CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
March 16, 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 March 2, 2026, P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

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

4. - Motion approving a Final Plat of Southern Addition, Section 36, being a replat of Lots 13 through 18, Block 119, Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Weatherford Street and East New York Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of Melody Acres, Section 21, being a replat of the north 270.30 feet of Tract 18, Melody Acres, City and County of Midland, Texas. (Generally located on the south side of Meadowlark Lane, approximately 480 feet east of Oriole Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion to review and consider the Declaration of Restrictive Covenants for the proposed Pavillion Park Addition, Section 15 subdivision, being a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County Midland County Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

7. - Hold a public hearing and consider a Preliminary Plat of Green Tree North, Section 24, being a replat of Lot 39, Block 9, and a 0.12-acre portion out of Lot 40, Block 9, Green Tree North, Section 8, City and County of Midland, Texas. (Generally located on the north side of Calen Court, approximately 170 feet east of Holiday Hill Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Hold a public hearing and consider a Preliminary Plat of Belmont Addition, Section 28, being a replat of Lots 2, 3, and 4, Block 27, Replat of Blocks 24 and 27 of Belmont Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of South Main Street and Montgomery Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. - Hold a public hearing and consider a request by Parkhill, on behalf of Mark Payne, for a Zone Change from RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part, to RR, Regional Retail District on a 77.09-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East Loop 250 North and North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

10. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Rene Robles, for a Zone Change from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District on a 0.82-acre tract of land out of Lot 3, Block 1, Lot 2A, Block 43, and Lot 1A, Block 44, South Park Addition, Section 6, 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)**

11. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on 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)**

12. - Hold a public hearing and consider a request by Heather Welch-Westfall, on behalf of Eddyberto Gonzalez, for a Zone Change from BP, I-20 Business Park District to LI, Light Industrial District on a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Adams Street and South Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

13. - Hold a public hearing and consider a Final Plat of Greenwood Addition, Section 16, being a replat of Lot 8A, Block 28, Greenwood Addition, Section 12, City and County of Midland, Texas. (Generally located on the east side of South Webster Street, approximately 80 feet south of East New York Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Hold a public hearing and consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part, to C, Commercial District on a 16.29-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 on the east side of

North Fairgrounds Road, approximately 1,365 feet north of East Wadley Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

15. - Hold a public hearing and consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from PD, Planned Development District for a Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part, to RR, Regional Retail District on a 61.85-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 North Fairgrounds Road and East Loop 250 North.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

16. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Phun Cung, for a Zone Change from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on 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)**

17. - Hold a public hearing and consider a Final Plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County Midland County Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Moreno Addition, Section 1, being a plat of a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Adams Street and South Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Elkins Road Addition, Section 1, being a plat of a 21.560-acre tract of land out of Sections 28 and 33, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Claydesta Plaza North, Section 8, being a replat of Lot 8, and the north 0.286-acres of Lot 7, Block 2, Claydesta Plaza North, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Sharp Lane and North Big Spring Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

21. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Green Hill Terrace, Section 20, being a replat of a 3.03-acre tract of land out of Green Hill Terrace, and a 1.04-acre vacated portion of Holiday Hill Road right-of-way, City and

County of Midland, Texas. (Generally located on the east side of the intersection of Holiday Hill Road and Becker Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

22. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Llano Estacado Estates, Section 2, being a replat of Lots 1, 2, and 3, Block 2, Llano Estacado Estates, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

23. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Lone Star Business Park, Section 6, being a replat of Lots 3 through 6, Block 1, Lone Star Business Park, Section 2, and Lot 13, Block 1, Lone Star Business Park, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

_____

Landon J. Ochoa
Planning Division Manager
Department of Development Services

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

CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION MEETING
March 2, 2026 - 3:30 PM

The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas, at 3:30 PM, March 2, 2026.

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

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) ()**

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

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)**

Planner Beatriz Quezada presented this item.

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

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)**

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

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)**

Item pulled by staff. No action taken.

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)**

Item pulled by staff. No action taken.

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)**

Item pulled by staff. No action taken.

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)**

Planner Beatriz Quezada presented this item.

The public hearing was opened at 3:39 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:39 p.m.

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

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)**

Item pulled by staff. No action taken.

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)**

Planner Lori Elliott presented this item.

The public hearing was opened at 3:43 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:43 p.m.

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

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)

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:46 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:46 p.m.

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

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)**

Senior Planner Britton Murry presented this item.

The public hearing was opened at 3:49 p.m.

Davis Hord spoke on this item regarding a concern of the water not draining to where the floodplain depicts.

Senior Planner, Britton Murry, stated this concern was already addressed and handled during the Platting process of this property.

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

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

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)**

Planning Division Manager, Landon Ochoa, presented this item.

The public hearing was opened at 3:58 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:58 p.m.

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

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)**

Planner Angelina Bettanini presented this item.

The public hearing was opened at 4:00 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:01 p.m.

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

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)**

Planner Angelina Bettanini presented this item.

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

There was no one wishing to speak on this item.

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

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

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)**

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

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)**

Item pulled by staff. No action taken.

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

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

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)**

The motion passed with the following vote:
AYE: Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brian Martin, Joshua Garza, BreAnna LaFoy
NAY: None
ABSTAIN: None

ABSENT: Aaron Hunter, Dara Richardson

Landon Ochoa, Planning Division Manager
Department of Development Services

3/12/26
Date

Joshua Sparks, Chair

Date

Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: March 16, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of Young Addition, Section 6, being a replat of Lot 1, Block 1, Young Addition, and Lot 15, Block 1, Young Addition, Section 2, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 127 and South County Road 1209.)

Purpose:

Maverick Engineering, on behalf of James Roark and Robert Williams, is requesting to replat the properties located at 4015 and 4033 South County Road 1210 into two lots in order to reconfigure the existing lot lines.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

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

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

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

WATER: Deferral request for water improvements were administratively approved on 12/9/2025. [For Applicant’s Information Only.] FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test. [For Applicant’s Information Only.]

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

No comments.

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 911

Planning: (Approved)

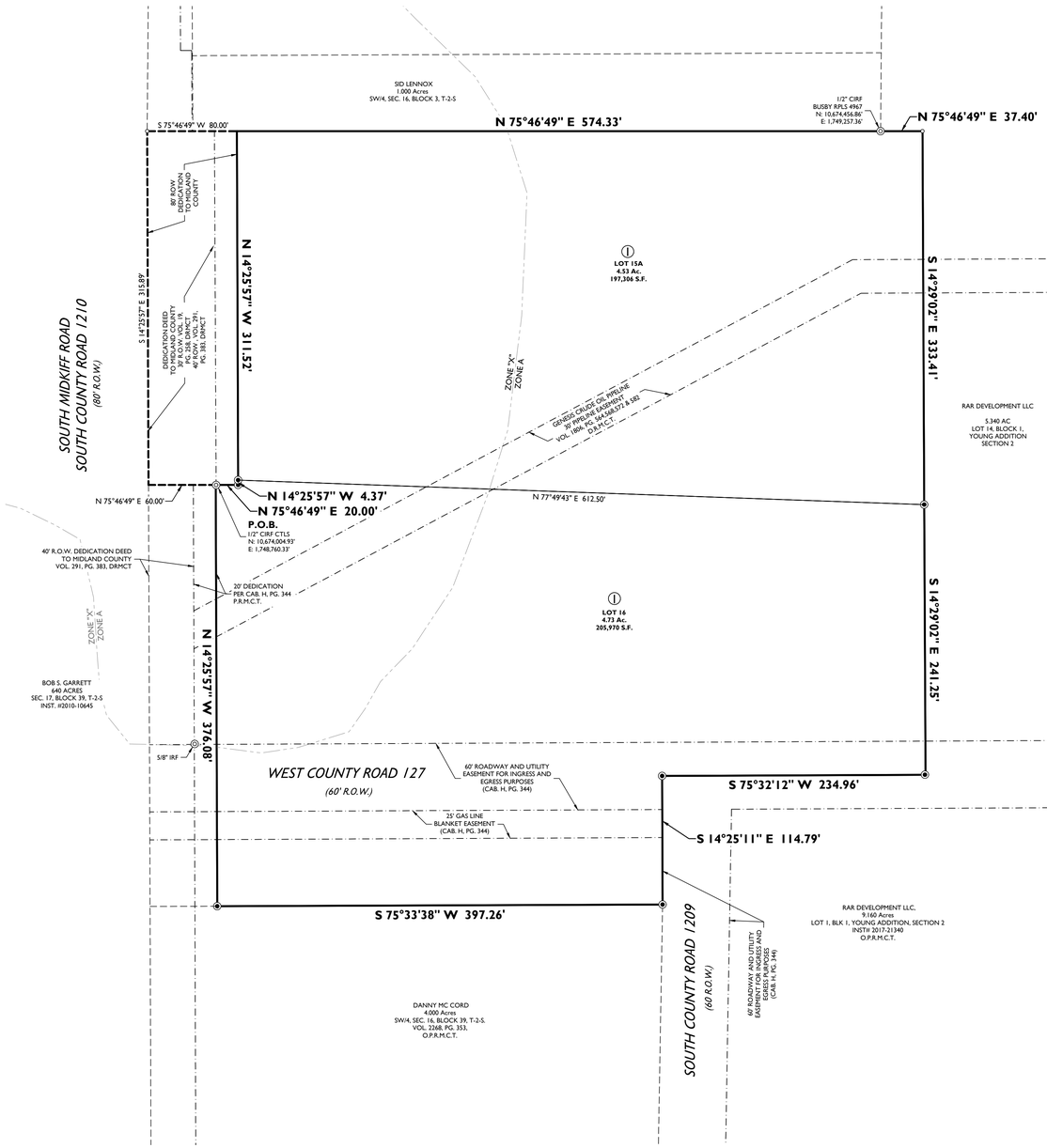
Staff recommends approval of the Final Plat of Young Addition, Section 6.

Attachments:
A. P-26-2493, Combined Files
B. P&Z - - Young Addition, Section 6 Final Plat

Beatriz Quezada, Development Services — Created/Initiated - 3/10/2026
Landon Ochoa, Development Services — Final Approval - 3/11/2026

YOUNG ADDITION, SECTION 6

BEING A REPLAT OF LOT 1, BLOCK 1, YOUNG ADDITION, AND LOT 15, BLOCK 1, YOUNG ADDITION, SECTION 2, MIDLAND COUNTY, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JMR DEVELOPMENT CO LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 16, BLOCK 39, T-2-S, T&P. RR. CO. SURVEY, COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JMR DEVELOPMENT CO LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS YOUNG ADDITION, SECTION 6, 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 JMR DEVELOPMENT CO LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2026.

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 YOUNG ADDITION, SECTION 6, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 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 #48329C0203F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS 3W ELECTRIC INC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 16, BLOCK 39, T-2-S, T&P. RR. CO. SURVEY, COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 3W ELECTRIC INC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS YOUNG ADDITION, SECTION 6, 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 3W ELECTRIC INC

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 _____, 2026.

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 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*

DEVELOPMENT NOTES

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

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

PROPERTY OWNER

JMR DEVELOPMENT CO LLC
JIMMY ROARK
PO BOX 80730
MIDLAND, TX - 79708
DEED INSTRUMENT # 2018-17381

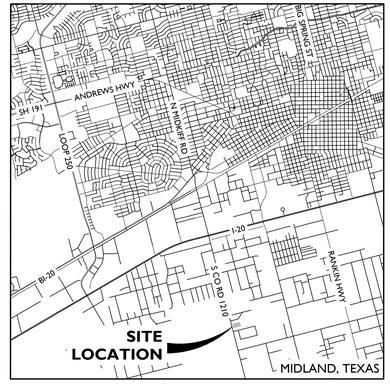
PROPERTY OWNER

3W ELECTRIC INC.
4004 NORTH COUNTY ROAD 1247
MIDLAND, TX - 79707

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

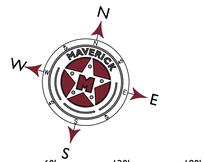
NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 60' 120' 180'

SCALE 1" = 60'

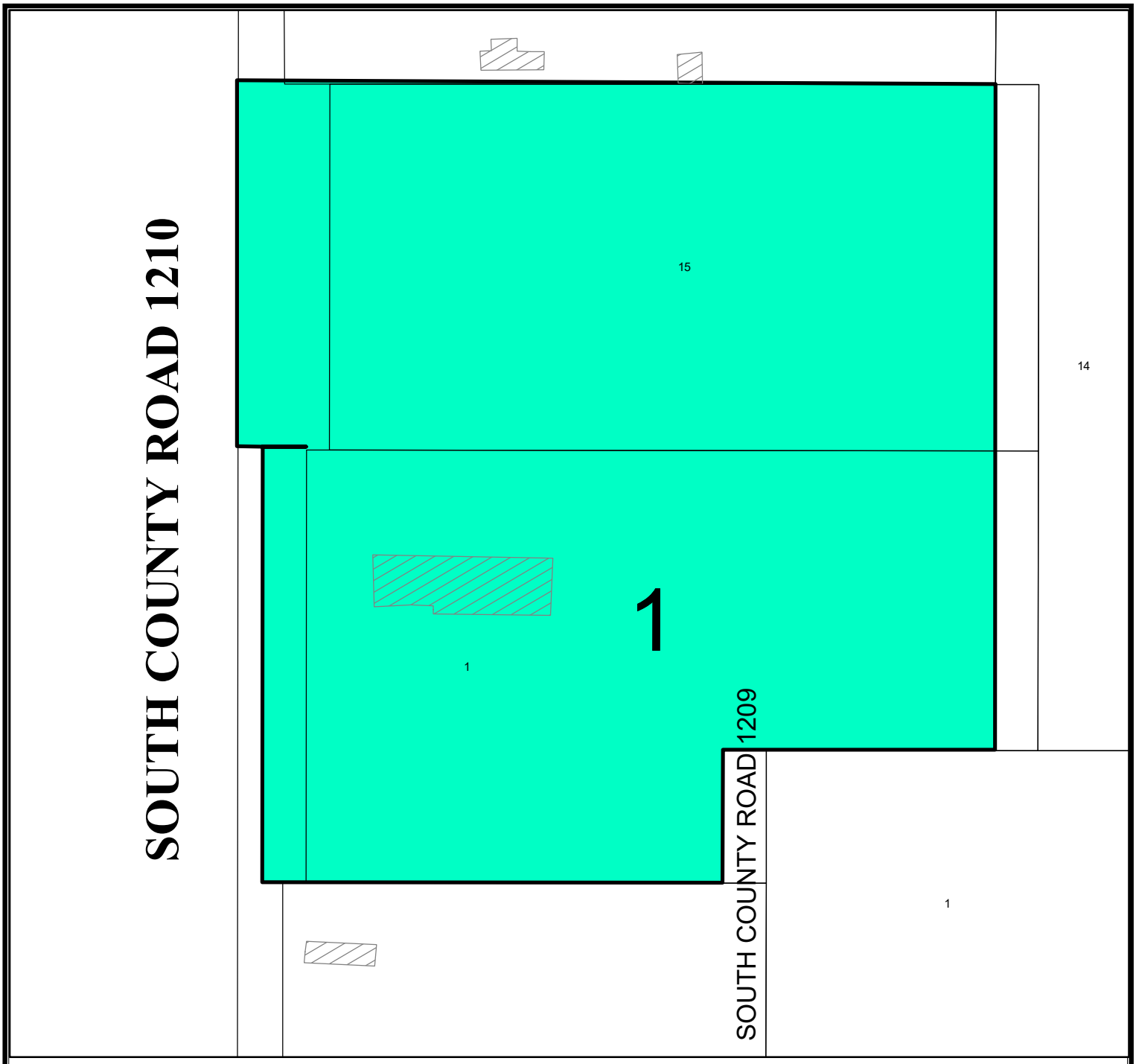
LEGEND

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

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

YOUNG ADDITION, SECTION 6

Drawing : F:\2025\250115-JMR DEVELOPMENT-YOUNG ADDITION SECTION 2 TITLE SURVEY\DRAWINGS\PLAT\FINAL\250115 FINAL PLAT.DWG Last Saved By: ADevine on 1/27/26



Location Map

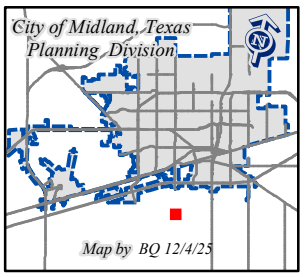
SUB-25-0892 **Scale: 1" = 800 '**

Proposed plat of Young Addition, Section 6, being a replat of Lot 1, Block 1, Young Addition, and Lot 15, Block 1, Young Addition, Section 2, Midland County, Texas.

Generally located at the northwest corner of the intersection of West County Road 127 and South County Road 1209. (Extraterritorial Jurisdiction)

LEGEND

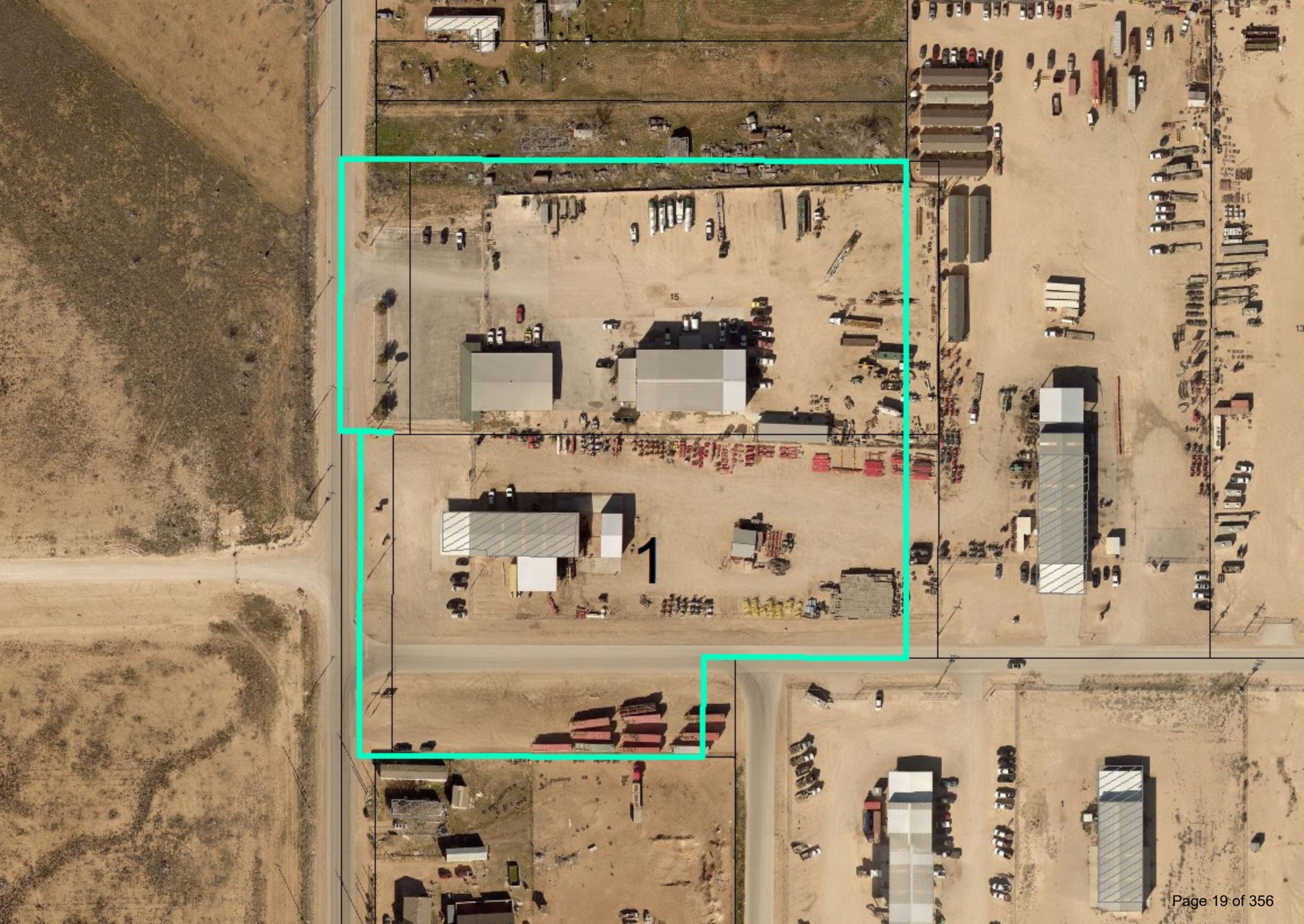
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.

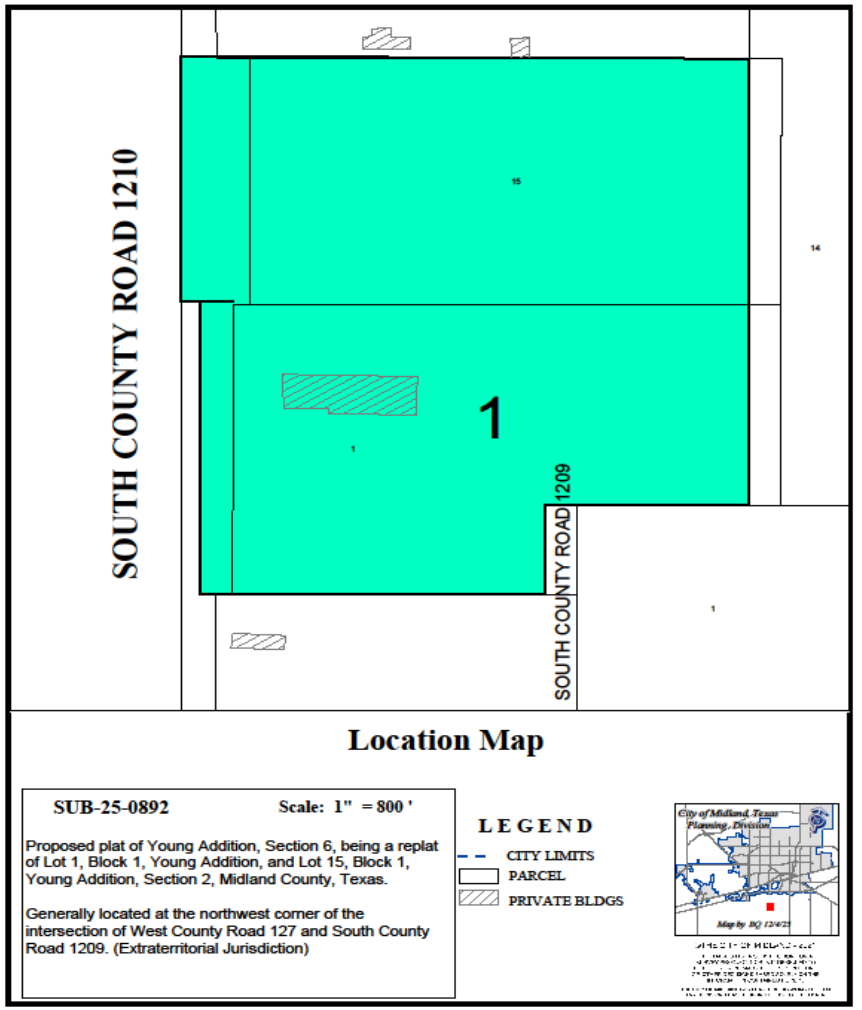
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


1

MIDLAND
Be the Energy!
FINAL PLAT
YOUNG ADDITION, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

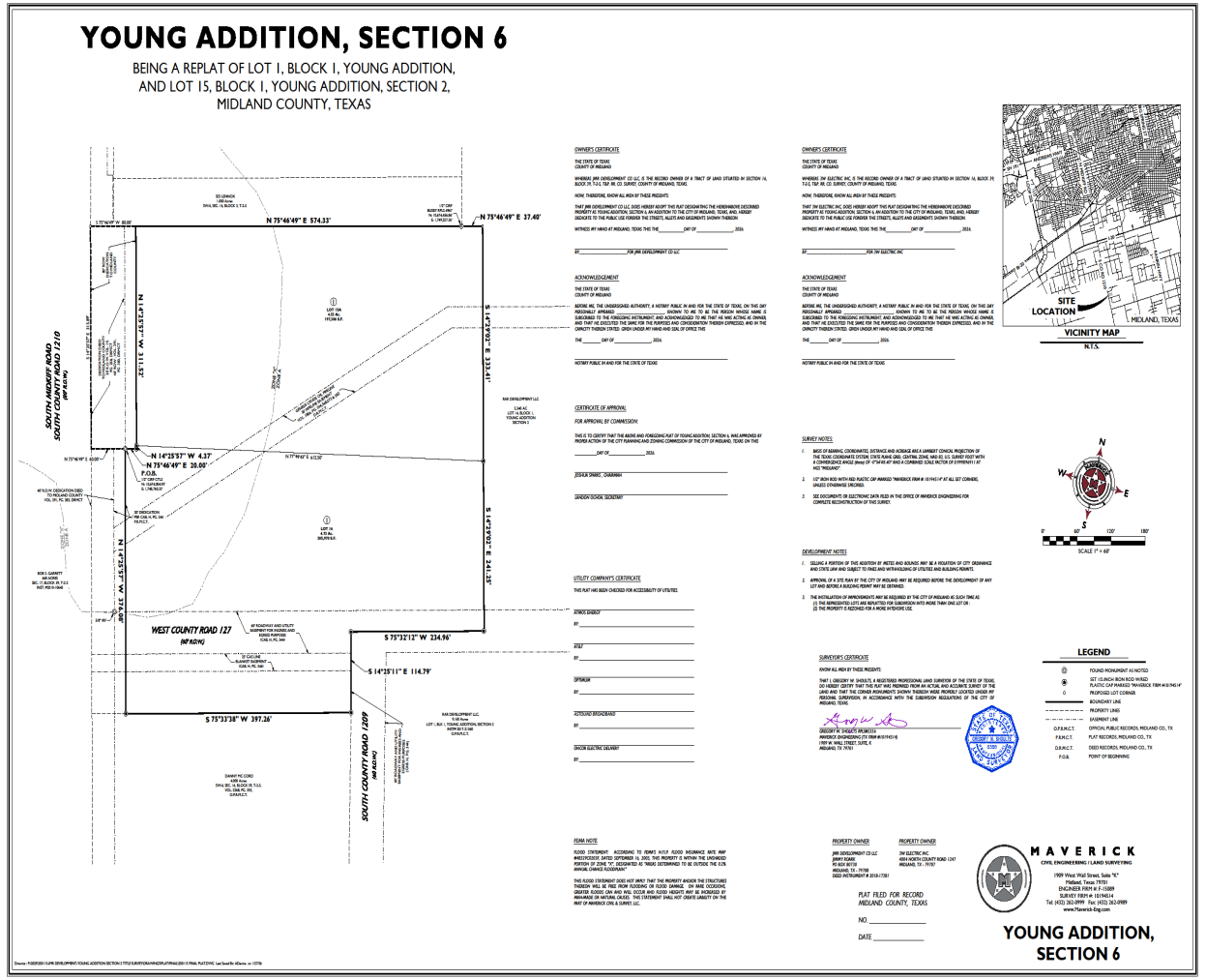
APPLICATION SUMMARY

- **Property Owner:** JMR Development Company, LLC, and 3W Electric Inc.
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 4015 and 4033 South County Road 1210 (Extraterritorial Jurisdiction)
- **Reason for Request:** To adjust the lot lines to include all existing structures within the lots



PLAT DETAILS

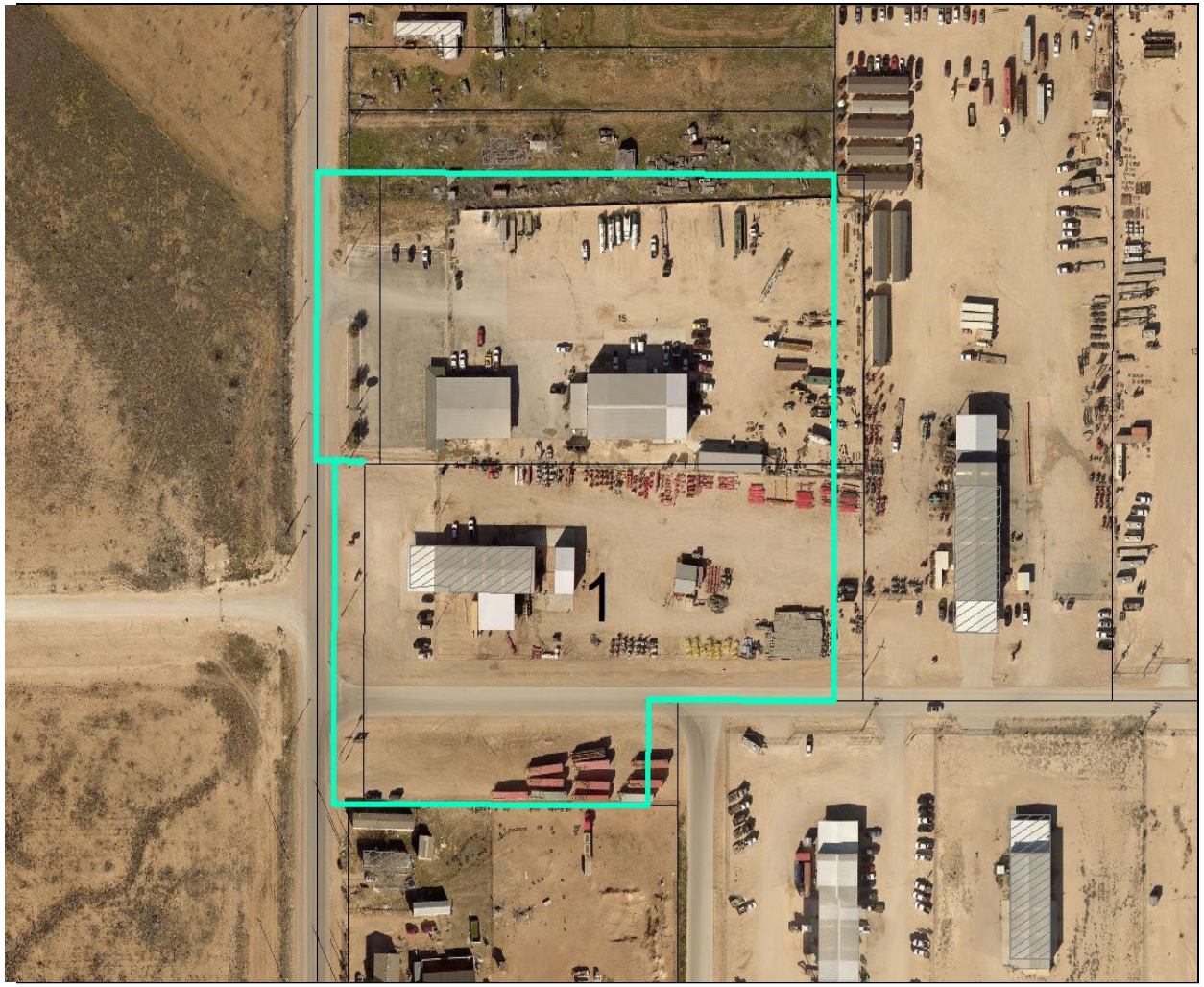
- **Acreage:** 9.26 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 2



MIDLAND
Be the Energy!

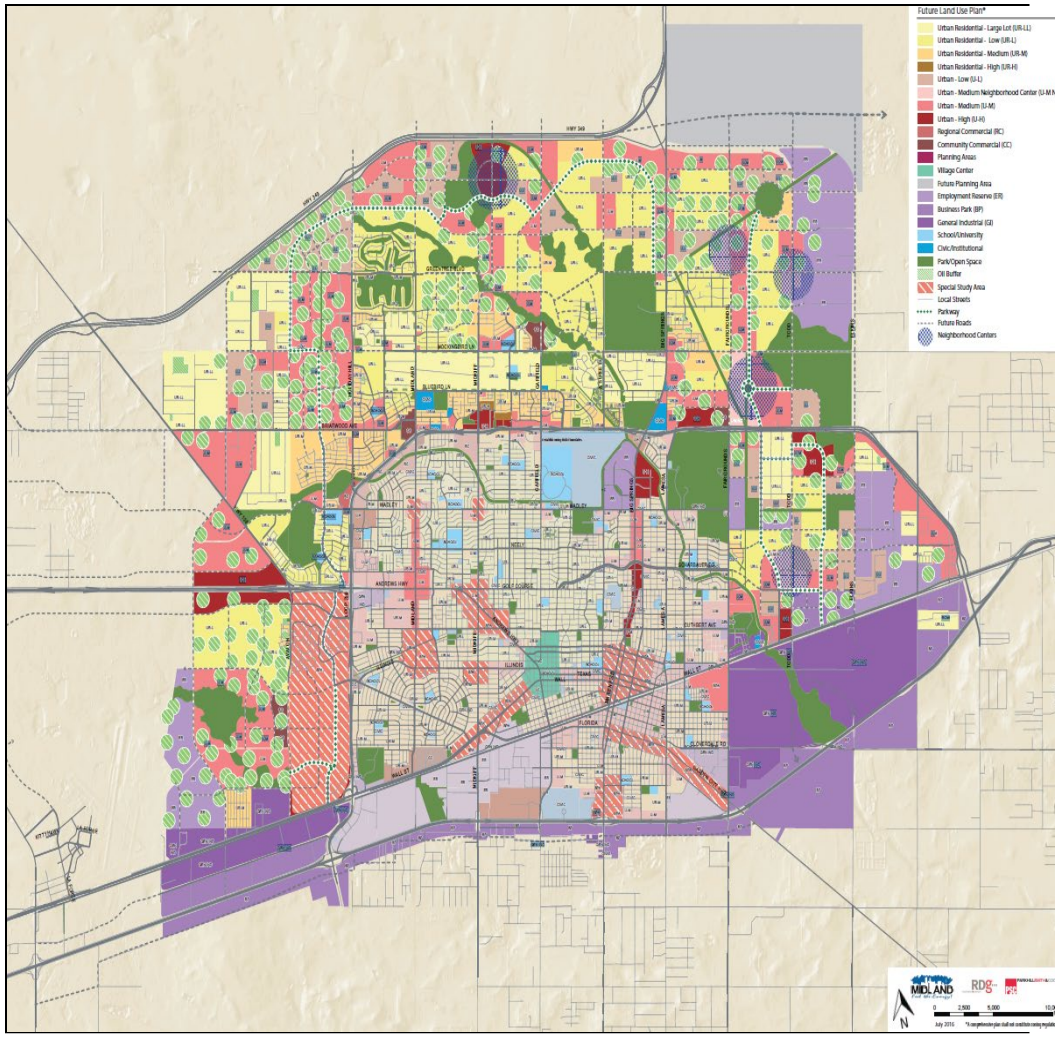
LAND USE

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



COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

STAFF'S REPORT

- Staff recommends approval of the Final Plat of Young Addition, Section 6.

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 16, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Southern Addition, Section 36, being a replat of Lots 13 through 18, Block 119, Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Weatherford Street and East New York Avenue.)

Purpose:

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

The preliminary plat was approved at the January 5, 2026, Planning and Zoning Commission meeting.

Current Zoning:

MH, Manufactured Housing 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 Comment's. [For Applicant’s Information Only.]

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

WATER: 8” water exists in Weatherford Street W of tract, okay as is. No public water improvements required. 10” water exists in New York Street S of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

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

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

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)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

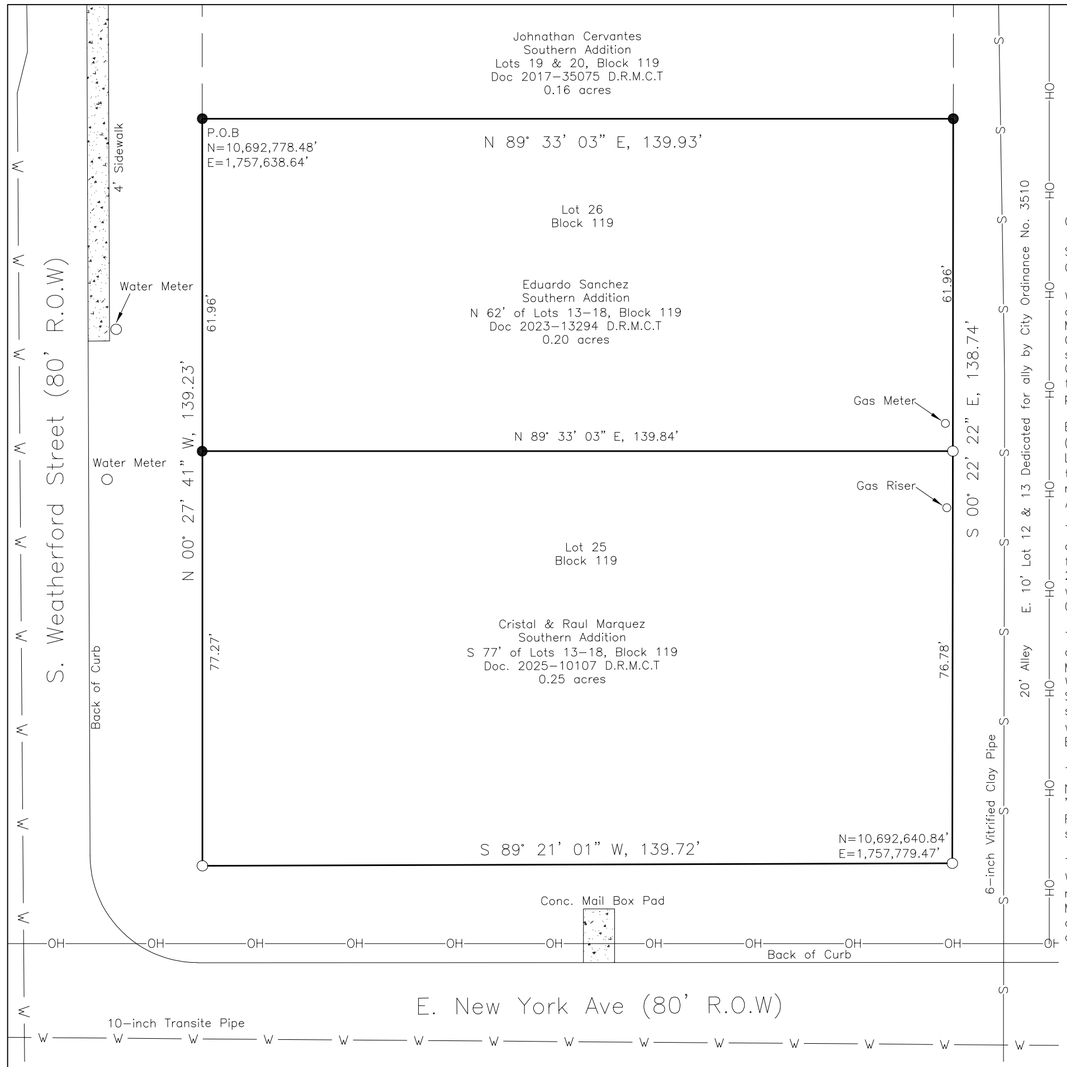
Staff recommends approval of the Final Plat of Southern Addition, Section 36.

Attachments:
A. P-26-2500, Combined Documents
B. P&Z - - Southern Addition, Section 36 Prelim

Britton Murry, Development Services — Created/Initiated - 3/10/2026
Landon Ochoa, Development Services — Final Approval - 3/10/2026

SOUTHERN ADDITION, SECTION 36

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



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

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

BEGINNING at an iron rod with plastic cap marked "RPLS 4170" (N=10,692,778.48', E=1,757,638.64') found for the Northwest corner of said Lot 18, and the Northwest corner of said Eduardo Sanchez tract and being on the East Right of Way line of S. Weatherford Street, from whence a ½" iron rod found for the Northwest corner of Lot 21, Block 119 of said Southern Addition bears North 00°27'41" West a distance of 110.00 feet;

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

THENCE South 00°22'22" East along the West line of said 20–foot alley at a distance of 61.96 feet passing the Northeast corner of said Cristal and Raul Marquez tract to a ½" iron rod with cap marked "LUCHINI & MERTZ" set on West line of said 20–foot ally and the North Right of Way line of E. New York Street for the Southeast of said Lot 13 and being the Southeast corner of said Cristal and Raul Marquez tract for a total distance of 138.74 feet from whence a ½" iron rod found at the Southeast corner of said Southern Addition Block 119 bears North 89°21'01" East a distance of 160.73 feet;

THENCE South 89°21'01" West along the North Right of Way line of said E. New York Avenue a distance of 139.72 feet to a ½" iron rod with cap marked "LUCHINI & MERTZ" set for the Southwest corner of said Lot 18 on the East Right of Way of said S. Weatherford Street and being the Southwest corner of said Cristal and Raul Marquez tract,

THENCE North 00°27'41" West along the East Right of Way of said S. Weatherford Street at a distance of 77.27 feet passing an iron rod with cap marked "RPLS 4170" found for the Northwest corner of said Cristal and Raul Marquez tract and being the Southwest corner of said Eduardo Sanchez tract and continuing for a total distance of 139.23 to the Point Of Beginning, containing 0.45 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
Raul Marquez

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
Crisatal Marquez

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
EDUARDO SANCHEZ

CERTIFICATE OF APPROVAL

For approval by the commision

This is to certify that the above and foregoing plat of Southern Addition, Section 36 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas

on this _____ day of _____2026.

_____ _____
Josh Sparks – Chair Landon Ochoa– Secretary

LEGEND

- ○ = SET ½" IRON ROD w/ CAP MARKED "LUCHINI MERTZ"
- ● = FOUND IRON ROD w/ CAP MARKED "4170"
- ----- = ADJOINING BOUNDARY LINES
- ——— = PLAT BOUNDARY
- D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS
- P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

This plat has been checked for accessibility of utilities:

_____
Oncor Electric Delivery Company Steven Hilliard

_____
AT&T Texas Jerry Underwood

_____
ATMOS Energy Mark Liel

_____
OPTIMUM Luis Montez

_____
ASTOUND

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____2026.

by Cristal Marquez

_____
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____2026.

by Raul Marquez

_____
Notary Public, State of Texas

ACKNOWLEDGMENT

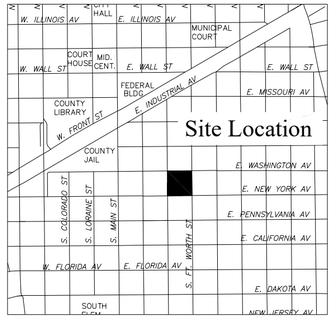
STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____2026.

by Eduardo Sanchez

_____
Notary Public, State of Texas

Not To Scale



20' 0 20'
SCALE : 1" = 20'

Notes:

1. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48329C0202F, DATED SEPTEMBER 16, 2005 SHOWS THIS PROPERTY NOT TO LIE IN A SPECIAL FLOOD HAZARD AREA.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. BEARINGS, DISTANCES, COORDINATES AND ACREAGE ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
6. SURVEY RECONSTRUCTION FILED IN THE OFFICE OF LUCHINI AND MERTZ LAND SURVEYING COMPANY.
7. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines
LUCHINI & MERTZ
Boundary Surveys

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

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

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

Raul & Cristal Marquez 432–250–8950 303 E. New York Ave. – Midland, Texas 79701 – Eduardo Sanchez 507 S. Weatherford St

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

Job Number: 250618RH –– Southern Addition –– Drawn By: JB 2–12–2026 Revised 3–10–2026

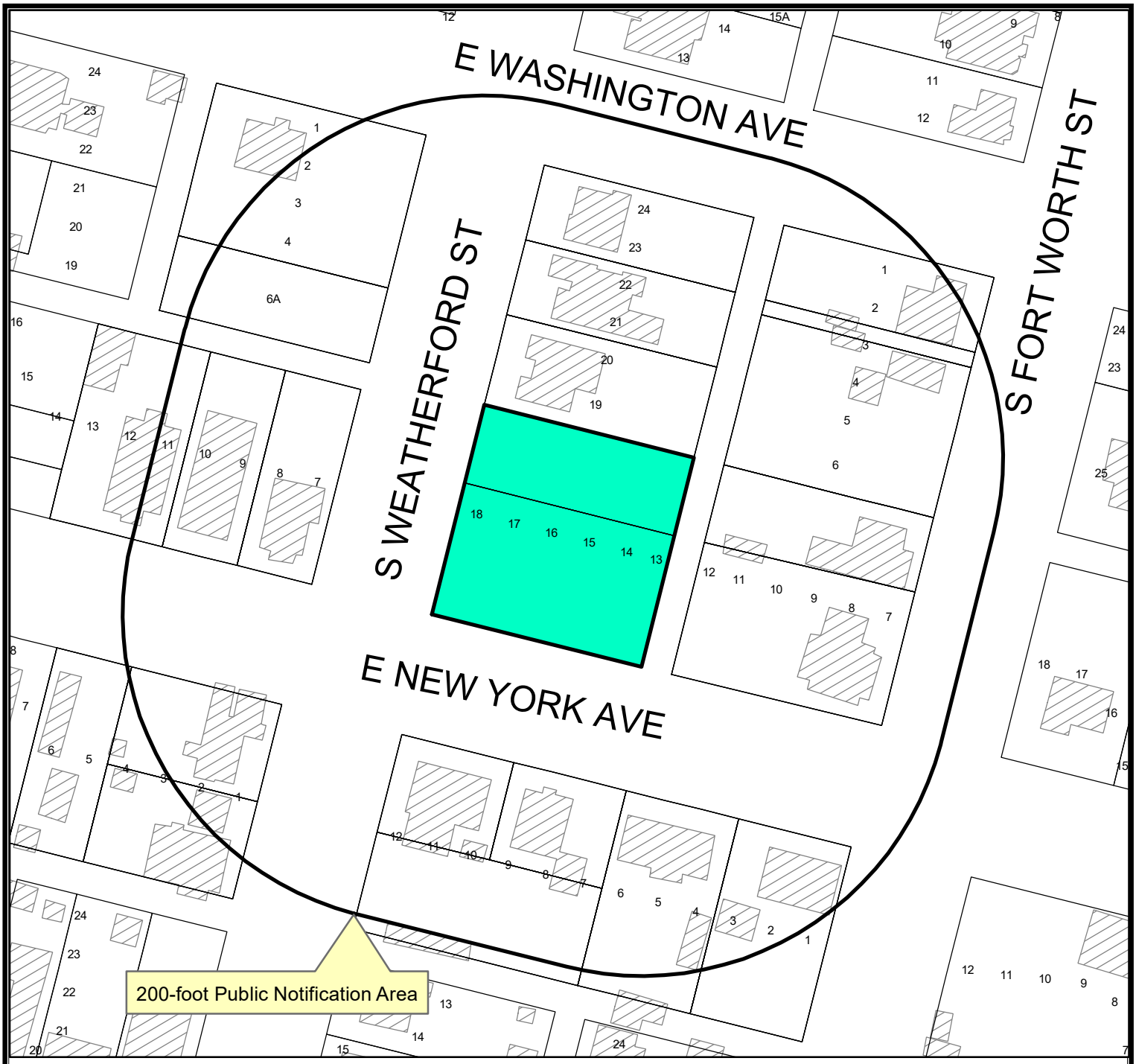
SOUTHERN ADDITION SECTION 36

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

Document No._____

Cabinet_____ Page_____

DATE_____



Location Map

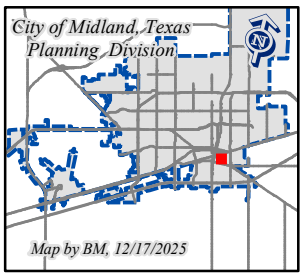
SUB-25-0890 **Scale: 1" = 93'**

Proposed plat of Southern Addition, Section 36, being a replat of Lots 13 through 18, Block 119, Southern Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of South Weatherford Street and East New York Avenue. (Council District 2)

LEGEND

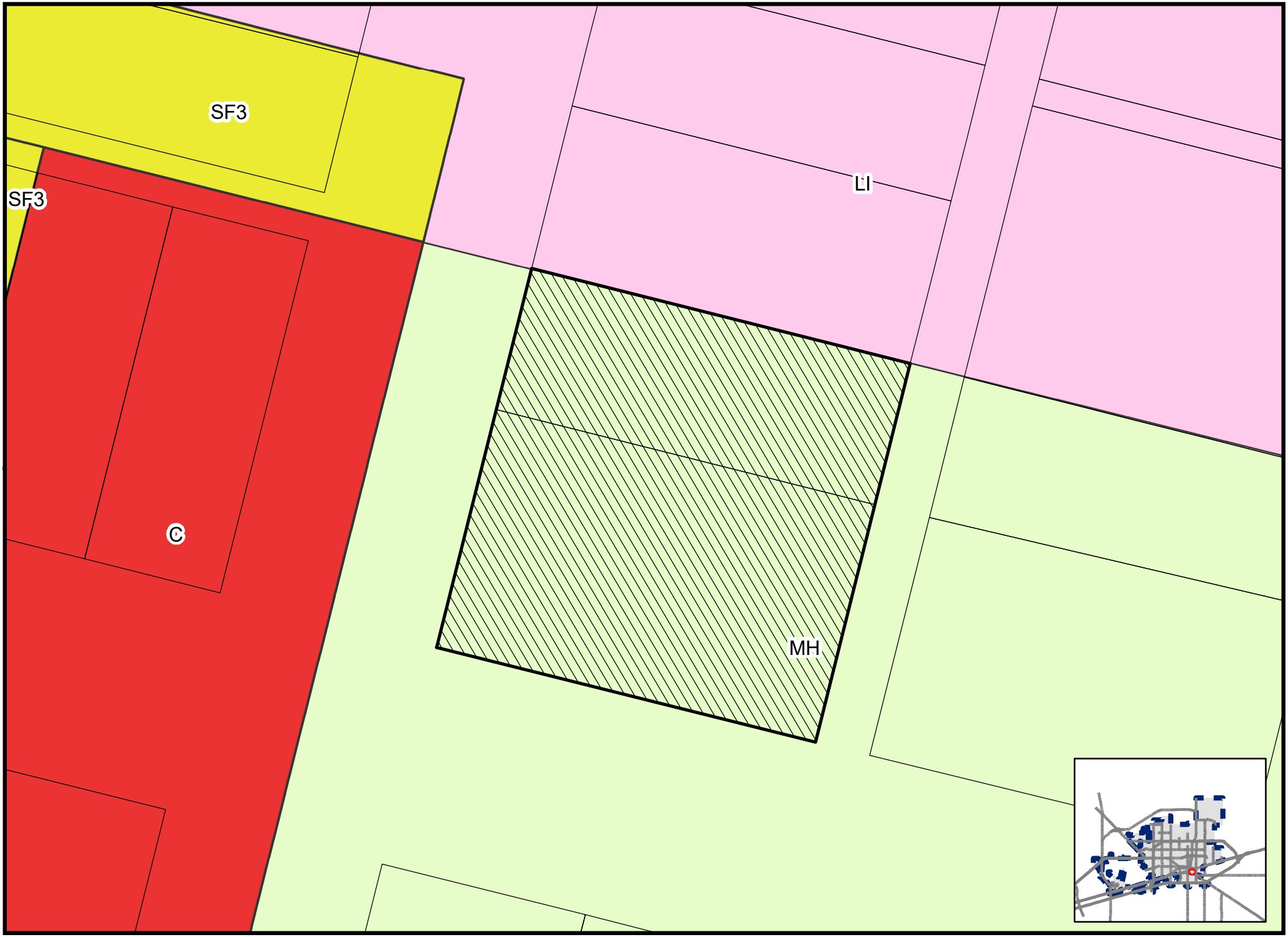
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by BM, 12/17/2025

SUB-25-0890

Scale: 1" = 43'

ZONING MAP

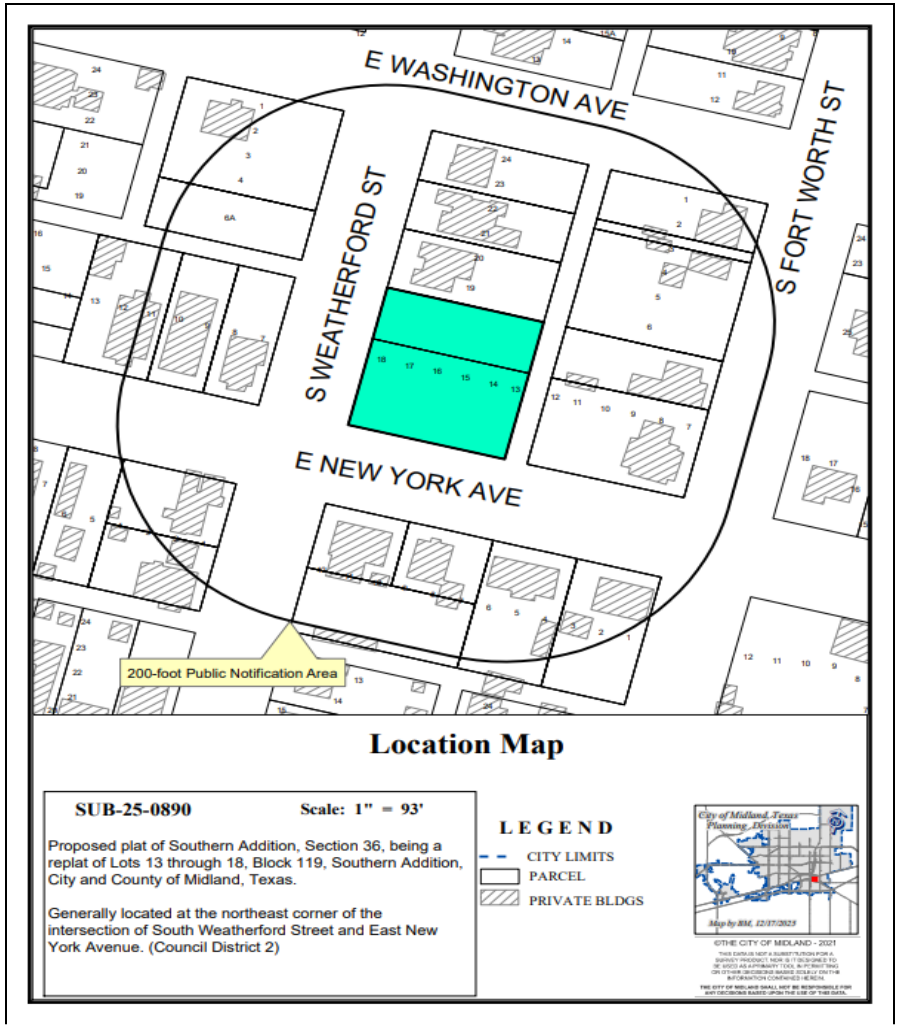
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE BASED ON THIS DATA.

PUBLIC NOTICE

MIDLAND
Be the Energy!
FINAL PLAT
SOUTHERN ADDITION, SECTION 36
Visit Our Website
MIDLANDTEXAS.GOV

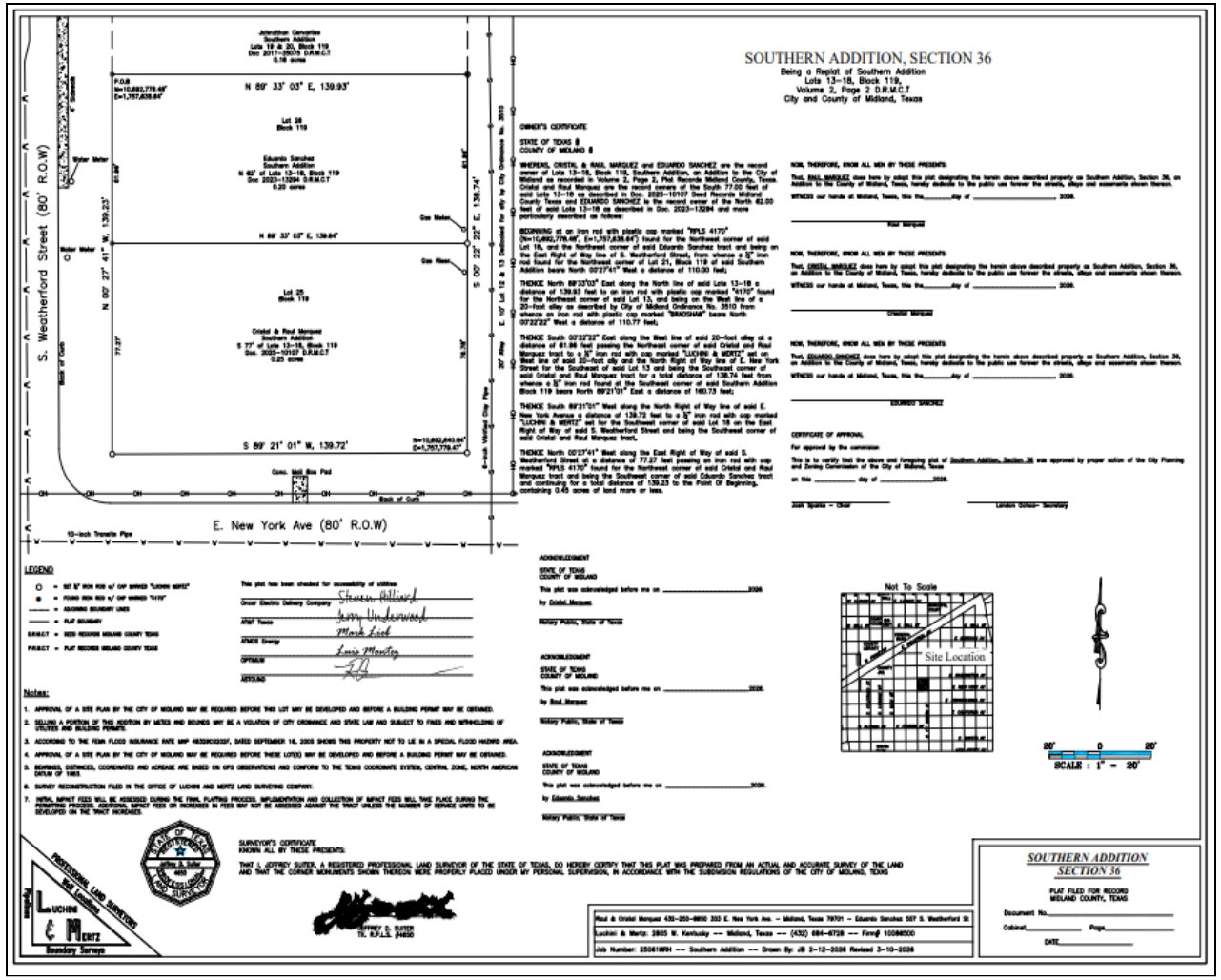
APPLICATION SUMMARY

- **Developer/Property Owner:** Raul and Cristal Marquez and Eduardo Sanchez
- **Representative:** Jimmy Berndt, with Luchini and Mertz
- **Location:** 303 East New York Avenue and 507 South Weatherford Street (Council District 2)
- **Reason for Request:** Platting to reconfigure lot lines for future building permits



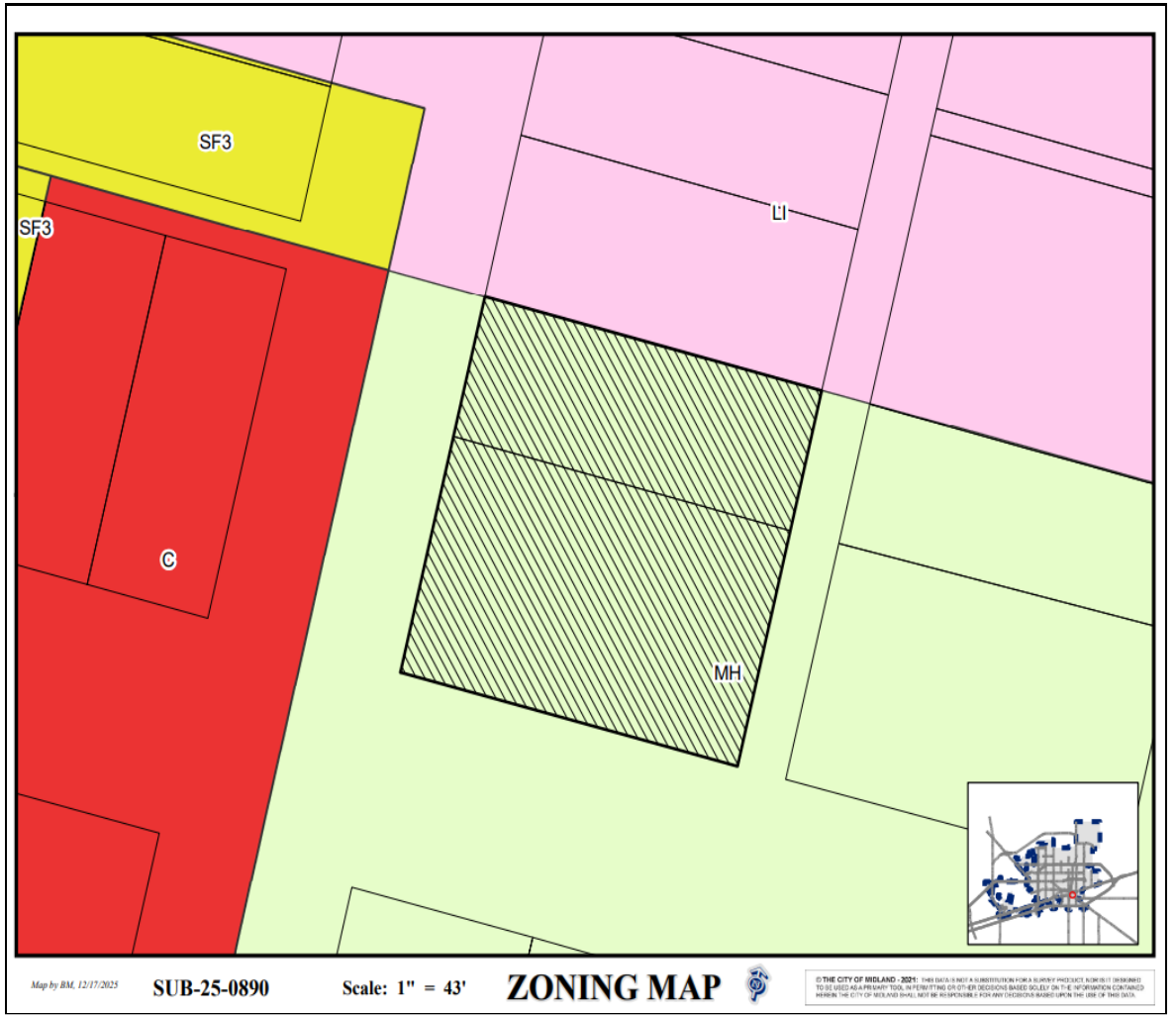
PLAT DETAILS

- **Acreage:** 0.45 acres
- **Number of Existing Lots:** 6
- **Number Proposed Lots:** 2



ZONING

- **Current Zoning:** MH, Manufactured Housing District
- **Surrounding Zoning:**
  - **North:** LI, Light Industrial District
  - **South/East/West:** MH, Manufactured Housing District



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Single-Family Dwelling and a Manufactured Home
- **Surrounding Uses:**
  - **North/South/East/West:** Single-Family Housing

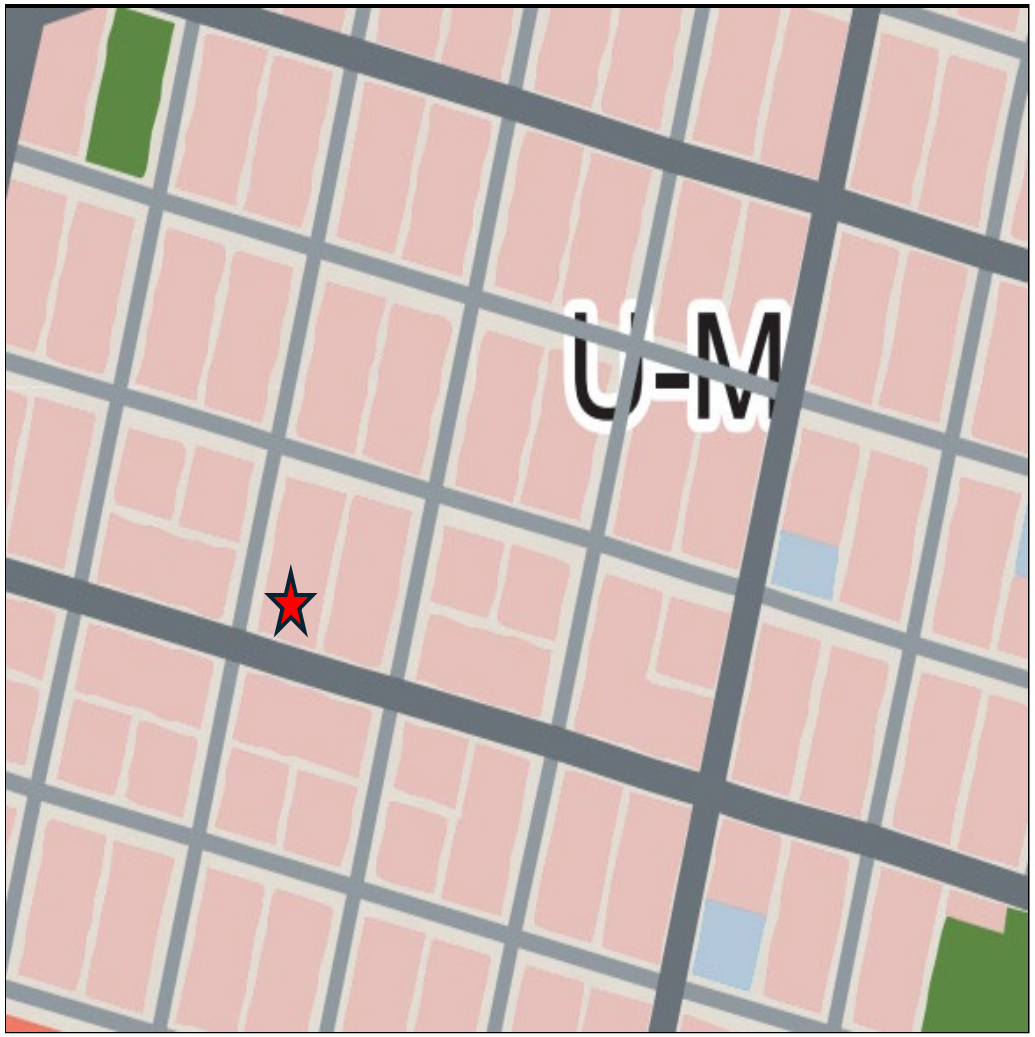
On East New York Avenue, Looking North

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** Supporting uses include a variety of residential uses such as single-family housing, multi-family housing, townhomes, and manufactured homes.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

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: 5.
Meeting Date: March 16, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving a Final Plat of Melody Acres, Section 21, being a replat of the north 270.30 feet of Tract 18, Melody Acres, City and County of Midland, Texas. (Generally located on the south side of Meadowlark Lane, approximately 480 feet east of Oriole Drive.)

Purpose:

Maverick Engineering, on behalf of Austin Gray, is requesting to replat the property located at 4509 Meadowlark Lane into one lot in order to obtain building permits.

Current Zoning:

AE, Agricultural Estate District

Preliminary Plat Approval:

The preliminary plat was approved at the January 5, 2026, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 12/30/2025. [For Applicant’s Information Only.]

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

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 12/30/2025. [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.]

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.

ADDRESSING: (Approved)

No comments.

GIS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Melody Acres Section 21, RE-PLAT OF NORTH 270.3 OR TRACT 18, MELODY ACRES, CITY AND COUNTY OF MIDLAND TEXAS the lot 18A is 1.3 acre to ensure the proposed plans on existing structures on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Melody Acres, Section 21.

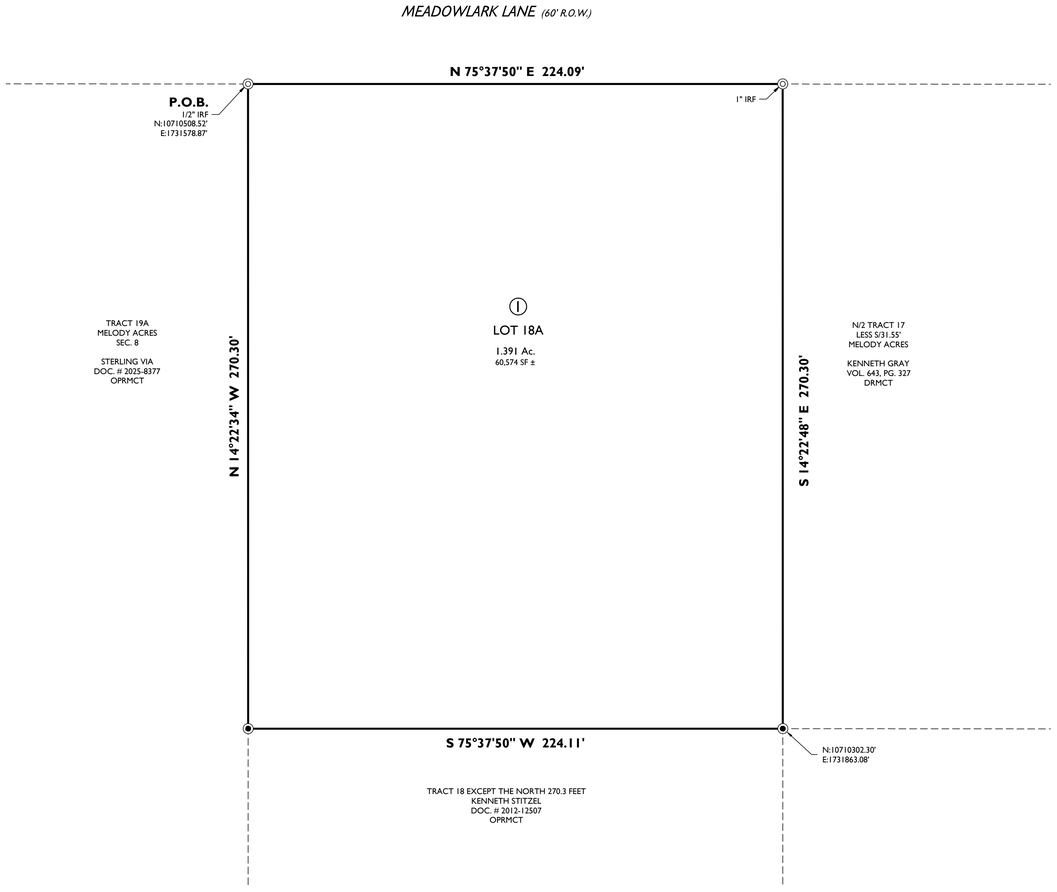
Attachments:
A. P-26-2494, Melody Acres, Section 21 Final, Combined
B. P&Z - - Melody Acres, Section 21 Final

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 3/4/2026
Final Approval - 3/9/2026

MELODY ACRES
SECTION 21

BEING A REPLAT OF THE NORTH 270.30' OF TRACT 18
MELODY ACRES, CITY & COUNTY OF MIDLAND, TEXAS.



SURVEY NOTES:

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

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.*
5. *THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE 1.391 ACRE TRACT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN THREE TRACTS OR (2) THE PROPERTY IS REZONED FOR MORE INTENSIVE USE.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAPS #48329C0067F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS AUSTIN GRAY, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 6, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN GRAY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MELODY ACRES, SECTION 21, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

BY: AUSTIN DALE GRAY

BY: MEGAN MICHELLE GRAY

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026
BY AUSTIN DALE GRAY AND MEGAN MICHELLE GRAY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MELODY ACRES, SECTION 21, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

PROPERTY OWNER

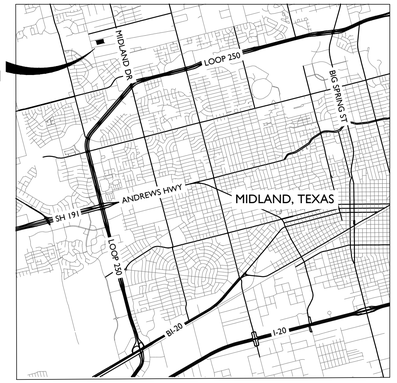
AUSTIN DALE GRAY
MEGAN MICHELLE GRAY
4509 MEADOWLARK LN
MIDLAND, TX 79707
DEED INSTRUMENT # 2019-14340
PHONE # 432-235-2206

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SITE LOCATION



VICINITY MAP
N.T.S.

ORIGINAL SCALE: 1" = 30'

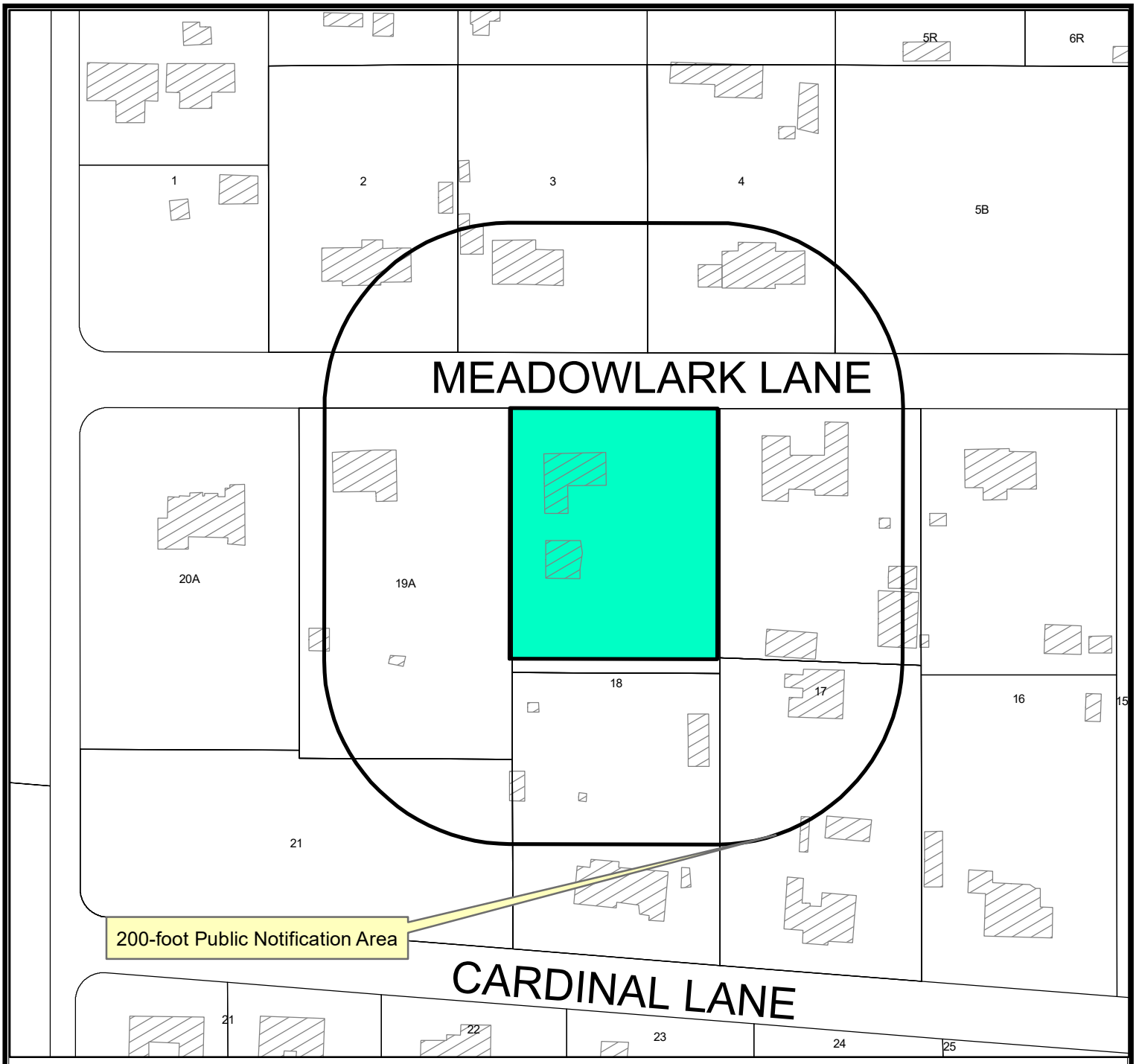
LEGEND

- SET MONUMNT
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINES

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

MELODY ACRES
SECTION 21

Drawing : F:\2025\250182-AUSTIN GRAY-4509 MEADOWLARK MIDLAND\DRAWINGS\PLAT\250182 FINAL PLAT.DWG Last Saved By: Jamieas on 2/17/26



Location Map

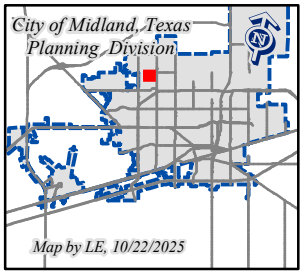
SUB-25-0911 **Scale: 1" = 1,000'**

Proposed plat of Melody Acres, Section 21, being a replat of the north 270.30 feet of Tract 18, Melody Acres, City and County of Midland, Texas.

Generally located on the south side of Meadowlark Lane, approximately 480 feet east of Oriole Drive. (Council District 4)

LEGEND

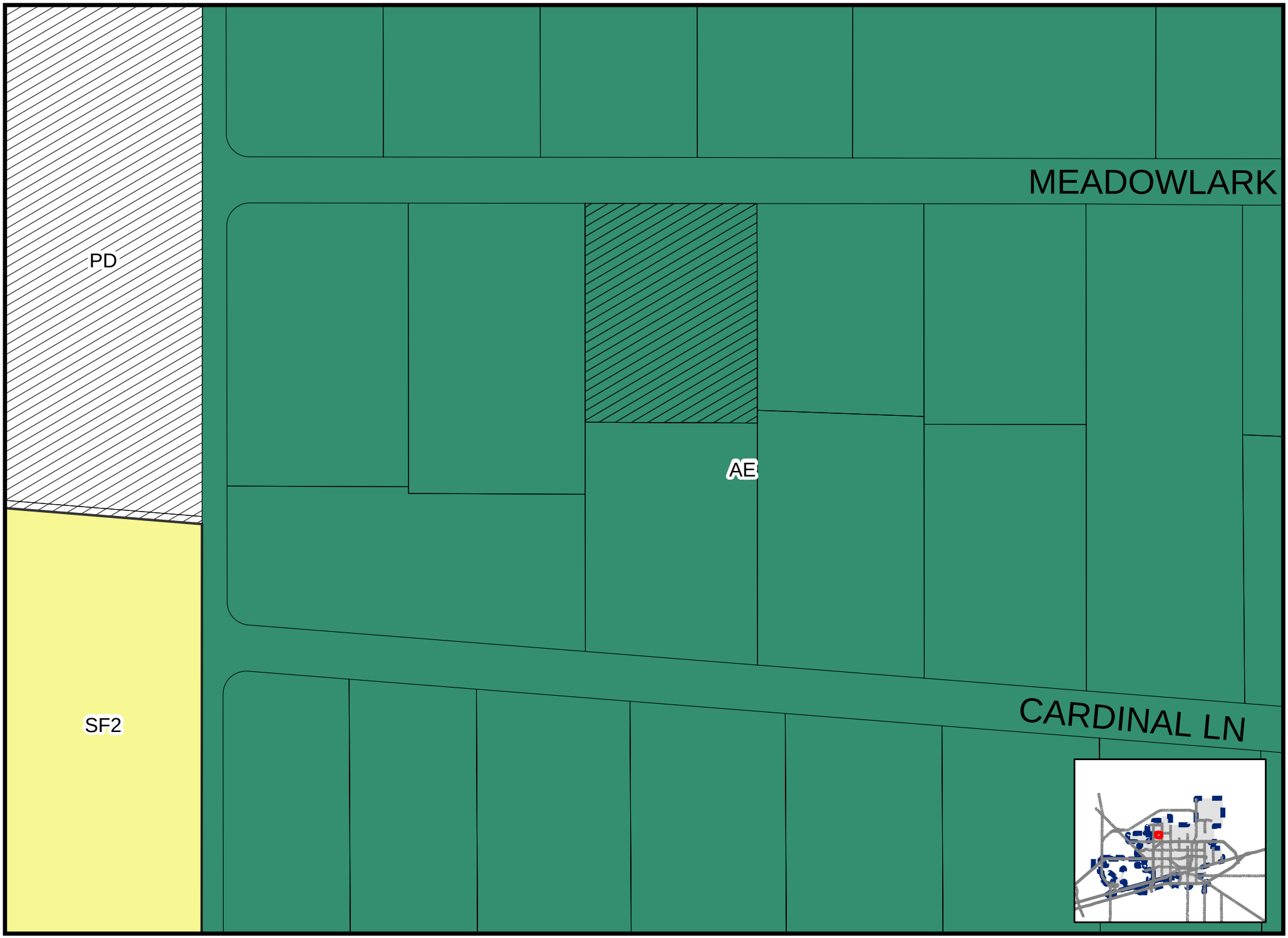
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



Created: 10/13/2025

SUB-25-0911

Scale: 1" = 157 '

ZONING MAP

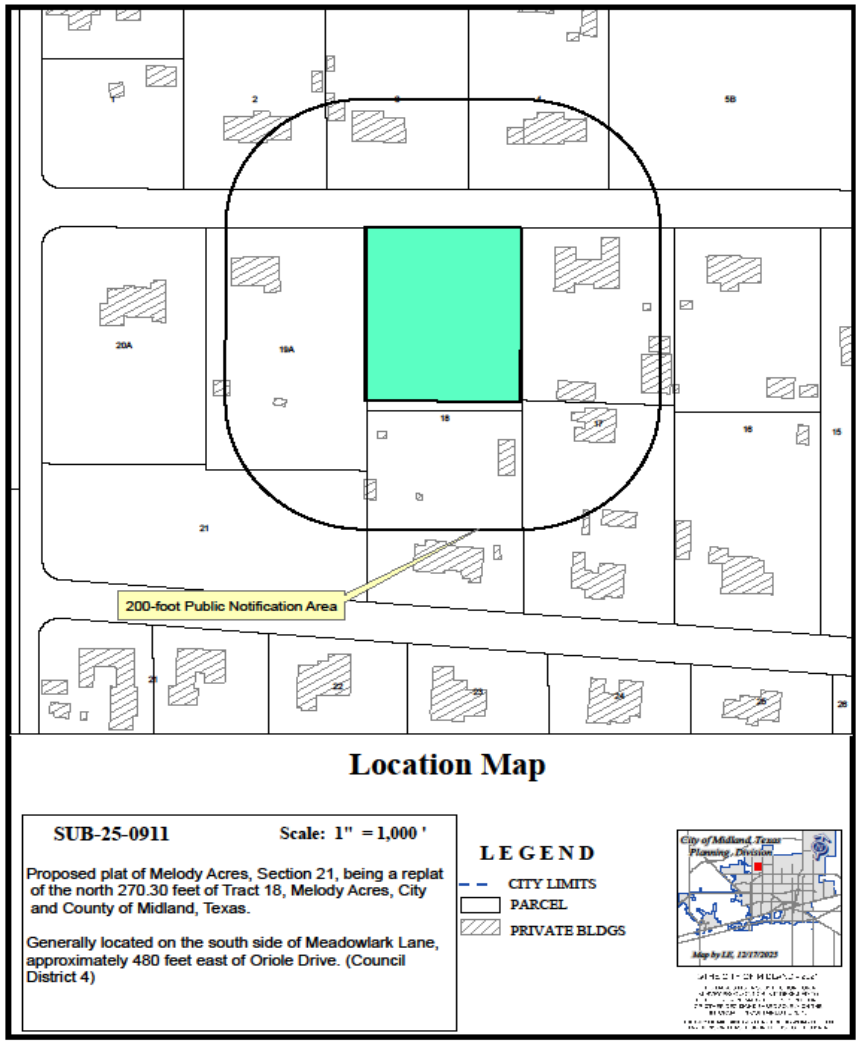
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE OR ACTIONS TAKEN BY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

MEADOWLARK LANE
19A
18
21

MIDLAND
Be the Energy!
FINAL PLAT
MELODY ACRES, SECTION 21
Visit Our Website
MIDLANDTEXAS.GOV

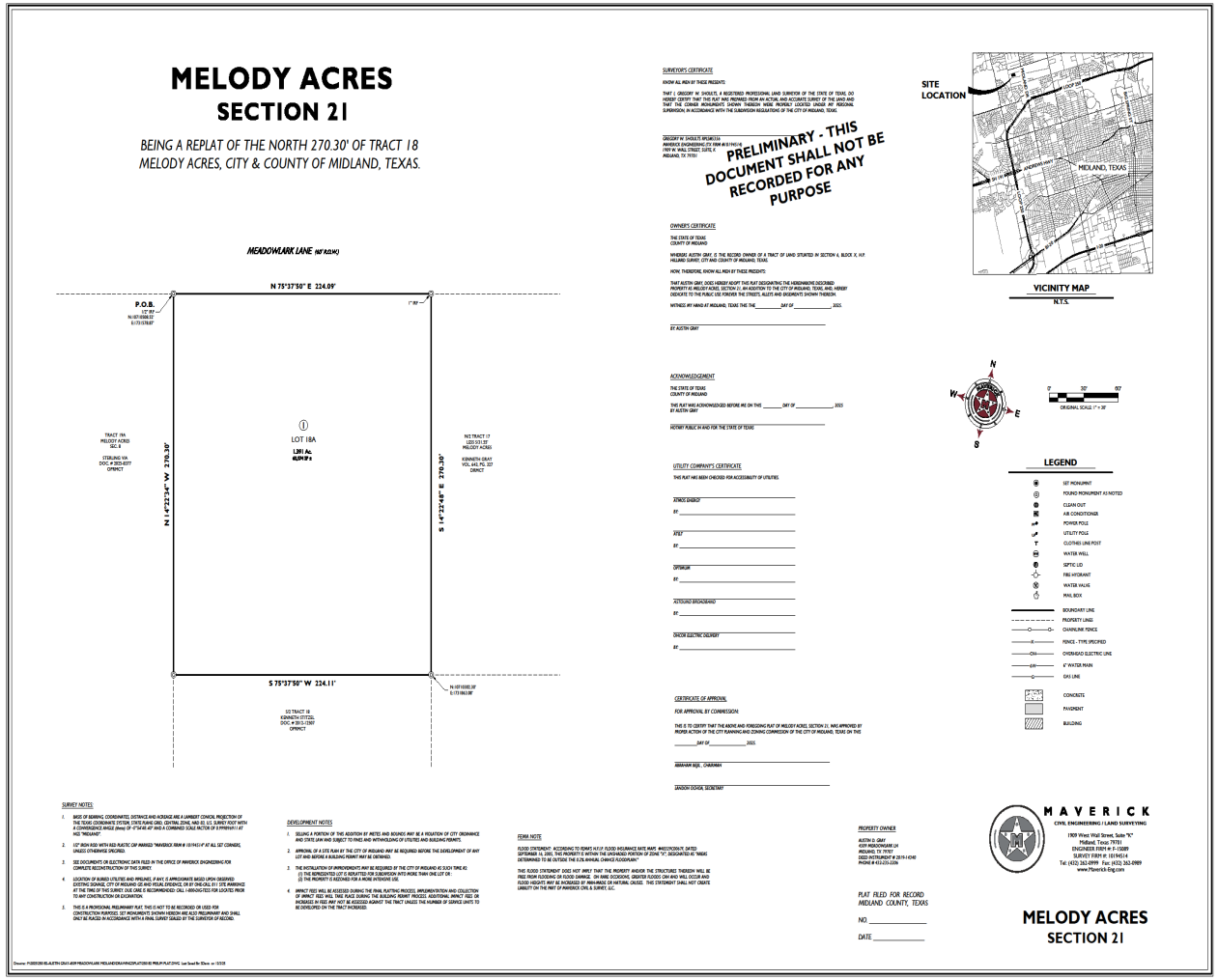
APPLICATION SUMMARY

- **Developer/Property Owner:** Austin Gray
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 4509 Meadowlark Lane (Council District 4)
- **Reason for Request:** Replatting to obtain building permits



PLAT DETAILS

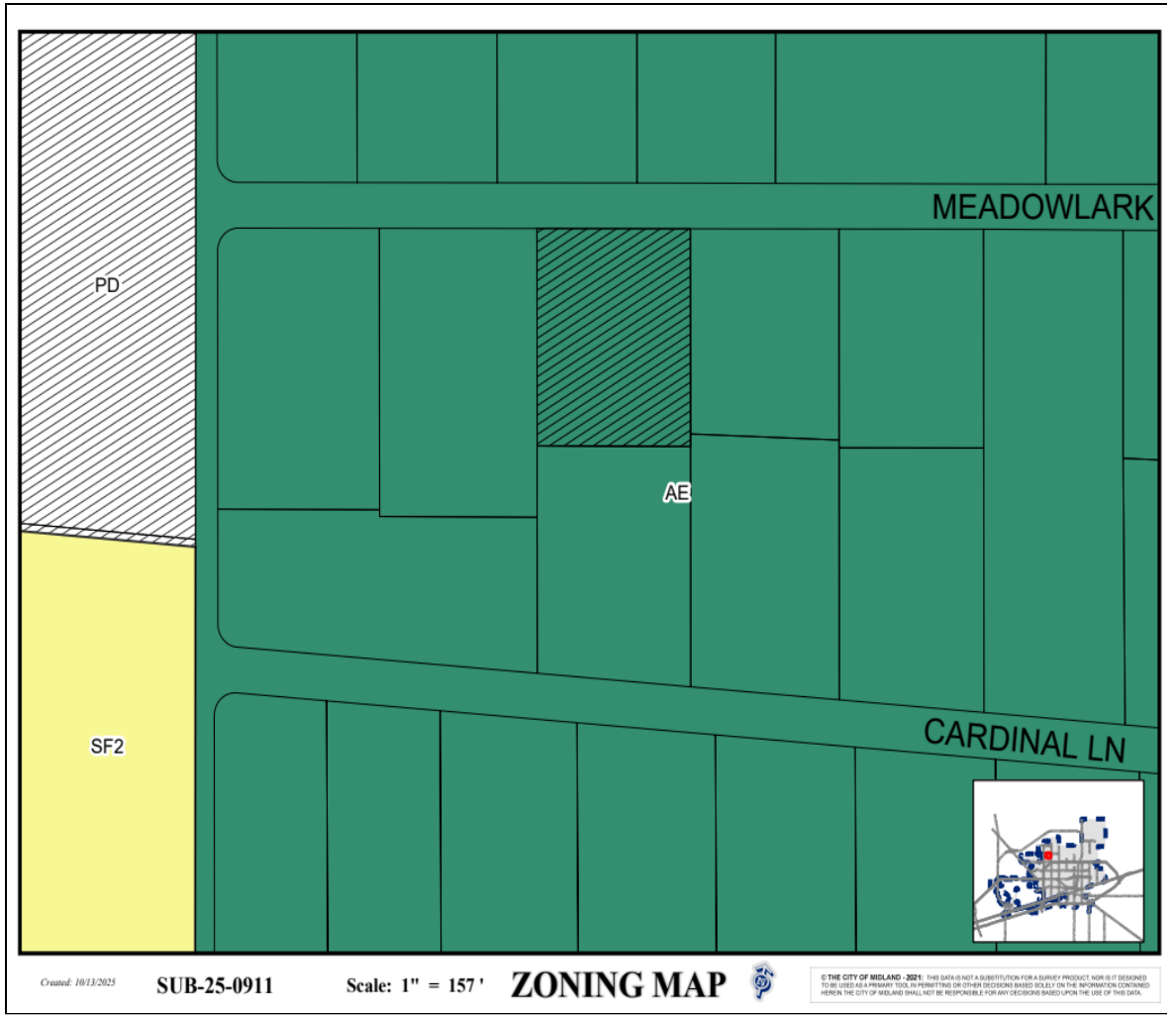
- **Acreage:** 1.391 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



3

ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/South/East/West:** AE, Agricultural Estate District



LAND USE

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

MIDLAND
Be the Energy!

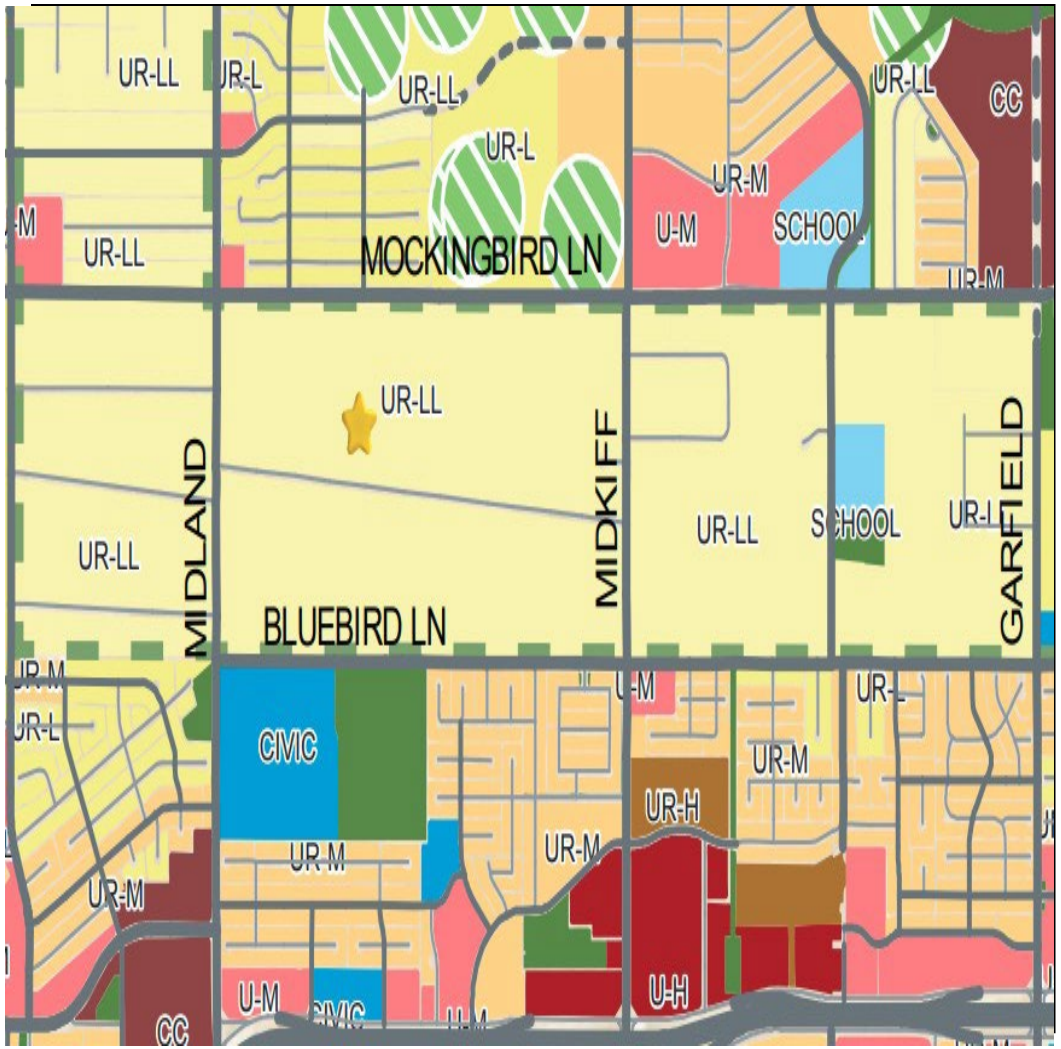
On Meadowlark Lane, Looking South

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Large Lot, (UR-LL)
- **Supported Uses:** Restrictive land use, emphasizing single-family housing and open space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- On December 16, 2025, City Council approved a Special Exception for this property, which allows for a reduced minimum lot area of 1.391 acres.

STAFF'S RECOMMENDATION

- No objections were received.
- The preliminary plat was approved by the Planning and Zoning Commission on January 5, 2026.
- Staff recommends approval of the Final Plat of Melody Acres, Section 21.

MISSION

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

Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: **March 16, 2026**

TO: **PLANNING AND ZONING COMMISSION**

FROM: **Angelina Bettanini, Planner II**

SUBJECT: **Motion to review and consider the Declaration of Restrictive Covenants for the proposed Pavillion Park subdivision, being a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County Midland County Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)**

Recommended Planning and Zoning Commission Action:

__X__ **Approve** _____ **Deny** _____ **Directional/Informational**

Current Zoning:

SF-2, Single-Family Dwelling District

Details of Request:

WA Civil, LLC is requesting approval of the attached proposed Declaration of Restrictive Covenants for the proposed Pavilion Park Addition, Section 15 subdivision being a replat of a 43.86-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County Midland County Texas.

Per Section 11-2-3(H)3(l), restrictive covenants must be approved by the Planning & Zoning Commission.

ORIGINAL DECLARATION OF

RESTRICTIVE COVENANTS

FOR

PAVILION PARK ADDITION, SECTION 15, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET __, PAGE ___ OF THE PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

PREAMBLE

In order to conform to the subdivision plat, the Developers of the above-referred property hereby file and declare this Original Declaration of Restrictive Covenants for Pavilion Park Addition, Section 15, an addition to the City of Midland, Midland County, Texas ("Declaration").

Article I

Definitions

1.1 Approved shall mean and refer to favorable action taken by the Association or its duly appointed representatives.

1.2 Association shall mean and refer to the MIDLAND PAVILION PARK HOMEOWNERS ASSOCIATION, INC., an incorporated entity, together with its duly elected and appointed officers and representatives, the members of which shall be all of the Residential Lot Owners, the principal purpose of which is to maintain and provide common community facilities and services respecting Common Areas and easements thereon for the common use and enjoyment of all Residential Lot Owners and residents within the Subdivision. Each Residential Lot Owner, his successors and assigns, shall be a Member of the Association.

1.3 Common Area shall mean and refer to those areas of land so designated and embraced by any present or future Plat of this Subdivision which are reserved for specific functions necessary to the Subdivision including areas for common use, enjoyment and mutual benefit of the Residential Lot Owner and their guests. Common Areas shall also include landscaped median areas licensed from the City of Midland, utility and drainage easements.

1.4 Developer shall mean and refer to 3 Centavos, LLC together with its agents, successors and/or assigns.

1.5 Lot shall mean and refer to any numbered tract or parcel of land, embraced by the present or future Plat of this Subdivision upon which approved residential buildings and appurtenances may be built. The term Lot shall not include those parcels or tracts of land designated as Common Areas on any present or future Plat of the Subdivision. Any Residential Lot Owner who owns two (2) Lots with one (1) residence thereon shall be considered the owner of one (1) Lot for purposes of membership in the Association and for assessments.

1.6 Member shall mean and refer to each and every Residential Lot Owner in the Subdivision.

1.7 Owner or Owners when used herein shall mean and refer to the record owner(s), whether one or more persons or entities, of the fee simple title to any Lot, but shall not mean or refer to a mortgagee, unless or until such mortgagee has concluded proceedings to foreclose or any other lawful proceeding in lieu of foreclosure, or to any licensed builder unless he owns an occupied residence on a Lot.

1.8 Plat shall mean and refer to any recorded plat or replat of the subdivision embraced by this Declaration as filed in the Plat Records of Midland County, Texas.

1.9 Residential Lot Owner shall mean and refer to the record owner, whether one or more persons, firms or corporations, including the Developer, of the fee simple title to any Lot within the Subdivision, but shall not mean or refer to a mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any other lawful proceedings in lieu of foreclosure, or to any licensed builder unless he owns an occupied residence on a Lot.

1.10 Single Family shall mean a group of persons related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a residence.

1.11 Solar Energy Device shall mean any system or services of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy, including a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

1.12 Subdivision shall mean and refer to Pavilion Park Addition, Section 15 as platted and described above and any additional platted tract adjacent to Pavilion Park Addition, Section 15 incorporated hereunder pursuant to Section 5.1 of this Declaration.

ARTICLE 2

Permitted and Prohibited Uses

2.1 Single Family Residences. No property or Lot shall be used for any purpose other than Single-Family residential.

2.2 Building Standards. No building shall be erected on any residential Lot except one Single-Family dwelling and outbuildings incidental to and used in connection with the one Single-

Family dwelling. An "outbuilding" shall be defined to include a garage, game room, workshop and other buildings necessary for the convenience and pleasure of the occupants of the Single-Family dwelling erected on the Lot. All such buildings shall be of a design aesthetically compatible with that of the residence erected on the Lot. Outbuildings shall not include portable buildings.

2.3 Minimum Square Footage for Residences. The improvements located on the Lots in the Subdivision shall consist of Single-Family dwelling units. The Lots shall contain residences of not less than twenty four hundred (2,400) square feet.

2.4 Non-Permanent Structures. No trailer, trailer-house or mobile home shall be placed on any Lot for residential purposes nor shall any existing house or dwelling structure be moved on to any Lot for Residential purposes. This paragraph shall not be deemed to prevent the use of mobile or modular offices as temporary sales or builder's field office. Such office shall not remain on a Lot in excess of twenty-four (24) months. Extensions for such office may be granted in writing by Developer and granting such extension is at the discretion of Developer.

2.5 Construction Requirements. Once the construction of any residence has begun, work thereon must be pursued diligently and must be completed within a reasonable time. No building shall be occupied for residential purposes during construction. Further, no garage, shed, tent, trailer, basement or temporary building shall be used for permanent or temporary residential purposes; provided, however, that this paragraph shall not be deemed or construed to prevent the use of a temporary construction shed during the period of actual construction of any structure on a Lot, or the use of adequate sanitary toilet facilities which shall be provided during such construction. At the time of construction of any residence on a Lot, a sidewalk with a minimum width of sixty inches (60") must be built along the full street frontages of the Lot in accordance with city specifications.

2.6 Roof Requirements. The roof pitch shall be no less than 6/12 on 80% of the roof. Non-conforming accents may be approved by the Architectural Control Committee. There shall be a minimum nine foot (9') plate line. No graveled or corrugated metal roofs shall be constructed on the Lots described herein. If composition roofs are to be placed on any residences on a Lot, they shall be of 240# Three Dimensional High Definition Laminate Asphalt, 30 year or better shingle material. No shingles on a roof may be blue, red, white, or green in color, rather the shingles must be earthtones, including black.

2.7 Garages. Each single-family residential Dwelling Unit erected on any Lot shall provide garage space for a minimum of two (2) conventional automobiles, unless otherwise specifically approved by the Architectural Control Committee. Each Owner and Member shall use their respective best efforts to park and store their automobiles within the garage. All garage doors shall (a) be equipped with an automatic and remote-controlled door opener, and (b) be closed at all times when not in use. Any and all proposed garage or carport plans and specifications must be submitted to the Architectural Control Committee for review and approval. Additionally, no garage shall ever be changed, altered, reconstructed or otherwise converted for any purpose inconsistent with the garaging of automobiles unless approved in writing by the Architectural Control Committee. The exterior veneer, roof pitch, and roofing materials of a Dwelling Unit garage shall be

identical to that of the Dwelling Unit it serves. All garage openings must face the rear of the Lot, unless otherwise approved in writing by the Architectural Control Committee. In addition, the following general rules concerning garages shall apply:

A. All residences facing in a westerly direction shall have their garages on the northeast side of the residence;

B. All residences facing in an easterly direction shall have their garages on the northwest side of the residence;

C. All residences facing in a northerly direction shall have their garages on the southwest side of the residence;

D. All residences facing in a southerly direction shall have their garages on the northwest side of the residence.

2.8 Refuse Requirements. Garbage receptacles shall be in complete conformity with sanitary rules and regulations heretofore or hereafter promulgated by the City of Midland.

2.9 Yards. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain on any part of a Lot, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain thereon.

2.10 Elevations. No substantial changes in the elevation of land shall be made on the premises of a Lot.

2.11 Parking on Streets. Lot owners shall use their best efforts to avoid parking on the streets. Streets shall not be used by Residential Lot Owners or other parties for parking vehicles in excess of one (1) ton in weight at any time, other than moving vans and home repair/construction vehicles on a short-term basis. In conformance with City of Midland requirements, no vehicles may be parked over the curbs of the street or in yards at any time.

2.12 Vehicle Storage. No boat, recreational vehicle, trailer or inoperative motor vehicle may be kept or stored on any street in the Subdivision or upon any Lot, except within a garage or behind decorative screening fences (which fences shall not exceed a maximum height of eight feet (8')) whereby the boat, recreation vehicle, trailer or inoperative vehicle is visibly screened from all street views. All such garages or decorative screening fences shall be of designs aesthetically compatible with that of the residence located on the Lot.

2.13 Exterior Construction. At least eighty percent (80%) of the exterior wall surface of each residence located on a Lot (excluding doors, windows, and exterior glass) shall be of brick, rock, stone, brick veneer, rock veneer or stone veneer. Allowable accents include stucco, cementitious siding and traditional siding such as wood or Masonite.

2.14 Clotheslines. Clotheslines or drying yards shall be so located as not to be visible from the street serving a Lot.

2.15 Street Frontage. All dwellings shall face the street on which the other Lots in the same block front. Dwellings located on Lots within the curved portion of a cul-de-sac shall front toward the curve.

2.16 Signs. No signs or other forms of advertisement shall be permitted upon any of the Lots subject hereto except one (1) small sign, not exceeding five (5) square feet in area, advertising the particular premises for sale or for rent, or one (1) sign used by a builder to advertise the property during the construction and sales period, said size not to exceed sixteen (16) square feet, and from time to time a political campaign sign, not exceeding two (2) square feet in area. Neighborhood or project identification signs are permissible as well as Midland Independent School District (and similar private educational institutions) student activity letter signs.

2.17 Antenna. No radio or television antenna with more than eight (8) square feet of grid area or which attains a height in excess above the highest point of the roof shall be permitted. All such installations are limited to roof and back yard. Front yard installations are strictly prohibited.

2.18 Child-care. No in-home child care with more than five (5) children is permissible unless the children are the children of the occupants of the property where they are being cared for.

2.19 Fences. No fences shall be permitted within the front setback area. Fences shall be seven feet (7') in height and constructed with concrete footings and steel posts, and shall be uniform in nature. All fencing which faces the street on which a residence fronts shall be of the same material as the residence. No chain link fences or corrugated metal fences shall be permitted in areas visible from the streets serving the Subdivision. Each Residential Lot Owner shall keep fences on each Lot in good condition and repair all damages within a reasonable period of time.

2.20 Landscaping. Landscaping within the front setback area shall be in place within six (6) months of the completion of the first structure on a Lot. The landscaping shall be maintained in a sightly and well-kept manner consistent with a well-kept residential neighborhood. Unless the front setback area is xeriscaped, it shall be irrigated by a properly designed underground irrigation system. The minimum landscaping requirements for the front setback area are: (i) two trees, each having at least a four-inch (4") trunk, (ii) masonry flower beds that match the residence having at least ten (10) shrubs, each shrub being at least a two-gallon shrub, and (iii) grass installed either as sod or hydro-mulch.

2.21 Artificial Turf. Artificial Turf shall not be allowed in front or side yards without approval from the Architectural Control Committee.

2.22 Water Wells and Related Facilities. Water wells shall not be drilled in any front or side yard of a Lot. All water well equipment and any water well housing shall not be visible from a public street.

2.23 Motor Homes, RV's and other Equipment. No motorhomes, buses, mobile homes, industrial, commercial or recreational vehicles or trailers greater than six feet tall shall be permanently stored within the Subdivision unless they are garaged. This provision will not

prevent a resident from temporarily storing a motorhome or camping trailer that is permanently stored elsewhere, for a period of no more than five days, for trip preparation e.g. loading or unloading.

2.24 Vehicle Repairs. No Vehicle repairs shall be conducted in public view within the residential areas of the Subdivision nor shall any inoperative Vehicle or Vehicle parts be allowed to remain within the residential areas of the Subdivision in public view.

2.25 Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes and are not offensive to the enjoyment by neighbors of the adjoining properties.

2.26 Screening of Air Conditioning Units. All air conditioning units and related equipment which are visible from a public street shall be screened by materials approved by the Architectural Control Committee.

2.27 Solar Energy Device. Solar Energy Devices, and their placement, must be preapproved in writing by the Architectural Control Committee and shall not create a condition that substantially interferes with the use and enjoyment of the property within the Property by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. Solar Energy Devices must be located on the roof of the residence located on the Lot, entirely within a fenced area of the Lot, or entirely within a fenced patio located on the Lot. If the Solar Energy Device will be located in the fenced area of the Lot or patio, no portion of the Solar Energy Device may extend above the fence line. If the Solar Energy Device is mounted on the roof, then; (A) the Solar Energy Device may not extend higher than or beyond the roofline; (B) the Solar Energy Device must conform to the slope of the roof and the top edge of the Solar Device must be parallel to the roofline; (C) the frame, support brackets, or visible piping or wiring associated with the Solar Energy Device must be silver, bronze or black, there must be no exposed piping, conduit or wires on the roof, and the piping, electrical conduits and wires from the Solar Energy Device to the inverter/distribution panel in conduit must be installed through the attic.

2.28 Rentals Prohibited. No Lot shall be used for any purpose other than its use by the Developer or by a Residential Lot Owner for single-family residential purposes. Rental or leasing of Lots (including any improvements thereon) for a term which is less than one hundred and eighty (180) days, is strictly prohibited and will be a breach of this Declaration.

ARTICLE 3

ASSOCIATION ENFORCEMENT ACTION

3.1 Enforcement**.** The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these Declarations. The Association, by and through its Board, is authorized to adopt rules and regulations setting

forth the procedures to be followed in connection with such enforcement and in implementing any fine or penalty as outlined below, except as otherwise reserved to the Members by law, by the Articles of Incorporation or by the Bylaws of the Association. Failure by the Association or by any Owner to enforce a covenant in these Declarations will not be deemed a waiver of the right to do so. Invalidation of any covenant in these Declarations by judgment or Court Order shall in no way effect any of the other provisions which shall remain in full force and effect.

3.2 Fines for Violation(s). If an Owner of any Lot fails to abide by the covenants in these Declarations and if such failure or default continues uncured for ten (10) days after written notice thereof mailed to the Owner of the Lot at the Owner's last known address, the Association may (i) impose fines upon the Lot in amounts determined by the Association Board or (ii) go upon such Lot and correct the default, or (iii) suspend the Owner of the Lot's use of Common Areas, and in any of the foregoing (i)-(iii), the Association shall not be guilty of any manner of trespass or liability to the Owner in any respect as a result thereof and no Owner shall escape liability for Assessments by virtue of any such action by the Association. The Association may, in its discretion, take a combination of the foregoing actions and taking any one action shall not be deemed to prohibit taking additional action. The Owner shall be obligated to reimburse the Association for all expenses incurred by it in performing any such work under (ii) above. Fines imposed by the Association Board under (i) above shall be defined and promulgated annually by the Board. A separate schedule of offenses and fines shall be published annually by the Board and shall continue in effect until a subsequent publication is made. The schedule of offenses and fines may only be revised at the annual meeting of the Board. Each day shall constitute a separate offense for purposes of calculating any fine. Any default on the payment of the reimbursement or fines imposed by the Association Board shall be secured by a lien against the Lot in the same manner as the Assessments.

3.3 Notice of Violation. The Association shall provide a notice to each Owner of any Lot that violates a covenant in these Declarations by certified mail, return receipt requested to the last known address on file with the Association for such Owner in conformance with the laws of the State of Texas.

3.4 Liens. Each Member is obligated to pay to the Association the Assessments which are secured by a continuing lien on the Lot against which the Assessment is made. In addition, each member is obligated to pay to the Association any fine imposed upon the Owner or Lot for any violation in accordance with Section 3.2 above, which shall also be secured by a continuing lien on the Lot against which the fine is made. Any Assessment or fine not paid when due will be delinquent. If the Assessment or fine is not paid within thirty (30) days after the due date, the Assessment or fine will bear interest from the date of the notice of delinquency at the rate of the lesser of the maximum amount permitted by applicable law or ten percent (10%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the Assessment or foreclose the lien against the property, and in either event, interest, costs, and reasonable attorneys' fees of any such action will be added to the amount of the Assessment or fine. Foreclosure of any lien hereunder shall comply with the requirements of the laws of the State of Texas.

ARTICLE 4

Streets, Utilities, Easements and Rights of Way

4.1 Easement Reservation. All presently existing easements for utilities or drainage in the Subdivision are hereby reserved to the present owners of such easements.

4.2 Interference Prohibition. No structures, including walks, fences, paving or planting, shall be erected upon any part of the Subdivision, which will interfere with rights of ingress and egress to and from the easements referred to in Article 3.1 hereof. All utilities serving the Subdivision shall be underground.

ARTICLE 5

Additions to Subdivision

5.1 Annexation. Declarant may add or annex additional real property (from time to time and at any time during the next seven (7) years from the date of this Declaration and for an additional seven (7) years if the Declarant so elects by filing an election of record in Midland County, Texas during the initial seven (7) years of the Subdivision) subject to this Declaration by filing a record in Midland County, Texas a Supplemental Declaration of Restrictive Covenants; provided, however, that such supplementary declaration may contain such complementary additions and modifications of the covenants contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties and as are not inconsistent with the concepts and purposes of this Declaration.

ARTICLE 6

Association Creation, Membership and Rights of Members

6.1 Homeowners Association. The MIDLAND PAVILION PARK HOMEOWNERS ASSOCIATION, INC. ("Association") has been created as a non-profit corporation under the laws of the State of Texas having the power and obligation of perpetually managing and maintaining, repairing, replacing, improving and insuring the Common Areas, facilities and easements within this Subdivision. The Association shall collect assessments and make disbursements of proceeds, including the payment of all taxes assessed against the Association or the Common Areas owned by the Association, and shall take appropriate disciplinary action concerning delinquent accounts.

6.2 Membership and Voting. Upon sale of a Lot subject to these covenants; the purchaser shall automatically become a Member of the Association (unless the purchaser is a licensed builder who does not own an occupied residence on the Lot). The membership in the Association shall not be transferred, pledged or alienated in any way except of the sale of such Lot (and then only to such purchaser), by interstate Succession, testamentary disposition, foreclosure of mortgage of record, or other legal process. The record owner of

a Lot shall be entitled to one (1) membership in the Association and one (1) vote. Any joint owner shall designate to the Association in writing the name of the person entitled to vote said membership. At the discretion of the Association, no certificates of membership need to be issued, and if certificates are not issued, membership shall be evidenced by an official list of Members kept by the Secretary of the Association. Notwithstanding the foregoing, the Developer shall be entitled to three (3) votes for each platted Lot owned by the Developer.

6.3 The Developer Shall Convey Title. The Developer shall convey title to the Common Area(s), without charge and free of encumbrance to the Association when (a) 75% of the lots in the subdivision are occupied, or (b) April 30, 2031, whichever occurs soonest), or (c) such earlier time as the Developer deems appropriate.

6.4 Board of Directors. The business and affairs of the Association shall be managed by a board of directors. Directors need not be Residential Lot Owners in the Subdivision. The number of directors shall be determined by majority vote of the Association but shall not be less than three (3) nor more than seven (7). At each annual election, the Members shall elect directors to hold office until the next succeeding annual meeting. Directors shall meet at least once each calendar year. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of the majority of the remaining Directors. A Director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office. In no event shall the term of any Director exceed five (5) consecutive years; except that, until at least seventy-five percent (75%) of the acreage, which has been or will be platted for residential use in the Pavilion Park, Section 15 has been sold, the Developer shall be a continual Director.

ARCHIECTURAL CONTROL COMMITTEE

ARTICLE 7

Creation and Responsibilities of the Architectural Control Committee

7.1 Committee. Developer shall designate and appoint an Architectural Control Committee consisting of not less than three (3) qualified persons which shall serve at the pleasure of Developer. After Developer no longer owns any lot in the Subdivision, the Architectural Control Committee shall serve at the pleasure of the Association.

7.2 Responsibility. The Architectural Control Committee must review and approve in writing all of the following projects on the property:

7.2.1 Construction of any building, fence, wall, or other structure;

7.2.2 Any exterior addition, change or alteration in any building, fence, wall, or other structure:

7.2.3 Any landscaping, or grading of any Lot or Lots; and

7.2.4 Any other items mentioned in this Declaration.

7.3 Applications. To obtain approval to do any of the work described in the covenants an owner must submit an application to the Architectural Control Committee showing the plans and specifications for the proposed work. Such plans and specifications shall detail the nature, shape, height, materials, colors, and location, of the proposed work.

7.4 Procedures. The Architectural Control Committee shall review applications for proposed work in order to:

7.3.1 Insure conformity of the proposal with those covenants, conditions, and restrictions; and

7.3.2 Insure harmony of external design in relation to surrounding structures and topography.

7.5 Authority of Committee. An application can be rejected for providing insufficient information. The Committee shall have broad, discretionary authority, to interpret and apply these standards. In rejecting an application, the Committee may detail the reasons for rejection and suggest how the applicant could remedy the deficiencies.

7.6 Timing. Developer and the Architectural Control Committee shall review and approve or disapprove all plans for proposed construction in the Subdivision. Failure by an owner to commence construction on a Lot or before twenty-four (24) months after the date of closing the purchase of a Lot from the Developer (the "Building Deadline") shall allow the Developer the right and option to repurchase such Lot for (i) its then appraised value or (ii) the original purchase price, whichever is lower, for a period of twenty-four (24) months after the Building Deadline. No undeveloped Lot in the Subdivision may be resold by an owner without Declarant having the prior right and option to purchase the Lot at its then appraised value. Failure to comply with the provision shall result in the placement of a lien against said Lot in favor of Developer.

ARTICLE 8

Common Areas
Ownership, Use and Property Rights

8.1 Common Areas and Ownership. The Common Areas designated and shown on any recorded Plat of this Subdivision shall be owned by the Association for the benefit of the Members within this Subdivision. The costs of perpetual maintenance, upkeep and improvements thereon shall be borne on an equal basis by all the Members of the Association.

8.2 Land Use Within the Common Areas shall be restricted to those improvements designated on the Plat (including areas designated for storm water retention and related to subsurface mineral development) and activities related to open space uses, including, but not limited to landscaped area, outdoor lighting, signs relevant to the development thereof, screening and fencing devices.

8.3 Dedication or Transfer of Fee Title to Common Areas to any individual, corporation, other form of private entity, public agency or authority, or public utility shall not be made unless the dedication, transfer, purpose, location and conditions thereof are agreed to in an instrument in writing entered into between the parties involved and which is signed by and Approved by vote of two-thirds (2/3) of the Members of the Association and is accepted by representatives of such private or public entity. Any dedication or transfer of fee title to the Common Areas must also have the prior approval of the City of Midland except where the dedication or transfer is to the City of Midland.

ARTICLE 9

Assessments

9.1 Assessments or Charges and special assessments for improvements shall be fixed, established and collected from time to time by the Association as hereinafter provided. Such assessments and special assessments together with such interest and costs of collection shall be a charge on land and shall be a continuing lien upon the Lot against which each assessment is made. Any continuing lien created by an assessment pursuant to Sections 6.1 and 6.2 shall be a second lien behind any purchase money mortgage lien, or utility lien for water, sewer and garbage service provided by the City of Midland, but shall be ahead of all other (subsequent) liens against the property. Each such assessment, together with such interest and cost of collection, shall also be the personal obligation of the person who was the owner of such property at the time of assessment. Assessments shall be applied on an equal basis to all Members of the Association. Assessments levied by the Association shall be used for improvements and maintenance of properties, services and facilities, repair, replacement and additions within the Common Area, including, but not limited to, payment of applicable insurance and taxes, cost of labor, equipment, materials, management and supervision.

9.2 Special Assessments for capital improvements in addition to the annual assessments may be authorized by the board of directors in accordance with Bylaws of the Association for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described improvement upon the Common Area.

9.3 Notices and Due Dates of Assessments. The Board of Directors of the Association shall specify the due date and amount of assessment at least fifteen (15) days in advance of such due date and shall prepare a roster of the properties and assessments applicable thereto. Written notice of the assessment shall also be mailed to every Residential Lot Owner at least fifteen (15) days in advance of the specified due date of the assessment. The due date of any special assessment shall be established by resolution of the Board of Directors of the Association. Upon demand by any Residential Lot Owner liable for assessment, the Board of Directors shall furnish in writing signed by an office or director of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment.

9.4 Effect of Non-Payment of Assessment. If the assessments are not paid when due, then they shall become delinquent and together with such interest and cost of collection, become a continuing lien against the property which shall bind the hands of the then owner, his heirs, devisees, personal representatives and assigns form transferring the property without the lien. Additionally, however, the personal obligation of the owner to pay such assessment shall remain his personal obligation for the statutory period and the personal obligation shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency. The Association may bring an action at law against the owner personally obligated to pay the same, or the Association may foreclose the lien against the property. Costs of preparing and filing the complaint in such action, together with reasonable attorneys' fees, shall be added to such assessment, and in the event a judgment is obtained, the judgment shall include interest and attorneys' fees, together with the costs of the action. Notwithstanding any provision herein, no land or improvements devoted to dwelling use shall be exempt from said assessment, charge or liens.

ARTICLE 10

Duration and Enforcement

10.1 Duration. The covenants, restrictions, reservations and servitudes herein set forth in this Declaration shall continue in full force and effect until December 31, 2040, after which time these covenants shall automatically extend for successive periods of ten (10) years unless an instrument is signed by Owners of at least eighty percent (80%) of all Lots and recorded in the Official Public Records of Midland County, Texas, which contains and sets forth an agreement to abolish these Covenants, restrictions, and reservations; provided however, that this agreement to abolish the covenants shall not be effective unless made and recorded one (1) year in advance of any renewal date of these covenants.

10.2 Invalidity. If any one or more restriction herein set forth is declared invalid, illegal or unenforceable, for any reason, the remaining restrictions shall nevertheless continue in full force and effect. The Declarant or its employees shall not be liable for any incidental or consequential damages arising as an outcome of any of these provisions. Violation of or failure to comply with these Declarations shall not affect the validity of any mortgage, bona fide lien or other similar security instrument, which may then exist on or against any tract.

10.3 Violations. If any person acquiring a Lot or any interest in a Lot in this Subdivision shall violate or attempt to violate any of the restrictions herein, it shall be lawful for the Association or any other person or persons owning a Lot or any interest in a Lot in the Subdivision to prosecute proceedings in law or equity against any person or persons so violating or attempting to violate such restrictions, either to prevent such violation or such violator from so doing or to recover damages by reason of such violation; provided, however, that such proceedings; if conducted, shall be at the sole cost and expense of the person or persons prosecuting the same.

ARTICE 11

Amendments and Extensions

11.1 Amendments. All changes and amendments shall be in accordance with the platting and zoning procedure of the City of Midland, and those changes and amendments, which relate directly to the Association or the Common Areas shall be reviewed and approved by the City of Midland before enactment, and subject to the foregoing shall be as follows:

a) Until at least seventy-five percent (75%) of the acreage, which has been or will be platted for residential use in the Pavilion Park, Section 15 has been sold, the Developer may amend or change this Declarations and shall not be required to obtain the consent of any Residential Lot Owner.

b) Anytime after at least seventy-five percent (75%) of the acreage comprising the residential portion of the Pavilion Park, Section 15, whether as currently exists on or including additions made pursuant to Article 5.1 of this Declaration, is owned by individuals who have built or who are in the process of building for personal occupancy on their respective tracts, the Declaration set forth herein shall be subject to amendment or alteration by the affirmative vote of wo thirds (2/3) of the Residential Lot Owners. Upon any additions or annexation to the Subdivision pursuant to Article 5.1 of this Declaration, current ownership shall be calculated on the total average existing after the addition or annexation, including any acreage added or annexed to this residential portion of Pavilion Park.

11.2 Recordation. Any and all amendments to this Declaration shall be recorded in the office of the County Clerk in Midland County Texas.

3 CENTAVOS, LLC

by: _____
M. Scott Bowden
Manager

STATE OF TEXAS *
*
COUNTY OF MIDLAND *

This instrument was acknowledged before me on this the ___ day of _____, 2026 by M. Scott Bowden as Manager of 3 Centavos, LLC, a Texas limited liability company, on behalf of said company.

_____
NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires:

Planning and Zoning Commission Meeting

Item Number: 7.
Meeting Date: March 16, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of Green Tree North, Section 24, being a replat of Lot 39, Block 9, and a 0.12-acre portion out of Lot 40, Block 9, Green Tree North, Section 8, City and County of Midland, Texas. (Generally located on the north side of Calen Court, approximately 170 feet east of Holiday Hill Road.)

Purpose:

Duryn Hennington, on behalf of David and Cheryl Giffin, is requesting to replat the property located at 7005 Calen Court into one lot in order to obtain building permits.

Current Zoning:

SF-1, Single-Family Dwelling District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

Missing North arrow (noted on marked up plat), everything else looks good, plat closes.

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

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

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues.

GIS: (Approved)

Calls should follow clockwise or counterclockwise direction. (call bearings flip) Calls missing for curve, cannot confirm boundary closes. Label surrounding subdivisions. Depict sewer easement north of plat and provide recording info. Label block on plat visual.

Addressing Review: (Approved)

No comments.

PLANNING: (Approved with Conditions)

Provide the width of Holiday Hill Road [Midland City Code 11-2-3(C)2(b)(10)]

Label the easement to the north. [Midland City Code 11-2-3(C)2(b)(1)]

Please update the chairman to "Joshua Sparks". [Informational]

Remove the original lot lines on the final plat [Informational]

Remove the structures on the final plat [Informational]

Staff recommend approval of the Preliminary of Green Tree North, Section 24, subject to Condition A.

Condition:

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

Attachments:

A. P-26-2497, Combined Files
B. P&Z - - Green Tree North, Section 24 Residential Preliminary Plat

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

PRELIMINARY PLAT

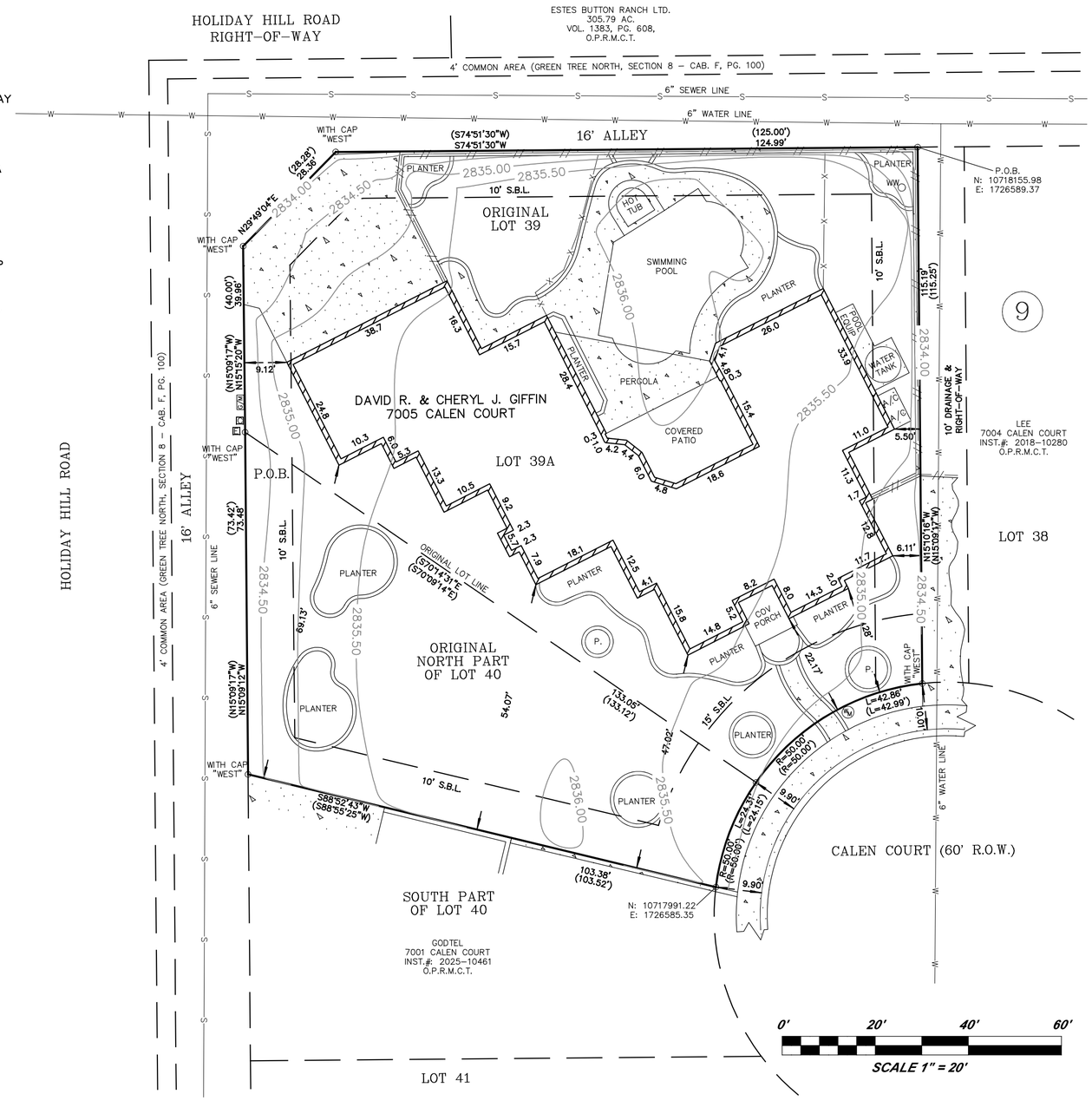
GREEN TREE NORTH, SECTION 24

BEING A REPLAT OF LOT THIRTY–NINE (39) AND A 0.12 ACRE TRACT OF LAND OUT OF THE NORTHERN PORTION OF LOT FORTY (40), BLOCK NINE (9), GREEN TREE NORTH, SECTION 8, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP
(NOT TO SCALE)

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0066F , EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



LEGEND

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

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

OPTIMUM Print Name:

ASTOUND Print Name:

AT&T–TEXAS Print Name:

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, DAVID R. GIFFIN & CHERYL J. GIFFIN, are the record owners of 7005 Calen Court: LOT 39, AND A 0.12 ACRE TRACT OF LAND OUT OF THE NORTHERN PORTION OF LOT 40 BLOCK 9, GREEN TREE NORTH, SECTION 8, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet F, Page 100, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, DAVID R. GIFFIN & CHERYL J. GIFFIN, being the owners of the land shown on this plat designated as LOT THIRTY–NINE A (39A), BLOCK NINE (9), GREEN TREE NORTH, SECTION 24, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

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

By: DAVID R. GIFFIN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

By: CHERYL J. GIFFIN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "GREEN TREE NORTH, SECTION 24" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the_____ day of_____ 2026.

ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

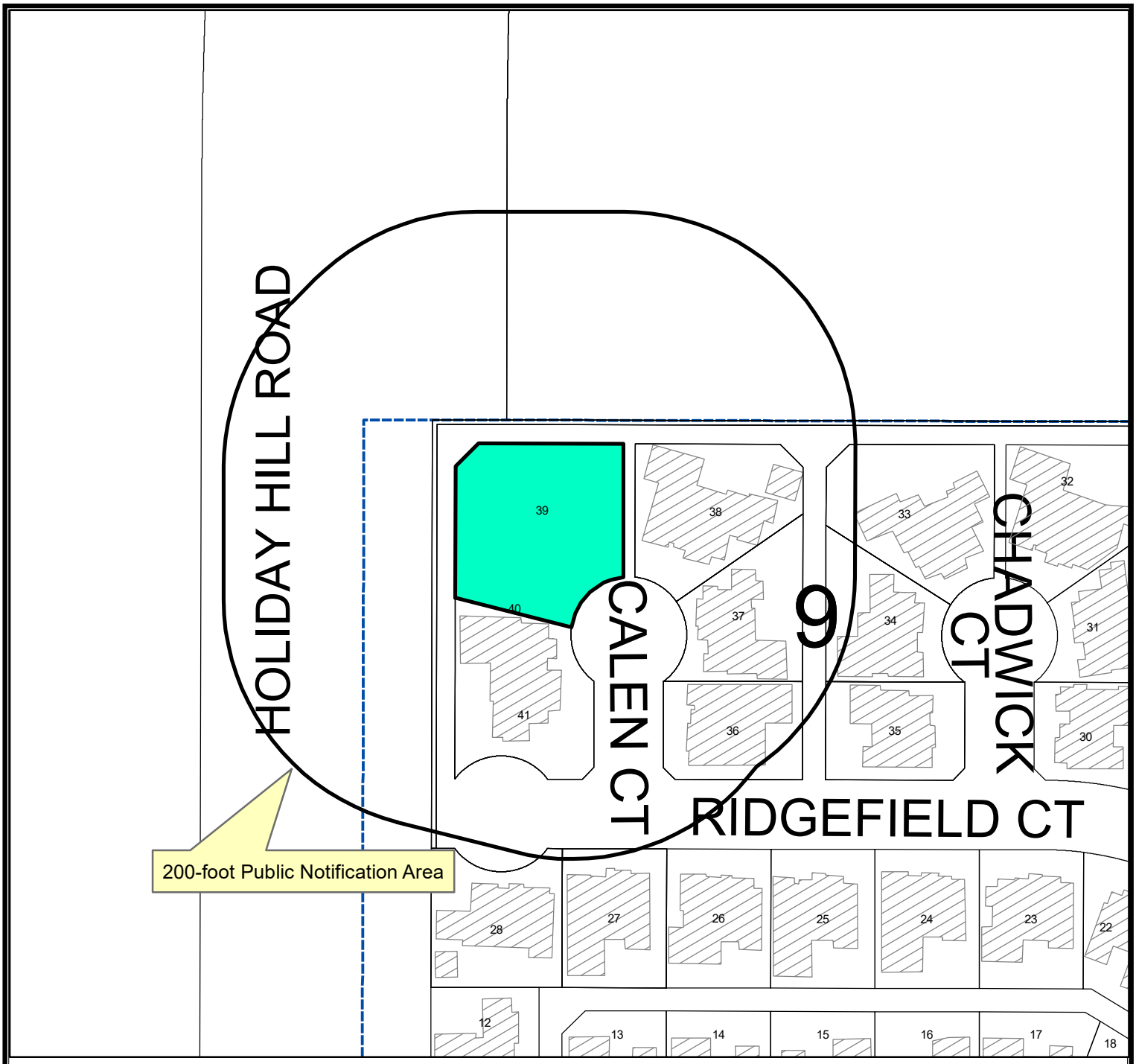
DATE: _____ PAGE _____.

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

OWNER:
DAVID R. GIFFIN &
CHERYL J. GIFFIN
7005 CALEN COURT
MIDLAND, TX 79707
432–238–3741

FEBRUARY 2026

GREEN TREE NORTH
SECTION 24



Location Map

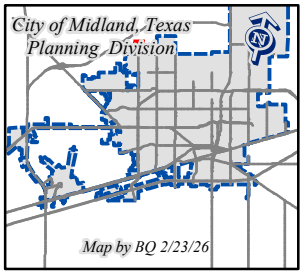
SUB-26-0949 **Scale: 1" = 800'**

Proposed plat of Green Tree North, Section 24, being a replat of Lot 39, Block, 9, and a 0.12-acre portion out of Lot 40, Block 9, Green Tree North, Section 8, City and County of Midland, Texas.

Generally located on the north side of Calen Court, approximately 170 feet east of Holiday Hill Road. (Council District 1)

LEGEND

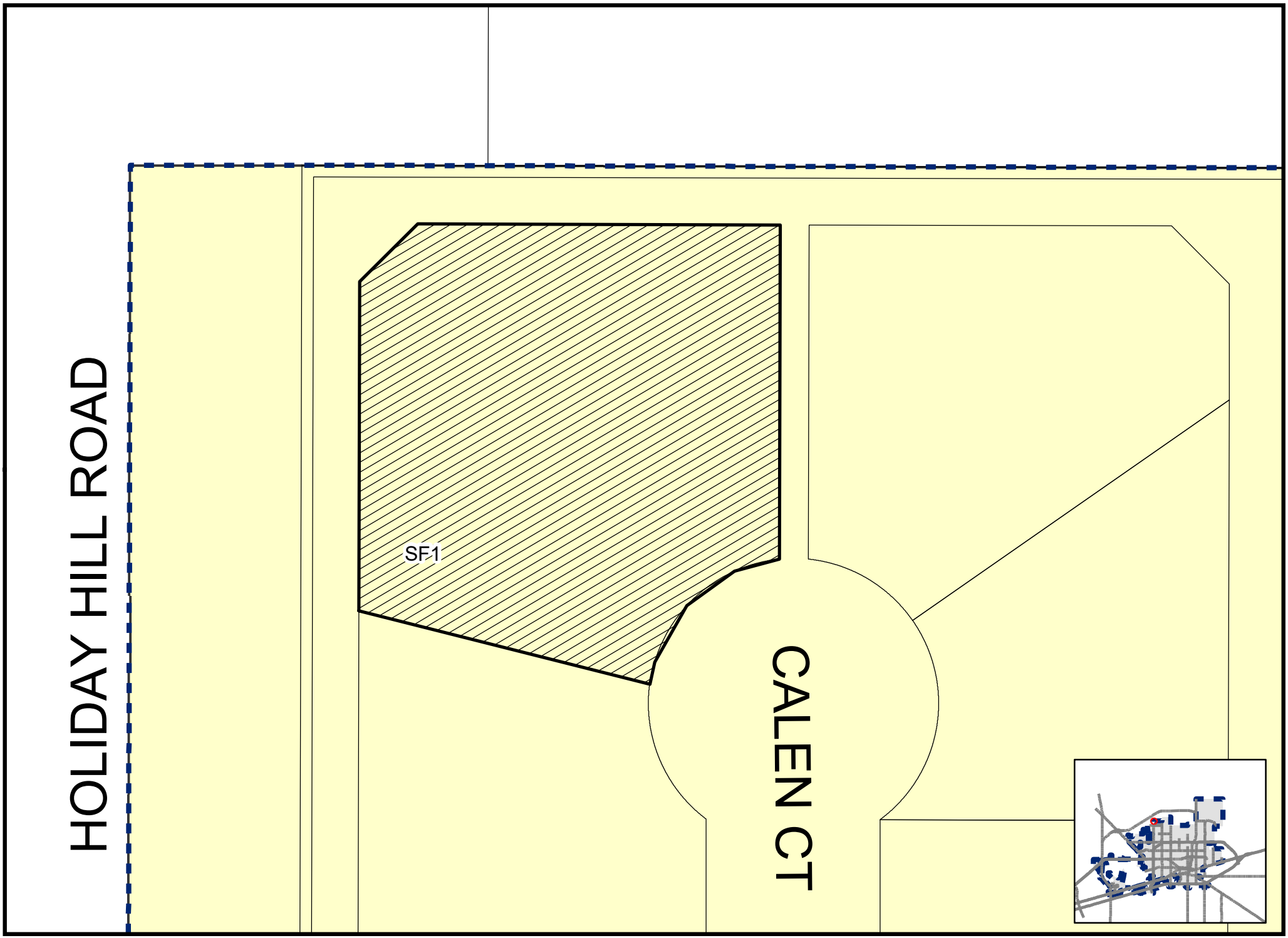
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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 BQ 3/2/26

SUB-26-0949

Scale: 1" = 400'

ZONING MAP

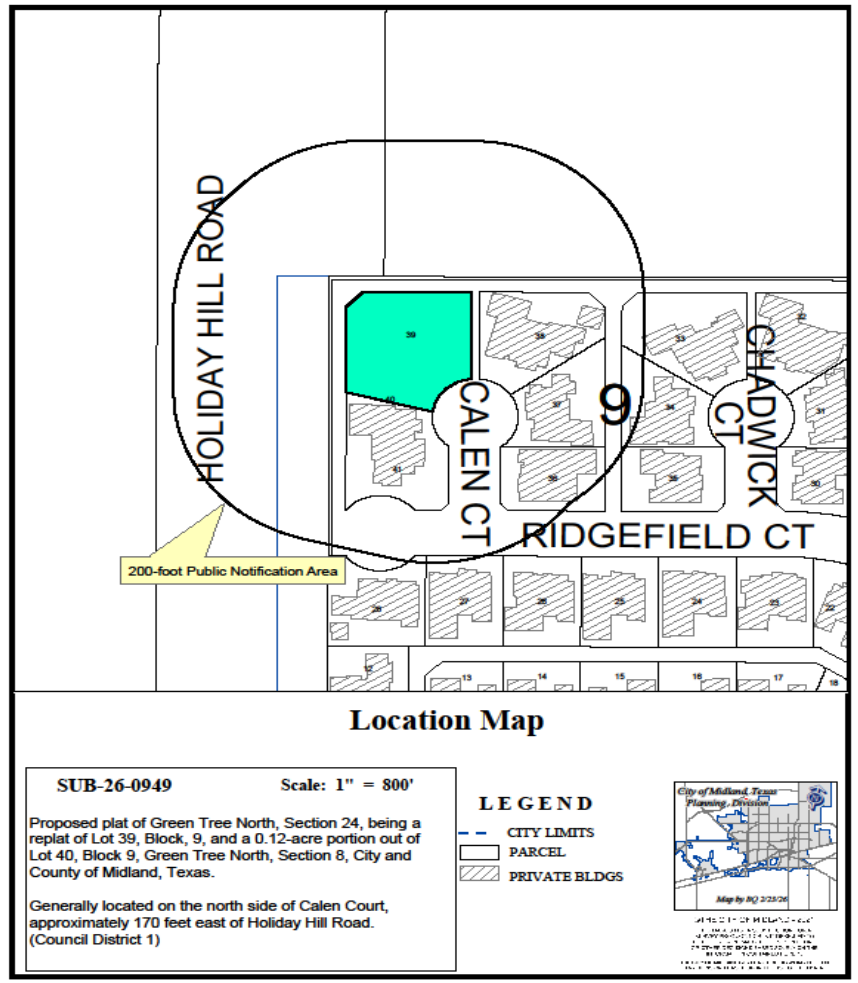
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE OR ACTIONS TAKEN BASED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

CALEN
9
41
37
35

MIDLAND
Be the Energy!
PRELIMINARY PLAT
GREEN TREE NORTH, SECTION 24
Visit Our Website
MIDLANDTEXAS.GOV

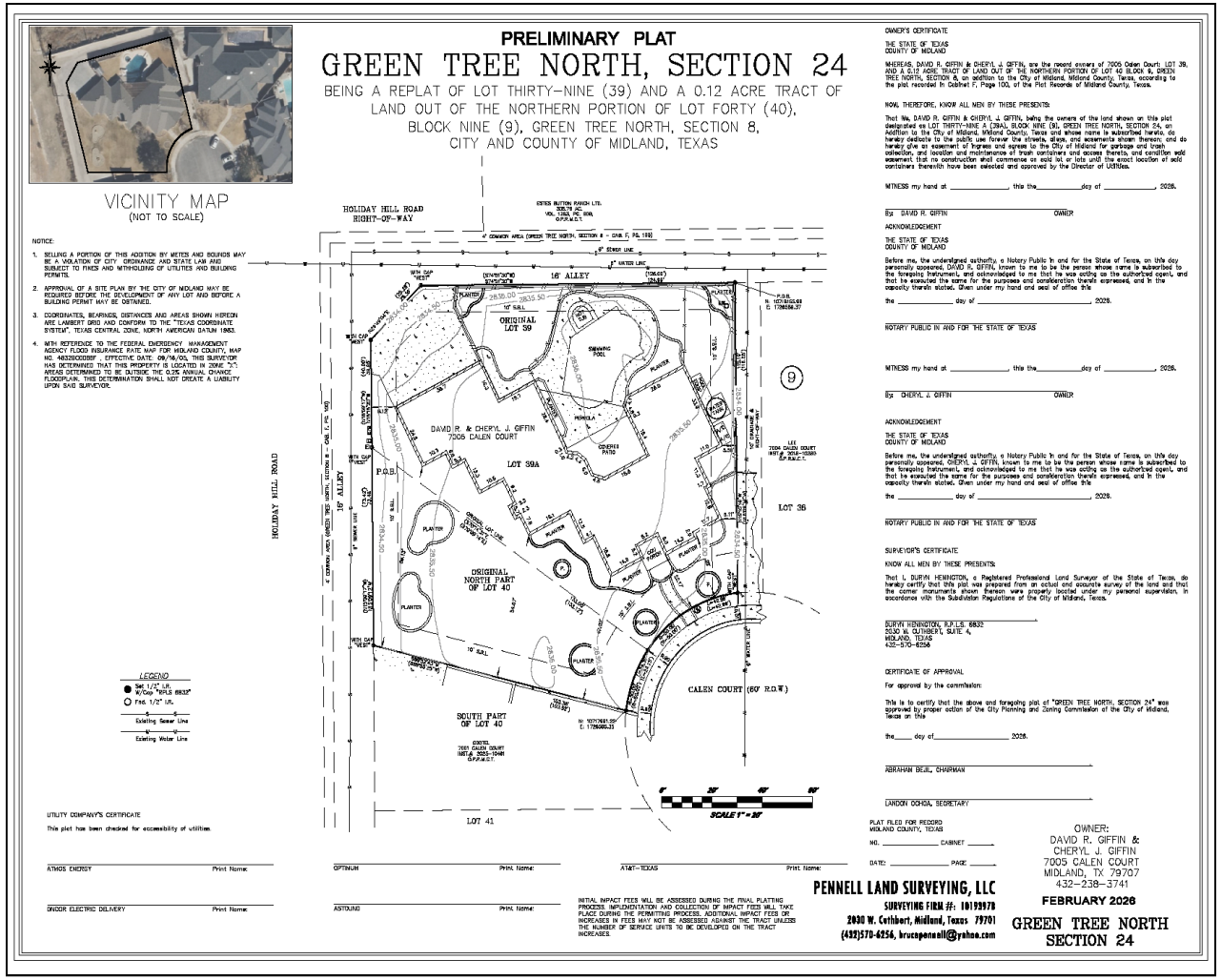
APPLICATION SUMMARY

- **Property Owner:** David & Cheryl Giffin
- **Representative:** Duryn Hennington, with Pennell Land Surveying
- **Location:** 7005 Calen Court (Council District 1)
- **Reason for Request:** Replatting in order to obtain building permits



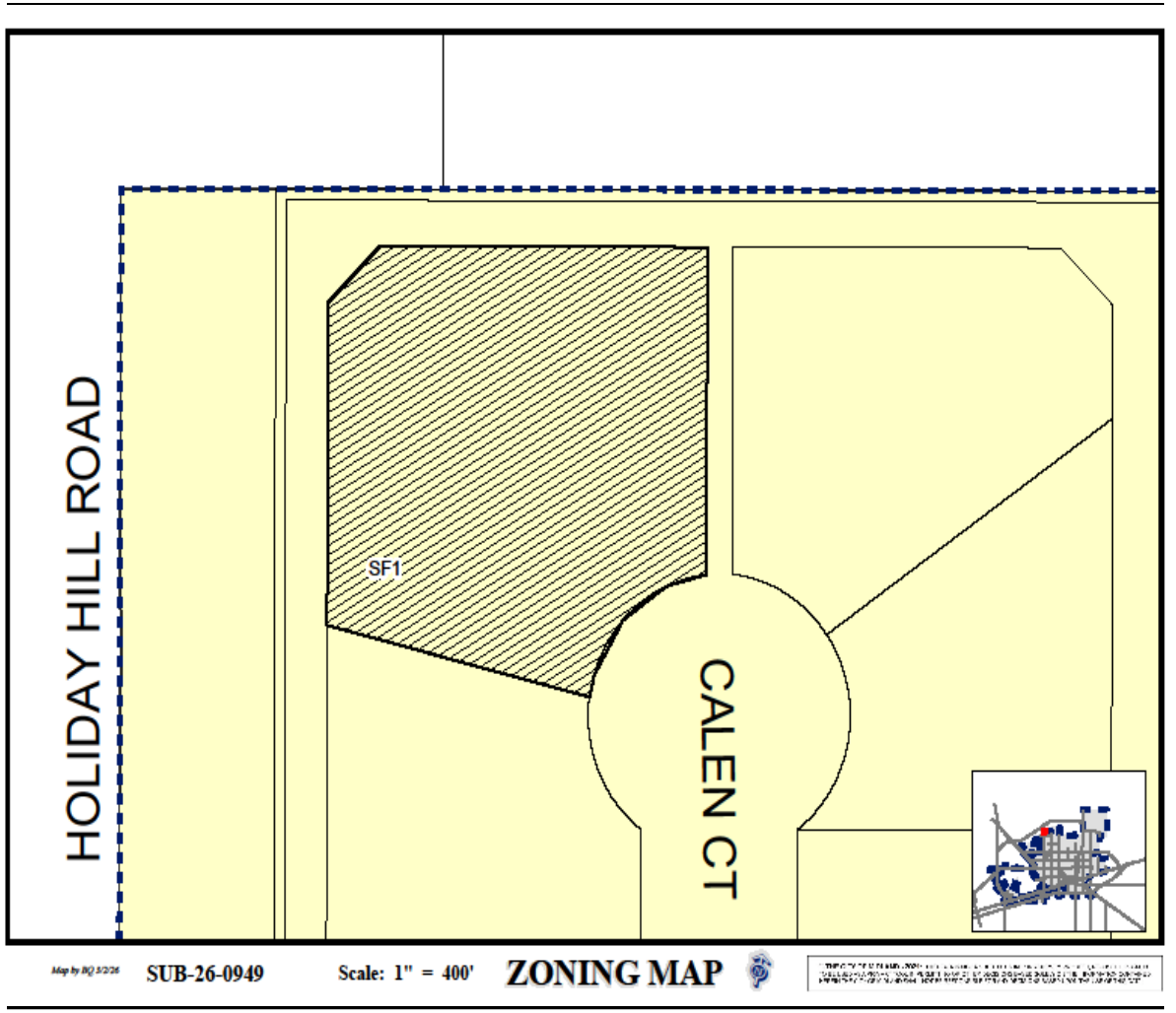
PLAT DETAILS

- **Acreage:** 0.46 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



ZONING

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



MIDLAND
Be the Energy!

LAND USE

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

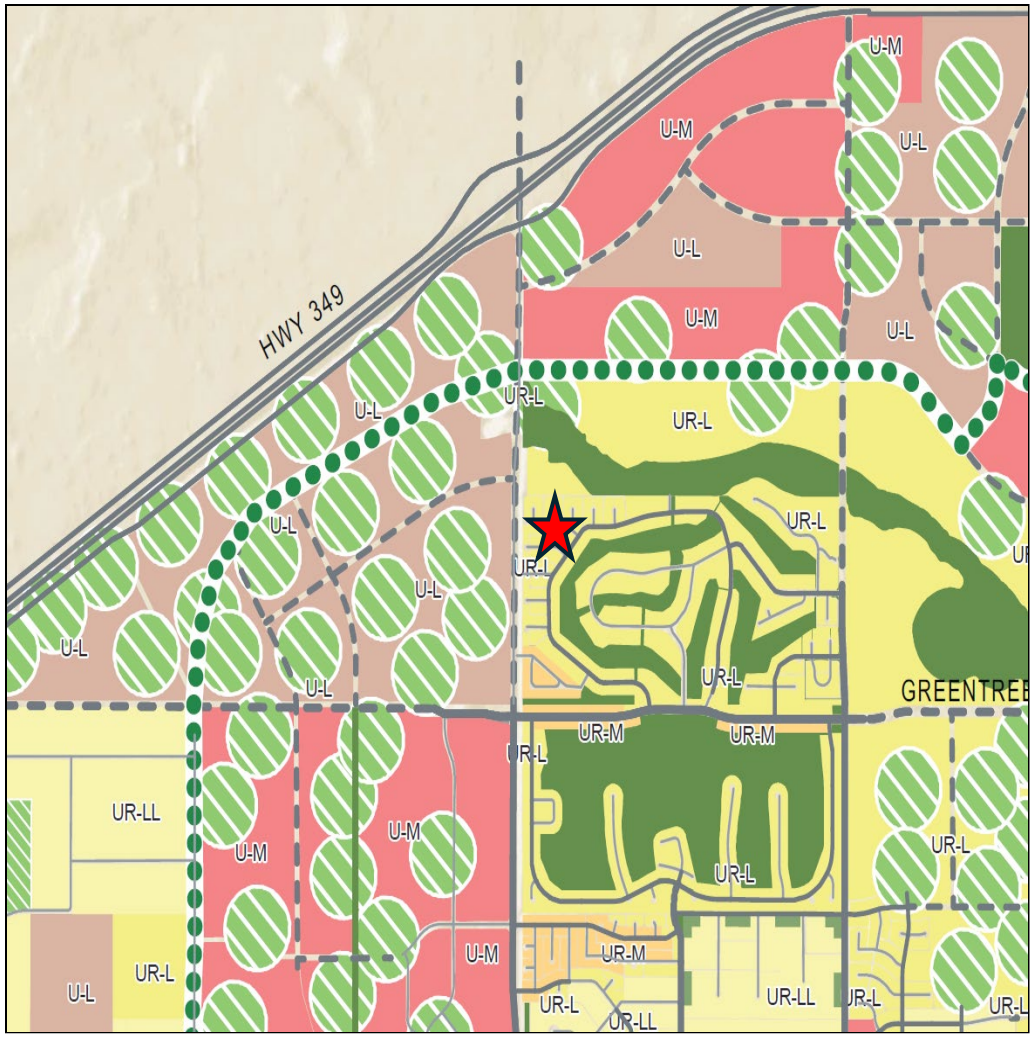
MIDLAND
Be the Energy!

On Calen Court, Looking North

6

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request subject to Condition A:

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**8.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Hold a public hearing and consider a Preliminary Plat of Belmont Addition, Section 28, being a replat of Lots 2, 3, and 4, Block 27, Replat of Blocks 24 and 27 of Belmont Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of South Main Street and Montgomery Avenue.)**

Purpose:

Pennell Surveying, on behalf of Carl Englestad, is requesting to replat the property located at 1700 South Main Street into four lots for future residential development.

Current Zoning:

MH, Manufactured Housing District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved)

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

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

PAVING: Montgomery and Main roadways are okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 4” water exists in alley west of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections

OIL AND GAS: (Approved with Conditions)

No Oil & Gas Issues

GIS: (Approved)

Plat being replatted shows name as "A replat of Block 24 and 27 in Belmont Addition..." Add

direction to Main St. Label surrounding subdivision.

ADDRESSING: (Approved)

Add "W" Directional to Hicks Avenue. Add "S" Directional to Main Street.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

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

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

Label the block numbers and the subdivision to the west of the property. The block number should be 27 and the subdivision should be “Replat of Blocks 24 and 27 of Belmont Addition” [Midland City Code 11-2-3(A)1(d)]

Remove the original lot lines on the final plat [Informational]

For the certificate of approval, update the chairman to “Joshua Sparks” [informational]

Staff recommends approval of the Preliminary Plat of Belmont Addition, Section 28, subject to the following conditions.

Conditions:

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

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

Attachments:
A. P-26-2496, Combined Documents
B. P&Z - - Belmont Addition, Section 28 Prelim Plat

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 3/6/2026
Final Approval - 3/6/2026

PRELIMINARY PLAT

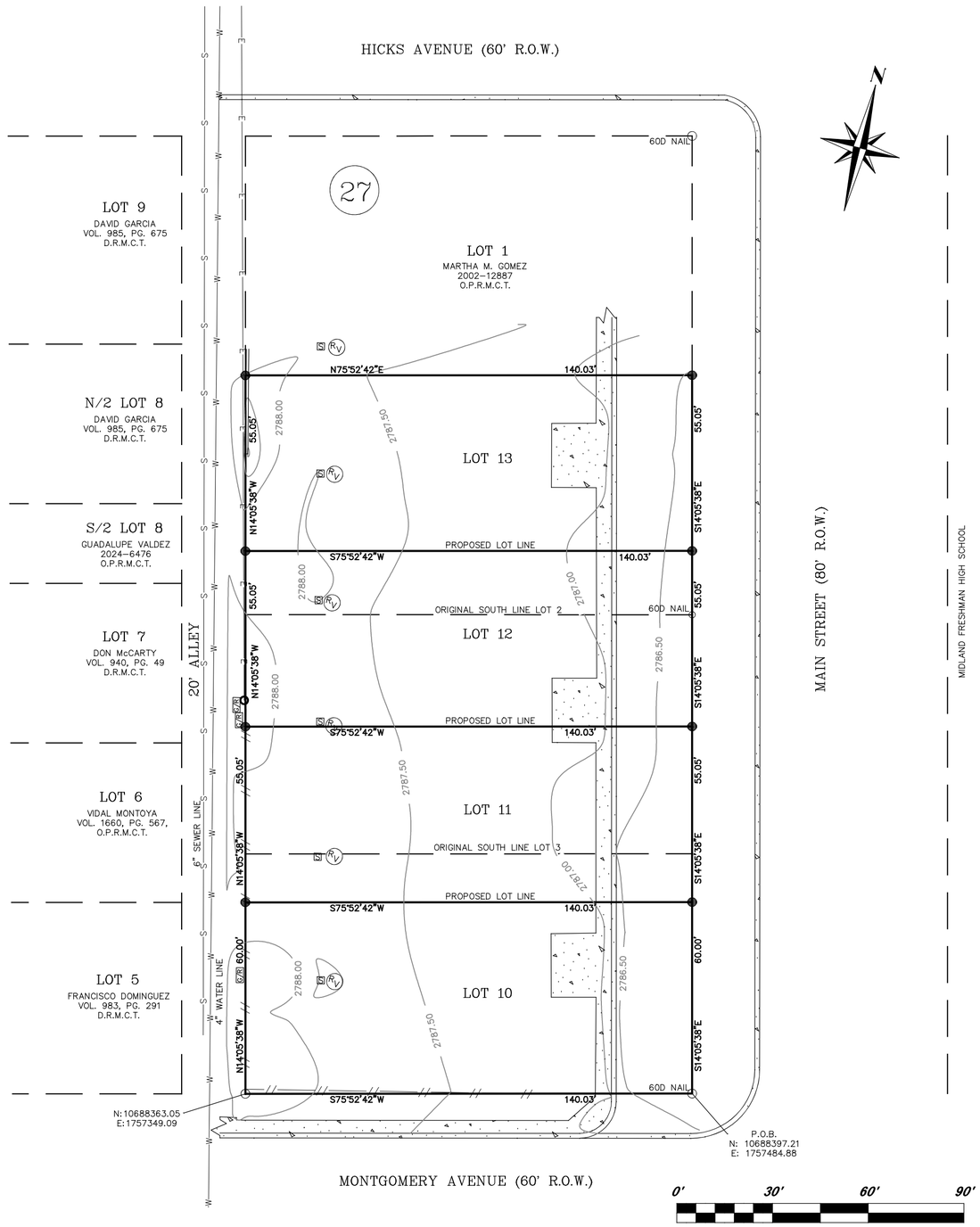
BELMONT ADDITION, SECTION 28

BEING A REPLAT OF LOTS TWO (2), THREE (3) & FOUR (4) BLOCK TWENTY–SEVEN (27), BELMONT ADDITION REPLAT, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP
(NOT TO SCALE)

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0202F , EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



LEGEND

- Set 1/2" I.R. W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- Existing Sewer Line
- Existing Water Line
- Gas Riser
- Sewer Cleanout
- RV Hook–up
- Power Pole
- Overhead Electric Line
- Guy Wire

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, CARL ENGLESTAD, is the record owners of LOTS 2, 3 & 4, BLOCK 27, BELMONT ADDITION REPLAT, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet B, Page 1, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CARL ENGLESTAD, being the owners of the land shown on this plat designated as LOTS TEN (10), ELEVEN (11), TWELVE (12) & THIRTEEN (13), BLOCK TWENTY–SEVEN (27), BELMONT ADDITION, SECTION 28, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

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

_____
By: CARL ENGLESTAD OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "BELMONT ADDITION, SECTION 28" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the_____ day of_____ 2026.

_____.
ABRAHAM BEJIL, CHAIRMAN

_____.
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
ATMOS ENERGY Print Name:

_____
OPTIMUM Print Name:

_____
AT&T–TEXAS Print Name:

_____
ONCOR ELECTRIC DELIVERY Print Name:

_____
ASTOUND Print Name:

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

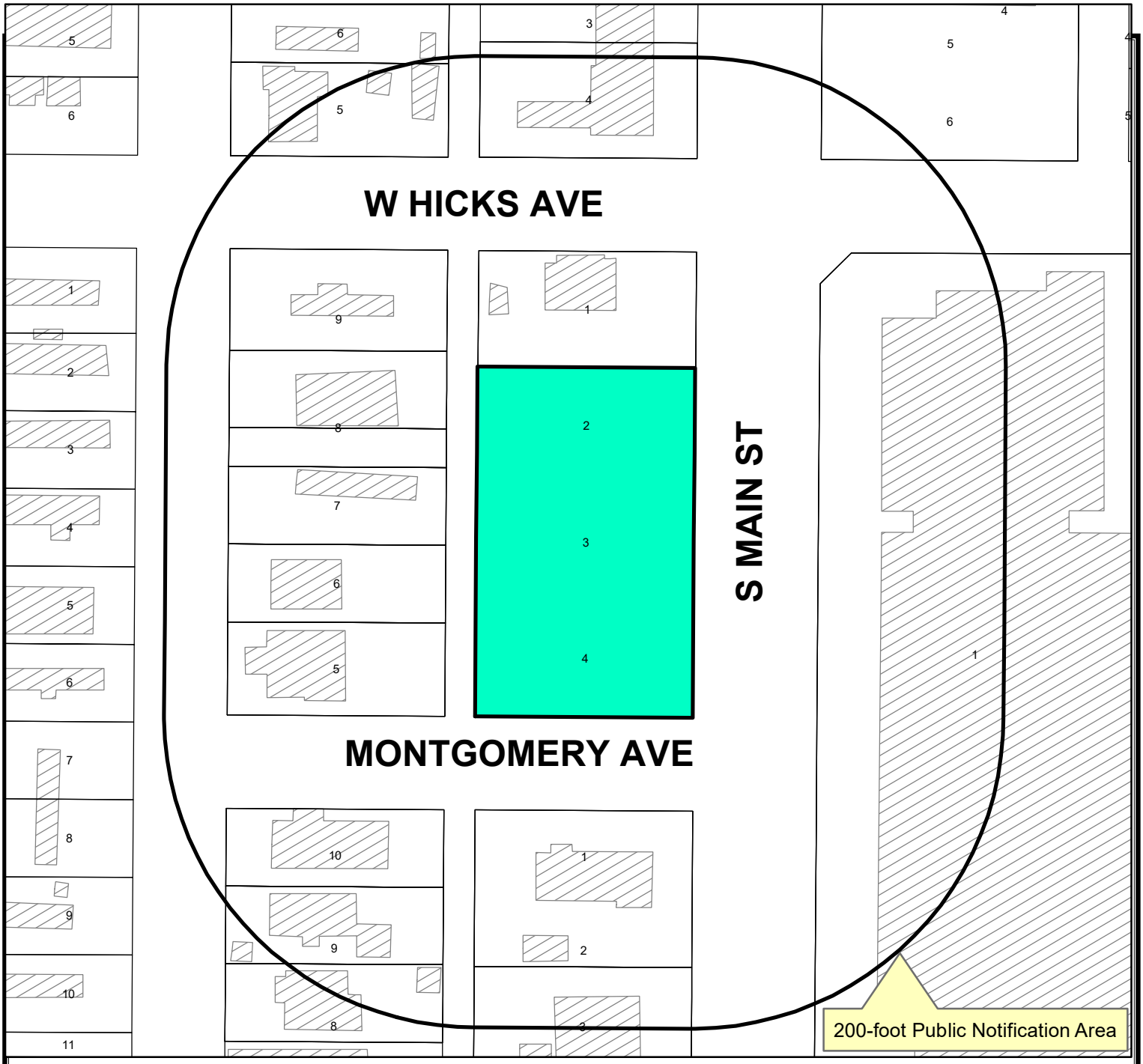
DATE: _____ PAGE _____.

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

OWNER:
CARL ENGLESTAD
371 SAVANNAH HILL
ROCKWALL, TX 75032
432–664–2355

FEBRUARY 2026

BELMONT ADDITION, SECTION 28



Location Map

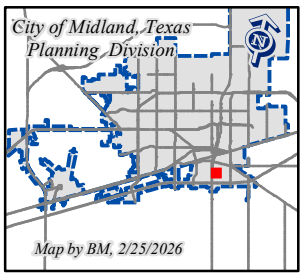
SUB-26-0948 **Scale: 1" = 93'**

Proposed plat of Belmont Addition, Section 28, being a replat of Lots 2, 3, and 4, Block 27, Replat of Blocks 24 and 27 of Belmont Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of South Main Street and Montgomery Avenue. (Council District 2)

LEGEND

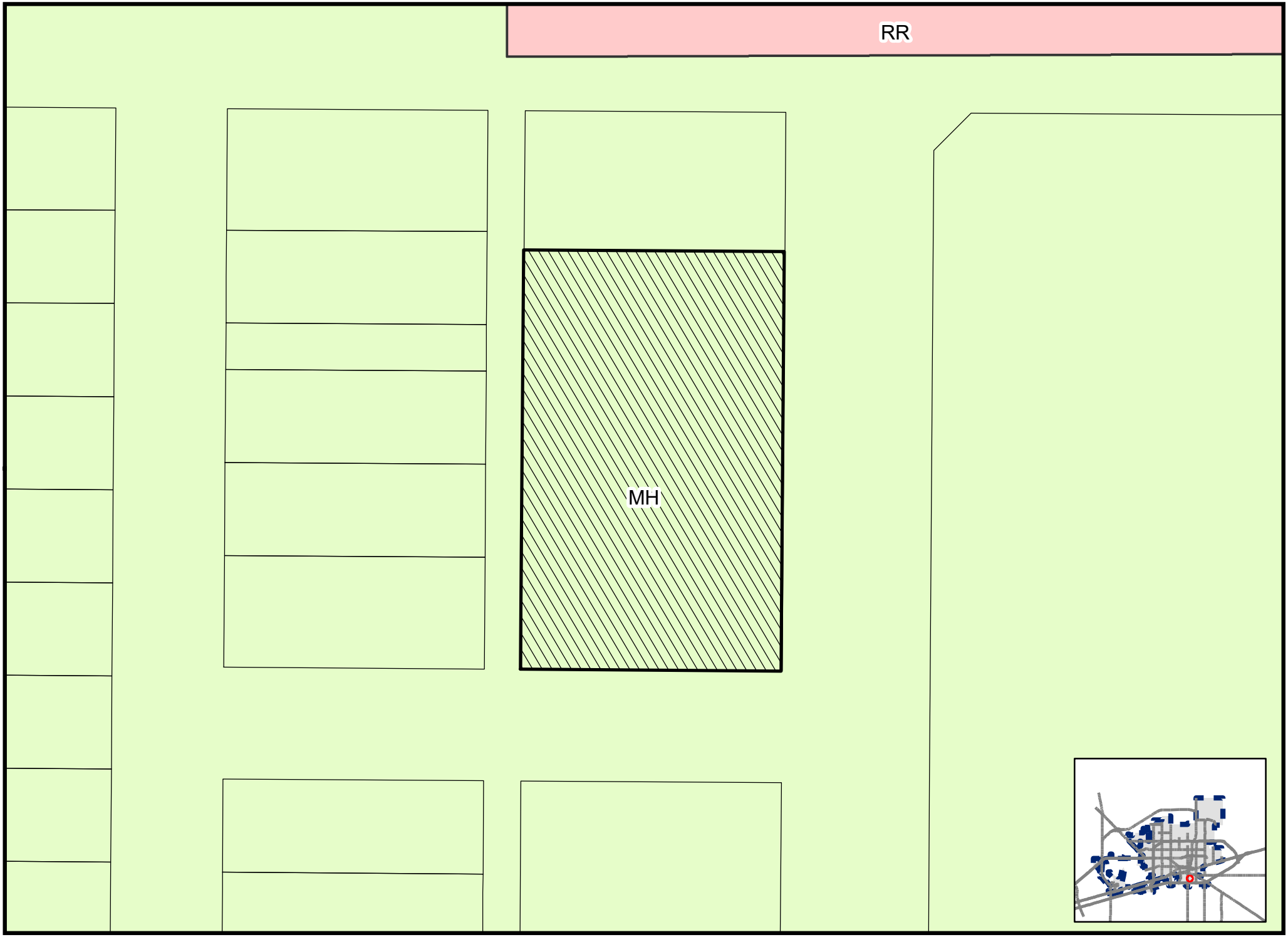
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



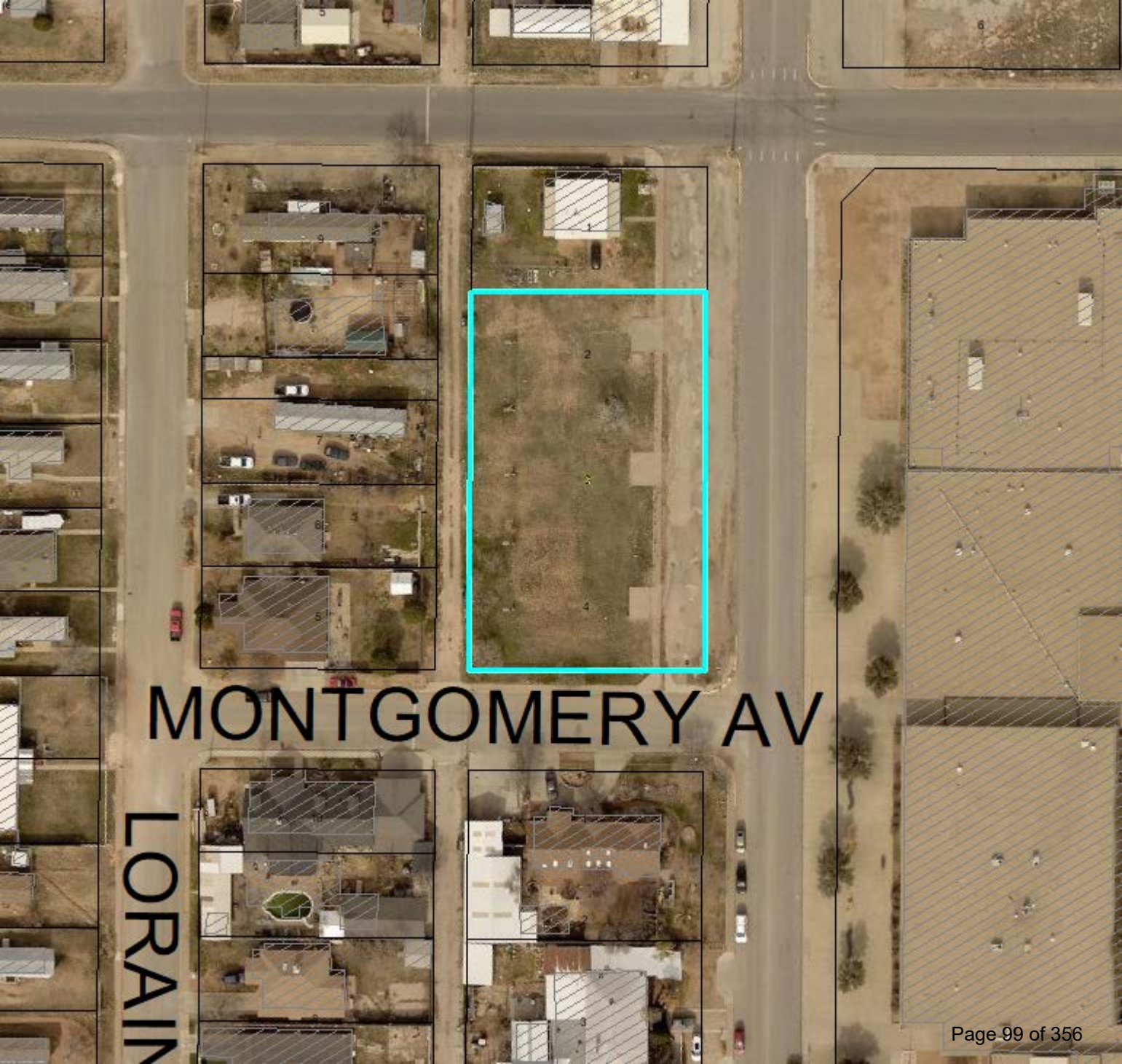
Map by BM, 3/3/2026

SUB-26-0948

Scale: 1" = 65'

ZONING MAP

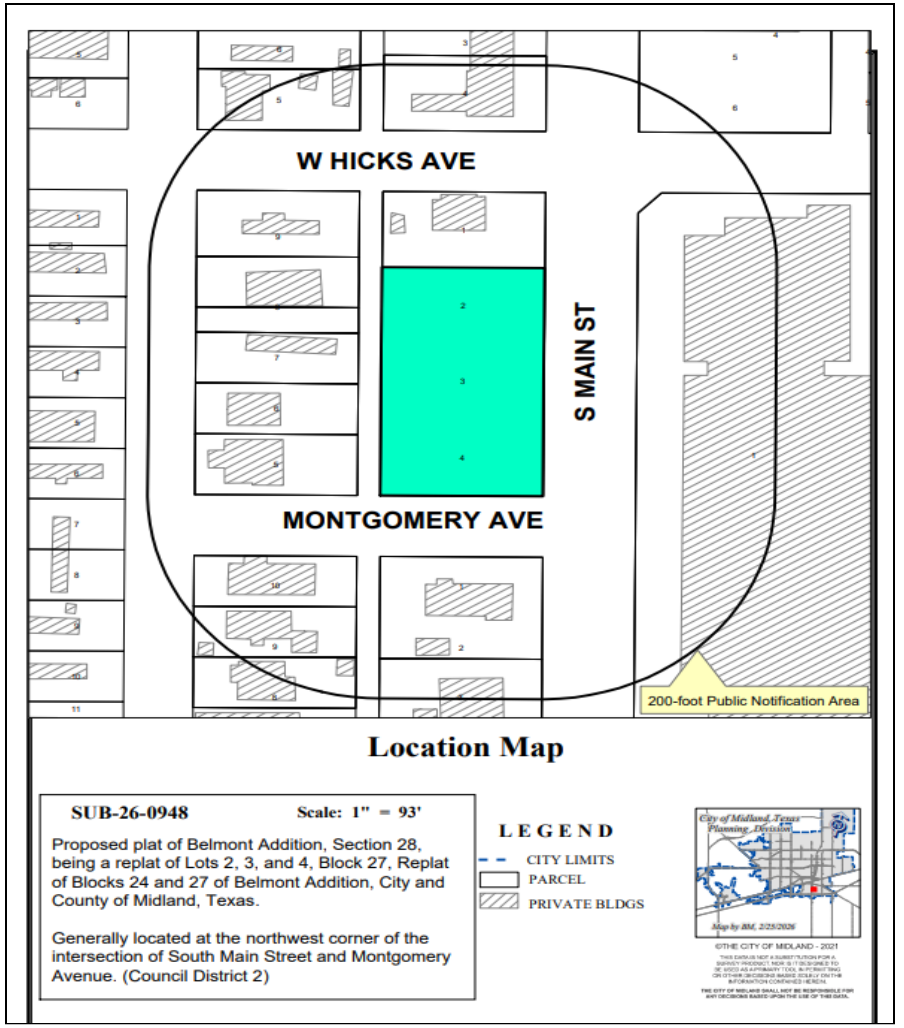
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE THEREIN BASED THEREON.


MONTGOMERY AV
LORAIN

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

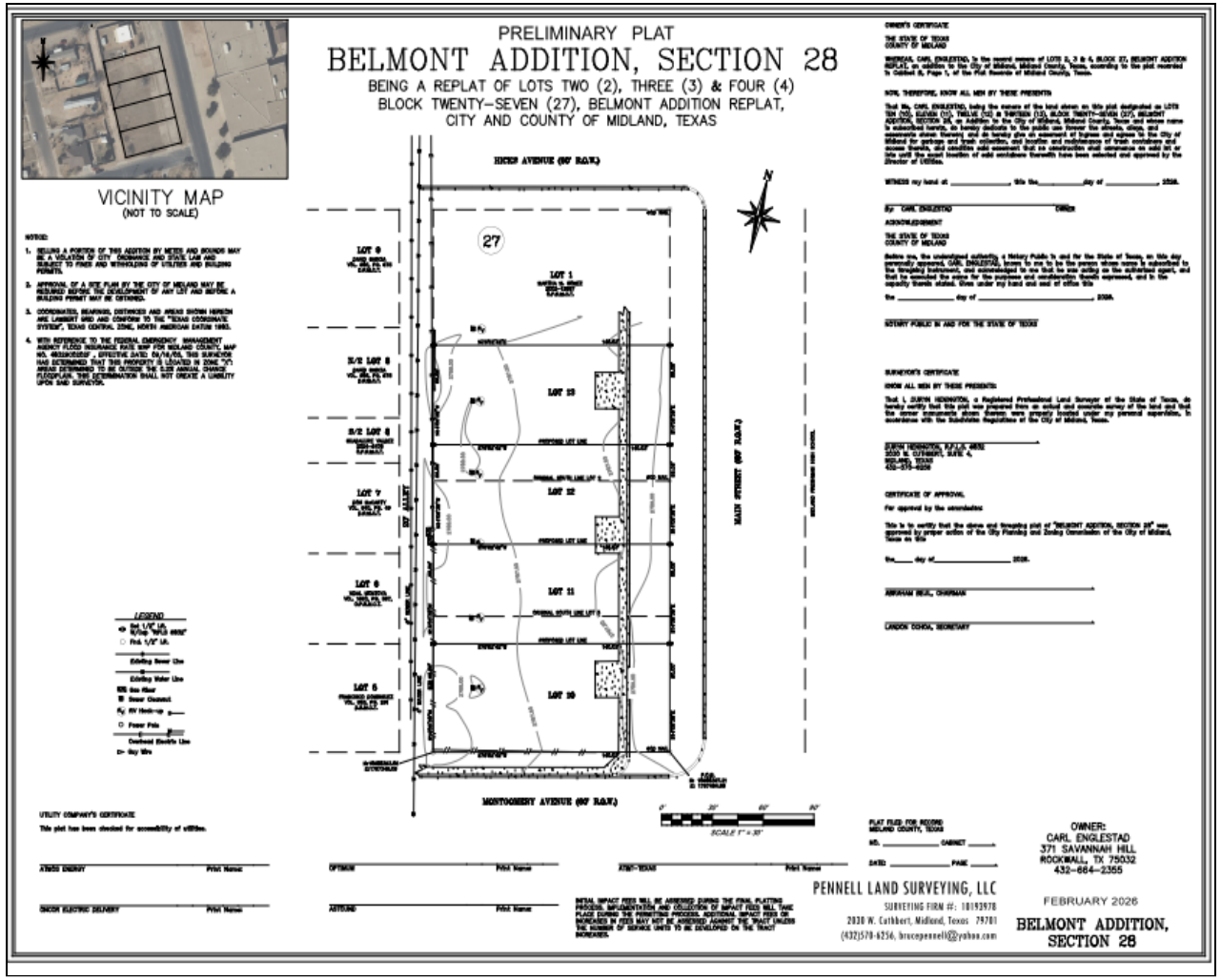
APPLICATION SUMMARY

- **Developer/Property Owner:** Carl Englestad
- **Representative:** Duryn Henington, with Pennell Surveying
- **Location:** 1700 South Main Street (Council District 2)
- **Reason for Request:** For future residential development



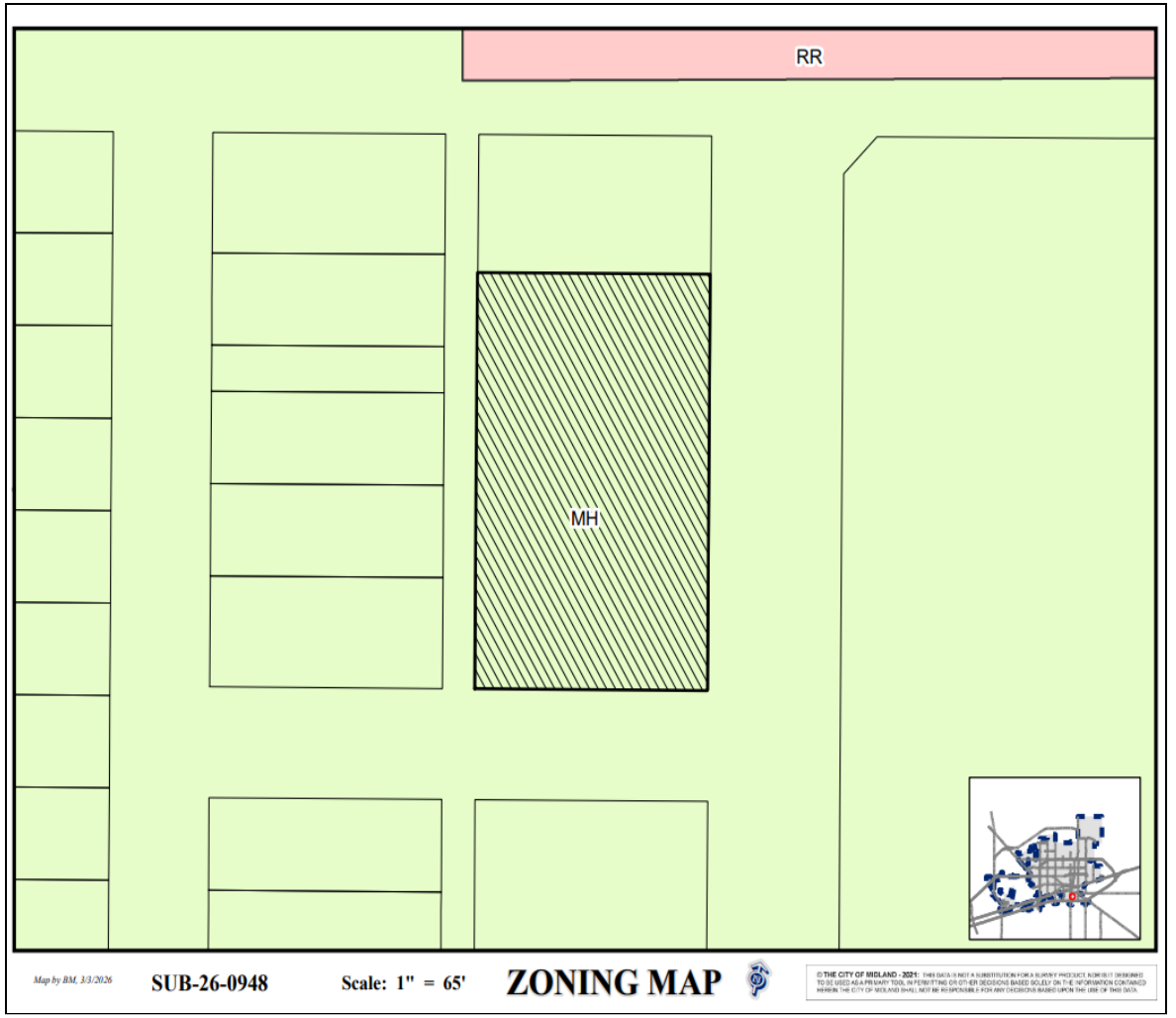
PLAT DETAILS

- **Acreage:** 0.72 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 4



ZONING

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



LAND USE

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

MIDLAND
Be the Energy!

On South Main Street, Looking West

COMPREHENSIVE PLAN

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

STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number: 9.
Meeting Date: March 16, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: **Hold a public hearing and consider a request by Parkhill, on behalf of Mark Payne, for a Zone Change from RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part, to RR, Regional Retail District on a 77.09-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East Loop 250 North and North Fairgrounds Road.)**

Purpose:

Parkhill, on behalf of Mark Payne, is requesting a zone change from RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part, to RR, Regional Retail District for future retail and commercial development for a property located on the north side of East Loop 250 North.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part

Surrounding Zoning and Land Use:

The properties to the north are zoned AE, Agricultural Estate District, MF-22, Multiple-Family Dwelling District, and TH, Townhouse (Attached) Dwelling District, and is vacant land. The property to the south is zoned SF-1, Single-Family Dwelling District and is East Loop 250

North. The property to the east is zoned AE, Agricultural Estate District, and is vacant land. The properties to the west are zoned RR, Regional Retail District, and is vacant land.

Analysis:

The subject property is located on the north side of East Loop 250 North and is currently zoned RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part. Parkhill, on behalf of Mark Payne, is requesting a zone change to RR, Regional Retail District for future retail and commercial development. The proposed retail and commercial use for this property is not currently allowed due to the multiple zonings that this property is made up of. Changing this property's zoning to RR, Regional Retail District, would permit the proposed retail and commercial use, while also establishing one consistent zoning for this property.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban-High, (U-H) and Community Commercial, (CC). 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.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved)

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 RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part, to RR, Regional Retail District.

Letters of Objection:

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

Attachments:

A. Z-26-0473, Combined Documents
B. P&Z - - Stonebridge Addition ZC

Britton Murry, Development Services — Created/Initiated - 3/9/2026
Landon Ochoa, Development Services — Final Approval - 3/9/2026

Legal Description of an 18.19 Acre Tract within a 105.40 Acre Tract described in Document 2013-15577 Official Public Records of Midland County and located in the Middle Part of the South Half of Section 1, Block X, H. P. Hillard Survey, Abstract 11, City of Midland, Midland County, Texas

18.19 Acre Tract boundary being further described by metes and bounds as follows:

BEGINNING at (N= 10,712,671.00' E= 1,757,253.24') a 1/2" iron rod with a plastic cap marked "PLS 1974" found at the Southeast corner of Stonebridge Addition, Section 4, as recorded in Cabinet M, Page 159, Plat Records of Midland County and the Southwest corner of this tract, from whence the Southwest corner of said Section 1 bears S75°43'32"W, a distance of 1950.11 feet and S14°16'28"E, a distance of 271.93 feet;

THENCE N14°22'00"W with the East boundary line of said Stonebridge Addition, a distance of 113.72 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" found at a point of curvature;

THENCE with said Addition along a curve turning to the right in a Northerly direction with a radius of 381.15 feet, a delta angle of 14°25'08", an arc length of 95.92 feet, and a chord length of 95.67 feet which bears of N07°09'26"W to a 1/2" iron rod with a plastic cap marked "PLS 1974" found at a point of tangency;

THENCE N00°03'08"E with said Addition line, a distance of 136.29 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" found at a point of tangency;

THENCE with said Addition along a curve turning to the left in a Northerly direction, with a radius of 321.52 feet, a delta angle of 14°25'08", an arc length of 80.91 feet, and a chord length of 80.70 feet, which bears N07°09'26"W to a 1/2" iron rod with a plastic cap marked "PLS 1974" found at a point of tangency;

THENCE N14°22'00"W with said Addition line, a distance of 98.54 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" found at a corner of this tract and said Addition;

THENCE with said Addition the following four lines at the intersection of Stony Creek and Cooper Creek Road, each corner is marked with a 1/2" iron rod with plastic cap marked "PLS 1974" found at each corner (1) N75°38'00"E, a distance of 60.00 feet, (2) N30°38'00"E, a distance of 21.21 feet, (3) N14°22'00"W, a distance of 60.00 feet, (4) N59°22'00"W, a distance of 21.21 feet;

THENCE N14°22'00"W continuing with said Addition along the East side of Cooper Creek Road, a distance of 490.07 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the Northeast corner of said Addition and the Northwest corner of this tract;

THENCE N75°38'00"E with the South line of a proposed 20 foot alley, a distance of 630.99 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the Northeast corner of this tract and the Northwest Corner of a 58.90 Acre Tract surveyed this day;

THENCE S25°50'55"E, with the West line of Proposed Stoney Creek Road, a distance of 253.31 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of curvature of this tract;

THENCE along a curve turning to the right in a Southerly direction, with a radius of 267.50, a delta angle of 11°28'12", an arc length of 53.55 feet, and a chord length of 53.46 feet, which bears S20°06'50"E to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of tangency;

THENCE S14°22'44"E with the West line of said Road, a distance of 777.97 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at an exterior corner of this tract;

THENCE S30°37'49"W with the West cut back line of said Road, a distance of 28.28 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set in the North ROW line of State Highway Loop 250 as per Judgement in Volume 725, Page 784, Deed Records of Midland County at the most Southerly Southeast corner of this tract;

THENCE S75°38'22"W with said North ROW line of said Loop 250, a distance of 783.01 feet to tne Point of Beginning, containing an area of 18.19 Acres of Land.

Bearings, distances, and coordinates are relative to the Texas State Plane Coordinate System, NAD 1983/86 Central Zone, with a combined grid factor of 0.99991858, and a theta angle equal to -0°54'07.92" at NGS Benchmark "N-1126" with values of N= 10,717,633.15 and E= 1,753,899.27 in U.S. Survey Feet based on City of Midland GPS Control Survey.

I, J. Stan Piper, 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 on various dates thru October 3, 2025.

J. Stan Piper Date: 10/16/2025
Registered Professional Land Surveyor #1974

Legal Description of a 58.90 Acre Tract being Parts of a 105.83 Acre Tract described in Document 2017-24781 O.P.R. and a 105.40 Acre Tract described in Document 2013-15577, O.P.R. located in the South Half of Section 1, Block X, H. P. Hillard Survey, Abstract 11, City of Midland, Midland County, Texas

Boundary of 58.90 Acre Tract being further described by metes and bounds as follows:

BEGINNING at (N= 10,713,524.69' E= 1,760,385.50') a 1/2" iron rod with a plastic cap marked "PLS 1974" found in the North ROW line of State Highway Loop 250 as per Judgement in Volume 725, Page 784, Deed Records of Midland County, at the most Southerly Southeast corner of this tract, from whence the Southeast corner of said Section 1 bears N75°37'48"E, a distance of 110.00 feet and S14°26'20"E, a distance of 320.00 feet;

THENCE S75°37'48"W with said North ROW line, a distance of 1393.99 feet to a 1/2" iron rod with a plastic cap marked "Luchini & Mertz" found at a point of deflection said ROW line;

THENCE S71°16'49"W continuing with said North ROW line, at 478.33 feet pass a 1/2" iron rod with a plastic cap marked "PLS 1974" found at the Southwest corner of a 62.32 Acre Tract continuing for a total distance of 656.87 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" found at the exterior corner of this tract;

THENCE S75°38'22"W with said North ROW line of said Loop 250, a distance of 414.16 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the most Southerly Southeast corner of an 18.19 Acre Tract surveyed this day and the Southwest corner of this tract;

THENCE N30°37'49"E with the West cut back line of Proposed Stoney Creek Road, a distance of 28.28 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at an interior corner of this tract;

THENCE N14°22'44"W with the West line of said Proposed Stoney Creek Road, a distance of 777.97 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of curvature;

THENCE along a curve turning to the left in a Northerly direction, with a radius of 267.50, a delta angle of 11°28'12", an arc length of 53.55 feet, and a chord length of 53.46 feet, which bears N20°06'50"W to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of tangency of this tract;

THENCE N25°50'55"W with the West line of Proposed Stoney Creek Road, a distance of 253.31 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the Northeast corner of said 18.19 Acre Tract and the Northwest corner of this tract;

THENCE N75°38'00"E crossing said Proposed Stoney Creek Road, a distance of 61.23 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at an exterior corner of this tract;

THENCE S25°50'55"E with the East line of said Proposed Stoney Creek Road, a distance of 209.55 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at an interior corner of this tract;

THENCE S65°05'00"E with the East line of said Proposed Stoney Creek Road, a distance of 30.99 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at an interior corner of this tract;

THENCE N75°38'00"E with the North line of Wimberley Place Drive, at 501.22 feet pass the East line of said 105.40 Acre Tract continuing for a total distance of 620.12 to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of curvature of this tract;

THENCE along a curve turning to the left in a Northeasterly direction, with a radius of 967.50, a delta angle of 34°34'49", an arc length of 583.94 feet, and a chord length of 575.11 feet, which bears N58°20'34"E to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of compound curvature of this tract;

THENCE along a curve turning to the left in a Northeasterly direction, with a radius of 307.43, a delta angle of 08°31'50", an arc length of 45.77 feet, and a chord length of 45.73 feet, which bears N36°47'13"E to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at point of intersection and a the corner of this tract;

THENCE N22°06'57"E with the North line of said Wimberley Place Drive, a distance of 105.08 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at point of intersection at the beginning of a non-tangent curve of this tract;

THENCE along a curve turning to the right in a Northeasterly direction, with a radius of 79.58 feet, a delta angle of 63°01'41", an arc length of 87.54 feet, and a chord length of 83.20 feet, which bears N45°41'39"E to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of deflection of two non-tangent curves of this tract;

THENCE along a curve turning to the left in a Northeasterly direction, with a radius of 241.42 feet, a delta angle of 30°08'24", an arc length of 127.00 feet, and a chord length of 125.54 feet, which bears N68°16'15"E to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the beginning of a non-tangent curve of this tract;

THENCE along a curve turning to the right in a Northeasterly direction, with a radius of 604.91 feet, a delta angle of 14°41'59", an arc length of 155.19 feet, and a chord length of 154.77 feet, which bears N68°12'09"E to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at a point of tangency of this tract;

THENCE N75°33'09"E with the North line of said Wimberley Place Drive, a distance of 783.25 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at an interior corner of this tract;

THENCE N30°33'24"E with a cutback line of said Wimberley Place Drive, a distance of 28.29 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" set at the Northeast corner of this tract;

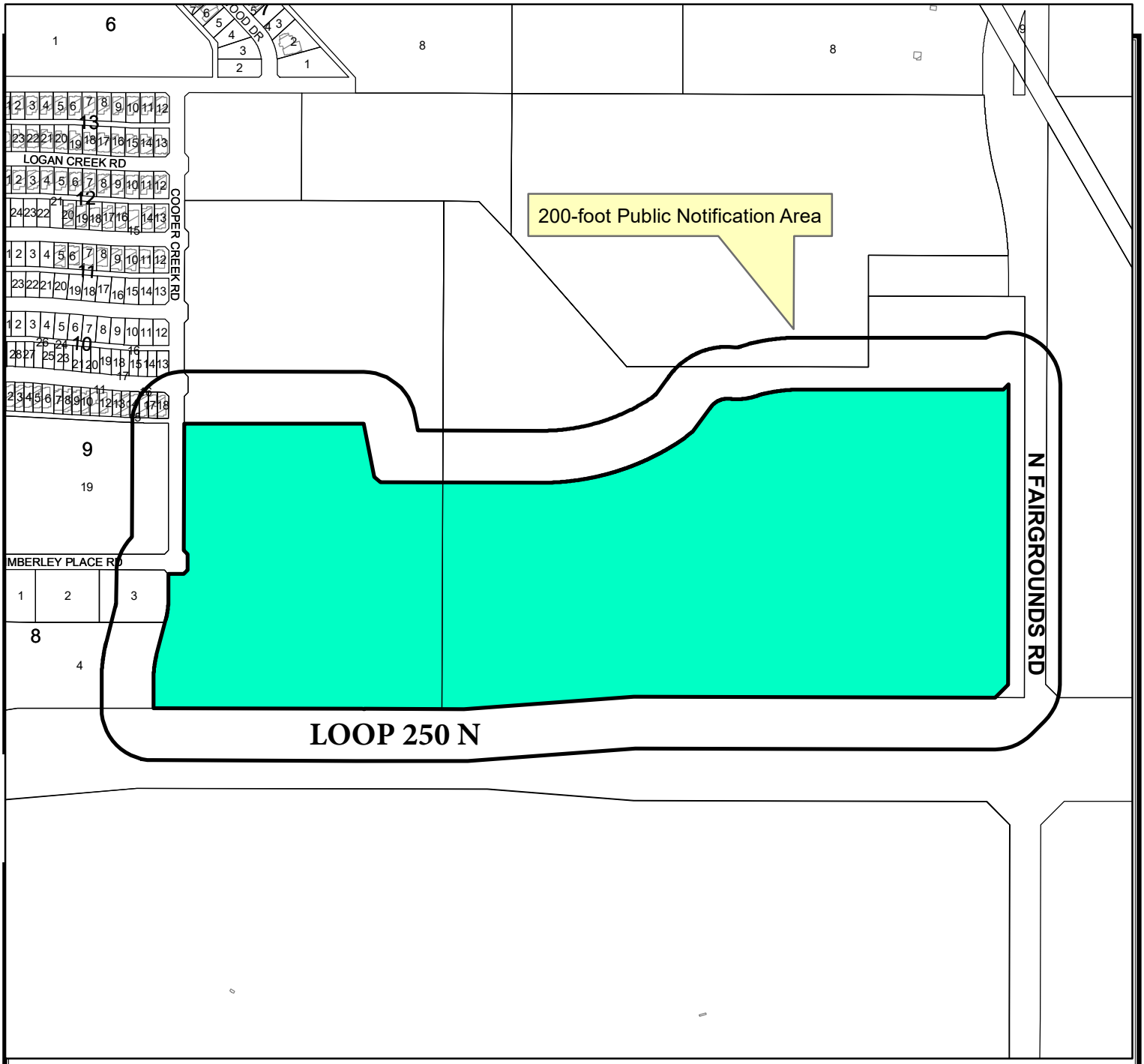
THENCE S14°26'20"E with the West line of said 2.158 Acre Tract as described in Document No. 2022-2365, Official Public Records of Midland County being the proposed West ROW line of Fairgrounds Road, a distance of 1157.39 feet to a 1/2" iron rod with a plastic cap marked "PLS 1974" found at an interior corner of said 2.158 Acre Tract and an exterior corner of this tract;

THENCE S30°35'44"W with a Northwesterly line of said 2.158 Acre Tract, a distance of 70.67 feet to the Point of Beginning, containing an area of 58.90 Acres of Land.

Bearings, distances, and coordinates are relative to the Texas State Plane Coordinate System, NAD 1983/86 Central Zone, with a combined grid factor of 0.99991858, and a theta angle equal to -0°54'07.92" at NGS Benchmark "N-1126" with values of N= 10,717,633.15 and E= 1,753,899.27 in U.S. Survey Feet based on City of Midland GPS Control Survey.

I, J. Stan Piper, 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 on various dates thru October 3, 2025.

J. Stan Piper Date: 10/16/2025
Registered Professional Land Surveyor #1974



Location Map

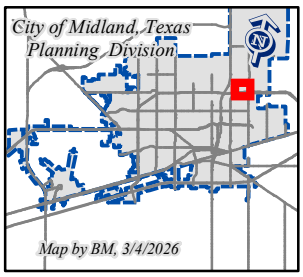
Z-26-0473 **Scale: 1" = 555'**

Consider a request by Parkhill, on behalf of Mark Payne, for a Zone Change from RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part, to RR, Regional Retail District on a 77.09-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of East Loop 250 North and North Fairgrounds Road. (Council District 1)

L E G E N D

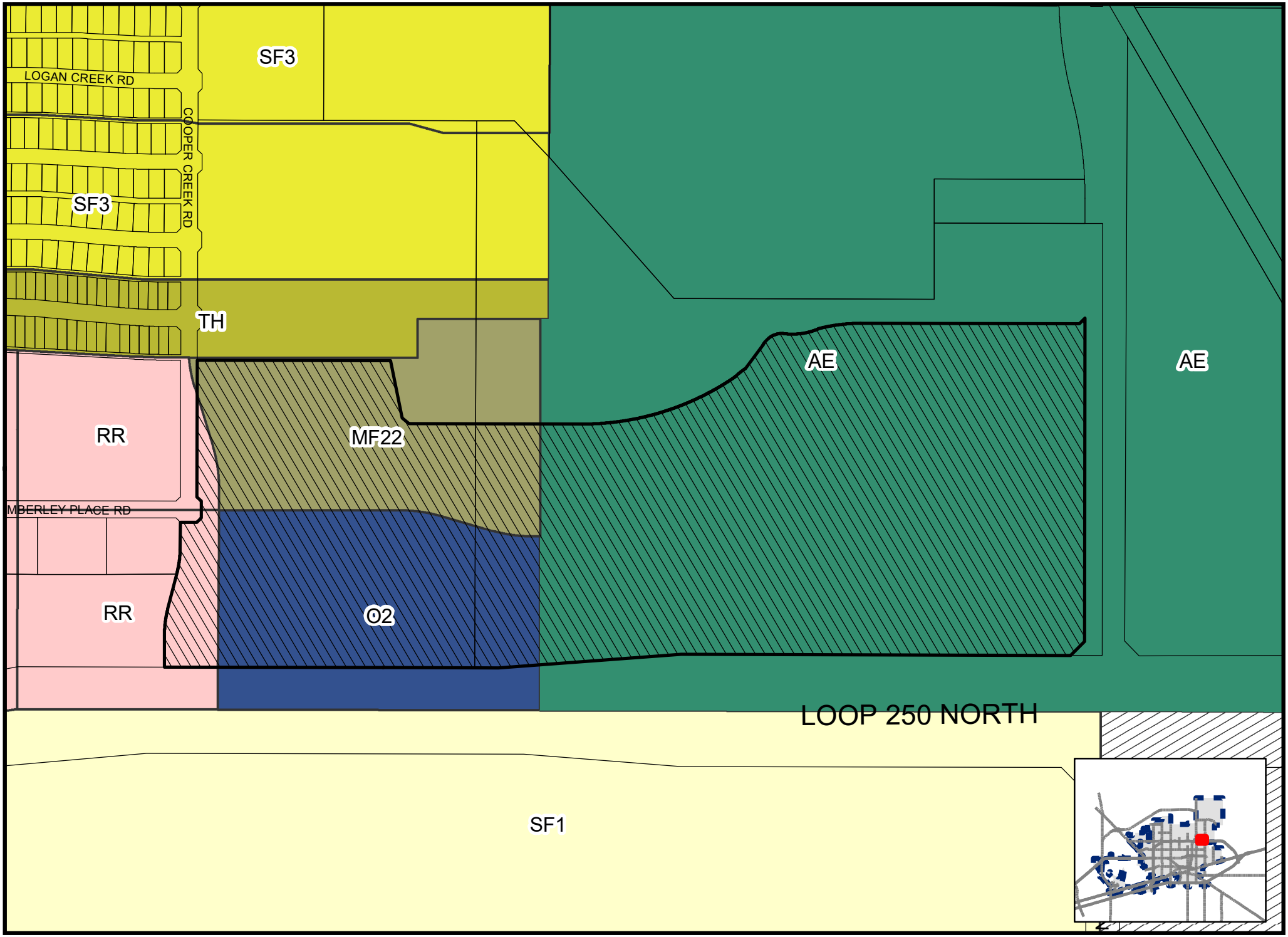
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



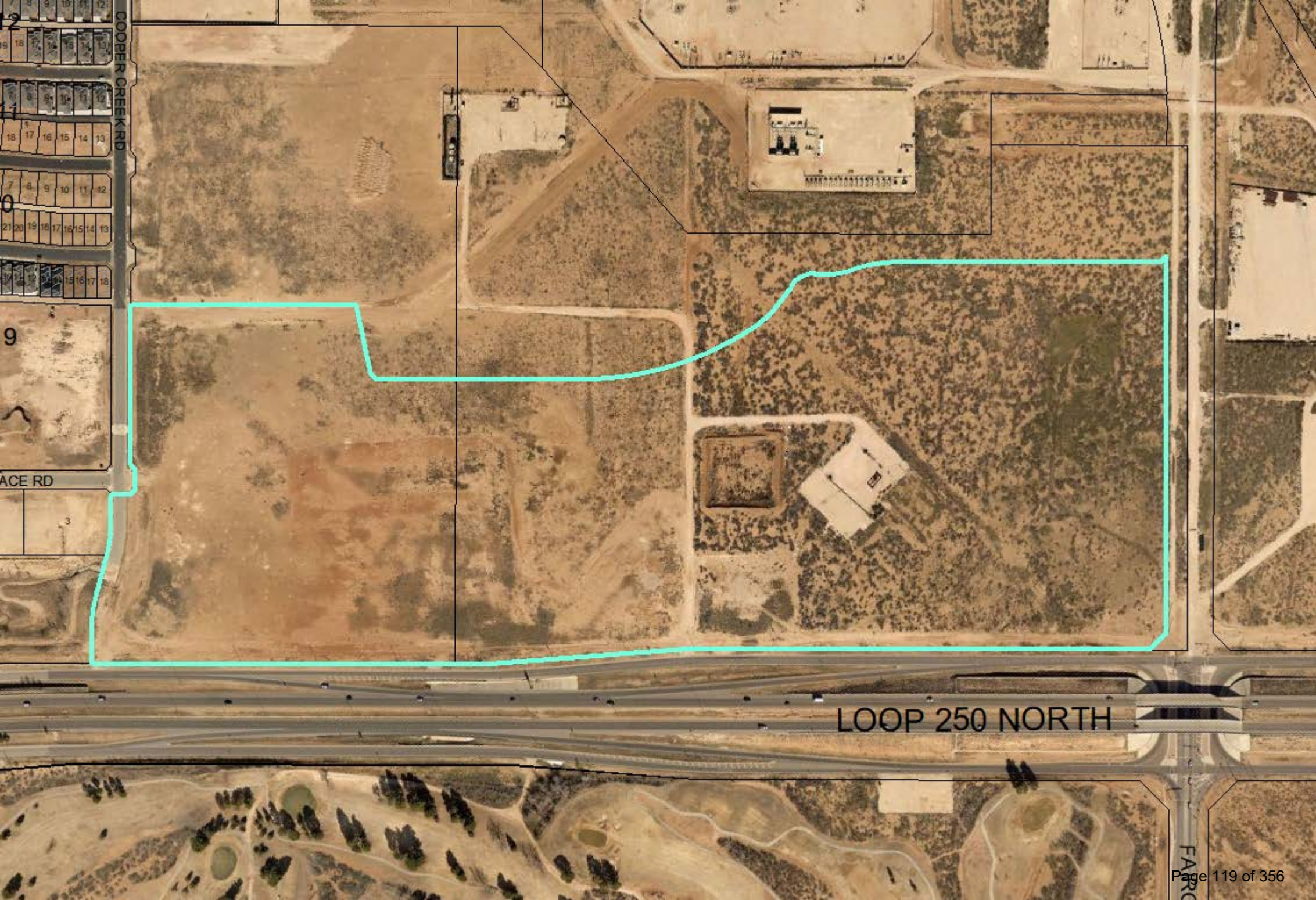
Map by BM, 3/4/2026

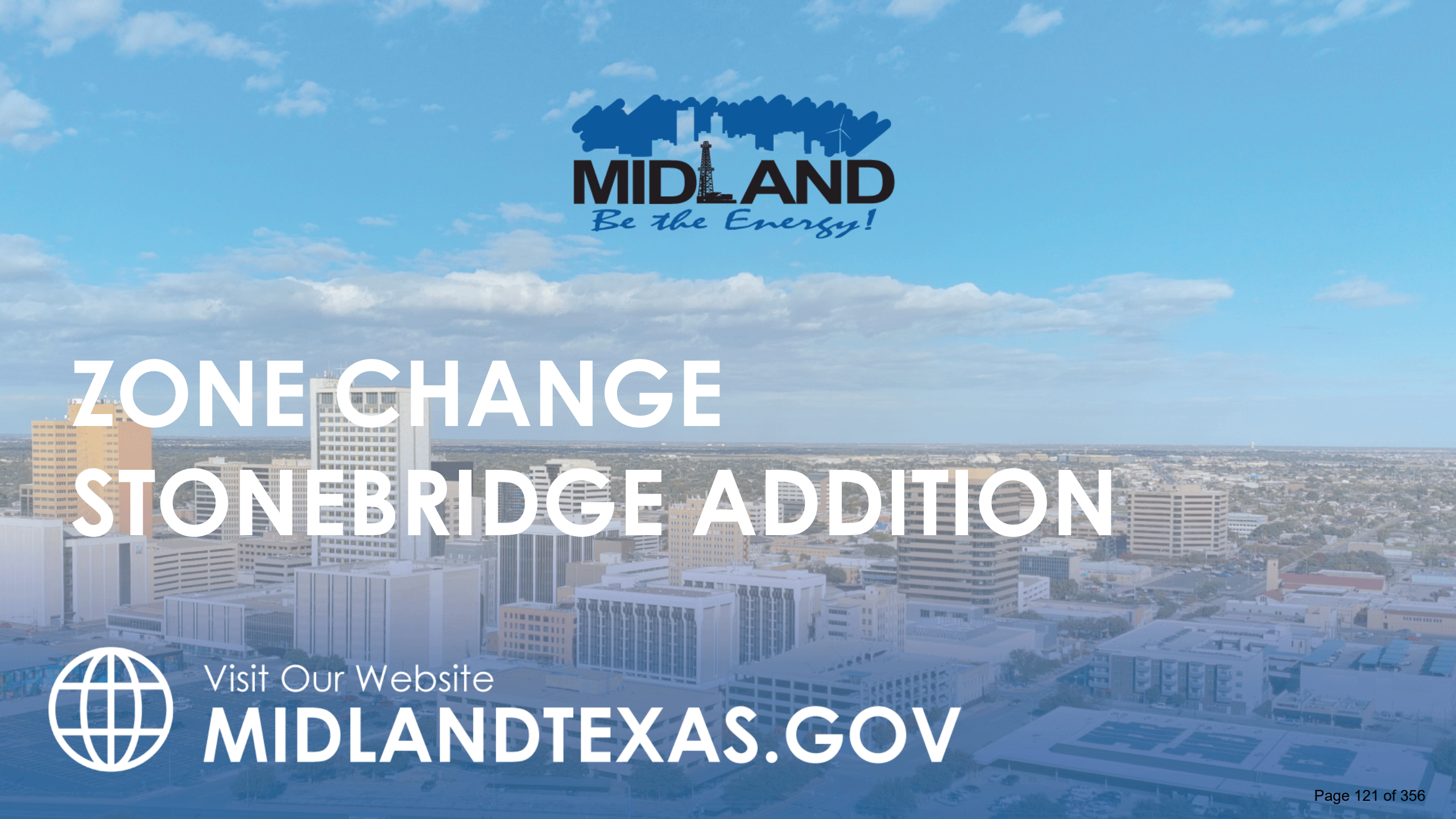
Z-26-0473

Scale: 1" = 431'

ZONING MAP

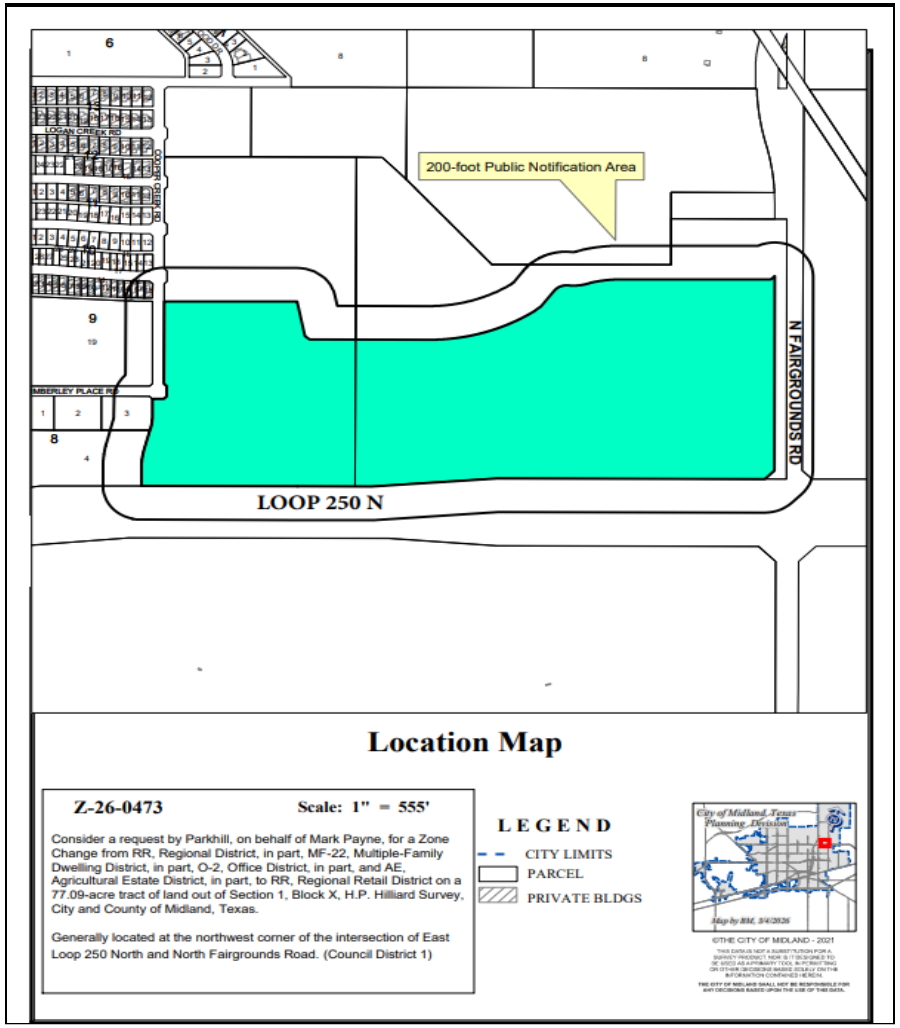
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


COOPER CREEK RD
LOOP 250 NORTH


MIDLAND
Be the Energy!
ZONE CHANGE
STONEBRIDGE ADDITION
Visit Our Website
MIDLANDTEXAS.GOV

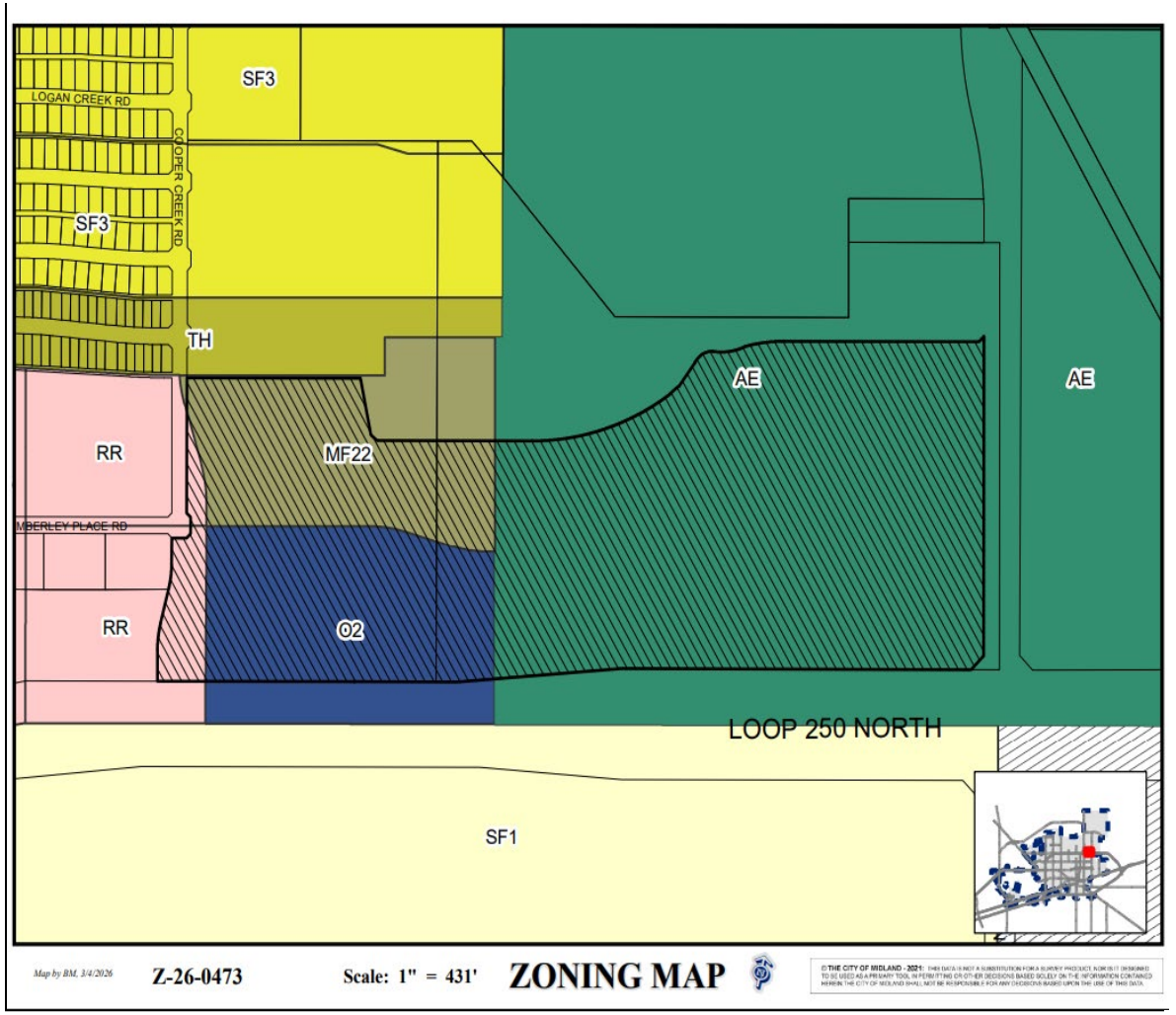
APPLICATION SUMMARY

- **Applicant/Property Owner:** Mark Payne
- **Representative:** Josh Wallender, with Parkhill
- **Location:** Generally located at the northwest corner of the intersection of East Loop 250 North and North Fairgrounds Road. (Council District 1) **Reason for Request:** For future retail and commercial development



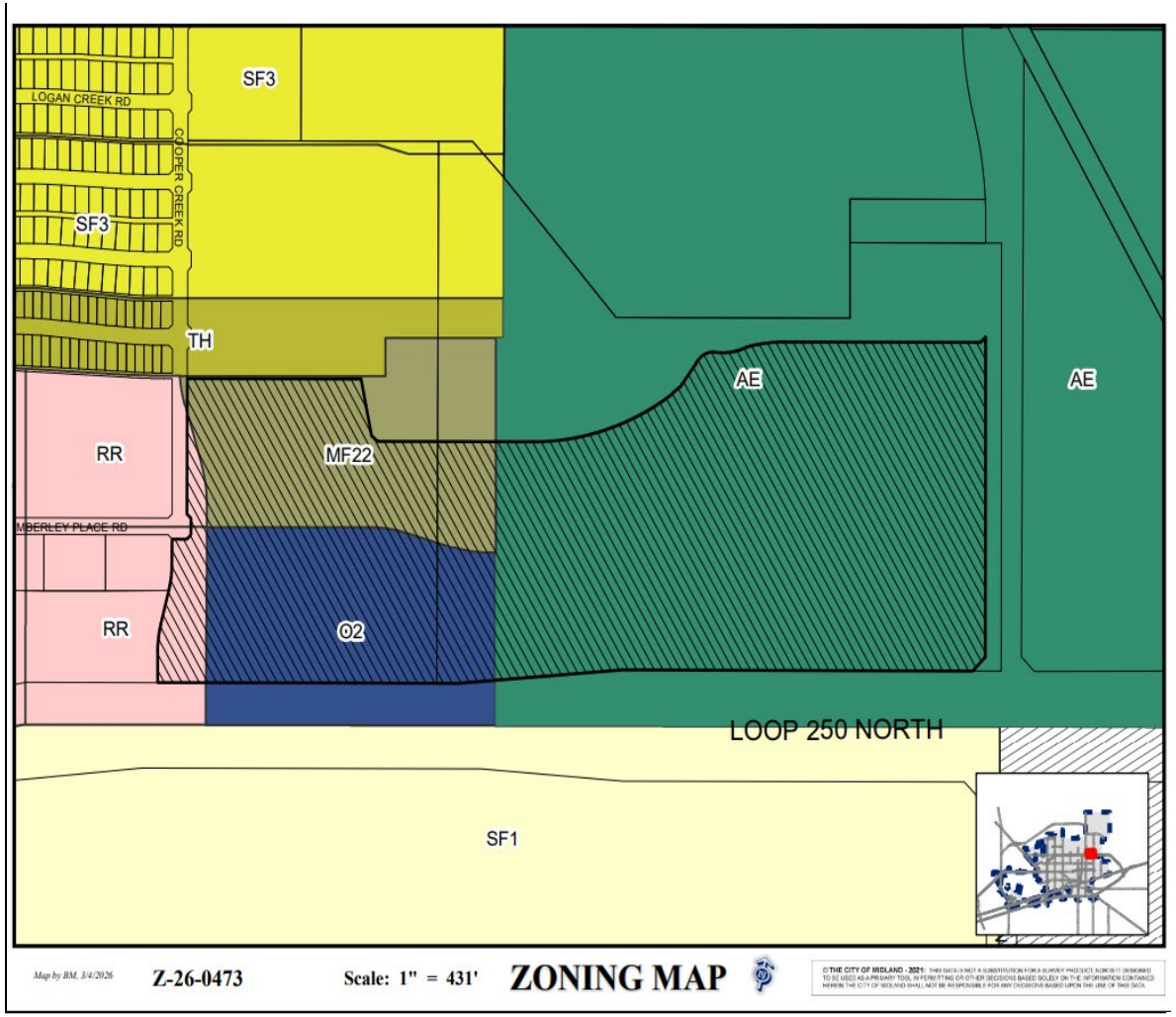
ZONING

- **Current Zoning:** RR, Regional District, in part, MF-22, Multiple-Family Dwelling District, in part, O-2, Office District, in part, and AE, Agricultural Estate District, in part
- **Surrounding Zoning:**
  - **East:** AE, Agricultural Estate District
  - **South:** SF-1, Single-Family Dwelling District



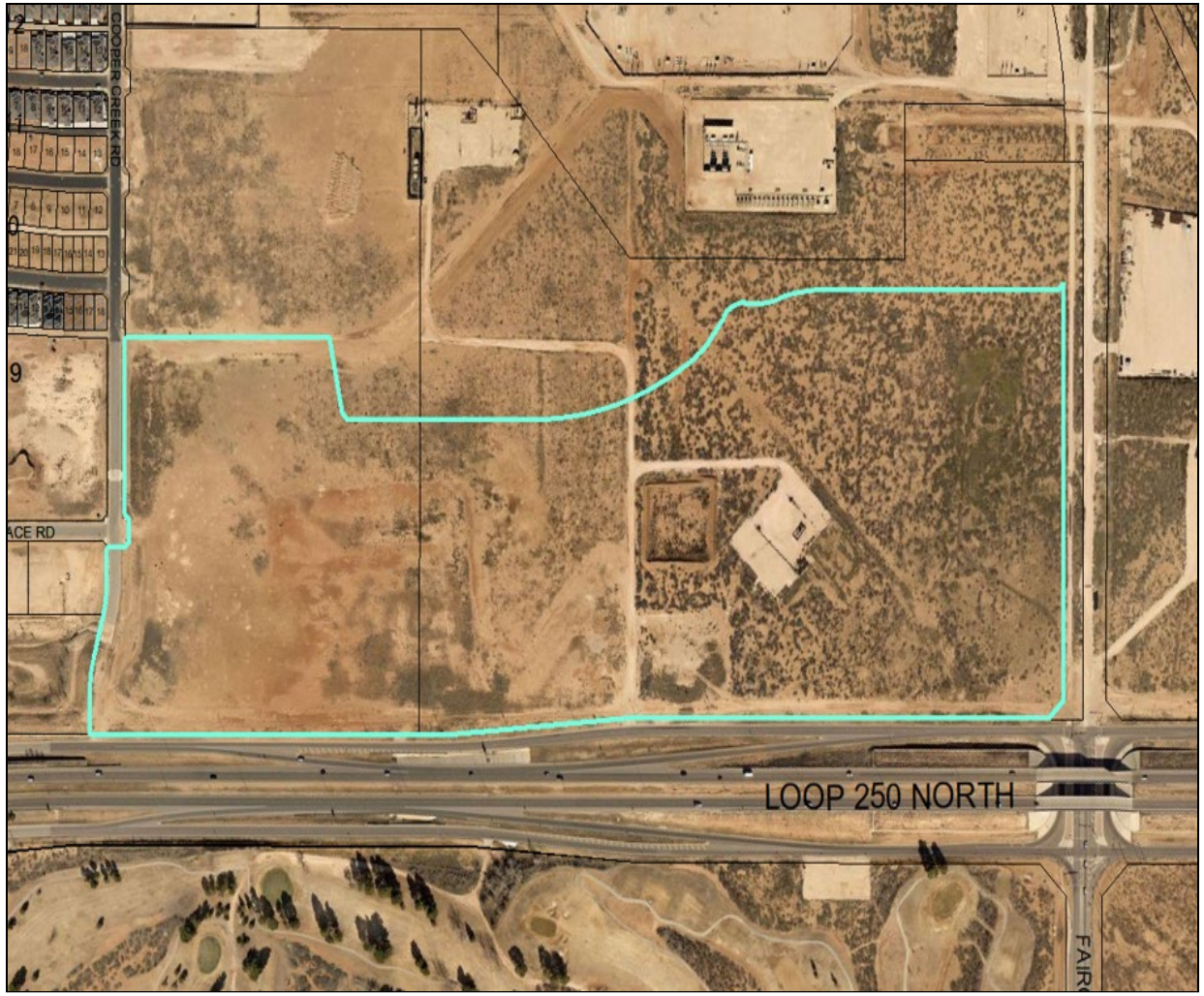
ZONING

- **Surrounding Zoning:**
  - **North:** AE, Agricultural Estate District, MF-22, Multiple-Family Dwelling District, and TH, Townhouse (Attached) Dwelling District
  - **West:** RR, Regional Retail District
- **Proposed Zoning:** RR, Regional Retail District



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East/West:** Vacant Land
  - **South:** East Loop 250 North
- **Proposed Use:** Retail and Commercial Use

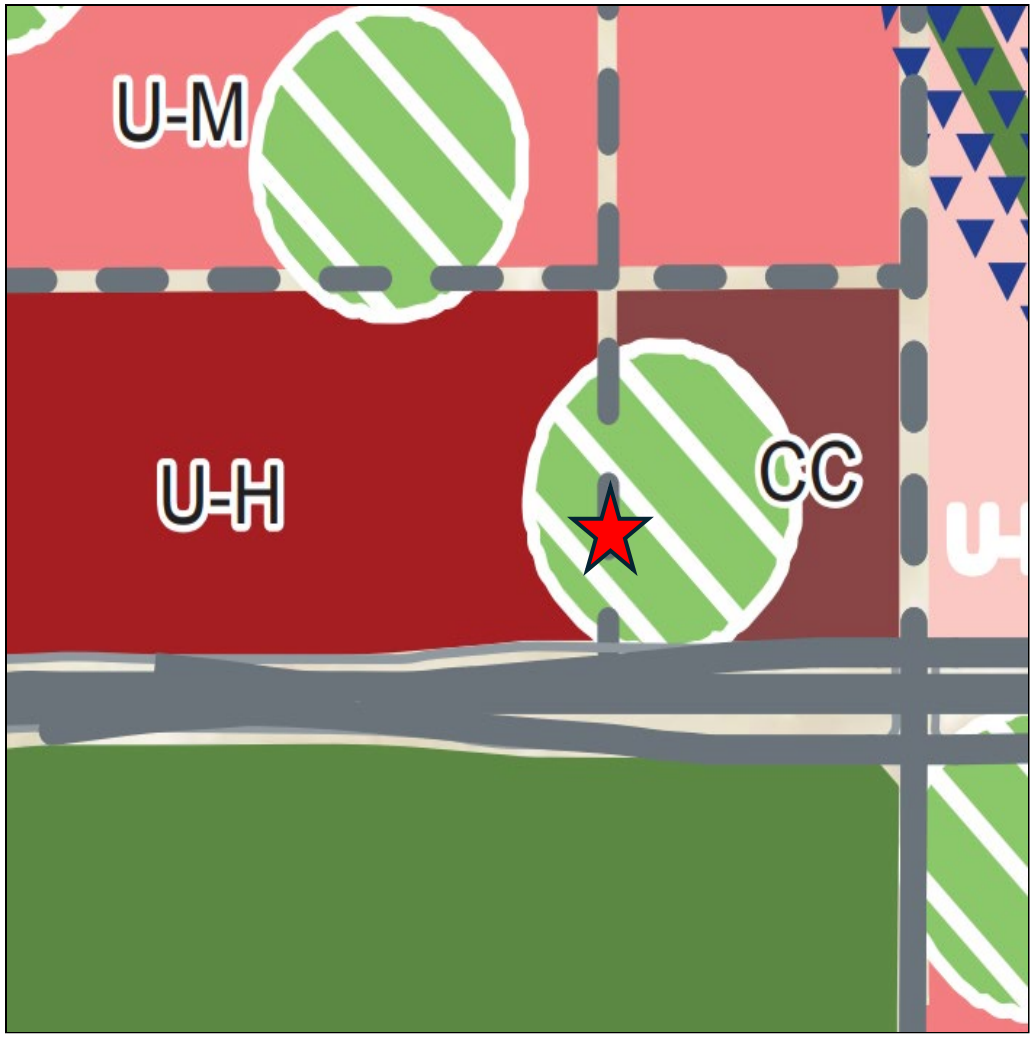


MIDLAND
Be the Energy!

On North Fairgrounds Road, Looking West

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

RELATED ITEMS

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

STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**10.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a request by Magrym Consulting, on behalf of Rene Robles, for a Zone Change from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District on a 0.82-acre tract of land out of Lot 3, Block 1, Lot 2A, Block 43, and Lot 1A, Block 44, South Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street.)**

Purpose:

Magrym Consulting, on behalf of Rene Robles, is requesting a Zone Change from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District, for future residential development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MF-22, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north are zoned as SF-2, Single-Family Dwelling District and consist of single-family homes. The properties to the south are zoned 2F, Two-Family Dwelling District, and are vacant lots. To the east is zoned MF-22, Multiple-Family Dwelling District, and consists of vacant lots. The property to the west is zoned 2F, Two-Family Dwelling District, in part, and MF-22, Multiple-Family Dwelling District, in part and is the Midland Freshman High School

Campus.

Analysis:

The subject property is located at 410 East Hicks Avenue. The property is currently zoned MF-22, Multiple-Family Dwelling District. The applicant is seeking a zone change to 2F, Two-Family Dwelling District, to allow for the development of single-family homes and duplexes. This property is immediately adjacent to multiple other lots of a similar size, and the proposed zoning would thus blend with the surrounding neighborhood. The current zoning, MF-22, Multiple-Family Dwelling District, does not allow for the use of duplexes, which is why a zone change is needed.

The Tall City Tomorrow Comprehensive Plan, Chapter 3, designates this area as UR-M, Urban Residential-Medium. Supported uses include a mix of housing styles, including single-family, townhouses, and limited multi-family development.

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 objection to zone change. [For the Applicant’s information only.]

Planning:

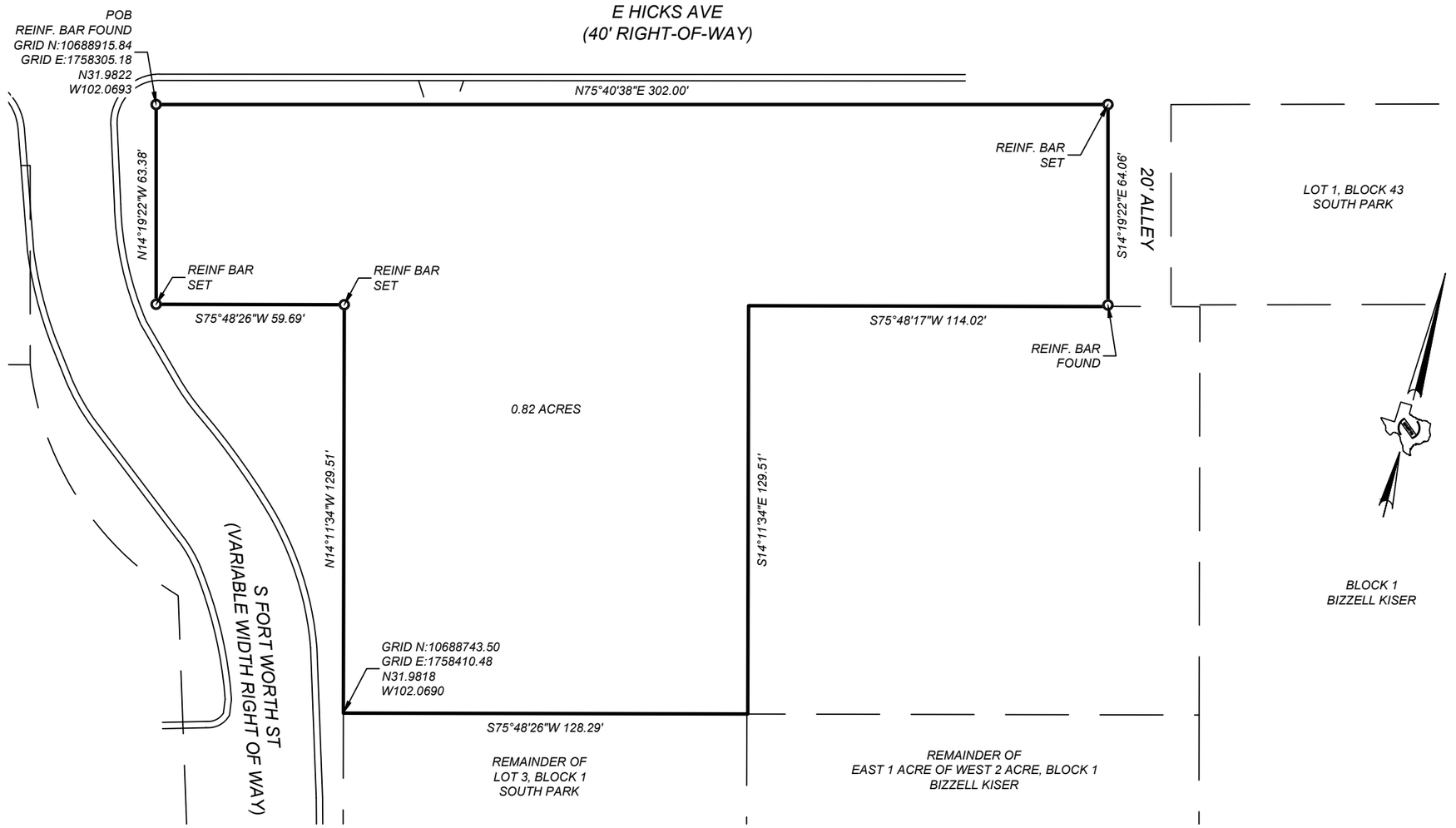
Staff recommends approval of this zone change request from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District.

Letters of Objection:

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

Attachments:
A. Z-26-0468, 410 E Hicks Ave, Combined
B. P&Z - - 410 E Hicks Ave, Zone Change (MF-22 to 2F)

Lori Elliott, Development Services — Created/Initiated - 3/4/2026
Landon Ochoa, Development Services — Final Approval - 3/12/2026



FIELD NOTE DESCRIPTION OF A 0.82 ACRE TRACT OF LAND, BEING ALL OF LOT 1A, BLOCK 44, LOT 2A BLOCK 43, AND THE NORTH 0.26 ACRE OF LOT 3, BLOCK 1, SOUTH PARK ADDITION SECTION 6, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET H, PAGE 388, PLAT RECORDS, MIDLAND COUNTY, TEXAS. SAID 0.82 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10688915.84, E:1758305.18) IN THE SOUTH RIGHT-OF-WAY LINE OF EAST HICKS AVENUE AND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR THE NORTHWEST CORNER OF THIS TRACT SAME BEING THE NORTHWEST CORNER OF THAT CALLED LOT 1A;

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

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

THENCE SOUTH 75°48'17" WEST 114.02 FEET TO A CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 14°11'34" EAST 129.51 TO A CORNER FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°48'26" WEST 128.29 TO A CORNER IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORTH WORTH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°11'34" WEST 129.51 TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

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

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

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

NOTES:

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES

MAGRYM
TX FIRM# 10149500

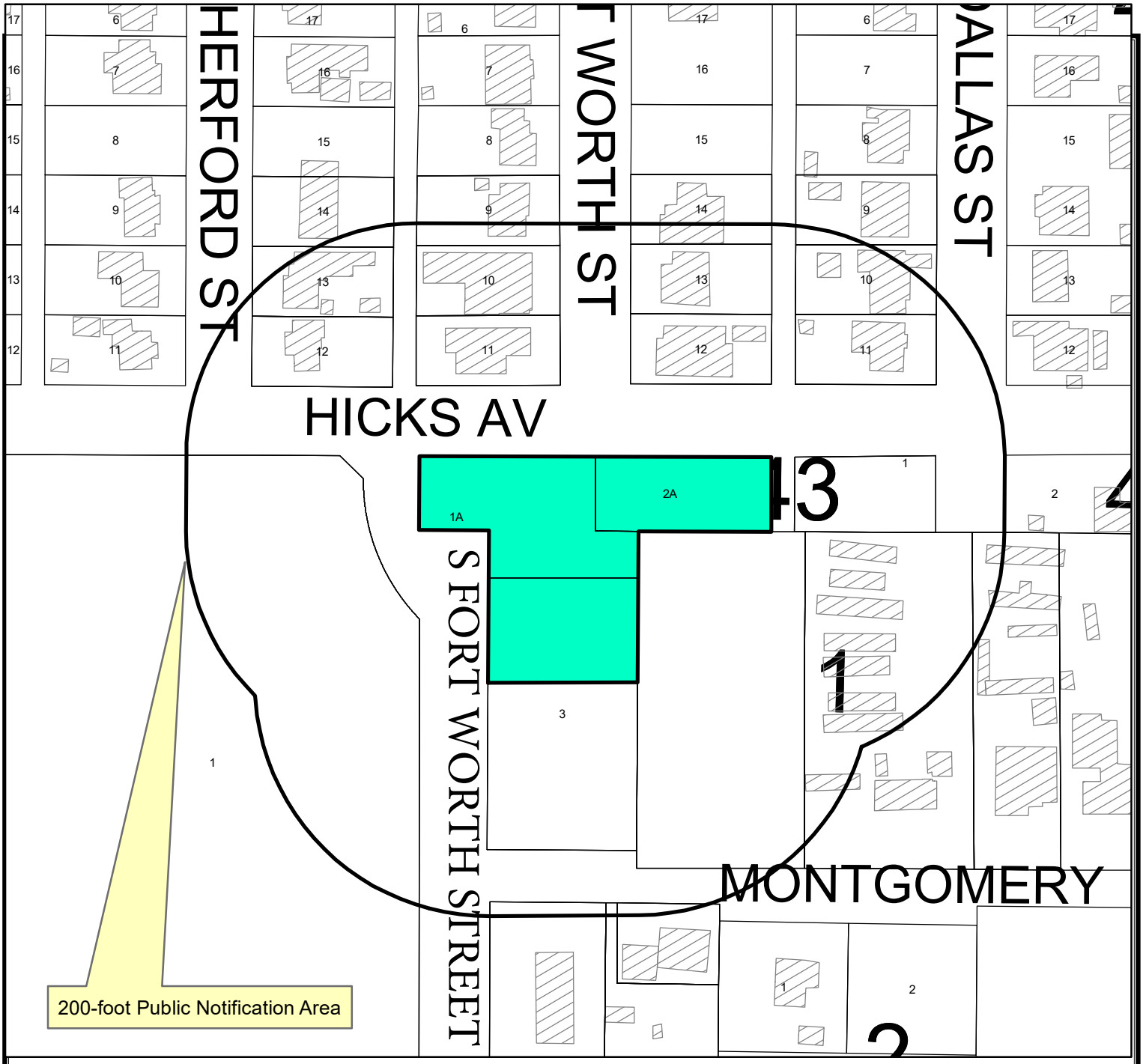
Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

EXHIBIT

A 0.82 ACRE TRACT OF LAND, BEING ALL OF LOT 1A, BLOCK 44, LOT 2A BLOCK 43, AND THE NORTH 0.26 ACRE OF LOT 3, BLOCK 1, SOUTH PARK ADDITION SECTION 6, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET H, PAGE 388, PLAT RECORDS, MIDLAND COUNTY, TEXAS

JOB NO: 24-638
PROJECT: 24-638
SCALE: 1" = 40'

REVISIONS



Location Map

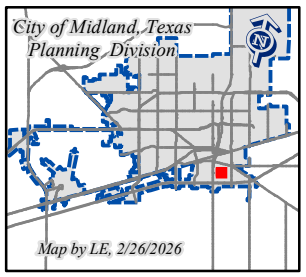
Z-26-0468 **Scale: 1" = 800'**

Consider a request by Magrym Consulting, on behalf of Rene Robles, for a Zone Change from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District on a 0.82- acre tract of land out of Lot 3, Block 1, Lot 2A, Block 43, and Lot 1A, Block 44, South Park Addition, Section 6, City and County of Midland, Texas.

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

LEGEND

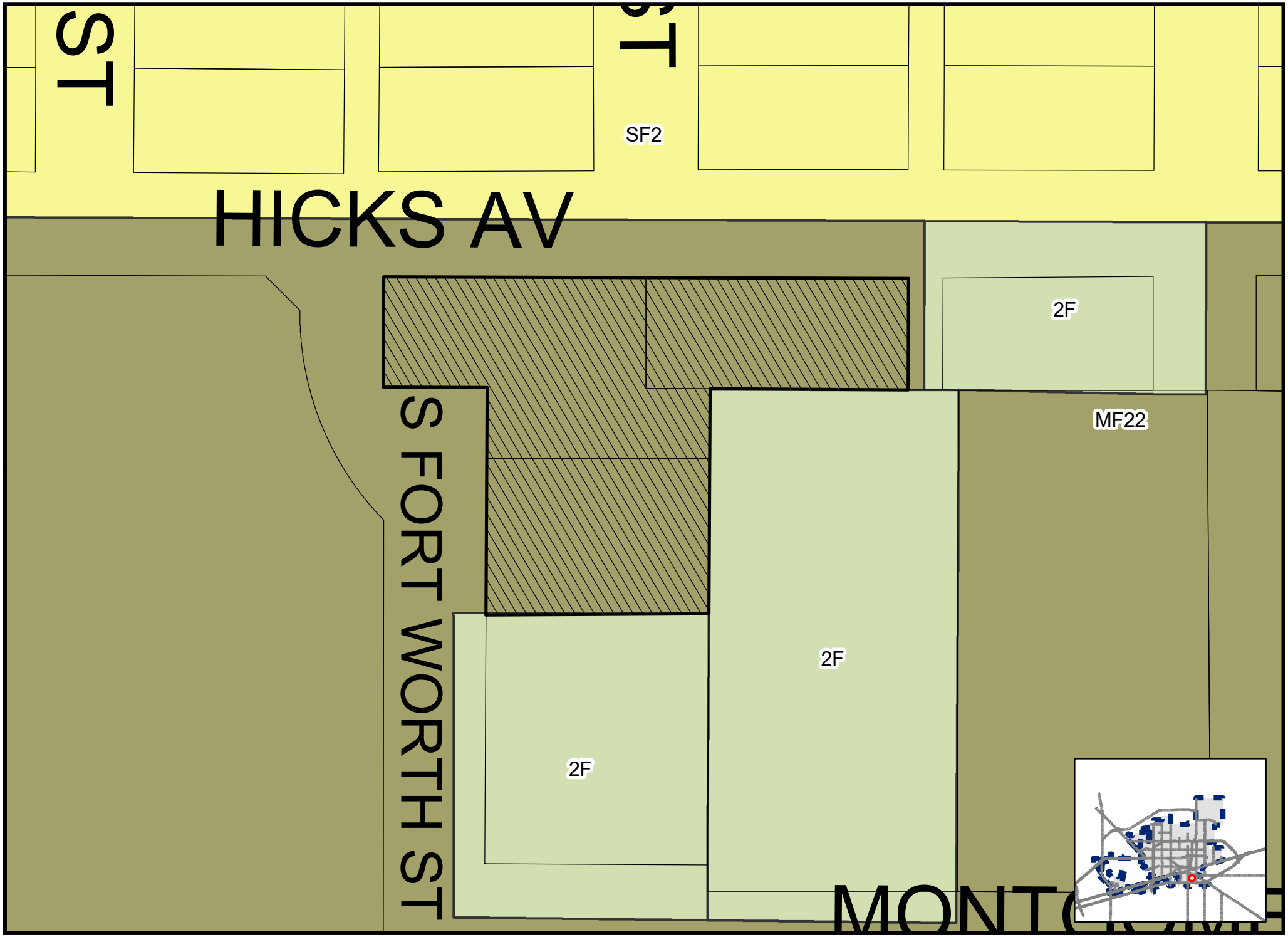
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



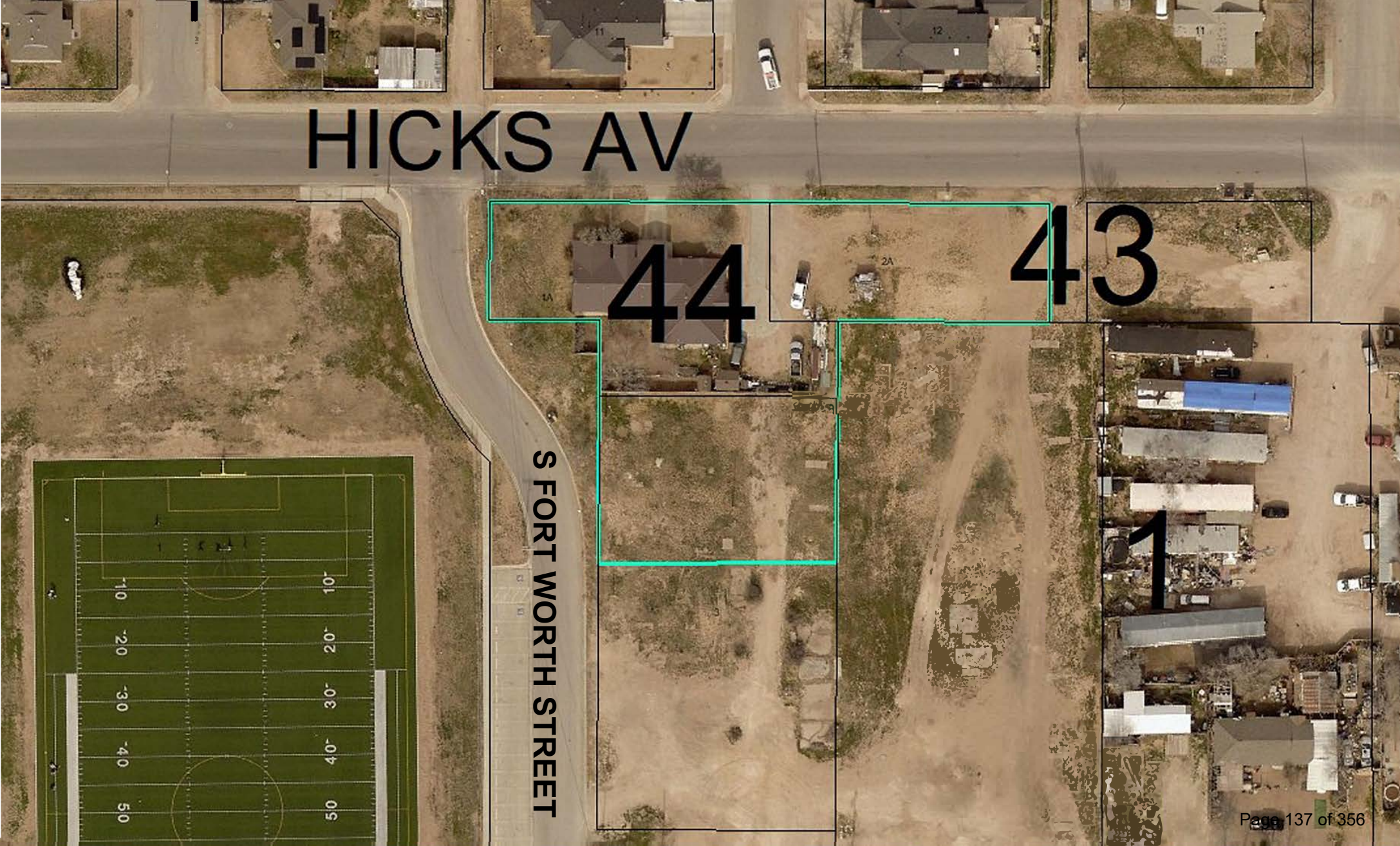
Map by LE, 2/26/2026

Z-26-0468

Scale: 1" = 500'

ZONING MAP

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

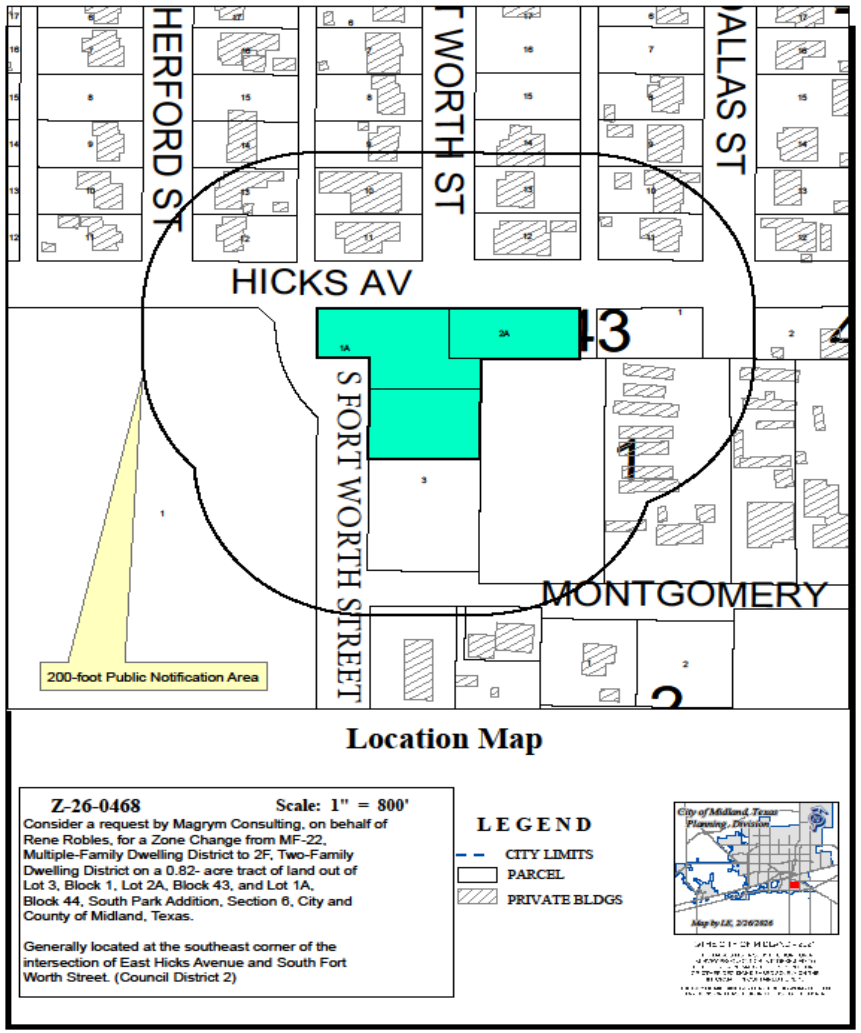

HICKS AV
44
43
1
S FORT WORTH STREET

S Fort Worth St

MIDLAND
Be the Energy!
ZONE CHANGE
410 EAST HICKS AVENUE
Visit Our Website
MIDLANDTEXAS.GOV

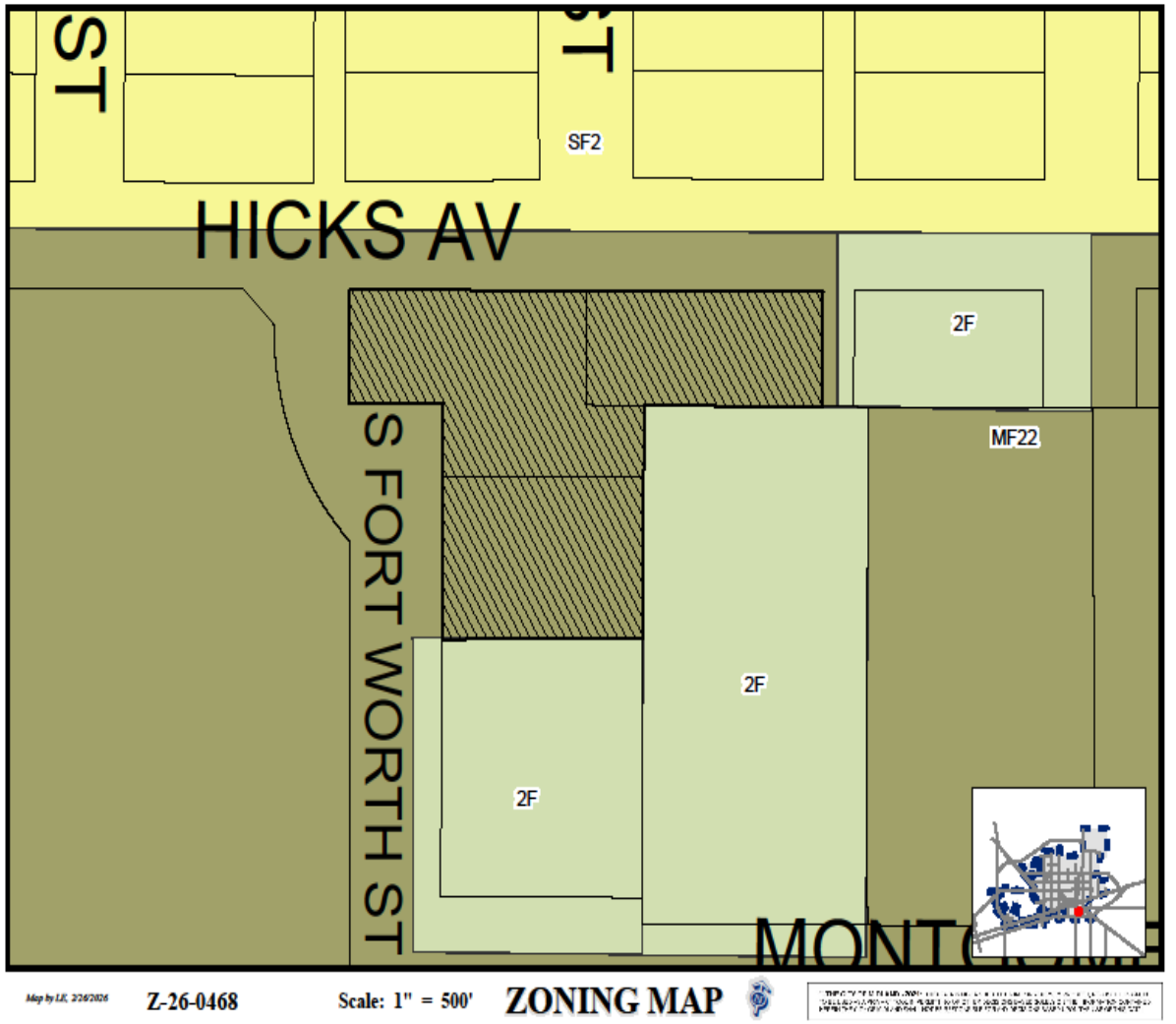
APPLICATION SUMMARY

- **Property Owner:** Rene Robles
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 410 East Hicks Avenue (Council District 2)
- **Reason for Request:** For future residential development



ZONING

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



LAND USE

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

MIDLAND
Be the Energy!

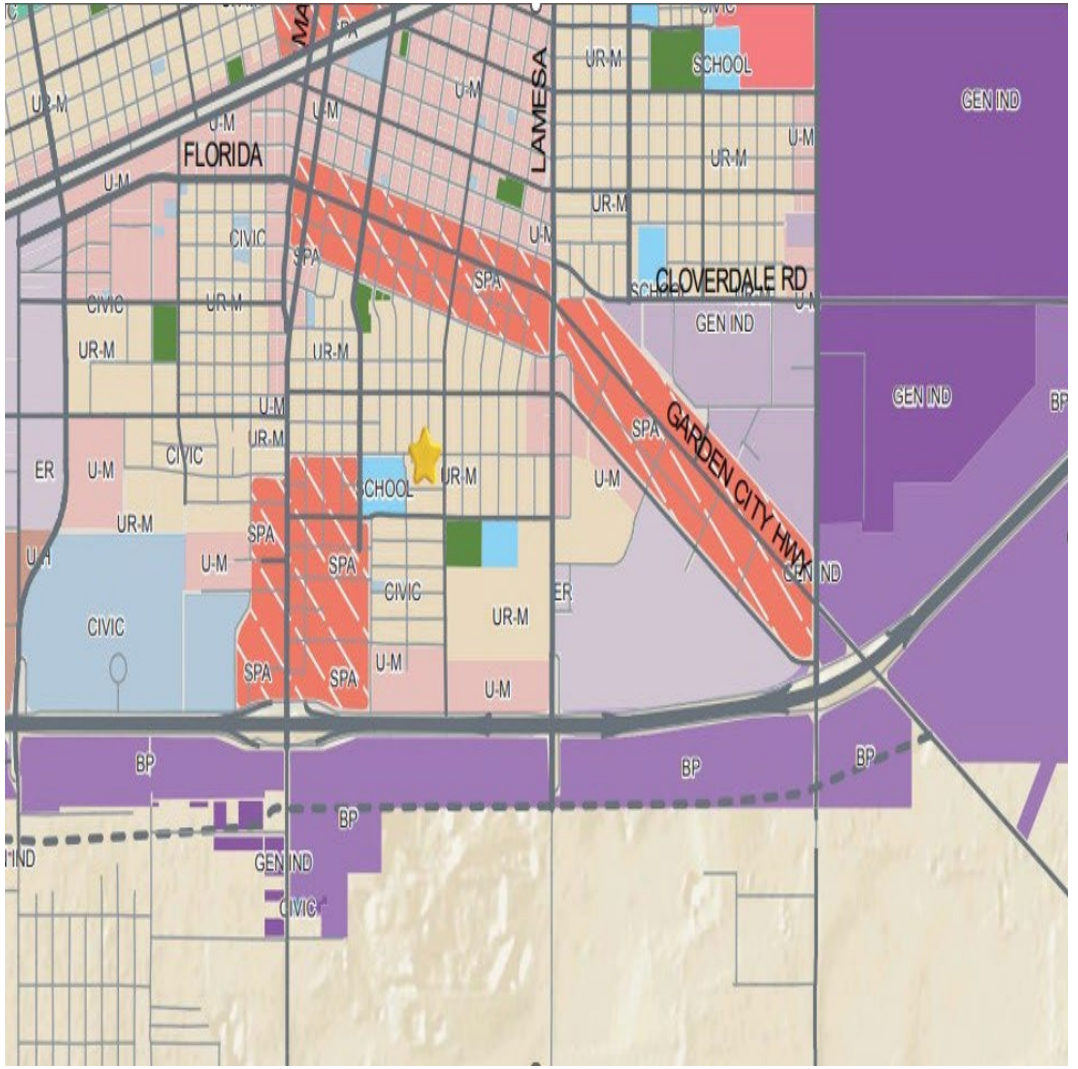
On South Fort Worth Street, Looking East

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

RELATED ITEMS

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

STAFF'S RECOMMENDATION

- No objections have been 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:	**11.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 1, Block 4, South Park Addition, and all of Tract 3, Primitive Baptist Church Tract, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street.)**

Purpose:

Magrym Consulting, on behalf of Jorge Chavez, is requesting a zone change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District for future residential development for a property located on the south side of East Dakota Avenue.

Recommended Action:
Approved

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

SF-2, Single-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north are zoned as RR, Regional Retail District and SF-3, Single Family Dwelling District and consist of a commercial shop and single family homes. The properties to the south and west are zoned SF-2, Single-Family Dwelling District, and are single family residences. To the east is zoned C, Commercial District, and consists of a commercial yard.

Analysis:

The subject property is generally located at the southwest corner of East Dakota Avenue and South Atlanta Street. The property is currently zoned SF-2, Single-Family Dwelling District. The applicant is seeking a zone change to SF-3, Single-Family Dwelling District, in order to construct two single-family homes. This property is immediately adjacent to multiple lots of a similar, or smaller, size and would thus blend with the surrounding neighborhood. The surrounding land use is predominantly single-family housing. Approving of this zone change request would continue to grow the existing neighborhood with additional housing.

The Tall City Tomorrow Comprehensive Plan, Chapter 3, designates this area as SPA, Special Study Area. There are no established policies for this 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:

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 objection to zone change. [For the Applicant’s information only.]

Planning:

Staff recommends the approval of this zone change request from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District.

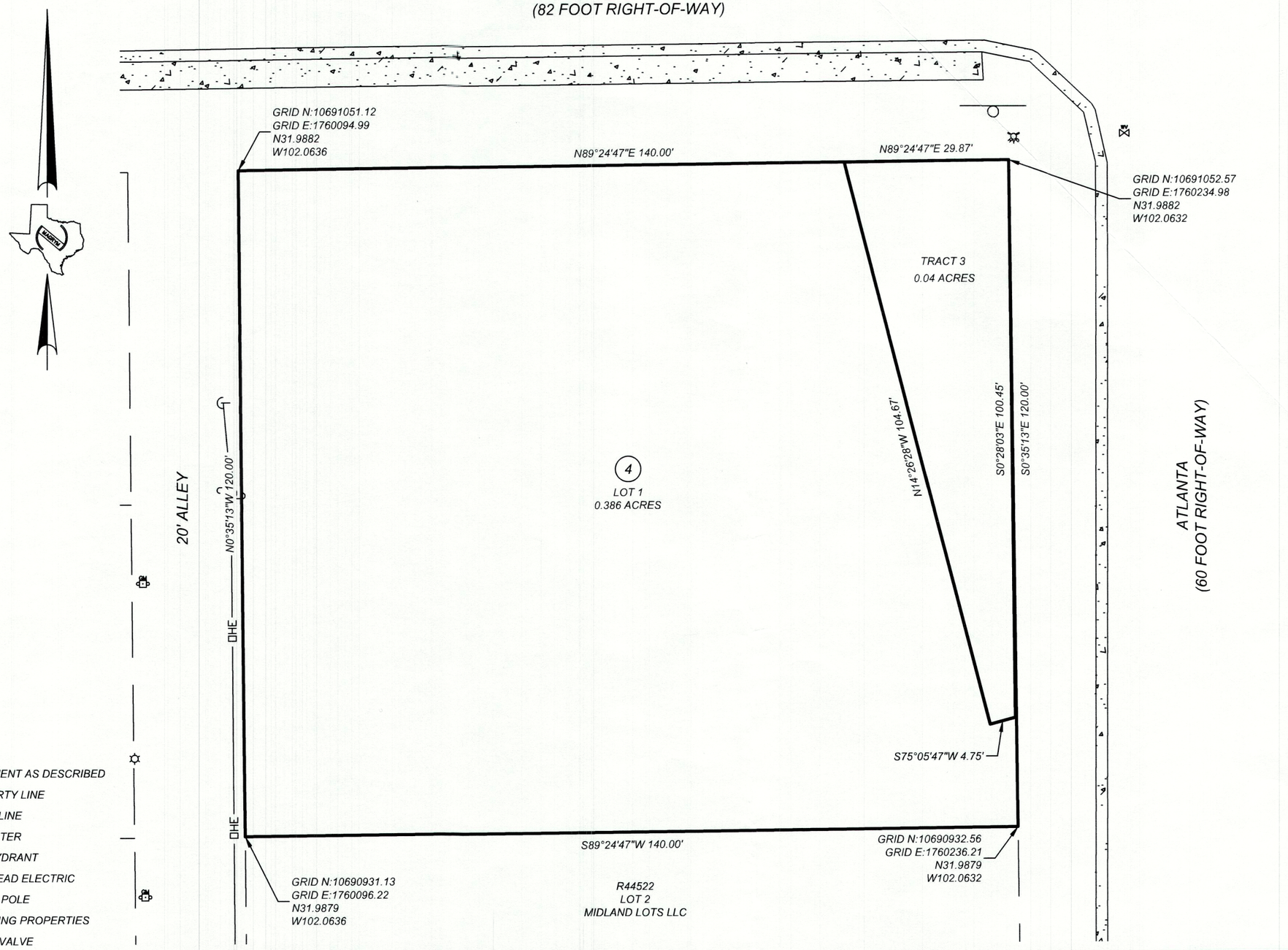
Letters of Objection:

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

Attachments:

A. Z-26-0469, South Park Addition, Combined
B. P&Z - - South Park Addition, Zone Change (SF-2 to SF-3)

Lori Elliott, Development Services — Created/Initiated - 3/4/2026
Landon Ochoa, Development Services — Final Approval - 3/11/2026



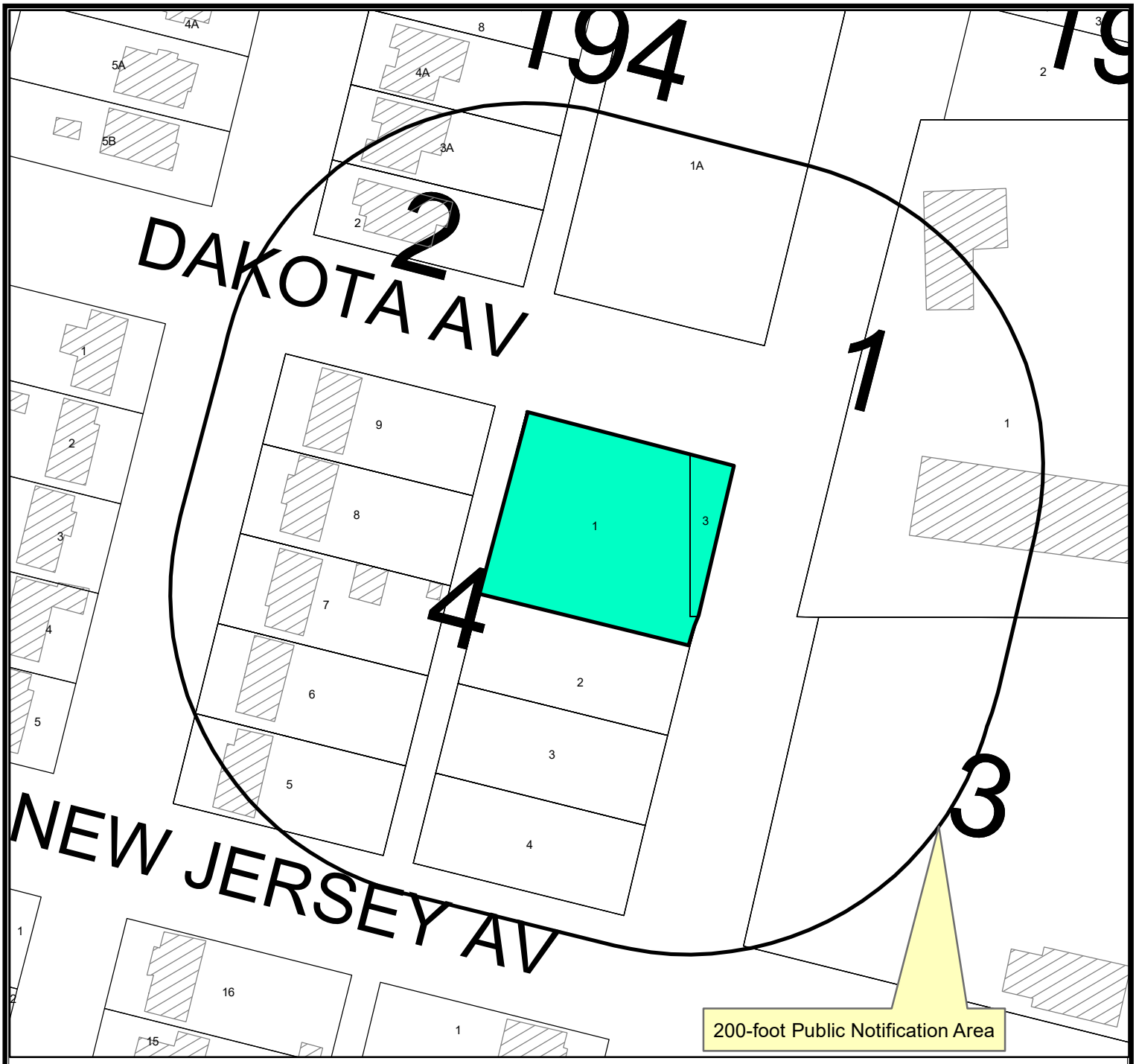
MAGRYM
TX FIRM# 10149500
Magrym Consulting, Inc.
800 N. Marienfeld St. Ste 100
Midland, TX 79701
(432) 684-5548
www.magrym.com

EXHIBIT

BEING ALL OF LOT 4, BLOCK 4 SOUTH PARK ADDITION AS PER PLAT RECORDED IN, CABINET C, PAGE 117, PLAT RECORDS, MIDLAND COUNTY, TEXAS, AND TRACT 3 PRIMITIVE BAPTIST ADDITION, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT RECORDED IN, CABINET B, PAGE 116, PLAT RECORDS, MIDLAND COUNTY, TEXAS

JOB NO: 25-496
PROJECT: 496
SCALE: 1:20_XREF

REVISIONS



Location Map

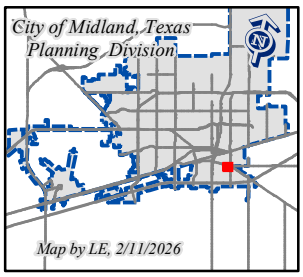
Z-26-0469 **Scale: 1" = 600'**

Consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 1, Block 4, South Park Addition, and all of Tract 3, Primitive Baptist Church Tract, City and County of Midland, Texas.

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

LEGEND

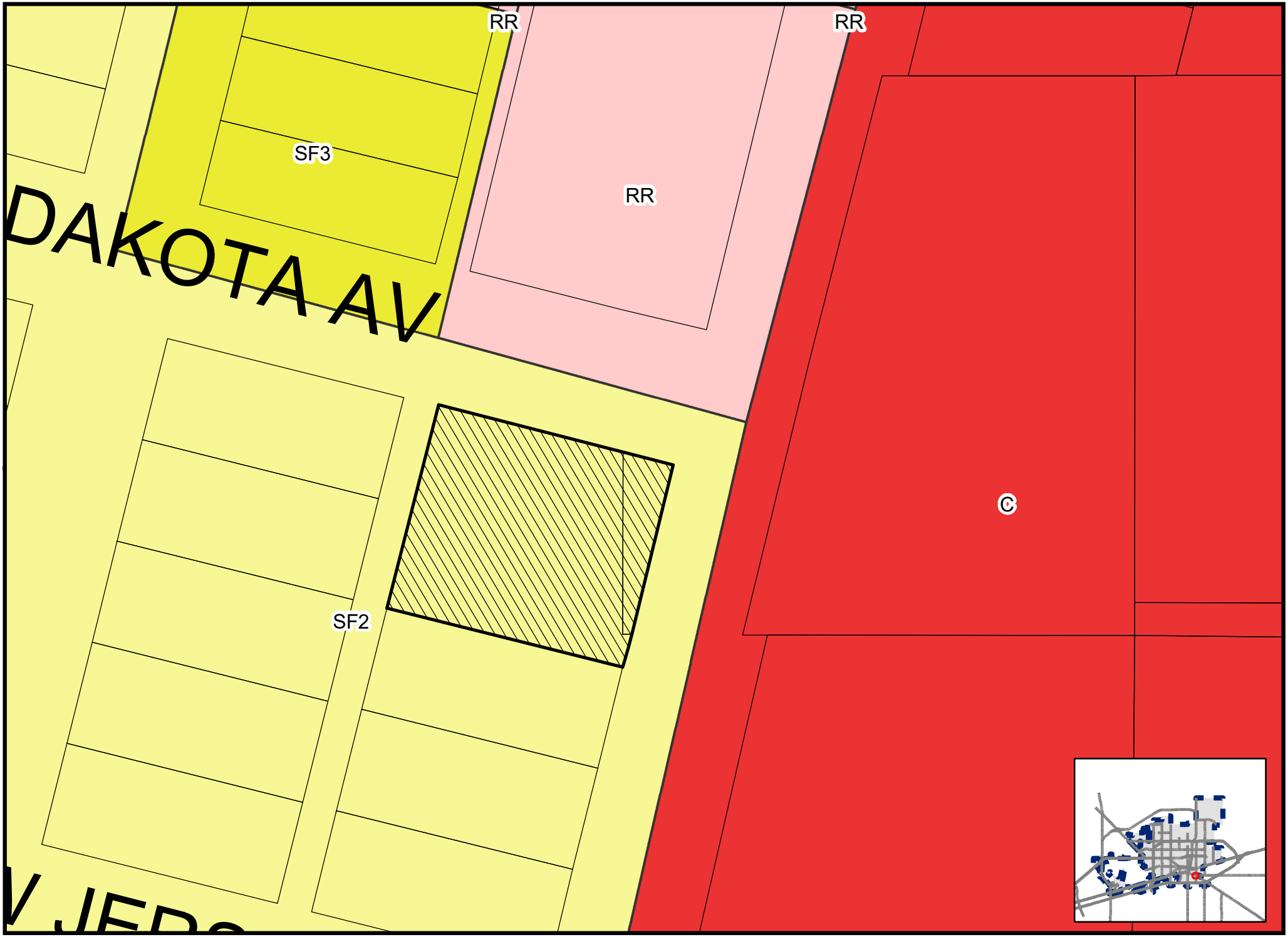
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by LE, 2/11/2026

Z-26-0469

Scale: 1" = 500'

ZONING MAP

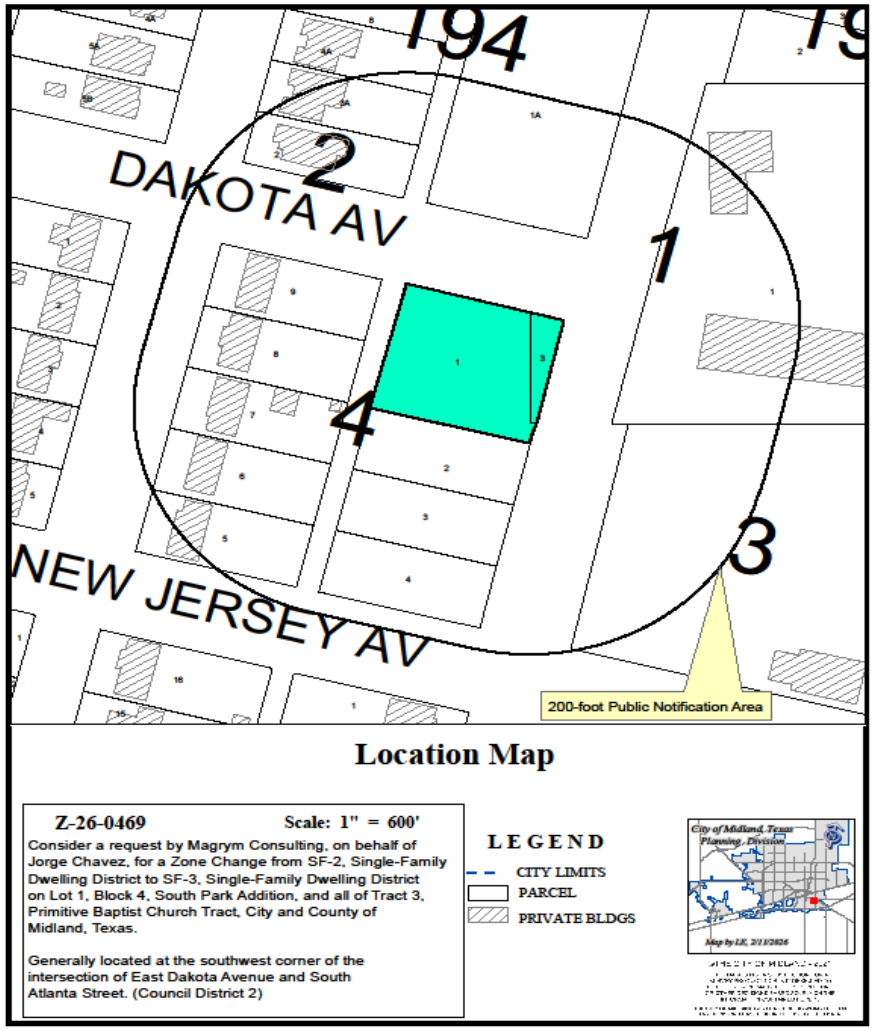
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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

DAKOTA AV
NEW JERSEY
2
1
4
3

MIDLAND
Be the Energy!
ZONE CHANGE
SOUTH PARK ADDITION
Visit Our Website
MIDLANDTEXAS.GOV

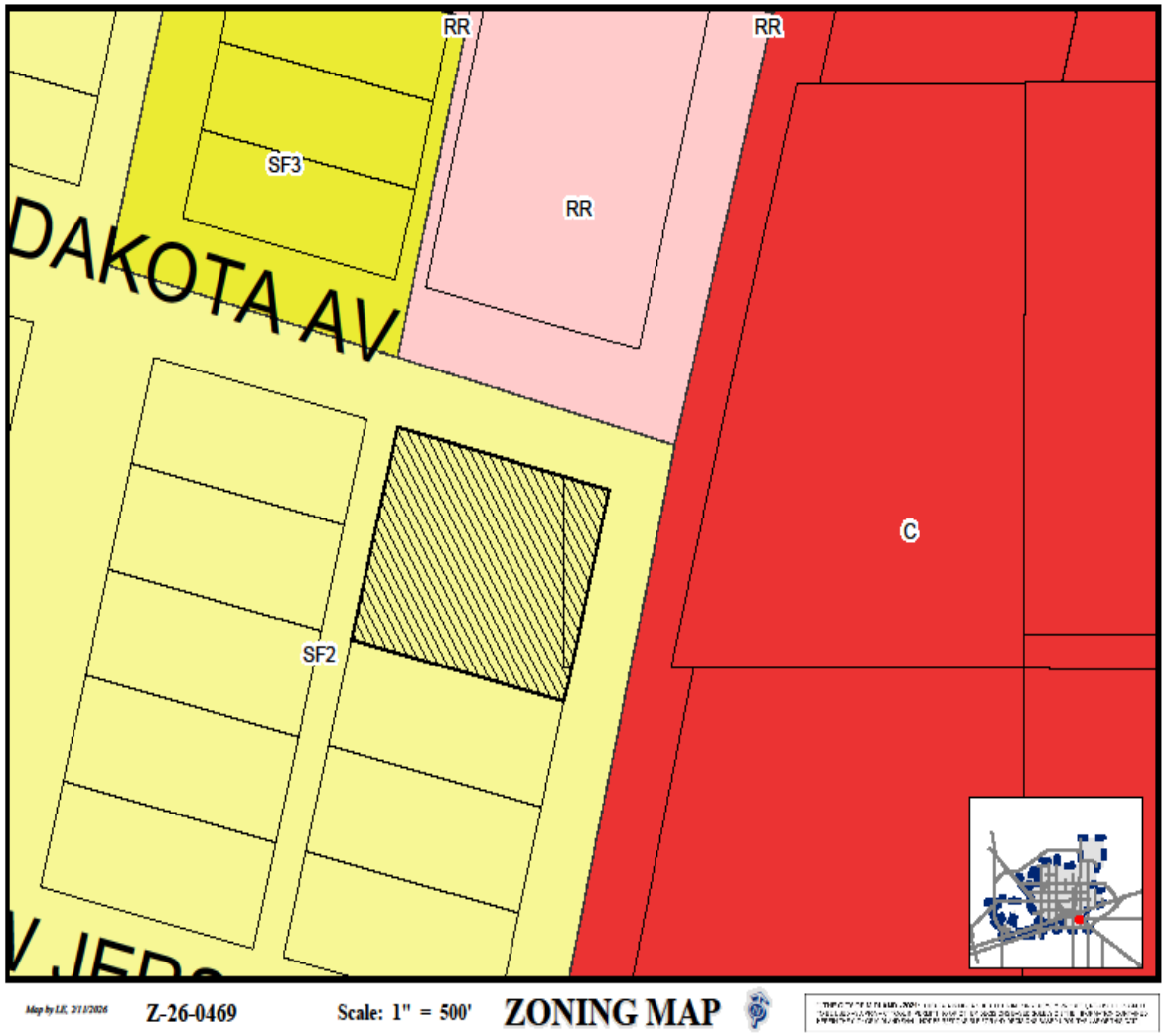
APPLICATION SUMMARY

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



ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North:** RR, Regional Retail District and SF-3, Single-Family Dwelling District
  - **South/West:** SF-2, Single-Family Dwelling District
  - **East:** C, Commercial District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



MIDLAND
Be the Energy!

LAND USE

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

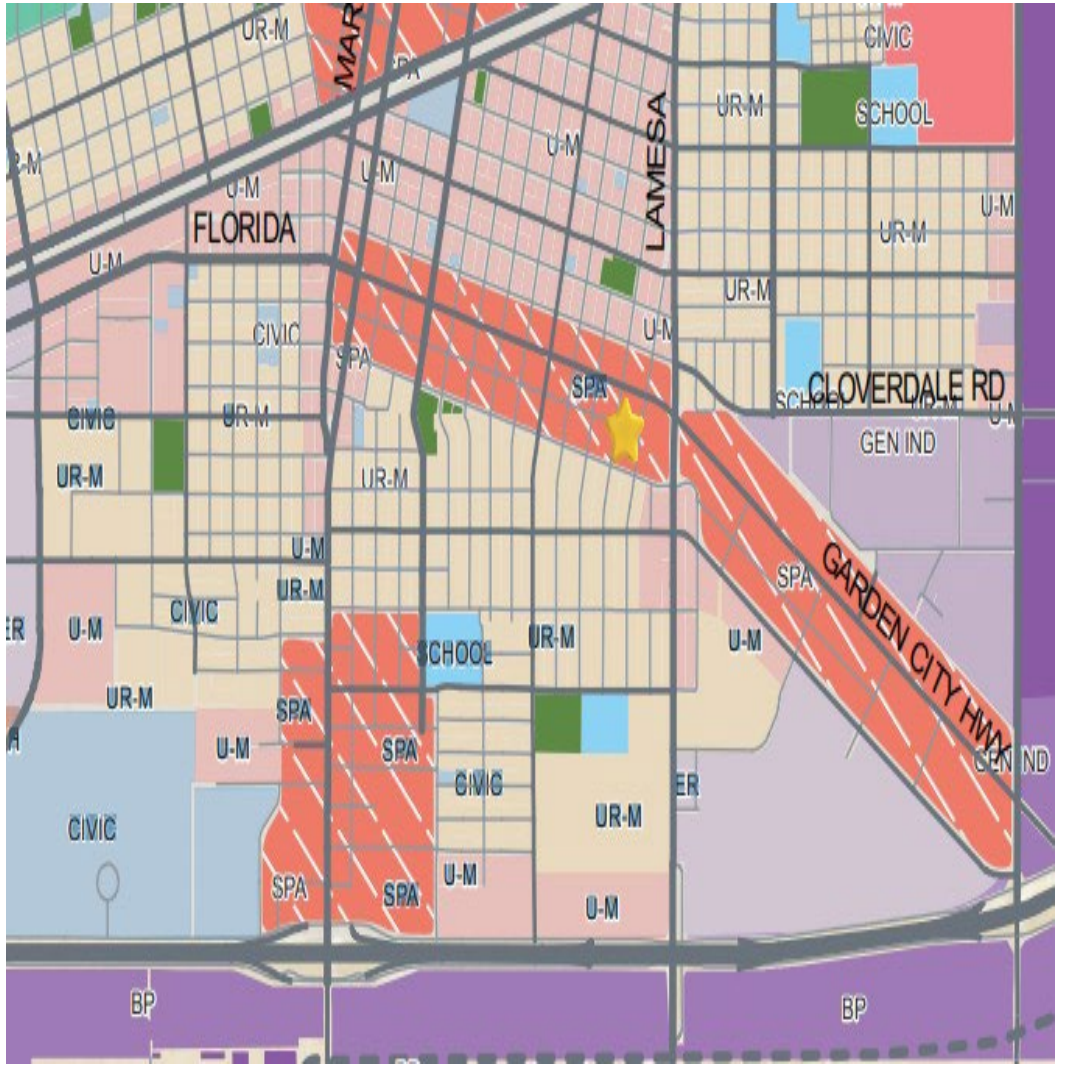
MIDLAND
Be the Energy!

On South Atlanta Street, Looking West

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area, (SPA)
- There are no established policies for this area.



MIDLAND
Be the Energy!

RELATED ITEMS

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

STAFF'S RECOMMENDATION

- No objections have been received.
- Staff recommends approval of this Zone Change request from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling 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:	**12.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a request by Heather Welch-Westfall, on behalf of Eddyberto Gonzalez, for a Zone Change from BP, I-20 Business Park District to LI, Light Industrial District on a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Adams Street and South Street.)**

Purpose:

Heather Welch-Westfall, on behalf of Eddyberto Gonzalez, is requesting a zone change from BP, I-20 Business Park District to LI, Light Industrial District in order to open a mechanic shop on a property located on the east side of North Adams Street.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

BP, I-20 Business Park District

Surrounding Zoning and Land Use:

The properties to the north are zoned as LI, Light Industrial District and consist of industrial and commercial businesses. The properties to the south and east are zoned BP, I-20 Business Park District, and are vacant lots. The property to the west is zoned LI, Light Industrial District, and consists of an industrial shop and parking lot.

Analysis:

The subject property is generally located at the southeast corner of the intersection of North Adams Street and South Street. The property is currently zoned BP, I-20 Business Park District. The applicant is seeking a zone change to LI, Light Industrial District, to allow for the use of a mechanic shop. In addition to the zone change request, the property is in the process of being platted. The proposed lot within the proposed plat does not meet the dimension requirements for the BP, I-20 Business Park District, which is why the zone change is needed.

The Tall City Tomorrow Comprehensive Plan, Chapter 3, designates this area as GI, General Industrial. Supported uses include all types of industrial, manufacturing, warehousing, and office/industrial flex space. This request is compatible with the Tall City Tomorrow Comprehensive Plan.

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

Departmental Review:

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

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

Engineering: (Approved)

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

Transportation: (Approved)

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

Planning:

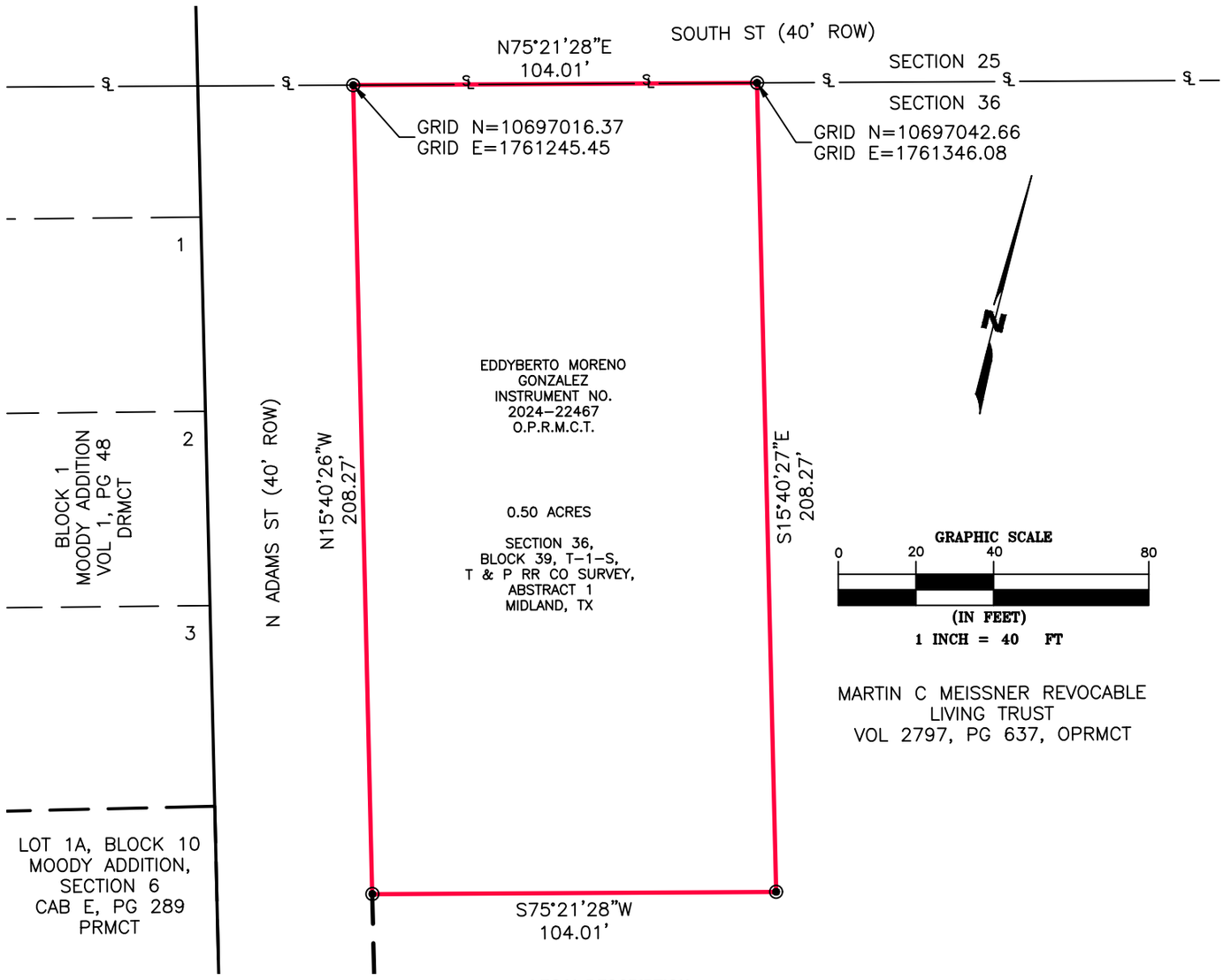
Staff recommends approval of this zone change request from BP, I-20 Business Park District to LI, Light Industrial District.

Letters of Objection:

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

Attachments:
A. Z-26-0474, Moreno Addition Zone Change, Combined
B. P&Z - - Moreno Addition Zone Change (BP to LI)

Lori Elliott, Development Services — Created/Initiated - 3/4/2026
Landon Ochoa, Development Services — Final Approval - 3/11/2026



LEGAL DESCRIPTION

BEING A 0.50 ACRE TRACT OF LAND OUT OF THE SECTION 36, BLOCK 39, T-1-S, T & P RR CO SURVEY, MIDLAND COUNTY, TEXAS AND BEING THE SAME TRACT AS THAT TRACT TO EDDYBERTO MORENO GONZALEZ ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NUMBER 2024-22467, OFFICIAL PUBLIC RECORDS, MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" (N: 10697016.37, E: 1761245.45) FOR THE NORTHWEST CORNER OF THIS TRACT IN THE NORTH LINE OF SECTION 36, AND THE SOUTH LINE OF SOUTH STREET HAVING A 40-FOOT RIGHT-OF-WAY;

THENCE N 75°21'28" E, WITH THE NORTH LINE OF SAID SECTION 36, COMMON TO THE SOUTH LINE OF SAID SOUTH STREET, A DISTANCE OF 104.01 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 15°40'27" E, WITH THE WEST LINE OF A TRACT TO MARTIN C. MEISSNER REVOCABLE TRUST ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 2797, PAGE 637, OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS, A DISTANCE OF 208.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 75°21'28" W, WITH THE NORTH LINE OF SAID MEISSNER TRACT, A DISTANCE OF 104.01 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SAM" ON THE EAST RIGHT OF WAY OF NORTH ADAMS STREET, HAVING A 40-FOOT RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 15°40'26" W, WITH THE EAST LINE OF SAID ADAMS STREET, A DISTANCE OF 208.27 FEET PASS TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES.

BASIS OF BEARINGS DERIVED FROM THE STATE PLANE COORDINATE SYSTEM OF 1983, NAD83 (2011), TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.999906686.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THIS SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATED THIS THE 19th DAY OF FEBRUARY, 2026

JENNIFER WARD-NUSZ
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6396, STATE OF TEXAS

STATE OF TEXAS
REGISTERED
JENNIFER WARD-NUSZ
6396
PROFESSIONAL
LAND SURVEYOR

DATE OF SURVEY: 2020 & 2025
NOTES:
1) COMPANION PLAT IS FILED IN THE OFFICE OF THIS SURVEYOR AND FURTHER DESCRIBES THE RECONSTRUCTION OF THIS SURVEY UNDER E:\JENNIFER\COUNTIES\MIDLAND\MIDLAND COUNTY BASE NAD83TCZ.DWG
2) COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON CONICAL LAMBERT PROJECTION OF THE "TEXAS CENTRAL ZONE", NORTH AMERICAN DATUM OF 1983. DISTANCES ARE SURFACE AND REFLECT A COMBINED GRID FACTOR OF 0.999906686.
3) THIS SURVEY SUPERCEDES ANY SURVEY OF A EARLIER DATE.

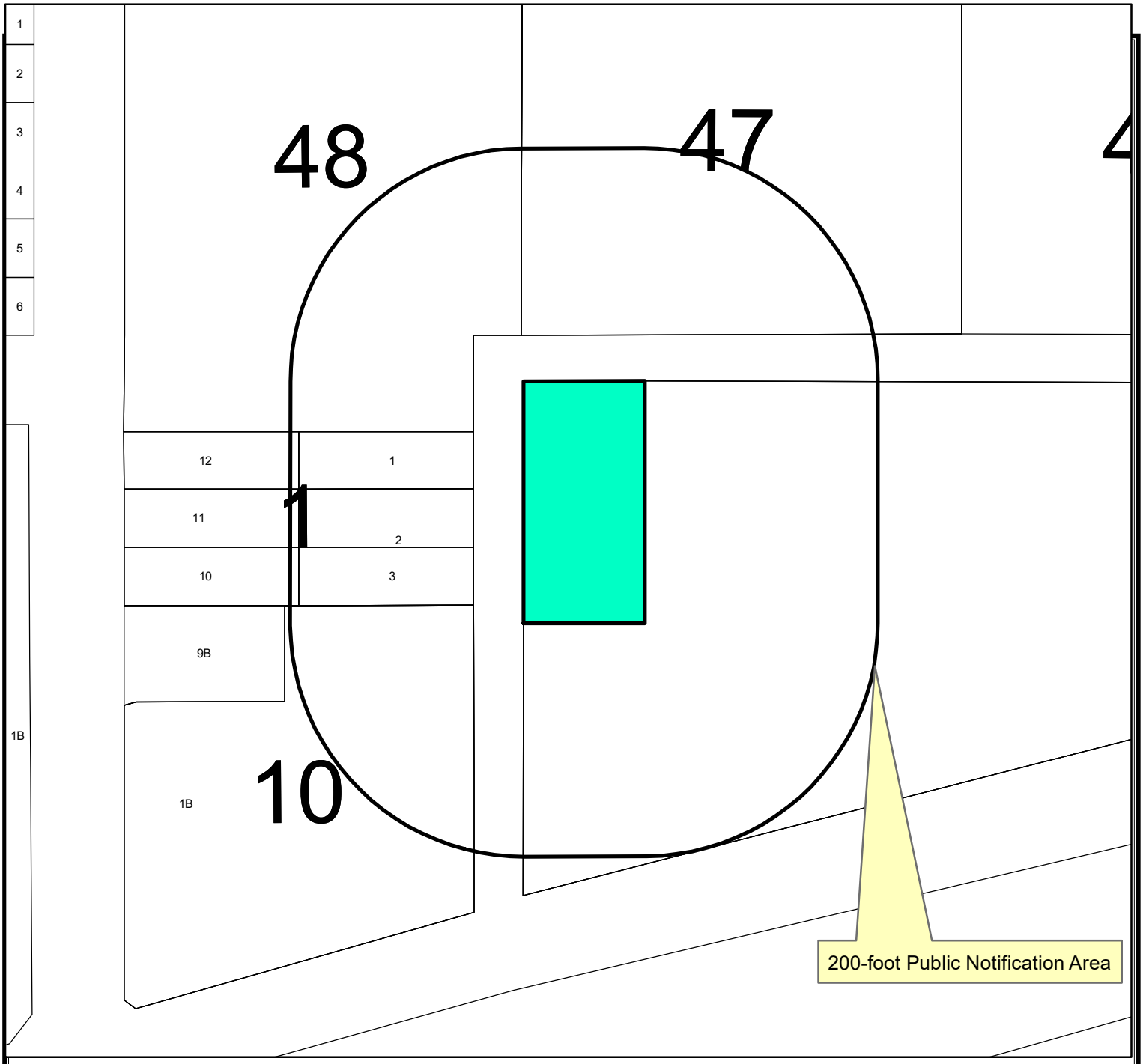
LEGEND

◉	SET 1/2-INCH IRON ROD W/ CAP MR'K "SAM"
P.R.M.C.T.	PLAT RECORDS MIDLAND COUNTY, TEXAS
D.R.M.C.T.	DEED RECORDS MIDLAND COUNTY, TEXAS
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS
	PROPERTY LINE

PROJECT:	MORENO ZONE CHANGE
JOB NUMBER:	1025095714
DATE:	2/19/2026
SCALE:	1"=40'
OWNER:	MORENO
DRAWN BY:	JLW-N

ZONING CHANGE SURVEY PLAT FOR
0.50 ACRES OF LAND OUT OF
SECTION 36, BLOCK 39, T-1-S,
T & P RR COMPANY SURVEY
MIDLAND COUNTY, TEXAS

SAM™
15 SMITH ROAD, SUITE 2000 MIDLAND, TX 79705
Ofc: 432.699.0601 Fax: 432.699.0661
Email: info@sam.biz
TEXAS FIRM REG NO.: 10064300



Location Map

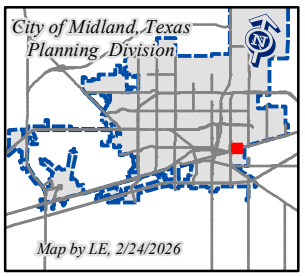
Z-26-0474 **Scale: 1" = 800'**

Consider a request by Heather Welch-Westfall, on behalf of Eddyberto Gonzalez, for a Zone Change from BP, I-20 Business Park District to LI, Light Industrial District on a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North Adams Street and South Street. (Council District 2)

LEGEND

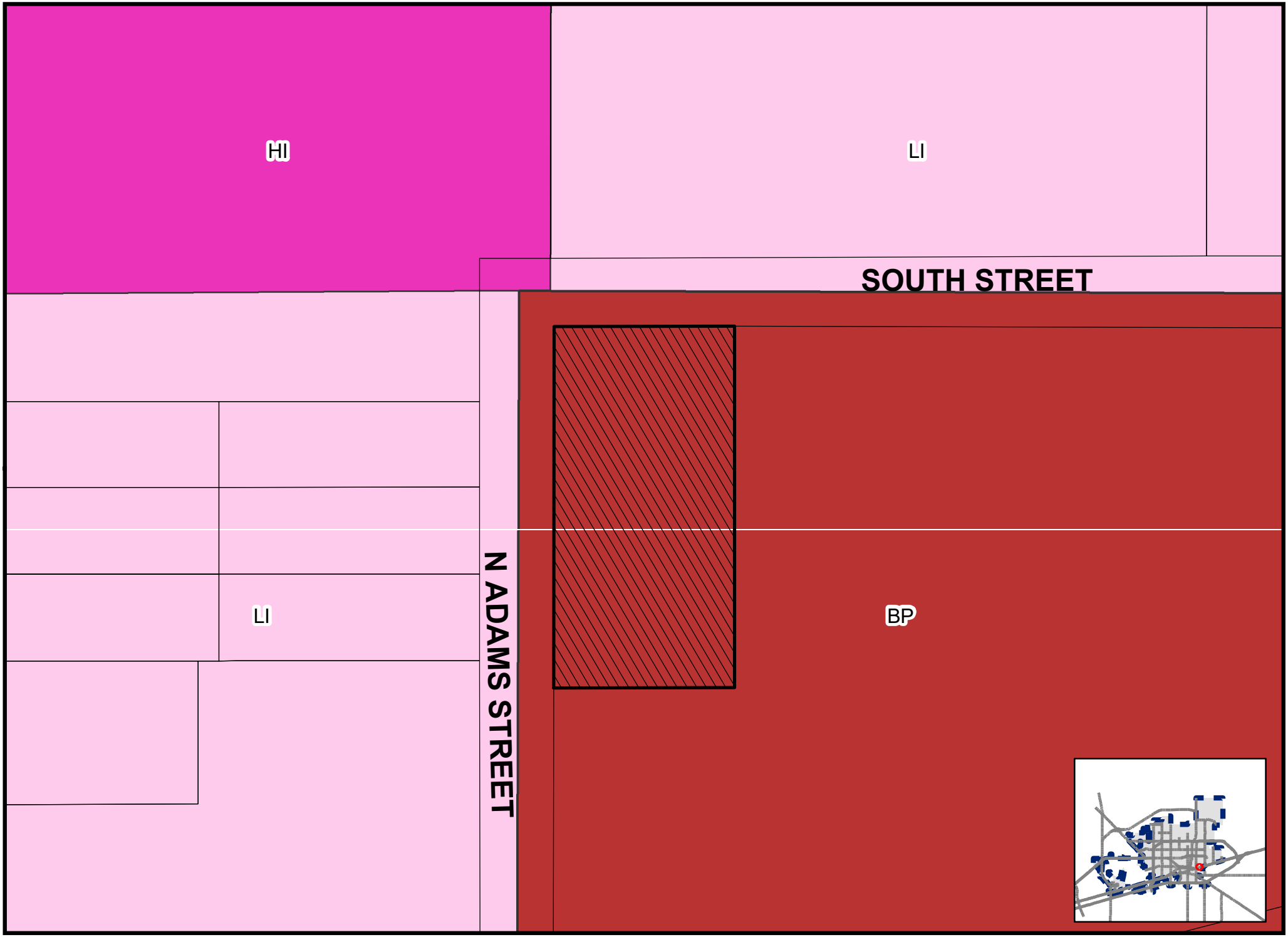
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by LE, 2/25/2026

Z-26-0474

Scale: 1" = 500'

ZONING MAP

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

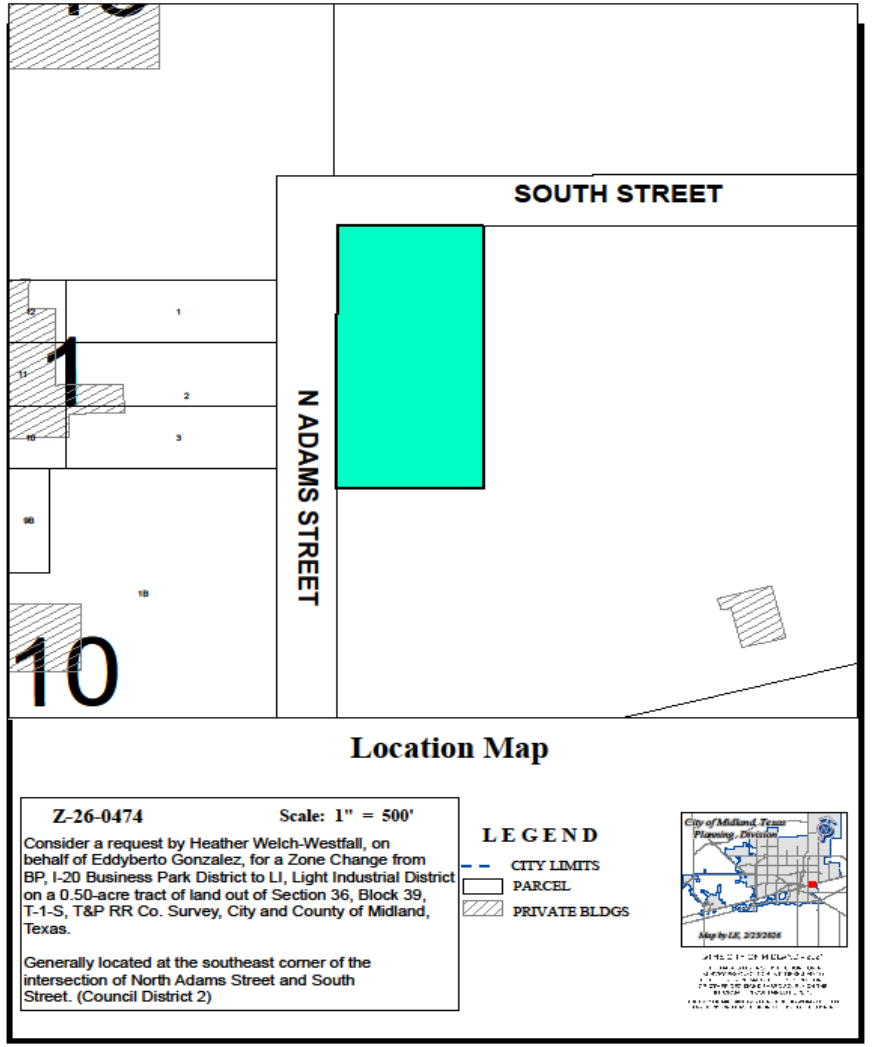
SOUTH STREET

N ADAMS STREET

MIDLAND
Be the Energy!
ZONE CHANGE
MORENO ADDITION
Visit Our Website
MIDLANDTEXAS.GOV

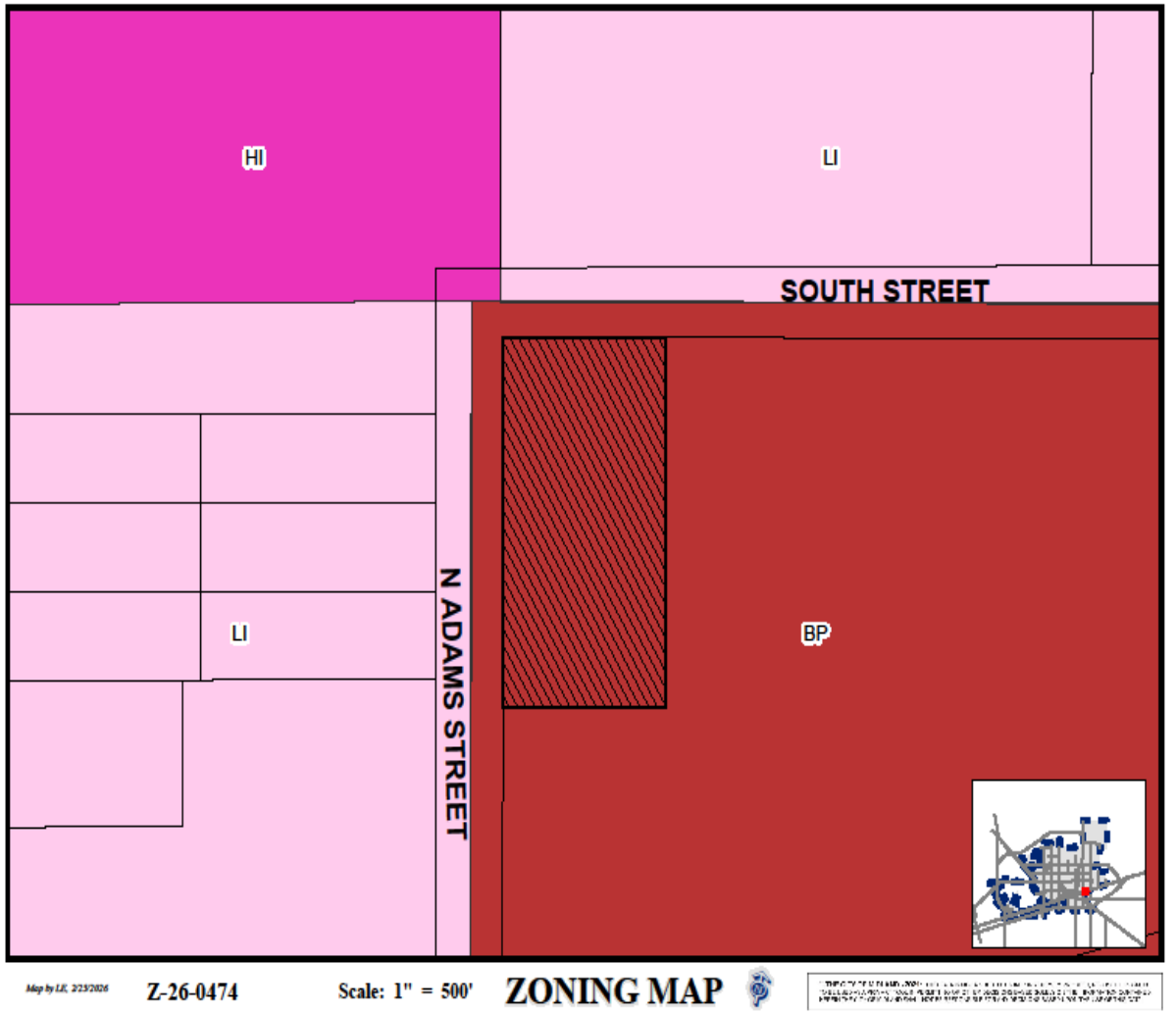
APPLICATION SUMMARY

- **Applicant/Representative:** Heather Welch-Westfall
- **Property Owner:** Eddyberto Moreno Gonzalez
- **Location:** Generally located at the southeast corner of the intersection of North Adams Street and South Street. (Council District 2)
- **Reason for Request:** To allow for a mechanic shop



ZONING

- **Current Zoning:** BP, I-20 Business Park District
- **Surrounding Zoning:**
  - **North/West:** LI, Light Industrial District
  - **South/East:** BP, I-20 Business Park District
- **Proposed Zoning:** LI, Light Industrial District



MIDLAND Be the Energy!

LAND USE

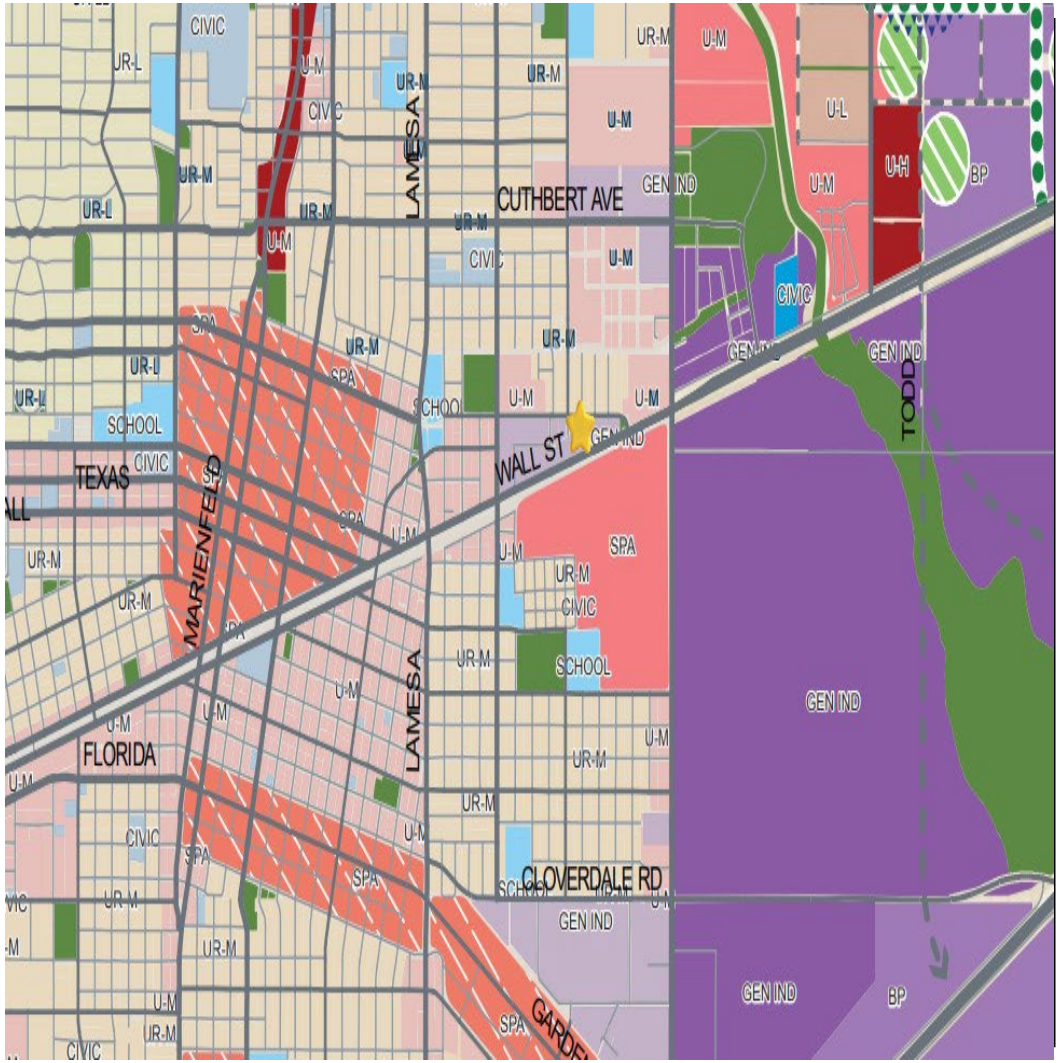
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West:** Industrial Shops and Yards
  - **South/East:** Vacant Land
- **Proposed Use:** Mechanic Shop

MIDLAND
Be the Energy!

On South Street, Looking South

COMPREHENSIVE PLAN

- **Land Use Designation:** General Industrial, (GI)
- **Supported Uses:** All types of industrial, manufacturing, warehousing, and office/industrial flex space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to this zone change request, this property is being platted.
- The Preliminary Plat is scheduled for the March 16, 2026, Planning & Zoning Meeting.

STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**13.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a Final Plat of Greenwood Addition, Section 16, being a replat of Lot 8A, Block 28, Greenwood Addition, Section 12, City and County of Midland, Texas. (Generally located on the east side of South Webster Street, approximately 80 feet south of East New York Avenue.)**

Purpose:

Magrym Consulting, on behalf of Jorge Chavez, is requesting to replat the property located at 603 South Webster Street into two lots for future residential development.

Current Zoning:

SF-3, Single-Family Dwelling District

Preliminary Plat Approval:

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

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

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill. [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.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015

International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, planning/zoning requirements, established setbacks, Health department regulations, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ADDRESSING: (Approved)

No comments.

GIS: (Approved)

No comments.

AT&T: (Approved)

No issues.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

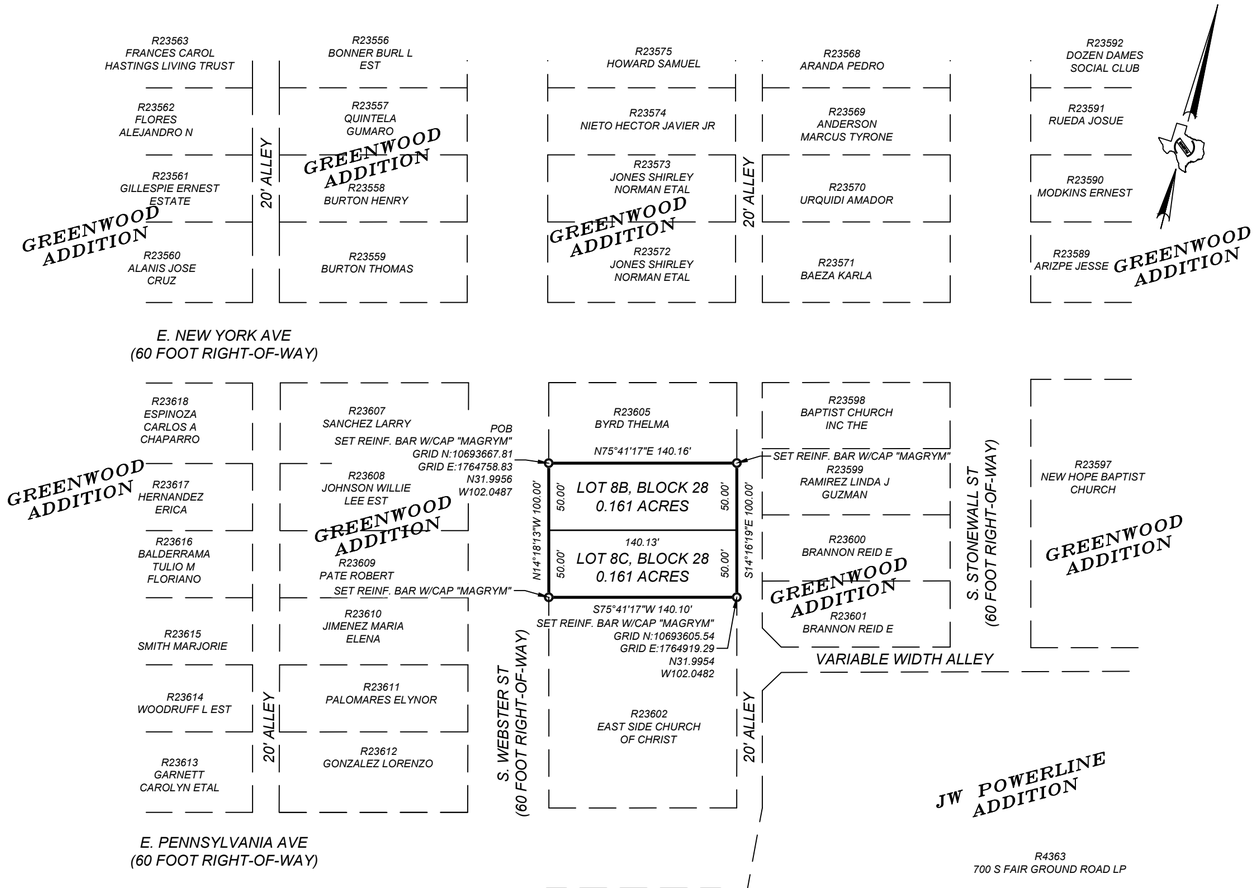
Staff recommends approval of the Final Plat of Greenwood Addition, Section 16.

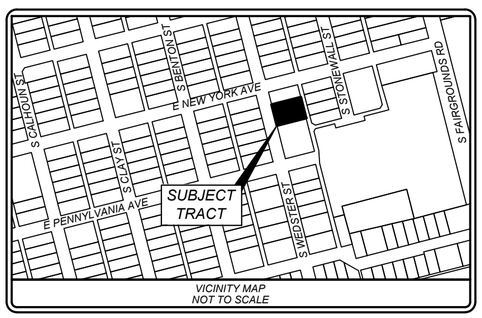
Attachments:
A. P-26-2498, Greenwood Addition, Section 16 Final, Combined
B. P&Z - -, Greenwood Addition, Section 16 Final

Lori Elliott, Development Services — Created/Initiated - 3/4/2026
Landon Ochoa, Development Services — Final Approval - 3/10/2026

GREENWOOD ADDITION SECTION 16

BEING A REPLAT LOT 8A, BLOCK 28 GREENWOOD ADDITION SECTION 12, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP
NOT TO SCALE

LEGEND:

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0206F WITH AN EFFECTIVE DATE OF 9/16/2005.
8. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

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

SCALE 1" = 80'
0 40' 80' 160'

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, 0.322 IS JORGE CHAVEZ THE RECORD OF A TRACT OF LAND SITUATED IN THE GREENWOOD ADDITION SECTION 16 SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 0.322 ACRE TRACT OF LAND BEING ALL OF THAT CALLED LOT 8A, BLOCK 28, GREENWOOD ADDITION SECTION 12 AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS, RECORDED IN CABINET H, PAGE 299, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 0.322 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10693667.81, E:1764758.83) IN THE EAST RIGHT-OF-WAY LINE OF SOUTH WEBSTER STREET, FOR THE NORTHWEST CORNER OF THIS TRACT SAME BEING THE NORTHWEST CORNER OF THAT CALLED LOT 8A;

THENCE NORTH 75°41'17" EAST 140.16 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°16'19" EAST 100.00 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°41'17" WEST 140.10 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°18'13" WEST 100.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GREENWOOD ADDITION SECTION 16, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

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

_____
JORGE CHAVEZ

STATE OF TEXAS §
COUNTY OF MIDLAND §

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

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GREENWOOD ADDITION SECTION 16 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: JOSHUA SPARKS

ATTEST:_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

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

RJ DAUM
TEXAS RPLS 4826

OWNER(S):

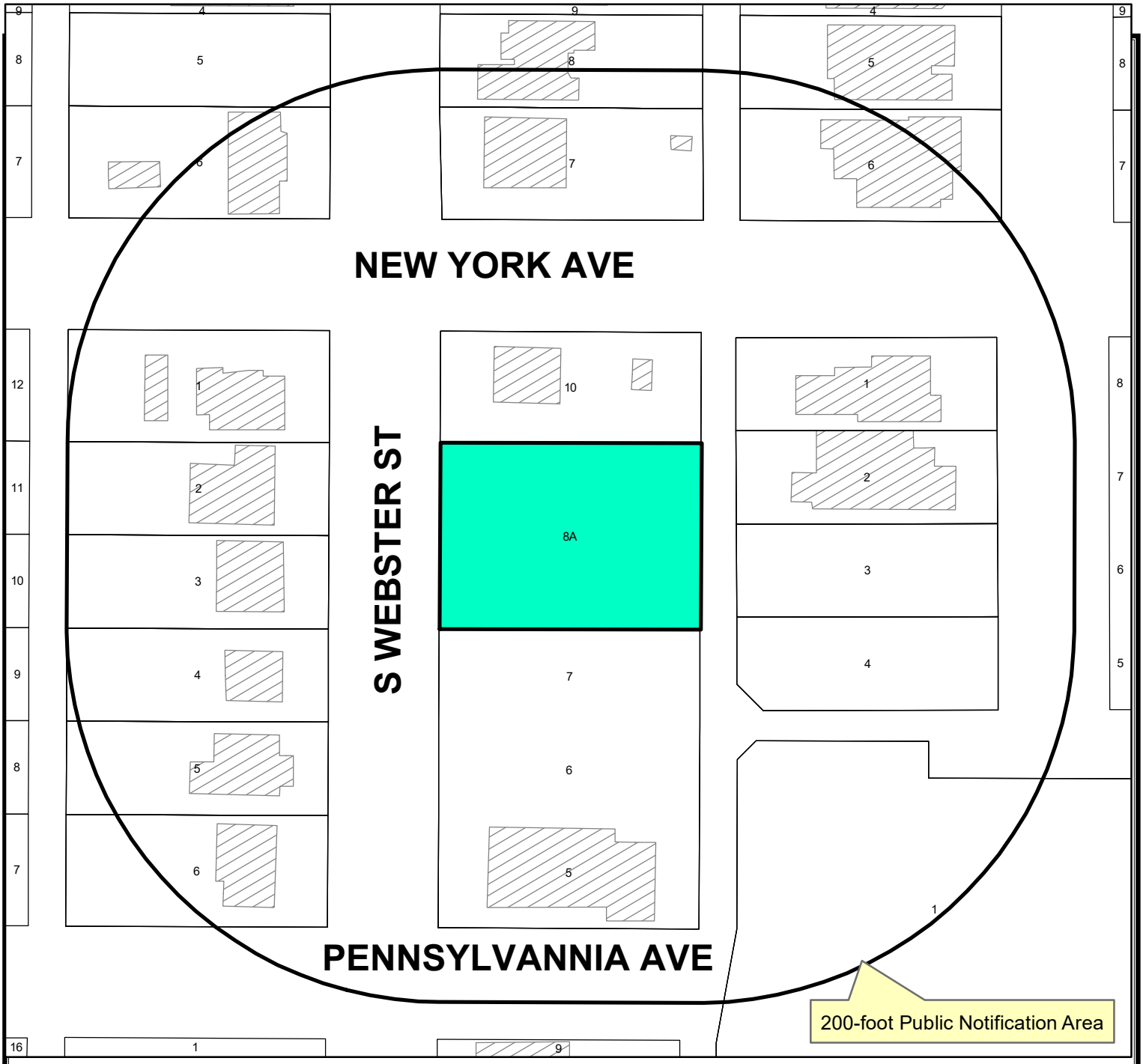
JORGE CHAVEZ
704 S LORAINE ST
MIDLAND, TX 79701
(432)889-7005

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

DATE 06/13/2025				
DRAWN BY: ED				
CHECKED BY: ED/RJ				
JOB NO: 25-393				
PROJECT: 25-393				
SHEET 1 OF 1	REVISIONS			

MAGRYM
TX FIRM# 10149500

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



Location Map

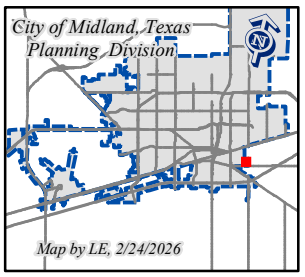
SUB-25-0879 **Scale: 1" = 324'**

Proposed plat of Greenwood Addition, Section 16, being a replat of Lot 8A, Block 28, Greenwood Addition, Section 12, City and County of Midland, Texas.

Generally located on the east side of South Webster Street, approximately 80 feet south of East New York Avenue. (Council District 2)

LEGEND

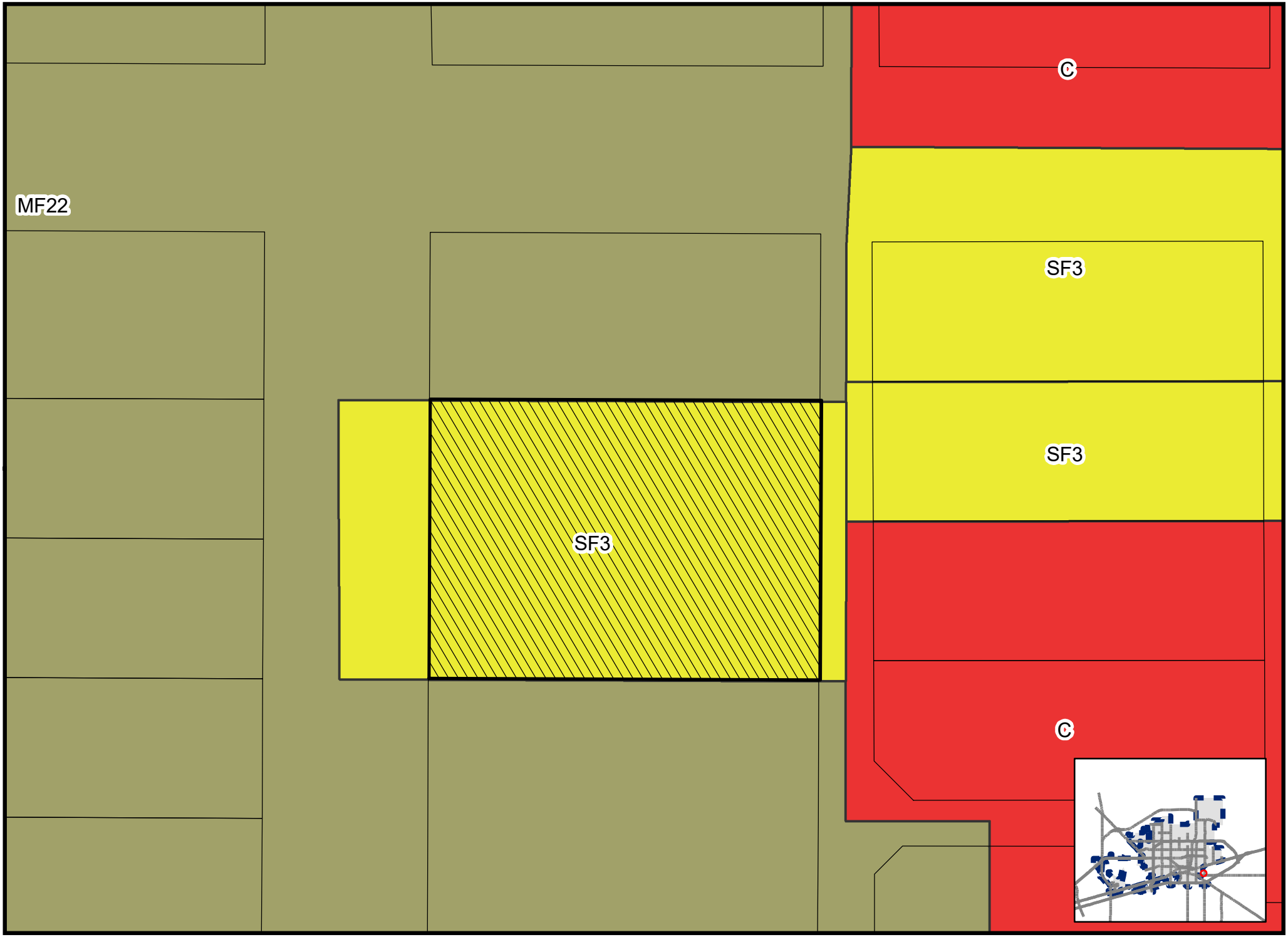
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by BM, 3/10/2026

SUB-25-0879

Scale: 1" = 43'

ZONING MAP

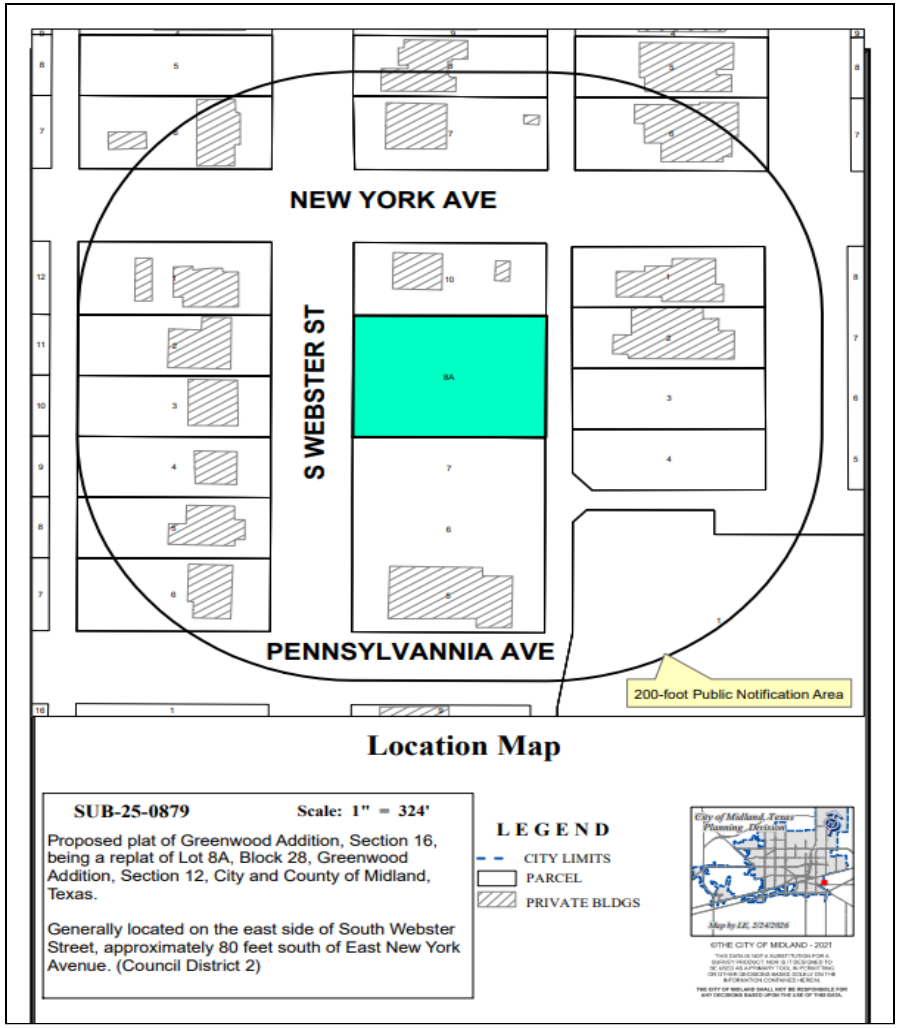
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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

EAST NEW YORK AVENUE
SOUTH WEBSTER STREET
8A

MIDLAND
Be the Energy!
FINAL PLAT
GREENWOOD ADDITION, SECTION 16
Visit Our Website
MIDLANDTEXAS.GOV

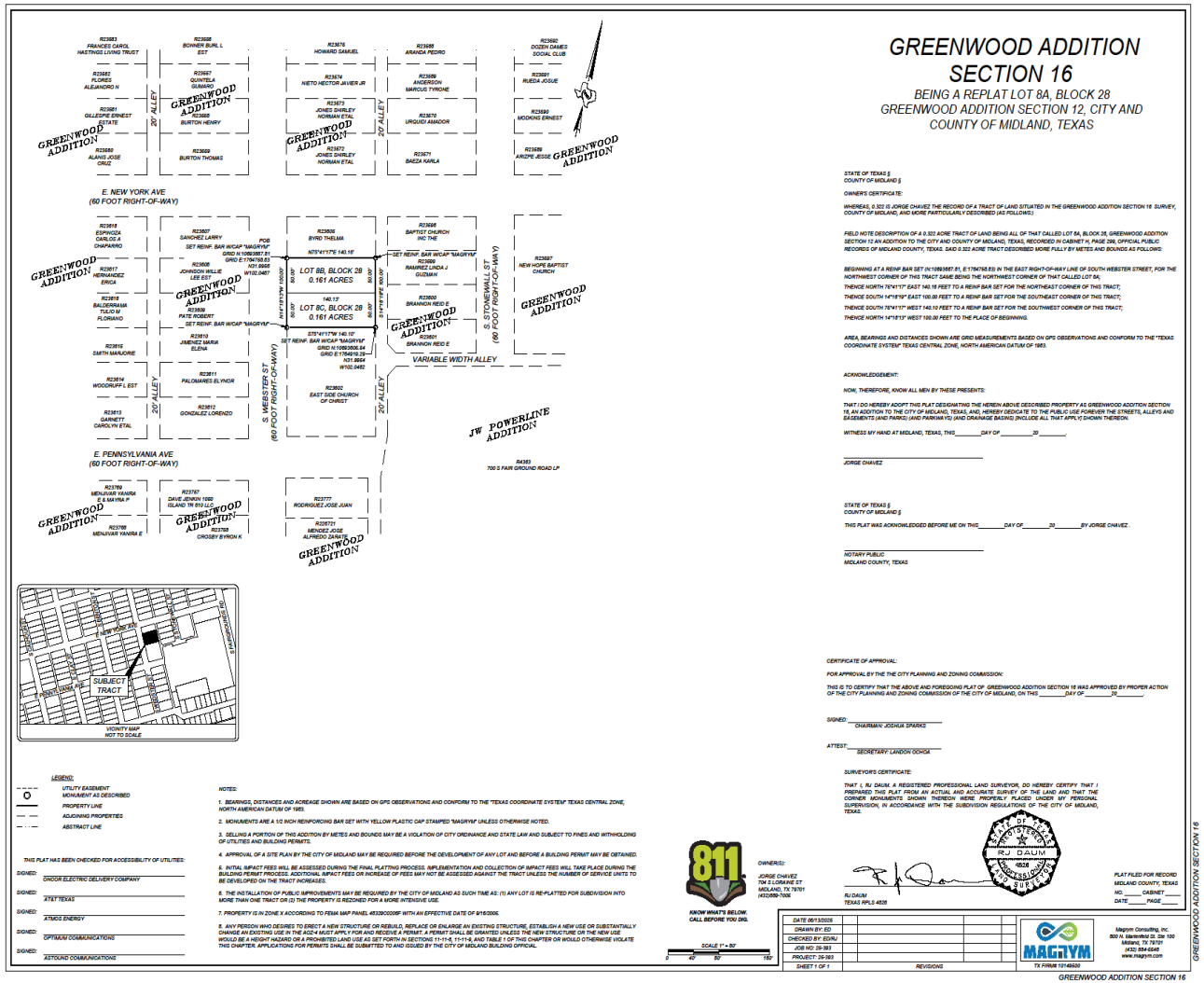
APPLICATION SUMMARY

- **Property Owner:** Jorge Chavez
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 603 South Webster Street (Council District 2)
- **Reason for Request:** Replatting for future residential development



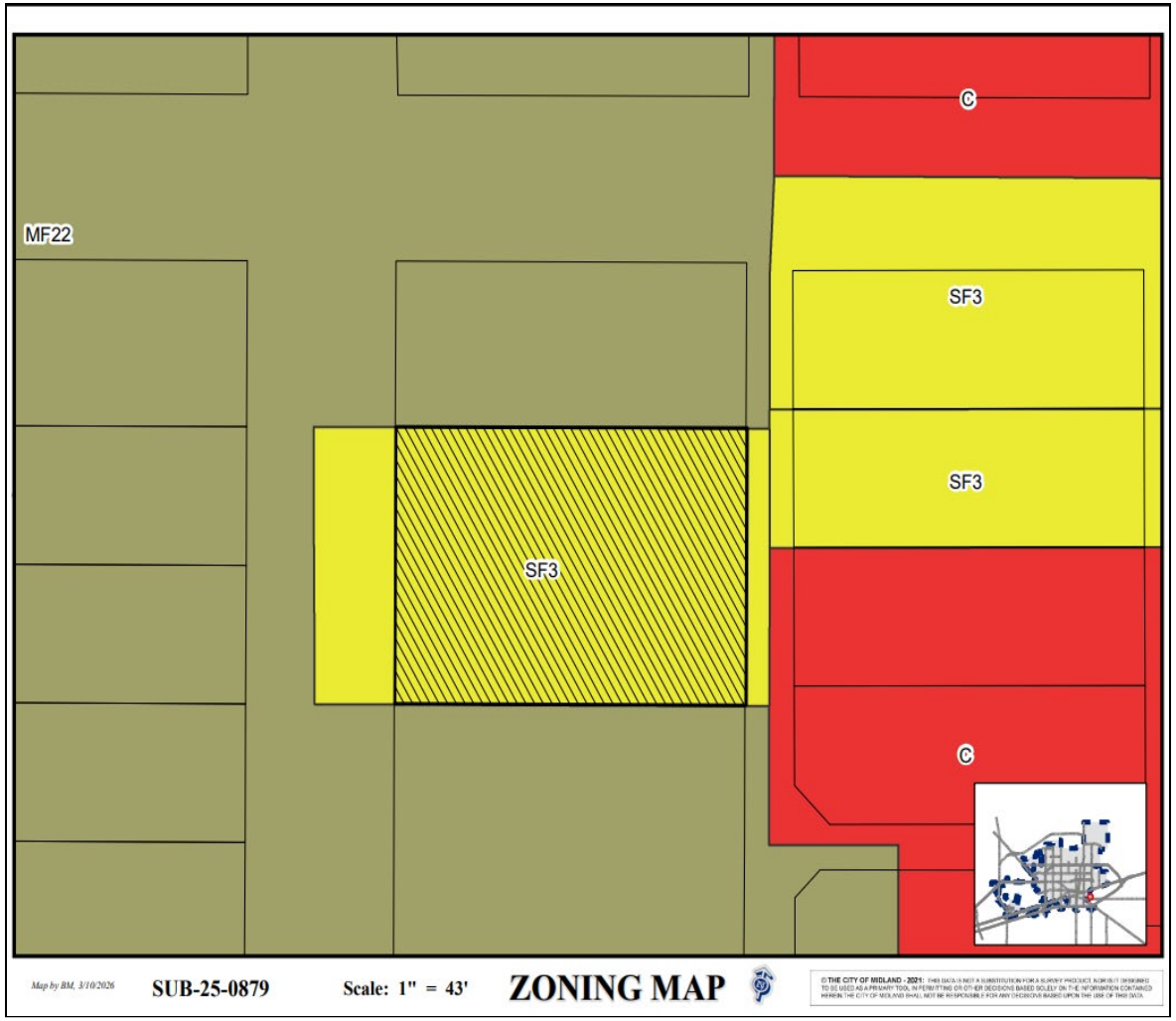
PLAT DETAILS

- **Acreage:** 0.322 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



ZONING

- **Current Zoning:** SF-3, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North/South/West:** MF-22, Multiple-Family Dwelling District
  - **East:** SF-3, Single-Family Dwelling District and C, Commercial District



LAND USE

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

MIDLAND
Be the Energy!

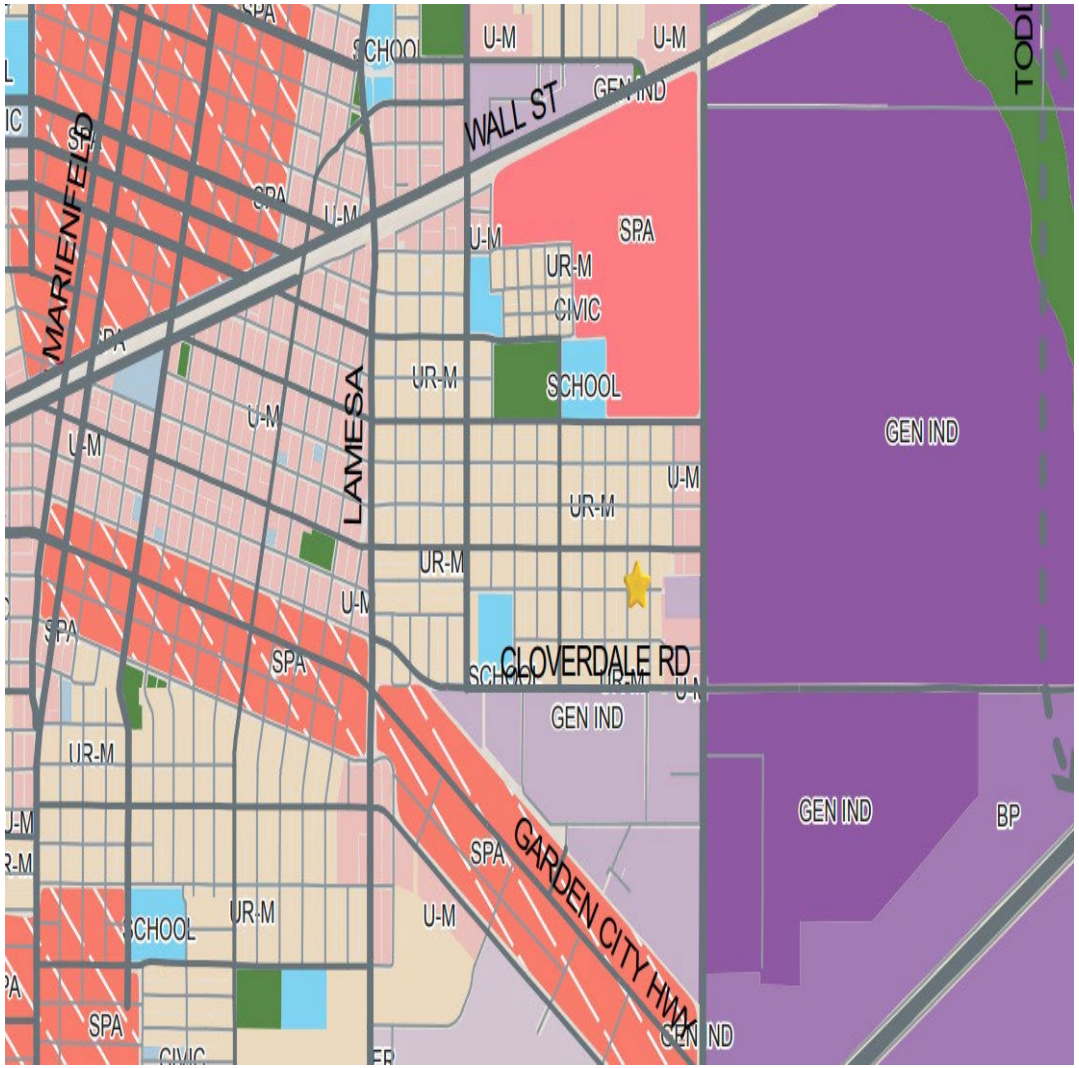
On South Webster Street, Looking East

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

SHORT FORM

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

STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**14.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Hold a public hearing and consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part, to C, Commercial District on a 16.29-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 on the east side of North Fairgrounds Road, approximately 1,365 feet north of East Wadley Avenue.)**

Purpose:

Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, is requesting a zone change from SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part, to C, Commercial District for future retail and commercial development for a property located on the east side of North Fairgrounds Road.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part

Surrounding Zoning and Land Use:

The properties to the north are zoned SF-3, Single-Family Dwelling District, and RR, Regional

Retail District, and is vacant land. The properties to the south, east, and west, are zoned SF-2, Single-Family Dwelling District, and consist of vacant land.

Analysis:

The subject property is located on the east side of North Fairgrounds Road and is presently zoned SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part. Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, is requesting a zone change to C, Commercial District for future commercial development. The proposed retail and commercial use for this property is not presently allowed due to the portion of the property that is zoned SF-2 and SF-3. Changing this property's zoning to C, Commercial District, would permit the proposed retail and commercial use, while also establishing one consistent zoning for this property.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Employment Reserve, (ER). This designation calls for major office centers supported by a wide variety of commercial 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 objections or comments.

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).]

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings. [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.]

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

Planning: (Approved)

Staff recommends approval of this Zone Change from SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part, to C, Commercial District.

Letters of Objection:

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

Attachments:

A. Z-26-0471, Commercial Combined Documents
B. P&Z - - Ruckus Addition Commercial ZC

Britton Murry, Development Services	Created/Initiated - 3/9/2026
Landon Ochoa, Development Services	Final Approval - 3/9/2026

Parkhill

A 16.29-ACRE RE-ZONING TRACT IN SECTION 30, BLOCK 38, T-1-S T.&P. RR. CO. SURVEY, ABSTRACT NO. 679 IN THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

A 16.29-acre re-zoning tract in Section 30, Block 38, T-1-S, T.&P. RR. Co. Survey, Abstract No. 679 in Midland County, Texas and being a portion of Lot 1, Block 1, Ruckus Addition, an addition to the City of Midland, Midland County, Texas according to the map, plat, and/or dedication deed thereof recorded in Plat Cabinet "J", Page 132 of the Plat Records of Midland County, Texas and a portion of certain 111.38-acre tract, West Tract, conveyed to Dolores L. McCall described in a special warranty deed recorded in Volume 2771, Page 38 of the Official Public Records of Midland County, Texas; said 16.29-acre re-zoning tract being more particularly described as follows and as surveyed on-the-ground under the supervision of Parkhill on January 9, 2026:

BEGINNING at a bent 1/2-inch iron rod found in the west line of that certain 30.49-acre tract conveyed to Texas Electric Service Company in a warranty deed recorded in Volume 843, Page 474 of the Deed Records of Midland County, Texas, at the southeast corner of said Lot 1 and the northeast corner of that certain 3.082-acre tract conveyed to Power Infrastructure Partners, LLC described in a warranty deed recorded in Instrument No. 2024-10266 of said Official Public Records, for the southeast corner hereof, said beginning point having coordinates of NORTHING: 10,709,837.60 and EASTING: 1,762,854.24, Texas State Plane Coordinate System, Central Zone 4203, North American Datum of 1983, and from which the southwest corner of said Section 30 bears *South 14 degrees 30 minutes 49 seconds East* a distance of 1391.74 feet and *South 75 degrees 29 minutes 17 seconds West* a distance of 1383.67 feet;

(1) THENCE *South 73 degrees 56 minutes 44 seconds West*, at a distance of 719.93 feet along the south line of said Lot 1 pass a 1/2-inch iron rod with a plastic cap found at the most southerly southwest corner of said Lot 1, continuing in all for a total distance of 982.25 feet along the north line of said 3.082-acre tract and the south line of said 111.38-acre tract, for the southwest corner hereof, and from which a 1/2-inch iron rod found at the southeast corner of that certain 1.504 acre right-of-way dedication as shown on the plat of said Ruckus Addition bears *South 73 degrees 56 minutes 44 seconds West* a distance of 337.63 feet;

(2) THENCE *North 14 degrees 35 minutes 09 seconds West* a distance of 761.45 feet crossing said 111.38-acre tract to a point in the center line of that certain proposed Ann Drive, an 80-foot right-of-way to be dedication by separate instrument, for the northwest corner hereof;

(3) THENCE *North 84 degrees 35 minutes 53 seconds East* a distance of 186.66 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

(4) THENCE along a tangent curve to the left having an arc length of 78.46 feet, a radius of 500.00 feet, and a chord that bears *North 80 degrees 06 minutes 09 seconds East* a distance of 78.38 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

(5) THENCE *North 75 degrees 36 minutes 26 seconds East* a distance of 442.12 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

(6) THENCE along a tangent curve to the left having an arc length of 135.47 feet, a radius of 500.00 feet, and a chord that bears *North 67 degrees 50 minutes 43 seconds East* a distance of 135.05 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

(7) THENCE *North 60 degrees 05 minutes 01 seconds East* a distance of 149.77 feet along the centerline of said proposed Ann Drive to a point in the west line of said 30.49-acre tract and the east line of said Lot 1, for the northeast corner hereof, and from which a 1/2-inch iron rod found at the northeast corner of said Lot 1 bears *North 14 degrees 31 minutes 07 seconds West* a distance of 1264.42 feet;

Parkhill

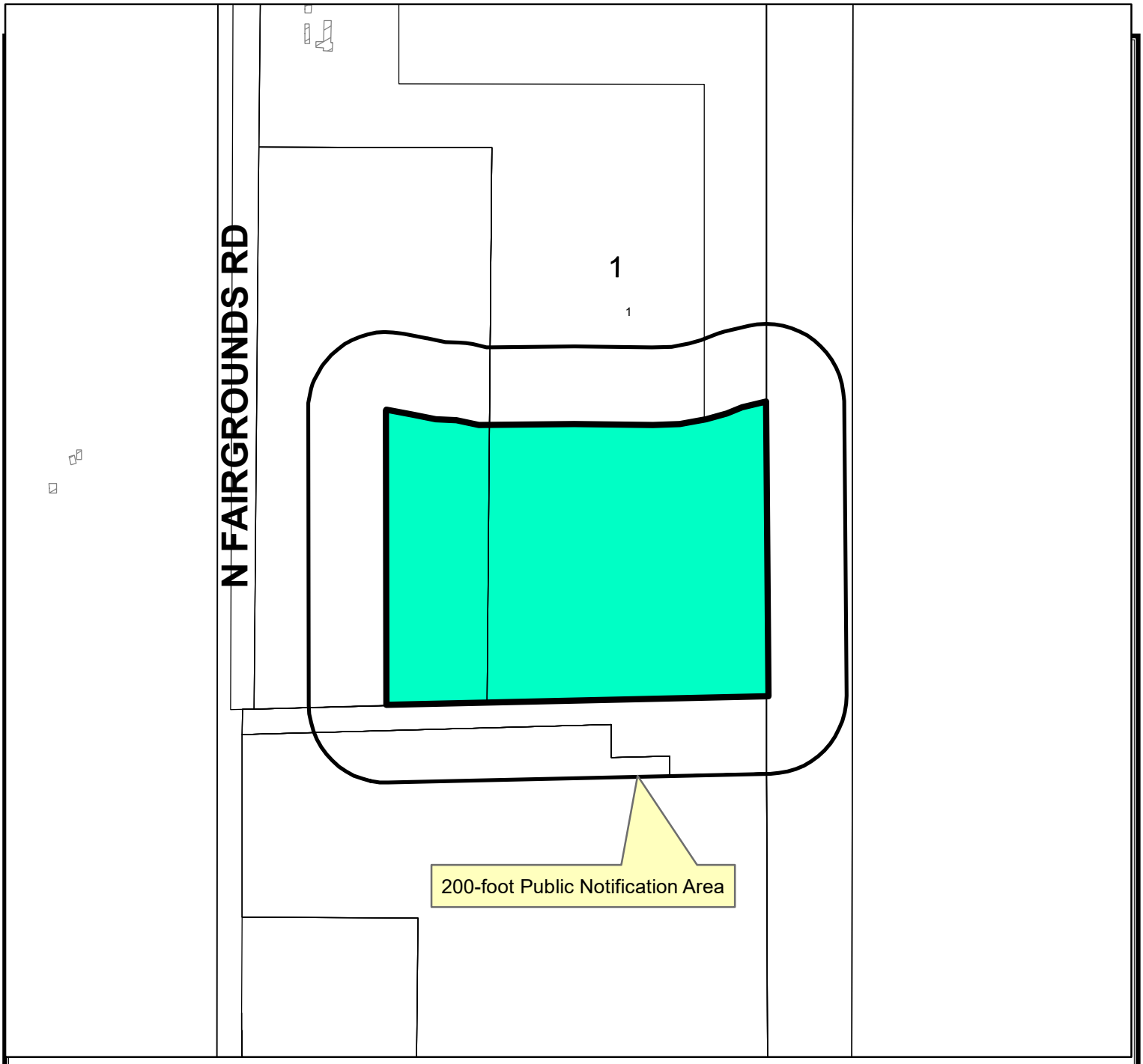
(8) THENCE *South 14 degrees 31 minutes 07 seconds East* a distance of 755.97 feet along the west line of said 30.49-acre tract and the east line of said Lot 1 to the **POINT OF BEGINNING** containing 16.29 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone 4203, North American Datum of 1983. Distances reported hereon are at grid. Areas reported hereon are based on calculations made from grid distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those described hereon may affect this tract.

Surveyed by

Franklin Leamons
Registered Professional Land Surveyor #6889
Date: February 18, 2026

Texas Registered Surveying Firm # 10194091



Location Map

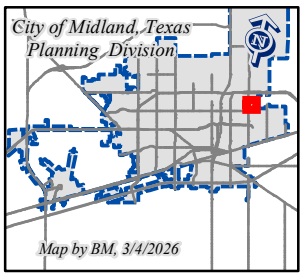
Z-26-0471 **Scale: 1" = 370'**

Consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part, to C, Commercial District on a 16.29-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 on the east side of North Fairgrounds Road, approximately 1,365 feet north of East Wadley Avenue. (Council District 2)

L E G E N D

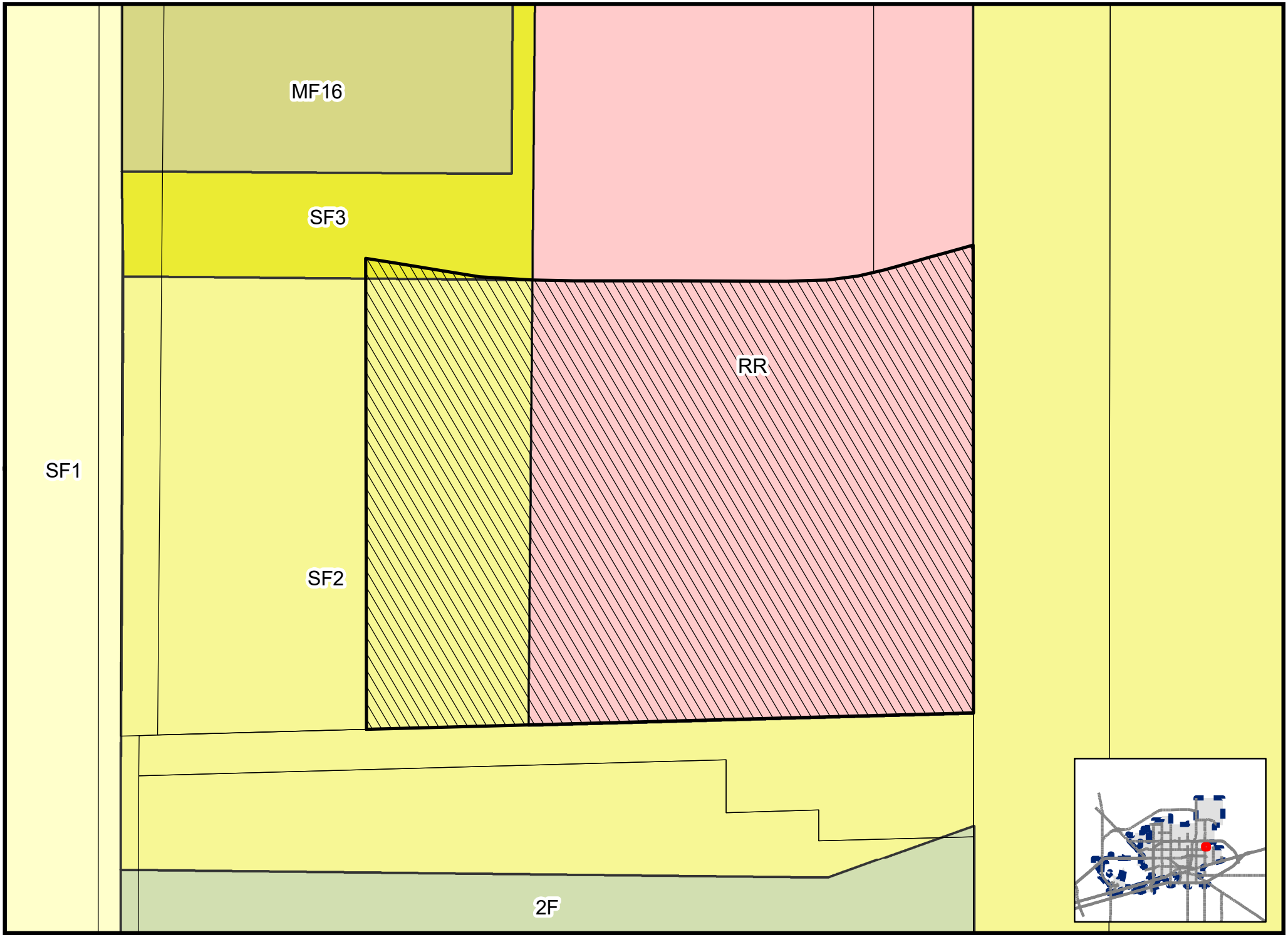
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by BM, 3/4/2026

Z-26-0471

Scale: 1" = 194'

ZONING MAP

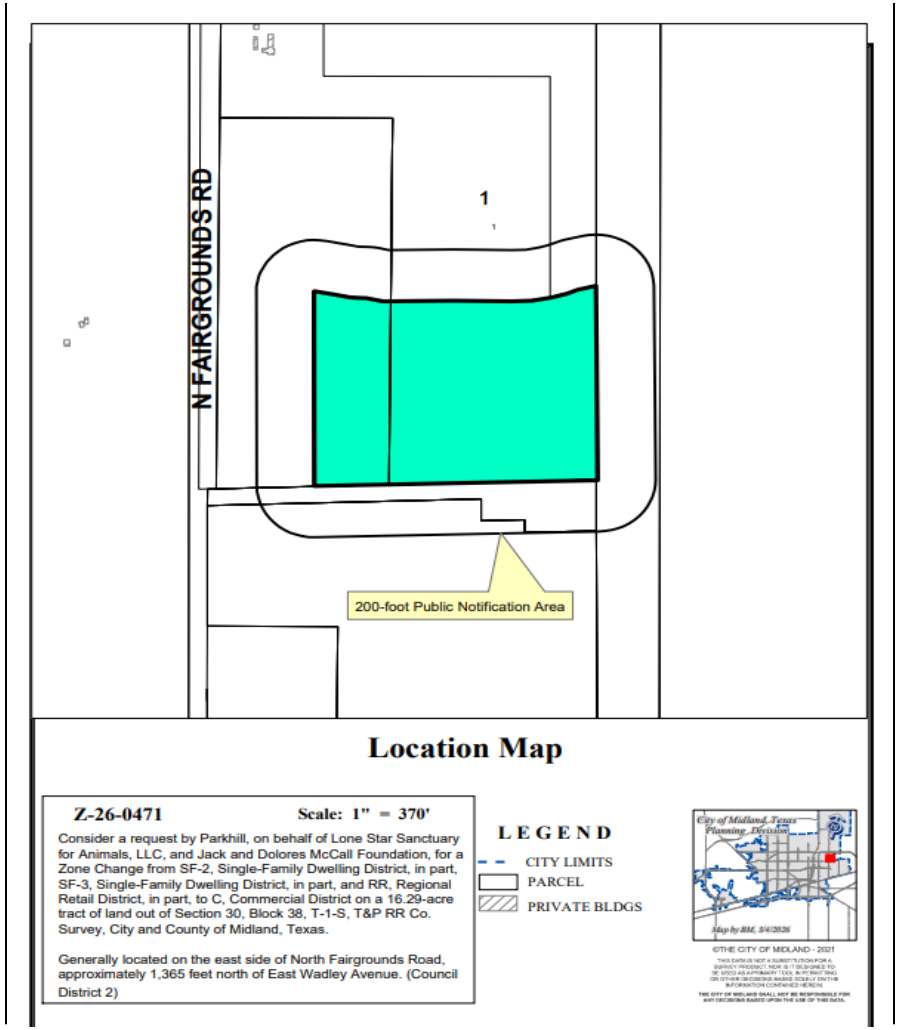
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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

1

MIDLAND
Be the Energy!
ZONE CHANGE
RUCKUS ADDITION (COMMERCIAL PORTION)
Visit Our Website
MIDLANDTEXAS.GOV

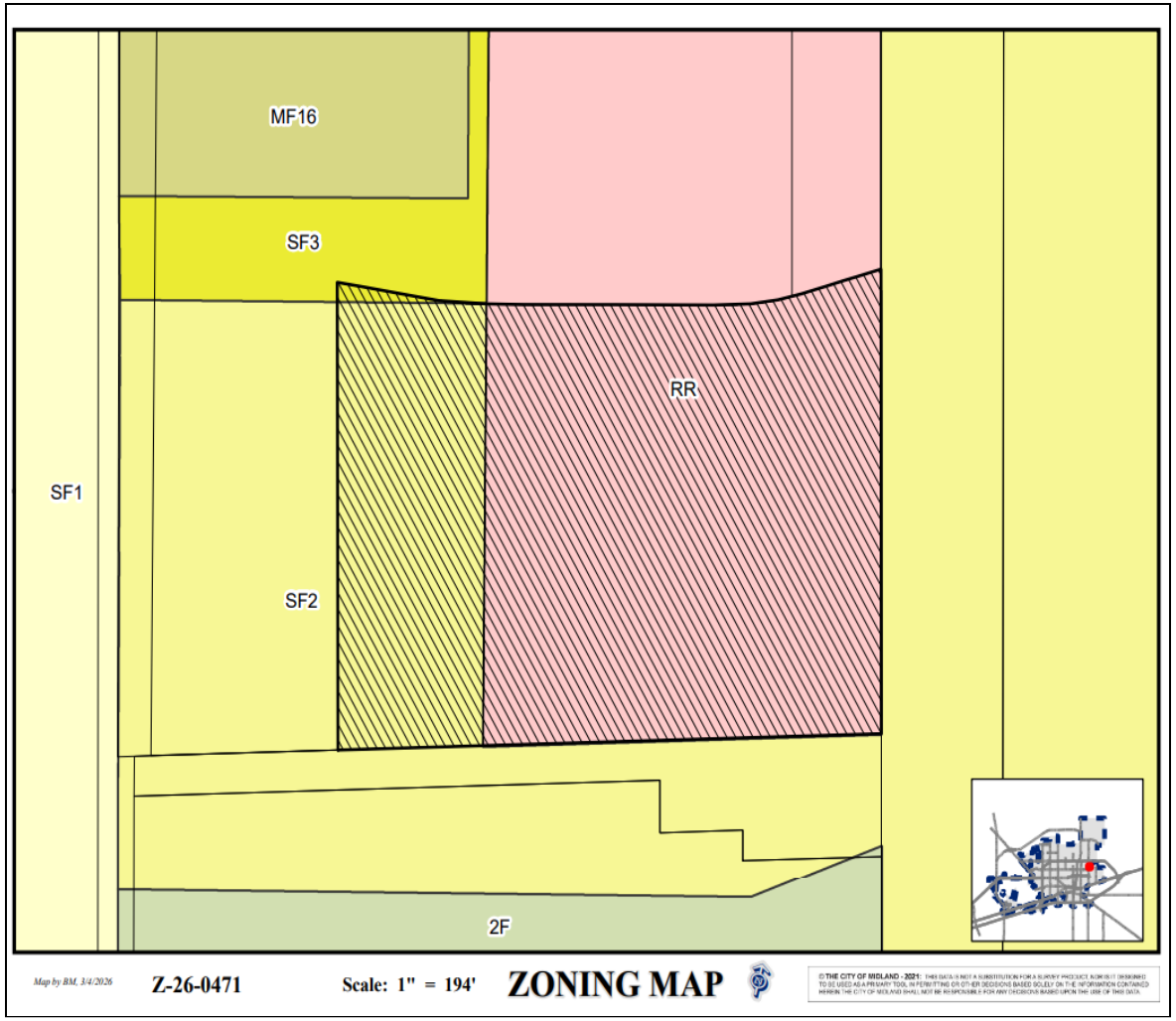
APPLICATION SUMMARY

- **Property Owner:** Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation
- **Applicant/Representative:** Josh Wallender, with Parkhill
- **Location:** Generally located on the east side of North Fairgrounds Road, approximately 1,365 feet north of East Wadley Avenue. (Council District 2)
- **Reason for Request:** For future retail and commercial development



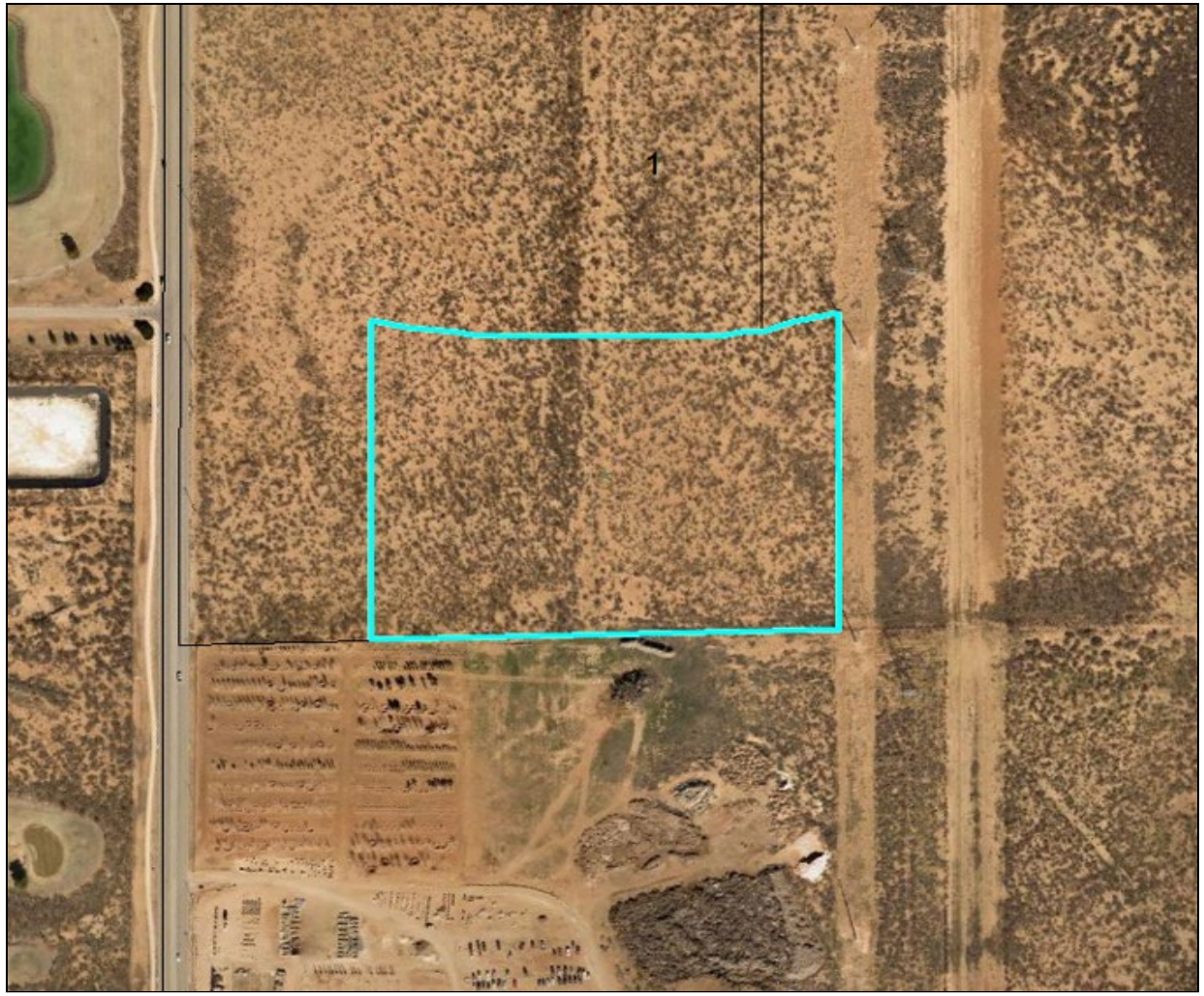
ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District, in part, SF-3, Single-Family Dwelling District, in part, and RR, Regional Retail District, in part
- **Surrounding Zoning:**
  - **North:** SF-3, Single-Family Dwelling District, and RR, Regional Retail District
  - **South/East/West:** SF-2, Single-Family Dwelling District
- **Proposed Zoning:** C, Commercial District



LAND USE

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



MIDLAND
Be the Energy!

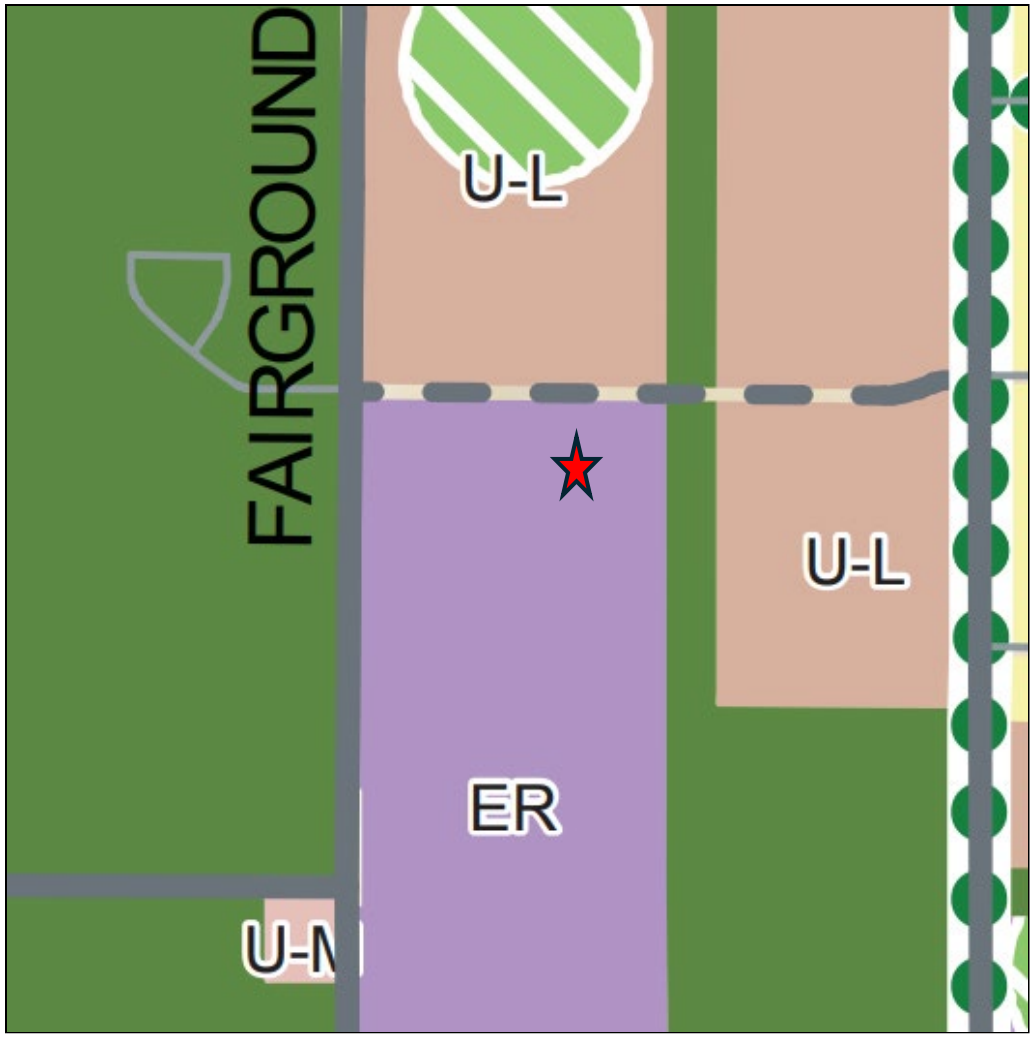
On North Fairgrounds Road, Looking East

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve, (ER)
- **Supported Uses:** Supporting uses include major office centers supported by a variety of commercial use.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the zone change request, this property is also in the process of being platted.
- The preliminary plat was approved by the Planning and Zoning Commission on March 2, 2026.
- The preliminary plat 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:	**15.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Hold a public hearing and consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from PD, Planned Development District for a Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part, to RR, Regional Retail District on a 61.85-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 North Fairgrounds Road and East Loop 250 North.)**

Purpose:

Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, is requesting a zone change from PD, Planned Development District for an Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part, to RR, Regional Retail District for future retail and commercial development for property located on the east side of North Fairgrounds Road.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for an Office Center, in part, PD, Planned Development

District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part

Surrounding Zoning and Land Use:

The properties to the north are zoned AE, Agricultural Estate District, and is vacant land. The properties to the south are zoned RR, Regional Retail District, and SF-2, Single-Family Dwelling District, and is vacant land. The property to the west is zoned SF-1, Single-Family Dwelling District, and is a golf course. The properties to the east are zoned RR, Regional Retail District, MF-16, Multiple-Family Dwelling District, and PD, Planned Development District for a Housing Development, and is vacant land.

Analysis:

The subject property is located on the east side of North Fairgrounds Road and is presently zoned PD, Planned Development District for an Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part. Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, is requesting a zone change to RR, Regional Retail District for future retail and commercial development. The proposed retail and commercial use for this property is not presently allowed due to the multiple zonings that this property is made up of. Changing this property's zoning to RR, Regional Retail District, would permit the proposed retail and commercial use, while also establishing one consistent zoning for this property.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban-Medium, (U-M) and Urban-Low, (U-L). These designations call for a mix of complementary uses, including single-family housing, multi-family housing, schools, mid-sized parks and churches, commercial and mixed-use.

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

Fire: (Approved)

No objections or comments.

Engineering: (Approved)

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

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

Code: (Approved)

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

local city ordinances, planning/zoning requirements, established setbacks, Health department regulations, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

Transportation: (Approved)

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).]

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings. [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.]

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 an Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part, to RR, Regional Retail District.

Letters of Objection:

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

Attachments:

A. Z-26-0471, Regional Retail Combined Documents
B. P&Z - - Ruckus Addiiton Regional Retail ZC

Britton Murry, Development Services — Created/Initiated - 3/9/2026
Landon Ochoa, Development Services — Final Approval - 3/9/2026

Parkhill

A 61.85-ACRE RE-ZONING TRACT IN SECTION 30, BLOCK 38, T-1-S T.&P. RR. CO. SURVEY, ABSTRACT NO. 679 AND SECTION 19, BLOCK 38, T-1-S T.&P. RR. CO. SURVEY, ABSTRACT NO. 20 IN THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

A 61.85-acre re-zoning tract in Section 30, Block 38, T-1-S, T.&P. RR. Co. Survey, Abstract No. 679 and Section 19, Block 38, T-1-S, T.&P. RR. Co. Survey, Abstract No. 20 in Midland County, Texas and being a portion of certain 111.38-acre tract, West Tract, conveyed to Dolores L. McCall described in a special warranty deed recorded in Volume 2771, Page 38 of the Official Public Records of Midland County, Texas and a portion of Lot 1, Block 1, Ruckus Addition, an addition to the City of Midland, Midland County, Texas according to the map, plat, and/or dedication deed thereof recorded in Plat Cabinet "J", Page 132 of the Plat Records of Midland County, Texas; said 61.85-acre re-zoning tract being more particularly described as follows and as surveyed on-the-ground under the supervision of Parkhill on January 9, 2026:

BEGINNING at a point in the west line of said Section 30, at or near the centerline of North Fairgrounds Road, for the southwest corner hereof, said beginning point having coordinates of NORTHING: 10,709,455.97 and EASTING: 1,761,528.12, Texas State Plane Coordinate System, Central Zone 4203, North American Datum of 1983, and from which the southwest corner of said Section 30 bears *South 14 degrees 20 minutes 06 seconds East* a distance of 1354.60 feet;

(1) THENCE *North 14 degrees 20 minutes 06 seconds West* a distance of 2060.80 feet along the west line of said Section 30 to a point for a corner hereof;

(2) THENCE *North 75 degrees 37 minutes 25 seconds East*, at a distance of 38.67 feet pass a 1/2-inch iron rod found at the northwest corner of that certain 1.504 acre right-of-way dedication as shown on the plat of said Ruckus Addition, at a distance of 72.34 feet pass a 1/2-inch iron rod with a plastic cap marked "HALFF" found at the northeast corner of said 1.504-acre dedication and the northwest corner of said Lot 1, Ruckus Addition, continuing in all for a total distance of 306.74 feet along the north line of said Lot 1, Ruckus Addition and the south line of Lot 1, Block 1, Ruckus Addition, Section 2, an addition to the City of Midland, Midland County, Texas according to the map, plat, and/or dedication deed thereof recorded in Plat Cabinet "M", Page 121 of said Plat Records to a 1/2-inch iron rod with a plastic cap marked "HALFF" found at the southeast corner of said Lot 1, Ruckus Addition, Section 2 and a corner of said 111.38-acre tract, for a corner hereof;

(3) THENCE *North 14 degrees 22 minutes 25 seconds West* a distance of 362.95 feet along the east line of said Lot 1, Ruckus Addition, Section 2 and the west line of said 111.38-acre tract to a 1-inch iron pipe found at the northeast corner of said Lot 1, Ruckus Addition, Section 2 and a corner of said 111.38-acre tract, for a corner hereof;

(4) THENCE *South 75 degrees 36 minutes 46 seconds West*, at a distance of 232.01 feet along the north line of said Lot 1, Ruckus Addition, Section 2 and the south line of said 111.38-acre tract pass a 1/2-inch iron rod found at a corner of said 111.38-acre tract and the southeast corner of that certain 0.44-acre right-of-way dedication as shown on the plat of said Ruckus Addition, at a distance of 270.25 feet pass a 1.25-inch iron pipe found at the southwest corner of said 0.44-acre dedication, continuing in all for a total distance of 306.50 feet to a point in the west line of said Section 30 at or near the centerline of said North Fairgrounds Road;

(5) THENCE *North 14 degrees 20 minutes 06 seconds West* a distance of 1601.19 feet along the west line of said Section 30 to a point at or near the centerline of Loop 250, for the northwest corner hereof;

(6) THENCE *North 75 degrees 36 minutes 08 seconds East* a distance of 1366.54 feet along the centerline of said Loop 250 to a point for the northeast corner hereof;

(7) THENCE *South 14 degrees 31 minutes 07 seconds East*, at 200.00 feet pass a 1/2-inch iron rod found in the south line of said Loop 250, at the northwest corner of said 30.49-acre tract, and the northeast corner of said 111.38-acre tract, continuing in all for a total distance of 455.06 feet along the west line of said 30.49-acre tract and the east line of said 111.38-acre tract to a point for a corner hereof, and from which a 1/2-inch iron rod found in the west line of said 30.49-acre tract, at the northeast corner of said Lot 1, Ruckus Addition bears *South 14 degrees 31 minutes 07 seconds East* a distance of 1509.55 feet;

(8) THENCE *South 75 degrees 28 minutes 25 seconds West* a distance of 943.31 feet crossing said 111.38-acre tract to a point for a corner hereof;

(9) THENCE *South 14 degrees 26 minutes 07 seconds East* a distance of 1955.63 feet crossing said 111.38-acre tract and said Lot 1, Ruckus Addition to a point for a corner hereof;

(10) THENCE *North 75 degrees 35 minutes 20 seconds East* a distance of 785.27 feet crossing said Lot 1, Ruckus Addition to a point for a corner hereof;

(11) THENCE *South 14 degrees 31 minutes 04 seconds East* a distance of 860.75 feet crossing said Lot 1, Ruckus Addition to a point in the centerline of that certain proposed Ann Drive, an 80-foot right-of-way to be dedication by separate instrument, for a corner hereof;

(12) THENCE along a non-tangent curve to the right having an arc length of 118.43 feet, a radius of 500.00 feet, and a chord that bears *South 68 degrees 49 minutes 17 seconds West* a distance of 118.15 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

(13) THENCE *South 75 degrees 36 minutes 26 seconds West* a distance of 442.12 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

(14) THENCE along a non-tangent curve to the right having an arc length of 78.46 feet, a radius of 500.00 feet, and a chord that bears *South 80 degrees 06 minutes 09 seconds West* a distance of 78.38 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

(15) THENCE *South 84 degrees 35 minutes 53 seconds West* a distance of 186.66 feet along the centerline of said proposed Ann Drive to a point for a corner hereof;

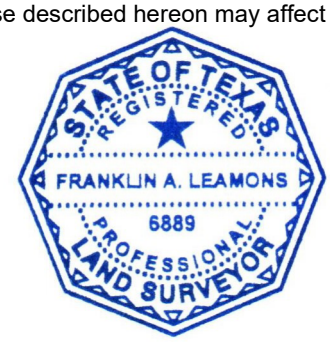
(16) THENCE *South 14 degrees 35 minutes 09 seconds East* a distance of 761.45 feet crossing said 111.38-acre tract to a point in the north line of that certain 3.082-acre tract conveyed to Power Infrastructure Partners, LLC described in a warranty deed recorded in Instrument No. 2024-10266 of said Official Public Records and the south line of said 111.38-acre tract, for the most southerly southeast corner hereof, and from which a 1/2-inch iron rod with a plastic cap found at the most southerly southwest corner of said Lot 1, Ruckus Addition bears *North 73 degrees 56 minutes 44 seconds East* a distance of 262.32 feet and a bent 1/2-inch iron rod found at the northeast corner of said 3.082-acre tract and the southeast corner of said Lot 1, Ruckus Addition bears *North 73 degrees 56 minutes 44 seconds East* a distance of 982.25 feet;

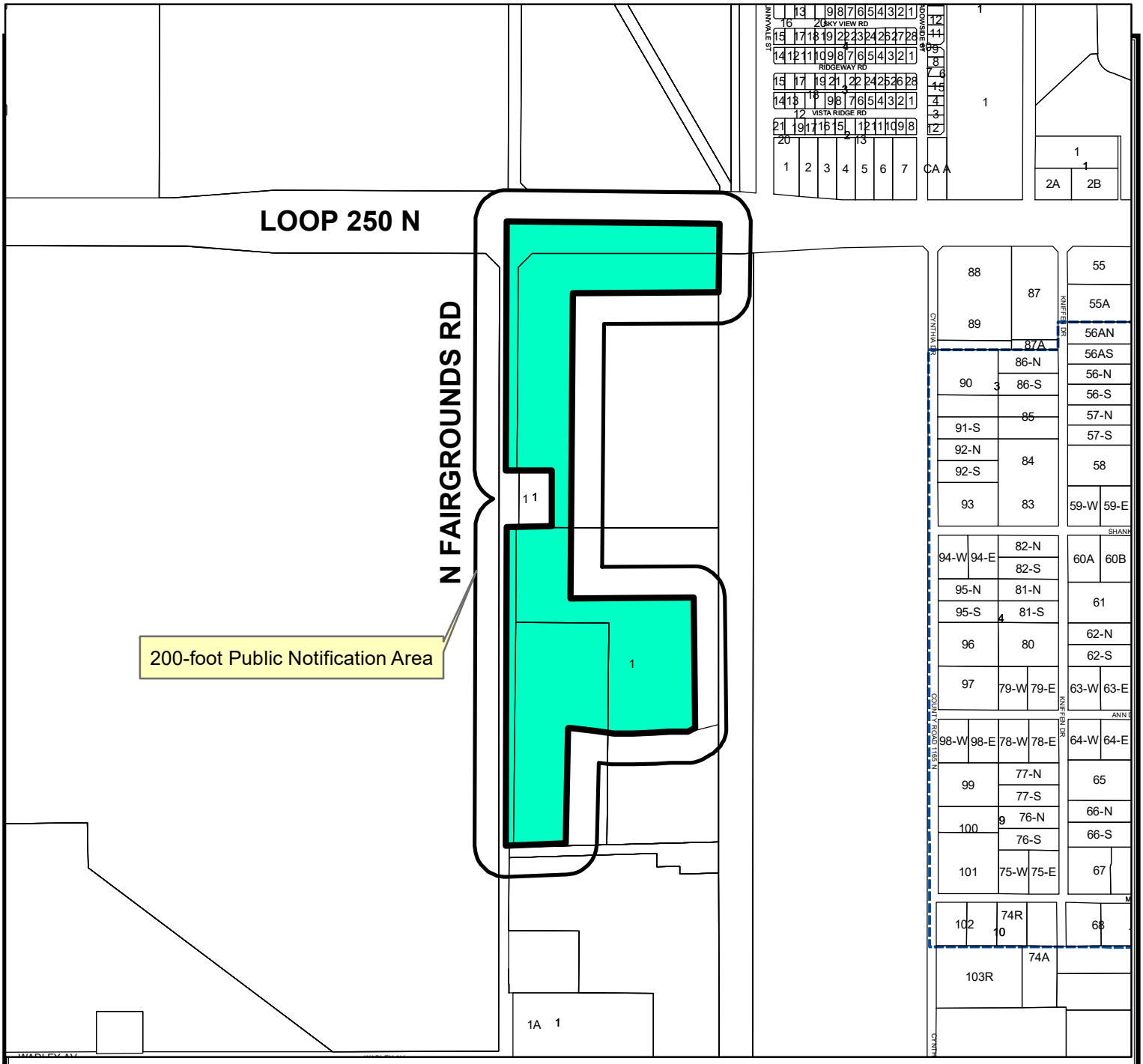
(17) THENCE *South 73 degrees 56 minutes 44 seconds West*, at a distance of 337.63 feet along the north line of said 3.082-acre tract and the south line of said 111.38-acre tract pass a 1/2-inch iron rod found at the southeast corner of said 1.504-acre right-of-way dedication, continuing in all for a total distance of 397.69 feet to the **POINT OF BEGINNING** containing 61.85 acres, more or less, and as shown on certified plat herewith.

Note: Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone 4203, North American Datum of 1983. Distances reported hereon are at grid. Areas reported hereon are based on calculations made from grid distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those described hereon may affect this tract.

Surveyed by

Franklin Leamons
Registered Professional Land Surveyor #6889
Date: February 18, 2026





Location Map

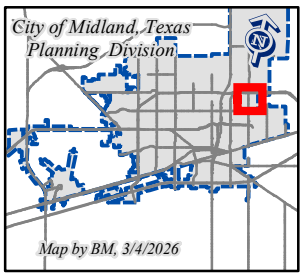
Z-26-0471 **Scale: 1" = 925'**

Consider a request by Parkhill, on behalf of Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation, for a Zone Change from PD, Planned Development District for a Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part, to RR, Regional Retail District on a 61.85-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 North Fairgrounds Road and East Loop 250 North. (Council District 2)

LEGEND

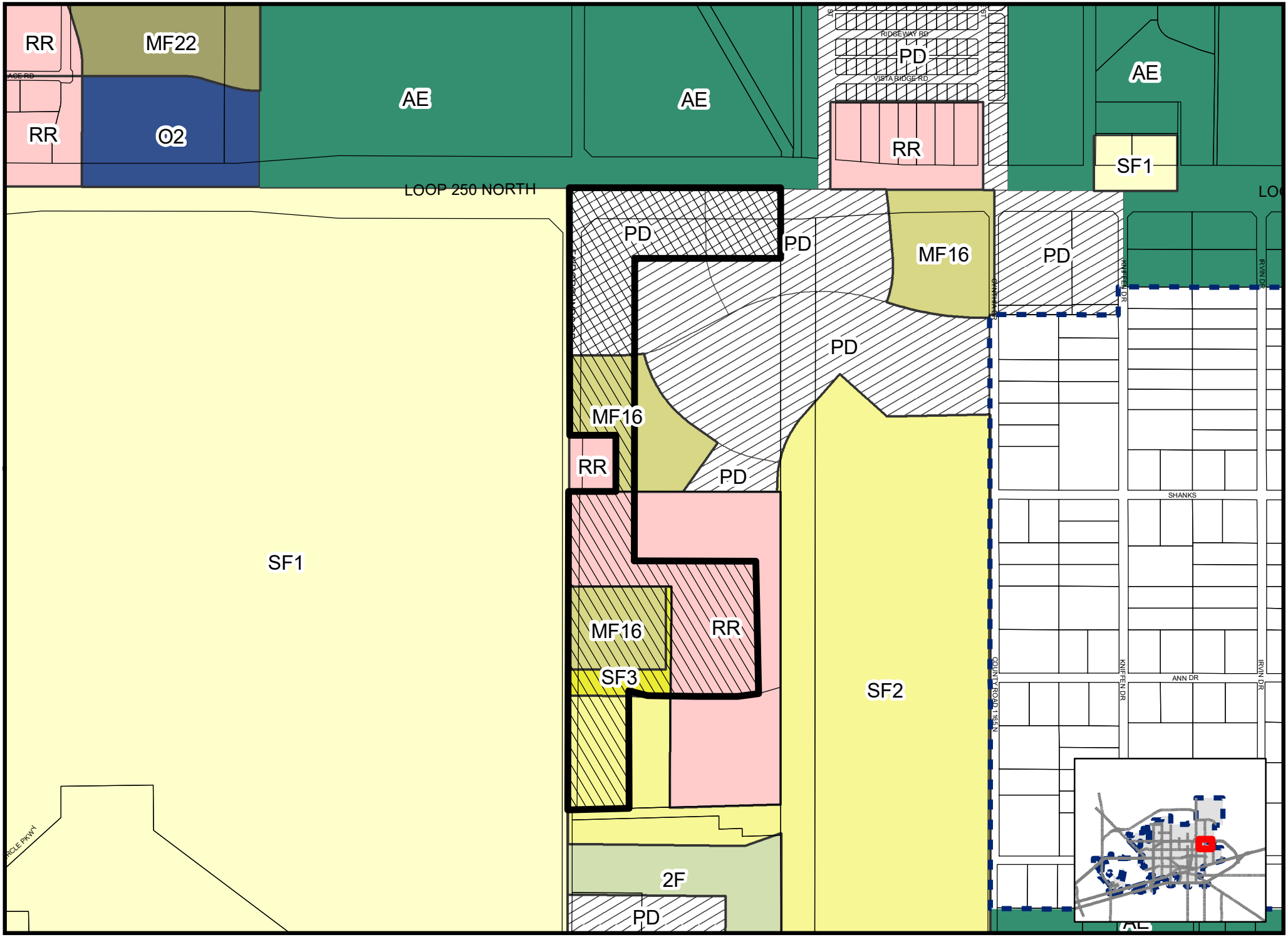
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



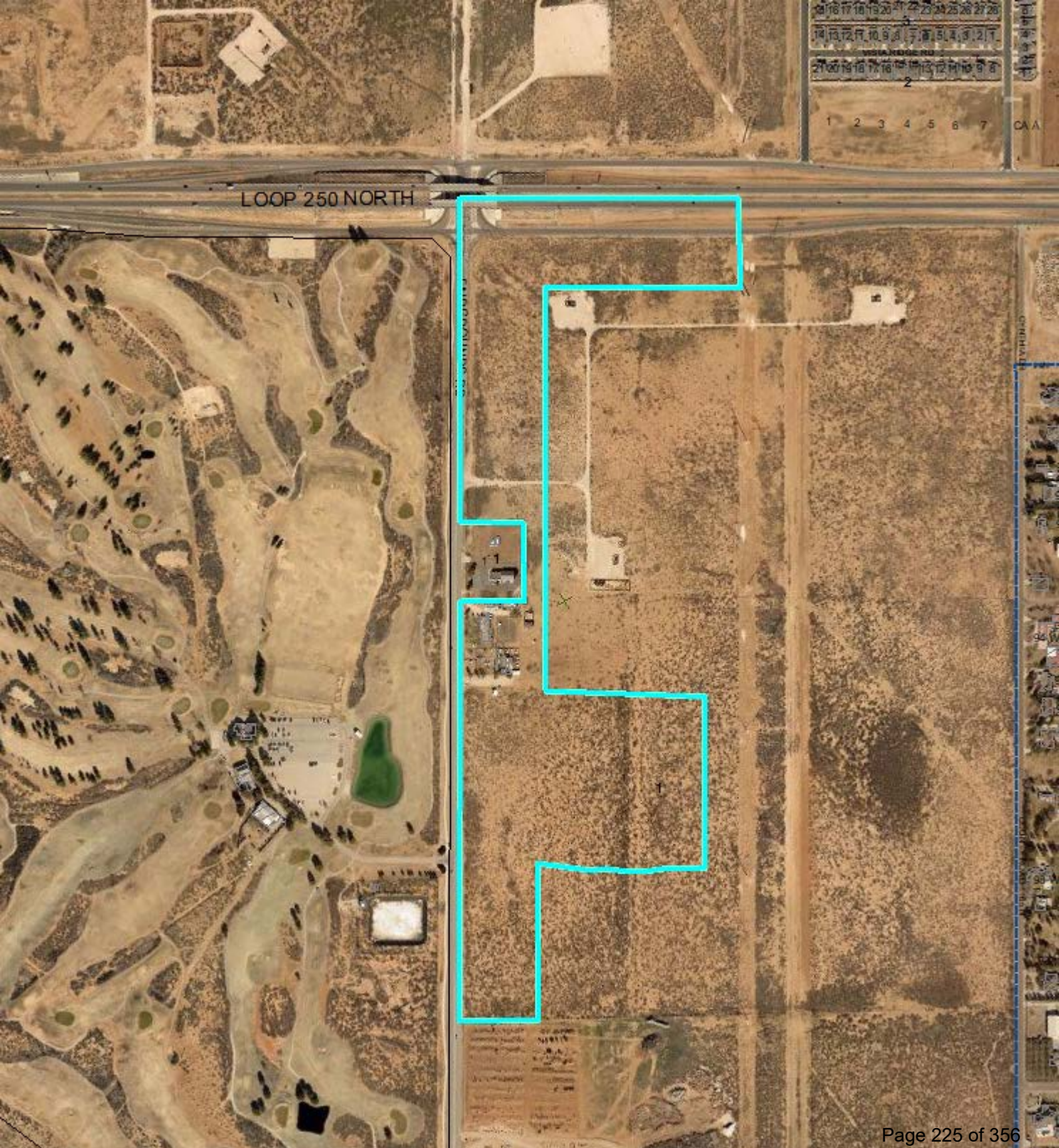
Map by BM, 3/4/2026

Z-26-0471

Scale: 1" = 777'

ZONING MAP

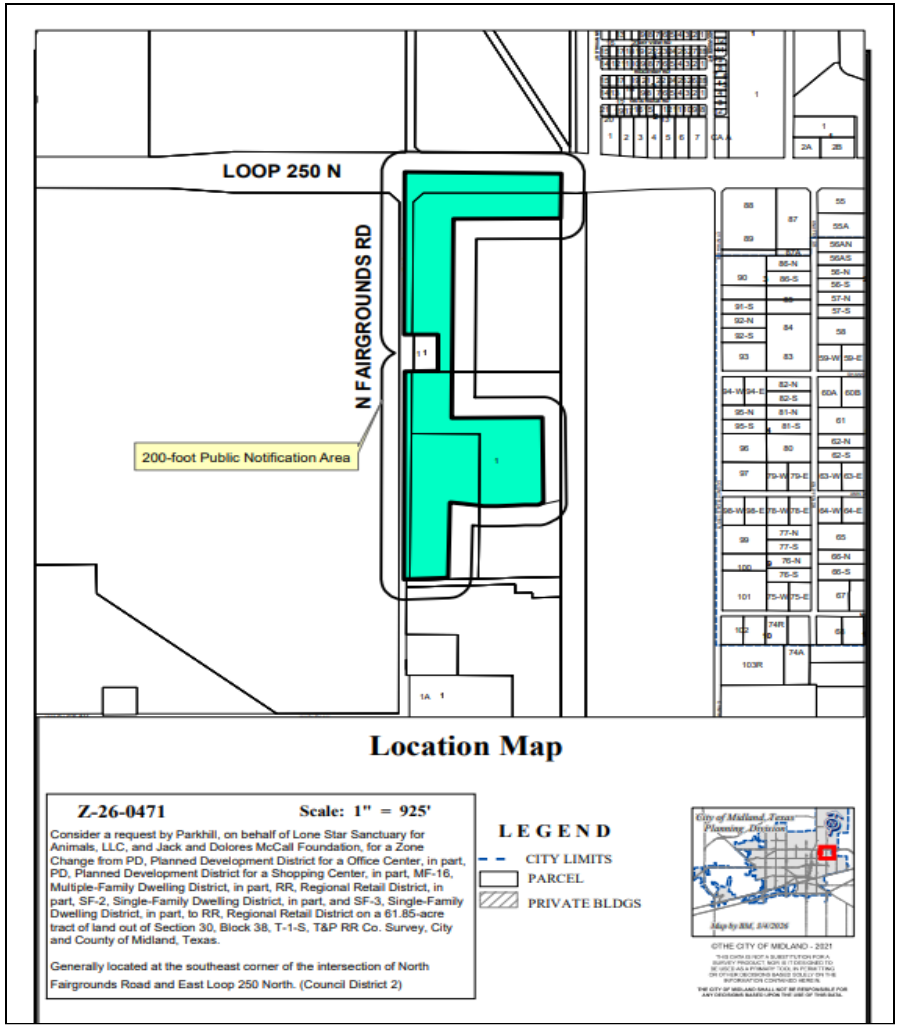
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


LOOP 250 NORTH

MIDLAND
Be the Energy!
ZONE CHANGE
RUCKUS ADDITION (REGIONAL RETAIL PORTION)
Visit Our Website
MIDLANDTEXAS.GOV

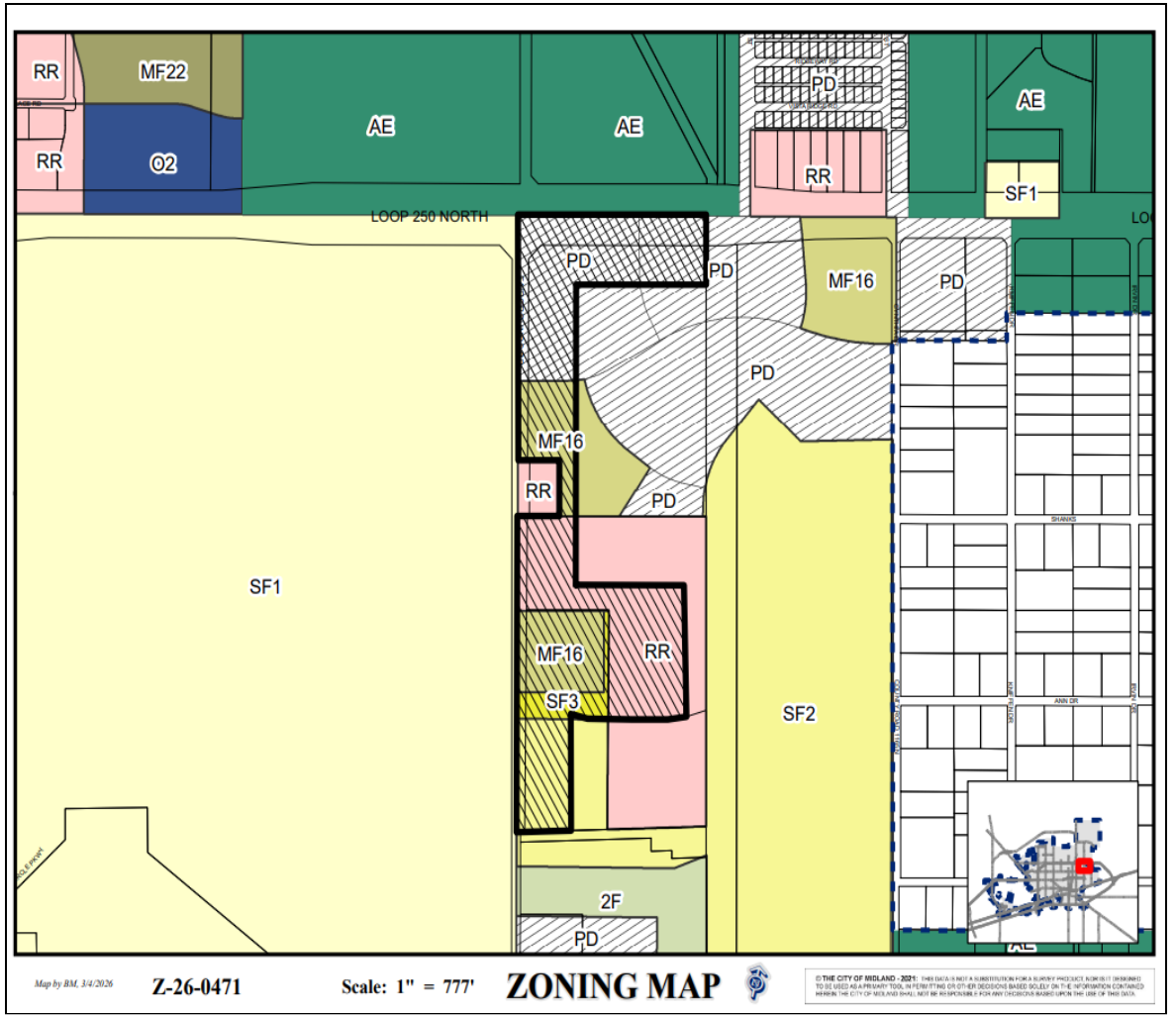
APPLICATION SUMMARY

- **Property Owner:** Lone Star Sanctuary for Animals, LLC, and Jack and Dolores McCall Foundation
- **Applicant/Representative:** Josh Wallender, with Parkhill
- **Location:** Generally located at the southeast corner of the intersection of North Fairgrounds Road and East Loop 250 North. (Council District 2)
- **Reason for Request:** For future retail and commercial development



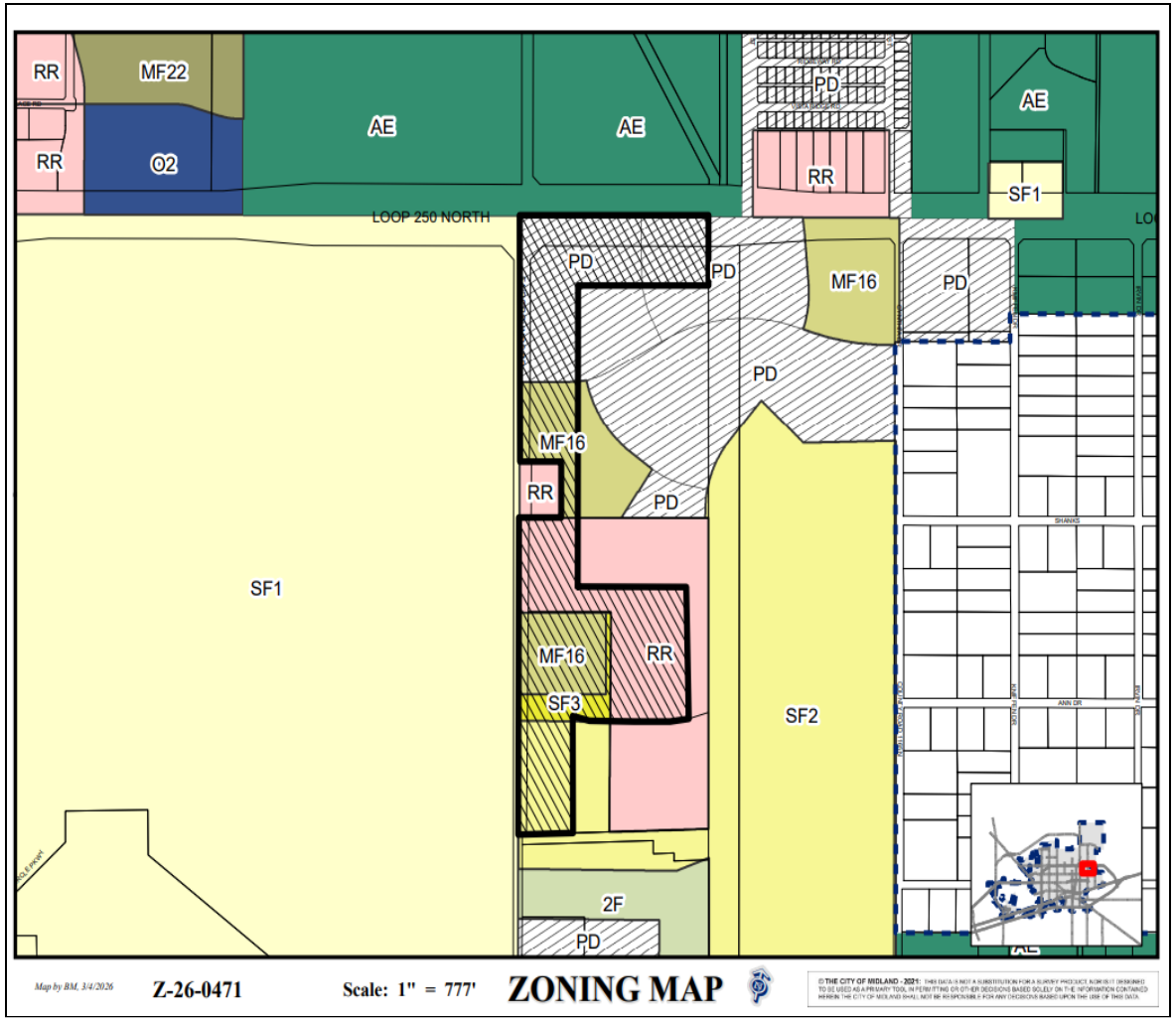
ZONING

- **Current Zoning:** PD, Planned Development District for an Office Center, in part, PD, Planned Development District for a Shopping Center, in part, MF-16, Multiple-Family Dwelling District, in part, RR, Regional Retail District, in part, SF-2, Single-Family Dwelling District, in part, and SF-3, Single-Family Dwelling District, in part
- **Surrounding Zoning:**
  - **North:** AE, Agricultural Estate District



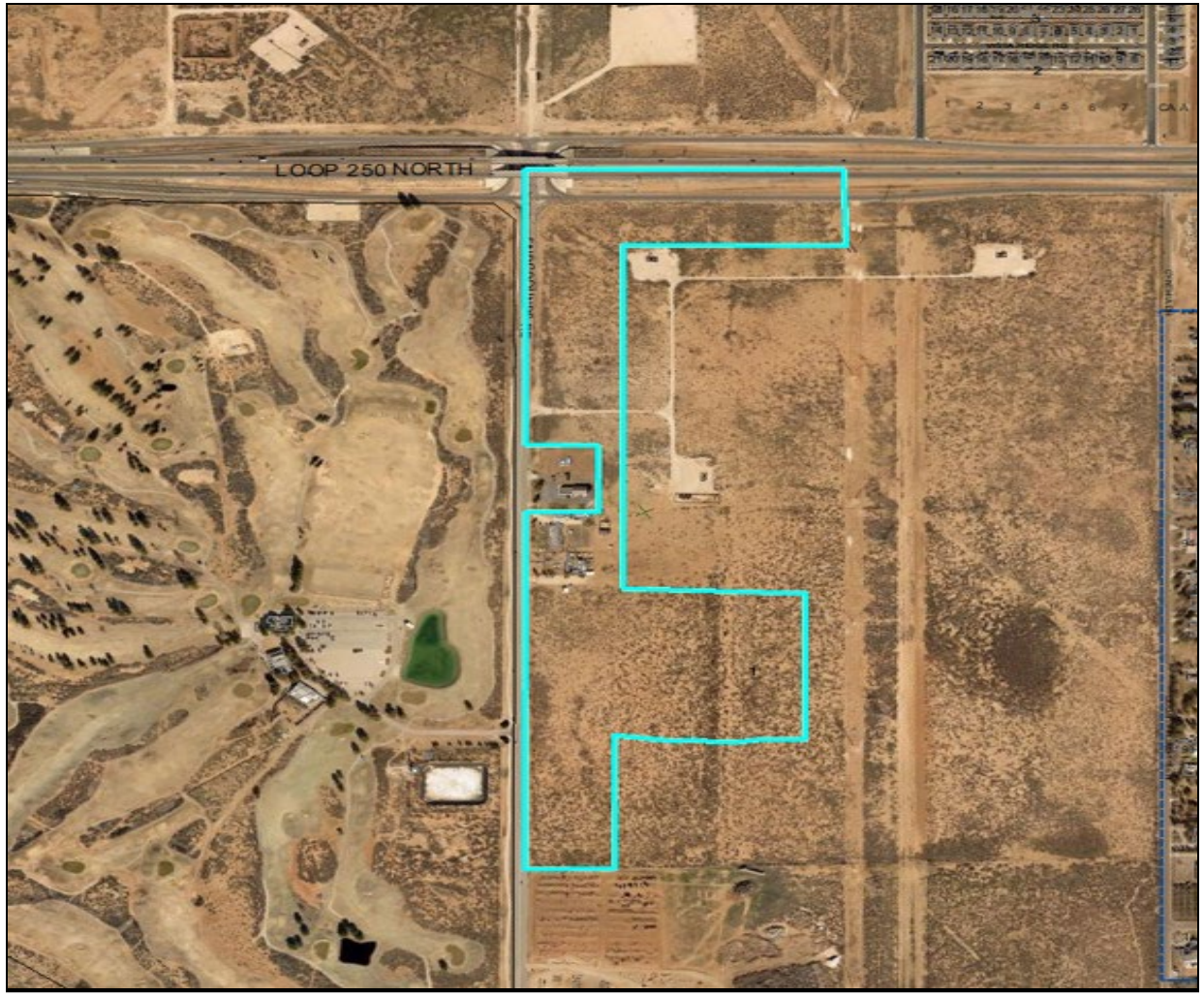
ZONING

- **Surrounding Zoning:**
  - **South:** RR, Regional Retail District, and SF-2, Single-Family Dwelling District
  - **East:** RR, Regional Retail District, MF-16, Multiple-Family Dwelling District, and PD, Planned Development District for a Housing Development
  - **West:** SF-1, Single-Family Dwelling District
- **Proposed Zoning:** RR, Regional Retail District



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** East Loop 250 North
  - **South/East:** Vacant Land
  - **West:** Golf Course
- **Proposed Use:** Retail and Commercial Use

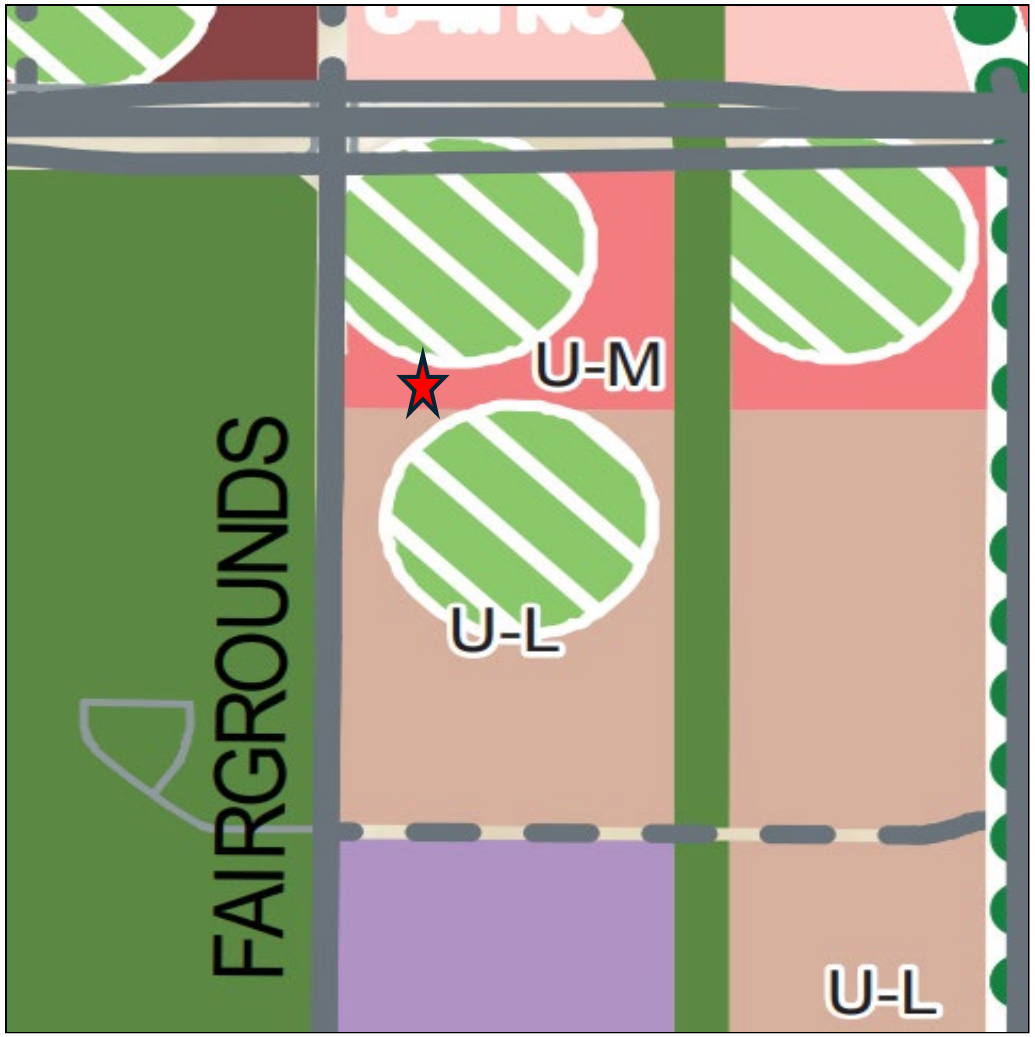


MIDLAND
Be the Energy!

On North Fairgrounds Road, Looking East

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the zone change request, this property is also in the process of being platted.
- The preliminary plat was approved by the Planning and Zoning Commission on March 2, 2026.
- The preliminary plat 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:	**16.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Magrym Consulting, on behalf of Phun Cung, for a Zone Change from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on the east 55 feet of Lots 12 and 13, Block 1, Edwards Addition, City and County of Midland, Texas. (Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street.)**

Purpose:

Magrym Consulting, on behalf of Phun Cung, is requesting to rezone the property located at 503 Mississippi Avenue from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District for the construction of a new single-family home.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MF-16, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north, east, and west are zoned MF-16, Multiple Family Dwelling District and the properties to the south are zoned C, Commercial District. All surrounding land use is single-family housing.

Analysis:

The subject property is located at 503 Mississippi Avenue. The applicant is seeking a zone change from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District in order to construct a single-family home. The current zoning, MF-16, does not allow for the use of a single-family home. The surrounding area is developed as single-family housing, so this property's proposed use would align with the surrounding land use.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban Residential Medium, (UR-M). This designation allows for a mix of housing styles, including single-family detached, single-family attached, and townhouses.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Staff recommends approval of this Zone Change from MF-16, Multiple-Family Dwelling District, to SF-3, Single-Family Dwelling District.

Letters of Objection:

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

Attachments:

A. Z-26-0472, Combined Docs
B. P&Z - 503 Mississppi

Angelina Bettanini, Development Services — Created/Initiated - 3/12/2026
Landon Ochoa, Development Services — Final Approval - 3/12/2026

503 E. MISSISSIPPI AVE.

ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 480477 0005B, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AN INCORPORATED AREA, DATED NOVEMBER 28, 1978, AS ISSUED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA WHICH HAS BEEN DESIGNATED AS A FLOOD PLAIN.

CENSUS TRACT NO. 8

PREPARED FOR MARGARITA RAMIREZ

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF.

THERE ARE NO ENCROACHMENTS.

THIS 11TH DAY OF OCTOBER 1985

MAX A SCHUMANN JR
REG. PUBLIC SURVEYOR

STATE OF TEXAS
Max A. Schumann, Jr.
137
PUBLIC SURVEYOR

SURVEY PLAT

THE EAST 55.0 FEET OF LOTS 12 & 13

BLOCK 1

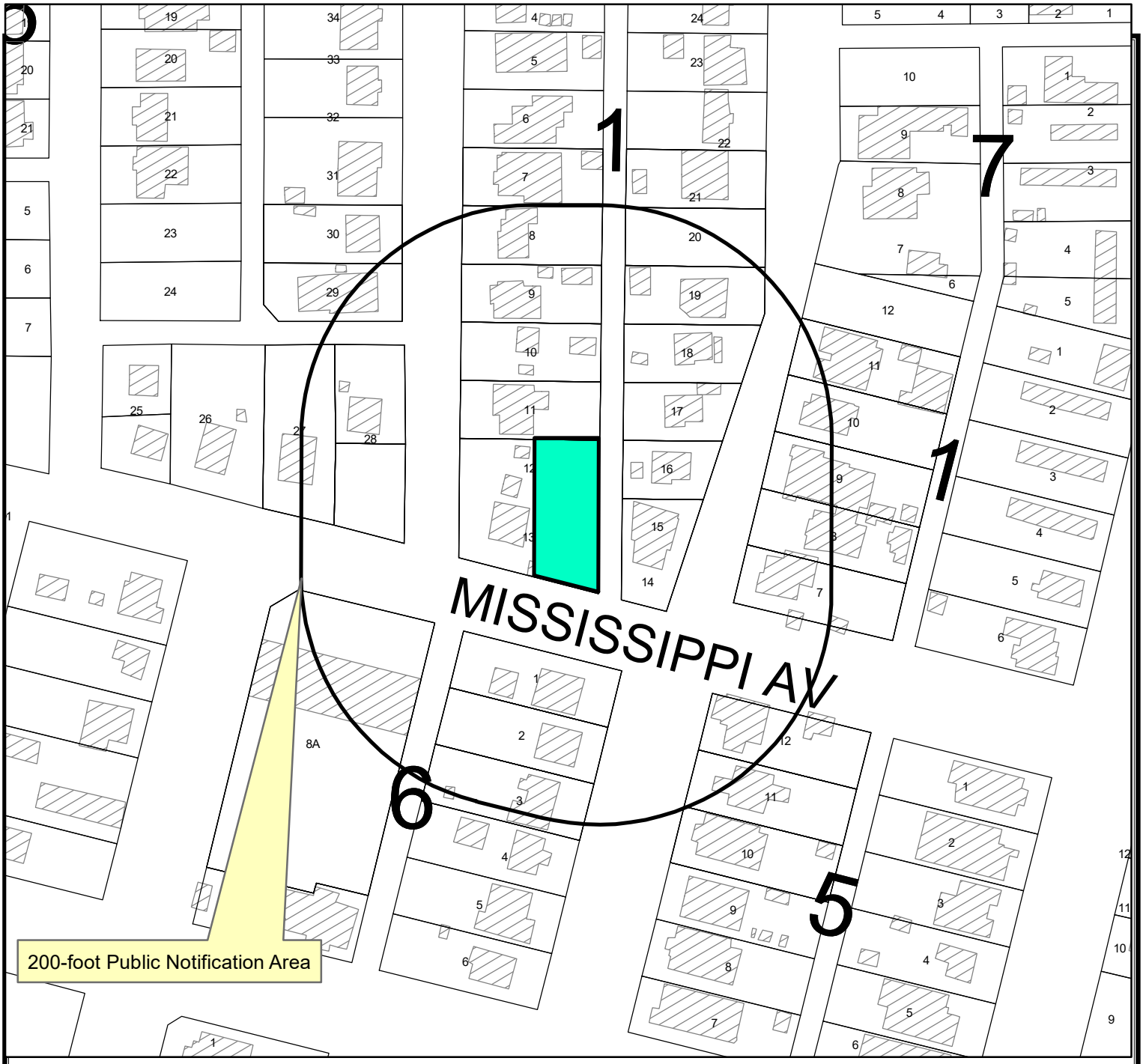
EDWARDS ADDITION

AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AS PER PLAT RECORDED IN CABINET "B", PAGE 45, P/R.

SCALE: 1" = 20'

JOB NO. 52,672

SCHUMANN ENGINEERING CO., INC.
BOX 504 A/C 915 - 684 - 5548
MIDLAND, TEXAS 79702-0504



Location Map

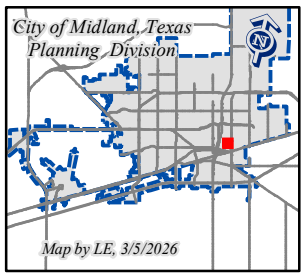
Z-26-0472 **Scale: 1" = 800'**

Consider a request by Magrym Consulting, on behalf of Phun Cung, for a Zone Change from MF-16, Multiple-Family Dwelling District to SF-3, Single-Family Dwelling District on the east 55 feet of Lots 12 and 13, Block 1, Edwards Addition, City and County of Midland, Texas.

Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street. (Council District 2)

LEGEND

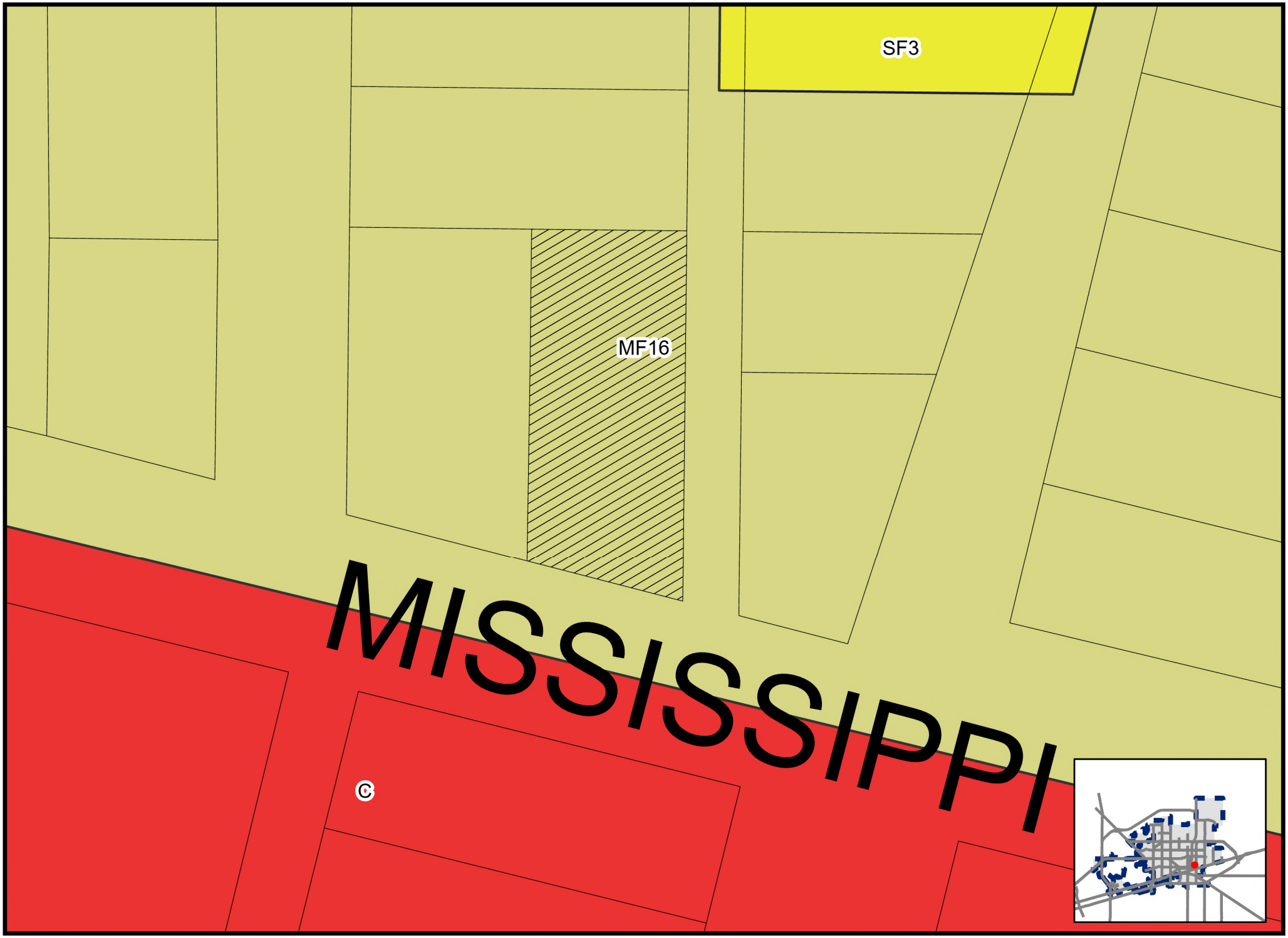
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



Created: 3/5/2026

Z-26-0472

Scale: 1" = 43 '

ZONING MAP

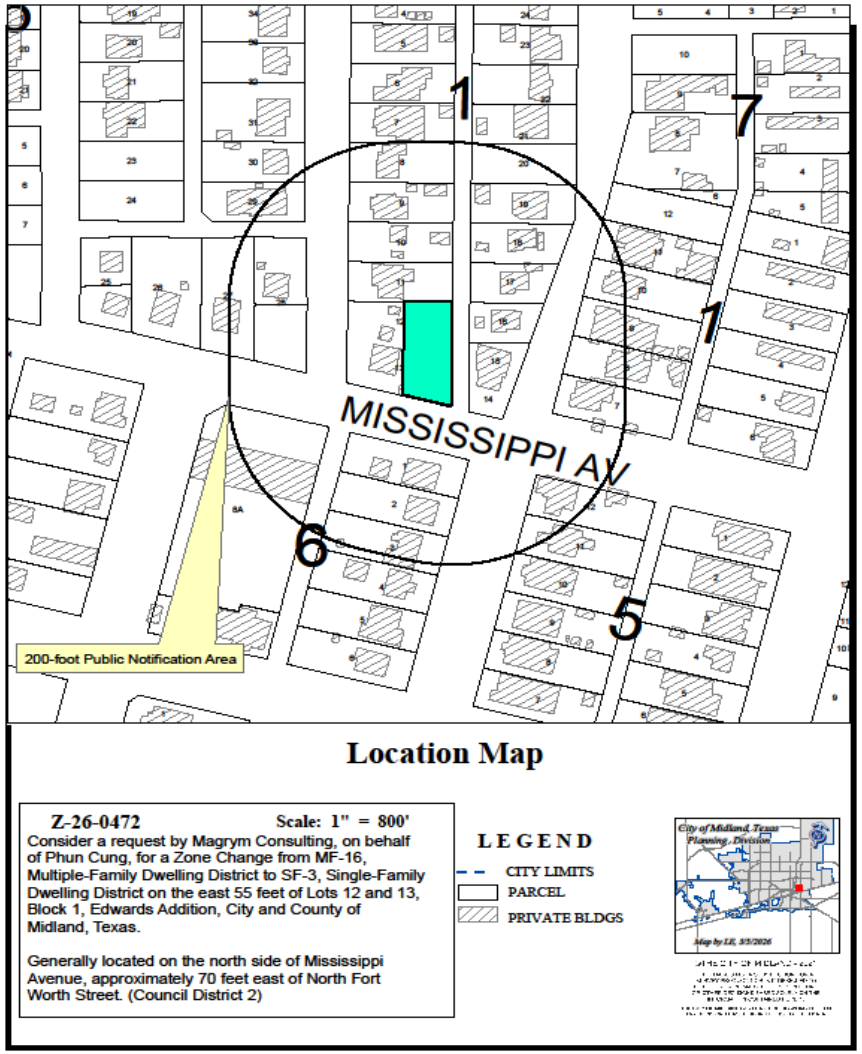
© **THE CITY OF MIDLAND - 2021:** THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN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

MISSISSIPPI AV

MIDLAND
Be the Energy!
ZONE CHANGE
503 MISSISSIPPI AVENUE
Visit Our Website
MIDLANDTEXAS.GOV

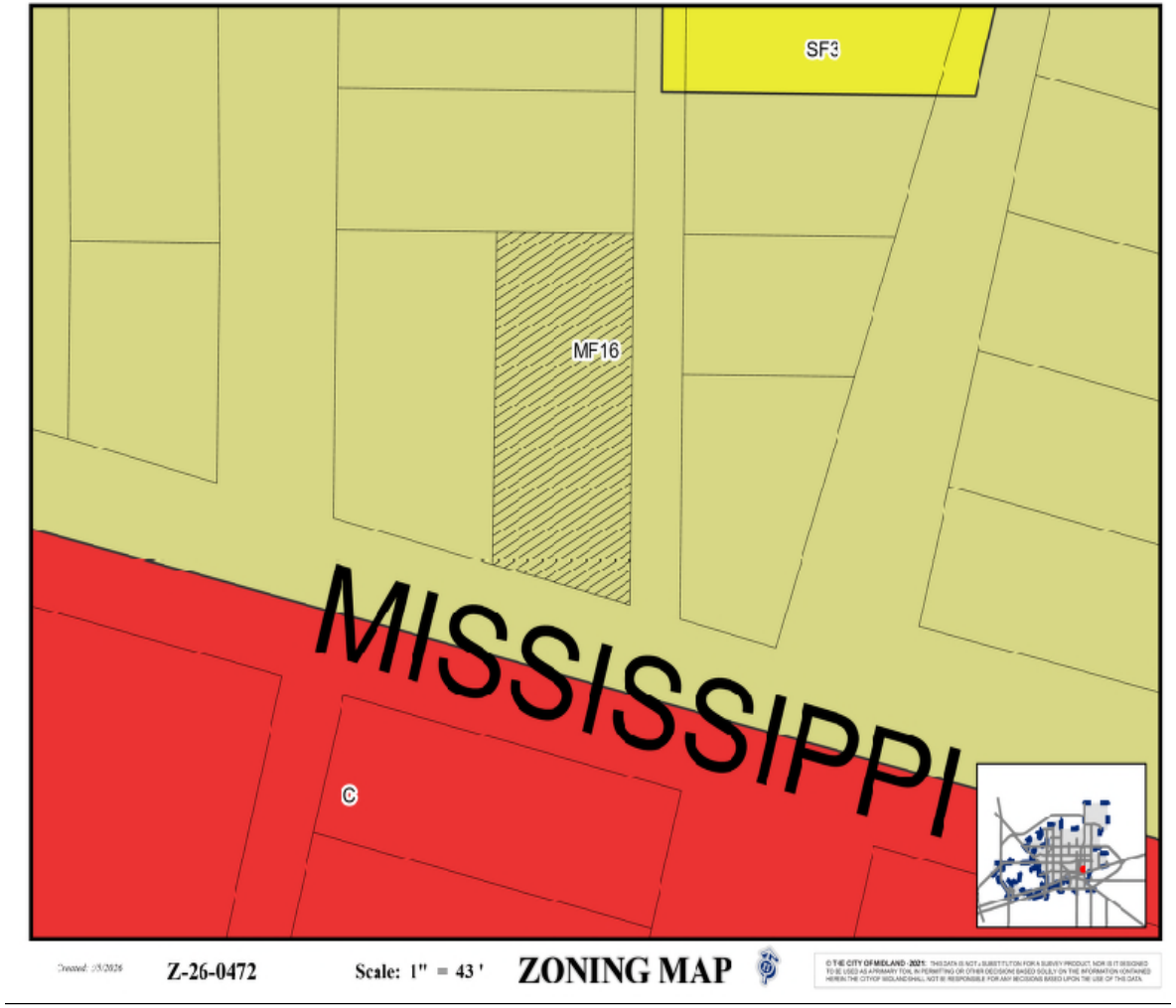
APPLICATION SUMMARY

- **Property Owner:** Phun Cung
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 503 Mississippi Avenue (Council District 2)
- **Reason for Request:** For future residential development



ZONING

- **Current Zoning:** MF-16, Multiple-Family Dwelling District
- **Surrounding Zoning:**
  - **North/East/West:** MF-16, Multiple-Family Dwelling District
  - **South:** C, Commercial District



LAND USE

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

On Mississippi Avenue, Looking North

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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

STAFF'S RECOMMENDATION

- 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:	**17.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a Final Plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County Midland County Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.)**

Purpose:

Preliminary Plat Approval:

WA Civil, LLC, is requesting to replat a 90.60-acre tract of land and plat a 10-acre tract of land located on the north side of Solomon Lane into 149 lots for future residential development.

The preliminary plat was approved at the March 19, 2024, City Council meeting.

Current Zoning:

SF-2, Single-Family Dwelling District & AE, Agriculture Estate 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 with Conditions)

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

IMPACT FEES: Okay as shown. [For the Applicant's information only.]

ROW: ROW okay as is. [For the Applicant's information only.]

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. [For the Applicant’s information only.]

WATER: Water improvements have not been accepted nor has a final walk-through been requested. [For the 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 the Applicant’s information only.]

PRO RATA: None. [For the Applicant’s information only.]

SEWER: Wastewater improvements has not been accepted nor has a final walk-through been requested. [For the Applicant’s information only.]

DRAINAGE: Drainage letter has been approved for platting purposes. [For the Applicant’s information only.]

EASEMENTS: Show existing and proposed. [For the Applicant’s information only.]

SIDEWALKS: Sidewalk improvements have not been accepted nor has a final walk-through been requested. [For the Applicant’s information only.]

DIMENSION: * * * OTHER: * * *

Transportation: (Denied)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat

submittal = 10 new intersections created at $650/intersection = $6500. Fee shall be adjusted based on number of intersections if Final Plat is phased. [Reference City Code Section 11-2-5(C)3(t).]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved with Conditions)

No oil & gas issue. Radius to well and battery are identified.

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)

Coordinates should be in feet instead of degrees minutes seconds. Storm water management Ponds should be a Common Area with a drainage basin easement. (Confirm with Engineering)

Open spaces should be Common Areas, lettered in order. (Confirm with Planning)

See previous markup for revised lot and block numbering. (similar) ROW dedication along east of plat has already been dedicated, should it be excluded from plat boundaries?(dedicated with Pavilion Park, Sec 7)

50' Arco Pipeline easement should be in a lot or Common Area. (See markup) (Consult Planning)

Is lot 16, block 5 part of plat?

Also, confirm if Texas Electric Service Company easement is part of plat boundaries. (if not show that these are excluded from this replat)

Depict the name of the ROW (currently shown as ROW dedication along east side)

ADDRESSING: (Approved with Conditions)

Replat legal description does not include Lot 9 needs to be added to replat legal description. Lot #'s assigned to common areas, drainage basins, oil drill sites are not needed but should be listed as Common Areas. Coordinates do not include the X,Y feet. For better clarification, read Domingos' notes.

HEALTH DEPARTMENT: (Approved)

The plat shows a sewer line proposed for the plat, so no need for a septic systems.

AT&T: (Approved)

No issues with AT&T

Planning: (Approved with Conditions)

Per Planning Division manager, Landon Ochoa, this plat is Approved with Conditions.

Label Pavillion Park, Section 13 to the north [11-2-3(A)1(d)]

Planning and Zoning Chairman should say “Joshua Sparks” Correct Certificate of Approval

For the final phase, remove the building footprints from the plat. Lot 1 Block 9 on Page 2 [Informational]

The Preliminary Plat will need to be reinstated prior to approval of the final plat [11-2-3(F)4]

Mylar must be provided and must be legible. [11-2-3(H)3(b)]

Restrictive Covenants for the Common Area/Green Space must be approved by the Planning and Zoning Commission before final plat approval and the recording info must be placed on the plat face. [11-2-3(H)3(l)]

Both pages of plat are labeled “Page 1of 2”. Correct to have page numbers labelled correctly.

Surveyor’s Certificate, seal and signature (must be signed and sealed at final). [11-2-3(H)3(m)(2)]

Vicinity map – remove “Not to Scale”

.
Staff recommends 1 acre of green space per 100 units. [Informational]

Staff recommends approval of the Final Plat of Pavillion Park, Section 15 subject to the below conditions.

Conditions:

A. That the associated restrictive covenants be approved by the Planning & Zoning Commission. [Midland City Code 11-2-3(H)3(l)]
B. That the mylar of the final plat that is signed and sealed by a registered surveyor be submitted to the Planning Division. [Midland City Code 11-2-3(H)3(b)]
C. That proposed common areas be labeled as common areas and be labeled alphabetically or numerically as required by the City Code. [Midland City Code 11-2-5(K)]
D. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Midland City Code Sect. 11-2-3(G)1]
E. Approval of this 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. [Midland City Code11-2]

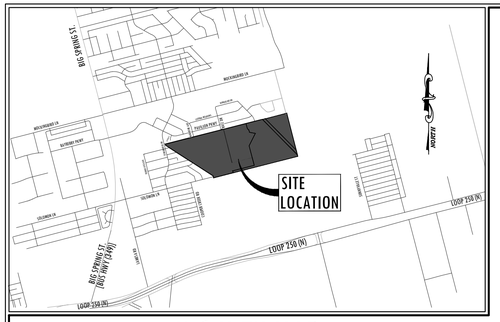
Attachments:
A. P-26-2502 Combined Docs

Angelina Bettanini, Development Services — Created/Initiated - 3/13/2026
Landon Ochoa, Development Services — Final Approval - 3/13/2026

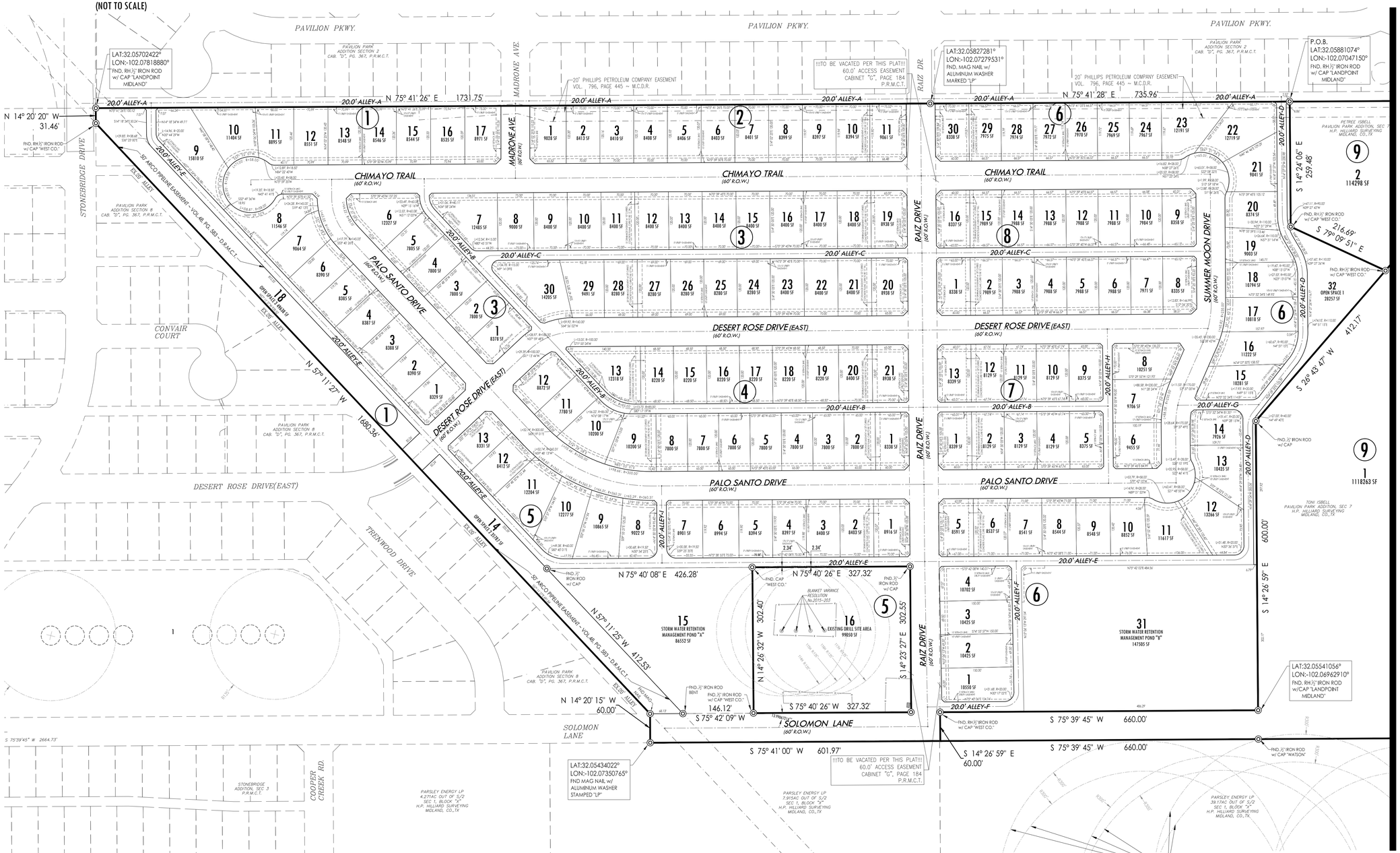
FINAL PLAT

PAVILION PARK ADDITION, SECTION 15

BEING A REPLAT OF A 90.60 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 2, PAVILION PARK ADDITION, SECTION 7, AND A 10.00 ACRE TRACT OF LAND OUT OF SECTION 1, BLOCK 'X' H.P. HILLARD SURVEY, CITY AND COUNTY MIDLAND TEXAS.



VICINITY MAP
(NOT TO SCALE)

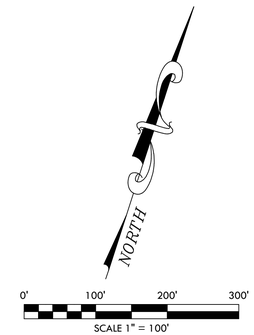


LEGEND

◎	DENOTES FOUND MONUMENT AS NOTED
———	DENOTES BOUNDARY LINE
———	DENOTES LOT LINE
- - - -	DENOTES SETBACK LINE[UTILITY EASEMENT, WHERE APPLICABLE]
- - - -	DENOTES EASEMENT LINE
- · - · -	DENOTES EXISTING EASEMENT LINE
———	DENOTES ADJACENT DEED OF PROPERTY LINE
P.O.B.	DENOTES POINT OF BEGINNING
D.R.M.C.T.	DEED RECORD, MIDLAND COUNTY, TEXAS
M.C.D.R.	MIDLAND COUNTY DEED RECORDS
P.R.M.C.T.	PLAT RECORDS, MIDLAND COUNTY, TEXAS

NOTICE:

1. ALL FRONT YARD SETBACKS ARE 15.0', AS SHOWN PER THIS PLAT.
2. ALL SIDE YARD SETBACKS ARE 5.0' ON INTERIOR LOTS & 10.0' ON CORNER-EXTERIOR(STREET) LOTS, AS SHOWN IN ACCORDANCE WITH CITY OF MIDLAND SF2 ZONING DISTRICT REQUIREMENTS.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. ACCORDING TO FEMA FIRM PANEL(S) #48329C0087F DATED 9/16/2005, THE SITE IS LOCATED IN UNSHADED ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
6. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
7. UNLESS OTHERWISE INDICATED, ALL EASEMENTS SHOWN HEREON ARE CREATED BY THIS PLAT.



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

OWNER:
3 CENTAVOS, LLC.
Vicente Carrasco | Managing Partner
4513 Santa Rosa Drive | Midland, TX 79707
(432) 553-6344 | carrascohomesllc@sbcglobal.net

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert
Midland, Texas 79701

FEBRUARY 2026

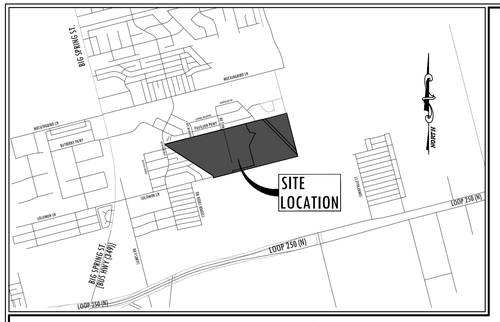
PAVILION PARK ADDITION, SECTION 15
PG. 1of 2

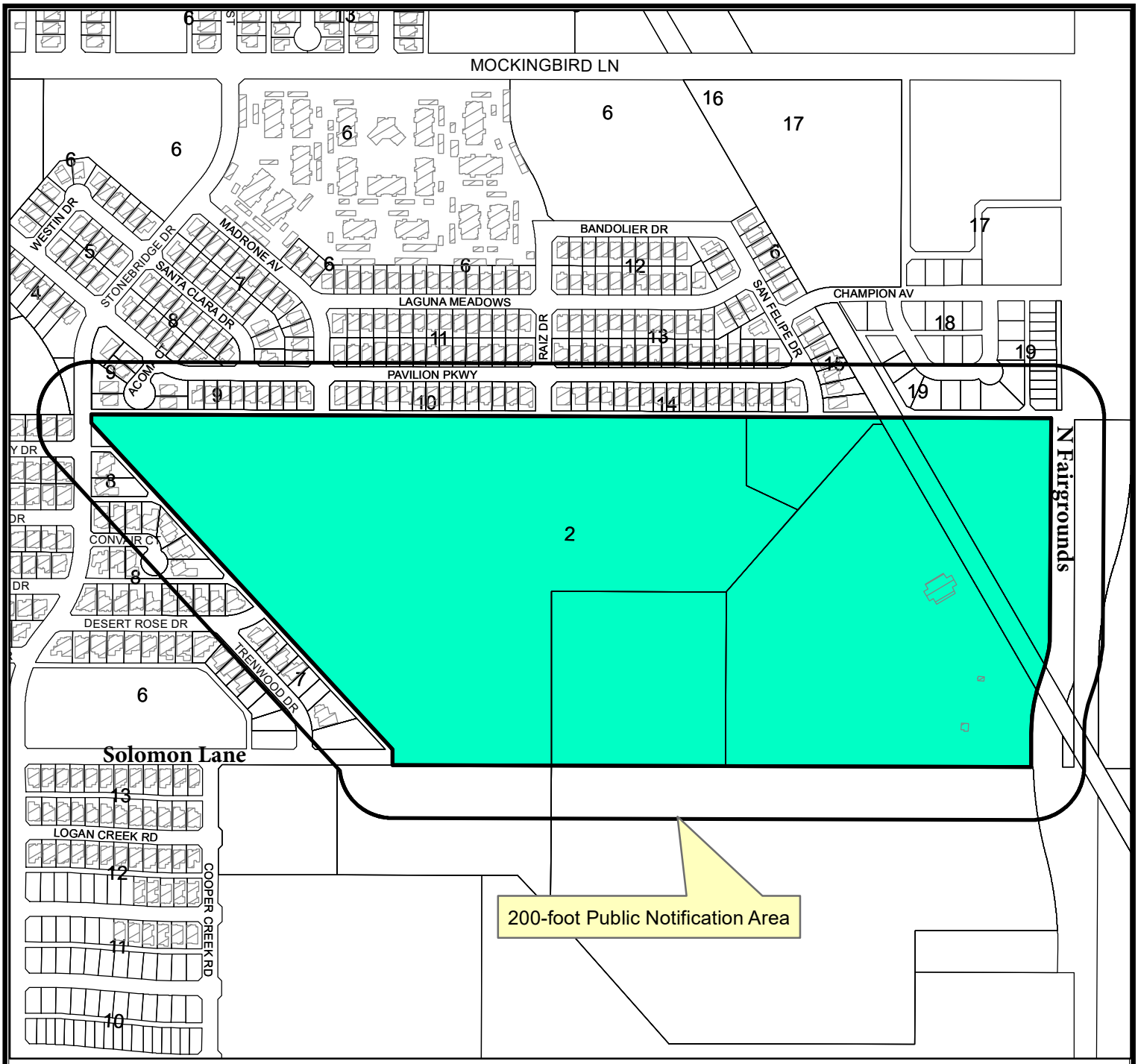
© COPYRIGHT 2026 - PENNELL LAND SURVEYING, LLC - ALL RIGHTS RESERVED

FINAL PLAT

PAVILION PARK ADDITION, SECTION 15

BEING A REPLAT OF A 90.60 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 2, PAVILION PARK ADDITION, SECTION 7, AND A 10.00 ACRE TRACT OF LAND OUT OF SECTION 1, BLOCK 'X' H.P. HILLARD SURVEY, CITY AND COUNTY MIDLAND TEXAS.


SITE LOCATION
LOOP 338 (N)
LOOP 338 (N)
BIG SPRING ST
BIG SPRING ST (ONE WAY SOUTH)
MARKET
MIDLAND DR
WESTGATE PKWY
WESTGATE DR
CHEYENNE DR
CHEYENNE PL
ELKHART AVE
CHEYENNE TRL
CHEYENNE CIR
CHEYENNE DR
CHEYENNE DR
CHEYENNE D



LOCATION MAP

SUB-23-0662

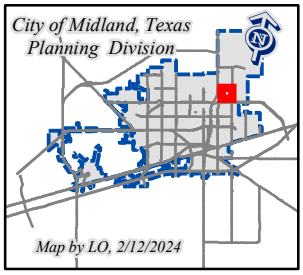
Scale: 1" = 542'

Proposed Plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a plat of a 10-acre tract of land out of Section 1, Block X H.P. Hillard Survey, City and County Midland County Texas.

Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road. (DISTRICT 1)

LEGEND

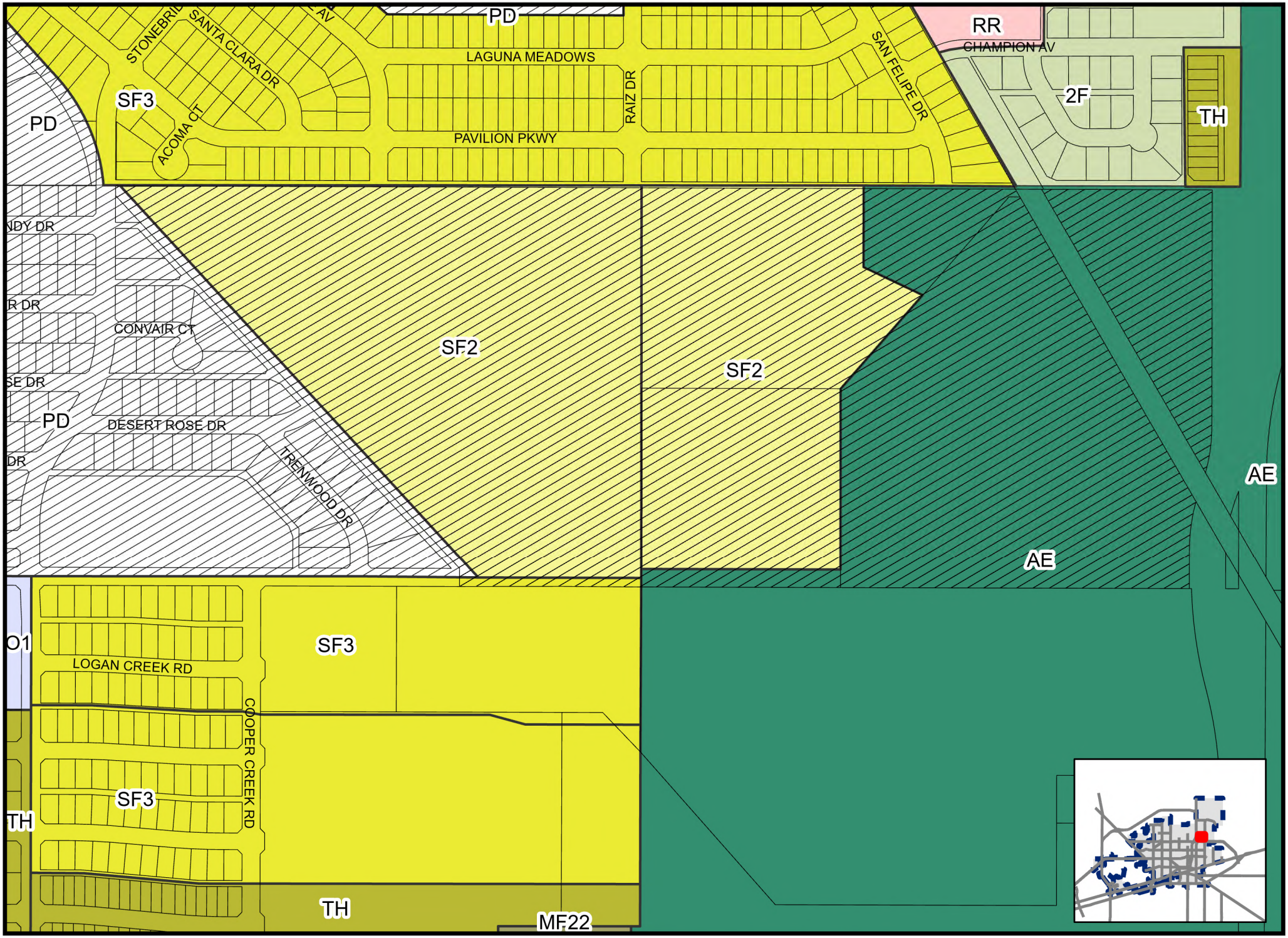
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



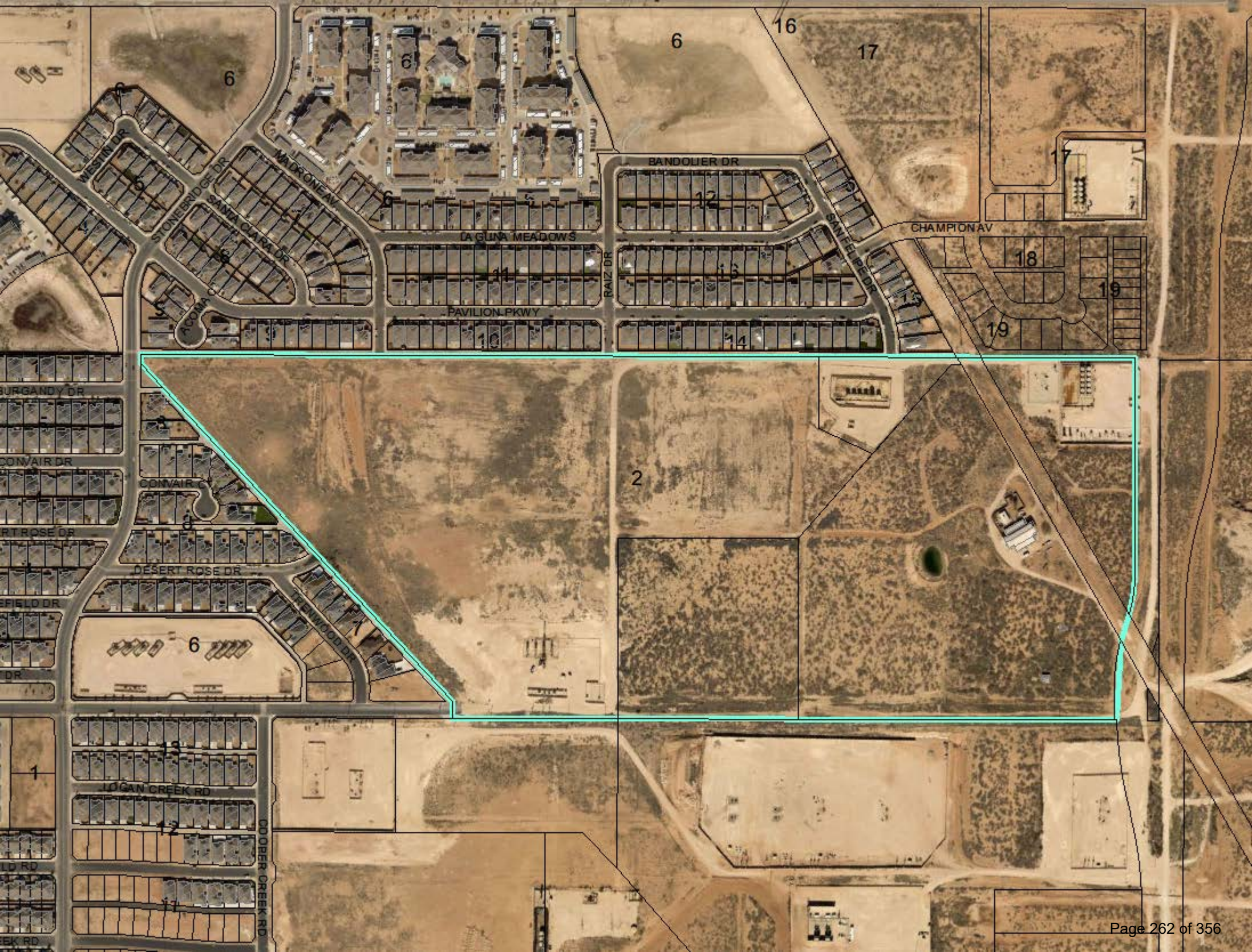
Created: 3/6/2026

SUB-23-0662

Scale: 1" = 398 '

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 USER OR THIRD PARTY.


BANDOLIER DR
LAGUNA MEADOWS
PAVILION PKWY
CHAMPION AV
RAIZ DR
SAN FELIPE DR
MADRONE AV
SANTA CLARA DR
STONEBRIDGE DR
WESTIN DR
ACOMA CT
CONVAIR DR
CONVAIR CT
DESERT ROSE DR
TRENWOOD DR
LOGAN CREEK RD
COOPER CREEK RD
BURGANDY DR

Planning and Zoning Commission Meeting

Item Number:	**18.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Moreno Addition, Section 1, being a plat of a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Adams Street and South Street.)**

Purpose:

Jennifer Ward-Nusz, on behalf of Eddyberto Moreno Gonzalez, is requesting to plat a 0.50-acre tract of land located on the east side of North Adams Street into one lot in order to obtain an address.

Current Zoning:

BP, I-20 Business 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 with Conditions)

Plat looks good and closes, but the South and East fence line is encroaching on the adjacent property.

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: South roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. Adams roadway is not built to City Standards, construct to City standards for entire platted frontage or deferral. [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)]

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: 15” sewer exists in South Street or alley N of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Existing site is developed; Keep same drainage pattern. Any proposed changes will be reviewed with building permit.

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved with Conditions)

Requesting property corners to confirm bounds.

PLANNING: (Approved with Conditions)

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

For the certificate of approval, remove the quotations for “For approval by the commission” [Informational]

Update the years on all of your certificates to "2026" [Informational]

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

In addition to the plat, the property is also in the process of being rezoned. The zone change must be approved before the final plat can be submitted. [Informational]

Staff recommends approval of the Preliminary Plat of Moreno Addition, Section 1, 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. 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. 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-26-2491, Combined Files
B. P&Z - - Moreno Addition Preliminary Plat

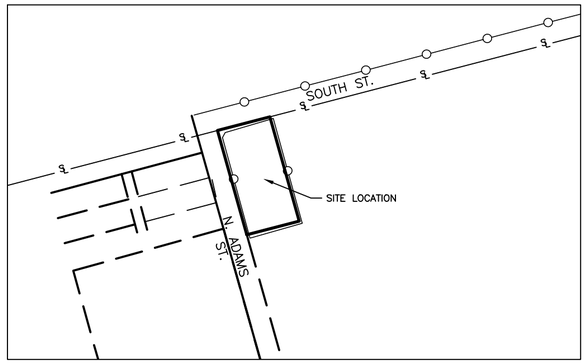
Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 3/3/2026
Final Approval - 3/10/2026

PRELIMINARY PLAT

MORENO ADDITION, SECTION 1

PROPOSED PLAT OF MORENO ADDITION, SECTION 1, BEING 0.50–ACRE TRACT OF LAND OUT OF THE SECTION 36, BLOCK 39, T–1–S, T. & P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

BEING A 0.50 ACRE TRACT OF LAND OUT OF THE SECTION 36, BLOCK 39, T–1–S, T & P RR CO SURVEY, MIDLAND COUNTY, TEXAS AND BEING THE SAME TRACT AS THAT TRACT TO EDDYBERTO MORENO GONZALEZ ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NUMBER 2024–22467, OFFICIAL PUBLIC RECORDS, MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2–INCH IRON ROD WITH CAP MARKED "SAM" (N: 10697016.37, E: 1761245.45) FOR THE NORTHWEST CORNER OF THIS TRACT IN THE NORTH LINE OF SECTION 36, AND THE SOUTH LINE OF SOUTH STREET HAVING A 40–FOOT RIGHT–OF–WAY;

THENCE N 75°21'28" E, WITH THE NORTH LINE OF SAID SECTION 36, COMMON TO THE SOUTH LINE OF SAID SOUTH STREET, A DISTANCE OF 104.01 FEET TO A FOUND 1/2–INCH IRON ROD WITH CAP MARKED "SAM" FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 15°40'27" E, WITH THE WEST LINE OF A TRACT TO MARTIN C. MEISSNER REVOCABLE TRUST ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 2797, PAGE 637, OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS, A DISTANCE OF 208.27 FEET TO A FOUND 1/2–INCH IRON ROD WITH CAP MARKED "SAM" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 75°21'28" W, WITH THE NORTH LINE OF SAID MEISSNER TRACT, A DISTANCE OF 104.01 FEET TO A FOUND 1/2–INCH IRON ROD WITH CAP MARKED "SAM" ON THE EAST RIGHT OF WAY OF NORTH ADAMS STREET, HAVING A 40–FOOT RIGHT–OF–WAY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 15°40'26" W, WITH THE EAST LINE OF SAID ADAMS STREET, A DISTANCE OF 208.27 FEET PASS TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES.

BASIS OF BEARINGS DERIVED FROM THE STATE PLANE COORDINATE SYSTEM OF 1983, NAD83 (2011), TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.999906686.

OWNERS CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EDDYBERTO MORENO GONZALEZ, AS OWNER DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "MORENO SUBDIVISION, SECTION 1", AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON

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

_____

BY: EDDYBERTO MORENO GONZALEZ
OWNER

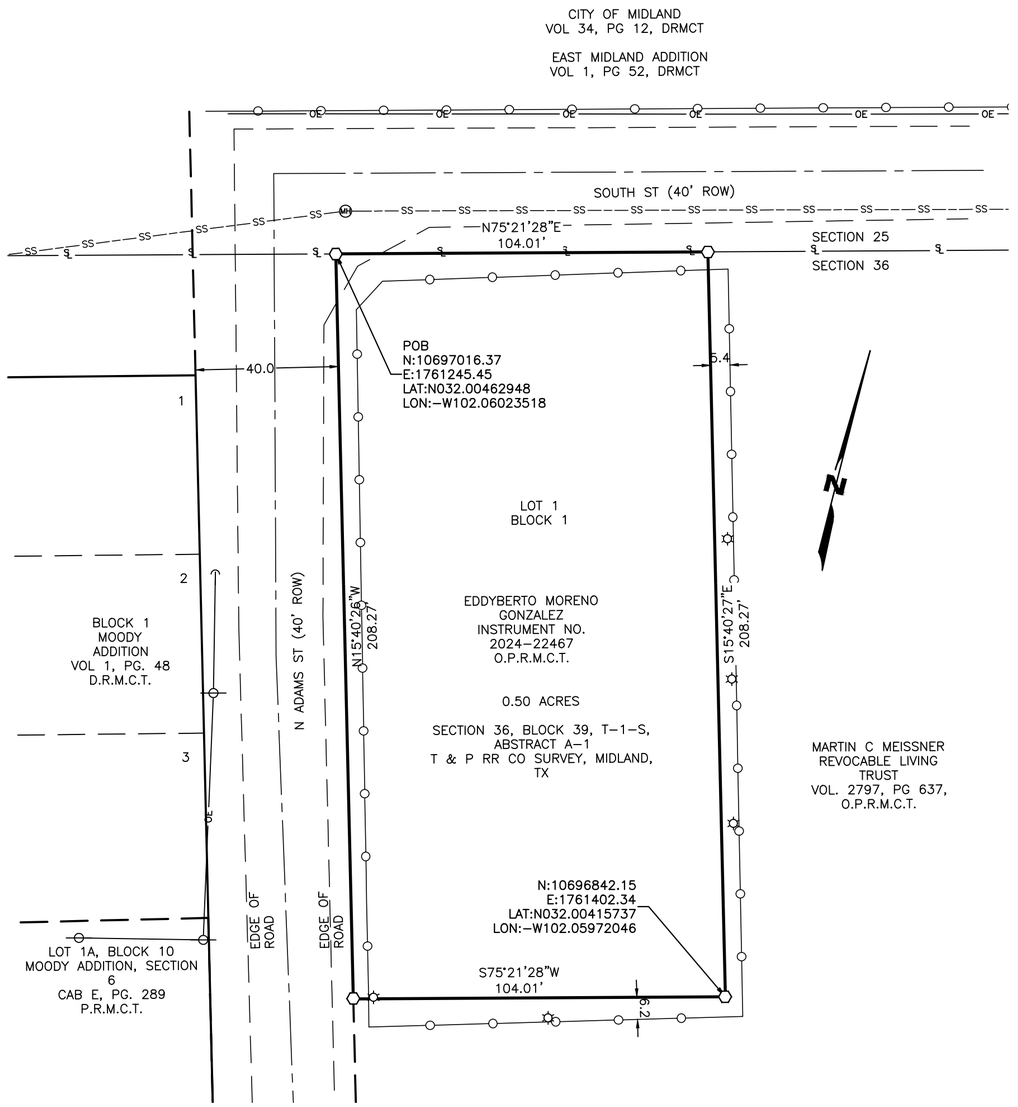
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THE DATE OF _____ BY EDDYBERTO MORENO GONZALEZ, AS OWNER.

_____

NOTARY SEAL: NOTARY PUBLIC, STATE OF TEXAS



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

_____

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

0 15 30 60
(IN FEET)
1 INCH = 30 FT

LEGEND

- SUBJECT PROPERTY
- SECTION LINE
- PROPERTY LINE
- ELECTRIC LINE
- WATER LINE
- SEWER LINE
- METAL FENCE
- POWER POLE
- LIGHT POLE
- FOUND OR SET 1/2" IR W/CAP MRK'D "SAM"
- MANHOLE
- P.R.M.C.T. — PLAT RECORDS MIDLAND COUNTY, TEXAS
- O.P.R.M.C.T. — OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS
- D.R.M.C.T. — DEED RECORDS MIDLAND COUNTY, TEXAS

OWNER INFORMATION:

EDDYBERTO MORENO GONZALEZ
611 EAST INTERSTATE 20 #D301
MIDLAND, TX 79701
(656)–251–8334

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

DATE: _____ PAGE _____.

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:

CERTIFICATE OF APPROVAL : "FOR APPROVAL BY THE COMMISSION"

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "MORENO SUBDIVISION, SECTION 1" WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

THE_____ DAY OF _____, 2025.

_____
ABRAHAM BEJIL, CHAIRMAN

_____
LANDON OCHOA, SECRETARY

NOTICE:

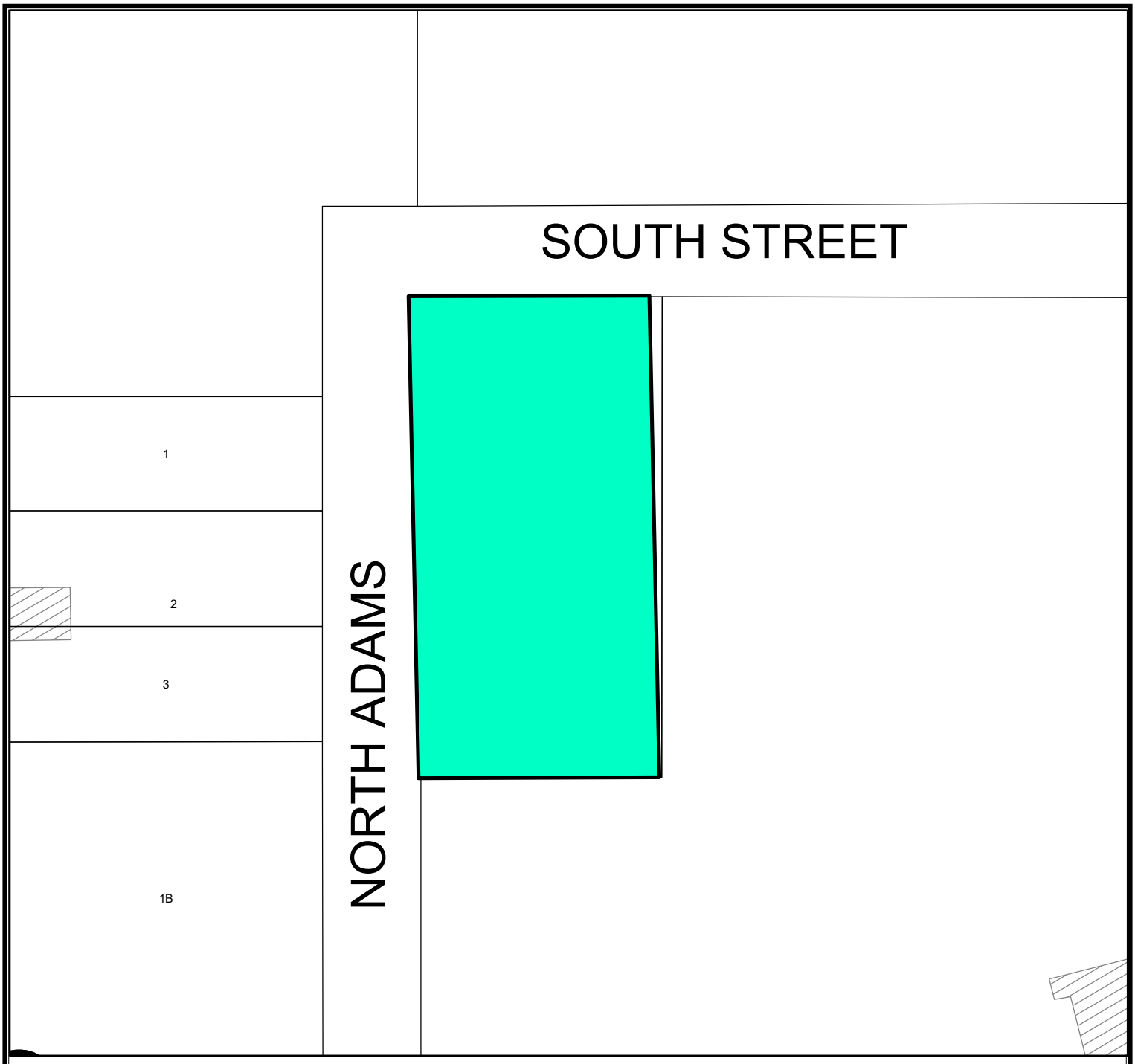
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES AND BEARINGS SHOWN HEREON ARE CONICAL LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NSRS 2011). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.999906686.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0093F, EFFECTIVE DATE 9/16/2005, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X' WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
5. ELEVATION CONTOURS SHOWN ARE BASED ON NAVD 88 ELEVATION DATUM.

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

OWNER:
EDDYBERTO MORENO GONZALEZ
611 E. INTERSTATE 20 #D301, Midland TX 79701

MORENO ADDITION, SECTION 1

SAM™
15 SMITH ROAD, SUITE 2000
MIDLAND, TX 79705
Ofc: 432.699.0601
Fax: 432.699.0661
Email: info@sam.biz
Texas Firm Registration No. 10064300



Location Map

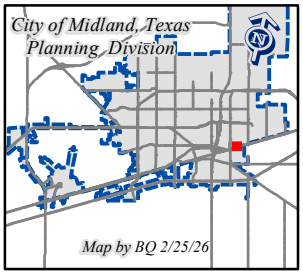
SUB-26-0945 **Scale: 1" = 600 '**

Proposed plat of Moreno Addition, Section 1, being a plat of a 0.50-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North Adams Street and South Street. (Council District 2)

L E G E N D

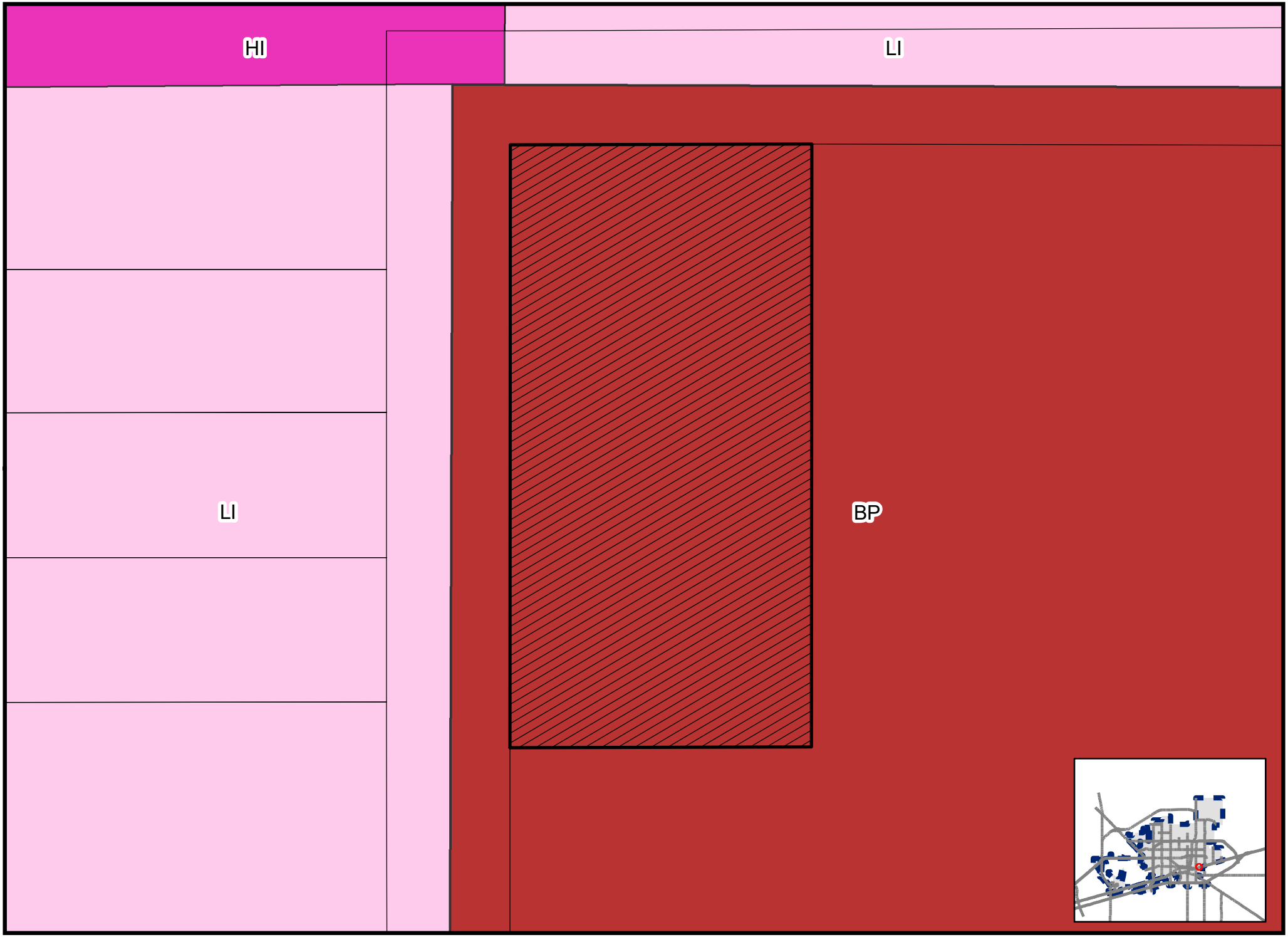
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by BQ 2/25/26

SUB-26-0945

Scale: 1" = 400'

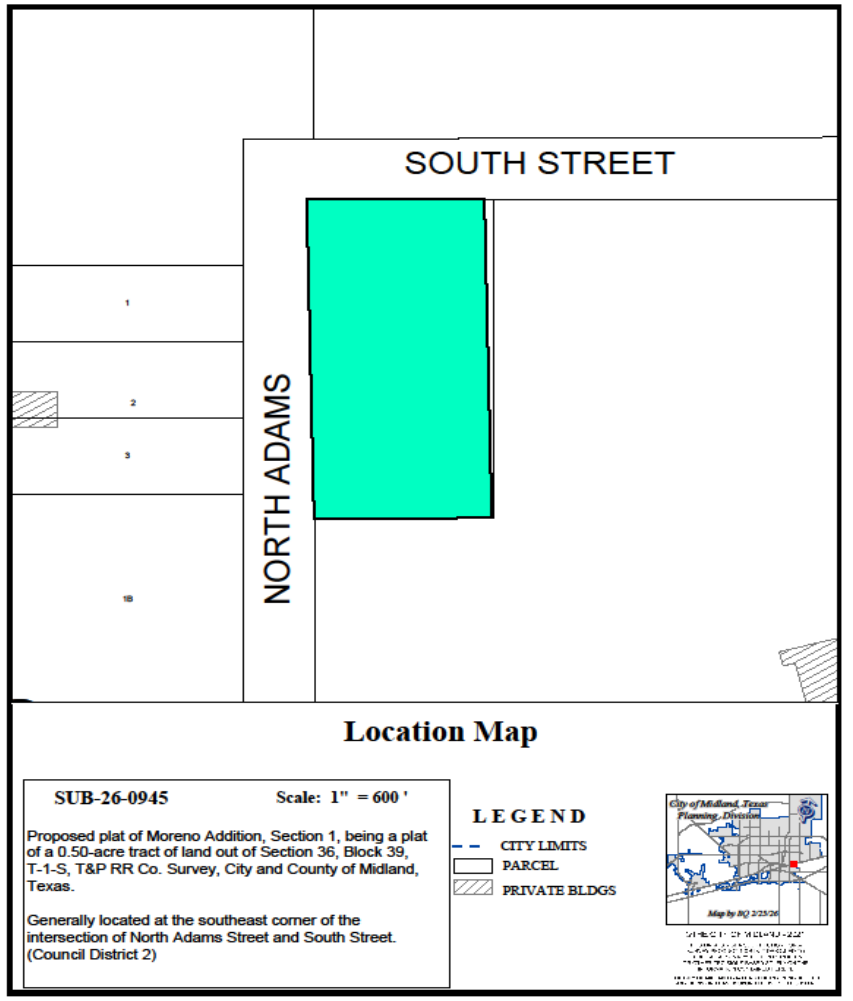
ZONING MAP

©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 DECISION MADE OR ACTION TAKEN BASED ON THE DATA CONTAINED HEREIN.

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

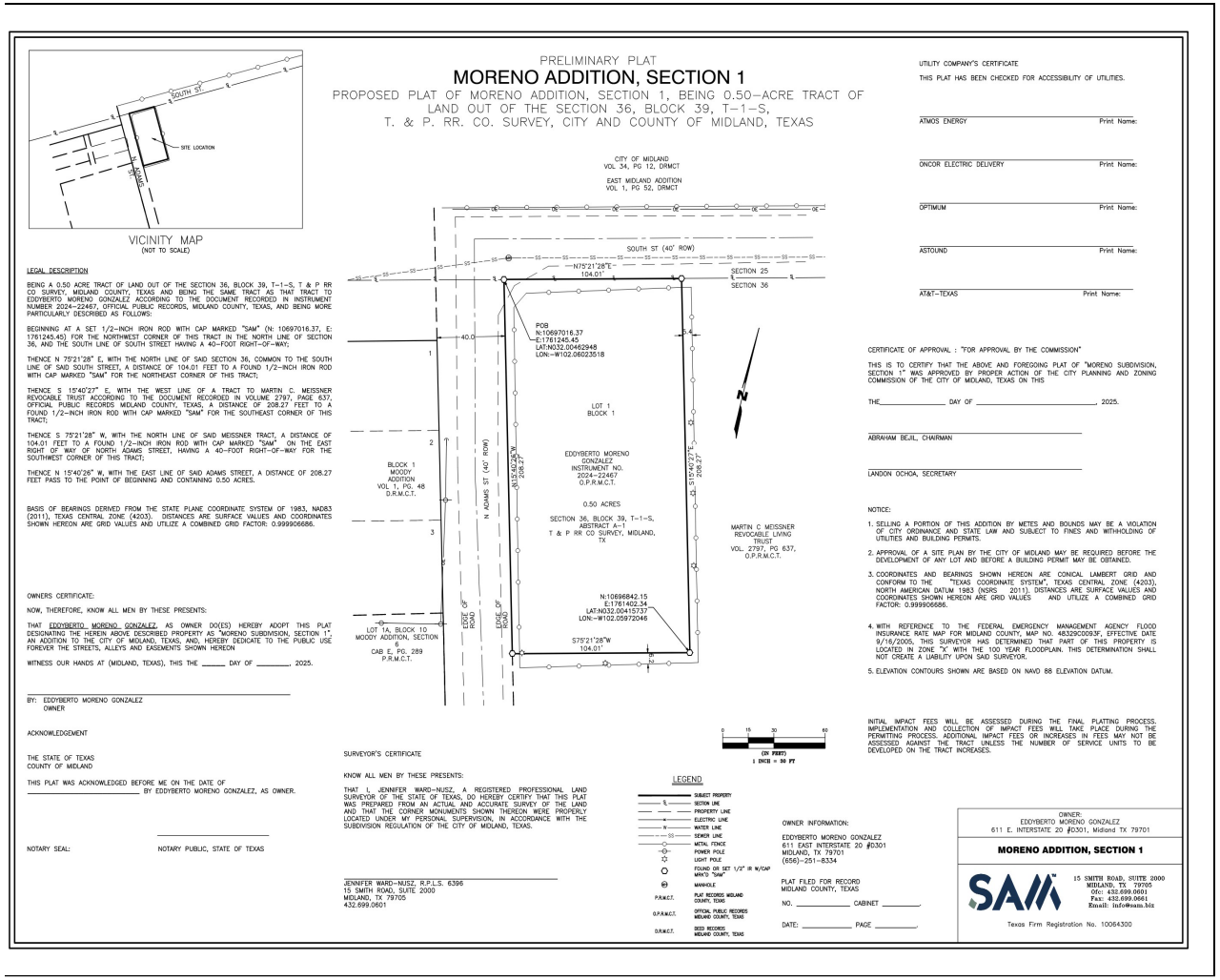
APPLICATION SUMMARY

- **Property Owner:** Eddyberto Moreno Gonzalez
- **Representative:** Jennifer Ward-Nusz, with SAM Surveying
- **Location:** Generally located at the southeast corner of the intersection of North Adams Street and South Street. (Council District 2)
- **Reason for Request:** Platting to obtain an address



PLAT DETAILS

- **Acreage:** 0.50 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



PRELIMINARY PLAT

MORENO ADDITION, SECTION 1

PROPOSED PLAT OF MORENO ADDITION, SECTION 1, BEING 0.50-ACRE TRACT OF LAND OUT OF THE SECTION 36, BLOCK 39, T-1-S, T. & P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION

BEING A 0.50 ACRE TRACT OF LAND OUT OF THE SECTION 36, BLOCK 39, T-1-S, T & P RR CO SURVEY, MIDLAND COUNTY, TEXAS AND BEING THE SAME TRACT AS THAT TRACT TO EDDYBERTO MORENO GONZALEZ ACCORDING TO THE DOCUMENT RECORDED IN INSTRUMENT NUMBER 2024-22467, OFFICIAL PUBLIC RECORDS, MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SAM" (N: 10697016.37, E: 1761245.45) FOR THE NORTHWEST CORNER OF THIS TRACT IN THE NORTH LINE OF SECTION 36, AND THE SOUTH LINE OF SOUTH STREET HAVING A 40-FOOT RIGHT-OF-WAY;

THENCE N 75°21'28" E, WITH THE NORTH LINE OF SAID SECTION 36, COMMON TO THE SOUTH LINE OF SAID SOUTH STREET, A DISTANCE OF 104.01 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 15°40'27" E, WITH THE WEST LINE OF A TRACT TO MARTIN C. MEISSNER REVOCABLE TRUST ACCORING TO THE DOCUMENT RECORDED IN VOLUME 2797, PAGE 637, OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS, A DISTANCE OF 208.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SAM" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 75°21'28" W, WITH THE NORTH LINE OF SAID MEISSNER TRACT, A DISTANCE OF 104.01 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SAM" ON THE EAST RIGHT OF WAY OF NORTH ADAMS STREET, HAVING A 40-FOOT RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 15°40'26" W, WITH THE EAST LINE OF SAID ADAMS STREET, A DISTANCE OF 208.27 FEET PASS TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES.

BASIS OF BEARINGS DERIVED FROM THE STATE PLANE COORDINATE SYSTEM OF 1983, NAD83 (2011), TEXAS CENTRAL ZONE (4203). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.999906686.

OWNERS CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EDDYBERTO MORENO GONZALEZ, AS OWNER DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS "MORENO SUBDIVISION, SECTION 1", AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN HEREON

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

BY: EDDYBERTO MORENO GONZALEZ
OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THE DATE OF _____ BY EDDYBERTO MORENO GONZALEZ, AS OWNER.

NOTARY SEAL: NOTARY PUBLIC, STATE OF TEXAS

CITY OF MIDLAND VOL 34, PG 12, DRMCT

EAST MIDLAND ADDITION VOL 1, PG 52, DRMCT

SOUTH ST (40' ROW)

N75°21'28"E 104.01'

SECTION 25 / SECTION 36

POB N:10697016.37 E:1761245.45 LAT:N032.00462948 LON:-W102.06023518

LOT 1 BLOCK 1

EDDYBERTO MORENO GONZALEZ INSTRUMENT NO. 2024-22467 O.P.R.M.C.T.

0.50 ACRES

SECTION 36, BLOCK 39, T-1-S, ABSTRACT A-1 T & P RR CO SURVEY, MIDLAND, TX

N:10696842.15 E:1761402.34 LAT:N032.00415737 LON:-W102.05972046

S75°21'28"W 104.01'

S 15°40'27"E 208.27'

N 15°40'26"W 208.27'

N ADAMS ST (40' ROW)

BLOCK 1 MOODY ADDITION VOL 1, PG. 48 D.R.M.C.T.

LOT 1A, BLOCK 1 MOODY ADDITION, SECTION 6 CAB E, PG. 289 P.R.M.C.T.

EDGE OF ROAD

MARTIN C MEISSNER REVOCABLE LIVING TRUST VOL. 2797, PG 637, O.P.R.M.C.T.

0 15 30 60 (IN FEET) 1 INCH = 30 FT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

JENNIFER WARD-NUSZ, R.P.L.S. 6396
15 SMITH ROAD, SUITE 2000
MIDLAND, TX 79705
432.699.0661

LEGEND

SUBJECT PROPERTY
SECTION LINE
PROPERTY LINE
ELECTRIC LINE
WATER LINE
SEWER LINE
METAL FENCE
POWER POLE
LIGHT POLE
FOUND OR SET 1/2" IR W/CAP MKD "SAM"
MANHOLE
P.R.M.C.T. PLAT RECORDS MIDLAND COUNTY, TEXAS
O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS
D.R.M.C.T. DEED RECORDS MIDLAND COUNTY, TEXAS

OWNER INFORMATION:

EDDYBERTO MORENO GONZALEZ
611 EAST INTERSTATE 20 #0301
MIDLAND, TX 79701
(656)-251-8334

PLAT FILED FOR RECORD MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

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:

CERTIFICATE OF APPROVAL : "FOR APPROVAL BY THE COMMISSION"

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF "MORENO SUBDIVISION, SECTION 1" WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

THE_____ DAY OF _____, 2025.

ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES AND BEARINGS SHOWN HEREON ARE CONICAL LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NSRS 2011). DISTANCES ARE SURFACE VALUES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND UTILIZE A COMBINED GRID FACTOR: 0.999906686.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0093F, EFFECTIVE DATE 9/16/2005, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
5. ELEVATION CONTOURS SHOWN ARE BASED ON NAVD 88 ELEVATION DATUM.

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

OWNER:
EDDYBERTO MORENO GONZALEZ
611 E. INTERSTATE 20 #0301, Midland TX 79701

MORENO ADDITION, SECTION 1

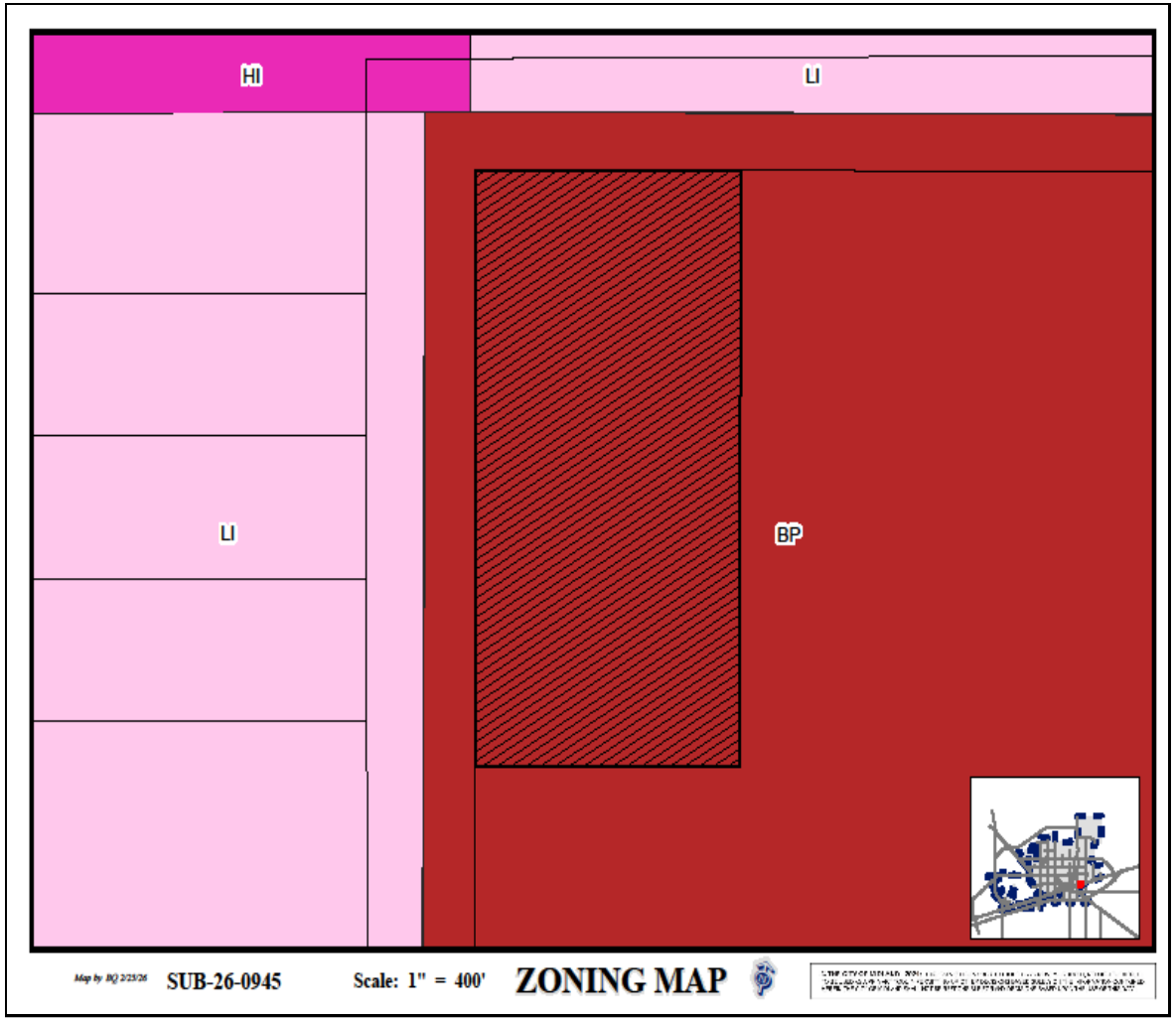
SAM
15 SMITH ROAD, SUITE 2000
MIDLAND, TX 79705
Ofc: 432.699.0661
Fax: 432.699.0661
Email: info@sam.biz

Texas Firm Registration No. 10064300

MIDLAND Be the Energy!

ZONING

- **Current Zoning:** BP, I-20 Business Park District
- **Surrounding Zoning:**
  - **North/West:** LI, Light Industrial District
  - **South/East:** BP, I-20 Business Park District



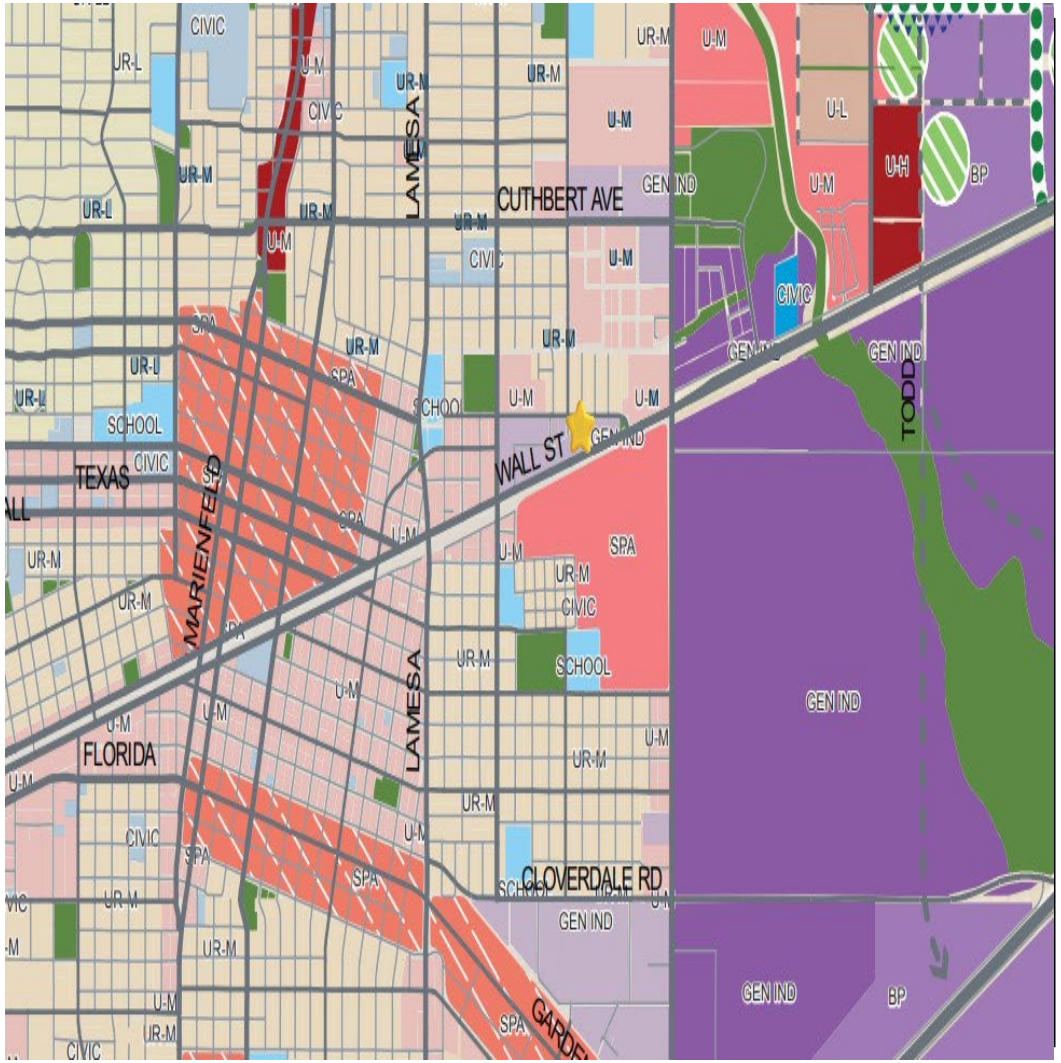
MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West:** COM Operations Center
  - **East/South:** Vacant Land
- **Proposed Use:** Mechanic Shop

COMPREHENSIVE PLAN

- **Land Use Designation:** General Industrial, (GI)
- **Supported Uses:** All types of industrial, include manufacturing, warehousing, and office/industrial flex space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the plat, a zone change request has been submitted for this property.

7

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. 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. 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. 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 16, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Elkins Road Addition, Section 1, being a plat of a 21.560-acre tract of land out of Sections 28 and 33, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72.)

Purpose:

Maverick Engineering, on behalf of Boss Land, LLC, is requesting to plat a 21.560-acre tract of land located on the east side of Elkins Road into eight lots for future residential and commercial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

Everything looks good, plat closes

ADDRESSING: (Approved)

County - To be addressed by MECD

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Elkins and N CR 1148 road is sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: 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)] GAC need to be revised and resubmitted. [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 letter has been approved for plating purposes. [For Applicant’s Information Only.]

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

DIMENSION: * * *

OTHER: FEMA FIRM # is incorrect. [For Applicant’s Information Only.]

TRANSPORTATION: (Approved)

No 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)

Not in the City limits- no oil or gas jurisdiction. This area has a non-permitted well and a tank battery in proximity to the property operated by Pioneer Natural Resources USA, Inc., Please identify the following: • the well bore of the PRICE-BUSH-ELKIN #1U (API #32910321) and add a 135' radius • the tank battery located on the PRICE-BUSH-ELKIN #1U well pad and add a 150' radius around each tank • ADD TO DEVELOPER'S NOTES: No occupied residence or commercial buildings are allowed within the135' well radius or 150' tank radius. Notes: The required minimum distance from any structure to a wellbore is 135'. The well measurement is from the wellbore. The required minimum distance from any structure to a tank battery is 150'. The tank battery measurement would be from the outsides of the tanks. Failure to recognize and illustrate spacing could prevent receiving city permits for structures. Please provide evidence of communication between the developer and the operator (Pioneer Natural Resources, USA, 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.

GIS: (Approved)

Depict City Limits line. Is there an easement for Elkins Rd west of plat? (Does not appear to be dedicated.) Southwestern portion of this plat appears to be dedicated as Elkins Rd, please confirm.

ONCOR: (Approved)

No conflicts or objections to plat.

AT&T: (Approved)

No issues.

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 Elkins Road Addition, Section 1, PLAT OF A 21.5 ACRE TRACT OF LAND OUT OF THE NORTHWEST ¼ OF SECTION 27, BLOCK 33, SOUTHWEST/4 OF SECTION 28 BOTH IN BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY each lot is 2.6 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

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

Staff recommends approval of the Preliminary Plat of Elkins Road Addition, Section 1, subject

to the following conditions.

Conditions:

A. Proof of ownership must be provided at 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]

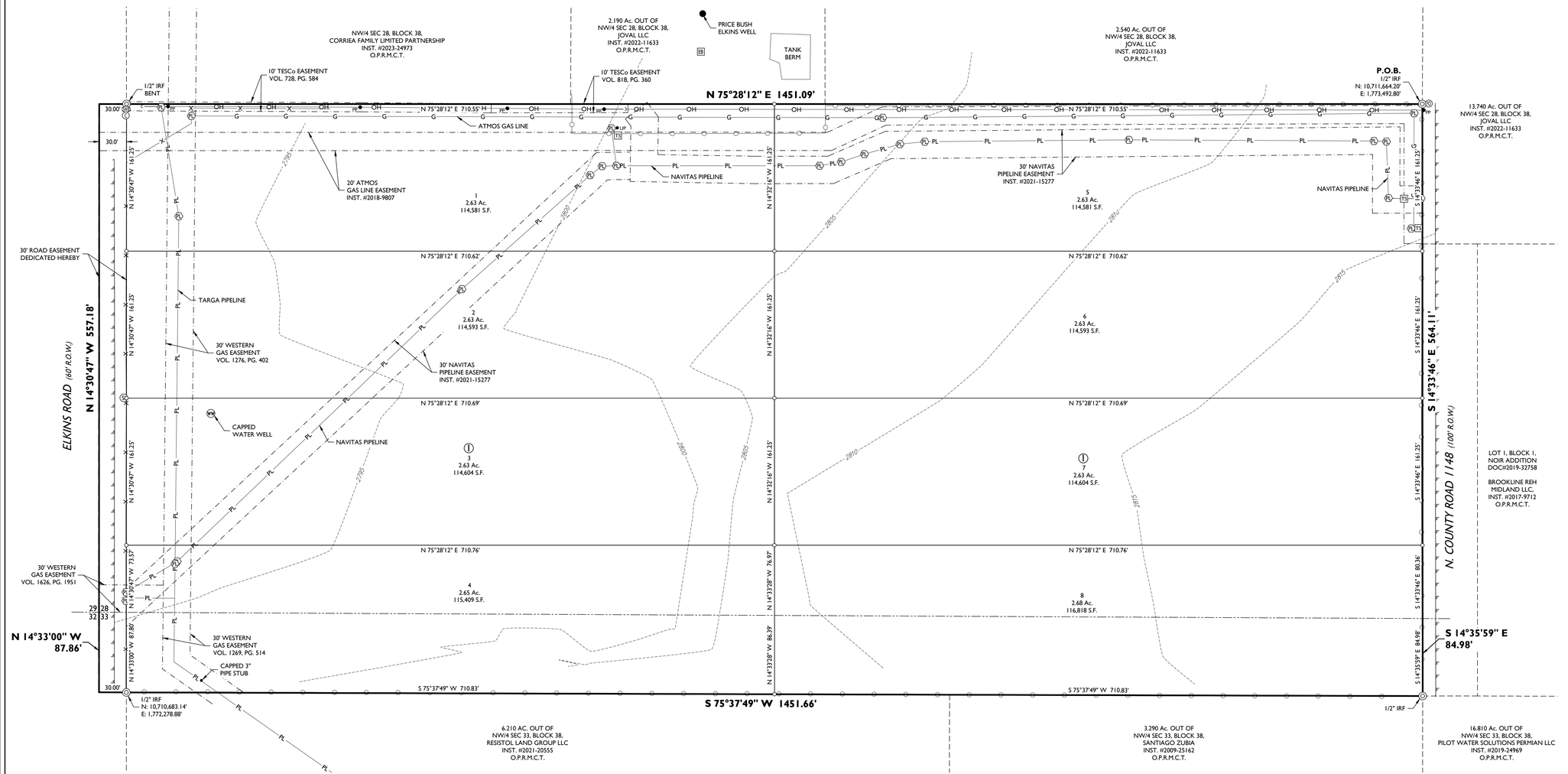
C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

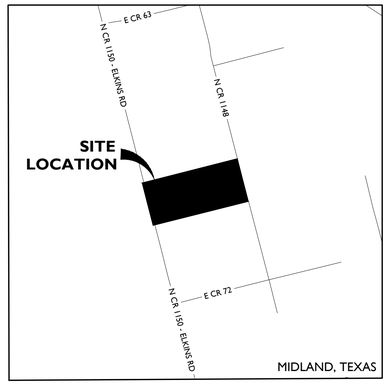
Attachments:
A. P-26-2492, Elkins Road Addition, Section 1, Combined
B. P&Z - - Elkins Road Addition, Section1 , Preliminary Plat

Lori Elliott, Development Services — Created/Initiated - 3/12/2026
Landon Ochoa, Development Services — Final Approval - 3/12/2026

ELKINS ROAD ADDITION, SECTION 1

BEING A 21.560 ACRE TRACT OF LAND OUT OF THE NW/4 OF SECTION 33 AND THE SW/4 OF SECTION 28,
BOTH IN BLOCK 38, T-1-S, T&P RWY CO. SURVEY,
MIDLAND COUNTY, TEXAS





VICINITY MAP

N.T.S.

0' 60' 120' 180'

SCALE 1" = 60'

LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- LOT CORNER
- EXISTING CABLE PEDISTAL
- EXISTING ELECTRIC BREAKER BOX
- EXISTING FIBER OPTIC MARKER
- EXISTING GUY ANCHOR
- EXISTING PIPELINE MARKER
- EXISTING PIPELINE TEST STATION
- EXISTING POWER POLE
- EXISTING SOUTHWESTERN BELL MANHOLE
- EXISTING UTILITY POLE
- EXISTING WATER WELL
- EXISTING PIPE STUB
- EXISTING OIL WELL - PRODUCING
- EXISTING SIGN
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- SECTION LINE
- EASEMENT LINE
- EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING CHAINLINK FENCE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND PIPELINE
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- P.O.B. POINT OF BEGINNING

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BOSS LAND INC, / JEREMY SANDERS, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTIONS 33 & 28, 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 BOSS LAND INC, / JEREMY SANDERS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS ELKINS ROAD ADDITION, SECTION 1, 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: BOSS LAND INC, JEREMY SANDERS

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 BOSS LAND INC, / JEREMY SANDERS, 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

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. *BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983.*
3. *1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

FEMA NOTE

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ELKINS ROAD 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_____ 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: _____

PROPERTY OWNER

BOSS LAND INC,
JEREMY SANDERS
4200 EAST RIDGE,
ODESSA, TEXAS - 79762
PHONE #432-553-6640
DEED INSTRUMENT #2017-11913

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 MIDLAND, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL CORNERS AND MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SURVEYING RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF TEXAS.

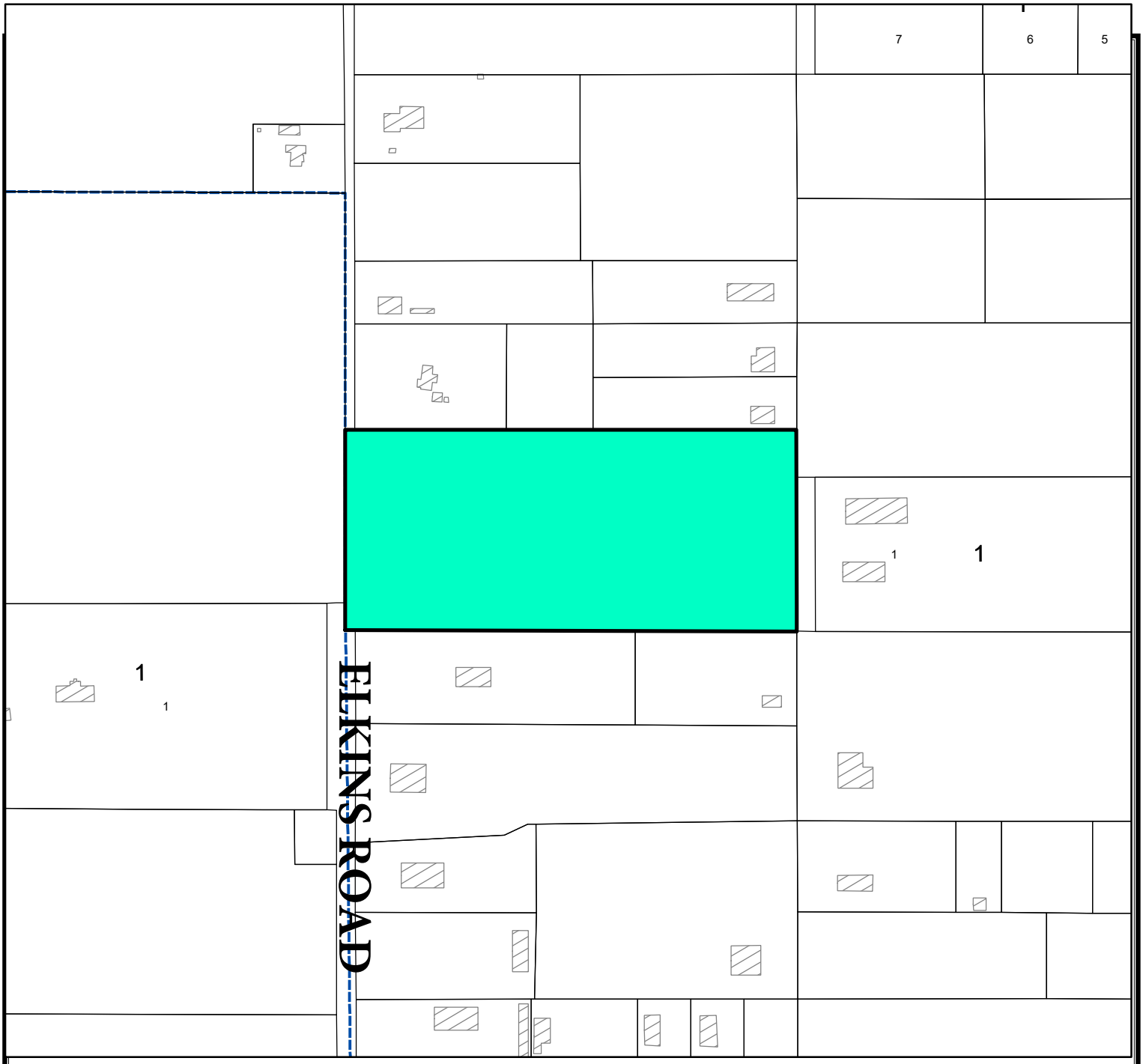
GREGORY W. SHOULTS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6356
MAVERICK CIVIL & SURVEY, LLC FIRM #10194514
1909 WEST WALL STREET, SUITE, K
MIDLAND, TX 79701

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.

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

ELKINS ROAD ADDITION, SECTION 1

Drawing : F:\2025\250180-BOSS LAND-ELKINS ROAD PLAT\DRAWINGS\PLAT\SKETCH PLAT\250180 PRELIM PLAT.DWG Last Saved By: SDavis on 2/12/26



Location Map

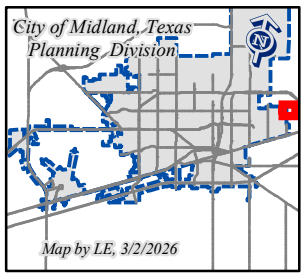
SUB-26-0946 **Scale: 1" = 3,000'**

Proposed plat of Elkins Road Addition, Section 1, being a plat of a 21.560-acre tract of land out of Sections 28 and 33, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72. (Extraterritorial Jurisdiction)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

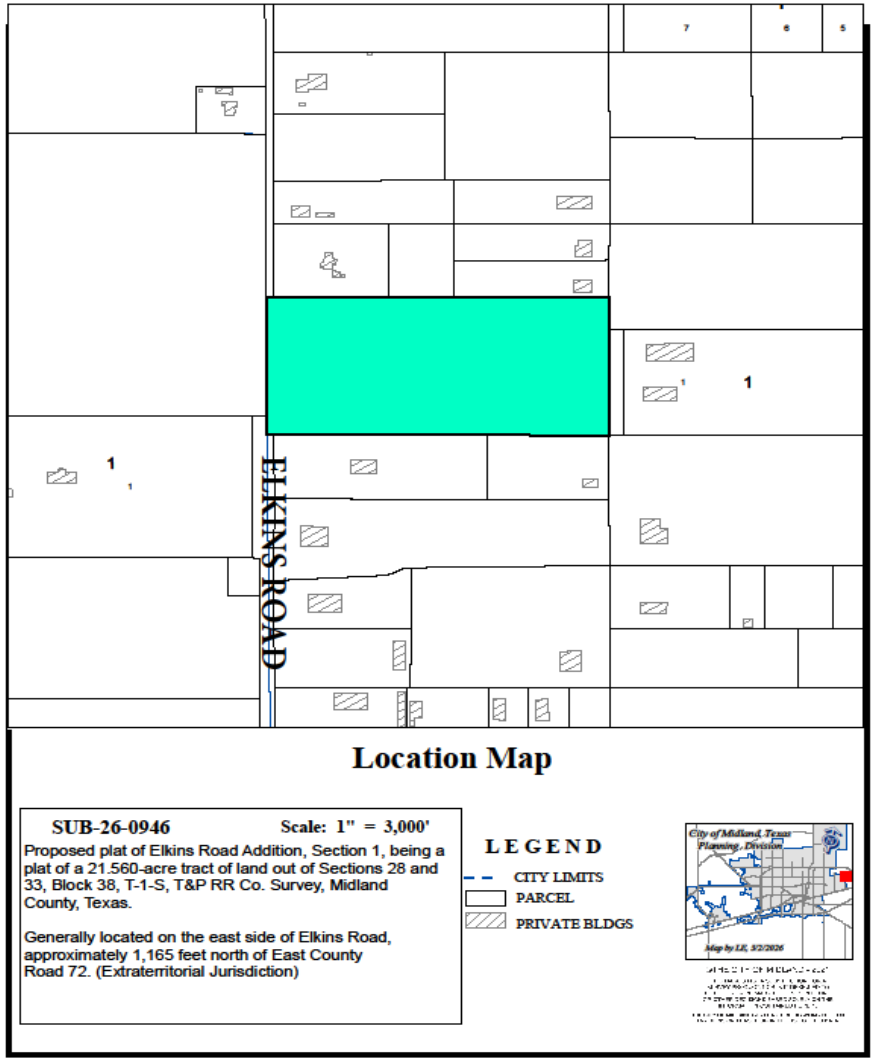
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

ELKINS ROAD

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

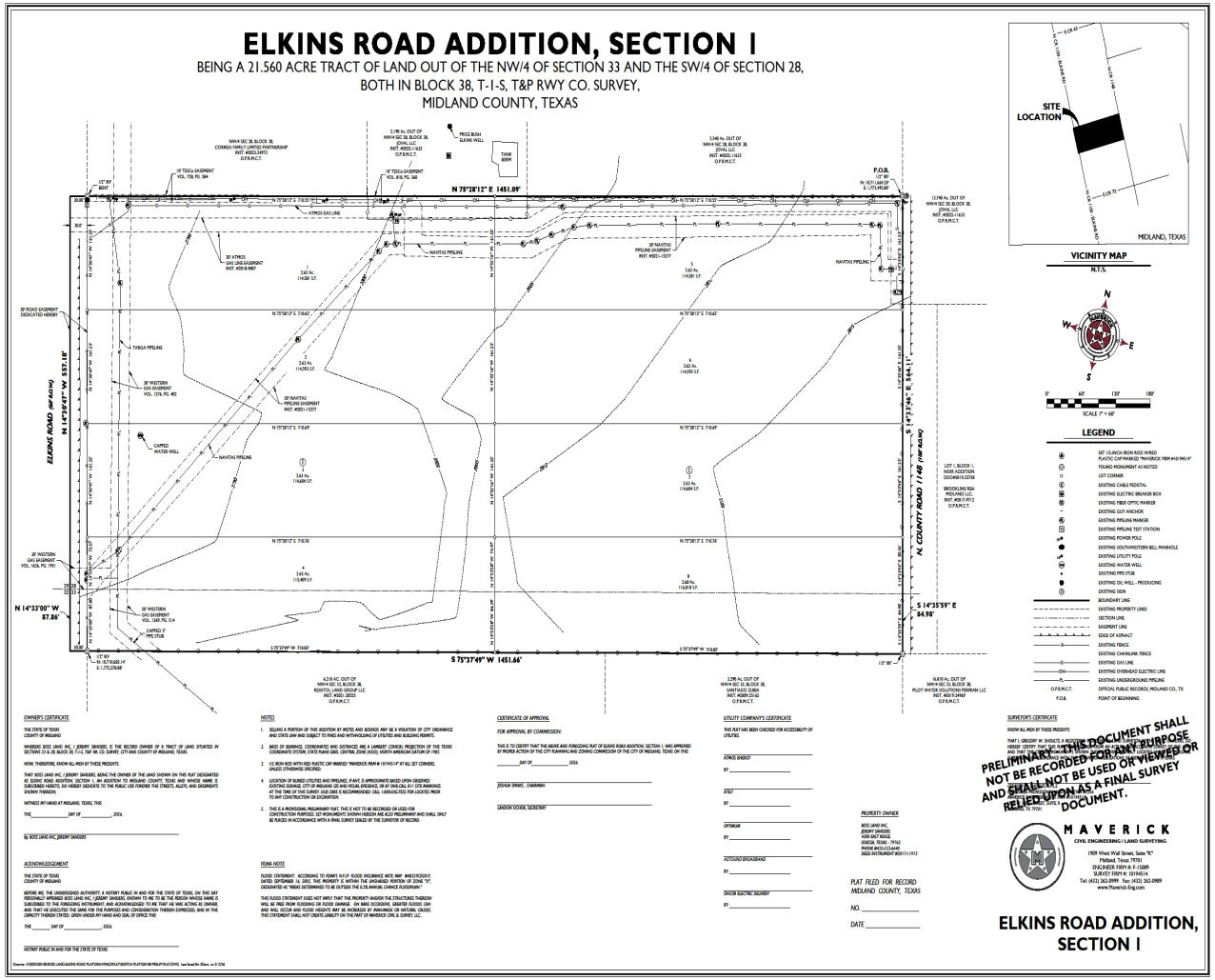
APPLICATION SUMMARY

- **Property Owner:** Boss Land, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential and commercial development



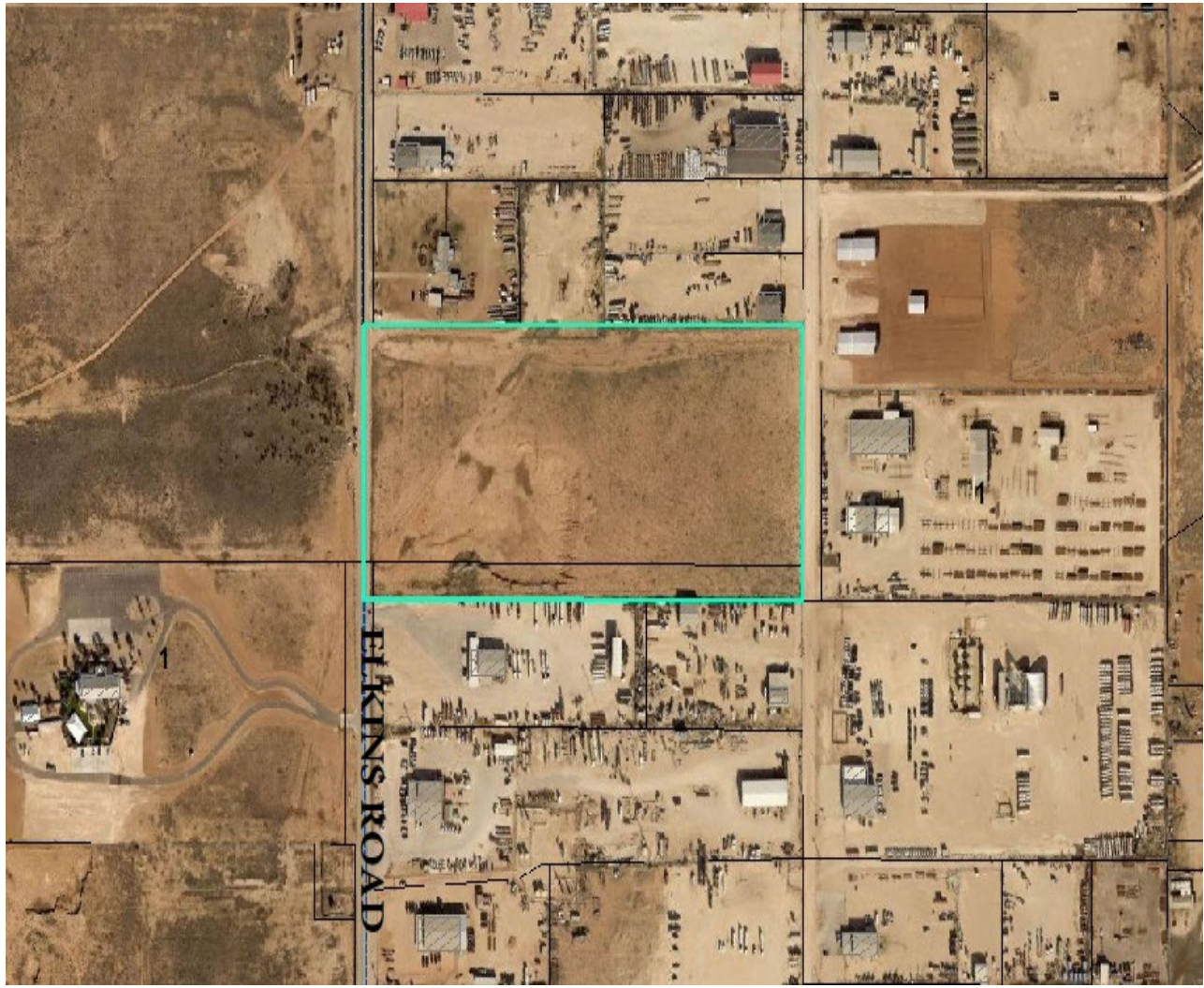
PLAT DETAILS

- **Acreage:** 21.560 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 8



LAND USE

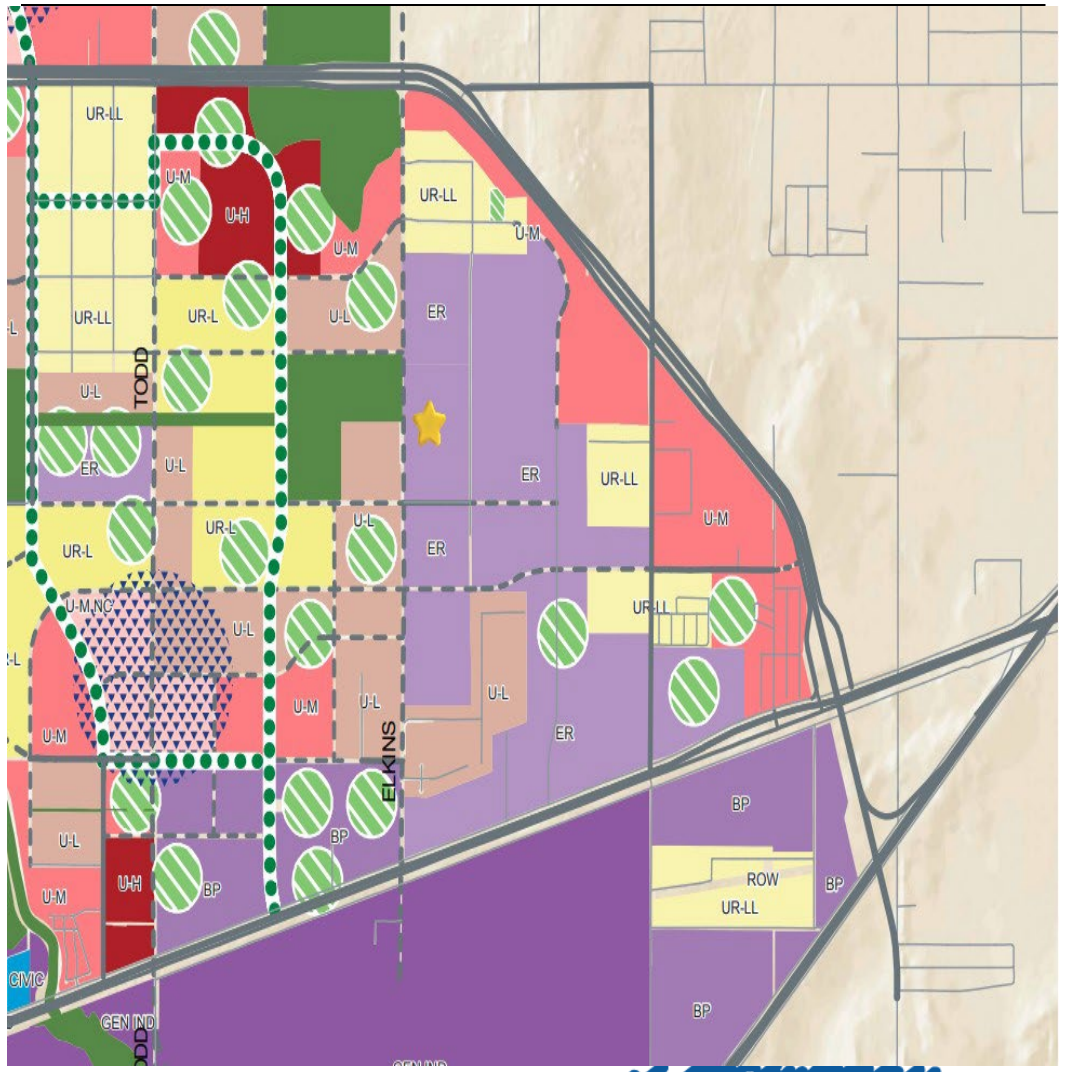
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/East:** Commercial/Industrial Use
  - **West:** Vacant Land
- **Proposed Use:** Residential and Commercial Development



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve, (ER)
- **Supported Uses:** Centers with major business uses, such as lower intensity industries. Multi-family may be appropriate when integrated with above uses.
- The request is partially compatible with the *Tall City Tomorrow Comprehensive Plan,* as the residential development would not be in line with the Plan.



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. 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:	**20.**
Meeting Date:	**March 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Claydesta Plaza North, Section 8, being a replat of Lot 8, and the north 0.286-acres of Lot 7, Block 2, Claydesta Plaza North, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Sharp Lane and North Big Spring Street.)**

Purpose:

Maverick Engineering, on behalf of Midland Northtown Development, LLC, is requesting to replat a property located on the south side of Sharp Lane into one lot in order to develop a quick-service restaurant.

Current Zoning:

RR, Regional Retail District, and PD, Planned Development District for Office Center

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Plans for the paving improvements on Sharp Lane have been approved, improvements have to be completed by final phase or submit a timing deferral . Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required on TxDOT ROW excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: 8” water exists in Bog Spring Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

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

DRAINAGE: Drainage letter has been submitted and it's currently under review. [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.]

OIL AND GAS: (Approved with Conditions)

There are multiple permitted wells (Knight & Chaparral Wells) to the west of the property that will need to be identified on the plat. Include a radius circle of 500’ as it falls into the plat area. Include a minimum distance radius of 135’ (with approved variance) for each well. Any

occupied residence or commercial building within the 500 ft. radius would require a variance from City Council for a building permit. The developer will want to meet and obtain an agreement with the Operator- concerning the set- back distance as part of the variance request which would be presented to the Building Official. Contact Building official for variance procedures for building permits. The well measurements are from the wellbore. These wells are operated by Permian Deep Rock Oil Co., LLC.(Midland Petro DC Partners LLC) Oil & Gas wells not identified or left off a plat could prevent receiving city permits for structures. Add in DEVELOPMENT NOTES – • Any occupied residence or commercial building within the 500' radius would require a variance from City Council for a building permit. • No occupied residence or commercial buildings are allowed within the 135' well radius.

GIS: (Approved)

Label parcel north of Sharp Ln.

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat

SURVEYOR: (Approved)

Everything looks good, plat closes.

HEALTH: (Approved)

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

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

Legal description should read "Being a replat of Lot 8, and the north 0.286 acres of Lot 7, Block 2, Claydesta Plaza North, Section 6, City and County of Midland, Texas." [Informational]

Approval of a zone change will be required before final plat submittal. [Midland City Code 11-2-3(D)8(b)]

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.) [Midland City Code 11-2-3(A)1(d)]

Staff recommends approval of the Preliminary Plat of Claydesta Plaza North, Section 8, subject to the following conditions:

Conditions:

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

B. 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)]

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:

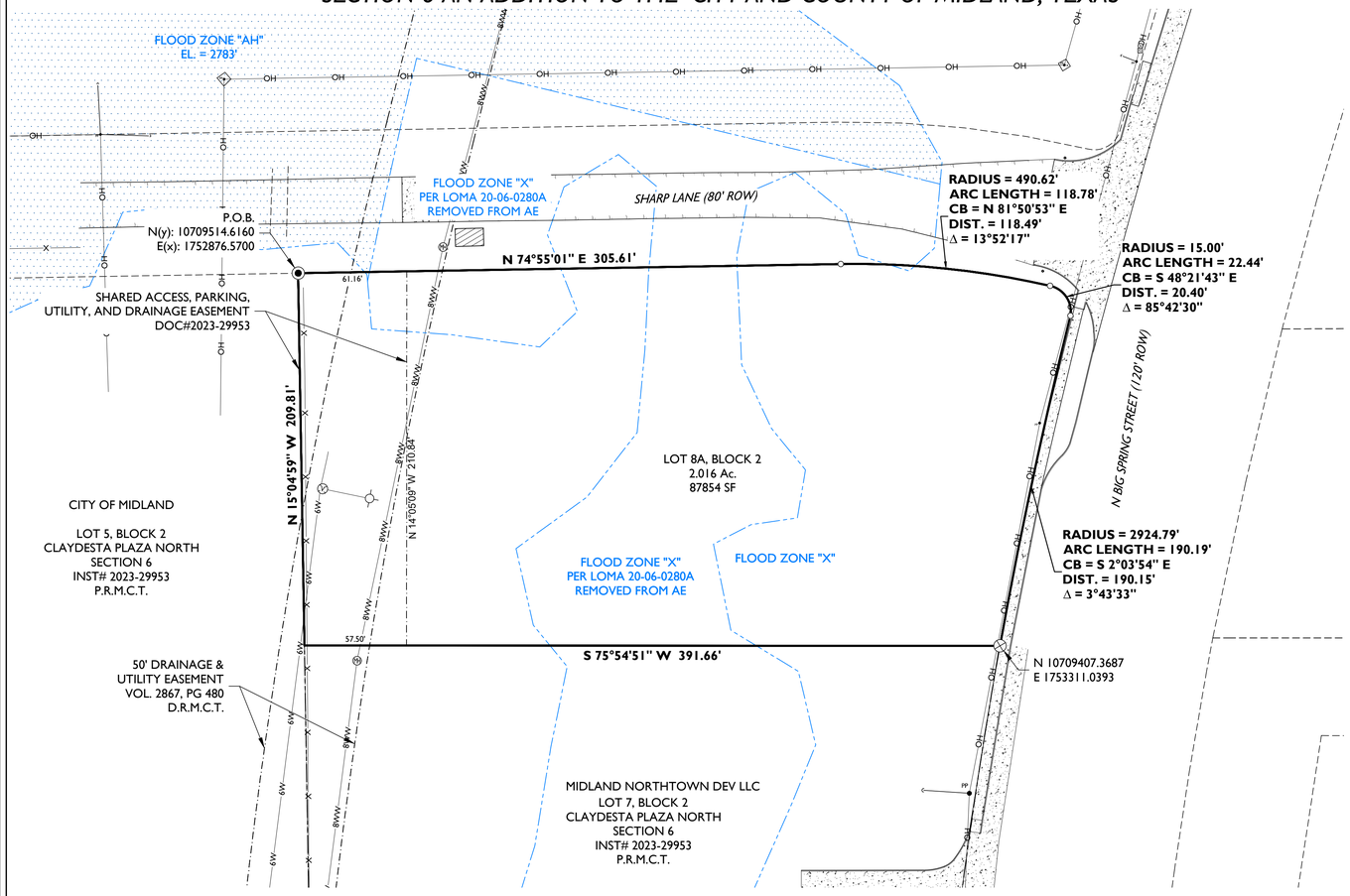
A. P-26-2490, Combined files
B. P&Z - - Claydesta Plaza North, Section 8, Preliminary Plat

Madelim Jaquez, Development Services	Created/Initiated - 3/6/2026
Landon Ochoa, Development Services	Final Approval - 3/11/2026

CLAYDESTA PLAZA NORTH

SECTION 8

REPLAT OF LOT 8, AND THE NORTH 0.286 ACRES OF LOT 7, BLOCK 2 CLAYDESTA PLAZA NORTH ADDITION, SECTION 6 AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MIDLAND NORTHTOWN DEVELOPMENT LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 14, BLOCK 39, T-1-S, T&P. RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIDLAND NORTHTOWN DEVELOPMENT LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CLAYDESTA PLAZA NORTH, SECTION 8, 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: MITCH MALOUF FOR MIDLAND NORTHTOWN DEVELOPMENT 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

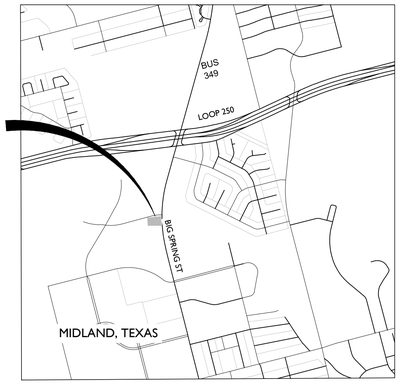
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOLLENBERGER 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. SHOLLENBERGER 5363356
MAVERICK ENGINEERING (TX. FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



VICINITY MAP

N.T.S.

0' 40' 80' 120'

SCALE 1" = 40'

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CLAYDESTA PLAZA NORTH, SECTION 8, 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

LEGEND

- LOT CORNER
- SET 1/2" IRON ROD WITH RED CAP MARKED "MAVERICK FIRM # 10194514"
- SET "+" IN CONCRETE
- MANHOLE
- PP POWER POLE
- GUY ANCHOR
- BOUNDARY LINE
- PROPERTY LINES
- FENCE
- OH OVERHEAD ELECTRIC LINE
- 6WW 6" WASTEWATER
- 8WW 8" WASTEWATER
- 6W 6" WATER MAIN
- CONCRETE
- PAVEMENT
- FLOOD PLAIN

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0087F, DATED SEPTEMBER 16, 2005, A PORTION OF THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." A PORTION OF THIS PROPERTY IS WITHIN ZONE "AH" DESIGNATED AS "AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND, WITH 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. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES. THIS AREA HAS A BASE FLOOD ELEVATION OF 2,783 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..

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999896911 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOT(S) IS/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.*
5. *LOT 8A BLOCK 2, HEREON TO OBSERVE THE JOINT ACCESS, CROSS-ACCESS, AND PARKING EASEMENT AS DEDICATED BETWEEN LOTS 2A & 2B, BLOCK 14, CLAYDESTA PLAZA, SECTION 14, AS FILED IN CABINET "L", PAGE 198, P.R.M.C.T.*

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

PROPERTY OWNER

MIDLAND NORTHTOWN DEVELOPMENT LLC
6 DESTA DR STE 5725
MIDLAND, TX 79705
DEED INSTRUMENT #2021-30960 AND 2007-16845
PHONE # (432) 688-3008

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

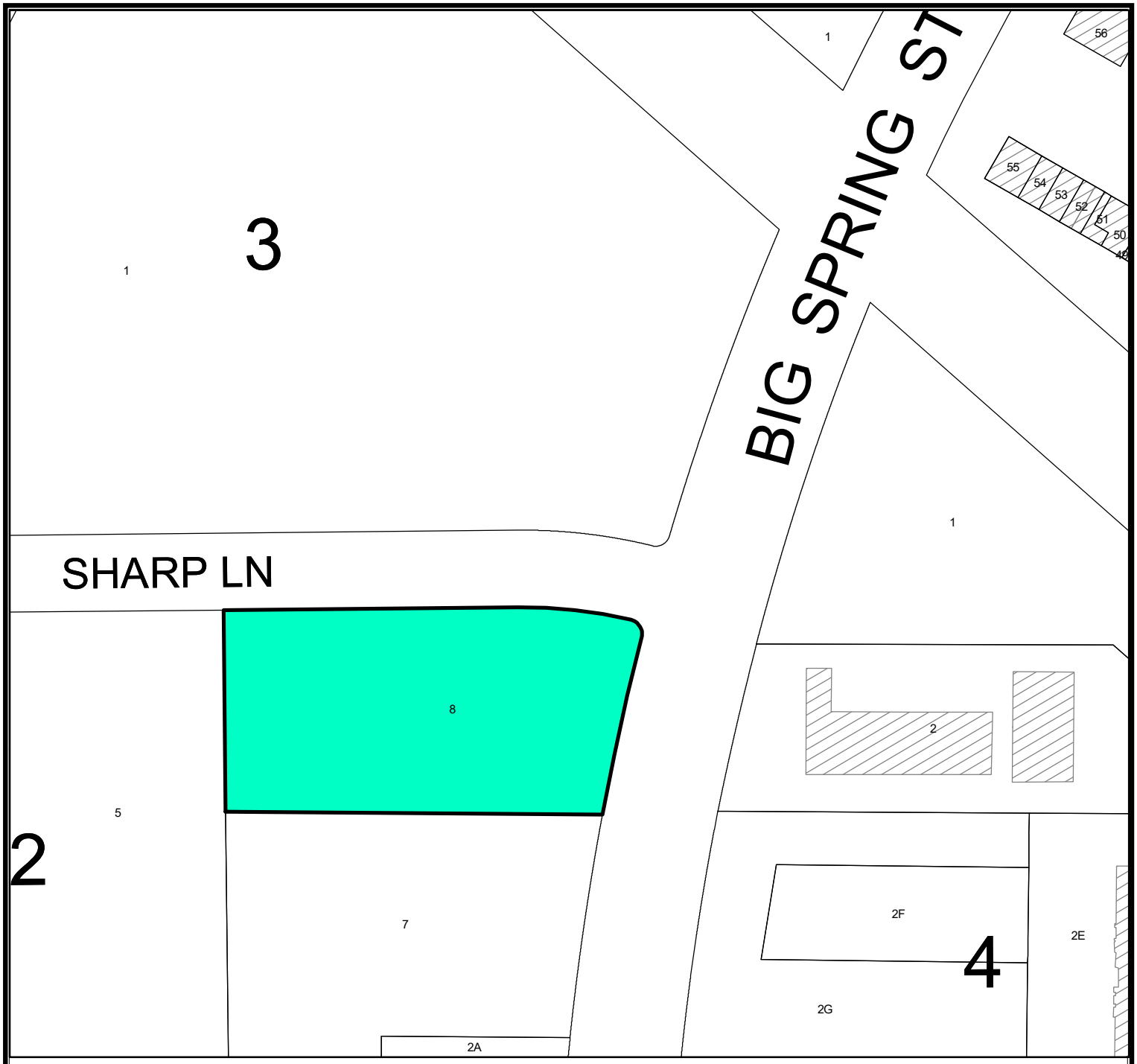
NO. _____

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

CLAYDESTA PLAZA NORTH SECTION 8

Drawing : F:\2025\250150-CLAYDESTA-BIG SPRING CHICK-FIL-A\DRAWINGS\PLAT\250150 PRELIM PLAT.DWG Last Saved By: SDavis on 2/17/26



Location Map

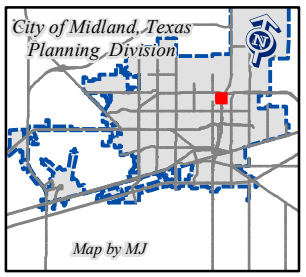
SUB-26-0944 **Scale: 1" = 149'**

Proposed plat of Claydesta Plaza North, Section 8, being a replat of Lot 8, and the north 0.286 acres of Lot 7, Block 2, Claydesta Plaza North, Section 6, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of Sharp Lane and North Big Spring Street. (Council District 3)

LEGEND

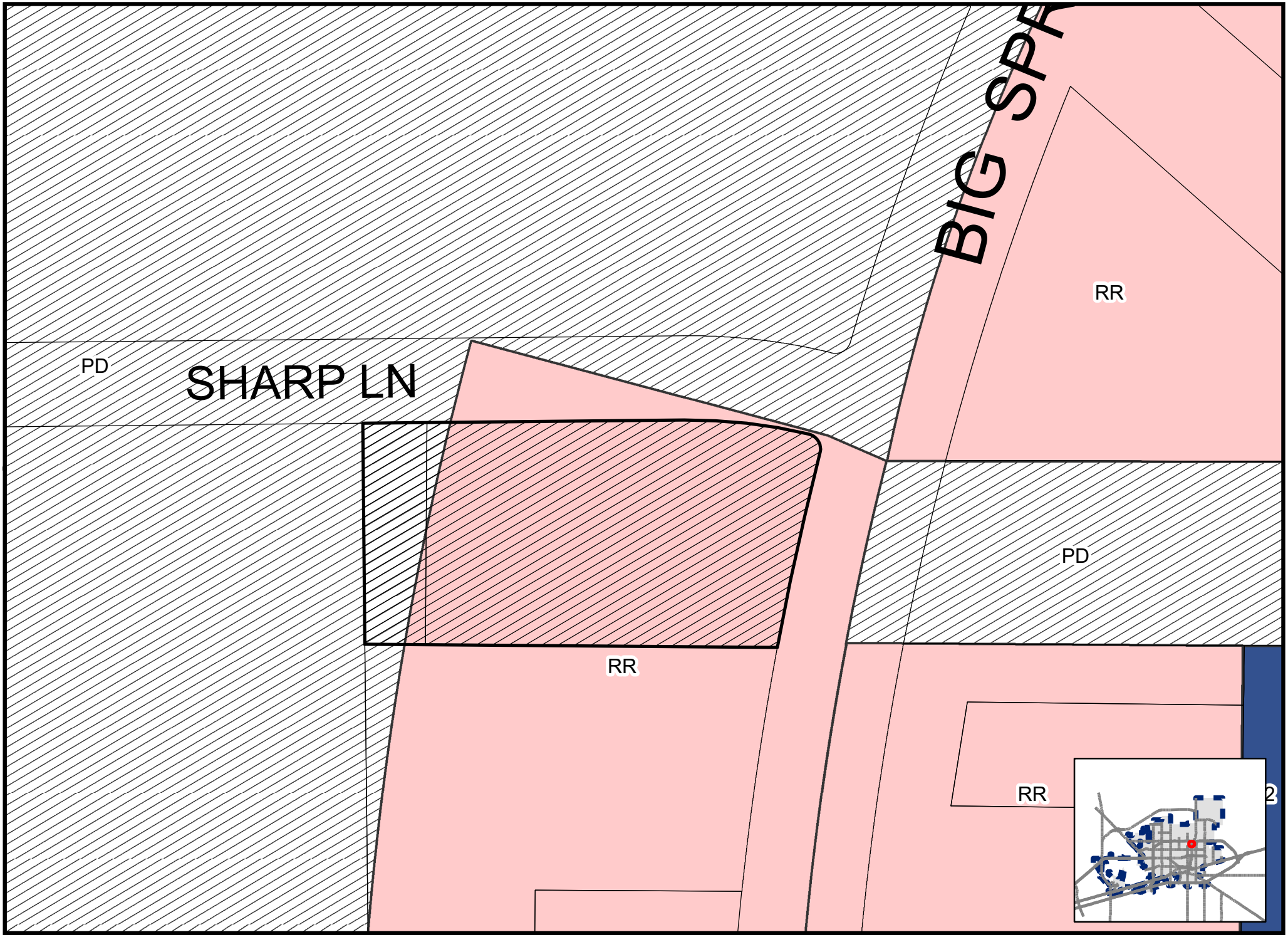
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by MJ

SUB-26-0944

Scale: 1" = 114'

ZONING MAP

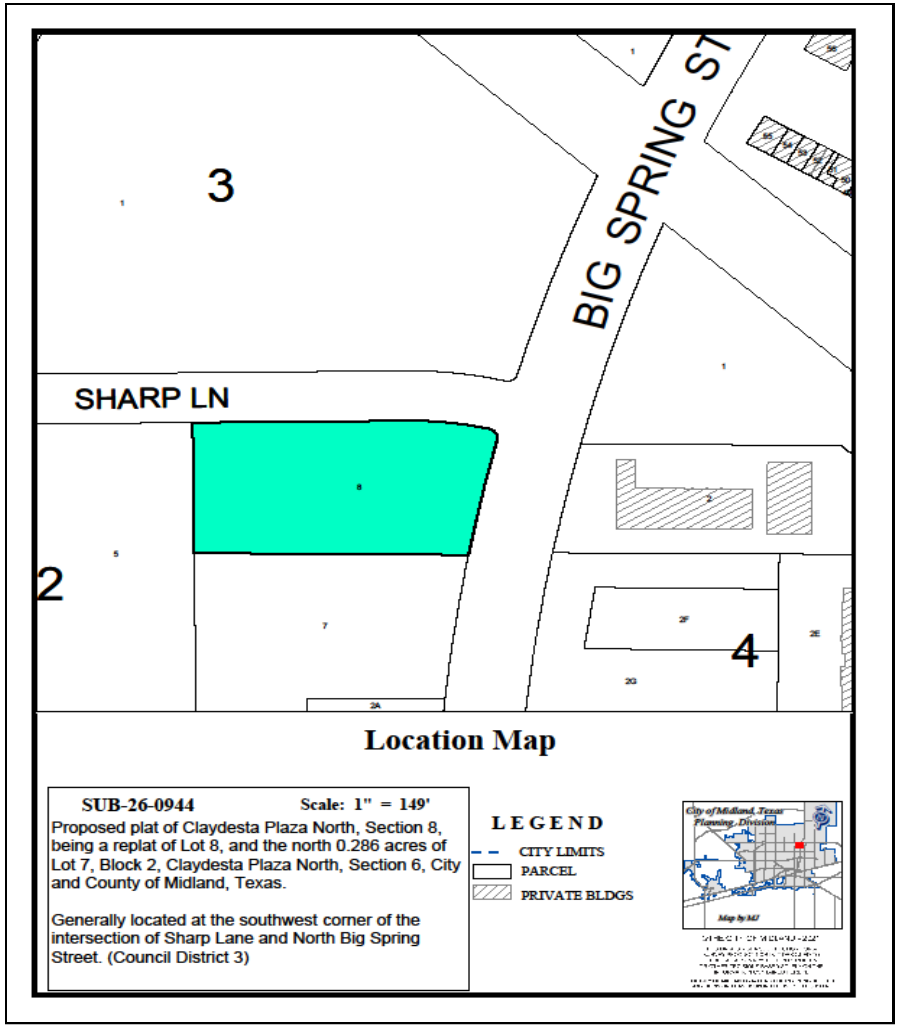
©THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BY USER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

SHARP LN
BIG SPR
3
2
4
2F
2G
2E
8
7
6

MIDLAND
Be the Energy!
PRELIMINARY PLAT
CLAYDESTA PLAZA NORTH, SECTION 8
Visit Our Website
MIDLANDTEXAS.GOV

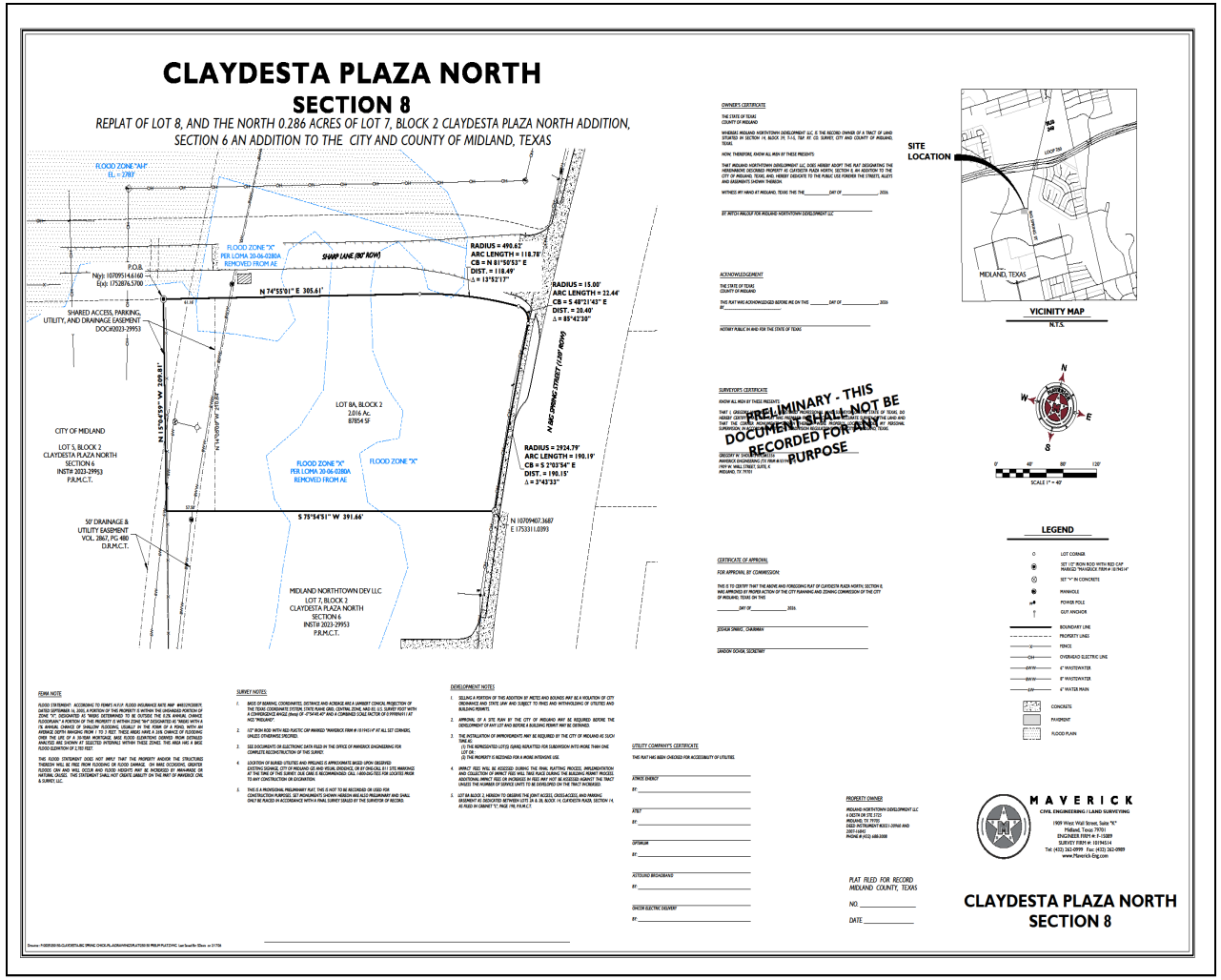
APPLICATION SUMMARY

- **Property Owner:** Midland Northtown Development, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the southwest corner of the intersection of Sharp Lane and North Big Spring Street. (Council District 3)
- **Reason for Request:** To develop a quick-service restaurant



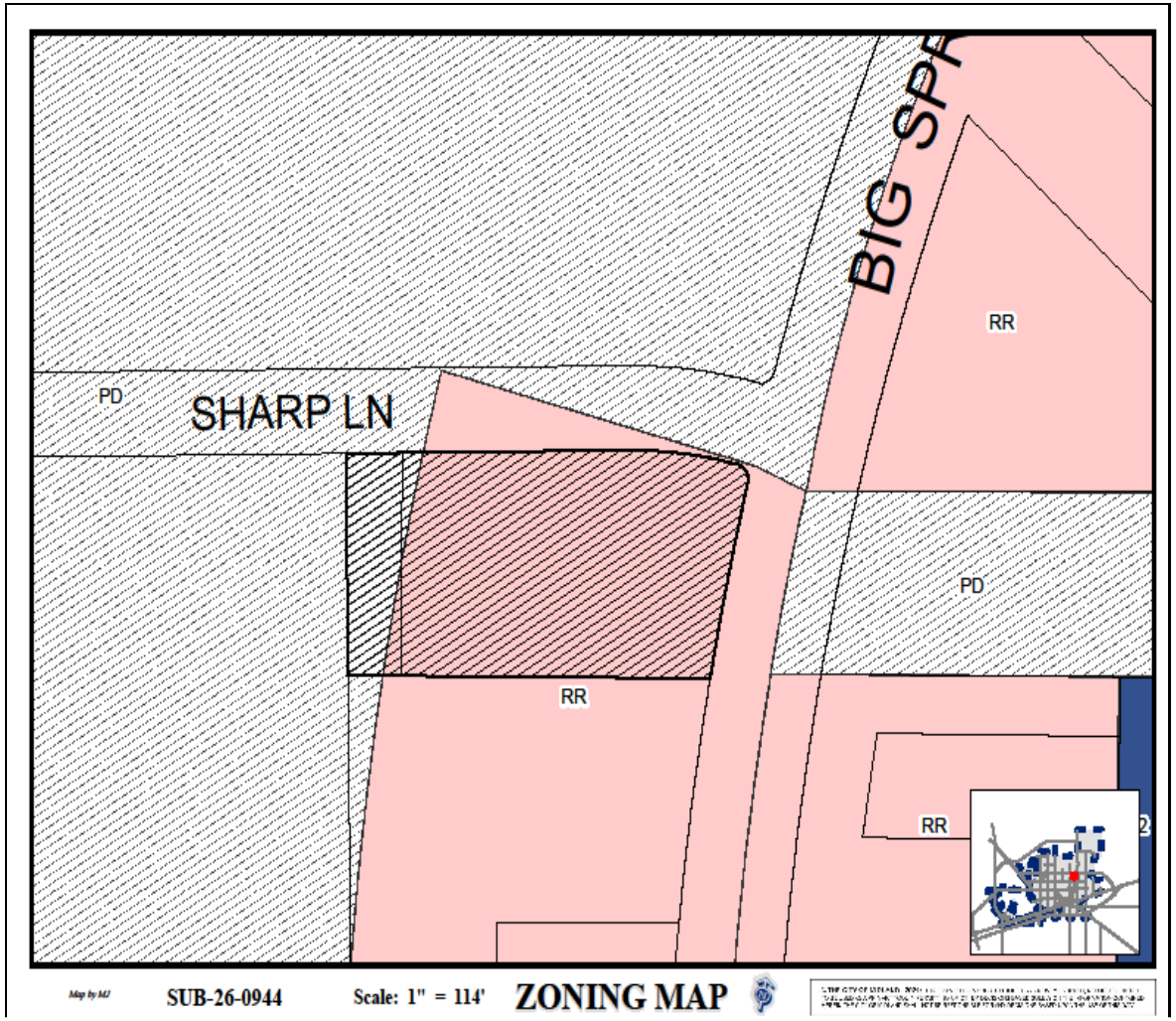
PLAT DETAILS

- **Acreage:** 2.016 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



ZONING

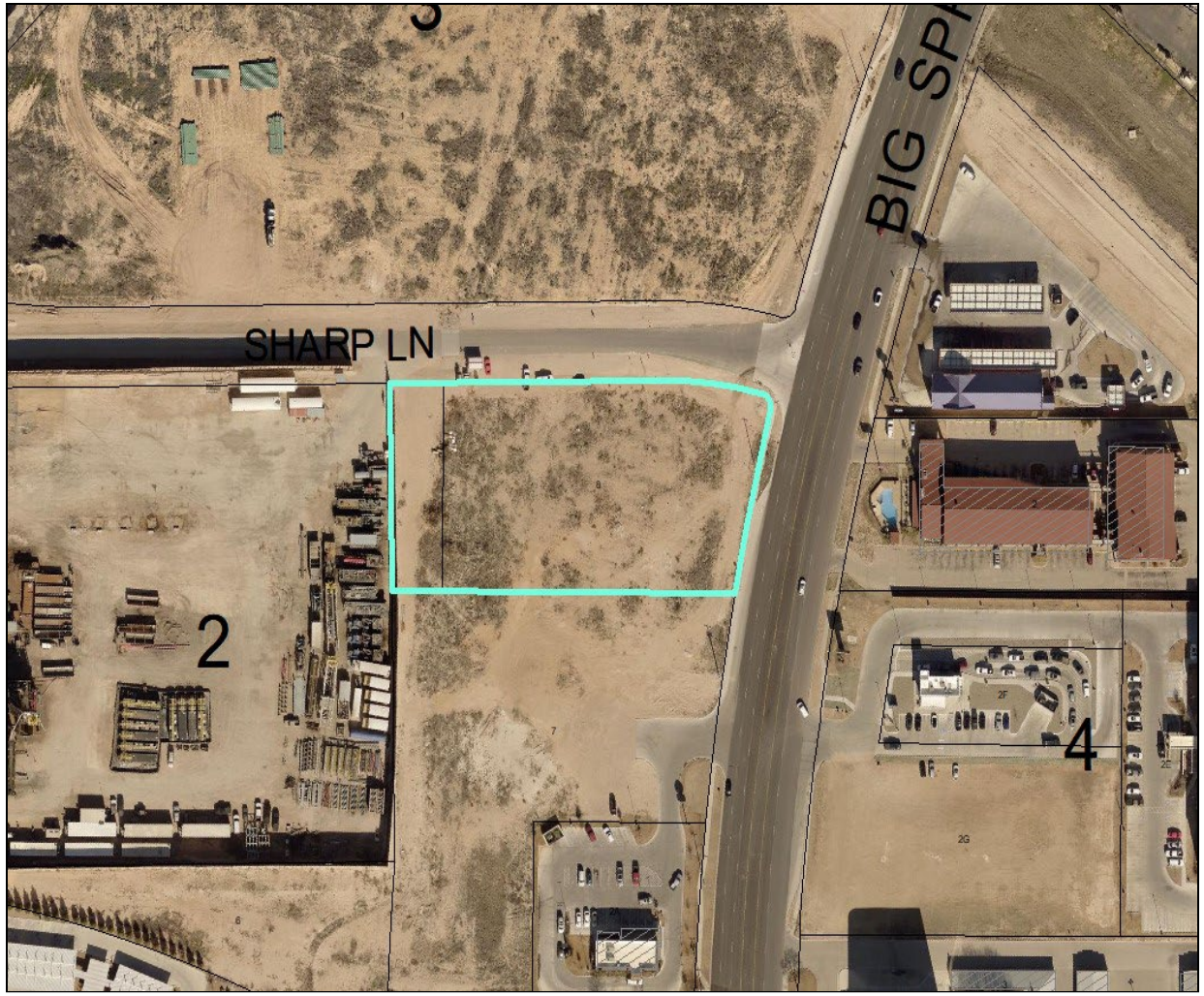
- **Current Zoning:** RR, Regional Retail District, in part, and PD, Planned Development District for an Office Center, in part
- **Surrounding Zoning:**
  - **North/West/East:** PD, Planned Development District for an Office Center
  - **South:** RR, Regional Retail District



MIDLAND
Be the Energy!

LAND USE

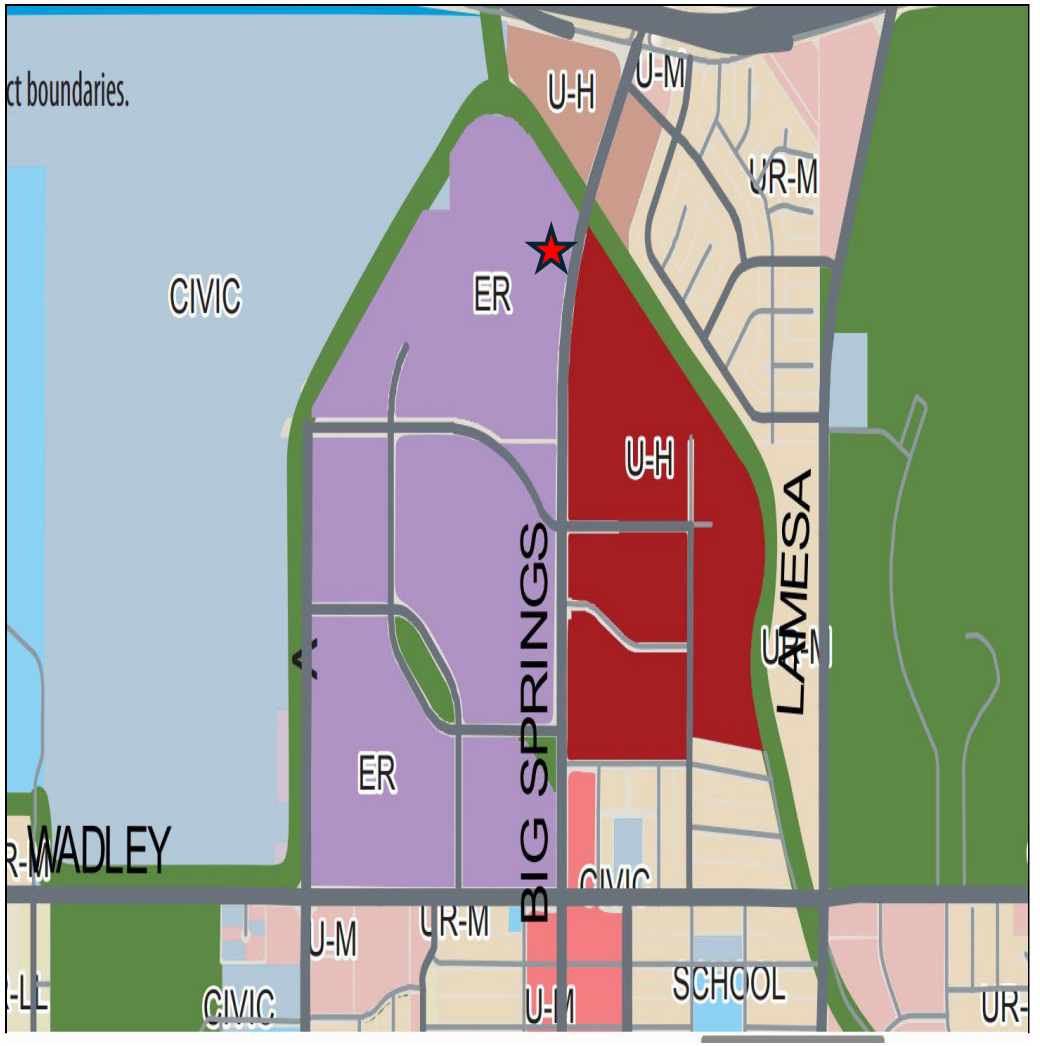
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South:** Vacant Land
  - **East:** Hotel
  - **West:** Oil Well
- **Proposed Use:** Quick-Service Restaurant



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve, (ER)
- **Supported Uses:** Supports centers with major office and business use.
- The request is not compatible with the *Tall City Tomorrow Comprehensive Plan,* but it is compatible with the surrounding area.



MIDLAND
Be the Energy!

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. 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)]

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: 21.
Meeting Date: March 16, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Green Hill Terrace, Section 20, being a replat of a 3.03-acre tract of land out of Green Hill Terrace, and a 1.04-acre vacated portion of Holiday Hill Road right-of-way, City and County of Midland, Texas. (Generally located on the east side of the intersection of Holiday Hill Road and Becker Drive.)

Purpose:

Maverick Engineering, on behalf of Troy T. Hunt Homes, LTD, is requesting to replat a property located on the east side of Holiday Hill Road into one lot in order to develop storage units.

Current Zoning:

PD, Planned Development District for a Housing Development

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: Holiday Hill 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: 16” water exists in Holiday Hill Street W of tract, okay as is. No public water improvements required. 24” water exists in alley N of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 6” sewer exists in alley N 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.]

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Northern call is missing, cannot confirm boundary closes.

Legal should show it is a replat of a portion of Green Hill Terrace. (see MCAD site for legal description)

Legal should also mention acreage of previously vacated ROW.

Please depict previously vacated ROW on plat visual. Lot cannot be 1, Block can be 2 or 3, number lot accordingly.

ADDRESSING: (Approved with Conditions)

Pimlico Drive needs to be removed. It does not continue as a road under the plat. This is a replat of Green Hill Terrace, Lot CA. The replat legal does not reflect this information. Verify how legal should read with Domingo.

CRMWD: (Approved)

We do not have any comments on this plat.

SURVEYOR: (Approved with Conditions)

Notation for L3 missing on plat even, even though it's in the line table it needs to be notated. Everything else looks good, plat closes. (See marked up plat)

HEALTH: (Approved)

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

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

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

Update the year to 2026 on all certificates and the acknowledgment [Informational]

The legal description should read “Being a 3.03 acre-tract of land situated in Section 7, Block X HP Hillard, City and County of Midland, Texas.” [Informational]

A PD Amendment must be approved before final plat submittal [Midland City Code 11-2-3(D)8(b)]

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 Green Hill Terrace, Section 20, 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. 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)]

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]

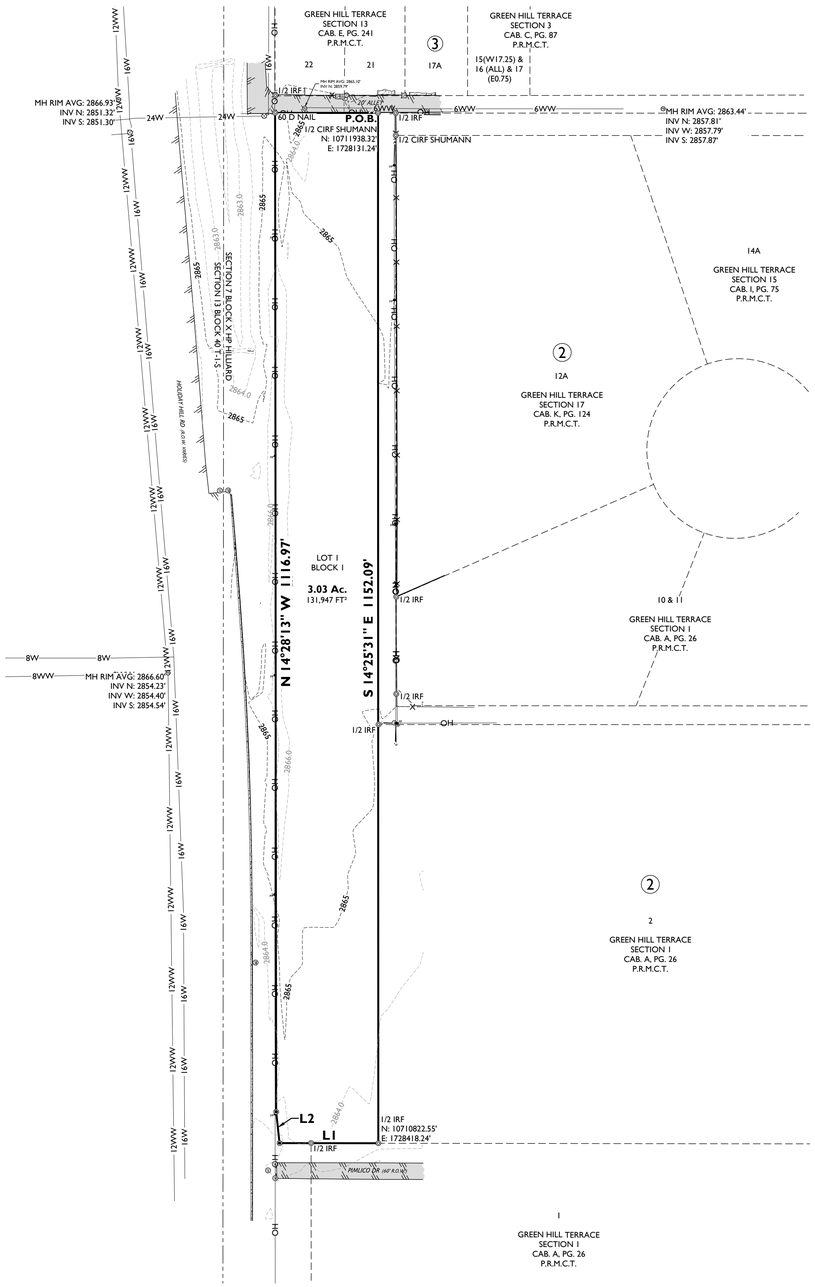
Attachments:

A. P-26-2495, Combined files
B. P&Z - - Green Hill Terrace, Section 20 Preliminary Plat

Madelim Jaquez, Development Services — Created/Initiated - 3/6/2026
Landon Ochoa, Development Services — Final Approval - 3/11/2026

GREEN HILL TERRACE, SECTION 20

BEING A 3.03 ACRE TRACT OUT OF SECTION 7, BLOCK X HP HILLARD, 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#15356
MAVERICK ENGINEERING (TX FIRM #10109454)
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 #48329C0046F, 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.
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 0.99988691 I 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 TROY T. HUNT HOMES, LTD, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 7, BLOCK X HP HILLIARD, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TROY T. HUNT HOMES, LTD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS GREEN HILL TERRACE, 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 _____, 2025.

BY: TROY T. HUNT HOMES, LTD

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

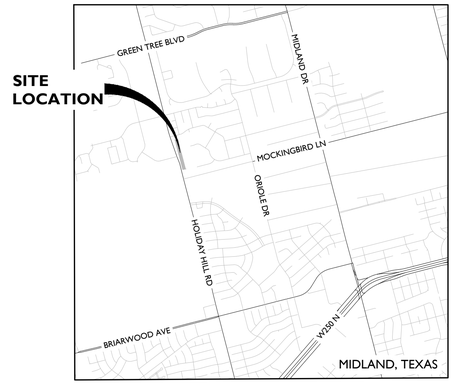
FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GREEN HILL TERRACE, 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



VICINITY MAP

N.T.S.

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
ⓞ	FOUND MONUMENT AS NOTED
Ⓒ	CABLE PEDESTAL
EB	ELECTRIC BOX
GM	GAS METER
⌒	GUY ANCHOR
Ⓜ	MANHOLE
PP	POWER POLE
Ⓢ	SIGN
Ⓣ	TELECOM PEDESTAL
Ⓥ	WATER VALVE
———	BOUNDARY LINE
- - - - -	PROPERTY LINES
———	EDGE OF ASPHALT
———X———	FENCE
———OH———	OVERHEAD ELECTRIC
———8W———	8" WATER LINE
———16W———	16" WATER LINE
———24W———	24" WATER LINE
———6WW———	6" WASTEWATER LINE
———8WW———	8" WASTEWATER LINE
———12WW———	12" WASTEWATER LINE
———16W———	16" WATER LINE
	CONCRETE
	PAVEMENT
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

0' 80' 160' 240'

SCALE 1" = 80'

LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°39'13" W	110.41'
L2	N 20°32'59" W	35.21'
L3	N 75°35'32" E	115.04'

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

TROY T. HUNT HOMES, LTD
4410 NORTH MIDKIFF ROAD SUITE D-213
MIDLAND, TEXAS - 79705
DEED INSTRUMENT # 2011-1007
PHONE # 432-628-4512

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

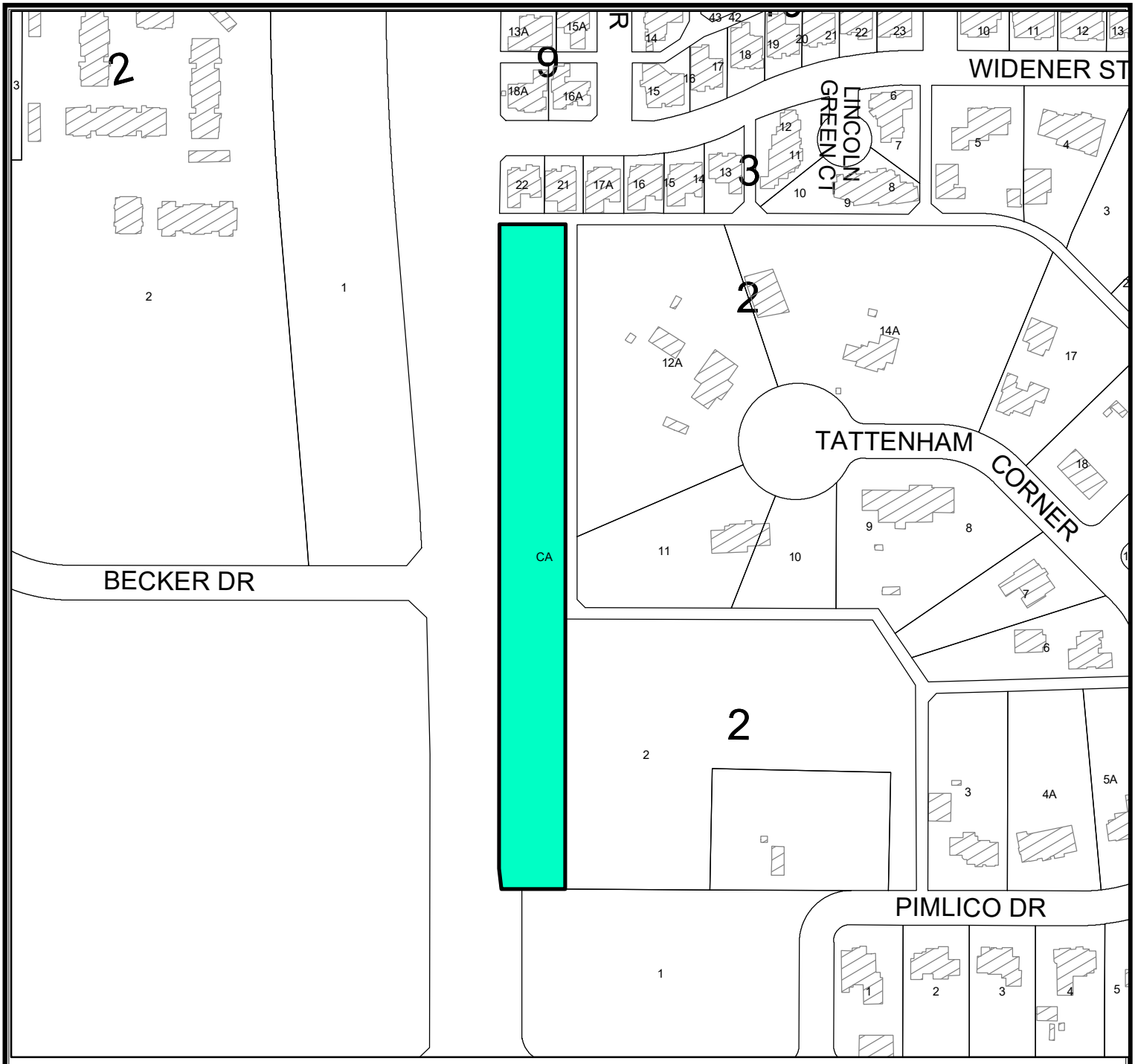
NO. _____

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

GREEN HILL TERRACE SECTION 20

Drawing : F:\2025\250244-TROY HUNT HOMES-HOLIDAY HILL STORAGE\DRAWINGS\PLAT\250244 - PRELIM PLAT.DWG Last Saved By: BKing on 12/12/25



Location Map

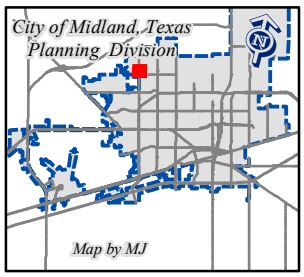
SUB-26-0947 **Scale: 1" = 248'**

Proposed plat of Green Hill Terrace, Section 20, being a replat of a 3.03 acre-tract of land out of Green Hill Terrace, and a 1.04 acre vacated portion of Holiday Hill road right-of-way, City and County of Midland, Texas.

Generally located on the east side of the intersection of Holiday Hill Road, and Becker Drive. (Council District 4)

L E G E N D

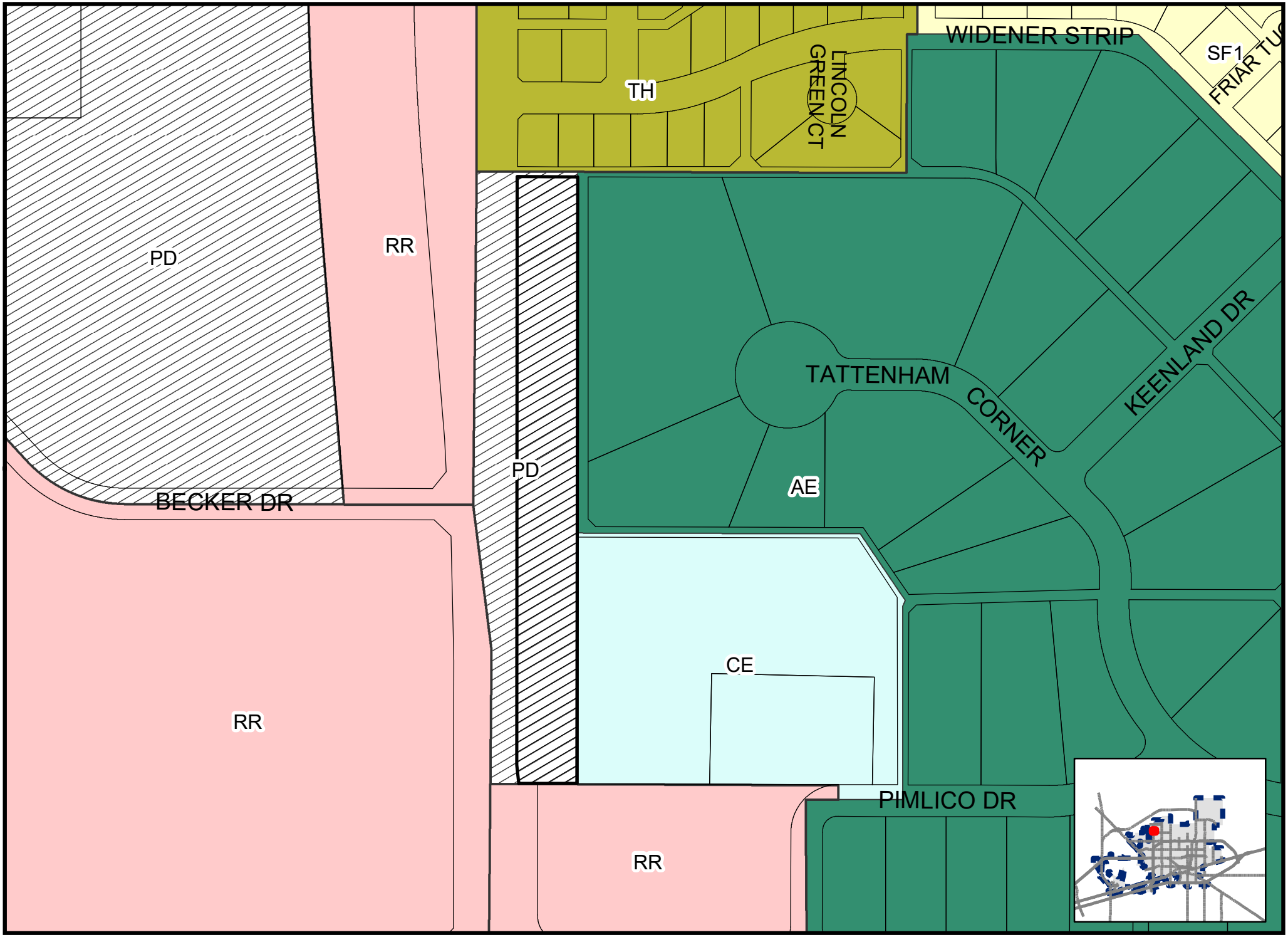
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



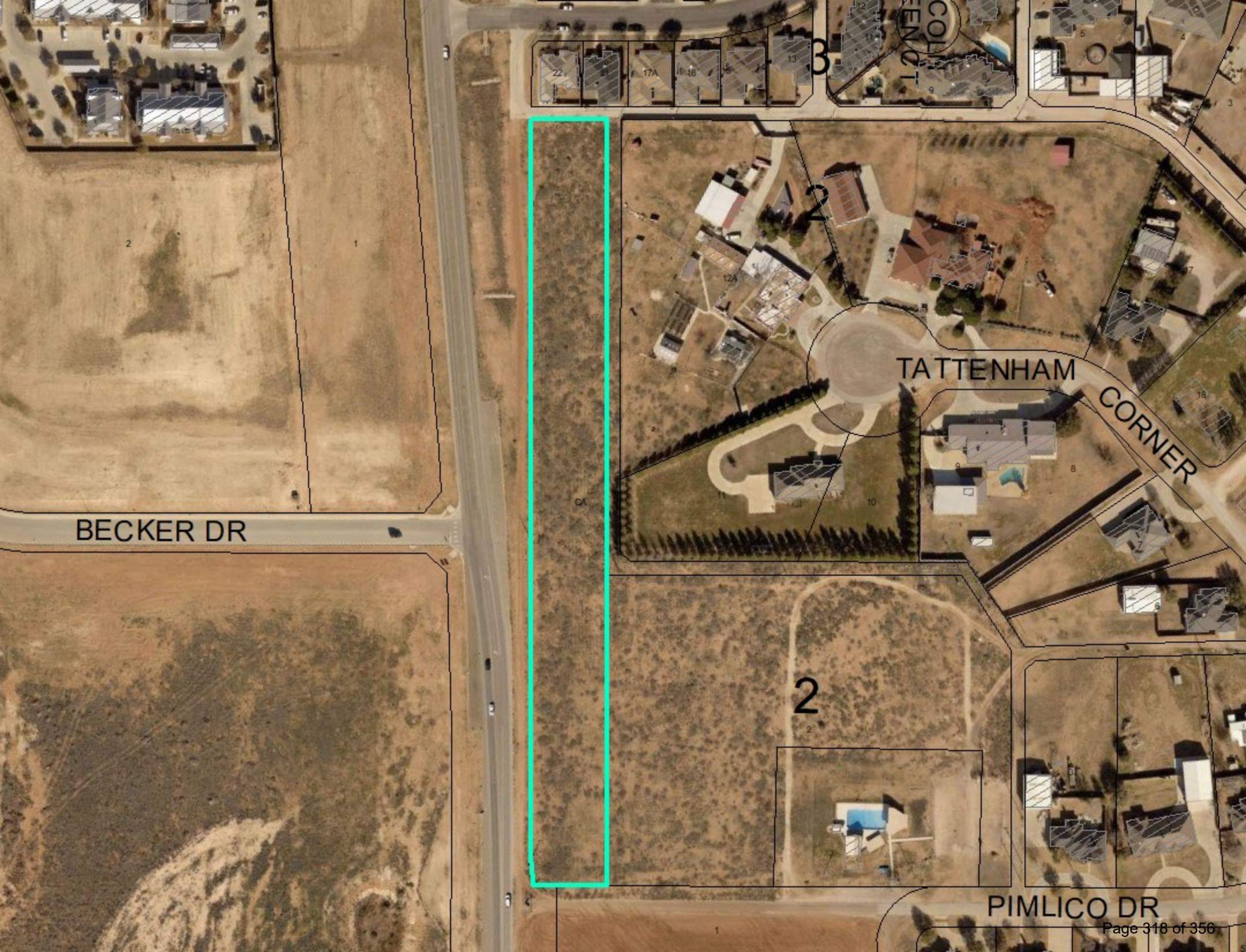
Map by MJ

SUB-26-0947

Scale: 1" = 229'

ZONING MAP

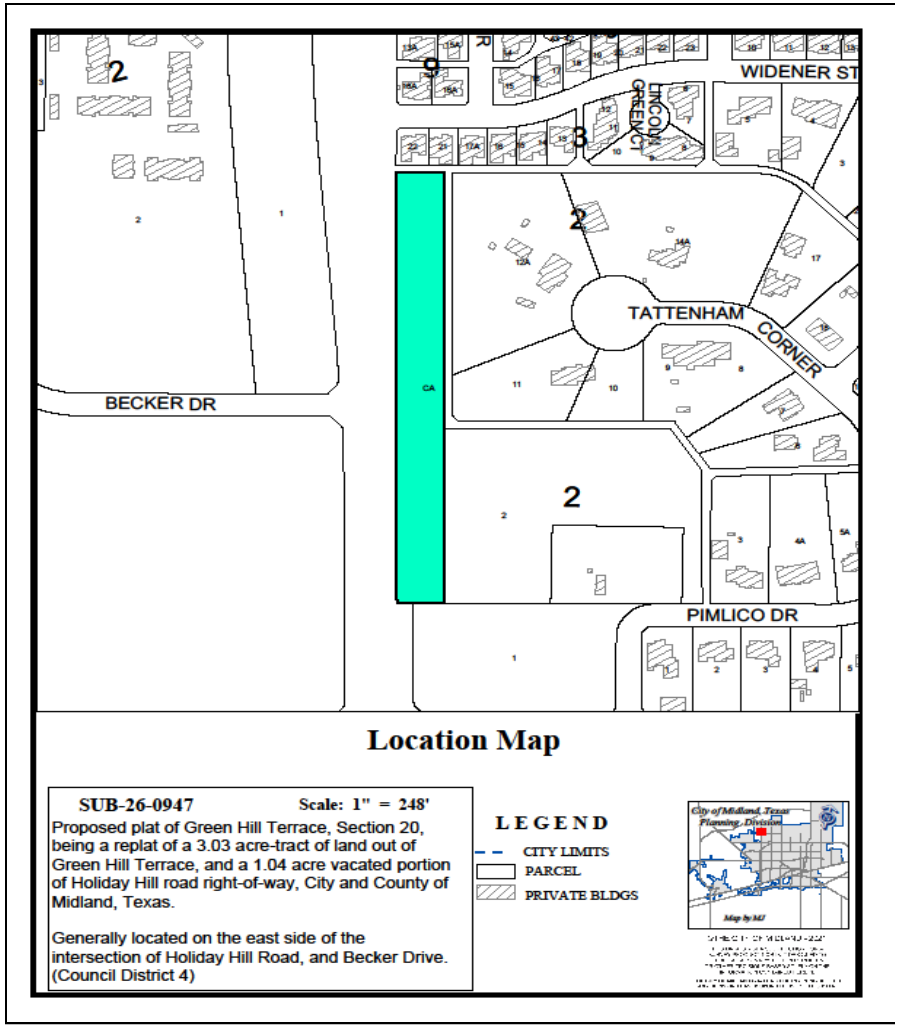
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BY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


BECKER DR
TATTENHAM
CORNER
PIMLICO DR

MIDLAND
Be the Energy!
PRELIMINARY PLAT
GREEN HILL TERRACE, SECTION 20
Visit Our Website
MIDLANDTEXAS.GOV

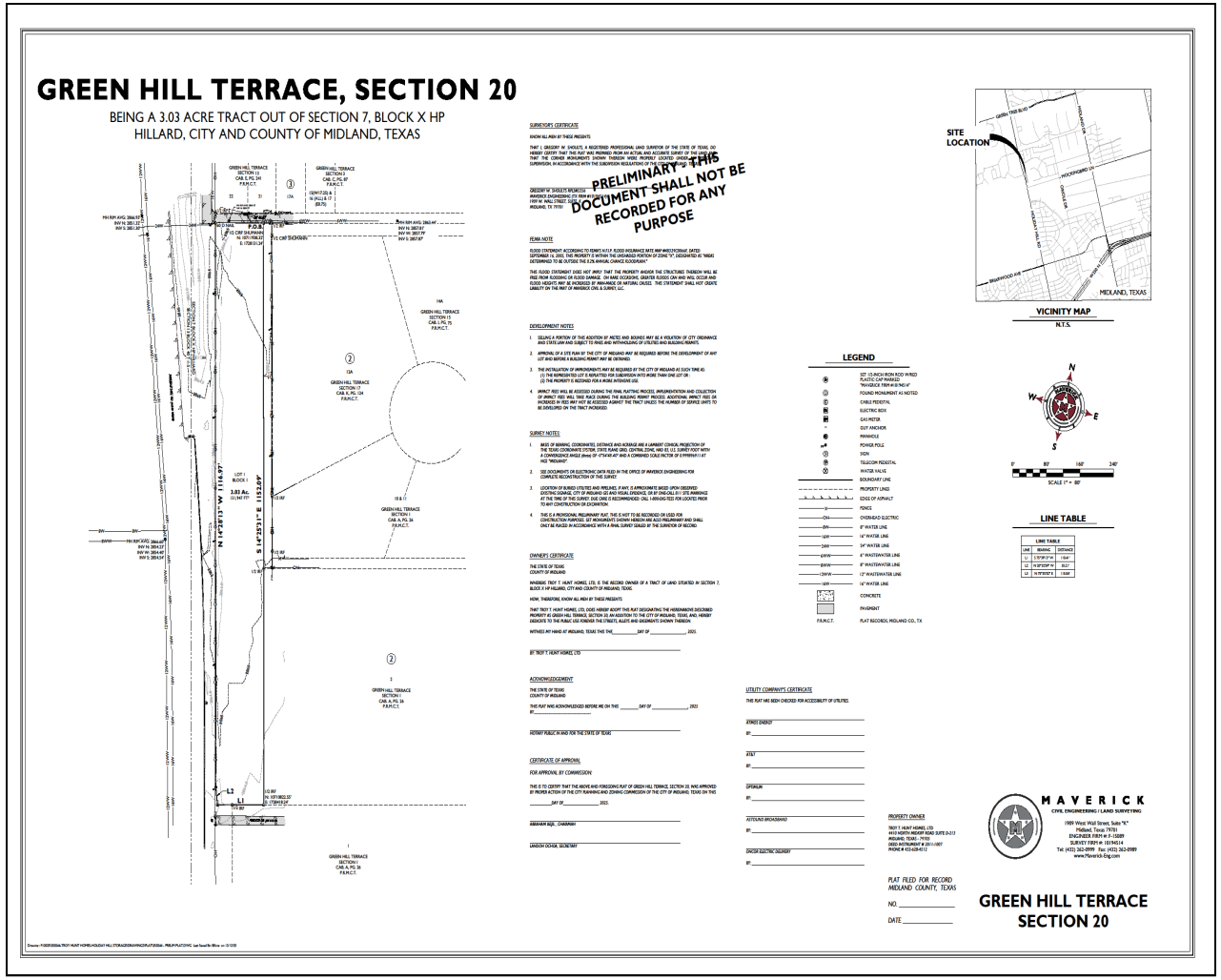
APPLICATION SUMMARY

- **Property Owner:** Troy T. Hunt Homes, LTD
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of the intersection of Holiday Hill Road, and Becker Drive. (Council District 4)
- **Reason for Request:** To develop storage units



PLAT DETAILS

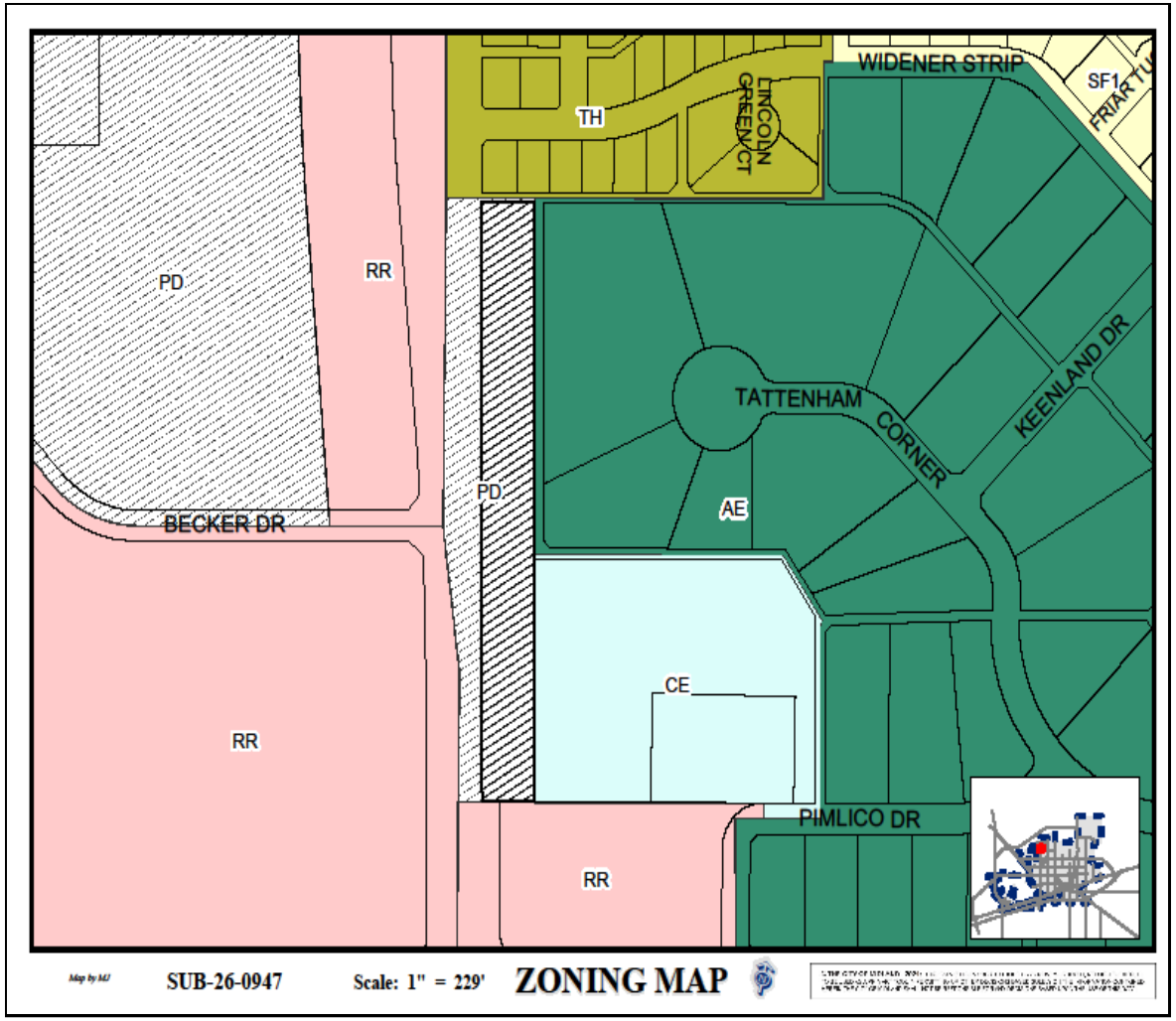
- **Acreage:** 3.03 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



3

ZONING

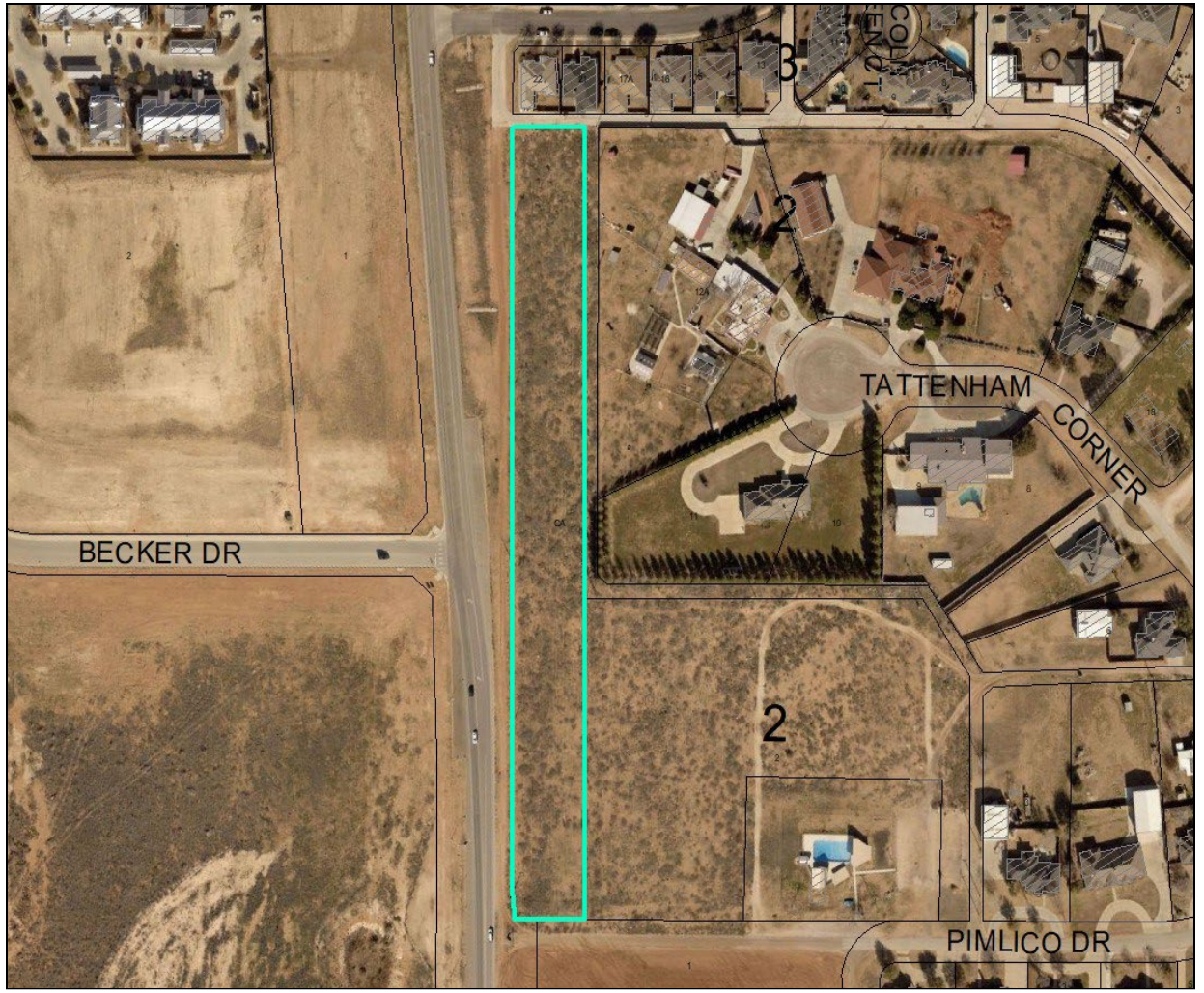
- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
  - **North:** TH, Townhouse (Attached) Dwelling District
  - **South/West:** RR, Regional Retail District
  - **East:** CE, Country Estate District, and AE, Agricultural Estate District



4

LAND USE

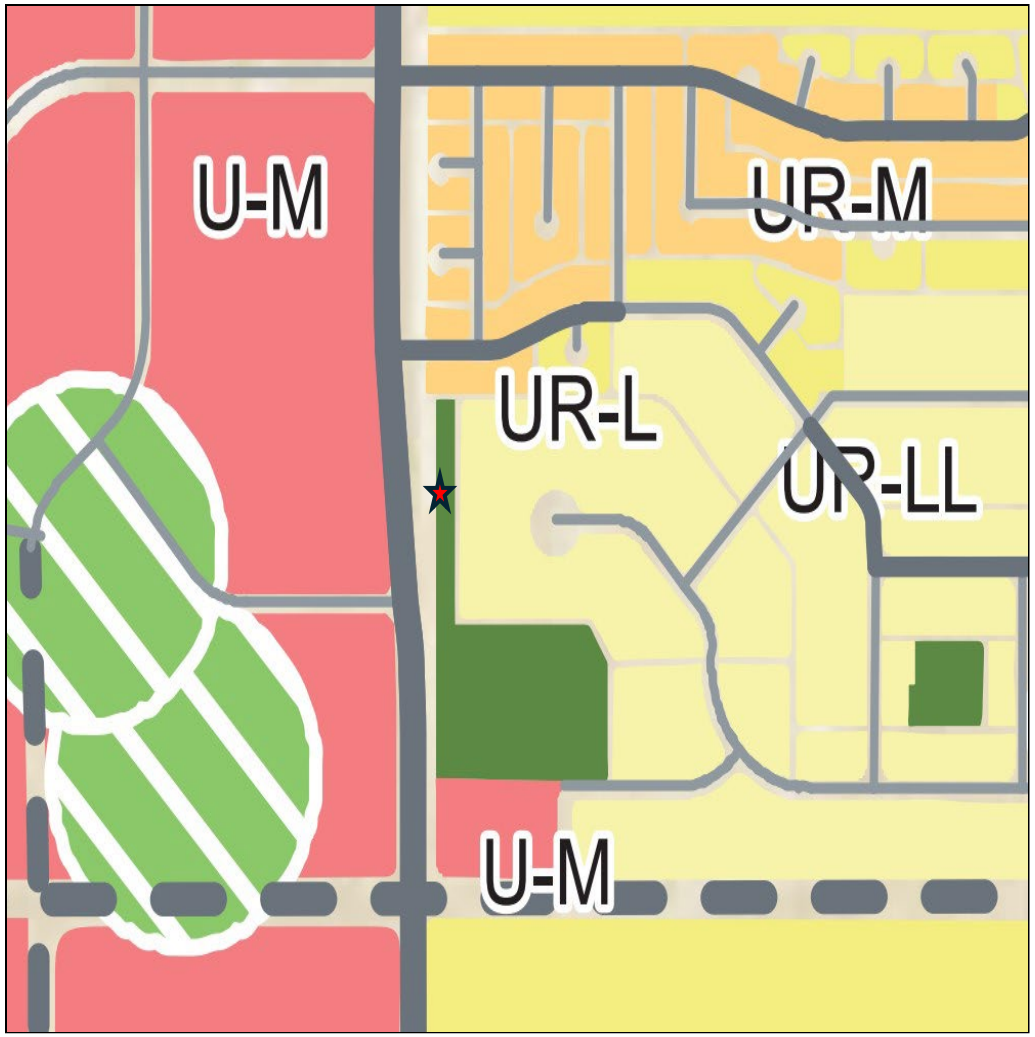
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Single-Family Housing
  - **South/West:** Vacant Land
- **Proposed Use:** Storage Units



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Park/Open Space
- **Supported Uses:** Limited, primarily natural. Any development is recreational and low impact.
- The request is not compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

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

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

B. 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)]

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: 22.
Meeting Date: March 16, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Llano Estacado Estates, Section 2, being a replat of Lots 1, 2, and 3, Block 2, Llano Estacado Estates, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213.)

Purpose:

Eduardo Aleman, on behalf of Santa Cruz Properties West, LLC, is requesting to replat a property located on the north side of East County Road 140 into 5 lots in order to subdivide the lot for addressing purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required. [For Applicant’s Information Only.]

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

PAVING: E C R 140 roadway is not built to City Standards, construct to City standards for entire platted frontage. FM 1213 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements 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. Reference the previous GAC on the deferral request. [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. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Show compliance with the Llano Estacado Estates Drainage Study, prepared by Magrym and approved by City on 9/18/2025. [Reference City Code Sect. 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Provide this project’s share of a 120 ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages. [Reference City Code Section 11-2-5(C)2.]

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 battery. Please identify these structures and add a 135’ radius around the well bore of the HETTIE #1 (API #32931329) 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. Failure to recognize and illustrate spacing could prevent receiving city permits for structures. Please provide evidence of communication between the developer and the operator (Prime Operating Company) 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. Add to DEVELOPERS NOTES: No occupied residence or commercial buildings are allowed within the 135’ well or 150’ tank radius.

GIS: (Approved)

Requesting property corners. Provide another set of x-y coordinates. Metes and bounds and plat visual calls should match. Plat is not in the City. Legal should say it is in the County only. Label all easements and provide recording information.

ADDRESSING: (Approved with Conditions)

This plat is not in the city. The replat legal needs to be updated to reflect so.

CRMWD: (Approved)

We do not have any comments on this plat.

SURVEYOR: (Approved)

2/27/26 - Plat closes, but their POB is 10.5ft off from where they call it to be. Will need to be corrected before being accepted.

3/6/26 - Revised plat sent by Ed looks good, they changed the POB coordinate after meeting with us out in the field

HEALTH: (Approved)

Yes, the health department will review applications from the 5 proposed lots of Llano Estacado Estates, Section 2, RE-PLAT OF LOT 1-3, BLOCK 2 LLANO ESTACADO ESTATES ADDITION TO CITY AND COUNTY OF MIDLAND TEXAS, lot 2A is 4 acre, lot 2B is 5 acre, lot 2C is 3.9 acre, lot 3A is 4 acre, lot 3B is 1 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, add a line for the P&Z chairman, Joshua Sparks, and a line for the secretary, Landon Ochoa [Midland City Code 11-2-3(H)3(m)(3)]

The legal description should read: “Being a replat of Lots 1, 2, and 3, Block 2, Llano Estacado Estates, Midland County, 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.) [Midland City Code 11-2-3(A)1(d)]

Include the signatures from all franchised utility companies stating the plat has been checked for utility access (with printed names; printed names must match signatures) (must be signed at

final). [Midland City Code 11-2-3(H)3(m)(4)]

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

Staff recommends approval of the Preliminary Plat of Llano Estacado Estates, Section 2, subject to the following conditions:

Conditions:

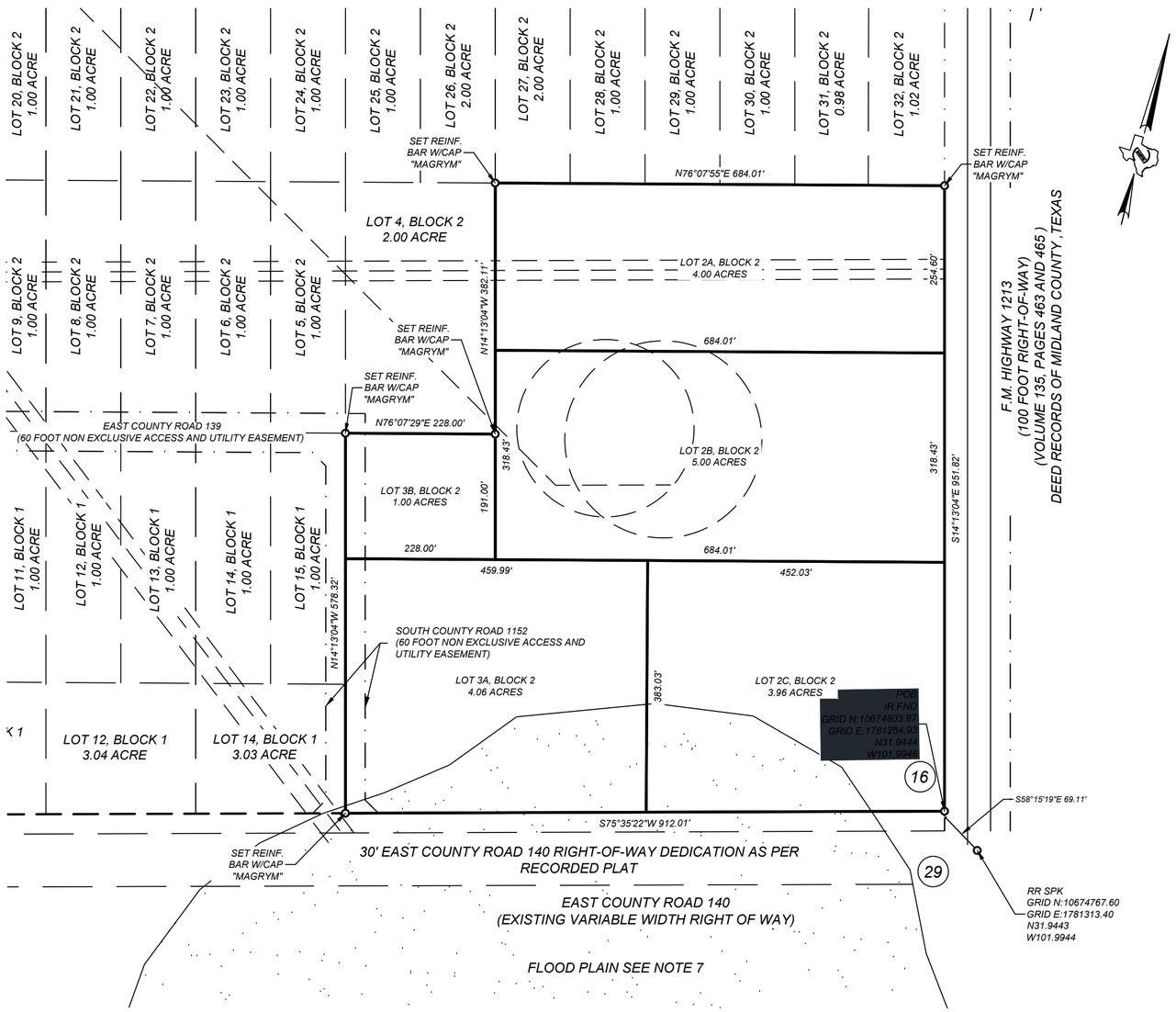
A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

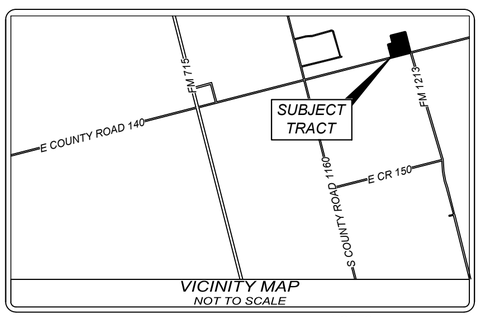
B. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

C. Approval 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-26-2499, Combined files
B. P&Z - - Llano Estacado Estates, Section 2 Preliminary Plat

Madelim Jaquez, Development Services — Created/Initiated - 3/6/2026
Landon Ochoa, Development Services — Final Approval - 3/12/2026





LLANO ESTACADO ESTATES SECTION 2

BEING A REPLAT OF LOT 1 - 3, BLOCK 2 LLANO ESTACADO ESTATES ADDITION AN ADDITION TO CITY AND COUNTY OF MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, WE ARE THE RECORD OWNER(S) OF A 18.02 TRACT OF LAND SITUATED IN LOT 1 - 3, BLOCK 2 LLANO ESTACADO ESTATES ADDITION AN ADDITION TO CITY AND COUNTY OF MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 18.02 ACRE TRACT OF LAND, BEING LOT 1 - 3, BLOCK 2 LLANO ESTACADO ESTATES ADDITION AN ADDITION TO CITY AND COUNTY OF MIDLAND AS PRE PLAT RECORDED IN DOCUMENT NUMBER 2025-31473, PLAT RECORDS, MIDLAND COUNTY, TEXAS. SAID 18.02 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF. ROD SET (N:10674813.25, E:1781250.53) IN WEST RIGHT OF WAY LINE FARM TO MARKET 1213 AND IN THE NORTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD 140 FOR THE SOUTHEAST CORNER OF THIS TRACT FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 16 - BEARS SOUTH 58°15'19" EAST 69.11 FEET;

THENCE SOUTH 75°37'22" WEST 912.01 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF EAST COUNTY ROAD 140 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°13'04" WEST 578.32 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 76°07'29" EAST 228.00 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 14°13'04" WEST 382.11 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 76°07'55" EAST 684.01 FEET A REINF BAR SET IN THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET 1213 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°13'04" EAST 951.83 FEET TO THE PLACE OF BEGINNING;

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS , LLANO ESTACADO ESTATES SECTION 2 A SUBDIVISION OF 18.02 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

_____
SANTA CRUZ PROPERTIES WEST, LLC

_____
VIPER REAL ESTATE HOLDINGS CORP

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF _____, 20_____, BY SANTA CRUZ PROPERTIES WEST, LLC.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF _____, 20_____, BY VIPER REAL ESTATE HOLDINGS CORP.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20 _____.
BY THE COMMISSIONERS COURT OF MIDLAND COUNTY, TEXAS.

_____
COUNTY JUDGE

NOTES:

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

2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH BLUE PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.

3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

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

6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE COUNTY OF EXTRATERRITORIAL JURISDICTION AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

7.THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN (AND FLOODWAY) IN ZONE X AND A, AS SHOWN HEREON ARE AS DESIGNATED BY FEMA MAP PANEL 48329C0209F AND 48329C0250F WITH AN EFFECTIVE DATE OF 9/16/2005 AND ARE SUBJECT TO CHANGE. CURRENT INFORMATION REGARDING FLOOD HAZARD AREAS, INCLUDING THE MINIMUM SLAB OR FLOOR ELEVATION REQUIRED FOR CONSTRUCTION ON ANY LOT LOCATED WHOLLY OR PARTLY WITHIN THE 100- YEAR FLOODPLAIN, MAY BE OBTAINED FROM THE CITY OF MIDLAND. BEFORE ANY DEVELOPMENT (INCLUDING FILL, CHANNEL MODIFICATION, ETC.) PROCEEDS ON ANY LAND ENCUMBERED BY THE 100- YEAR FLOODPLAIN, OR WITHIN ANY DRAINAGEWAY OR BASIN, A DEVELOPMENT PERMIT APPLICATION MUST BE FILED AT THE CITY OF MIDLAND.

LEGEND:

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

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
PROFESSIONAL
LAND SURVEYOR

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

_____
RJ DAUM
TEXAS RPLS 4826

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

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

OWNER(S):

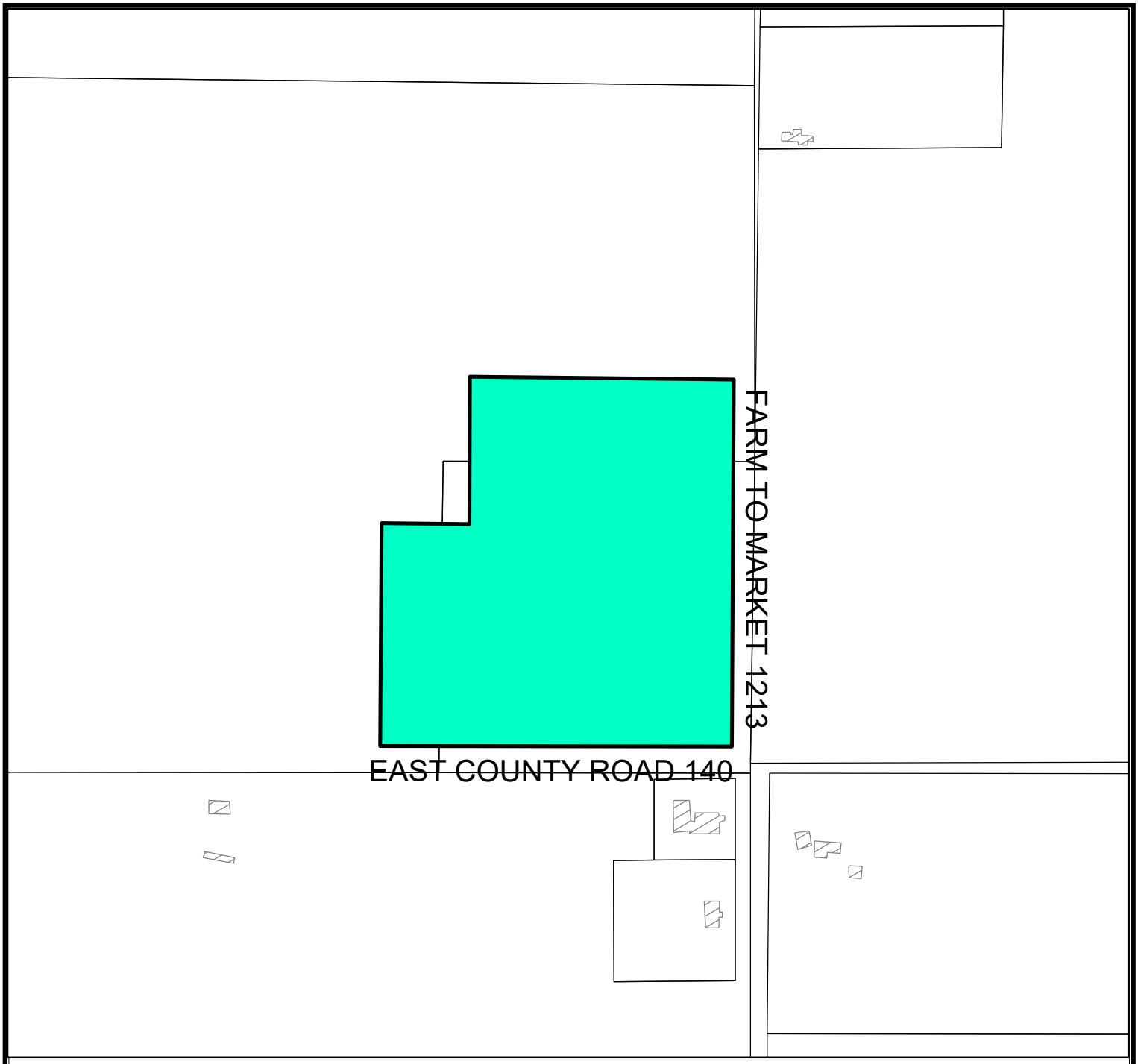
SANTA CRUZ PROPERTIES WEST, LLC
CARR CAROTHERS
2810 N CLOSNER BLVD, EDINBURG, TX 78541
(956) 383-0868
(214)620-1454
CVELA@SCPRGV.COM
CARR.CAROTHERS@GMAIL.COMEMAIL

SCALE
1"=150'
0 150' 300' 600'

DATE 01/21/2026					
DRAWN BY: ED					
CHECKED BY: ED/RJ					
JOB NO: 26-125					
PROJECT: 26-125					
SHEET 1 OF 1	REVISIONS				

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

LLANO ESTACADO ESTATES SECTION 2



Location Map

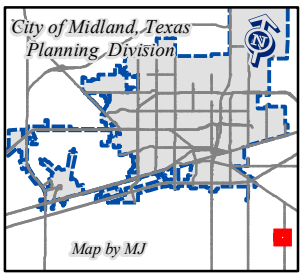
SUB-26-0950 **Scale: 1" = 371'**

Proposed plat of Llano Estacado Estates, Section 2, being a replat of Lot 1-3, Block 2, Llano Estacado Estates, Midland County, Texas.

Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213. (Extraterritorial Jurisdiction)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

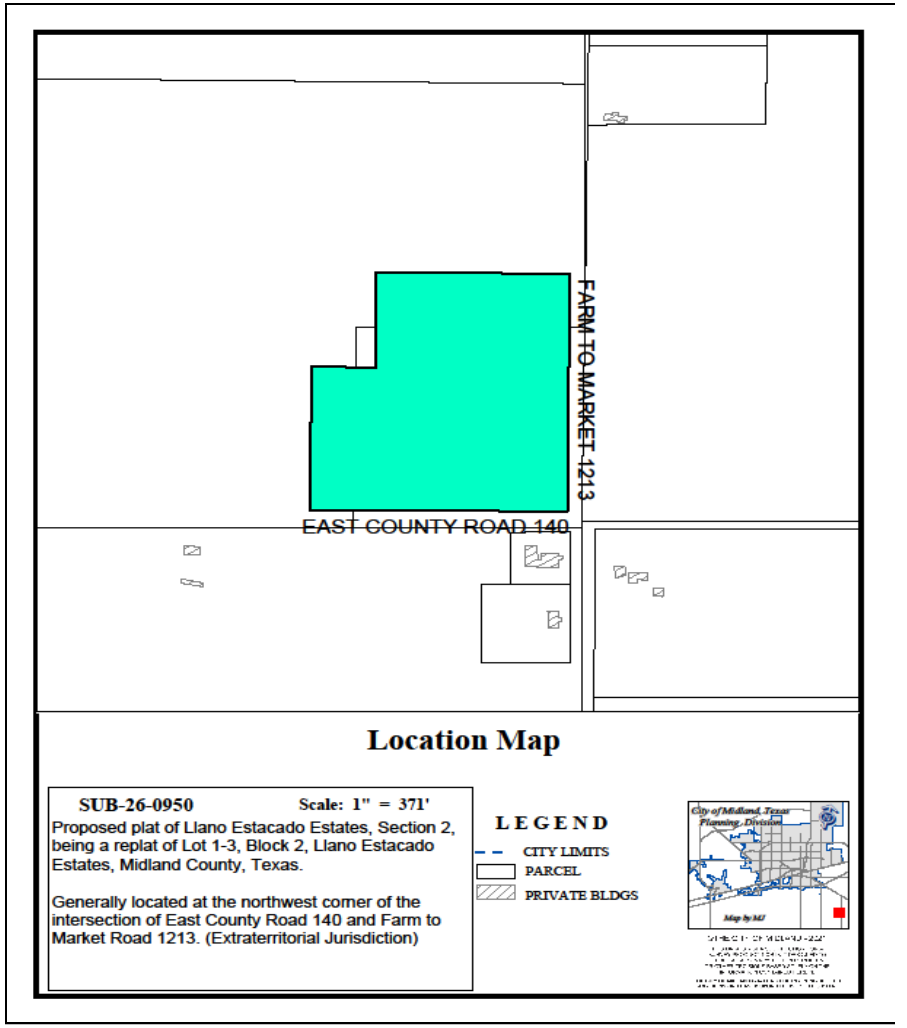
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

FARM TO MARKET 1213
EAST COUNTY ROAD 140

MIDLAND
Be the Energy!
PRELIMINARY PLAT
LLANO ESTACADO ESTATES, SECTION 2
Visit Our Website
MIDLANDTEXAS.GOV

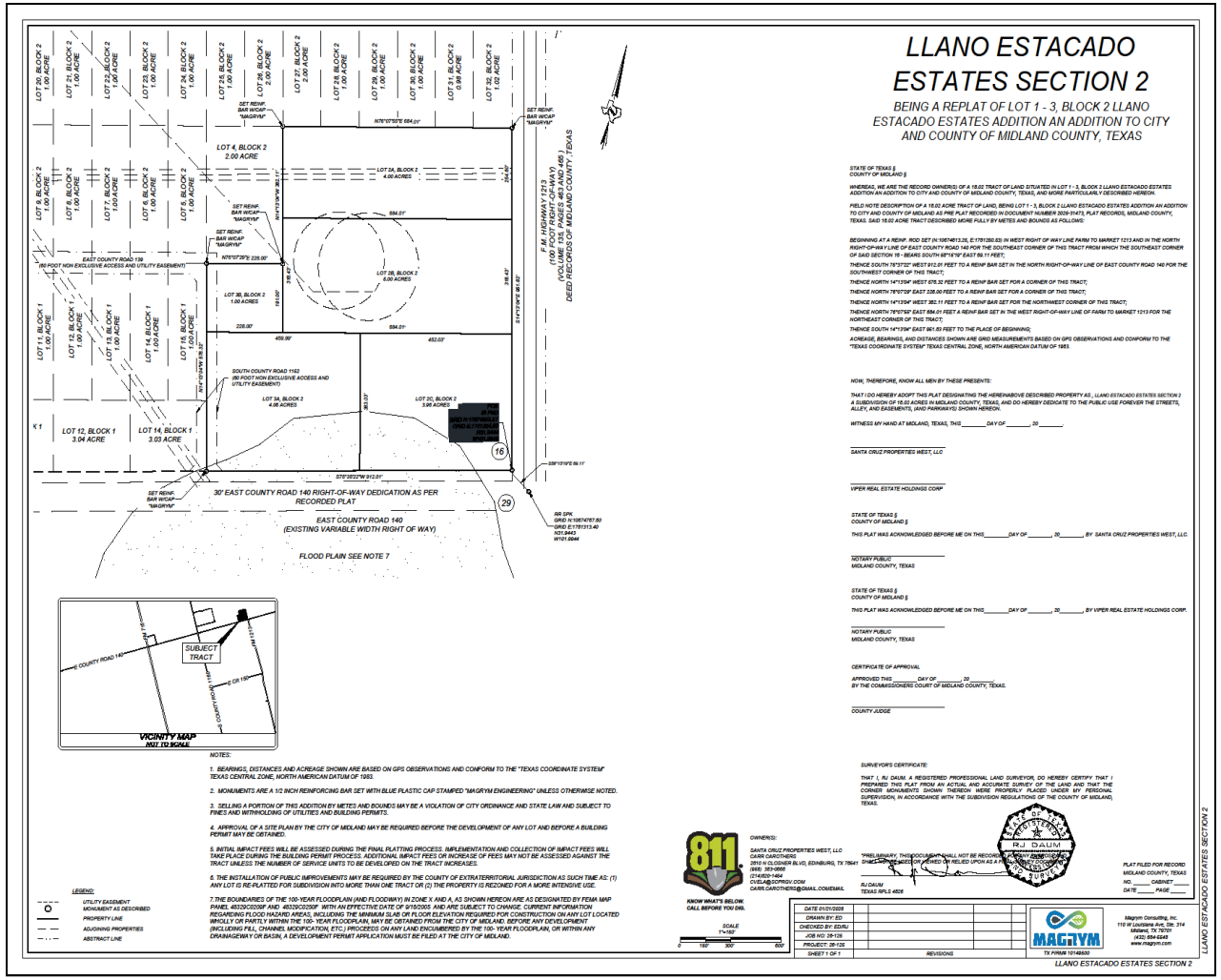
APPLICATION SUMMARY

- **Property Owner:** Santa Cruz Properties West, LLC
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213. (Extraterritorial Jurisdiction)
- **Reason for Request:** To subdivide the lots for addressing purposes



PLAT DETAILS

- **Acreage:** 18.02 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 5



MIDLAND Be the Energy!

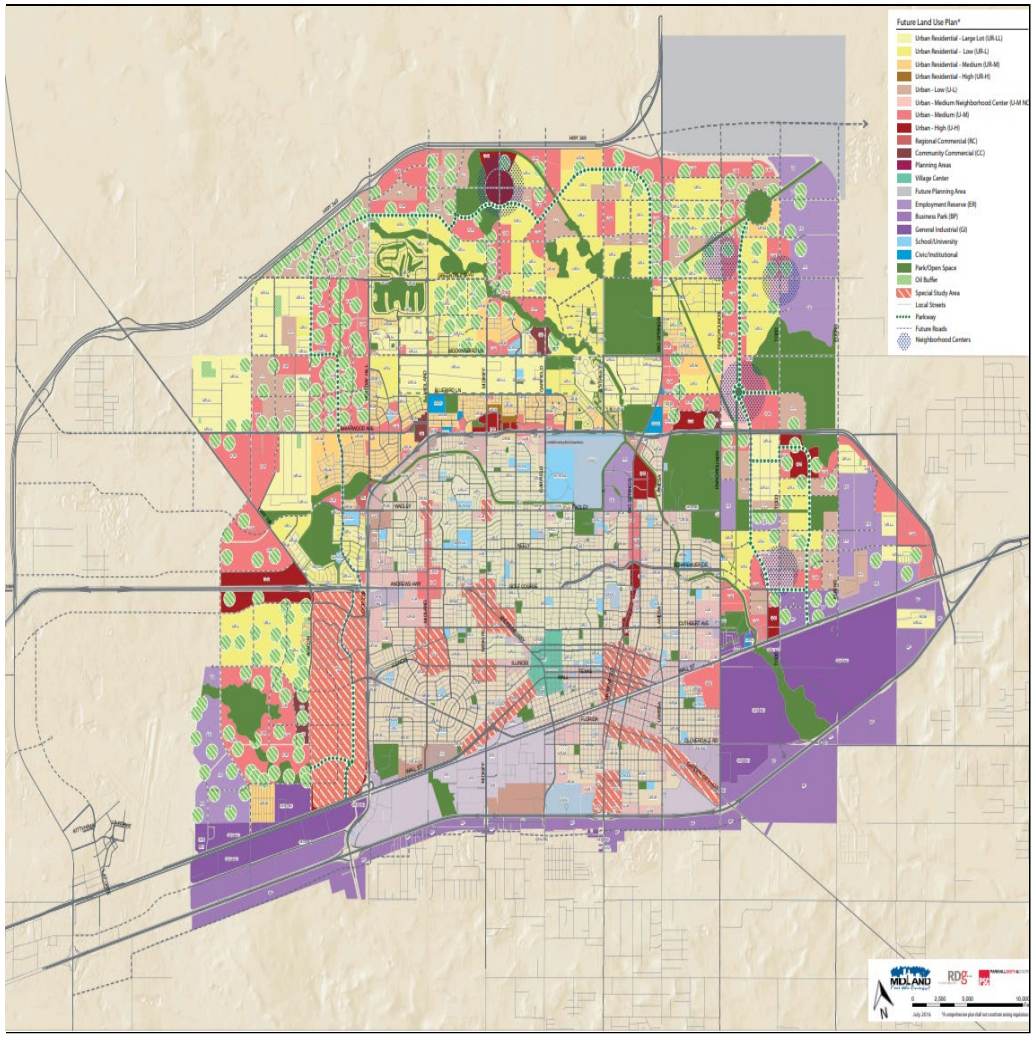
LAND USE

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

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

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

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

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

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

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 16, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Lone Star Business Park, Section 6, being a replat of Lots 3 through 6, Block 1, Lone Star Business Park, Section 2, and Lot 13, Block 1, Lone Star Business Park, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.)**

Purpose:

Maverick Engineering, on behalf of Heritage USA Community Federal Credit Union, and Betenbough Companies, PBC, is requesting to replat the property located at 6718 North Highway 349 into five lots in order to reconfigure the access easement and revise the existing driveway layout.

Current Zoning:

LR, Local Retail 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: N SH 349 roadway okay as is. No public paving improvements required. Maverick roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 12" water exists in N SH 349 Street W of tract, okay as is. No public water improvements required. 8" water exists in alley E of tract, okay as is. No public water improvements required. 8" water exists in Maverick Street N of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 15" sewer exists in N SH 349 Street W of tract, okay as is. No public wastewater improvements required. 6" sewer exists in alley E of tract, okay as is. No public wastewater improvements required. 8" sewer exists in Maverick Street N of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Lone star Trails, Section 1 Drainage Study, prepared by AMD Engineering Consultant and approved by City on 04/16/2014. [Reference City Code Sect. 11-2-3(D)8]

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

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

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)

Width or calls needed for access easement being dedicated. Add direction to SH 349.

ADDRESSING: (Approved with Conditions)

Add "N" Directional to State Highway 349

CRMWD: (Approved)

We do not have any comments on this plat.

SURVEYOR: (Approved)

Everything looks good, plat closes, some corners found

HEALTH: (Approved)

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

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

The legal description should read: “Being a replat of Lots 3 through 6, Block 1, Lone Star Business Park, Section 2, and Lot 13, Block 1, Lone Star Business Park, Section 5, 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)]

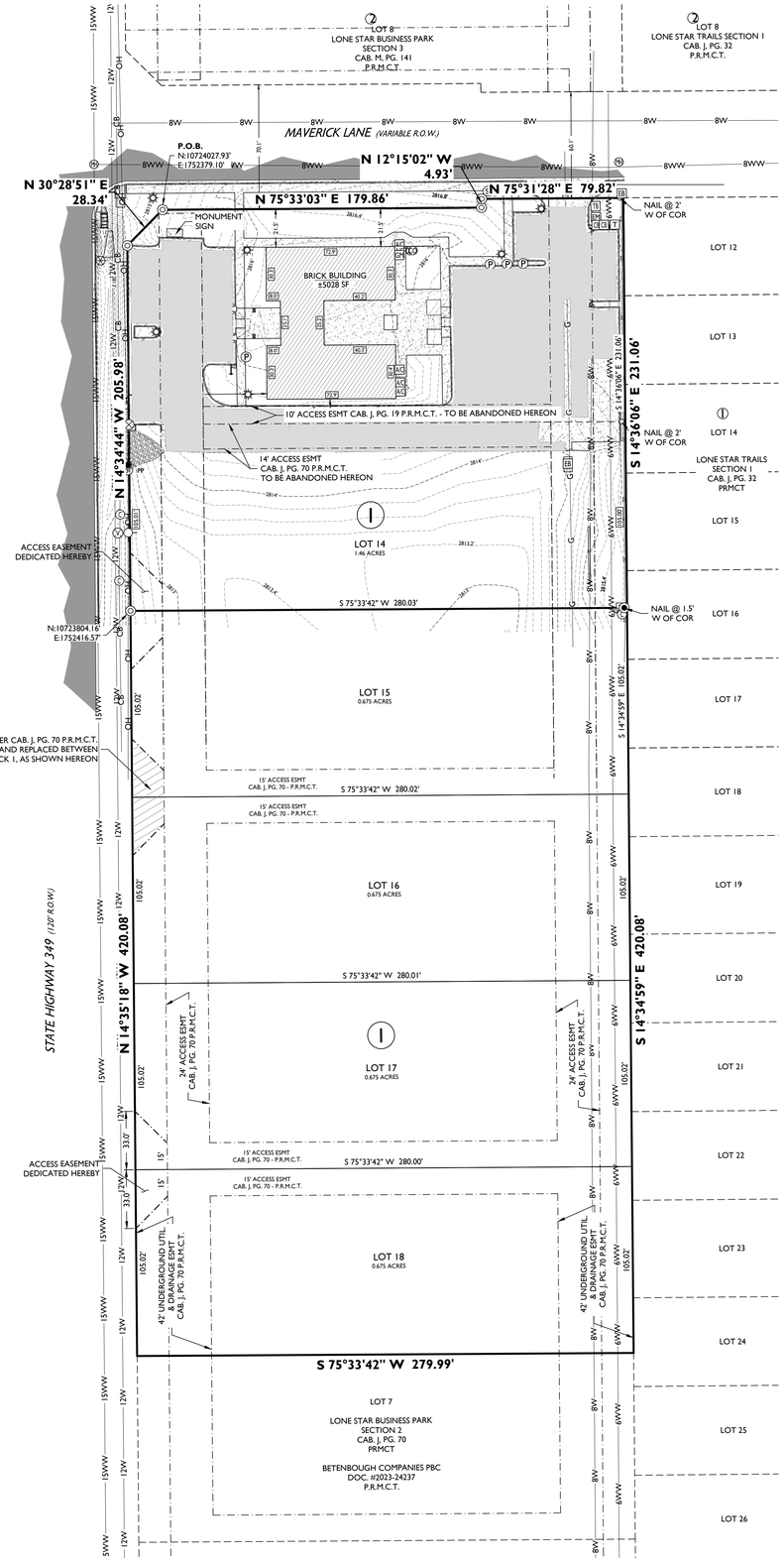
Staff recommends approval of the Preliminary Plat of Lone Star Business Park, Section 6, subject to condition A:

Conditions:

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

Attachments:
A. P-26-2501, Combined files
B. P&Z - - Lone Star Business Park, Section 6 Preliminary Plat

Madelim Jaquez, Development Services	Created/Initiated - 3/6/2026
Landon Ochoa, Development Services	Final Approval - 3/12/2026



PRELIMINARY PLAT

LONE STAR BUSINESS PARK, SECTION 6

BEING A REPLAT OF LOTS 3, 4, 5, AND 6, BLOCK 1, LONE STAR BUSINESS PARK SECTION 2, AND LOT 13, BLOCK 1, LONE STAR BUSINESS PARK SECTION 5 CITY AND COUNTY OF MIDLAND, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BETENBOUGH COMPANIES, PBC, IS THE RECORD OWNER OF A TRACT OF LAND (LOTS 15-18, BLOCK 1, AS SHOWN HEREON) LOCATED IN SECTION 12, BLOCK 39, T-1-S, T&P RAILWAY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BETENBOUGH COMPANIES, PBC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LONE STAR BUSINESS PARK SECTION 6, 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 _____ - ___M.

THE_____DAY OF _____, 2026.

_____
BY: _____, FOR BETENBOUGH COMPANIES, PBC

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 LONE STAR BUSINESS PARK SECTION 6 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

_____
JOSHUA SPARKS , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #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.
4. *IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.*
5. *DEVELOPMENT MUST COMPLY WITH APPROVED DRAINAGE PLAN TITLED "LONE STAR TAILS, SECTION 1 DRAINAGE STUDY," PREPARED BY AMD ENGINEERING AND APPROVED BY THE CITY OF MIDLAND ON APRIL 16, 2014, OR ANY REVISIONS, CORRECTIONS, AMENDMENTS, OR REPLACEMENTS OF THIS DRAINAGE ANALYSIS THAT ARE APPROVED BY THE CITY OF MIDLAND.*

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.*

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF _____

WHEREAS HERITAGE USA COMMUNITY FEDERAL CREDIT UNION, IS THE RECORD OWNER OF A TRACT OF LAND (LOT 14, BLOCK 1 AS SHOWN HEREON) LOCATED IN SECTION 12, BLOCK 39, T-1-S, T&P RAILWAY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HERITAGE USA COMMUNITY FEDERAL CREDIT UNION, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LONE STAR BUSINESS PARK SECTION 6, 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 _____ - ___M.

THE_____DAY OF _____, 2026.

_____
BY: AUGUSTINE RODRIGUEZ FOR HERITAGE USA COMMUNITY FEDERAL CREDIT UNION

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 STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

_____
GREGORY W. SHOULTS, R.P.L.S. NO. 6509
MAVERICK ENGINEERING (TX Reg. # 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

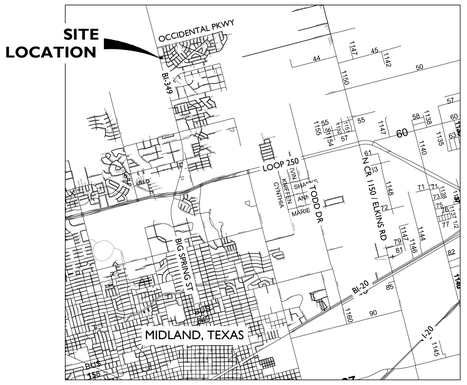
HERITAGE USA COMMUNITY FEDERAL CREDIT UNION
5507 W. WADLEY AVENUE
MIDLAND, TEXAS -79707
DEED INST. #2025-9054
432-681-1050

BETENBOUGH COMPANIES, PBC
6303 82ND STREET
LUBBOCK, TX 79424
DEED INST. #2023-24237

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.

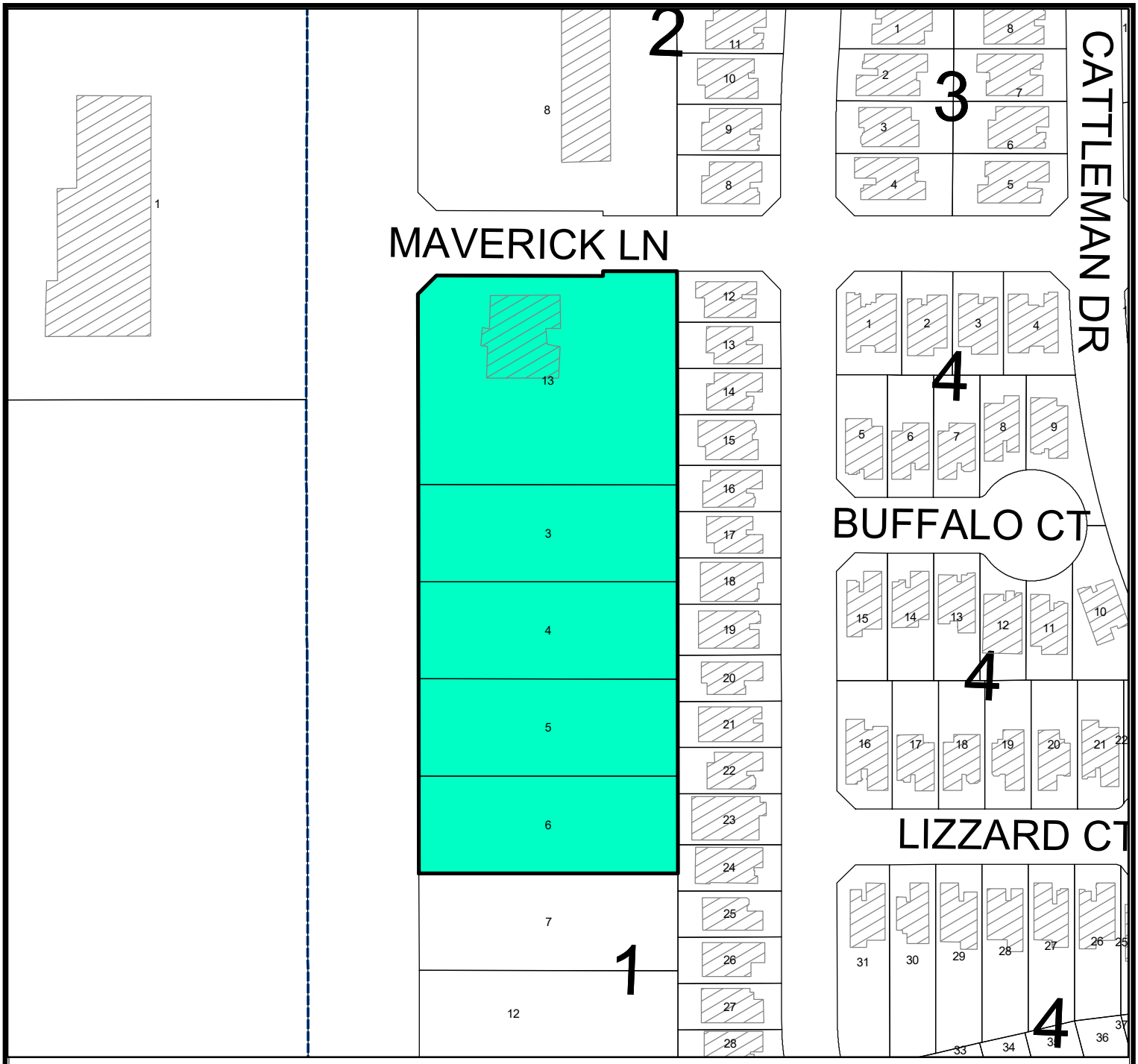
LEGEND

⊙	DENOTES FOUND 1/2" CIRF "MAGRYM"
⊗	DENOTES "X" IN CONCRETE
CB	DENOTES EXISTING CABLE BOX
AC	DENOTES A/C PAD
C	DENOTES EXISTING CABLE PEDISTAL
CO	DENOTES EXISTING CLEAN OUT
EM	DENOTES EXISTING ELECTRIC METER
EB	DENOTES EXISTING ELECTRIC BOX
GM	DENOTES EXISTING GAS METER
PP	DENOTES EXISTING POWER POLE
	DENOTES EXISTING REFLECTOR
	DENOTES EXISTING LIGHT POLE
T	DENOTES EXISTING TRANSFORMER PAD
TB	DENOTES EXISTING TELECOM BOX
	DENOTES EXISTING HANDICAP SIGN
	DENOTES EXISTING SIGN POST
S	DENOTES EXISTING SIGN
V	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING FIRE HYDRANT
M	DENOTES EXISTING SEWER MANHOLE
	DENOTES BOUNDARY LINE
	DENOTES PROPERTY LINES
OH	DENOTES OVERHEAD ELECTRIC LINE
CB	DENOTES EXISTING CABLE LINE
G	DENOTES EXISTING GAS LINE
X	DENOTES EXISTING FENCE LINE
8W	DENOTES EXISTING 8" WATER MAIN
12W	DENOTES EXISTING 12" WATER MAIN
6WW	DENOTES EXISTING 6" WASTE WATER MAIN
8WW	DENOTES EXISTING 8" WASTE WATER MAIN
15WW	DENOTES EXISTING 15" WASTE WATER MAIN
	DENOTES CONCRETE
	DENOTES PAVEMENT
	DENOTES BUILDING

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

LONESTAR BUSINESS PARK SECTION 6

Drawing : F:\2025\250138-BBC BUILDERS-HERITAGE USA MIDLAND (REF #250038)\DRAWINGS\PLAT\250138 PRELIM PLAT.DWG Last Saved By: SDavis on 2/11/26



Location Map

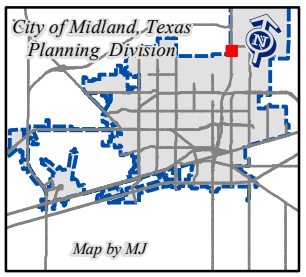
SUB-26-0951 **Scale: 1" = 155'**

Proposed plat of Lone Star Business Park, Section 6, being a replat of Lots 3-6, Block 1, Lone Star Business Park, Section 2, and Lot 13, Block 1, Lone Star Business Park, Section 5, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane. (Council District 1)

L E G E N D

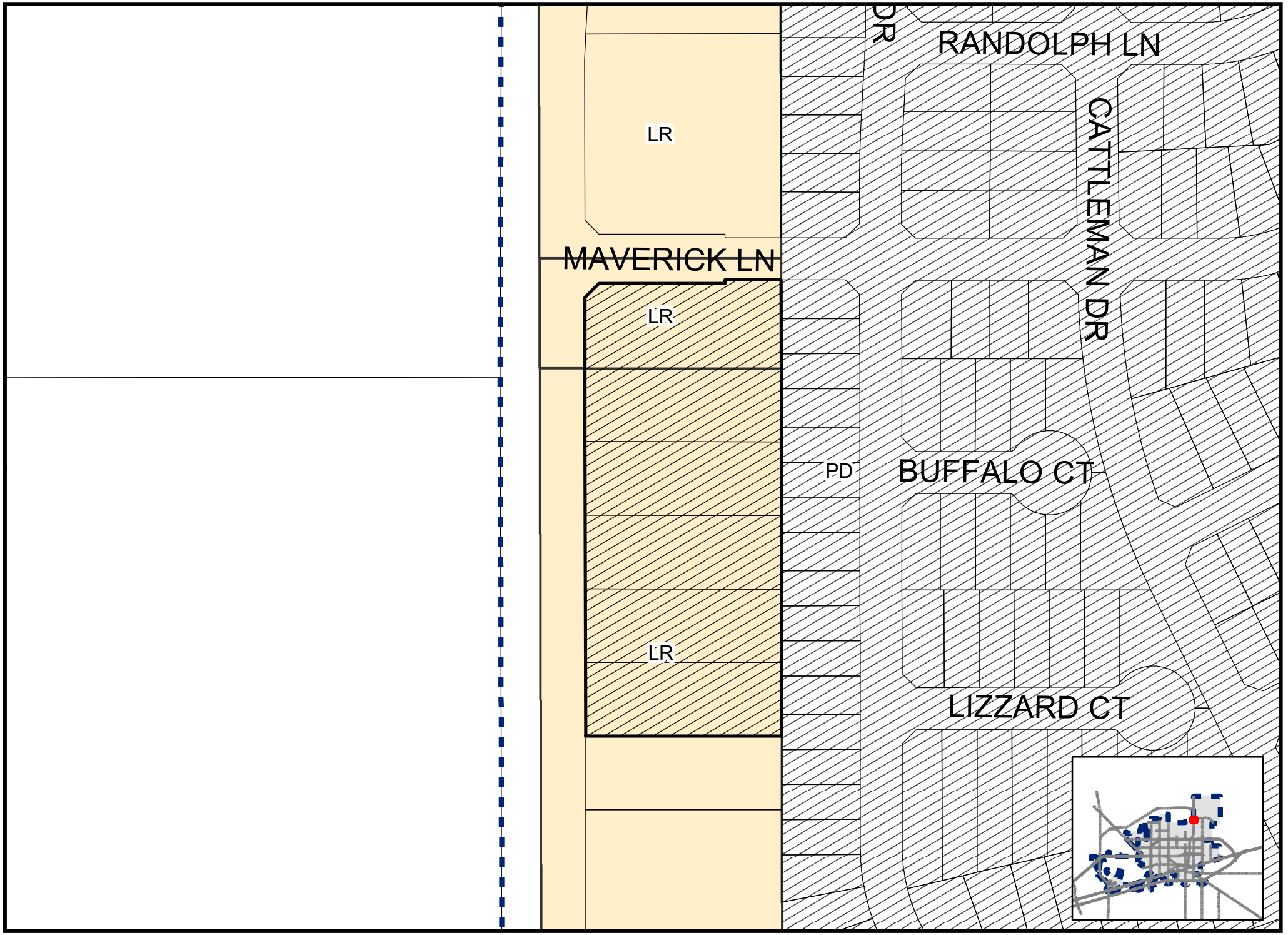
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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-26-0951

Scale: 1" = 171'

ZONING MAP

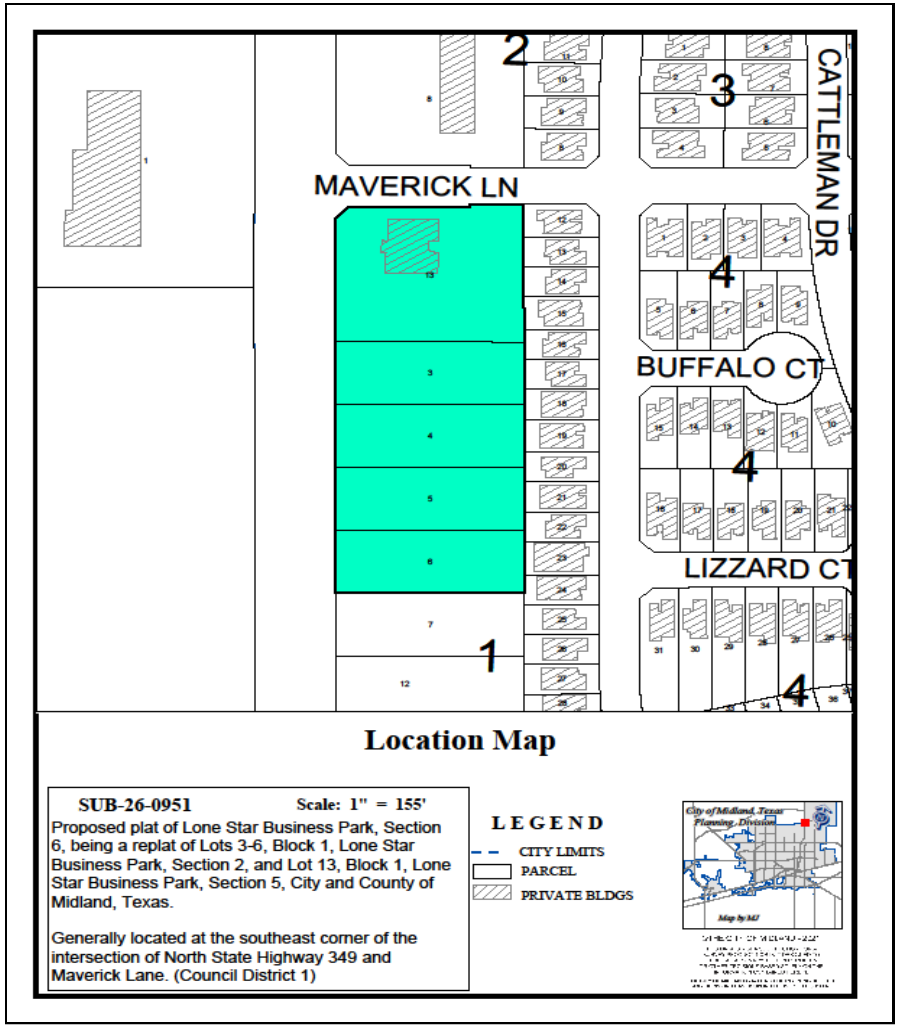
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BY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

MAVERICK LN
BUFFALO CT
LIZZARD
1
2
3
4
4
1
1

MIDLAND
Be the Energy!
PRELIMINARY PLAT
LONE STAR BUSINESS PARK, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

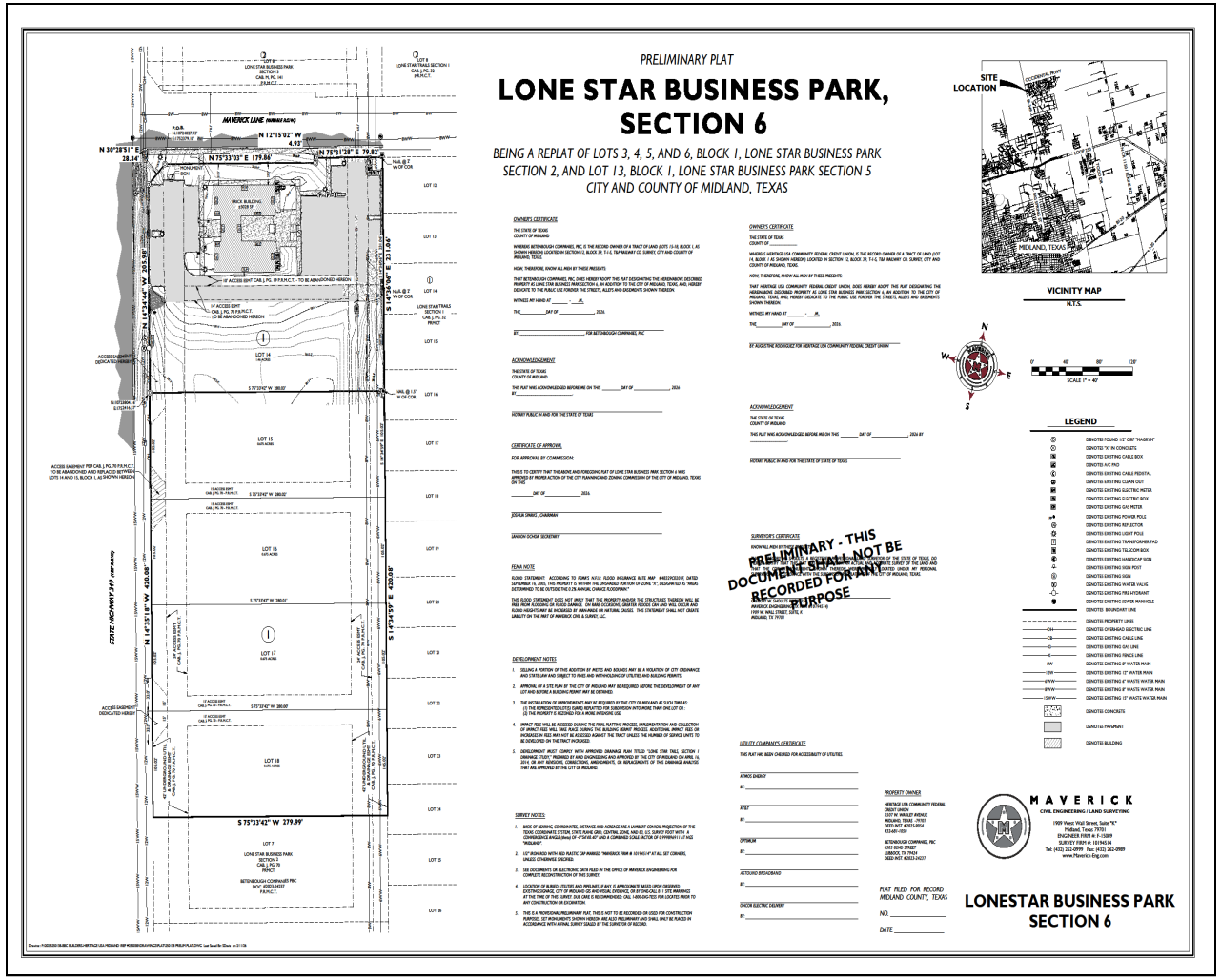
APPLICATION SUMMARY

- **Property Owner:** Heritage USA Community Federal Credit Union and Betenbough Companies, PBC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 6718 North Highway 349 (District 1)
- **Reason for Request:** To reconfigure the access easement and revise the existing driveway layout



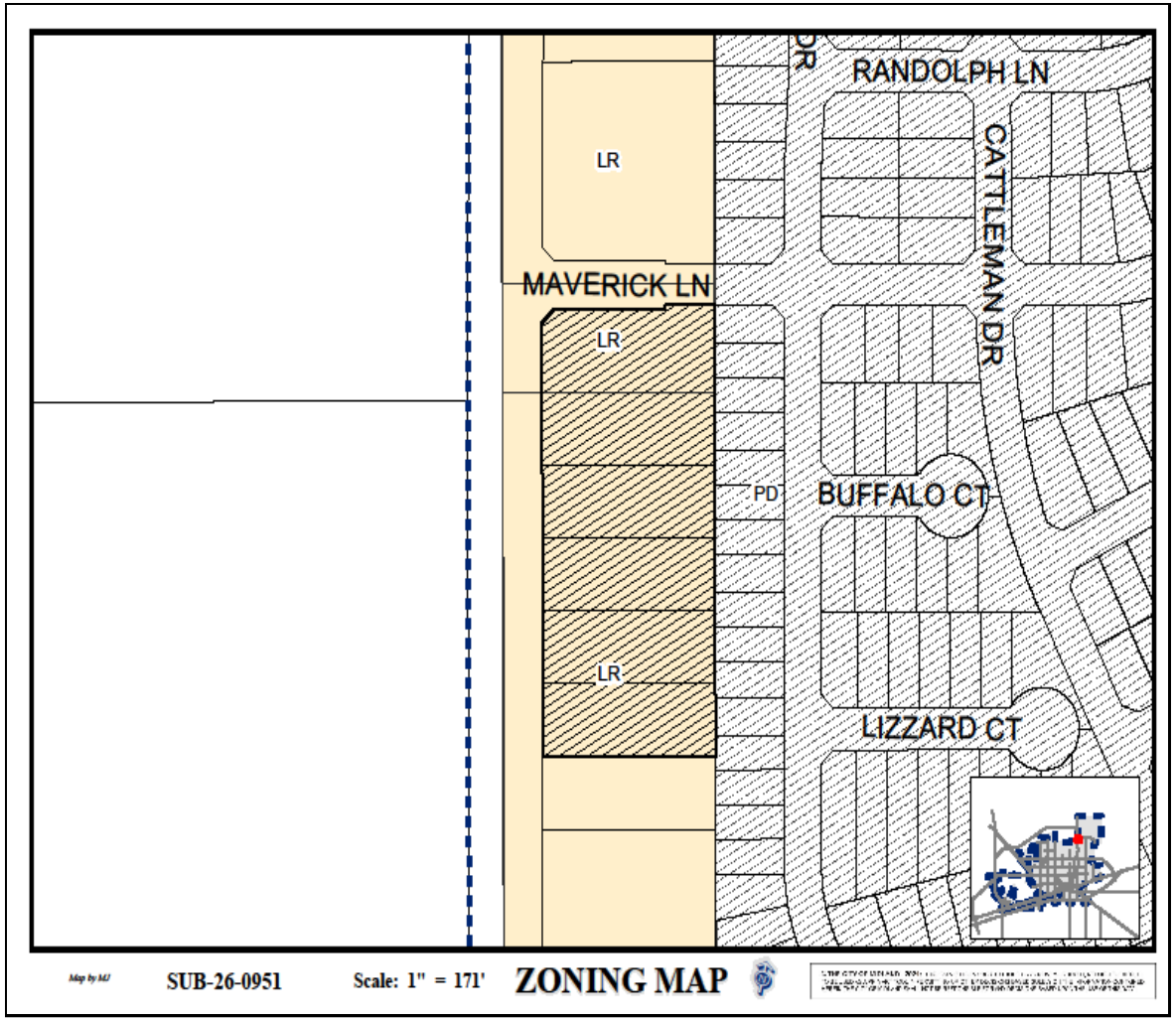
PLAT DETAILS

- **Acreage:** 4.16 acres
- **Number of Existing Lots:** 5
- **Number Proposed Lots:** 5



ZONING

- **Current Zoning:** LR, Local Retail District
- **Surrounding Zoning:**
  - **North/South:** LR, Local Retail District
  - **East:** PD, Planned Development District for a Housing Development
  - **West:** ETJ, Extraterritorial Jurisdiction



4

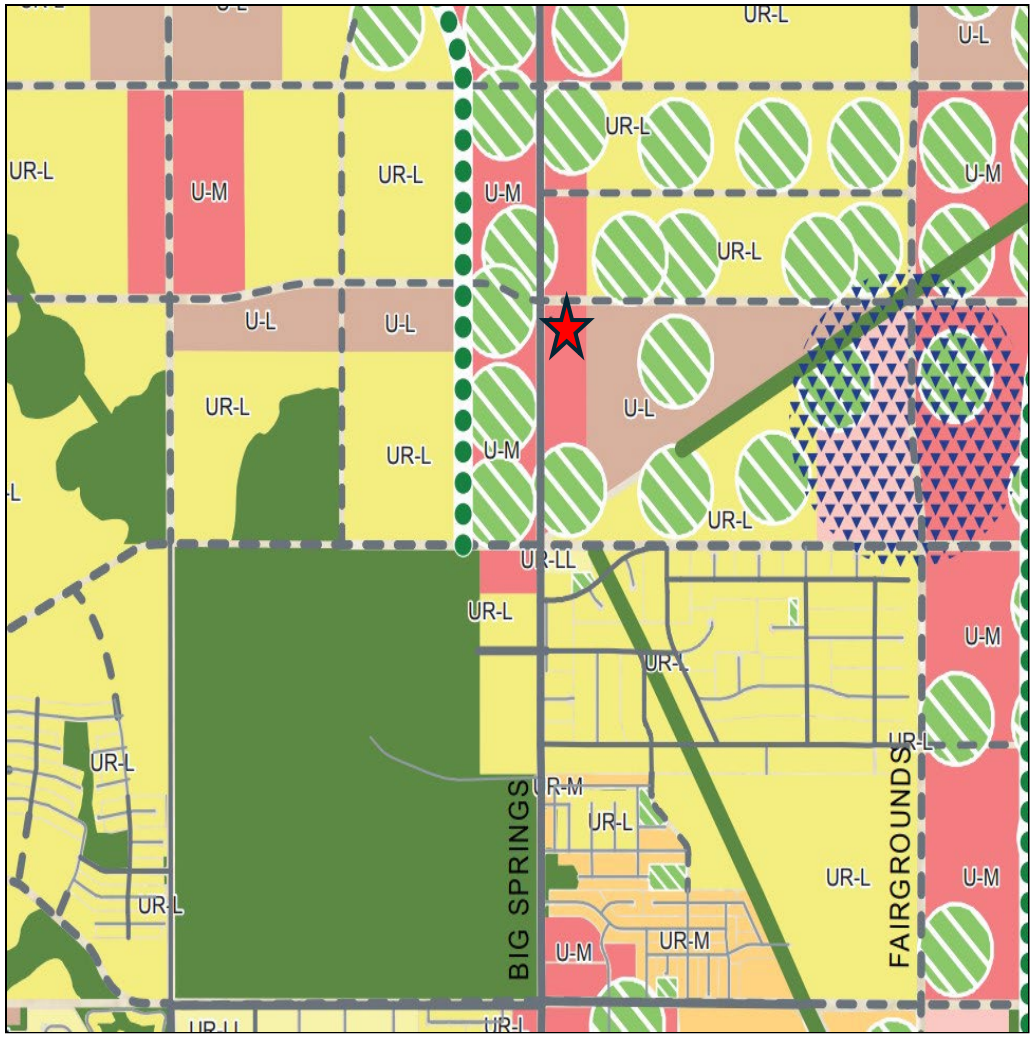
LAND USE

- **Current Use:** Vacant Building
- **Surrounding Uses:**
  - **North:** Retail Stores and Shops
  - **South:** Vacant Land
  - **East:** Single-Family Housing
  - **West:** Vacant Land and Office Space

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** Supports a mix of complementary uses including single-family housing, 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 subject to condition A:

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

MISSION

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