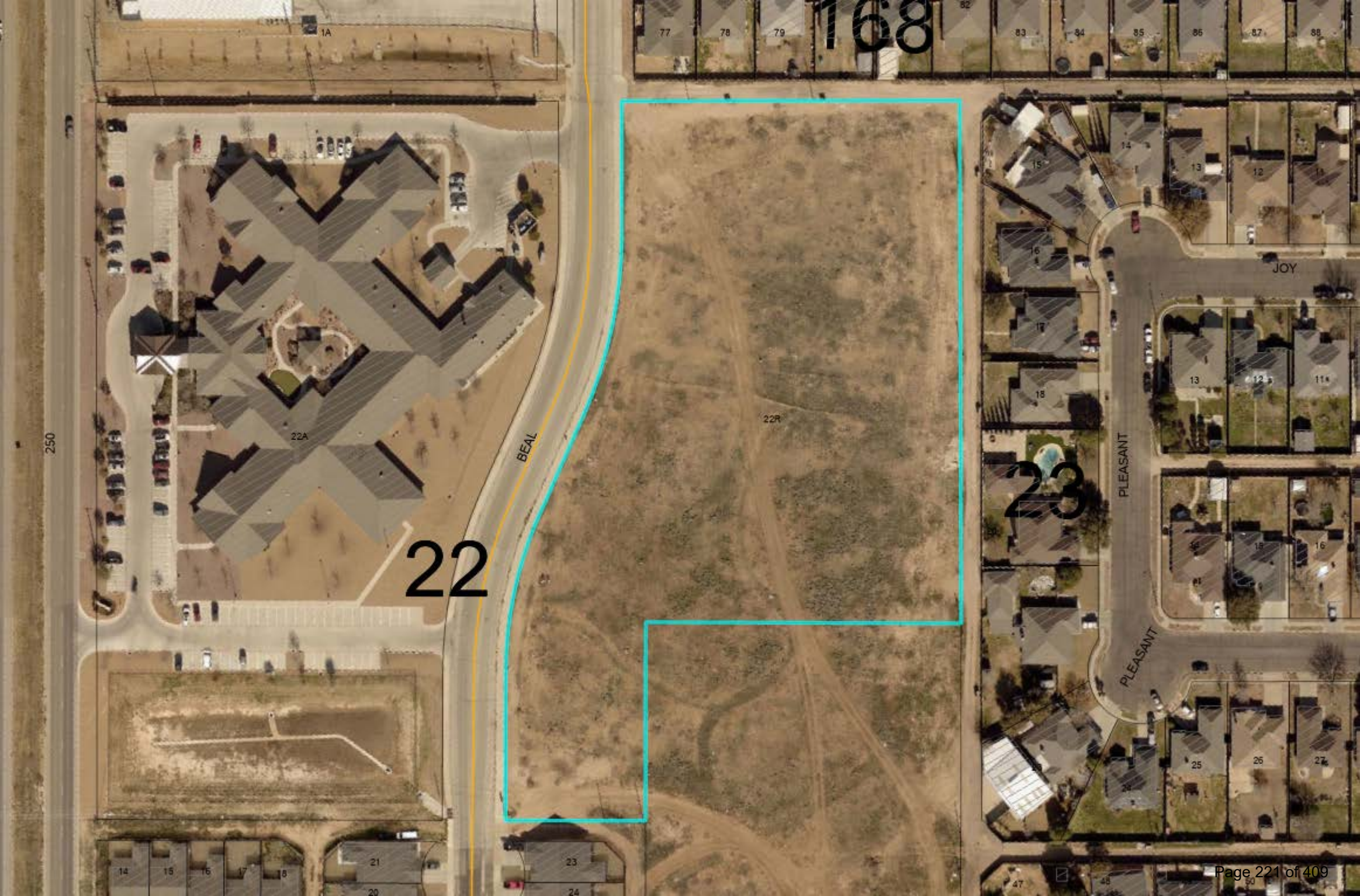
Created: 2/25/2026

SUB-26-0942

Scale: 1" = 107 '

ZONING MAP

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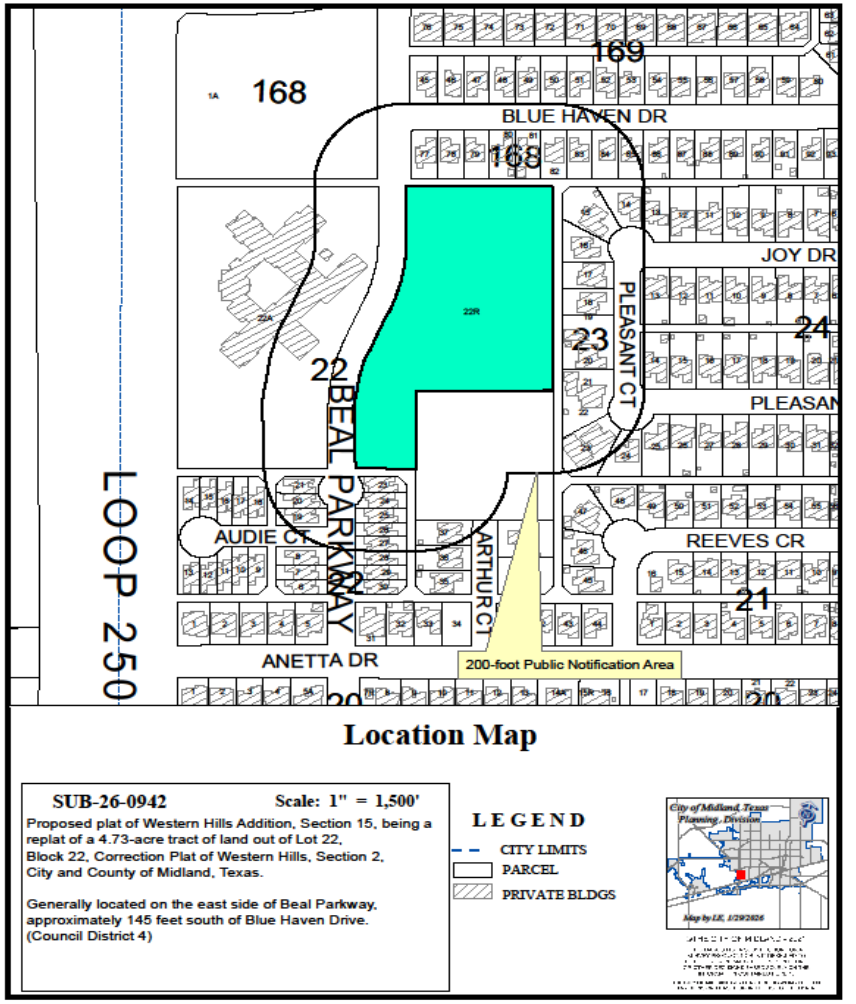

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MIDLAND
Be the Energy!
PRELIMINARY PLAT
WESTERN HILLS ADDITION, SECTION 15
Visit Our Website
MIDLANDTEXAS.GOV

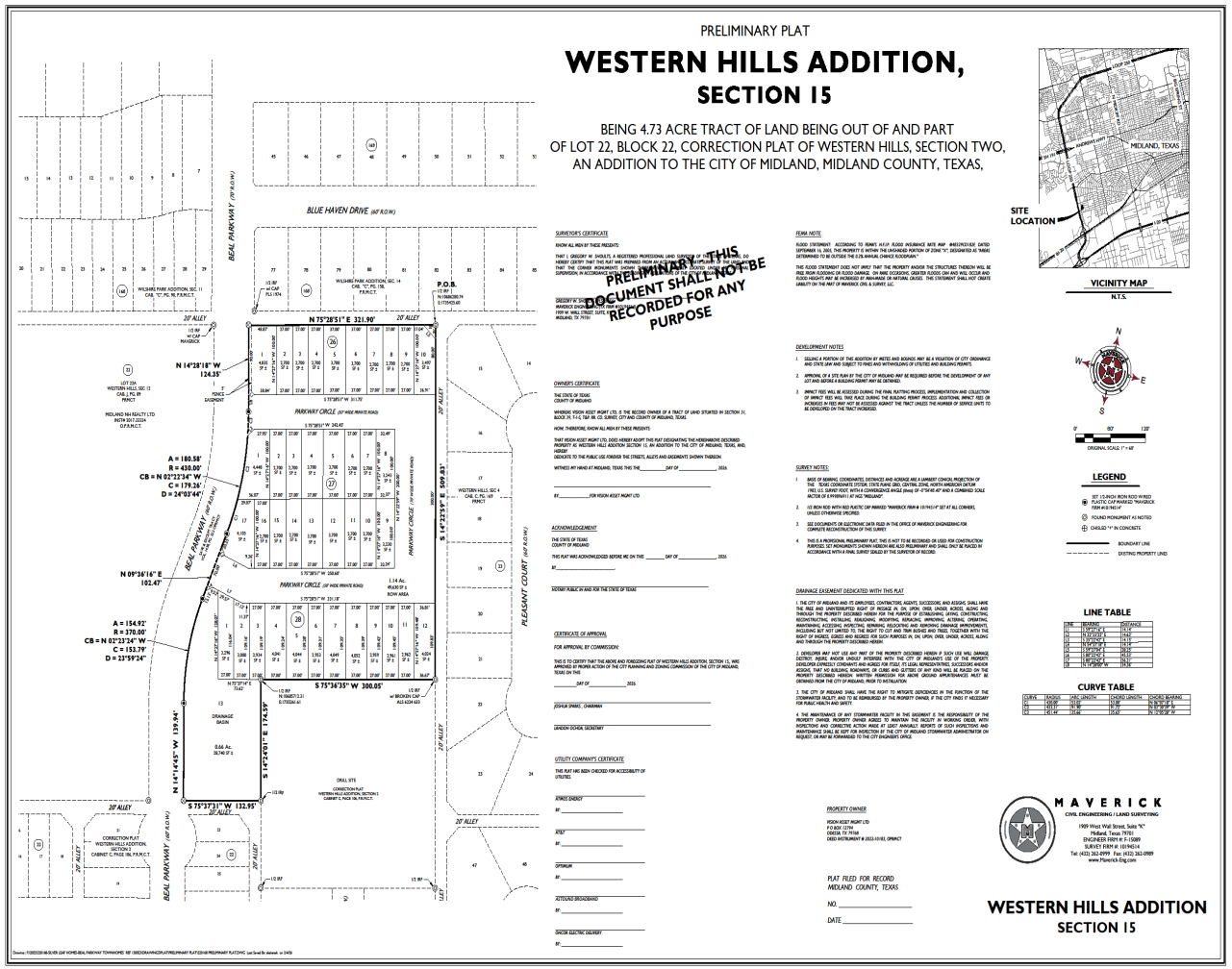
APPLICATION SUMMARY

- **Representative:** Andrew Mellen, with Maverick Engineering
- **Property Owner:** Parkway Villas, LLC
- **Location:** Generally located on the east side of Beal Parkway, approximately 145 feet south of Blue Haven Drive. (Council District 4)
- **Reason for Request:** Platting for future residential development



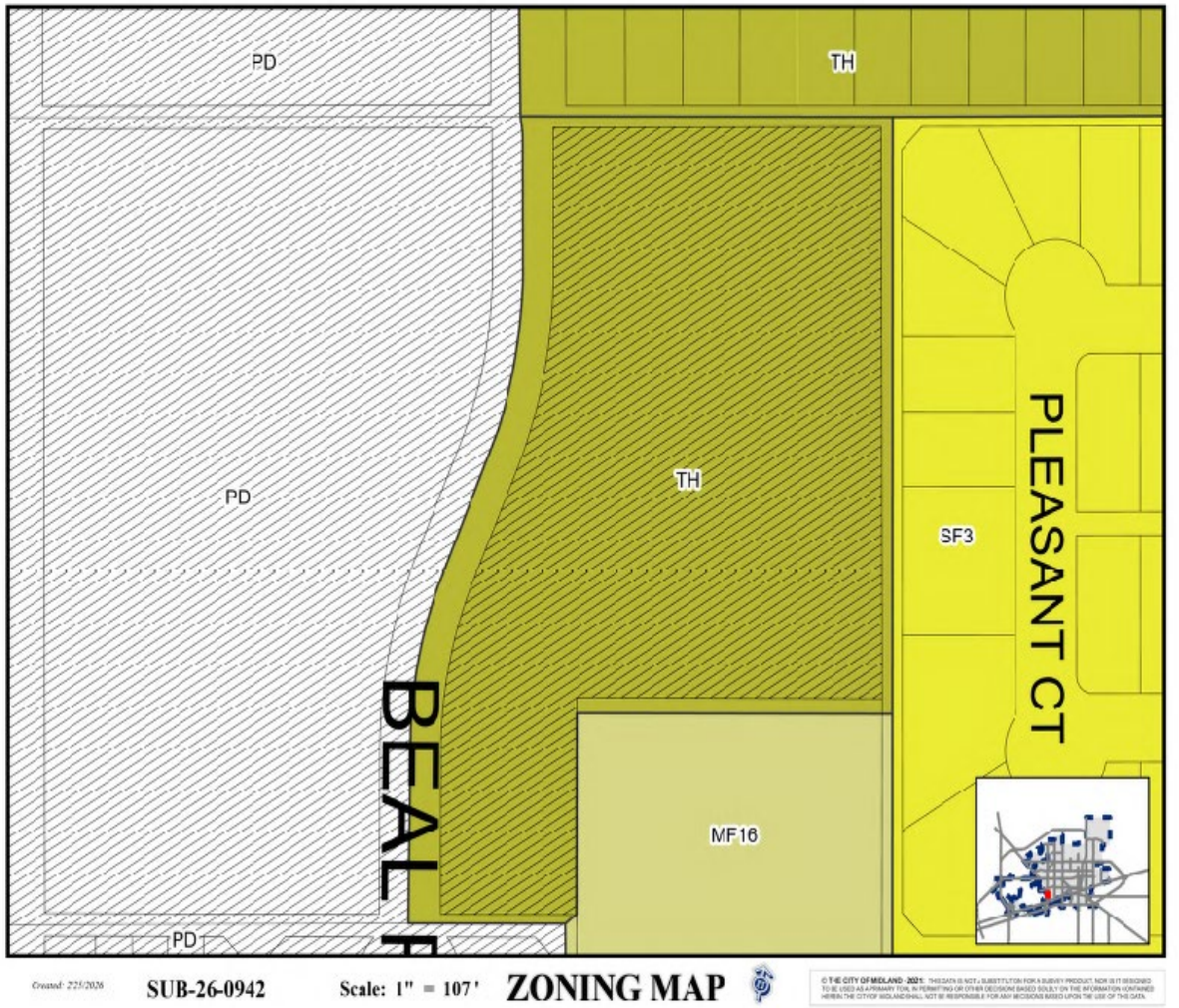
PLAT DETAILS

- **Acreage:** 4.73-acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 40



ZONING

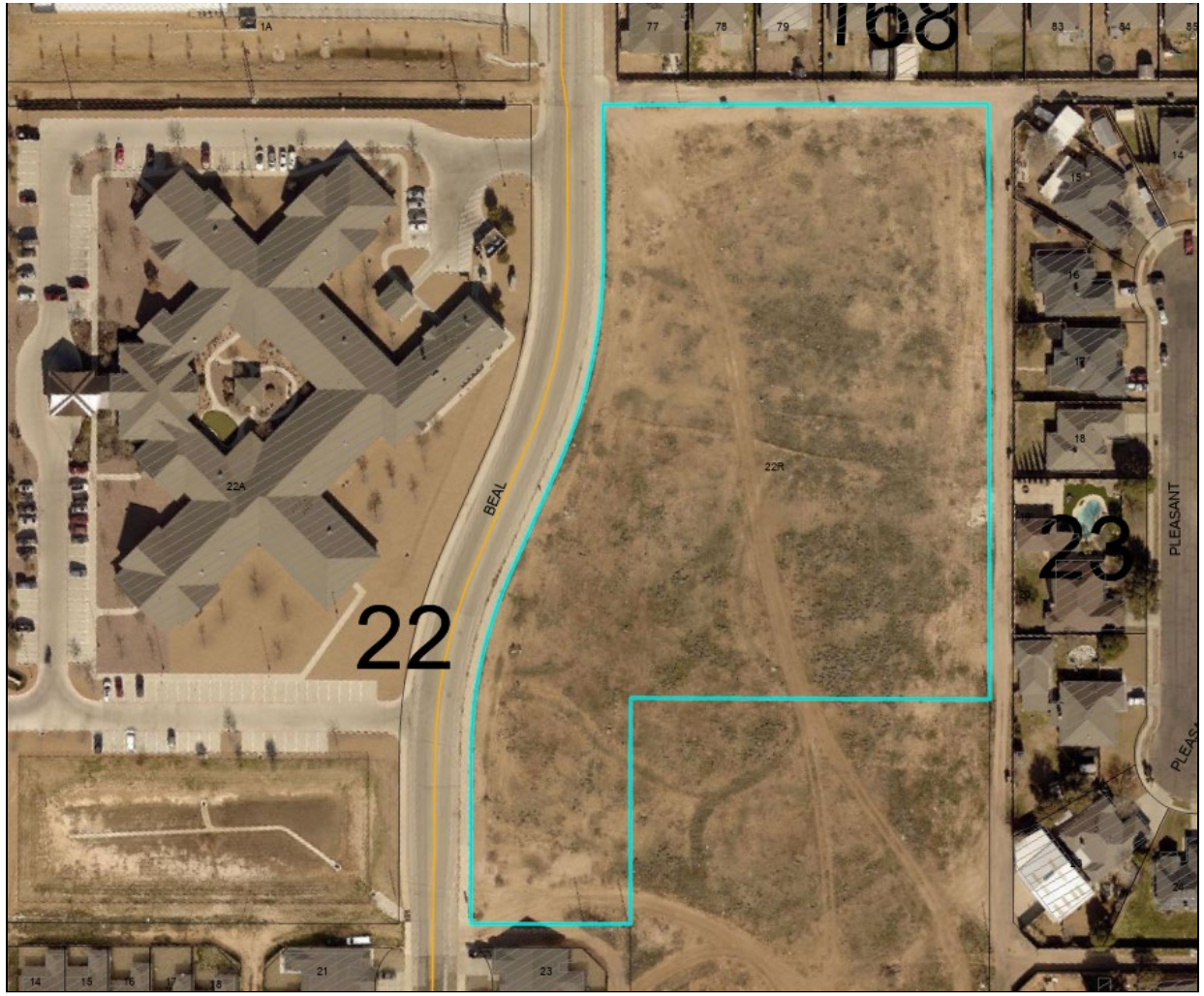
- **Current Zoning:** TH, Townhouse (Attached) Dwelling District
- **Surrounding Zoning:**
  - **North:** TH, Townhouse (Attached) Dwelling District
  - **East:** SF-3, Single-Family Dwelling District
  - **South:** MF-16, Multiple-Family Dwelling District and PD, Planned Development District for a Housing Development
  - **West:** PD, Planned Development District for a Housing Development



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LAND USE

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



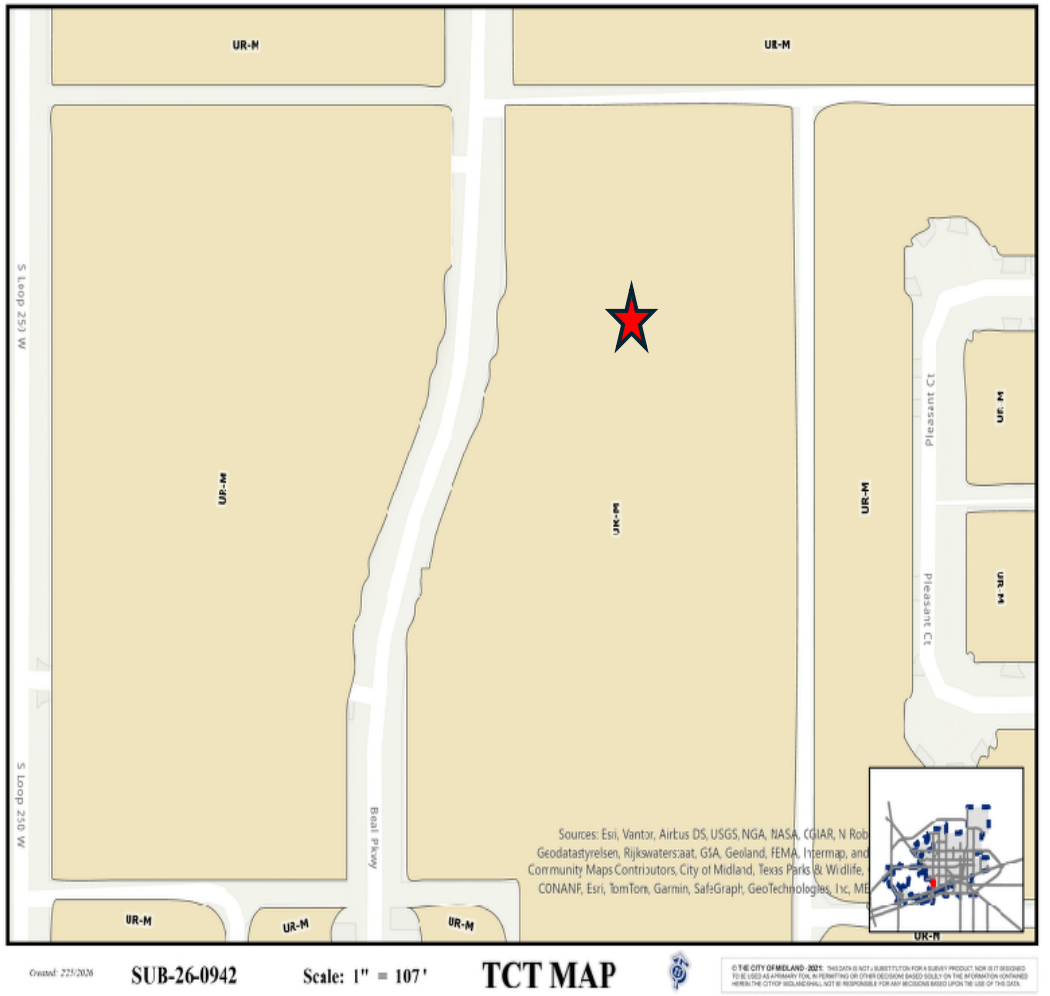
MIDLAND
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On Beal Parkway, Looking East

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Medium, (UR-M)
- **Supported Uses:** Supporting uses include single-family housing as well as townhomes.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

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

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

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



STAFF'S RECOMMENDATION

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

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 16.
Meeting Date: March 2, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Devon Addition, Section 10, being a plat of a 2.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive.)

Purpose:

Maverick Engineering, on behalf of KRMP-NM, LLC, is requesting to plat a 2.90-acre tract of land located on the south side of Younger Road into 4 lots in order to obtain permits for a future light industrial warehouse development.

Current Zoning:

TP, Technology Park 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, plat closes, corners already on GIS

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

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

WATER: 10” water exists in Pilot Street N of tract, okay as is. No public water improvements required. 6” water exists in Younger 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 Pilot Street N of tract, okay as is. No public wastewater improvements required. 6” sewer exists in alley W-E of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Drainage report is required during preliminary stage of the platting process. [Reference Midland City Code 11-2-3(D)8]

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

SIDEWALKS: 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)

Block cannot be 1. Block can be 6, lots can be 3-6. 20' utility easement should be darker.

Addressing Review: (Approved)

No comments.

PLANNING: (Approved with Conditions)

Please use the legal description that I provided. [Informational]

Please show the easement and vacation in the southwest section between Lot 5 and Lot 2B (Easement, Cab H Pg 138 N 2012-2870 and Vacation, Ordinance 10166, Instrument # 2021-15499) [Informational]

Staff recommends approval of the Preliminary Plat of Devon Addition, Section 10, subject to the following conditions:

Conditions:

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

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

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

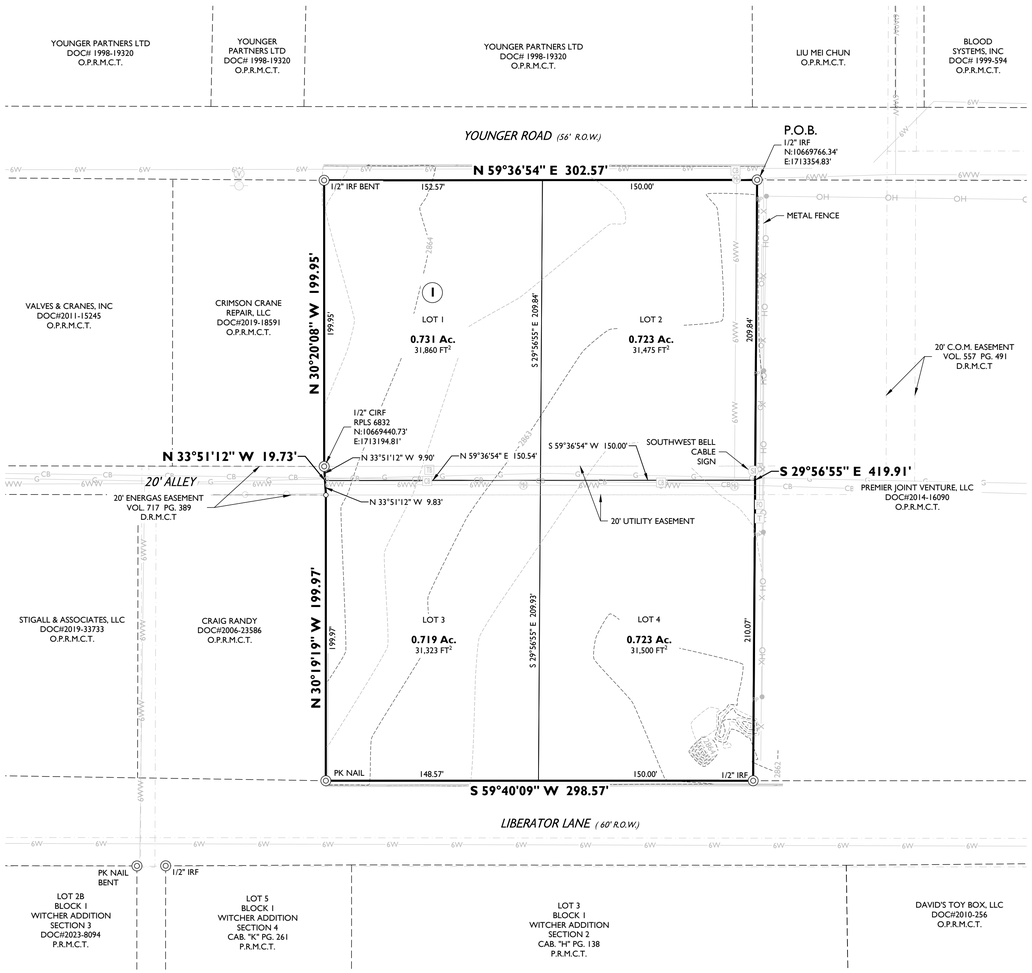
Attachments:
A. P-26-2474, Combined Files
B. P&Z - - Devon Addition, Section 10 Preliminary Plat

Beatriz Quezada, Development Services — Created/Initiated - 2/12/2026
Landon Ochoa, Development Services — Final Approval - 2/25/2026

PRELIMINARY PLAT

DEVON ADDITION, SECTION 10

BEING A 2.90 ACRE TRACT OF LAND, SITUATED IN SECTION 8, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

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.

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.*

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 ORDINANCE OF THE CITY OF MIDLAND, TEXAS.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS , IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 8, BLOCK 40, T-2-S, T&P. RAILWAY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KRMP-NM, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS DEVON ADDITION, SECTION 10, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

THE_____DAY OF _____, 2026.

BY: MARK ST. MARTIN, KRMP-NM, LLC,

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026
BY MARK ST. MARTIN, KRMP-NM, LLC,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY:

AT&T
BY:

OPTIMUM
BY:

ASTOUND BROADBAND
BY:

ONCOR ELECTRIC DELIVERY
BY:

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF DEVON ADDITION, SECTION 10, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

JOSHUA SPARKS, CHAIRMAN

LANDON OCHOA, SECRETARY

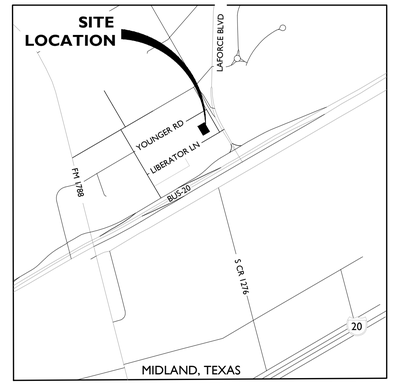
PROPERTY OWNER

KRMP-NM, LLC,
P.O. BOX 671
BROUSSARD, LOUISIANA 70518
337-367-7497
DEED INST. #2025-28284 O.P.R.M.C.T.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 50' 100' 150'

SCALE 1" = 50'

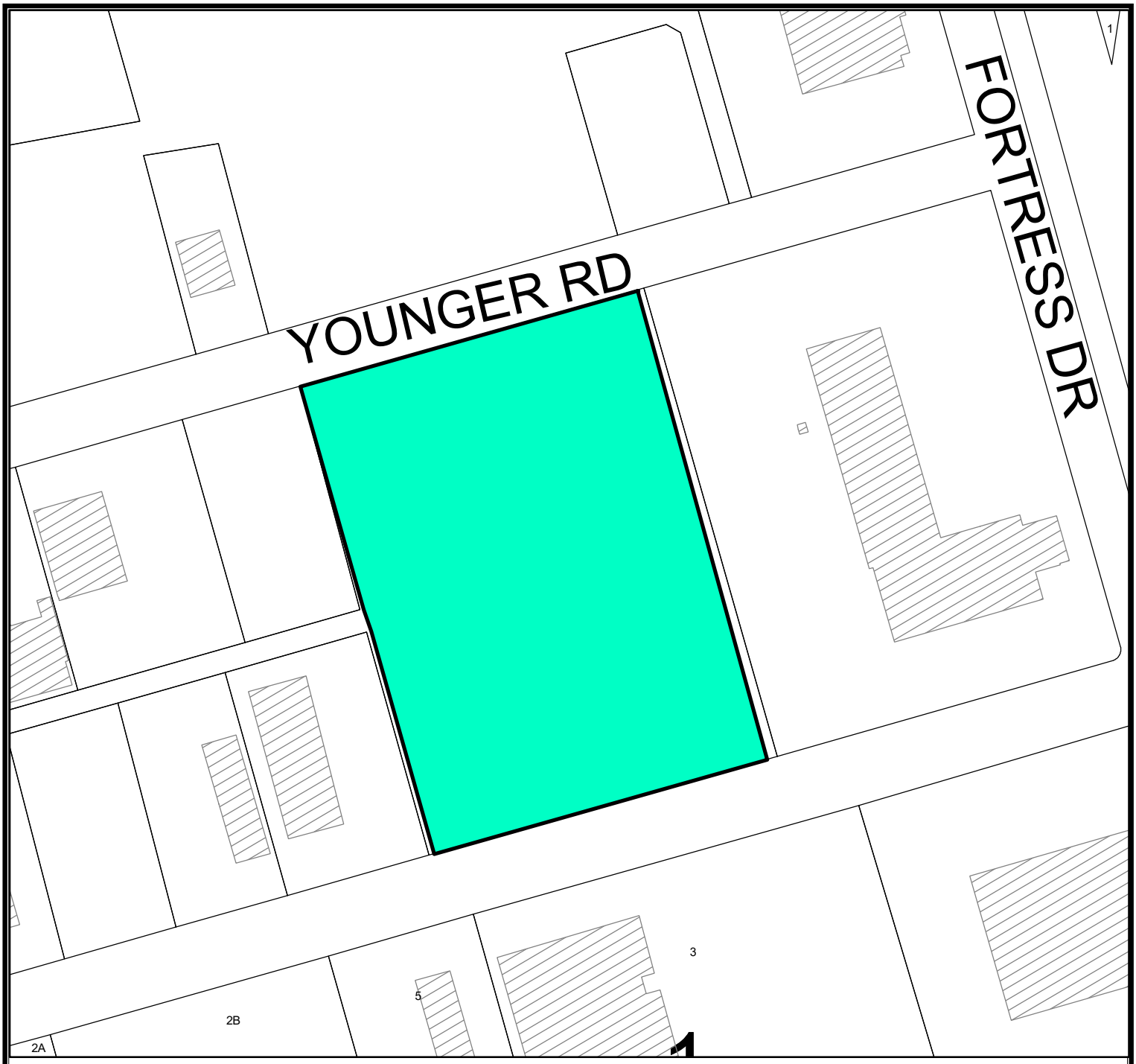
LEGEND

◎	FOUND MONUMENT AS NOTED
○	CALCULATED CORNER
G	CABLE BOX
	FIRE HYDRANT
FO	FIBER OPTIC BOX
M	MANHOLE
PP	POWER POLE
	REFLECTOR
S	SIGN
TE	TELECOM BOX
T	TRANSFORMER PAD
V	WATER VALVE
———	BOUNDARY LINE
- - - -	PROPERTY LINES
——·—·——	EASEMENTS LINES
——X——	EXISTING FENCE
——○—○——	EXISTING CHAIN LINK FENCE
——OH——	OVERHEAD ELECTRIC LINE
——CB——	UNDERGROUND CABLE LINE
——FO——	FIBER OPTIC LINE
——6W——	EXISTING 6" WATER MAIN
——6WW——	EXISTING 6" WASTEWATER LINE
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
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

DEVON ADDITION SECTION 10

Drawing : F:\2025\250275-MARK ST MARTIN-YOUNGER ROAD PLAT\DRAWINGS\PLAT\250275 PRELIM PLAT.DWG Last Saved By: LLopez on 1/30/26



Location Map

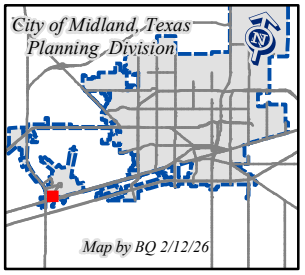
SUB-26-0939 **Scale: 1" = 800'**

Proposed plat of Devon Addition, Section 10, being a plat of a 2.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive. (Council District 4)

LEGEND

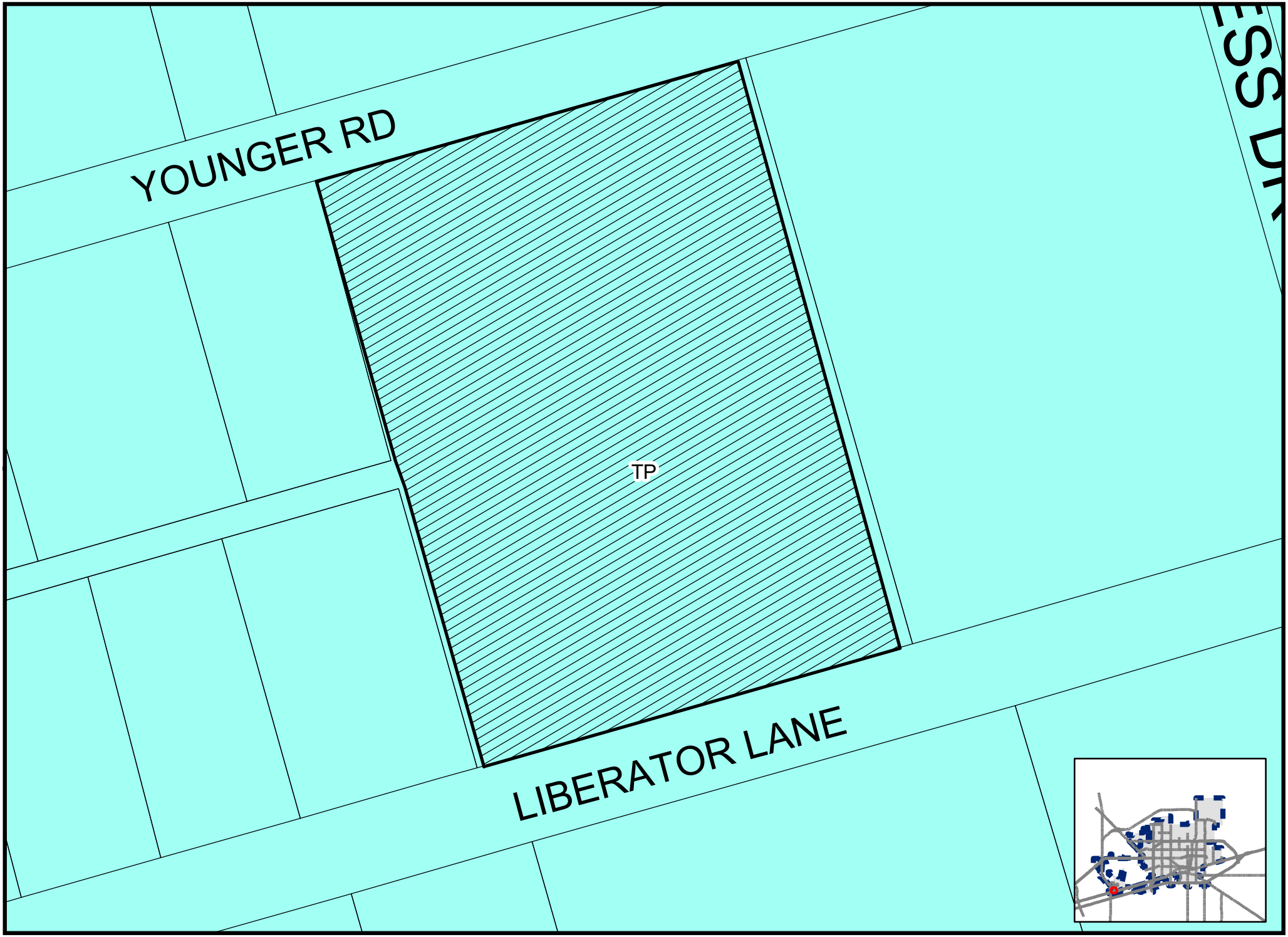
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Map by BQ 2/12/26

SUB-26-0939

Scale: 1" = 800'

ZONING MAP

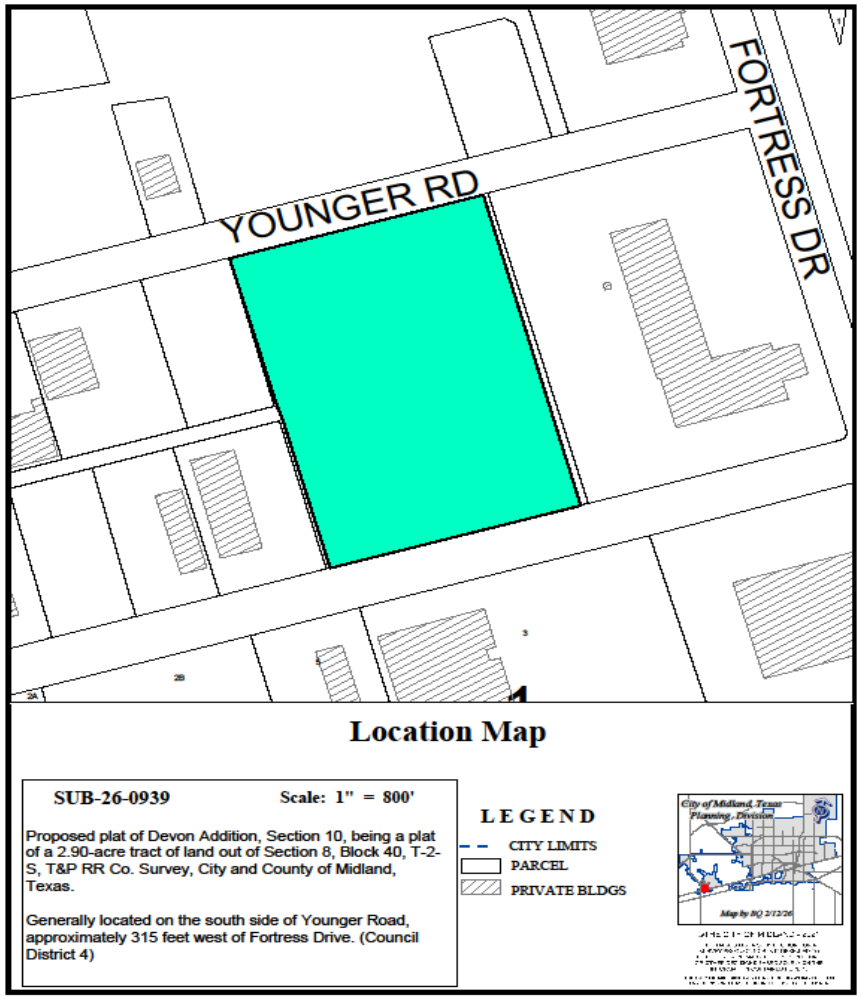
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FORTRESS DR
LA FORCE BLVD
R RD
BERATOR LN
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PRELIMINARY PLAT
DEVON ADDITION, SECTION 10
Visit Our Website
MIDLANDTEXAS.GOV

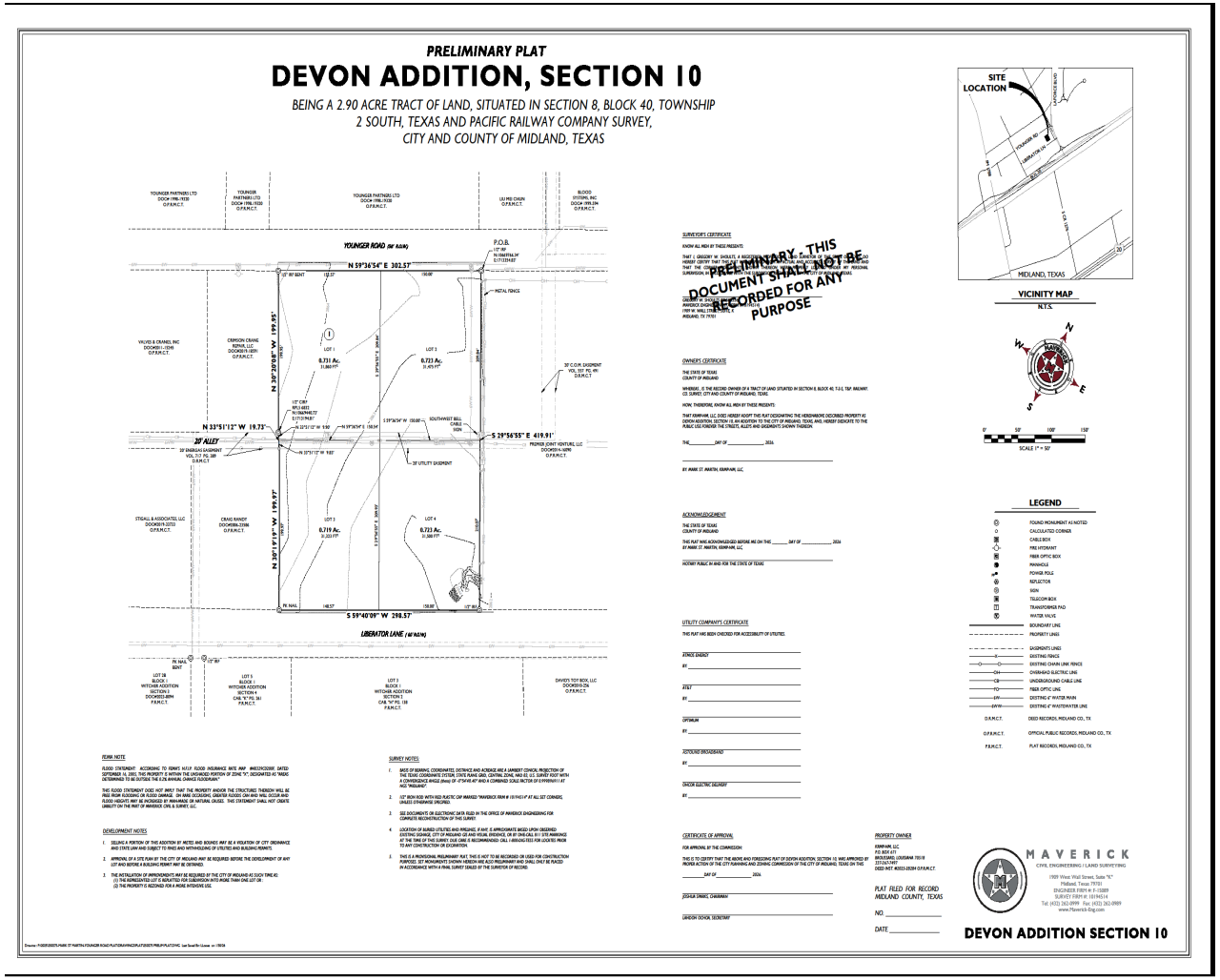
APPLICATION SUMMARY

- **Property Owner:** KRMP-NM, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive. (Council District 4)
- **Reason for Request:** Platting to obtain permits for a future industrial warehouse development



PLAT DETAILS

- **Acreage:** 2.90 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 4


PRELIMINARY PLAT

DEVON ADDITION, SECTION 10

BEING A 2.90 ACRE TRACT OF LAND, SITUATED IN SECTION 8, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

SITE LOCATION

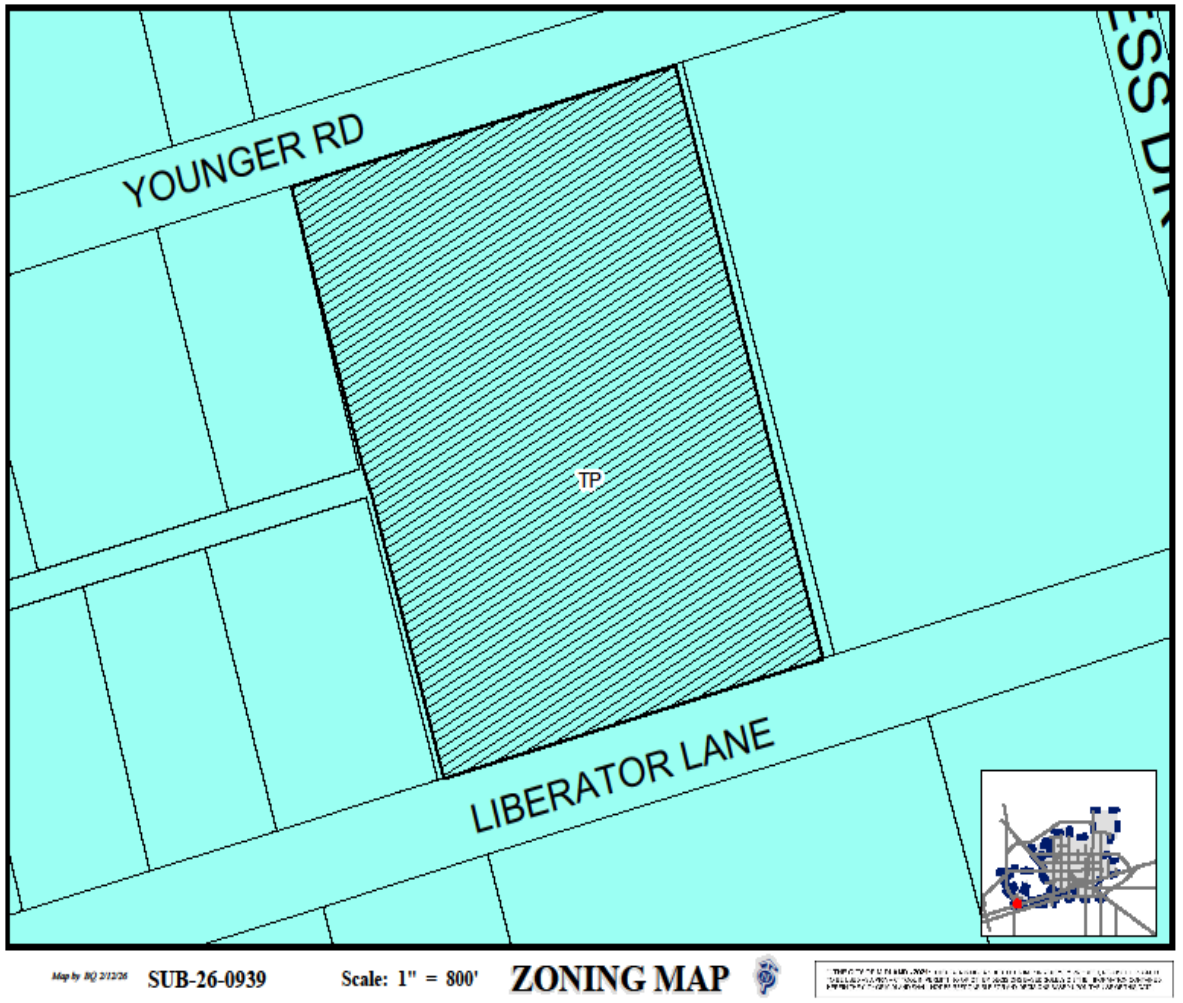
VICINITY MAP

LEGEND

DEVON ADDITION SECTION 10

ZONING

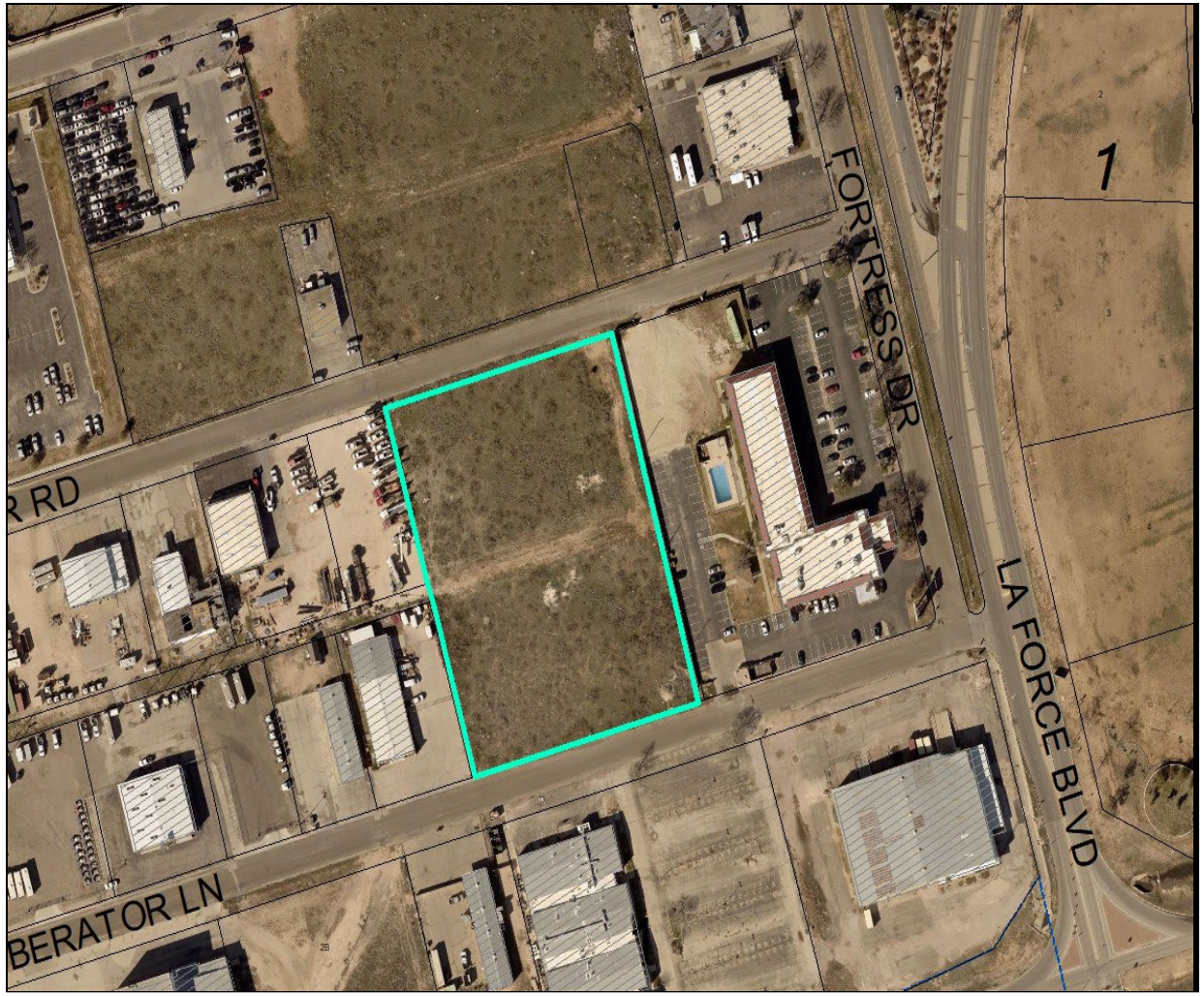
- **Current Zoning:** TP, Technology Park District
- **Surrounding Zoning:**
  - **North/South/East/West:** TP, Technology Park District



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LAND USE

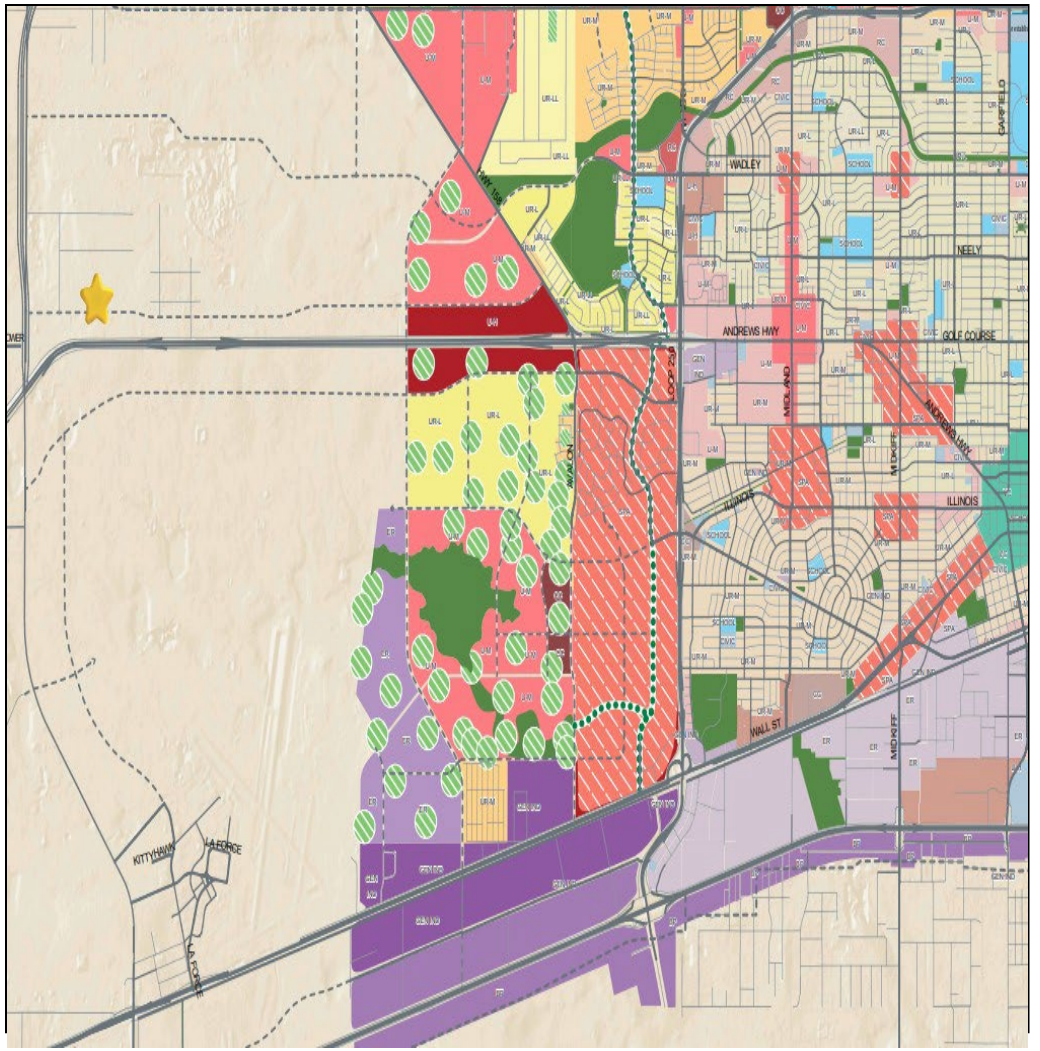
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land
  - **East:** Hotel
  - **South/West:** Industrial Use
- **Proposed Use:** Industrial Use



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COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



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STAFF'S RECOMMENDATION

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

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

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



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:	**17.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of 1788 Industrial, being a plat of a 104.47-acre tract of land out of Section 30, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61.)**

Purpose:

Maverick Engineering, on behalf of Maecon Holdings, LLC, is requesting to plat a 104.47-acre tract of land located on the east side of North FM 1788 into twenty-five lots for future industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Deny

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

Everything looks good, plat closes, main corners on GIS

ENGINEERING: (Denied)

*** Denied per City Code Sect. 11-2-3(D)8. Drainage report is required during preliminary stage of the platting process. GAC has not be submitted.***

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: FM 1788 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] If they are requesting to deferral public water improvements and plan on utilizing water wells, then an Groundwater Availability Certification will be required. In Texas, the requirement for a Groundwater Availability Certification (GAC) applies to all proposed subdivisions that intend to use groundwater as their potable water source, regardless of the development's size. This mandate became effective on January 1, 2024, following the adoption of Senate Bill 2440 during the 88th Texas Legislature. Under Texas Local Government Code Sections 212.0101 and 232.0032, any subdivision—whether within a municipality or in an unincorporated area—that proposes to utilize groundwater for its water supply must obtain a GAC. This includes subdivisions where each lot will have an individual well. The certification must be prepared by a Texas-licensed professional engineer or geoscientist and submitted as part of the plat application to the relevant municipal or county authority.

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

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

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

DRAINAGE: Drainage report is required during preliminary stage of the platting process. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: FEMA FIRM # is incorrect.

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

This area has non-permitted wells and the required minimum distance from any structure to a wellbore is 135'. Please add a 135' radius around the well bore of the [NOBLES 30LL, API# 32937526], [NOBLES 30E, API# 32937588], [NOBLES 301P, API# 32937207], [NOBLES 3012, API# 32936255].

Failure to recognize and illustrate spacing could prevent receiving city permits for structures. Please provide evidence of communication between the developer and the operator (XTO Energy, Inc) concerning proximity to wells, tank batteries, flares, flowline/pipeline locations and set-backs for each. If the property contains ingress and egress relating to Oil & Gas property please include in the evidence of communication. Oil & Gas well concern-Plugged and Abandoned (P&A) wells [NOBLES 30K, API# 32937759] and [NOBLES 3004, API# 32936252] needs to be identified.

Include language in plat notes - No structure shall be built over Plugged and Abandoned well.

GIS: (Approved)

Provide recording info for existing easements. Diameter or radius of private row easements needed. Please confirm calls, appears to encroach into Western Roses Memorial Park, Inc. plat. Should legal include portion of said plat? Confirm if County Road names needed.

Addressing Review: (Approved)

County - To be addressed by MECD

PLANNING: (Denied)

Property to the north needs recording information (Chevron USA, found a deed, 1981-22216 (Chevron used to be Gulf Oil Corp)) [11-2-3(C)2(b)(2)]

Deed list 104.48 acres, while Legal Description shows 104.47 [Information]

City Council approval shall be required before the Final plat may be considered by the Commission. [11-2-3(D)11(a)(6)]

Staff recommends denial of the Preliminary Plat of 1788 Industrial.

Conditions:

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

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

C. 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:

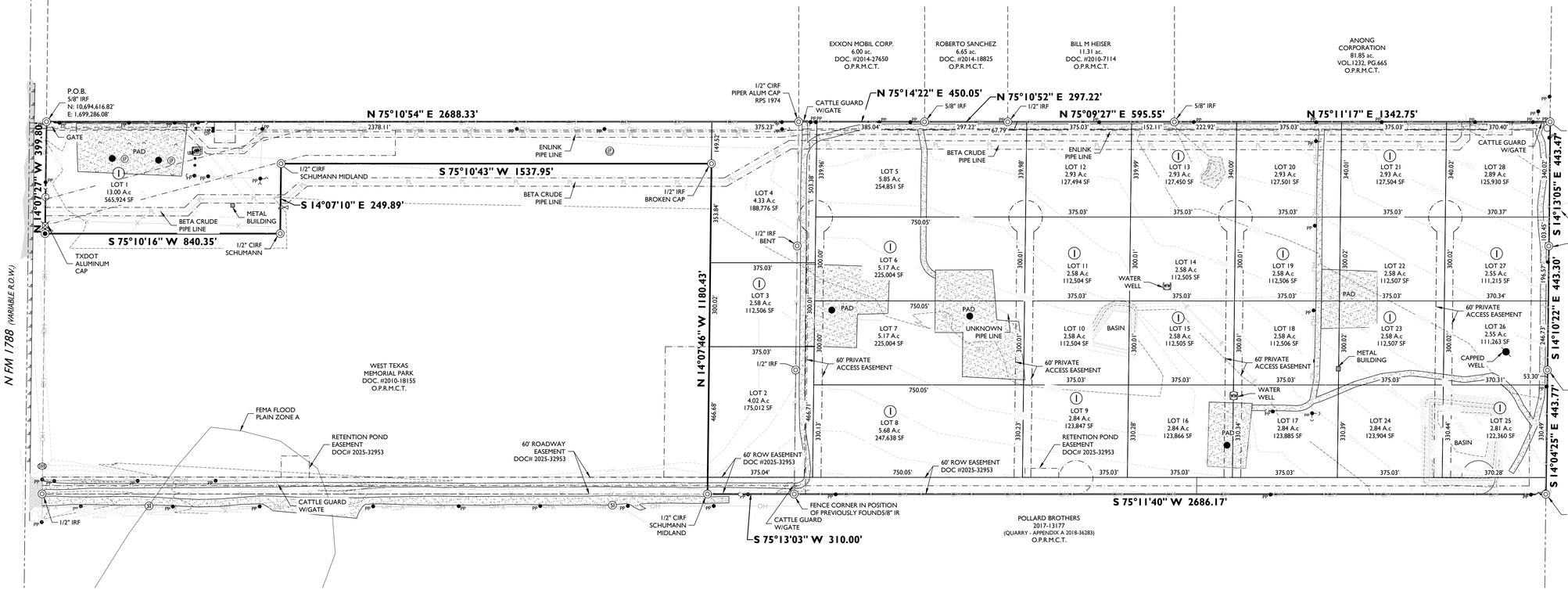
A. P-26-2475, Combined Files
B. P&Z - - 1788 Industrial Preliminary Plat

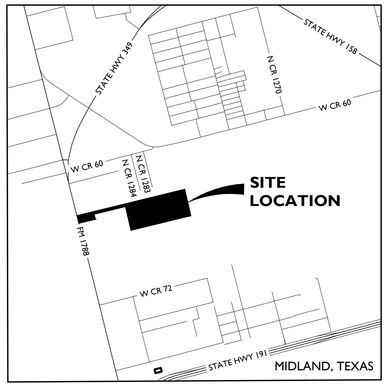
Beatriz Quezada, Development Services	Created/Initiated - 2/27/2026
Landon Ochoa, Development Services	Final Approval - 2/27/2026

PRELIMINARY PLAT

1788 INDUSTRIAL

BEING A 104.47 ACRE TRACT LOCATED IN SECTION 30, BLOCK 40,
TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.



LEGEND

- DENOTES BENCH MARK
- DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES EXISTING CABLE PEDISTAL
- DENOTES EXISTING ELECTRIC BOX
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING ELECTRIC PANEL
- DENOTES EXISTING ELECTRIC PEDISTAL
- DENOTES EXISTING GUY ANCHOR
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING WATER SPIGOT
- DENOTES EXISTING WATER WELL
- DENOTES EXISTING 6" POST
- DENOTES EXISTING OIL WELL - PRODUCING
- DENOTES EXISTING PLUGGED OIL WELL
- DENOTES EXISTING SIGN
- DENOTES BOUNDARY LINE
- DENOTES EXISTING PROPERTY LINES
- DENOTES EDGE OF ASPHALT
- E — DENOTES EXISTING ELECTRIC LINE
- X — DENOTES EXISTING FENCE
- DENOTES EXISTING CHAINLINK FENCE
- OH — DENOTES EXISTING OVERHEAD ELECTRIC LINE
- CB — DENOTES EXISTING UNDERGROUND CABLE LINE
- UE — DENOTES EXISTING UNDERGROUND ELECTRIC LINE
- PL — DENOTES EXISTING UNDERGROUND PIPELINE
- SPL — DENOTES EXISTING SURFACE PIPELINE
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING BUILDING

O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS LANCE WHITE FOR INVEST TEXAS REAL ESTATE, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 30, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MAECON HOLDINGS LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS 1788 INDUSTRIAL, 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 MAECON HOLDINGS LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0201F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

DEVELOPMENT NOTES

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 1788 INDUSTRIAL, 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHEARER, 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

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

MAECON HOLDINGS LLC
PO BOX 50166
MIDLAND, TX 79710
DEED INSTRUMENT # 2025-24782
PHONE #432-777-7022

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

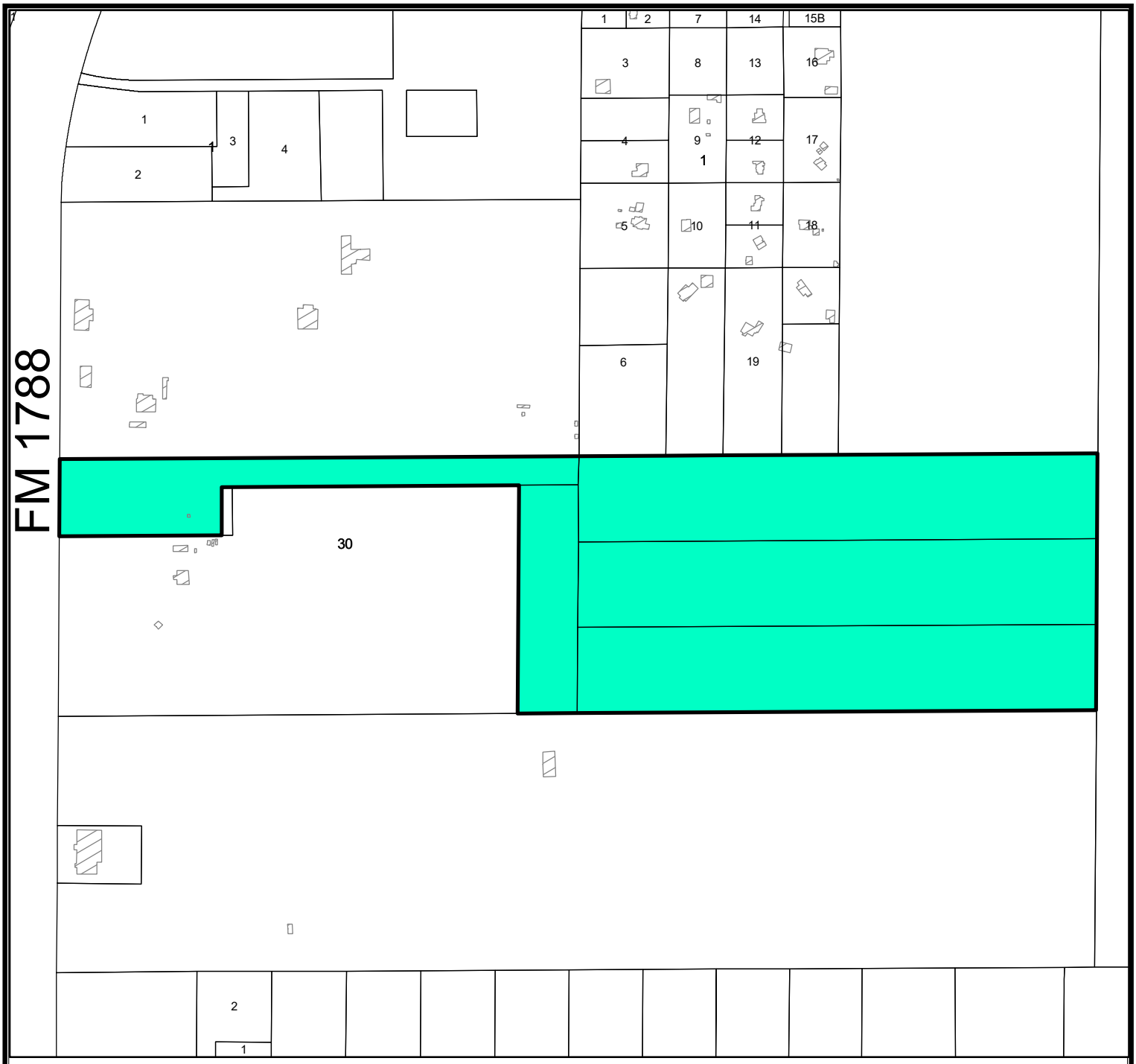
NO. _____

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

1788 INDUSTRIAL

Drawing : F:\2025\250096-INVEST TEXAS REAL ESTATE-1788 INDUSTRIAL SURVEY AND PLAT\DRAWINGS\PLAT\PRELIMINARY PLAT\250096 PRELIMINARY PLAT.DWG Last Saved By: SDavis on 1/30/26



Location Map

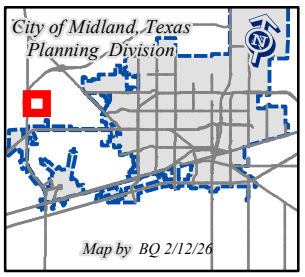
SUB-26-0940 **Scale: 1" = 1,300 '**

Proposed plat of 1788 Industrial, being a plat of a 104.47-acre tract of land out of Section 30, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61. (Extraterritorial Jurisdiction)

LEGEND

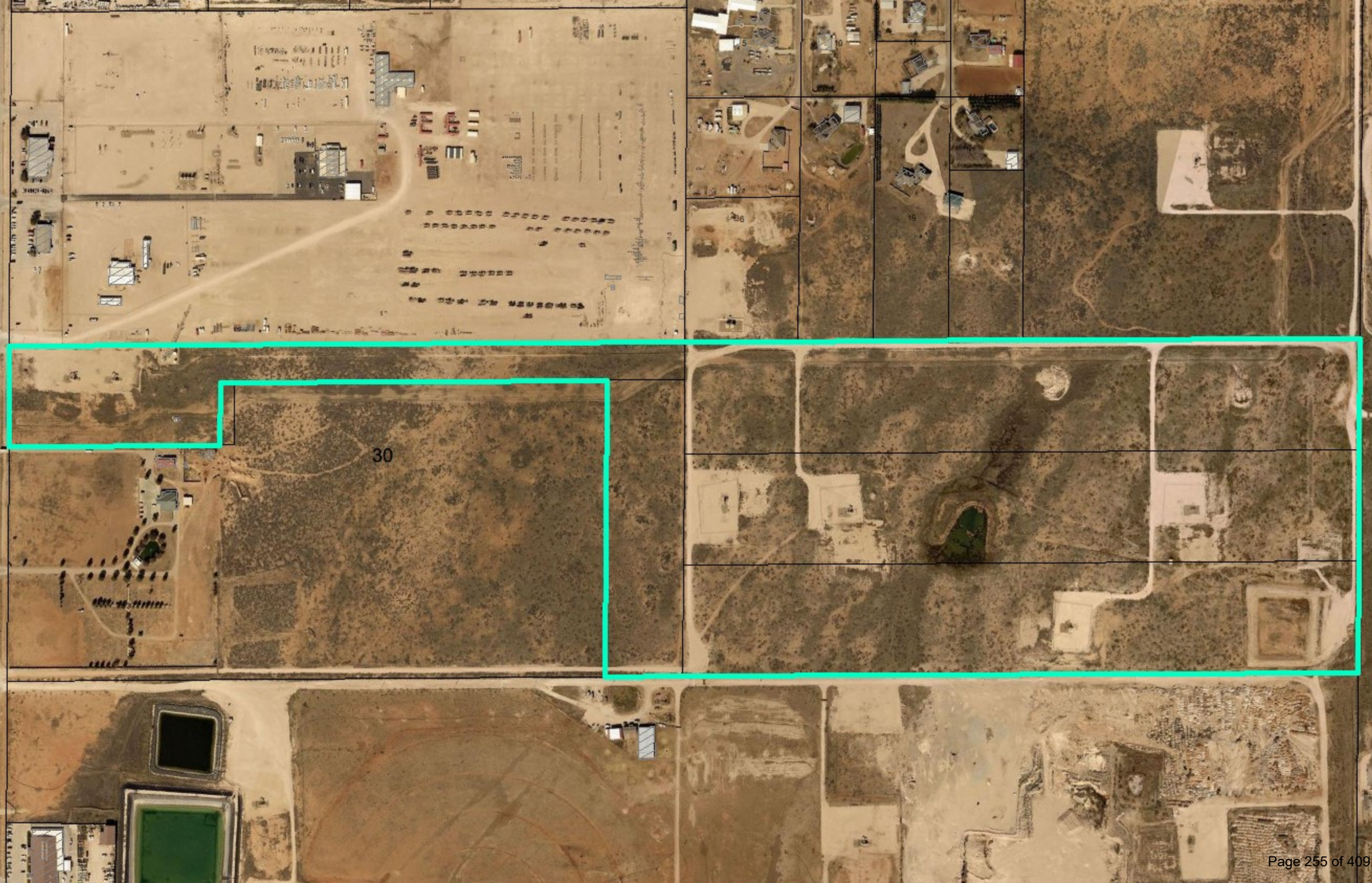
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.

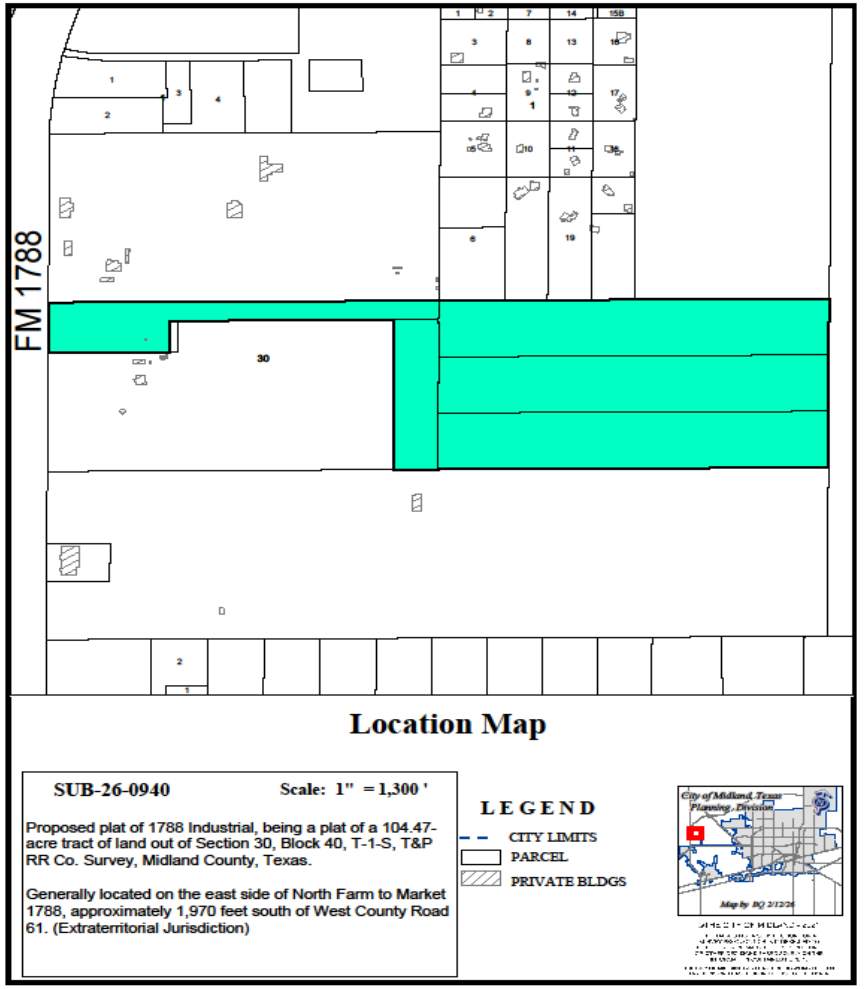
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


30


MIDLAND
Be the Energy!
PRELIMINARY PLAT
1788 INDUSTRIAL
Visit Our Website
MIDLANDTEXAS.GOV

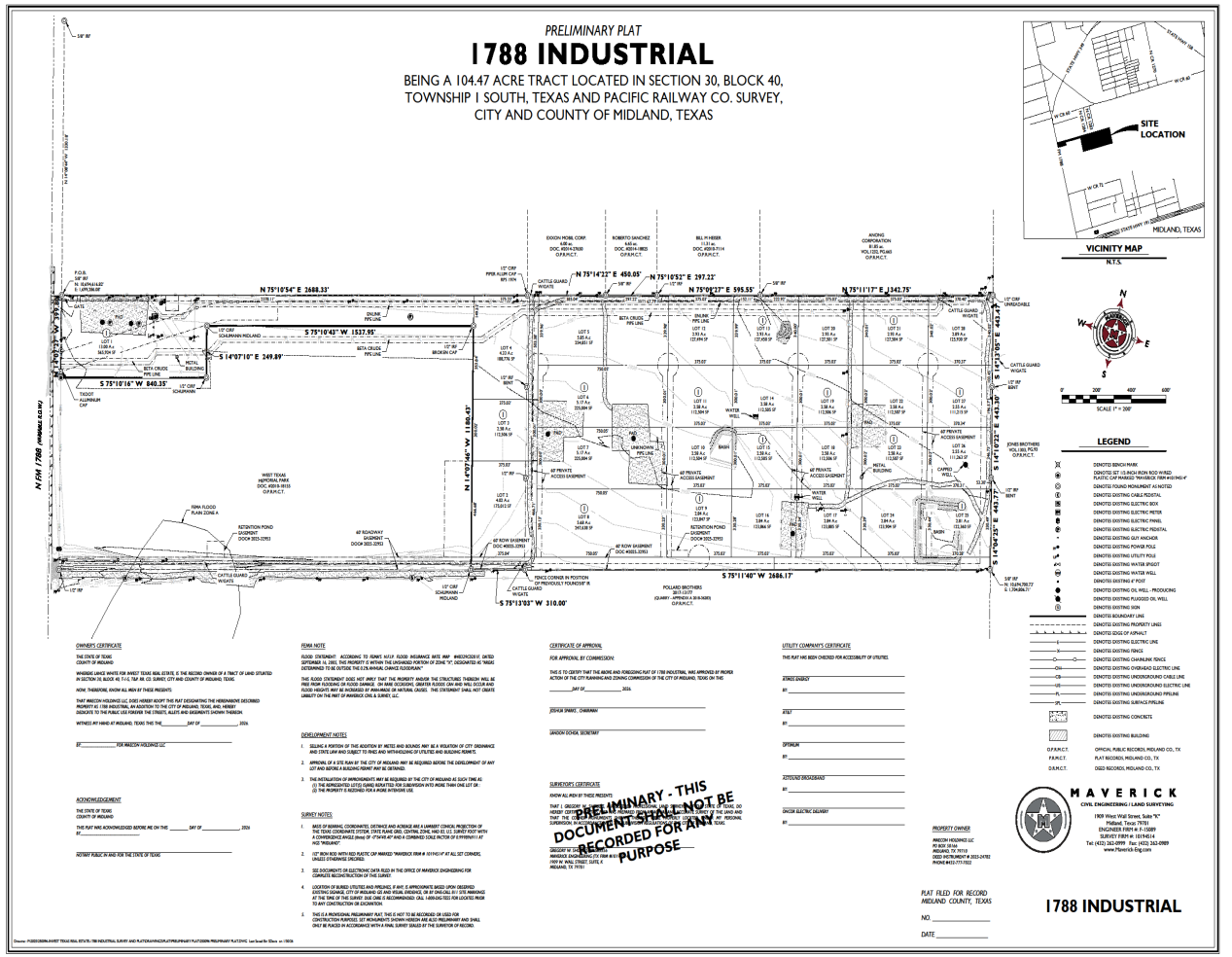
APPLICATION SUMMARY

- **Property Owner:** Maecon Holdings, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61. (Extraterritorial Jurisdiction)
- **Reason for Request:** For future industrial development



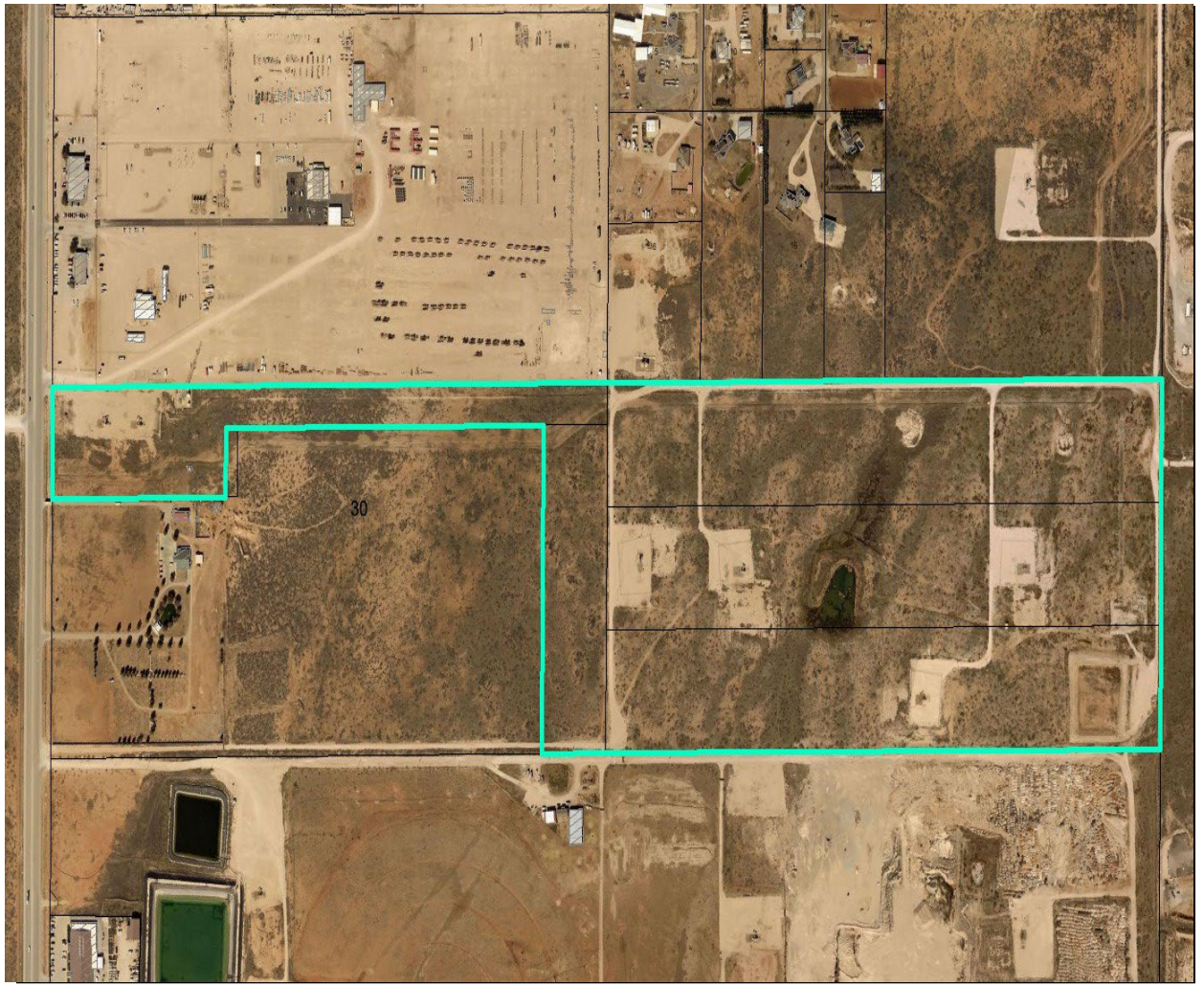
PLAT DETAILS

- **Acreage:** 104.47 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 25



LAND USE

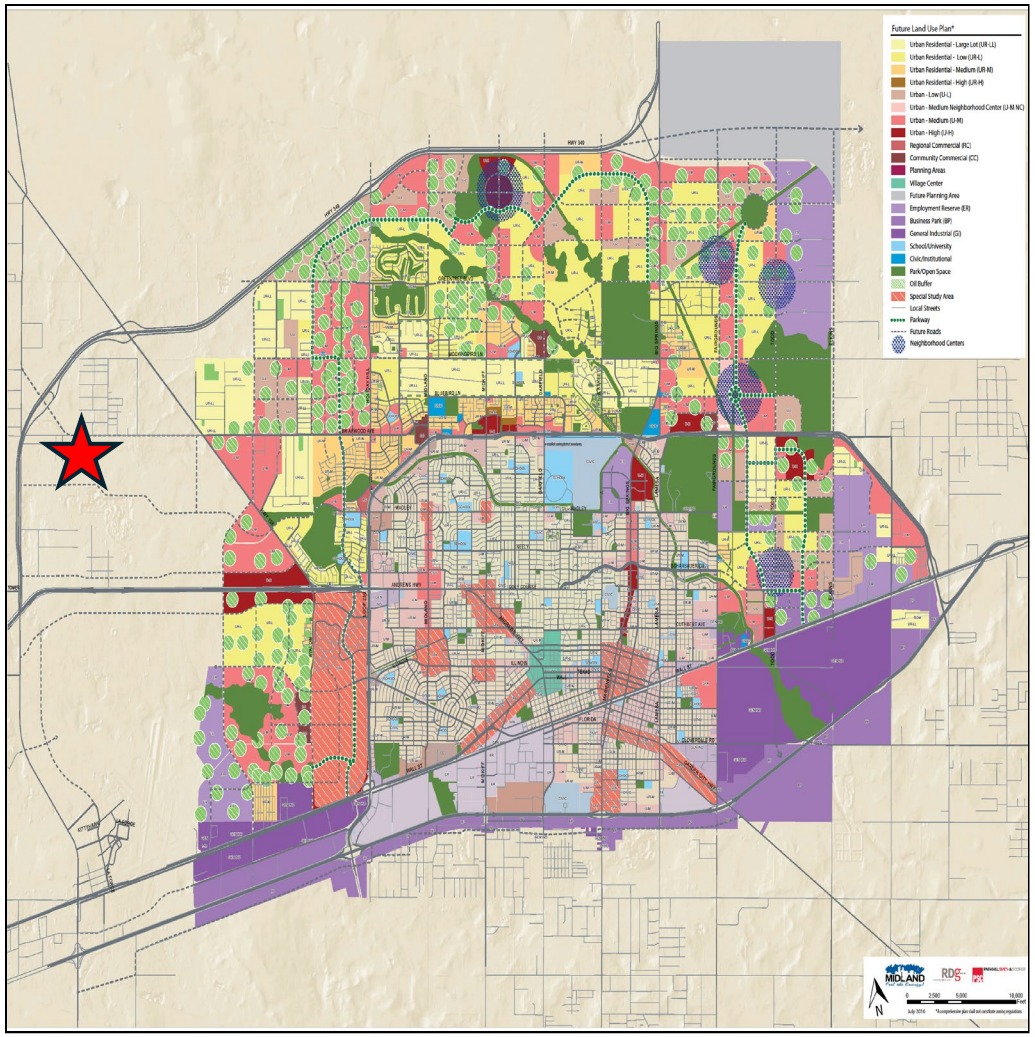
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Pipe Yard
  - **South:** Funeral Home
  - **West/East:** Vacant Land
- **Proposed Use:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

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

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



STAFF'S RECOMMENDATION

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

C. 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: March 2, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land out of Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road.)

Purpose:

Maverick Engineering, on behalf of Marlin Muscat Properties, LLC, and Northspur Properties, LLC, is requesting to plat a 54.49-acre tract of land located on the east side of South County Road 1250 into 11 lots for future industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved)

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

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

PAVING: Deferral request is currently under review. [For Applicant’s Information Only.] W I-20 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant’s Information Only.]

WATER: Deferral request is currently under review. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request is currently under review. [For Applicant’s Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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)

County - To be addressed by MECD

Surveyor: (Approved)

Everything looks good, plat closes, shot the west side property corners, east side property corners did not seem to be set yet.

GIS: (Approved)

Provide distances to the 60'x60' access easements. Also, provide calls for said easements. Are "No Driveway Access" needed? Is there a new easement being dedicated on top of the USA lease?

ONCOR: (Approved)

No conflicts or objections with this plat.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved with Conditions)

Yes, the health department will review applications from the 11 proposed lots of Limestone Addition, Section 1, PLAT OF A 54.49 ACRE TRACT OF LAND OUT OF SECTION 11 AND 14, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY each lots 1,2,4,5,7,8,9,10 are 4 acre lots 6 is 5 acres, lot 11 is 6 acres, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with conditions)

Change the name of chairman to “Joshua Sparks” [Informational]

Change the dates on all certificates so that it reads “2026” [Informational]

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

Staff recommends approval of the Preliminary Plat of Limestone Addition, Section 1, subject to the following conditions.

Conditions:

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

B. 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]

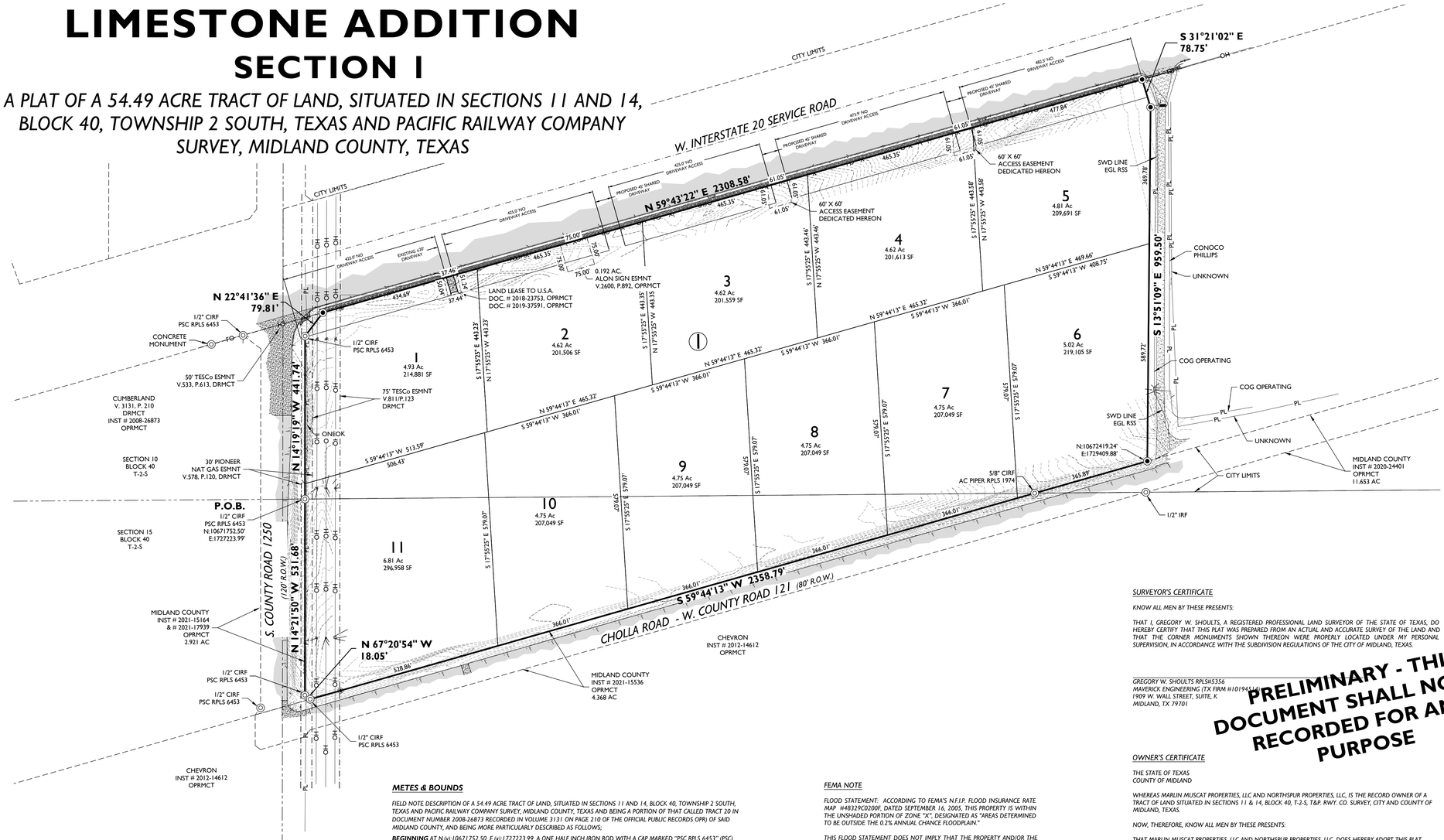
Attachments:

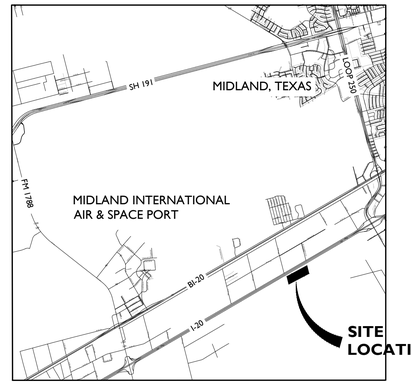
A. P-26-2479, Limestone Addition, Section 1, Combined
B. P&Z - - Limestone Addition, Section 1 Preliminary

Lori Elliott, Development Services	Created/Initiated - 2/18/2026
Landon Ochoa, Development Services	Final Approval - 2/25/2026

LIMESTONE ADDITION
SECTION 1

A PLAT OF A 54.49 ACRE TRACT OF LAND, SITUATED IN SECTIONS 11 AND 14, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS





VICINITY MAP

N.T.S.



0' 150' 300'

ORIGINAL SCALE: 1" = 150'

LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINE
- SECTION LINE
- PL — UNDERGROUND PIPELINE
- 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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.999883304 AT NGS ARP 2 MAF.*
2. *1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES 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 PROPERTY IS WITHIN THE MIDLAND INTERNATIONAL AIR AND SPACE PORT AOZ-4 ZONE. SEE NOTE ON THIS SHEET FOR DETAILS*

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

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

METES & BOUNDS

FIELD NOTE DESCRIPTION OF A 54.49 ACRE TRACT OF LAND, SITUATED IN SECTIONS 11 AND 14, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED TRACT 20 IN DOCUMENT NUMBER 2008-26873 RECORDED IN VOLUME 3131 ON PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS;

BEGINNING *AT N.(y):10671752.50, E.(x):1727223.99, A ONE HALF INCH IRON ROD WITH A CAP MARKED "PSC RPLS 6453" (PSC) FOUND AT A POINT ON THE LINE COMMON TO SAID SECTIONS 11 AND 14, IN THE EAST RIGHT OF WAY LINE OF A CALLED 2.921 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2021-15164, IN SAID "OPR" FOR SOUTH COUNTY ROAD 1250 AT AN ANGLE CORNER HEREOF;*

THENCE *N.14°19'19"W., ALONG SAID SOUTH COUNTY ROAD 1250, 441.74 FEET TO A "PSC" FOUND AT A CUTBACK CORNER HEREOF;*

THENCE *N.22°41'36"E., ALONG SAID CUTBACK 79.81 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" SET ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 20 AS DESCRIBED IN DOCUMENT NUMBER 1974-1763 IN VOLUME 577 ON PAGE 647 OF SAID "OPR" FOR THE NORTH NORTHWEST CORNER HEREOF;*

THENCE *N.59°43'22"E., ALONG SAID INTERSTATE HIGHWAY 20, 2308.58 FEET TO AN "RPC" SET FOR A CUTBACK CORNER HEREOF;*

THENCE *S.31°21'02"E., ALONG SAID CUTBACK, 78.75 FEET TO AN "RPC" SET FOR THE EAST NORTHEAST CORNER HEREOF;*

THENCE *S.13°51'09"E., SEVERING SAID CALLED "TRACT 20", 959.50 FEET TO AN "RPC" SET ON THE NORTH RIGHT OF WAY LINE OF A CALLED 11.653 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2020-24401 IN SAID "OPR" FOR EAST CHOLLA ROAD AND THE SOUTHEAST CORNER HEREOF;*

THENCE *S.59°44'13"W., ALONG SAID "CHOLLA ROAD", AT 317.27 FEET PASSING A FIVE EIGHTHS INCH IRON ROD WITH AN ALUMINUM CAP MARKED "PIPER PLS 1974" FOUND ON THE LINE COMMON TO SAID SECTIONS 11 AND 14, BEING THE TERMINATION OF SAID CALLED 11.653 ACRE TRACT AND THE BEGINNING OF A CALLED 4.368 ACRE TRACT IN DOCUMENT NUMBER 2021-15536 IN SAID "OPR", IN ALL 2358.79 FEET TO A "PSC" FOUND FOR A CUTBACK CORNER HEREOF;*

THENCE *N.67°20'54"W., ALONG SAID CUTBACK, 18.05 FEET TO A "PSC" FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.921 ACRE TRACT FOR THE WEST SOUTHWEST CORNER HEREOF;*

THENCE *N.14°21'50"W., ALONG SAID CALLED 2.921 ACRE TRACT 531.68 FEET TO THE* ***POINT OF BEGINNING****,*

CONTAINING 2373524 SQUARE FEET OR 54.49 ACRES OF LAND.

DEVELOPMENT NOTES

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY

BY: _____

_____
AT&T

BY: _____

_____
OPTIMUM

BY: _____

_____
ASTOUND BROADBAND

BY: _____

_____
ONCOR ELECTRIC DELIVERY

BY: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MARLIN MUSCAT PROPERTIES, LLC AND NORTHSPUR PROPERTIES, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTIONS 11 & 14, BLOCK 40, T-2-S, T&P. RWY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MARLIN MUSCAT PROPERTIES, LLC AND NORTHSPUR PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LIMESTONE ADDITION, SECTION 1, AN ADDITION TO MIDLAND COUNTY, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

_____
JOHN PETERS, MANAGER: MARLIN MUSCAT PROPERTIES, LLC AND NORTHSPUR PROPERTIES, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LIMESTONE ADDITION, SECTION 1, 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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

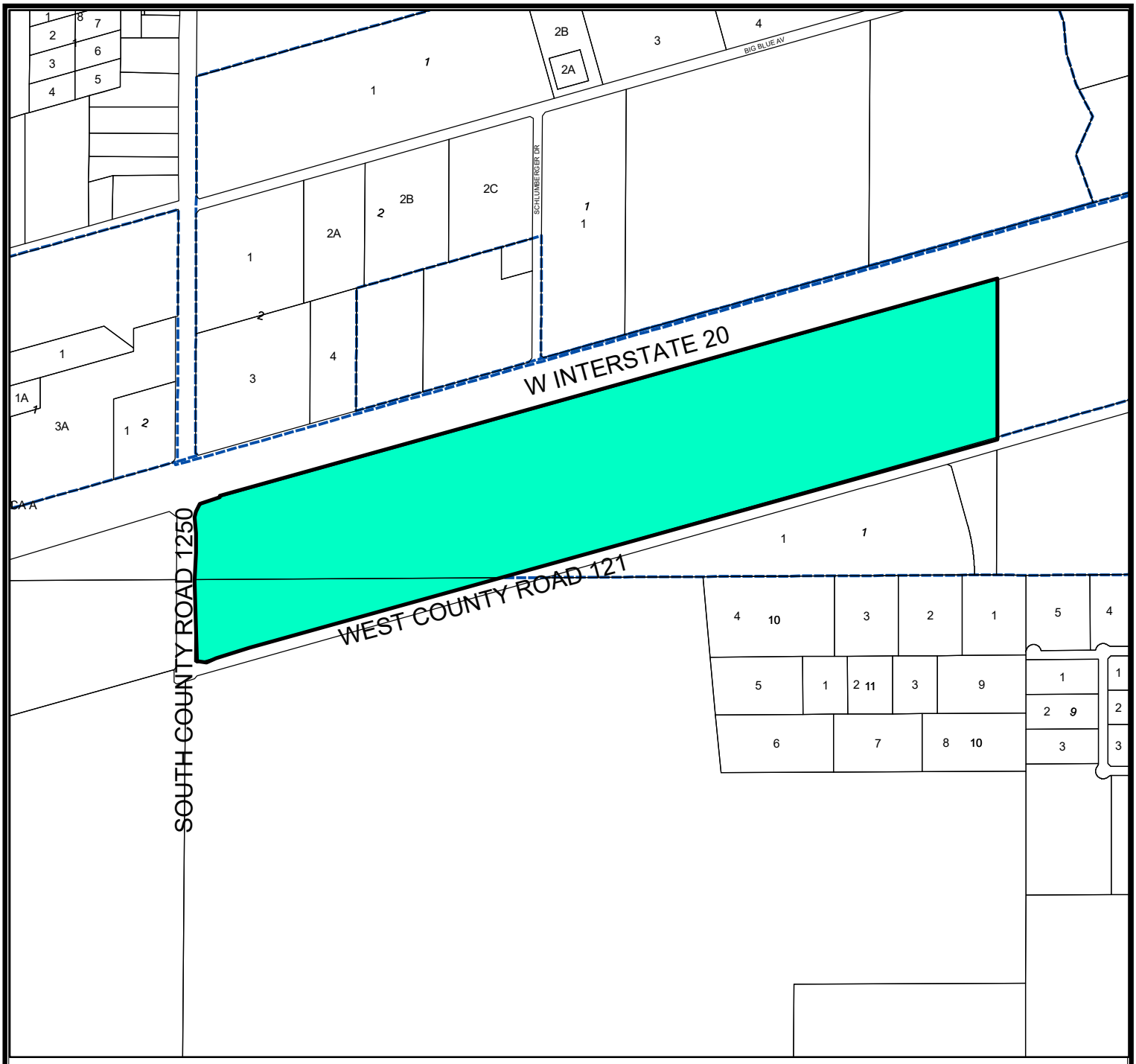
DATE _____

PROPERTY OWNER

MARLIN MUSCAT PROPERTIES, LLC
AND NORTHSPUR PROPERTIES, LLC
PO BOX 1095, DRIPPING SPRINGS TX 78620
DEED INSTRUMENT # 2025-12112
PHONE # (512) 808-6290

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

LIMESTONE ADDITION
SECTION 1



Location Map

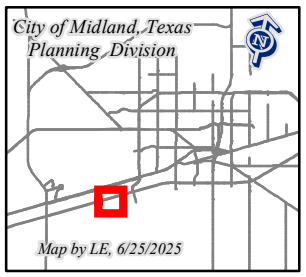
SUB-25-0864 **Scale: 1" = 6,000'**

Proposed plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land situated in Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road. (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.

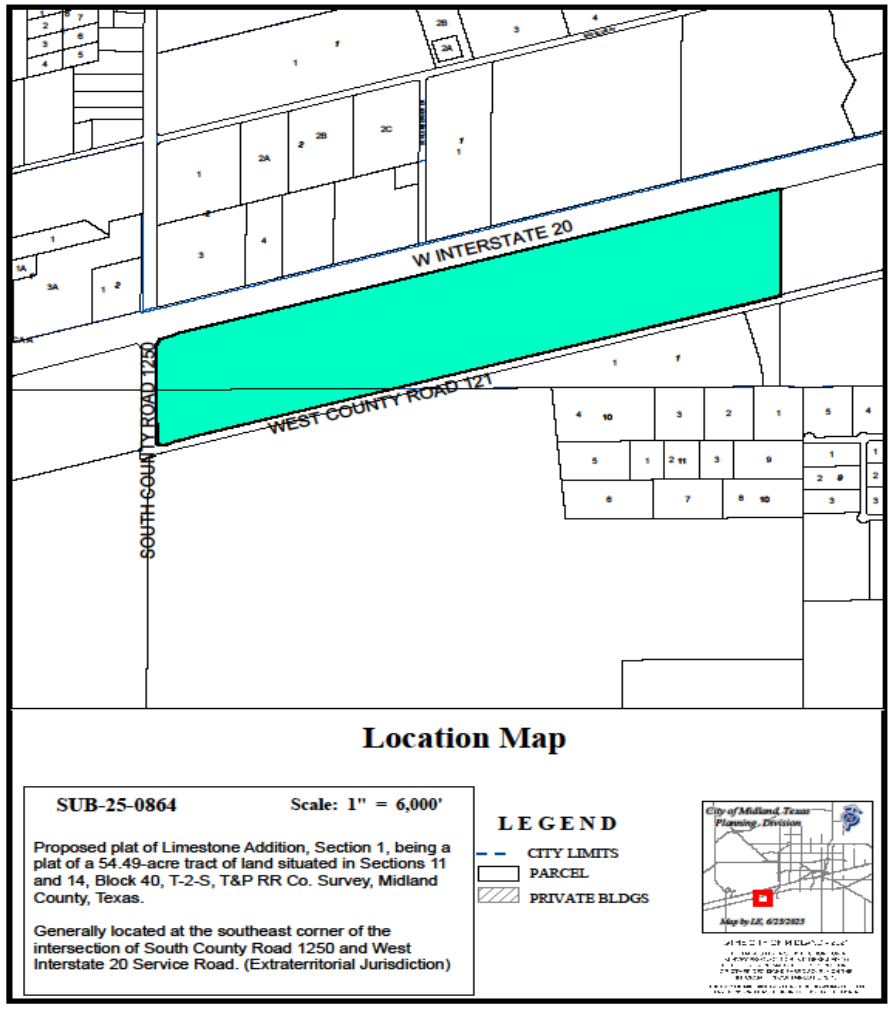
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


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MIDLAND
Be the Energy!
PRELIMINARY PLAT
LIMESTONE ADDITION, SECTION 1
Visit Our Website
MIDLANDTEXAS.GOV

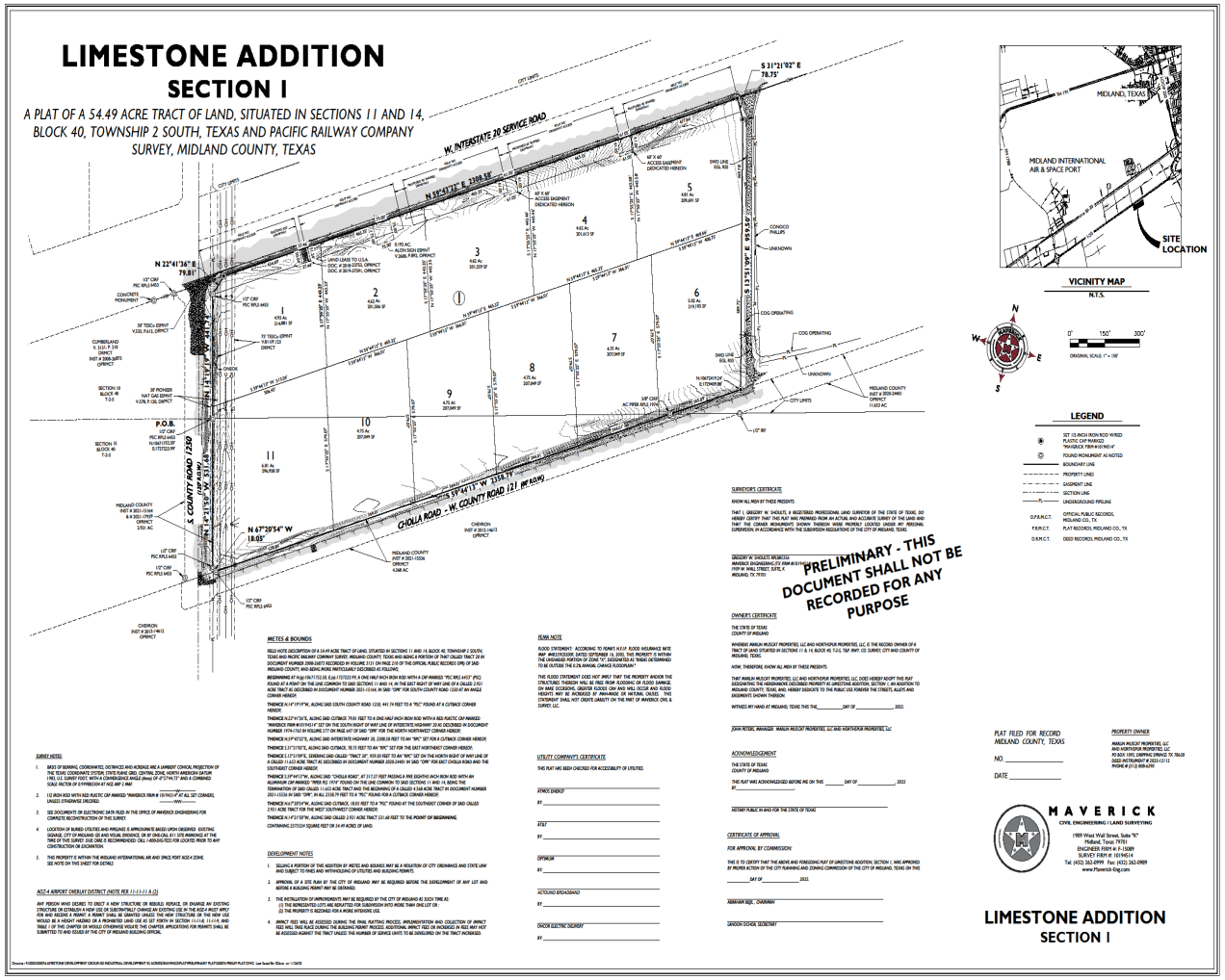
APPLICATION SUMMARY

- **Developer/Property Owner:** Marlin Muscat Properties, LLC, and Northspur Properties, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road (Extraterritorial Jurisdiction)
- **Reason for Request:** For future industrial development



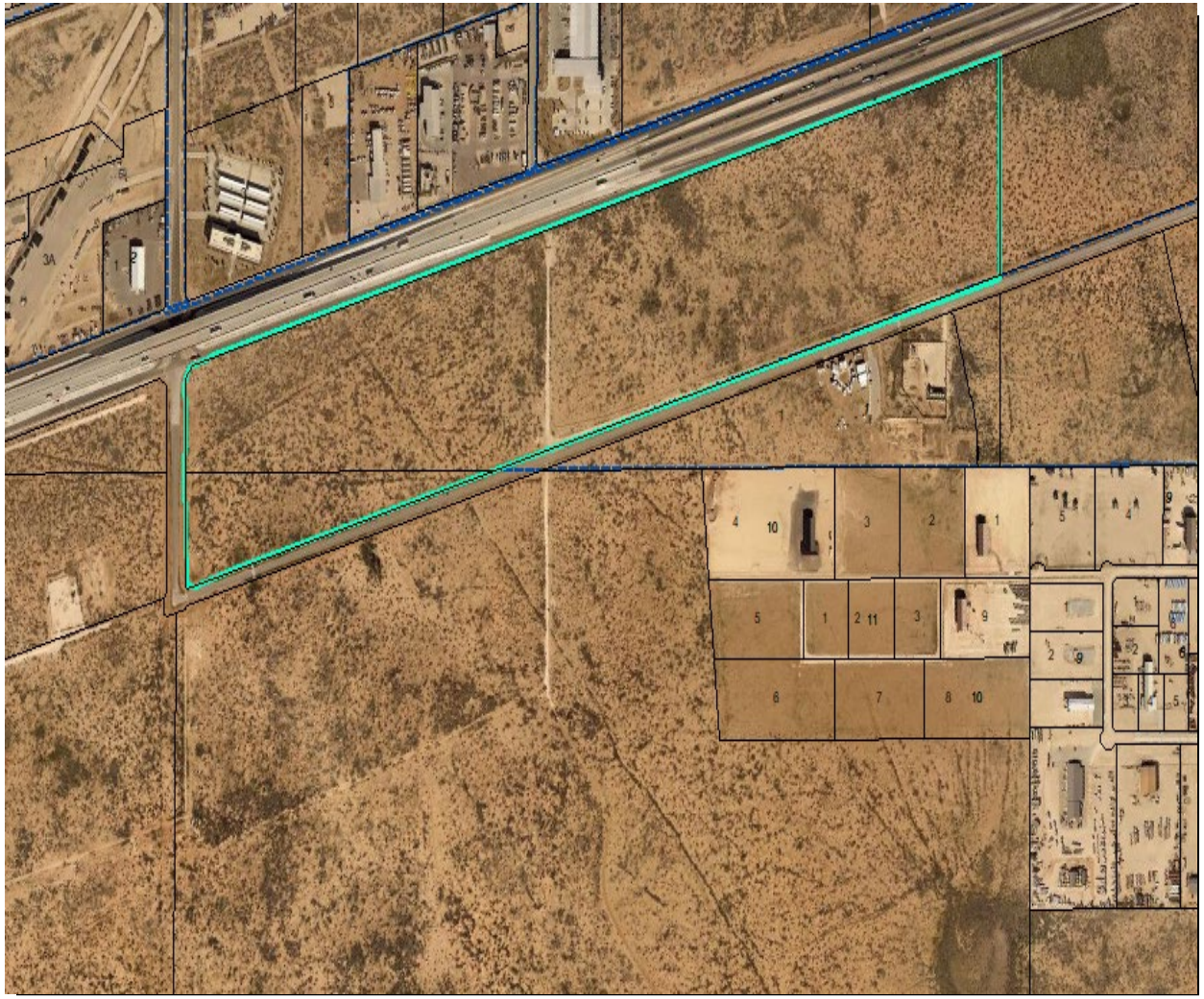
PLAT DETAILS

- **Acreage:** 54.49 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 11



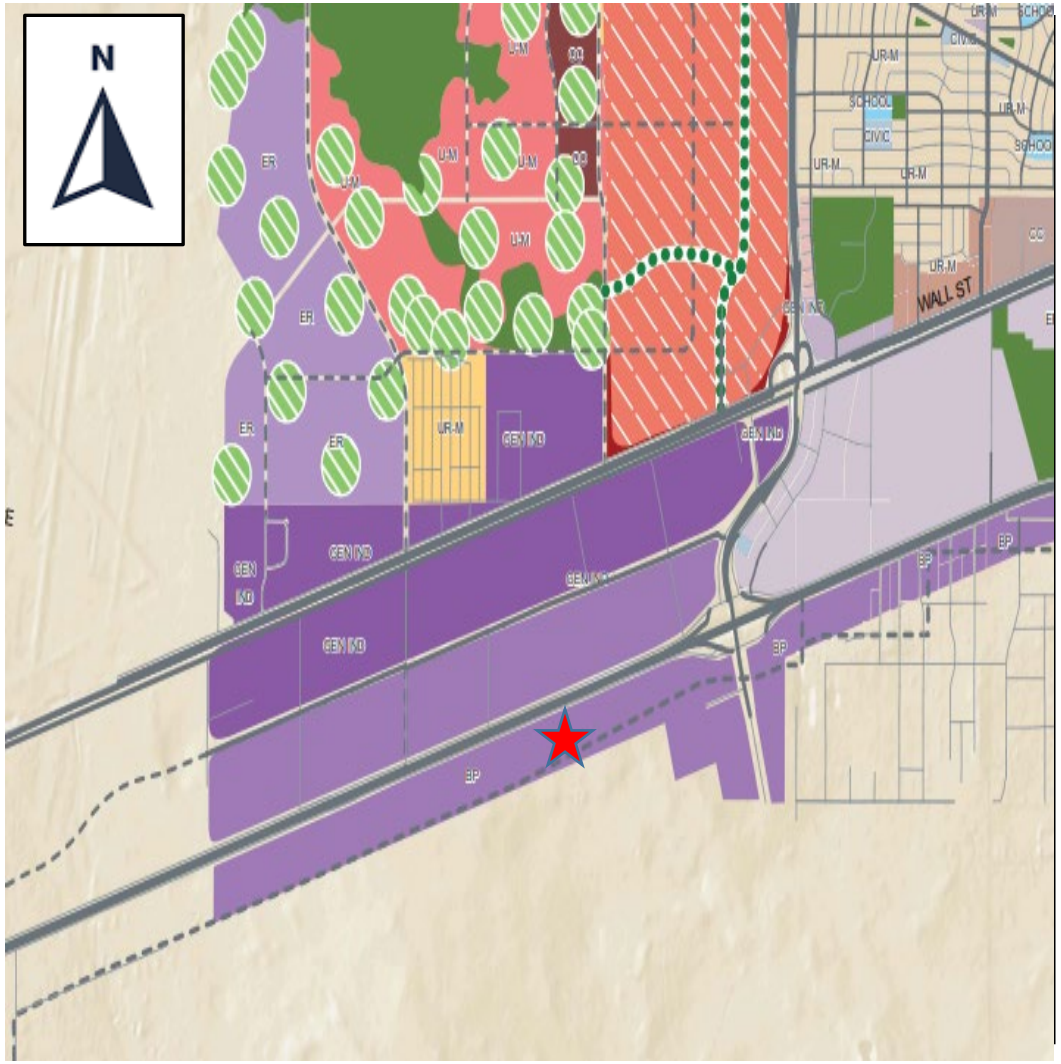
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** West Interstate 20
  - **South/East/West:** Vacant Land
- **Proposed Use:** Industrial Use



COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20, (BP)
- **Supported Uses:** A mix of industrial uses such as warehousing and distribution centers.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- Since the preliminary plat is over 25 acres, it will need City Council approval.
- This preliminary plat is scheduled for the March 24, 2026, City Council Meeting.



STAFF'S RECOMMENDATION

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

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



STAFF'S RECOMMENDATION

B. 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]



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: March 2, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788.)

Purpose:

Maverick Engineering, on behalf of Perfect C, LLC, is requesting to replat the property located at 10918 State Highway 191 into two lots for future commercial development.

Current Zoning:

C, Commercial District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

of Midland and date of permit application.

SURVEYOR: (Approved)

Everything looks good, plat closes, have corners 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: North roadway frontage is not built to City Standards, construct to City standards for entire platted frontage. West roadway frontage is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. [For Applicant’s Information Only.]

WATER: 8” water exists in Street N of tract, okay as is. No public water improvements required. 16” water exists in Street W of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 8” sewer exists in Street N of tract, okay as is. No public wastewater improvements required. 12” sewer exists in Street W of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Drainage report is required during preliminary stage of the platting process. Correct FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues.

GIS: (Approved)

No comments.

ONCOR: (Approved)

No conflicts or objections to this plat.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

Have your legal description match the one I've provided (missing "191" in second location in legal description) [Informational]

Remove "sketch" note #5 under Survey Notes [Informational]

MCAD and the original plat show a different owner. Provide proof of ownership at final plat submittal [Informational]

Staff recommends approval of the Preliminary Plat of West 191 Industrial Park, Section 18, 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. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

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

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

Attachments:

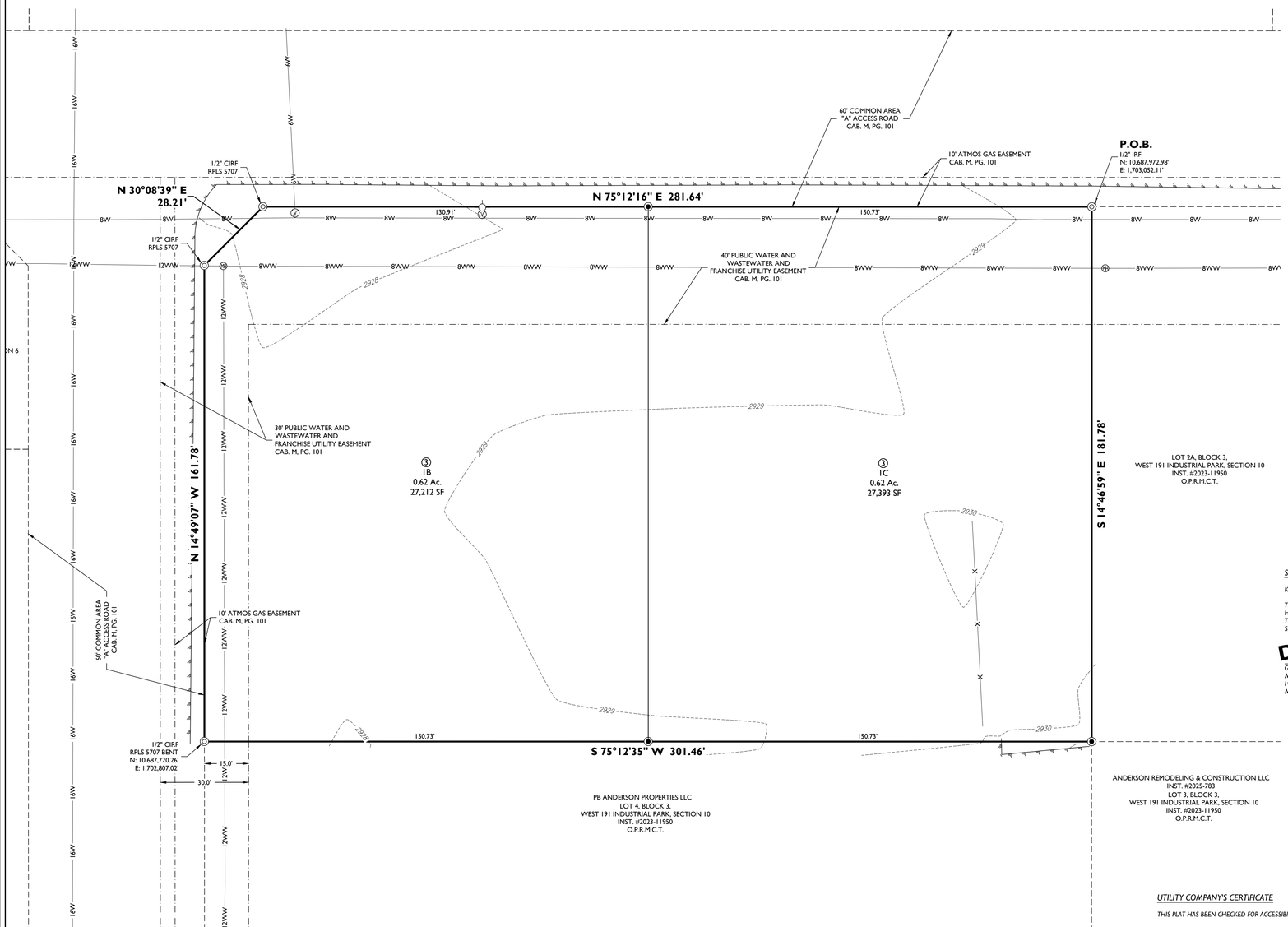
A. P-26-2477, West 191 Industrial Park, Section 18, Combined
B. P&Z, --, West 191 Industrial Park, Section 18 Preliminary

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 2/18/2026
Final Approval - 2/25/2026

WEST 191 INDUSTRIAL PARK, SECTION 18

REPLAT OF LOT 1A, BLOCK 3, WEST INDUSTRIAL PARK, SECTION 10
CITY AND COUNTY OF MIDLAND, TEXAS



CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK, SECTION 18, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS PERFECT C LLC, IS THE RECORD OWNER OF A TRACT OF LAND BEING LOT 1A, BLOCK 3, WEST 191 INDUSTRIAL PARK, SECTION 10, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PERFECT C LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK, SECTION 18, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2026.

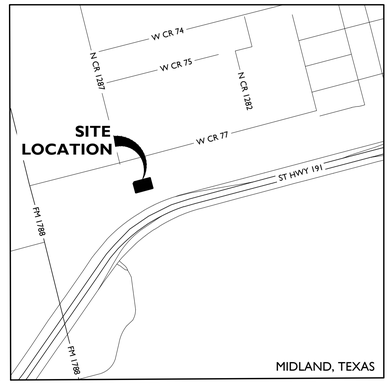
BY: PERFECT C LLC - GILBERT SAENZ

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

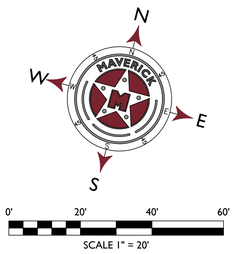
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026 BY_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP

N.T.S.



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS 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, #6256
MAVERICK ENGINEERING ITX FIRM #10194514
1909 W. WALL STREET, SUITE. K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
	EXISTING FIRE HYDRANT
Ⓜ	EXISTING MANHOLE
Ⓥ	EXISTING WATER VALVE
	BOUNDARY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENT LINE
	EDGE OF ASPHALT
-x-	EXISTING FENCE
8WW	EXISTING 8" WASTEWATER
12WW	EXISTING 12" WASTEWATER
6W	EXISTING 6" WATER MAIN
8W	EXISTING 8" WATER MAIN
16W	EXISTING 16" WATER MAIN
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

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.*
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   (1) THE REPRESENTED LOT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
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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 SKETCH PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

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

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0201F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

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

PERFECT C LLC -
GILBERT SAENZ
P.O. BOX 80598
MIDLAND, TEXAS - 79708
DEED INSTRUMENT # 2024-25899
PHONE # 432-238-6331

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

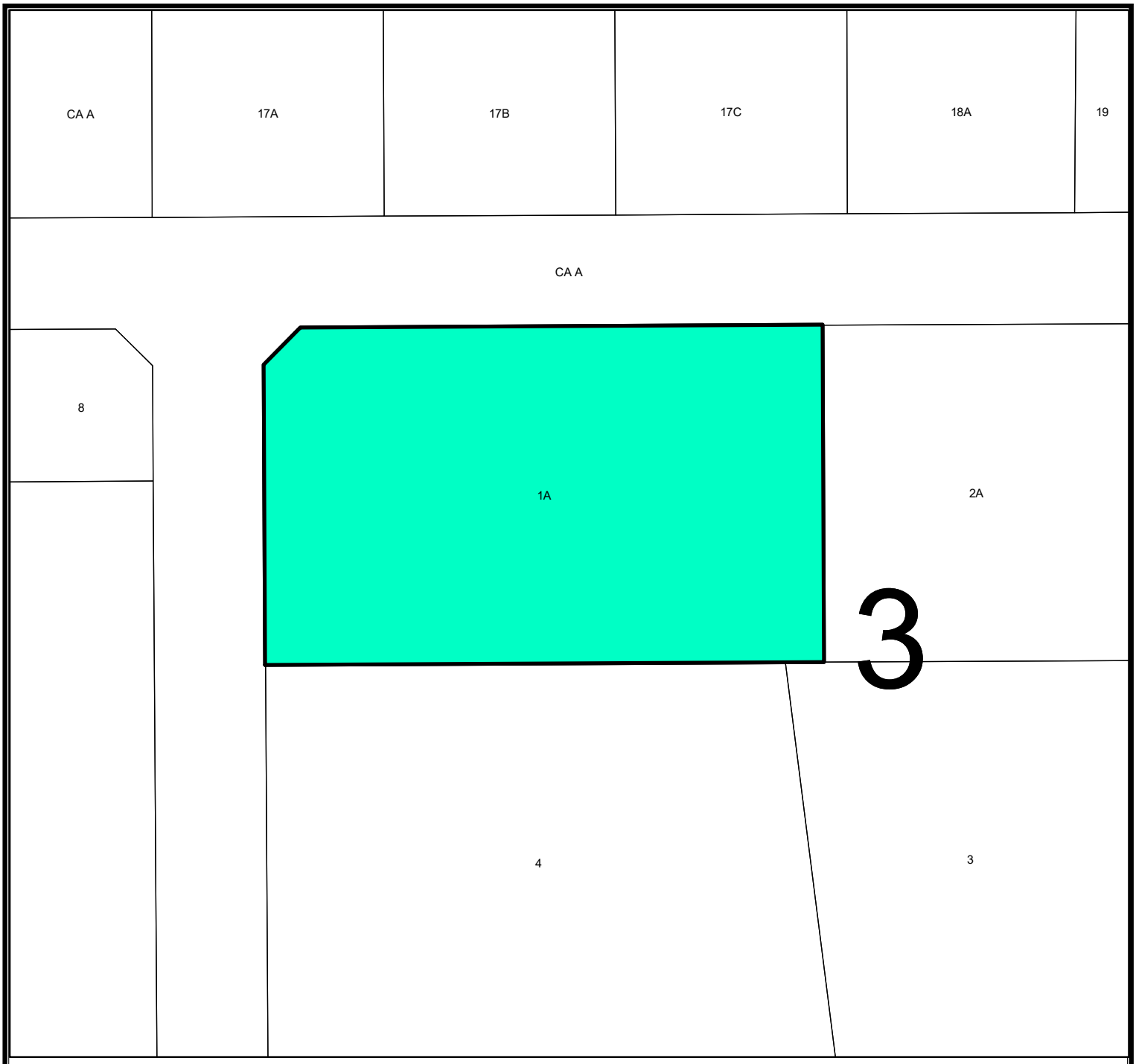
NO. _____

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

WEST 191 INDUSTRIAL PARK, SECTION 18

Drawing : F:\2025\250178-SIGNATURE HOMES-WEST 191 INDUSTRIAL PARK SECTION 10\DRAWINGS\PLAT\250178 PRELIM PLAT.DWG Last Saved By: SDavis on 1/30/26



Location Map

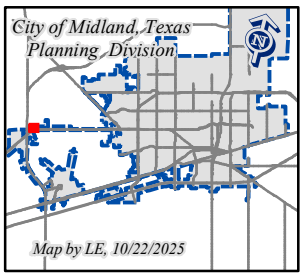
SUB-25-0907 **Scale: 1" = 500'**

Proposed plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas.

Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788. (Council District 4)

LEGEND

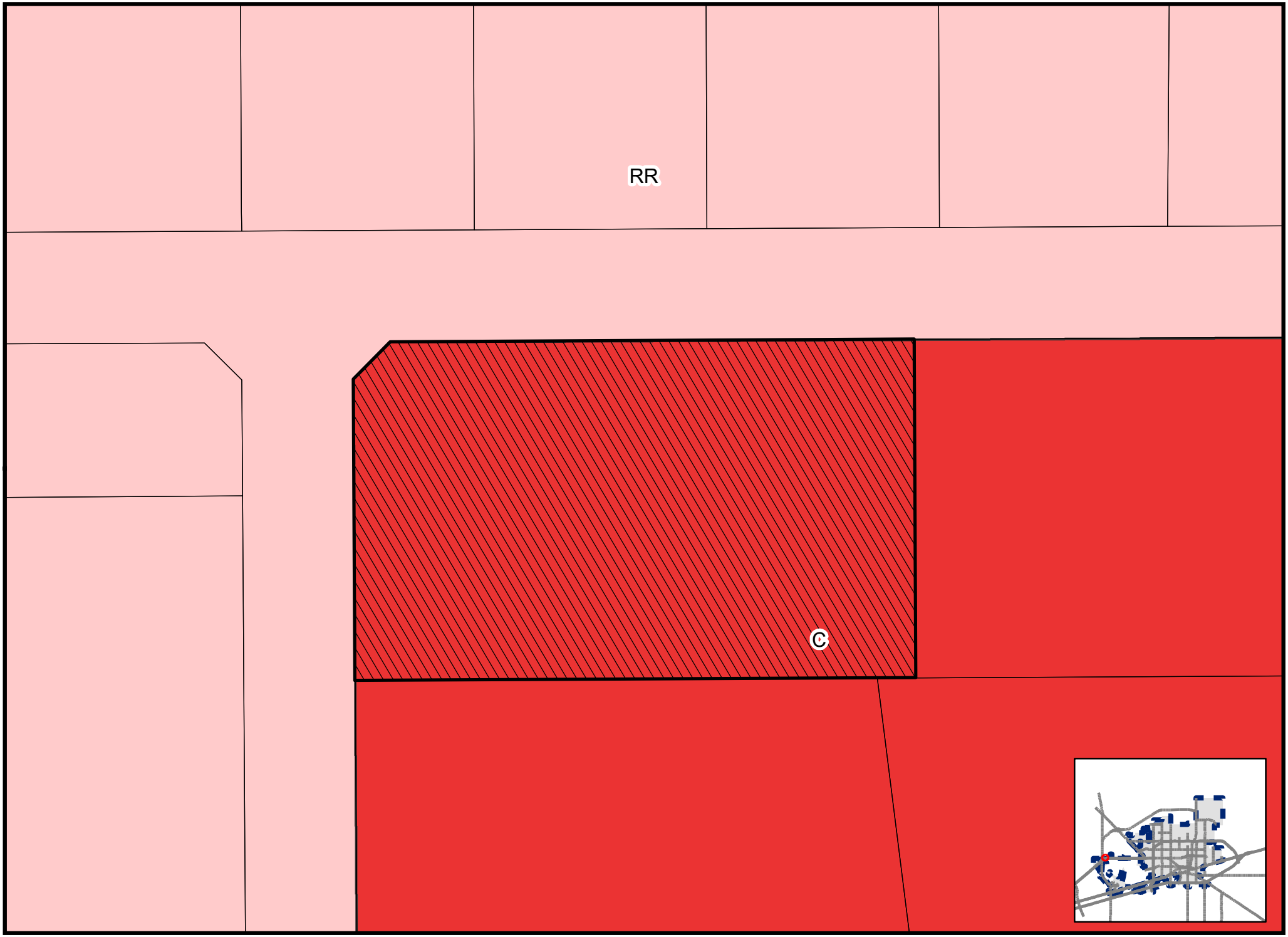
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map by LE, 1/28/2026

SUB-25-0907

Scale: 1" = 65'

ZONING MAP

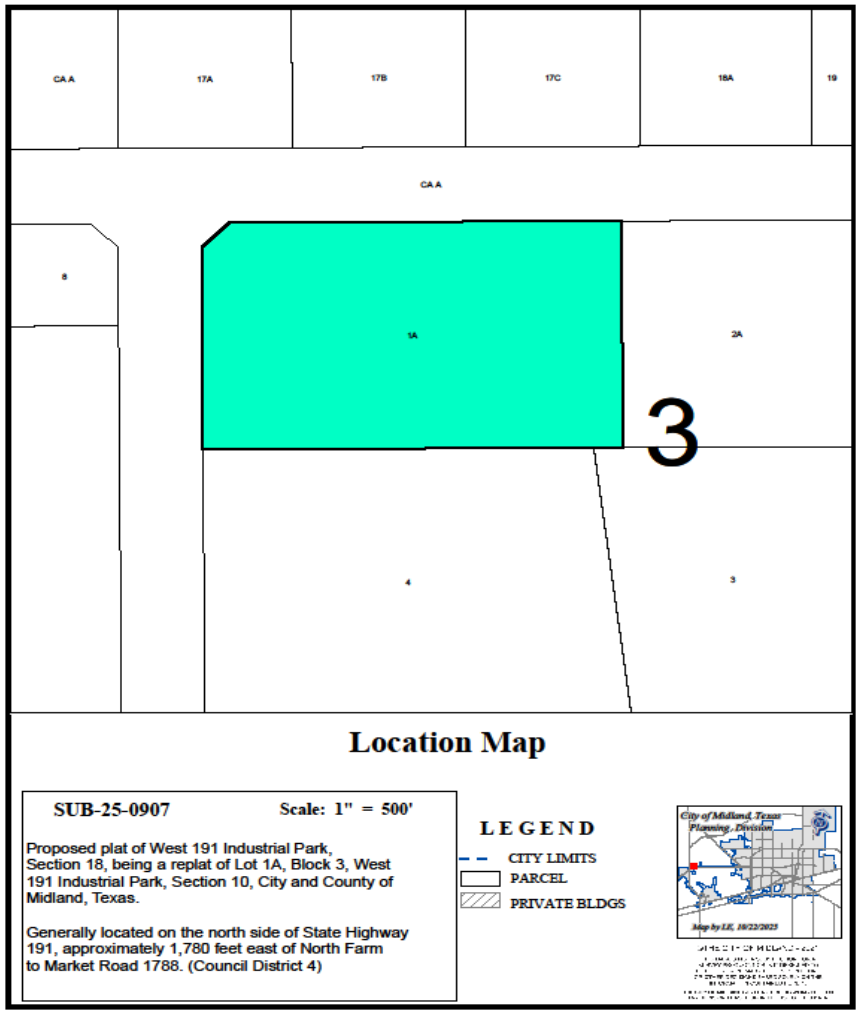
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17A
17B
17C
18A
12
13
14
CA A
8
1A
2A
3
7
4
3
7


MIDLAND
Be the Energy!
PRELIMINARY PLAT
WEST 191 INDUSTRIAL PARK, SECTION 18
Visit Our Website
MIDLANDTEXAS.GOV

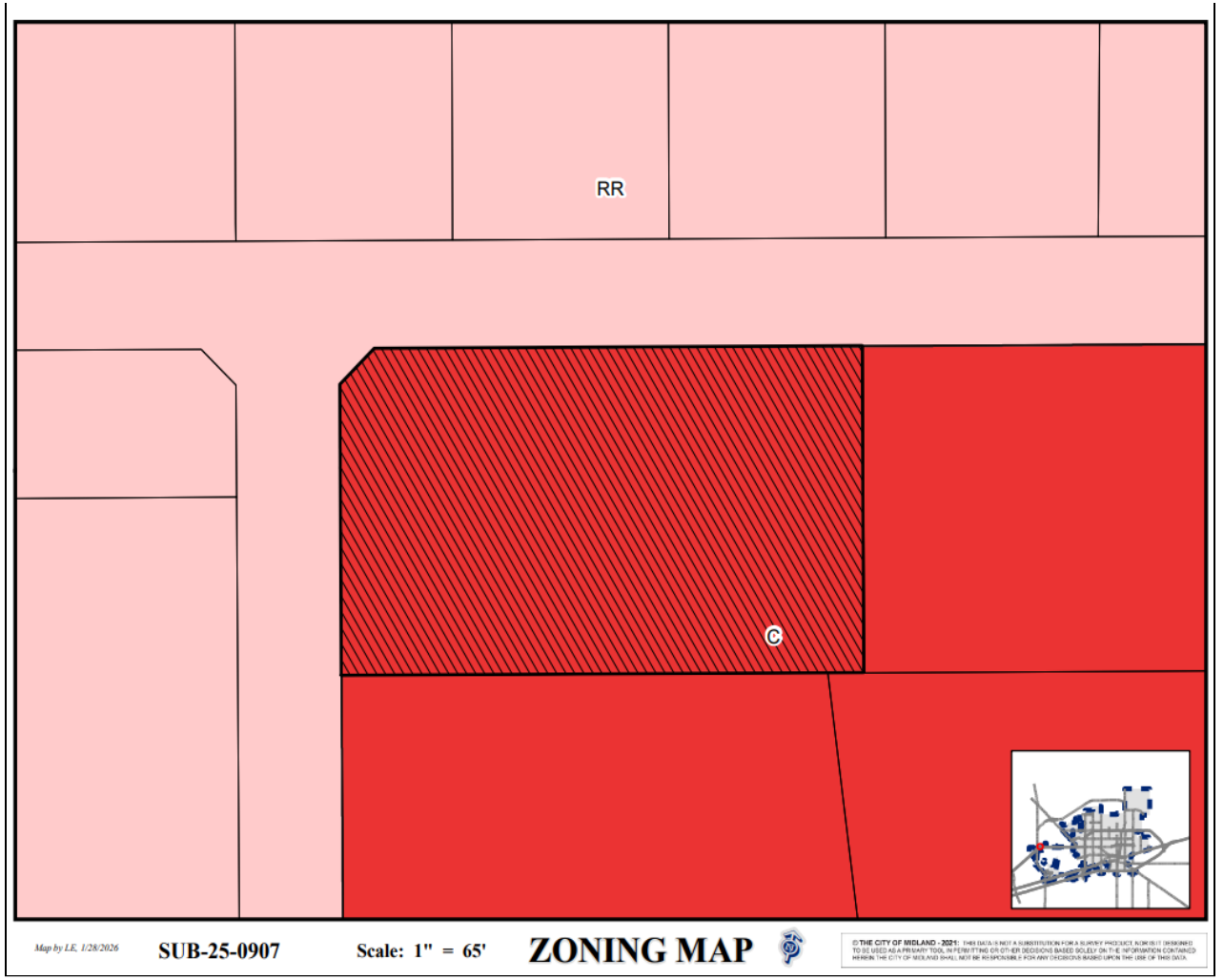
APPLICATION SUMMARY

- **Developer/Property Owner:** Perfect C, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788 (Council District 4)
- **Reason for Request:** For future commercial development



PLAT DETAILS

- **Acreage:** 1.254 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



LAND USE

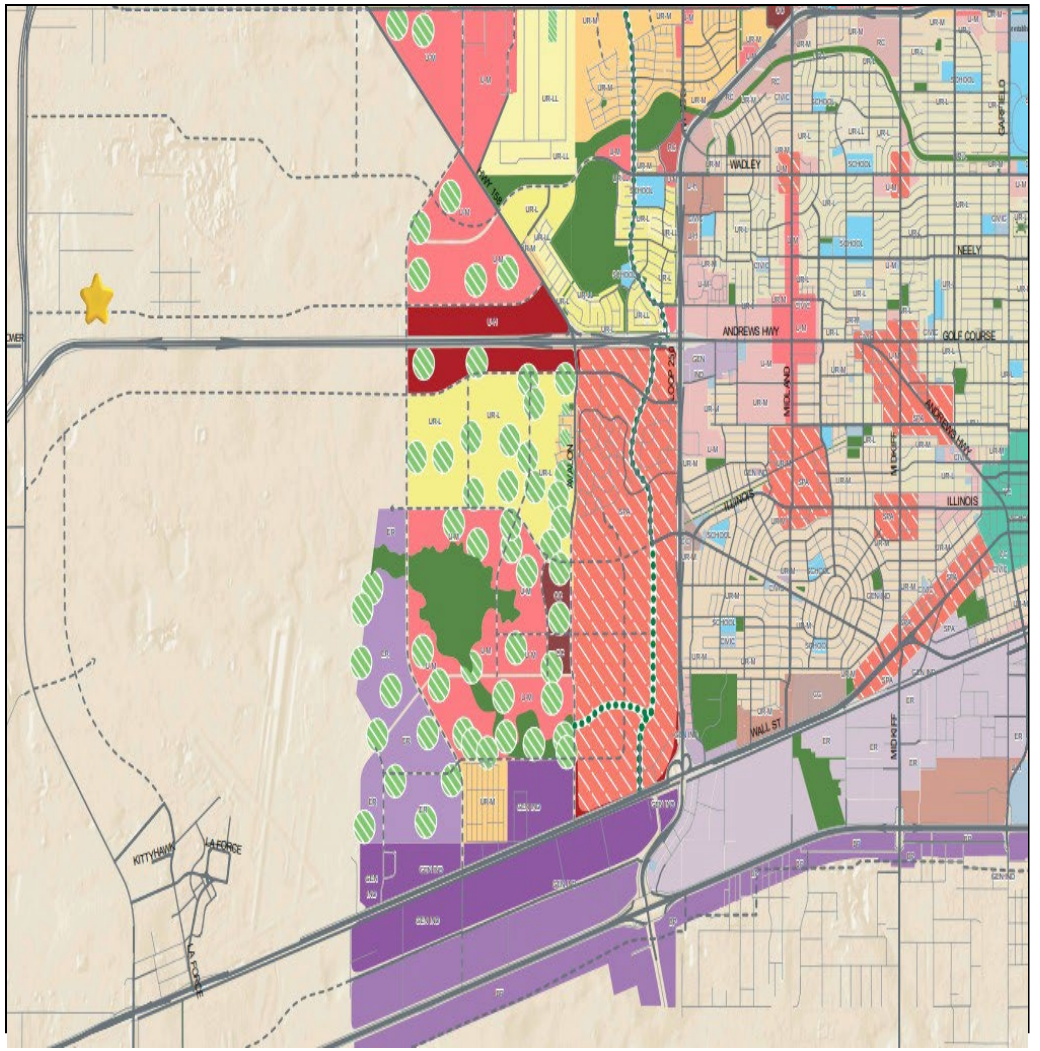
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Industrial Use
  - **South/East/West:** Vacant land
- **Proposed Use:** Commercial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

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

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

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



STAFF'S RECOMMENDATION

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



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:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Gateway Plaza, Section 15, being a replat of Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 1,200 feet north of West Interstate 20.)**

Purpose:

Luchini and Mertz, on behalf of ADICIO Capital, is requesting to replat the properties located at 1700 South Tradewinds Boulevard and 5904 West State Highway 80 into 2 lots in order to reconfigure the lot lines.

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

WATER: 16” water exists in Tradewinds 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: 16” sewer exists in Tradewinds Street, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Drainage study has been submitted and is currently under 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 with Conditions)

No oil & gas issues

GIS: (Approved)

Legal description should say how much acreage falls within City and how much falls within

County and should also show that Lot 1C of Gateway Plaza Sec 8 is being replatted. Superfluous call east of POB, based on the metes and bounds. Plat visual calls do not match metes and bounds. Recording info need for overhead electric and/or call needed for portion of 20' electric easement if it is to be dedicated by this plat. Is utility easement in Tradewinds Blvd needed to be shown? Ownership south of this plat appears incorrect. Confirm with surveying for property corners.(apparent discrepancy between parcel south of plat and this plat)

ADDRESSING: (Approved)

Add the 'S" directional to Tradewinds Boulevard. Verify with Domingo if new lots should start at 2. Need more information about Lot 4 in regards to ETJ vs City Limit for addressing purposes.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Lot 3 Block 4 Gateway Plaza Section 15 12.9 acre lot is close to a public sewer line, no need for a septic system. The health department will review application from the 1 proposed lot of Gateway Plaza, Section 15, AN ADDITION TO THE CITY & COUNTY MIDLAND TEXAS LOCATED IN SECTION 1, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY the lot 4 block 4 gateway plaza section 15 is 5.1 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the existing structures and the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

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

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

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

Include the owner's name, address, and phone number on the plat [Midland City Code 11-2-3(A)1(a)(2)]

Verify the names of abutting property owners with volume/page information *(if raw, unplatted)* or lot/block/subdivision name *(if platted)*. [Midland City Code11-2-3(A)1(d)]

The owners certificate refers to the plat as “Gateway Plaza, Section 9." Please have this updated to “Gateway Plaza, Section 15” [Informational]

Have all of the dates in the certificates updated to reflect "2026" [Informational]

The certificate of approval refers to this plat as “White Addition, Section 2." Please have this updated to “Gateway Plaza, Section 15” [Informational]

Staff recommends approval of the Preliminary Plat of Gateway Plaza, Section 15, 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. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

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

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

Attachments:

A. P-26-2489, Combined Documents
B. P&Z - - Gateway Plaza, Section 15 Prelim

Britton Murry, Development Services — Created/Initiated - 2/24/2026
Landon Ochoa, Development Services — Final Approval - 2/24/2026

GATEWAY PLAZA, SECTION 15

An Addition to
The City & County, Midland County, Texas
Located in Section 1, Block 40,
T-2-S, T. & P. RR. Co. Survey
City and County of Midland, Texas

Being a replat of a Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76–acre tract of land out of section 1, Block 40, T–2–S, T&P RR Co. Survey, City and County of Midland, Texas for a total of 18.07 acres and being more particularly described as follows;

BEGINNING at a ½" iron rod Found at the Northwest corner of a 13.76 acre tract to Angel Villarreal as described in Document 2023–21420 D.R.M.C.T from whence the Southeast corner of said Section 1, Block 40 bears South 74° 54' 10" West a distance of 1,837.52 feet and South 14°19'12" West a distance of 2561.80 feet;

THENCE North 74° 54' 09" East at a distance of 705.86 feet passing the a ½" iron rod found at the Northeast corner of said 13.76 acre tract and the Northwest corner of said Lot 1C and continuing for a total distance of 1,333.79 feet to a ½" iron rod with cap marked "LUCHINI & MERTZ" set on the West Right of Way line of Tradewinds Boulevard for the Northeast corner of said Lot 1C and being Northeast corner of said 18.07 acres;

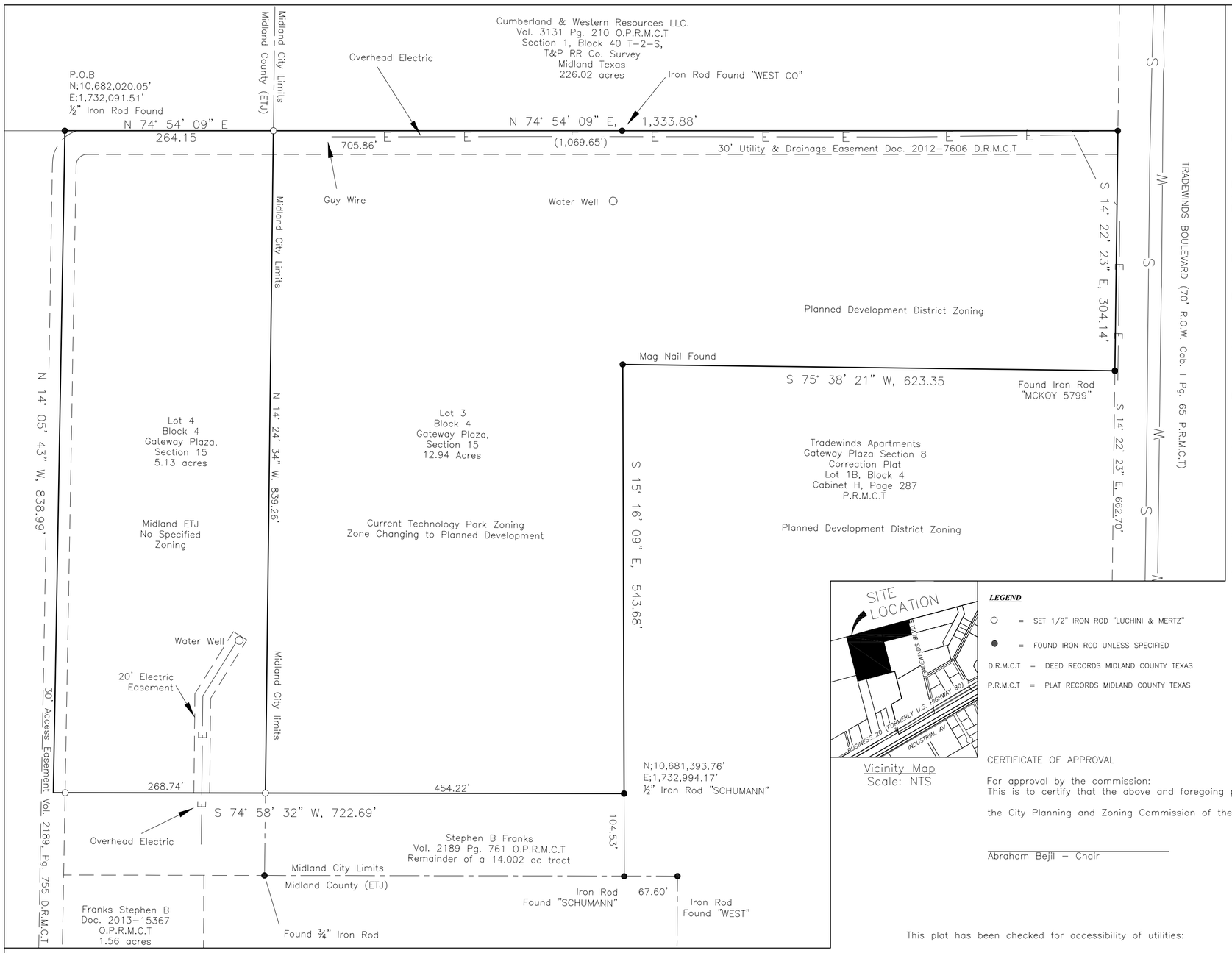
THENCE South 14° 22' 23" East along the West Right Of Way line of said Tradewinds Boulevard a distance of 304.14 feet to a ½" iron rod with cap marked "MCKOY 5799" found at the Southeast corner of said Lot 1C and being the Southeast corner of said 18.07 acres from whence an iron rod with Orange plastic cap bears South 14° 22' 23" East a distance of 662.70 feet;

THENCE South 75° 38' 21" West along the South line of said Lot 1C a distance of 623.43 feet to a Mag Nail found for an interior corner of this and being the Southwest corner of said Lot 1C;

THENCE South 15° 16' 09" East along the West line of Lot 1B of said Correction Plat of Gateway Plaza a distance of 543.68 feet to an iron rod with cap marked "SCHUMANN" found at the Southeast corner of said 13.76 acre tract and being the most Southerly Southeast corner of said 18.07 acres, from whence an iron rod with cap marked "SCHUMANN" bears South 15°16'09" East a distance of 104.53 feet;

THENCE South 74° 58' 32" West along the South line of said 13.76 acre tract at a distance of 707.96 feet pass a ½" iron rod with cap marked "LUCHINI & MERTZ set for the East line of a 30.00 foot Access Easement as described in Vol. 2189, Page 755 D.R.M.C.T and continuing to the Center line of said 30.00–foot Access Easement for a total of 722.96 feet;

THENCE North 14° 05' 43" West along the Centerline of said 30–foot Access Easement a distance of 838.99 feet to the Point of Beginning, containing 18.07 acres of land more or less.



Vicinity Map
Scale: NTS

LEGEND

○ = SET 1/2" IRON ROD "LUCHINI & MERTZ"

● = FOUND IRON ROD UNLESS SPECIFIED

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, _____ does here by adopt this plat designating the herein above described property as GATEWAY PLAZA, SECTION 9, an addition to the City and County of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon. WITNESS our hands at Midland, Texas, this the_____day of _____, 2025.

_____
Adrian Villarreal

CERTIFICATE OF APPROVAL

For approval by the commission:
This is to certify that the above and foregoing plat of WHITE ADDITION, SECTION 2 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____2024.

_____ _____
Abraham Bejil – Chair Landon Ochoa– Secretary



100' 0 100'
SCALE : 1" = 100'

Notes:

1. The installation of public improvements may be required by the City of Midland as such time as: the 6.44 acre tract is re–platted into more than four tract or the property is rezoned for a more intensive use.
2. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
3. According to the FEMA Flood Insurance Rate Map 48329C0184F, dated September 16, 2005 shows this property to be in "ZONE X".
4. Approval of a site plan by th City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
5. All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
6. Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.

This plat has been checked for accessibility of utilities:

_____
Oncor Electric Delivery Company

_____
AT&T Texas

_____
ATMOS Energy

_____
OPTIMUM

_____
ASTOUND

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND
This plat was acknowledged before me on _____2025 by Adrian Villarreal

_____
Notary Public, State of Texas

PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines
LUCHINI & MERTZ
Boundary Surveys

SURVEYOR'S CERTIFICATE
KNOWN ALL BY THESE PRESENTS:

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

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

Drawing by: JB – August 11, 2025 Job# 250625JB

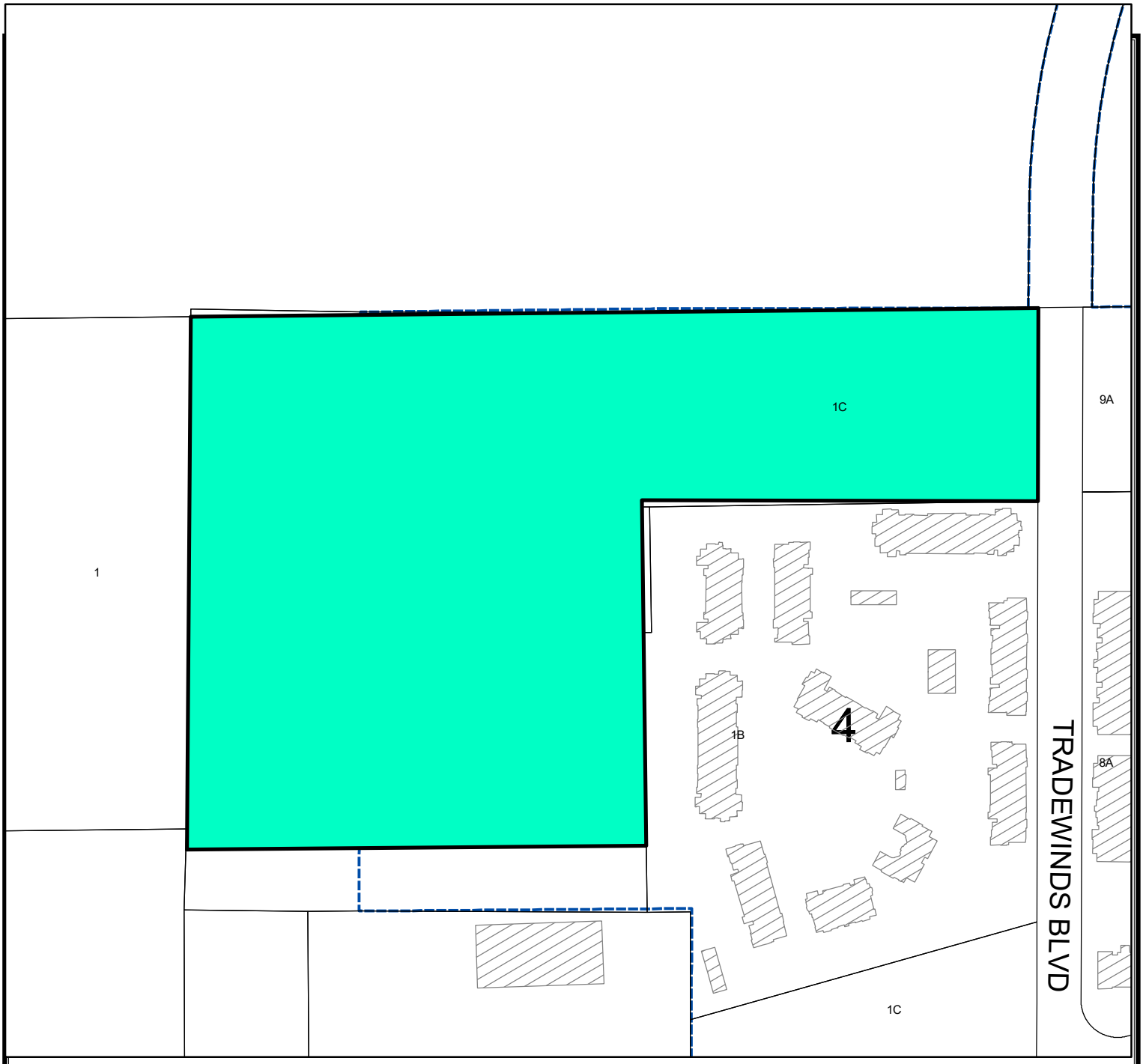
Luchini & Mertz: 2805 W. Kentucky – Midland, Texas (432) 684–6728 – Firm# 10086500

GATEWAY PLAZA, SECTION 15

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

No._____ CABINET_____

DATE_____ PAGE_____



Location Map

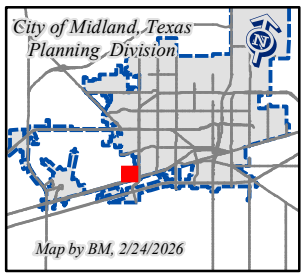
SUB-25-0905 **Scale: 1" = 226'**

Proposed plat of Gateway Plaza, Section 15, being a replat of Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the west side of Tradewinds Boulevard, approximately 1,200 feet north of West Interstate 20. (Council District 4 and Extraterriotiral Jurisdiction)

LEGEND

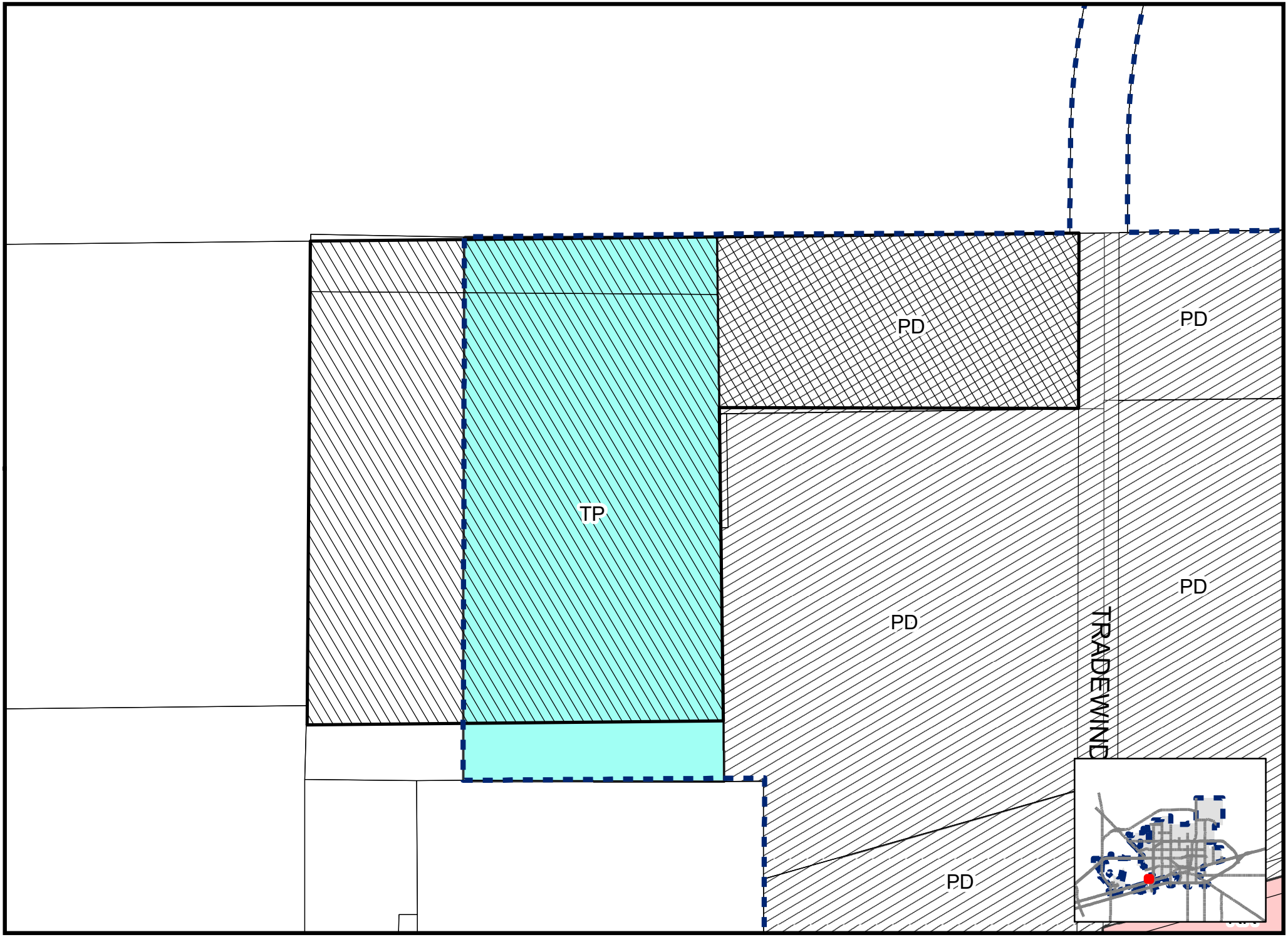
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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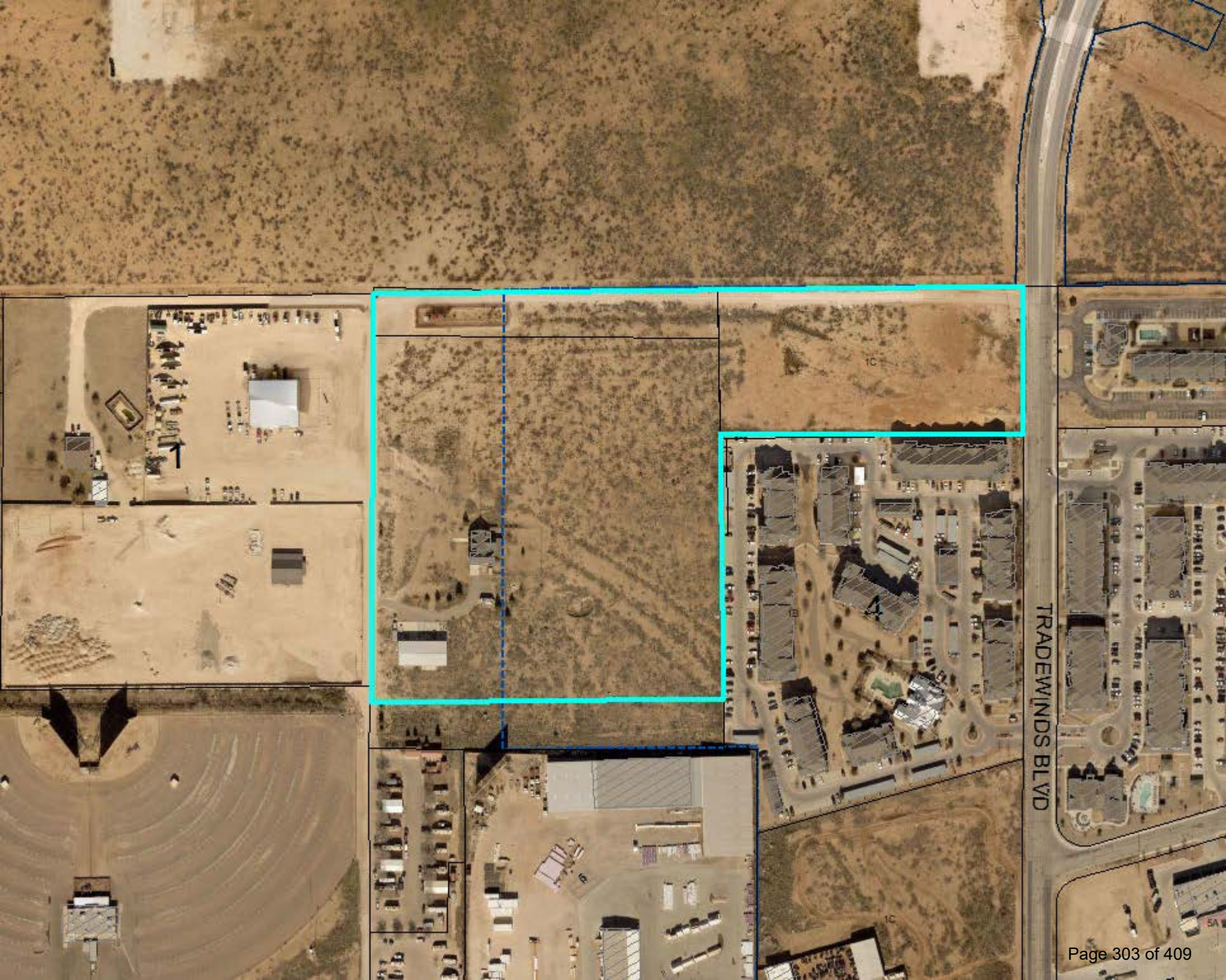
Map by BM, 2/24/2026

SUB-25-0905

Scale: 1" = 209'

ZONING MAP

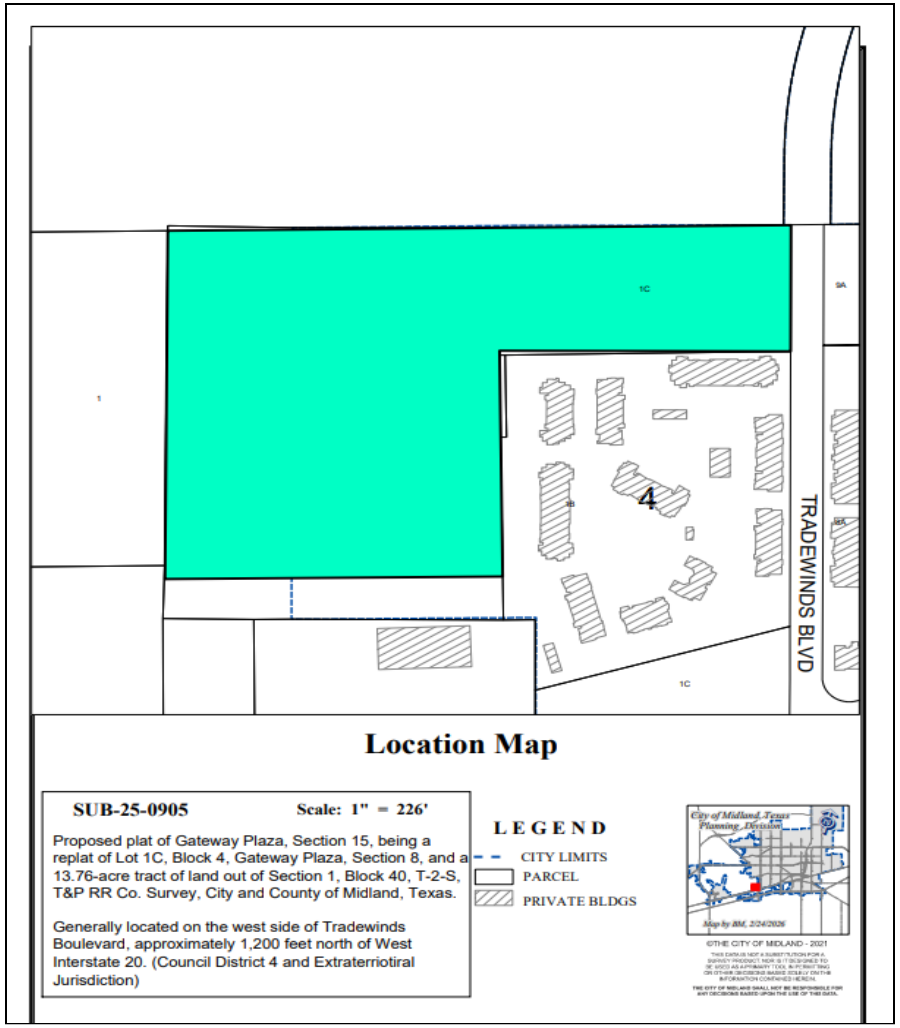
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TRADEWINDS BLVD


MIDLAND
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PRELIMINARY PLAT
GATEWAY PLAZA, SECTION 15
Visit Our Website
MIDLANDTEXAS.GOV

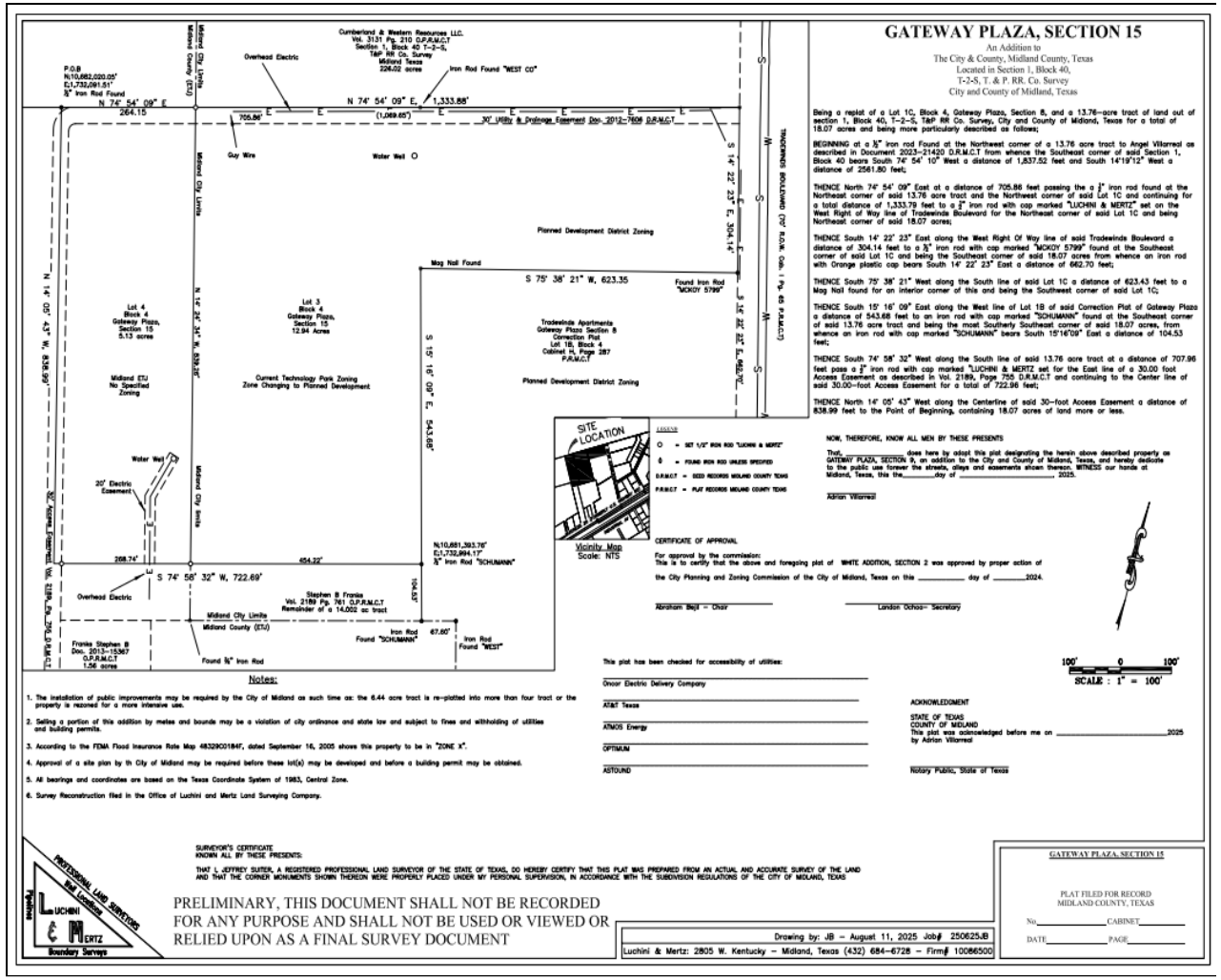
APPLICATION SUMMARY

- **Property Owner/Developer:** ADICIO Capital
- **Representative:** Jimmy Berndt, with Luchini and Mertz
- **Location:** 1700 South Tradewinds Boulevard and 5904 West State Highway 80 (Council District 4 and Extraterritorial Jurisdiction)
- **Reason for Request:** Platting in order to reconfigure lot lines



PLAT DETAILS

- **Acreage:** 18.07 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



GATEWAY PLAZA, SECTION 15

An Addition to
The City & County, Midland County, Texas
Located in Section 1, Block 40,
T-2-S, T. & P. RR. Co. Survey
City and County of Midland, Texas

Being a replat of a Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas for a total of 18.07 acres and being more particularly described as follows;

BEGINNING at a ½" iron rod Found at the Northwest corner of a 13.76 acre tract to Angel Villarreal as described in Document 2023-21420 O.R.M.C.T from whence the Southeast corner of said Section 1, Block 40 bears South 74° 54' 10" West a distance of 1,837.52 feet and South 14°19'12" West a distance of 2561.80 feet;

THENCE North 74° 54' 09" East at a distance of 705.86 feet passing the a ½" iron rod found at the Northeast corner of said 13.76 acre tract and the Northwest corner of said Lot 1C and continuing for a total distance of 1,333.79 feet to a ½" iron rod with cap marked "LUCHINI & MERTZ" set on the West Right of Way line of Tradewinds Boulevard for the Northeast corner of said Lot 1C and being Northeast corner of said 18.07 acres;

THENCE South 14° 22' 23" East along the West Right Of Way line of said Tradewinds Boulevard a distance of 304.14 feet to a ½" iron rod with cap marked "MCKOY 5799" found at the Southeast corner of said Lot 1C and being the Southeast corner of said 18.07 acres from whence an iron rod with Orange plastic cap bears South 14° 22' 23" East a distance of 662.70 feet;

THENCE South 75° 38' 21" West along the South line of said Lot 1C a distance of 623.43 feet to a Mag Nail found for an interior corner of this and being the Southeast corner of said Lot 1C;

THENCE South 15° 16' 09" East along the West line of Lot 1B of said Correction Plat of Gateway Plaza a distance of 543.68 feet to an iron rod with cap marked "SCHUMANN" found at the Southeast corner of said 13.76 acre tract and being the most Southerly Southeast corner of said 18.07 acres, from whence an iron rod with cap marked "SCHUMANN" bears South 15°16'09" East a distance of 104.53 feet;

THENCE South 74° 58' 32" West along the South line of said 13.76 acre tract at a distance of 707.96 feet pass a ½" iron rod with cap marked "LUCHINI & MERTZ set for the East line of a 30.00 foot Access Easement as described in Vol. 2189, Page 755 D.R.M.C.T and continuing to the Center line of said 30.00-foot Access Easement for a total of 722.96 feet;

THENCE North 14° 05' 43" West along the Centerline of said 30-foot Access Easement a distance of 838.99 feet to the Point of Beginning, containing 18.07 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, _____ does here by adopt this plat designating the herein above described property as GATEWAY PLAZA, SECTION 9, an addition to the City and County of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon. WITNESS our hands at Midland, Texas, this the_____day of _____ 2025.

Adrian Villarreal

CERTIFICATE OF APPROVAL

For approval by the commission:
This is to certify that the above and foregoing plat of WHITE ADDITION, SECTION 2 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____2024.

Abraham Beji – Chair

Landon Ochoa– Secretary

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company

AT&T Texas

ATMOS Energy

OPTIMUM

ASTOUND

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND
This plat was acknowledged before me on _____2025 by Adrian Villarreal

Notary Public, State of Texas

Notes:

1. The installation of public improvements may be required by the City of Midland as such time as: the 6.44 acre tract is re-platted into more than four tract or the property is rezoned for a more intensive use.
2. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
3. According to the FEMA Flood Insurance Rate Map 48329C0184F, dated September 16, 2005 shows this property to be in "ZONE X".
4. Approval of a site plan by th City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
5. All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
6. Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.

SURVEYOR'S CERTIFICATE
KNOWN ALL BY THESE PRESENTS:

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

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

Drawing by: JB – August 11, 2025 Job# 250625JB

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

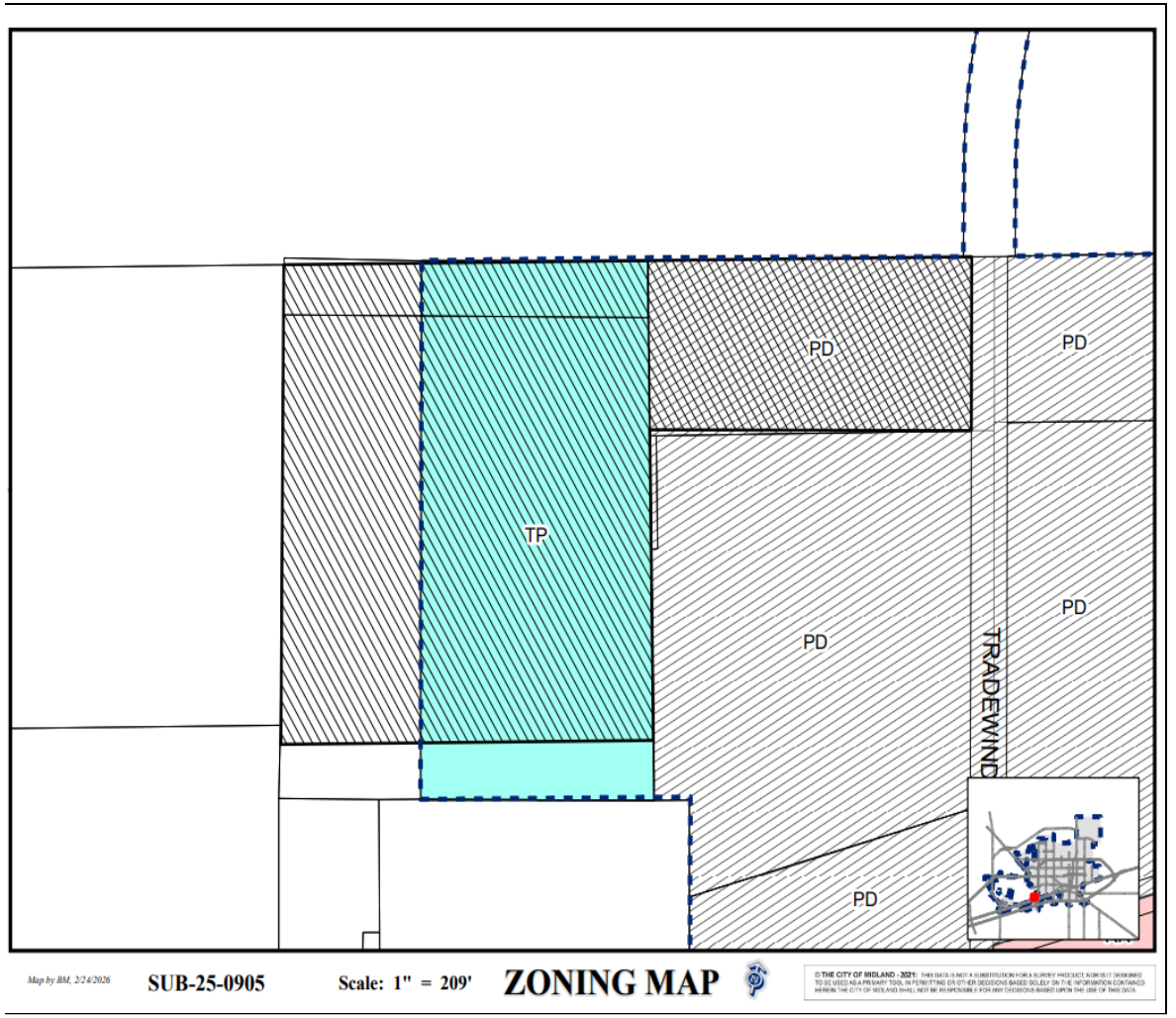
GATEWAY PLAZA, SECTION 15

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
No._____CABINET_____
DATE_____PAGE_____

SCALE : 1" = 100'

ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development, in part, TP, Technology Park District, in part, and ETJ, in part
- **Surrounding Zoning:**
  - **North/South/West:** Extraterritorial Jurisdiction
  - **East:** PD, Planned Development District for a Housing Development



LAND USE

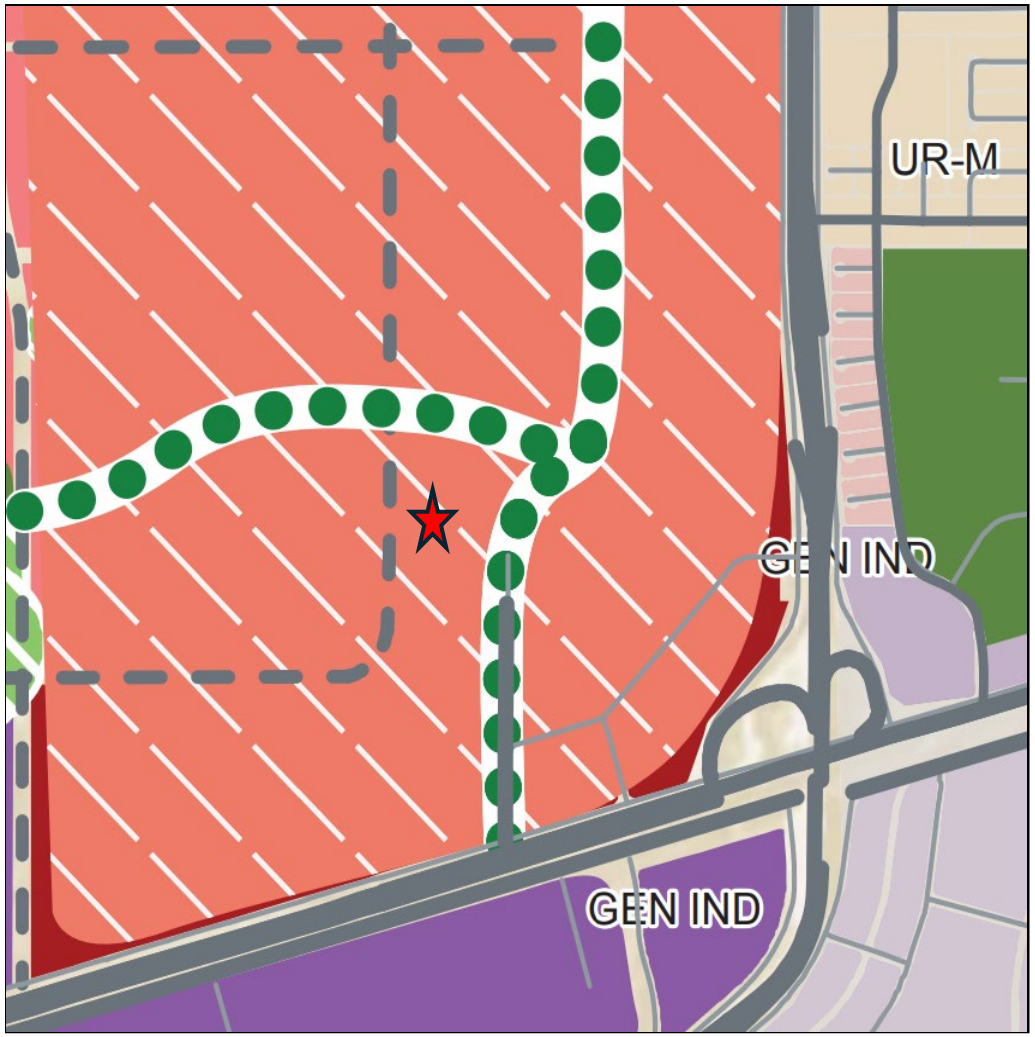
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land
  - **South/West:** Commercial Use
  - **East:** Apartment Complex
- **Proposed Use:** To be Determined



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COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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

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

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



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 21.
Meeting Date: March 2, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land out of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.)

Purpose:

Parkhill, on behalf of Midland County, is requesting to plat a 236.34-acre tract of land located at 2214 South County Road 1140 into 5 lots for the development of a new Midland County jail facility.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

PAVING: S CR 1140 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. E CR 110 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: None existing. Construct water to City standards along the entire platted frontage, or request a deferral based on located in the South Midland Utility District. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

DRAINAGE: Drainage report is required during the preliminary stage of the platting process. Correct FEMA Firm data to be on plat face. Correct FEMA number shows 0207F & 0226F. [Reference Midland City Code 11-2-3(D)8]

EASEMENTS: All utility easement will need to be labeled MCUDD and not COM utility easement.

SIDEWALKS: Required at building permit. However, no city building permits are issued within the county. No sidewalk improvements needed at this time. [For Applicant’s Information Only.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues.

GIS: (Approved)

Distances needed along west call. Distance on east portion of Lot 3 should be split. Please provide acreage of ROW being dedicated. "being a portion of that certain...." is not necessary in

the legal description but do include that plat is in the County.

PUBLIC WORKS: (Approved)

They will need to get a driveway permit to attach to the county road.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

This plat is greater than 25 acres; therefore, approval from Council is required. [Midland City Code 11-2-3(D)11(a)6]

Have your legal description reflect the one that I provided [Informational]

Label the Blocks on the Plat [Midland City Code 11-2-3(D)4(h)]

Label the Acknowledgment as “Acknowledgment” [Informational]

Staff recommends approval of the Preliminary Plat of Sheriff Gary Painter Subdivision, subject to the following conditions.

Conditions:

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

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

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

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

Attachments:
A. Sheriff Gary Painter Subdivision Reinstatement, Combined Documents

B. P&Z - - Sheriff Gary Painter Subdivision Reinstatement

Britton Murry, Development Services — Created/Initiated - 2/23/2026
Landon Ochoa, Development Services — Final Approval - 2/23/2026

Parkhill

February 10, 2025

Mr. Landon Ochoa
Planning Division Manager
City of Midland
Post Office Box 1152
Midland, Texas 79702

Re: Sheriff Gary PainterSubdivision – Preliminary Plat Reinstatement
Parkhill Project No. 42380.23

Dear Mr. Ochoa:

As you are aware, the Preliminary Plat for Sheriff Gary Painter Subdivision was approved on May 13th, 2025.

In order to continue with the Final Plat, we are requesting reinstatement of the now expired Preliminary Plat for this area by the Commission. No conditions exist or have changed that we are aware of that would make this reinstatement undesirable. Please consider putting this matter before the Planning and Zoning Commission at your earliest convenience.

If you have any questions at all about this request, please let me know. Thank you.

Sincerely,

PARKHILL

By 
Josh Wallender

SHERIFF GARY PAINTER SUBDIVISION

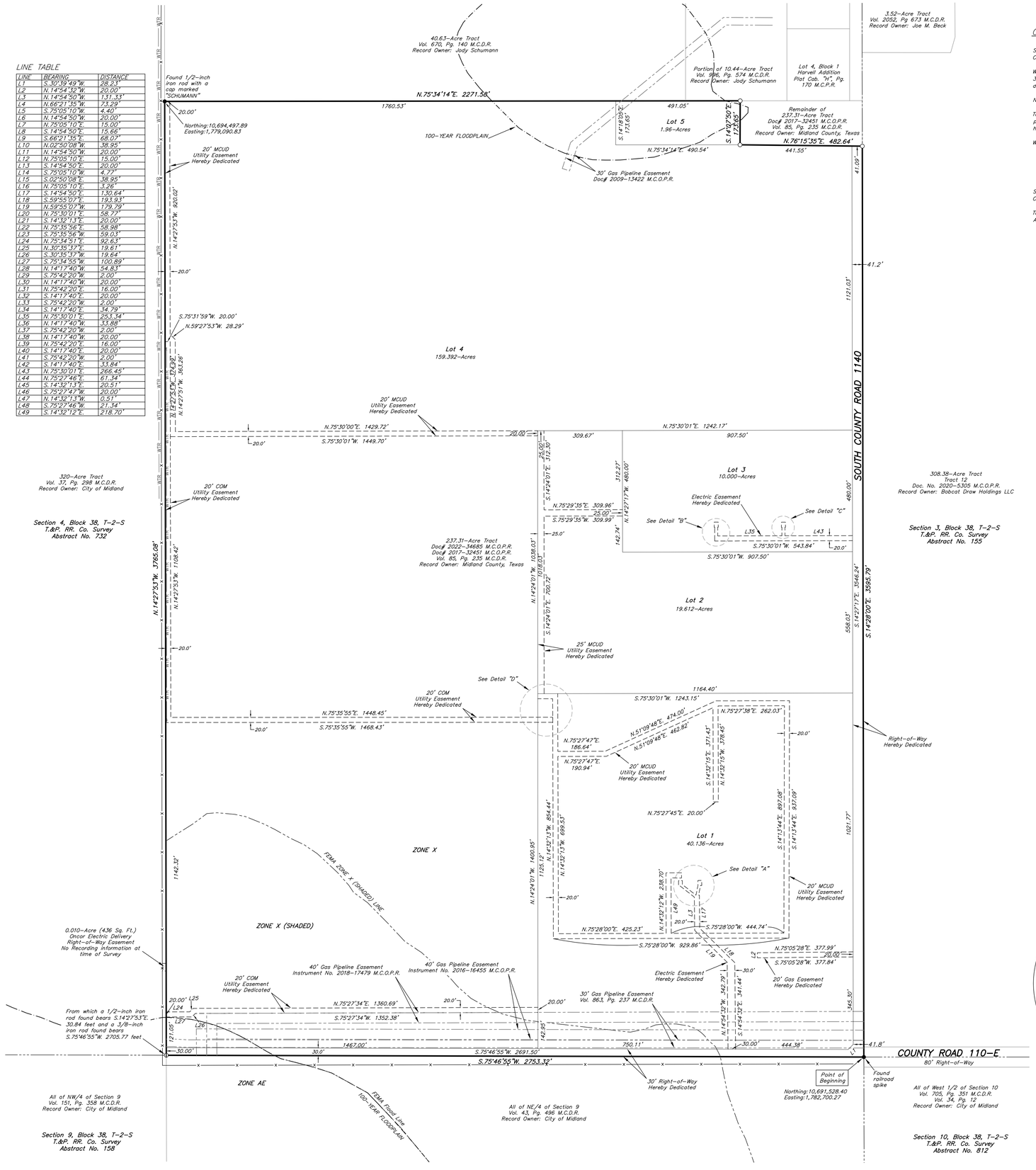
Being a plat of 236.34 acres in Section 4, Block 38, T-2-S, T.&P. RR. Co. Survey, Abstract No. 732, Midland County, Texas, being a portion of that certain 237.31-acre tract recorded in Document No. 2022-34685 of the Official Public Records of Midland County, Texas.

0' 200' 400'

Original Scale: 1" = 200'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.30°19'49"W.	28.23'
L2	N.14°54'32"W.	20.00'
L3	N.14°54'50"W.	131.33'
L4	N.66°21'35"W.	73.29'
L5	S.75°05'10"W.	4.40'
L6	N.14°54'50"W.	20.00'
L7	N.75°05'10"E.	15.00'
L8	S.14°54'50"E.	15.66'
L9	S.66°21'35"E.	68.07'
L10	N.02°50'08"W.	38.95'
L11	N.14°54'50"W.	20.00'
L12	N.75°05'10"E.	15.00'
L13	S.14°54'50"E.	20.00'
L14	S.75°05'10"W.	4.77'
L15	S.02°50'08"E.	38.95'
L16	N.75°05'10"E.	3.26'
L17	S.14°54'50"E.	130.64'
L18	S.59°55'07"E.	193.93'
L19	N.59°55'07"W.	179.79'
L20	N.75°30'01"E.	58.72'
L21	S.14°32'13"E.	20.00'
L22	N.75°35'56"E.	58.98'
L23	S.75°35'56"W.	59.03'
L24	N.75°34'51"E.	92.63'
L25	N.30°35'37"E.	19.61'
L26	S.30°35'37"W.	19.64'
L27	S.75°34'55"W.	100.89'
L28	N.14°17'40"W.	54.83'
L29	S.75°42'20"W.	2.00'
L30	N.14°17'40"W.	20.00'
L31	N.75°42'20"E.	16.00'
L32	S.14°17'40"E.	20.00'
L33	S.75°42'20"W.	2.00'
L34	S.14°17'40"E.	34.79'
L35	N.75°30'01"E.	253.34'
L36	N.14°17'40"W.	33.88'
L37	S.75°42'20"W.	2.00'
L38	N.14°17'40"W.	20.00'
L39	N.75°42'20"E.	16.00'
L40	S.14°17'40"E.	20.00'
L41	S.75°42'20"W.	2.00'
L42	S.14°17'40"E.	33.84'
L43	N.75°30'01"E.	266.45'
L44	N.75°27'46"E.	61.34'
L45	S.14°32'13"E.	20.51'
L46	S.75°27'47"W.	20.00'
L47	N.14°32'13"W.	0.51'
L48	S.75°27'46"W.	21.34'
L49	S.14°32'12"E.	218.70'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND COUNTY is the record owner of a tract of Land located in Section 4, Block 38, T-2-S, T.&P. RR. Co., Abstract No. 732, Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, MIDLAND COUNTY, do hereby adopt this plat designating the herein above described property as SHERIFF GARY PAINTER SUBDIVISION to the County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS our hands at Midland, Texas, this the_____ day of_____.

By: _____
Andrew Avis Public Works Director

STATE OF TEXAS :
COUNTY OF MIDLAND :

This instrument was acknowledged before me on_____, _____ by Andrew Avis on behalf of Midland County.

_____
Notary Public Signature

CERTIFICATE OF APPROVAL

For approval by the commission;

This is to certify that the above and foregoing plat of SHERIFF GARY PAINTER SUBDIVISION was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the

_____ day of _____.

_____
Chairman – Abraham Bejil

_____
Secretary – Landon Ochoa

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
Oncor Electric Delivery Service (PLEASE PRINT)

_____
AT&T Texas (PLEASE PRINT)

_____
Atmos Energy (PLEASE PRINT)

_____
Optimum (PLEASE PRINT)

_____
Astound Broadband (PLEASE PRINT)

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD), with a combined grid factor of 0.99990616 and a theta angle equal to -0°51'02.6" at a 1/2-inch iron rod with a plastic cap marked "PSC CONROL" said control point having the following coordinates: NORTHING = 10,694,268.73 and EASTING = 1,784,521.00 in U.S. Survey Feet. All distances are grid and areas are calculated based upon grid distances.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481239, Map Number 48329C0226F, Panel 226 of 525, revised September 16, 2005, portions of the surveyed property ARE located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

SURVEYOR CERTIFICATE

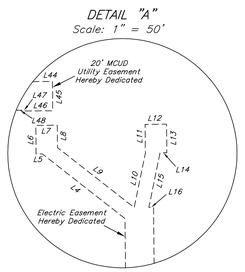
KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on ----------, 2025 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.

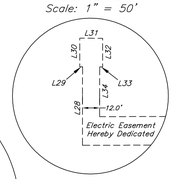
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW 4-9-2025.

Franklin Leamons, R.P.L.S. #6889 *Date: ----------, 2025*

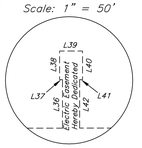
DETAIL "A"
Scale: 1" = 50'



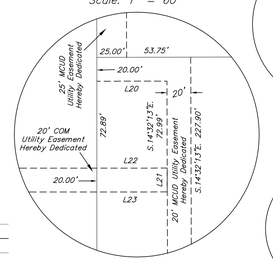
DETAIL "B"
Scale: 1" = 50'



DETAIL "C"
Scale: 1" = 50'



DETAIL "D"
Scale: 1" = 60'



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

LEGEND:

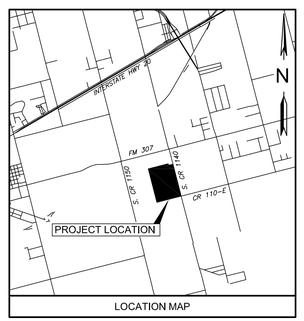
- ● = Found Monument.
- ○ = Set 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889"

M.C.D.R. = Midland County Deed Records
M.C.O.P.R. = Midland County Official Public Records
M.C.P.R. = Midland County Plat Records

- = Plat Limits Boundary Line
- = Tract/Deed/Plat Adjoiner Lines
- = Section/Abstract Line
- = Existing Easement Line
- = Proposed Easement Line

PLAT NOTES:

1. *Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.*
2. *Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.*
3. *1/2" iron rod with plastic cap set at each corner unless otherwise specified.*
4. *Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.*



LOCATION MAP

OWNER

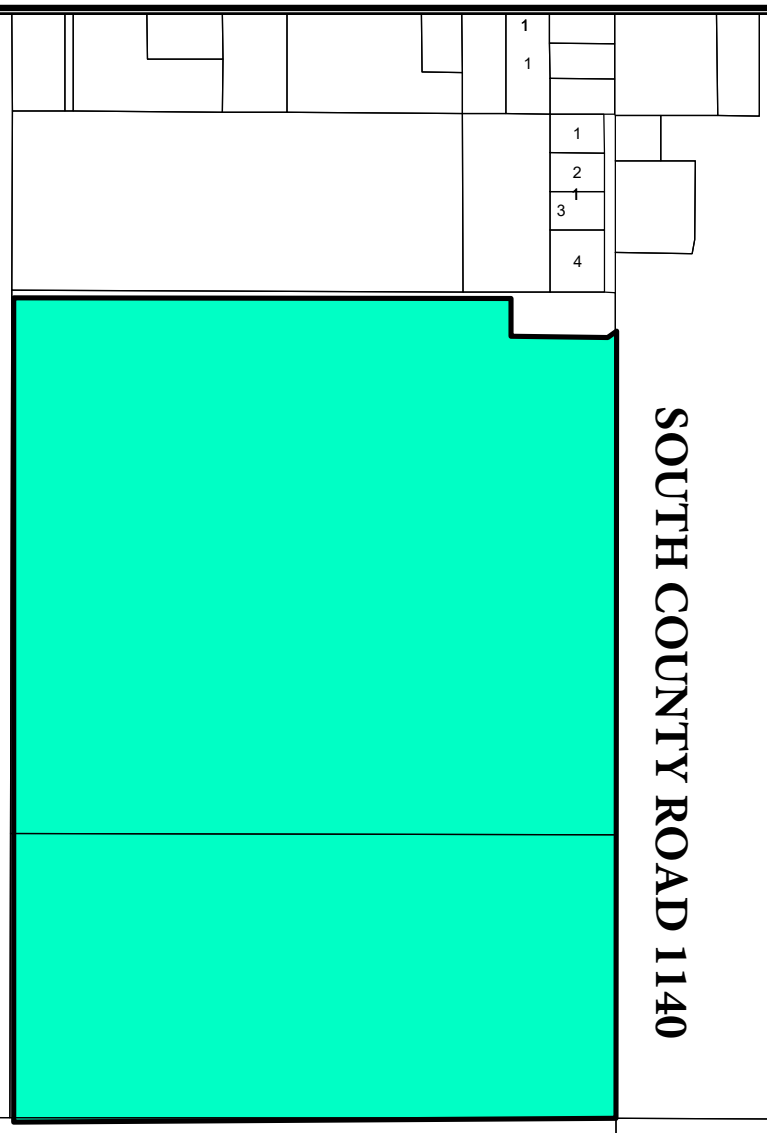
MIDLAND COUNTY
500 N. LORAINE, 11TH FLOOR
MIDLAND, TEXAS 79701
432.742.7370

ENGINEER:

PARKHILL
1700 WEST WALL STREET, SUITE 100
MIDLAND, TEXAS 79701

SHERIFF GARY PAINTER

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091



Location Map

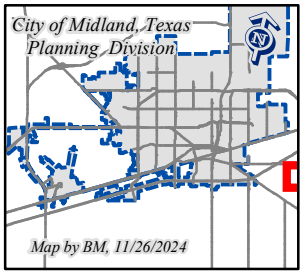
SUB-24-0799 **Scale: 1" = 877'**

Proposed plat of Sheriff Gary Painter being a 237.31-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P R.R. Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140. (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.

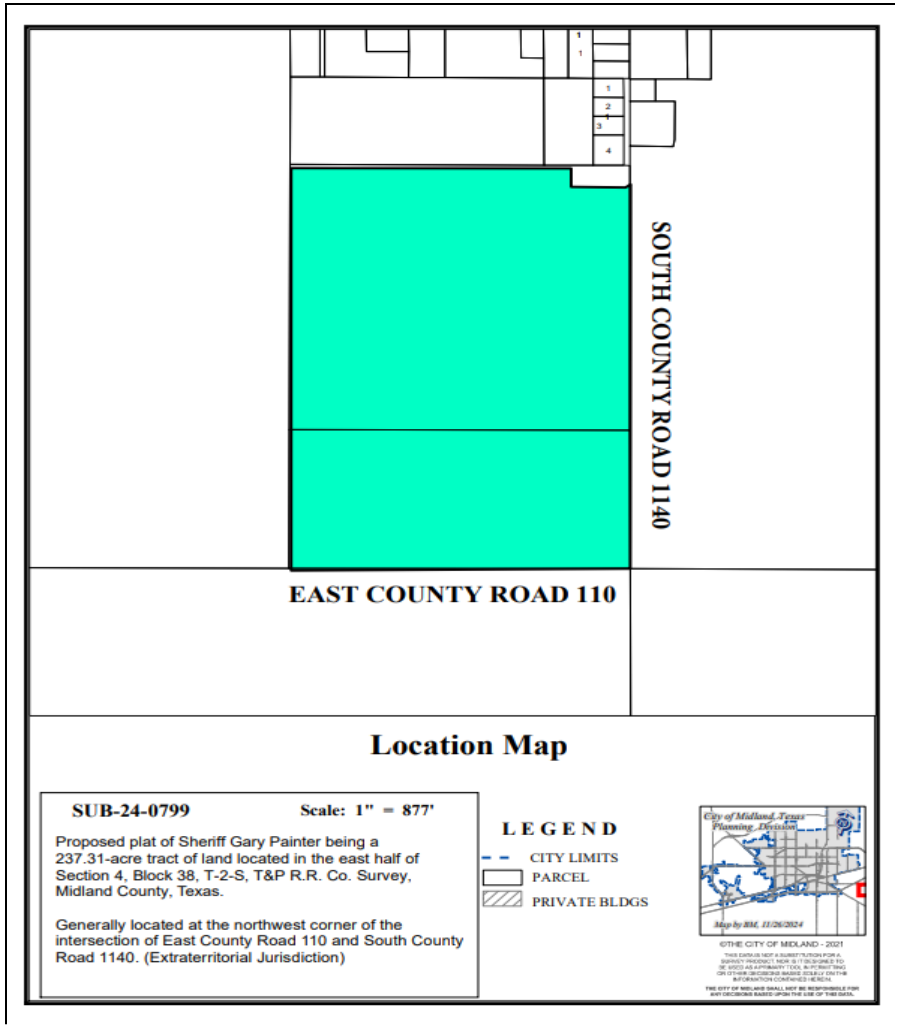
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.




MIDLAND
Be the Energy!
PRELIMINARY PLAT REINSTATEMENT
SHERIFF GARY PAINTER SUBDIVISION
Visit Our Website
MIDLANDTEXAS.GOV

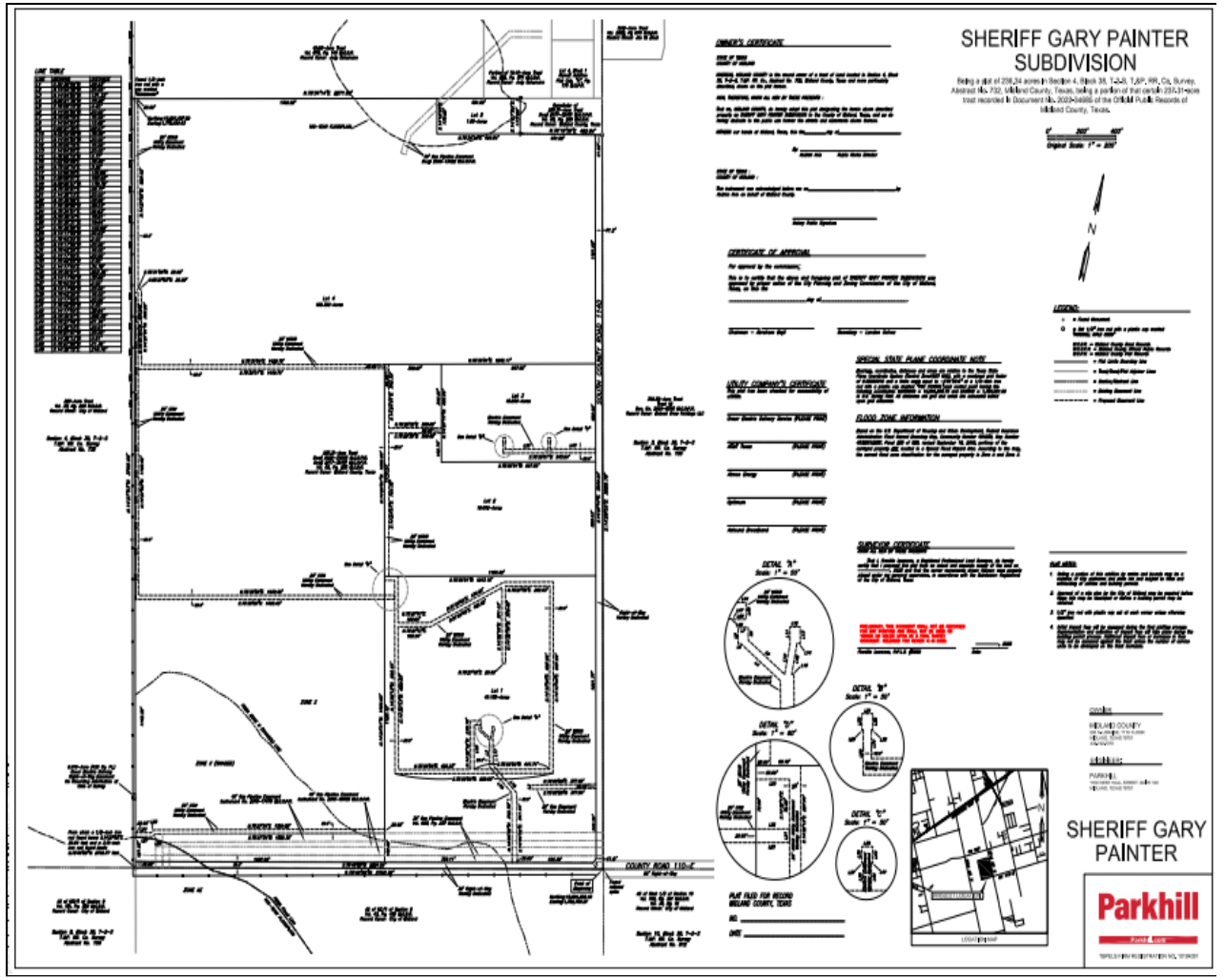
APPLICATION SUMMARY

- **Developer/Property Owner:** Midland County
- **Representative:** Josh Wallender, with Parkhill
- **Location:** 2214 South County Road 1140 (Extraterritorial Jurisdiction)
- **Reason for Request:** Redeveloping the layout of the area, as well as the construction of a new jail facility



PLAT DETAILS

- **Acreage:** 236.34 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



MIDLAND
Be the Energy!

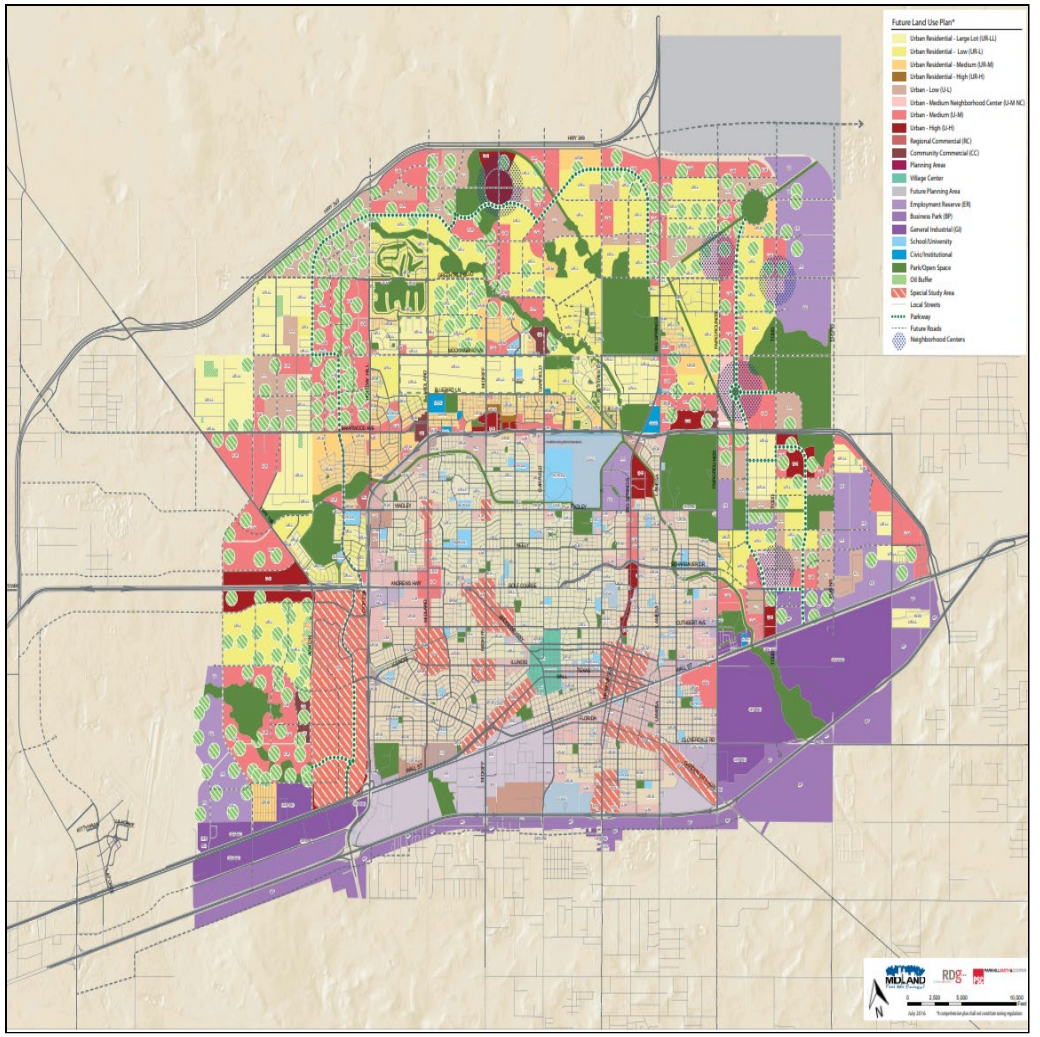
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



RELATED ITEMS

- Since 6 months have passed from the approval of the preliminary plat, it must be reinstated.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on May 5, 2025.
- City Council approved the preliminary plat on May 13, 2025.
- 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)]



STAFF'S RECOMMENDATION

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

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**22.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a Final Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land out of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.)**

Purpose:

Parkhill, on behalf of Midland County, is requesting to plat a 236.34-acre tract of land located at 2214 South County Road 1140 into 5 lots in order to redevelopment the area and for the development of a new jail.

Recommended Action:
Deny

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Engineering: (Denied)

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

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

PAVING: S CR 1140 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. E CR 110 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: Water will be provided by the City of Midland. No deferral needed for water improvements. [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 at preliminary. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage report is required during the preliminary stage of the platting process. Correct FEMA Firm data to be on plat face. Correct FEMA number shows 0207F & 0226F. [Reference Midland City Code 11-2-3(D)8]

EASEMENTS: All utility easement will need to be labeled MCUDD and not COM utility easement.

SIDEWALKS: Required at building permit. However, no city building permits are issued within the county. No sidewalk improvements needed at this time. [For Applicant's Information Only.]

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved with Conditions)

Not in the City limits- no oil or gas jurisdiction. This area has non-permitted wells and tank batteries, the required minimum distance from any structure to a wellbore is 135' and 150' to a tank battery. Please identify these structures and add a 135' radius around the well bore of the Betty Sue 901H (API #34554) and a 150' radius around the tanks. The tank battery measurement would be from the outsides of the tanks and the well measurement is from the wellbore. Informational: No occupied residence or commercial buildings are allowed within the 150' tank radius and 135' well radius. Failure to recognize and illustrate spacing could prevent receiving city permits for structures.

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Distances needed along west call. Please provide acreage of ROW being dedicated. "being a portion of that certain...." is not necessary in the legal description but do include that plat is in the County.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

ADDRESSING: (Approved)

County Plat - MECD responsible for Addressing. Sent to them as requested.

Planning: (Denied)

Staff recommends denial of the Final Plat of Sheriff Gary Painter Subdivision.

Attachments:
A. P-26-2488, Combined Documents
B. P&Z - - Sheriff Gary Painter Subdivision Final Plat

Britton Murry, Development Services	Created/Initiated - 2/27/2026
Landon Ochoa, Development Services	Final Approval - 2/27/2026

SHERIFF GARY PAINTER SUBDIVISION

Being a plat of 236.341 acres in Section 4, Block 38, T-2-S, T.&P. RR. Co. Survey, Abstract No. 732, Midland County, Texas, with 5.29 acres are hereby dedicated as Right-of-Way, all located in Midland County, Texas

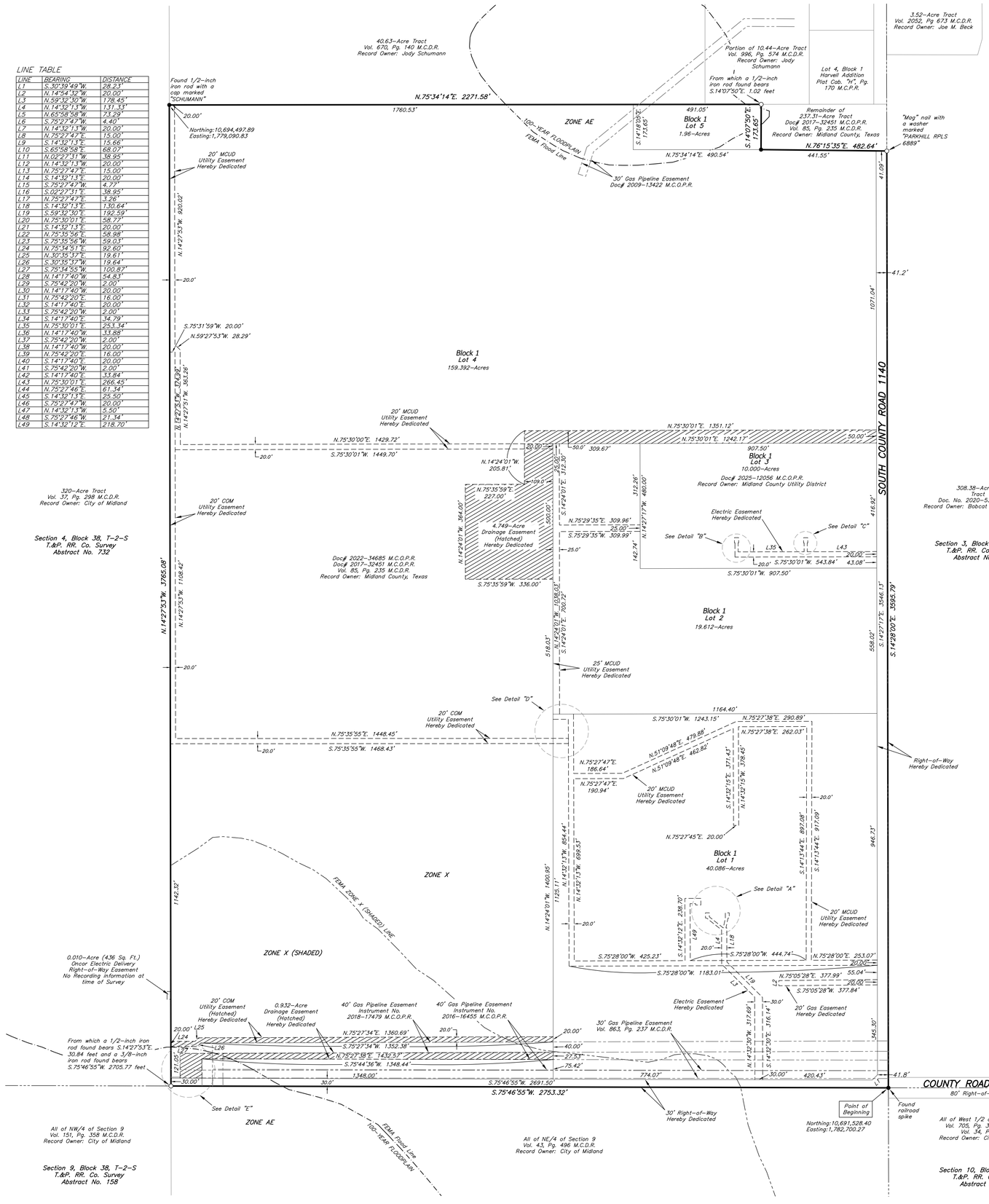
0' 200' 400'

Original Scale: 1" = 200'

N

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.30°39'49"W.	28.23'
L2	N.14°54'32"W.	20.00'
L3	N.59°32'30"W.	178.45'
L4	N.14°32'13"W.	131.33'
L5	N.65°58'58"W.	73.29'
L6	S.75°27'47"W.	4.40'
L7	N.14°32'13"W.	20.00'
L8	N.75°27'47"E.	15.00'
L9	S.14°32'13"E.	15.66'
L10	S.65°58'58"E.	68.07'
L11	N.02°27'31"W.	38.95'
L12	N.14°32'13"W.	20.00'
L13	N.75°27'47"E.	15.00'
L14	S.14°32'13"E.	20.00'
L15	S.75°27'47"W.	4.77'
L16	S.02°27'31"E.	38.95'
L17	N.75°27'47"E.	3.26'
L18	S.14°32'13"E.	130.64'
L19	S.59°32'30"E.	192.59'
L20	N.75°30'01"E.	58.77'
L21	S.14°32'13"E.	20.00'
L22	N.75°35'56"E.	58.98'
L23	S.75°35'56"W.	59.03'
L24	N.75°34'51"E.	92.60'
L25	N.30°35'37"E.	19.61'
L26	S.30°35'37"W.	19.64'
L27	S.75°34'55"W.	100.87'
L28	N.14°17'40"W.	54.83'
L29	S.75°42'20"W.	2.00'
L30	N.14°17'40"W.	20.00'
L31	N.75°42'20"E.	16.00'
L32	S.14°17'40"E.	20.00'
L33	S.75°42'20"W.	2.00'
L34	S.14°17'40"E.	34.79'
L35	N.75°30'01"E.	253.34'
L36	N.14°17'40"W.	33.88'
L37	S.75°42'20"W.	2.00'
L38	N.14°17'40"W.	20.00'
L39	N.75°42'20"E.	16.00'
L40	S.14°17'40"E.	20.00'
L41	S.75°42'20"W.	2.00'
L42	S.14°17'40"E.	33.84'
L43	N.75°30'01"E.	266.45'
L44	N.75°27'46"E.	61.34'
L45	S.14°32'13"E.	25.50'
L46	S.75°27'47"W.	20.00'
L47	N.14°32'13"W.	5.50'
L48	S.75°27'46"W.	21.34'
L49	S.14°32'12"E.	218.70'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND COUNTY is the record owner of a tract of land located in Section 4, Block 38, T-2-S, T.&P. RR. Co., Abstract No. 732, Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, MIDLAND COUNTY, do hereby adopt this plat designating the herein above described property as SHERIFF GARY PAINTER SUBDIVISION to the County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS our hands at Midland, Texas, this the_____ day of_____.

By: _____
Terry Johnson Midland County Judge

STATE OF TEXAS :
COUNTY OF MIDLAND :

This instrument was acknowledged before me on_____,_____by Andrew Avis on behalf of Midland County.

_____
Notary Public Signature

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND COUNTY UTILITY DISTRICT is the record owner of a tract of land located in Section 4, Block 38, T-2-S, T.&P. RR. Co., Abstract No. 732, Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, MIDLAND COUNTY UTILITY DISTRICT, do hereby adopt this plat designating the herein above described property as SHERIFF GARY PAINTER SUBDIVISION to the County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS our hands at Midland, Texas, this the_____ day of_____.

By: _____
Norman Ashton General Manager

STATE OF TEXAS :
COUNTY OF MIDLAND :

This instrument was acknowledged before me on_____,_____by Norman Ashton on behalf of Midland County.

_____
Notary Public Signature

CERTIFICATE OF APPROVAL

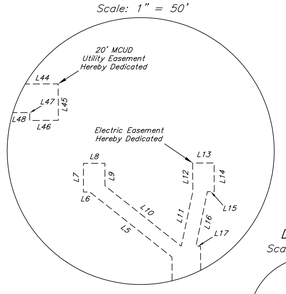
For approval by the commission:

This is to certify that the above and foregoing plat of SHERIFF GARY PAINTER SUBDIVISION was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the

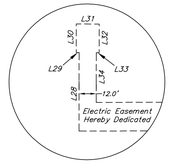
_____ day of_____.

_____ _____
Chairman – Joshua Sparks Secretary – Landon Ochoa

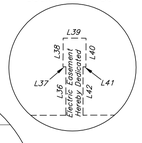
DETAIL "A"
Scale: 1" = 50'



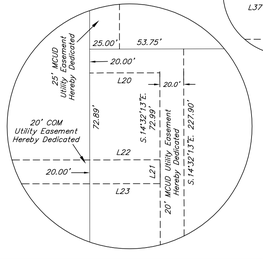
DETAIL "B"
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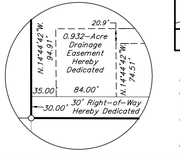
DETAIL "C"
Scale: 1" = 50'



DETAIL "D"
Scale: 1" = 60'



DETAIL "E"
Scale: 1" = 100'



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
Oncor Electric Delivery Service (PLEASE PRINT)

_____
AT&T Texas (PLEASE PRINT)

_____
Atmos Energy (PLEASE PRINT)

_____
Optimum (PLEASE PRINT)

_____
Astound Broadband (PLEASE PRINT)

LEGEND:

- ● = Found Monument.
- ○ = Set 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889" unless otherwise specified.

M.C.D.R. = Midland County Deed Records
M.C.O.P.R. = Midland County Official Public Records
M.C.P.R. = Midland County Plat Records

- = Plat Limits Boundary Line
- = Tract/Deed/Plat Adjoiner Lines
- = Section/Abstract Line
- = Existing Easement Line
- = Proposed Easement Line

PLAT NOTES:

1. Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
2. Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
3. 1/2" iron rod with plastic cap set at each lot corner unless otherwise specified.
4. Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
5. The boundaries of the 100-year floodplain (and floodway) as shown hereon are as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Number 481239, Map Number 48329C0226F, Panel 226 of 525, dated revised September 16, 2005, and Map Number 48329C0207F, Panel 207 of 525, revised September 16, 2005 are subject to Current information regarding flood hazard areas, including the minimum slab or floor elevation required for construction on any lot located wholly or partly within the 100-year floodplain, may be obtained from the City of Midland. Before any development (including fill, channel modification, etc.) proceeds on any land encumbered by the 100-year floodplain, or within any drainage way or basin, a development permit application must be filed at the City of Midland.
6. Being a plat of 236.341 acres in Section 4, Block 38, T-2-S, T.&P. RR. Co. Survey, Abstract No. 732, Midland County, Texas, being a portion of that certain 237.31-acre tract recorded in Document No. 2022-34685 and all of that certain 10.456-acre tract recorded in Document No. 2025-12056 of the Official Public Records of Midland County, Texas.

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD), with a combined grid factor of 0.99990616 and a theta angle equal to -0°51'02.6" at a 1/2-inch iron rod with a plastic cap marked "PSC CONROL"said control point having the following coordinates: NORTHING = 10,694,268.73 and EASTING = 1,784,521.00 in U.S. Survey Feet. All distances are grid and areas are calculated based upon grid distances.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481239, Map Number 48329C0226F, Panel 226 of 525, revised September 16, 2005, and Map Number 48329C0207F, Panel 207 of 525, revised September 16, 2005, portions of the surveyed property ARE located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

SURVEYOR CERTIFICATE

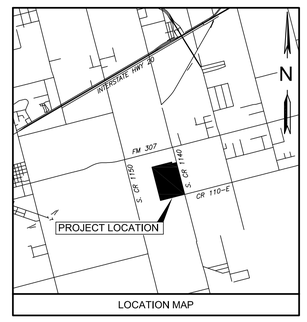
KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on May 15, 2025 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 FRANKLIN A. LEAMONS 6889 PROFESSIONAL LAND SURVEYOR

Franklin Leamons June 5, 2025
Franklin Leamons, R.P.L.S. #6889 Date: Revised January 15, 2026

The purpose of the revision was to add drainage easements.



LOCATION MAP

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

OWNERS

MIDLAND COUNTY
500 N. LORAINE, 11TH FLOOR
MIDLAND, TEXAS 79701
432.742.7370

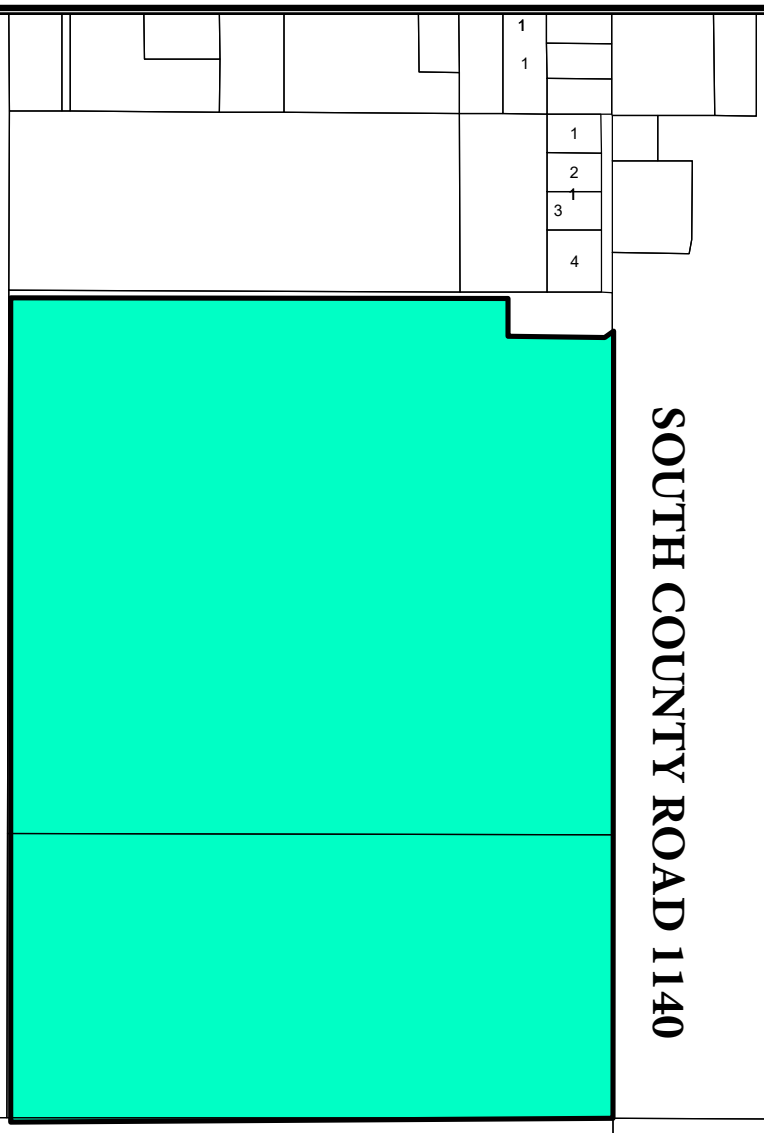
MIDLAND COUNTY UTILITY DISTRICT
415 W. Wall Street, Suite 1815
MIDLAND, TEXAS 79701
432.423.3924

ENGINEER:

PARKHILL
1700 WEST WALL STREET, SUITE 100
MIDLAND, TEXAS 79701

SHERIFF GARY PAINTER

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091



Location Map

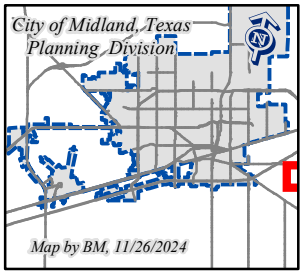
SUB-24-0799 **Scale: 1" = 877'**

Proposed plat of Sheriff Gary Painter being a 237.31-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P R.R. Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140. (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.

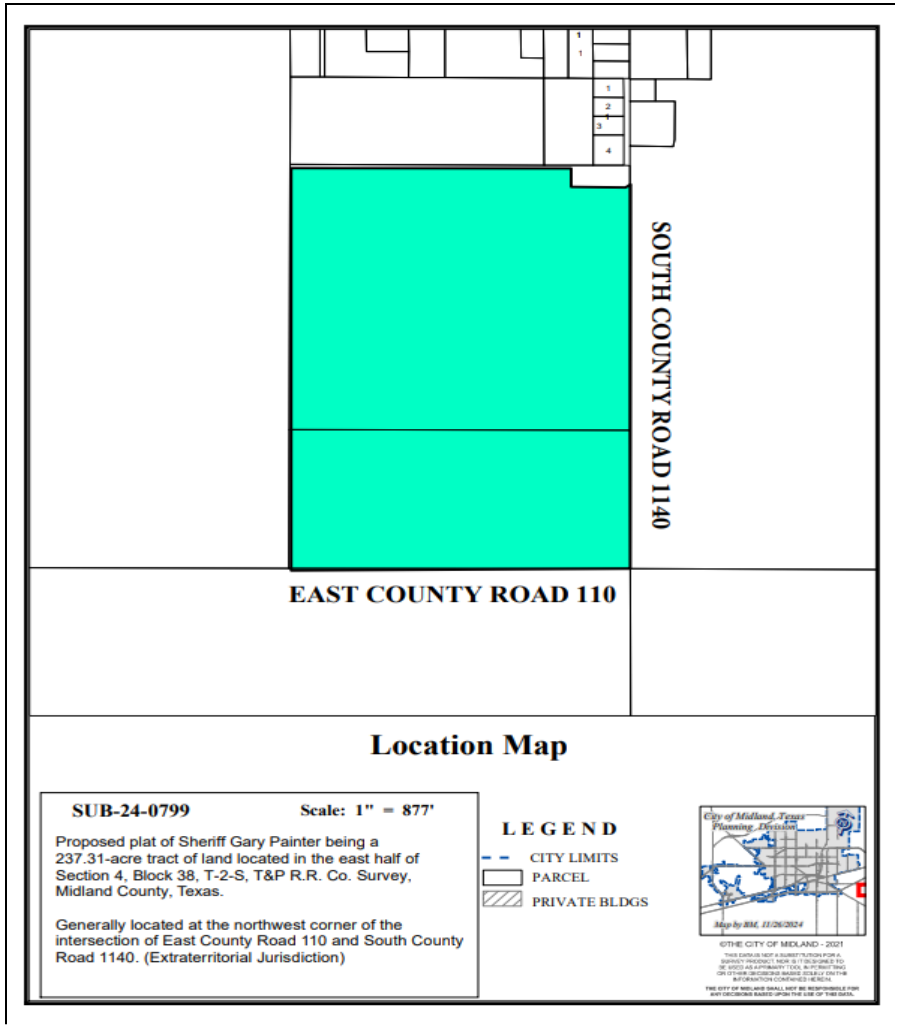
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.




MIDLAND
Be the Energy!
FINAL PLAT
SHERIFF GARY PAINTER SUBDIVISION
Visit Our Website
MIDLANDTEXAS.GOV

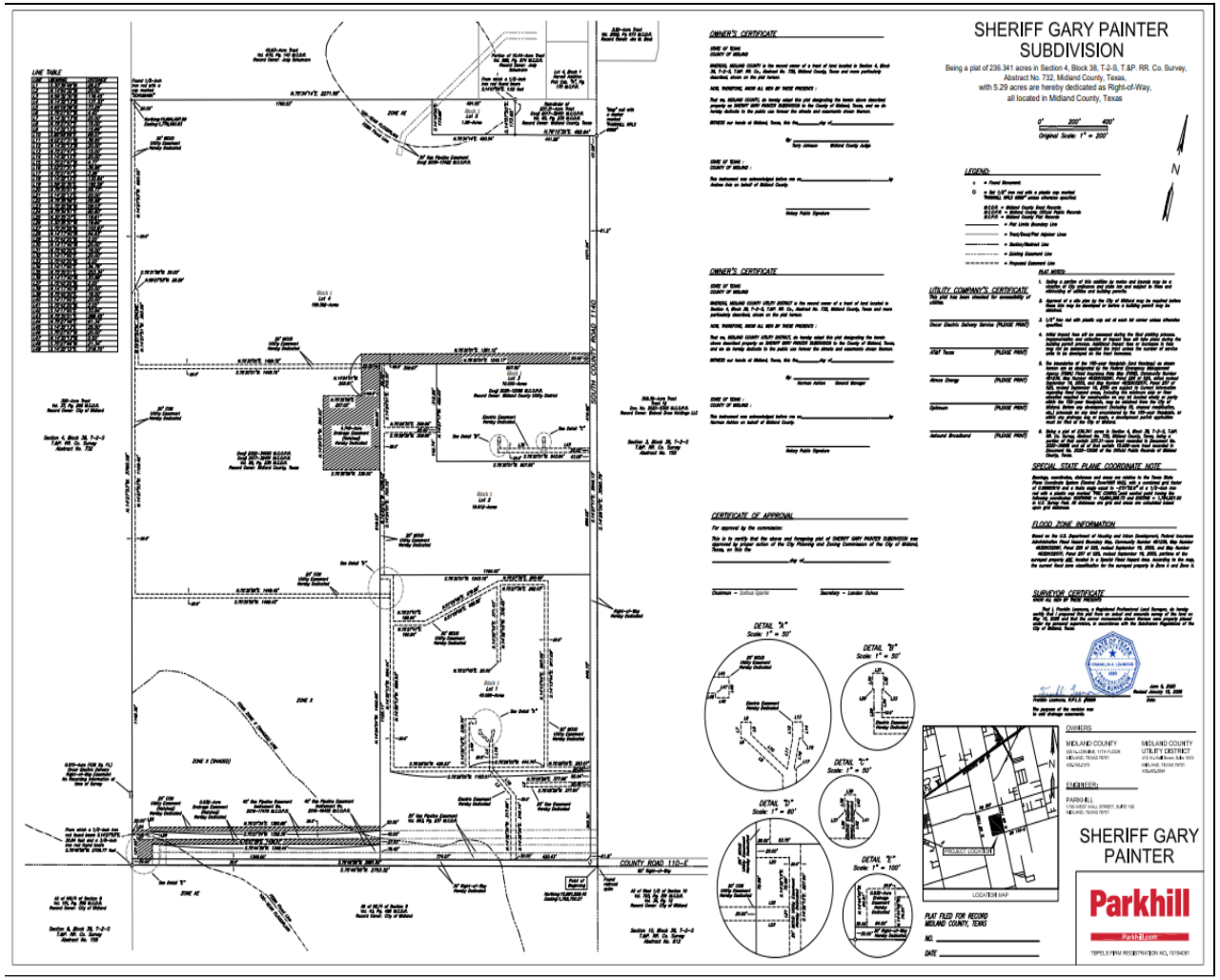
APPLICATION SUMMARY

- **Developer/Property Owner:** Midland County
- **Representative:** Josh Wallender, with Parkhill
- **Location:** 2214 South County Road 1140 (Extraterritorial Jurisdiction)
- **Reason for Request:** Redeveloping the layout of the area, as well as the construction of a new jail facility



PLAT DETAILS

- **Acreage:** 236.34 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



MIDLAND
Be the Energy!

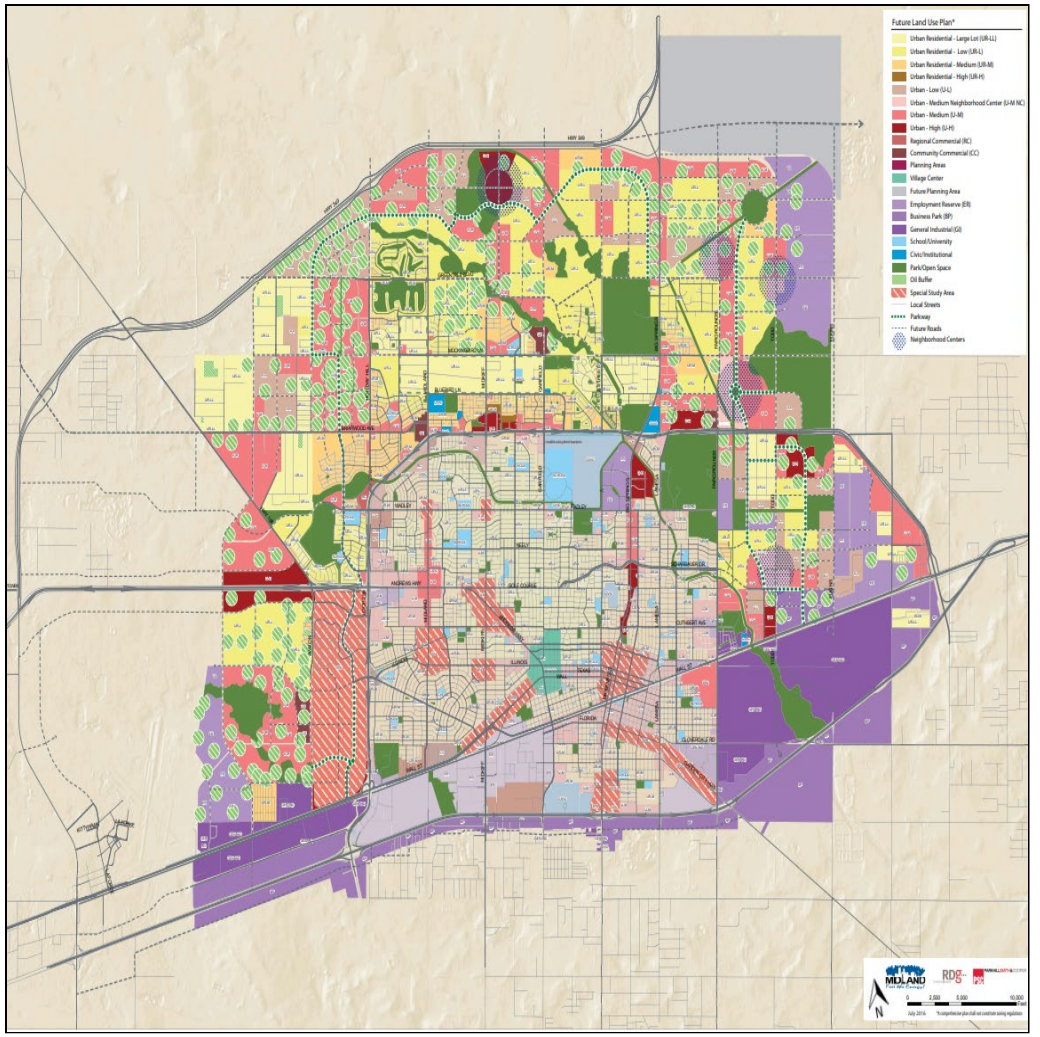
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- This preliminary plat was reinstated by the Planning and Zoning Commission on March 2, 2026.
- Staff recommends denial of this request.



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**23.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Ruckus Addition, Section 3, being a replat of Lot 1, Block 1, Ruckus Addition, and a 70.15-acre tract of land out of Section 30, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Loop 250 North and North Fairgrounds Road.)**

Purpose:

Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, is requesting to replat the property located at 4200 North Fairgrounds Road and a 70.15-acre tract of land located on the east side of North Fairgrounds Road into nine lots for future commercial development.

Current Zoning:

MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-3, Single-Family Dwelling District, in part, PD, Planned Development District for a Housing Development, in part, and PD, Planned Development District for a Shopping Center, in part

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015

International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, planning/zoning requirements, established setbacks, Health department regulations, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Fairgrounds roadway okay as is. Loop 250 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

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

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

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

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

DRAINAGE: Drainage report is required during preliminary stage of the platting process. [Reference Midland City Code 11-2-3(D)8]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Provide this project’s share of a 150 ft total right-of-way (75 ft half-street right-of-way) on major arterial road frontages. [Reference City Code Section 11-2-5(C)2.]

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

No oil & gas issues

GIS: (Approved)

Please ensure that boundary calls all go in clockwise direction. (two calls need to have direction reversed) Calls do not close, please check eastern calls. Dyno Addition does not appear to be a part of this plat, check legal description. Street named Ann is already taken, please rename. Label surrounding subdivisions.

ADDRESSING: (Approved with Conditions)

Need to better understand the access points to the different lots to determine which streets to address from.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 8 proposed lots of Ruckus Addition, Section 3, PLAT OF A 111 ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY A REPLAT OF LOT 1, BLOCK 1, RUCKUS ADDITION AND LOT 1 BLOCK 1 DYNO ADDITION CITY AND COUNTY OF MIDLAND TEXAS, block 2 lot 2 is 50 acres, block 2 lot 3 is 20 acres, block 2 lot 4 is 1.4 acre, block 2 lot 1 is 18 acres, block 1 lot 1 is 5 acres, block 1 lot 2 is 9 acres, block 1 lot 3 is 3 acres, block 1 lot 4 is 2 acres, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

For the certificate of approval, update the chairman to “Joshua Sparks’ [Informational]

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

The owners certificate shows the owner as “Gordon Partners Management, LLC.” This is different from the two owners you listed under the owners’ information. Please have this changed to reflect the correct owners, and provide a second owner certificate for the additional owner [Midland City Code 11-2-3(A)1(a)(2)]

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

Provide both owners' phone numbers [Midland City Code 11-2-3(A)1(a)(2)]

Label the Acknowledgment [Informational]

In the acknowledgment, make sure the correct owner's name is listed [Informational]

Notes #3 is struck-through. Either remove the note or remove the strike-through. [Informational]

In addition to the replat, a zone change request has been received [Informational]

This plat exceeds 25-acres. Therefore, the preliminary plat must be approved by City Council. [Midland City Code 11-2-3(D)11(a)]

Staff recommends approval of the Preliminary Plat of Ruckus Addition, Section 3, subject to the following conditions.

Conditions:

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

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

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)]**

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

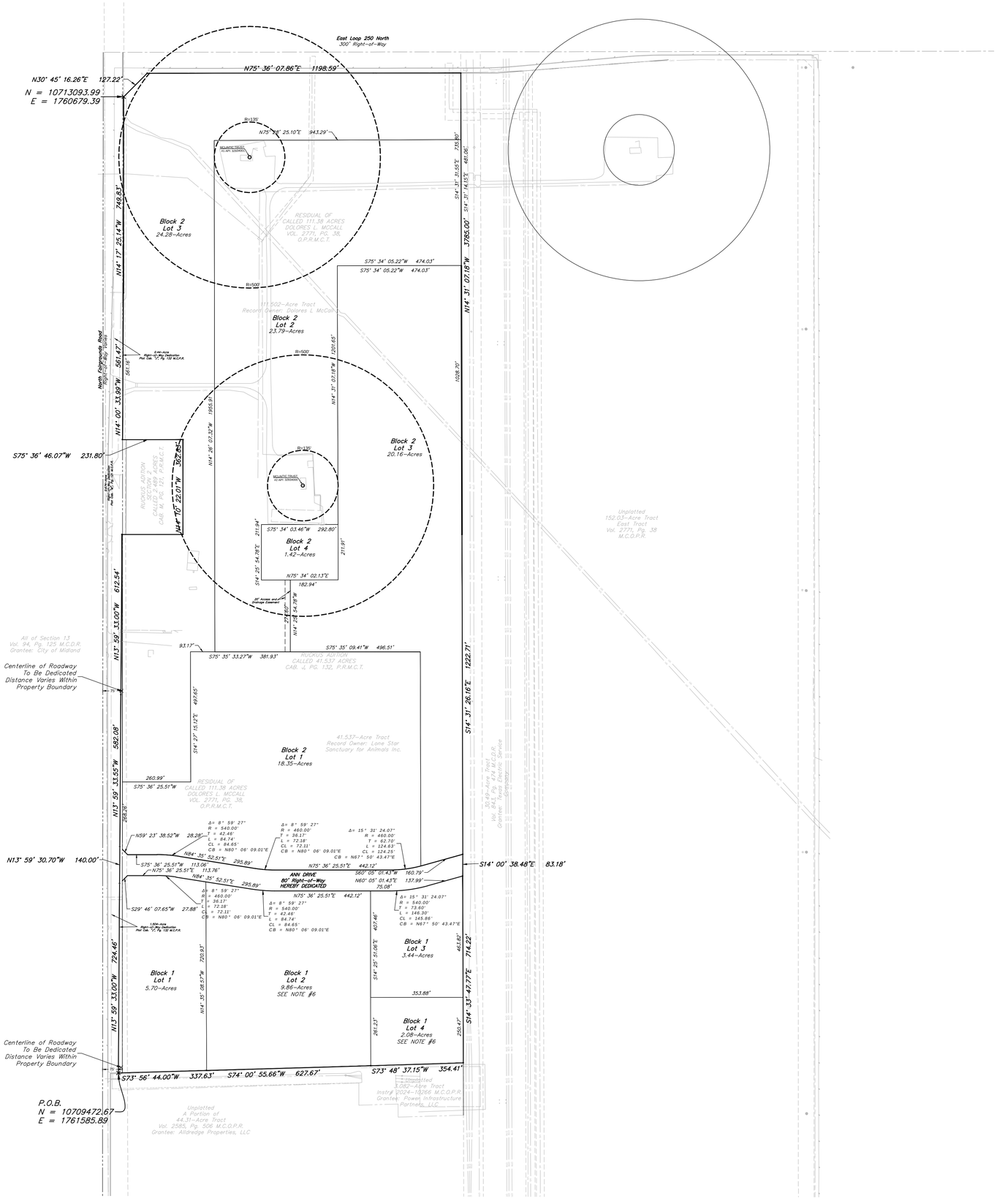
E. **Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites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

F. **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-26-2485, Combined Documents
B. P&Z - - Ruckus Addition, Section 3 Prelim

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 2/23/2026
Final Approval - 2/23/2026



LEGEND:

- ● = Found Monument.
- ○ = Set 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889" unless otherwise specified.

M.C.D.R. = Midland County Deed Records
M.C.O.P.R. = Midland County Official Public Records
M.C.P.R. = Midland County Plat Records

- = Plat Limits Boundary Line
- = Tract/Deed/Plat Adjoiner Lines
- = Section/Abstract Line
- = Existing Easement Line
- = Proposed Easement Line

0' 200' 400'
Original Scale: 1" = 200'

N

RUCKUS ADDITION SECTION 3

Being a plat of 70.153 acres in Section 30, Block 38, T-1-S, T.&P. RR. Co. Survey, Official Public Records of Midland County, Texas, and a replat of Lot 1, Block 1, Ruckus Addition, Instrument Number: 2016-13309 for a total of 111.69 acres located in the City and County of Midland, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, GORDON PARTNERS MANAGEMENT, LLC is the record owner of a tract of land located in Section 4, Block 38, T-2-S, T.&P. RR. Co., Abstract No. 732, Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, MIDLAND COUNTY, do hereby adopt this plat designating the herein above described property as RUCKUS ADDITION, SECTION 3 to the County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

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

By:_____.
Matthew Gordon Managing Partner

STATE OF TEXAS :
COUNTY OF MIDLAND :

This instrument was acknowledged before me on_____,_____by Matthew Gordon on behalf of Gordon Partners Management, LLC.

_____.
Notary Public Signature

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of RUCKUS ADDITION, SECTION 3 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the

_____day of_____.

_____ _____
Chairman – Abraham Bejil Secretary – Landon Ochoa

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
Oncor Electric Delivery Service (PLEASE PRINT)

_____
AT&T Texas (PLEASE PRINT)

_____
Atmos Energy (PLEASE PRINT)

_____
Optimum (PLEASE PRINT)

_____
Astound Broadband (PLEASE PRINT)

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on May 15, 2025 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. RELEASED FOR REVIEW 1-21-2026.

Franklin Leamons, R.P.L.S. #6889 Date: January 21, 2026

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD), with a combined grid factor of 0.99990616 and a theta angle equal to -0°51'02.6" at a 1/2-inch iron rod with a plastic cap marked "PSC CONROL"said control point having the following coordinates: NORTHING = 10,694,268.73 and EASTING = 1,784,521.00 in U.S. Survey Feet. All distances are grid and areas are calculated based upon grid distances.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481239, Map Number 48329C0100F, Panel 100 of 525, revised September 16, 2005, portions of the surveyed property are located in the current flood zone classification Zone X.

PLAT NOTES:

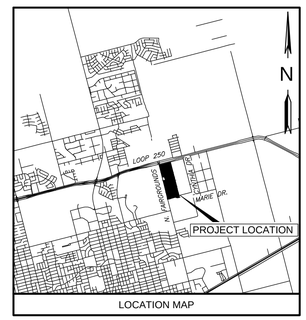
1. Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
2. Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
3. ~~1/2" iron rod with plastic cap set at each corner unless otherwise specified.~~
4. Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
5. The boundaries of the 100-year floodplain (and floodway) as shown hereon are as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Number 481239, Map Number 48329C0226F, Panel 226 of 525, dated revised September 16, 2005, and are subject to current information regarding flood hazard areas, including the minimum slab or floor elevation required for construction on any lot located wholly or partly within the 100-year floodplain, may be obtained from the City of Midland. Before any development (including fill, channel modification, etc.) proceeds on any land encumbered by the 100-year floodplain, or within any drainageway or basin, a development permit application must be filed at the City of Midland.
6. Blanket Reciprocal Access granted between Block 1, Lot 2 and Lot 4.

OWNER
JACK O. MC CALL
DOLORES L. MC CALL
FOUNDATION
P.O. BOX 2206
MIDLAND, TX 79702

LONE STAR SANCTUARY
FOR ANIMALS INC
4200 N FAIRGROUNDS RD
MIDLAND, TX 79705

DEVELOPER
GORCAP LLC
GORDON PARTNERS, LLC
4900 WOODWAY DR. SUITE 1125
HOUSTON, TX 77056

ENGINEER:
PARKHILL
1700 WEST WALL STREET, SUITE 100
MIDLAND, TEXAS 79701



LOCATION MAP

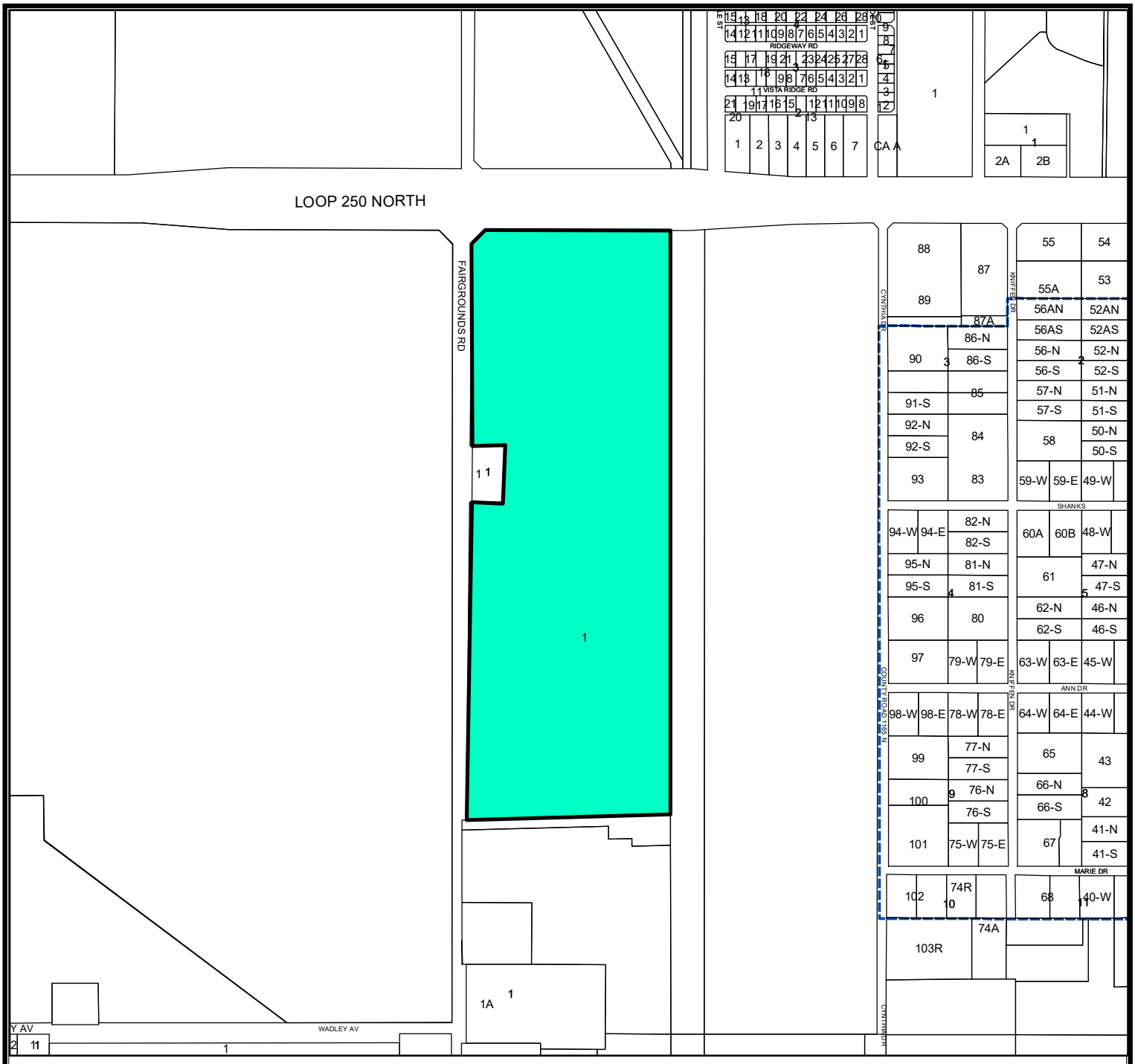
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

RUCKUS ADDITION
SECTION 3

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091



Location Map

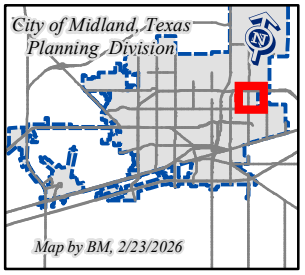
SUB-26-0943 **Scale: 1" = 925'**

Proposed plat of Ruckus Addition, Section 3, being a replat of Lot 1, Block 1, Ruckus Addition, and a 70.15-acre tract of land out of Section 30, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of East Loop 250 North and North Fairgrounds Road. (Council District 2)

LEGEND

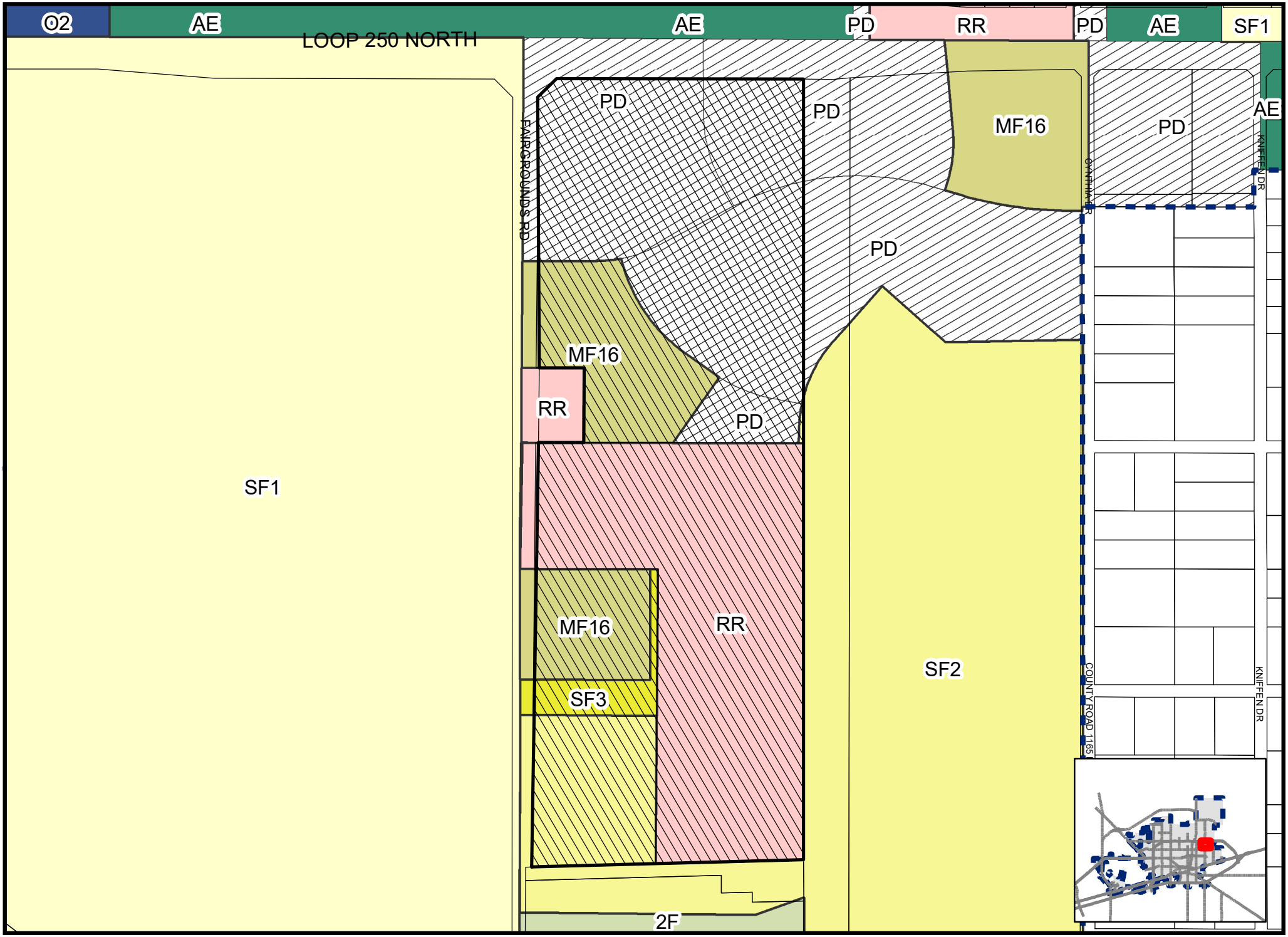
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



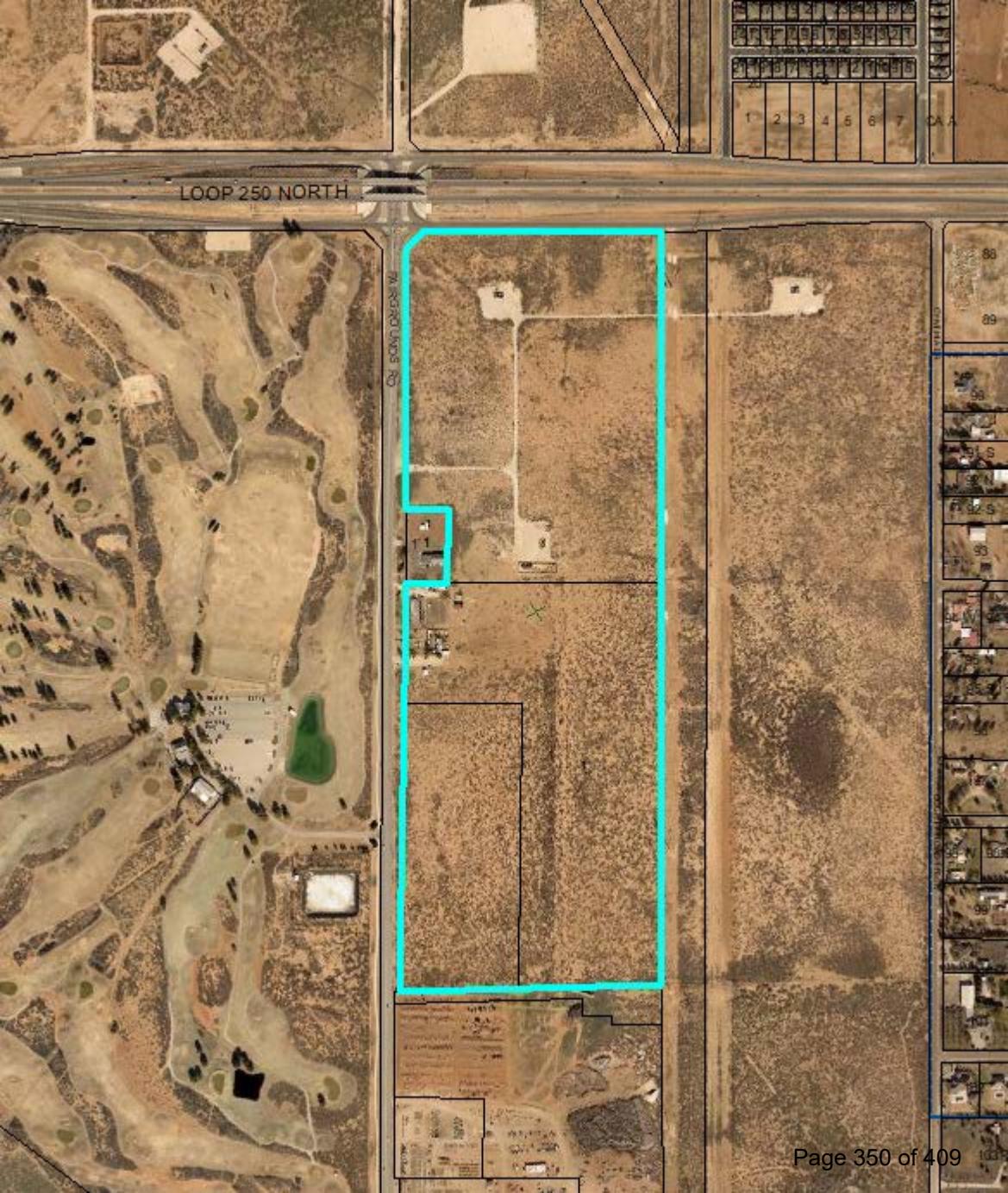
Map by BM, 2/23/2026

SUB-26-0943

Scale: 1" = 582'

ZONING MAP

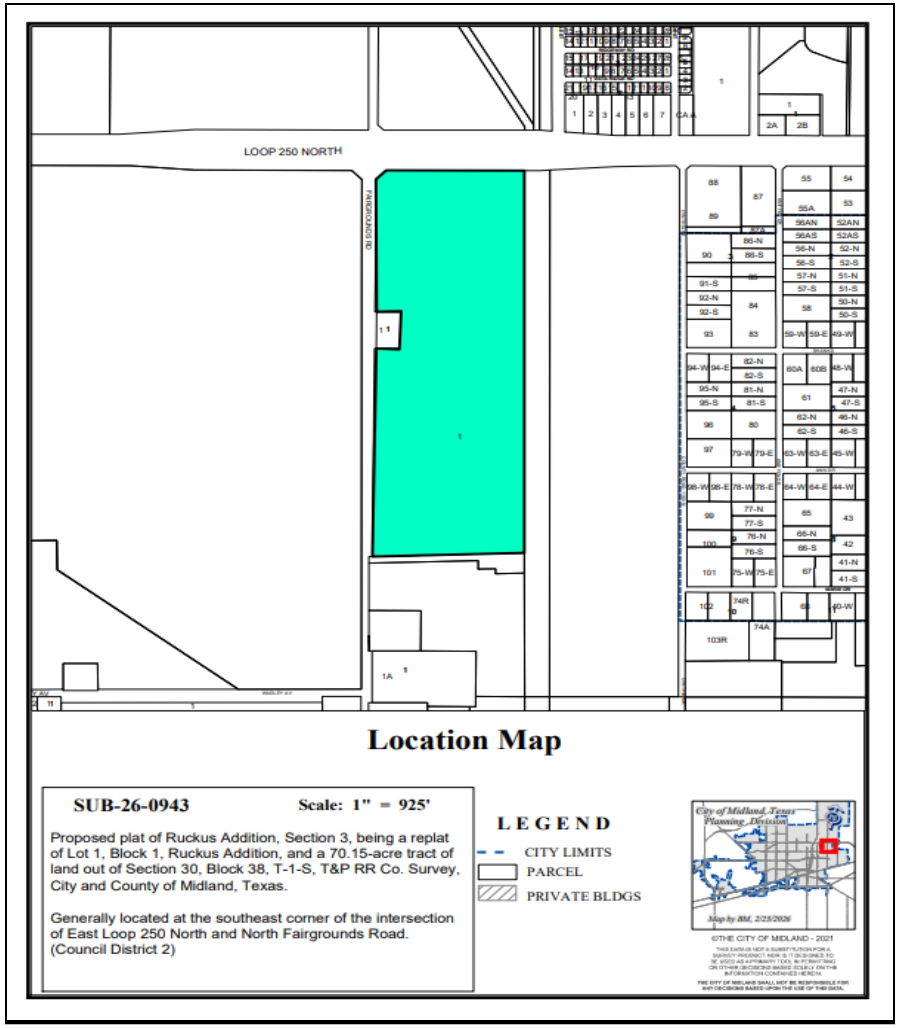
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED


LOOP 250 NORTH
W GRIMES RD


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

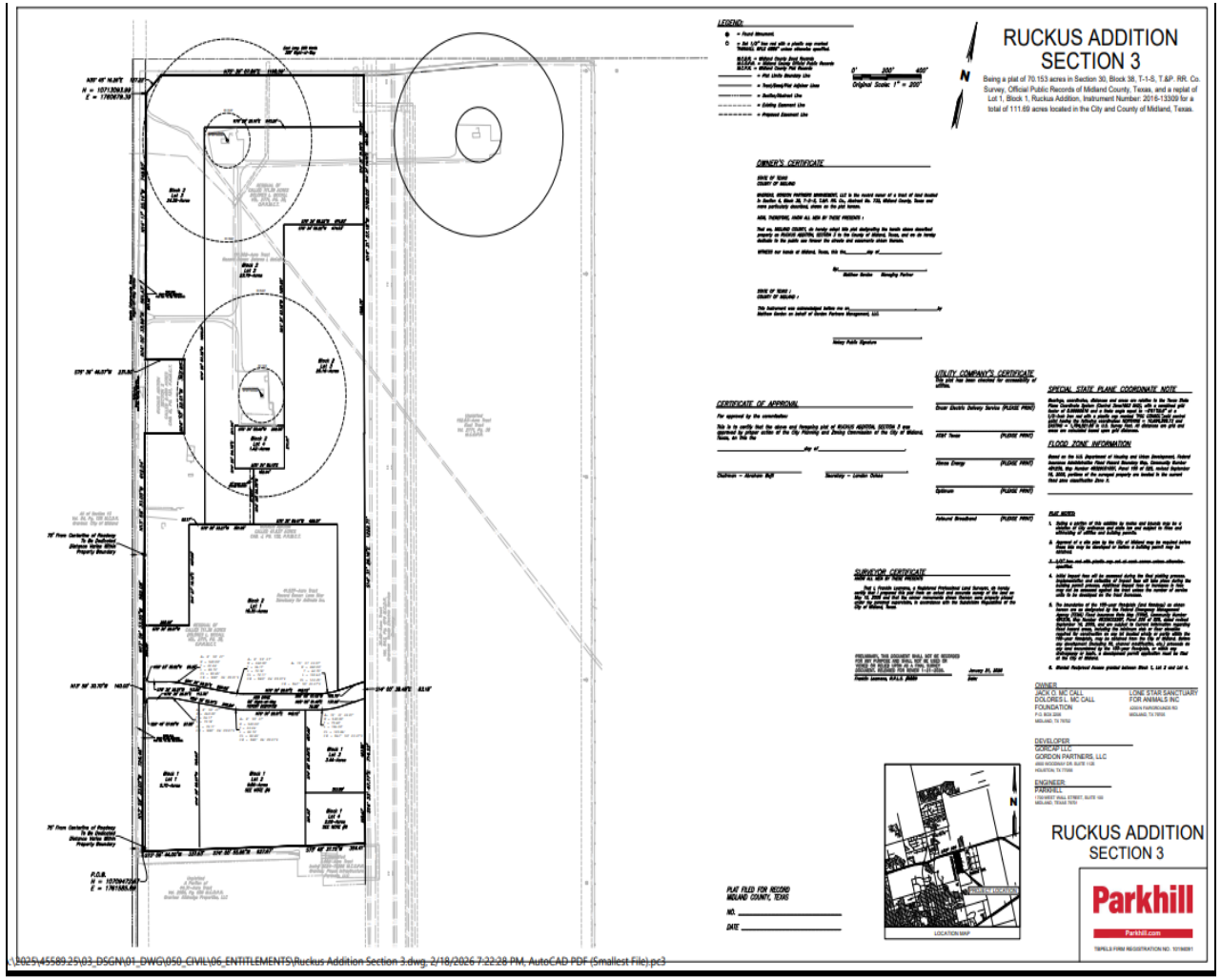
APPLICATION SUMMARY

- **Developer:** Gorcap, LLC
- **Property Owner:** Lone Star Sanctuary for Animals Inc, and Jack & Dolores McCall Foundation
- **Representative:** Josh Wallender, with Parkhill
- **Location:** Generally located at the southeast corner of the intersection of East Loop 250 North and North Fairgrounds Road. (Council District 2)
- **Reason for Request:** For future commercial development



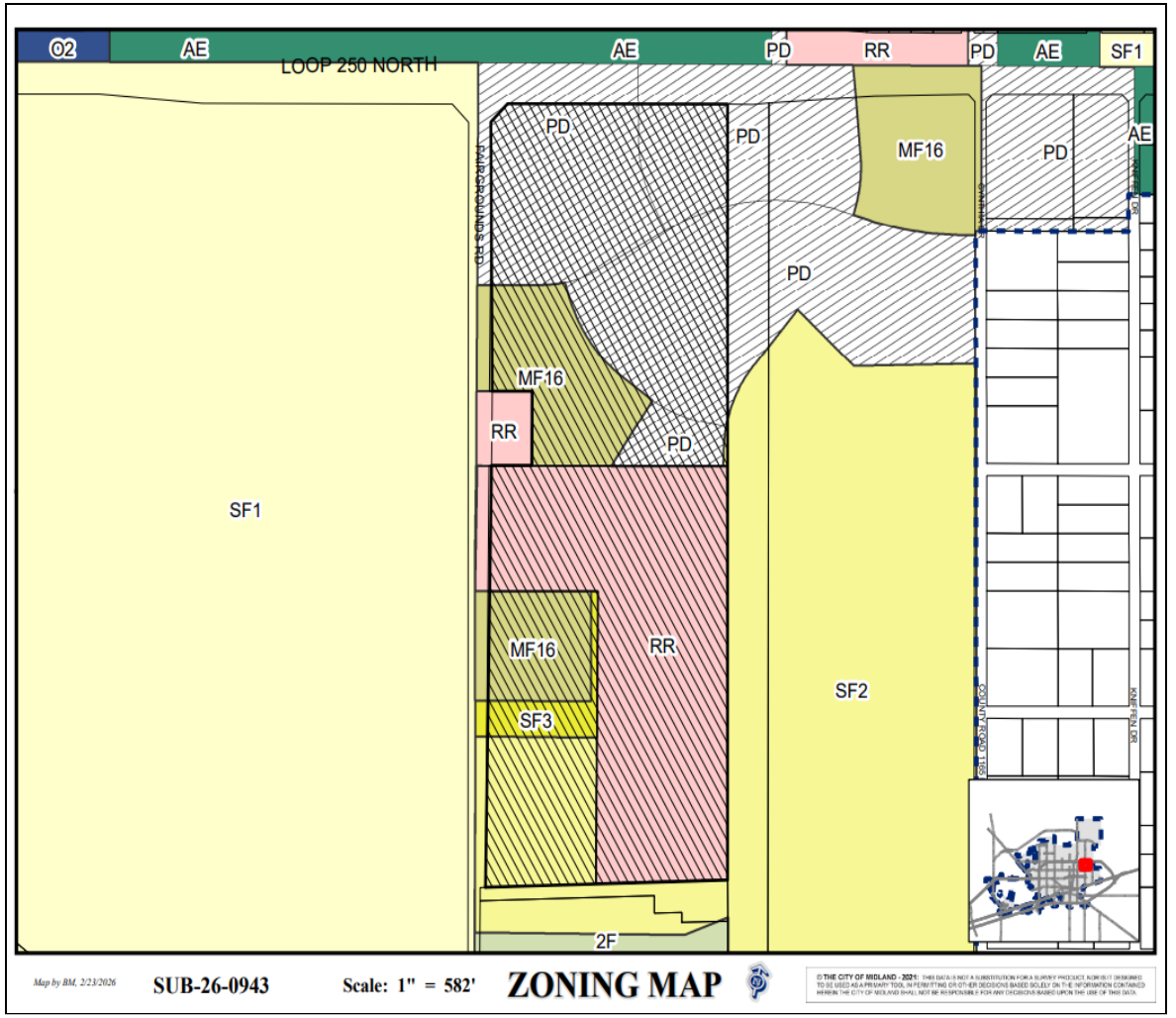
PLAT DETAILS

- **Acreage:** 111.69 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 9



ZONING

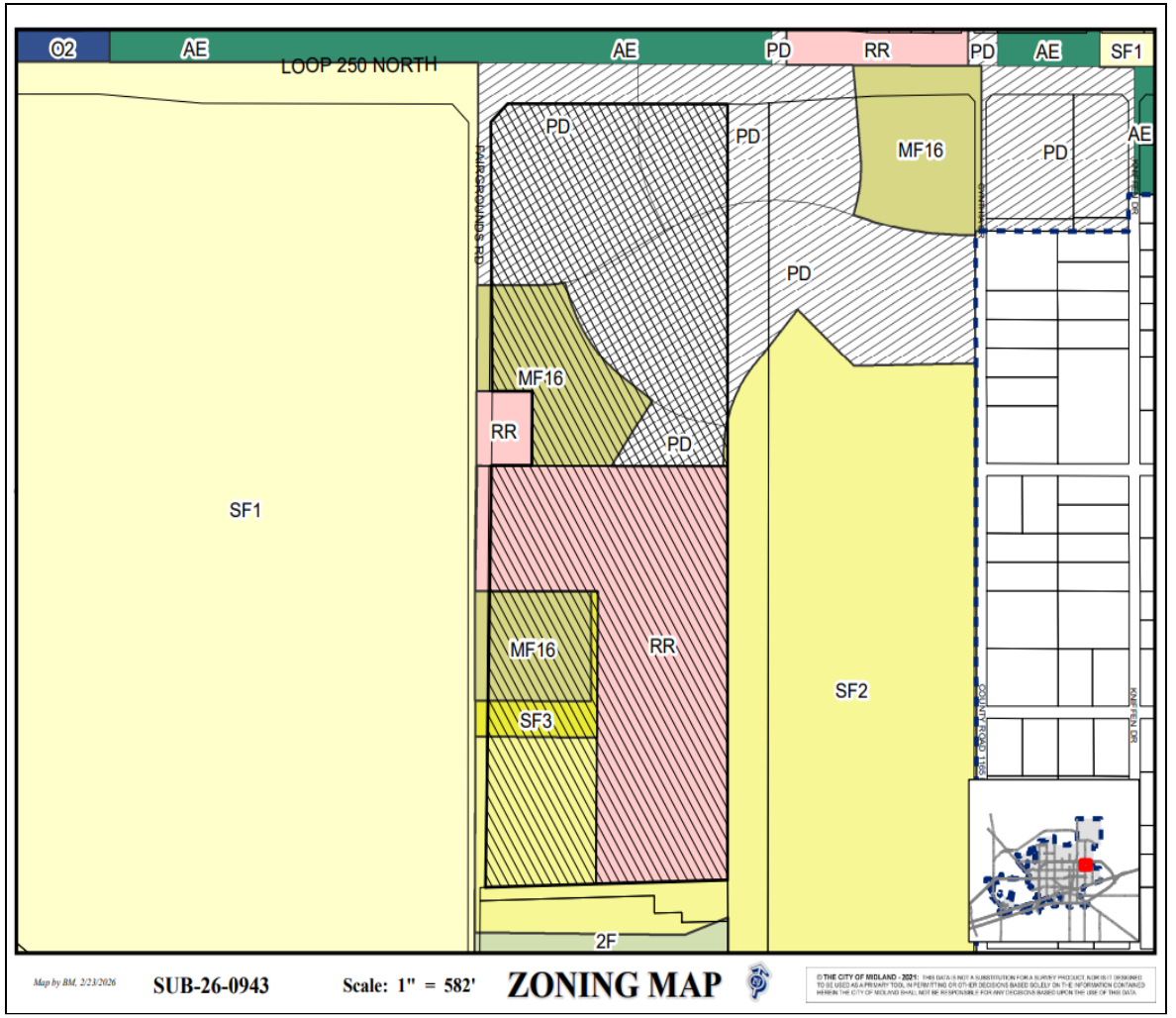
- **Current Zoning:** MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-3, Single-Family Dwelling District, in part, PD, Planned Development District for a Housing Development, in part, and PD, Planed Development District for a Shopping Center, in part
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Shopping Center



4

ZONING

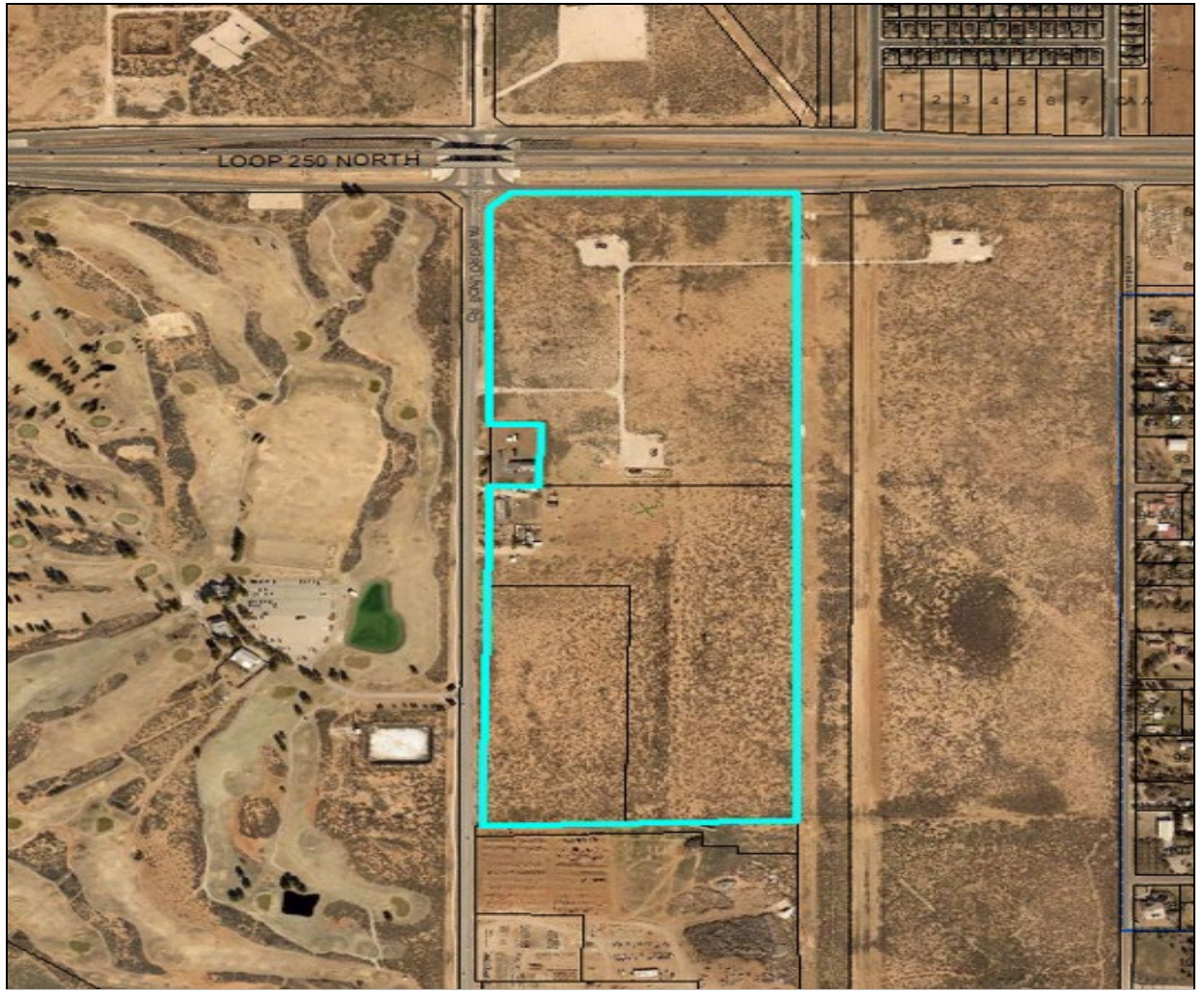
- **Surrounding Zoning:**
  - **South:** SF-2, Single-Family Dwelling District
  - **East:** SF-2, Single-Family Dwelling District, PD, Planned Development District for a Housing Development, and PD, Planned Development District for an Office Center
  - **West:** SF-1, Single-Family Dwelling District



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LAND USE

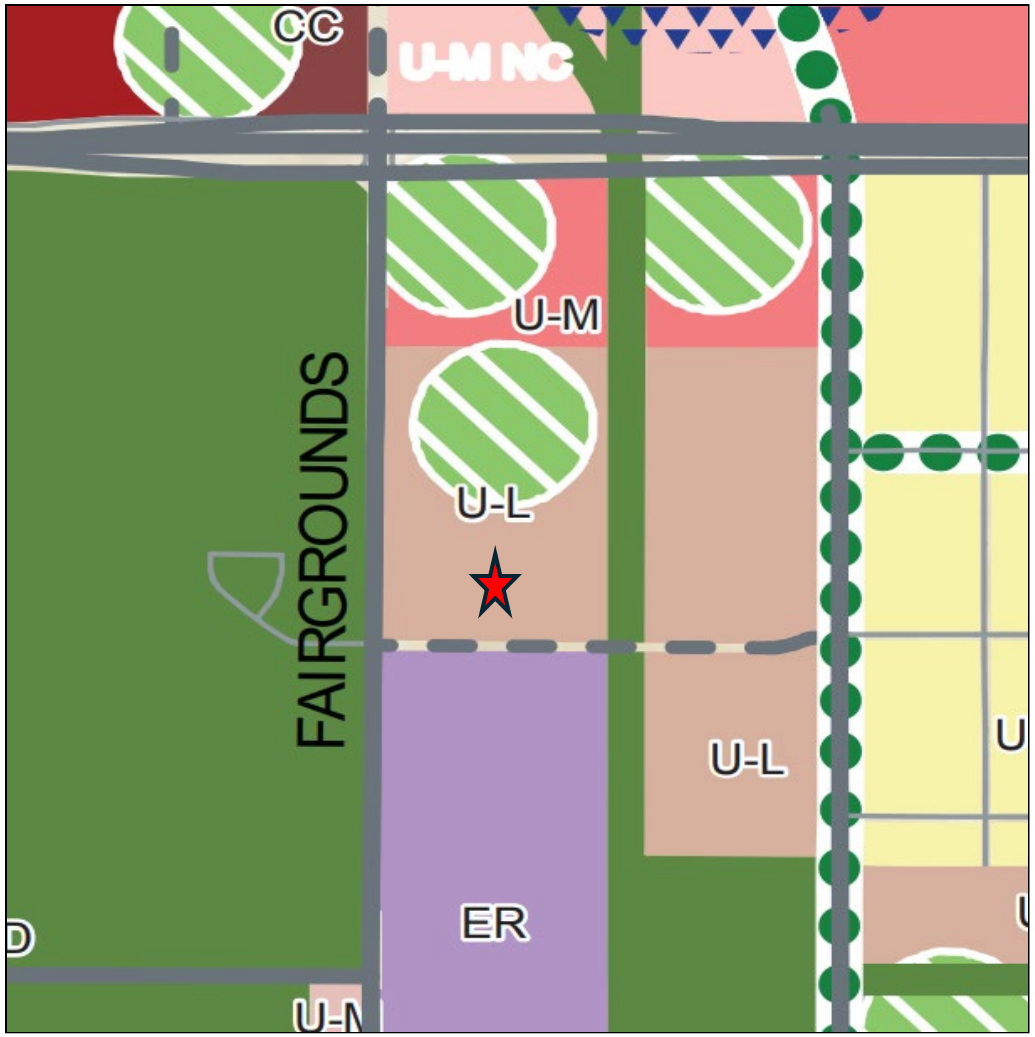
- **Current Use:** Vacant Land and Animal Shelter
- **Surrounding Uses:**
  - **North:** Loop 250 North
  - **South/East:** Vacant Land
  - **West:** Golf Course
- **Proposed Use:** Commercial Use



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COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M), in part, Urban-Low, (U-L), in part, and Employment Reserve, (ER), in part
- **Supported Uses for :** A wide-variety of non-residential uses are included in all three of these designations.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



7

RELATED ITEMS

- In addition to the replat, a zone change request has been submitted for this property.
- Since the preliminary plat exceeds 25.00-acres, it must be approved by City Council.



STAFF'S RECOMMENDATION

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

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

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

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)]

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



STAFF'S RECOMMENDATION

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

F. 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:	**24.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Northwestern Addition, Section 21, being a plat of a 3.77-acre tract of land out of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road.)**

Purpose:

Maverick Engineering, on behalf of Jeffrey and Shawn Johnston, is requesting to plat a 3.77-acre property located at 3708 Cardinal Lane into one lot in order to meet the City's subdivision regulations.

Current Zoning:

AE, Agricultural 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 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: Cardinal roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant’s Information Only.]

WATER: 8” water exists in Cardinal 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: 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.]

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

DIMENSION: * * *

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

TRANSPORTATION: (Approved)

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

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

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved)

Label POB. Block can be 3 and lot can be 7. Section number can be 21.

ADDRESSING: (Approved)

No comments

CRMWD: (Approved with Conditions.)

Here is our conflict letter for Northwestern Sect 20. (Conflict letter was sent to representative.)

SURVEYOR: (Approved)

Everything looks good, plat closes, have some corners on GIS, will be going out to shoot more

HEALTH: (Approved)

Yes, the health department will review application from the 1 proposed lot of Northwestern Addition Section 20, PLAT OF A 3.7 ACRE TRACT OF LAND OUT OF SECTION 5, BLOCK X, H P HILLIARD SURVEY the lot is 3.7 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

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

Update the year to 2026 on all certificates/acknowledgment [Informational]

Change the section number on the plat, certificates, and documents to reflect "Section 21" [Informational]

The legal description should read: “Being a plat of a 3.77-acre tract of land out of Section 5, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.” [Informational]

Include the names of abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted). (only one of those is needed depending on the property, not both.) [11-2-3(A)1(d)]

Staff recommends approval of the Preliminary Plat of Northwestern Addition, Section 21, 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]

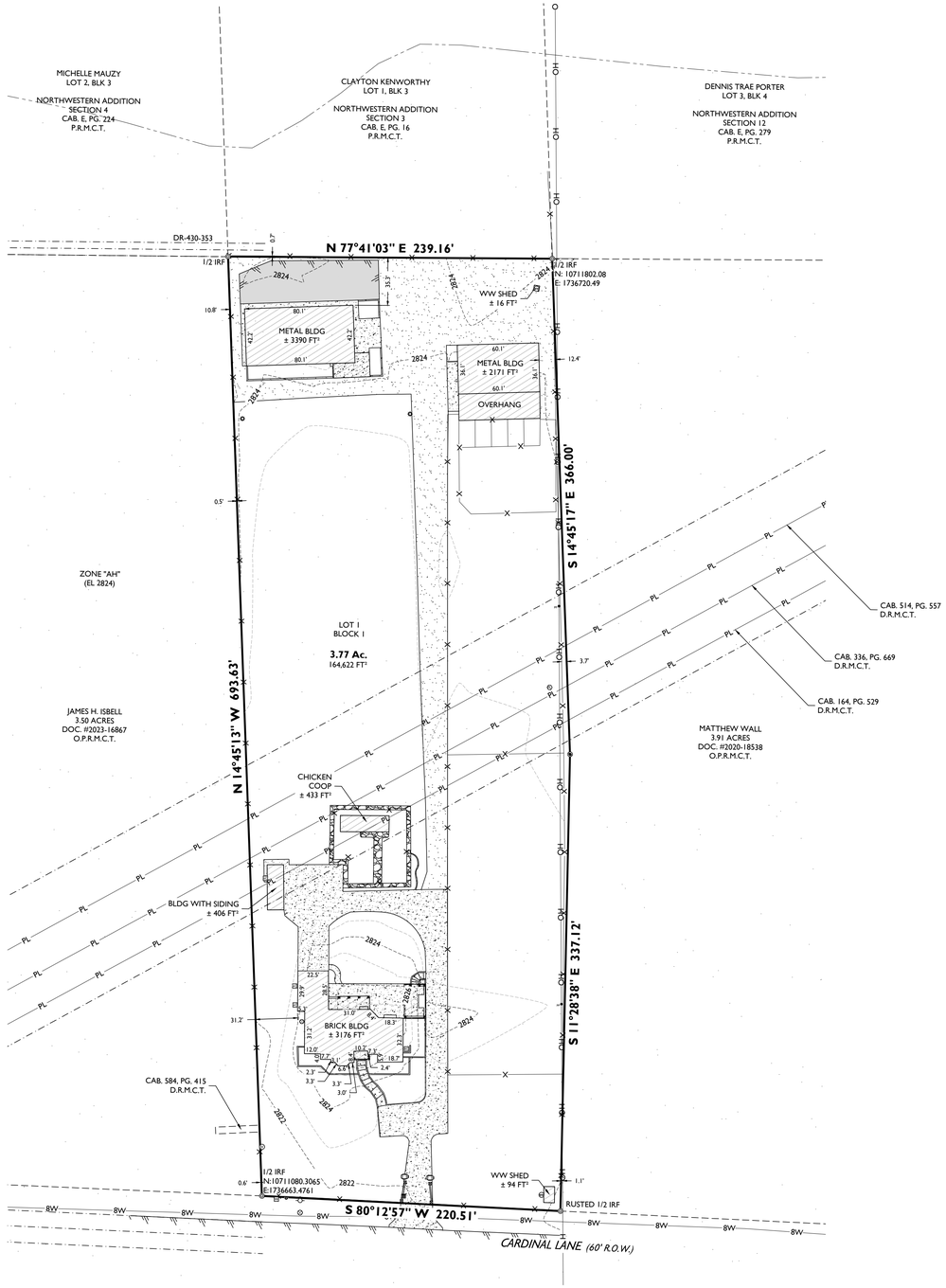
Attachments:

A. P-26-2473, Combined files
B. P&Z - - Northwestern Addition, Section 20 Preliminary

Madelim Jaquez, Development Services — Created/Initiated - 2/20/2026
Landon Ochoa, Development Services — Final Approval - 2/25/2026

NORTHWESTERN ADDITION, SECTION 20

A 3.77 ACRE TRACT OF LAND SITUATED IN SECTION 5, BLOCK X HP HILLARD, T-1-S, T&P . RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHOULTS RPLS#5356
MAVERICK, ENGINEERING LLC & SURVEY, LLC
1909 W. WALL STREET, SUITE "K"
MIDLAND, TX 79701

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0201F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE SHADED PORTION OF ZONE "AH", DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND. AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. THE BASE FLOOD ELEVATION IS 2,824'.

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

DEVELOPMENT NOTES

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

SURVEY NOTES:

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JEFFREY JOHNSTON, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 5, BLOCK XHP HILLARD, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JEFFREY JOHNSTON, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS NORTHWESTERN ADDITION, SECTION 20, 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: JEFFREY JOHNSTON

BY: SHAWN JOHNSTON

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026
BY JEFFREY AND SHAWN JOHNSTON.

NOTARY PUBLIC IN AND FOR THE STATE OF MIDLAND

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NORTHWESTERN ADDITION, SECTION 20, 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: _____

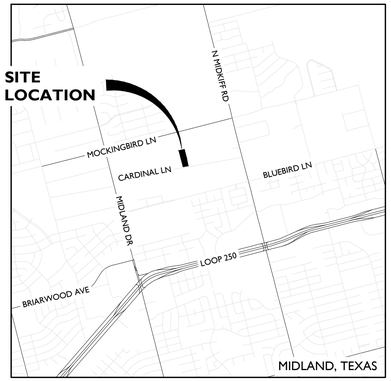
PROPERTY OWNER

JEFFREY & SHAWN JOHNSTON
3708 CARDINAL LANE
MIDLAND, TEXAS - 79707
DEED INSTRUMENT # 2015-4172
PHONE # 432-262-0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 50' 100' 150'

SCALE 1" = 50'

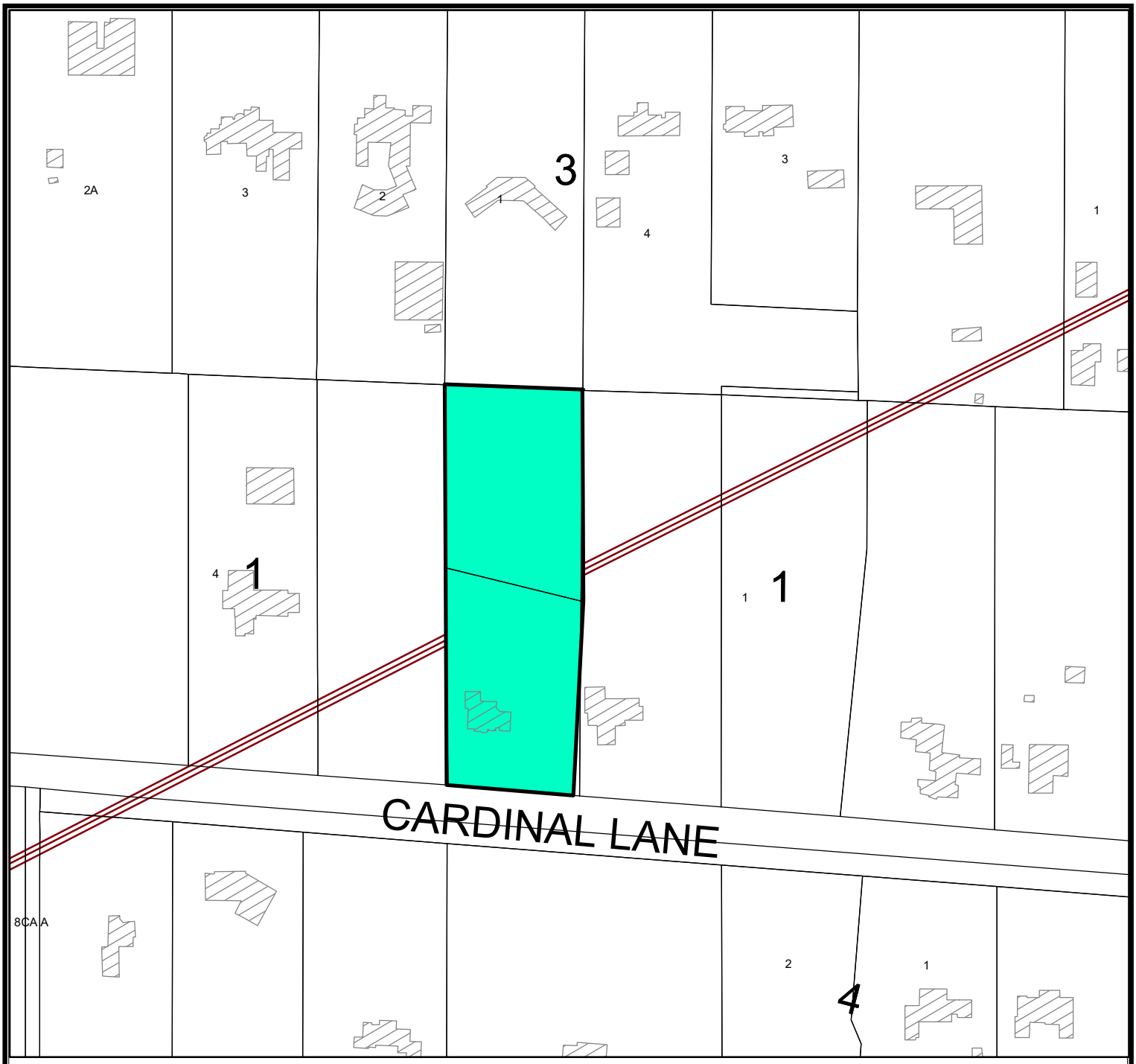
LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
AC	A/C PAD
CO	CLEANOUT
FH	FIRE HYDRANT
GM	GATE MOTOR
IV	IRRIGATION VALVE
KP	KEY PAD
LP	LIGHT POLE
PL	PIPELINE MARKER
PP	POWER POLE
SO	STUB OUT
WM	WATER METER
WV	WATER VALVE
WW	WATER WELL
———	BOUNDARY LINE
- - - - -	PROPERTY LINES
—·—·—	EASEMENT LINE
———X———	FENCE
———OH———	OVERHEAD ELECTRIC LINE
———8W———	8" WATER LINE
———PL———	UNDERGROUND PIPELINE
	CONCRETE
	PAVEMENT
	CALICHE
	BUILDING
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

NORTHWESTERN ADDITION SECTION 20

Drawing : F:\2025\250223-JEFFREY JOHNSTON-3708 CARDINAL LANE PLAT\DRAWINGS\PLAT\250223 - PRELIM PLAT.DWG Last Saved By: SDavis on 1/9/26



Location Map

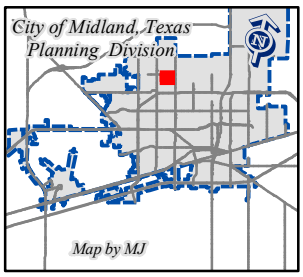
SUB-26-0938 **Scale: 1" = 248'**

Proposed plat of Northwestern Addition, Section 21 being a 3.77-acre tract of land situated in Section 5, Block X HP Hillard, T-1-s, T&P. RR. Co. Survey, City and County of Midland, Texas.

Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road. (Council District 1)

LEGEND

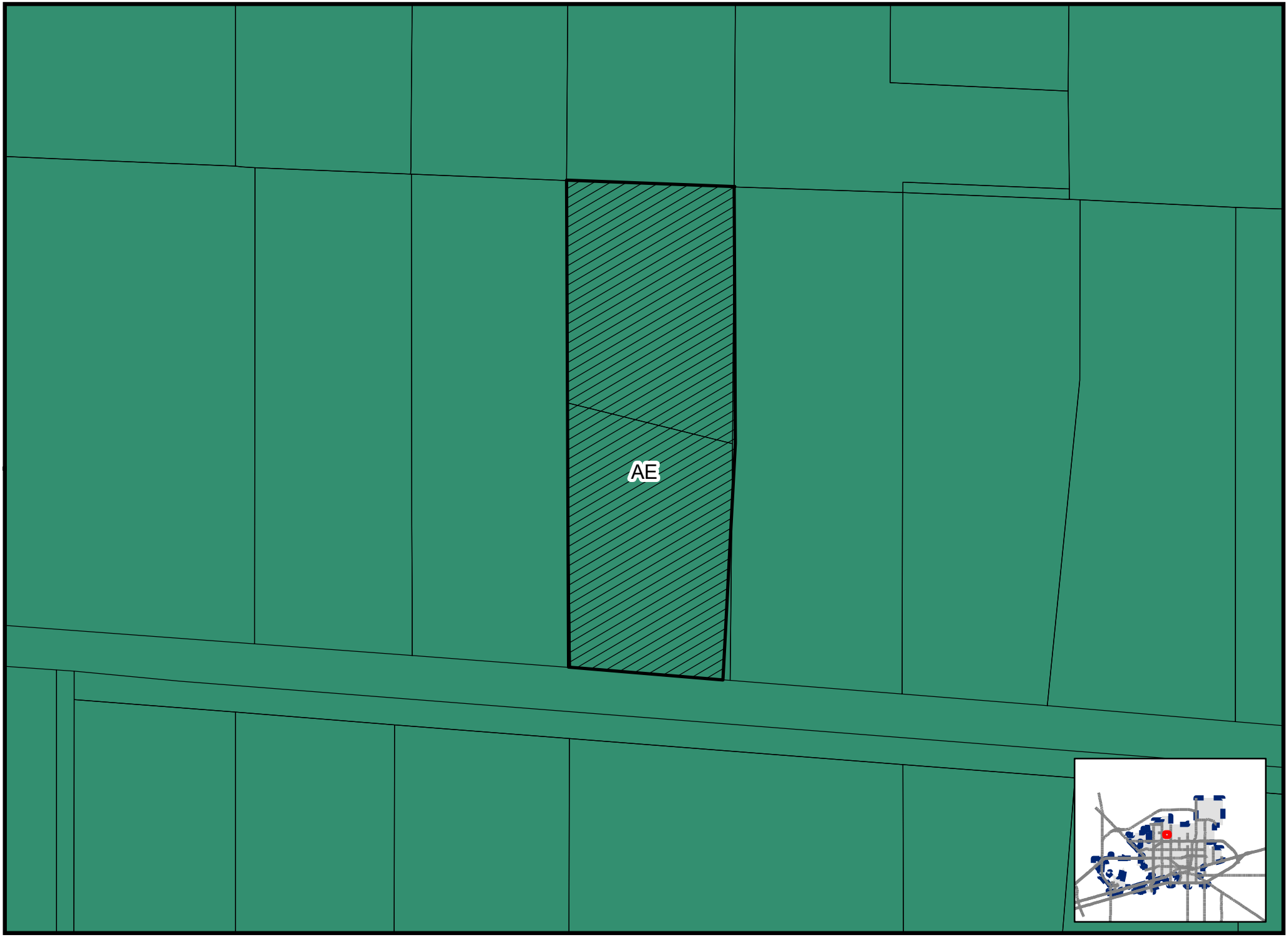
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by MJ

SUB-26-0938

Scale: 1" = 171'

ZONING MAP

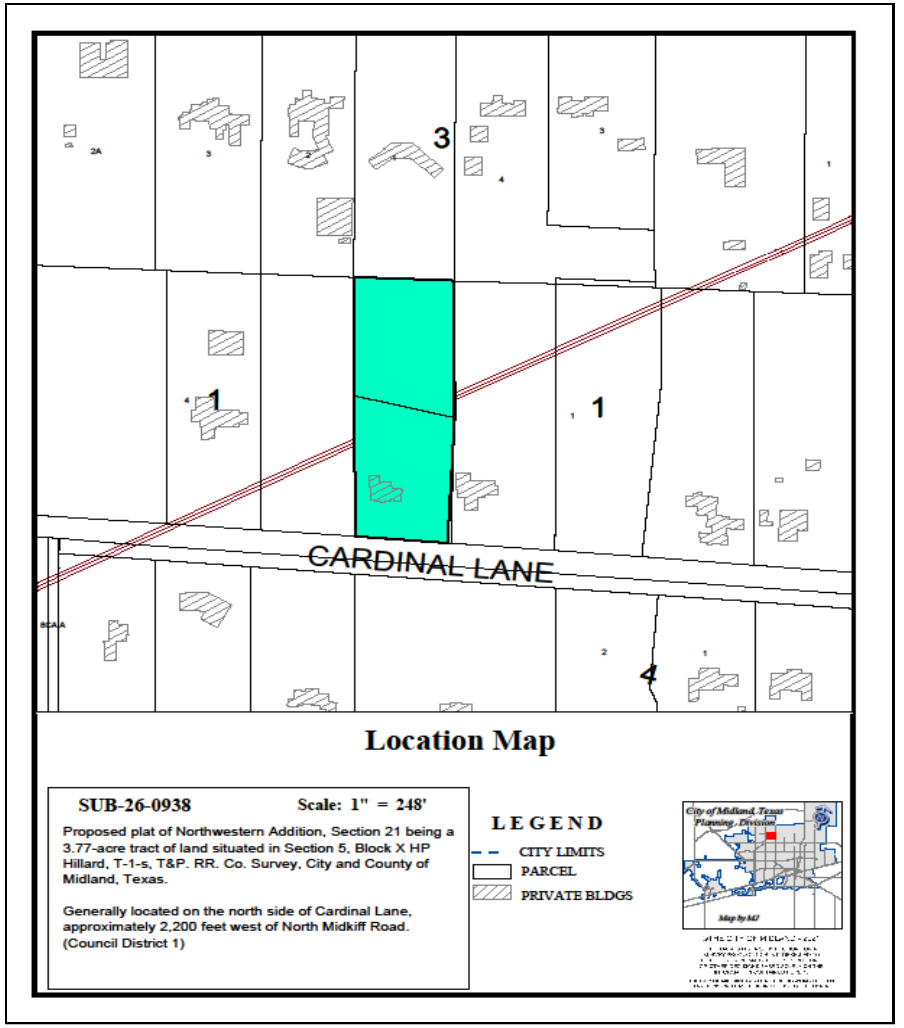
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


CARDINAL LANE


MIDLAND
Be the Energy!
PRELIMINARY PLAT
NORTHWESTERN ADDITION, SECTION 21
Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

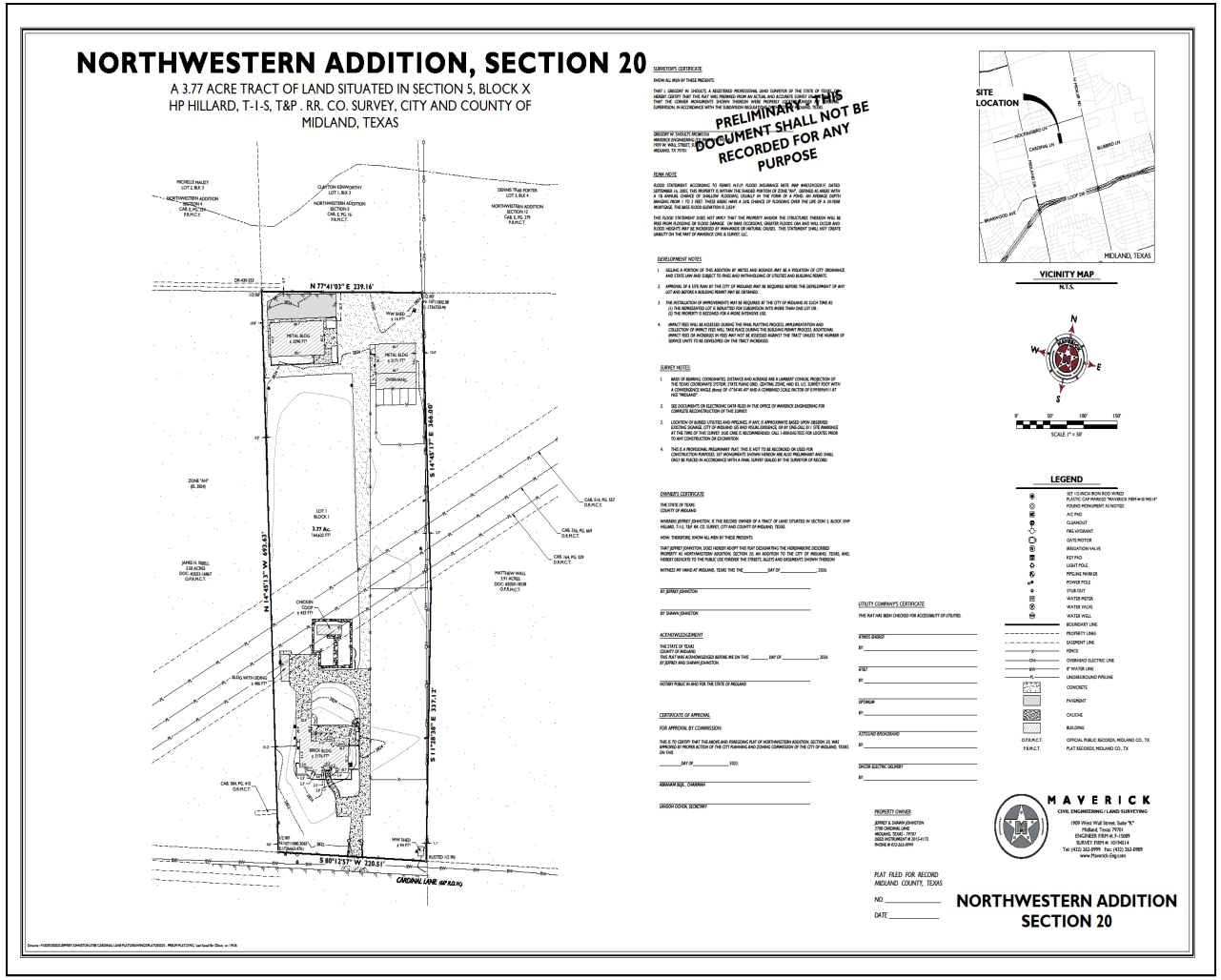
- **Property Owner:** Jeffrey and Shawn Johnston
- **Representative:** Ashley Devine, with Maverick Engineering
- **Location:** 3708 Cardinal Lane (Council District 1)
- **Reason for Request:** To meet the City's subdivision regulations



MIDLAND Be the Energy!

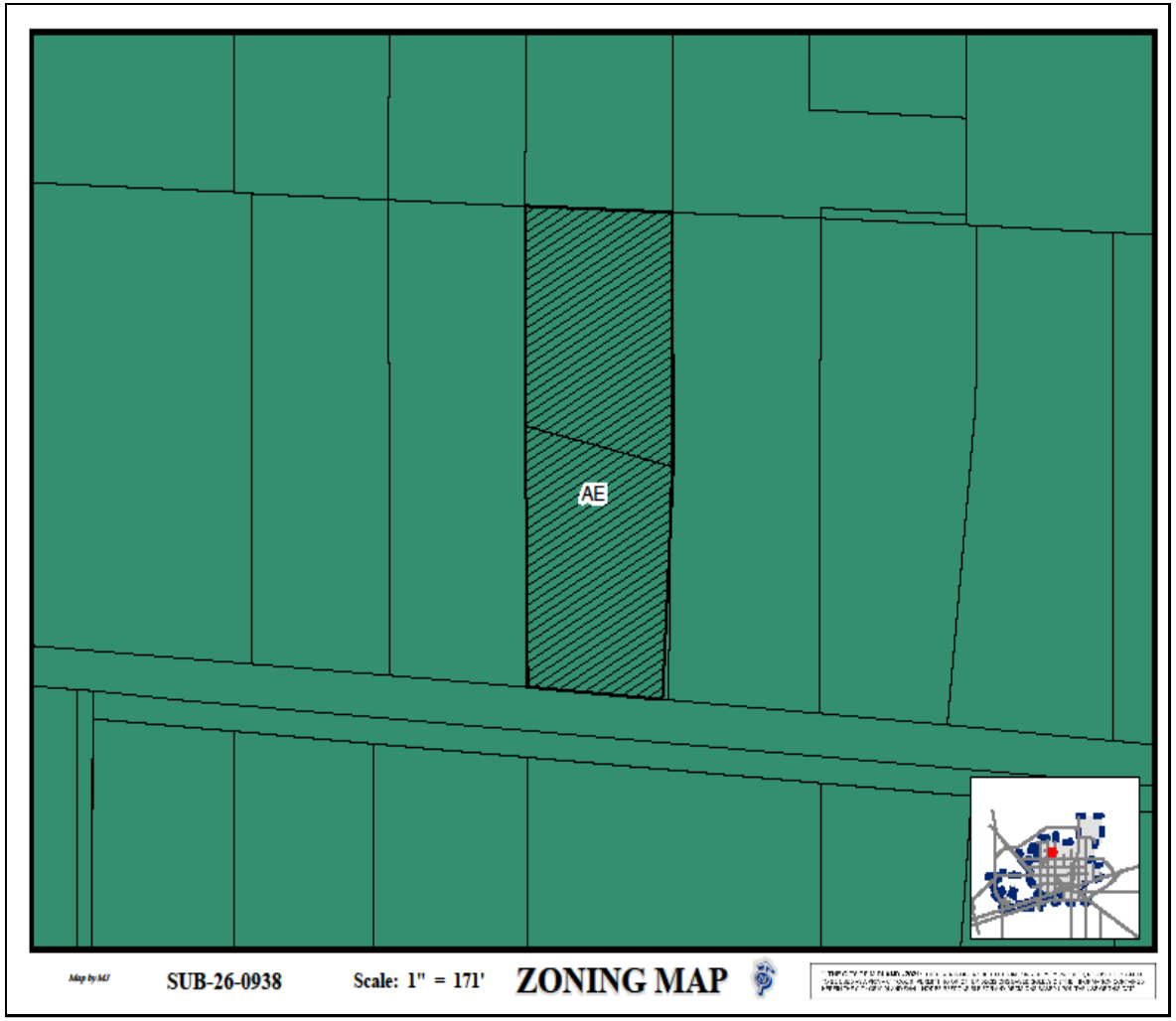
PLAT DETAILS

- **Acreage:** 3.77 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/South/East/West:** AE, Agricultural Estate District



4

LAND USE

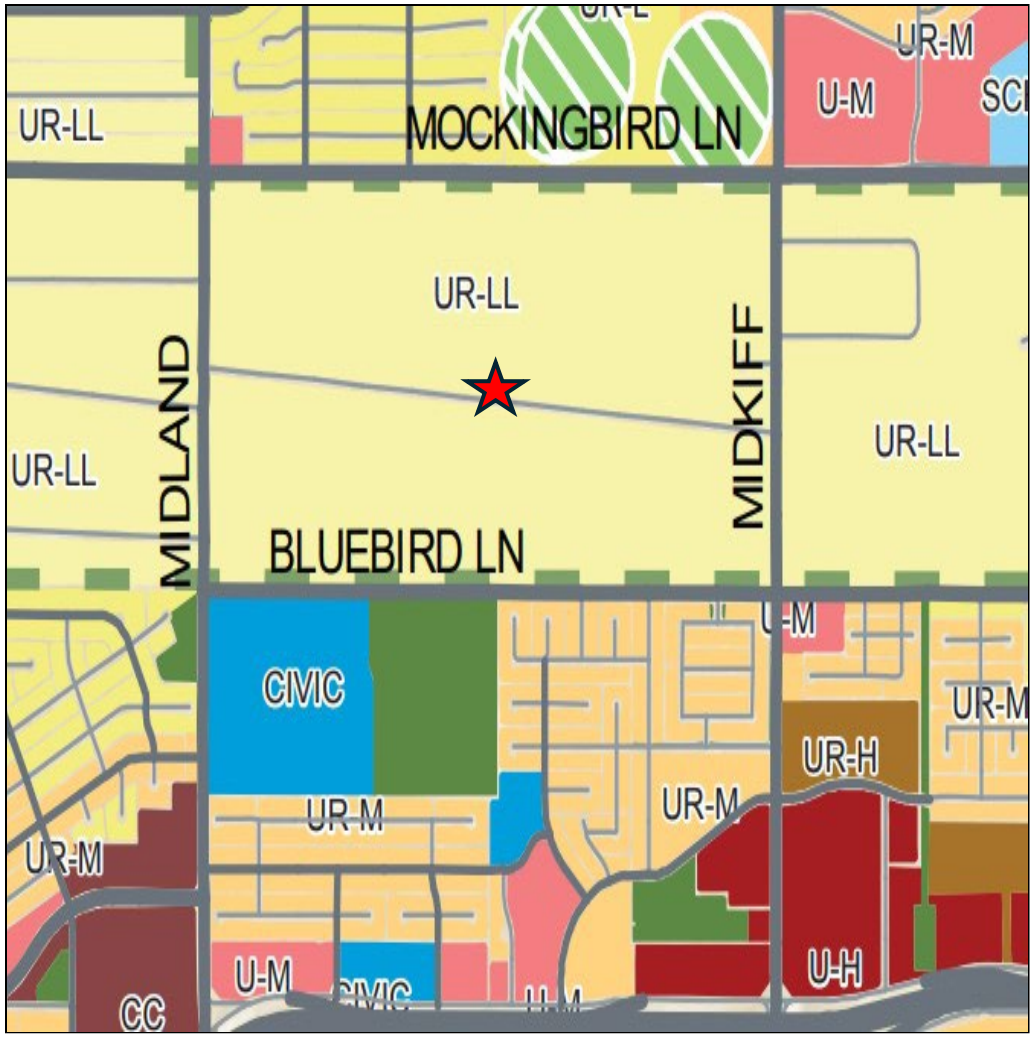
- **Current Use:** Single-Family Dwelling
- **Surrounding Uses:**
  - **North/South/East:** Single-Family Housing
  - **West:** Vacant Land



MIDLAND
Be the Energy!

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.*



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)]



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:	**25.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Dahlia Industrial Park, Section 2, being a replat of Lots 19 and 20, Block 2, Dahlia Industrial Park, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 140 and North County Road 1283.)**

Purpose:

SEER Land Surveying, on behalf of Dahlia Development, LLC, DIP 10911, LLC, and Eastern Coachwhip, LLC, is requesting to replat the properties located at 10901 and 10911 West County Road 47 into 4 lots for the subdivision of the property for transaction and entitlements.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Note not required. 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: W CR 47 and N CR 1283 roadways are not built to City Standards, construct to City standards for entire platted frontage. If documentation can be provided demonstrating that the roadways are private, a deferral will not be required.[For Applicant’s Information Only.]

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral based on located in the South Midland Utility District. If documentation can be provided demonstrating that the roadways are private, a deferral will not be required. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral. If documentation can be provided demonstrating that the roadways are private, a deferral will not be required. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: The drainage report has been approved for platting purposes. [For Applicant’s Information Only.]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

County - To be addressed by MECD

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH: (Approved)

Yes, the health department will review applications from the 4 proposed lots of Dahlia Industrial Park Section 2, RE-PLAT OF LOTS 19 AND 20 BLOCK 2 DAHLIA INDUSTRIAL PARK, lot 19A is 10 acre lot 20A is 4.5 acres and lot 20B is 6.7 acres, lot 20C is 5 acres, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

SURVEYOR: (Approved)

Everything looks good, plat closes, shot property corners that were accessible for GIS

PLANNING: (Approved with Conditions)

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

Update the year to 2026 on all certificates/acknowledgment [Informational]

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

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

[11-2]

Attachments:

A. P-26-2480, Combined files
B. P&Z - - Dahlia Industrial Park, Section 2 Preliminary Plat

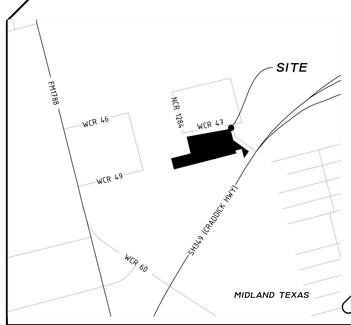
Madelim Jaquez, Development Services	Created/Initiated - 2/20/2026
Landon Ochoa, Development Services	Final Approval - 2/25/2026

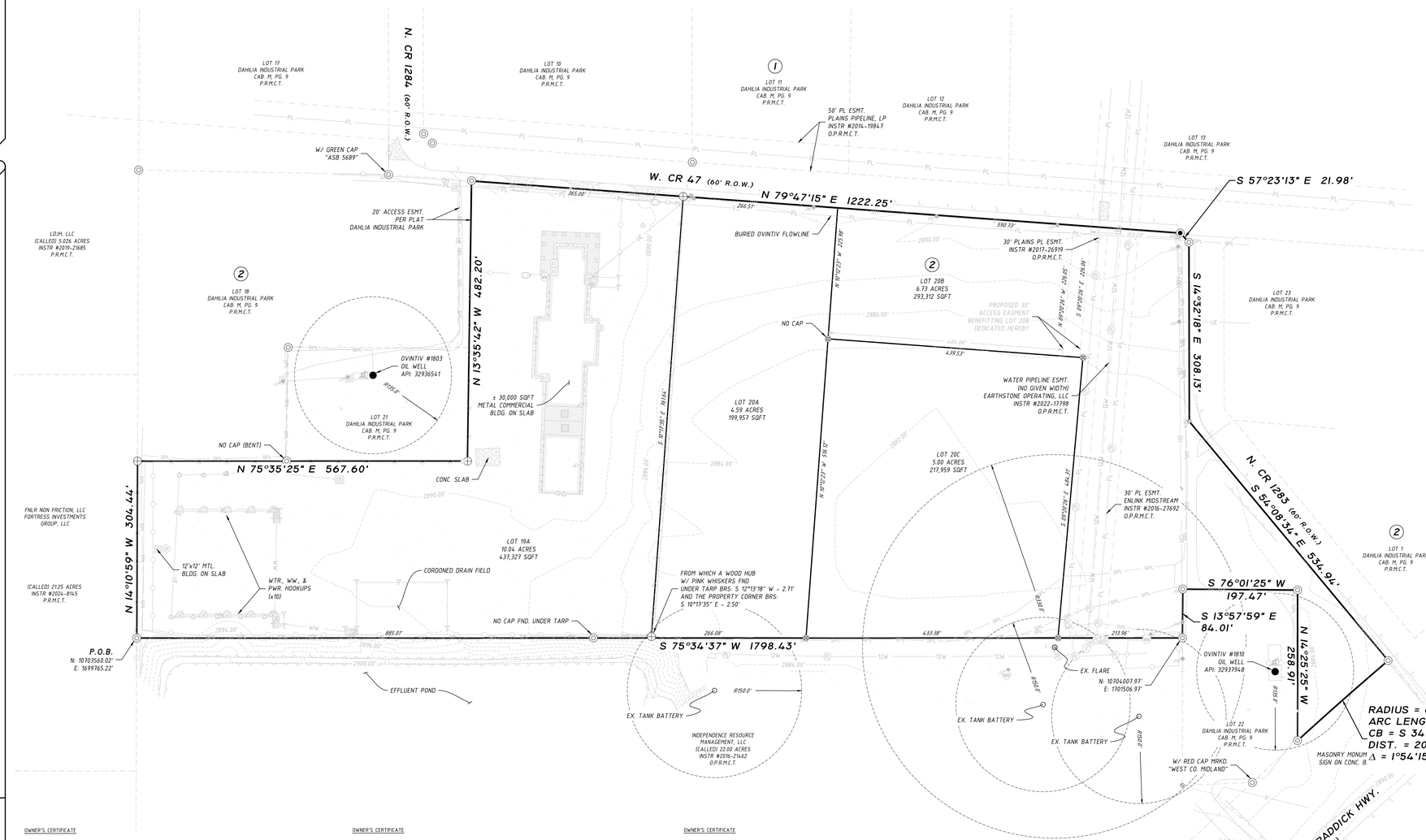
PRELIMINARY PLAT

DAHLIA INDUSTRIAL PARK, SECTION 2

BEING A RE-PLAT OF LOTS 19 AND 20, BLOCK 2, DAHLIA INDUSTRIAL PARK, MIDLAND COUNTY, TEXAS

VICINITY MAP - NTS





LEGEND

⊛	REINF. BAR FND W/ YELLOW CAP "SCHUMMAN MIDLAND" UNLESS NOTED
◉	SET 1/2-INCH IRON ROD WITH BLUE PLASTIC CAP MARKED "SEER 7027"
◎	FOUND IR W/ YELLOW PLASTIC CAP MRKD. "RPLS 1974" UNLESS NOTED
⊗	SPIKE NAIL W/ WASHER FND. MRKD. "PIPER SURVEYING CO. RPLS 1974"
⊕	FOUND IR W/ BLUE PLASTIC CAP MRKD. "MAGRYM" UNLESS NOTED
●	OIL WELL - PRODUCING
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
———	BOUNDARY LINE
- - - - -	ADJOINER PROPERTY LINES
—·—·—	EXISTING EASEMENT LINE
—·—·—	PROPOSED EASEMENT LINE
-------	FEATURE OFFSET RADIUS
——PL——	BURIED PIPELINE
——12W——	12" SWD LINE

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR ;
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED IN INSTRUMENT NO. 2022-16837 DATED, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS.
5. IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.
6. ALL PRIVATE ROADS WILL BE SIGNED IN A MANNER THAT INDICATES ITS PRIVATE STATUS. MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

SURVEY NOTES:

1. BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (2011), GEOID18, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (THETA) OF θ = -0°54'48.4" AND A COMBINED SCALE FACTOR OF (CSF) = 0.999896911 AT REFERENCE POINT NGS "MIDLAND".
2. 1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "SEER FIRM # 10194914" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF SEER LAND SURVEYING FOR A COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PROVISIONAL SKETCH/PRELIMINARY/SKETCH PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.
6. OFFSET RADII FOR SELECT (OIL & GAS OPERATIONS) FEATURES SHOWN HEREON AT THE REQUEST OF THE APPROVING JURISDICTION.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0044F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PALADIN P. KUKHAR
REGISTERED PROFESSIONAL LAND SURVEYOR #7027
SEER LAND SURVEYING (TX FIRM #10194914)

PRELIMINARY - NOT TO BE RECORDED AS A FINAL SURVEY DOCUMENT OR BE RECORDED FOR ANY PURPOSE

PROPERTY OWNERS

DIP 10911, LLC
PO BPX 50910
MIDLAND, TX 79710
DEED INSTRUMENT #2024-28908
432.226.7337

DAHLIA DEVELOPMENT, LLC
PO BPX 50910
MIDLAND, TX 79710
DEED INSTRUMENT #2018-29557
432.226.7337

EASTERN COACHWHIP, LLC
3724 HULEN STREET
FORT WORTH, TX 76107
DEED INSTRUMENT #2023-13911
432.226.7337

0' 50' 100' 200' 300'
SCALE = 1" : 100'

SEER LAND SURVEYING
TX FIRM #10194914
www.seer-grp.com
PO BOX 50193
MIDLAND, TX 79710
info@seer-grp.com
432.226.7337

PROJ. 2025_025

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE DIP 10911, LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 18, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DIP 10911, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS LOT 19A, DAHLIA INDUSTRIAL PARK, SECTION 2; AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO; DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ - ___M.

THE_____DAY OF _____ 2025.

_____
BY: TITLE:

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 DAHLIA DEVELOPMENT, LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 18, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAHLIA DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS LOT 20A, DAHLIA INDUSTRIAL PARK, SECTION 2; AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO; DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ - ___M.

THE_____DAY OF _____ 2025.

_____
BY: TITLE:

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 EASTERN COACHWHIP, LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 18, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EASTERN COACHWHIP, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS LOT 20B, DAHLIA INDUSTRIAL PARK, SECTION 2; AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO; DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ - ___M.

THE_____DAY OF _____ 2025.

_____
BY: TITLE:

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF _____

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

THE _____ DAY OF _____ 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

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

_____DAY OF_____ 2025.

_____
ABRAHAM BEJIL, CHAIRMAN

ATTEST:

_____
LANDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

X
ATMOS ENERGY | BY -

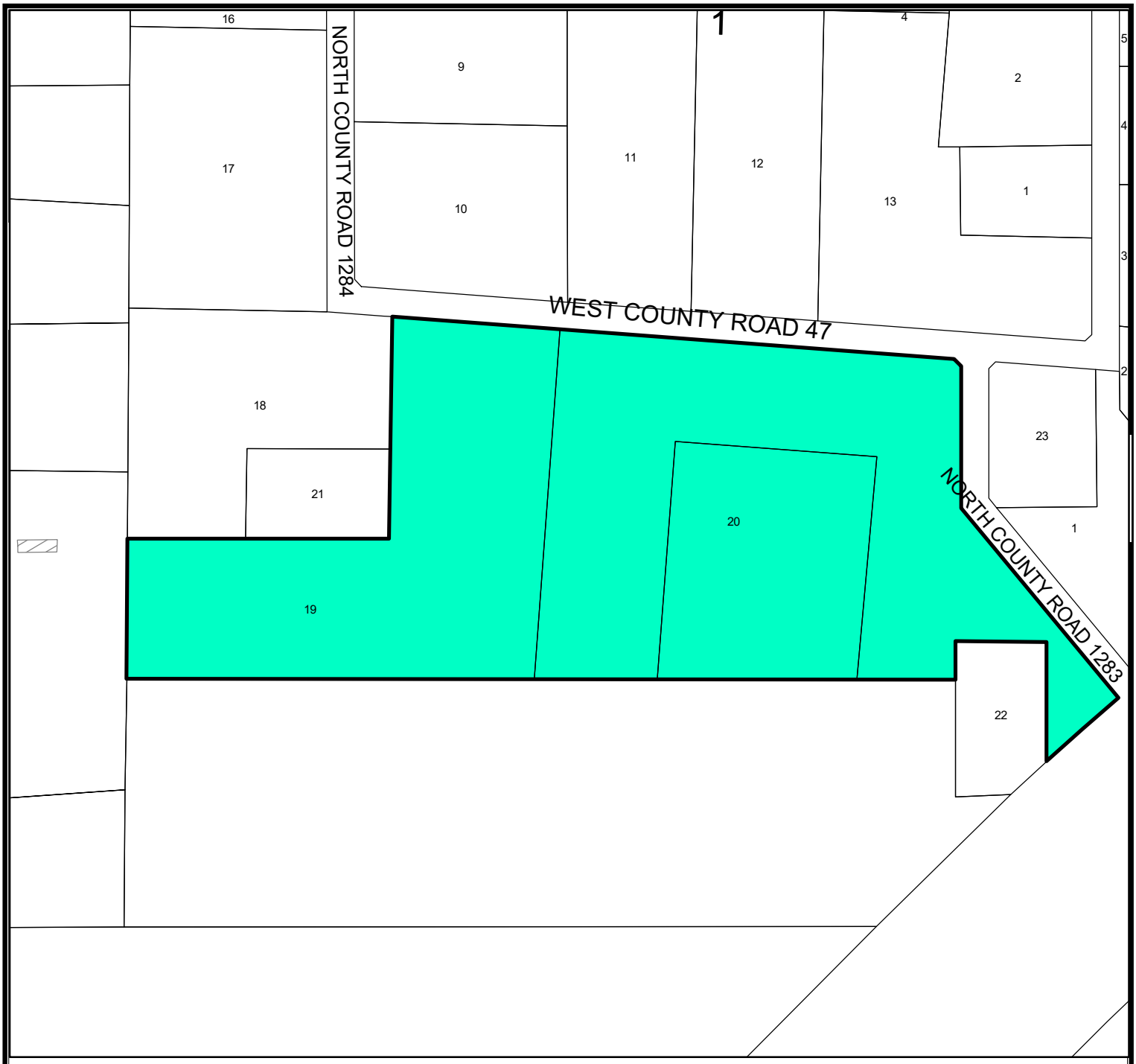
X
AT&T | BY -

X
OPTIMUM | BY -

X
ASTOUND BROADBAND | BY -

X
ONCOR ELECTRIC DELIVERY | BY -

DAHLIA INDUSTRIAL PARK
SECTION 2



Location Map

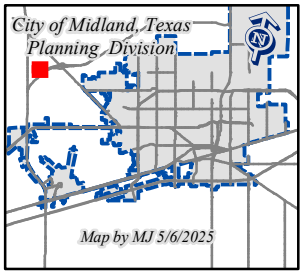
SUB-25-0846 **Scale: 1" = 310'**

Proposed plat of Dahlia Industrial Park, Section 2, being a replat of Lots 19 and 20, Block 2, Dahlia Industrial Park, Midland County, Texas.

Generally located at the southwest corner of the intersection of West County Road 140 and North County Road 1283. (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.

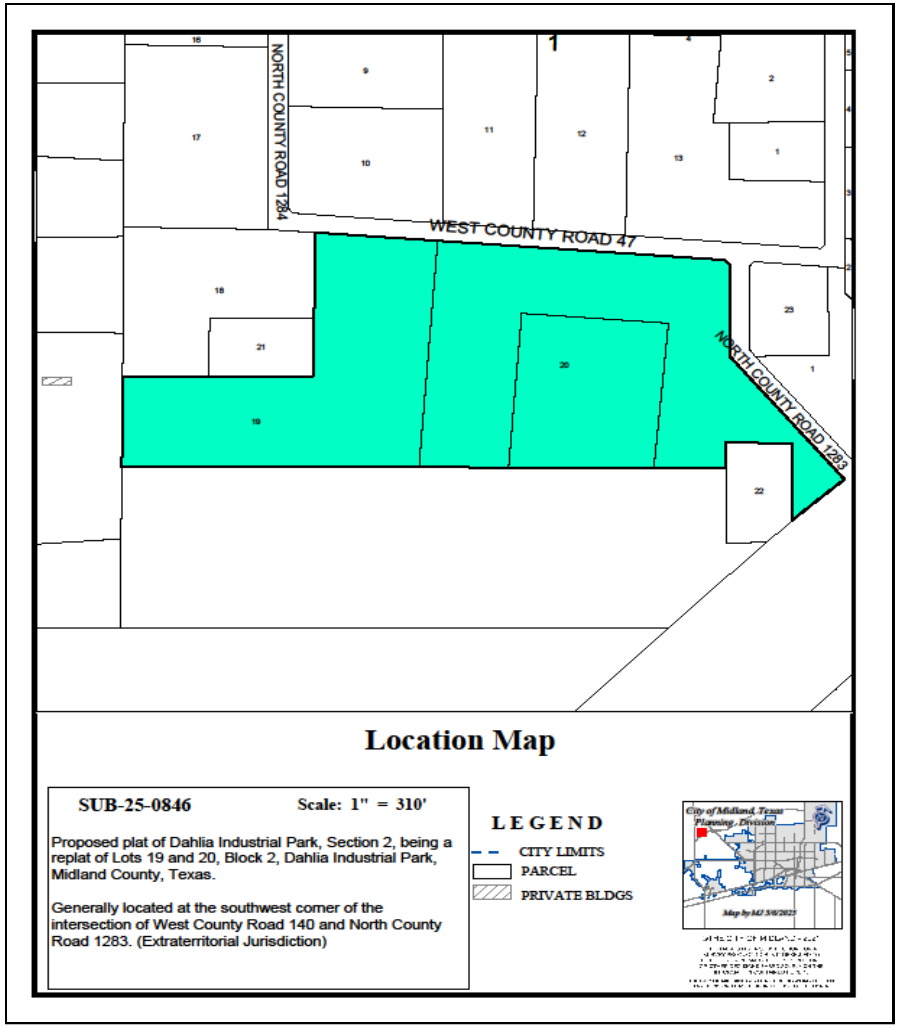
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


WEST COUNTY ROAD 47
NORTH COUNTY ROAD 1284
NORTH COUNTY ROAD 1283
2
10
12
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MIDLAND
Be the Energy!
PRELIMINARY PLAT
DAHLIA INDUSTRIAL PARK, SECTION 2
Visit Our Website
MIDLANDTEXAS.GOV

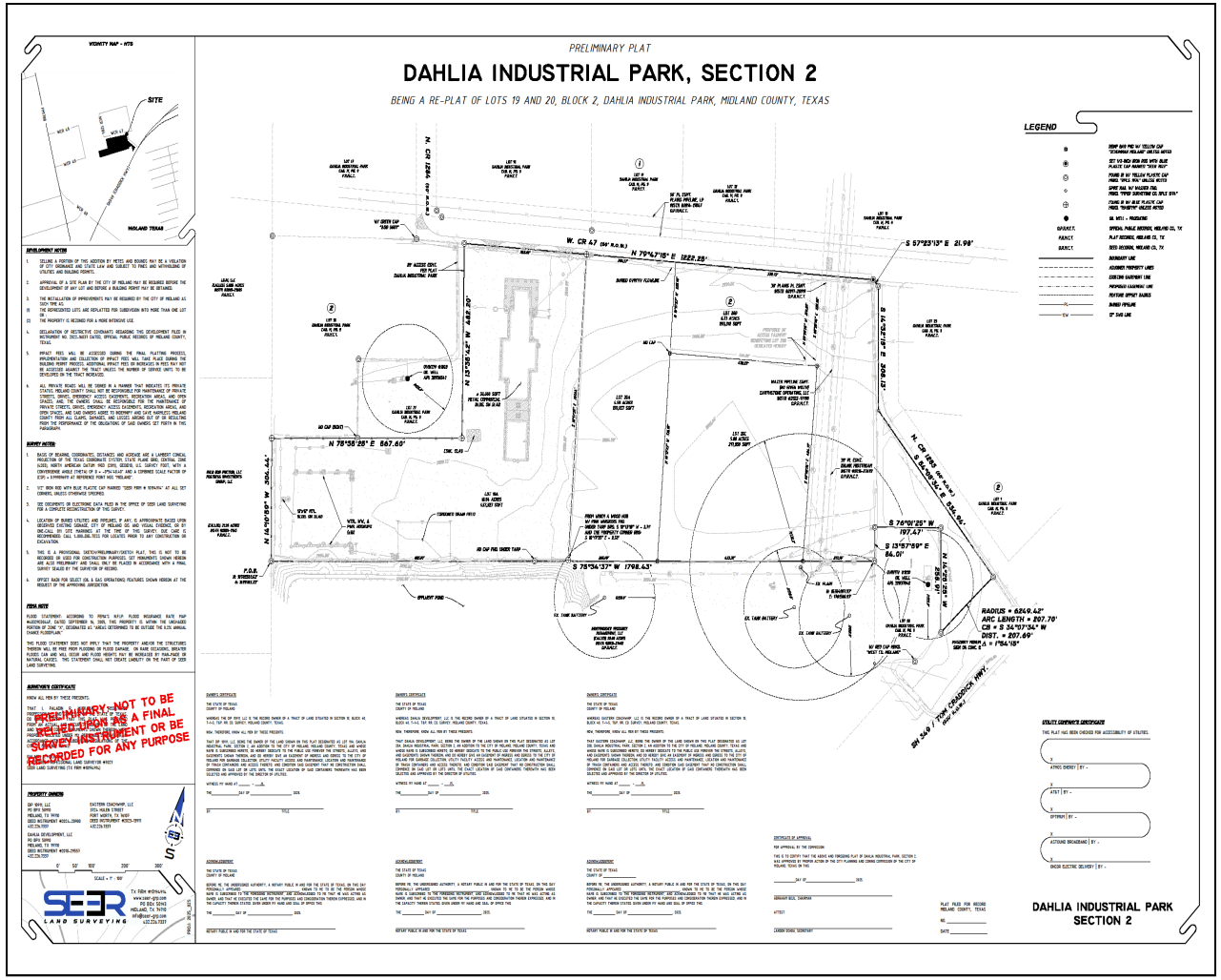
APPLICATION SUMMARY

- **Property Owner:** Dahlia Development, LLC
- **Property Owner:** DIP 10911, LLC
- **Property Owner:** Eastern Coachwhip, LLC
- **Representative:** Paladin Huckaba, with SEER Land Surveying
- **Location:** 10901 and 10911 West County Road 47 (Extraterritorial Jurisdiction)
- **Reason for Request:** For the subdivision of the property for transaction and entitlements.



PLAT DETAILS

- **Acreage:** 26.37 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 4



LAND USE

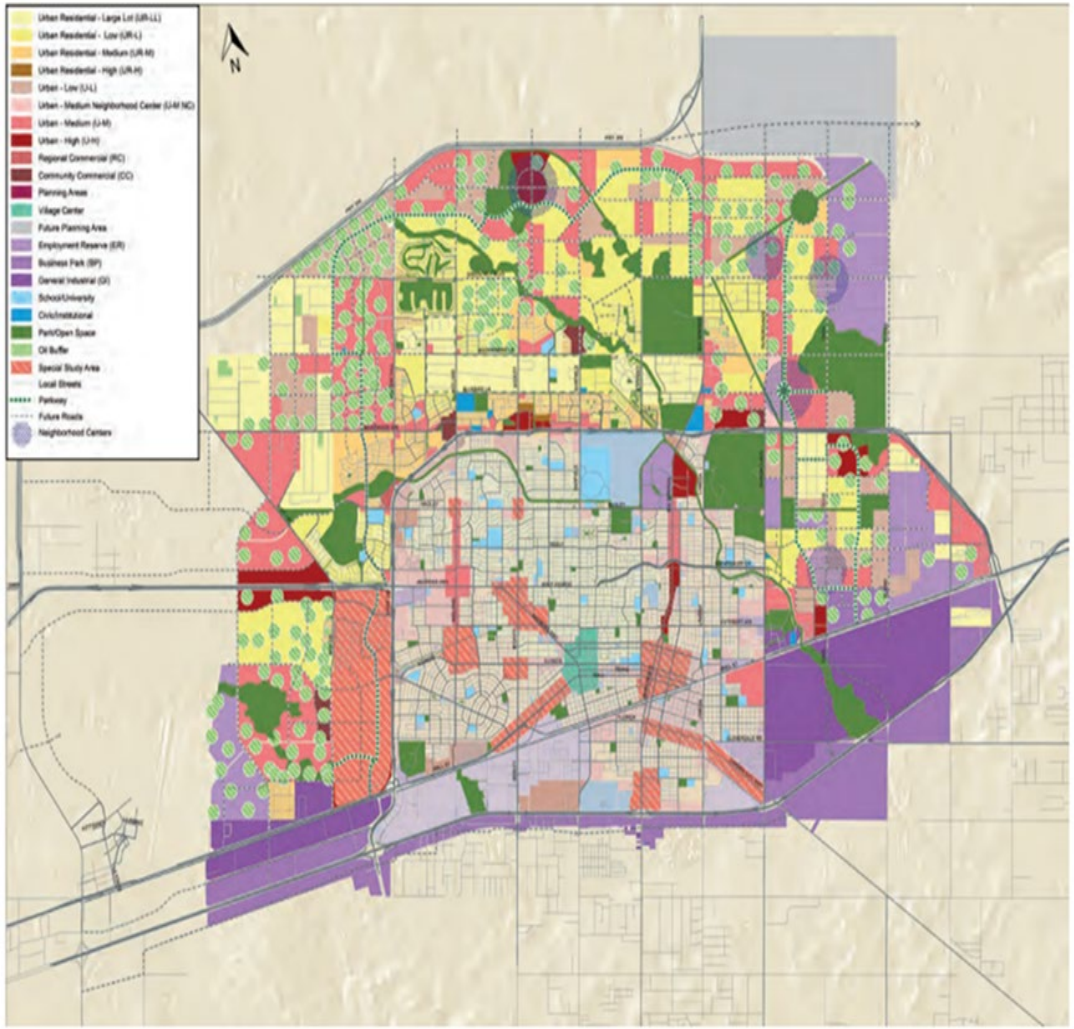
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/West:** Industrial Use
  - **East:** Vacant Land



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



RELATED ITEMS

- Since the preliminary plat exceeds 25.00-acres, it must have City Council approval.
- The preliminary plat is scheduled for the March 24, 2026, City Council Meeting.



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)]



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**26.**
Meeting Date:	**March 2, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Serapa Addition, Section 2, being a plat of a 48.80-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130.)**

Purpose:

Maverick Engineering, on behalf of Arkose Royalties 2, LLC, is requesting to plat a 48.80-acre tract of land located on the east side of South County Road 1130 into 22 lots for future industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Denied)

*** Denied per City Code Sect. 11-2-3(D)8. Drainage report is required during preliminary stage

of the platting process. GAC has not been submitted***

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required. [For Applicant’s Information Only.]

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

PAVING: S CR 1130 and E CR 95 roads are 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: None existing. Construct water to City standards along entire platted frontage, or request a deferral based on located in the South Midland Utility District. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] If they are requesting to deferral public water improvements and plan on utilizing water wells, then an Groundwater Availability Certification will be required. In Texas, the requirement for a Groundwater Availability Certification (GAC) applies to all proposed subdivisions that intend to use groundwater as their potable water source, regardless of the development's size. This mandate became effective on January 1, 2024, following the adoption of Senate Bill 2440 during the 88th Texas Legislature. Under Texas Local Government Code Sections 212.0101 and 232.0032, any subdivision—whether within a municipality or in an unincorporated area—that proposes to utilize groundwater for its water supply must obtain a GAC. This includes subdivisions where each lot will have an individual well. The certification must be prepared by a Texas-licensed professional engineer or geoscientist and submitted as part of the plat application to the relevant municipal or county authority.

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

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

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

DRAINAGE: Drainage report is required during preliminary stage of the platting process. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION:

* * * OTHER: FEMA FIRM # is incorrect.

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil and Gas issues

GIS: (Approved)

Lot numbers should be a continuation from Serapa, beginning with 8. Should ROW be dedicated with this plat? (the 60' Proposed ROW) 2024-1628 should be labeled as well. Are 100' drainage easements meant to be drainage/detention basins. If so, confirm with engineering if these should be drainage basin easements. If easement is being dedicated hereby, please remove "proposed." ROW will need County Road name. Label surrounding subdivisions.

Surveyor: (Approved)

Everything looks good, plat closes, have some corners on GIS, will be going out to shoot more

ADDRESSING: (Approved)

County - To be addressed by MECD

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Denied)

Staff recommends denial of the Preliminary Plat of Serapa Addition, Section 2.

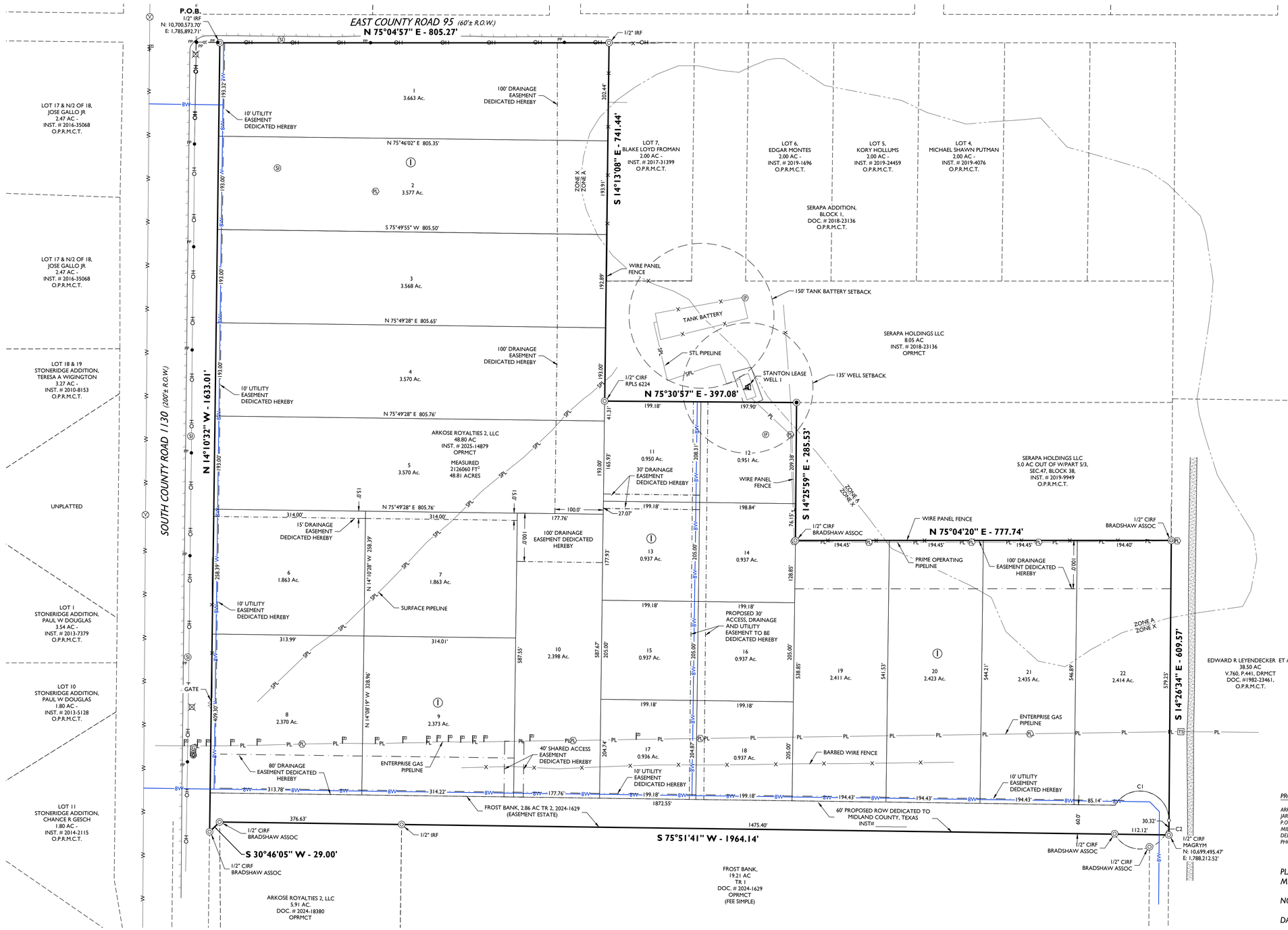
Attachments:
A. P-26-2476, Combined Documents
B. P&Z - Serapa Preliminary Plat

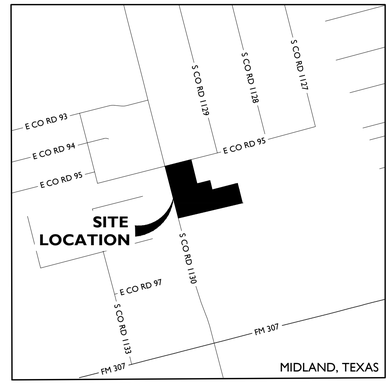
Angelina Bettanini, Development Services — Created/Initiated - 2/27/2026
Landon Ochoa, Development Services — Final Approval - 2/27/2026

PRELIMINARY PLAT

SERAPA ADDITION, SECTION 2

BEING A 48.80 ACRE TRACT OF LAND OUT OF WEST PART S/3 ,
SECTION 47, BLOCK 38, T-1-S T&P RY SURVEY CO.
COUNTY OF MIDLAND, TEXAS



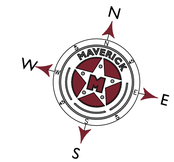


VICINITY MAP

N.T.S.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	158.53'	59.97'	116.24'	S 88° 30' 57" E	151°27'03"
C2	29.73'	59.30'	29.42'	N 01° 40' 15" E	28°43'29"



0' 100' 200' 300'

SCALE 1" = 100'

LEGEND

- BENCH MARK
- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- PROPOSED LOT CORNER
- EXISTING GAS RISER
- EXISTING GAS VALVE
- EXISTING GUY ANCHOR
- EXISTING PIPELINE MARKER
- EXISTING PIPELINE TEST STATION
- EXISTING POWER POLE
- EXISTING WATER VALVE
- EXISTING PUMP JACK
- EXISTING SIGN
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- PROPOSED EASEMENT LINE
- EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND PIPELINE
- EXISTING SURFACE PIPELINE
- EXISTING WATER MAIN
- GRAVEL / DIRT ROAD
- O.P.R.M.C.T. — OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

PROPERTY OWNER

ARKOSE PETROLEUM, LLC
JARED ATCHISON, PRESIDENT
P.O. BOX 53807
MIDLAND, TEXAS - 79710
DEED INSTRUMENT #2025-14879
PHONE #432-238-9791

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SERAPA ADDITION, SECTION 2

SHEET 1 OF 2

Drawing : F:\2025\250162-ARKOSE PETROLEUM-GREENWOOD SMILEY DEVELOPMENT\DRAWINGS\PLAT\PRELIMINARY PLAT\250162 PRELIMINARY PLAT.DWG Last Saved By: SDavis on 1/23/26

PRELIMINARY PLAT

SERAPA ADDITION, SECTION 2

BEING A 48.80 ACRE TRACT OF LAND OUT OF WEST PART S/3 ,
SECTION 47, BLOCK 38, T-1-S T&P RY SURVEY CO.
COUNTY OF MIDLAND, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ARKOSE PETROLEUM, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 47, BLOCK 38, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARKOSE PETROLEUM, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SERAPA ADDITION, SECTION 2, 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 MIDLAND, TEXAS, THIS

THE_____DAY OF _____, 2026.

By:ARKOSE PETROLEUM, LLC / JARED ATCHISON, PRESIDENT

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 ARKOSE PETROLEUM, LLC, JARED ATCHISON, PRESIDENT, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF 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.*
6. *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.*

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 11 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.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0201F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

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

_____DAY OF_____ 2026.

_____
JOSHUA SPARKS, CHAIRMAN

_____
LANDON OCHOA, SECRETARY

PROPERTY OWNER

ARKOSE PETROLEUM, LLC
JARED ATCHISON, PRESIDENT
P.O. BOX 53807
MIDLAND, TEXAS - 79710
DEED INSTRUMENT #2015-14879
PHONE #432-238-9791

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

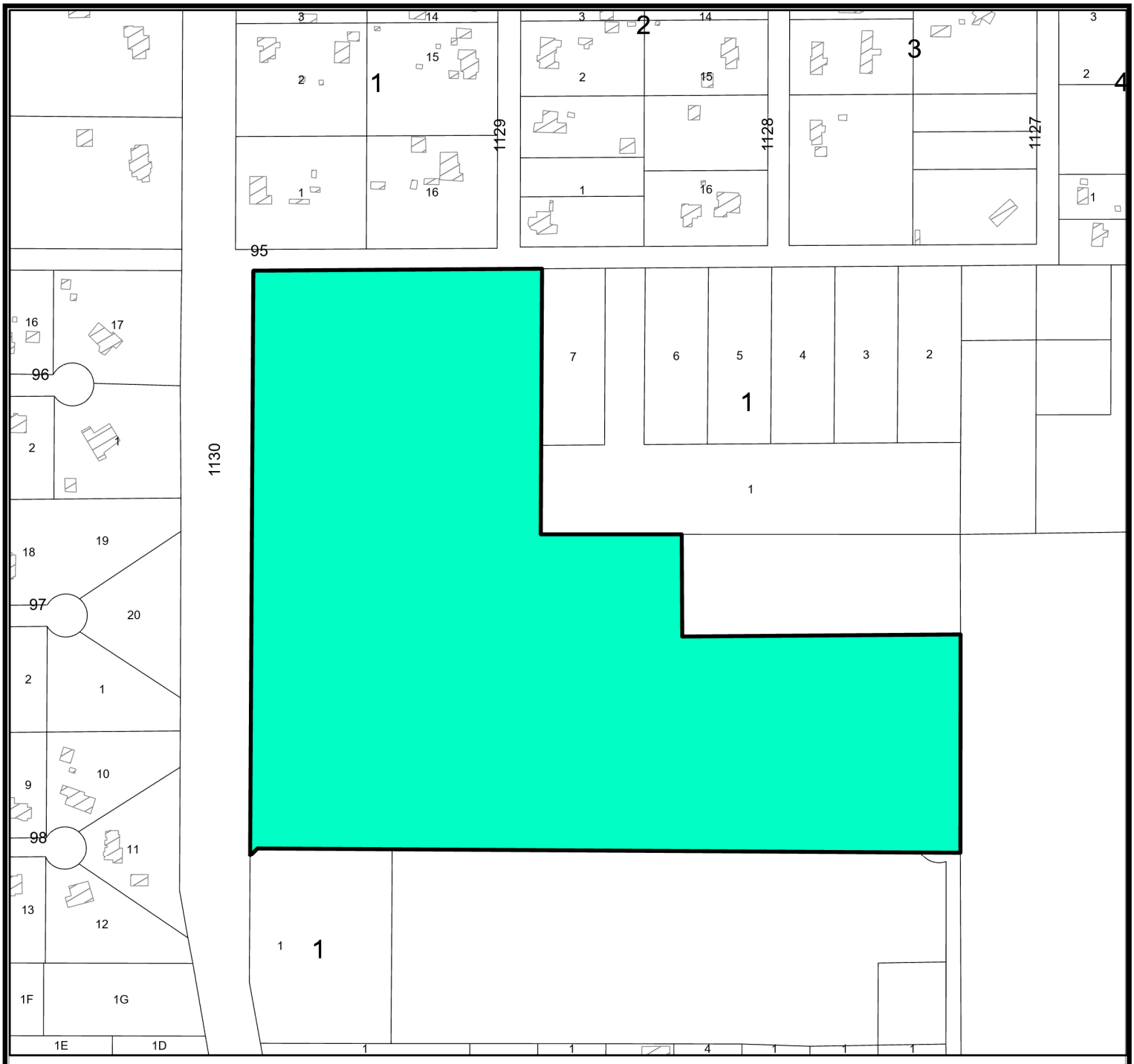
DATE _____

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

SERAPA ADDITION, SECTION 2

SHEET 2 OF 2

Drawing : F:\2025\250162-ARKOSE PETROLEUM-GREENWOOD SMILEY DEVELOPMENT\DRAWINGS\PLAT\PRELIMINARY PLAT\250162 PRELIMINARY PLAT.DWG Last Saved By: SDavis on 1/30/26



Location Map

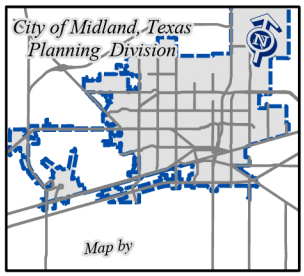
SUB-26-0941 **Scale: 1" = 399 '**

Proposed plat of Serapa Addition, Section 2, being a plat of a 48.80-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130. (Extra Territorial Jurisdiction)

LEGEND

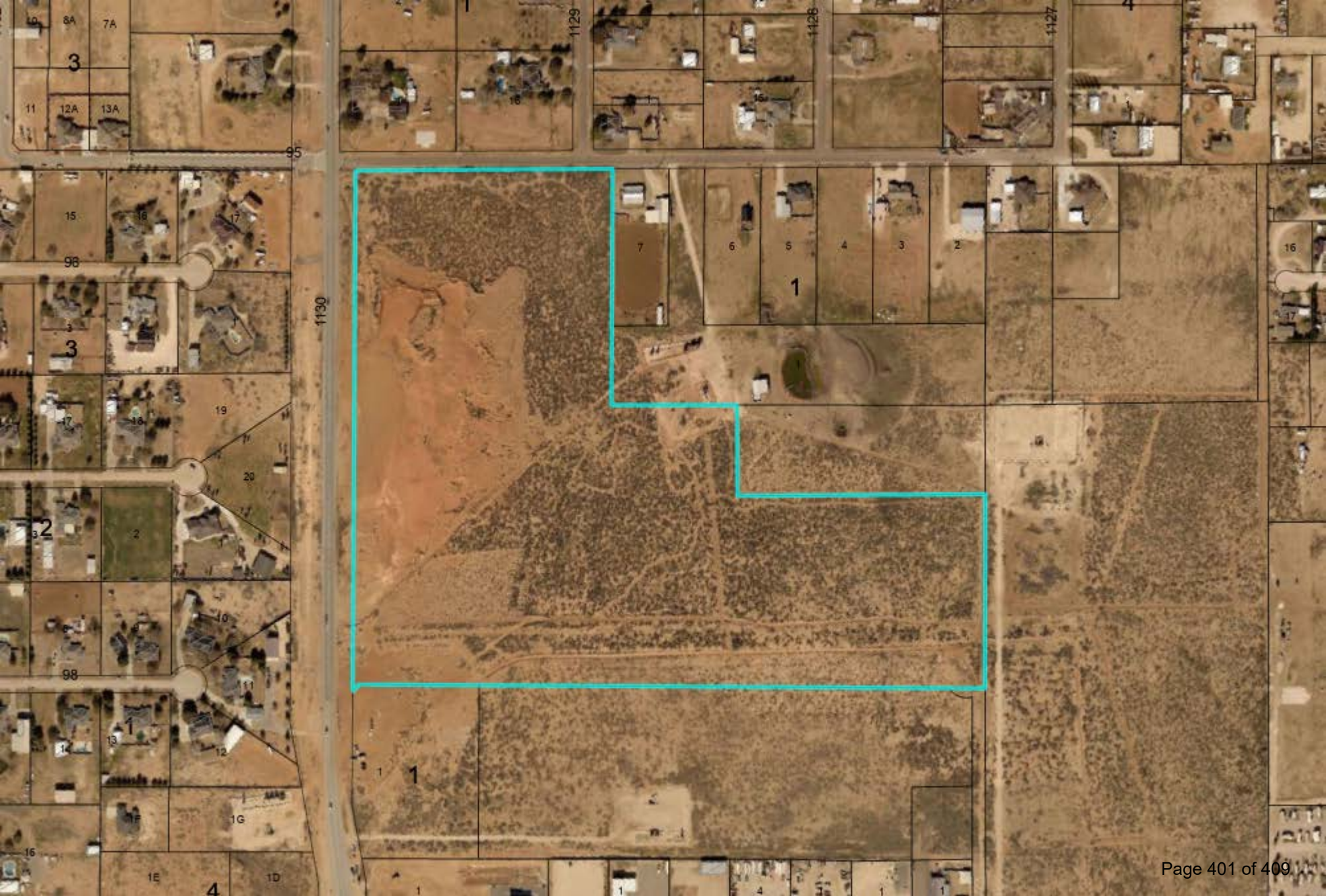
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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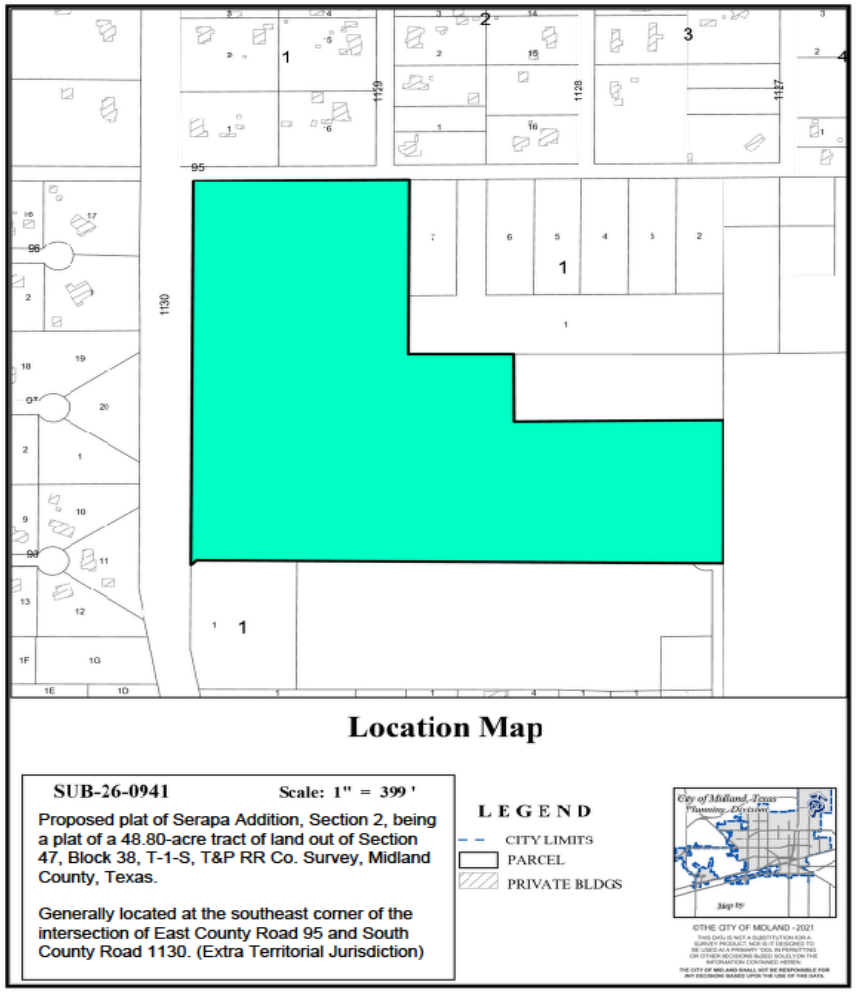
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


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MIDLAND
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PRELIMINARY PLAT
SERAPA ADDITION, SECTION 2
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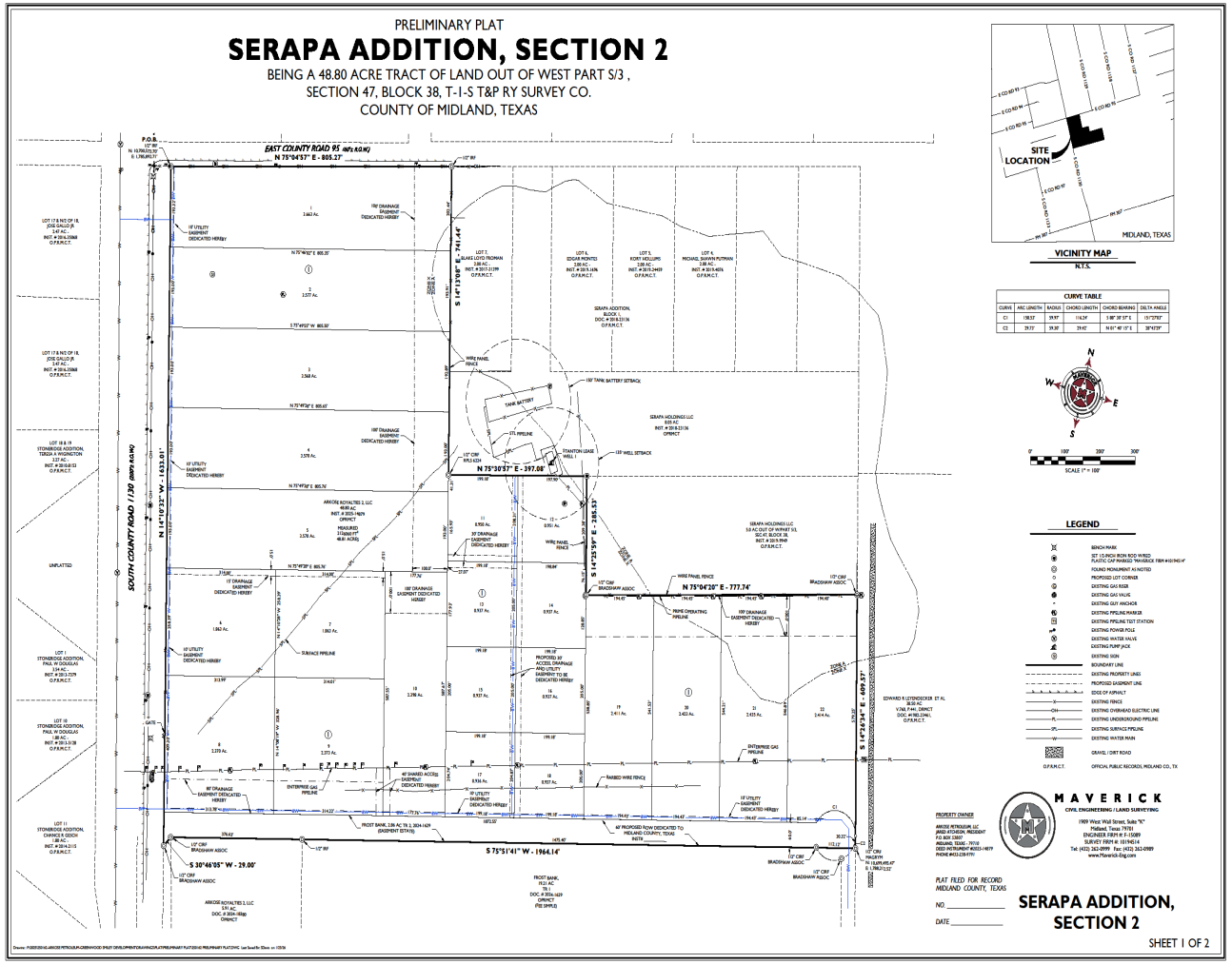
APPLICATION SUMMARY

- **Property Owner:** Arkose Royalties 2, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future industrial development with office space



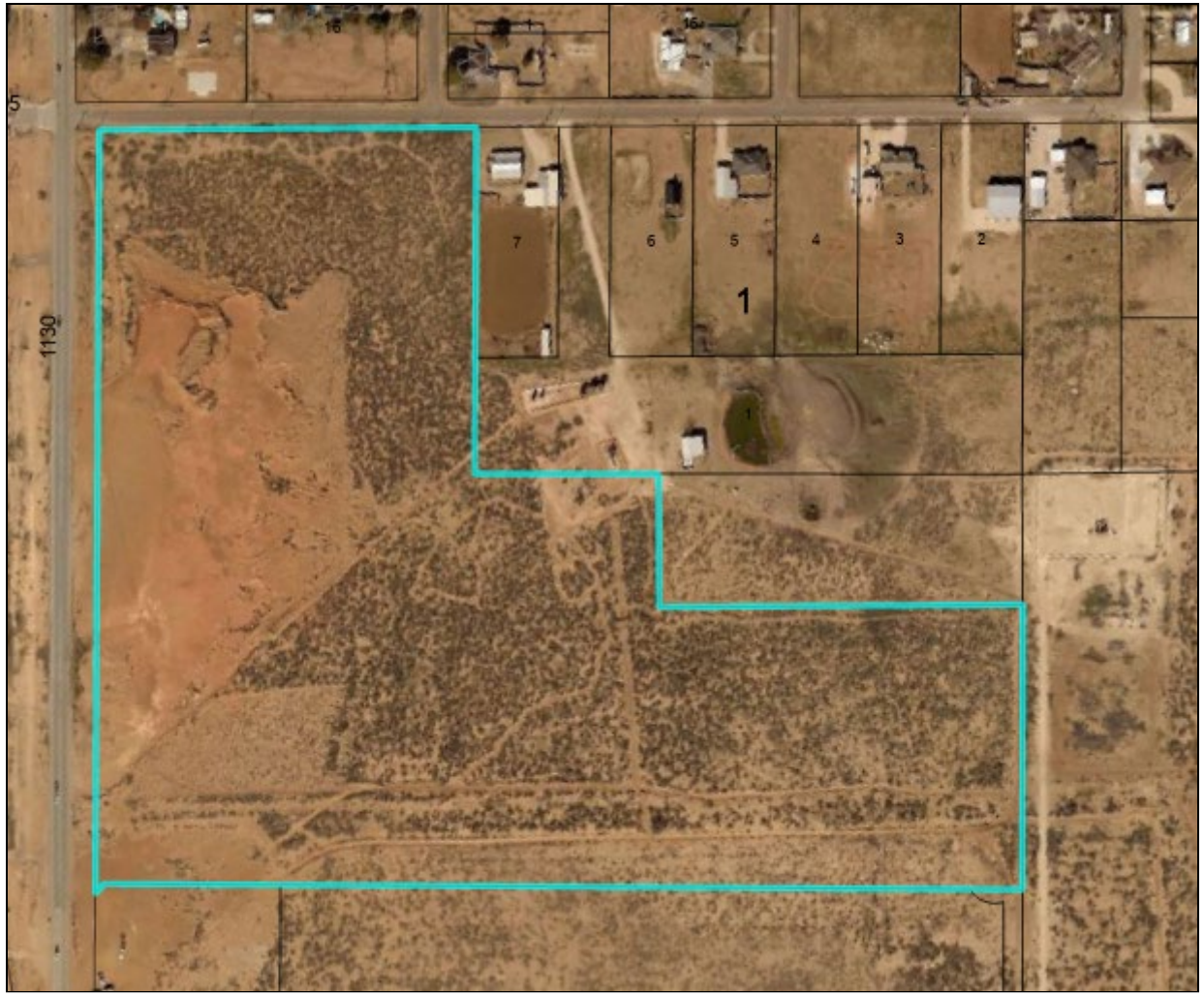
PLAT DETAILS

- **Acreage:** 48.80-acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 22



LAND USE

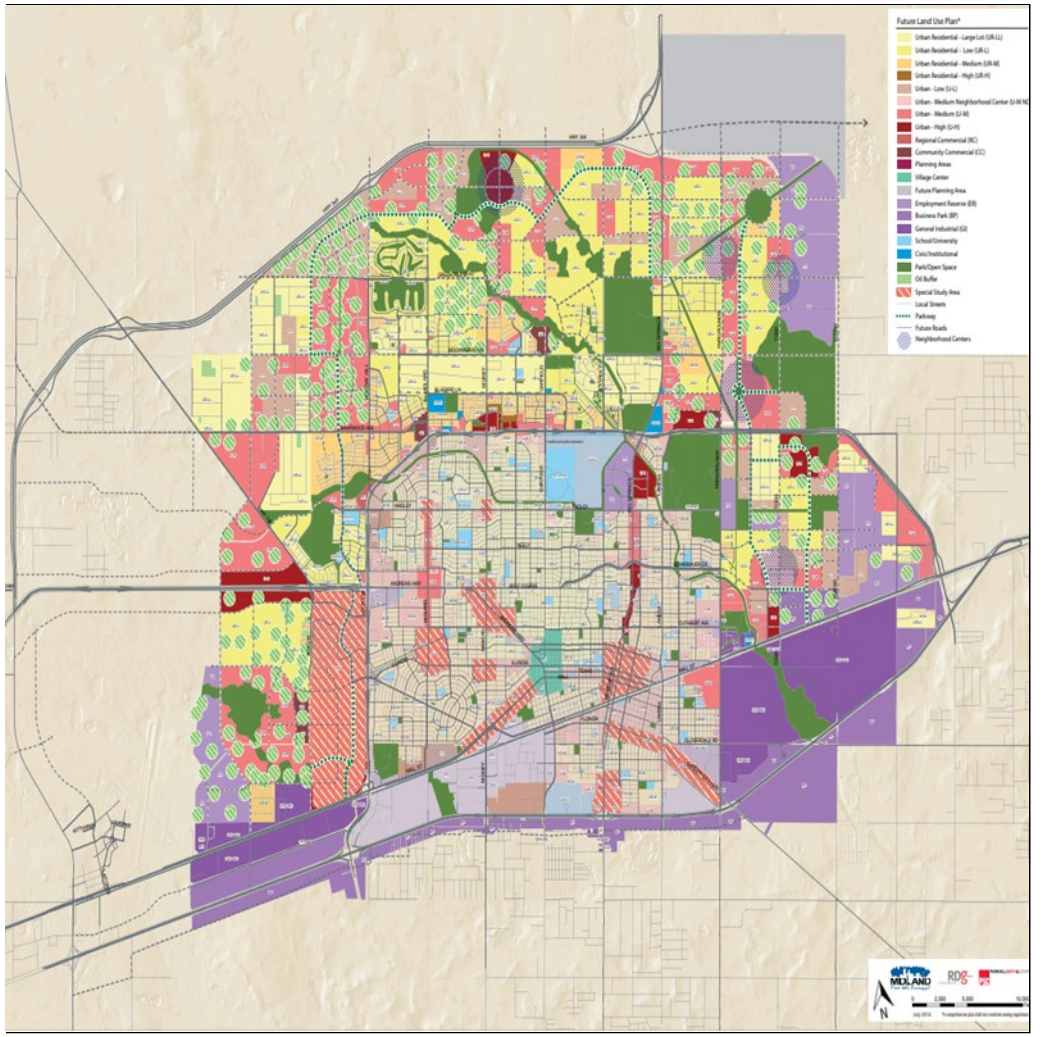
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West:** Single-Family Housing
  - **East:** Single-Family Housing and Vacant Land
  - **South:** Vacant Land
- **Proposed Use:** Industrial Use



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COMPREHENSIVE PLAN

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



RELATED ITEMS

- Since the plat is over 25.00-acres, it will need City Council approval. This plat is scheduled for the March 24, 2026, City Council Meeting.



STAFF'S RECOMMENDATION

- Staff recommends denial of this request.



MISSION

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

