CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
April 6, 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 16, 2026, P&Z meeting minutes. **(DISTRICT: ALL) (DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Mockingbird Ridge, Section 20, being a plat of a 19.22-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Waxwing Drive and Firewheel Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final Plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Eugene Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of Crossroads Addition, Section 3, being a 19.13-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet east of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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

7. - Motion approving a Final Plat of County Road 140 Park Addition, being a 4.42-acre tract of land out of Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of intersection of West County

Road 140 and State Highway 349.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Motion approving a Final Plat of Stockard Acres, Section 6, being a replat of Lots B, C, D, E, and the south .10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located on the west side of Johnston Street, approximately 330 feet south of West Florida Avenue) **(DEVELOPMENT SERVICES) ()**

PUBLIC HEARINGS

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

9. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 7, Block 22, Homestead Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Dallas Street and East Michigan Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

10. - Hold a public hearing and consider a request by Elijio Hernandez Jr, on behalf of MSHED Properties, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on Lots 1 through 4, Block 45, Cowden Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of North Big Spring Street and Liddon Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Hold a public hearing and consider a request by Tacos Wey for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 3,800 square foot portion on Lot 6A, Block 2, Amaron Addition, Section 6, City and County of Midland, Texas. (Generally located on the west side of Rankin Highway, approximately 250 feet north of Crump Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

12. - Hold a public hearing and consider a Final Plat of Haley Heights, Section 8, being a replat of the South 50 feet of Lot 1, Block 15, Haley Heights, City and County of Midland, Texas. (Generally located on the west side of Connell Street, approximately 110 feet south of Collins Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

13. - Hold a public hearing and consider a request by Angel Robinson, on behalf of Midland Westridge, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District on a 4.497-acre tract of land out of Lot 10, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard, approximately 285 feet west of Griffith Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Hold a public hearing and consider a Final Plat of Grasslands Estates, Section 27, being a replat of Lot 11, Block 15, Grassland Estates, Section 10, City and County of Midland, Texas. (Generally located on the south side of Hathaway Court, approximately 300 feet east of Heritage Boulevard.)

(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

MISCELLANEOUS

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of 1788 Industrial, being a replat of a 8.04-acre tract of land out of Western Roses Memorial Park, Inc. and a 96.44-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)**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Country Sky Addition, Section 32, being a plat of a 3.03-acre tract of land out of Section 26, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Cavender Addition, Section 2, being a plat of a 0.54-acre tract of land out of Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Deauville Boulevard and Arlington Road.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Garden Twenty Addition, Section 6, being a replat of Lot 6, Block 1, Garden Twenty Addition, Section 5, City and County of Midland, Texas. (Generally located on the south side of East Interstate Highway 20, approximately 425 feet east of South Fairgrounds Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Shenandoah Industrial Park 2, being a replat of Lot 2, Block 1, Shenandoah Industrial Park, and a 67.14-acre tract of land out of Section 16, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 50, approximately 1,270 feet east of North County Road 1150) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

21. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Freeland Addition, Section 13, being a replat of a 1.00-acre tract of land out of Lot 1, Block 4, Freeland Addition, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Golf Course Road and Evans Lane.) **(DISTRICT: 2) (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 16, 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 16, 2026.

Members present: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin , BreAnna LaFoy

Members absent:

Staff members present: Mary-Kate Loftis, Angelina Bettanini, Lori Elliott, Britton Murry, Landon, Ochoa, Beatriz Quezada, Madelim Jaquez, Alexis Martinez

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)**

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Planner Beatriz Quezada presented this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Senior Planner Britt Murry presented this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy
NAY: None
ABSTAIN: None
ABSENT: Joshua Garza, Brandon Ofield

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)**

Senior Planner Britt Murry to present this item.

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

There was no one wishing to speak on this item.

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

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

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)**

Planner Lori Elliott to present this item.

The public hearing 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.

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)**

Planner Lori Elliott to present this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Planner Lori Elliott to present this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Planner Lori Elliott to present this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy

Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Senior Planner Britt Murry to present this item.

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

Joshua Sparks, asked if there is a specific reason why they are going into C, Commercial District.

Josh Wallander, replied that there will be multiple commercial uses all around. This is a phase for a bigger design that will be coming at a later time.

Britt Murry, clarified that the use they are using for the property required a C, Commercial zoning.

The public hearing closed at 4:04 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: Joshua Sparks

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Senior Planner Britt Murry to present this item.

The public hearing opened at 4:07 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:07 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Planner Angelina Bettanini to present this item.

The public hearing opened at 4:13 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:13 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None

ABSTAIN: None

ABSENT: Joshua Garza, Brandon Ofield

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)**

Planner Angelina Bettanini to present this item.

The public hearing opened at 4:17 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:17 p.m.

Motion passed with the following vote:

AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

NAY: None
ABSTAIN: None
ABSENT: Joshua Garza, Brandon Ofield

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)**

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

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)**

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

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)**

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

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)**

    Motion passed with the following vote:

    AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

    NAY: None

    ABSTAIN: None

    ABSENT: Joshua Garza, Brandon Ofield

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)**

    Motion passed with the following vote:

    AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, J. Brian Martin, BreAnna Lafoy

    NAY: None

    ABSTAIN: Lucy Sisniega

    ABSENT: Joshua Garza, Brandon Ofield

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)**

    Motion passed with the following vote:

    AYE: Aaron Hunter, Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna Lafoy

    NAY: None

    ABSTAIN: None

    ABSENT: Joshua Garza, Brandon Ofield

Landon Ochoa, Planning Divison Manager
Department of Development Services

Joshua Sparks, Chair

4/2/26
Date

Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**April 6, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a Final Plat of Mockingbird Ridge, Section 20, being a plat of a 19.22-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Waxwing Drive and Firewheel Road.)**

Purpose:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 19.22-acre tract of land located on the north side of Firewheel Road into 84 lots for future residential development.

The preliminary plat was approved at the October 20, 2025, Planning and Zoning Commission meeting.

Current Zoning:

PD, Planned Development District for a Housing Development

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)

* * * Approved with Conditions 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 Applicant’s Information Only.]

ROW: ROW okay as shown. [For Applicant’s Information Only.]

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. Per City code, the developer is required for 1/3 the cost/construction of Fairgrounds and Todd, based on maximum 20-meters (68-foot) width including C & G arterial construction standards.[Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Water improvement have not been accepted nor has a final walk-through been requested. Developer’s responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

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

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

SEWER: Wastewater improvement has not been accepted nor has a final walk-through been requested. Developer’s responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved. Comply with Mockingbird Ridge Phase 15-26 Drainage Study, prepared by Maverick Engineering and approved by City on 10/14/2025. [For Applicant’s Information Only.]

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

SIDEWALKS: Sidewalk improvement have not been accepted nor has a final walk-through been requested. Developer’s responsibility for Fairgrounds and Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

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 plat shows a sewer line proposed for the lots, no need for a septic system on these lots.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 20, subject to Condition A.

Condition:

A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]

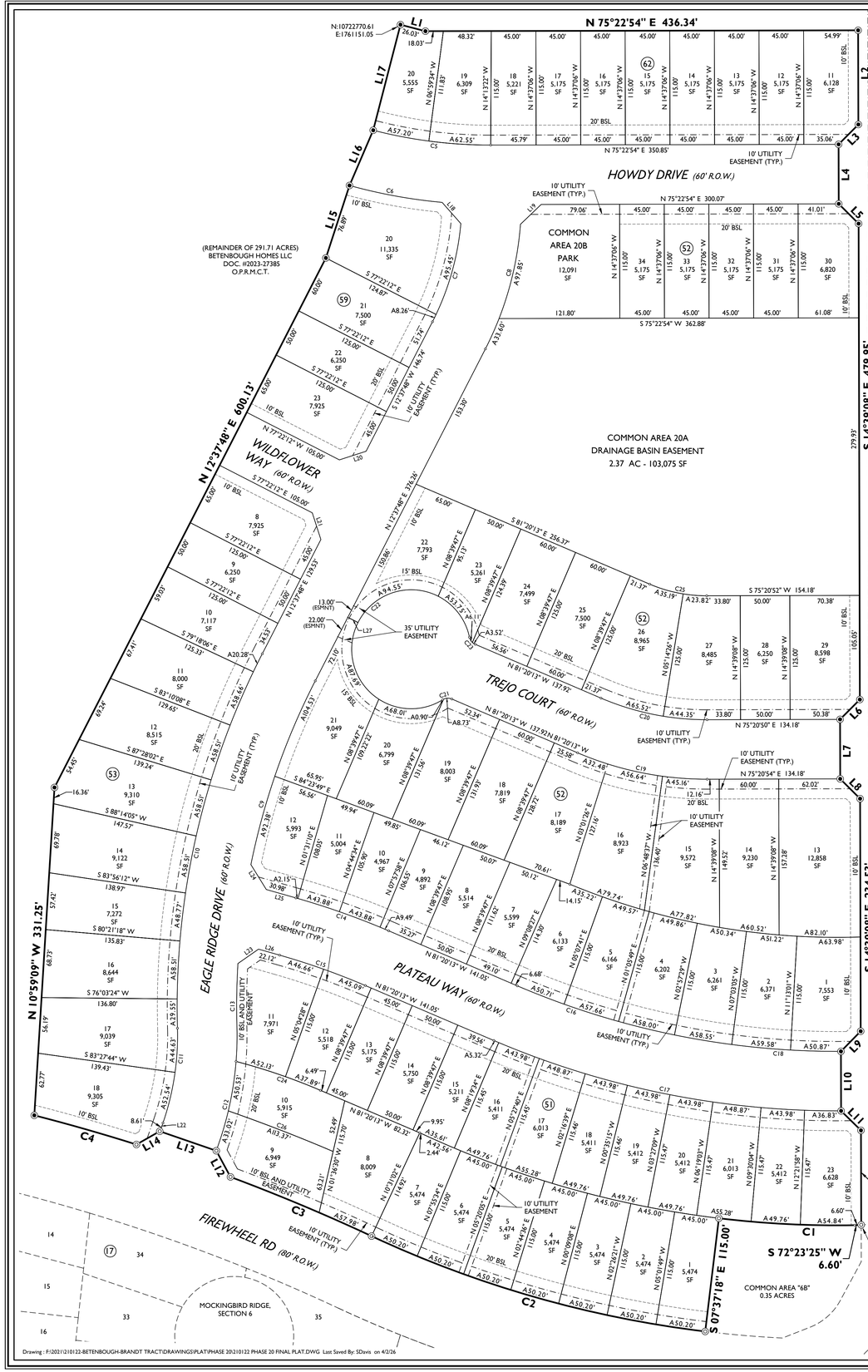
Attachments:

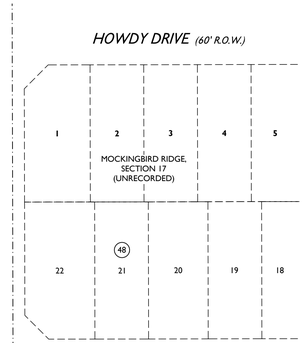
A. P-26-2506, Combined Documents
B. P&Z - - Mockingbird Ridge, Section 20 Final

Britton Murry, Development Services — Created/Initiated - 4/2/2026
Landon Ochoa, Development Services — Final Approval - 4/2/2026

MOCKINGBIRD RIDGE, SECTION 20

BEING A 19.22-ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS





OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BETENBOUGH HOMES, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 18, BLOCK 38, T-1-S, T&P RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BETENBOUGH HOMES, LLC., BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS MOCKINGBIRD RIDGE SECTION 20, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON, AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO; AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ - _____M.,

THE_____DAY OF _____, 2026.

_____

BY: BETENBOUGH HOMES, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOCKINGBIRD RIDGE, SECTION 20, 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

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°53'35.93" AND A COMBINED SCALE FACTOR OF 0.99992299 AT THE 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "ASB 5689" FOUND FOR THE SOUTHWEST CORNER OF SECTION 18.*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED IN INSTRUMENT NO. 2024-28706, DATED DECEMBER 6, 2024 MIDLAND COUNTY, TEXAS.*
5. *IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.*
6. *PROPOSED SETBACKS AND EASEMENTS THROUGHOUT THE SUBDIVISION ARE AS FOLLOWS: FRONT 20' (CLR-DIS-SAC 15'), SIDE 5', CORNER SIDE 10', REAR 10' AND A 10' GENERAL UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.*
7. *NO STRUCTURE SHALL BE BUILT OVER ANY PLUGGED AND ABANDONED WELL.*
8. *TO THE EXTENT (I) THAT THE ZONING OF THE PROPERTY REQUIRES AMENITY SPACES OR OTHER AREAS THAT CONTAIN AMENITIES DESIGNED FOR OR INTENDED FOR THE USE AND ENJOYMENT OF THE OWNERS OF THE PROPERTY OR (II) THAT THE MOCKINGBIRD RIDGE HOMEOWNERS ASSOCIATION (THE "HOA") OR ITS SUCCESSORS OR ASSIGNS PROVIDE FOR AMENITY SPACES OR OTHER AREAS THAT CONTAIN AMENITIES DESIGNED FOR OR INTENDED FOR THE USE AND ENJOYMENT OF THE OWNERS OF THE PROPERTY, THE HOA, ITS SUCCESSORS, AND ITS ASSIGNS SHALL BE WHOLLY RESPONSIBLE FOR MAINTAINING ALL SUCH AMENITY SPACES AND AREAS, INCLUDING BUT NOT LIMITED TO THE AMENITY SPACES AND AREAS' LANDSCAPING, IRRIGATION, DECORATIVE HARDSCAPE, MAINTENANCE, AND REPAIR, REGARDLESS OF WHETHER ANY SUCH AMENITY SPACES OR AREAS ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR PERFORMING ANY DUTIES IDENTIFIED IN THIS PARAGRAPH.*

LINE TABLE

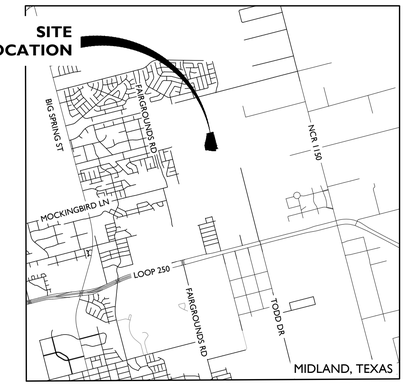
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	26.03'
L2	S 14°39'08" E	95.00'
L3	S 30°21'53" W	28.28'
L4	S 14°39'08" E	60.00'
L5	S 59°35'04" E	28.32'
L6	S 30°25'02" W	28.25'
L7	S 14°39'08" E	60.00'
L8	S 59°35'08" E	28.32'
L9	S 29°56'21" W	28.49'
L10	S 14°39'07" E	60.00'
L11	S 60°01'59" E	28.10'
L12	N 42°57'36" W	30.03'
L13	N 85°29'31" W	60.34'
L14	S 45°51'35" W	27.04'
L15	N 03°32'23" E	76.89'
L16	N 08°43'34" E	60.62'
L17	N 00°01'12" W	109.95'
L18	S 55°56'28" E	28.56'
L19	N 31°47'36" E	28.94'
L20	S 57°37'48" W	28.28'
L21	S 32°22'12" E	28.28'
L22	S 04°30'29" W	9.00'
L23	N 40°33'12" E	25.28'
L24	N 46°14'12" W	29.54'
L25	N 88°38'17" W	30.98'
L26	S 88°38'17" E	22.12'
L27	S 77°22'12" E	11.58'

CURVE TABLE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	137.24'	995.00'	137.13'	S 78° 25' 37" W	7°54'10"
C2	351.41'	1110.00'	349.94'	N 88° 33' 08" W	18°08'20"
C3	154.34'	1950.00'	154.30'	N 81° 45' 01" W	4°32'06"
C4	107.13'	1950.43'	107.12'	N 88° 32' 23" W	3°08'49"
C5	119.75'	470.00'	119.43'	N 82° 40' 51" E	14°35'54"
C6	95.06'	530.00'	94.94'	N 85° 50' 18" E	10°16'36"
C7	103.71'	270.00'	103.08'	N 01° 37' 33" E	22°00'32"
C8	131.45'	330.00'	130.58'	N 01° 13' 09" E	22°49'20"
C9	196.91'	720.00'	196.30'	N 04° 47' 43" E	15°40'11"
C10	391.30'	780.00'	387.21'	S 01° 44' 30" E	28°44'37"
C11	97.18'	270.00'	96.65'	S 05° 48' 10" E	20°37'18"
C12	118.77'	330.00'	118.13'	N 05° 48' 10" W	20°37'18"
C13	63.62'	720.00'	63.60'	N 13° 34' 56" W	5°03'46"
C14	99.40'	780.00'	99.33'	N 84° 59' 15" W	7°18'04"
C15	91.75'	720.00'	91.69'	S 84° 59' 15" E	7°18'04"
C16	335.38'	820.00'	333.04'	S 86° 56' 46" W	23°26'02"
C17	359.79'	880.00'	357.29'	N 86° 57' 01" E	23°25'32"
C18	335.38'	820.00'	333.04'	S 86° 56' 46" W	23°26'02"
C19	134.29'	330.00'	133.36'	S 87° 00' 19" W	23°18'55"
C20	109.87'	270.00'	109.11'	N 87° 00' 19" E	23°18'55"
C21	9.63'	10.00'	9.26'	S 71° 05' 17" W	55°09'00"
C22	304.00'	60.00'	68.57'	N 08° 39' 47" E	290°18'01"
C23	9.63'	10.00'	9.26'	S 53° 45' 43" E	55°09'00"
C24	90.02'	605.00'	89.93'	S 85° 35' 58" E	8°31'30"
C25	59.00'	145.00'	58.60'	N 87° 00' 19" E	23°18'55"
C26	113.37'	1652.30'	113.35'	S 83° 20' 04" E	3°55'53"

LEGEND

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



VICINITY MAP

N.T.S.



0' 60' 120' 180'

SCALE 1" = 60'

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, ITX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb

ATMOS ENERGY

BY: Mark Lieb

Signed by: Jerry Underwood

AT&T

BY: Jerry Underwood

Signed by: Luis Montez

OPTIMUM

BY: Luis Montez

DocuSigned by:

ASTOUND BROADBAND

BY: Ruben Guerra

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

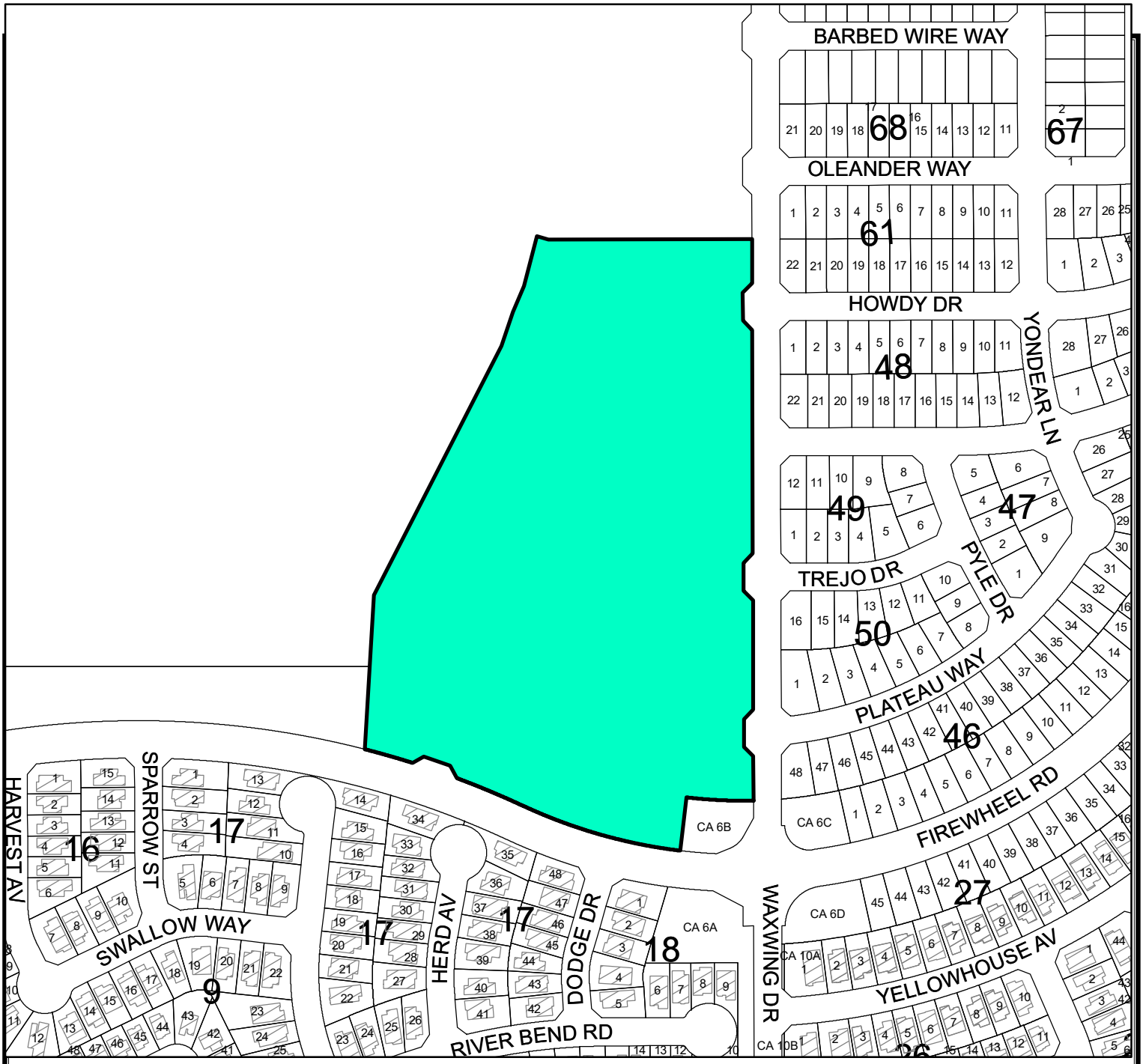
PROPERTY OWNER

BETENBOUGH HOMES LLC
6305 RIND ST
LUBBOCK, TX 79424
DEED INSTRUMENT #2021-35675 &
#2023-27385

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1300 West Illinois Avenue,
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

MOCKINGBIRD RIDGE, SECTION 20

Drawing : F:\2021\210122-BETENBOUGH-BRANDT TRACT\DRAWINGS\PLAT\PHASE 20\210122 PHASE 20 FINAL PLAT.DWG Last Saved By: SDavis on 4/2/26



Location Map

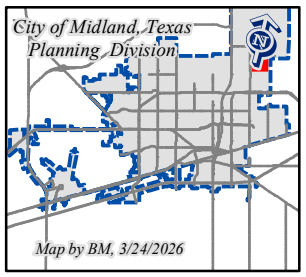
P-26-2506 **Scale: 1" = 308'**

Proposed plat of Mockingbird Ridge, Section 20, being a plat of a 19.22-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Waxwing Drive and Firewheel Road. (Council District 1)

LEGEND

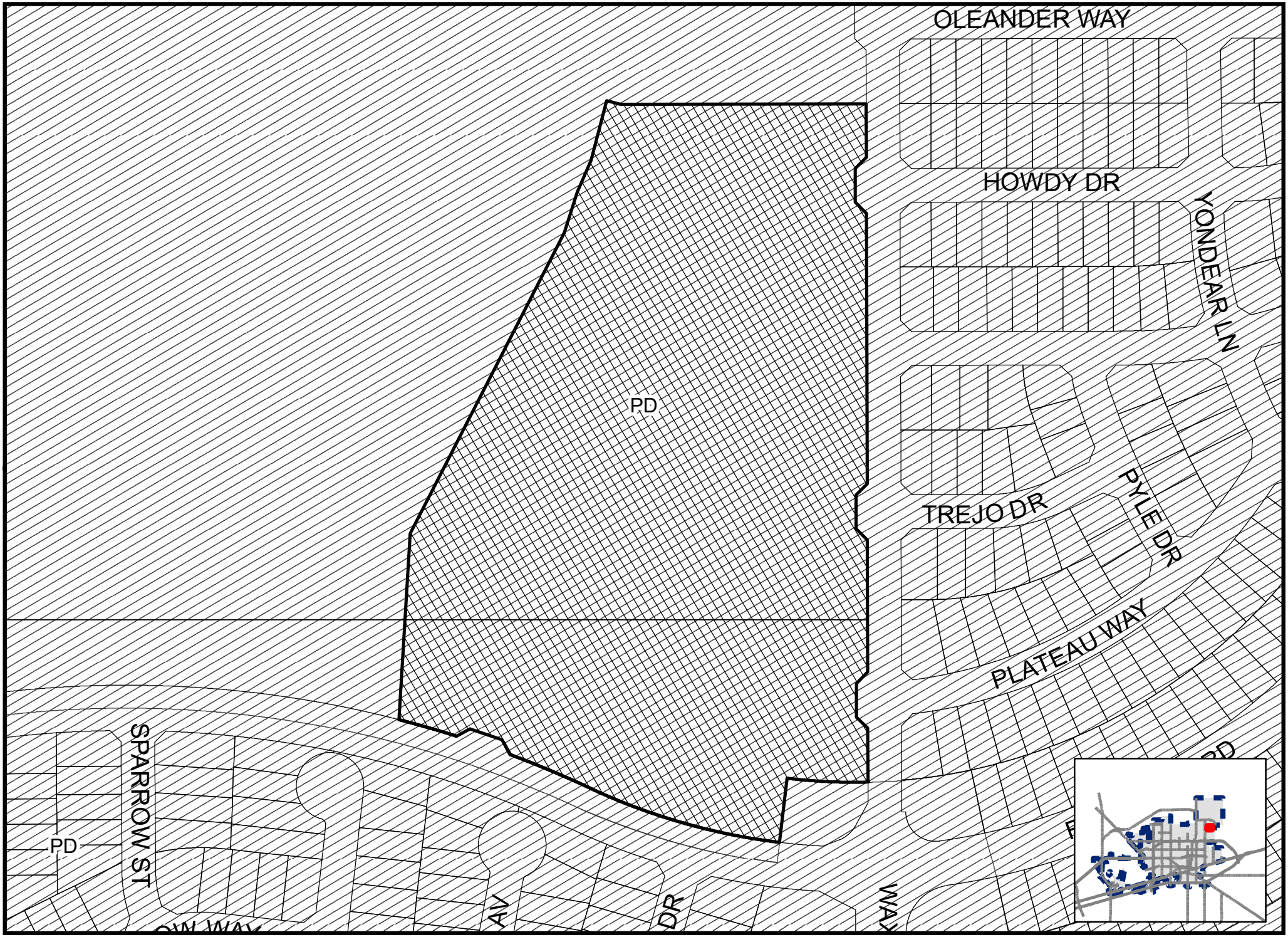
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



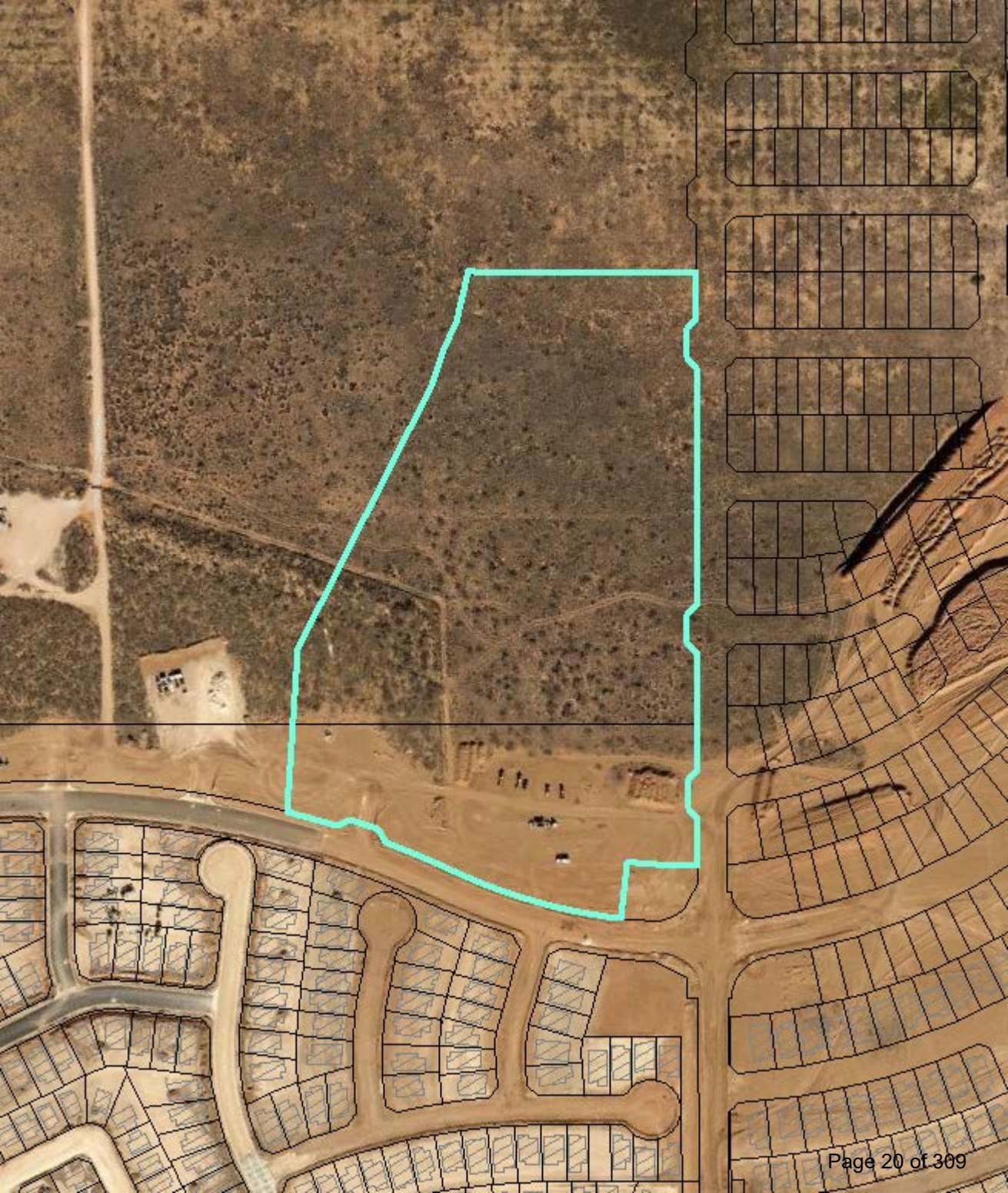
Map by BM, 3/24/2026

P-26-2506

Scale: 1" = 214'

ZONING MAP

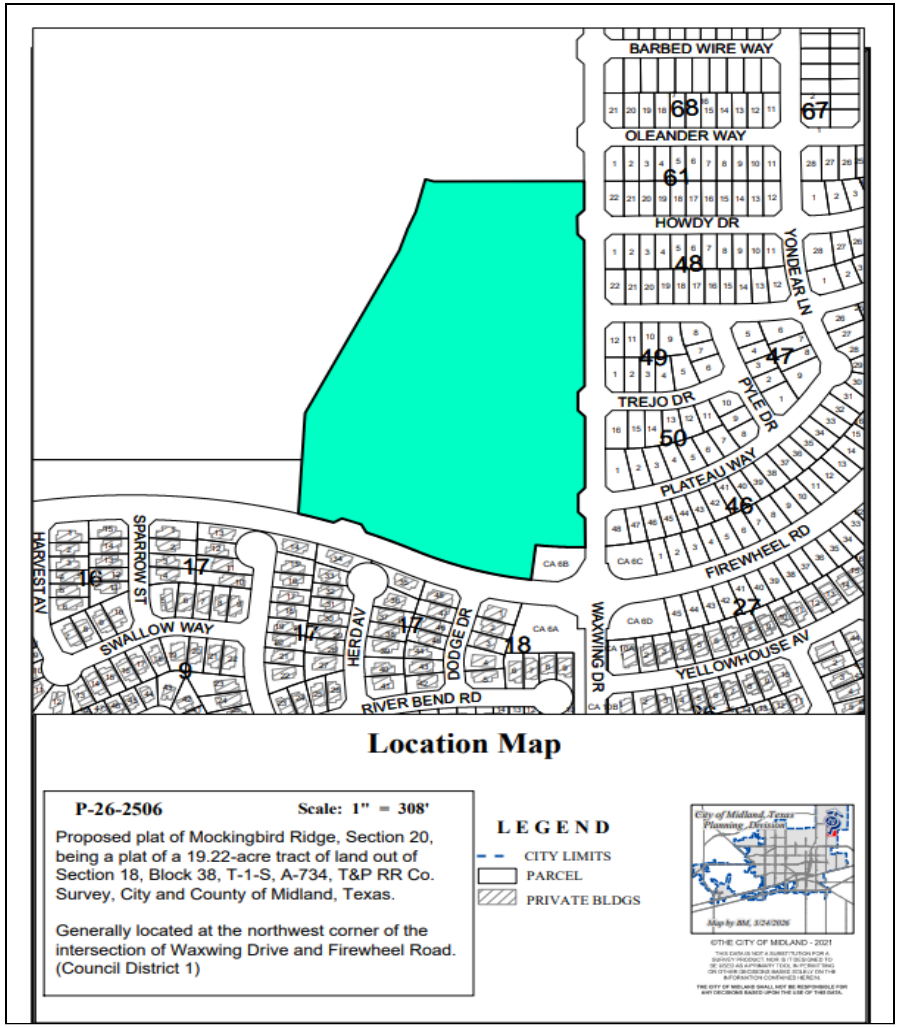
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE BASED THEREON.




MIDLAND
Be the Energy!
FINAL PLAT
MOCKINGBIRD RIDGE, SECTION 20
Visit Our Website
MIDLANDTEXAS.GOV

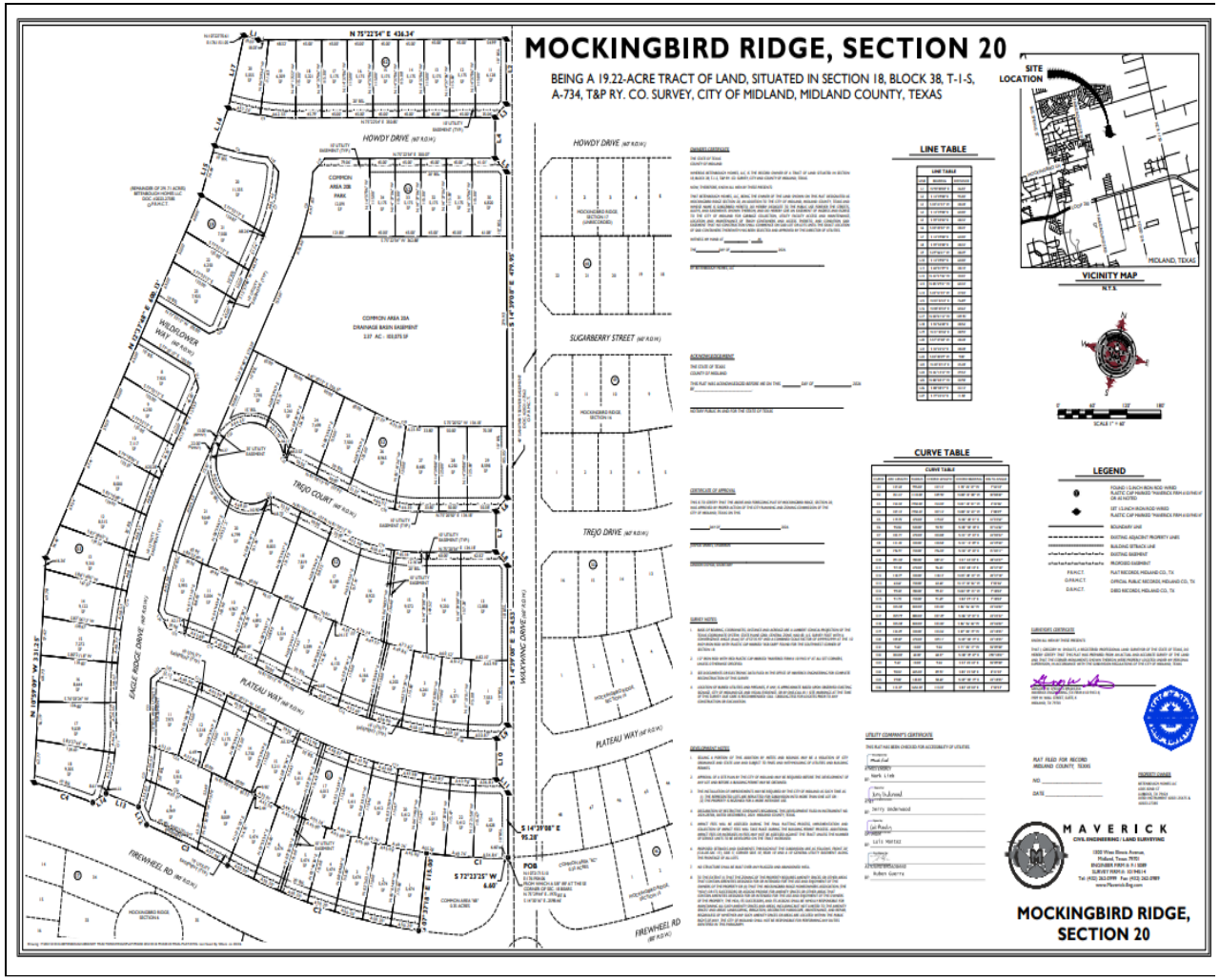
APPLICATION SUMMARY

- **Property Owner/Developer:** Betenbough Homes, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the northwest corner of the intersection of Waxwing Drive and Firewheel Road. (Council District 1)
- **Reason for Request:** For future residential development



PLAT DETAILS

- **Acreage:** 19.22 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 84

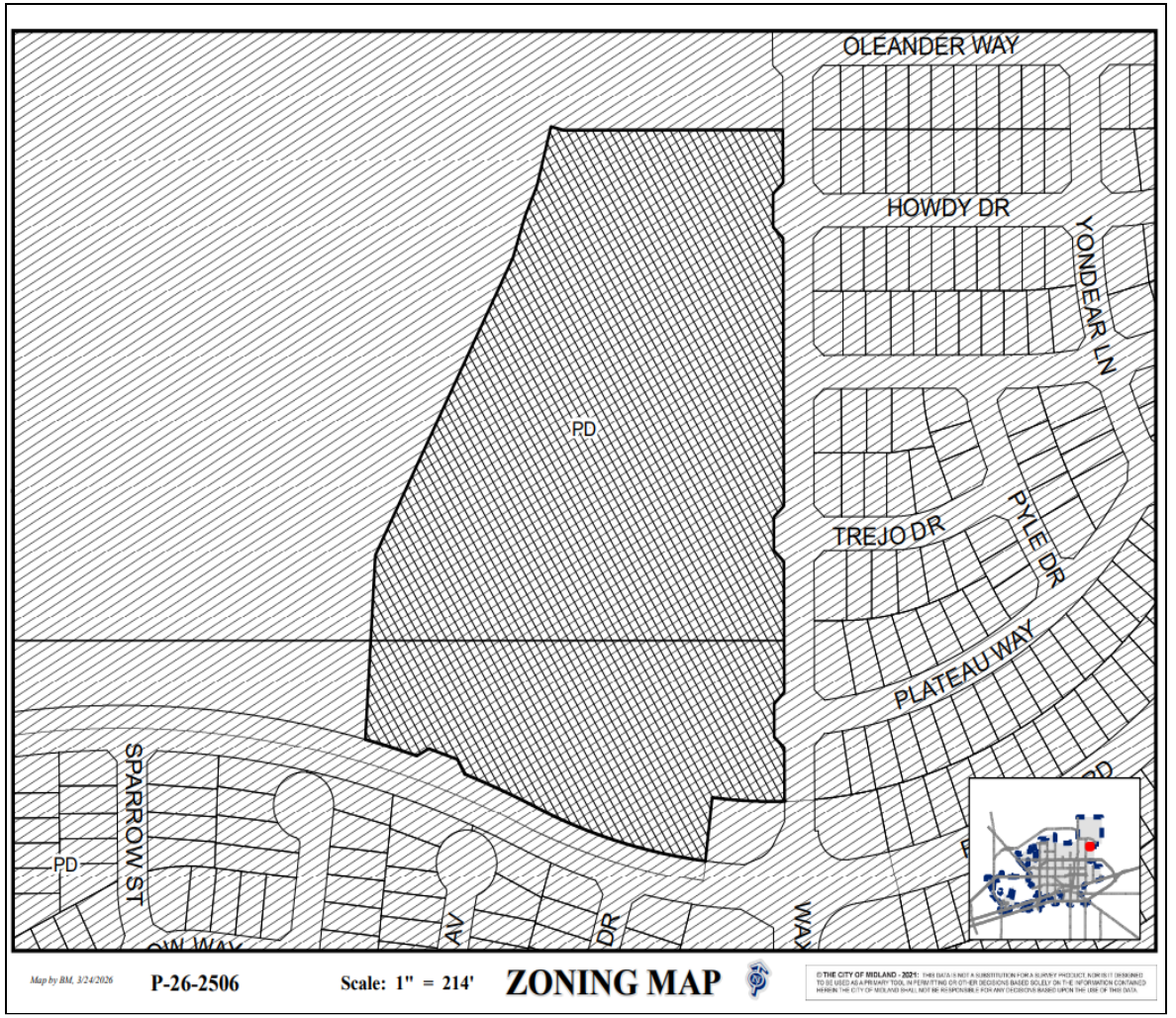


3

MIDLAND
Be the Energy!

ZONING

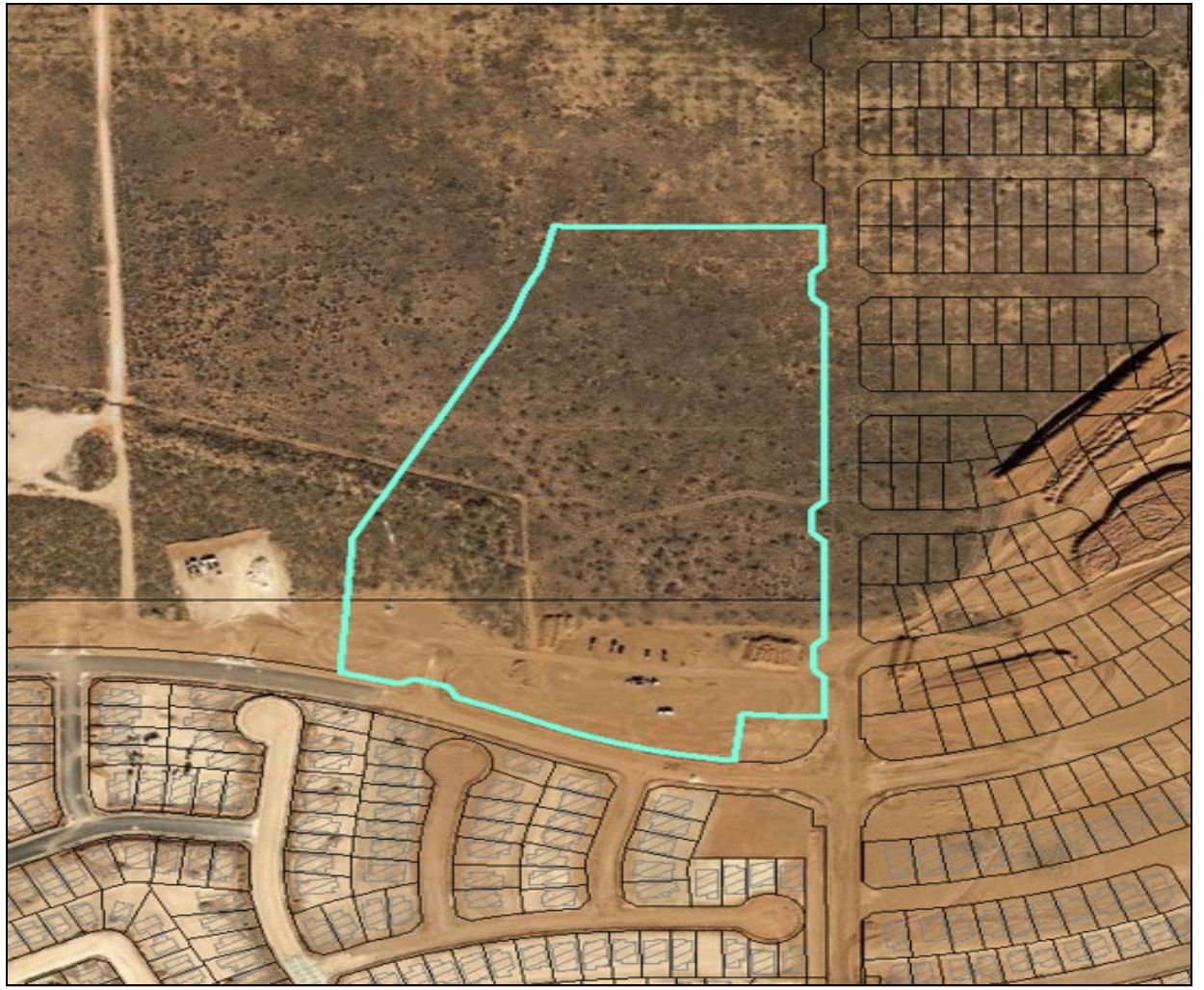
- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
  - **North/South/East/West:** PD, Planned Development District for a Housing Development



MIDLAND
Be the Energy!

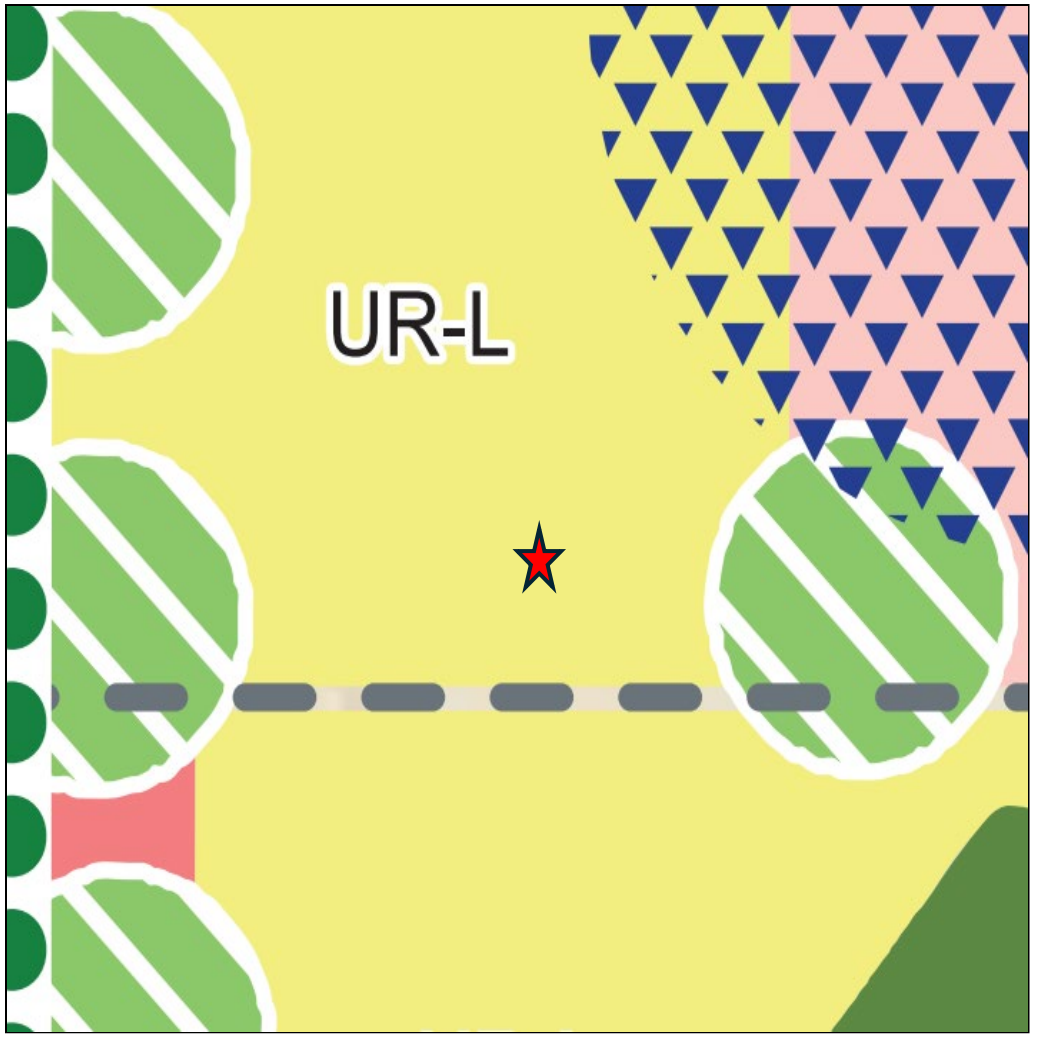
LAND USE

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



COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #1: (317.45-Acres)**
  - Approved by The Planning and Zoning Commission on October 3, 2022.
  - Approved by City Council on October 11, 2022.
- **Preliminary Plat #2: (258.17-Acres)**
  - Approved by the Planning and Zoning Commission on April 17, 2023.
  - Approved by City Council on May 9, 2023.



MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #3: (302.39-Acres)**
  - Approved by The Planning and Zoning Commission on September 3, 2024.
  - Approved by City Council on September 24, 2024
- **Mockingbird Ridge Final Plats:**
  - **Mockingbird Ridge, Section 1** was approved by the Planning and Zoning Commission on July 10, 2023, and consisted of 36.35 acres.



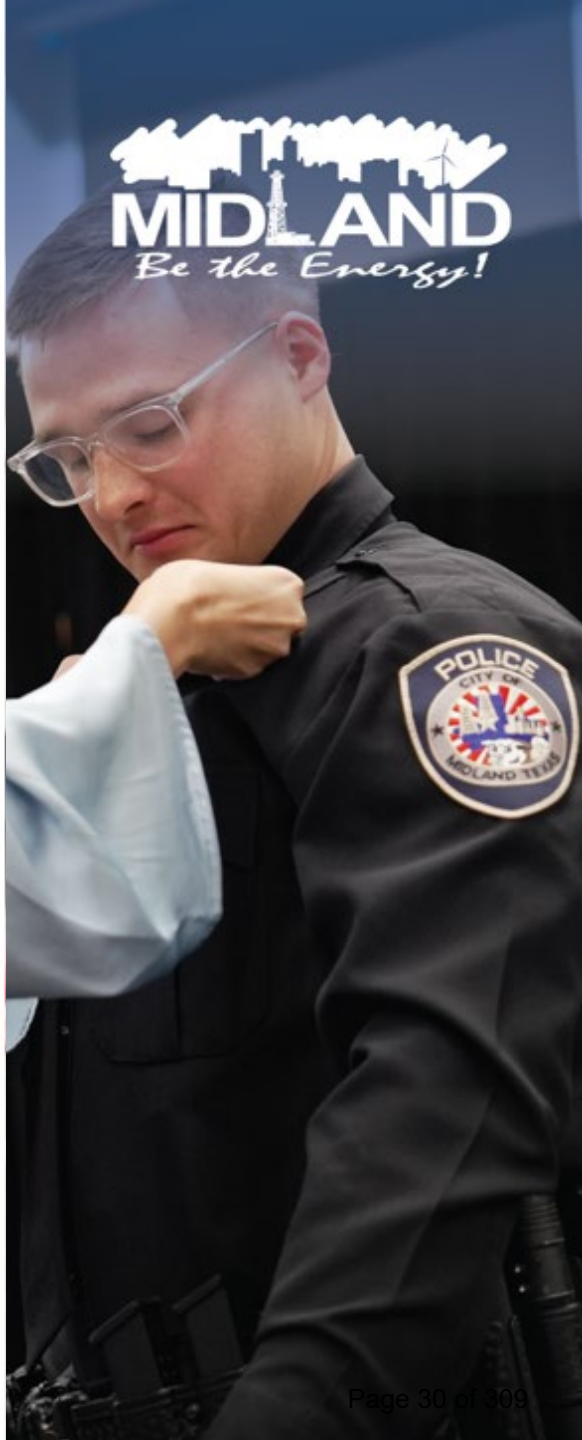
MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 2** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 9.51 acres.
- **Mockingbird Ridge, Section 3** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 12.52 acres.
- **Mockingbird Ridge, Section 4** was approved by the Planning and Zoning Commission on December 18, 2023, and consisted of 35.41 acres.



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 5** was approved by the Planning and Zoning Commission on February 5, 2024, and consisted of 33.04 acres.
- **Mockingbird Ridge, Section 6** was approved by the Planning and Zoning Commission on March 18, 2024, and consisted of 14.43 acres.
- **Mockingbird Ridge, Section 7** was approved by the Planning and Zoning Commission on June 3, 2024, and consisted of 36.65 acres.
- **Mockingbird Ridge, Section 8** was approved by the Planning and Zoning Commission on June 17, 2024, and consisted of 21.32 acres.



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 9** was approved by the Planning and Zoning Commission on April 15, 2024, and consisted of 18.99 acres.
- **Mockingbird Ridge, Section 10** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.37 acres.
- **Mockingbird Ridge, Section 11** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.83 acres.
- **Mockingbird Ridge, Section 12** was approved by the Planning and Zoning Commission on January 21, 2025, and consisted of 24.50 acres.



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 13** was approved by the Planning and Zoning Commission on March 3, 2025, and consisted of 17.21 acres.
- **Mockingbird Ridge, Section 14** was approved by the Planning and Zoning Commission on May 5, 2025, and consisted of 25.91 acres.
- **Mockingbird Ridge, Section 15** was approved by the Planning and Zoning Commission on June 16, 2025, and consisted of 23.27 acres.
- **Mockingbird Ridge, Section 16** was approved by the Planning and Zoning Commission on September 2, 2025, and consisted of 14.77 acres.



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 17** was approved by the Planning and Zoning Commission on November 17, 2025, and consisted of 25.53 acres.
- **Mockingbird Ridge, Section 18** was approved by the Planning and Zoning Commission on January 5, 2026, and consisted of 16.55 acres.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on October 20, 2025.
- City Council approved the preliminary plat on October 28, 2025.
- Staff recommends approval of this request subject to Condition A.

A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]

14



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:	**April 6, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final Plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Eugene Avenue.)**

Purpose:

Maverick Engineering, on behalf of USA Federal Credit Union, is requesting to replat the properties located at 2001 North Big Spring into one lot for future commercial development.

The preliminary plat was approved at the December 15, 2025, Planning and Zoning Commission meeting.

Current Zoning:

RR, Regional Retail 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: Eugene roadway okay as is. No public paving improvements required. Bryant roadway okay as is. No public paving improvements required. Big Spring road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

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

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

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

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

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

Transportation: (Approved)

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

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

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

No issues with AT&T.

Planning: (Approved)

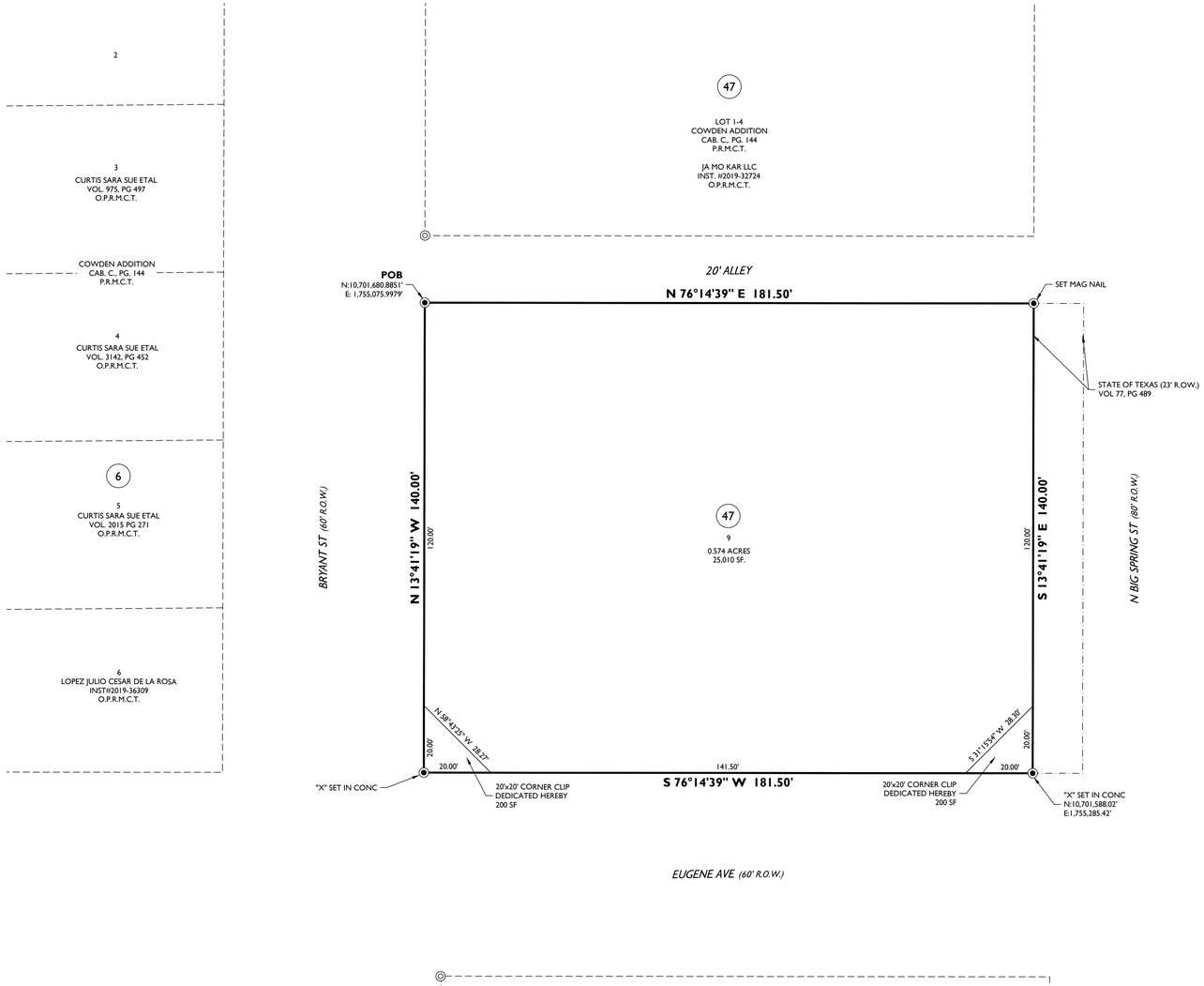
Staff recommends approval of the Final Plat of Cowden Addition, Section 9.

Attachments:
A. P-26-2512, Combined Docs
B. P&Z - Cowden Final Plat

Angelina Bettanini, Development Services — Created/Initiated - 4/2/2026
Landon Ochoa, Development Services — Final Approval - 4/2/2026

COWDEN ADDITION, SECTION 9

BEING A REPLAT OF ALL OF LOTS 5, 6, 7, AND THE WEST 31.5 FEET OF LOT 8, BLOCK 47, COWDEN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS



FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0089F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE 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.*

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.*

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS LANING INVESTMENTS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 26, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LANING INVESTMENTS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COWDEN ADDITION, SECTION 9, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

BY: _____ FOR LANING INVESTMENTS, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Docusigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

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

Signed by: Luis Montez
OPTIMUM
BY: Luis Montez

Docusigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

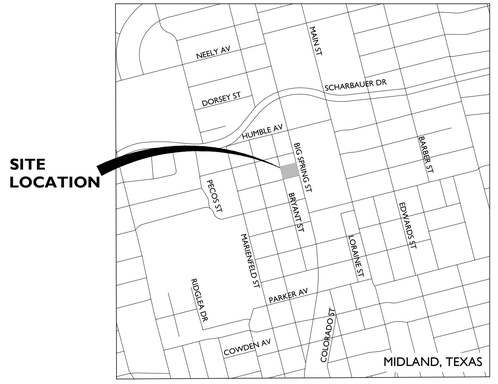
PROPERTY OWNER

LANING INVESTMENTS, LLC
3114 HUMBLE AVENUE
MIDLAND, TEXAS 79705
DEED INSTRUMENT #2026-344
PHONE #972-214-6533

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

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

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.

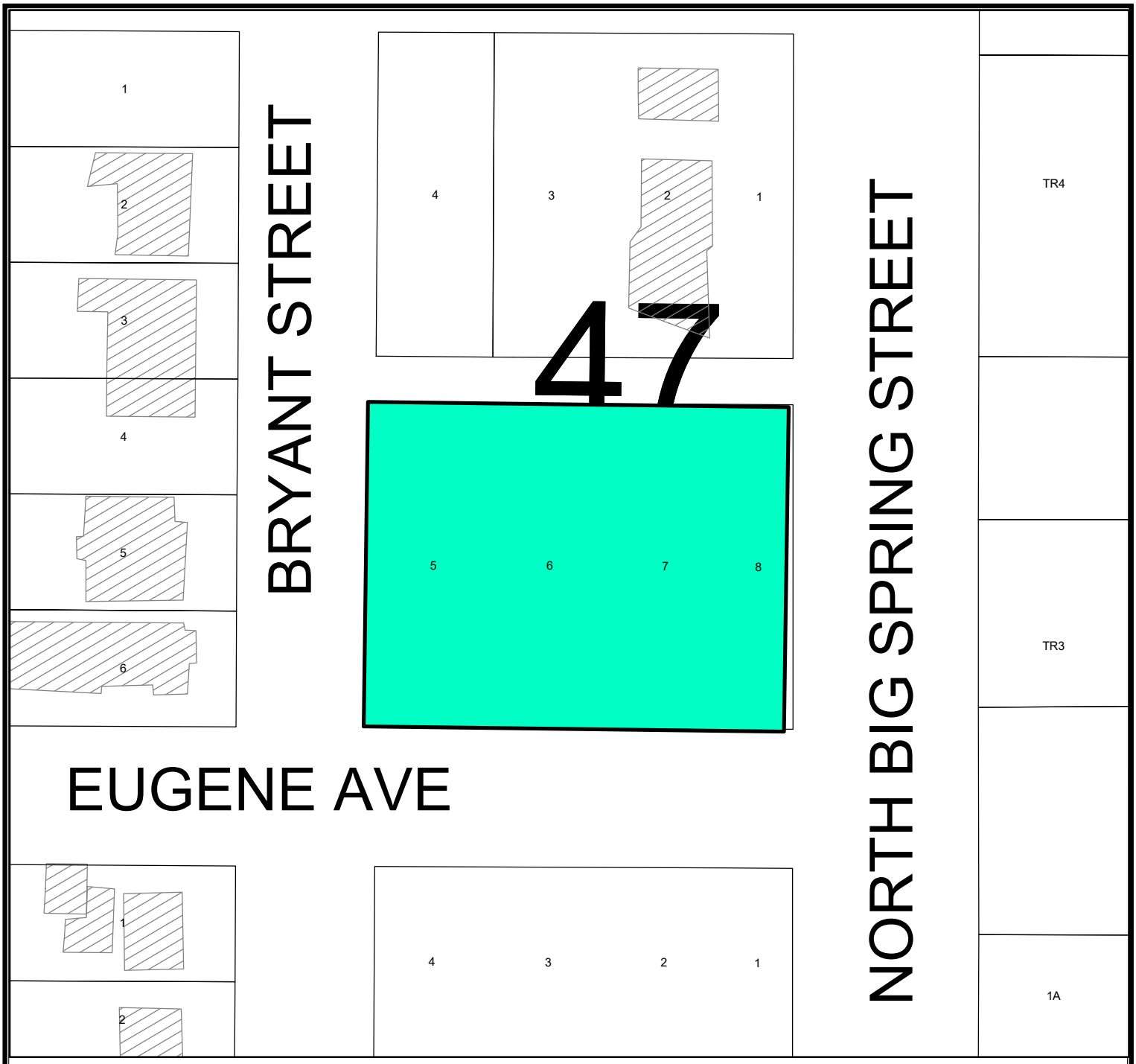
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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

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

COWDEN ADDITION, SECTION 9

Drawing : F:\2025\250206-WEST TEXAS WASH-WTX WASH EXPANSION MIDLAND (REF-250111)\DRAWINGS\PLAT\FINAL PLAT\250206 FINAL PLAT.DWG Last Saved By: JRodriguez on 4/1/26



Location Map

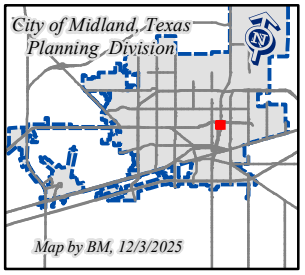
SUB-25-0913 **Scale: 1" = 62'**

Proposed plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas.

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

LEGEND

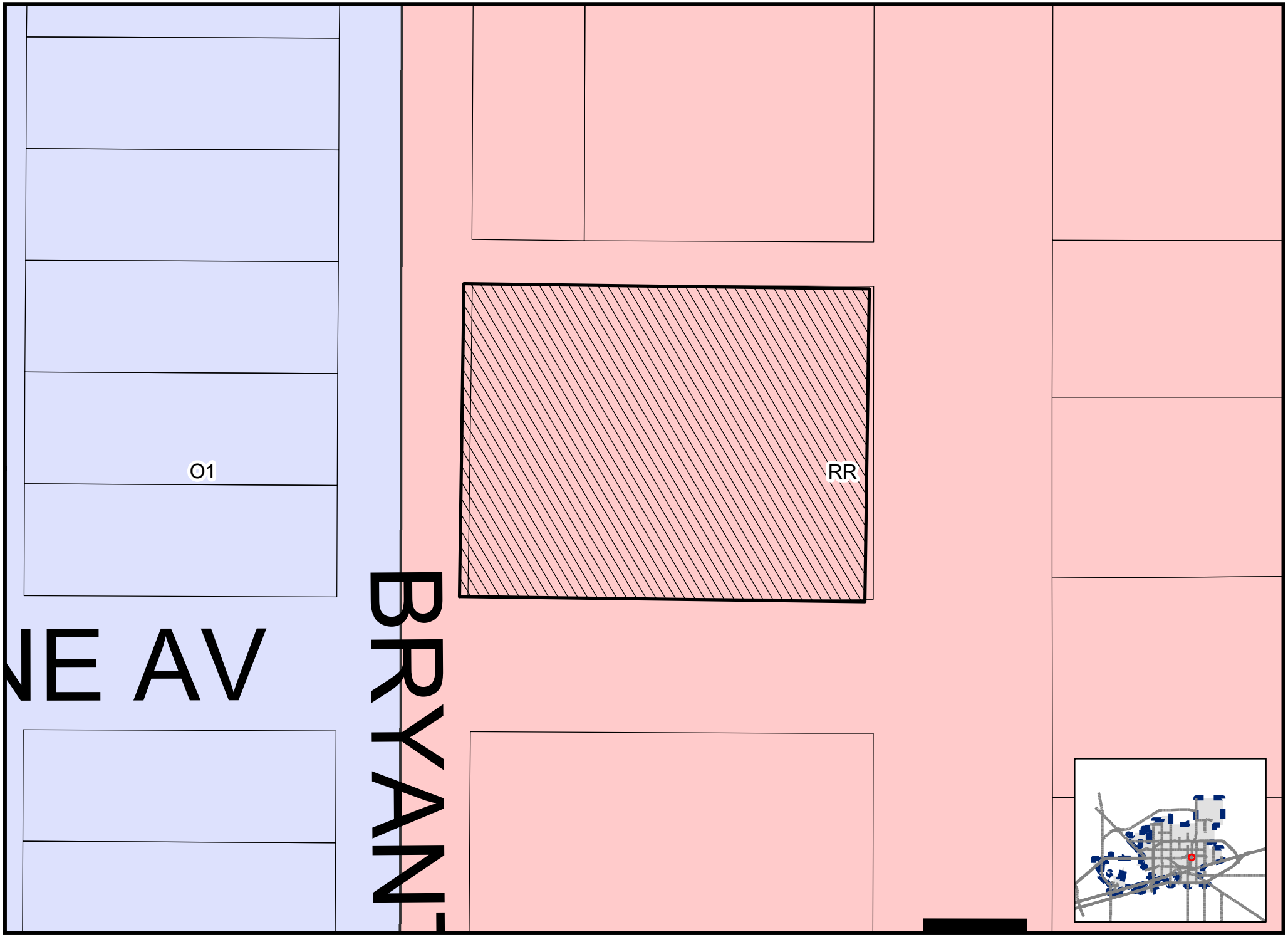
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



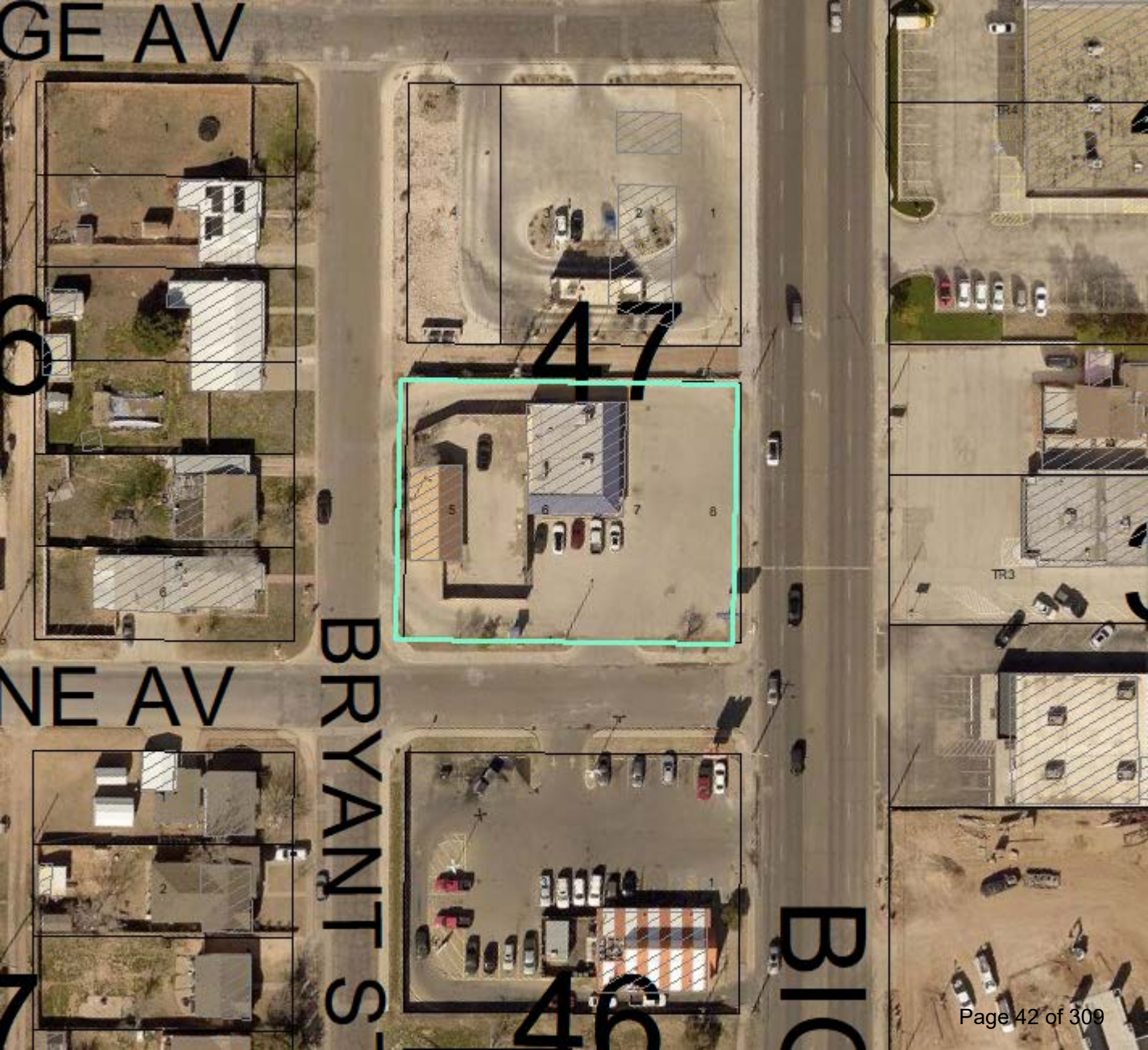
Map by BM, 12/3/2025

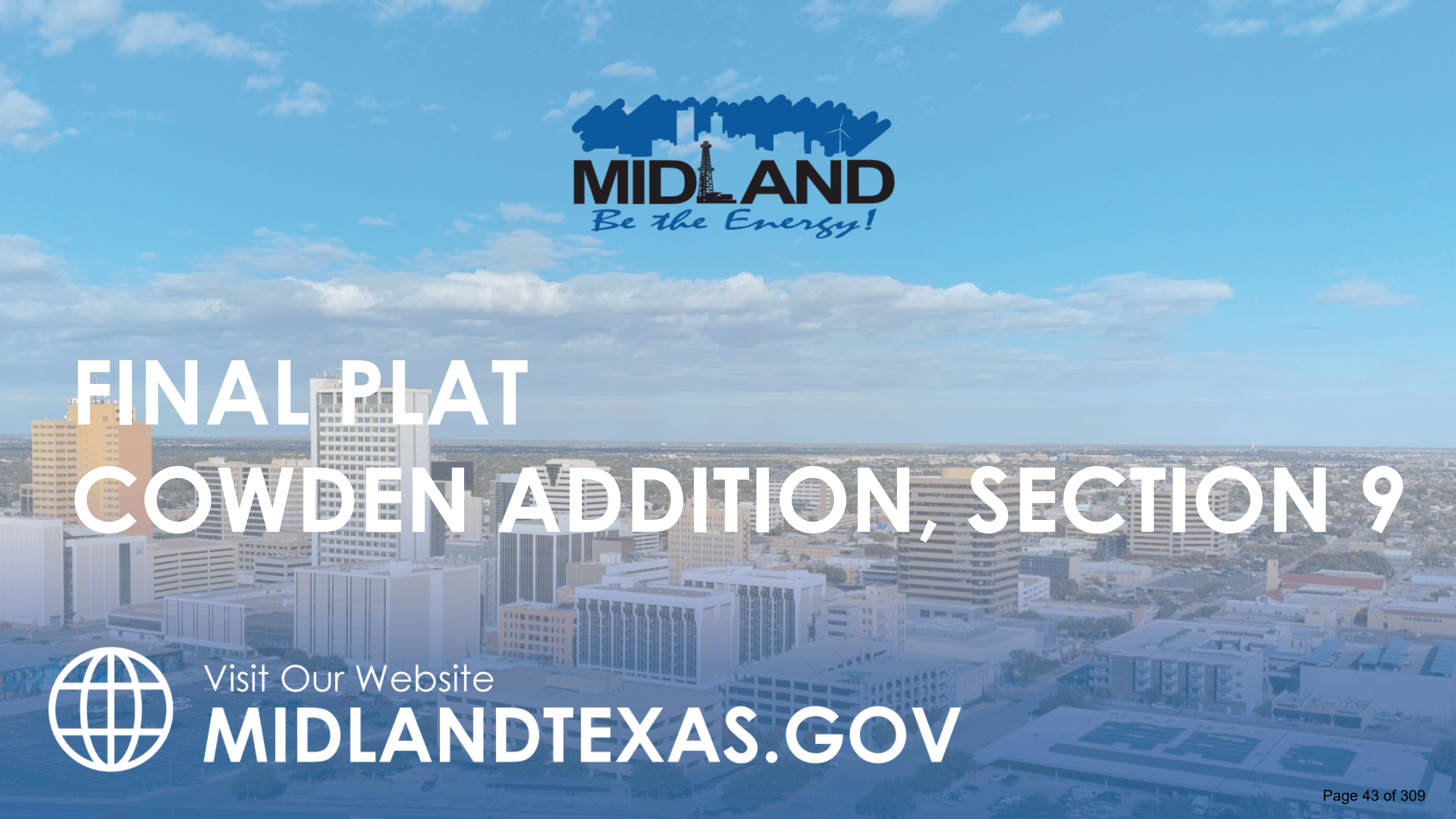
SUB-25-0913

Scale: 1" = 54'

ZONING MAP

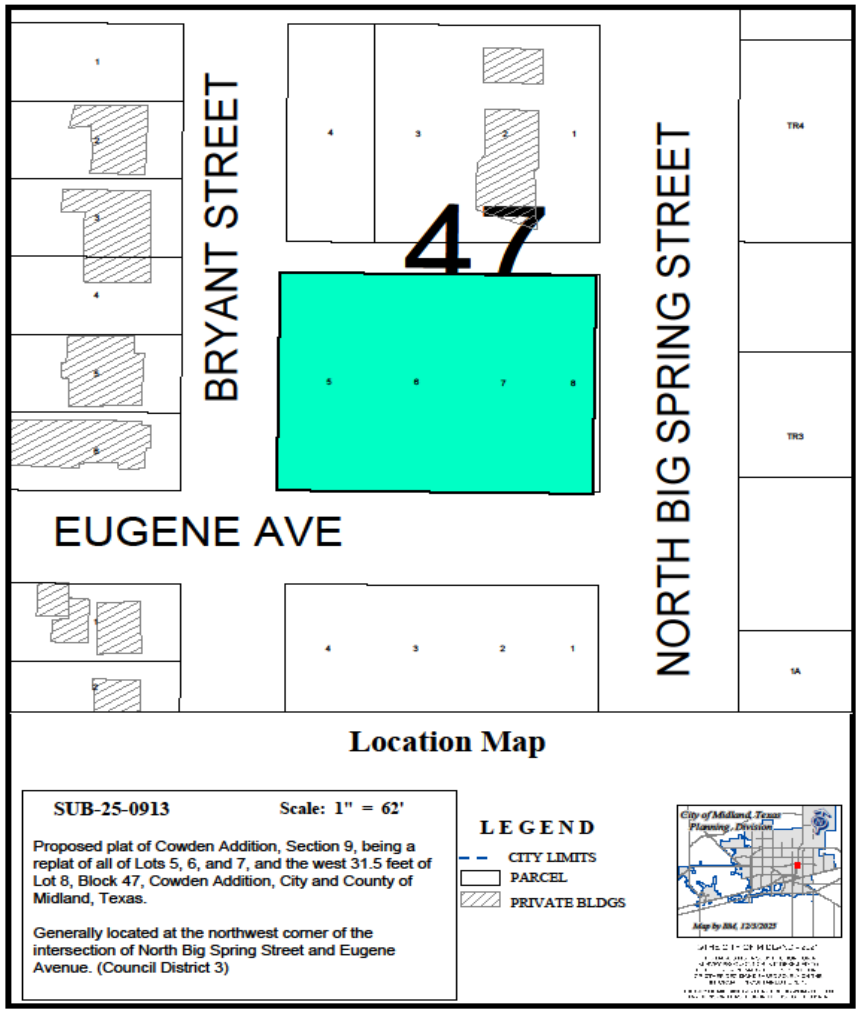
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE OR ACTIONS TAKEN BY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


GE AV
NE AV
BRYANT S
47
46
TR4
TR3


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

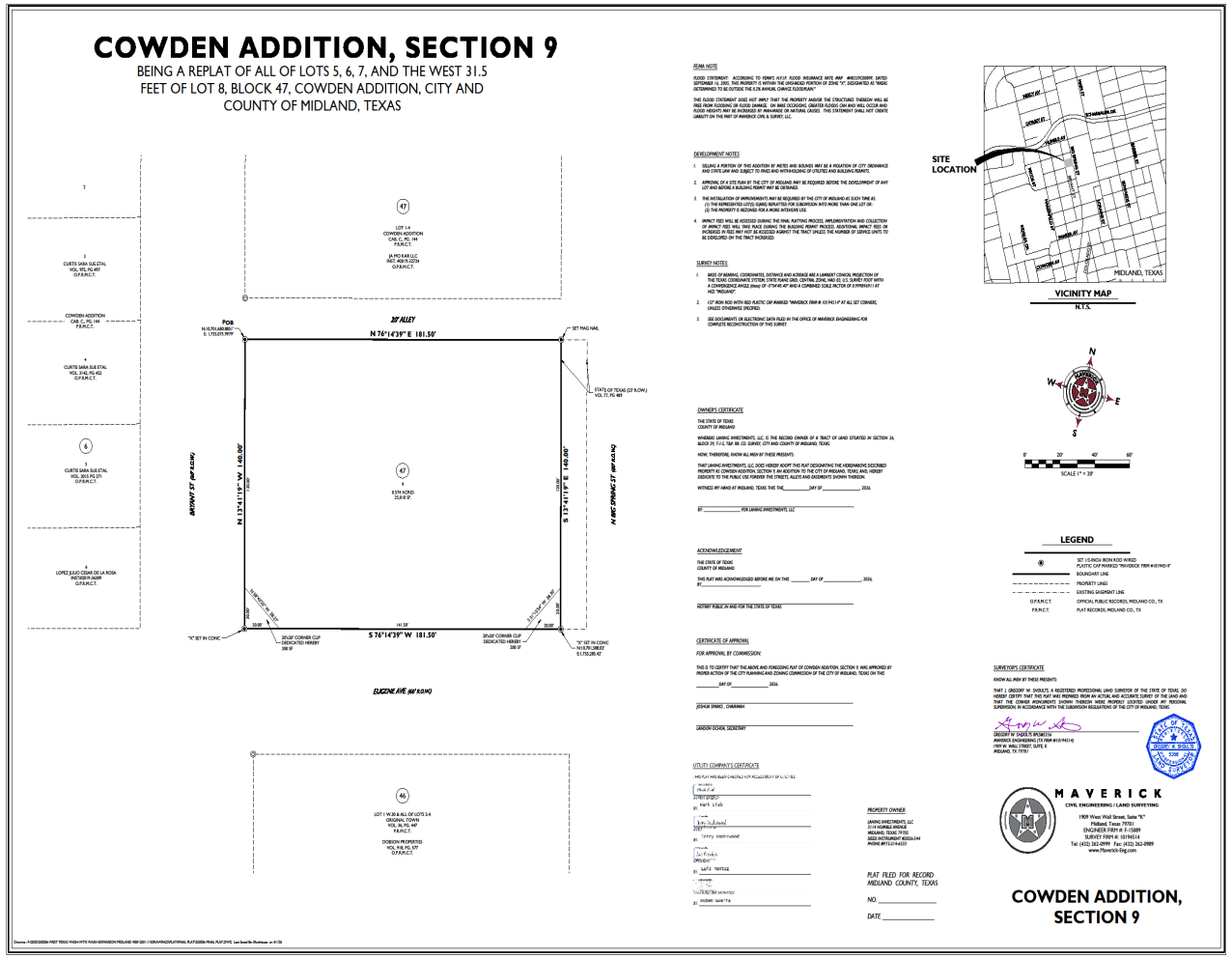
APPLICATION SUMMARY

- **Property Owner:** Heritage USA Federal Credit Union
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 2001 North Big Spring Street (Council District 3)
- **Reason for Request:** Platting for future commercial development



PLAT DETAILS

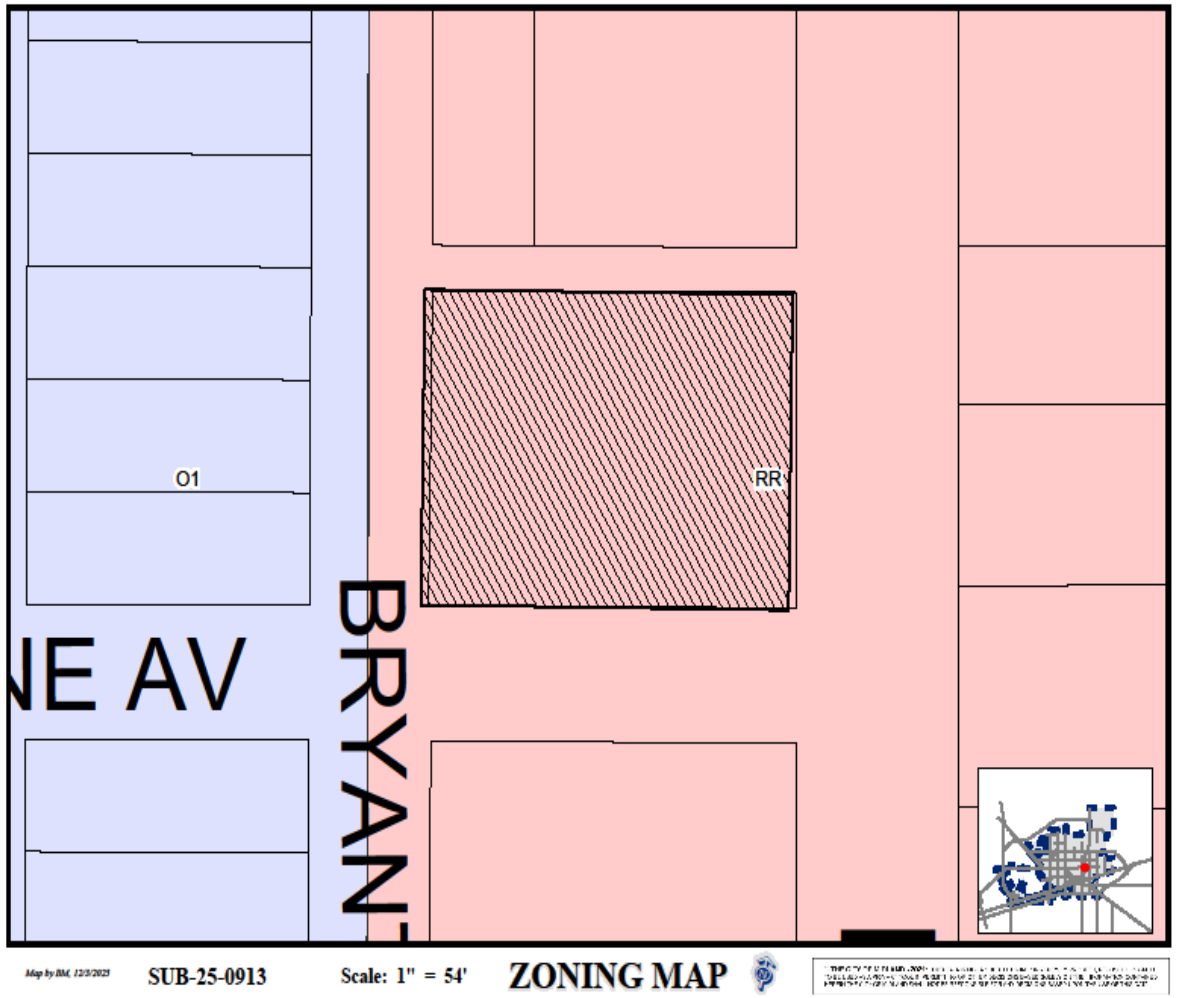
- **Acreage:** 0.584 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 1



MIDLAND
Be the Energy!

ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/East/South:** RR, Regional Retail District
  - **West:** RR, Regional Retail District and O-1, Office District



MIDLAND
Be the Energy!

LAND USE

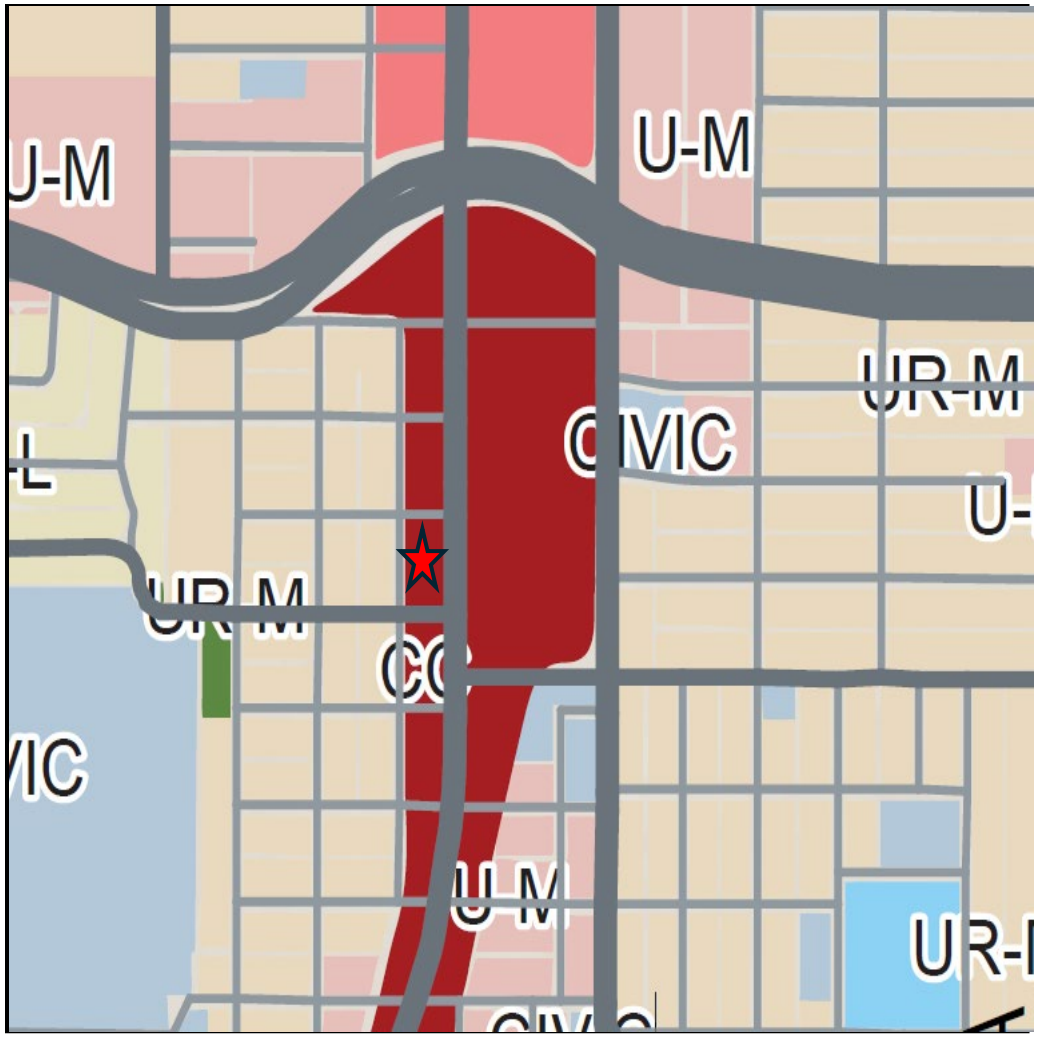
- **Current Use:** Office Building
- **Surrounding Uses:**
  - **North/East:** Retail Stores and Shops
  - **South:** Restaurant
  - **West:** Single-Family Housing



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** A mix of higher-density housing and commercial uses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat December 15, 2025.
- Staff recommends approval of the Final Plat of Cowden Addition, Section 9.



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: April 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a Final Plat of Crossroads Addition, Section 3, being a 19.13-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet east of North County Road 1280.)

Purpose:

Maverick Engineering, on behalf of Boone Exhange, LLC, is requesting to plat a 19.13-acre tract of land located at 10110 West County Road 72 into five lots for future industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
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 Comment's. [For Applicant’s Information Only.]

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

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

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

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

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

DRAINAGE: Show compliance with Crossroads Addition, Section 3 Drainage Letter, prepared by Maverick Engineering and approved by City on 3/20/2026. [Reference City Code Sect. 11-2-3(D)8]

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

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

Well radius provided, no oil & gas issues.

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

County — To be addressed by MECD

Health: (Approved)

Yes, the health department will review applications from the 5 proposed lots of Crossroads Addition, Section 3, PLAT OF A 19 ACRE TRACT OF SECTION 32, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lot 3 is 3.9 acre, lot 4 is 4 acre, lot 5 is 4 acre, lot 6 is 4 acre, lot 7 is 2.8 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

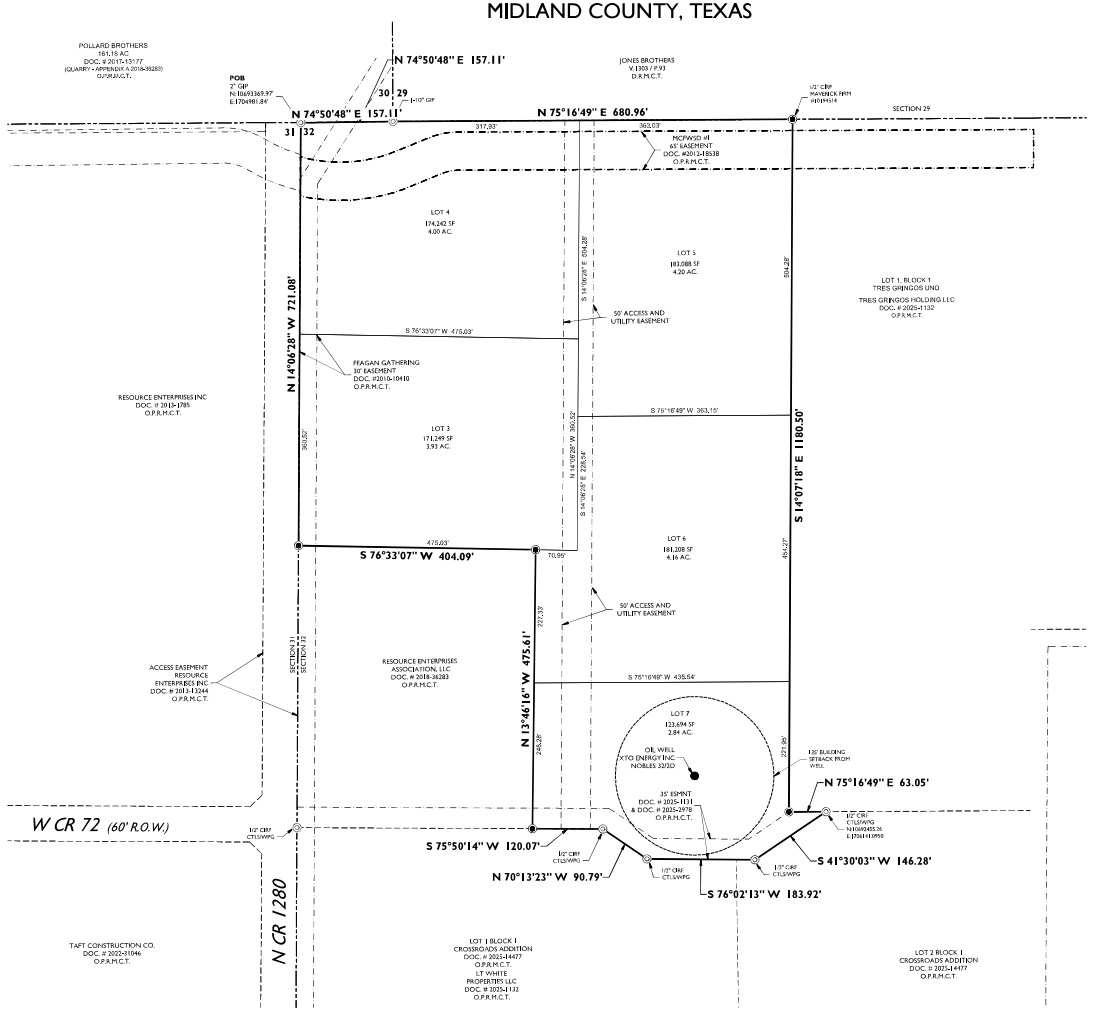
Staff recommends approval of the Final Plat of Crossroads Addition, Section 3.

Attachments:
A. P-26-2504, Combined files
B. P&Z - - Crossroads Addition, Section 3 Final Plat

Madelim Jaquez, Development Services — Created/Initiated - 3/27/2026
Landon Ochoa, Development Services — Final Approval - 3/31/2026

CROSSROADS ADDITION, SECTION 3

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



SURVEY NOTES

1. BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°37'44.73" AND A COMBINED SCALE FACTOR OF 0.9998883304 AT NGS ARP 2 MAP.
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.

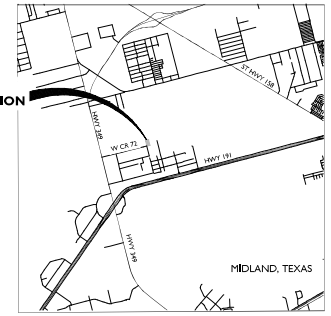
DEVELOPMENT NOTES

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(S) (S)ARE) REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. NO OCCUPIED RESIDENCE OR COMMERCIAL BUILDINGS ARE ALLOWED WITHIN THE 135' WELL RADIUS.

FEMA NOTE

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

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



VICINITY MAP
N.T.S.

FIELD NOTE DESCRIPTION OF A 19.13 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS and PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF A CALLED 73.39 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2018-36283 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT N:10693369.97, E:1704981.84, A 2 INCH GALVANIZED IRON PIPE FOUND IN THE SOUTH LINE OF SECTION 30, SAME BLOCK, AND A CALLED 161.18 ACRE TRACT IN DOCUMENT NUMBER 2017-13177 OF SAID "OPR", AT THE NORTHEAST CORNER OF A CALLED 65.88 FOOT ACCESS EASEMENT DESCRIBED IN DOCUMENT NUMBER 2013-13224 OF SAID "OPR", BEING THE NORTHWEST CORNER OF SAID CALLED 73.39 ACRE TRACT AND SAID SECTION 32 FOR THE NORTHWEST CORNER HEREOF;

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

THENCE N.75°16'49"E., ALONG SAID SECTION 29, 680.96 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM# 10194514" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE TRES GRINGO UNO ADDITION AS DEPICTED ON A PLAT RECORDED AS DOCUMENT NUMBER 2025-5689 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY FOR THE NORTHEAST CORNER HEREOF;

THENCE S.14°07'29"E., ALONG SAID LOT 1, 1180.50 FEET TO AN "RPC" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 FOR AN INTERIOR CORNER HEREOF;

THENCE N.75°16'49"E., ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF AN ACCESS EASEMENT AS DEDICATED IN DOCUMENTS NUMBER 2025-1131 AND 2025-2978 OF SAID "OPR", 63.05 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED CTLS/WPG (CTLS/WPG) FOUND IN THE NORTH LINE OF A CALLED 14.465 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2025-1132 IN SAID "OPR" AT THE MOST EASTERLY CORNER OF SAID EASEMENT AND HEREOF;

THENCE THE FOLLOWING 4 COURSES AND DISTANCES ALONG THE LINE COMMON TO SAID EASEMENT AND SAID 14.465 ACRE TRACT;

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

THENCE N.13°46'16"W., AT 35.65 FEET PASSING THE NORTH LINE OF SAID EASEMENT, AT 55.66 FEET CROSSING A CHAIN LINK FENCE FROM WHICH A FENCE CORNER IS 15.00 FOOT SIGHT, CONTINUING PARALLEL AND 15 FOOT DISTANT FROM SAID FENCE, AT 474.61 FEET CROSSING SAID FENCE IN ALL 475.61 FEET TO AN "RPC" SET FOR AN INTERIOR CORNER HEREOF;

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

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





LEGEND

- SET 1/2-INCH IRON ROD WIRED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENT LINE
- SECTION LINE
- BUILDING SETBACK LINE

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION

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

_____ DAY OF _____, 2026.

_____
JOSHUA SPARKS, CHAIRMAN

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Approved
Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Approved
Edgar Rico
AT&T
BY: Edgar Rico

Approved
Juls Montez
OPTIMUM
BY: Juls Montez

Approved
Ruben Guerra
ASTOUND BROADBAND
BY: Ruben Guerra

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOONE EXHANGE LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CROSSROADS ADDITION, SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

_____
BY: HENRY STARR FOR BOONE EXHANGE 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. 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 LTD. FIRM #10194514
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701

STATE OF TEXAS
REGISTERED
GREGORY W. SHOULTS
5356
LAND SURVEYOR

PROPERTY OWNER

BOONE EXCHANGE, LLC
HENRY STARR
303 W. WALL STREET
MIDLAND, TEXAS 79701
DEED INSTRUMENT #2025-28095

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

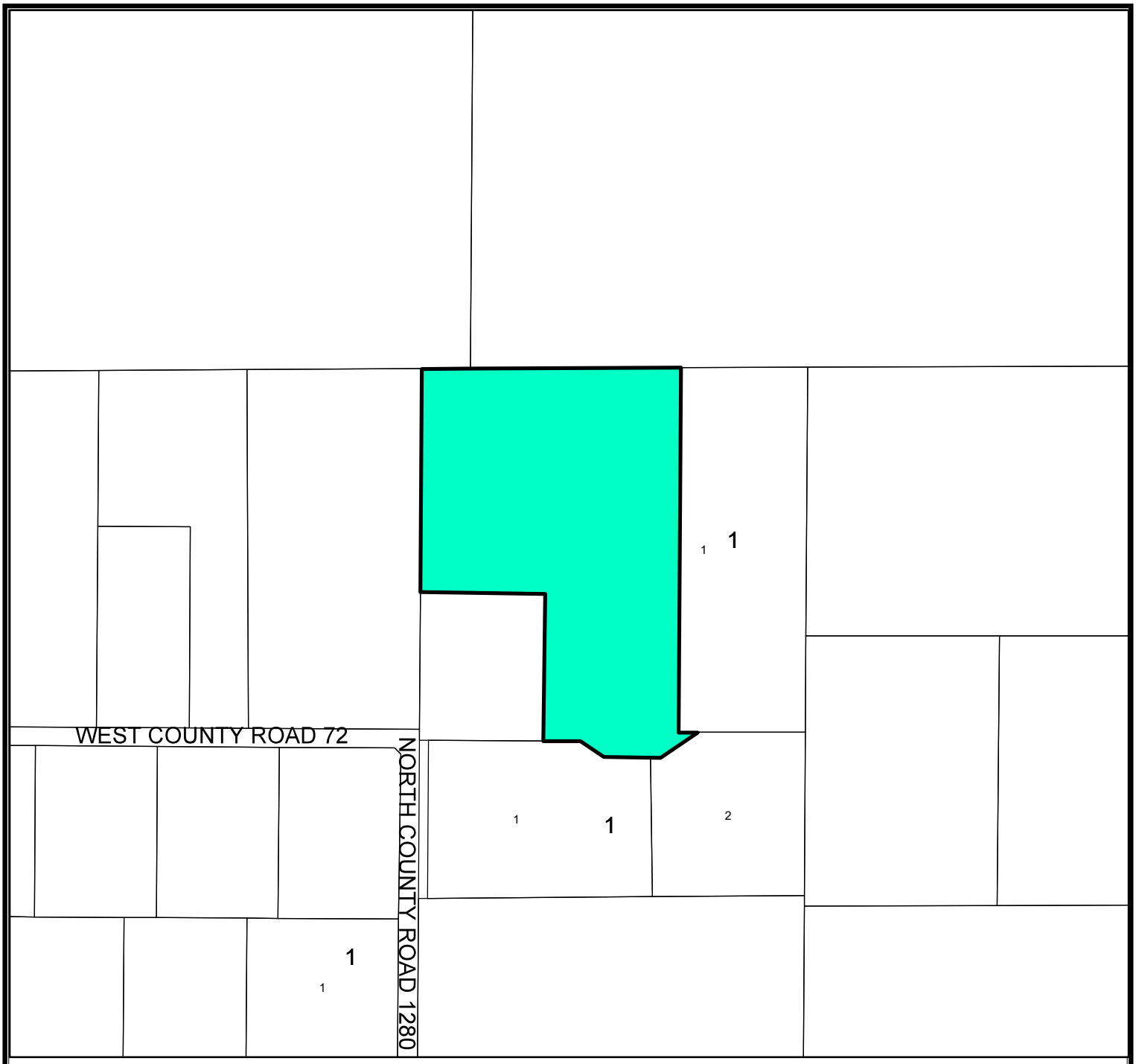
NO. _____

DATE _____

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

CROSSROADS ADDITION SECTION 3

Drawing: F:\2025\250096-HENRY STARR-CR 72 19+ ACRE\INDUSTRIAL\DRAWINGS\PLAT\FINAL PLAT\250109 FINAL PLAT.DWG Last Saved By: SDavis on 3/9/26



Location Map

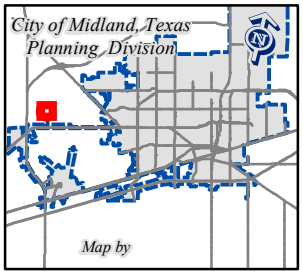
SUB-26-0927- **Scale: 1" = 463'**

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

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

L E G E N D

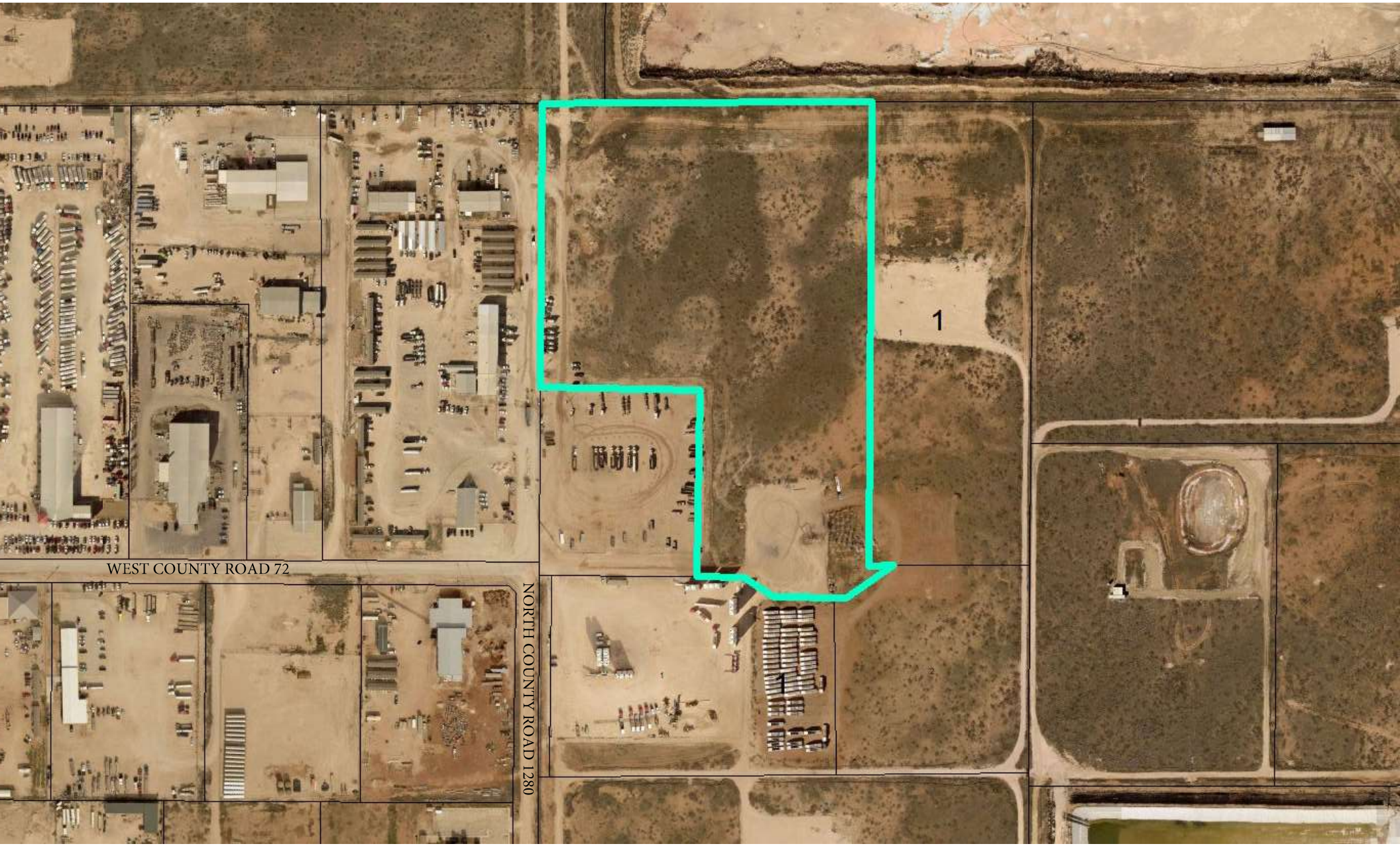
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

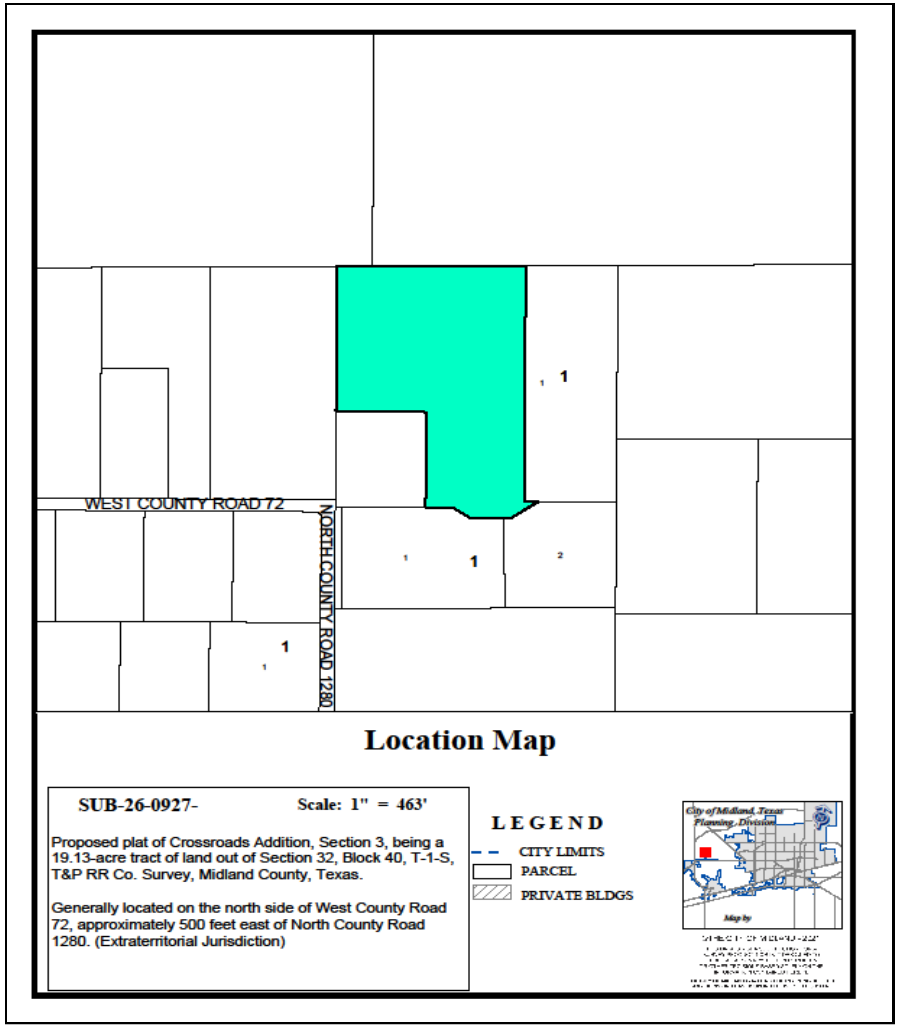
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


1
WEST COUNTY ROAD 72
NORTH COUNTY ROAD 1280


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

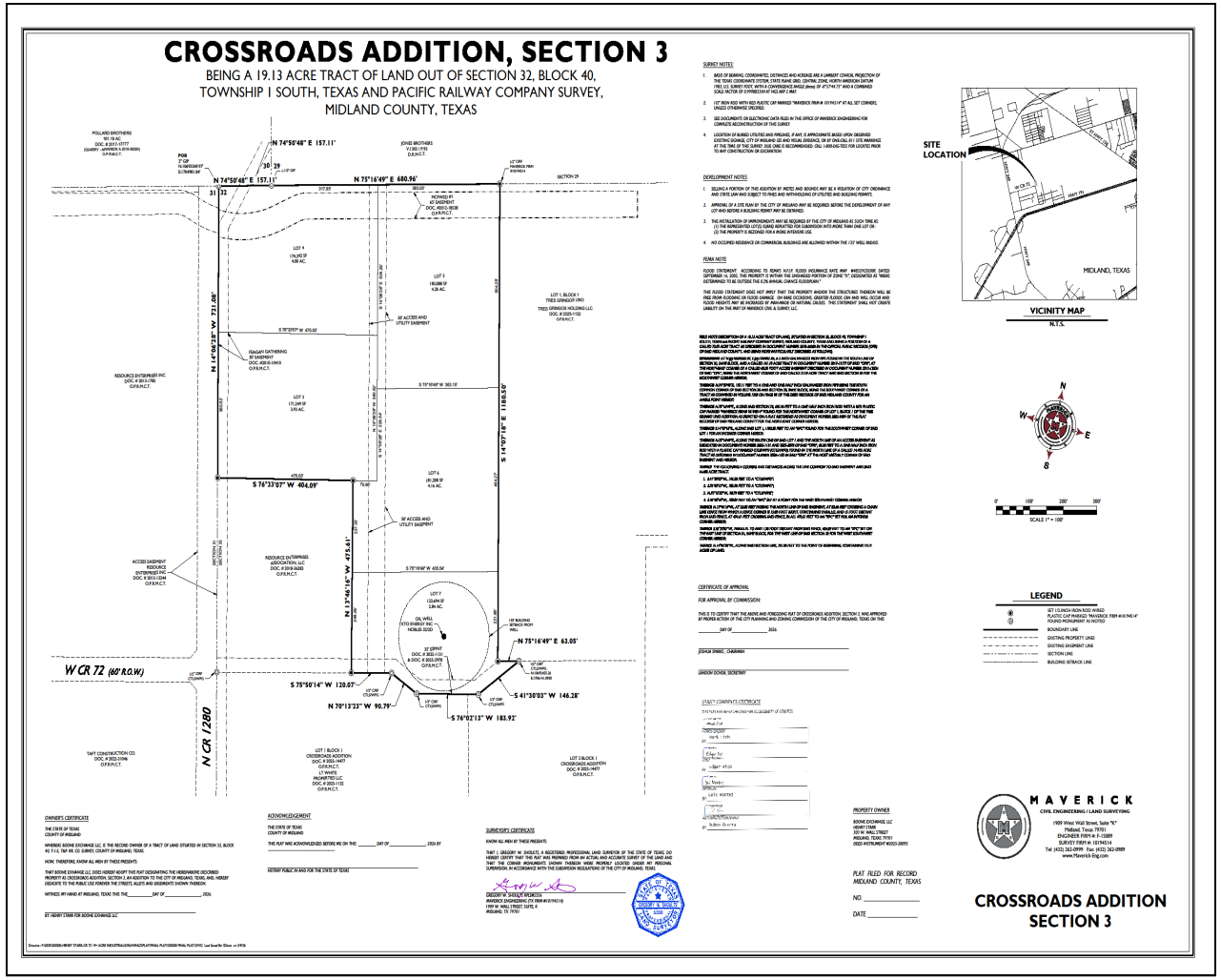
APPLICATION SUMMARY

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



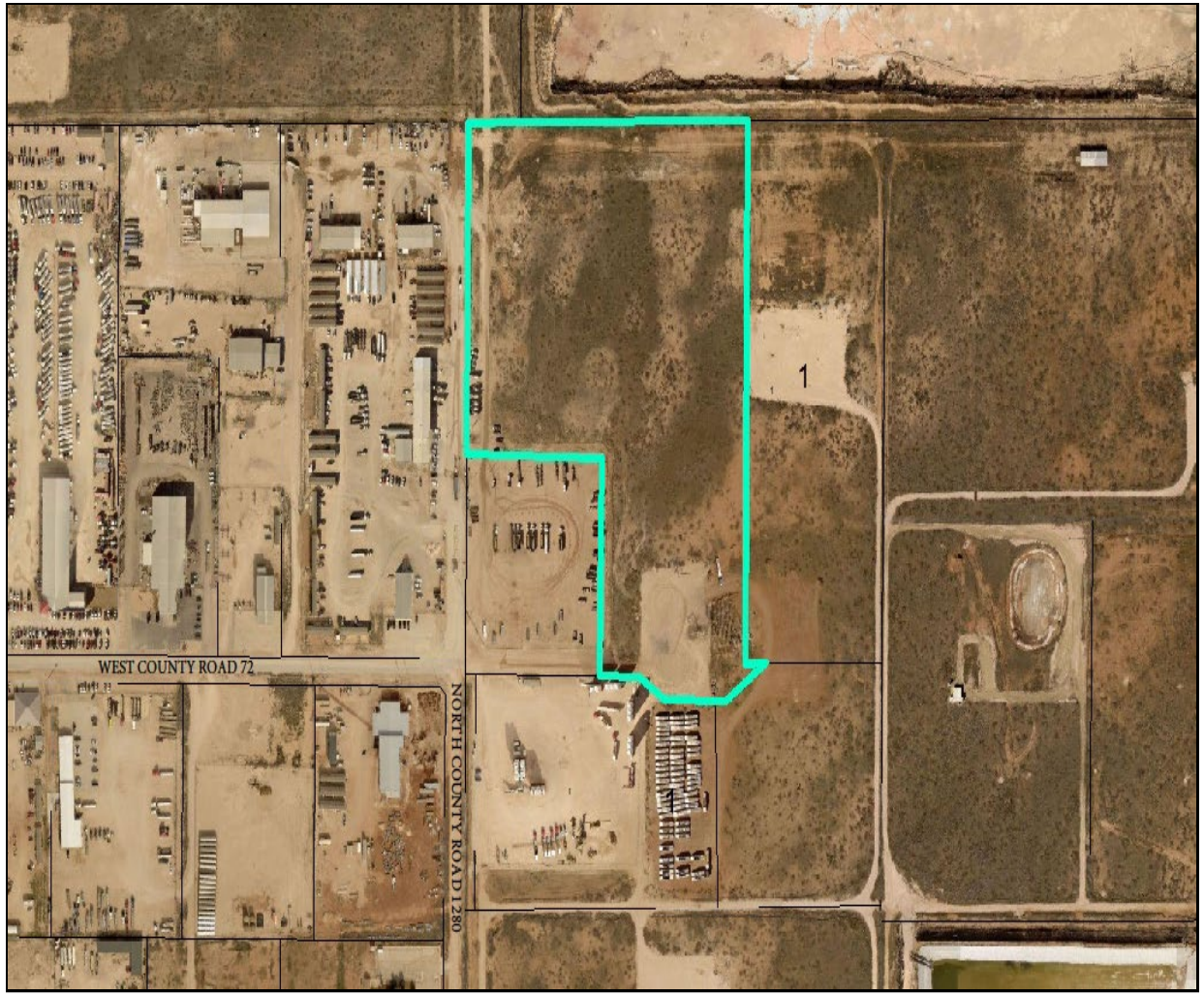
PLAT DETAILS

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



LAND USE

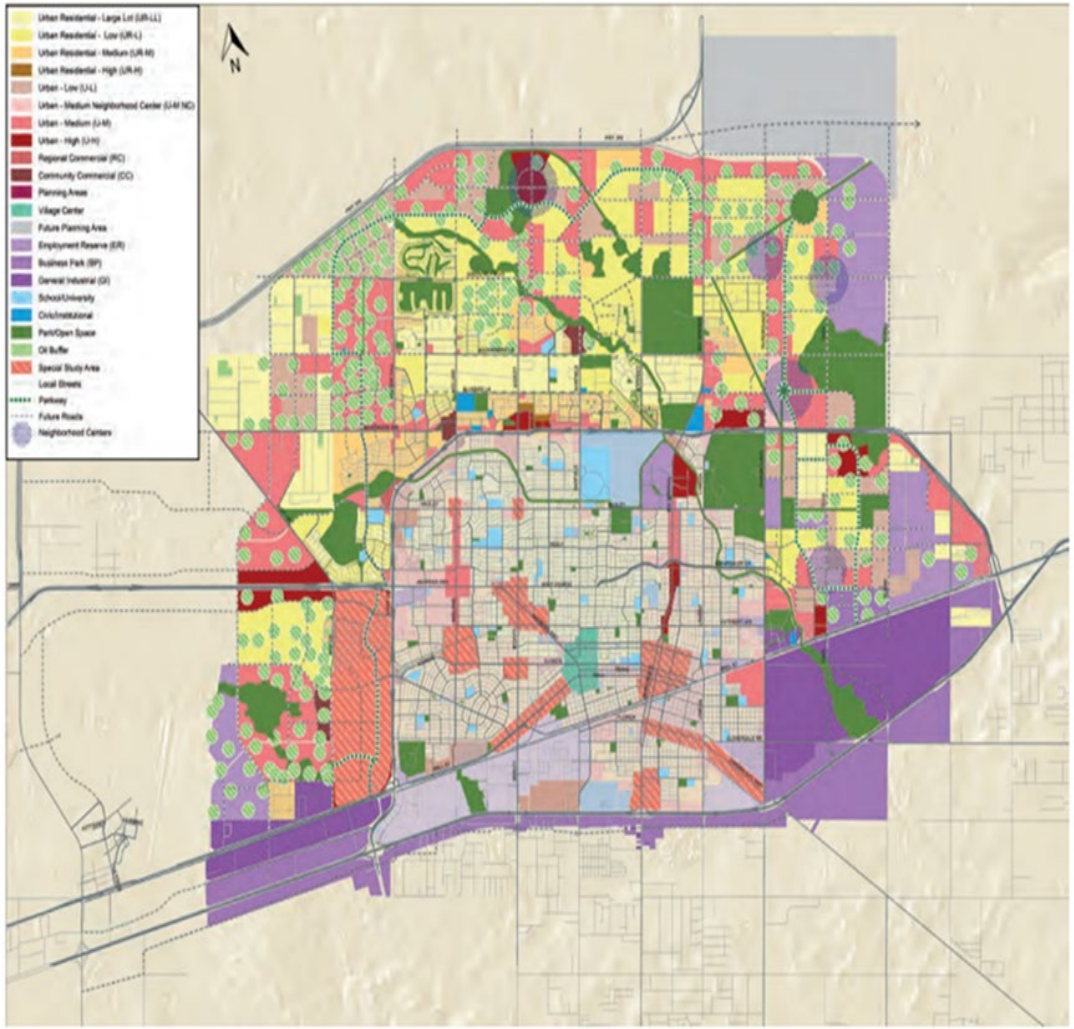
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Vacant Land
  - **South/West:** Industrial Use
- **Proposed Use:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on February 2, 2026.
- Staff recommends approval of this request.



MISSION

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



Planning and Zoning Commission Meeting

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

Purpose:

Magrym Consulting, on behalf of Frankie Barela, is requesting to replat the properties located at 1603 and 1605 Stanolind Avenue to combine both properties into one lot and fix inaccurate lot lines.

Current Zoning:

SF-1, Single-Family Dwelling District

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil & gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

No comments.

Health: (Approved)

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

Planning: (Approved)

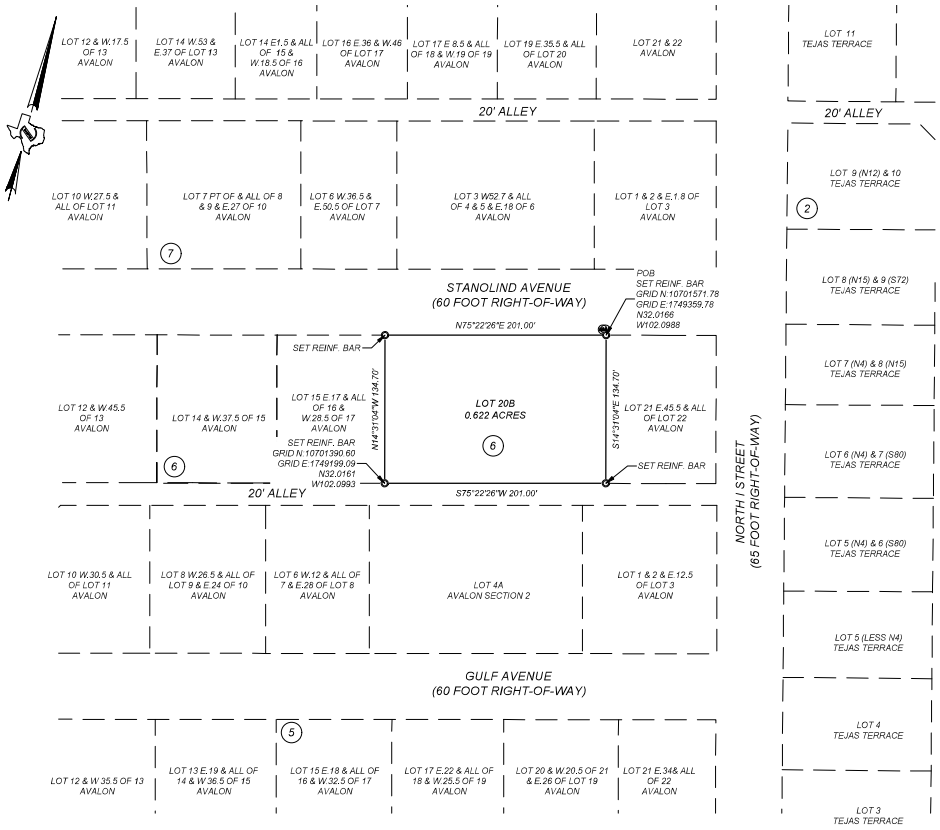
Staff recommends approval of the Final Plat of Avalon Addition, Section 7.

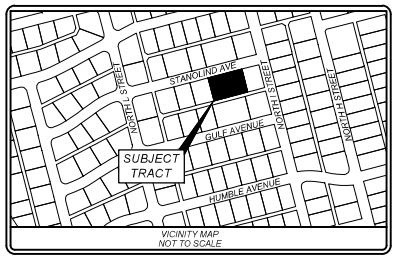
Attachments:
A. P-26-2509, Combined files
B. P&Z - - Avalon Addition, Section 7 Final Plat

Madelim Jaquez, Development Services	Created/Initiated - 3/27/2026
Landon Ochoa, Development Services	Final Approval - 3/31/2026

AVALON ADDITION SECTION 7

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





LEGEND:

- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE
- FENCE LINE
- OHE — OVERHEAD ELECTRIC
- UTILITY POLE
- WIRE GUY ANCHOR
- EM — ELECTRIC METER
- AC — AIR CONDITIONER
- GM — GAS METER
- GV — GAS VALVE
- IRR — IRRIGATION CONTROL VALVE

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

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

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

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

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

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

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

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

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20_____

_____
FRANKIE BARELA

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

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20_____

_____
KASSADIE BARELA

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY FRANKIE BARELA.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY KASSADIE BARELA.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE COMMISSION:

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

SIGNED: _____
CHAIRMAN: 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

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

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

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

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

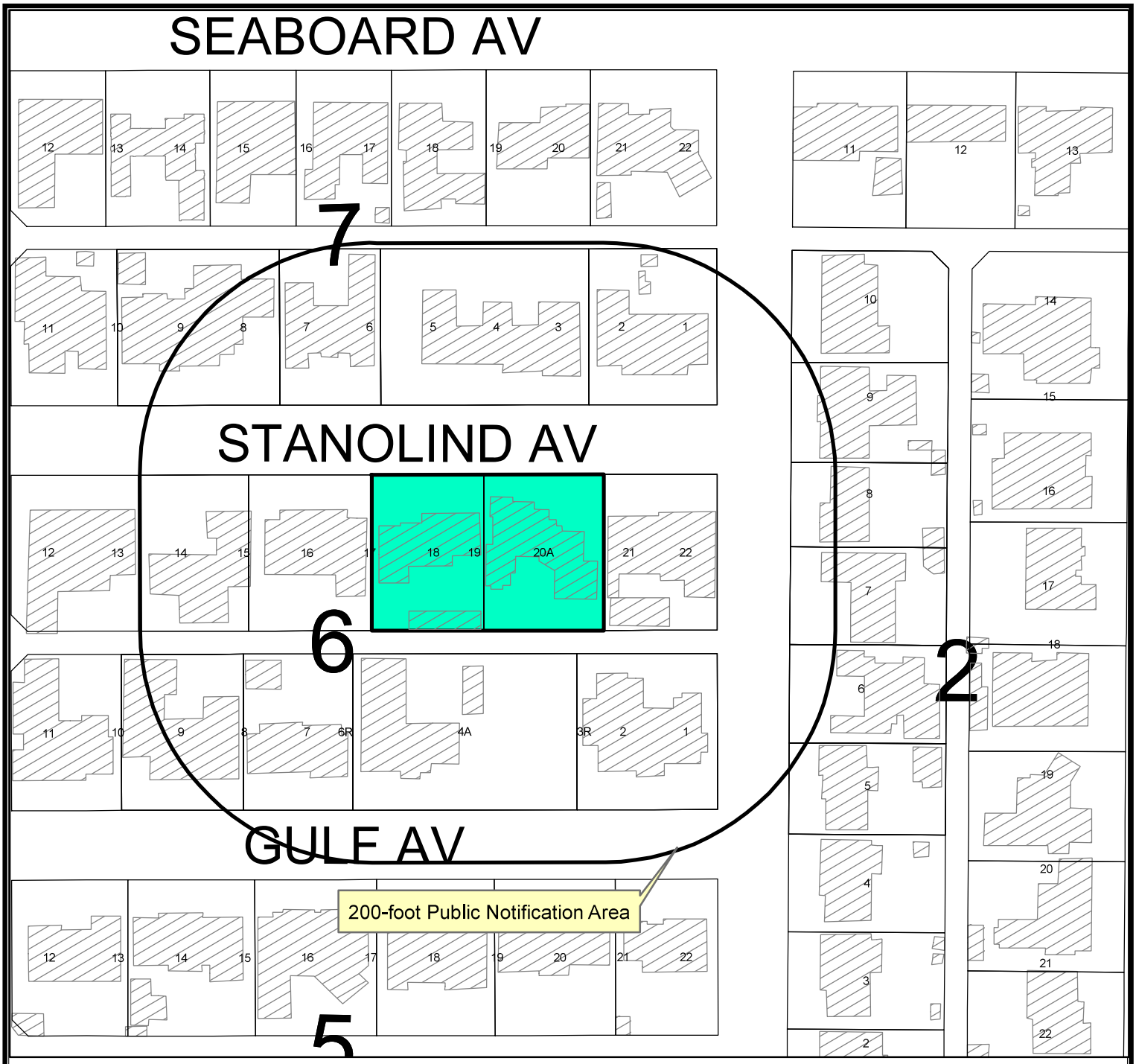
OWNER(S):
FRANKIE BARELA
1603 STANOLIND AVE
MIDLAND, TEXAS 79705
432-553-6200
KASSADIEBARELA@YAHOO.COM

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

MAGRYM
TX FIRM# 10149500

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

AVALON ADDITION SECTION 7



Location Map

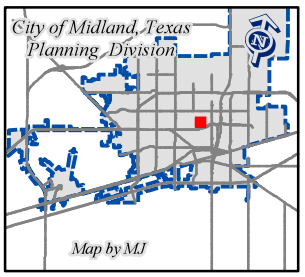
SUB-26-0933 **Scale: 1" = 55.60'**

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

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

LEGEND

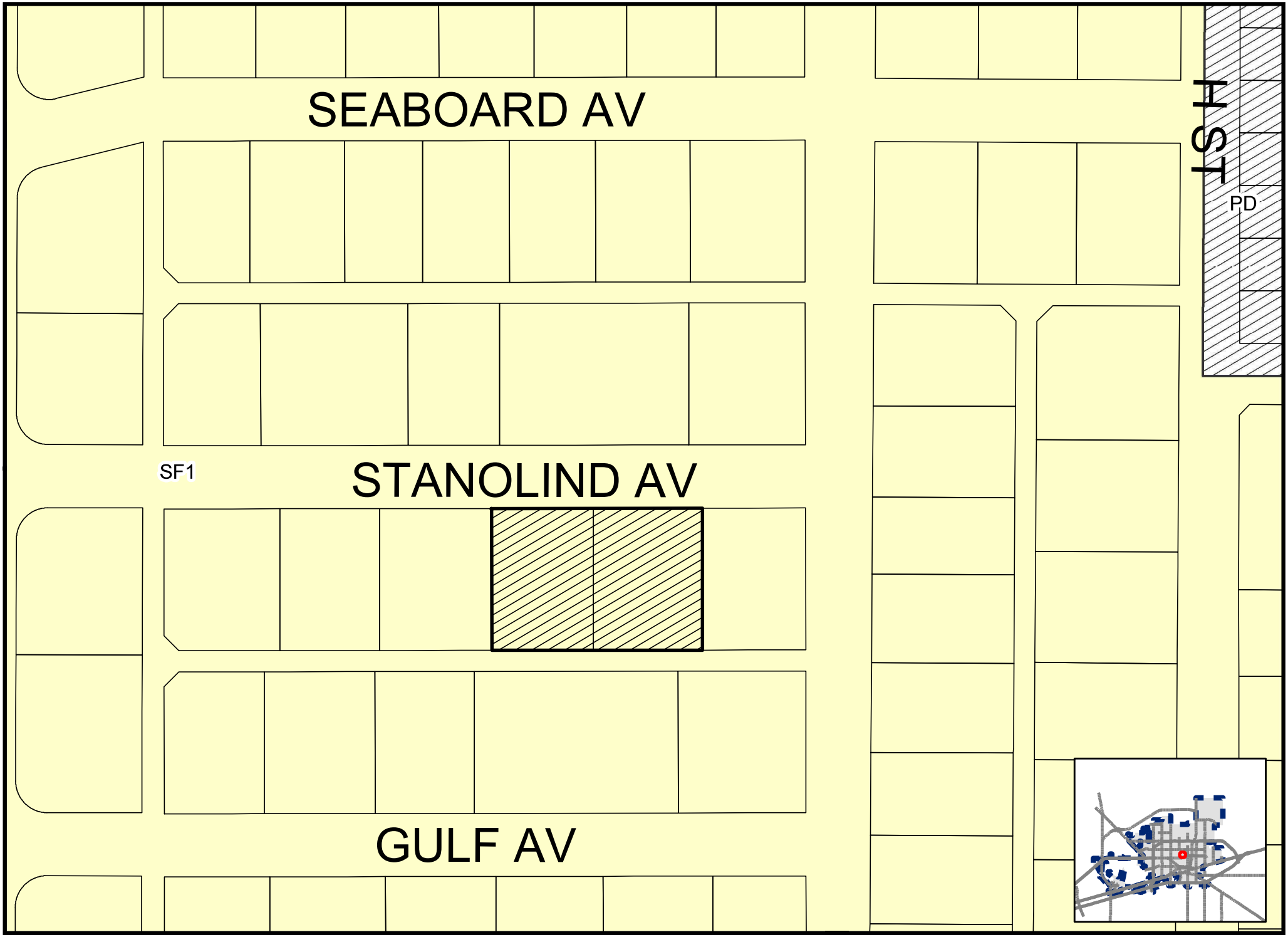
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by MJ

SUB-26-0933

Scale: 1" = 114'

ZONING MAP

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

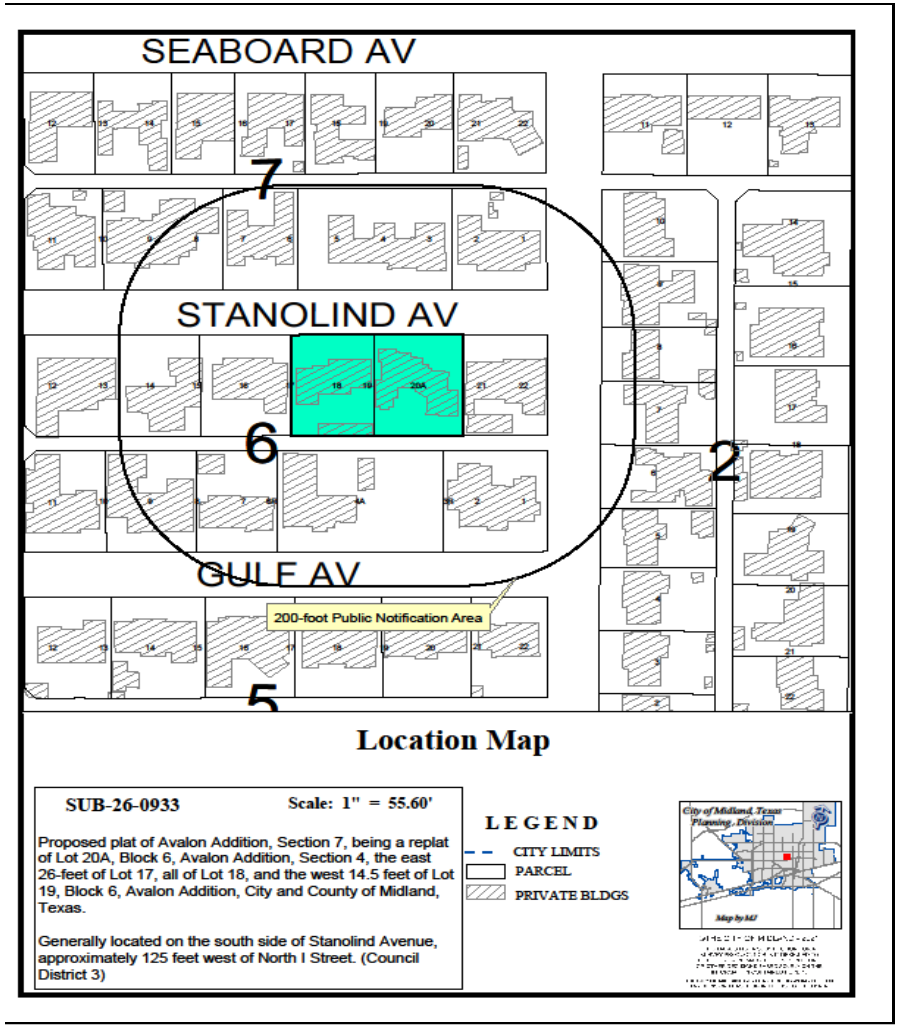

STANOLIND AV
NORTH I STREET
GULF AV
6
2


ZIP system


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

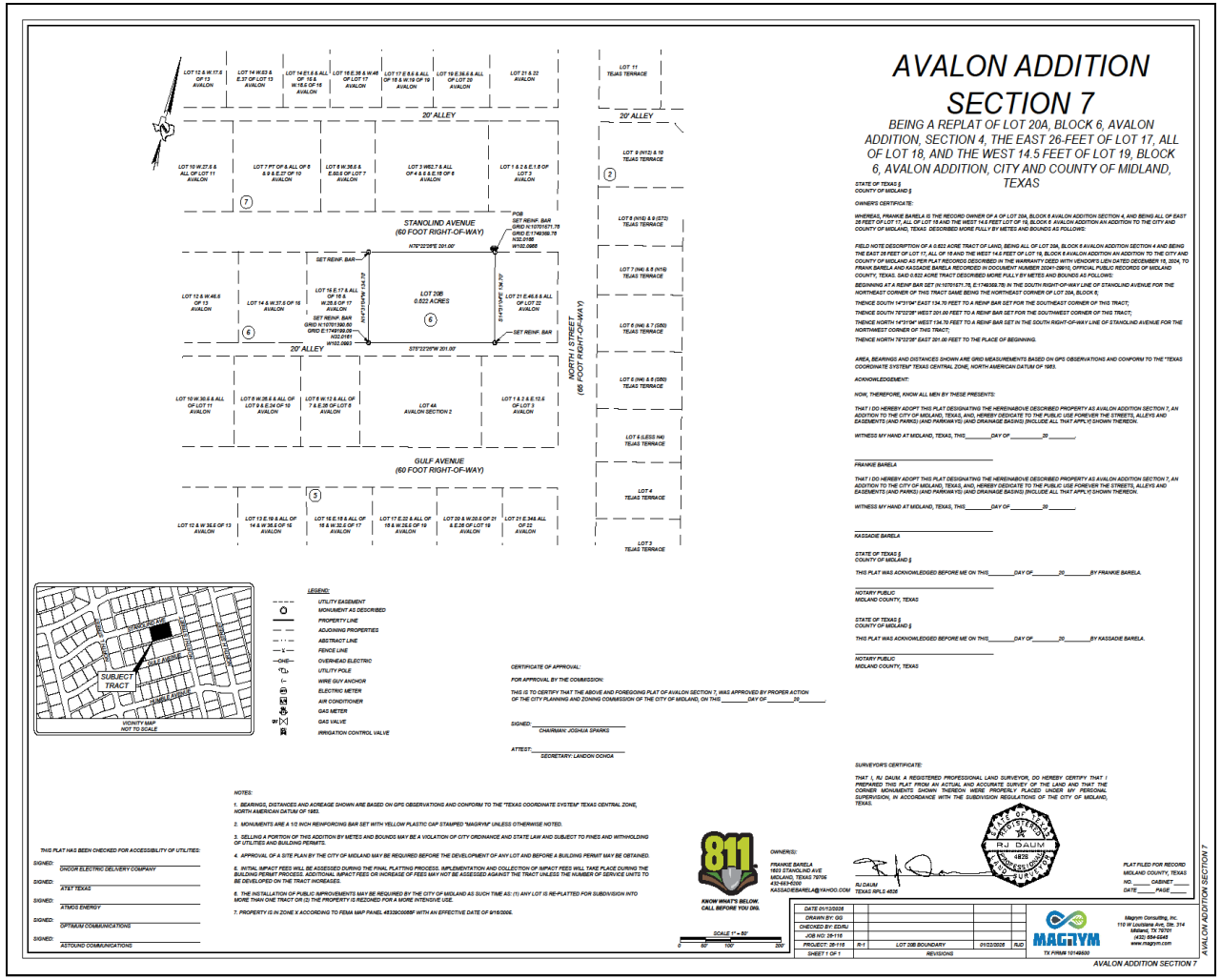
APPLICATION SUMMARY

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



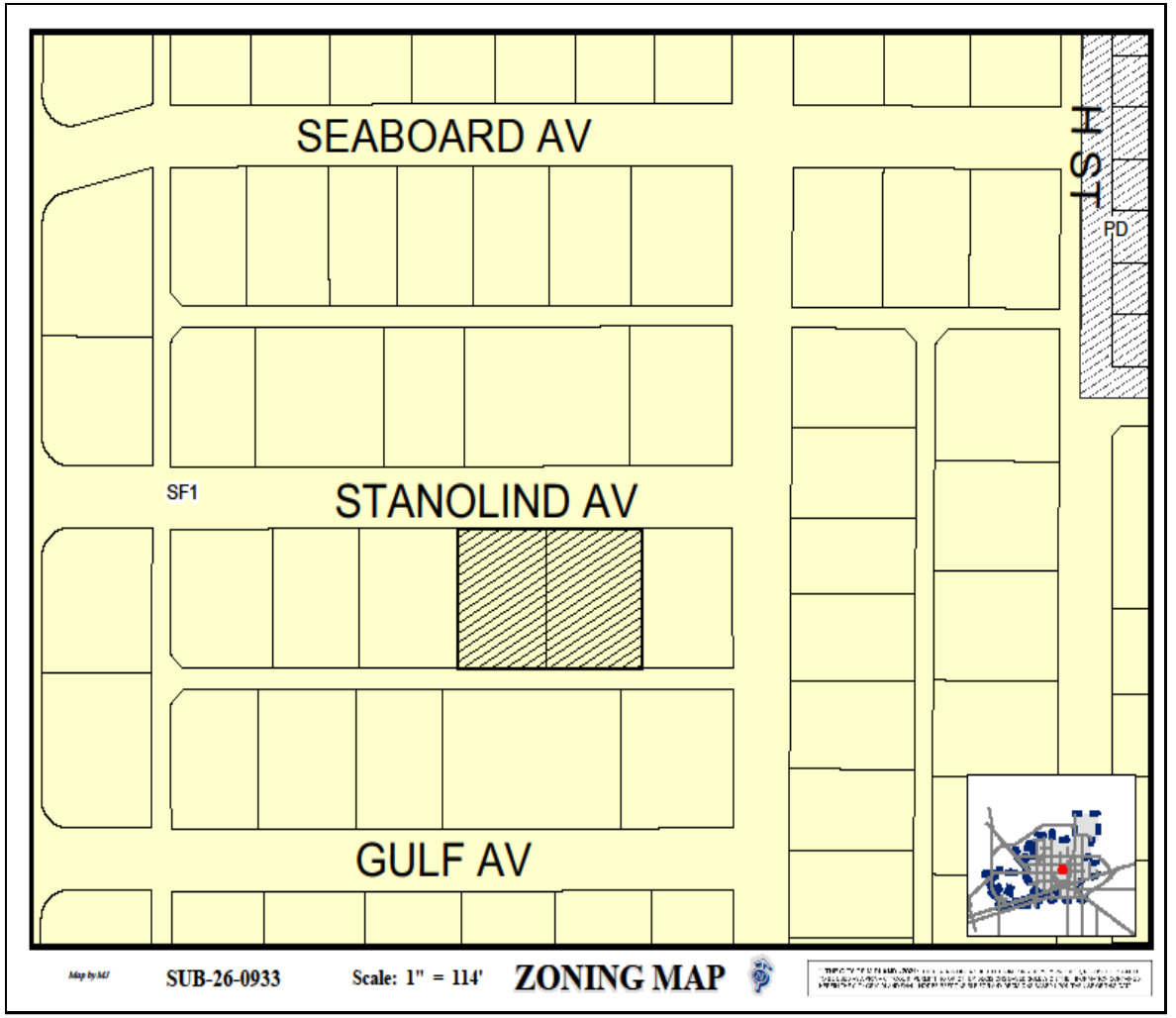
PLAT DETAILS

- **Acreage:** 0.622 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 1



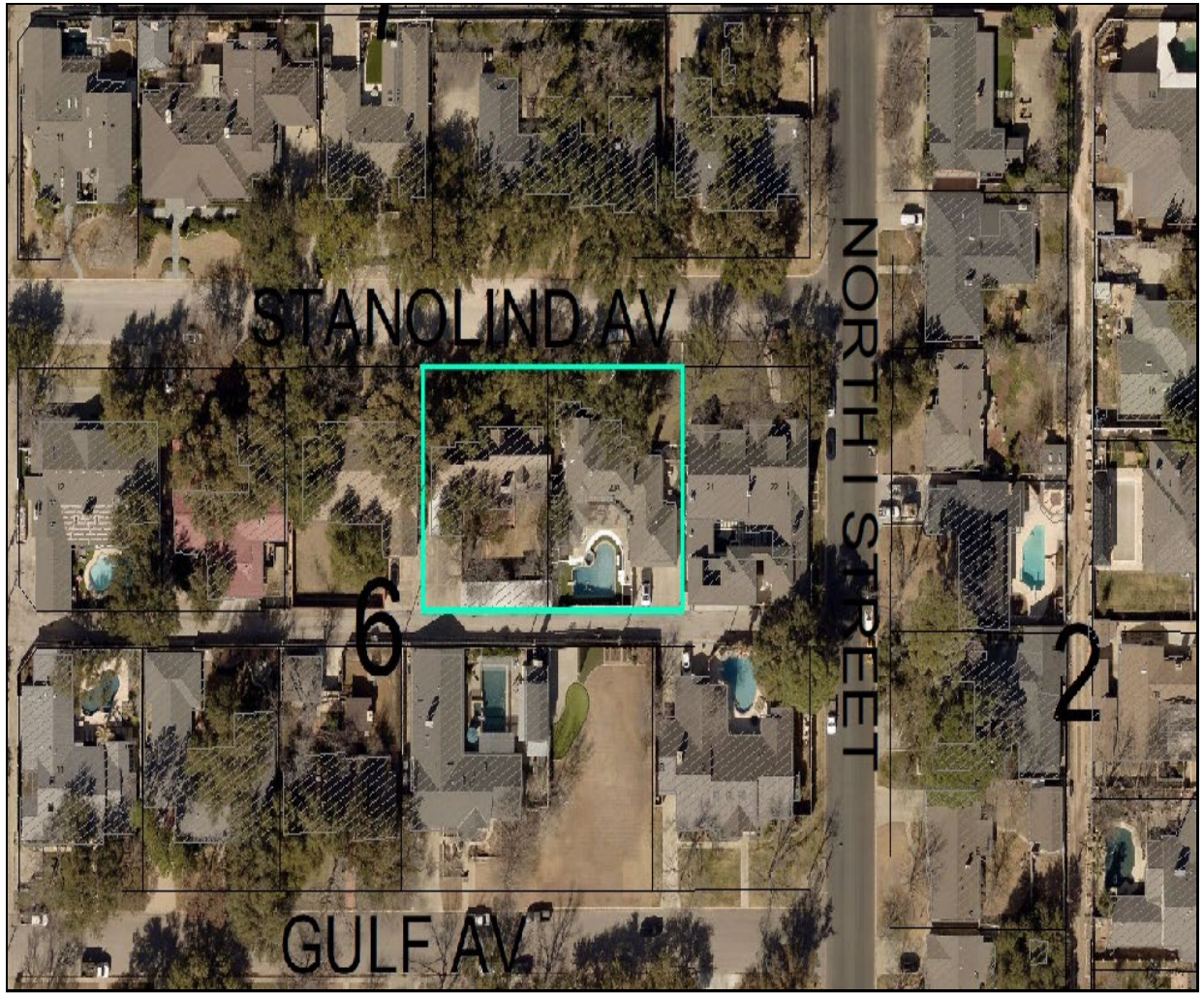
ZONING

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



LAND USE

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



MIDLAND
Be the Energy!



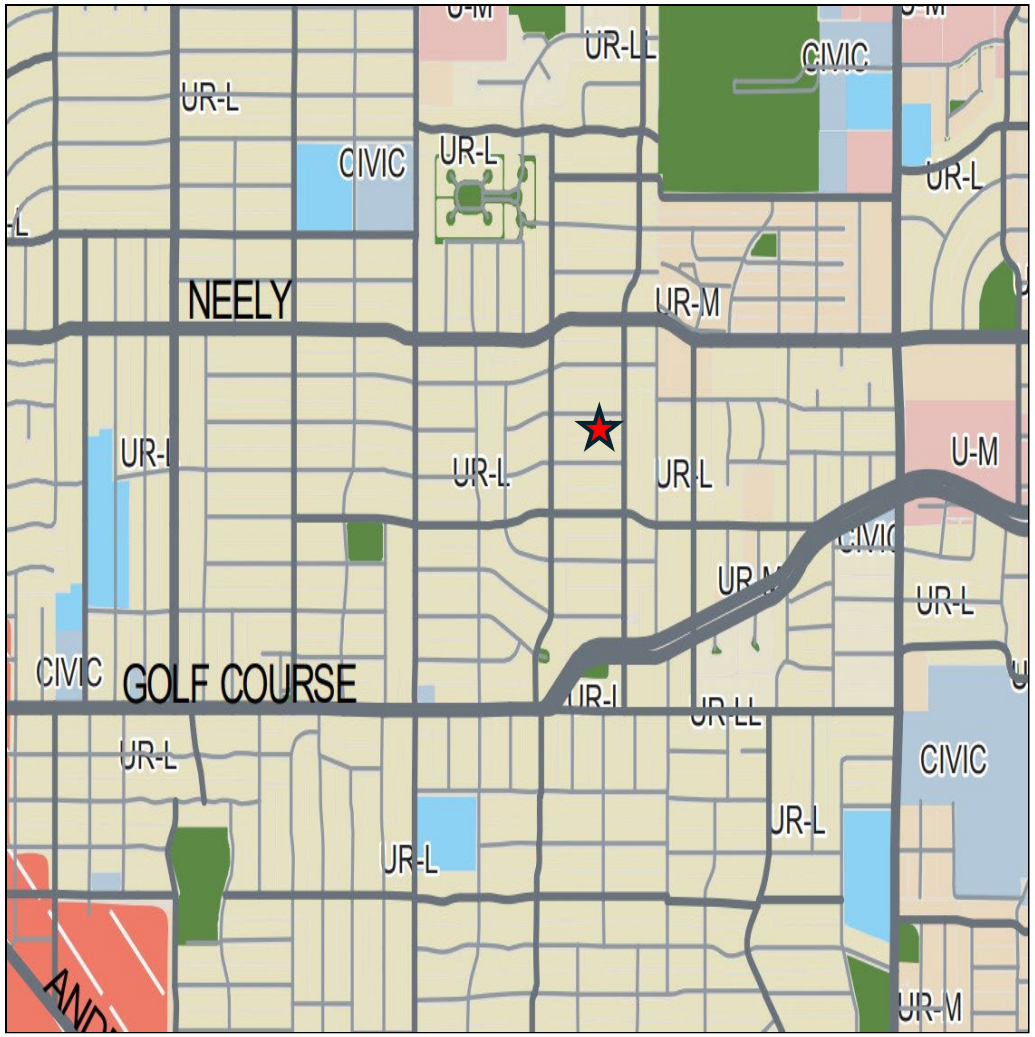
On Stanolind Avenue, Looking South

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on February 17, 2026.
- 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: 7.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving a Final Plat of County Road 140 Park Addition, being a 4.42-acre tract of land out of Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of intersection of West County Road 140 and State Highway 349.)

Purpose:

Maverick Engineering, on behalf of Adams Development, LLC, is requesting to plat a property located at 1008 West County Road 140 into 2 lots for future residential development.

The preliminary plat was approved at the February 2, 2026, Planning and Zoning Commission meeting.

Current Zoning:

ETJ, Extraterritorial Territorial Jurisdiction

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 1/15/2026. SH 349 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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)

Out of City Limits, No oil & gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Corner clips dimensions should be part of plat boundary calls. Boundary doesn't close.

ADDRESSING: (Approved)

County - To be addressed by MECD

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat

AT&T: (Approved)

No issues with AT&T.

Planning: (Approved)

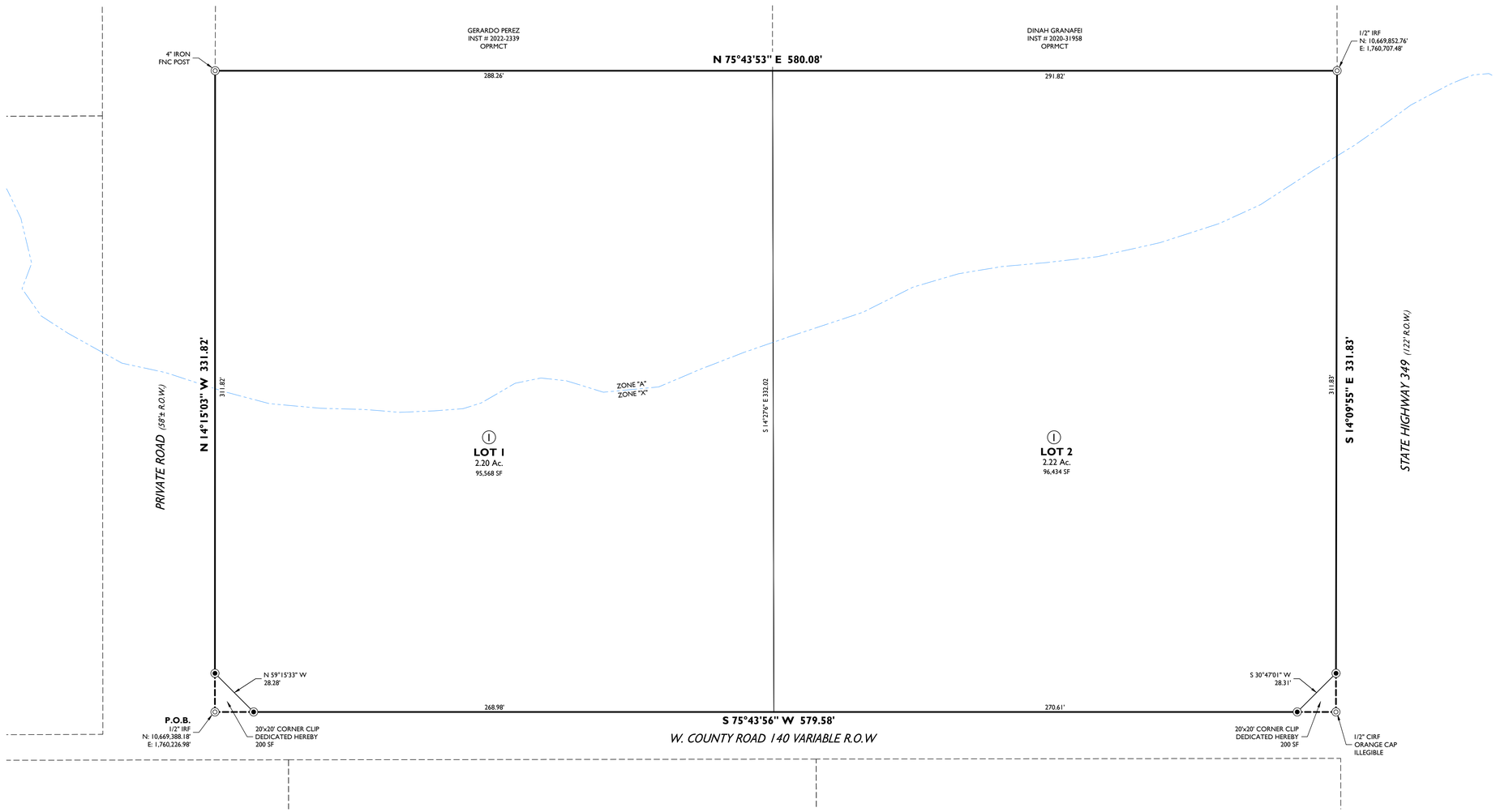
Staff recommends approval of the Final Plat of County Road 140 Park Addition.

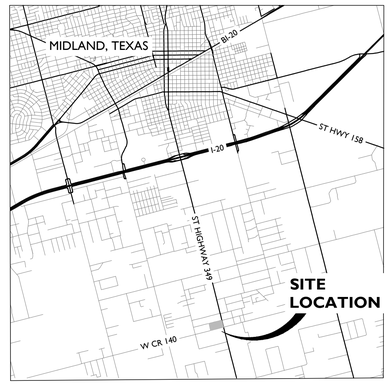
Attachments:
A. P-26-2516 Combined Docs
B. P&Z - CR 140 Park Addition Final Plat

Angelina Bettanini, Development Services — Created/Initiated - 4/1/2026
Landon Ochoa, Development Services — Final Approval - 4/1/2026

COUNTY ROAD 140 PARK ADDITION

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





VICINITY MAP
N.T.S.



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

LEGEND

⊙	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
———	BOUNDARY LINE
– – – –	PROPERTY LINES
– · – · –	FLOOD PLAIN
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

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ADAMS DEVELOPMENT GROUP LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COUNTY ROAD140 PARK ADDITION, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

BY: BRANDON ADAMS FOR ADAMS DEVELOPMENT GROUP LLC

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Docusigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Signed by: Edgar Rico
AT&T
BY: Edgar Rico

Signed by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

SURVEY NOTES:

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

FEMA NOTE

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

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

DEVELOPMENT NOTES

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

PROPERTY OWNER

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

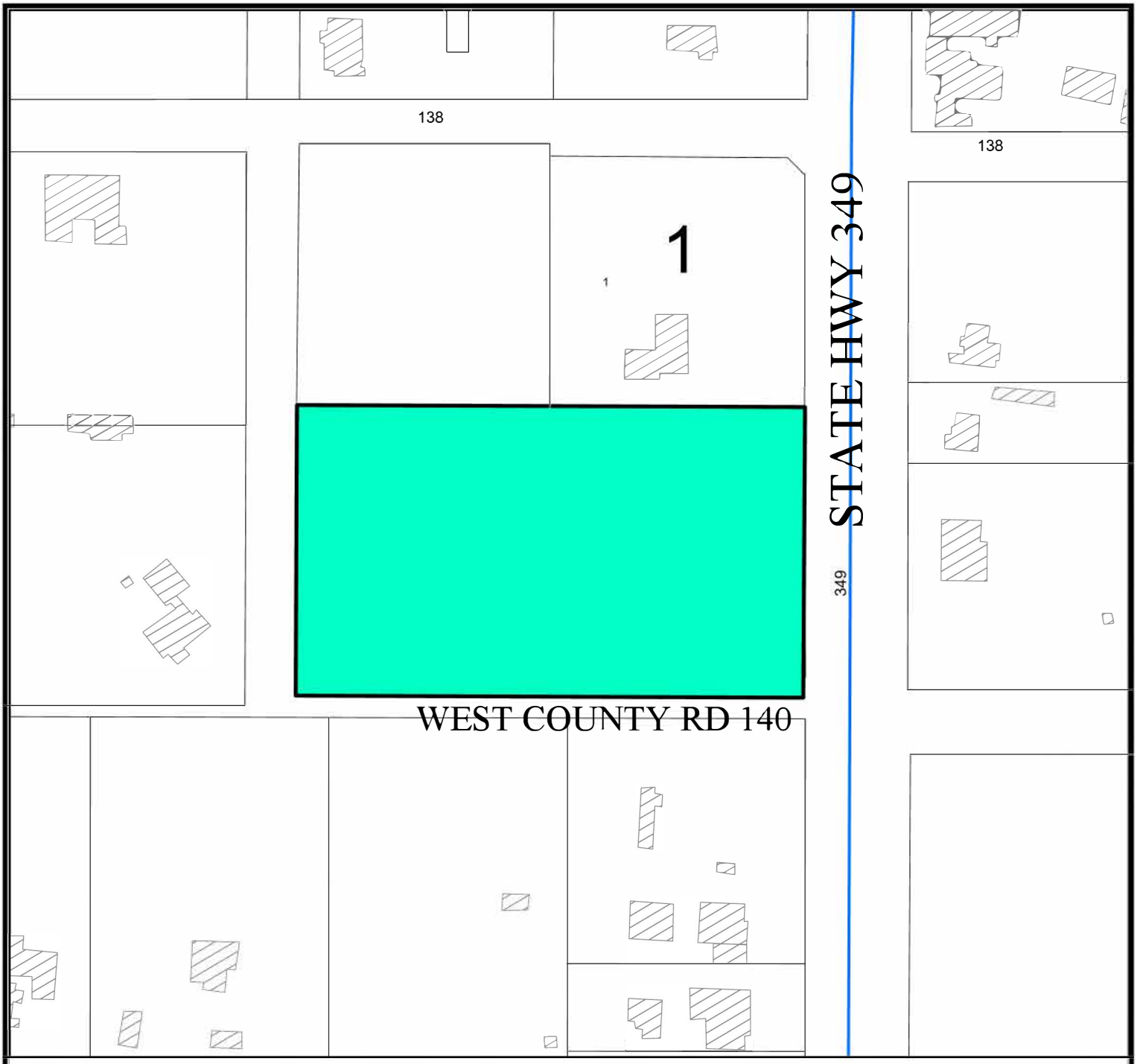
NO. _____

DATE _____

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

COUNTY ROAD 140 PARK ADDITION

Drawing : F:\2025\250128-A] CONSTRUCTION-CR140 PARK\DRAWINGS\PLAT\FINAL PLAT\250128 FINAL PLAT.DWG Last Saved By: SDavis on 3/11/26



Location Map

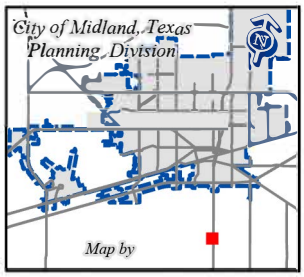
SUB-25-0880 **Scale: 1" = 163 '**

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

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

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.

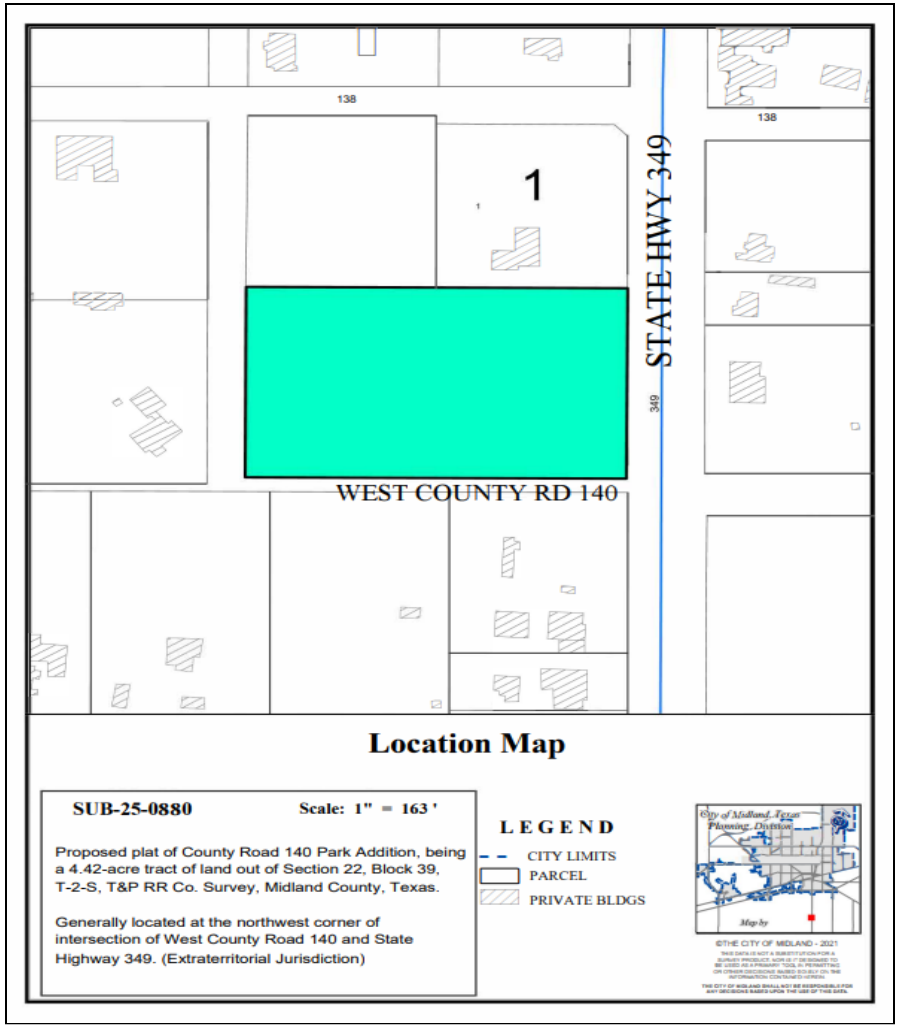
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


138
138
1
349
140


MIDLAND
Be the Energy!
FINAL PLAT
COUNTY ROAD 140 PARK ADDITION
Visit Our Website
MIDLANDTEXAS.GOV

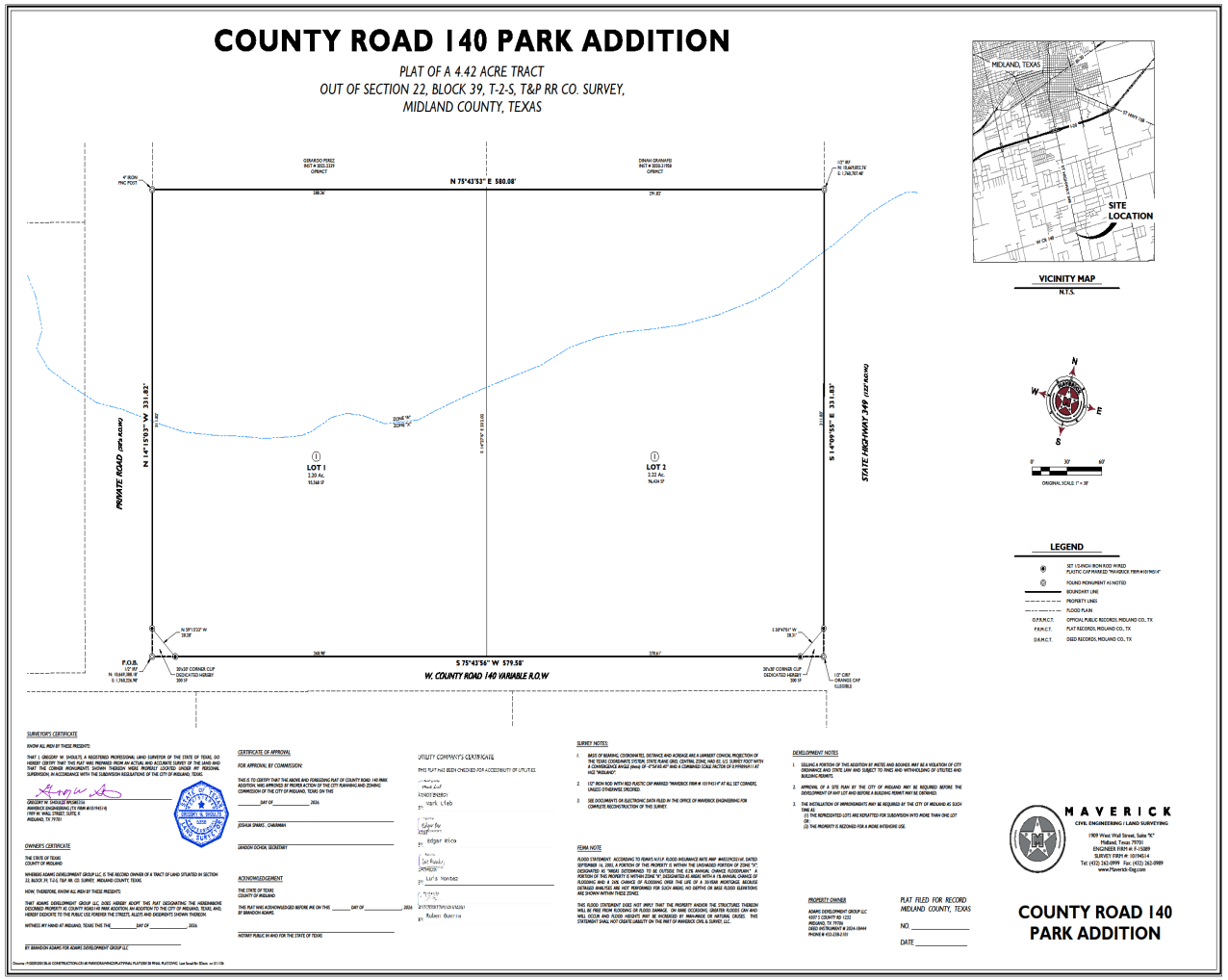
APPLICATION SUMMARY

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



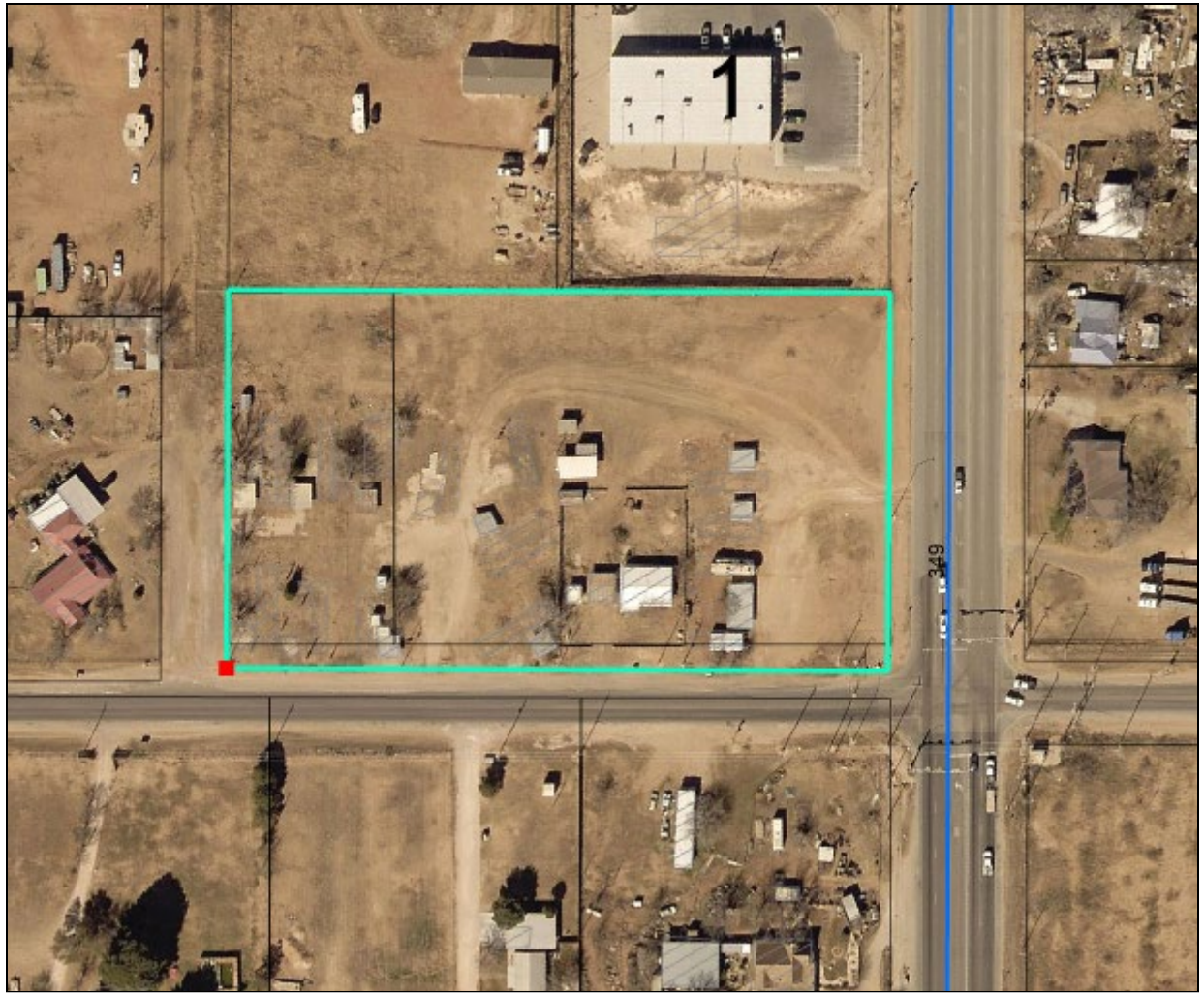
PLAT DETAILS

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



LAND USE

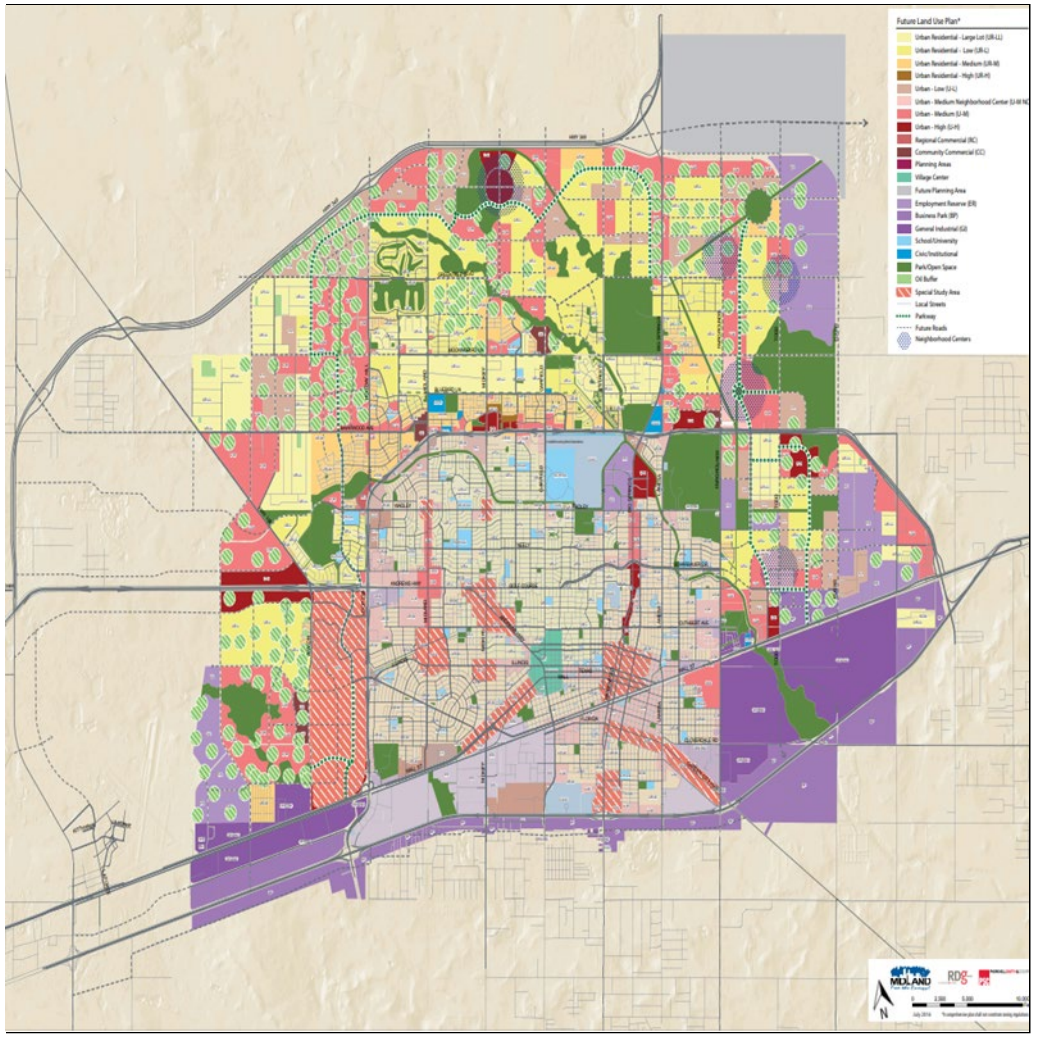
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land and Commercial Use
  - **East/South/West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat for Country Road 140 Park Addition.



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:	**April 6, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving a Final Plat of Stockard Acres, Section 6, being a replat of Lots B, C, D, E, and the south .10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located on the west side of Johnston Street, approximately 330 feet south of West Florida Avenue)**

Purpose:

Maverick Engineering, on behalf of Mara Fortner, is requesting to replat the property located at 912 Johnston Street into one lot for the addition of a storage building for the existing church.

Current Zoning:

C, Commercial District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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: Florida and Johnston roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 6” water exists in Florida Street, okay as is. 12” water exists in Johnston Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

PRO RATA: None.[For Applicant’s Information Only.] SEWER: 6” sewer exists in alley west of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil and gas issues.

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

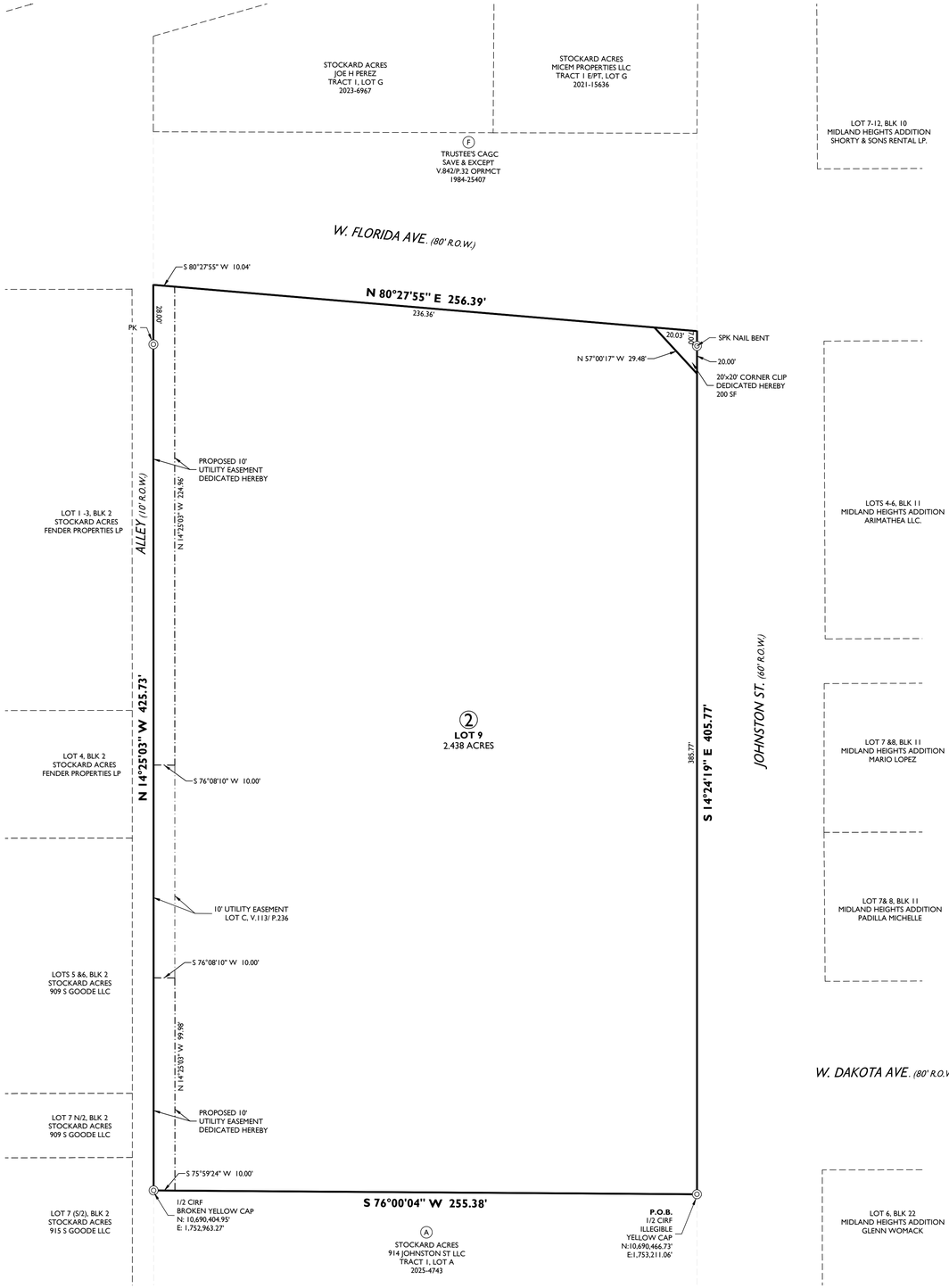
Staff recommends approval of the Final Plat of Stockard Acres, Section 6.

Attachments:
A. P-26-2514, Stockard Acres, Section 6, Combined
B. P&Z - - Stockard Acres, Section 6 Final

Landon Ochoa, Development Services	Created/Initiated - 4/1/2026
Landon Ochoa, Development Services	Final Approval - 4/1/2026

STOCKARD ACRES, SECTION 6

BEING A REPLAT OF LOTS B, C, D, E, AND THE SOUTH 0.10 ACRES OF LOT F, TRACT 1, STOCKARD ACRES, CITY AND COUNTY OF MIDLAND, TEXAS.



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CALVARY ASSEMBLY OF GOD, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 34, 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 CALVARY ASSEMBLY OF GOD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS STOCKARD ACRES, 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: BRAD SMITH FOR, CALVARY ASSEMBLY OF GOD

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

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

Signed by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF STOCKARD ACRES, 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

DEVELOPMENT NOTES

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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 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.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0202F 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)
1300 W. ILLINOIS AVENUE
MIDLAND, TX 79701

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

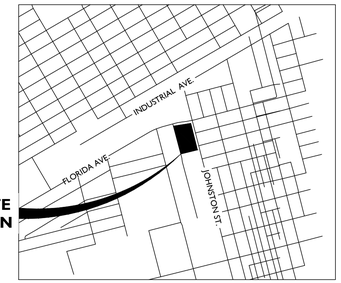
PROPERTY OWNER

CALVARY ASSEMBLY OF GOD
908 JOHNSTON STREET
MIDALND, TEXAS 79707

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

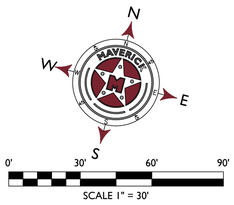
DATE _____



SITE LOCATION

VICINITY MAP

N.T.S.



0' 30' 60' 90'

SCALE 1" = 30'

LEGEND

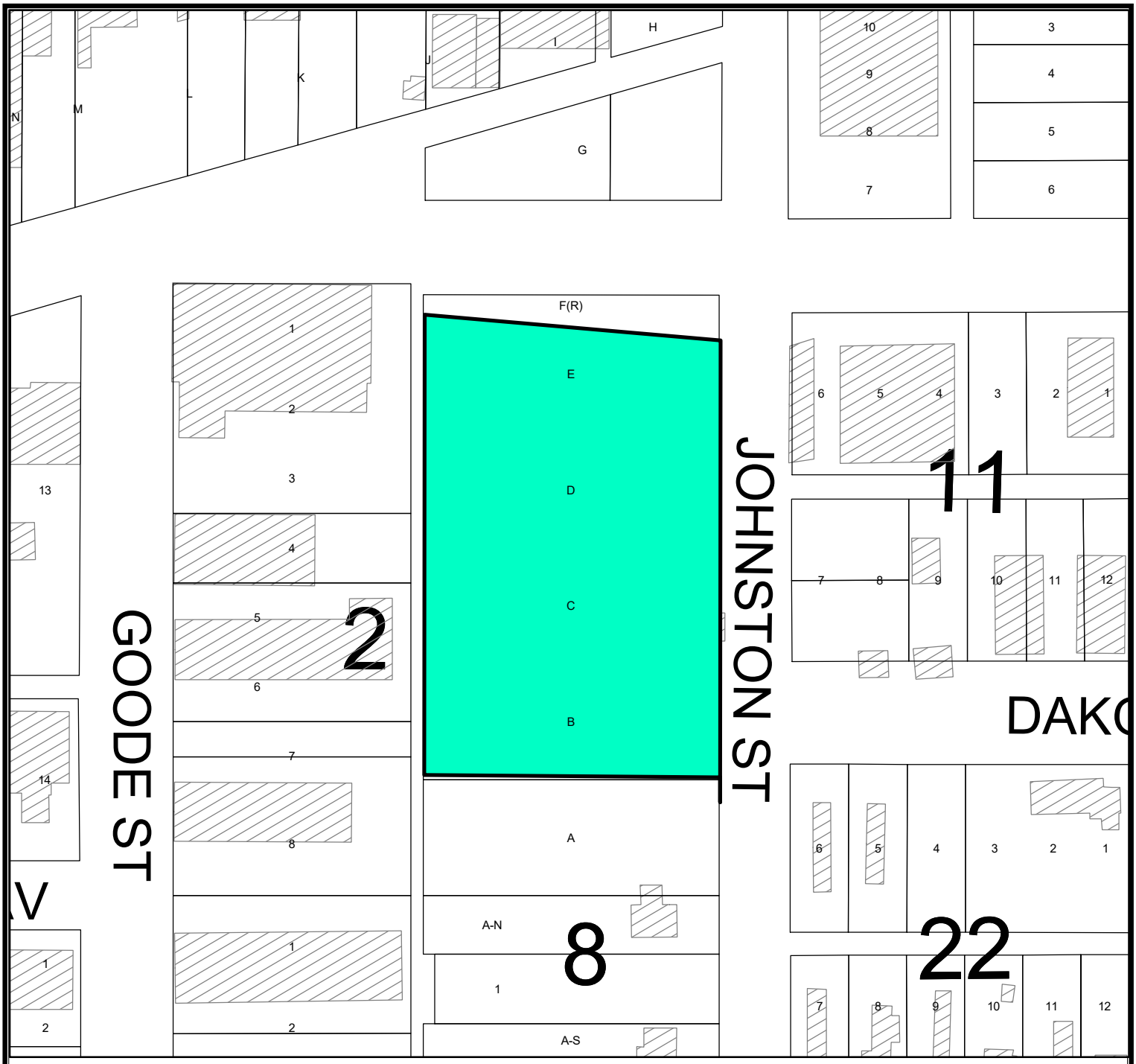
◉	DENOTES SET 1/2-INCH IRON ROD
◎	DENOTES FOUND MONUMENT AS NOTED
⊗	DENOTES SAW CUT "X"
———	DENOTES BOUNDARY LINE
- - - - -	DENOTES EXISTING EASEMENT LINE
- - - - -	DENOTES PROPOSED EASEMENT LINE
- - - - -	DENOTES EXISTING PROPERTY LINE
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

1300 West Illinois Avenue
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

STOCKARD ACRES, SECTION 6

Drawing : F:\2025\25018B-CALVARY ASSEMBLY OF GOD CHURCH-CALVARY ASSEMBLY OF GOD STOCKARD ACRES\DRAWINGS\PLAT\FINAL PLAT\25018B FINAL PLAT.DWG Last Saved By: SDavis on 3/31/26



Location Map

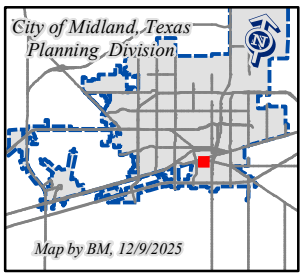
SUB-25-0920 **Scale: 1" = 123'**

Proposed plat of Stockard Acres, Section 6, being a replat of Lots B through E, and the south 0.10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of West Florida Avenue and Johnston Street. (Council District 2)

LEGEND

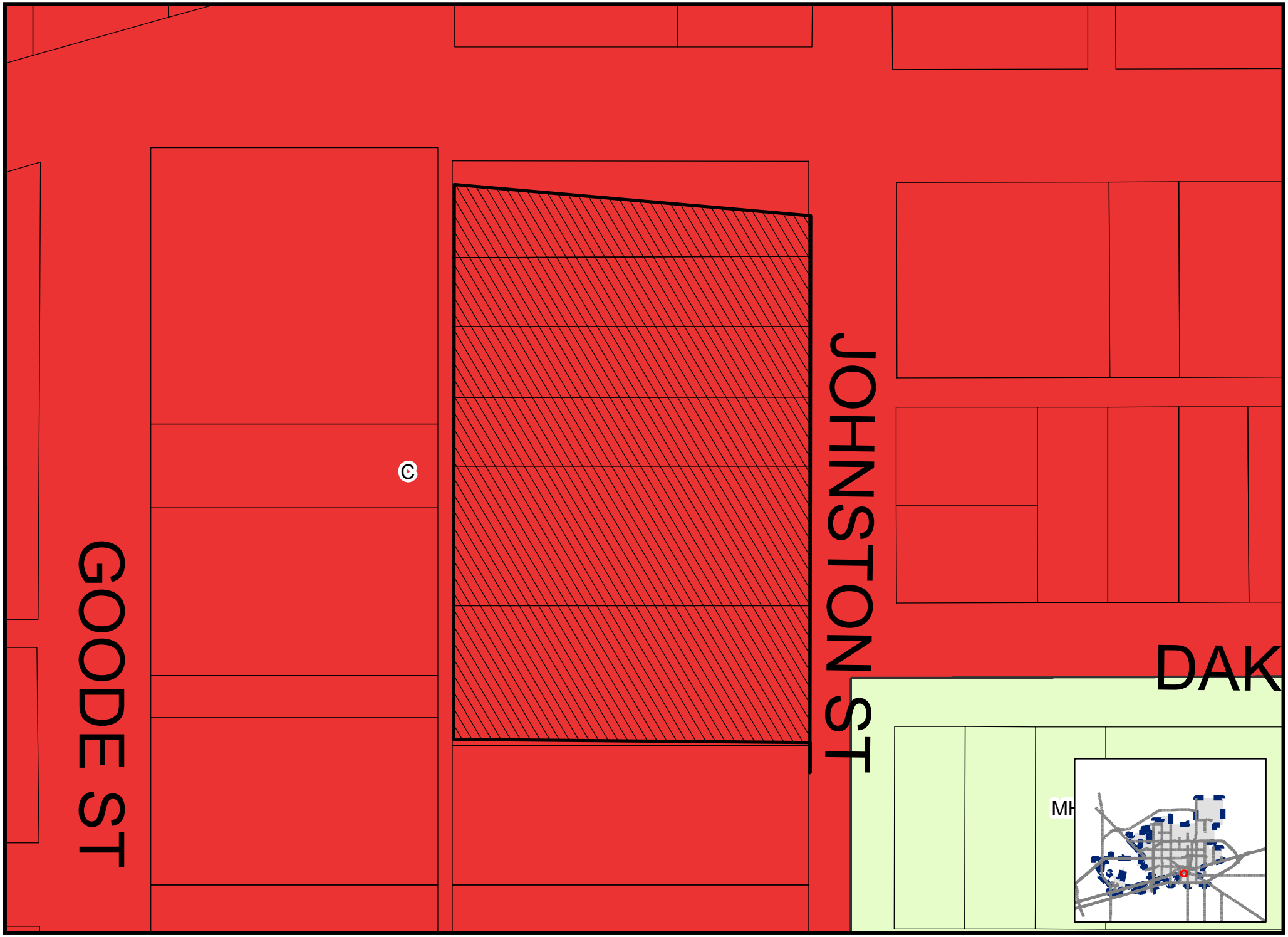
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



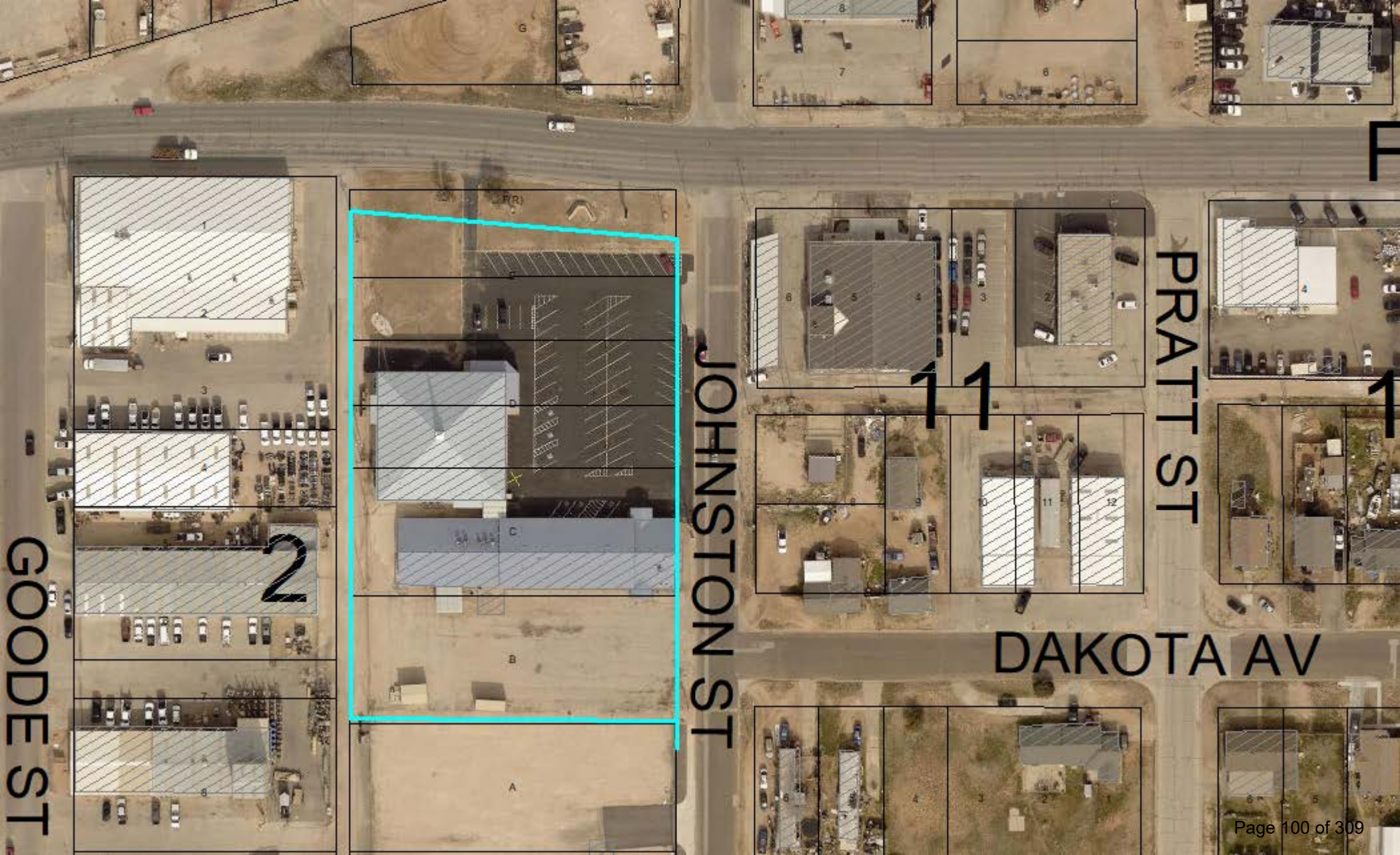
Map by BM, 12/9/2025

SUB-25-0920

Scale: 1" = 86'

ZONING MAP

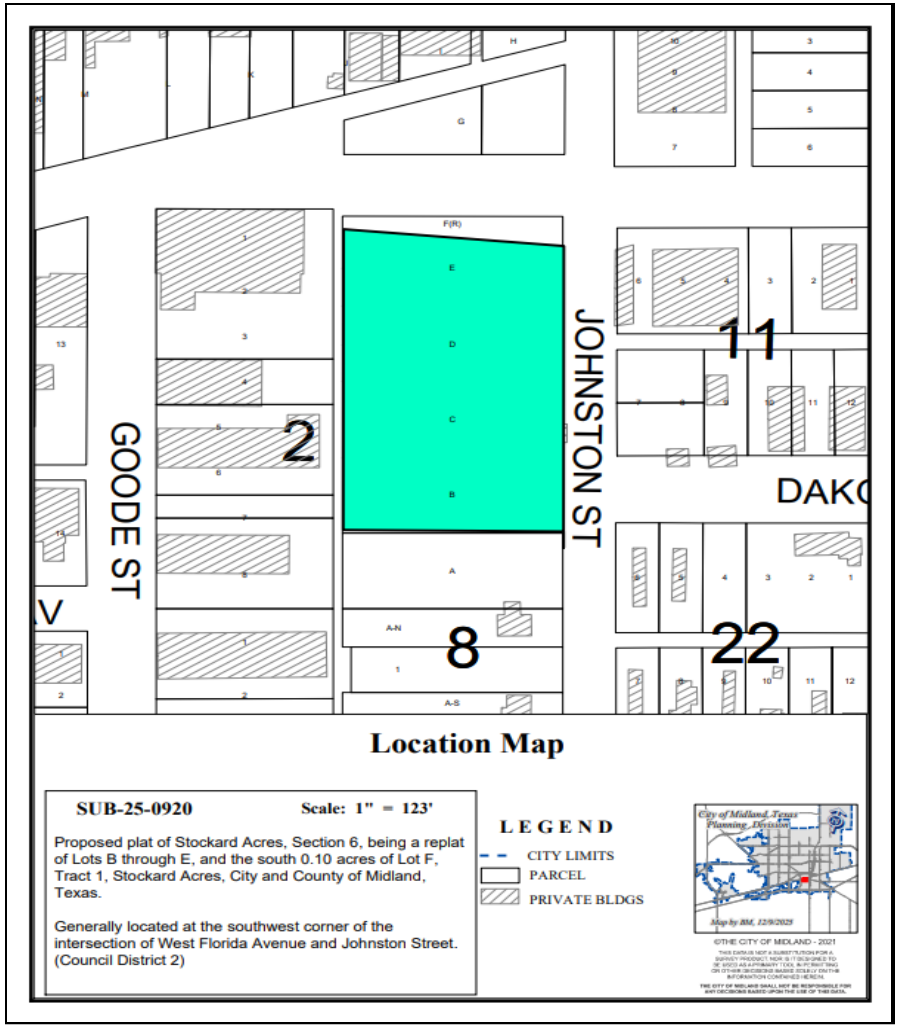
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE BASED THEREON


GOODE ST
JOHNSTON ST
PRATT ST
DAKOTA AV
2
11


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

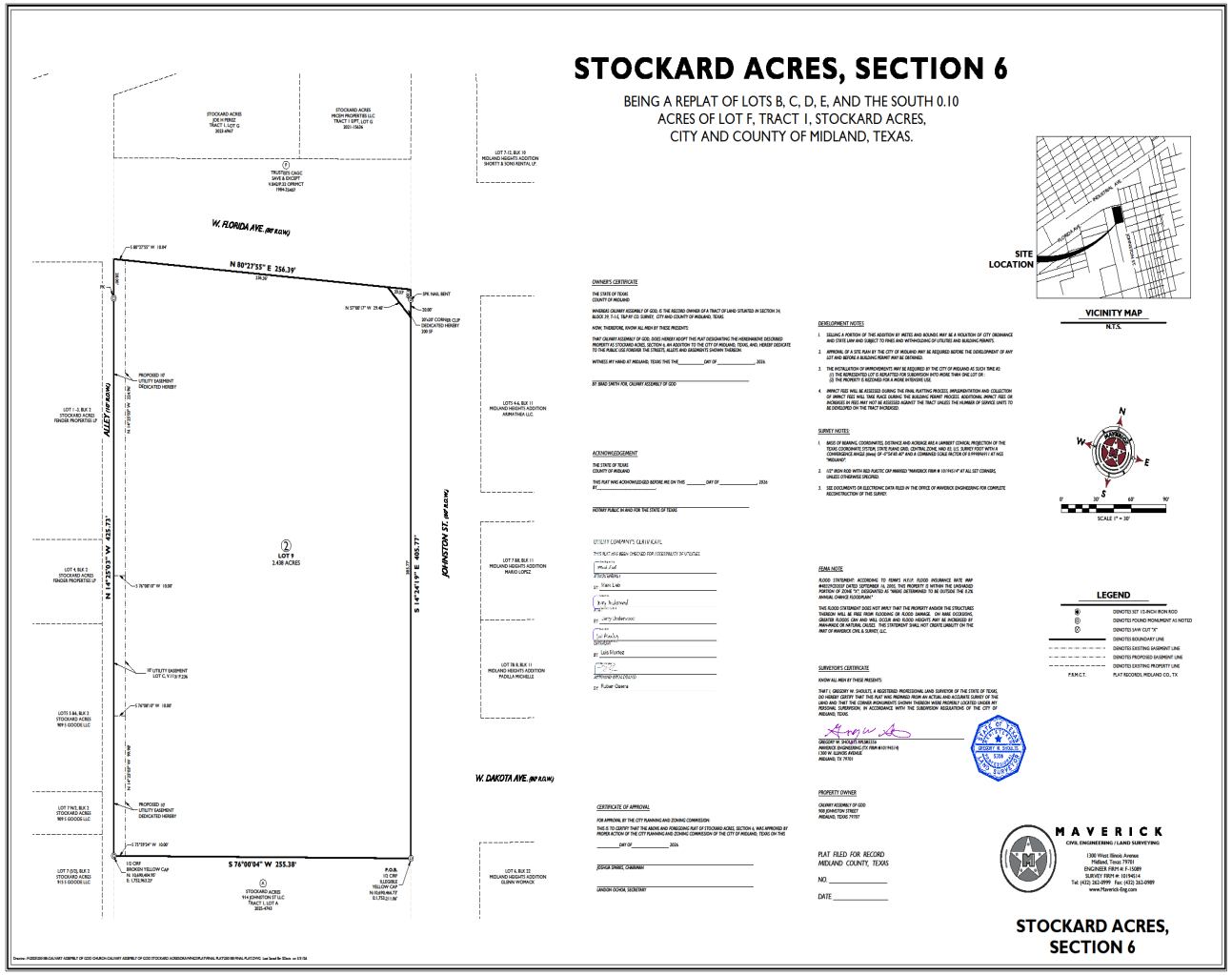
APPLICATION SUMMARY

- **Developer/Property Owner:** Calvary Assembly of God
- **Applicant:** Mara Fortner
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 912 Johnston Street (Council District 2)
- **Reason for Request:** To construct a storage building for the existing church



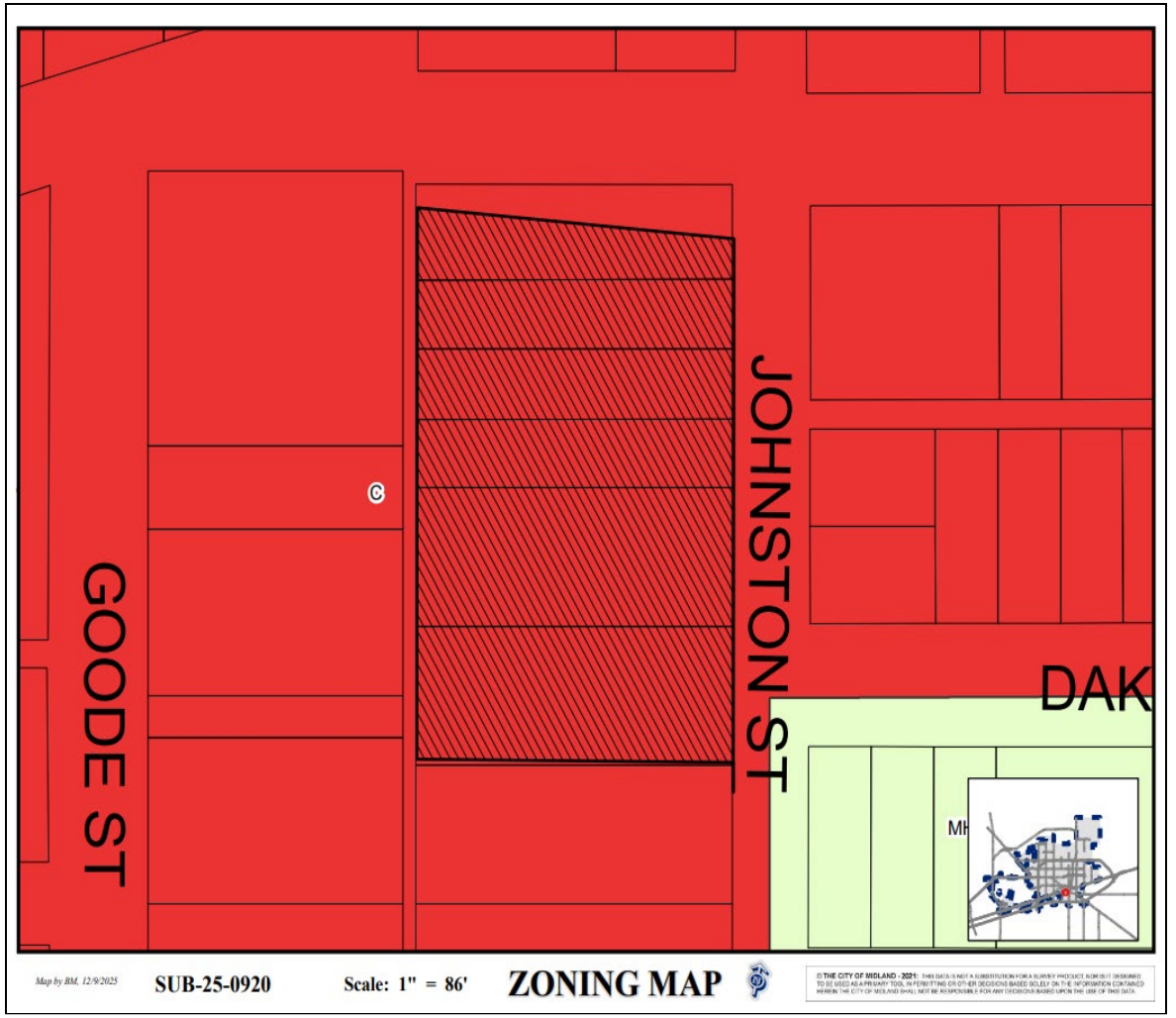
PLAT DETAILS

- **Acreage:** 2.438 acres
- **Number of Existing Lots:** 5
- **Number Proposed Lots:** 1



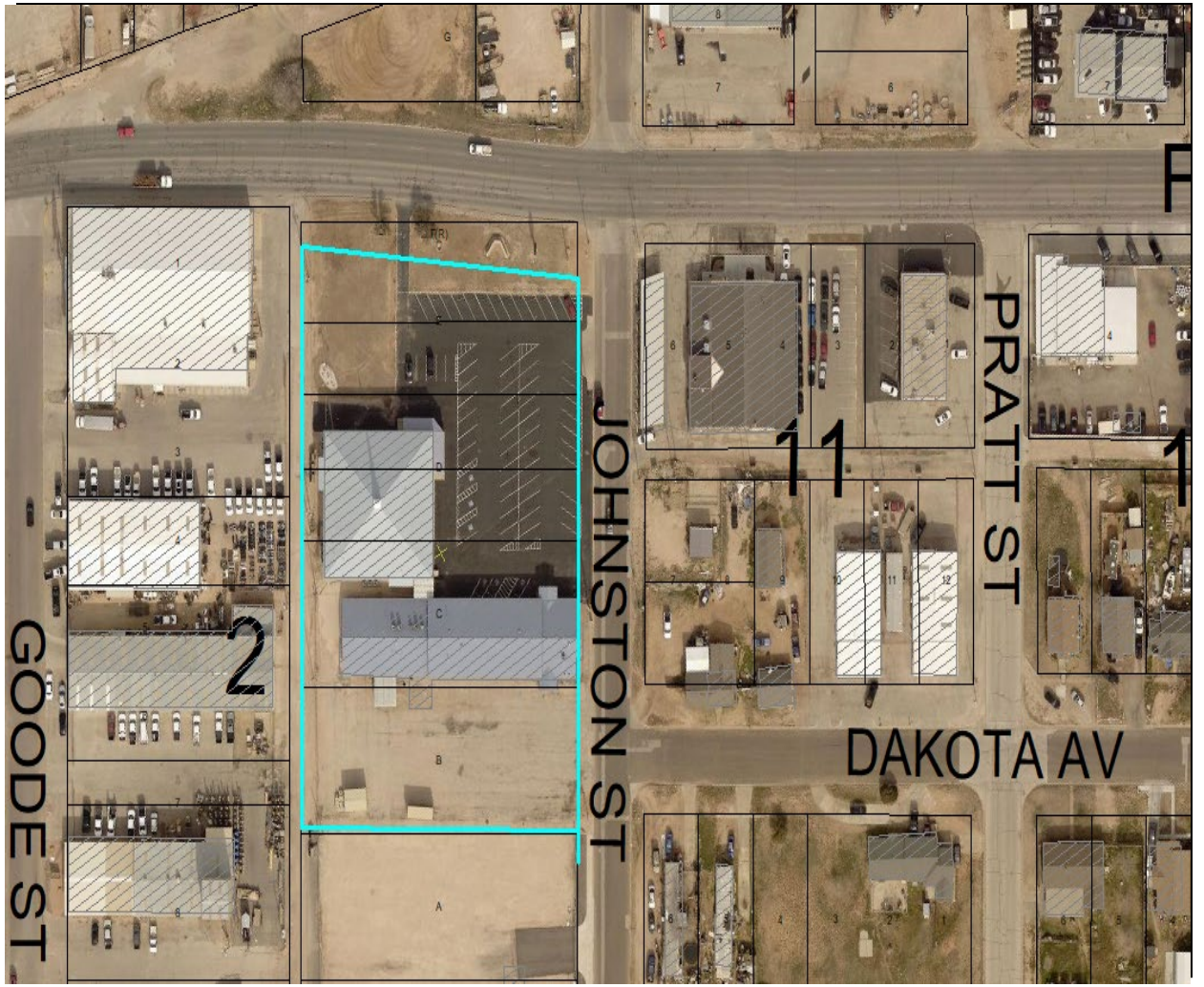
ZONING

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



LAND USE

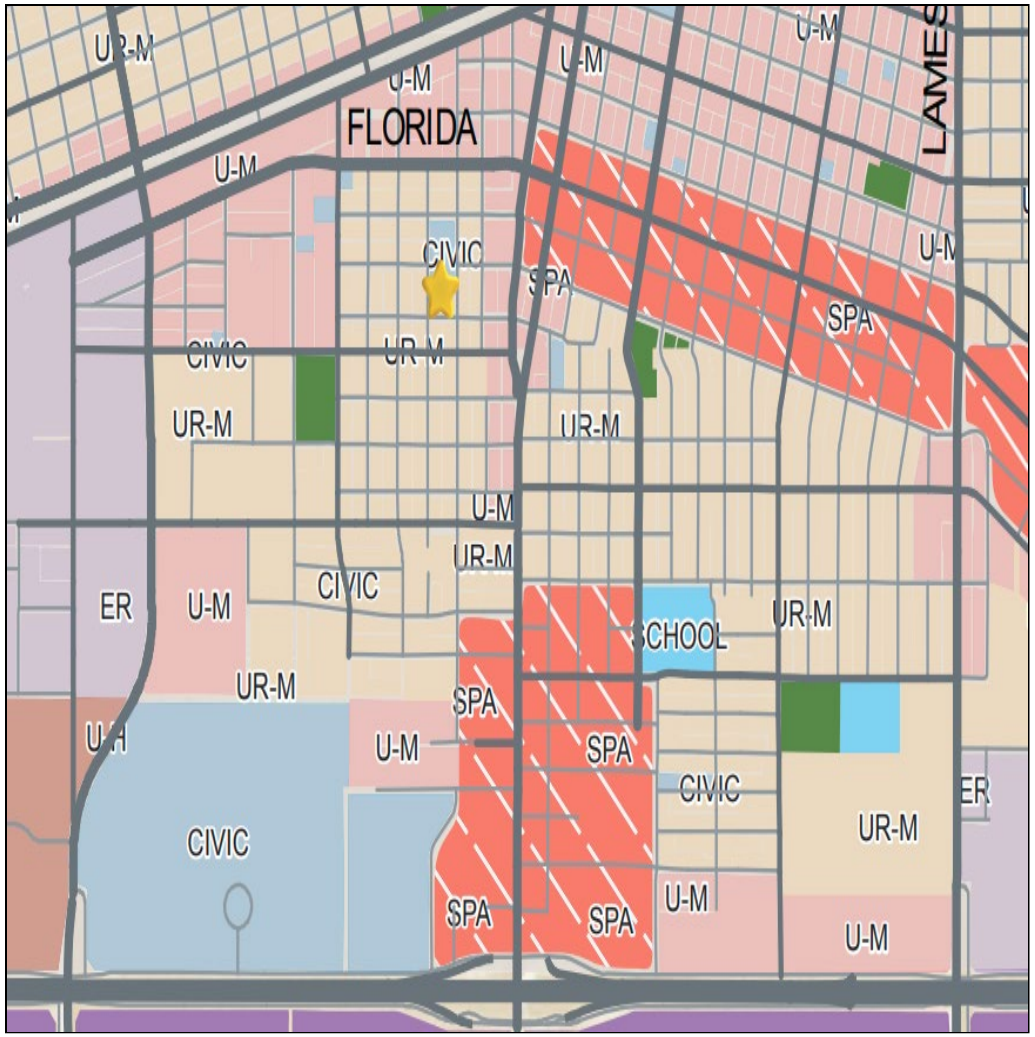
- **Current Use:** Church and Vacant Lots
- **Surrounding Uses:**
  - **North:** West Florida Avenue
  - **South:** Vacant Lot
  - **East:** Single-Family Housing
  - **West:** Commercial Businesses
- **Proposed Use:** A Church with a Storage Building



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Civic/Institutional, (C-I)
- **Supported Uses:** Community or cultural facilities, religious institutions, public health care or human services facilities and their accessory uses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Stockard Acres, 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:	**9.**
Meeting Date:	**April 6, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Hold a public hearing and consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 7, Block 22, Homestead Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Dallas Street and East Michigan Avenue.)**

Purpose:

Magrym Consulting, on behalf of Jorge Chavez, is requesting to rezone the property located at 600 North Dallas Street from C, Commercial District to SF-3, Single-Family Dwelling District in order to be able to build a single-family dwelling.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

C, Commercial District

Surrounding Zoning and Land Use:

The subject property is currently vacant and zoned C, Commercial District. The properties to the north, west, and south are also zoned C, Commercial District, while the properties to the east are zoned MF-22, Multiple-Family Dwelling District. The surrounding area consists primarily of a residential neighborhood.

Analysis:

The subject property is located at 600 North Dallas Street, and is currently vacant land. The property is presently zoned C, Commercial District, which does not permit the use of single-family dwellings. The property owner is requesting a zoning change in order to construct a single-family dwelling on the property.

Although the surrounding properties are also zoned C, Commercial District, the existing development in the area consists primarily of single-family homes and duplexes. The applicant is requesting to rezone the property to SF-3, Single-Family Dwelling District to allow the property to be used for a single-family residence.

While there are currently no SF-3 zoned properties in the immediate vicinity, the area has developed primarily with residential uses rather than commercial development. Rezoning the property would help align the zoning with the existing land use pattern and create greater consistency within the area.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designates this area as Urban Medium (U-M). The U-M designation encourages a mix of housing types along with commercial, office, and service uses. The housing mix is intended to include single-family dwellings and duplex.

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 with Conditions)

Staff recommends approval of the proposed zone change from C, Commercial District to SF-3, Single-Family Dwelling District.

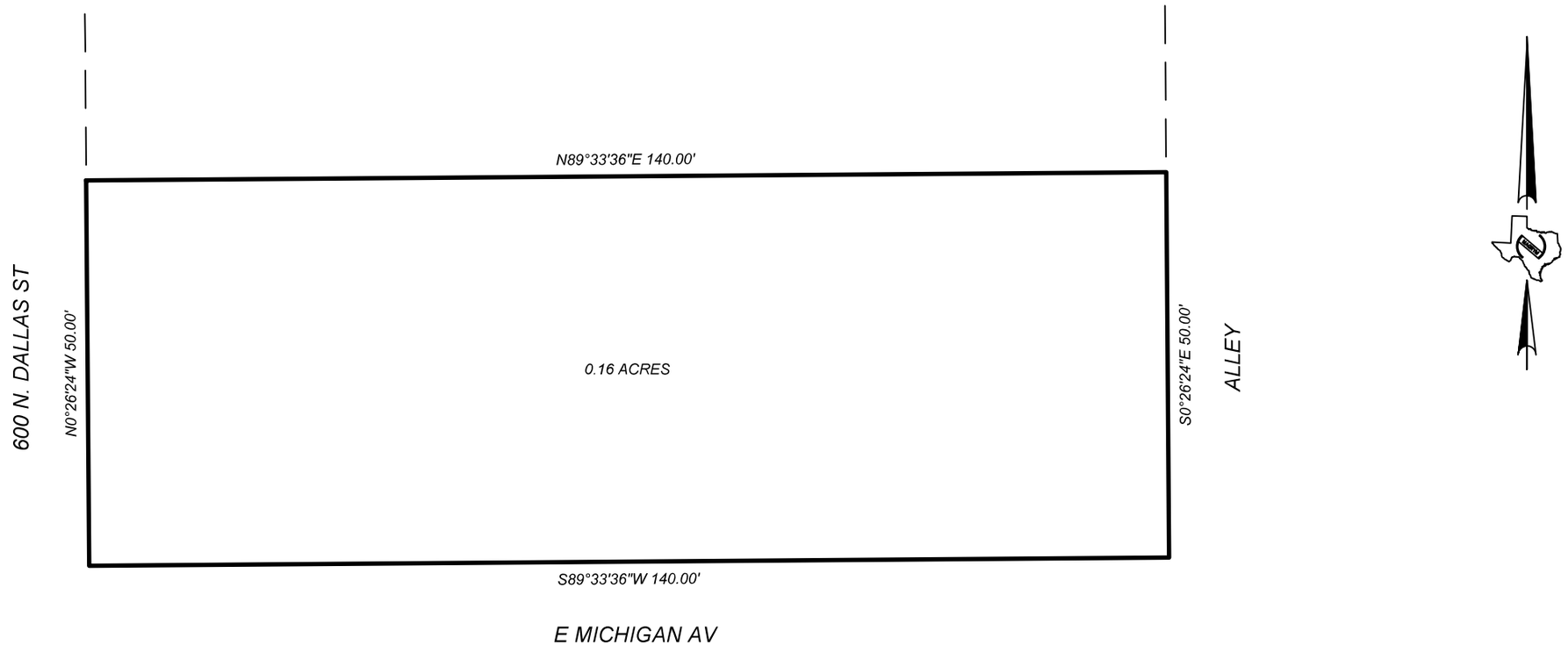
Letters of Objection:

As of April 3, 2026, staff has not received letters of objection to this request.

Attachments:

A. Z-26-0477, Combined Files
B. P&Z- - 600 N Dallas, C to SF-3

Beatriz Quezada, Development Services — Created/Initiated - 3/25/2026
Landon Ochoa, Development Services — Final Approval - 3/31/2026



LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES

MAGRYM

TX FIRM# 10149500

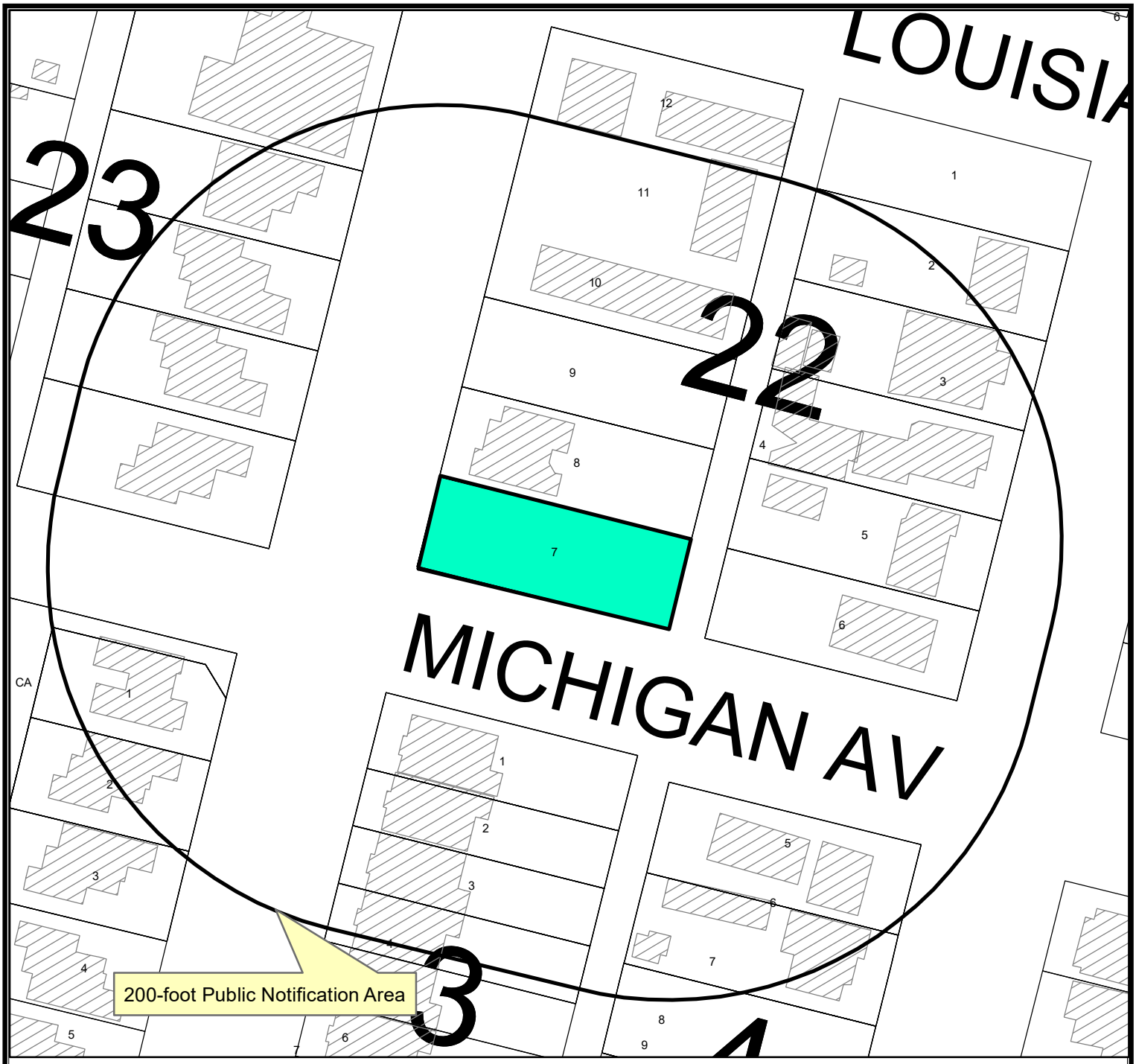
Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

EXHIBIT

LOT 7, BLOCK 22, HOMESTEAD ADDITION AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET 1, PAGE 242, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

SCALE: 1" = 20'

REVISIONS



Location Map

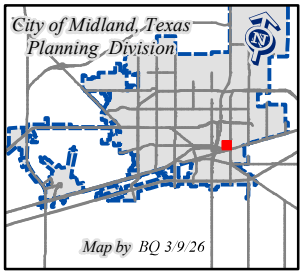
Z-26-0477 **Scale: 1" = 400'**

Consider a request by Magrym Consulting, on behalf of Jorge Chavez, for a Zone Change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 7, Block 22, Homestead Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of North Dallas and East Michigan. (Council District 2)

LEGEND

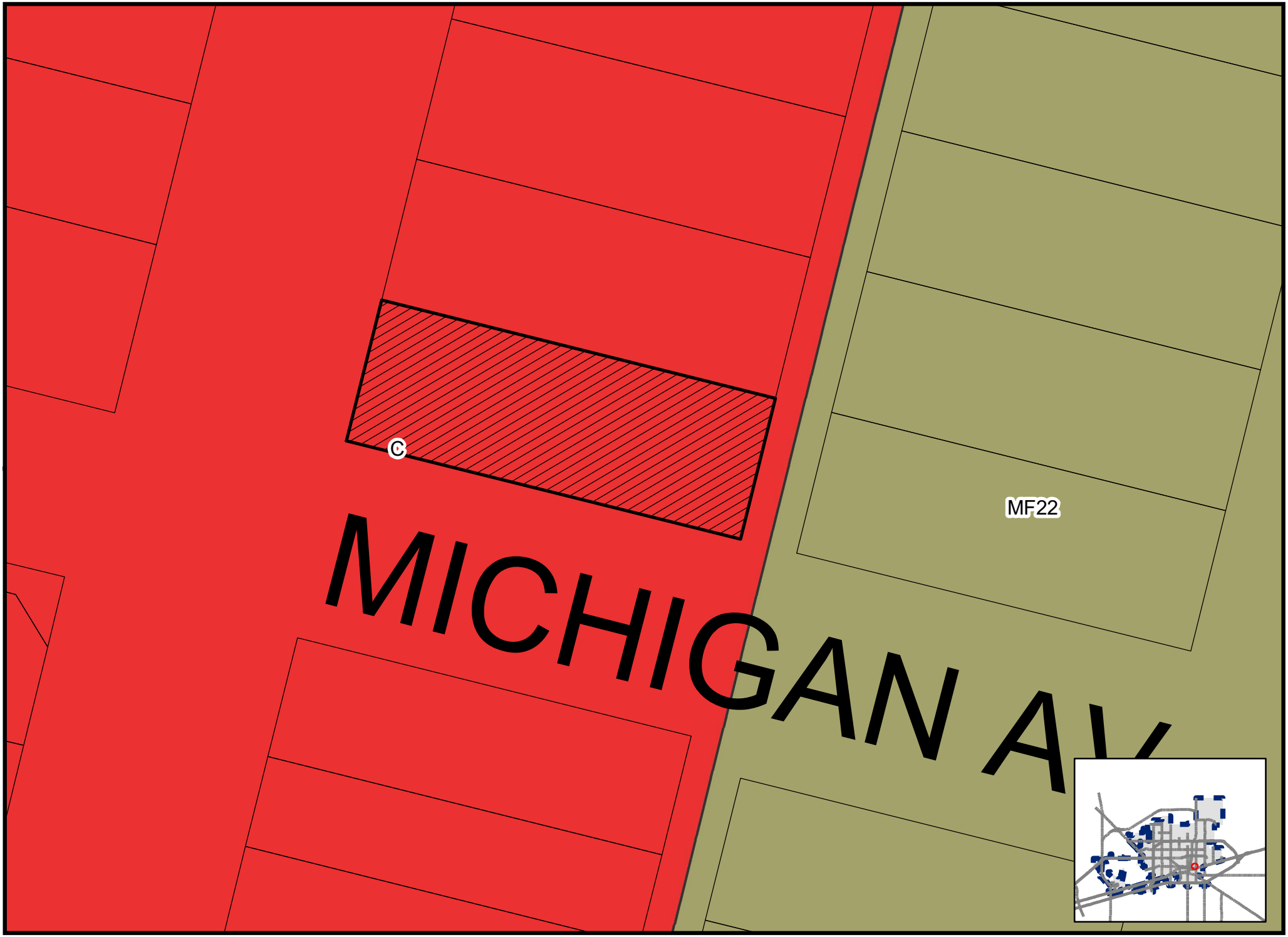
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by BQ 3/9/26

Z-26-0477

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 THEREON

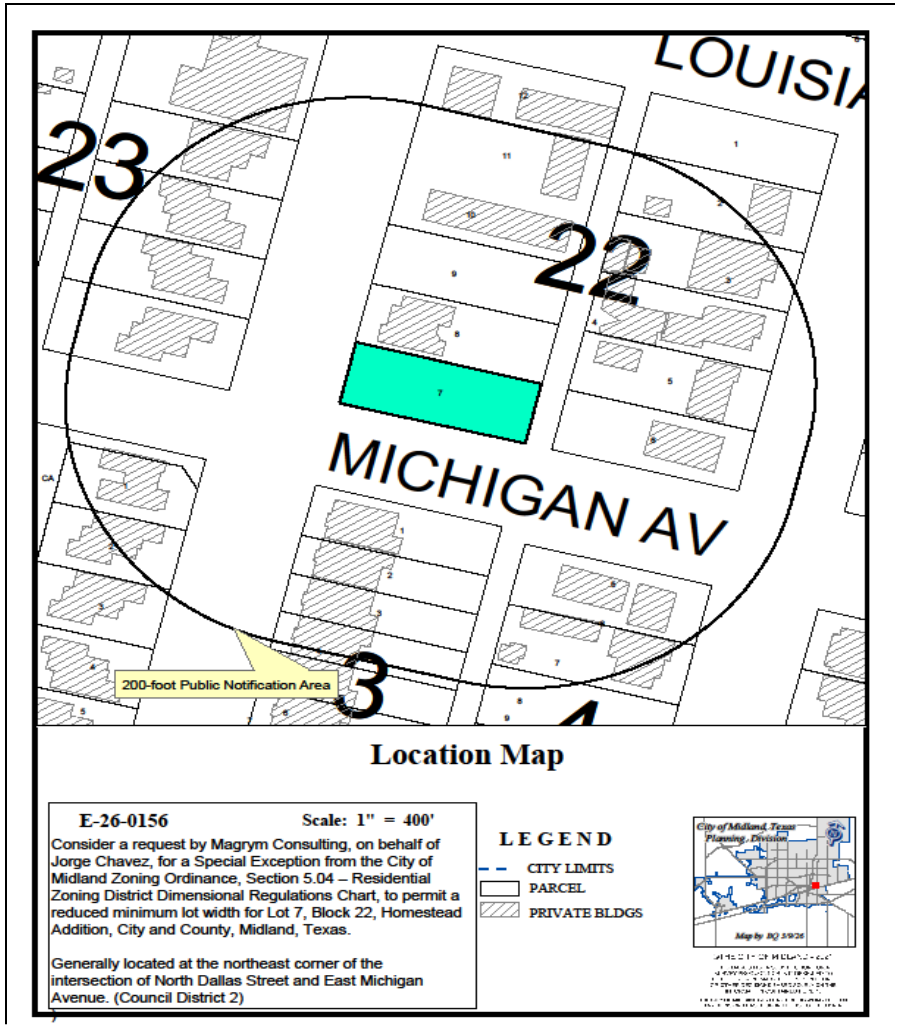

22
MICHIGAN AV




MIDLAND
Be the Energy!
ZONE CHANGE
600 NORTH DALLAS STREET
Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

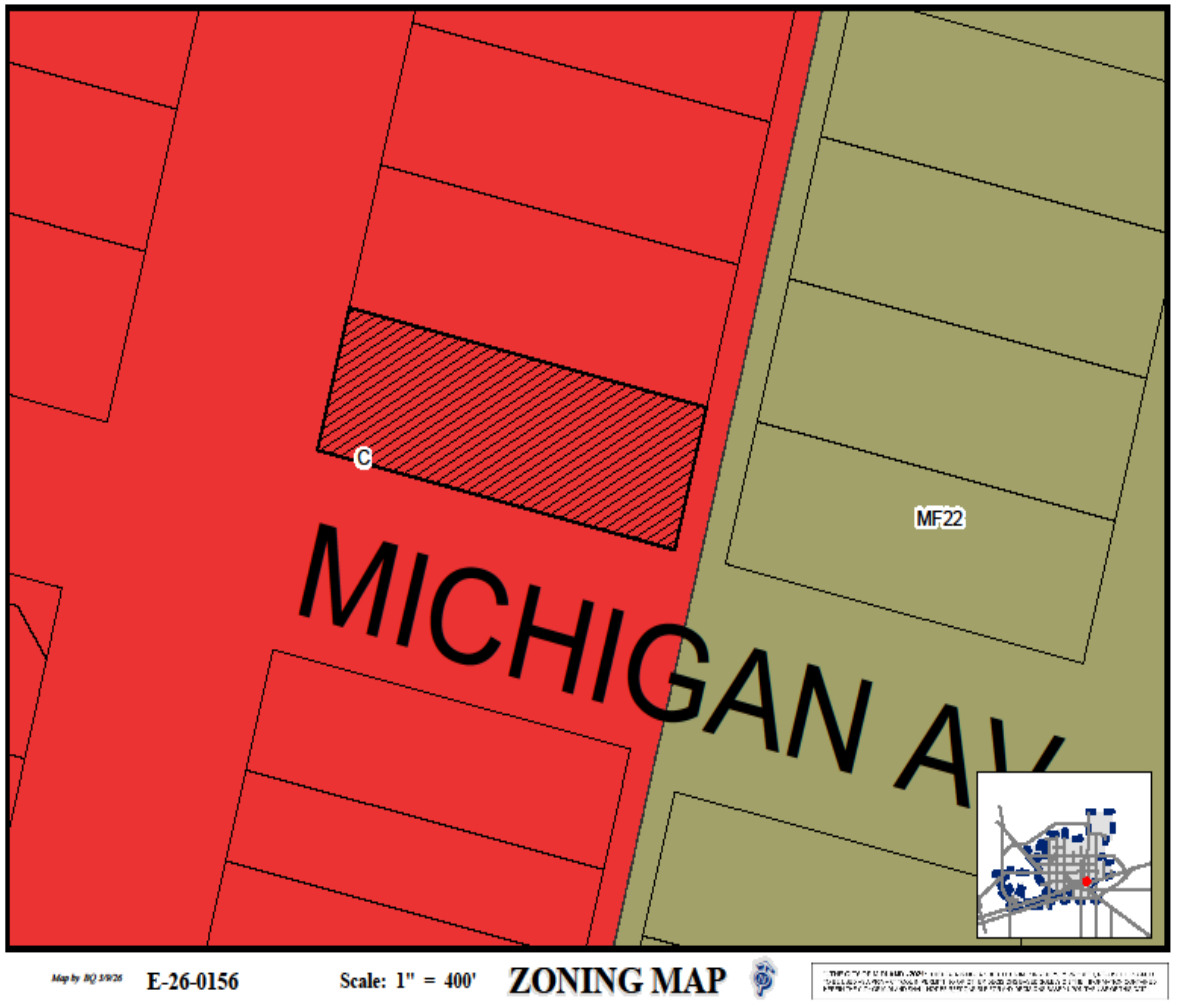
- **Property Owner:** Jorge Chavez
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 600 North Dallas Street (Council District 2)
- **Reason for Request:** To build a single-family dwelling on the property



MIDLAND
Be the Energy!

ZONING

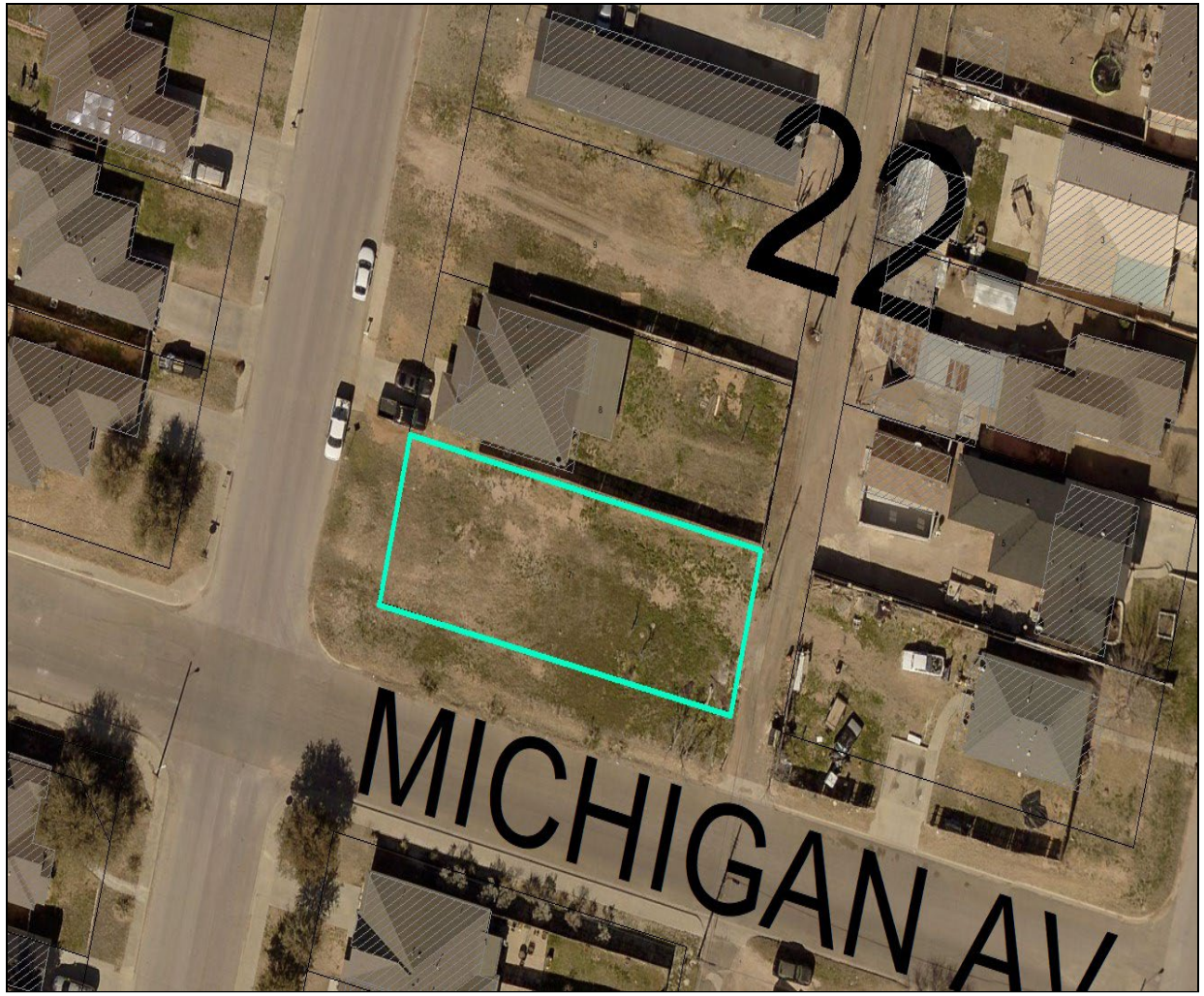
- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
  - **North/South/West:** C, Commercial District
  - **East:** MF-22, Multiple-Family Dwelling District



MIDLAND
Be the Energy!

LAND USE

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





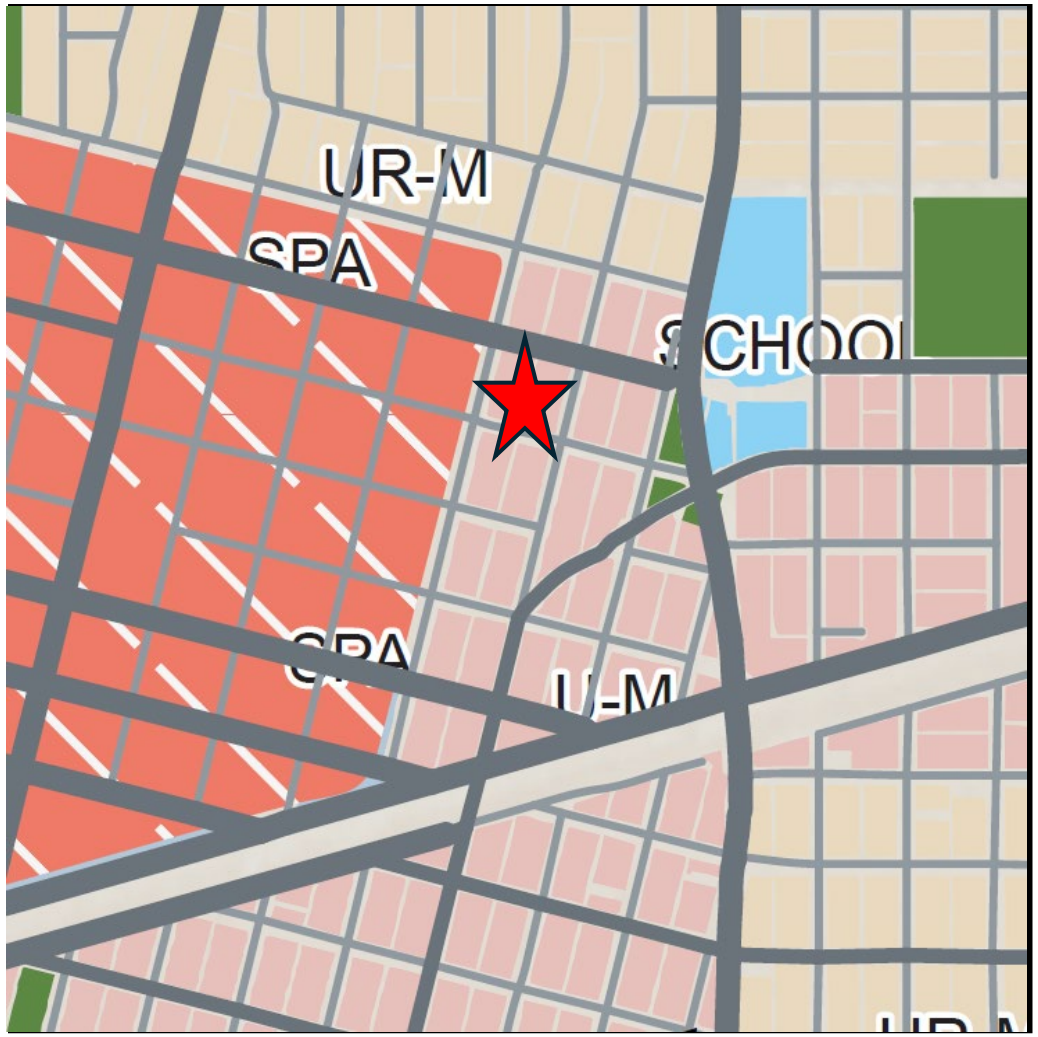
On East Michigan Avenue, Looking North

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** A mix of housing types along with commercial, office space, and service uses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



RELATED ITEMS

- A special exception request for this property is scheduled for the April 14, 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: 10.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by Elijio Hernandez Jr, on behalf of MSHED Properties, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, on Lots 1 through 4, Block 45, Cowden Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of North Big Spring Street and Liddon Avenue.)

Purpose:

Elijio Hernandez Jr, on behalf of MSHED Properties, LLC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, in a restaurant called Crude Food located at 1809 North Big Spring Street.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north and east are zoned PD, Planned Development District for a Shopping Center and is the location of a car wash and restaurant. The properties to the south are zoned LR, Local Retail District and is the location of a Dollar Store. The properties to the west are zoned LR, Local Retail District and are single family homes.

Analysis:

The subject property is located at 1809 North Big Spring Street. The property is zoned RR, Regional Retail District. Regional Retail zoning allows for alcoholic beverage sales for on-premises consumption in a restaurant with the approval of an SUD. The property does not have an existing SUD. Per the approved plans, the site will have adequate parking and circulation. The total area of the restaurant is 2,056 square feet and the proposed alcohol serviceable area is 983 square feet.

The proposed days and hours of operation are:

Monday through Sunday from 11:00 a.m. to 12:00 a.m.

The applicant is requesting the following alcohol serviceable hours.

Monday through Sunday from 11:00 a.m. to 12:00 a.m.

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

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

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

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

Fire: (Approved)

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

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Crude Food is acceptable. The property must adhere to the maximum occupant load of 65 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code. There appears to be a trailer or two parked in the back section of the property and a small accessory building as well. Need to make sure that there is still the required amount of parking spaces for the business.

Planning:

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

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 983 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Sunday from 11:00 a.m. to 12:00 a.m. (midnight).

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

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

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

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

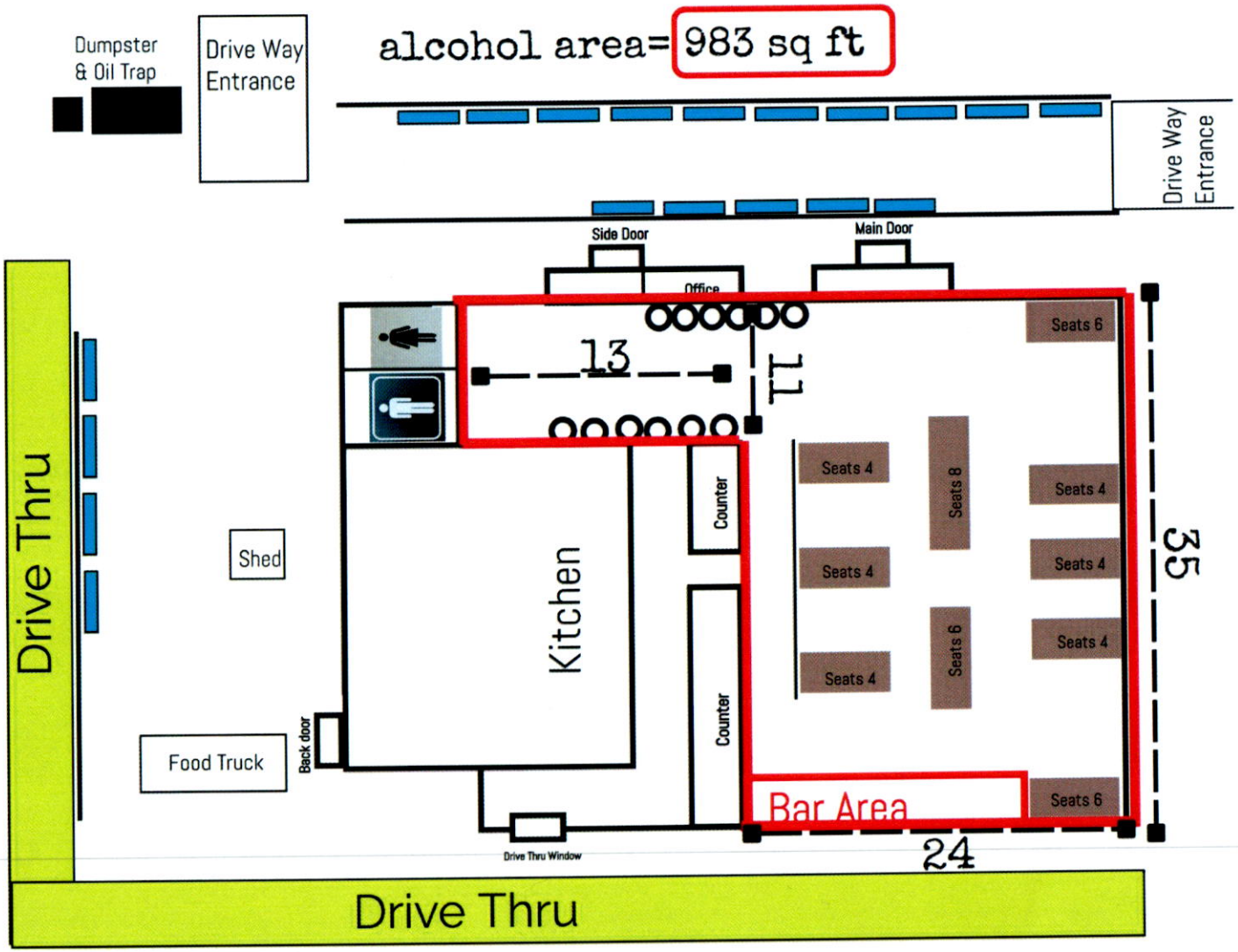
Letters of Objection:

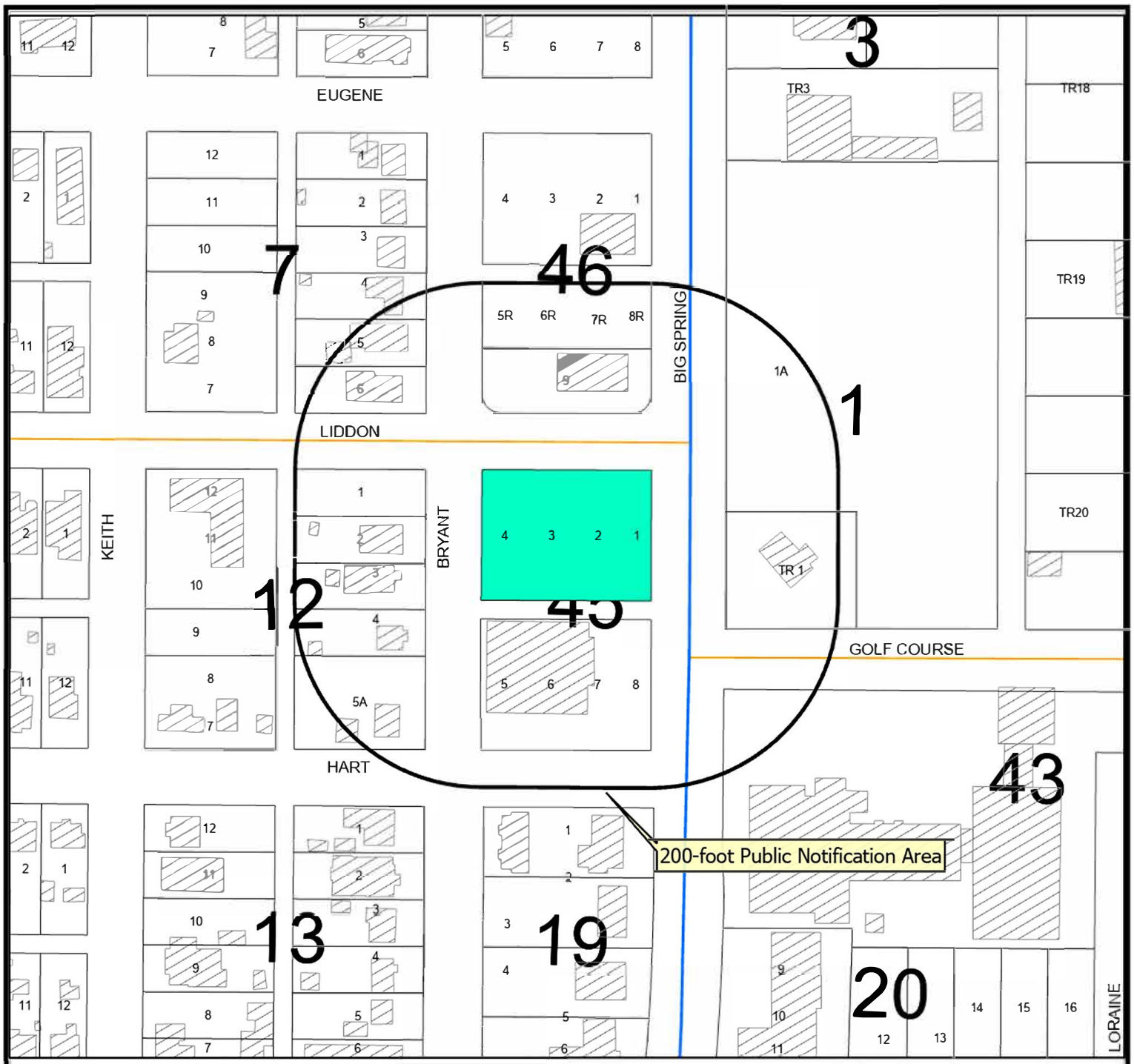
As of April 3, 2026, staff has not received any letters of objections.

Attachments:
A. SUD-26-0222, Combined Docs
B. SUD-26-0222, Alcohol SUD

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 3/26/2026
Final Approval - 4/1/2026


alcohol area= 983 sq ft
Dumpster & Oil Trap
Drive Way Entrance
Drive Way Entrance
Side Door
Main Door
Office
13
11
Seats 6
Seats 4
Seats 8
Seats 4
Seats 4
Seats 4
Seats 4
Seats 6
Seats 4
Seats 6
Counter
Counter
Kitchen
Shed
Drive Thru
Food Truck
Back door
Drive Thru Window
Bar Area
35
24
Drive Thru



Location Map

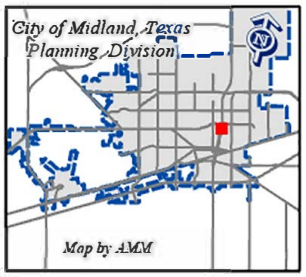
SUD-26-0222 **Scale: 1" = 152 '**

Consider a request by Elijio Hernandez Jr, on behalf of MSHED Properties, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a restaurant, on Lots 1 through 4, Block 45, Cowden Addition, City and County of Midland, Texas.

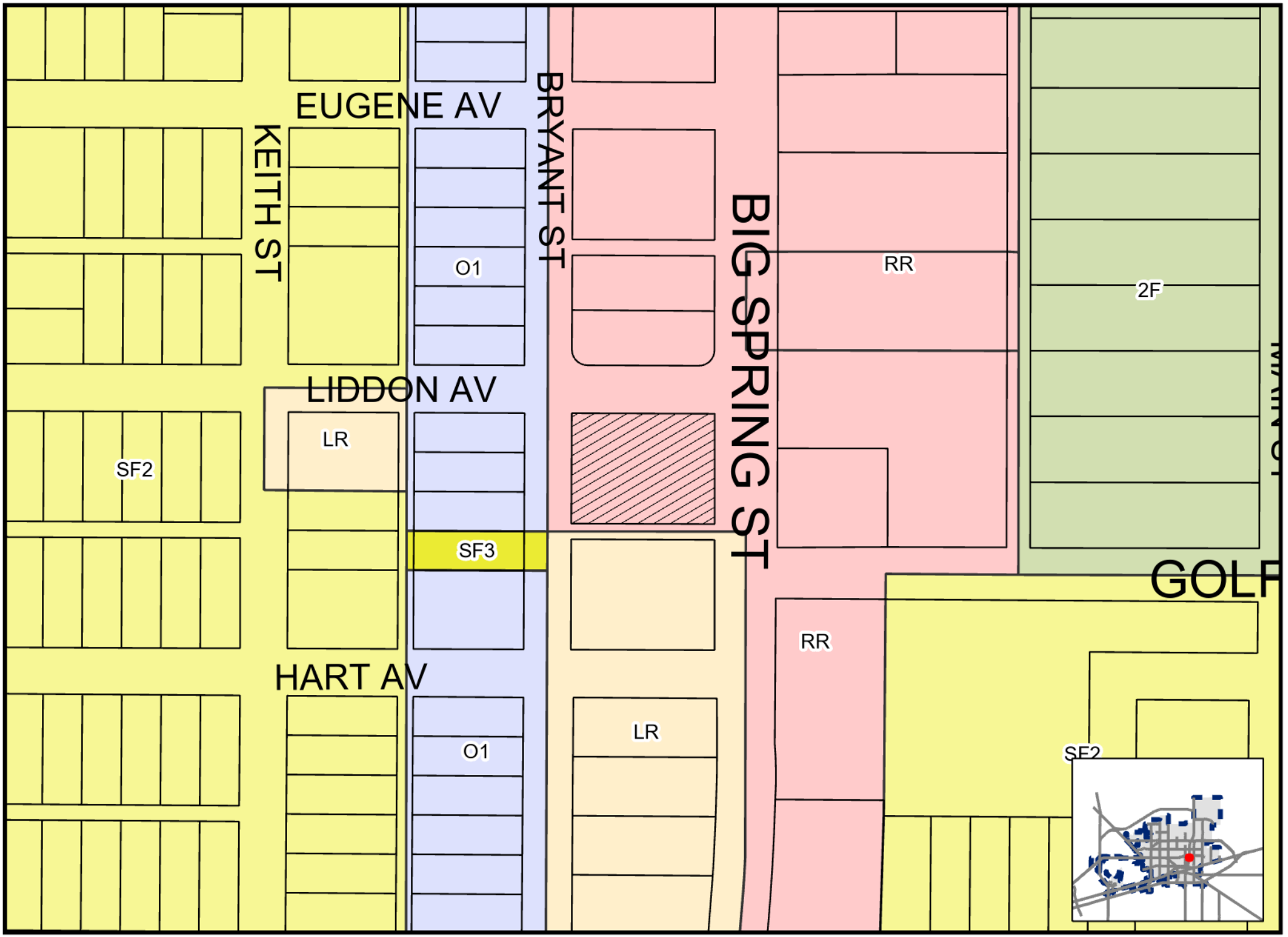
Generally located at the southwest corner of the intersection of North Big Spring Street and Liddon Avenue. (Council District 3)

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.



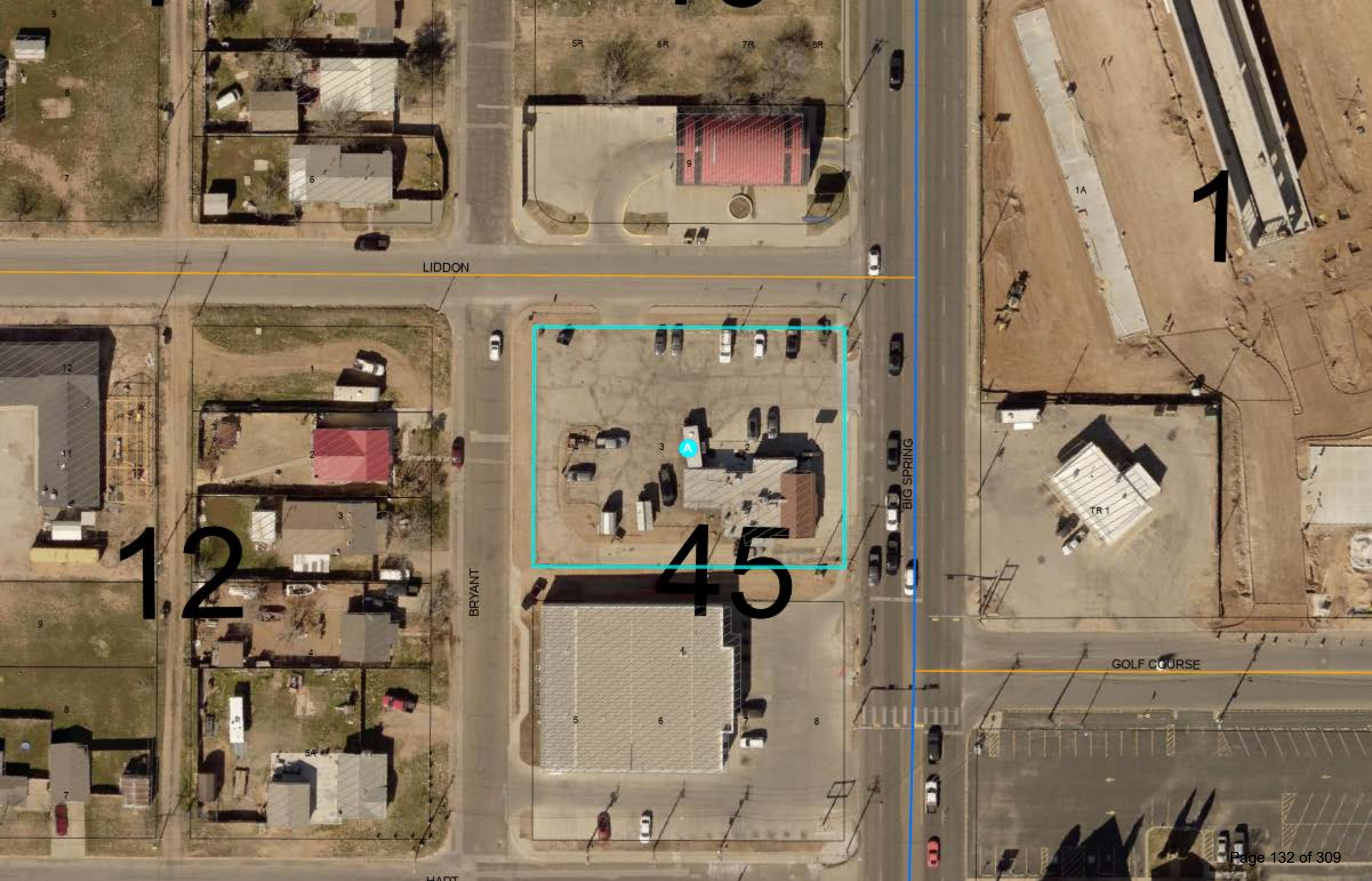
Created: 3/12/2026

SUD-26-0222

Scale: 1" = 152 '

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.

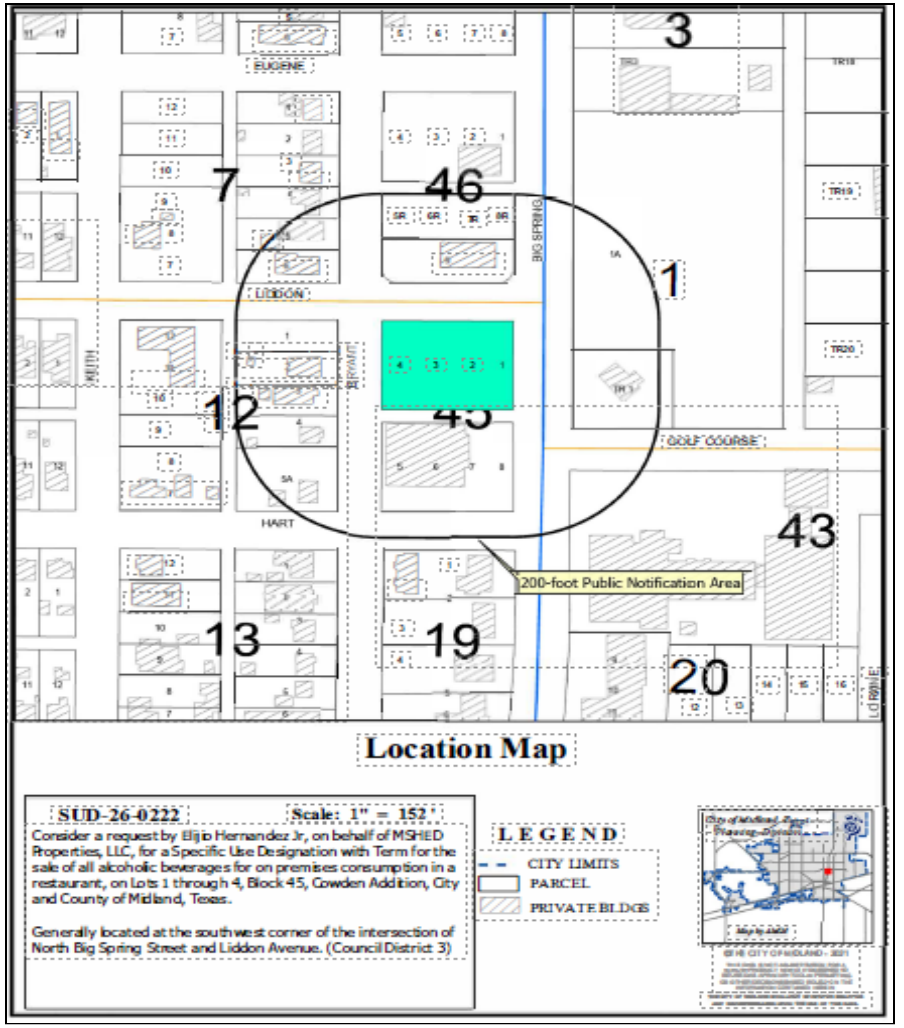

LIDDON
BRYANT
BIG SPRING
GOLF COURSE
12
45
1
1A
TR 1
A


MEX TEX BBQ
CRUDE FOOD
MIDLAND, TEXAS
CRUDE
$6.00
BRISKET SANDWICH
CRUDE FOOD
noun- [krood-food]
"food fueled by passion"
let us help with your catering needs


MIDLAND
Be the Energy!
SPECIFIC USE DESIGNATION
CRUDE FOOD
Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

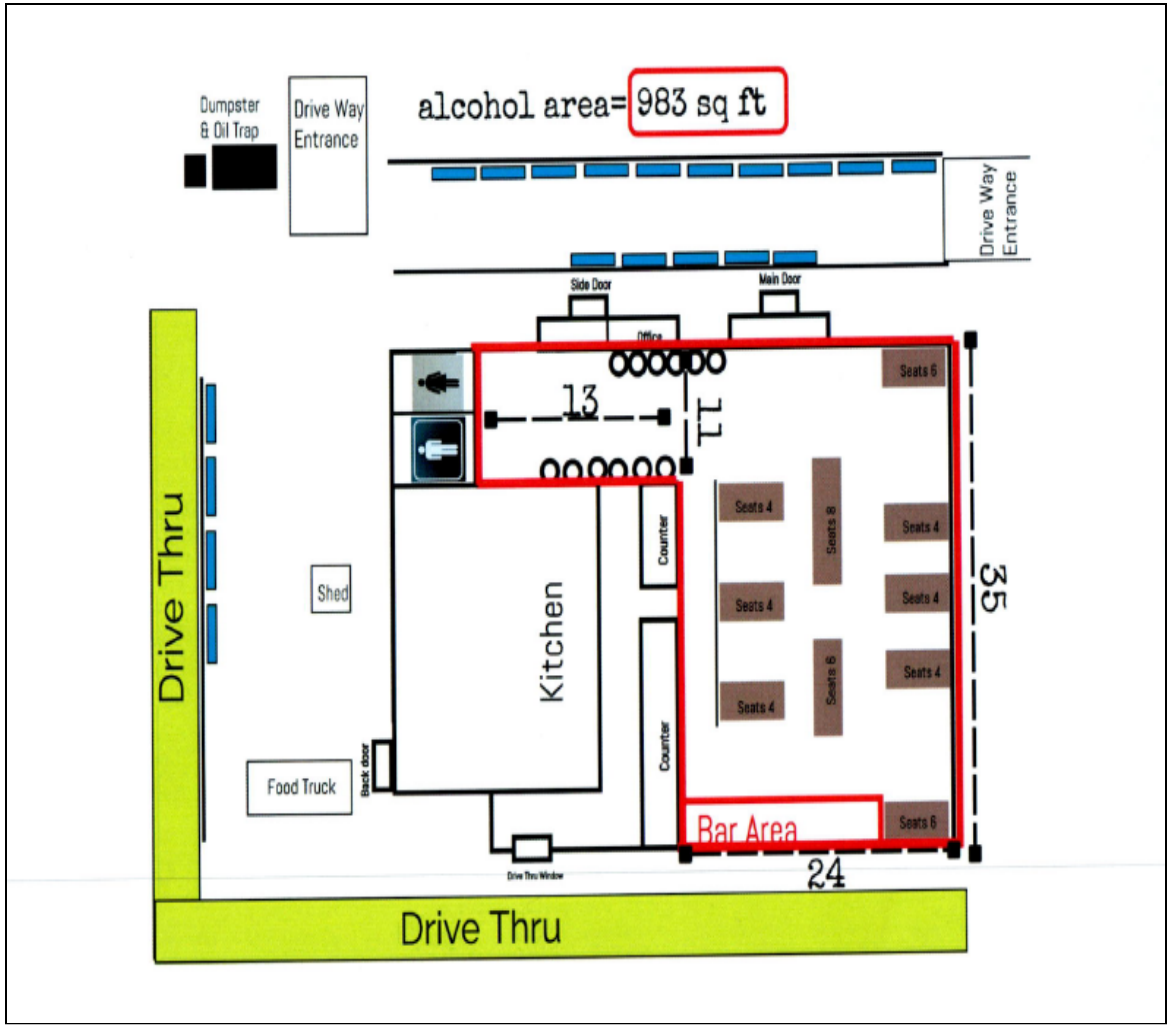
- **Applicant:** Elijio Hernadez Jr.
- **Property Owner:** MSHED Properties, LLC
- **Location:** 1809 North Big Spring Street (Council District 3)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant.



MIDLAND
Be the Energy!

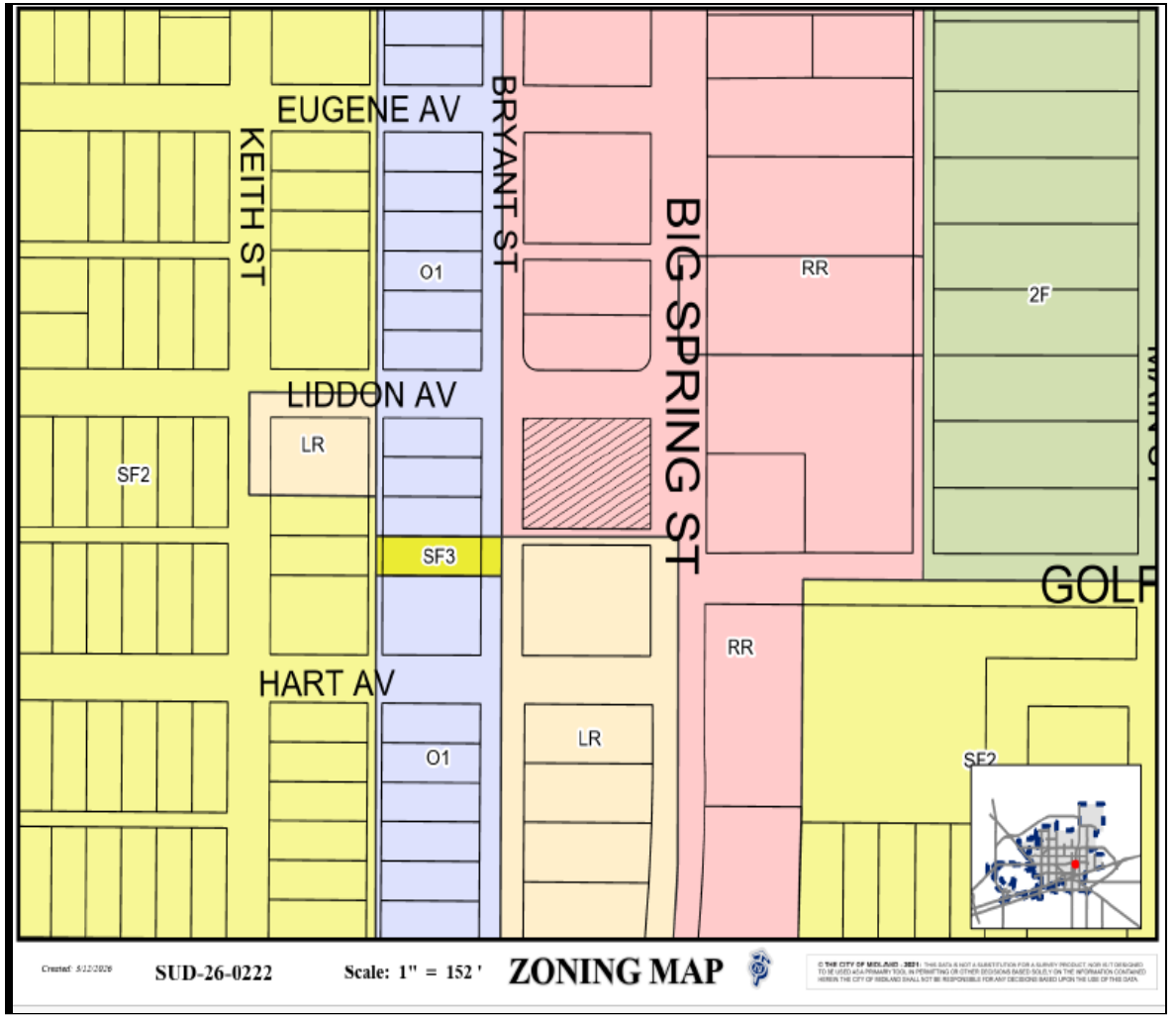
DETAILS OF REQUEST

- **For a new restaurant.**
- **Area of Business:** 2,056 SF
- **Serviceable Area:** 983 SF
- **Hours of Operation and Sales of Alcohol:** Monday through Sunday from 11:00 a.m. to 12:00 a.m.



ZONING

- **Current Zoning**: RR, Regional Retail District
- **Surrounding Zoning:**
  - **North and East:** RR, Regional Retail District
  - **West:** O1, Office District
  - **South:** LR, Local Retail District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4

LAND USE

- **Current Use:** Restaurant
- **Surrounding Uses:**
  - **North and South:** Commercial Use
  - **West:** Single-Family Housing
  - **East and South:** Retail Stores and Shops



MIDLAND
Be the Energy!



On North Big Spring, Looking South

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



PROHIBITED PLACES OF BUSINESS

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



STAFF'S RECOMMENDATION

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

A. That the serviceable area of the Establishment shall be limited to approximately 983 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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



STAFF'S RECOMMENDATION

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Sunday from 11:00 a.m. to 12:00 a.m. (midnight).

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

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



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**11.**
Meeting Date:	**April 6, 2026**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Tacos Wey for a Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, on a 3,800 square foot portion on Lot 6A, Block 2, Amaron Addition, Section 6, City and County of Midland, Texas. (Generally located on the west side of Rankin Highway, approximately 250 feet north of Crump Street.)**

Purpose:

Tacos Wey is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, at a property located at 2212 Rankin Highway for Tacos Wey.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Shopping Center

Surrounding Zoning and Land Use:

Surrounding properties to the north, east, and south are zoned PD, Planned Development District for a Shopping Center. Properties to the north and east are restaurants and retail stores. The property to the south is a hotel. The property to the west is zoned O2, Office District, and is a hotel.

Analysis:

The subject property is located at 2212 Rankin Highway and is currently zoned PD, Planned Development District for a Shopping Center, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the restaurant, Tacos Wey, is 3,800 square feet and the proposed alcohol serviceable area is 1,376 square feet.

The proposed days and hours of operation are:

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

The applicant is requesting the following alcohol serviceable hours.

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

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

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

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

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

Fire: (Approved)

No objections

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Tacos Wey is acceptable. The property must adhere to the maximum occupant load of 91 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-

Character Plan Goal 4, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.” (Tall City Tomorrow page 137) Tacos Wey is an establishment that will provide Midland residents with a unique social gathering experience.

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

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 1,376 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; and Friday through Sunday from 11:00 a.m. to 11:00 p.m.

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

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

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

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

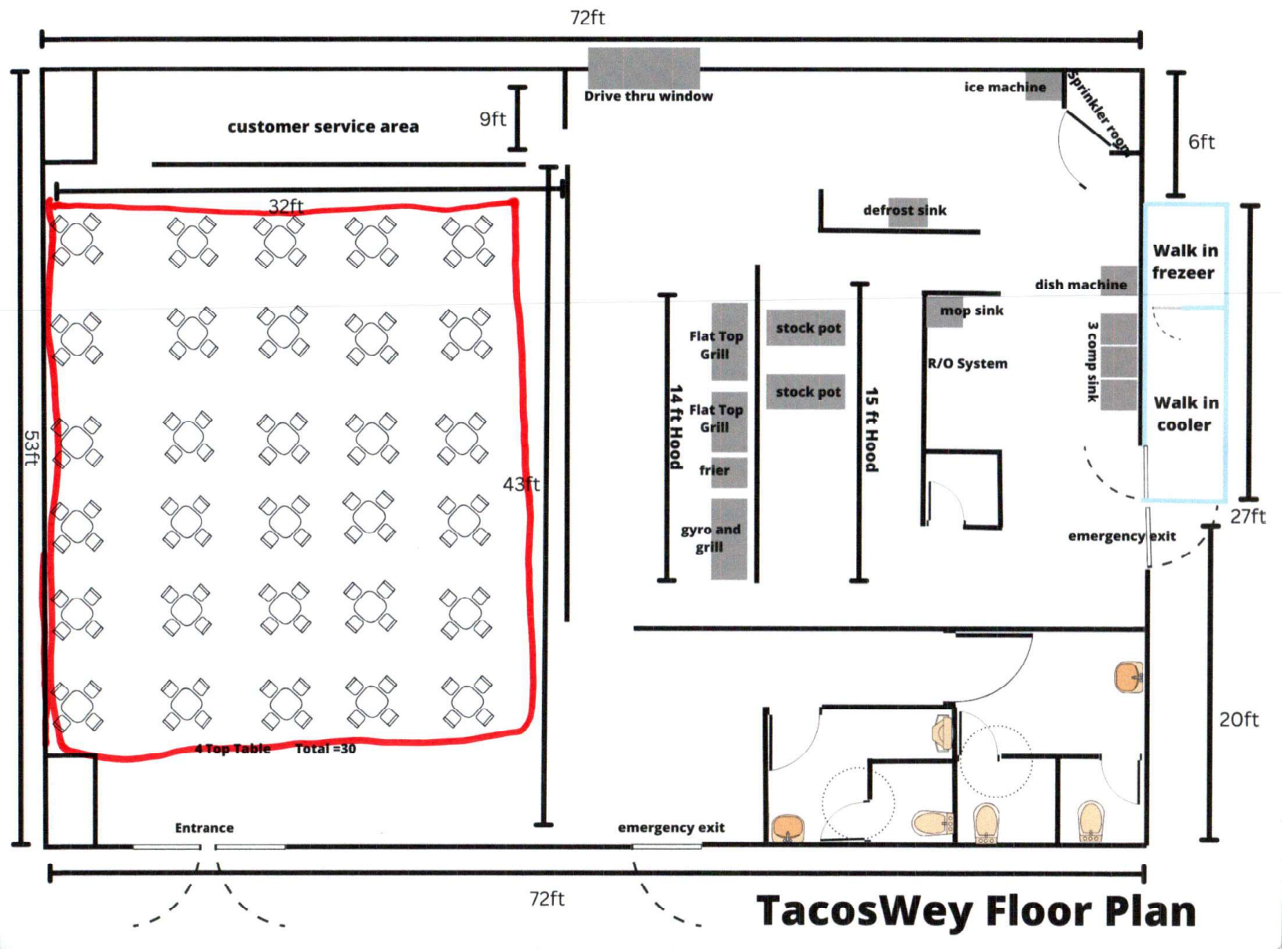
Letters of Objection:

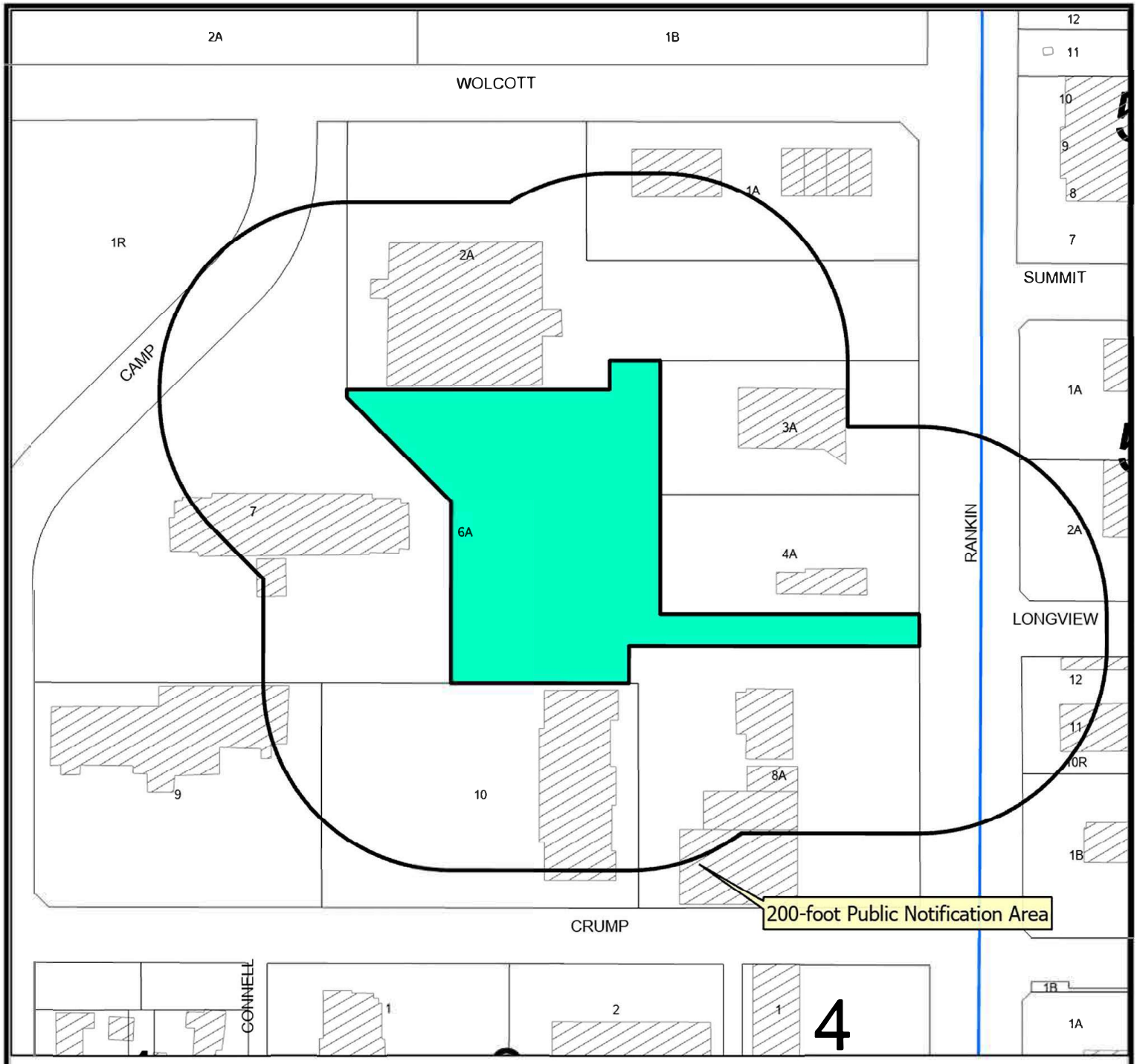
As of April 3, 2026, staff has not received any letters of objections.

Attachments:
A. SUD-26-0223, Combined Docs
B. SUD-26-0222, Alcohol SUD

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 3/26/2026
Final Approval - 4/2/2026


72ft
Drive thru window
ice machine
Sprinkler room
customer service area
9ft
6ft
32ft
defrost sink
Walk in frezeer
dish machine
mop sink
3 comp sink
Flat Top Grill
stock pot
stock pot
R/O System
14 ft Hood
15 ft Hood
Flat Top Grill
frier
gyro and grill
Walk in cooler
53ft
43ft
27ft
emergency exit
20ft
4 Top Table
Total =30
Entrance
emergency exit
72ft
TacosWey Floor Plan



Location Map

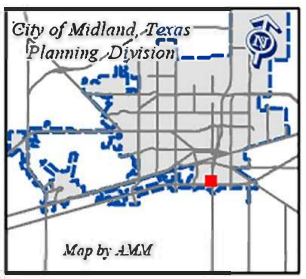
SUD-26-0223 **Scale: 1" = 152 '**

Consider a request by Tacos Wey for a Specific Use Designation with Term for the Sale of all alcoholic beverages for on premises consumption in a restaurant, on a 3,800 square foot portion of Lot 6A, Block 2, Amaron Addition, Section 6, City and County of Midland, Texas.

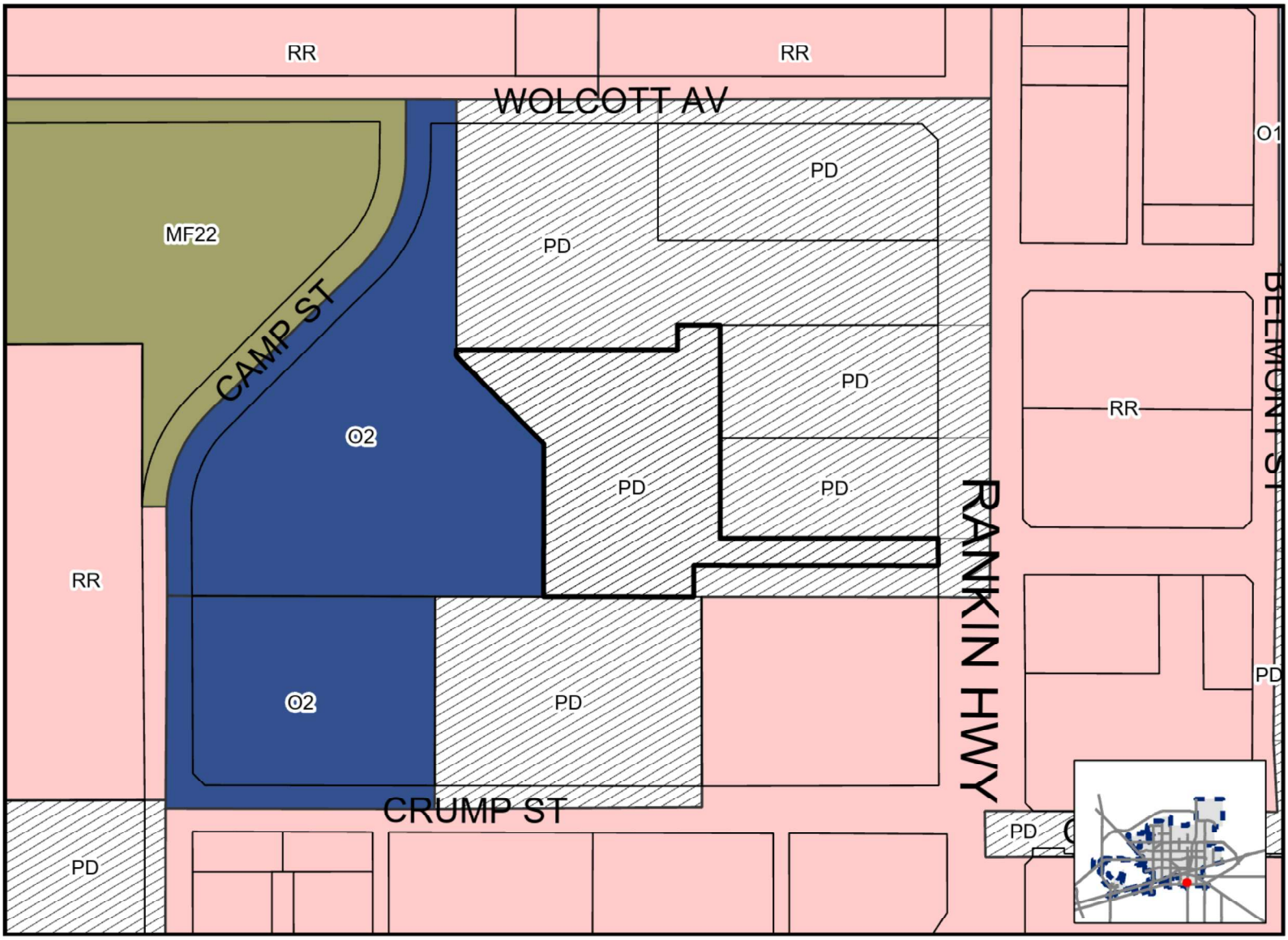
Generally located on the west side of Rankin Highway, approximately 250 feet north of Crump Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

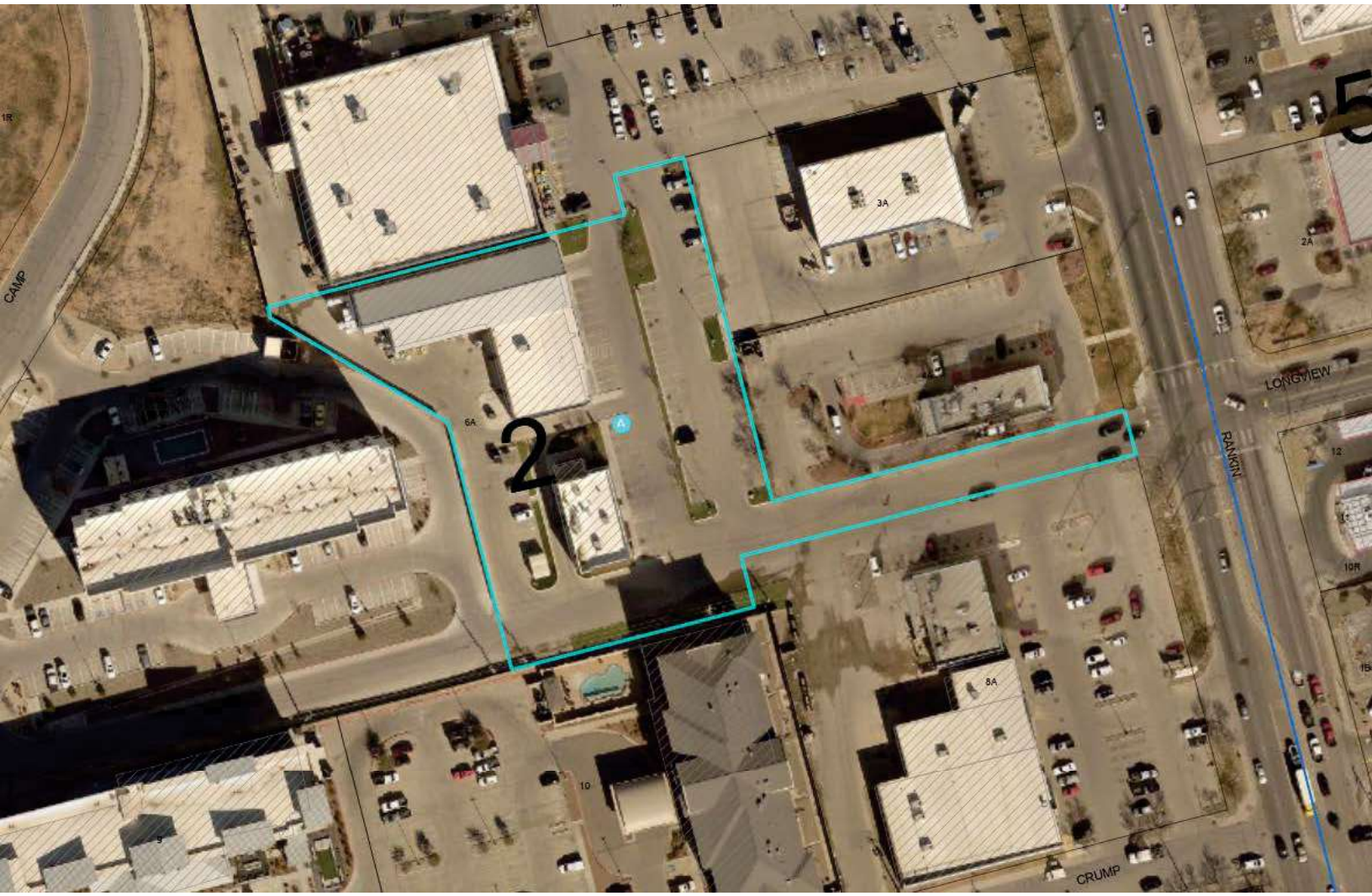


©THE CITY OF MIDLAND - 2021
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS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



Created: 3/12/2026 **SUD-26-0223** **Scale: 1" = 152 '** **ZONING MAP**

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

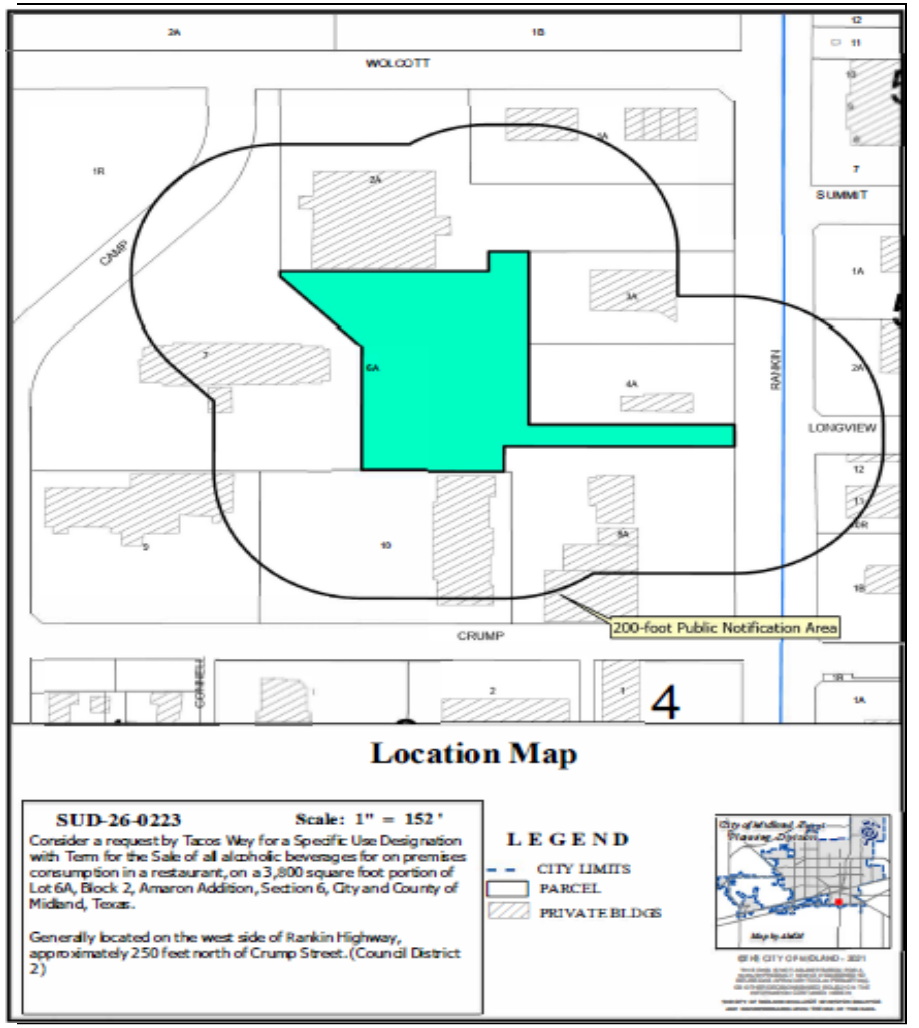

2
CAMP
LONGVIEW
RANKIN
CRUMP
1R
6A
3A
1A
2A
12
10R
8A
10


2212-B


MIDLAND
Be the Energy!
SPECIFIC USE DESIGNATION
TACOS WEY
Visit Our Website
MIDLANDTEXAS.GOV

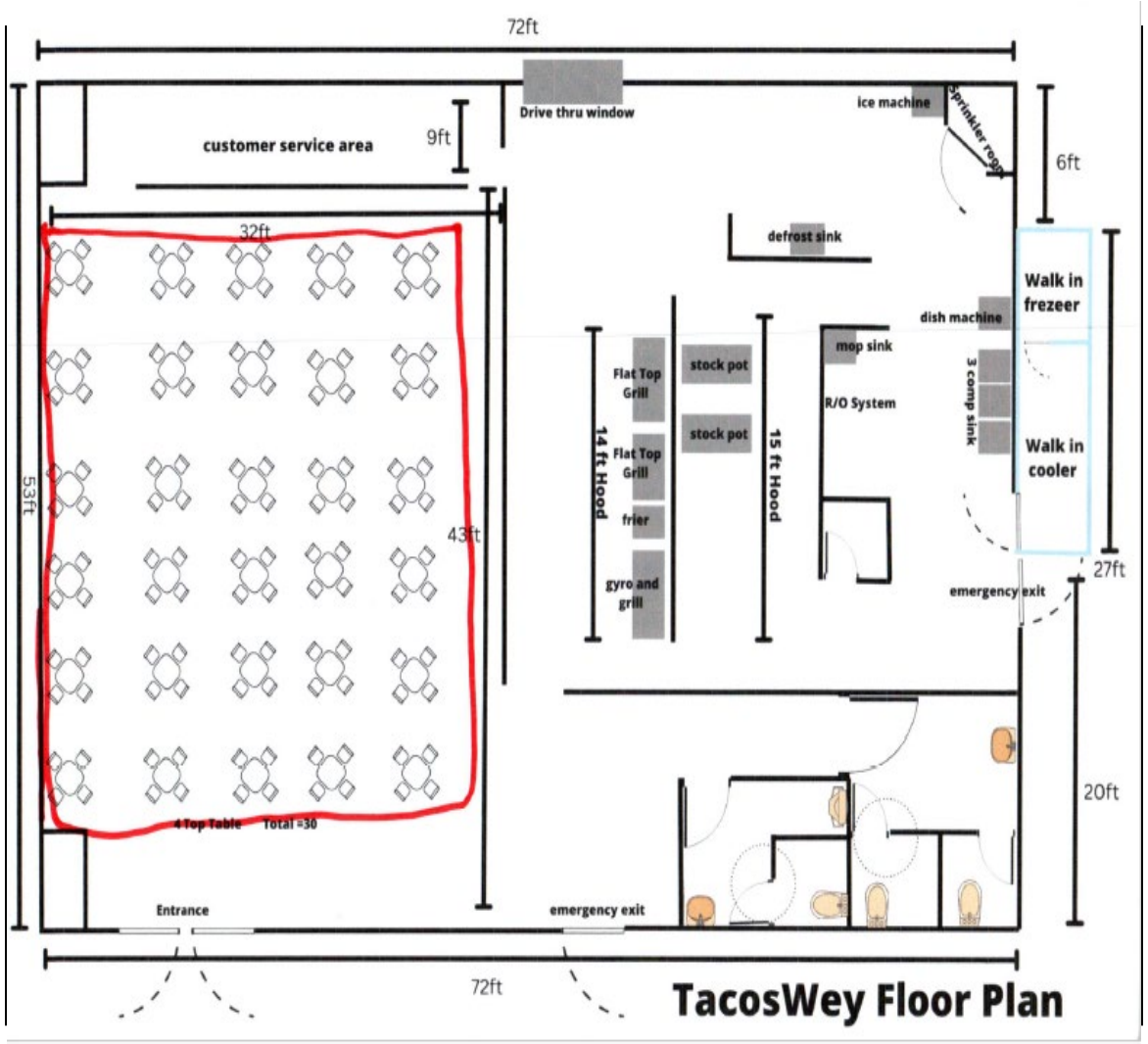
APPLICATION SUMMARY

- **Applicant:** Tacos Wey
- **Property Owner:** Smith West Texas Properties
- **Location:** 2212 Rankin Highway (Council District 2)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant.



DETAILS OF REQUEST

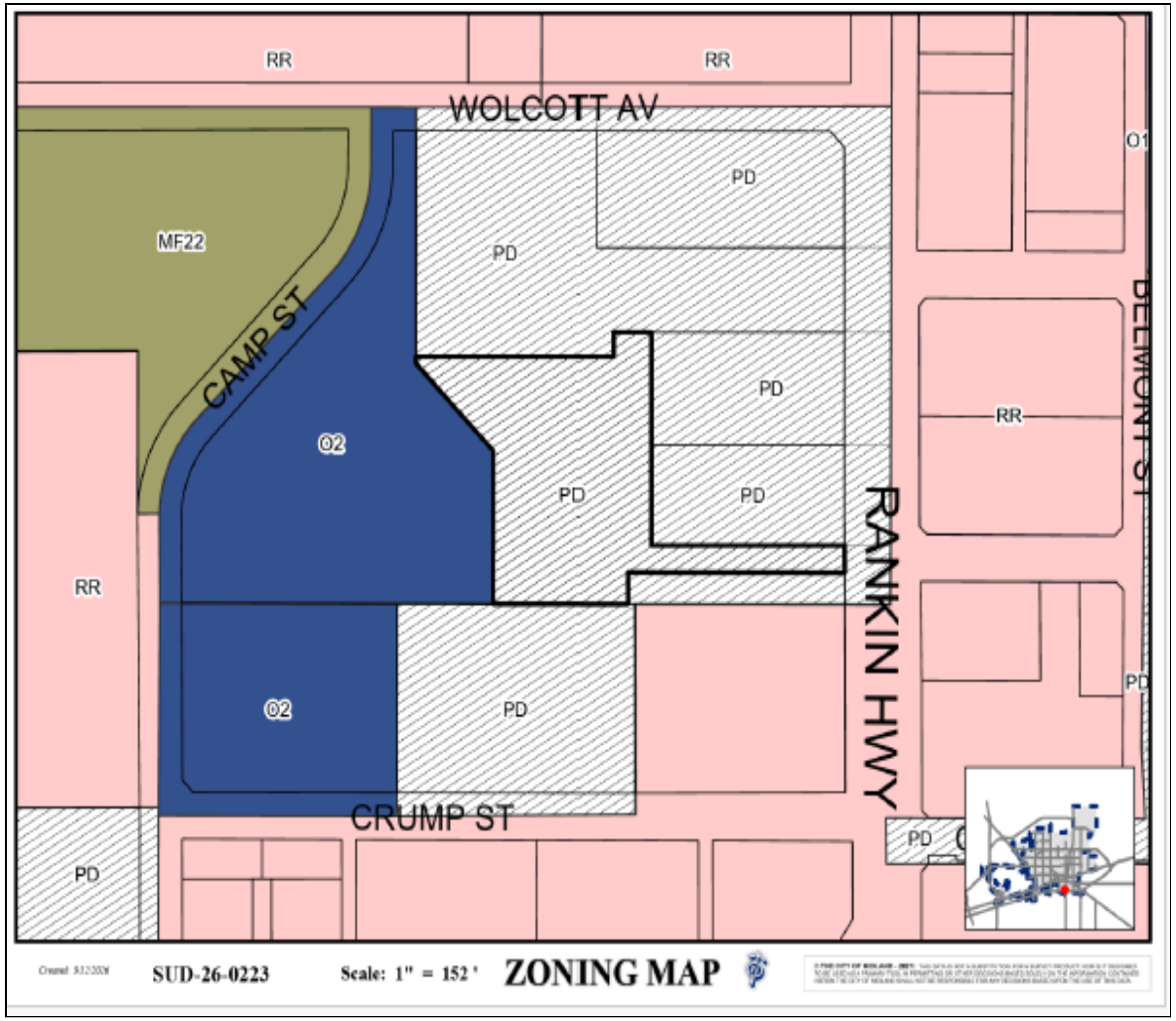
- **For a new restaurant**
- **Area of Business:** 3,800 SF
- **Serviceable Area:** 1,376 SF
- **Hours of Operation and Sales of Alcohol :** Monday through Thursday 11:00 a.m. to 10:00 p.m. Friday through Sunday 11:00 a.m. to 11:00 p.m.



3

ZONING

- **Current Zoning**: PD, Planned Development District for a Shopping Center
- **Surrounding Zoning:**
  - **North, East and South:** PD, Planned Development District for a Shopping Center
  - **West:** O2, Office District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4

LAND USE

- **Current Use:** Vacant Building
- **Surrounding Uses:**
  - **North/East:** Retail Stores and Shops
  - **West/South:** Hotels
- **Proposed Use:** Restaurant



MIDLAND
Be the Energy!



On an access easement, Looking West

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



PROHIBITED PLACES OF BUSINESS

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



STAFF'S RECOMMENDATION

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

A. That the serviceable area of the Establishment shall be limited to approximately 1,376 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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



STAFF'S RECOMMENDATION

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Thursday from 11:00 a.m. to 10:00 p.m.; and Friday through Sunday from 11:00 a.m. to 11:00 p.m.

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

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



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**12.**
Meeting Date:	**April 6, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Hold a public hearing and consider a Final Plat of Haley Heights, Section 8, being a replat of the South 50 feet of Lot 1, Block 15, Haley Heights, City and County of Midland, Texas. (Generally located on the west side of Connell Street, approximately 110 feet south of Collins Avenue.)**

Purpose:

Eduardo Aleman, on behalf of Jorge Chavez, is requesting to replat a property located at 1304 Connell Street into one lot in order to reconfigure the lot layout.

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

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

WATER: 4" water exists in Connell 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: 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.]

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

See coordinate comments from Domingo

CRMWD: (Approved)

We do not have any comments on this 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)

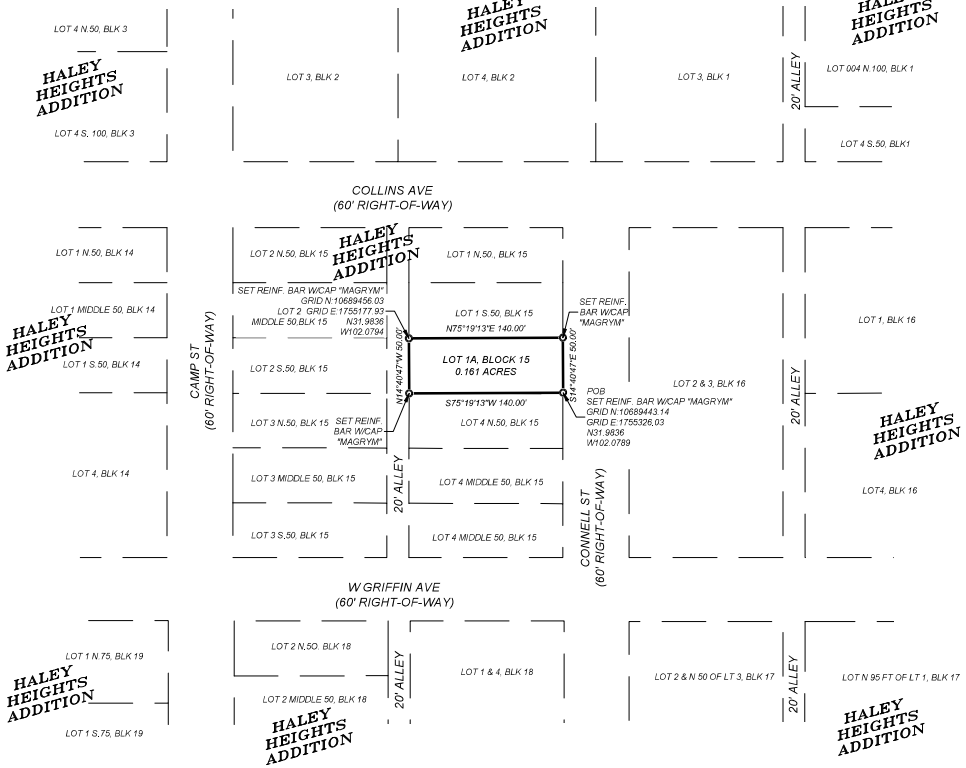
Staff recommends approval of the Final Plat of Haley Heights, Section 8.

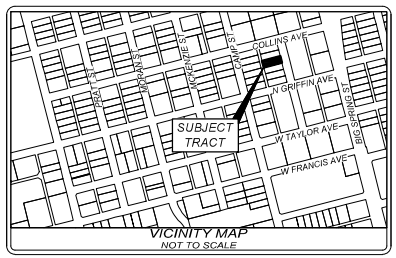
Attachments:
A. P-26-2503, Combined files 2
B. P&Z - - Haley Heights, Section 8

Madelim Jaquez, Development Services — Created/Initiated - 3/27/2026
Landon Ochoa, Development Services — Final Approval - 3/31/2026

HALEY HEIGHTS SECTION 8

BEING A REPLAT OF THE SOUTH 50 FEET OF LOT 1, BLOCK 15, HALEY HEIGHTS ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.





STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, JORGE CHAVEZ OF A TRACT OF LAND SITUATED IN HALEY HEIGHTS SECTION 8 ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 0.161 ACRE TRACT OF LAND BEING SOUTH 50 FEET LOT 1, BLOCK 15, HALEY HEIGHTS ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, AS PER PLAT OF RECORD IN DOCUMENT NUMBER 2025-3692, DEED RECORDS, MIDLAND COUNTY, TEXAS. SAID 0.161 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N: 10689443.14, E: 1755326.03) IN THE WEST RIGHT-OF-WAY LINE OF CONNELL STREET FOR THE SOUTHEAST CORNER OF THIS TRACT SAME BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 15, HALEY HEIGHTS ADDITION AN ADDITION TO THE CITY OF MIDLAND, AS PER PLAT OF RECORD IN VOLUME 14, PAGE 137, PLAT RECORDS, MIDLAND COUNTY, TEXAS;

THENCE SOUTH 75°19'13" WEST 140.00 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°40'47" WEST 50.00 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°19'13" EAST 140.00 FEET TO A REINF BAR SET IN THE WEST RIGHT-OF-WAY LINE CONNELL STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°19'13" EAST 50.00 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.

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF_____20_____.

_____
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

LEGEND:

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

OWNER(S):

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

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HALEY HEIGHTS SECTION 8 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS_____DAY OF_____20_____.

SIGNED:_____
CHAIRMAN: JOSHUA SPARKS

ATTEST:_____
SECRETARY: LANDON OCHA

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

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

NOTES:

1. BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0120F WITH AN EFFECTIVE DATE OF 9/16/2005.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED:_____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED:_____
AT&T TEXAS

SIGNED:_____
ATMOS ENERGY

SIGNED:_____
OPTIMUM COMMUNICATIONS

SIGNED:_____
ASTOUND COMMUNICATIONS

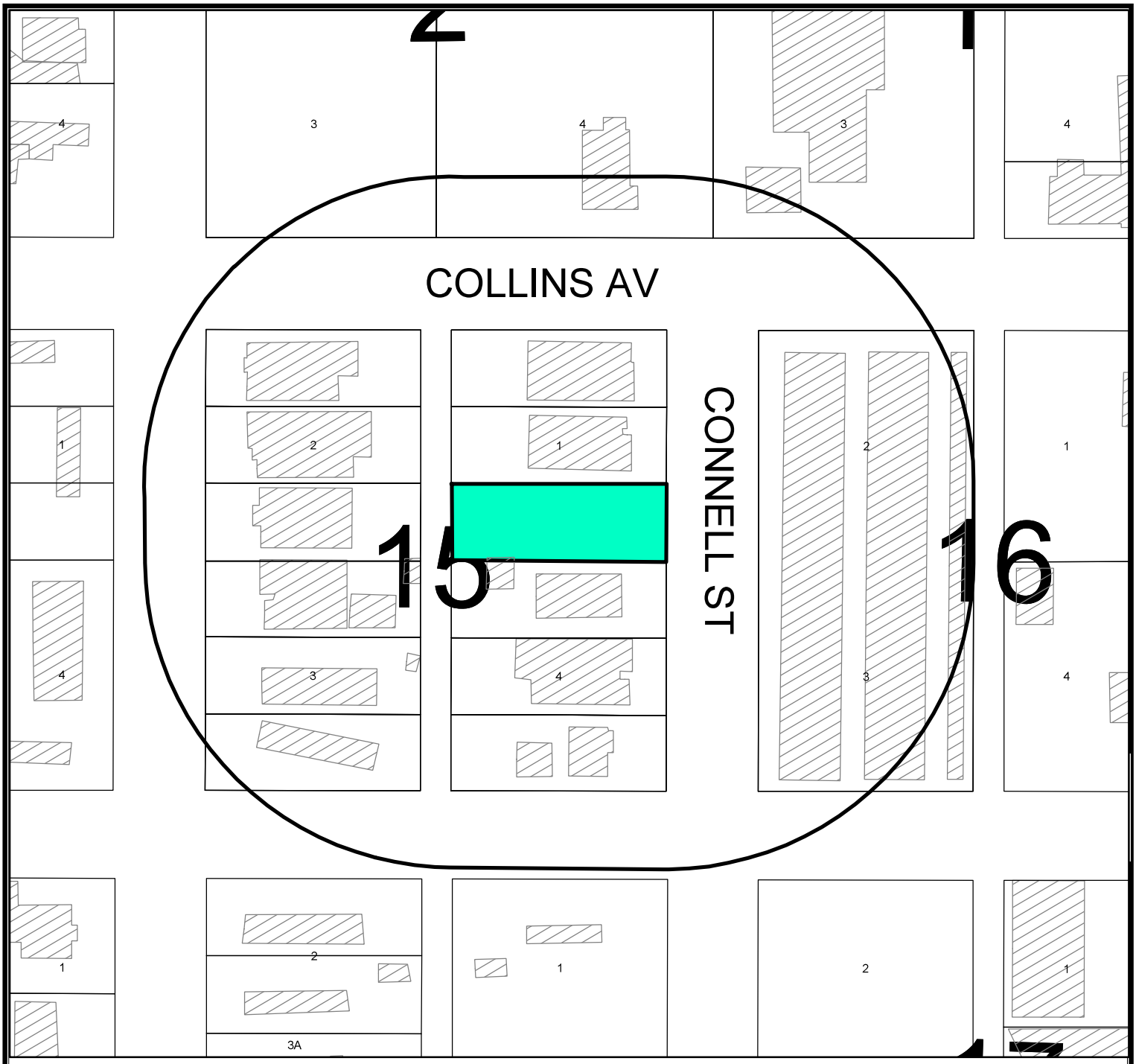
GRAPHIC SCALE
0 40 80
(1 INCH = 80' FEET)

NO.	DATE	DESCRIPTION	BY
01	05/22/2025	PREP. SKETCH	GG

DRAWN BY: GG | DATE: 05/23/25
CHECKED BY: ED/RJ | PROJECT NO.: 25-339
JOB NO.: 25-339 | SHEET: 1 OF 1

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

HALEY HEIGHTS SECTION 8



Location Map

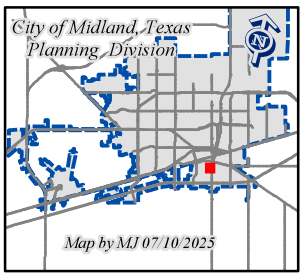
SUB-25-0865 **Scale: 1" = 56'**

Proposed plat of Haley Heights, Section 8, being a replat of the South 50 feet of Lot 1, Block 15, Haley Heights, City and County of Midland, Texas.

Generally located on the west side of Connell Street, approximately 110 feet south of Collins Avenue. (Council District 2)

LEGEND

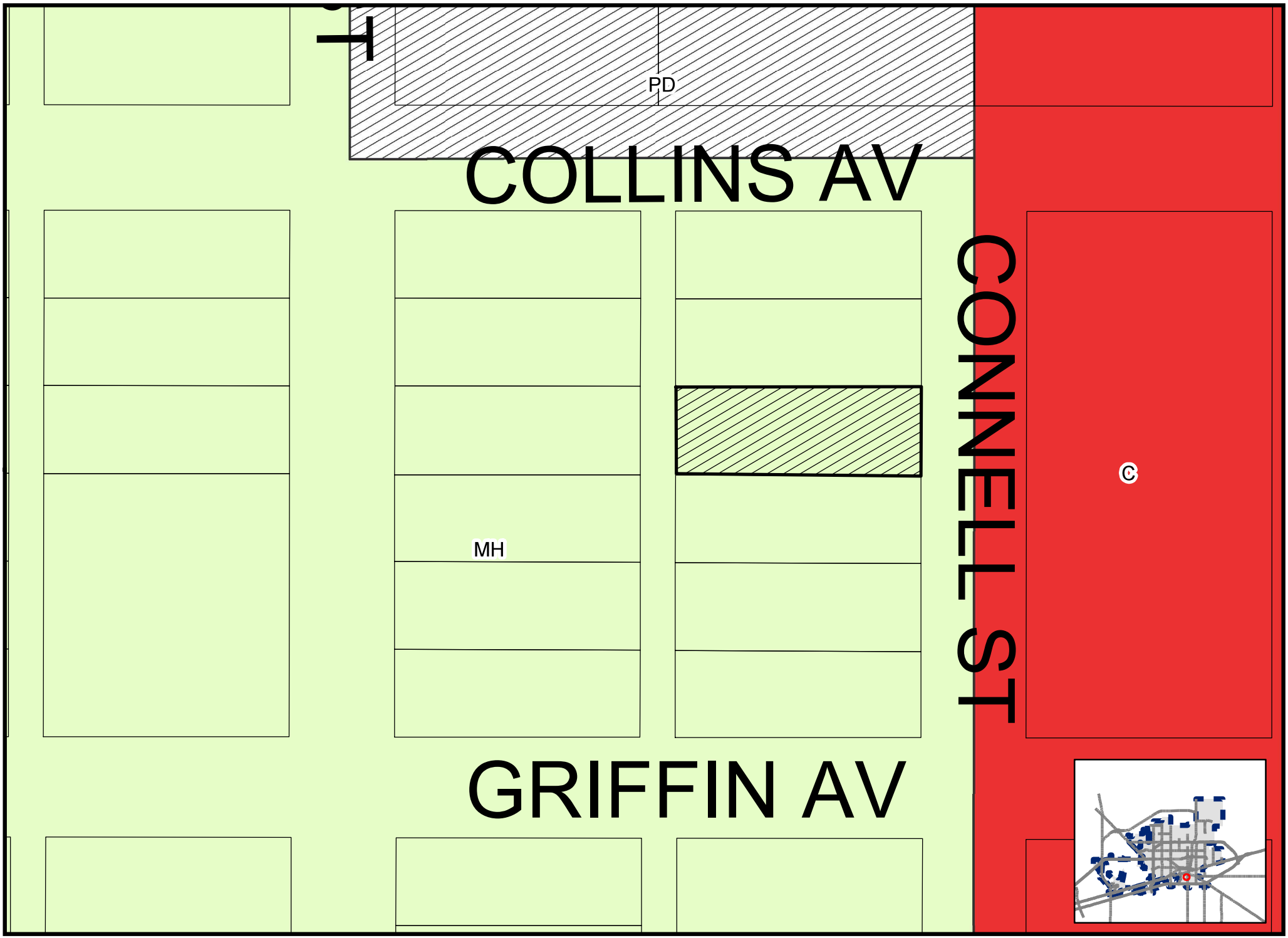
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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 MJ 07/10/2025

SUB-25-0865

Scale: 1" = 69'

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.

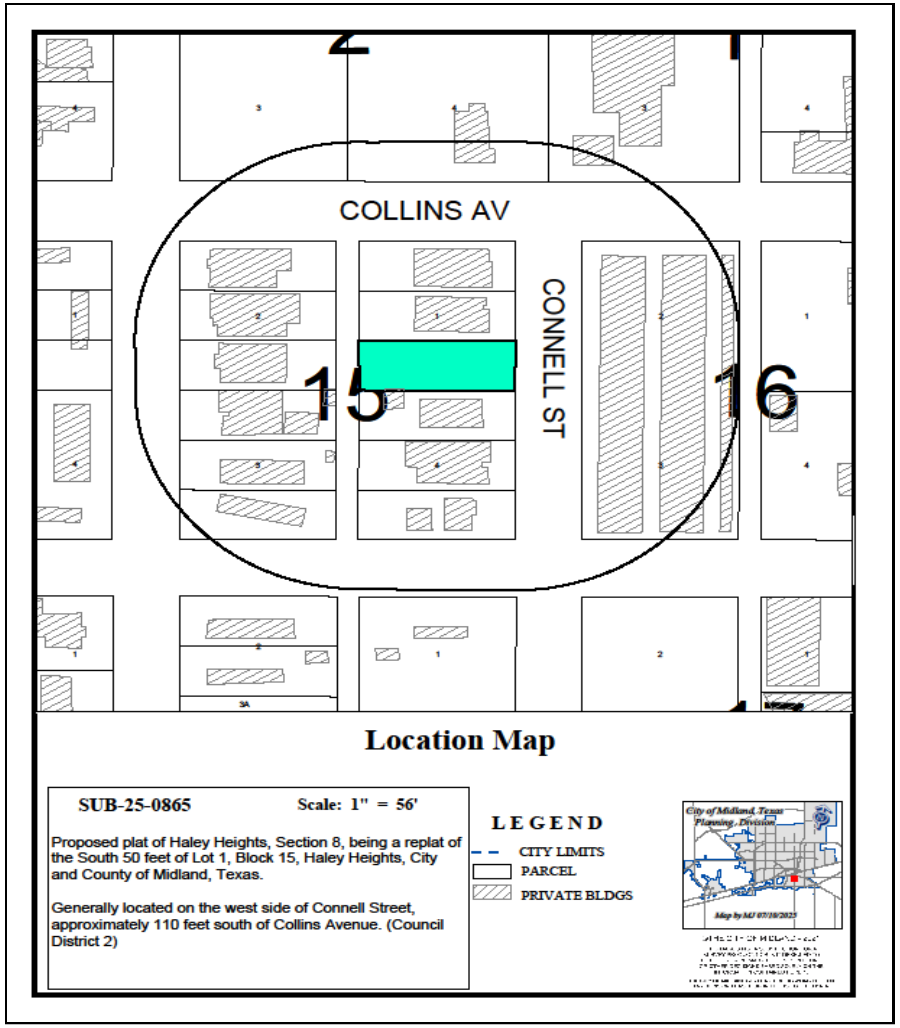

COLLINS AV
CONNELL ST
15




MIDLAND
Be the Energy!
FINAL PLAT
HALEY HEIGHTS, SECTION 8
Visit Our Website
MIDLANDTEXAS.GOV

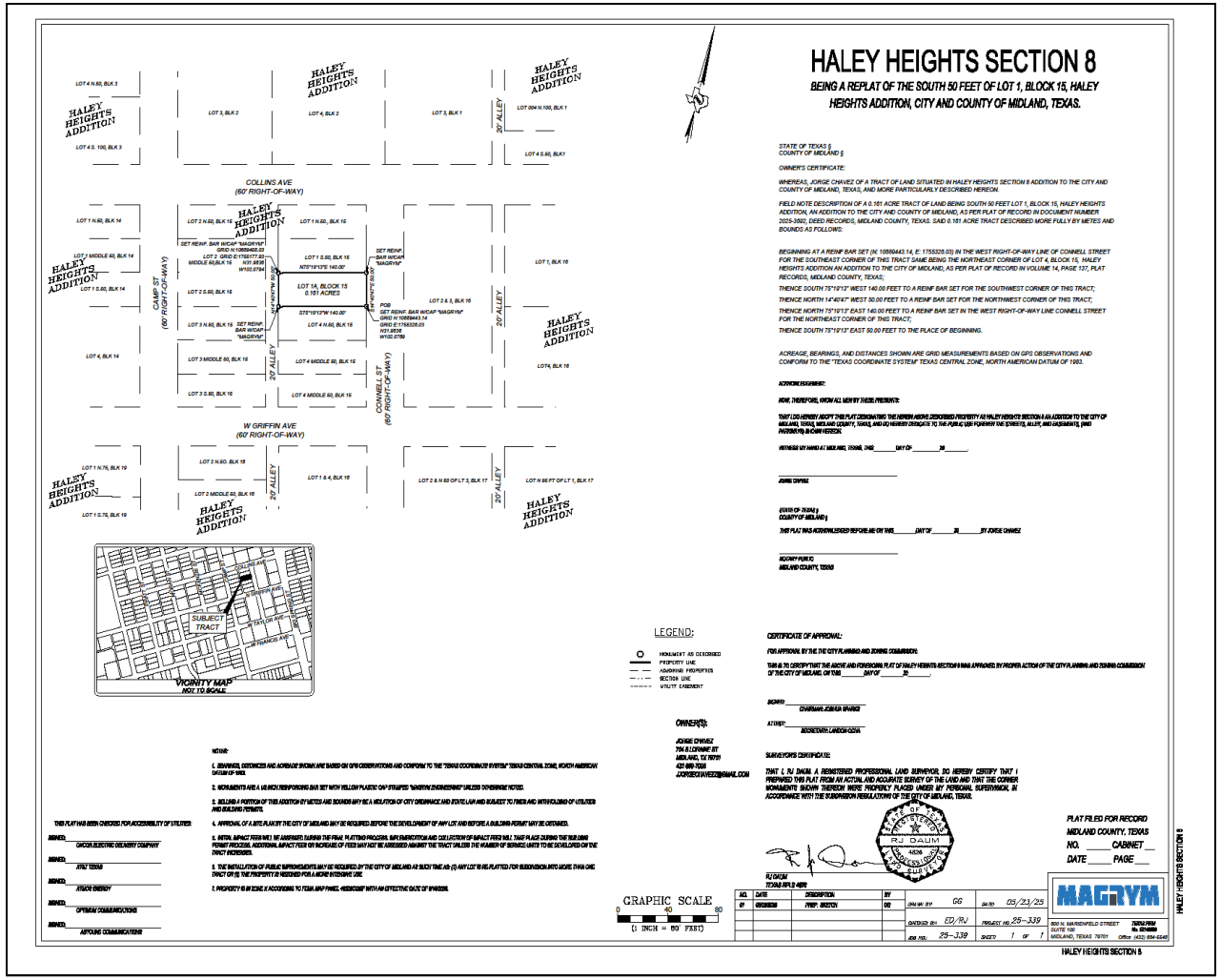
APPLICATION SUMMARY

- **Property Owner:** Jorge Chavez
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 1304 Connell Street (Council District 2)
- **Reason for Request:** To reconfigure the lot layout



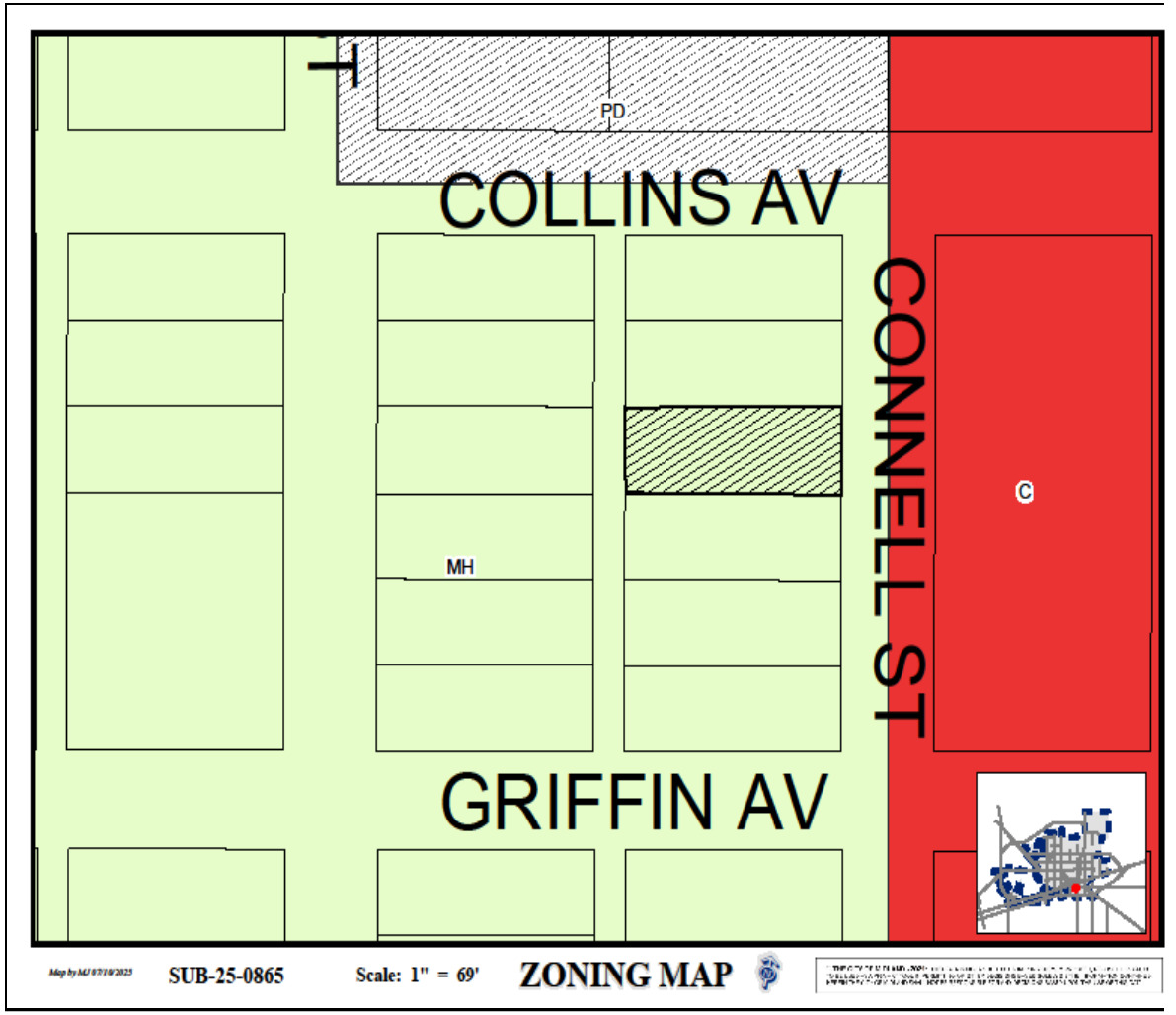
PLAT DETAILS

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



ZONING

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



LAND USE

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



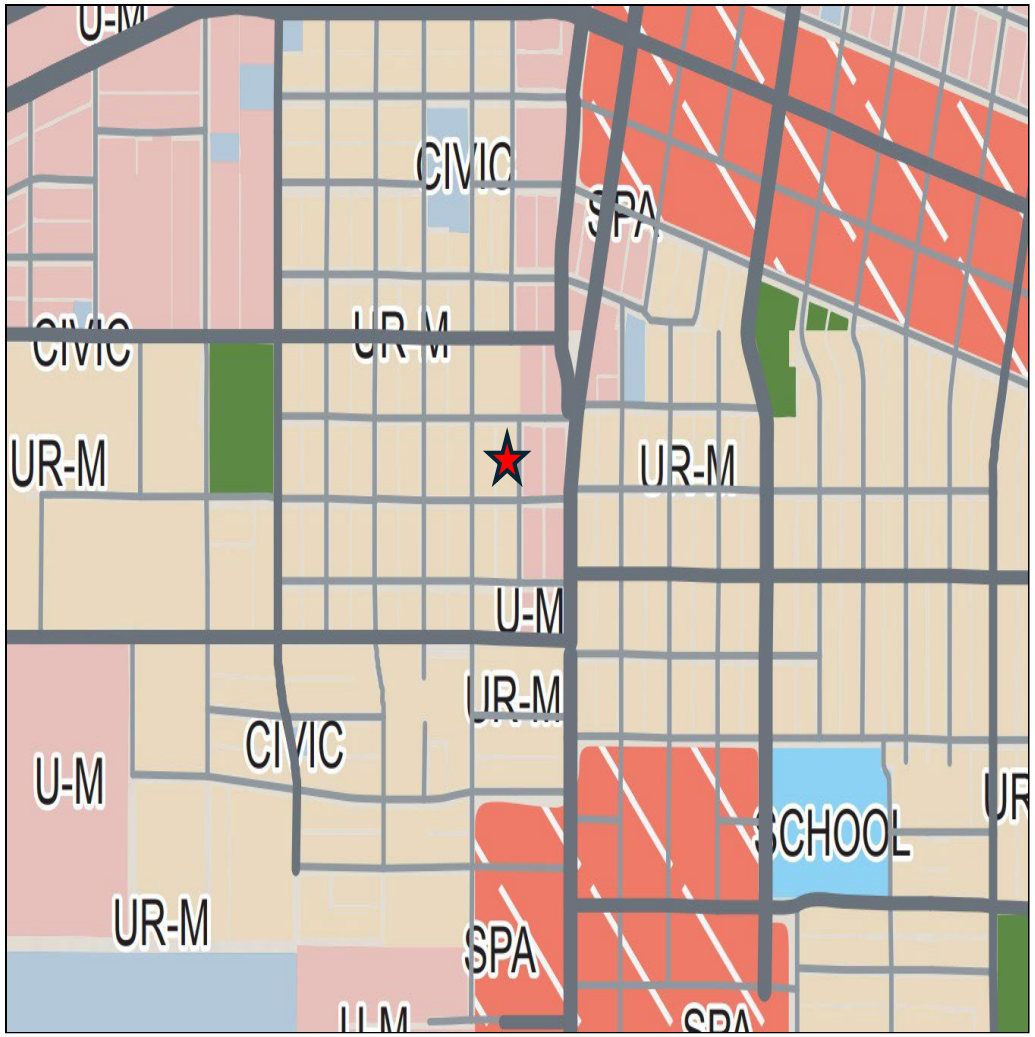
MIDLAND
Be the Energy!



On Connell Street, Looking West

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Medium, (UR-M)
- **Supported Uses:** Emphasizing a mix of housing styles including single-family detached, attached, and townhouses.
- 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:	**13.**
Meeting Date:	**April 6, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Angel Robinson, on behalf of Midland Westridge, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District on a 4.497-acre tract of land out of Lot 10, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard, approximately 285 feet west of Griffith Drive.)**

Purpose:

Angel Robinson, on behalf of Midland Westridge, LLC, is requesting a zone change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District for future commercial development for property located on the north side of Deauville Boulevard.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Shopping Center

Surrounding Zoning and Land Use:

The properties to the north, east, and west are zoned PD, Planned Development District for a Shopping Center, to the east is a daycare, and the properties to the north and west are vacant land. The property to the south is zoned PD, Planned Development District for an Office Center and is an office building.

Analysis:

The subject property is located on the north side of Deaville Boulevard and is presently zoned PD, Planned Development District for a Shopping Center. Angel Robinson, on behalf of Midland Westridge, LLC, is requesting a zone change to RR, Regional Retail District for future commercial development. Though the proposed commercial use for this property is presently allowed within the PD, the industry standard design for their building will not conform to the strict building material and elevation standards within the PD. Changing this property's zoning to RR, Regional Retail District, would allow for the the proposed commercial use to develop within the standards of the RR straight zoning. The proposed use would align with the surrounding area.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban-High (U-H). 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. Parking garages or public parking lots may be found in these areas. Higher levels of urban amenities are used to offset the area's intensity level.

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

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)

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

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

Planning: (Approved)

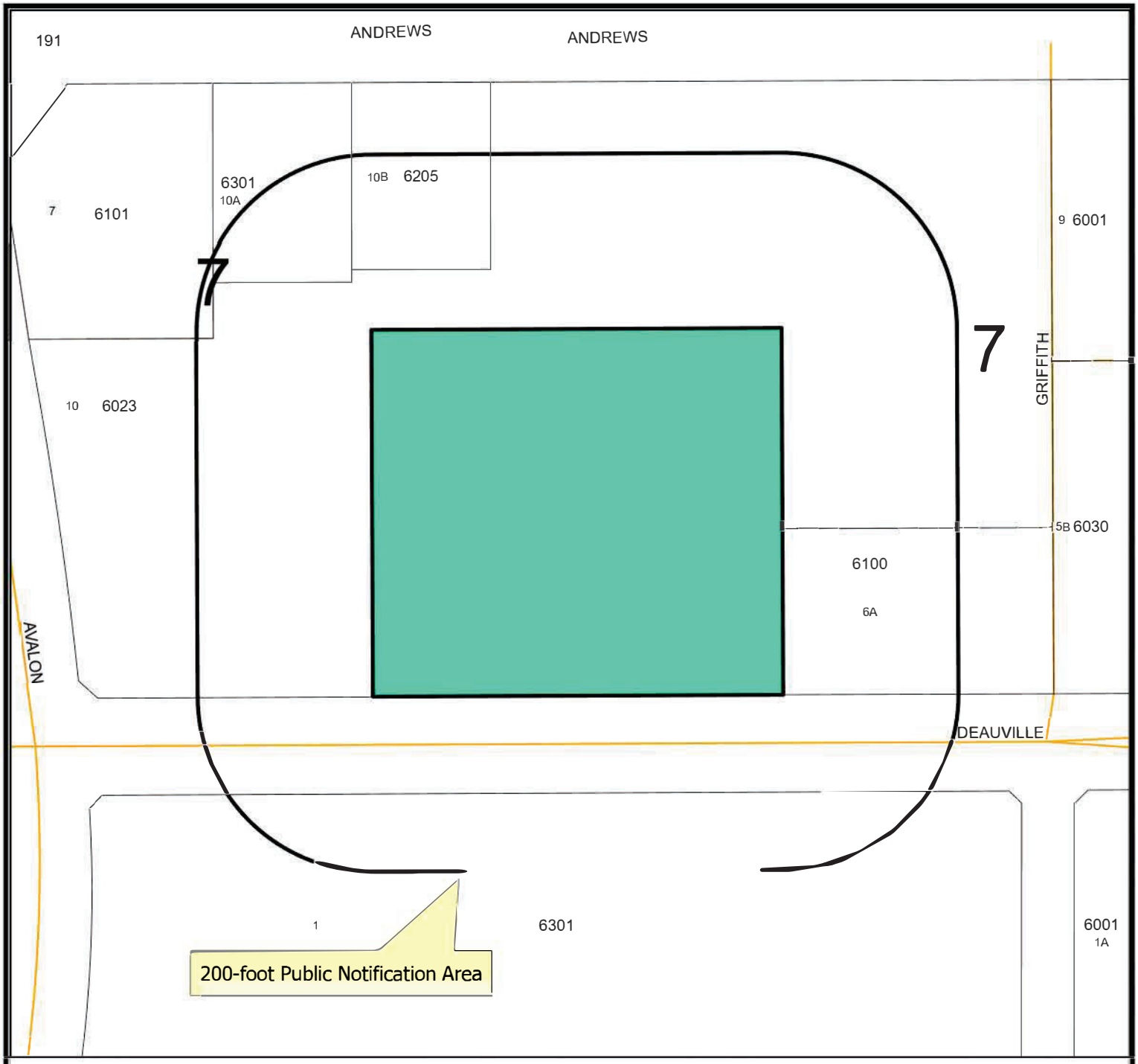
Staff recommends approval of this Zone Change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District.

Letters of Objection:

Staff has not received any letters of objection as of April 3, 2026.

Attachments:
A. Z-26-0470, Combined Docs

Angelina Bettanini, Development Services	Created/Initiated - 4/1/2026
Landon Ochoa, Development Services	Final Approval - 4/1/2026



Location Map

Z-26-0470 **Scale: 1" = 163 '**

Consider a request by Angel Robinson, on behalf of Midland Westridge, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to RR, Regional Retail District on a 4.497-acre tract of land out of Lot 10, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas.

Generally located on the north side of Deauville Boulevard, approximately 285 feet west of Griffith Drive. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

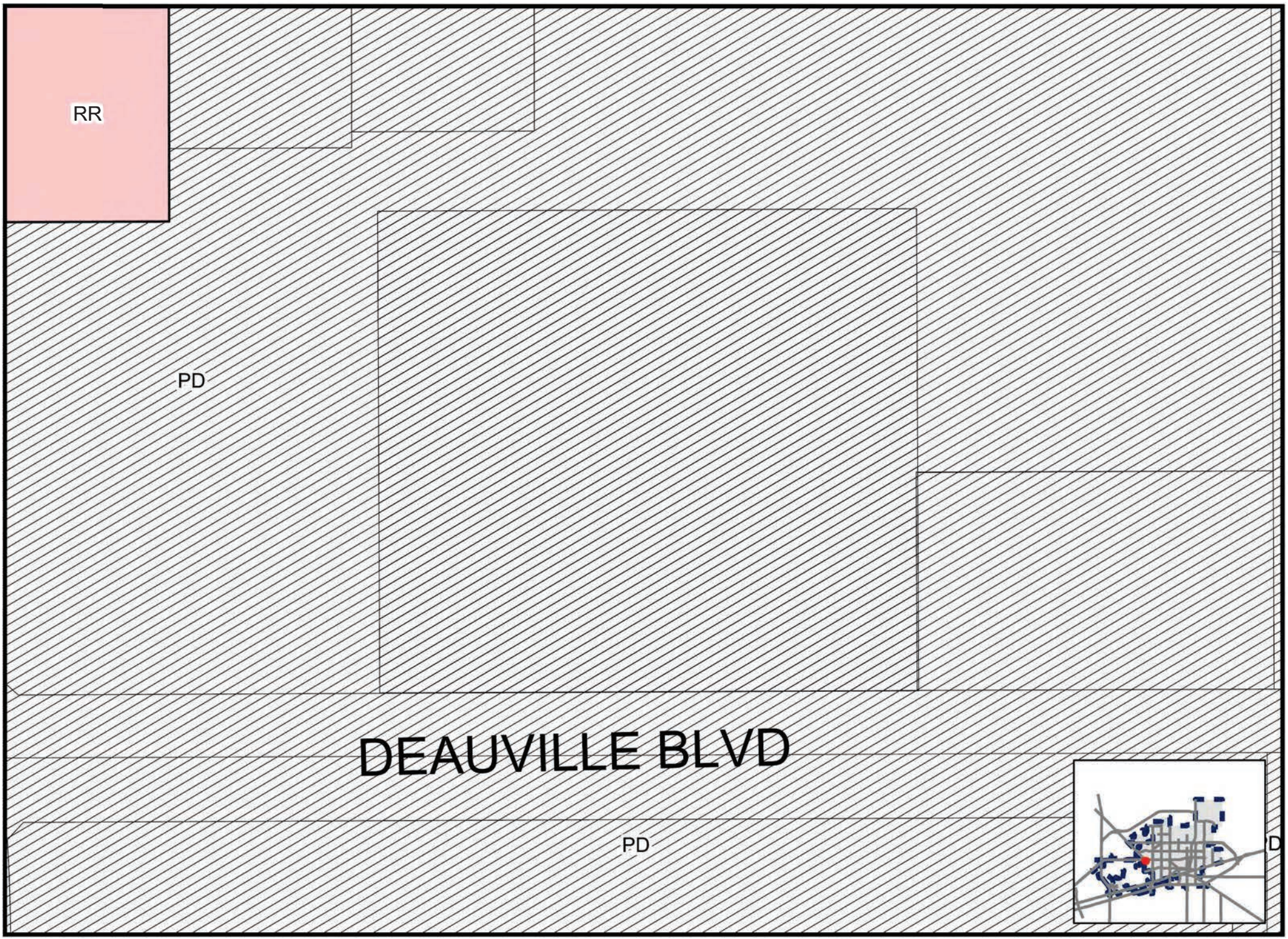
City of Midland, Texas
Planning Division

Map by

©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

Z-26-0470

Scale: 1" = 104 '

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 USERS OF THIS MAP.


7
6301
6205
7
6001
WESTRIDGE
6023
10
GRIFFITH
6030
AVALON
6100
6A
DEAUVILLE



Planning and Zoning Commission Meeting

Item Number: 14.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Hold a public hearing and consider a Final Plat of Grasslands Estates, Section 27, being a replat of Lot 11, Block 15, Grassland Estates, Section 10, City and County of Midland, Texas. (Generally located on the south side of Hathaway Court, approximately 300 feet east of Heritage Boulevard.)

Purpose:

Magrym Consulting, on behalf of Brandon Pinson, is requesting to replat the property located at 5507 Hathaway Court into one lot in order to reconfigure the lot layout.

The preliminary plat was approved at the February 17, 2026, Planning and Zoning Commission meeting.

Current Zoning:

SF-1, Single-Family Dwelling District

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil & gas issues

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

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

Like 25 & 26 we are in the alley way buried.

Planning: (Approved)

Staff recommends approval of the Final Plat of Grasslands Estates, Section 27.

Letters of Objection:

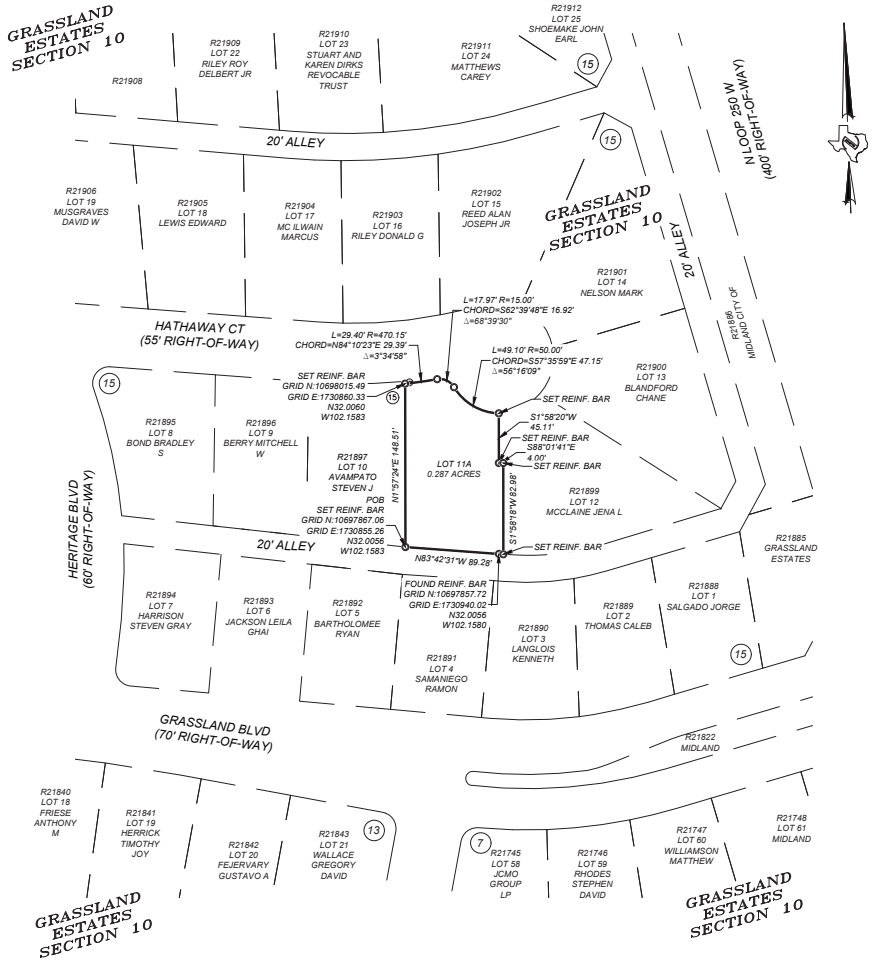
No objections received as of April 3, 2026.

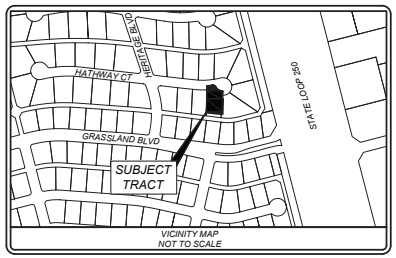
Attachments:
A. P-26-1515, Combined Docs
B. P&Z - Grasslands 27 Preliminary Plat

Angelina Bettanini, Development Services — Created/Initiated - 4/2/2026
Landon Ochoa, Development Services — Final Approval - 4/2/2026

GRASSLAND ESTATES SECTION 27

BEING A REPLAT OF LOT 11, BLOCK 15, GRASSLAND ESTATES SECTION 10, CITY AND COUNTY OF MIDLAND TEXAS





STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, BRANDON PINSON IS THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN LOT 11, BLOCK 15, GRASSLAND ESTATES SECTION 10, CITY AND COUNTY OF MIDLAND TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 0.287 ACRE TRACT OF LAND, BEING ALL OF LOT 11, AND A PORTION OF LOT 12, BLOCK 15, GRASSLAND ESTATES SECTION 10, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET F, PAGE 78, PLAT RECORDS, MIDLAND COUNTY, TEXAS, DESCRIBED IN THE WARRANTY DEED DATED APRIL 20, 2011, TO BRANDON PINSON AND HOLLEY PINSON RECORDED IN DOCUMENT NUMBER 2011-8376, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 0.287 ACRE TRACT OF LAND DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10697867.06, E:1730855.26) FOR THE SOUTHWEST CORNER OF THIS TRACT SAME BEING THE SOUTHWEST CORNER OF THAT LOT 11;

THENCE NORTH 1°57'24" EAST 148.51 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE 29.40' ALONG A CURVE WITH A RADIUS OF 470.15' AND A DELTA ANGLE OF 03°34'58", AND A CHORD BEARING OF NORTH 84°14'31" EAST 29.39 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT TO A POINT OF THIS TRACT;

THENCE 17.97' ALONG A CURVE WITH A RADIUS OF 15.00' AND A DELTA ANGLE OF 68°39'30", AND A CHORD BEARING OF SOUTH 62°35'40" EAST 16.92 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT TO A POINT OF THIS TRACT;

THENCE 49.10' ALONG A CURVE WITH A RADIUS OF 50.00' AND A DELTA ANGLE OF 56°16'09", AND A CHORD BEARING OF SOUTH 57°31'50" EAST 47.15 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF HATHAWAY CT TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01°58'20" WEST 45.11 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°01'41" EAST 4.00 FEET TO REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 01°58'18" WEST 82.89 FEET REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 83°41'41" WEST 89.28 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS GRASSLAND ESTATES SECTION 27, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

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

_____
BRANDON PINSON

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY BRANDON PINSON .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GRASSLAND ESTATES SECTION 25 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: 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

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

LEGEND:

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

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

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

3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

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

6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0068F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

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

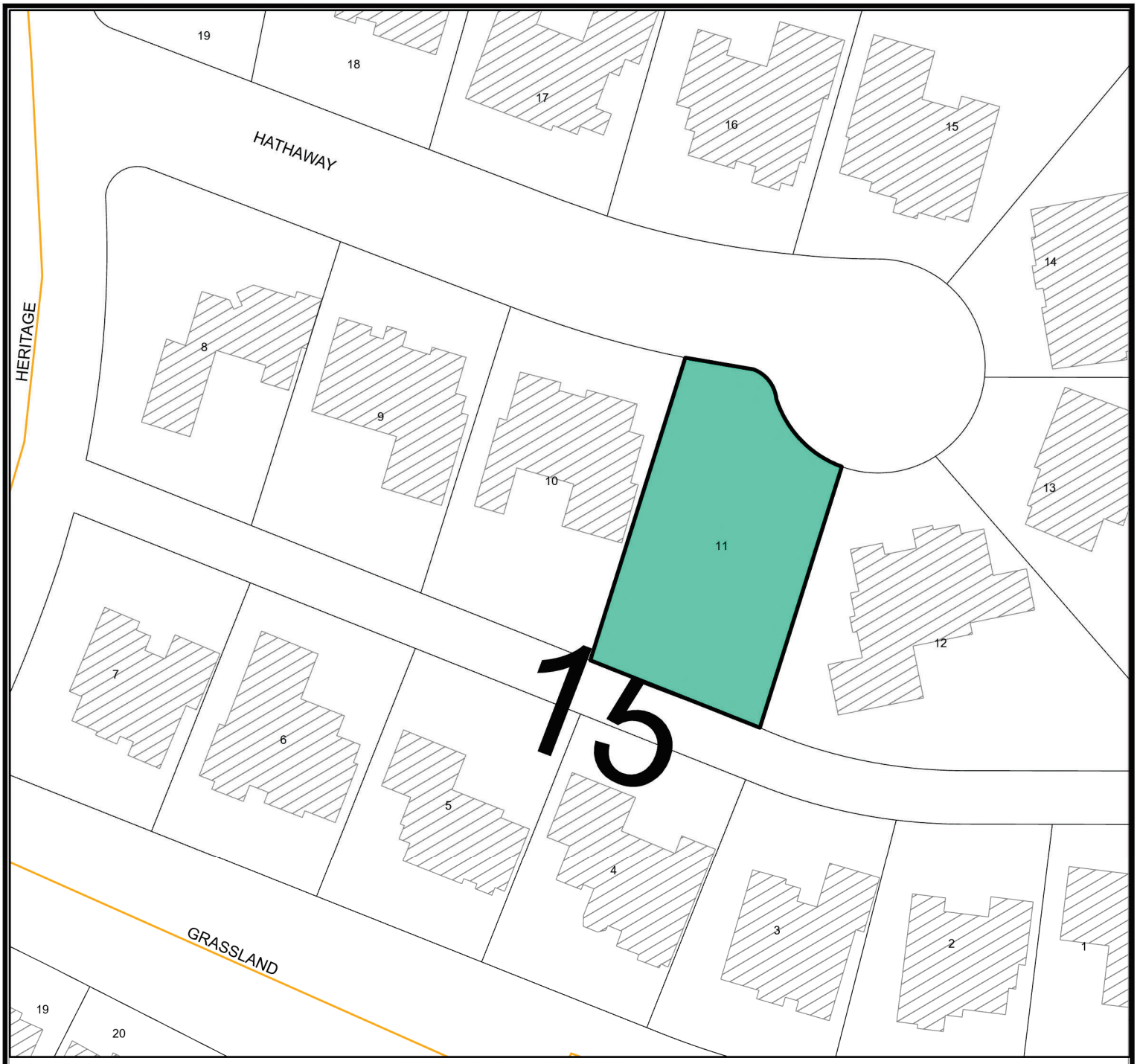
SCALE 1" = 80'
0 50' 100' 200'

OWNER(S):

BRANDON PINSON
5507 HATHAWAY CT
MIDLAND, TX 79707
432.617.3021
BPINSON@PINSONLAW.COM

DATE 08/11/2025					
DRAWN BY: GG					
CHECKED BY: ED/RJ					
JOB NO: 25-507					
PROJECT: 25-507					
SHEET 1 OF 1	REVISIONS				

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



Location Map

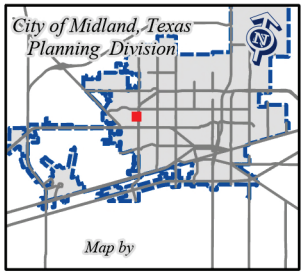
SUB-26-0930 **Scale: 1" = 67 '**

Proposed plat of Grasslands Estates, Section 27, being a replat of Lot 11, Block 15, Grassland Estates, Section 10, City and County of Midland, Texas.

Generally located on the south side of Hathaway Court, approximately 300 feet east of Heritage Boulevard. (Council District 4)

LEGEND

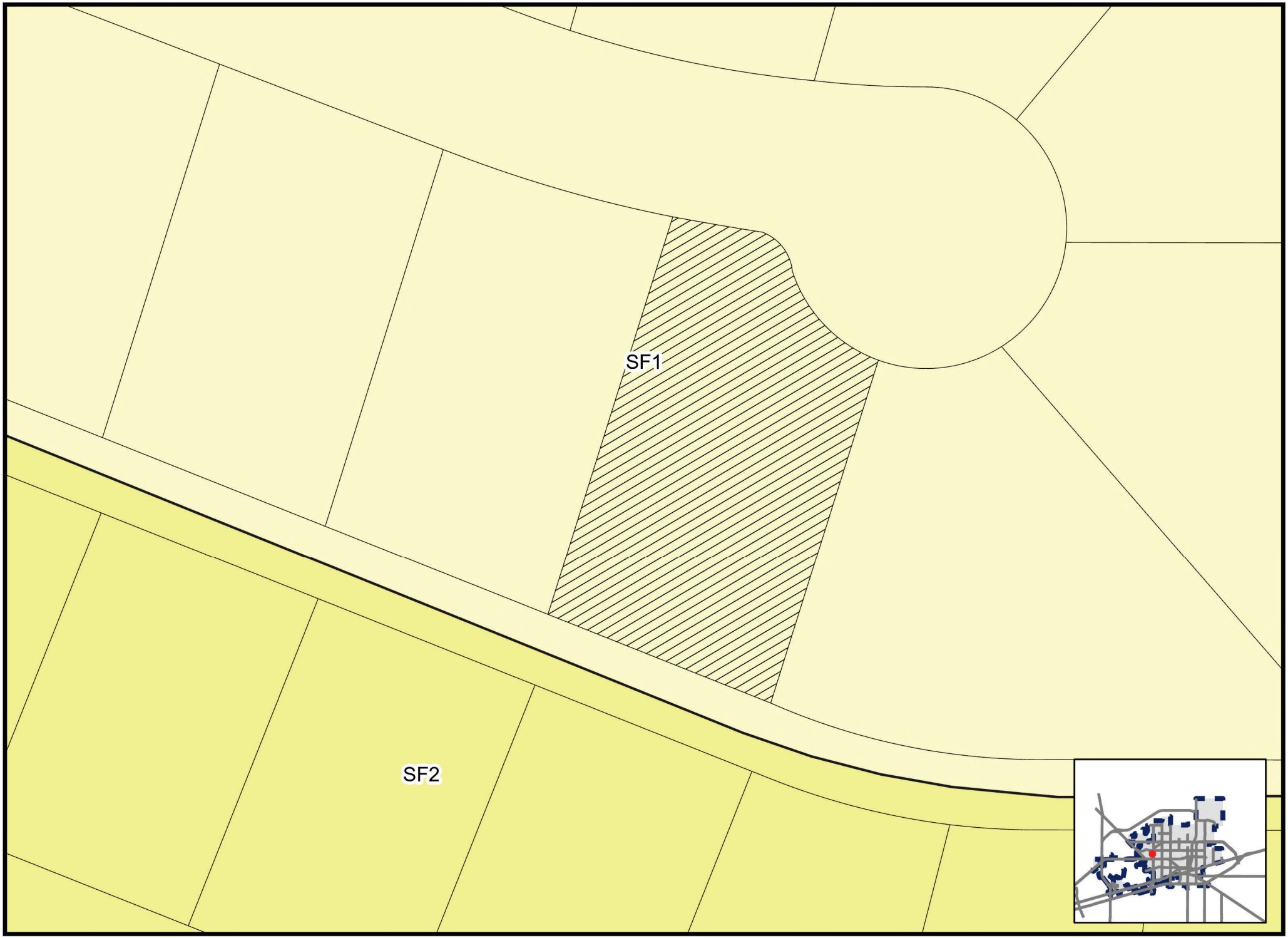
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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: 2/10/2026

SUB-26-0930

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.

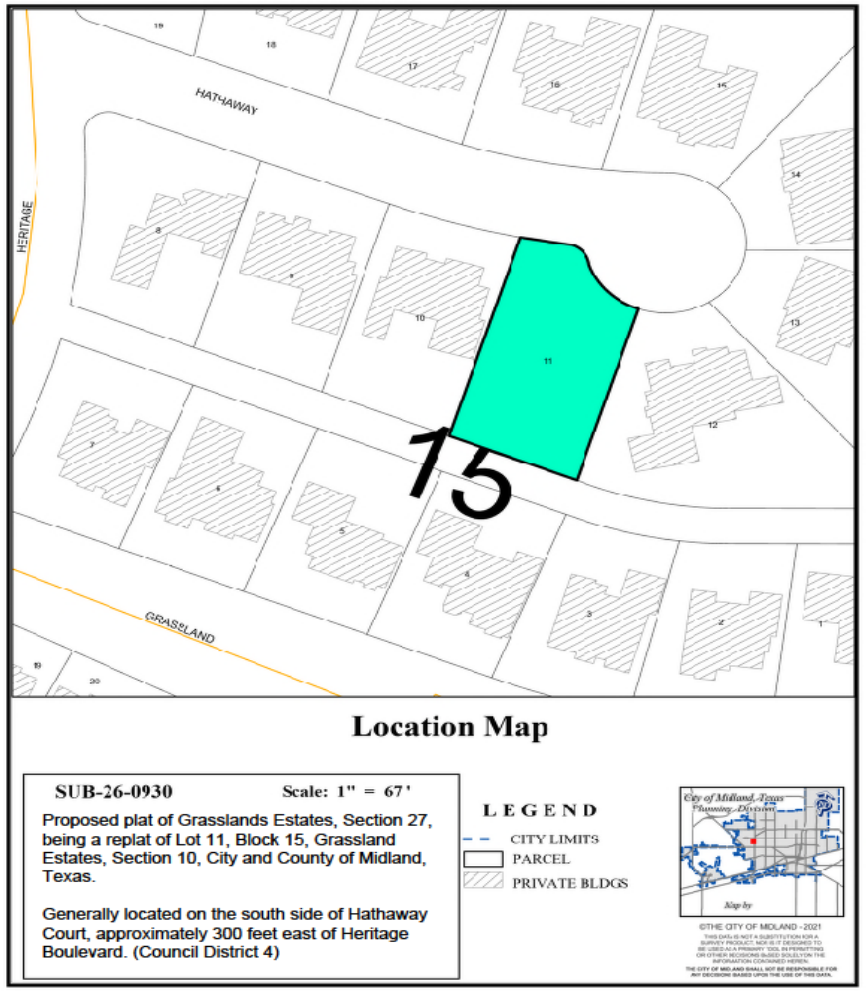

HATHAWAY
15
14
8
9
10
11
13
12
6
4
3
2
1
15




MIDLAND
Be the Energy!
FINAL PLAT
GRASSLANDS ESTATES, SECTION 27
Visit Our Website
MIDLANDTEXAS.GOV

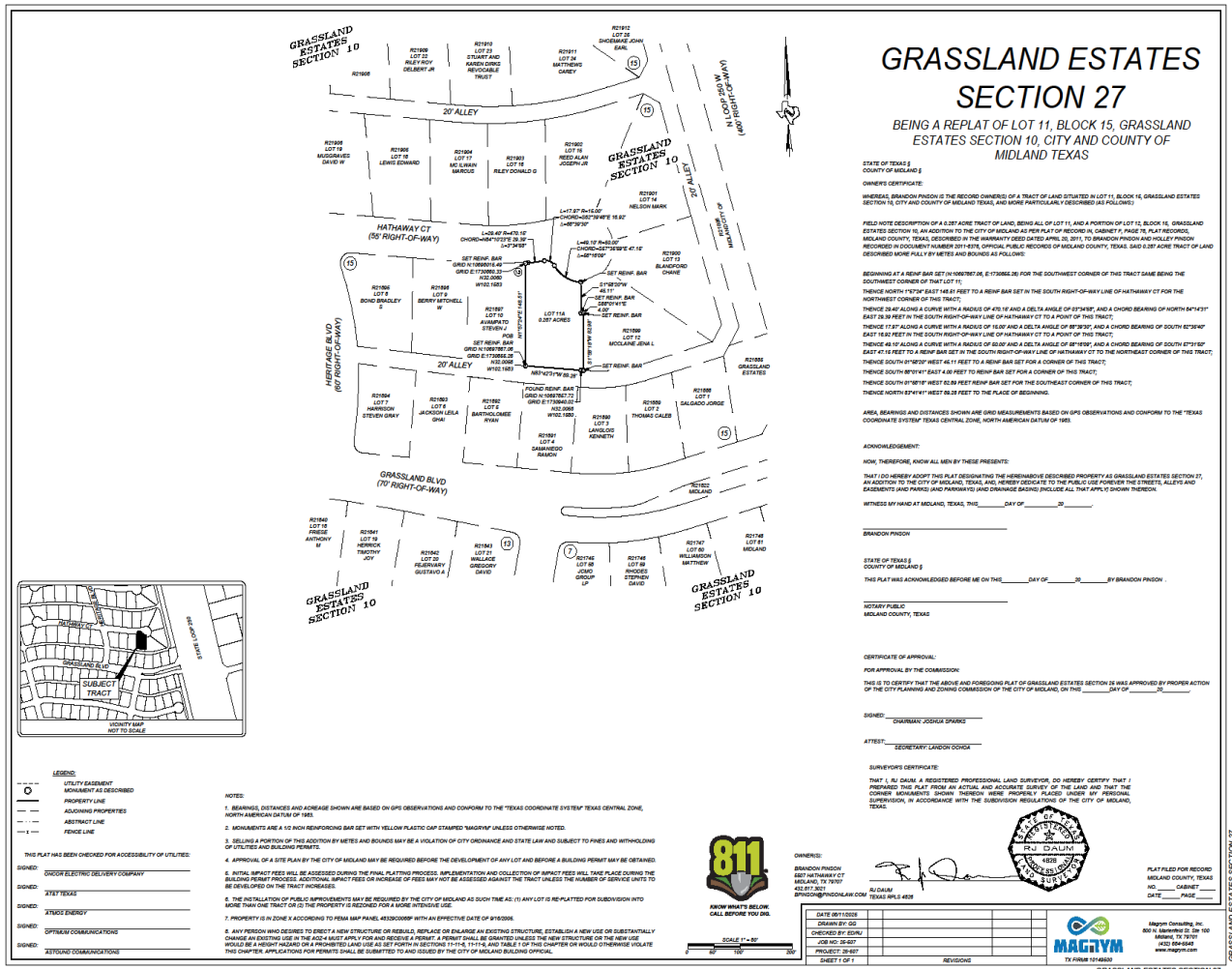
APPLICATION SUMMARY

- **Property Owner:** Brandon Pinson
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 5507 Hathaway Court (Council District 4)
- **Reason for Request:** Platting in order to obtain building permits



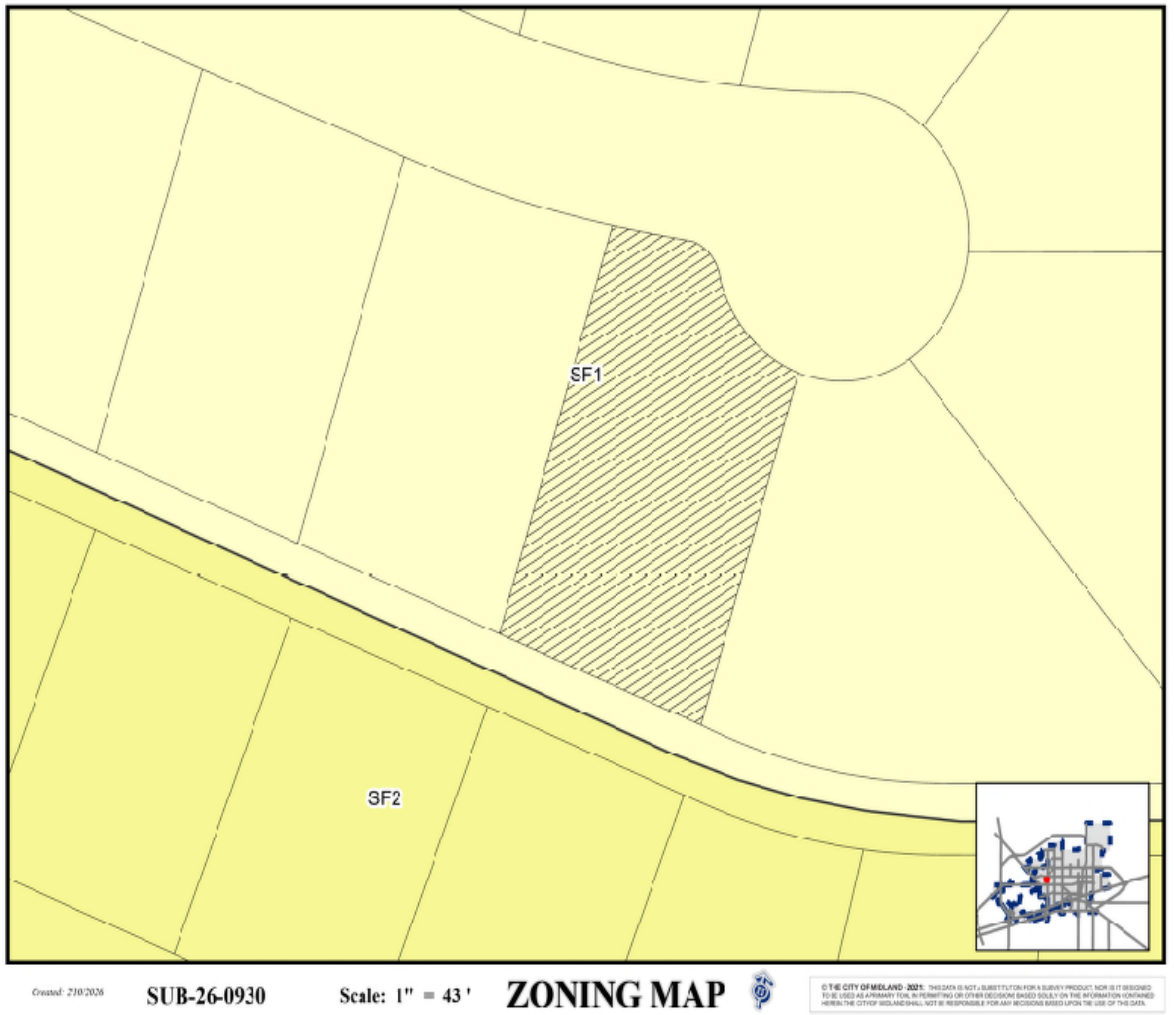
PLAT DETAILS

- **Acreage:** 0.287 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



ZONING

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



LAND USE

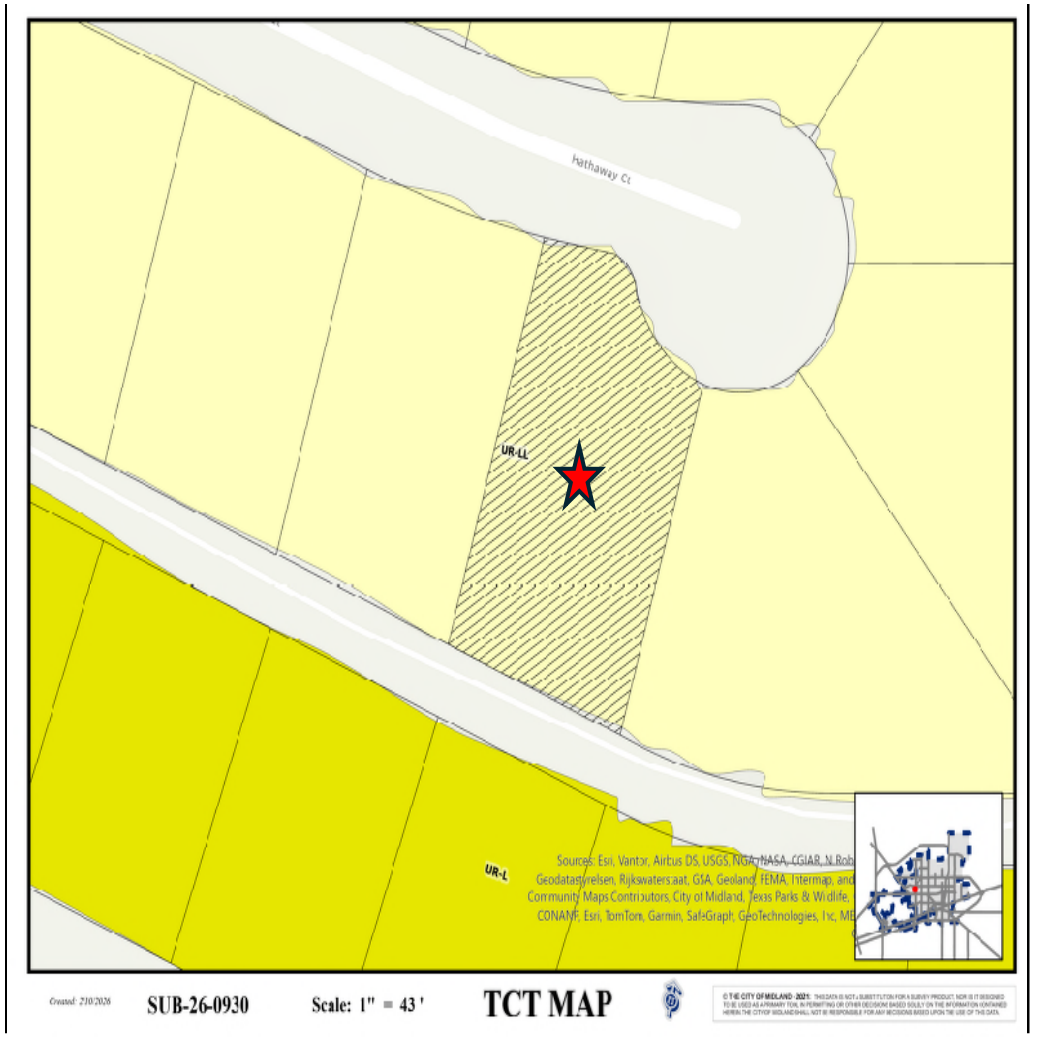
- **Current Use:** Single-Family Dwelling
- **Surrounding Uses:**
  - **North/East/South/West:** Single-Family Housing
- **Proposed Use:** Single-Family Dwelling



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- 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: April 6, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of 1788 Industrial, being a replat of a 8.04-acre tract of land out of Western Roses Memorial Park, Inc. and a 96.44-acre tract of land out of Section 30, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61.)

Purpose:

Maverick Engineering, on behalf of Maecon Holdings, LLC, is requesting to plat 104.47-acres located on the east side of North Farm to Market 1788 into twenty-five (25) lots for future industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

Everything looks good, plat closes, main corners on GIS

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

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] GAC is currently under review.

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

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

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

DRAINAGE: Drainage report has been submitted and is currently under review.[For Applicant's Information Only.]

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

DIMENSION: * * *

OTHER: FEMA FIRM # is incorrect.

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

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

Failure to recognize and illustrate spacing could prevent receiving city permits for structures.

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

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

GIS: (Approved)

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

Addressing Review: (Approved)

County - To be addressed by MECD

PLANNING: (Approved with Conditions)

Groundwater is the intended water source for the subdivision. The Groundwater Availability Certification has been submitted and is under review. [Informational]

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

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

Please use the legal description provided. [Informational]

Staff recommends approval of the Preliminary Plat of 1788 Industrial subject to the following conditions.

Conditions:

A. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more. [11-2-3(D)11(a)(6)].

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

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

Attachments:

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

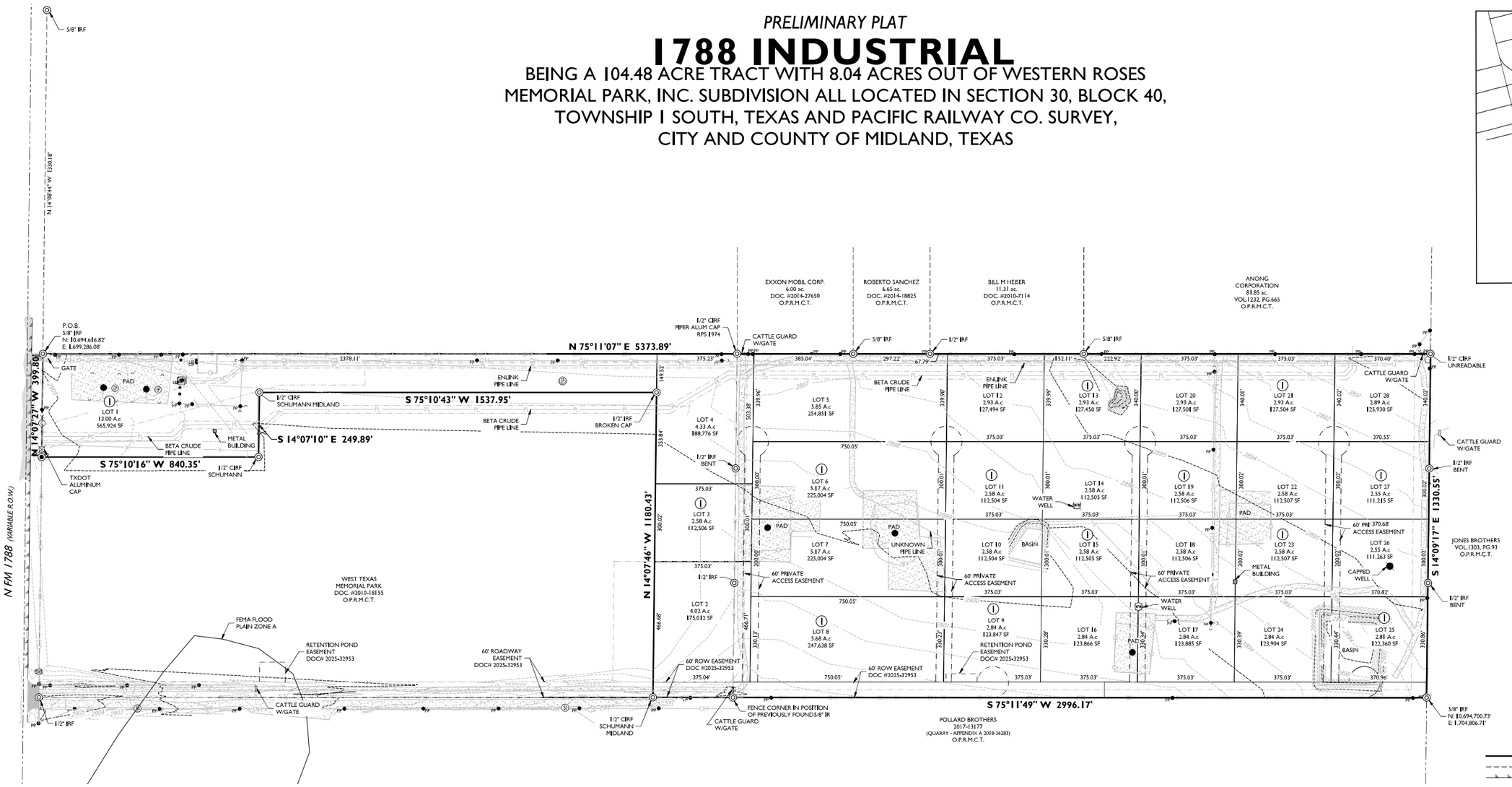
Beatriz Quezada, Development Services
Landon Ochoa, Development Services

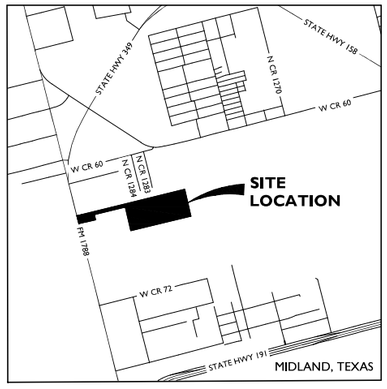
Created/Initiated - 3/9/2026
Final Approval - 3/31/2026

PRELIMINARY PLAT

1788 INDUSTRIAL

BEING A 104.48 ACRE TRACT WITH 8.04 ACRES OUT OF WESTERN ROSES MEMORIAL PARK, INC. SUBDIVISION ALL LOCATED IN SECTION 30, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.



0' 200' 400' 600'

SCALE 1" = 200'

LEGEND

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

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MAECON HOLDINGS LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS 1788 INDUSTRIAL, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

BY:_____ FOR MAECON HOLDINGS LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FEMA NOTE

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

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

DEVELOPMENT NOTES

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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 1019451 4" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 1788 INDUSTRIAL, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOCKLEY, 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. SHOCKLEY, R.P.L.S. #6555
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE. K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

OPTIMUM
BY: _____

ASTOUND BROADBAND
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

PROPERTY OWNER

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

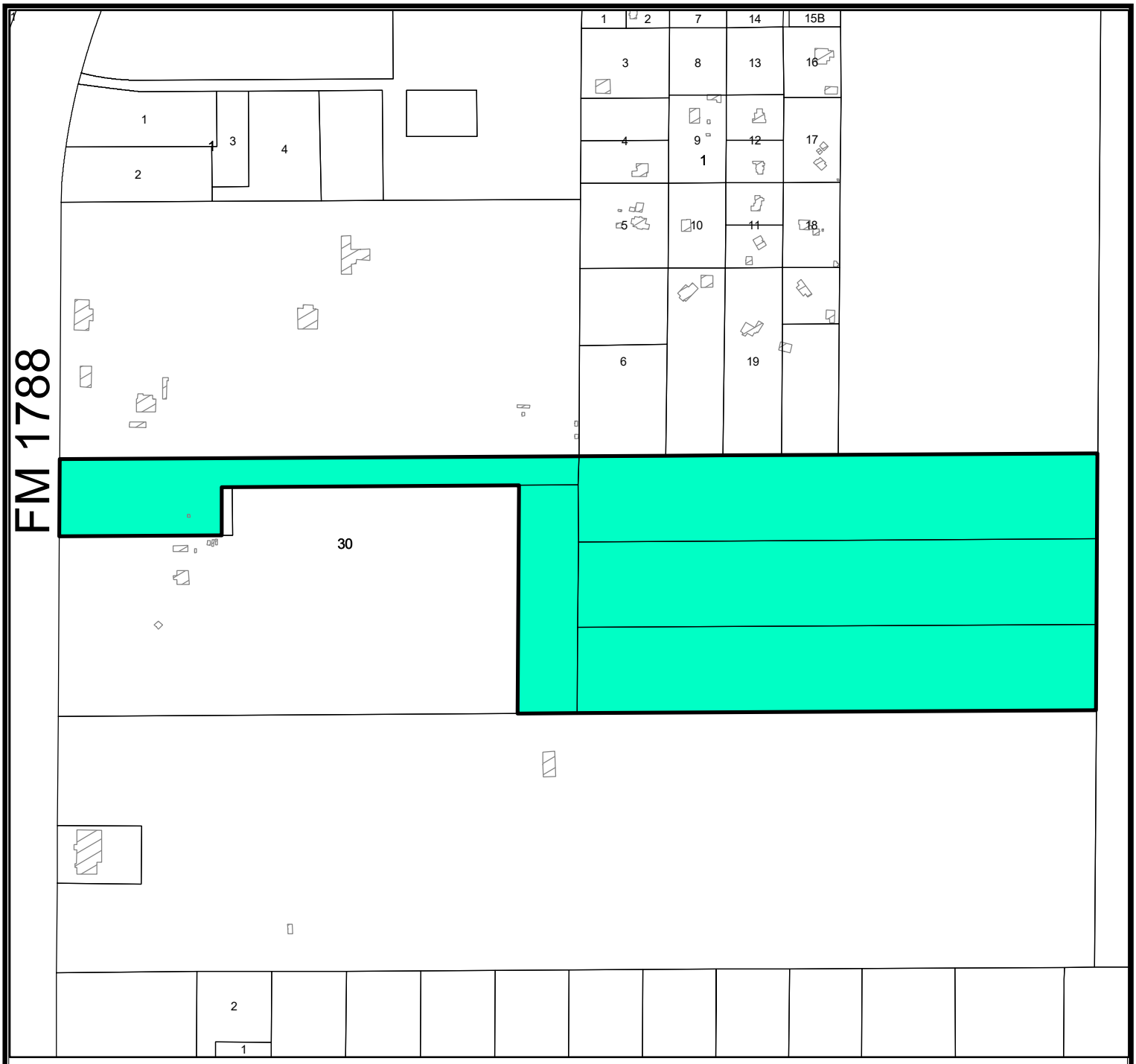
NO. _____

DATE _____

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

1788 INDUSTRIAL

Drawing - F:\2025\25009\6-INVEST TEXAS REAL ESTATE-1788 INDUSTRIAL SURVEY AND PLAT\DRAWINGS\PLAT\PRELIMINARY PLAT\VOID\25009\6 PRELIMINARY PLAT.DWG Last Saved By: SDavis on 3/19/26



Location Map

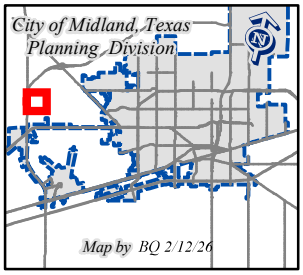
SUB-26-0940 **Scale: 1" = 1,300 '**

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

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

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

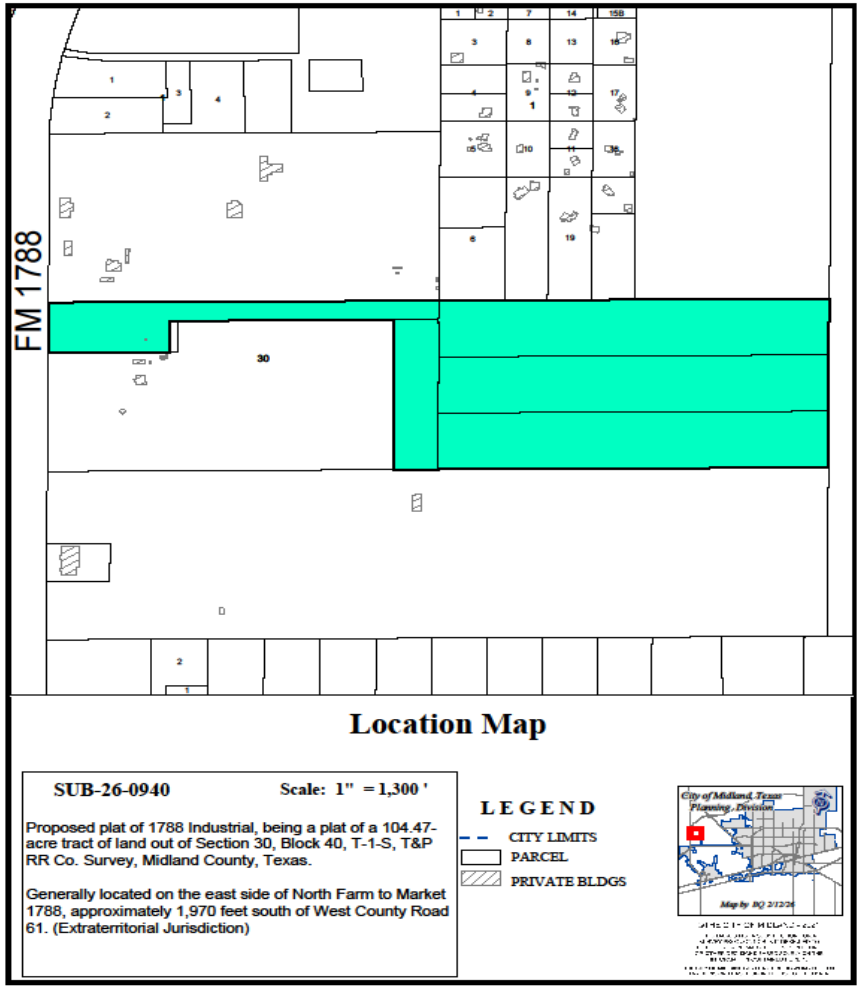
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


30


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

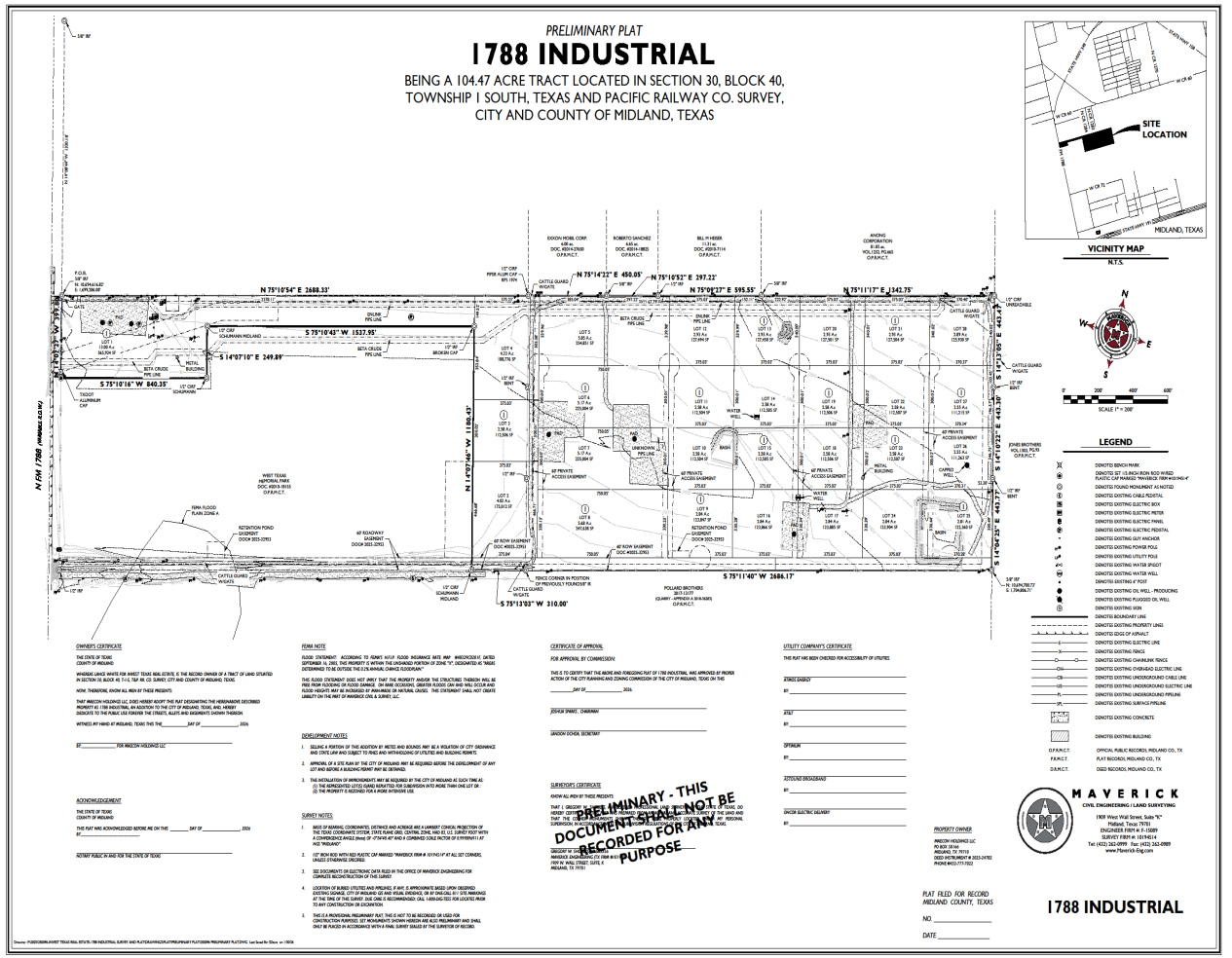
APPLICATION SUMMARY

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



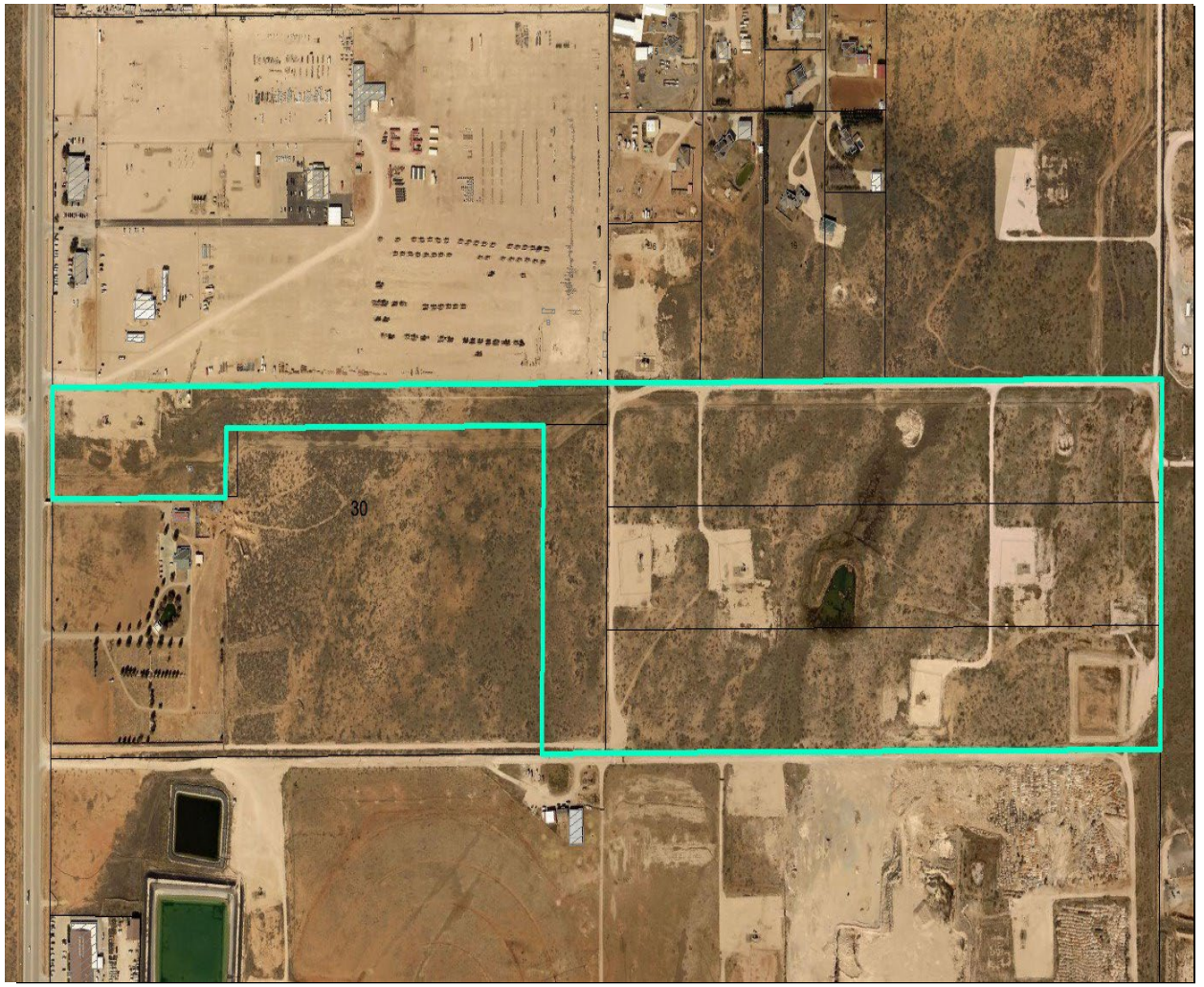
PLAT DETAILS

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



LAND USE

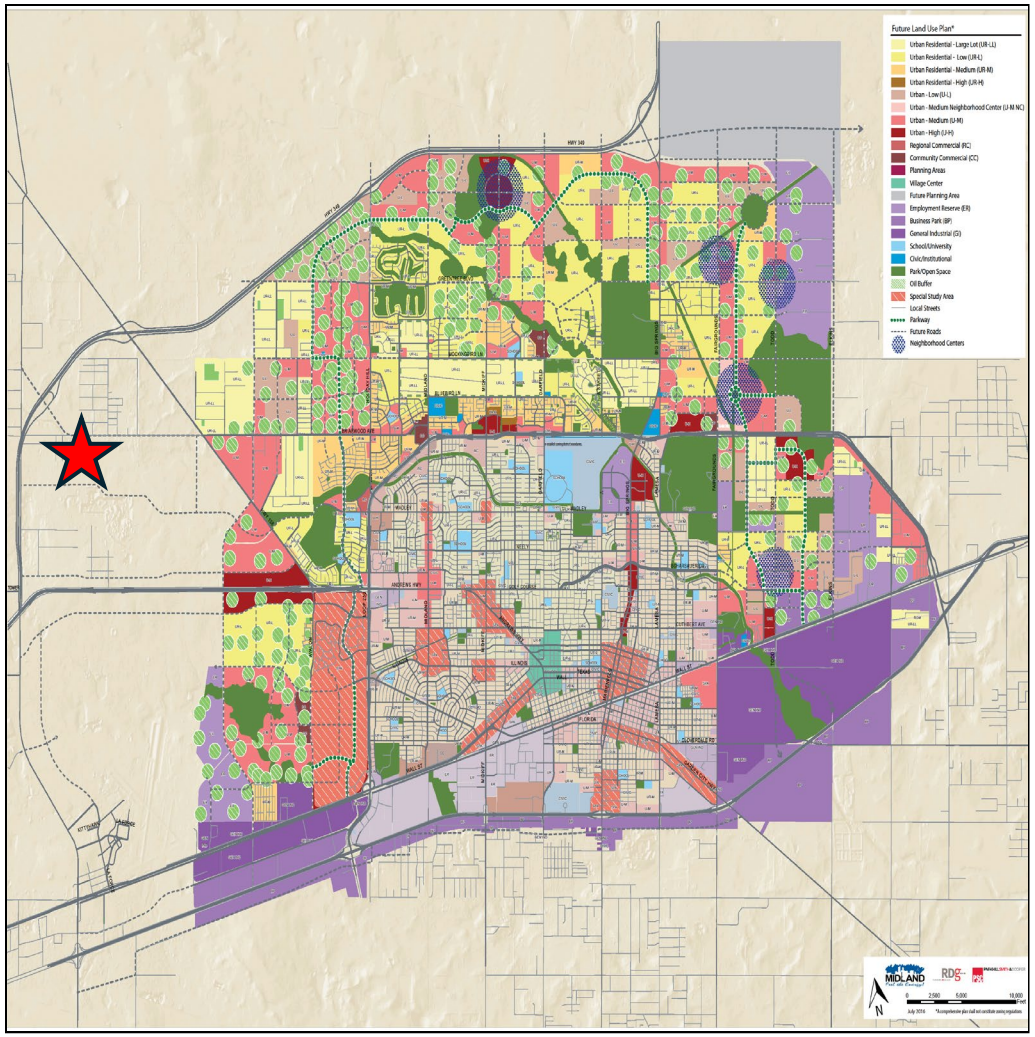
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Pipe Yard
  - **South:** Funeral Home
  - **West/East:** Vacant Land
- **Proposed Use:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

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

A. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more. [11-2-3(D)11(a)(6)].

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



STAFF'S RECOMMENDATION

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 16.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Country Sky Addition, Section 32, being a plat of a 3.03-acre tract of land out of Section 26, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail.)

Purpose:

Maverick Engineering, on behalf of Jose Ortega, is requesting to plat a 3.03-acre tract of land located on the north side of Cactus Trail into one lot in order to obtain an address and permits for the development of a home.

Current Zoning:

CE, Country Estate District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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

SURVEYOR: (Approved)

Everything looks good, plat closes, corners found.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Cactus 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: 12” water exists in Cactus Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues.

GIS: (Approved)

Section number can be 32. Lot can be 28. Depict and provide recording info for easement in Lot 19A west of plat.

Addressing Review: (Approved)

No comment.

HEALTH: (Approved)

Yes, the health department will review applications from the 1 proposed lots of Country Sky Addition Section 29, BEING A 3.03 ACRE TRACT OF LAND OUT OF TRACT 17, SECTION 26 SUBDIVISION, SECTION 26, BLOCK 40, T-1-S T&P R CO SURVEY, CITY AND COUNTY OF MIDLAND TEXAS, lot 20 is 2.8 acre, to ensure the proposed plans on the application for the septic system will meet the setbacks from the existing structures and from the public water line and water well on the property and the public water lines and water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Groundwater is not being used for this subdivision. Instead, the subdivision will be served by City utilities. [Informational]

Please use the legal description provided. [Informational]

Update the section number to "32" on the plat, certificates, and all associated documents [Informational]

Show the 10’ easement established by plat south of Lot 18, Block 4, Country Sky Addition, Section 3. [Midland City Code 11-2-3(D)4(e)]

Staff recommends approval of the Preliminary Plat of Country Sky Addition, Section 32, subject to the following conditions.

Conditions:

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

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

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

Attachments:

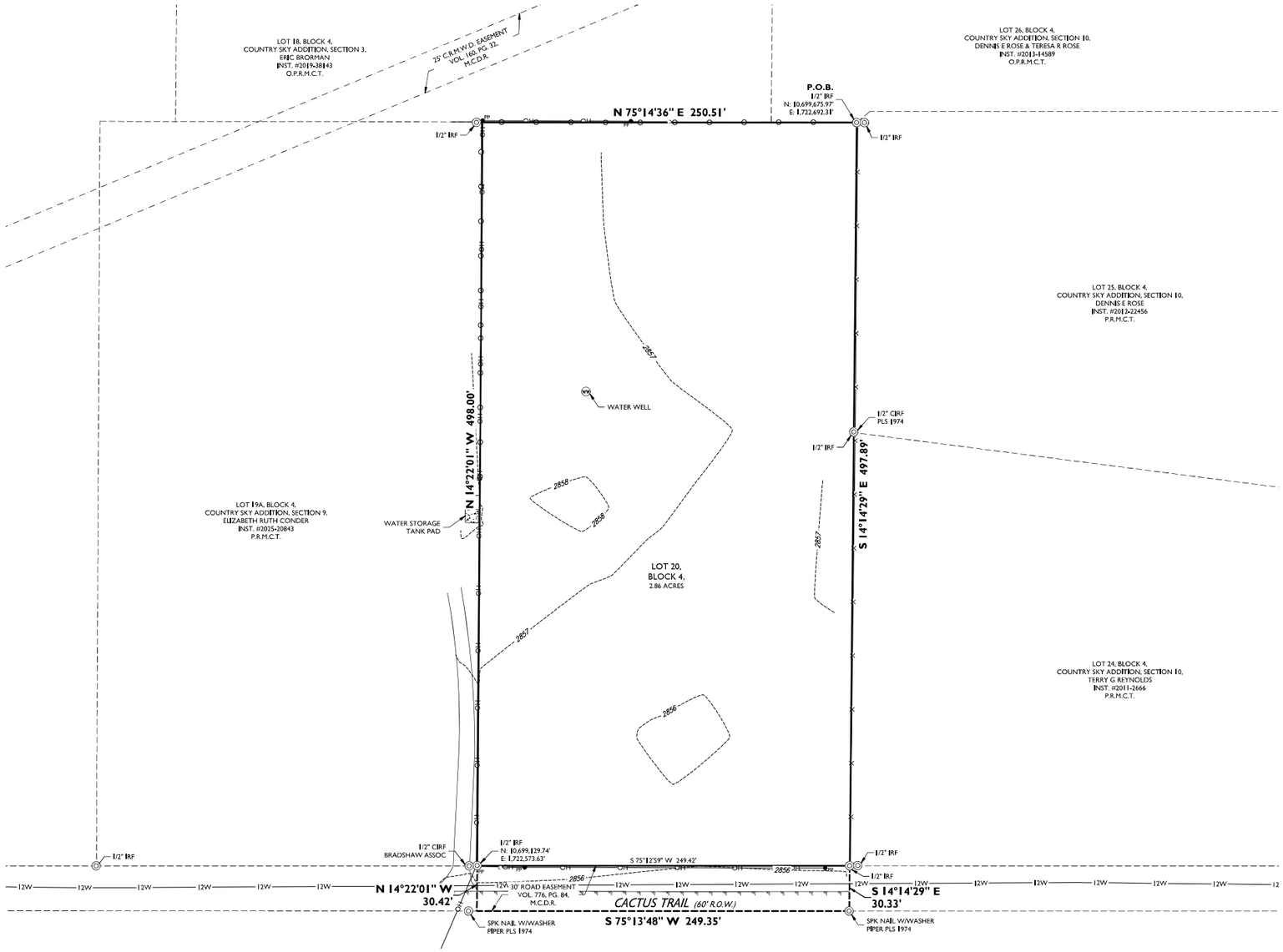
A. P-26-2513, Combined Files
B. P&Z - - Country Sky Addition, Section 32 Preliminary

Beatriz Quezada, Development Services	Created/Initiated - 3/26/2026
Landon Ochoa, Development Services	Final Approval - 3/31/2026

PRELIMINARY PLAT

COUNTRY SKY ADDITION, SECTION 29

BEING A 3.03 ACRE TRACT OF LAND OUT OF TRACT 17, SECTION "26" SUBDIVISION,
A SUBDIVISION LOCATED IN SECTION 26, BLOCK 40, T-1-S, T&P RR CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS



FEMA NOTE

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

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JOSE ORTEGA, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 26, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSE ORTEGA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COUNTRY SKY ADDITION, SECTION 29, 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: JOSE ORTEGA

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 COUNTRY SKY ADDITION, SECTION 29, 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

DEVELOPMENT NOTES

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

SURVEY NOTES:

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

OPTIMUM
BY: _____

ASTOUND BROADBAND
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

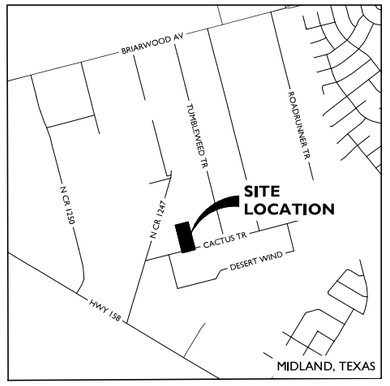
PROPERTY OWNER

JOSE ORTEGA
3822 STUTZ DRIVE
MIDLAND -TX- 79705
DEED INSTRUMENT #2025-27127
PHONE #432-559-2076

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 40' 80' 120'

SCALE 1" = 40'

LEGEND

◎	FOUND MONUMENT AS NOTED
^	EXISTING GUY ANCHOR
PP●	EXISTING POWER POLE
WM	EXISTING WATER WELL
———	BOUNDARY LINE
- - - - -	EXISTING PROPERTY LINES
- - - - -	EXISTING EASEMENT LINE
———	EDGE OF ASPHALT
———	EXISTING EDGE OF CALICHE
———X———	EXISTING FENCE
———O———O———	EXISTING CHAINLINK FENCE
———OH———	EXISTING OVERHEAD ELECTRIC LINE
———12W———	EXISTING 12" WATER MAIN
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOWALTER, 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.

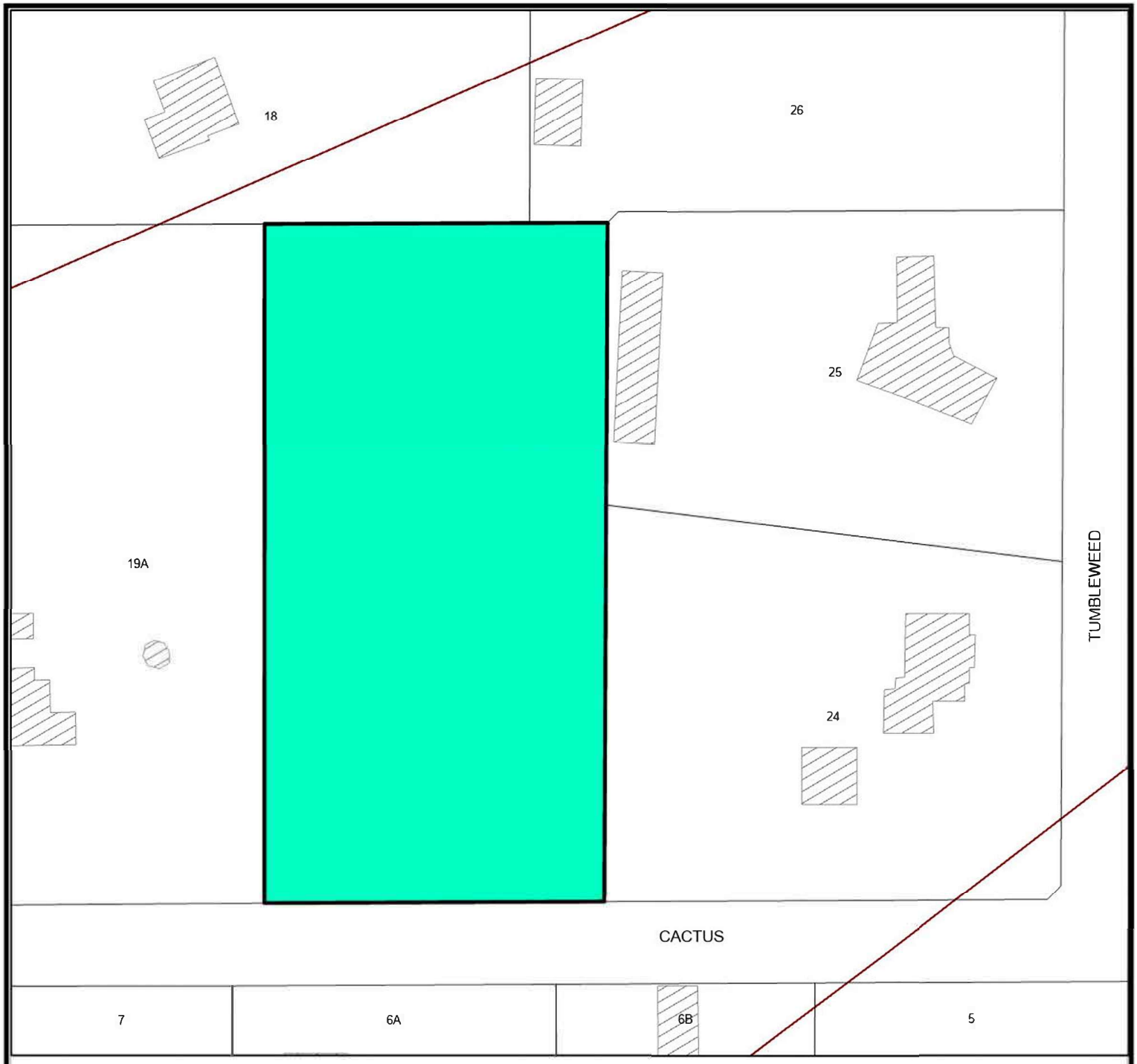
GREGORY W. SHOWALTER #6453
MAVERICK ENGINEERING (TX FIRM #10194514)
1300 W. ILLINOIS AVENUE
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1300 West Illinois Avenue,
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

COUNTRY SKY ADDITION, SECTION 29

Drawing : F:\2026\260020\JOSE ORTEGA-CACTUS TRAIL PLAT\DRAWINGS\PLAT\PRELIMINARY PLAT\260020 PRELIMINARY PLAT.DWG Last Saved By JRodriguez on 3/10/26



Location Map

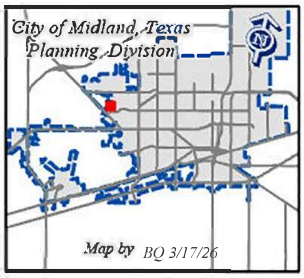
SUB-26-0956 **Scale: 1" = 1,105 '**

Proposed plat of Country Sky Addition, Section 32, being a 3.●3-acre tract of land out of Section 26, Block 4●, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

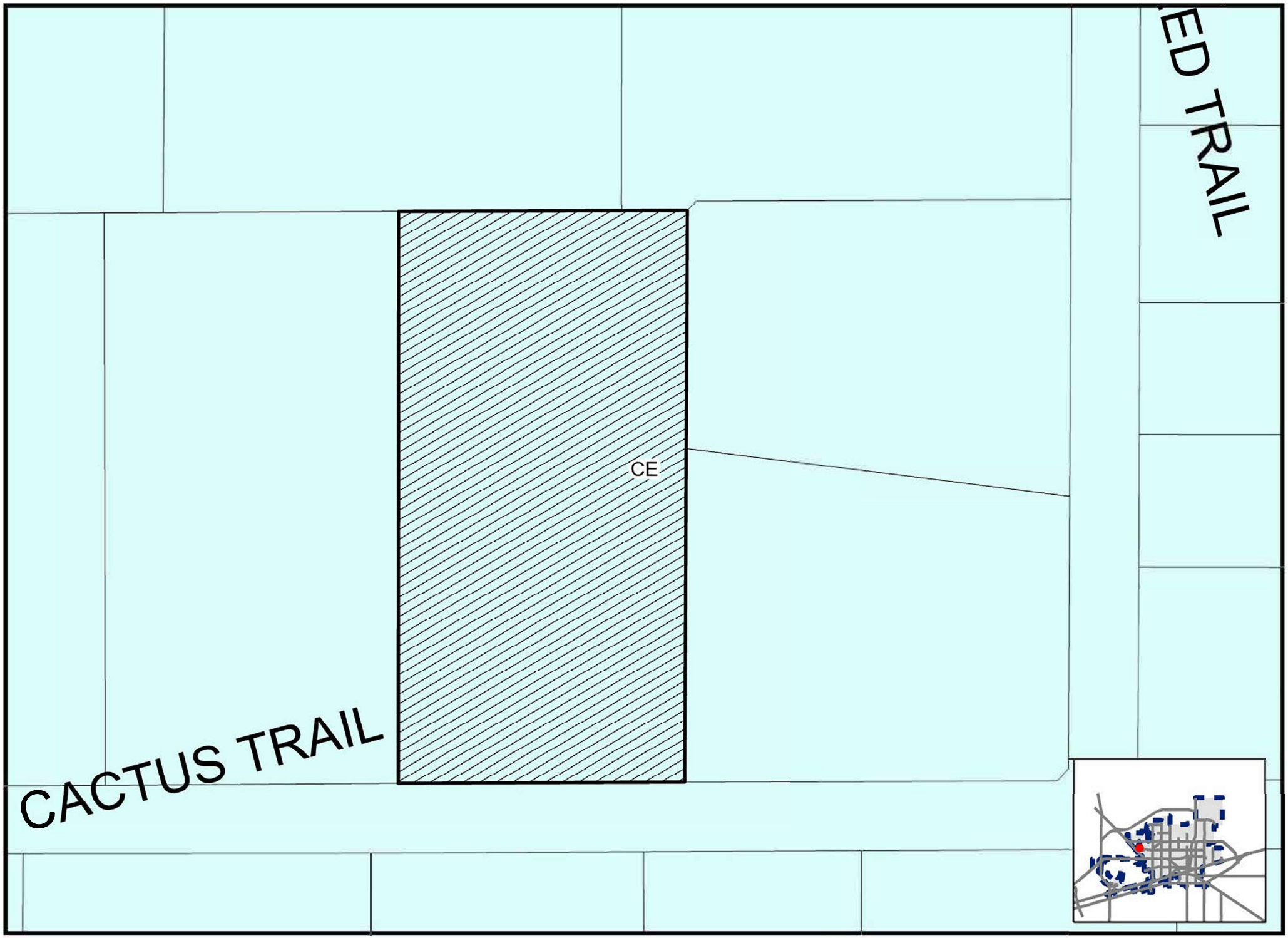
Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail. (Council District 4)

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.



Created: 3/17/2026

SUB-26-0956

Scale: 1" = 1,105 '

ZONING MAP

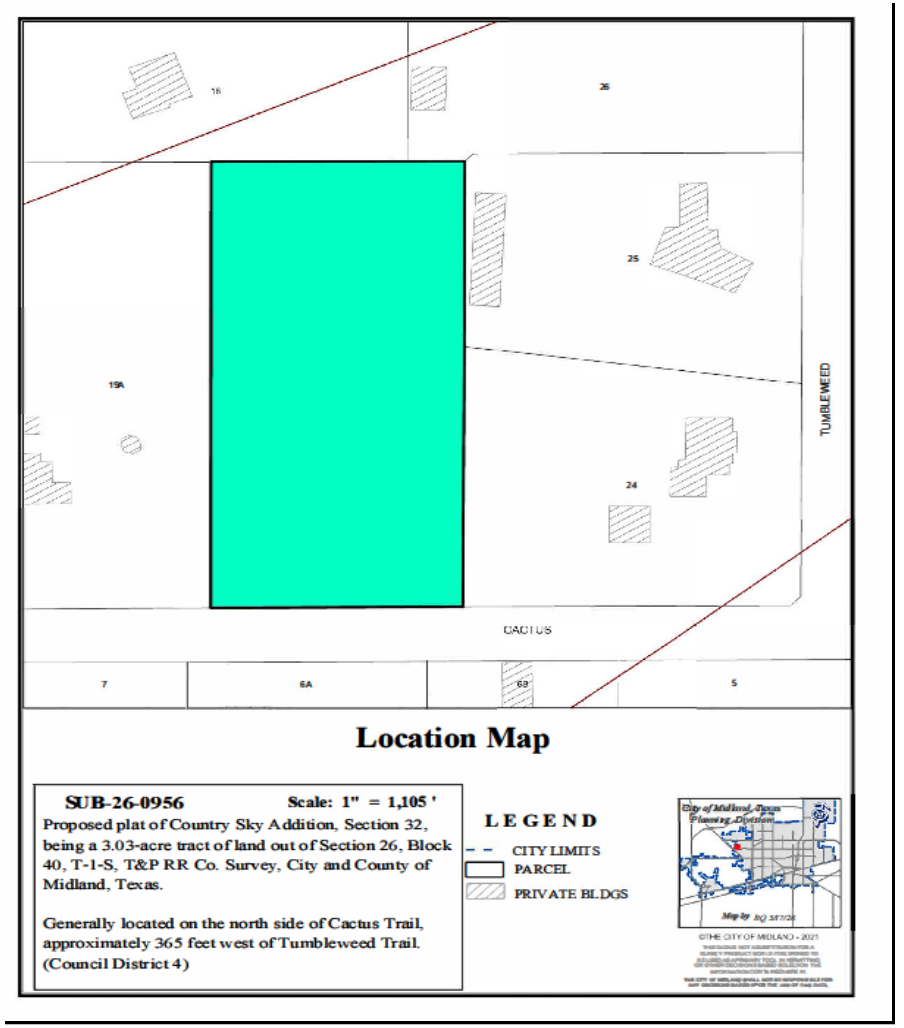
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


4
21
20
19A
26
25
24
35
3A
2
1
TUMBLEWEED
CACTUS
WIND CHASE


MIDLAND
Be the Energy!
PRELIMINARY PLAT
COUNTRY SKY ADDITION, SECTION 32
Visit Our Website
MIDLANDTEXAS.GOV

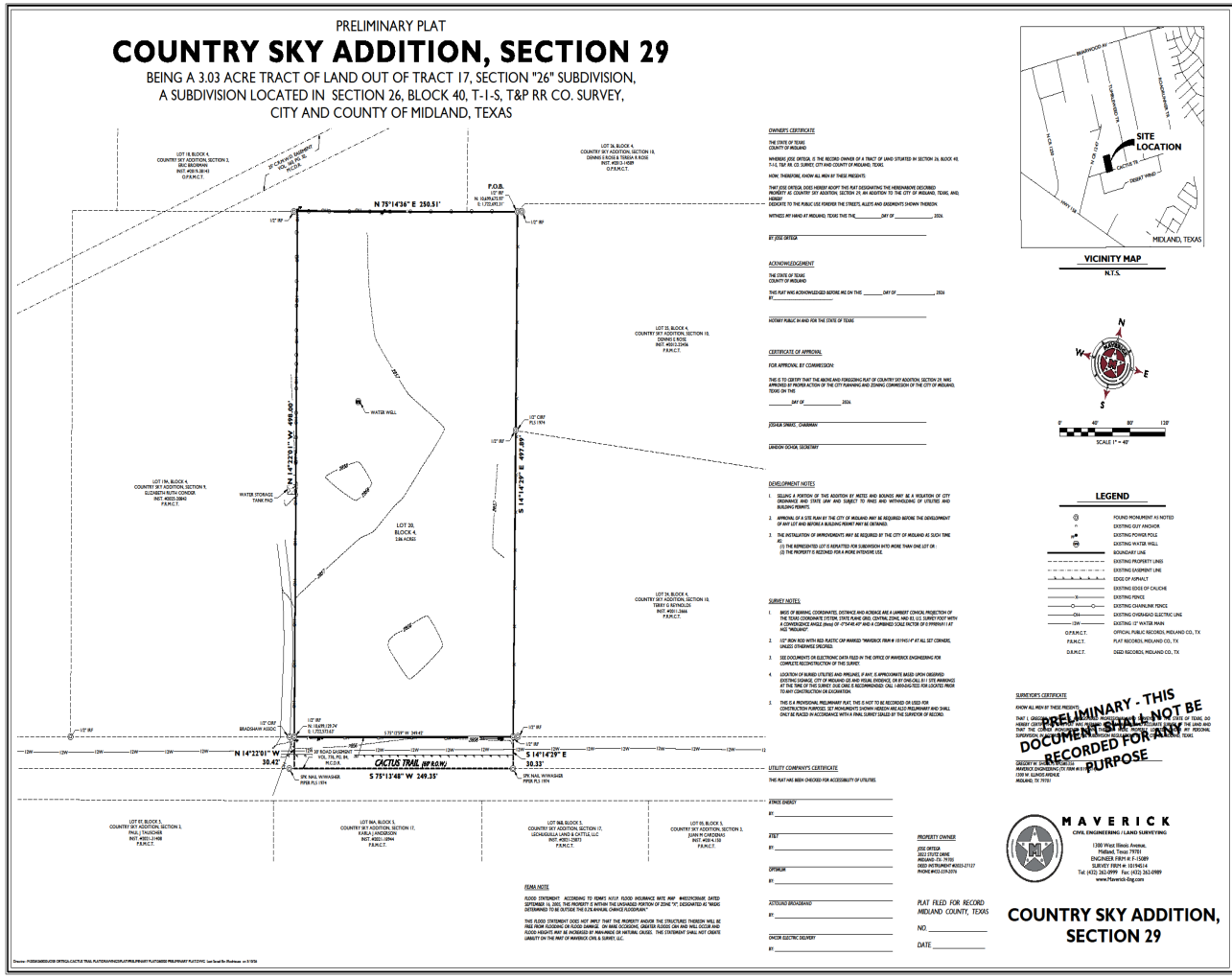
APPLICATION SUMMARY

- **Property Owner:** Jose Ortega
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail. (Council District 4)
- **Reason for Request:** To obtain an address and permits for a future home



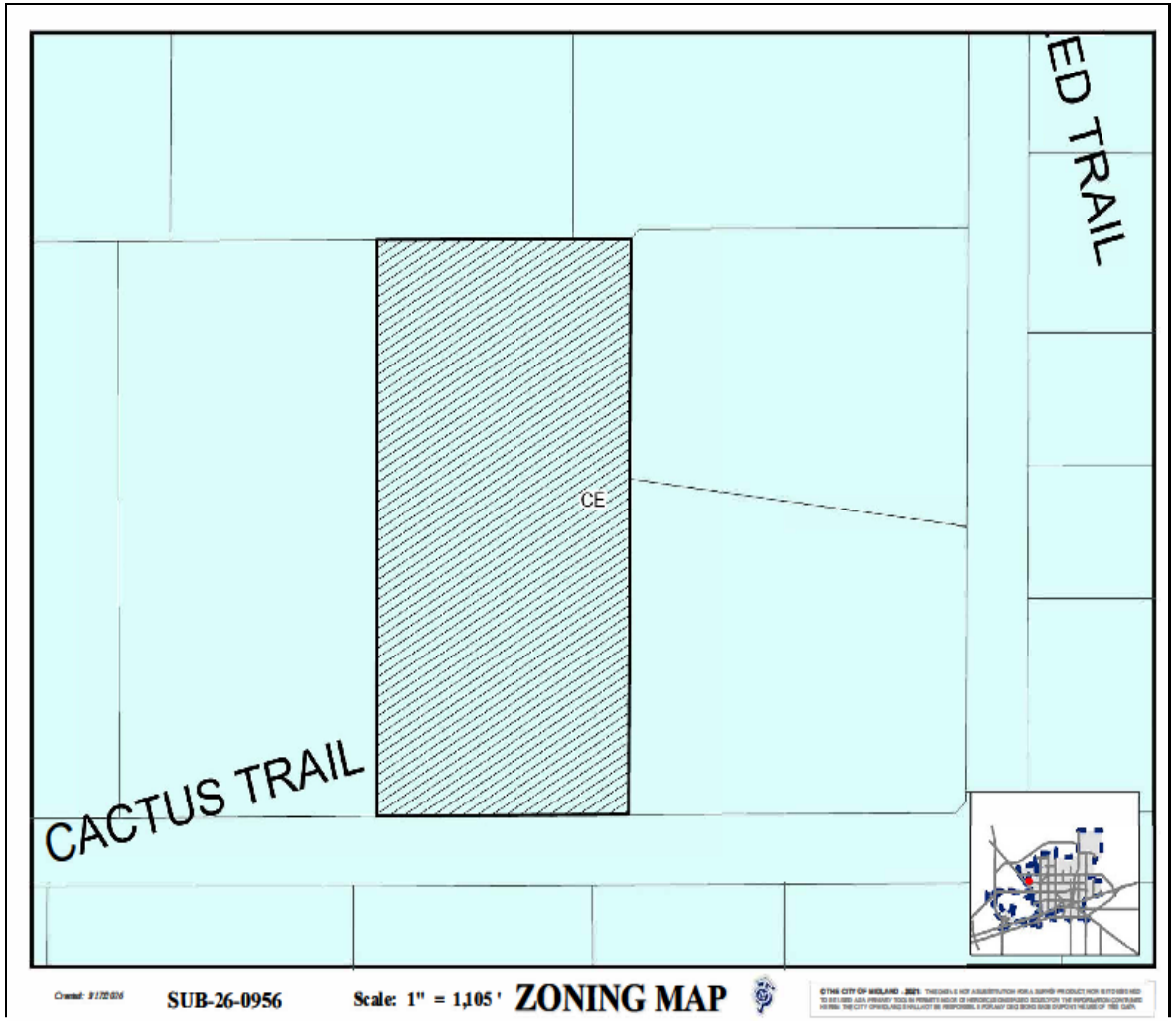
PLAT DETAILS

- **Acreage:** 3.03 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** CE, Country Estate District
- **Surrounding Zoning:**
  - **North/South/West/East:** CE, Country Estate District



MIDLAND
Be the Energy!

LAND USE

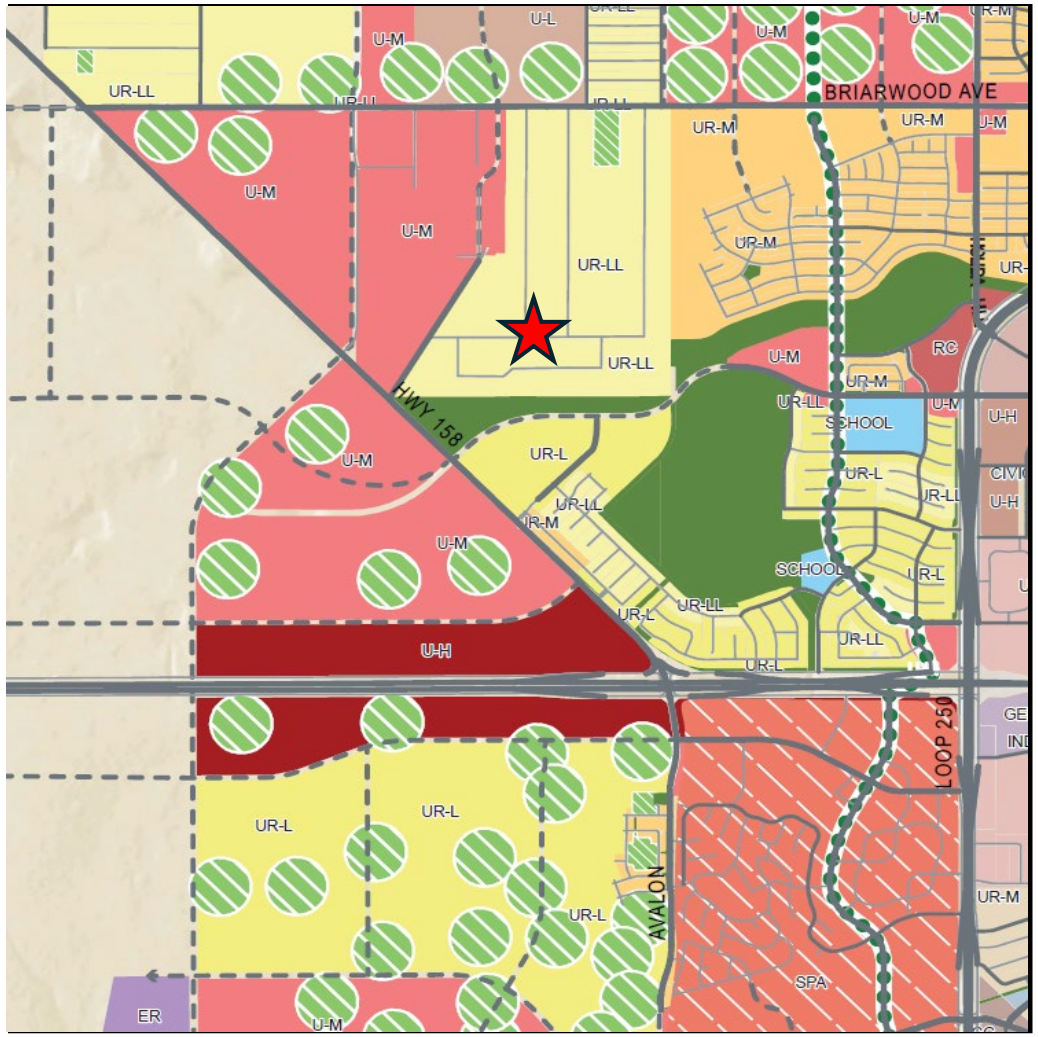
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/West/East:** Single-Family Housing
- **Proposed Use:** Single-Family Dwelling



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential – Large Lot, (UR-LL)
- **Supported Uses:** Neighborhoods consisting of single-family homes with larger lots.
- 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 the following conditions:

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

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



STAFF'S RECOMMENDATION

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 17.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Cavender Addition, Section 2, being a plat of a 0.54-acre tract of land out of Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Deauville Boulevard and Arlington Road.)

Purpose:

Maverick Engineering, on behalf of the City of Midland, is requesting to plat a 0.54-acre tract of land located on the north side of Deauville Boulevard into 1 lot for the development of the trailhead for the Wildcatter Trail. This site will include gardens, shaded structures, bike racks, bike repair stations, and public benches.

Current Zoning:

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

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

PAVING: Deauville roadway okay as is. No public paving improvements required. Arlington 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: 16” water exists in Deauville 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: 12” sewer exists in Deauville Street, 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. FEMA Firm data is incorrect, it should be 48329C0200F. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

For the final plat, remove the “preliminary” stamp [Informational]

Staff recommends approval of the Preliminary Plat of Cavender Addition, Section 2, subject to the following conditions.

Conditions:

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

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

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

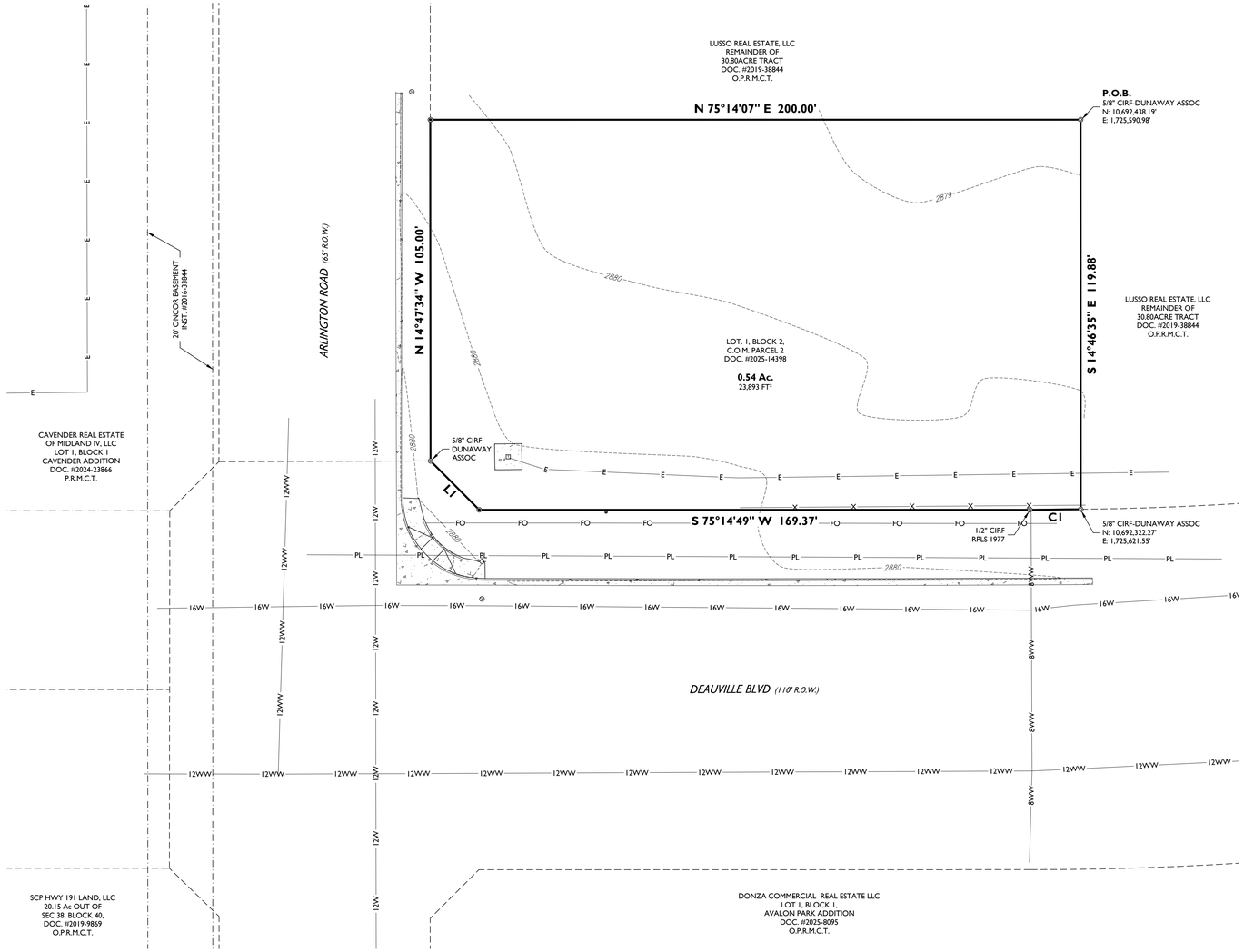
Attachments:
A. P-26-2507, Combined Documents
B. P&Z - - Cavender Addition, Section 2 Prelim

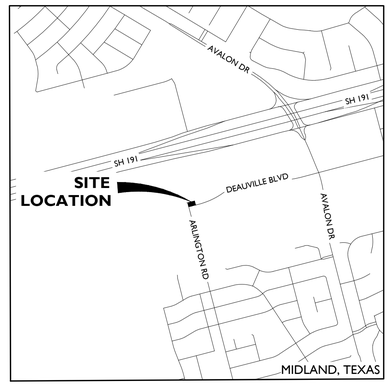
Britton Murry, Development Services — Created/Initiated - 3/31/2026
Landon Ochoa, Development Services — Final Approval - 3/31/2026

PRELIMINARY PLAT

CAVENDER ADDITION, SECTION 2

BEING A 0.54 ACRE TRACT LOCATED IN SECTION 38, BLOCK 40, T-1-S, T&P RWY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE CITY OF MIDLAND, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 38, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
BY: THE CITY OF MIDLAND

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 CAVENDER 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SMITH, TSPS, 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.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
GREGORY W. SMITH, TSPS #6539
MAVERICK ENGINEERING (TX FIRM #10194514)
1300 W. ILLINOIS AVENUE,
MIDLAND, TX 79701

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____

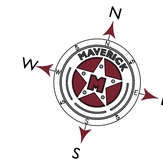
PROPERTY OWNER

THE CITY OF MIDLAND
300 N. LORAINE AVE
MIDLAND, TX - 79701
DEED INSTRUMENT #2025-14398
PHONE #432-685-7100

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
	EXISTING FIRE HYDRANT
	EXISTING STUB OUT
T	EXISTING TRANSFORMER PAD
V	EXISTING WATER VALVE
SI	EXISTING SIGN
	BOUNDARY LINE
	EXISTING PROPERTY LINES
E	EXISTING ELECTRIC LINE
X	EXISTING FENCE
FO	EXISTING FIBER OPTIC LINE
8WW	EXISTING 8" WASTEWATER
12WW	EXISTING 12" WASTEWATER
PL	EXISTING UNDERGROUND PIPELINE
12W	EXISTING 12" WATER MAIN
16W	EXISTING 16" WATER MAIN
	CONCRETE
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

DEVELOPMENT NOTES

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

SURVEY NOTES:

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

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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°39'40" W	21.21'

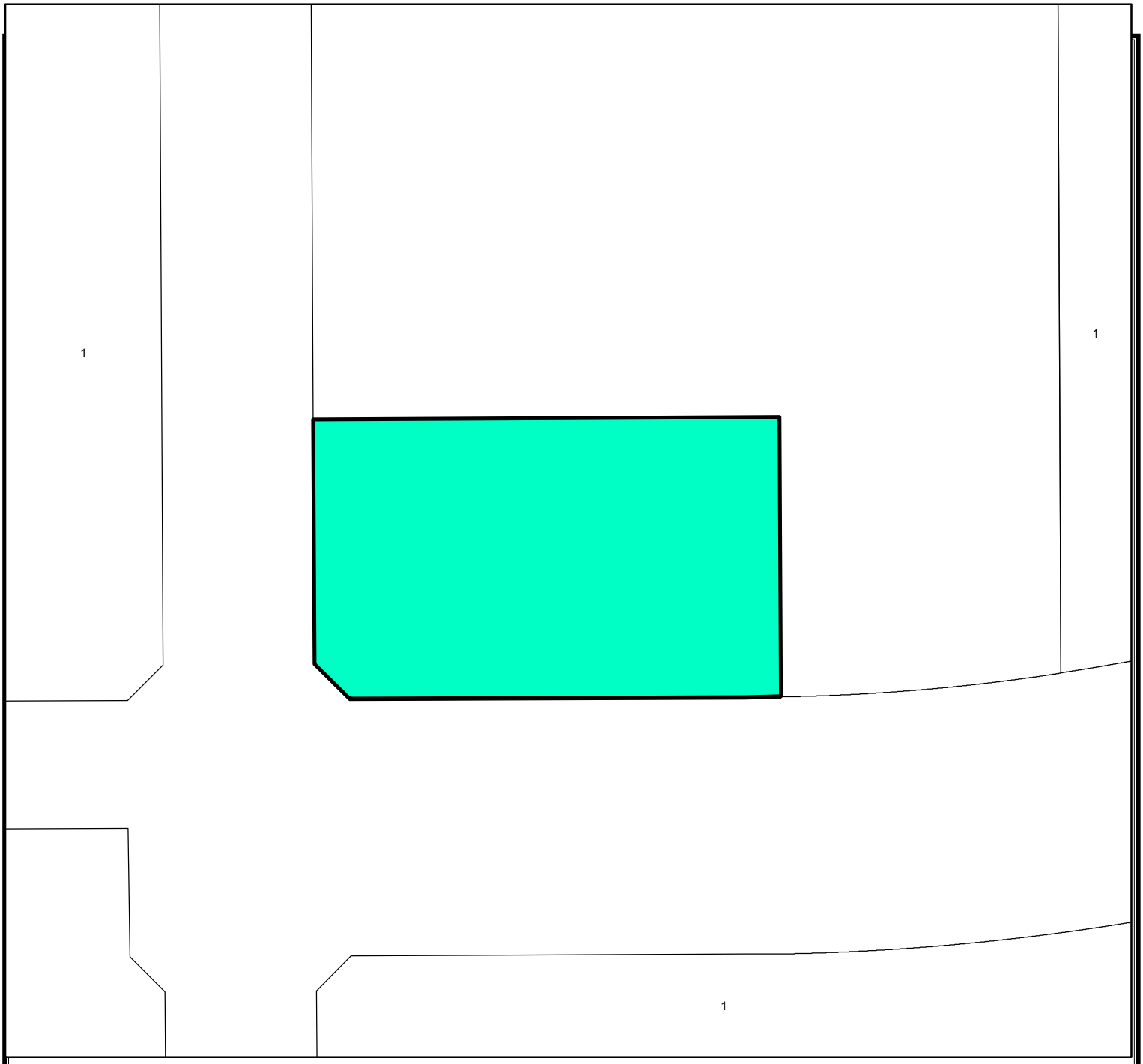
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.63'	945.00'	15.63'	S 74° 34' 09" W	0°56'53"

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1300 West Illinois Avenue,
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

CAVENDER ADDITION, SECTION 2

Drawing : F:\2025\250028-CITY OF MIDLAND-M7 MISC. ENGINEERING AND SURVEYING 2025\DRAWINGS\PLAT\250028- PRELIMINARY PLAT ARLINGTON-DEAUVILLE.DWG Last Saved By: JRodriguez on 3/4/26



Location Map

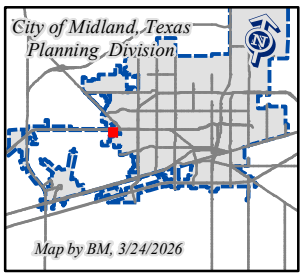
SUB-26-0953 **Scale: 1" = 62'**

Proposed plat of Cavender Addition, Section 2, being a plat of a 0.54-acre tract of land out of Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Deauville Boulevard and Arlington Road. (Council District 4)

L E G E N D

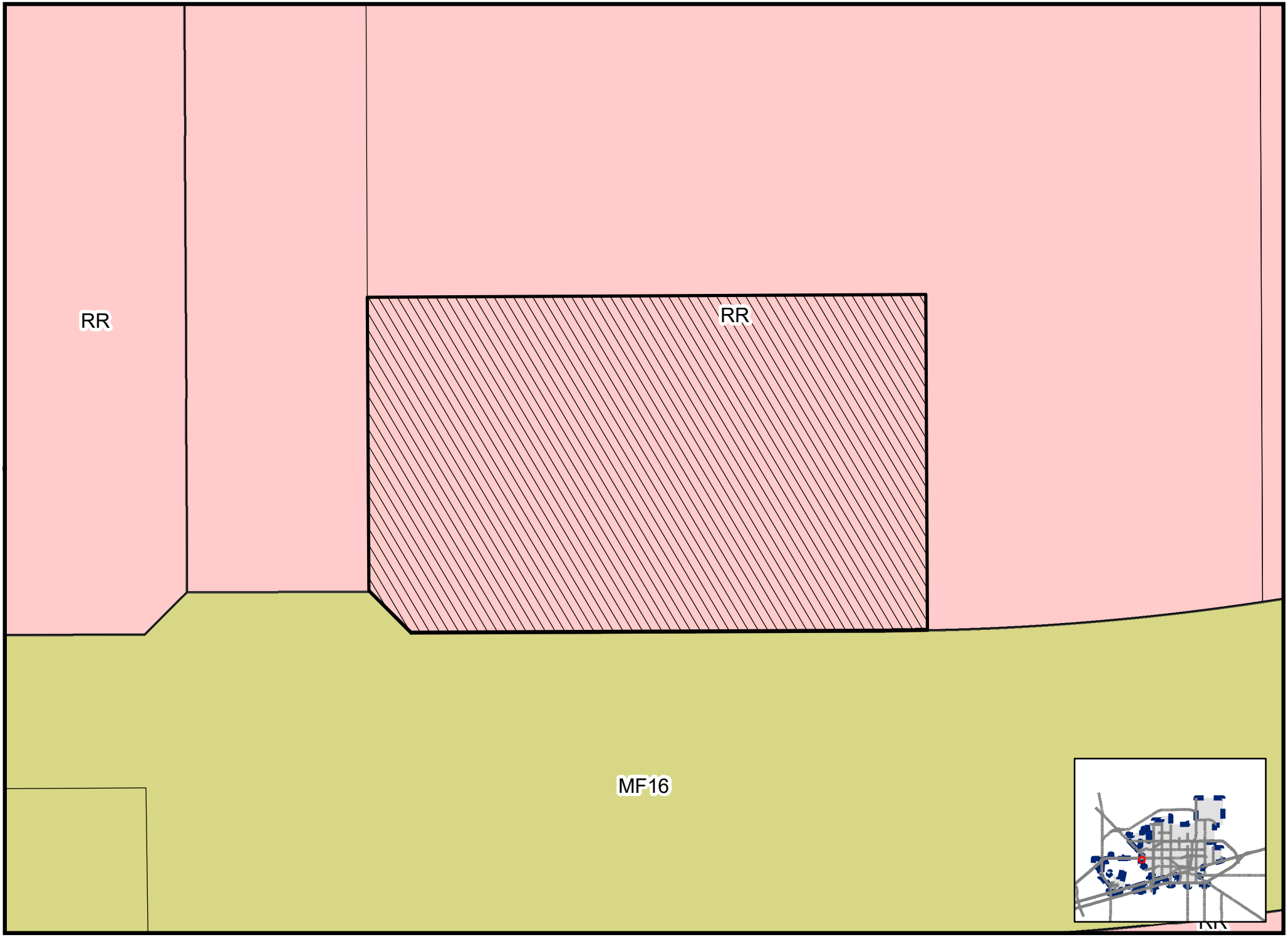
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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 BM, 3/24/2026

SUB-26-0953

Scale: 1" = 43'

ZONING MAP

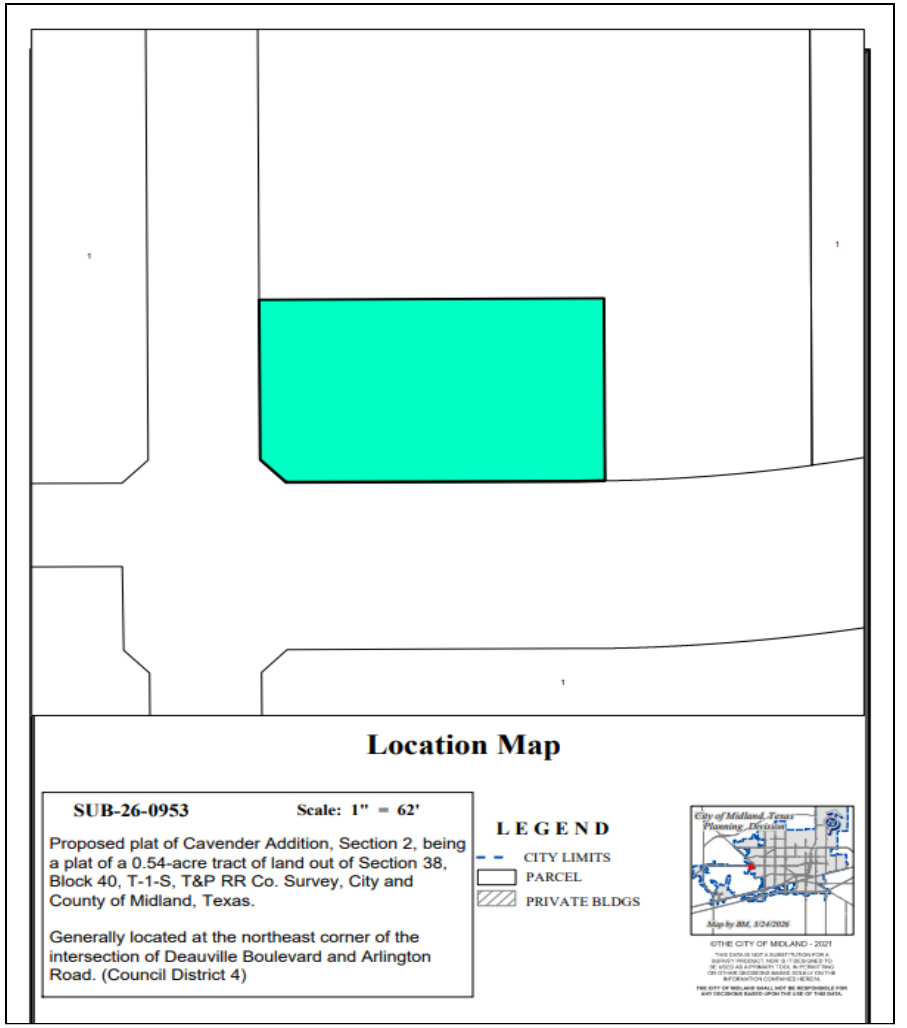
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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




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

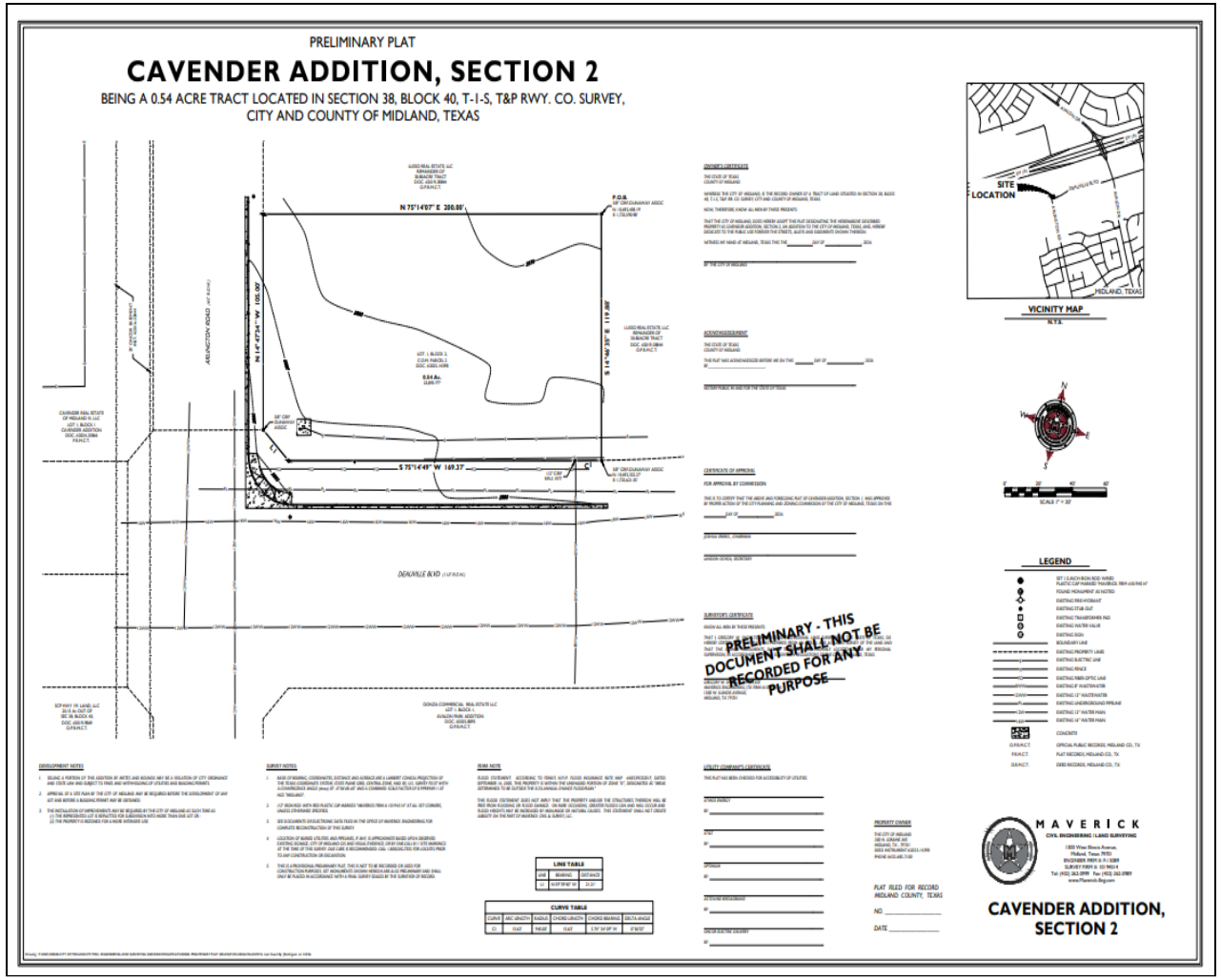
APPLICATION SUMMARY

- **Property Owner:** City of Midland
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the northeast corner of the intersection of Deauville Boulevard and Arlington Road. (Council District 4)
- **Reason for Request:** For the development of the trailhead for the Wildcatter Trail



PLAT DETAILS

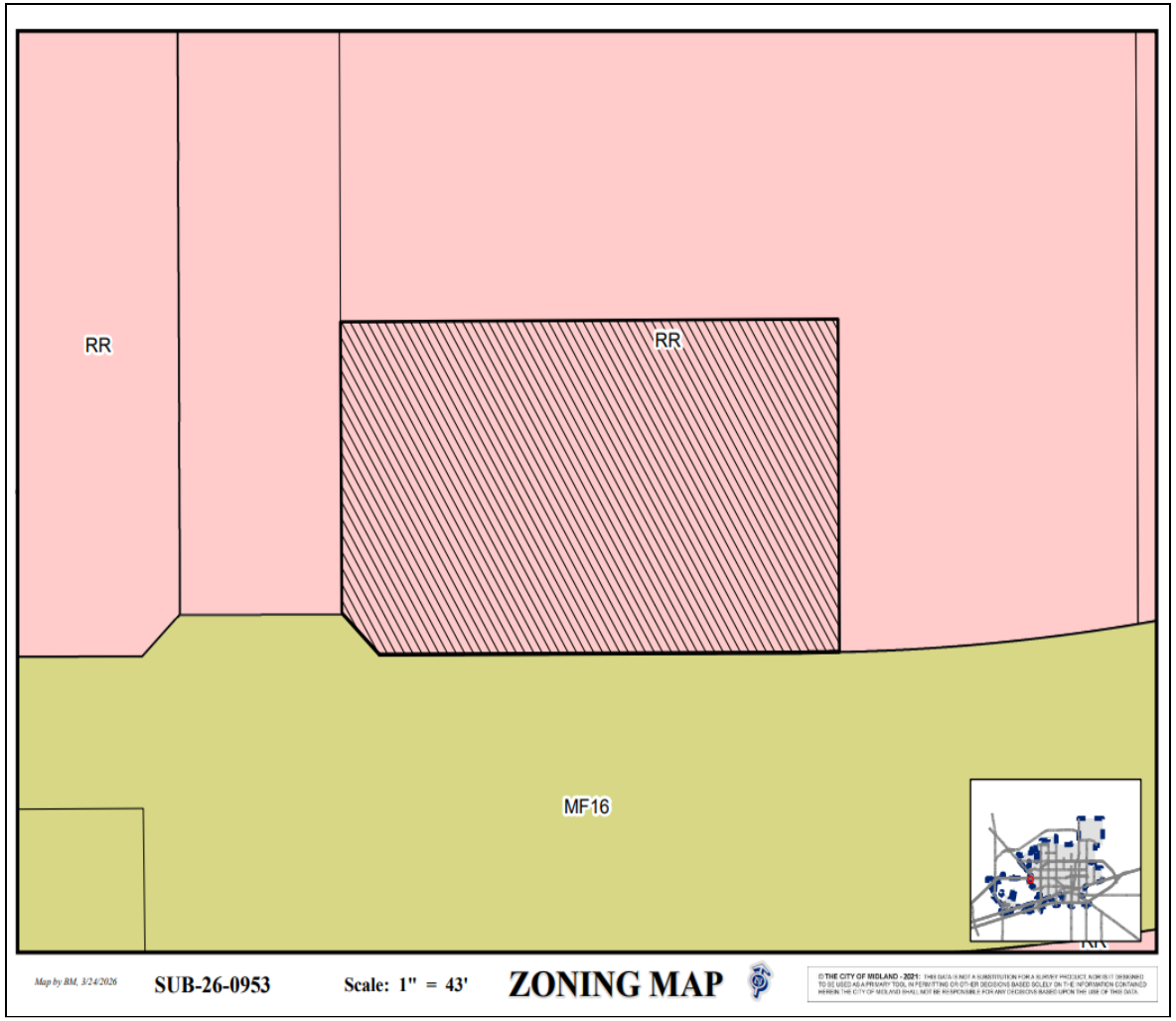
- **Acreage:** 0.54 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



3

ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/East/West:** RR, Regional Retail District
  - **South:** MF-16, Multiple-Family Dwelling District



LAND USE

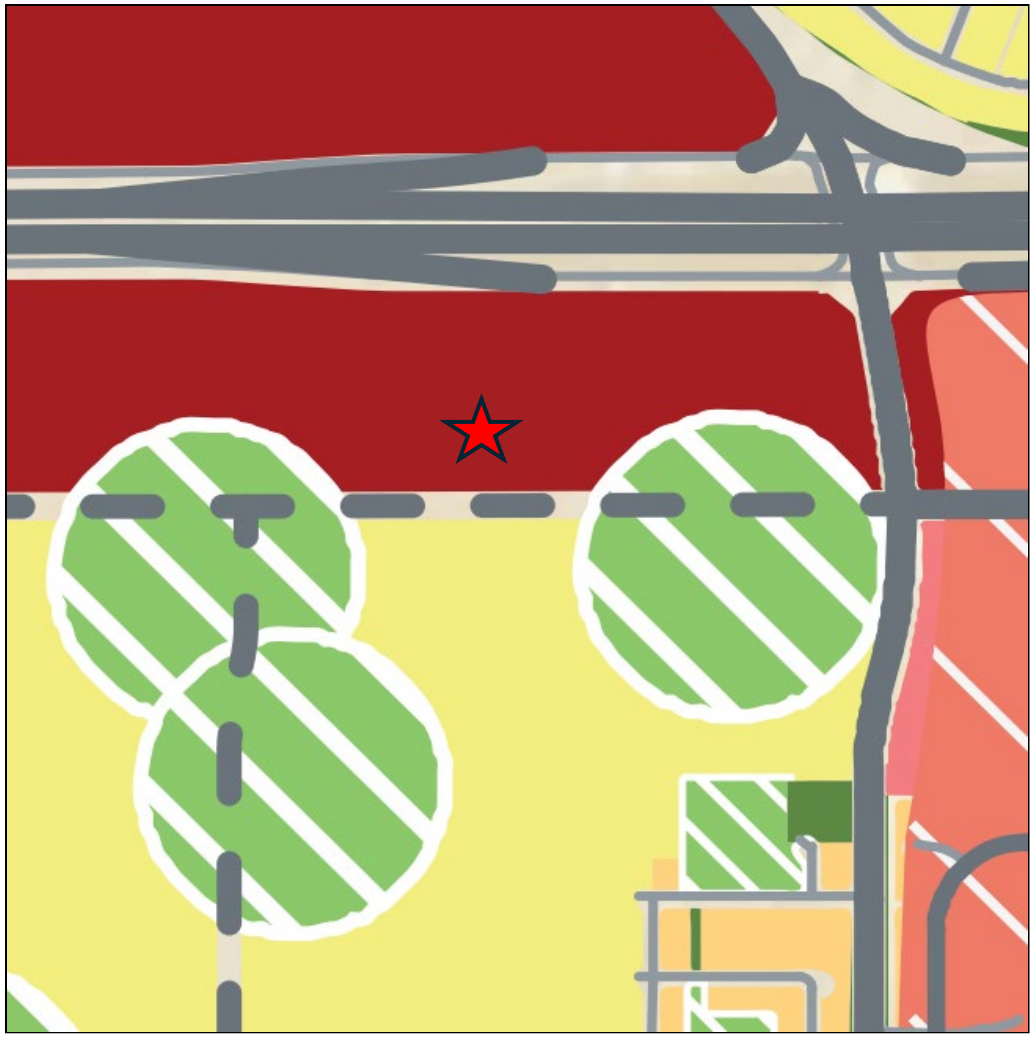
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/East/West:** Vacant Land
- **Proposed Use:** Park/Recreation Center (Public)



MIDLAND Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** Includes a mix of diverse uses such as commercial, multi-family residential, and regional attractors.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

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

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

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



STAFF'S RECOMMENDATION

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 18.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Garden Twenty Addition, Section 6, being a replat of Lot 6, Block 1, Garden Twenty Addition, Section 5, City and County of Midland, Texas. (Generally located on the south side of East Interstate Highway 20, approximately 425 feet east of South Fairgrounds Road.)

Purpose:

Newton Engineering, on behalf of Forrest Hermanos, LLC, is requesting to replat the property located at 2300 East Interstate 20, into two lots for a commercial development.

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)

There are no coordinates called out for any of the corners in this plat, we need at least 2 state plane coordinates in Northing and Easting, due to this the plat cannot be checked at this time.

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: E I-20 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: 12” water exists in 24' Easement along I-20 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: 36” sewer exists in alley S of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Garden Twenty Addition, Section 5 Drainage Study, prepared by Newton Engineering and approved by City on 02/20/2024. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved with Conditions)

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued.

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved with Conditions)

Depict easements east and south of plat and provide recording info. FM 715 appears to be S Fairgrounds Rd. Please confirm. Add direction to I20.

Addressing Review: (Approved)

Change FM 715 tp S Fairgrounds Rd. Need 2 pairs of coordinates.

PLANNING: (Approved with Conditions)

Groundwater is not being used for this subdivision. Instead, the subdivision will be served by City utilities. [Informational]

Please use the legal description provided. [Informational]

Provide the owner's name and phone number. [Midland City Code 11-2-3(A)1(a)(2)]

There is an easement south of the property V 43 Pg 403 DRMCT [Midland City Code 11-2-3(H)3(b)(2)]

Staff recommends approval of the Preliminary Plat of Garden Twenty Addition, Section 6, 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]

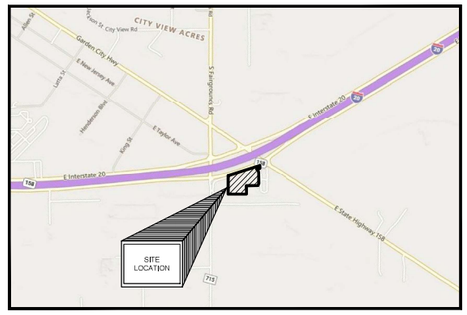
Attachments:

A. P-26-2505, Combined Files
B. P&Z - - Garden Twenty Addition, Section 6

Beatriz Quezada, Development Services — Created/Initiated - 3/26/2026
Landon Ochoa, Development Services — Final Approval - 4/1/2026

GARDEN TWENTY ADDITION, SECTION 6

BEING A OF LOT 6, BLOCK 1, GARDEN TWENTY ADDITION, SECTION 5,
LOCATED IN SECTION 6, BLOCK 38, T-2-S, T&P RR. CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS



LOCATION MAP
N.T.S.

LEGEND

- ◉ = FD. 1/2" IRON ROD W/ CAP "LCA ODESSA TX"
- ■ = FD. TXDOT CONCRETE MONUMENT
- ● = FD. 1/2" IRON ROD
- ○ = SET 1/2" IRON ROD W/ CAP "NEWTON ENGINEERING"
- BOUNDARY LINE
- ADJACENT PROPERTY

GRAPHIC SCALE
0 50' 100'
(IN FEET)
1 inch = 50 ft.

INTERSTATE HIGHWAY 20
(ROW VARIES)

F.M. HIGHWAY 715
(ROW VARIES)

CENTER LINE OF UTILITY & RECIPROCAL ACCESS EASEMENT
DOC. # 2010-4806, M.C.D.R.

TXDOT POSSESSION & USE AGREEMENT
DOC. # 2026-3497, O.P.R.M.C.

UTILITY & RECIPROCAL ACCESS EASEMENT
DOC. # 2010-4806, M.C.D.R.

P.O.B.
Y=10,688,296.90
X=1,767,391.47

N58° 08' 37"E 787.78'
S58° 08' 37"W 294.79'
S30° 50' 32"W 110.04'
S14° 16' 43"E 273.00'
S14° 16' 43"E 282.92'
S75° 29' 26"W 349.00'
S75° 29' 26"W 433.21'
N14° 16' 43"W 438.23'
S14° 58' 39"E 200.01'
S14° 58' 39"E 255.16'
N8° 46' 21"W 199.53'
N8° 46' 21"W 178.51'
S8° 46' 21"E 181.69'
N31°51'23"W 13.09
S31°51'23"E 17.17
S53°51'23"E 14.82'
S14° 30' 35"E 121.92'
N14° 30' 35"W 122.92'
N14° 30' 35"W 120.16'
S14° 58' 39"E 64.27'
S58°08'37"W 80.20'
S76°51'23"E 33.72'
S31°51'23"E 65.45'
S10°01'21"W 56.78'
Y=10,688,242.60
X=1,768,132.52

467.26'
507.69'
305.0'
280.09'
54.47'
181.23'
39.92'
30.1'
20.18'
20'
57.00'
217.01'
274.01'

EXISTING ASPHALT (TYP.)
EXISTING CONCRETE (TYP.)
EXISTING BUILDING
EXISTING RECYCLED ASPHALT (TYP.)
EXISTING WATER LINE
EXISTING SEWER LINE
Sewer

7
(5.56 AC)

8
(2.28 AC)

20' PUBLIC UTILITY EASEMENT - DOC. # 2024-5077, M.C.D.R.
12' PRIVATE SEWER EASEMENT
12' PRIVATE SEWER EASEMENT
20' UTILITY EASEMENT
CAB. L, PG. 34, M.C.P.R.

LOT 5, BLOCK 1
GARDEN TWENTY, SECTION 3
CAB. L, PG. 34, M.C.P.R.

LOT 4, BLOCK 1
GARDEN TWENTY, SECTION 3
CAB. L, PG. 34, M.C.P.R.

LOT 3, BLOCK 1
GARDEN TWENTY, SECTION 3
CAB. L, PG. 34, M.C.P.R.

LOT 2A, BLOCK 1
GARDEN TWENTY, SECTION 4
CAB. L, PG. 128, M.C.P.R.

LOT 2B, BLOCK 1
GARDEN TWENTY, SECTION 4
CAB. L, PG. 128, M.C.P.R.

6.31 ACRE TRACT
DOC. # 2018-14064, M.C.D.R.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, FORREST HERMANOS, LLC, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS GARDEN TWENTY ADDITION, SECTION 6, BEING A REPLAT OF LOT 6, BLOCK 1, GARDEN TWENTY ADDITION, SECTION 5, LOCATED IN SECTION 6, BLOCK 38, T-2-S, T&P RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT I, MICHAEL FORREST, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GARDEN TWENTY ADDITION, SECTION 6 AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 2026.

_____
FORREST HERMANOS, LLC
MICHAEL FORREST, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026 BY MICHAEL FORREST.

_____
NOTARY PUBLIC, 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. 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.

3. BEARINGS/DISTANCES/COORDINATES RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, WITH A COMBINED GRID FACTOR OF 0.999899952 AND THETA ANGLE OF -00°52'43".

4. THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 48329C0206F DATED SEPTEMBER 16, 2005.

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

6. ACCESS TO INTERSTATE 20 IS LIMITED TO THE TWO ACCESS POINTS SHOWN.

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

Signed: _____ Oncor Electric Delivery Company
Signed: _____ Optimum
Signed: _____ A. T. & T.
Signed: _____ Astound Broadband
Signed: _____ Atmos Energy

CERTIFICATE OF APPROVAL:
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GARDEN TWENTY ADDITION, SECTION 6, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS. ON THIS _____ DAY OF _____, 2026.

Signed: _____ Joshua Sparks, Chairman
Signed: _____ Landon Ochoa, Secretary

SURVEYOR'S CERTIFICATE:

THAT I, DOW E KELLY, 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 WERE FOUND PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

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

DATED: _____, 20__
_____
REGISTERED PROFESSIONAL SURVEYOR

OWNER:

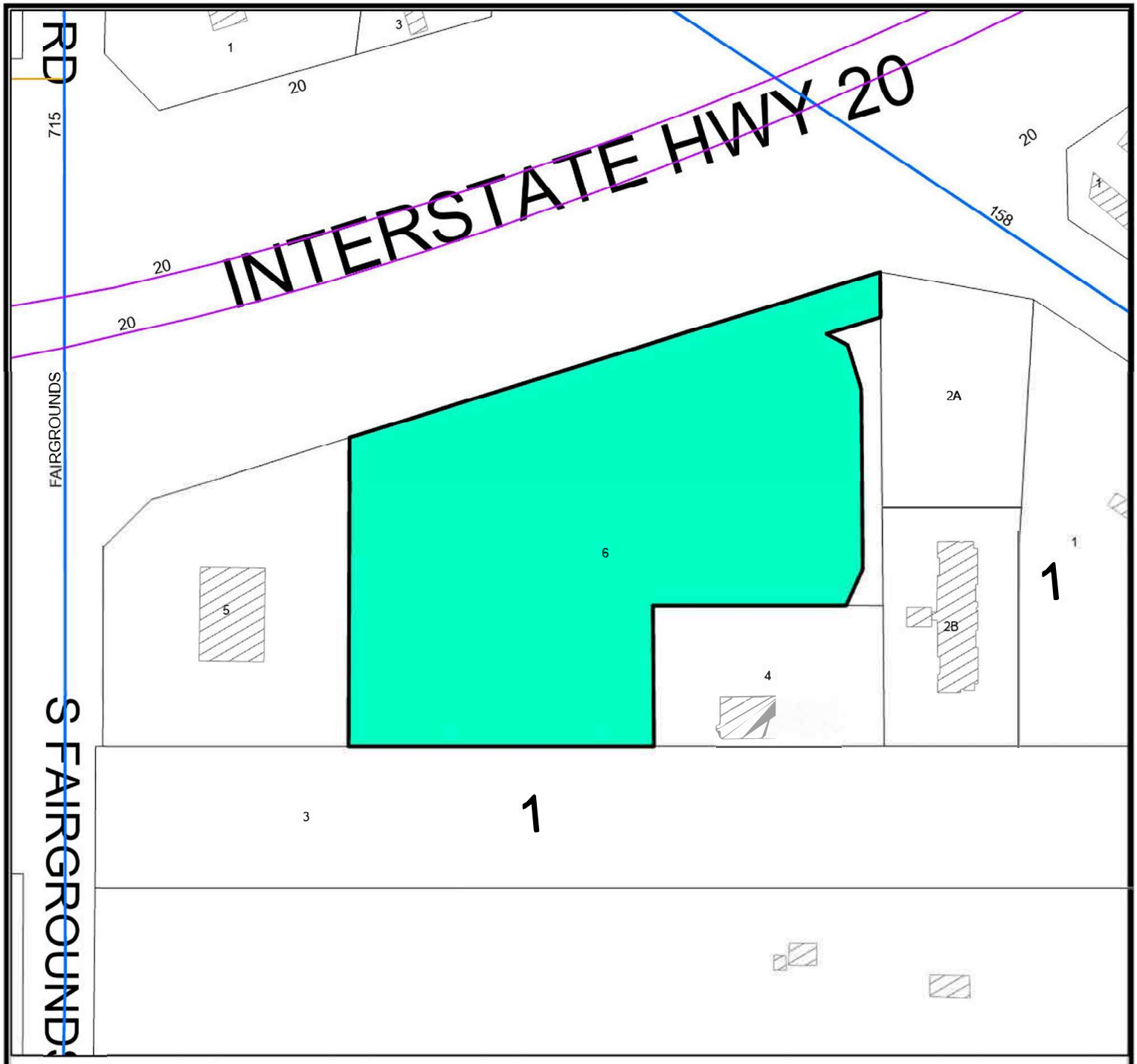
FORREST HERMANOS, LLC
PO BOX 1551
ODESSA, TEXAS 79760

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

GARDEN TWENTY ADDITION, SECTION 6

NEWTON ENGINEERING, PC
4501A Santa Rosa Dr.
Midland, Texas 79707
(432) 770-0499
F-13856
F-10194809
P.O. Box 12287
Odessa, Texas 79768
(432) 935-0707

DATE: MARCH 2026 | SCALE: 1"=50'
PRELIMINARY PLAT | PROJECT NUMBER 23-ME09121



Location Map

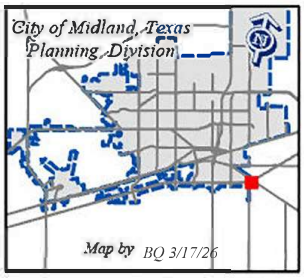
SUB-26-0952 **Scale: 1" = 1,202 '**

Proposed plat of Garden Twenty Addition, Section 6, being a replat of Lot 6, Block 1, Garden Twenty Addition, Section 5, City and County of Midland, Texas.

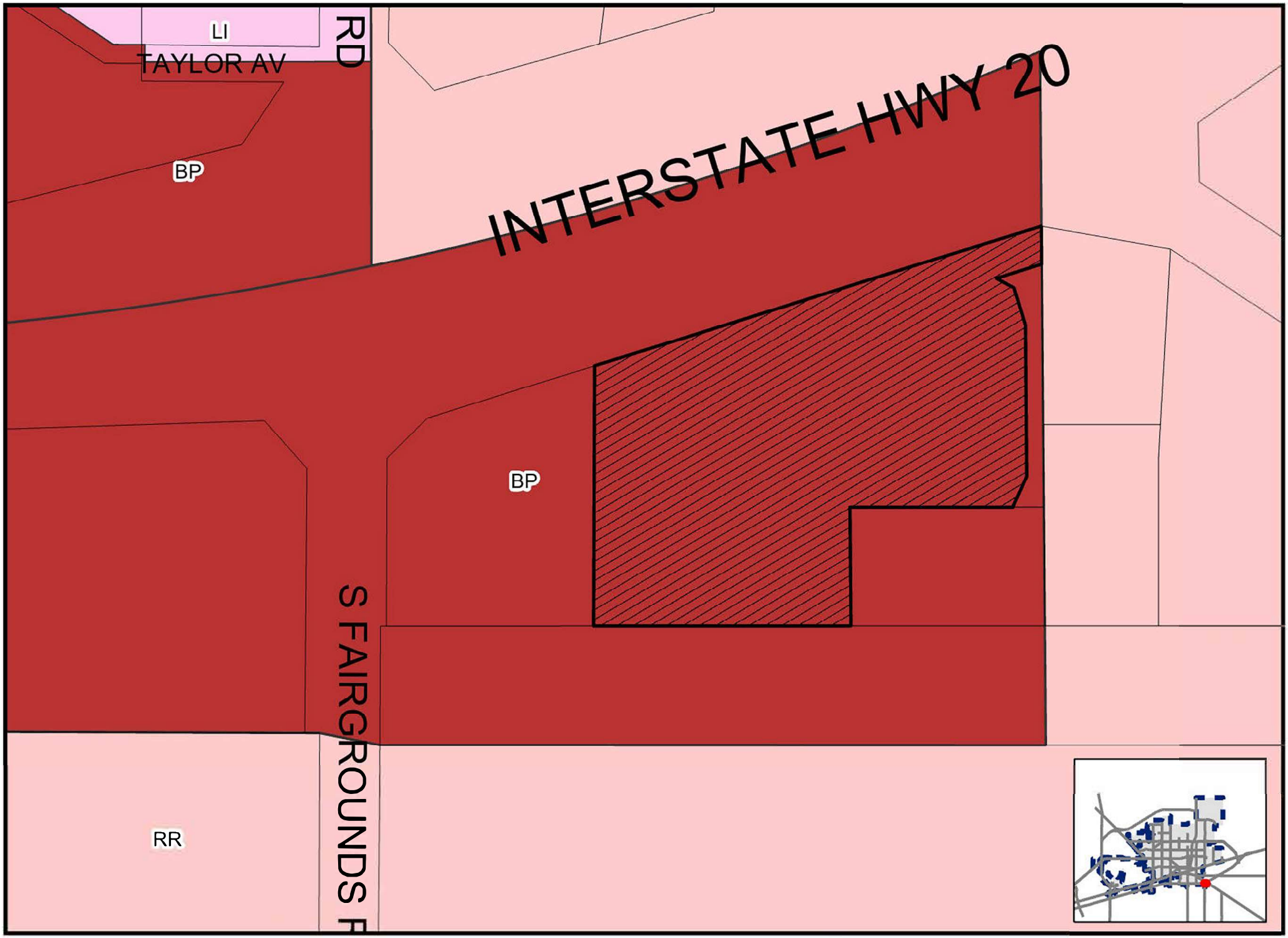
Generally located on the south side of East Interstate Highway 20, approximately 425 feet east of South Fairgrounds Road. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Created: 3/18/2026

SUB-26-0952

Scale: 1" = 2,107'

ZONING MAP

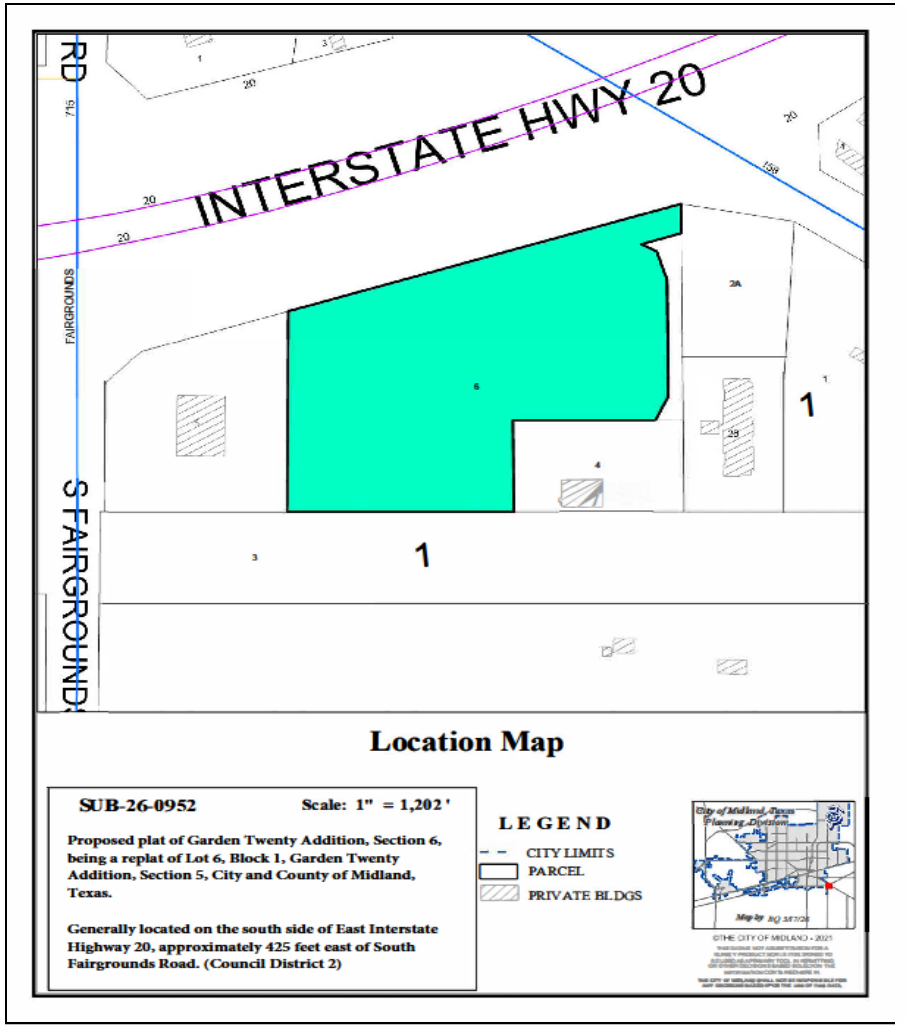
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


INTERSTATE HWY 2
S FAIRGROUNDS
FAIRGROUNDS
1
2A
2B
5
6
715
20
153


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

APPLICATION SUMMARY

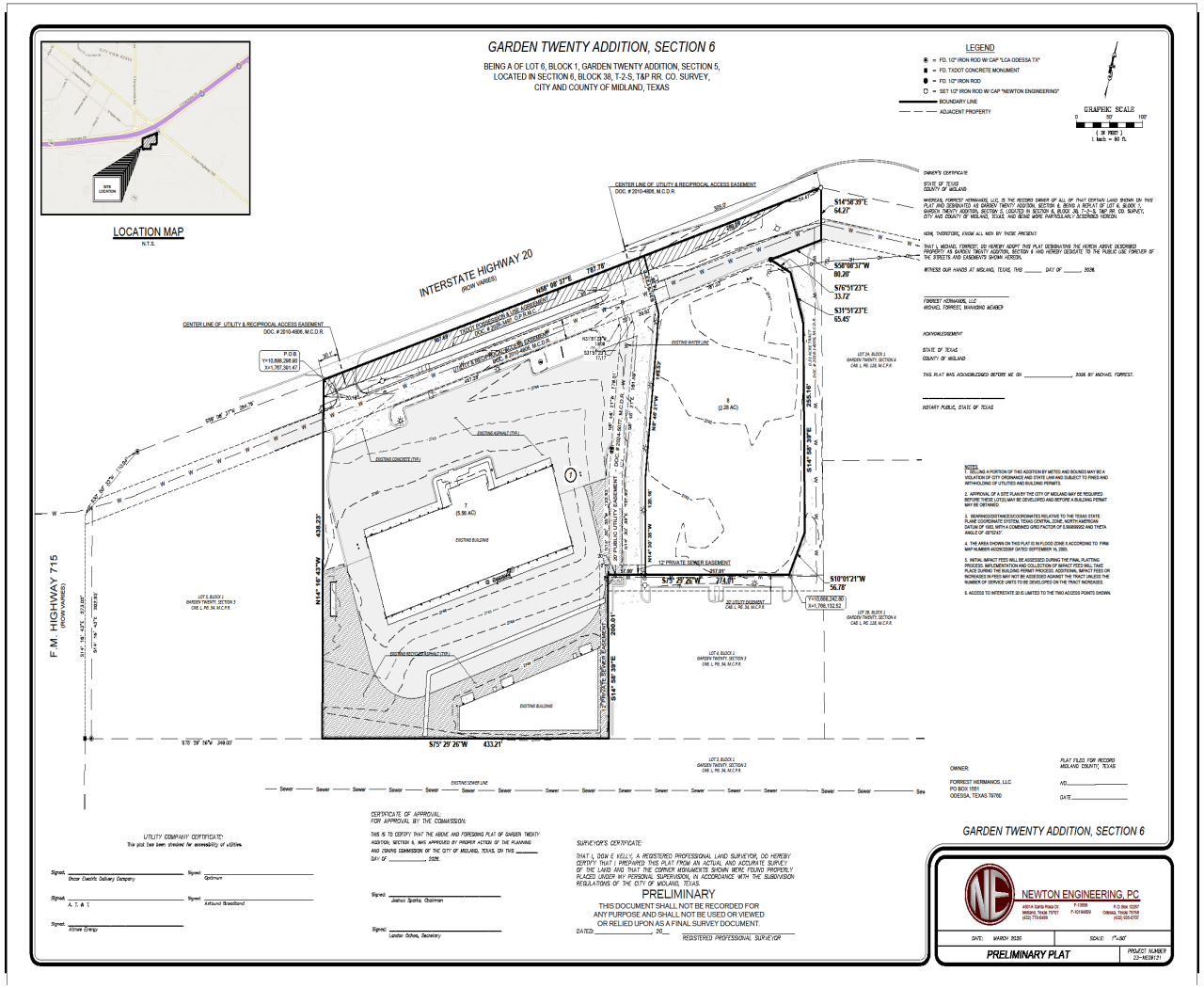
- **Property Owner:** Forrest Hermanos, LLC
- **Representative:** Kyle Newton, with Newton Engineering
- **Location:** 2300 East Interstate 20 (Council District 2)
- **Reason for Request:** For future commercial development



MIDLAND
Be the Energy!

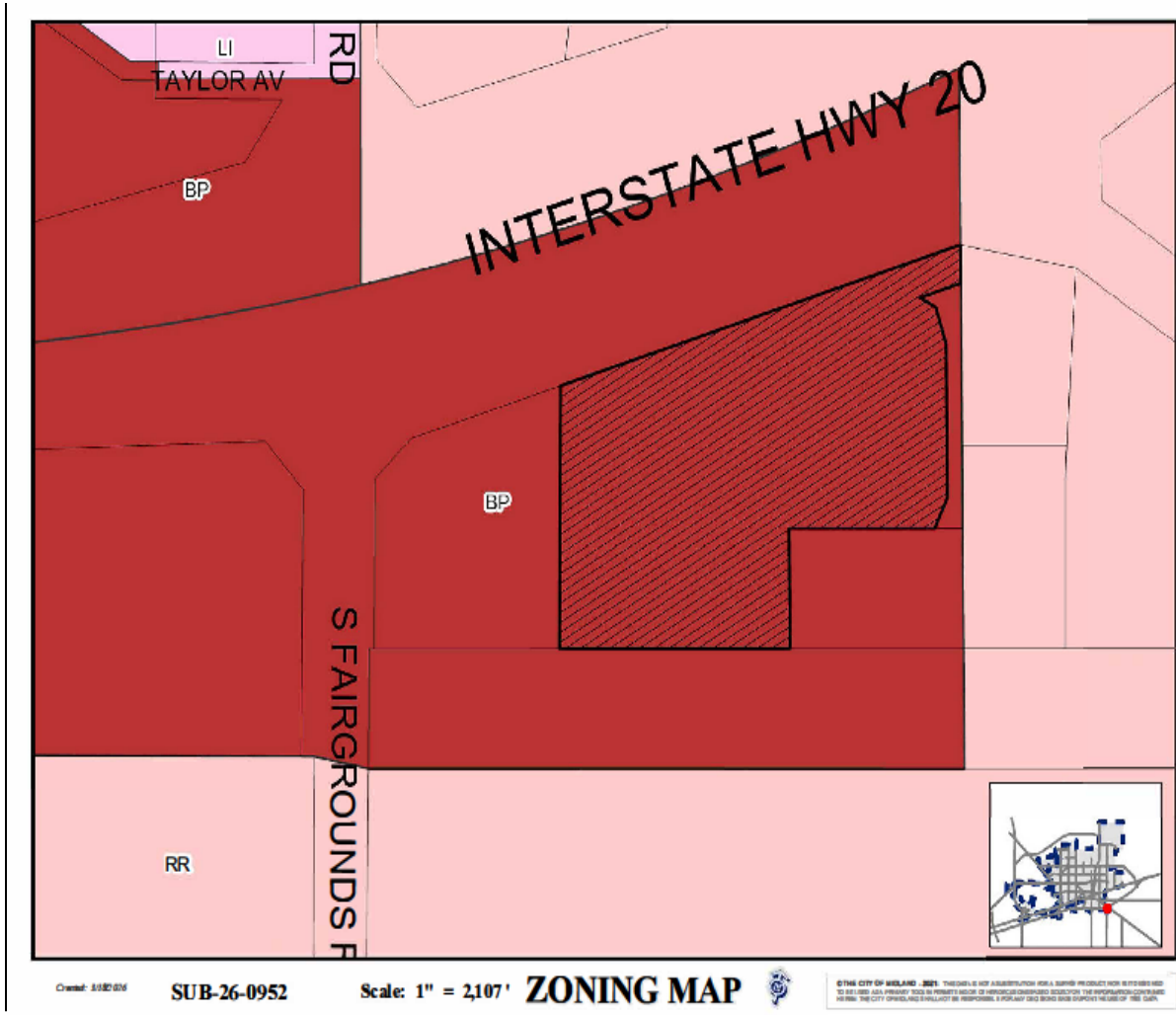
PLAT DETAILS

- **Acreage:** 7.84 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



ZONING

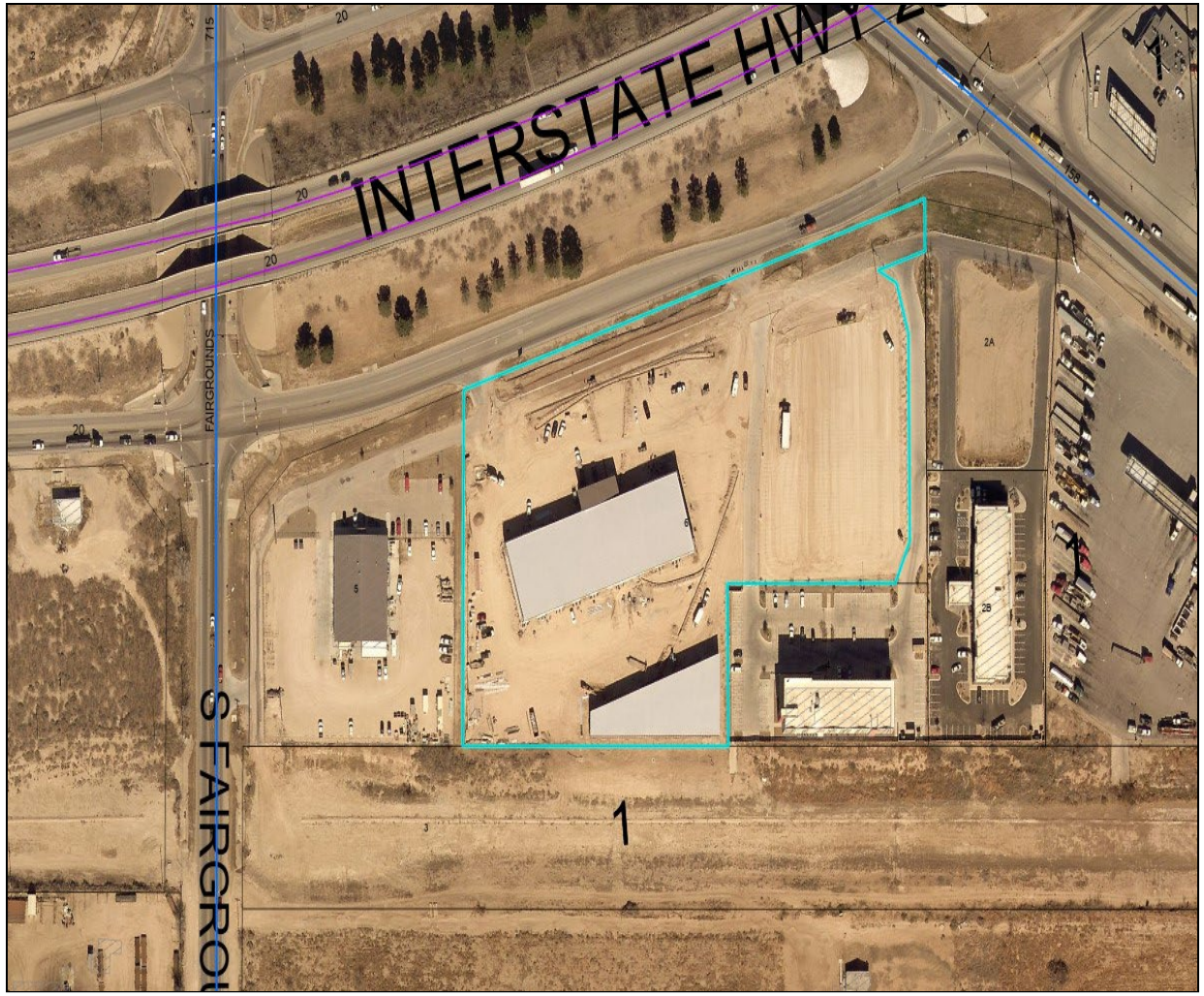
- **Current Zoning:** BP, I-20 Business Park District
  Surrounding Zoning:
  - **North/West/South:** BP, I-20 Business Park District
  - **East:** RR, Regional Retail District



MIDLAND
Be the Energy!

LAND USE

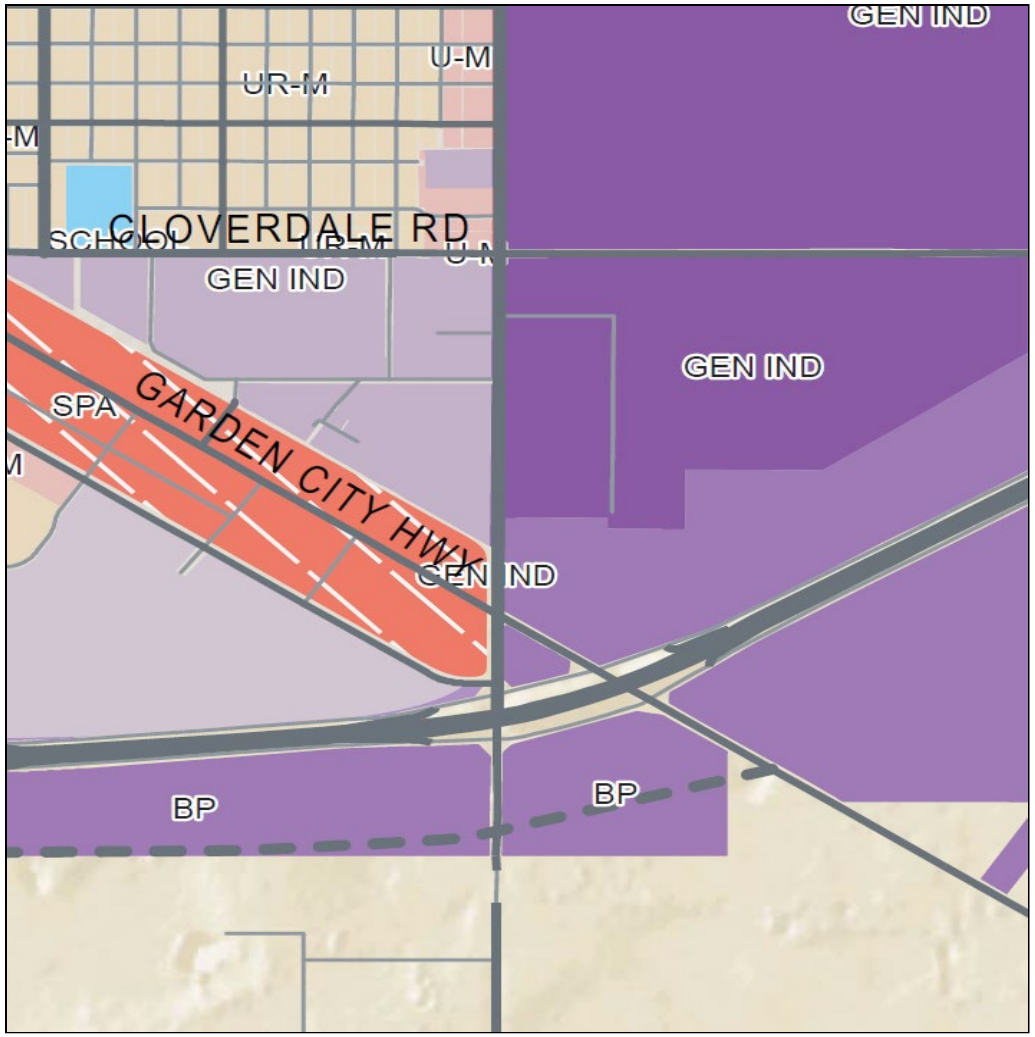
- **Current Use:** Automobile Service Garage
- **Surrounding Uses:**
  - **North:** Interstate 20
  - **South:** Vacant Land
  - **East:** Hotel
  - **West:** Testing Lab



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20, (BP)
  Supported Uses: Industrial and business development with large scale visitor services.
- 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 the following conditions:

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 19.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower Drive.)

Purpose:

Eduardo Aleman, on behalf of Bronco Holdings, LLC, is requesting to plat a property located at 4706 West Wall Street into one lot in order to develop storage units.

Current Zoning:

C, Commercial District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

of Midland and date of permit application.

ENGINEERING: (Approved)

IMPACT FEES: Okay as Shown. ROW: Refer to Transportation's Comments.

PAVING: This section of Wall Street is a TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: 8” water exists in Wall Street South of the 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: 10” sewer exists in Wall Street South of the tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved)

Provide another set of x-y coordinates.

Lot can be 2.

Legal should show plat is in the City.

Provide recording info the 30' dedication.

ADDRESSING: (Approved)

All issues already noted by DM.

CRMWD: (Approved)

We do not have any comments on this plat.

SURVEYOR: (Approved with Conditions)

Plat closes. Only 1 coordinate on plat, we need at least 2. No corners were set when plat says they were; they'll need to be set to verify plat for accuracy.

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)

The legal description should read: “Being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas.” [Informational]

Update the chairman to Joshua Sparks. [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)]

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

Staff recommends approval of the Preliminary Plat of West 80 Industrial Park, Section 6, subject to the following conditions.

Conditions:

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

B. Approval 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]

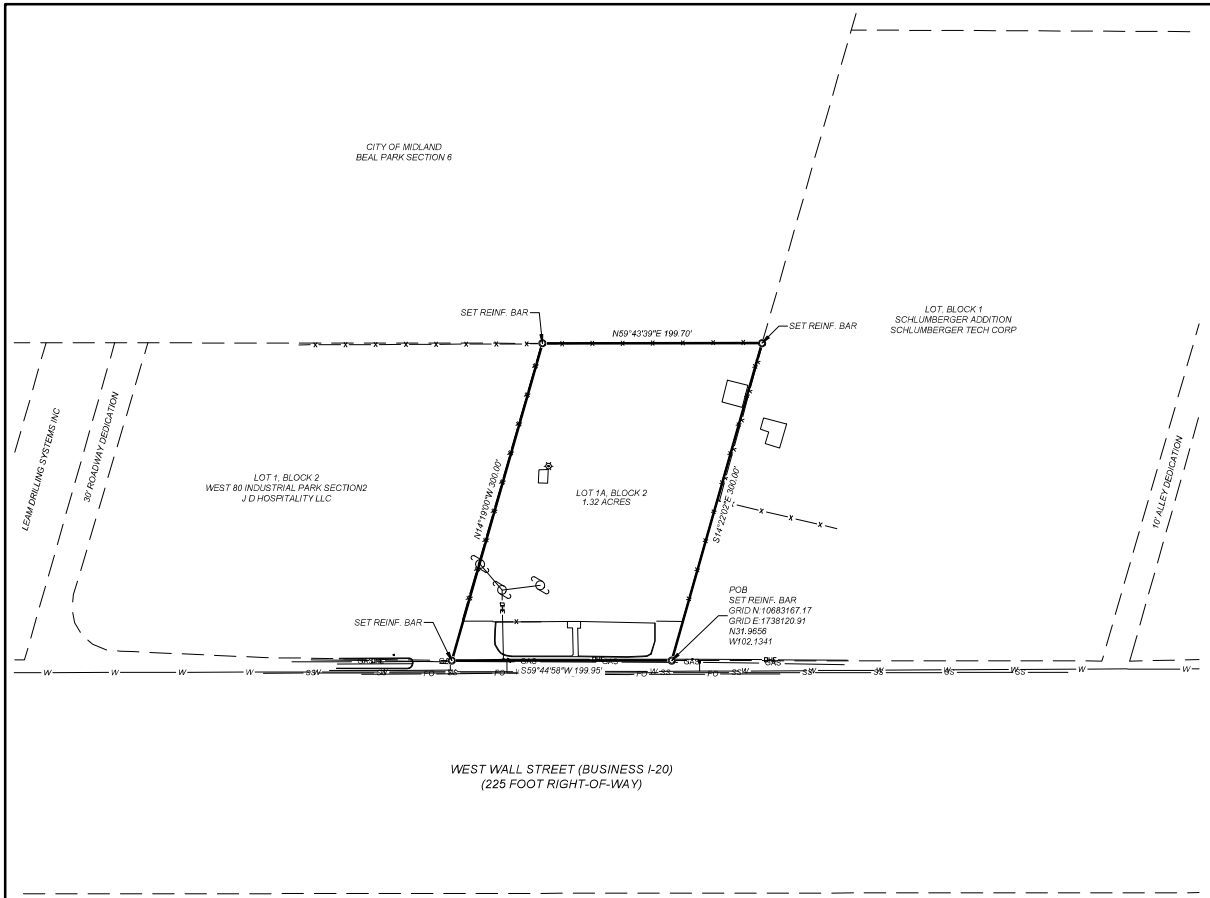
Attachments:

A. P-26-2510, Combined files
B. P&Z - - West 80 Industrial Park, Section 6 Preliminary Plat

Madelim Jaquez, Development Services	Created/Initiated - 3/30/2026
Landon Ochoa, Development Services	Final Approval - 4/1/2026

WEST 80 INDUSTRIAL PARK SECTION 6

BEING A 1.32 ACRE TRACT OF LAND
IN THE NORTHWEST QUARTER OF
SECTION 6, BLOCK 39, T-2-S, T & P, RR CO. SURVEY,
MIDLAND COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, BRONCO HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE RECORD OWNERS OF A 1.32 ACRE TRACT OF LAND IN THE NORTHWEST QU PART OF SECTION 6, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 1.32 ACRE TRACT OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS. BEING ALL OF THAT CALLED 1.32 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED DATED SEPTEMBER 26, 2023, TO Bronco Holdings, LLC, a Texas limited liability company RECORDED IN DOCUMENT NUMBER 2023-23151, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 1.32 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10683167.17, E:1738120.91) IN THE NORTH RIGHT-OF-WAY OF LINE WEST WALL STREET FOR THE SOUTHEAST CORNER OF THIS TRACT SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 1.32 ACRE TRACT;

THENCE SOUTH 59°44'58" WEST 199.95 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY OF LINE WEST WALL STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°19'00" WEST 300.00 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 59°43'39" EAST 199.70 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°22'02" EAST 300.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WEST 80 INDUSTRIAL PARK SECTION 6, 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_____

_____
BRONCO HOLDINGS, LLC. A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY BRONCO HOLDINGS, LLC. A TEXAS LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 80 INDUSTRIAL PARK SECTION 6, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST:_____
SECRETARY: LANDON OCHOA

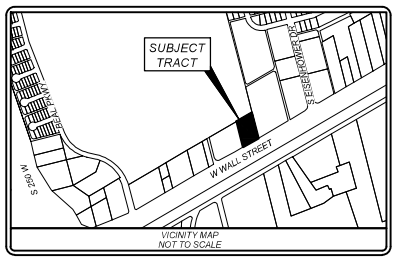
SURVEYOR'S CERTIFICATE:

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

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

_____
RJ DAUM
TEXAS RPLS 4826

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
SURVEYOR
NO.
SURVEY



LEGEND:

- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE
- SEWER LINE
- GAS LINE
- FENCE LINE
- FIBER 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 48329C0184F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

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

OWNER(S):

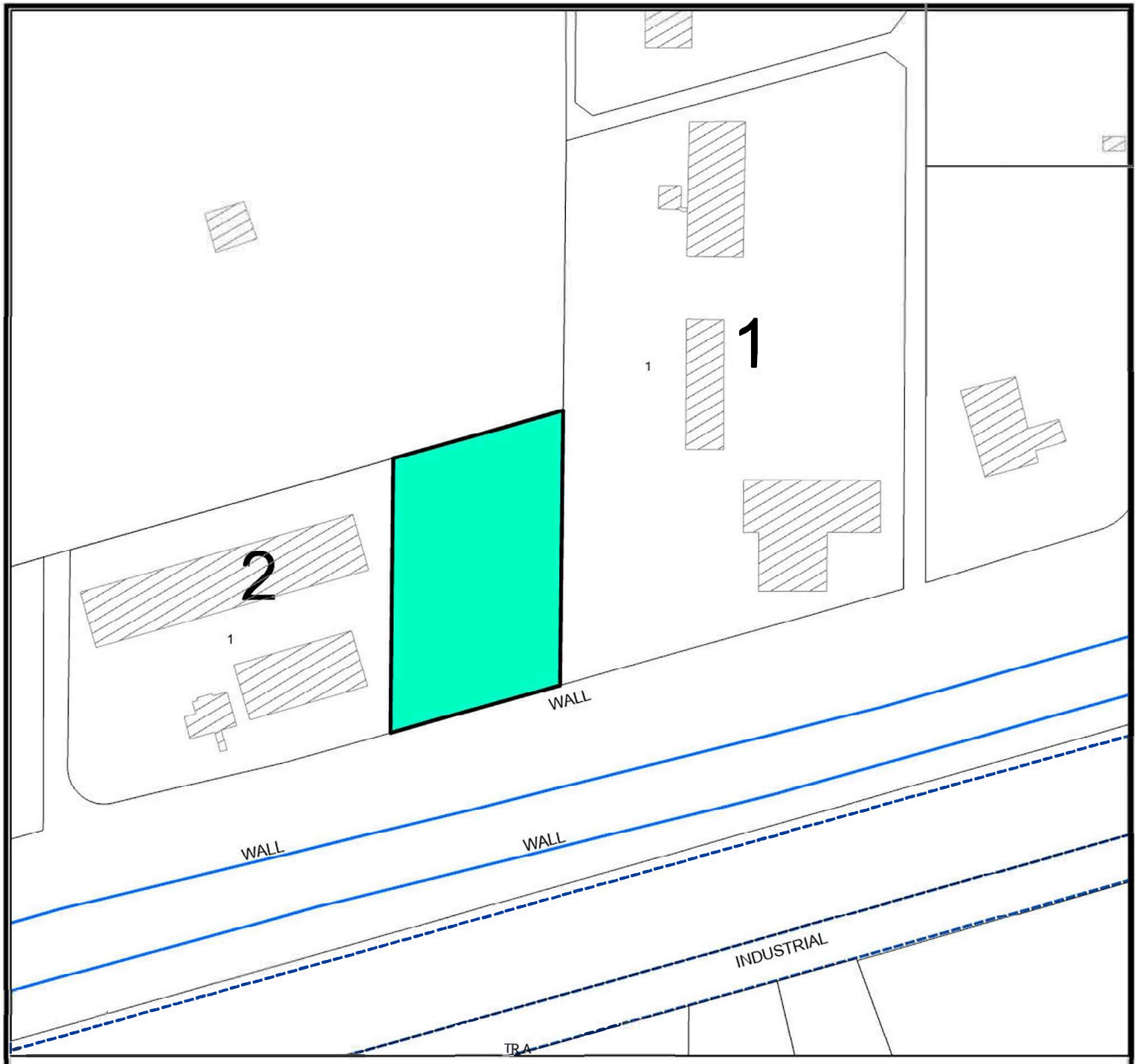
BRONCO HOLDINGS, LLC, A TEXAS
LIMITED LIABILITY COMPANY
4416 BRIARWOOD AVE., STE. 110 #55
MIDLAND, TX 79707

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

DATE 03/04/2026					
DRAWN BY. ED					
CHECKED BY. ED/RJ					
JOB NO. 26-167					
PROJECT. 26-167					
SHEET 1 OF 1	REVISIONS				

MAGRYM
TX FIRM# 10149500

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



Location Map

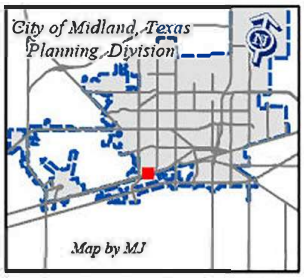
SUB-26-0954 **Scale: 1" = 157 '**

Proposed plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower 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: 3/26/2026

SUB-26-2510

Scale: 1" = 100 '

ZONING MAP

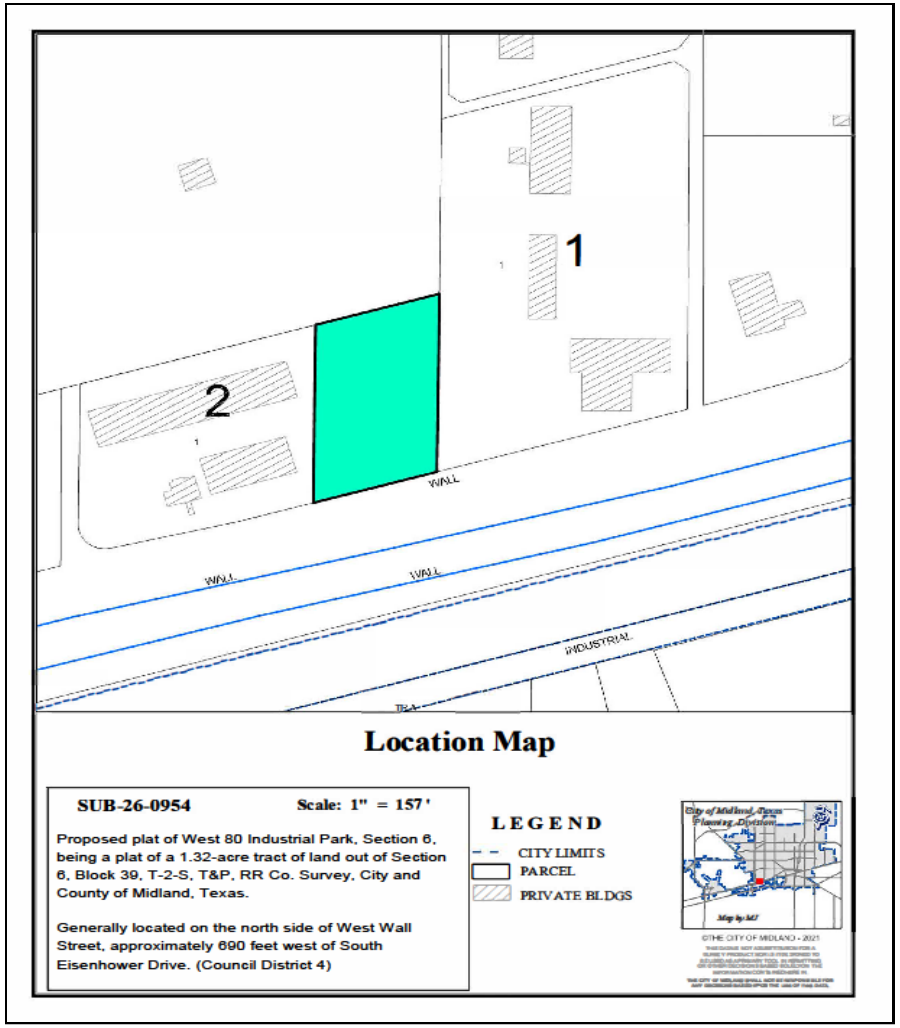
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION


1
2
WALL
WALL
WALL
INDUSTRIAL


MIDLAND
Be the Energy!
PRELIMINARY PLAT
WEST 80 INDUSTRIAL PARK, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

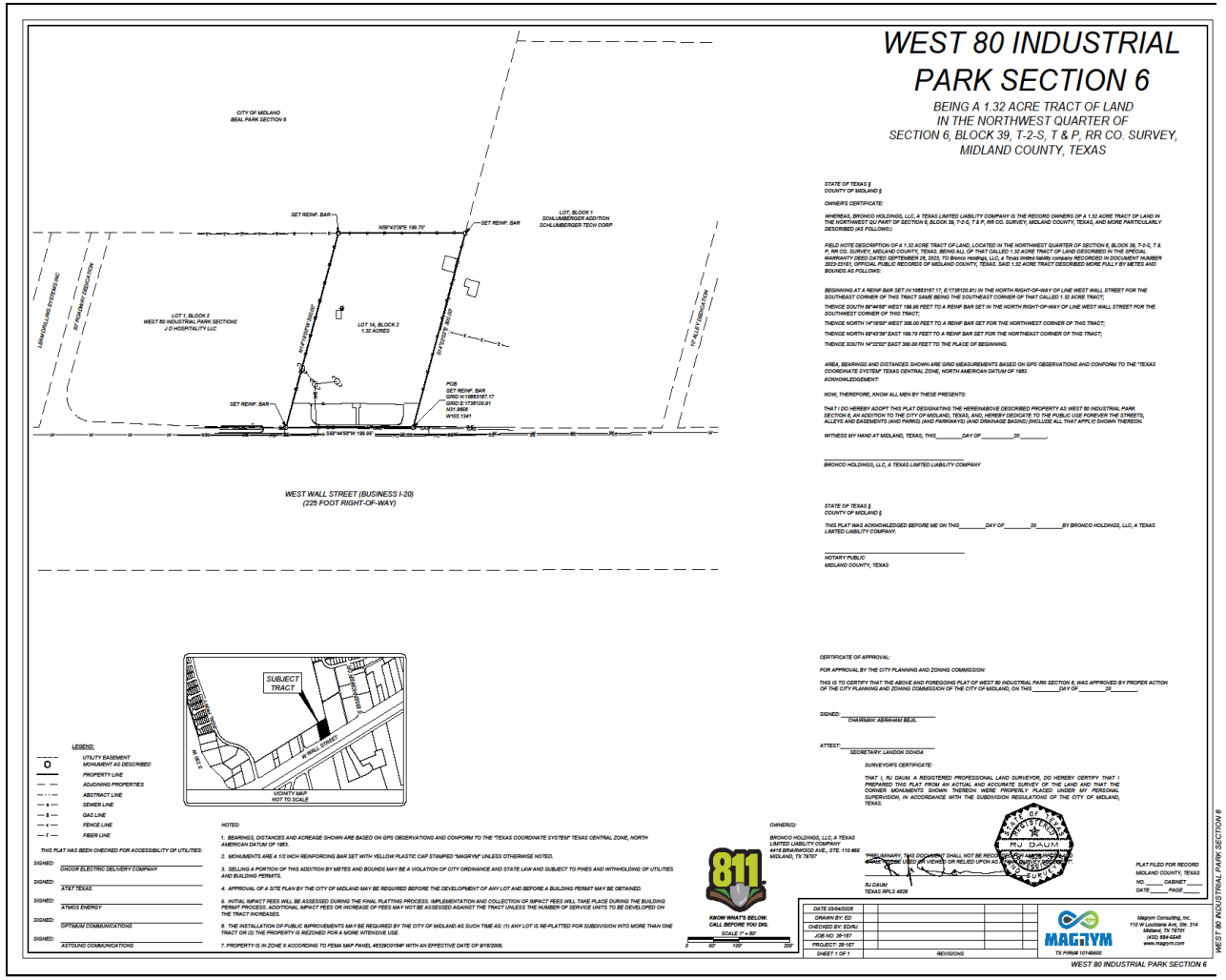
APPLICATION SUMMARY

- **Property Owner:** Bronco Holdings, LLC
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 4706 West Wall Street (Council District 4)
- **Reason for Request:** To develop storage units



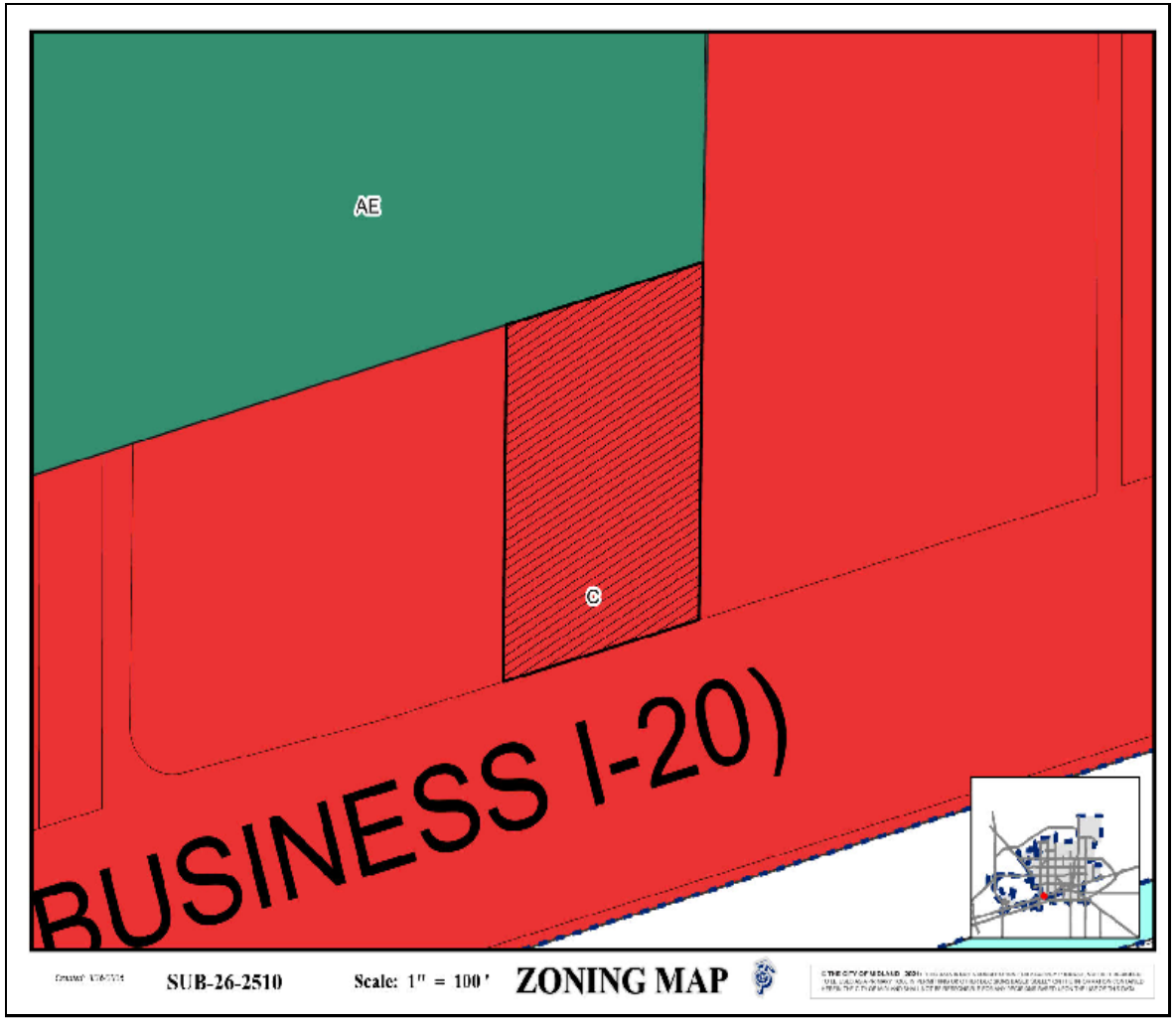
PLAT DETAILS

- **Acreage:** 1.32 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

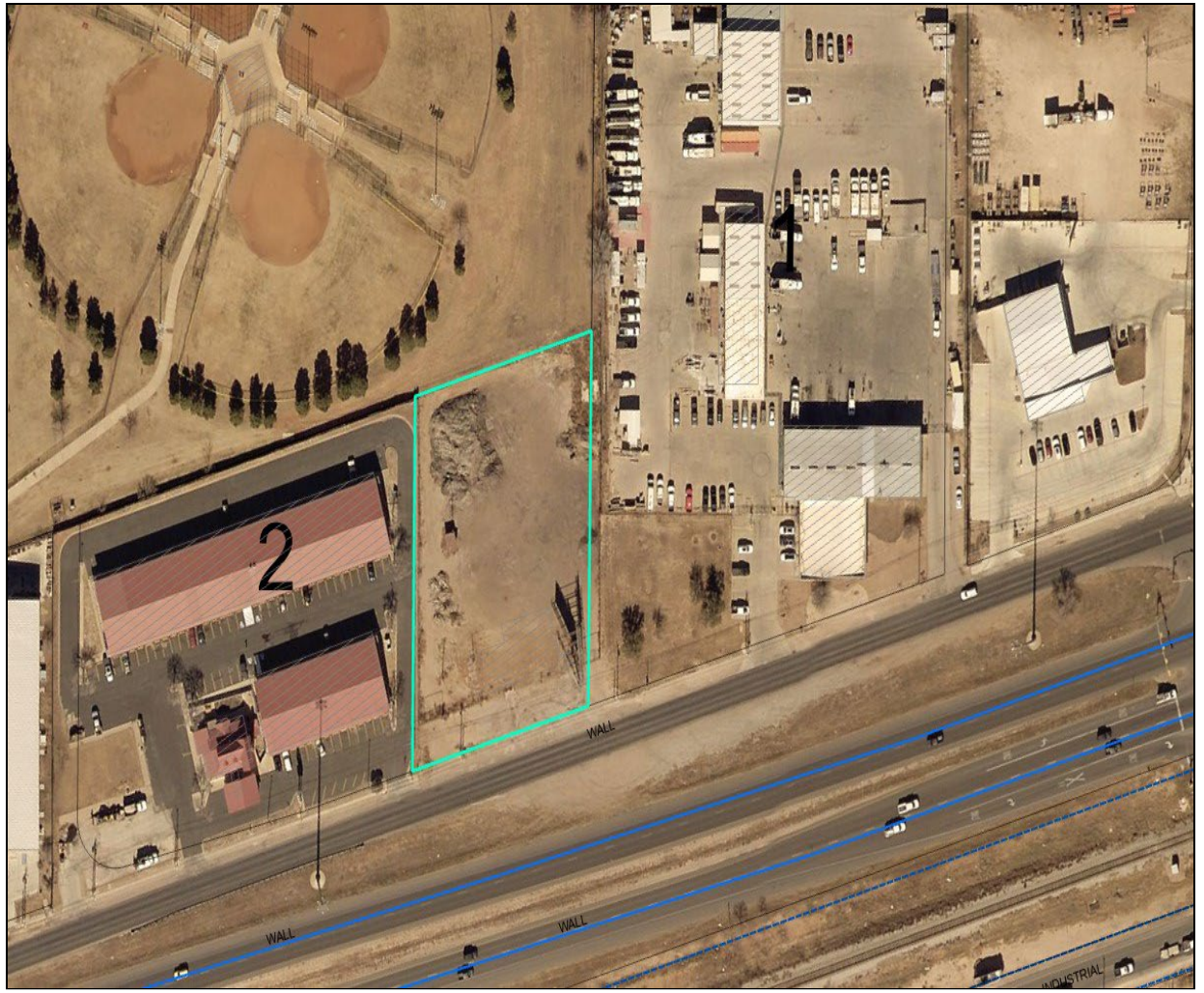
- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
  - **North:** AE, Agricultural Estate District
  - **South/East/West:** C, Commercial District



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Park (Public)
  - **South:** West Wall Street
  - **East:** Commercial Use
  - **West:** Hotel
- **Proposed Use:** Storage Units



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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

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

B. 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: April 6, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Shenandoah Industrial Park 2, being a replat of Lot 2, Block 1, Shenandoah Industrial Park, and a 67.14-acre tract of land out of Section 16, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 50, approximately 1,270 feet east of North County Road 1150.)

Purpose:

Maverick Engineering, on behalf of Reset Holdings, LLC, and Shenandoah Petroleum Corporation, is requesting to plat 67.962-acre tract of land into fourteen lots for future industrial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:
Approved

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

Everything looks good, plat closes, corners found.

ADDRESSING: (Approved)

County - To be addressed by MECD

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as Shown.

ROW: Refer to Transportation's Comments.

PAVING: The deferral is currently under review and will require Council approval, as it exceeds $1,000,000 in public improvements.

WATER: The deferral is currently under review and will require Council approval, as it exceeds $1,000,000 in public improvements. Pending approval of the deferred water improvements, a GAC (Groundwater Availability Certification) will be required.

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

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

SEWER: The deferral is currently under review and will require Council approval, as it exceeds $1,000,000 in public improvements.

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.]

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil and gas issues.

GIS: (Approved)

Label E C R 50. Is there recording info for the PL easements depicted? If so, please provide. Ownership of two of the parcels are Shenandoah Ridge Development LLC and Shenandoah Bar M Ranch LLC.

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 14 proposed lots of Shenandoah Industrial Park, Section 2, RE-PLAT OF LOT 2 BLOCK I SHENANDOAOH INDUSTRIAL PARK, AND A 67.14 ACRE TRACT OF LAND SITUATED IN SECTION 16, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY, 3 block lot 1 is 3.5 acre, lot 2 is 4.6 acre, 2 block lots 3,4,5,6,7,8 are 3 acres and above, 1 block lots 3,4,5,6,7,8 are 3 acres and above, 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)

Groundwater is the intended water source for the subdivision. The Groundwater Availability Certification has been submitted and is under review. [Informational]

Change the Planning & Zoning Chairman to Joshua Sparks. [Informational]

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

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

Staff recommends approval of the Preliminary Plat of Shenandoah Industrial Park, Section 2, 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 by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more. [11-2-3(D)11(a)(6)].

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

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:

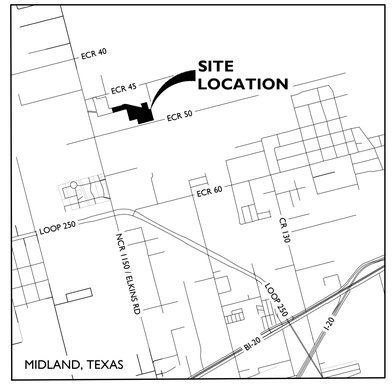
A. P-26-2508, Shenandoah Industrial Park, Section 2, Combined
B. P&Z - - Shenandoah Industrial Park, Section 2 Preliminary

Landon Ochoa, Development Services	Created/Initiated - 4/1/2026
Landon Ochoa, Development Services	Final Approval - 4/1/2026

PRELIMINARY PLAT

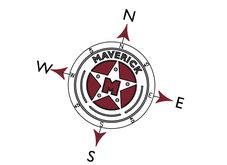
SHENANDOAH INDUSTRIAL PARK, SECTION 2

BEING A REPLAT OF LOT 2, BLOCK 1, SHENANDOAH INDUSTRIAL PARK, AND A 67.14 ACRE TRACT OF LAND SITUATED IN SECTION 16, BLOCK 38, T-1-S, T&P RY SURVEY, MIDLAND COUNTY, TEXAS



VICINITY MAP

N.T.S.



0' 100' 200' 300'

SCALE 1" = 100'

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

PROPERTY OWNER

SHENANDOAH PETROLEUM CORPORATION
TROY MARTIN 432-685-1964
24 SMITH ROAD, STE. 601
MIDLAND, TX 79705
DEED INSTRUMENT #2007-3688 O.P.R.M.C.T.

RESET HOLDINGS, LLC
PO BOX 8601
MIDLAND, MIDLAND COUNTY, TEXAS 79708
DEED INSTRUMENT #2018-4732 & #2019-15771

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

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"	O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
◎	FOUND MONUMENT AS NOTED	P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
	EXISTING ELECTRICAL PANEL	D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
^	EXISTING GUY ANCHOR		BOUNDARY LINE
PL	EXISTING PIPELINE MARKER		EXISTING PROPERTY LINES
TS	EXISTING PIPELINE TEST STATION		EXISTING SECTION LINE
	EXISTING POWER POLE		EDGE OF ASPHALT
UP	EXISTING UTILITY POLE		EXISTING FENCE
WW	EXISTING WATER WELL		EXISTING CHAINLINK FENCE
	EXISTING FLAG (PIN)		EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SHUT IN OIL WELL		EXISTING UNDERGROUND PIPELINE
	EXISTING SIGN		FLOODPLAIN
			PAVEMENT
			DIRT ROAD

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N 59°12'33" W	28.28'
L4	N 30°47'27" E	28.28'
L5	N 14°12'33" W	48.61'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	32.58'	100.00'	32.44'	N 85° 00' 54" E	18°40'09"
C2	108.50'	100.00'	103.26'	S 45° 13' 41" E	62°10'06"
C3	160.08'	160.00'	153.49'	N 47° 38' 57" W	57°19'33"

SKETCH PLAT

SHENANDOAH INDUSTRIAL PARK, SECTION 2

BEING A REPLAT OF LOT 2, BLOCK 1, SHENANDOAH INDUSTRIAL PARK, AND A 46.00 ACRE TRACT OF LAND SITUATED IN SECTION 16, BLOCK 38, T-1-S, T&P RY SURVEY, MIDLAND COUNTY, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS SHENANDOAH PETROLEUM CORPORATION, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 16, 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 SHENANDOAH PETROLEUM CORPORATION, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED
PROPERTY AS SHENANDOAH INDUSTRIAL PARK, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY
DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

_____
BY:SHENANDOAH PETROLEUM CORPORATION / TROY G. MARTIN EXECUTIVE VICE PRESIDENT

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS RESET HOLDINGS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 16, 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 RESET HOLDINGS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED
PROPERTY AS SHENANDOAH INDUSTRIAL PARK, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY
DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

_____
BY:RESET HOLDINGS, LLC

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT
   OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. DENOTES CENTER POINT FOR A TEMPORARY 60' TURNAROUND EASEMENT DEDICATED HEREBY. EASEMENT TO BE ABANDONED BY EXTENSION OF PUBLIC RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. [illegible], 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.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
GREGORY W. [illegible] R.P.L.S. #6336
MAVERICK ENGINEERING ITX FIRM #10194514
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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

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

SURVEY NOTES:

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

_____DAY OF_____ 2025.

_____
ABRAHAM BEJIL , CHAIRMAN

_____
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 #48329C0100F, DATED SEPTEMBER 16, 2005, PORTIONS OF THIS PROPERTY LIE WITHIN ZONE "AH", 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, WITH A BASE FLOOD ELEVATION OF 2792.

OTHER PORTIONS OF THIS PROPERTY ALSO LIE 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.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

PROPERTY OWNER

SHENANDOAH PETROLEUM CORPORATION
TROY MARTIN 432-685-1964
24 SMITH ROAD, STE. 601
MIDLAND, TX 79705
DEED INSTRUMENT #2007-3688
O.P.R.M.C.T.

RESET HOLDINGS, LLC
PO BOX 8601
MIDLAND, MIDLAND COUNTY, TEXAS 79708
DEED INSTRUMENT #2018-4732 & #2019-15771
O.P.R.M.C.T.

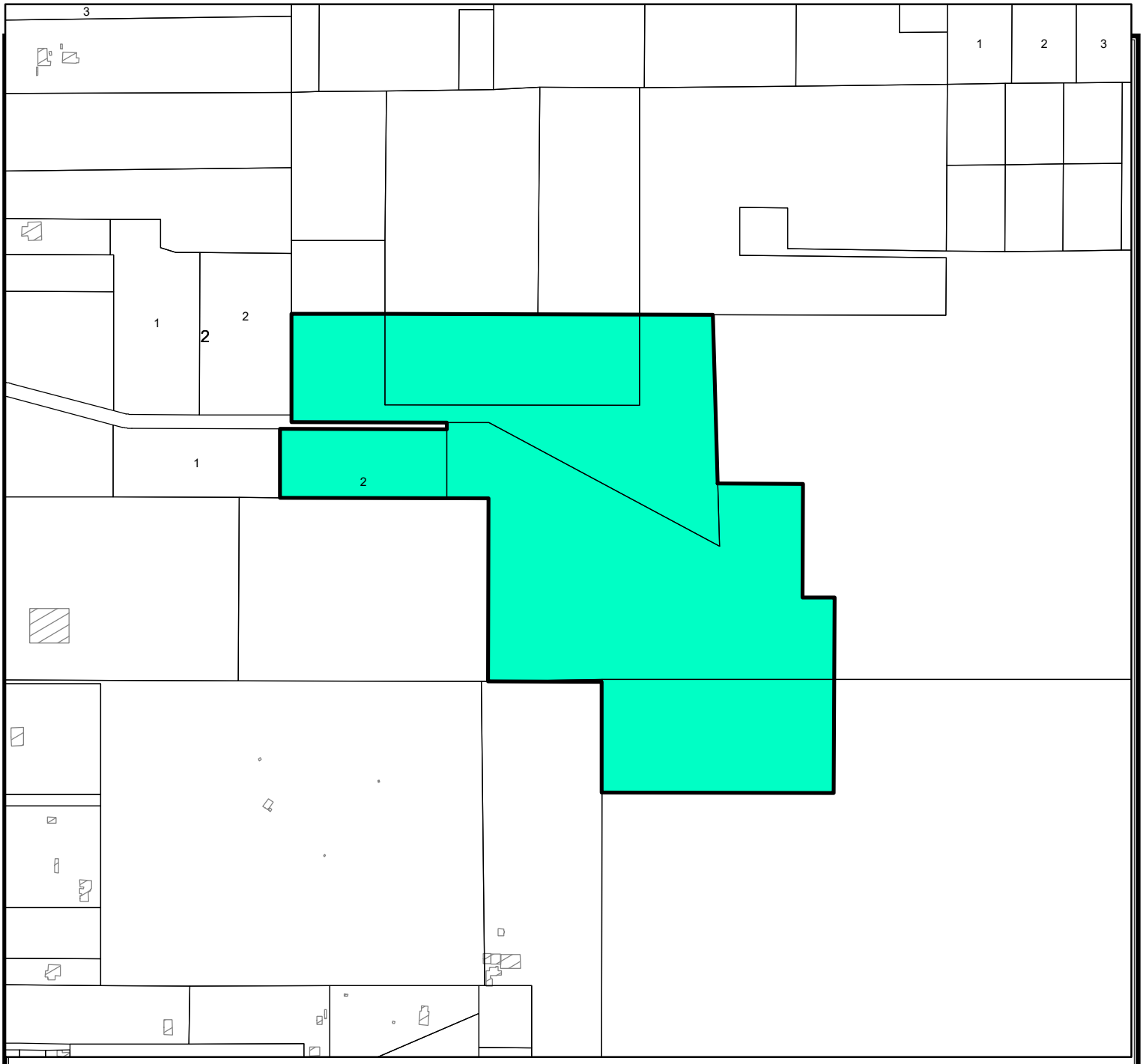
MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

SHENANDOAH INDUSTRIAL PARK, SECTION 2

SHEET 2 OF 2

Drawing : F:\2025\250023-TROY MARTIN-INDUSTRIAL PHASE 2\DRAWINGS\PLAT\PRELIMINARY PLAT\250023 PRELIMINARY PLAT.DWG Last Saved By: JRodriguez on 8/25/25



Location Map

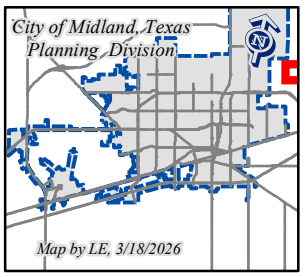
SUB-25-0881 **Scale: 1" = 4,069'**

Proposed plat of Shenandoah Industrial Park, Section 2, being a replat of Lot 2, Block 1, Shenandoah Industrial Park, and a 67.14-acre tract of land out of Section 16, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the north side of East County Road 50, approximately 1,270 feet east of North County Road 1150. (Extraterritorial Jurisdiction)

L E G E N D

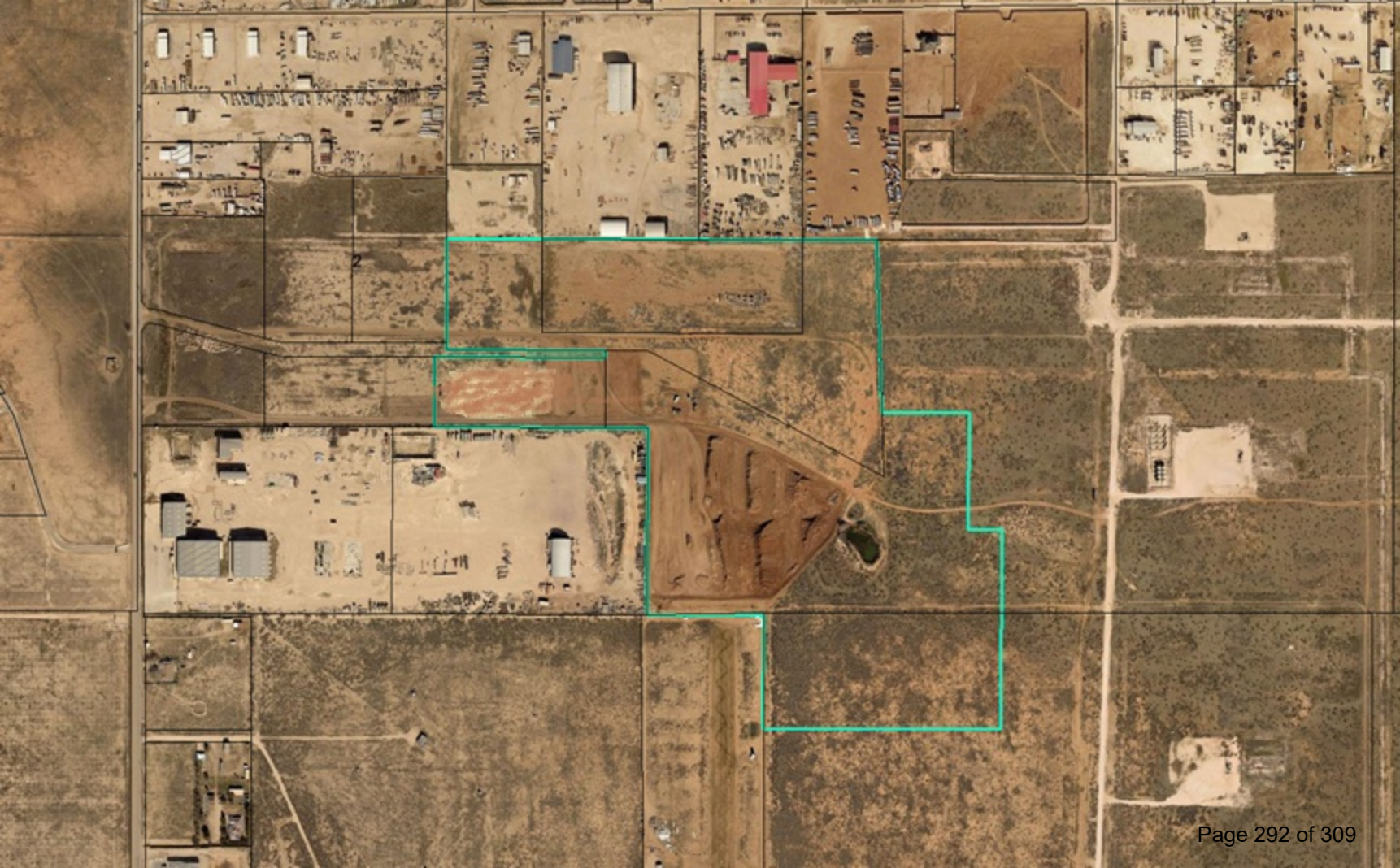
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.

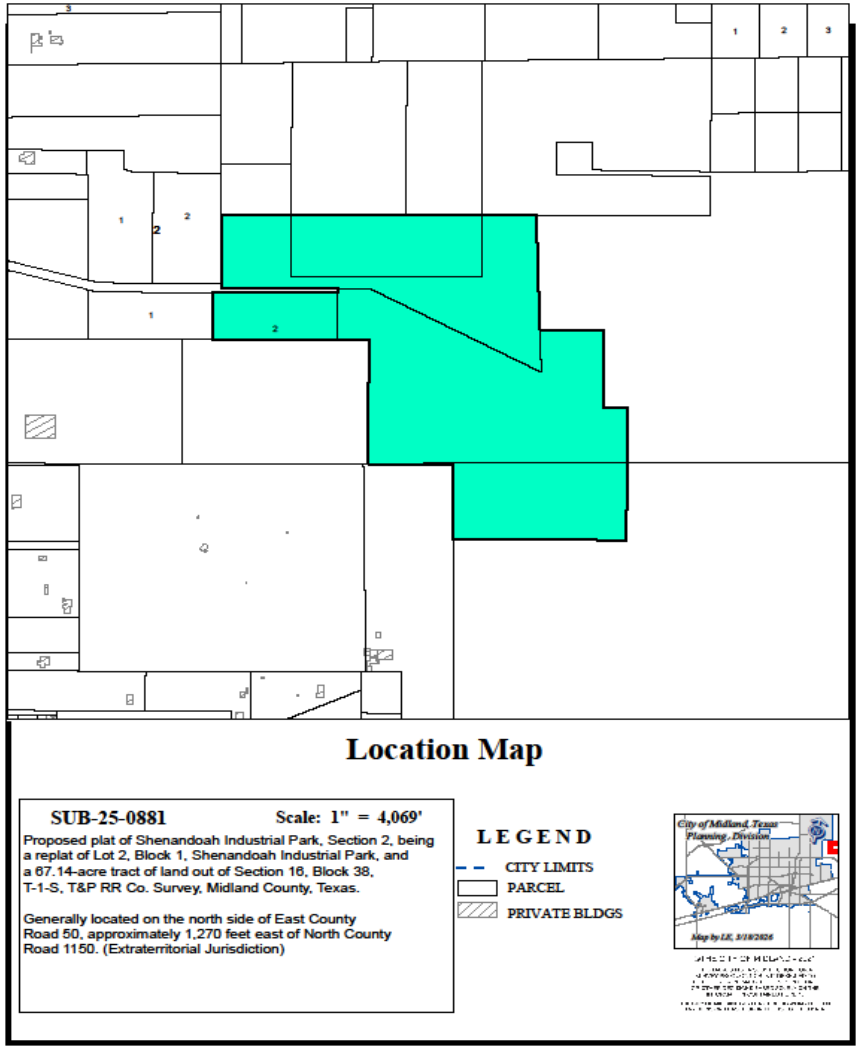
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.




MIDLAND
Be the Energy!
PRELIMINARY PLAT
SHENANDOAH INDUSTRIAL PARK, SECTION 2
Visit Our Website
MIDLANDTEXAS.GOV

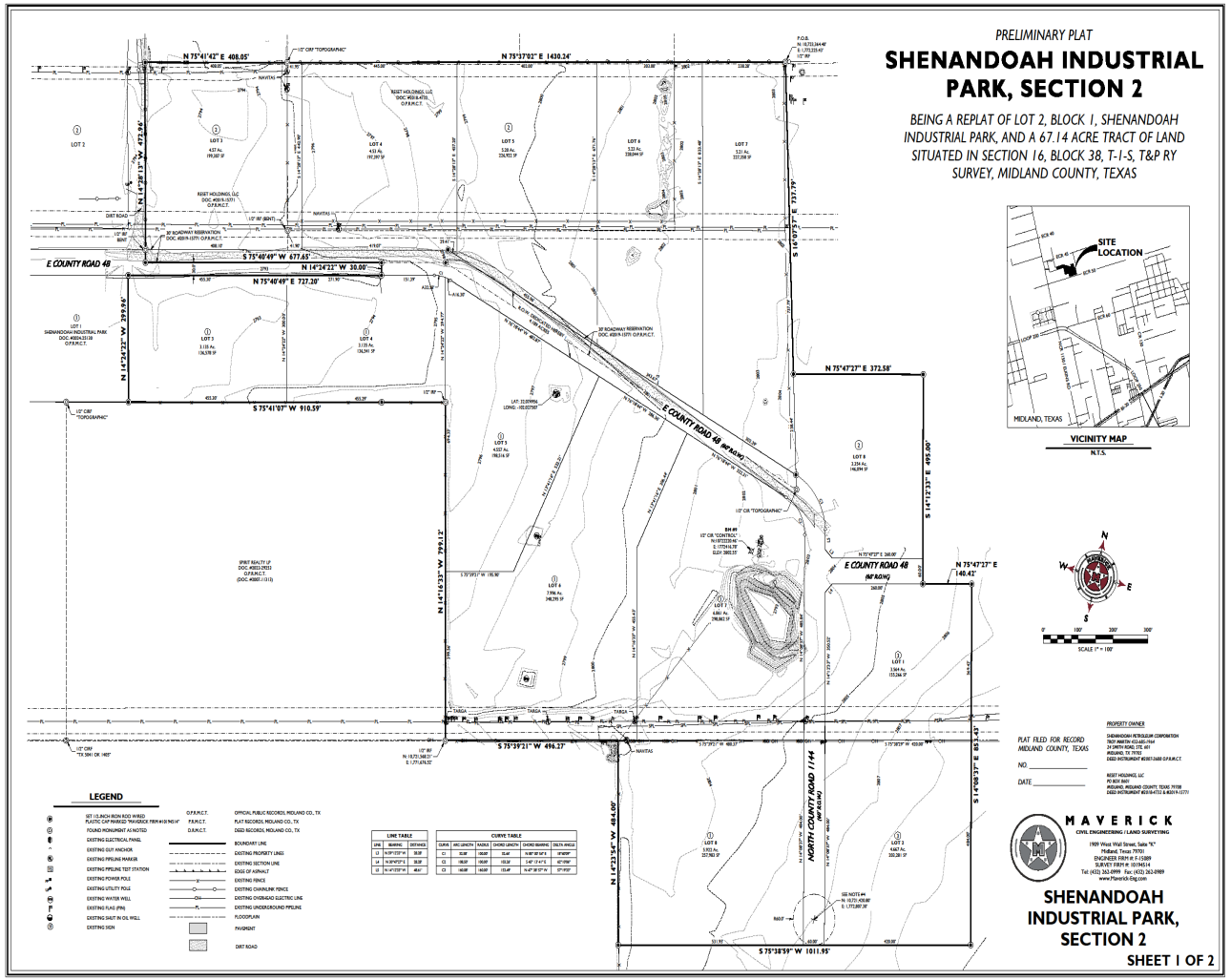
APPLICATION SUMMARY

- **Property Owner/Applicant:** Shenandoah Petroleum Corporation and Reset Holdings, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of East County Road 50, approximately 1,270 feet east of North County Road 1150. (Extraterritorial Jurisdiction)
- **Reason for Request:** For future industrial development



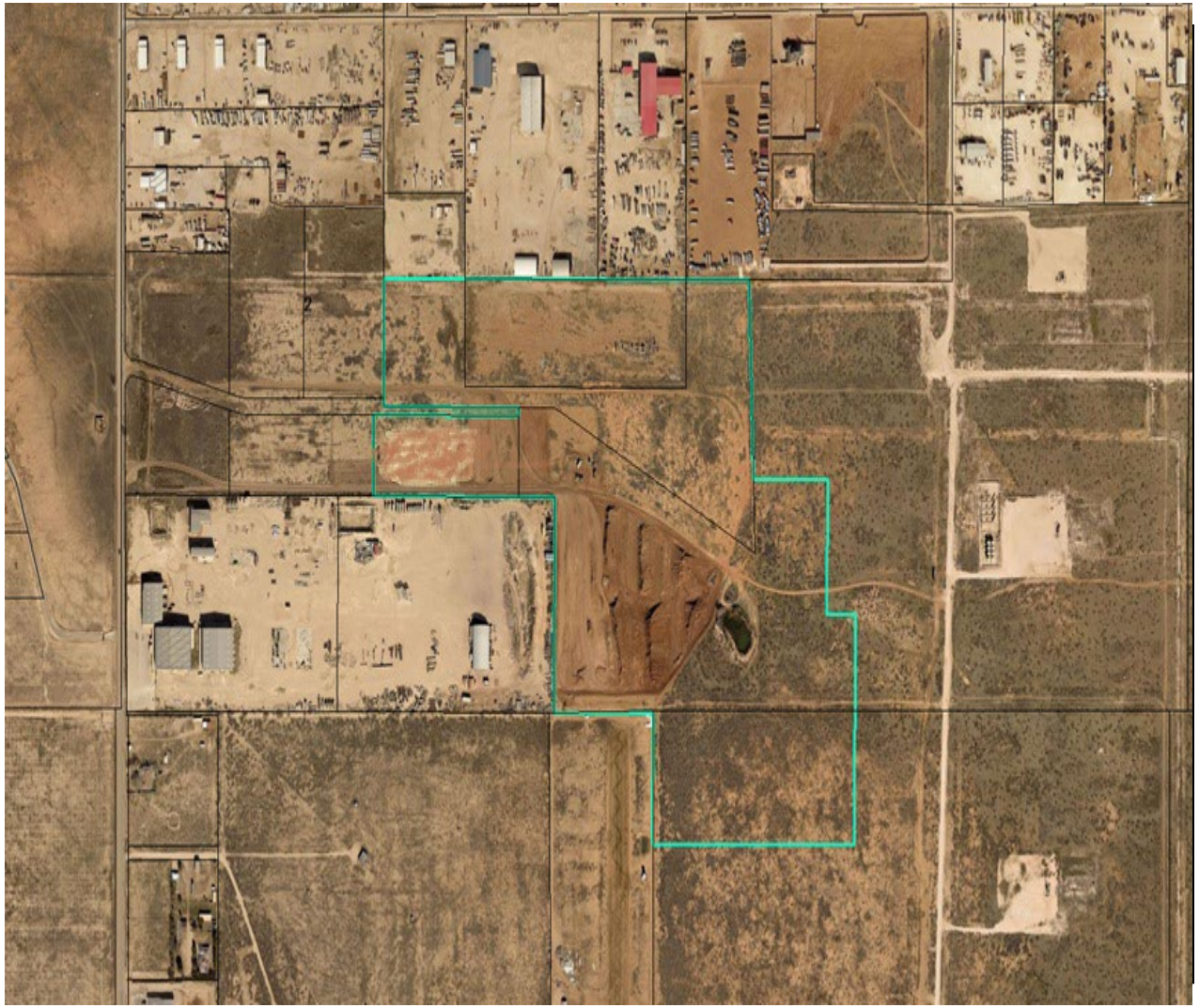
PLAT DETAILS

- **Acreage:** 67.962 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 14



LAND USE

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

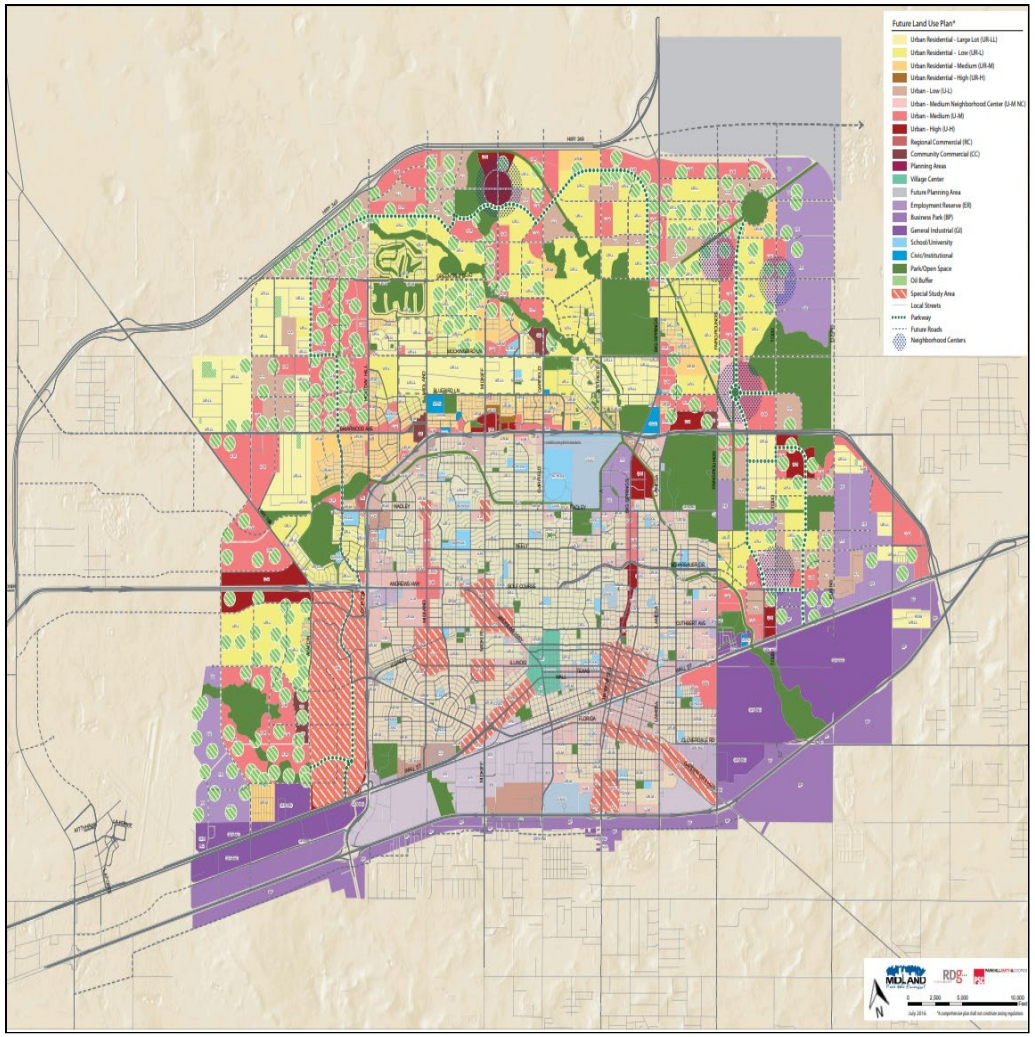


4

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

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

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

B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more. [11-2-3(D)11(a)(6)].



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 21.
Meeting Date: April 6, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Freeland Addition, Section 13, being a replat of a 1.00-acre tract of land out of Lot 1, Block 4, Freeland Addition, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Golf Course Road and Evans Lane.)

Purpose:

Eduardo Aleman, on behalf of Everardo Villegas, is requesting to replat property located at the southwest intersection of East Golf Course Road and Evans Lane into one lot in order to obtain building and septic permits for future residential development.

Current Zoning:

CE, Country Estate District

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

Recommended Action:
Approved

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: Golf Course roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. The City of Midland Traffic Engineer has approved extending Golf Course Road along the frontage as caliche, with a driveway into the property. Traffic has also approved utilizing the existing paved driveway located at the east corner of the property frontage. In either case, a deferral will need to be provided.

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

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

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

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

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil and gas issues.

Addressing: (Approved)

County - To be addressed by MECD

GIS: (Approved)

Section number can be 13. Provide another set of x-y coordinates. There is overlapping text in the description area. Legal description should show that this plat is in the City.

AT&T: (Approved)

No issues.

CRMWD: (Approved)

No Comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Freeland Addition, Section 12, RE-PLAT OF A LOT 1, BLOCK 14, FREELAND ADDITION SECTION 6 LOCATED IN THE NE HALF PART OF SECTION 41, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot is 1 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties

PLANNING: (Approved with Conditions)

Groundwater is the intended water source for the plat. Per Utilities/Engineering, property owner has submitted sufficient proof (Texas Water Development Board Well Reports) of water pressure, production, and availability to waive a Groundwater Availability Certification. [Informational]

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

Change Section number to 13 in all instances on the plat face [Midland City Code 11-2-5(A)4]

Change Planning & Zoning Chairman to "Joshua Sparks" [Informational]

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

Provide the ownership information for the property to the north [Midland City Code 11-2-3(A)1(d)]

Correct error in printing within Owner's Certificate where lettering is illegible in the 'area, bearings, and distances' sentence [Informational]

Staff recommends approval of the Preliminary Plat of Freeland Addition, Section 13, subject to the following conditions.

Conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by

Final Plat submittal. [11-2-3(H)3(m)(1)]

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

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

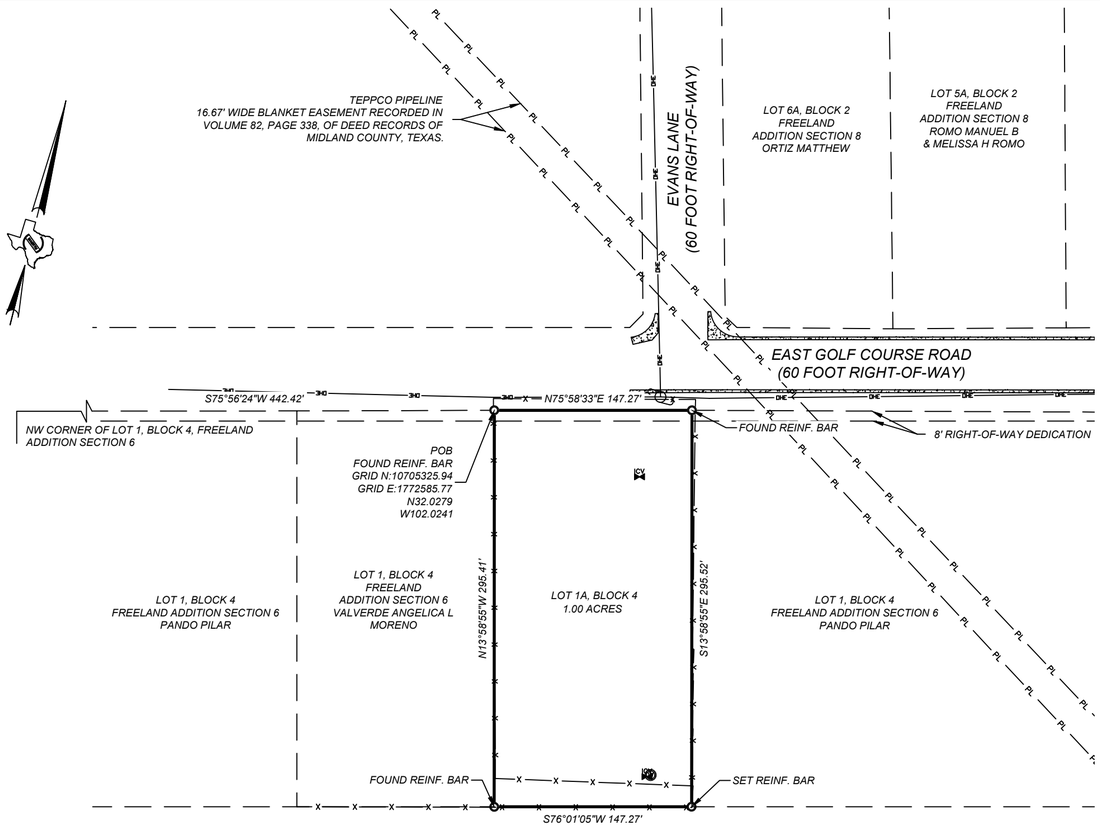
D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

Attachments:
A. P-26-2511, Freeland Addition, Section 13, Combined

Landon Ochoa, Development Services	Created/Initiated - 4/1/2026
Landon Ochoa, Development Services	Final Approval - 4/1/2026

FREELAND ADDITION SECTION 12

BEING AREPLAT OF LOT 1, BLOCK 4, FREELAND ADDITION SECTION 6, LOCATED IN THE NORTHEAST HALF PART OF SECTION 41, BLOCK 38, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS



LOT 3, BLOCK 4
FREELAND ADDITION SECTION 3
GONZALES ANTONIO U

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, EVERARDO VILLEGAS IS THE RECORD OWNER OF LOT 1, BLOCK 4 FRRELAND ADDITION SECTION 6, AN ADDITION TO THE CITY OF MIDLAND COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 1.00 ACRE TRACT OF LAND BEING A PART OF THAT LOT 1, BLOCK , FREELAND ADDITION SECTION 6, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN CABINET H PAGE 38, PLAT RECORDS MIDLAND COUNTY, TEXAS DESCRIBED IN THE WARRANTY DEED DATED DECEMBER 28, 2022, TO ANGELICA L. MORENO VALVERDE AND EVERARDO VILLEGAS RECORDED IN DOCUMENT NUMBER 2022-35593, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 1.00 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10705325.94, E:1772585.77) IN THE SOUTH RIGHT-OF-WAY LINE OF EAST GOLF COURSE ROAD FOR THE NORTHWEST CORNER OF THIS TRACT FROM WHICH THE NORTHWEST CORNER OF THAT CALLED LOT 1 BEARS SOUTH 75°56'24" WEST 442.42 FEET;

THENCE NORTH 75°58'33" EAST 147.27 FEET TO A REINF BAR FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST GOLF COURSE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 13°58'55" EAST 295.52 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 76°01'05" WEST 147.27 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 13°58'55" WEST 295.41 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS FREELAND ADDITION SECTION 12, 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.

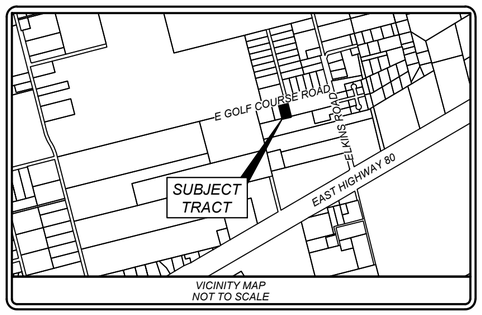
WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
EVERARDO VILLEGAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY EVERARDO VILLEGAS .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FREELAND ADDITION SECTION 12, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST:_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
6826
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

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 48329C0094F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

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

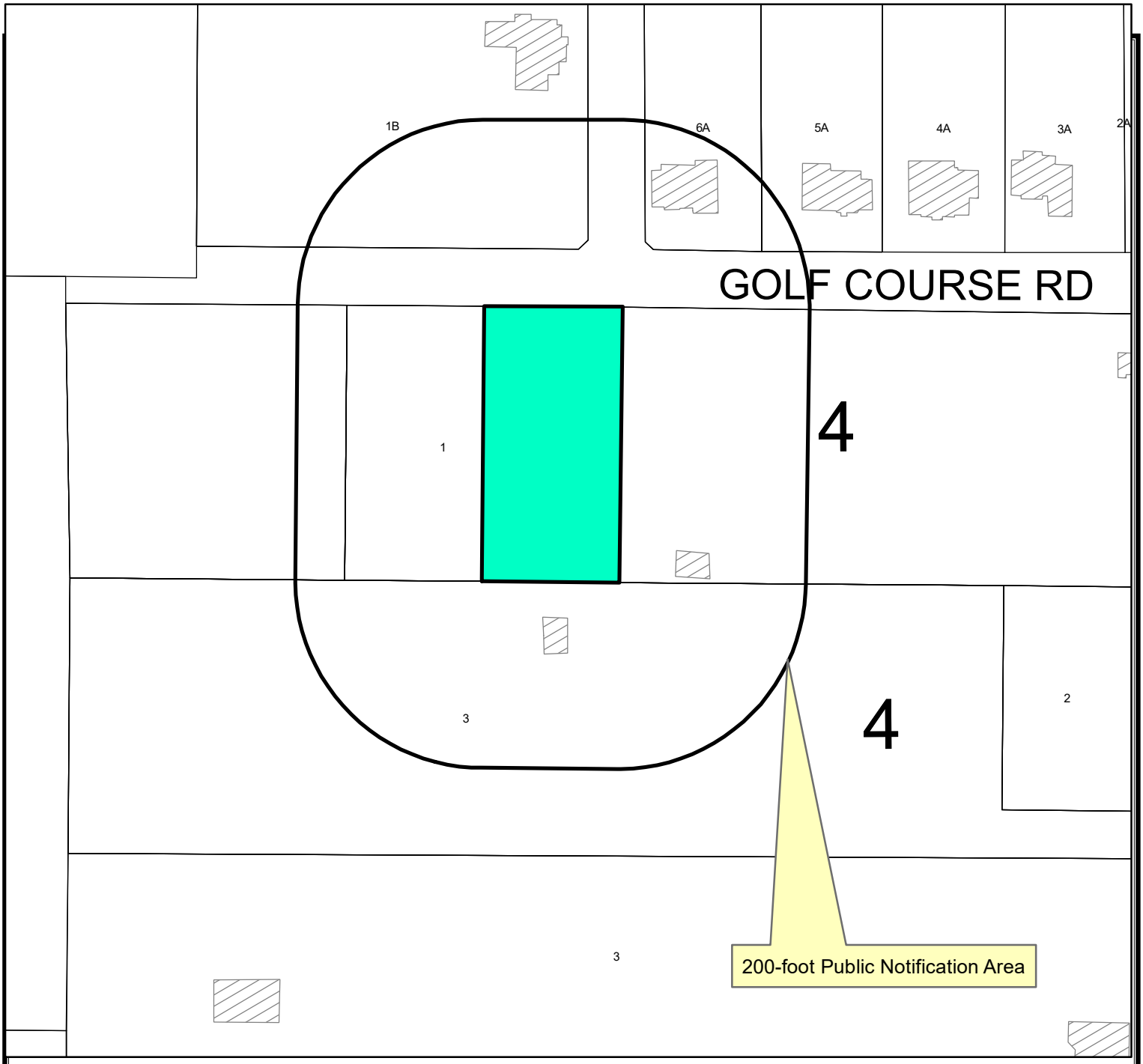
OWNER(S):
EVERARDO VILLEGAS
3300 PARK LANE
MIDLAND, TEXAS 79703
432-664-2334
VILLEGASGIOVANNI6@GMAIL.COM

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

DATE 03/03/2026				
DRAWN BY: ED				
CHECKED BY: ED/RJ				
JOB NO: 26-244				
PROJECT: 26-244				
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

FREELAND ADDITION SECTION 12



Location Map

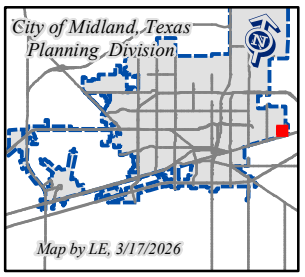
SUB-25-0955 **Scale: 1" = 1,000'**

Proposed plat of Freeland Addition, Section 13, being a replat of 1.00-acre tract of land out of Lot 1, Block 4, Freeland Addition, Section 6, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of East Golf Course Road and Evans Lane. (Council District 2)

LEGEND

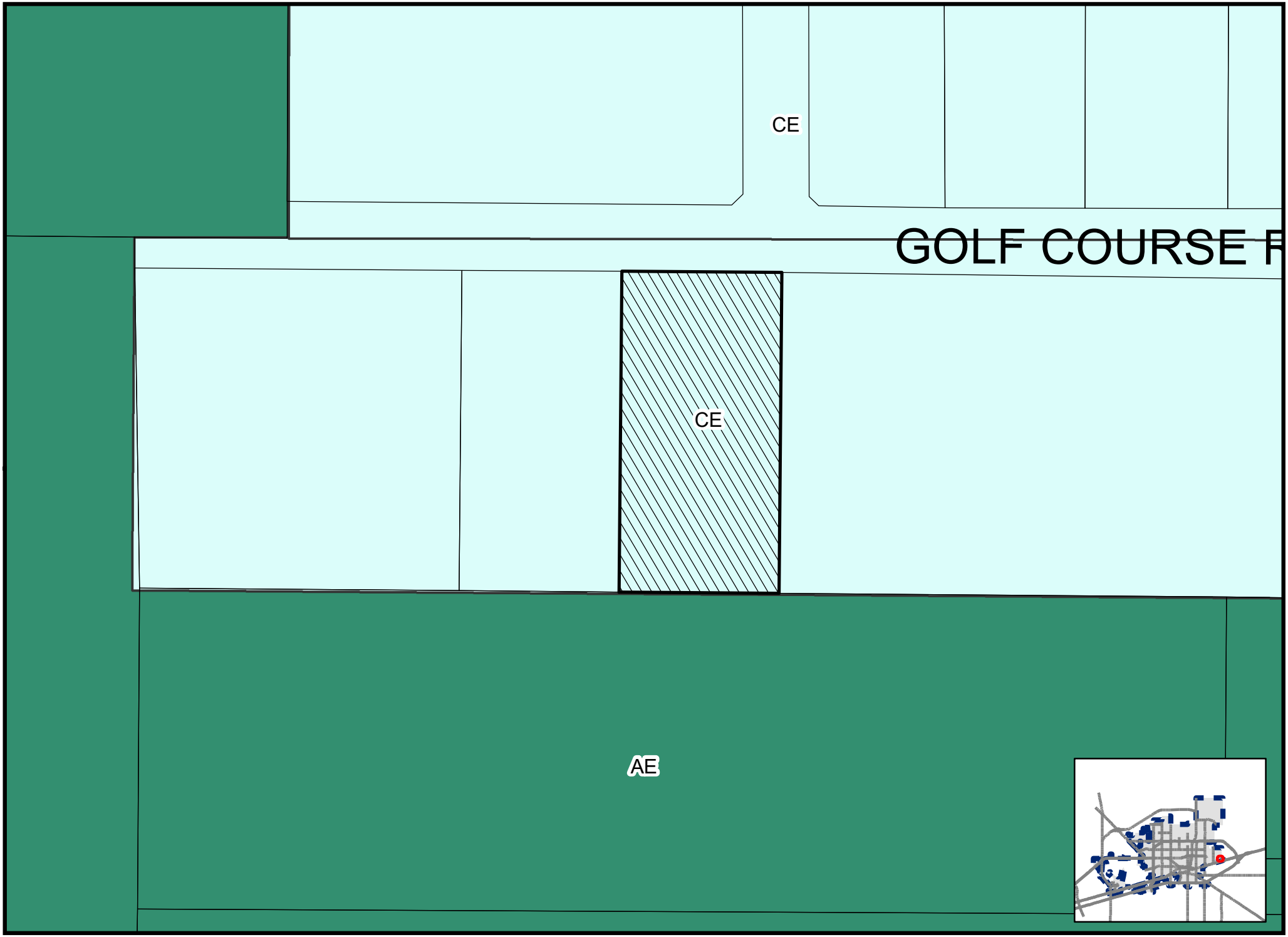
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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, 3/17/2026

SUB-26-0955

Scale: 1" = 800'

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.


GOLF COURSE RD
4

