

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
April 20, 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 April 6, 2026, P&Z meeting minutes. **(DISTRICT: ALL) (DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Gateway Plaza, Section 15, being a replat of Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 1,200 feet north of West Interstate 20.) **(DISTRICT: 4), (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Shenandoah Ridge, Section 4, being a plat of a 26.41-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin County, Texas. (Generally located on the north side of Badland Boulevard, approximately 1,830 feet east of North State Highway 349.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

5. - Hold a public hearing and consider a request by Juan Felipe Viva Celis, on behalf of Belmont Realty, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on a 5,600 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 475 feet west of South Terrell Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Hold a public hearing and consider a request by Mathew Atchison, on behalf of Crimson Sky Capital, LTD, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on a 1,933 square foot portion of Lot 5A, Block 1, Gateway Plaza, Section 12, City and County of

Midland, Texas. (Generally located at the southwest corner of the intersection of Starboard Drive and Liberty Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Hold a public hearing and consider a request by Jose Arambula, on behalf of Pablo Villela, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on the south 100 feet of Lot 4, Block 17, Haley Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Rankin Highway and West Taylor Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
8. - Hold a public hearing and consider a Preliminary Plat of Freeland Addition, Section 14, being a replat of Lot 3, Block 1, Freeland Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 640 feet north of East State Highway 80.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
9. - Hold a public hearing and consider a request by Jose Alfredo Zarate, on behalf of A&D New Homes, LLC, for a Zone Change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on the middle 50 feet of Lot 2, Block 73, Original Town Addition, City and County of Midland, Texas. (Generally located on the west side of South Marshall Street, approximately 95 feet north of East Missouri Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. - Hold a public hearing and consider a request by Gilgal Commercial Group, LLC, on behalf of Nelson Group Enterprises, LLP, for a Zone Change from C, Commercial District to SF-2, Single-Family Dwelling District for all of Block 69, East Midland Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Cuthbert Avenue and North Tilden Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
11. - Hold a public hearing and consider a Preliminary Plat of Club Estates, Section 3, being a replat of the west 46 feet of Lot 3, all of Lots 4 and 5, and the east 8 feet of Lot 6, Block 3, Club Estates, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 230 feet west of North B Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
12. - Hold a public hearing and consider a request by Enrique Aguilar for a Zone Change from CB, Central Business District to C, Commercial District on Lots 2 and 3, Block 92, Original Town Addition, City and County of Midland, Texas. (Generally located on the west side of South Marienfeld Street, approximately 75 feet south of West Indiana Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
13. - Hold a public hearing and consider a request by Midland Westridge, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, for a 25,016-square foot portion of 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 request by Long John Silver's, on behalf of Kinco Partners, LTD, for a Zone Change from LR, Local Retail District to RR, Regional Retail District on a 0.578-acre tract of land out of Lot 1, Block E, Johnson-Moran Addition, City and County of Midland, Texas. (Generally located at the

northwest corner of the intersection of Andrews Highway and Ward Street.)
(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

MISCELLANEOUS

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights Addition, Section 16, being a replat of Lots 3 through 6, Block 2, Kelview Heights Addition, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue, approximately 150 feet west of Loma Drive.)
(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Trillo Addition, Section 1, being a plat of a 4.96-acre tract of land out of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 130 and South County Road 1226.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Warfield Industrial Park, Section 3, being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788.)
(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Stoneridge, Section 4, being a plat of an 18.22-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

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

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
April 6, 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, April 6, 2026.

Members present: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

Members absent: Aaron Hunter

Staff members present: Britt Murry, Alexis M. Martinez, Lori Elliott, Beatriz Quezada, Madelim Jaquez, Angelina Bettanini, Landon Ochoa

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the 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) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)**

Planner Beatriz Quezada presented this item.

The public hearing opened at 3:34 p.m.

There was no one wishing to speak on this item.

The Public hearing closed at 3:34 p.m.

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

10. - Hold a public hearing and consider a request by Elijo 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)

Associate Planner Alexis Martinez presented this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:40 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:40 p.m.

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)**

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 3:42 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: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy

Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)**

Planning Manager Landon Ochoa presented this item.

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

The applicant, Angel Robinson, clarified why they chose RR, Regional Retail over PD, Planned District, and they will provide maps showing what they plan to be building.

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

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)**

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 3:52 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:52 p.m.

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)**

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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)**

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

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 passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

20. - 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)**

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

21. - 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)**

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter

22. - 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)**

Motion passed with the following vote:

AYE: Dara Richardson, Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin

NAY:

ABSTAIN:

ABSENT: Aaron Hunter


Lando Ochoa, Planning Division Manager
Department of Development Services

4/15/26
Date

Joshua Sparks, Chiar

Date



Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Gateway Plaza, Section 15, being a replat of Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 1,200 feet north of West Interstate 20.)

Purpose:

Luchini and Mertz, on behalf of Angel Villarreal, is requesting to replat the properties located at 1700 South Tradewinds Boulevard and 5904 West State Highway 80 into 2 lots in order to reconfigure the lot lines.

The preliminary plat was approved at the February 20, 2026, Planning and Zoning Commission meeting.

Current Zoning:

TP, Technology Park District, in part, PD, Planned Development District for a Housing Development, in part, and Extraterritorial Jurisdiction

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

WATER: 16" water exists in Tradewinds Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 16" sewer exists in Tradewinds Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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)

Lot 3 Block 4 Gateway Plaza Section 15 12.9-acre lot is close to a public sewer line, no need for a septic system.

The health department will review application from the 1 proposed lot of Gateway Plaza, Section 15, AN ADDITION TO THE CITY & COUNTY MIDLAND TEXAS LOCATED IN SECTION 1, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY the lot 4 block 4 gateway plaza section 15 is 5.1 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the existing structures and the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Gateway Plaza, Section 15.

Attachments:

- A. P-26-2524, Combined Documents
- B. P&Z - - Gateway Plaza, Section 15 Prelim

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/16/2026
Final Approval - 4/16/2026

GATEWAY PLAZA, SECTION 15

An Addition to
The City & County, Midland County, Texas
Located in Section 1, Block 40,
T-2-S, T. & P. RR. Co. Survey
City and County of Midland, Texas

Being a replat of a 4.31-acre tract described as Lot 1C, Block 4, Correction Plat Gateway Plaza, Section 8, in Cab. H, Pg. 287 P.R.M.C.T and a 13.76-acre tract as described in Doc. 2023-21420 O,P,R,M,C,T for a total of 18.07-acres located in Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas and being more particularly described as follows;

BEGINNING at a 1/2" iron rod (N=10,682,020.05' & E=1,732,091.51') Found at the Northwest corner of said 13.76 acre tract from whence the Southeast corner of said Section 1, Block 40 bears South 74' 54' 10" West a distance of 1,837.52 feet and South 14'19'12" West a distance of 2561.80 feet;

THENCE North 74' 54' 09" East at a distance of 705.86 feet passing a 1/2" iron rod with cap marked "WEST CO." found at the Northeast corner of said 13.76-acre tract and continuing for a total distance of 1,333.79 feet to a 1/2" iron rod with cap marked "LUCHINI & MERTZ" set on the West Right of Way line of Tradewinds Boulevard for the Northeast corner of said Lot 1C and being Northeast corner of said 18.07 acres;

THENCE South 14' 22' 23" East along the West Right Of Way line of said Tradewinds Boulevard a distance of 304.14 feet to a 1/2" iron rod with cap marked "MCKOY 5799" found at the Southeast corner of said Lot 1C and being the most Easterly Southeast corner of said 18.07 acres from whence an iron rod with Orange plastic cap bears South 14' 22' 23" East a distance of 662.70 feet;

THENCE South 75' 38' 21" West along the South line of said Lot 1C a distance of 623.35 feet to a Mag Nail found for an interior corner of said 18.07-acres and being the Southwest corner of said Lot 1C;

THENCE South 15' 16' 09" East along the West line of Lot 1B of said Correction Plat of Gateway Plaza a distance of 543.68 feet to an iron rod with cap marked "SCHUMANN" found at the Southeast corner of said 13.76 acre tract and being the most Southerly Southeast corner of said 18.07 acres, from whence an iron rod with cap marked "SCHUMANN" bears South 15'16'09" East a distance of 104.53 feet;

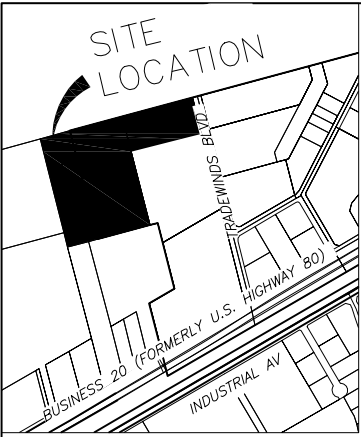
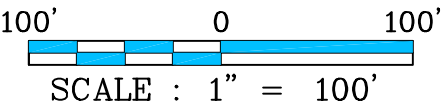
THENCE South 74' 58' 32" West along the South line of said 13.76 acre tract at a distance of 707.96 feet pass a 1/2" iron rod with cap marked "LUCHINI & MERTZ" set on the East line of a 30.00 foot Access Easement as described in Vol. 2189, Page 755 D.R.M.C.T and continuing to the Center line of said 30.00-foot Access Easement for a total of 722.96 feet to the Southwest corner of said 13.76-acre tract and being the Southwest corner of said 18.07-acre tract;

THENCE North 14' 05' 43" West along the Centerline of said 30-foot Access Easement a distance of 838.99 feet to the Point of Beginning, containing 18.07 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, _____ does here by adopt this plat designating the herein above described property as GATEWAY PLAZA, SECTION 15, an addition to the City and County of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon. WITNESS our hands at Midland, Texas, this the _____ day of _____, 2026.

Angel Villarreal



LEGEND

- = SET 1/2" IRON ROD "LUCHINI & MERTZ"
- = FOUND IRON ROD UNLESS SPECIFIED
- D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS
- P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

CERTIFICATE OF APPROVAL

For approval by the commission:
This is to certify that the above and foregoing plat of Gateway Plaza, Section 15 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____2026.

Josh Sparks – Chair

Landon Ochoa– Secretary

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company

AT&T Texas

ATMOS Energy

OPTIMUM

ASTOUND

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND
This plat was acknowledged before me on _____2026
by Angel Villarreal

Notary Public, State of Texas



GATEWAY PLAZA, SECTION 15

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

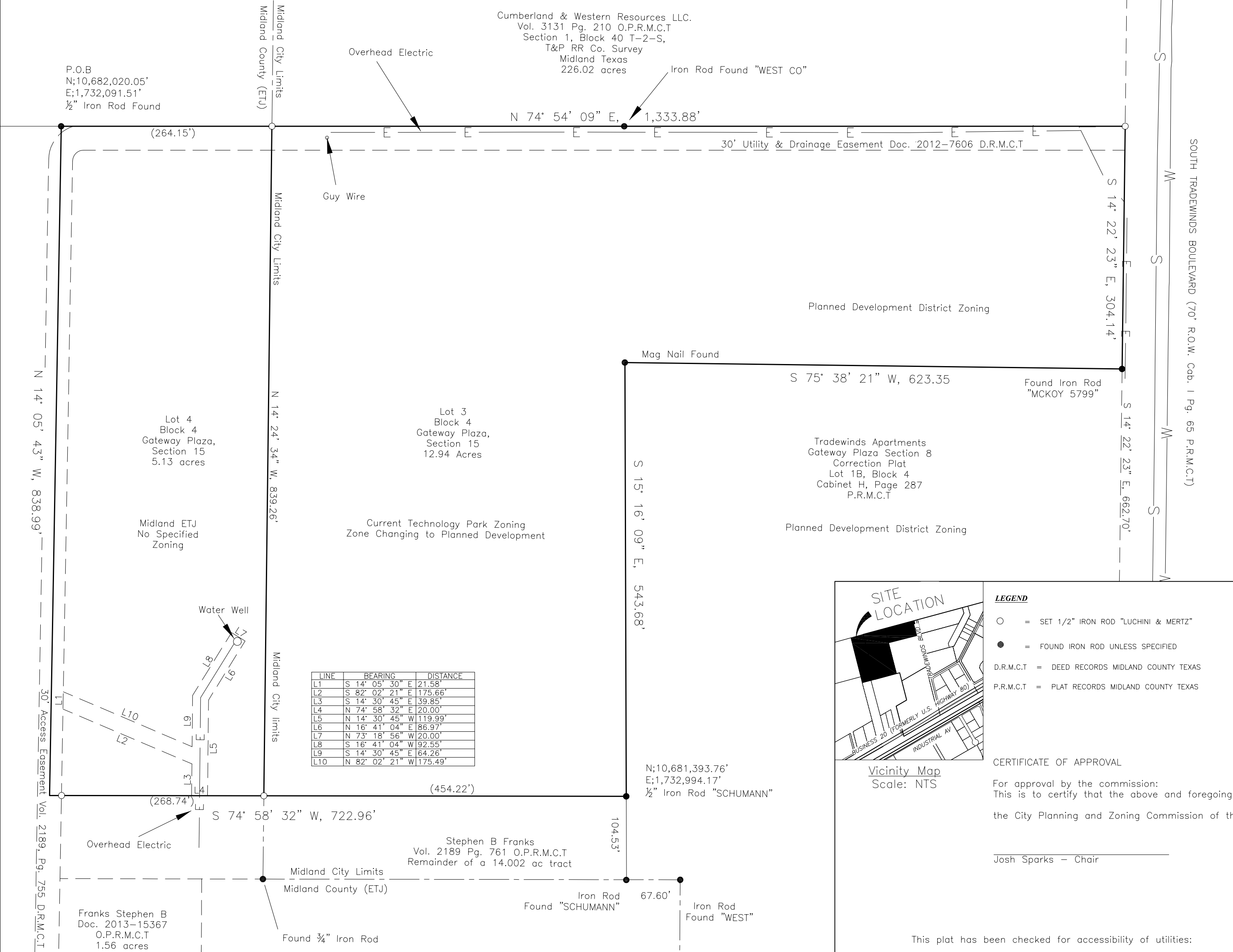
No. _____ CABINET

DATE _____ PAGE

Angel Villarreal
3000 N. Garfield St,
Suite 140, Midland Texas, 79705. 432-250-7470

Drawing by: JB – March 24, 2026 Job# 250625JB

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



LINE	BEARING	DISTANCE
L1	S 14° 05' 30" E	21.58'
L2	S 82° 02' 21" E	175.66'
L3	S 14° 30' 45" E	39.85'
L4	N 74° 58' 32" E	20.00'
L5	N 14° 30' 45" W	119.99'
L6	N 16° 41' 04" E	86.97'
L7	N 73° 18' 56" W	20.00'
L8	S 16° 41' 04" W	92.55'
L9	S 14° 30' 45" E	64.26'
L10	N 82° 02' 21" W	175.49'

Notes:

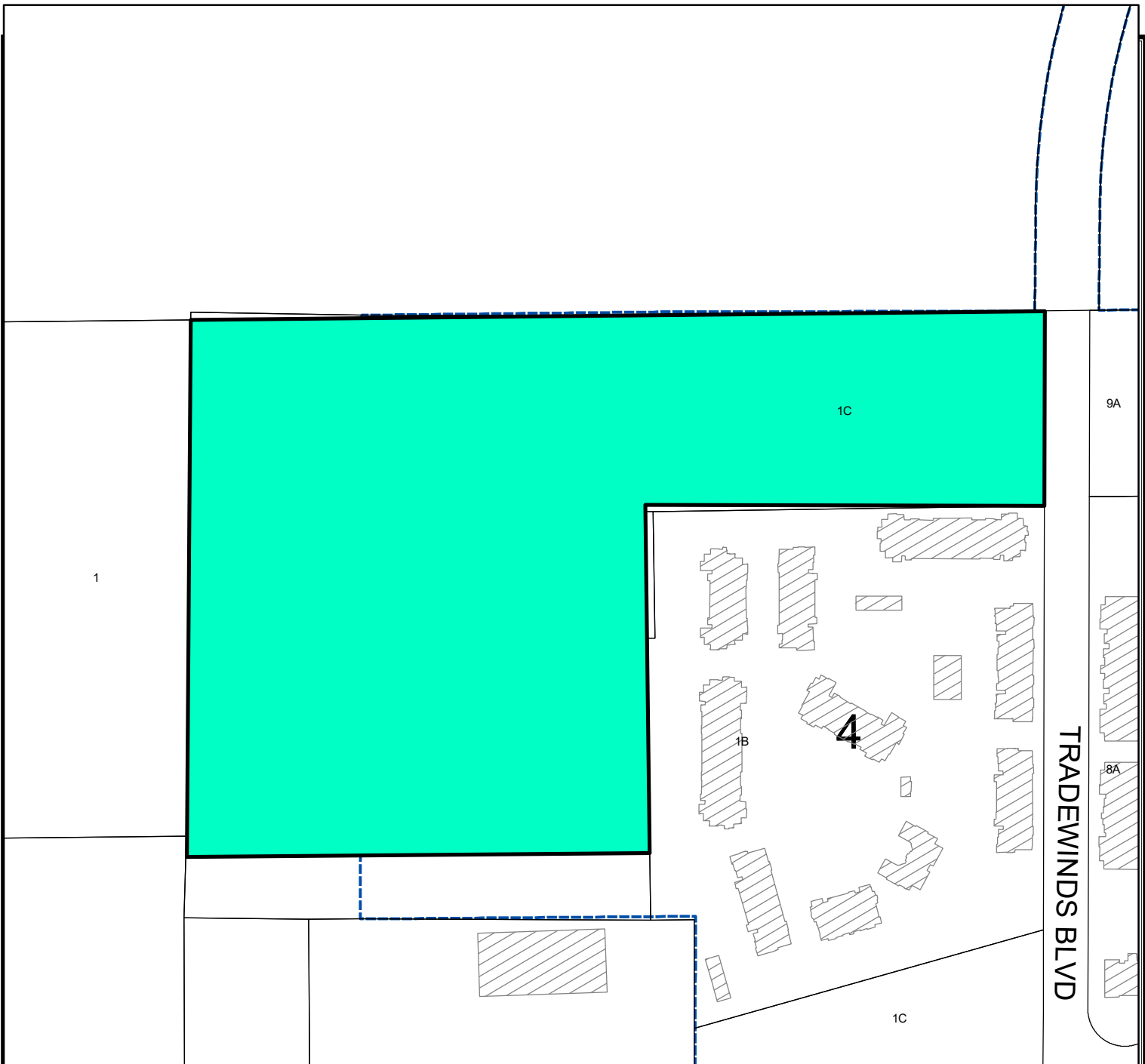
- The installation of public improvements may be required by the City of Midland as such time as: the 6.44 acre tract is re-platted into more than four tract or the property is rezoned for a more intensive use.
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
- According to the FEMA Flood Insurance Rate Map 48329C0184F, dated September 16, 2005 shows this property to be in "ZONE X".
- Approval of a site plan by th City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
- All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
- Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
- Initial impact fees will be assessed during the final platting process. Implementaiton 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.

SURVEYOR'S CERTIFICATE
KNOWN ALL BY THESE PRESENTS:

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

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

LUCHINI
& MERTZ
Professional Land Surveyors



Location Map

SUB-25-0905

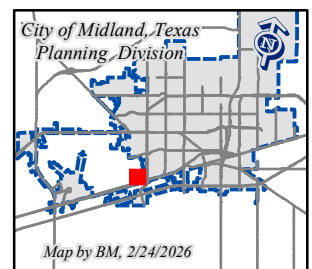
Scale: 1" = 226'

Proposed plat of Gateway Plaza, Section 15, being a replat of Lot 1C, Block 4, Gateway Plaza, Section 8, and a 13.76-acre tract of land out of Section 1, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the west side of Tradewinds Boulevard, approximately 1,200 feet north of West Interstate 20. (Council District 4 and Extrateritorial Jurisdiction)

LEGEND

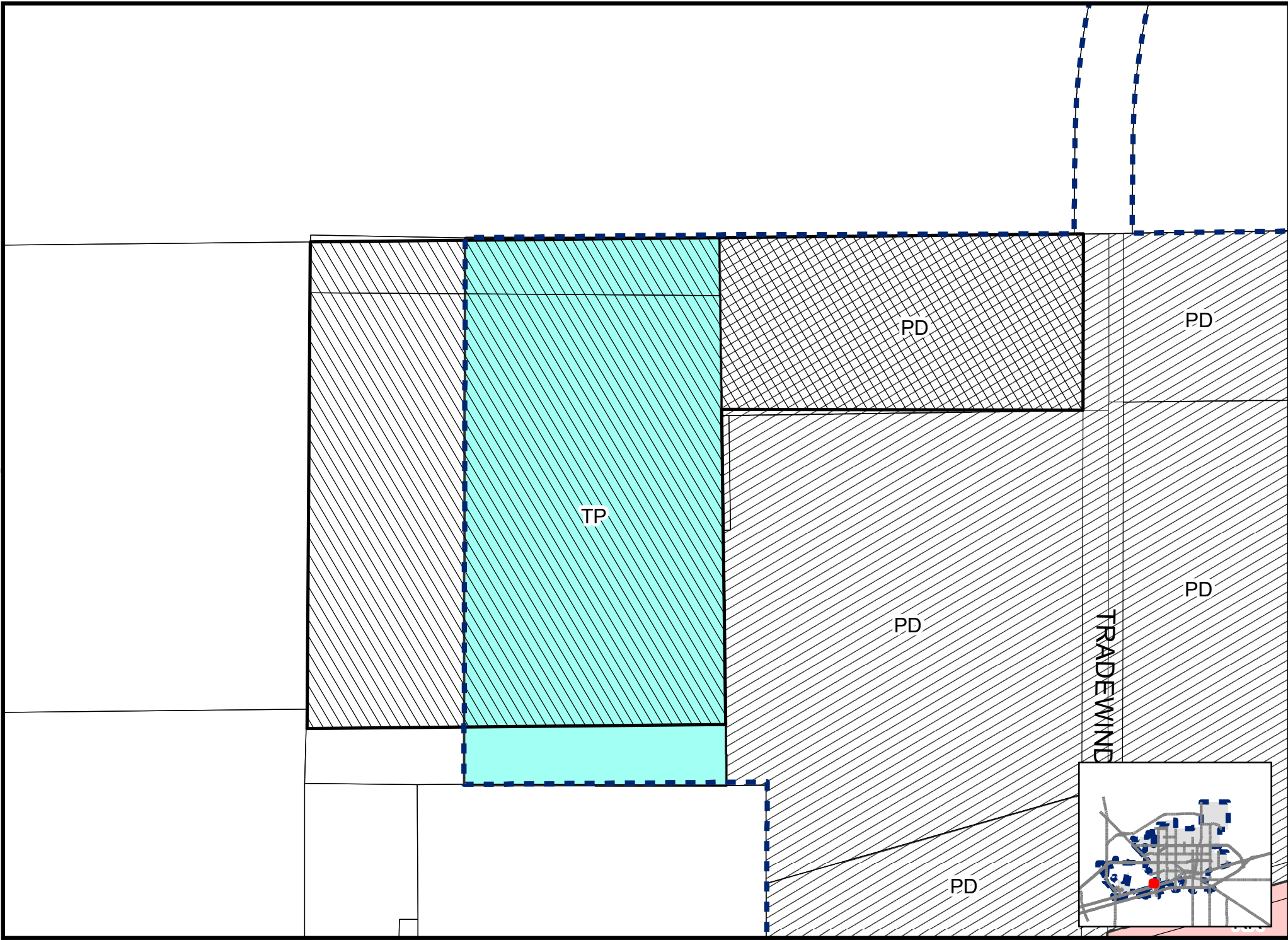
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

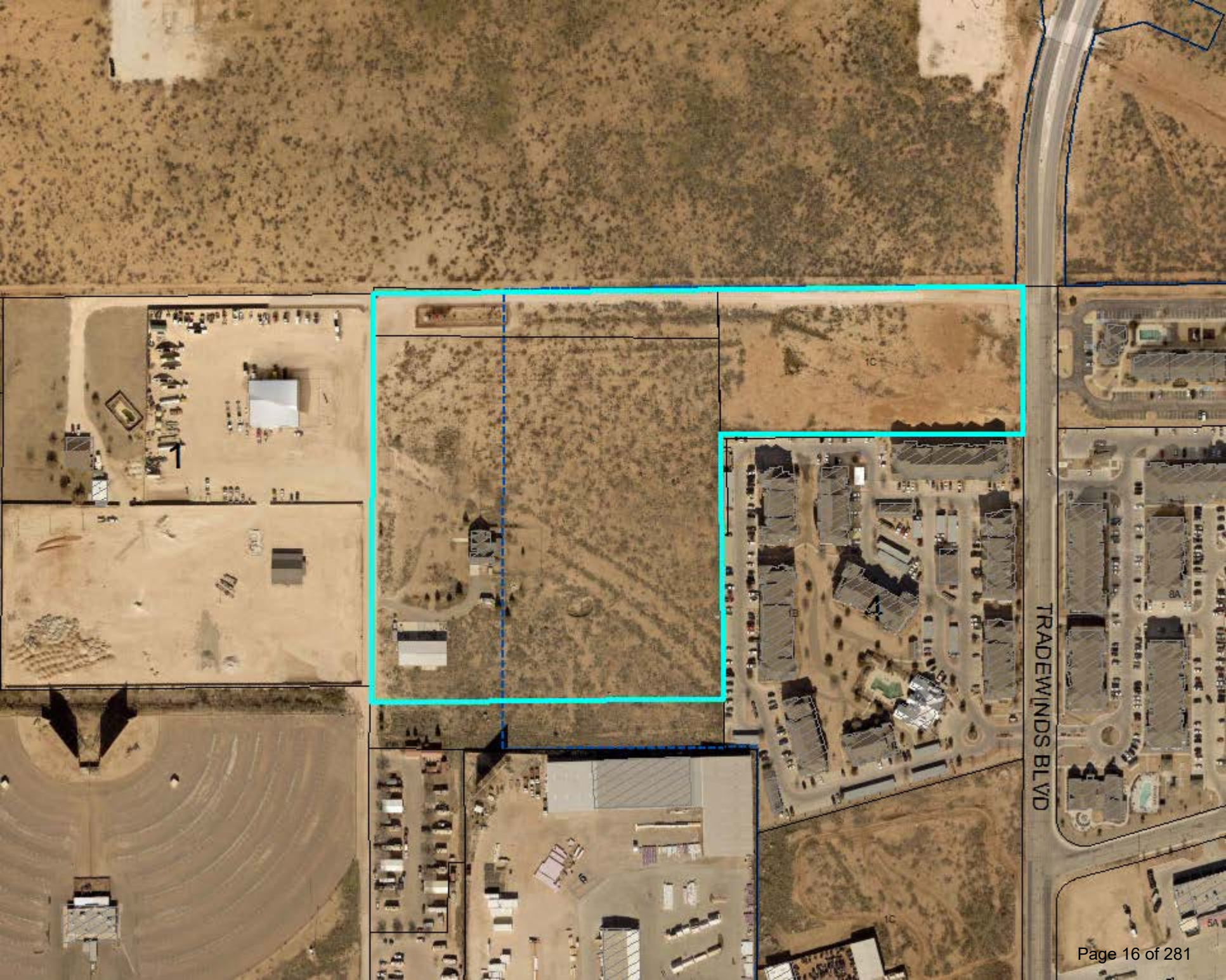


©THE CITY OF MIDLAND - 2021

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.







FINAL PLAT GATEWAY PLAZA, SECTION 15

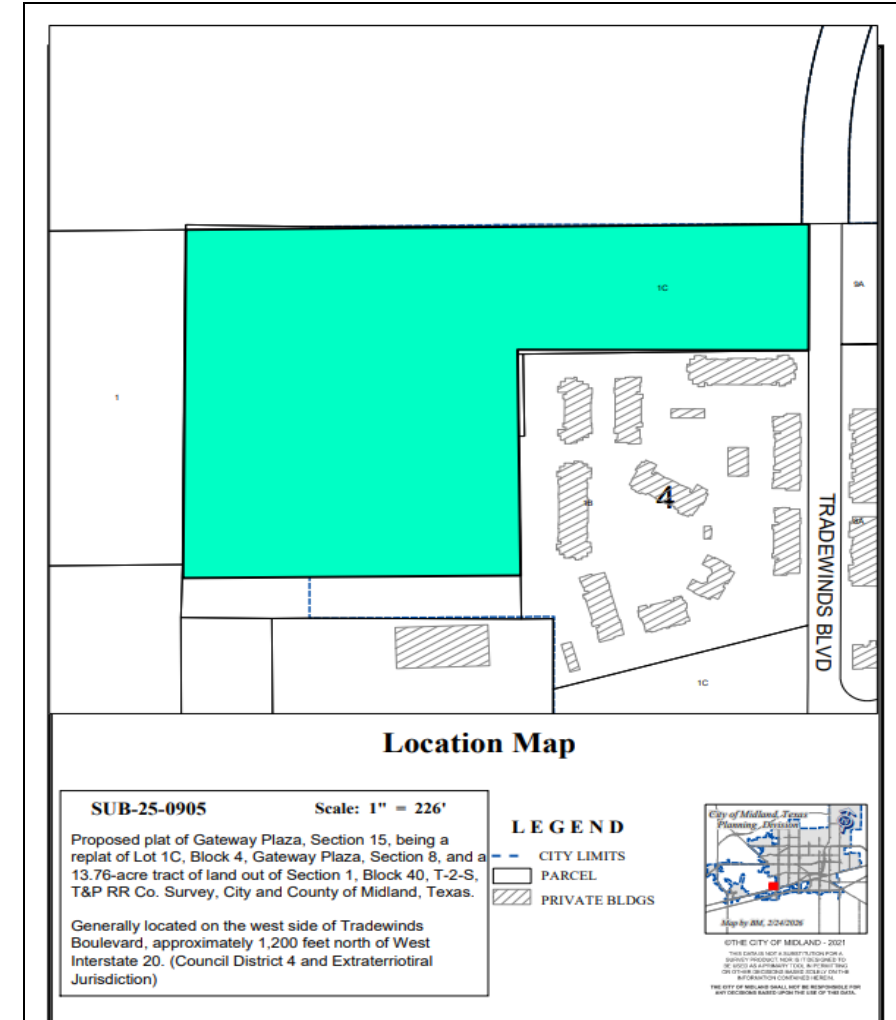


Visit Our Website

MIDLANDTEXAS.GOV

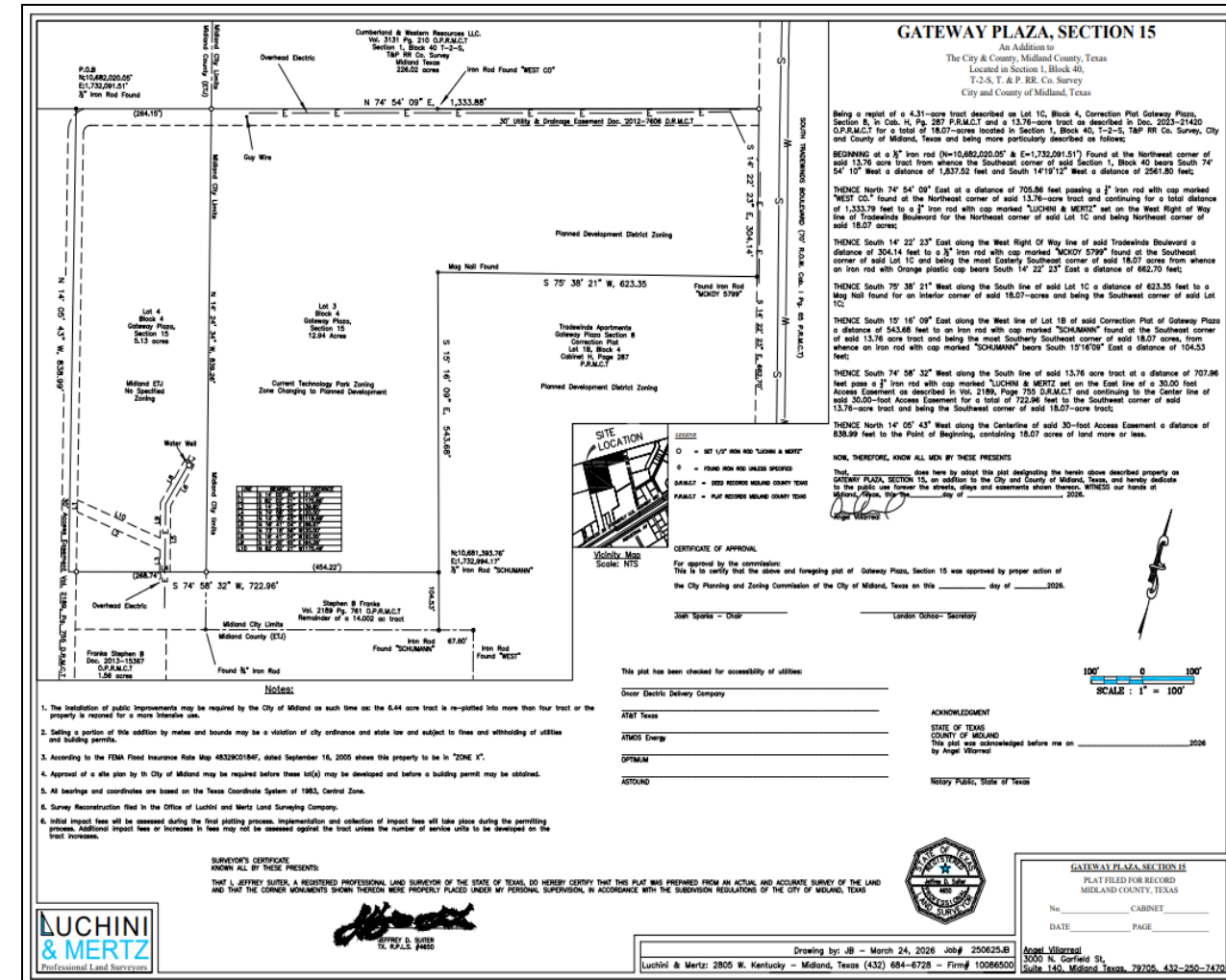
APPLICATION SUMMARY

- **Property Owner/Developer:** Angel Villarreal
- **Representative:** Jimmy Berndt, with Luchini and Mertz
- **Location:** 1700 South Tradewinds Boulevard and 5904 West State Highway 80 (Council District 4 and Extraterritorial Jurisdiction)
- **Reason for Request:** Platting to reconfigure the current lot lines



PLAT DETAILS

- Acreage: 18.07 acres
- Number of Existing Lots: 1
- Number Proposed Lots: 2



4

- 4



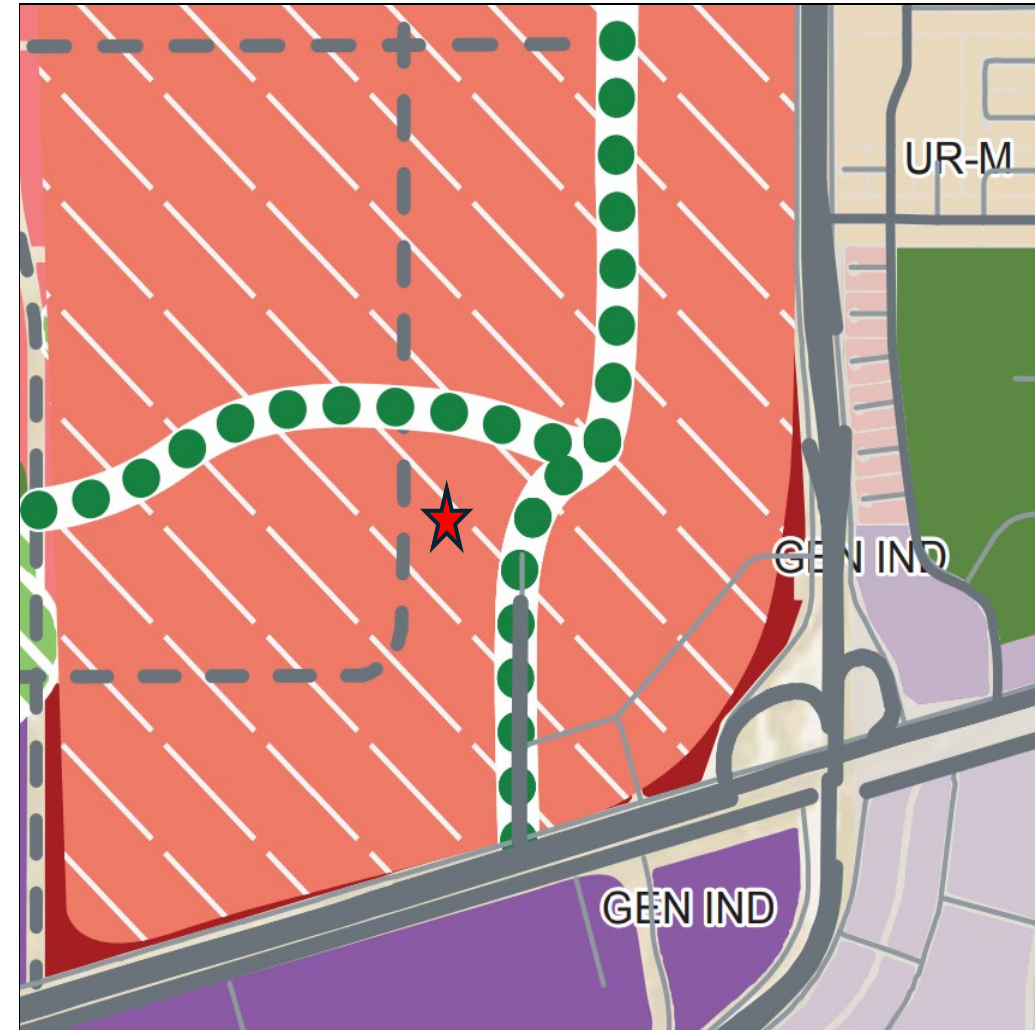
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North:** Vacant Land
 - **South/West:** Commercial Use
 - **East:** Apartment Complex
- **Proposed Use:** To be Determined



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of this request.



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 20, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Shenandoah Ridge, Section 4, being a plat of a 26.41-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin County, Texas. (Generally located on the north side of Badland Boulevard, approximately 1,830 feet east of North State Highway 349.)

Purpose:

Maverick Engineering, on behalf of Troy Martin, is requesting to plat a 26.41-acre tract of land located on the north side of Badland Boulevard into 112 lots for future residential development.

The preliminary plat was approved at the October 18, 2021, Planning and Zoning Commission meeting and at the October 26 City Council Meeting.

Current Zoning:

SF-3, 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:

Deny

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:**Engineering: (Denied)**

* * * Denied: 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. [Reference City Code Sect. 11-2-3(G)1]

WATER: Water improvement have not been accepted nor has a final walk-through been requested.. [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.

PRO RATA: None SEWER: Wastewater improvement plan have not been accepted nor has a final walk-through been requested.. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalk improvement plan have not been accepted nor has a final walk-through been requested.. [Reference City Code Sect. 11-2-3(G)1].

DIMENSION: * * *

OTHER: For future reference, if the wells within subdivision boundaries are capped and pavement is proposed to be constructed over capped wells, then the cap must be three feet below the lowest utilities in the area, or three feet below top of pavement if no utilities are present.

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)

Radius' around wells may be removed. Wells have been plugged. Continue to carry identification language and marker. Add Developers Note: No structure shall be built over a Plugged and Abandoned well.

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. It appears however that there may be a need for an oil well radius variance for the homes that will be constructed within 500 feet of the indicated Oil and Gas Wells.

GIS: (Approved)

Show block for Common Area A. Common Area should be next available letter, A is taken. North-south Hoodoo Ct should be a different name. Please ensure that plat doesn't encroach into Elevate Church Plat. Request Property Corners from City surveying.

ADDRESSING: (Approved)

POB is incorrect. Starting at the intersection of Badland Blvd and Hoodoo Court following the street around to the intersection of Sidewinder Street , needs to have the suffix changed to from Hoodoo Court to Hoodoo Drive. Only the cul-de-sac portion should be Hoodoo Court.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Denied)

Staff recommends denial of the Final Plat of Shenandoah Ridge, Section 4. Should this plat be approved, staff recommends that it be 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:

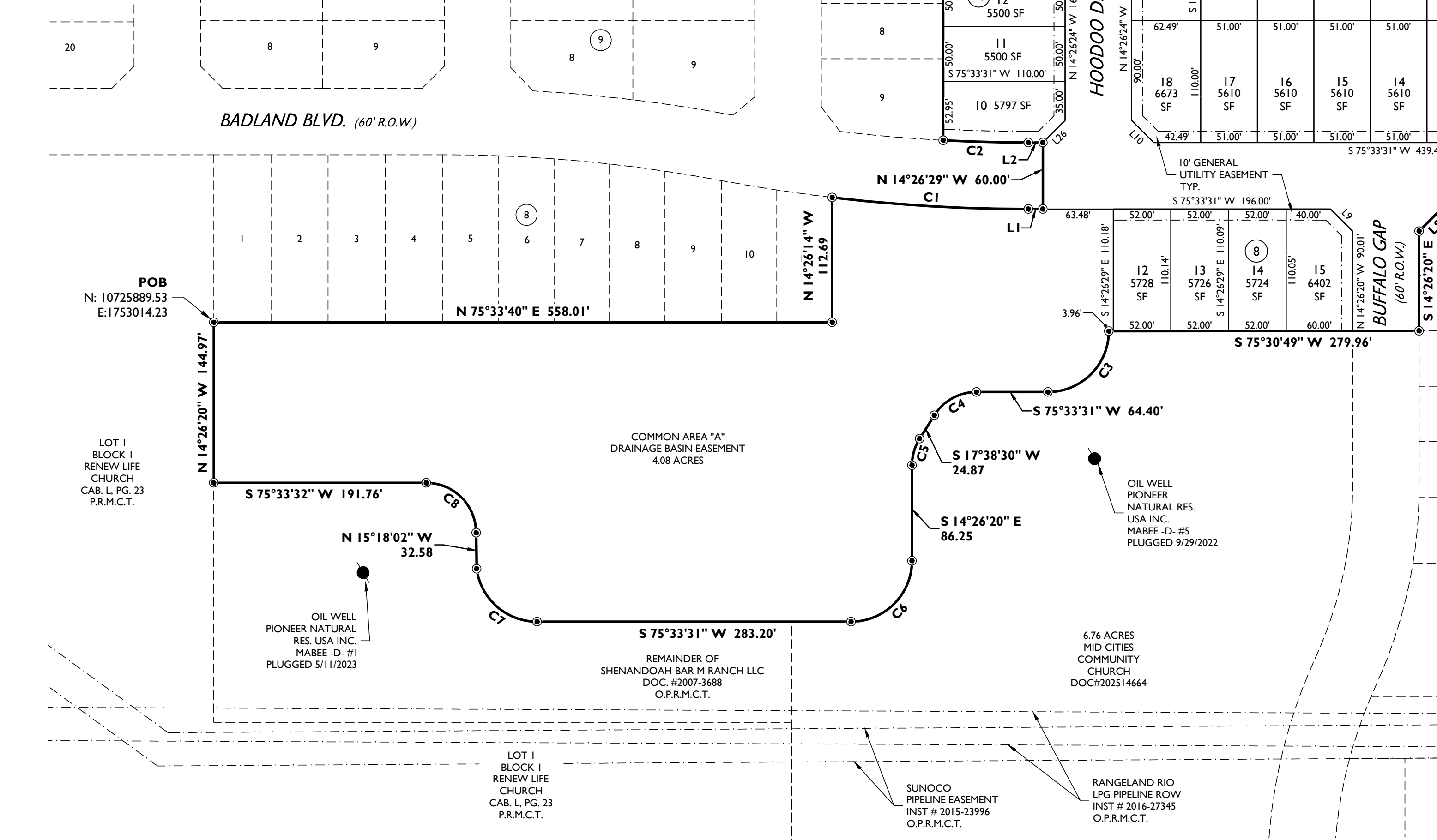
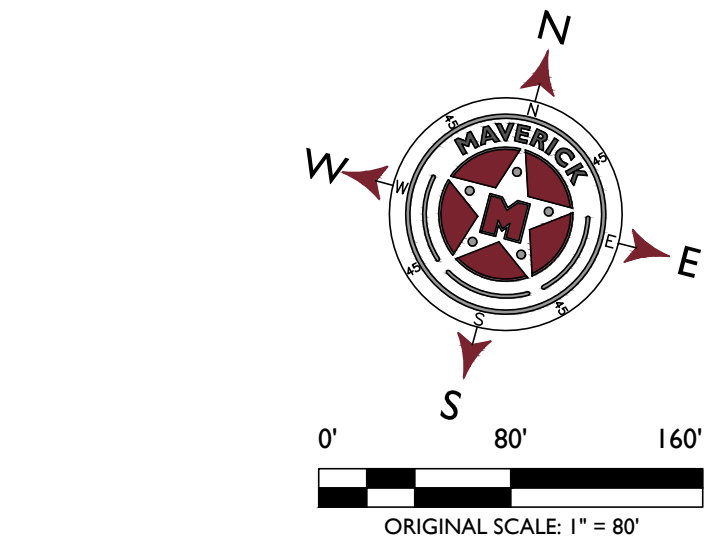
- A. P-26-2525, Combined Documents
- B. P&Z - - Shenandoah Ridge, Section 4 Final

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/17/2026
Final Approval - 4/17/2026

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	177.43'	1507.00'	177.33'	N 78° 55' 54" E
C2	77.03'	1447.00'	77.02'	S 77° 05' 01" W
C3	86.39'	55.00'	77.78'	S 30° 33' 36" W
C4	45.49'	45.00'	43.58'	S 46° 36' 01" W
C5	25.20'	45.00'	24.87'	S 01° 36' 05" W
C6	86.39'	55.00'	77.78'	S 30° 33' 36" W
C7	79.05'	55.00'	72.42'	N 63° 15' 51" W
C8	70.72'	45.00'	63.67'	N 59° 25' 03" W
C9	21.68'	25.00'	21.00'	N 50° 43' 08" E
C10	14.66'	60.00'	14.62'	N 32° 52' 38" E
C11	131.62'	60.00'	106.77'	S 77° 16' 54" E
C12	138.03'	60.00'	109.54'	S 51° 27' 59" W
C13	8.24'	60.00'	8.23'	N 58° 41' 42" W
C14	21.68'	25.00'	21.00'	N 79° 36' 05" W
C15	21.68'	25.00'	21.00'	S 79° 36' 05" E
C16	198.30'	60.00'	119.60'	N 30° 33' 36" E
C17	21.68'	25.00'	21.00'	N 39° 16' 48" W
C18	71.03'	60.00'	66.96'	N 29° 07' 00" W
C19	30.97'	60.00'	30.62'	N 19° 35' 03" E
C20	32.57'	60.00'	32.17'	N 49° 58' 18" E
C21	62.59'	60.00'	59.79'	S 84° 38' 39" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75° 33' 31" E	13.01'
L2	S 75° 33' 31" W	13.01'
L3	N 59° 26' 24" W	28.28'
L4	S 30° 33' 36" W	28.28'
L5	N 59° 26' 24" W	28.28'
L6	S 30° 33' 36" W	28.28'
L7	N 59° 26' 24" W	28.28'
L8	S 30° 33' 36" W	28.28'
L9	N 59° 26' 24" W	28.28'
L10	N 59° 26' 27" W	28.28'
L11	S 30° 33' 36" W	28.28'
L12	S 59° 26' 24" E	28.28'
L13	N 30° 33' 36" E	28.28'
L14	N 75° 33' 40" E	5.00'
L15	N 59° 26' 24" W	28.28'
L16	N 30° 33' 36" E	28.28'
L17	S 59° 26' 24" E	28.28'
L18	N 30° 33' 36" E	28.28'
L19	N 59° 26' 24" W	28.28'
L20	S 30° 33' 36" W	28.28'
L21	S 59° 26' 24" E	28.28'
L22	S 30° 33' 36" W	28.28'
L23	S 59° 26' 24" E	28.28'
L24	N 30° 33' 36" E	28.28'
L25	N 30° 33' 33" E	28.28'
L26	N 30° 33' 33" E	28.28'



DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 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.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOTS ARE REPLIATED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- 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.
- NO STRUCTURE SHALL BE BUILT OVER A PLUGGED AND ABANDONED WELL.

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."

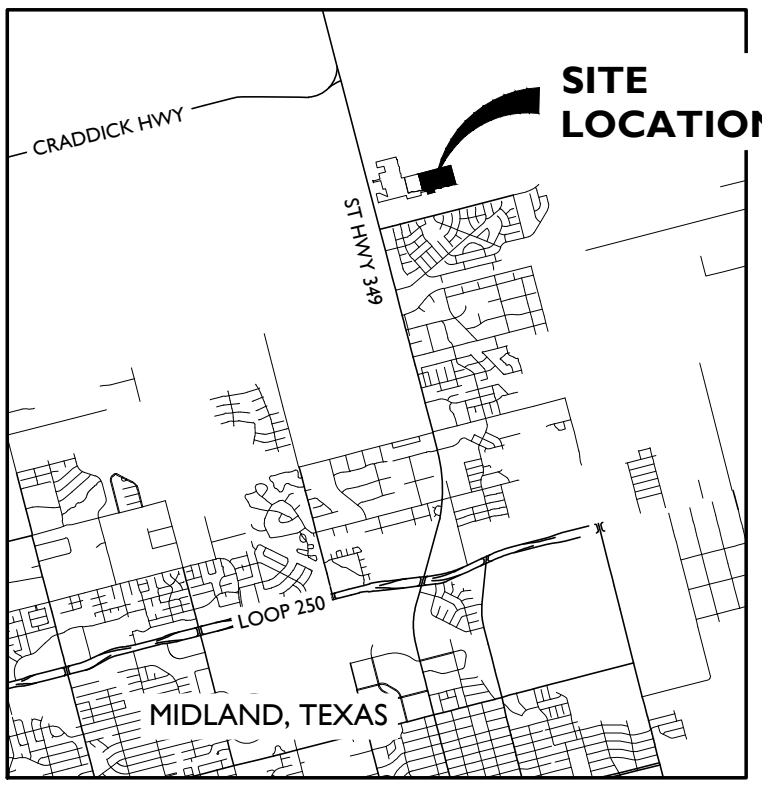
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART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

SURVEY NOTES:

- 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 0.9999896911 AT NGS "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

SHENANDOAH RIDGE SECTION 4

BEING A 26.41 ACRE TRACT OF LAND IN SECTION 12, BLOCK 39, T-1-S, T&P RY Co.
SURVEY, CITY MIDLAND, MIDLAND AND MARTIN COUNTY, TEXAS



VICINITY MAP
N.T.S.

LEGEND

- DENOTES 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM# 10194514"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES PLUGGED WELL
- DENOTES BOUNDARY LINE
- DENOTES EXISTING PROPERTY LINES
- DENOTES EXISTING EASEMENT LINE
- DENOTES COUNTY LINE
- DENOTES PROPOSED 10 FOOT GENERAL UTILITY EASEMENT LINES UNLESS OTHERWISE SPECIFIED

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2026, BY THE COMMISSIONERS
COURT OF MARTIN COUNTY, TEXAS.

BRYAN COX, MARTIN COUNTY JUDGE

FILED FOR RECORD

THIS _____ DAY OF _____, 2026

AT _____ O' CLOCK AND _____ MINUTES

IN _____, MARTIN COUNTY PLAT RECORDS.

COUNTY CLERK - MARTIN COUNTY, TEXAS

DEPUTY _____

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

PROPERTY OWNER
SHENANDOAH RIDGE DEVELOPMENT, LLC
24 SMITH ROAD SUITE 601
MIDLAND, TEXAS 79705
DEED INSTRUMENT # 2025-29832



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

SHENANDOAH RIDGE SECTION 4

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 RPLS5356
MAVERICK ENGINEERING (TX FIRM # 10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701



CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SHENANDOAH RIDGE, SECTION 4, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS SHENANDOAH RIDGE DEVELOPMENT, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 12, 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 SHENANDOAH RIDGE DEVELOPMENT, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SHENANDOAH RIDGE, SECTION 4, 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.

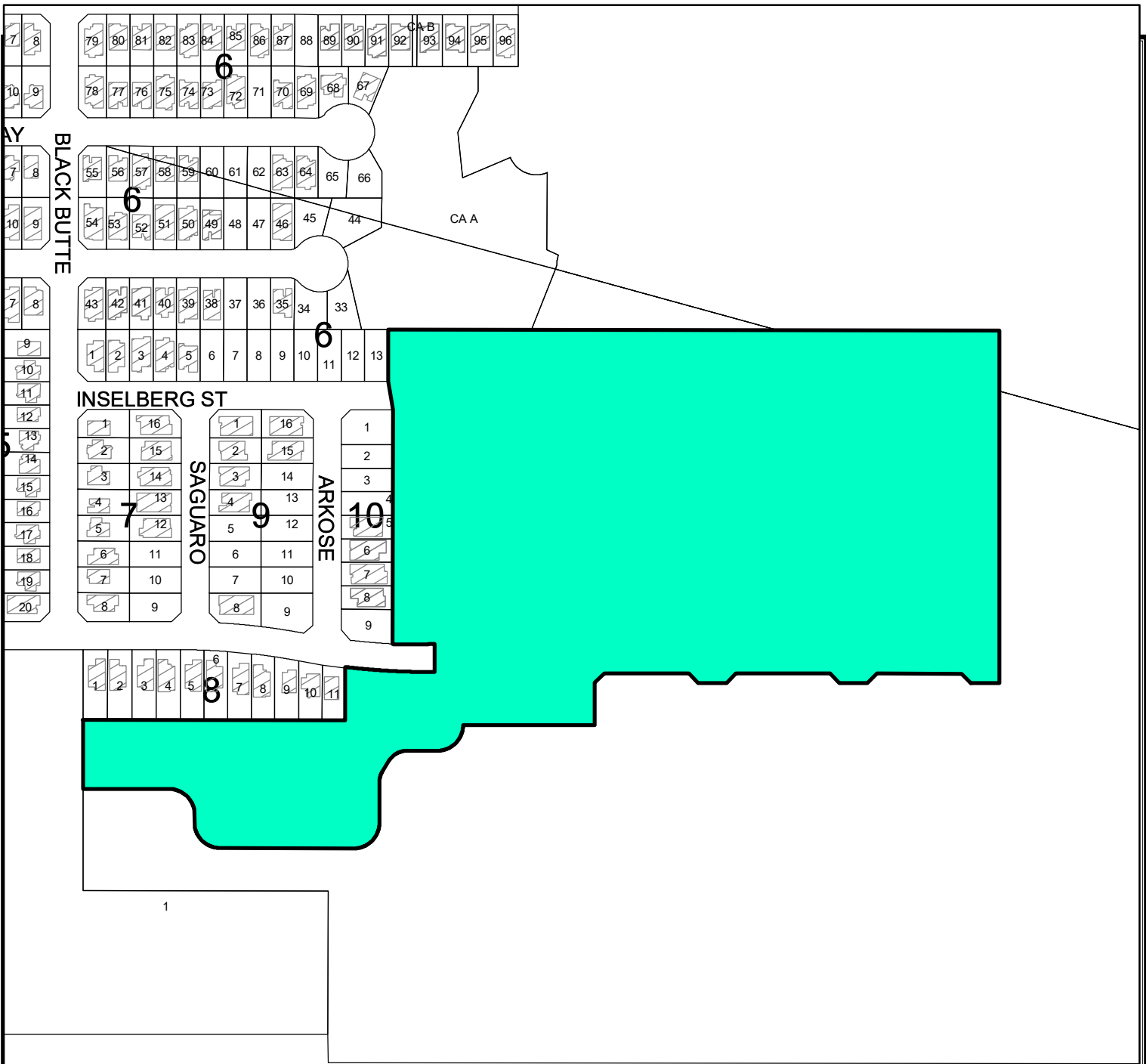
BY: _____ FOR SHENANDOAH RIDGE DEVELOPMENT LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Location Map

P-26-2525

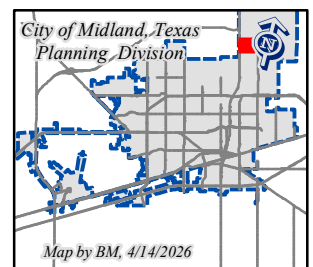
Scale: 1" = 370'

Proposed plat of Shenandoah Ridge, Section 4, being a plat of a 26.41-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City of Midland, Midland and Martin County, Texas.

Generally located on the north side of Badland Boulevard, approximately 1,830 feet east of North State Highway 349. (Council District 1)

LEGEND

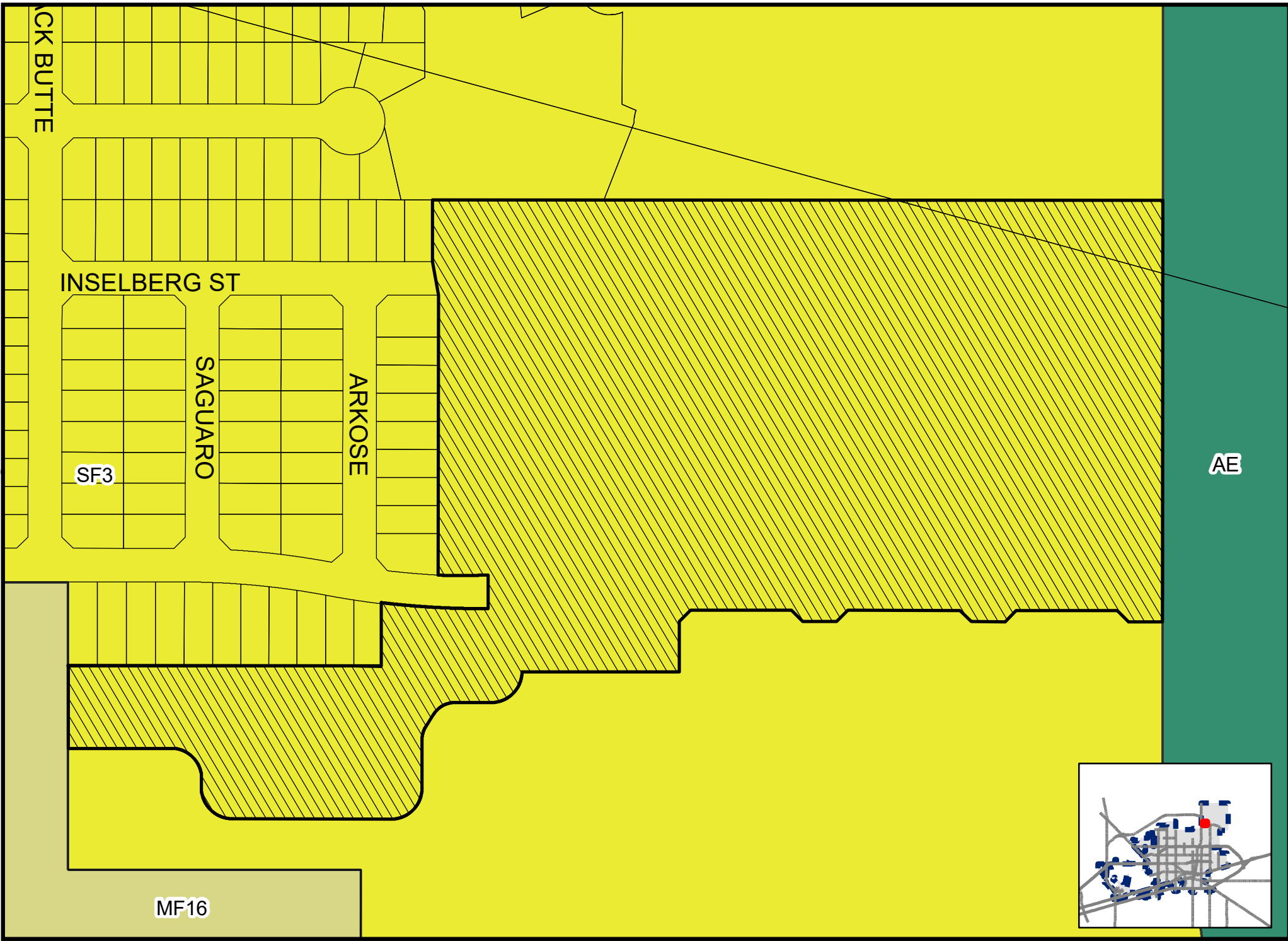
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

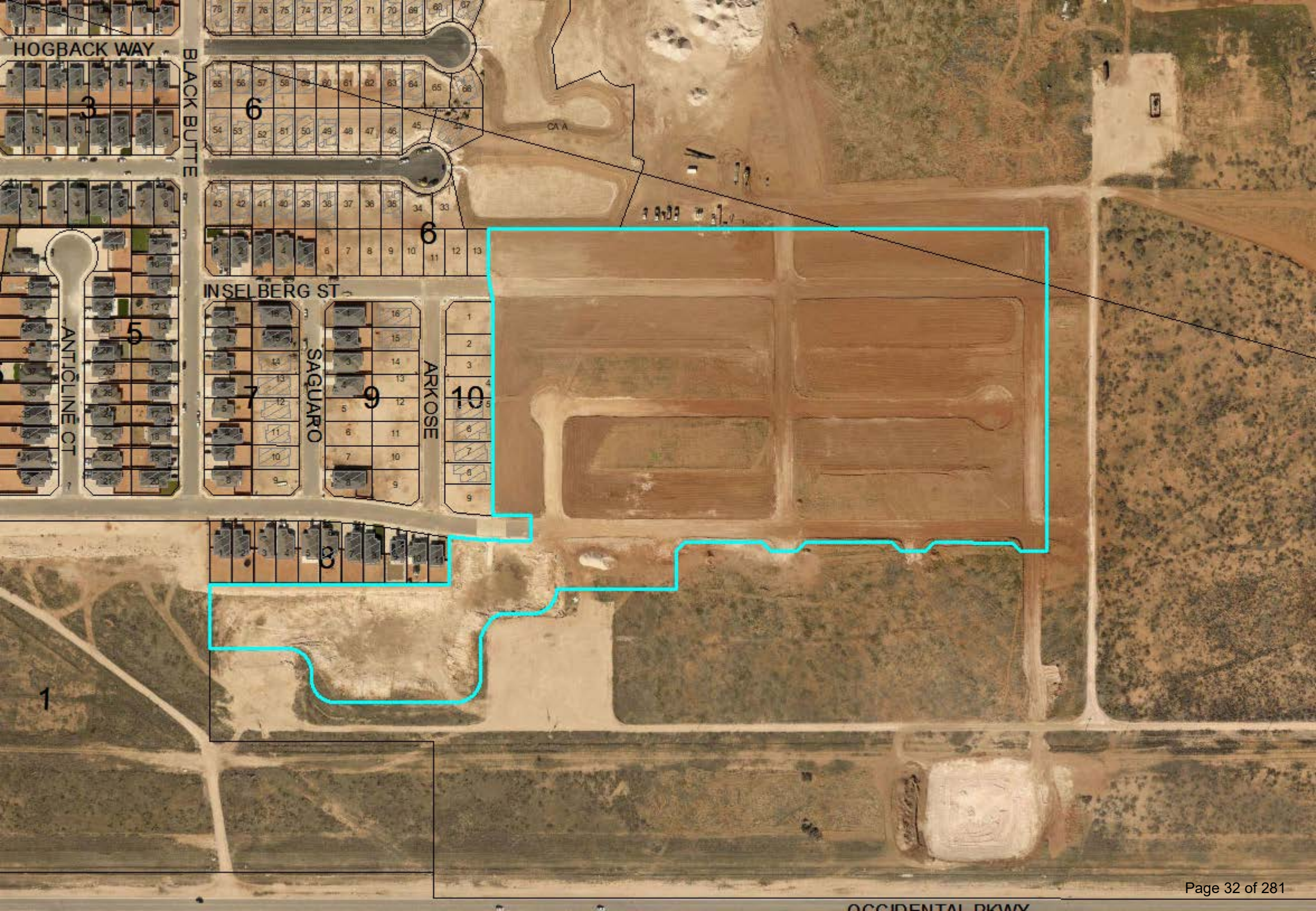


©THE CITY OF MIDLAND - 2021

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.







FINAL PLAT SHENANDOAH RIDGE, SECTION 4

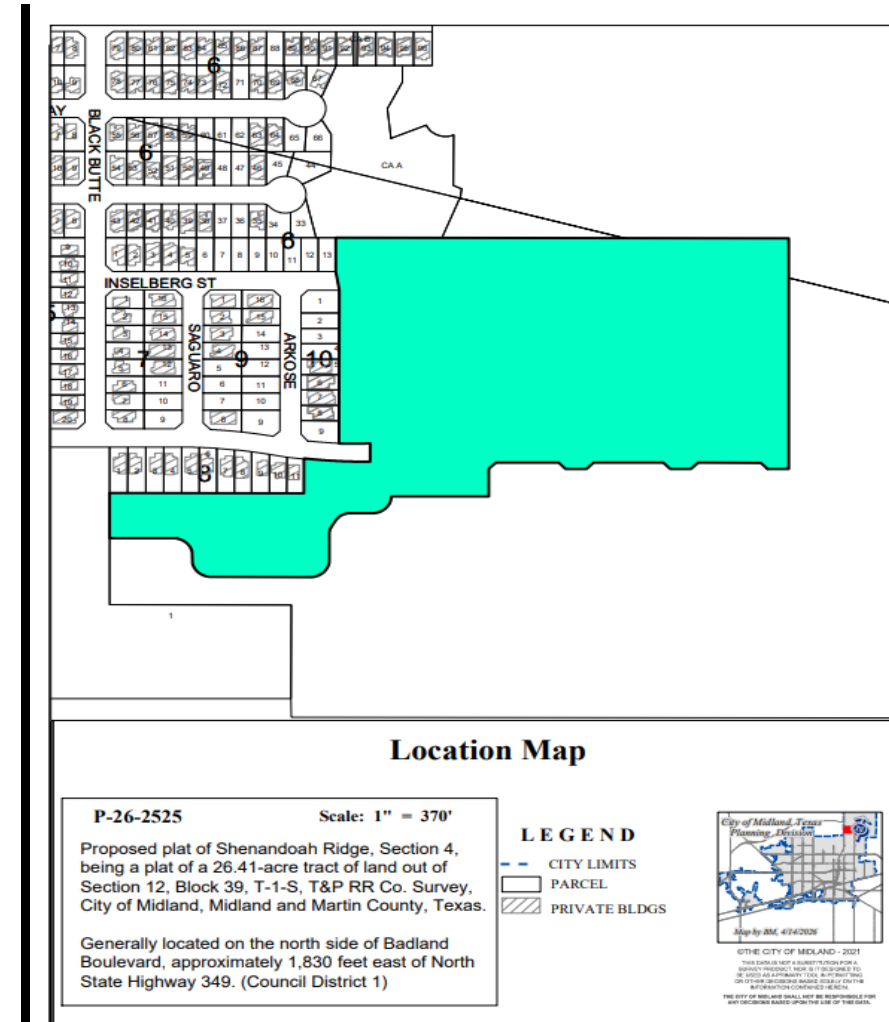


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Troy Martin
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of Badland Boulevard, approximately 1,830 feet east of North State Highway 349. (Council District 1)
- **Reason for Request:** For future residential development



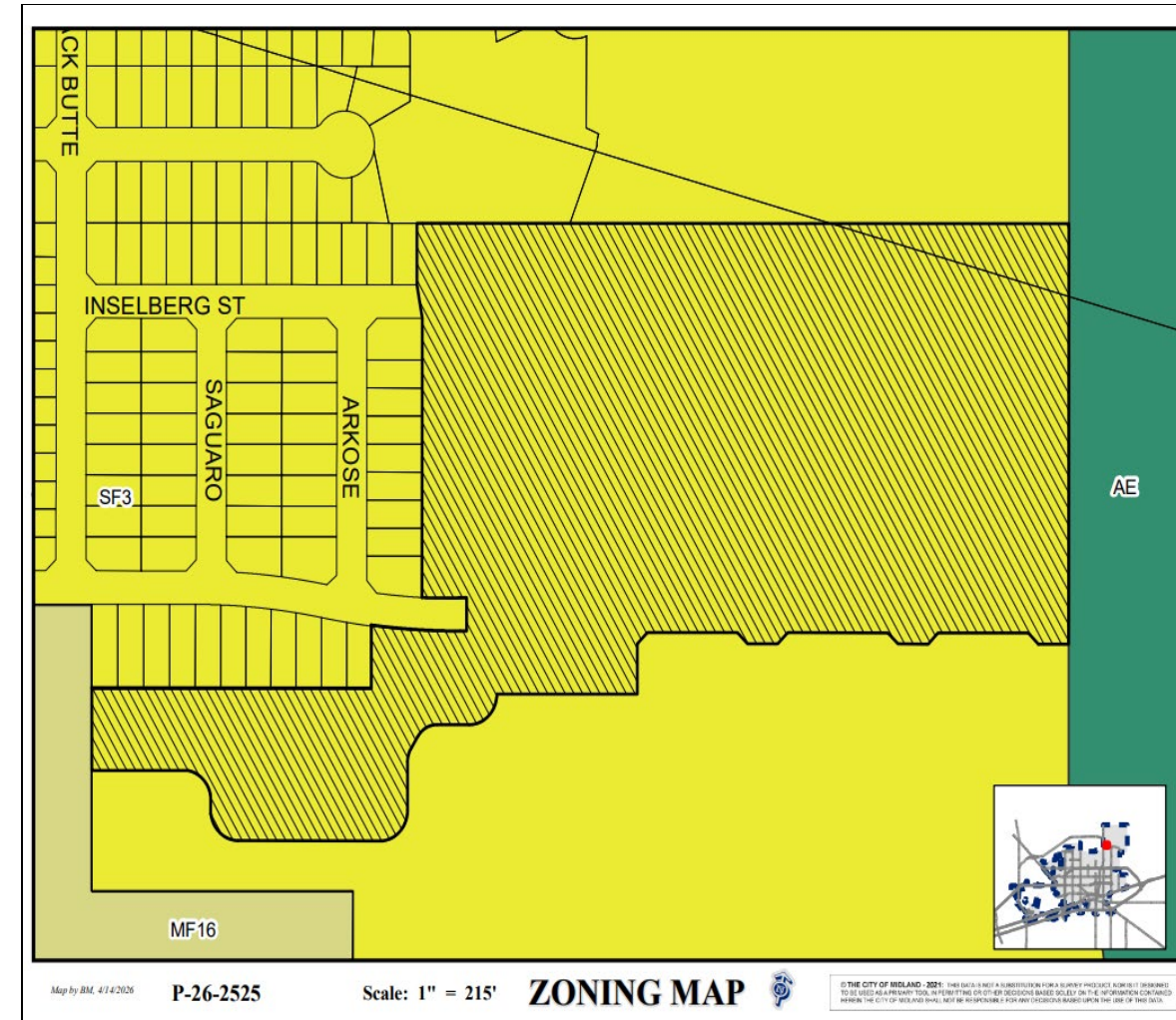
3

-



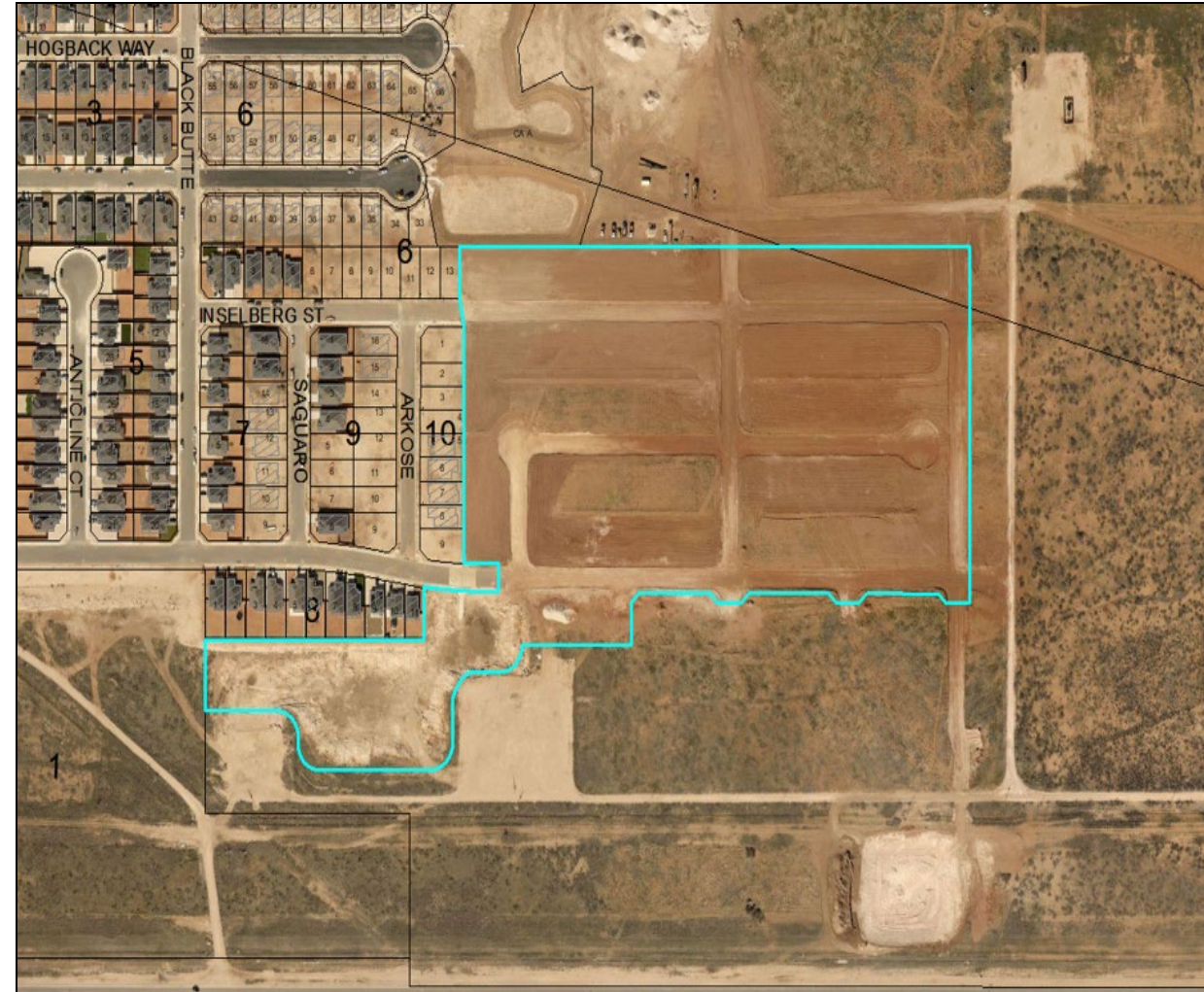
ZONING

- **Current Zoning:** SF-3, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North/South/West:** SF-3, Single-Family Dwelling District
 - **East:** AE, Agricultural Estate District



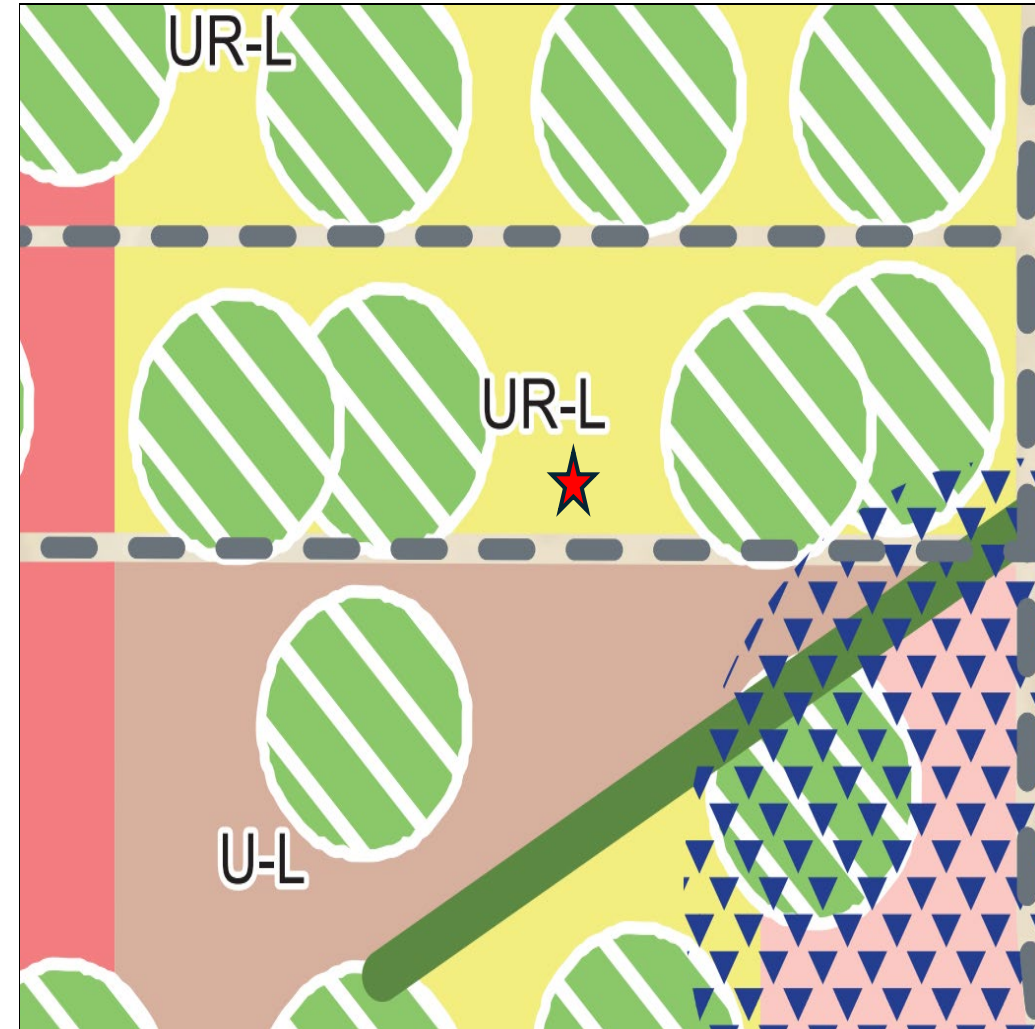
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North/East/South:** Vacant Land
 - **West:** Single-Family Housing
- **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, although innovative single-family forms may be permitted with special review.



STAFF'S RECOMMENDATION

- Staff recommends denial of this request. Should this plat be approved, staff recommends that it be 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]



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 20, 2026
To: Planning and Zoning Commission
From:
Subject: Hold a public hearing and consider a request by Juan Felipe Viva Celis, on behalf of Belmont Realty, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on a 5,600 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas. (Generally located on the north side of East Interstate 20, approximately 475 feet west of South Terrell Street.)

Purpose:

Juan Felipe Viva Celis, on behalf of Belmont Realty, LLC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant called La Barra Catracha, LLC, located at 503 East Intersection 20.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

BP, I-20 Business Park District

Surrounding Zoning and Land Use:

The properties to the north are zoned PD, Planned Development District for a Shopping Center and are single-family homes. The properties to the east, south, and west are zoned BP, I-20 Business Park District and land use consists of hotels, restaurants, a church, an education lab, and various other businesses.

Analysis:

The property is currently zoned BP, I-20 Business Park District. The BP zoning allows for alcoholic beverage sales for on-premises consumption in a restaurant with the approval of an SUD. The property does have an existing SUD. Per the approved plans, the site will have adequate parking and circulation. The total area of the restaurant is 5,600 square feet and the proposed alcohol serviceable area is 3,295 square feet.

The proposed days and hours of operation are:

**Sunday through Thursday from 11 a.m. to 12 a.m.
Friday and Saturday from 11 a.m. to 1 a.m.**

The applicant is requesting the following alcohol serviceable hours.

**Sunday through Thursday from 11 a.m. to 12 a.m.
Friday and Saturday from 11 a.m. to 1 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 are 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 La Barra Catracha LLC is acceptable. The property must adhere to the maximum occupant load of 63 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code. A Certificate of Occupancy shall be required prior to occupancy of the

restaurant.

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) La Barra Catracha, LLC 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 3,295 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: Sunday through Thursday from 11:00 a.m. to 12:00 a.m. (midnight); and Friday and Saturday from 11:00 a.m. to 1:00 a.m. of the following day.

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

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

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

G. That in accordance with Section 11-1-9.07.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.

Letters of Objection:

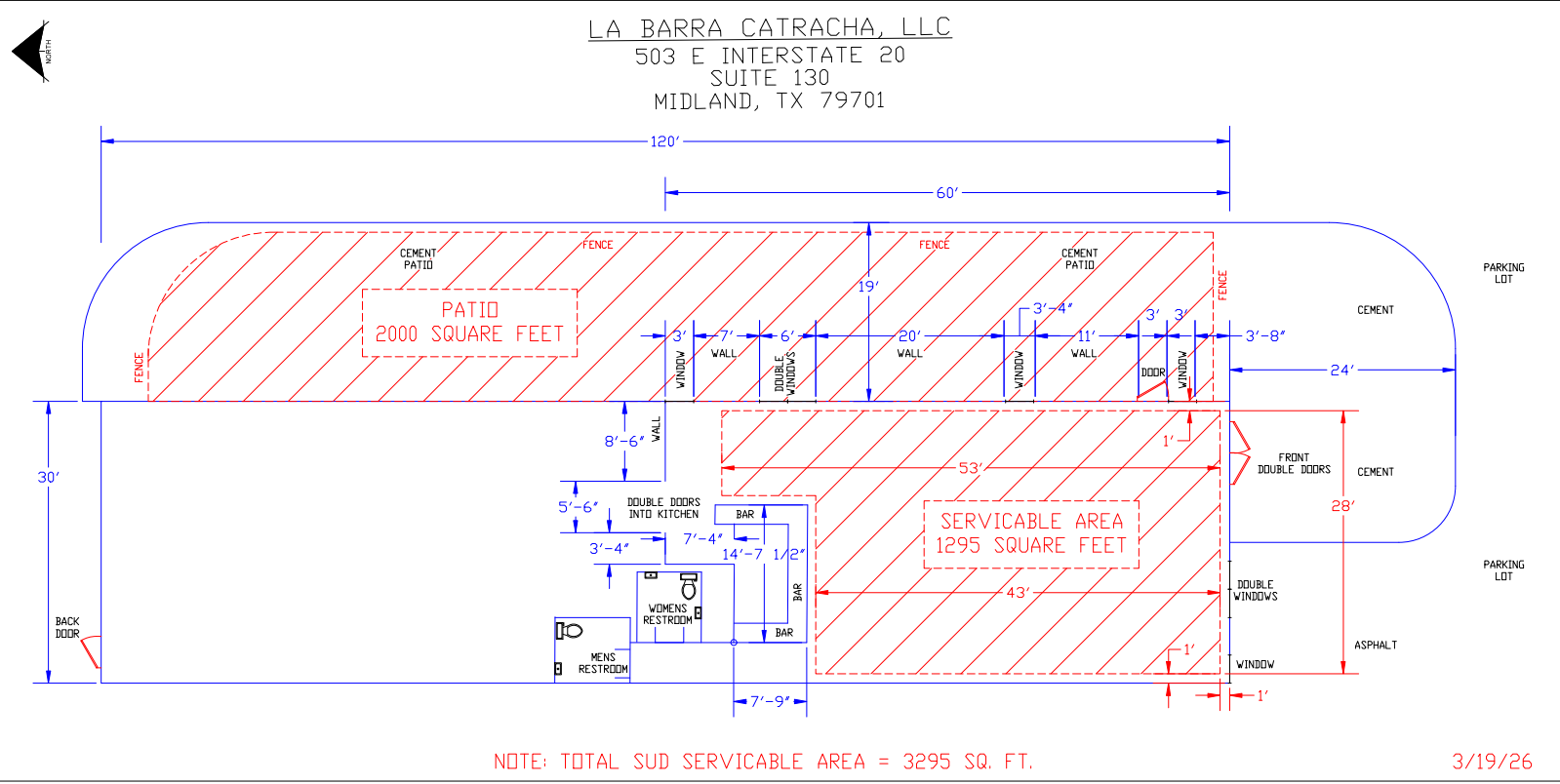
As of April 17, 2026, staff has not received any letters of objections.

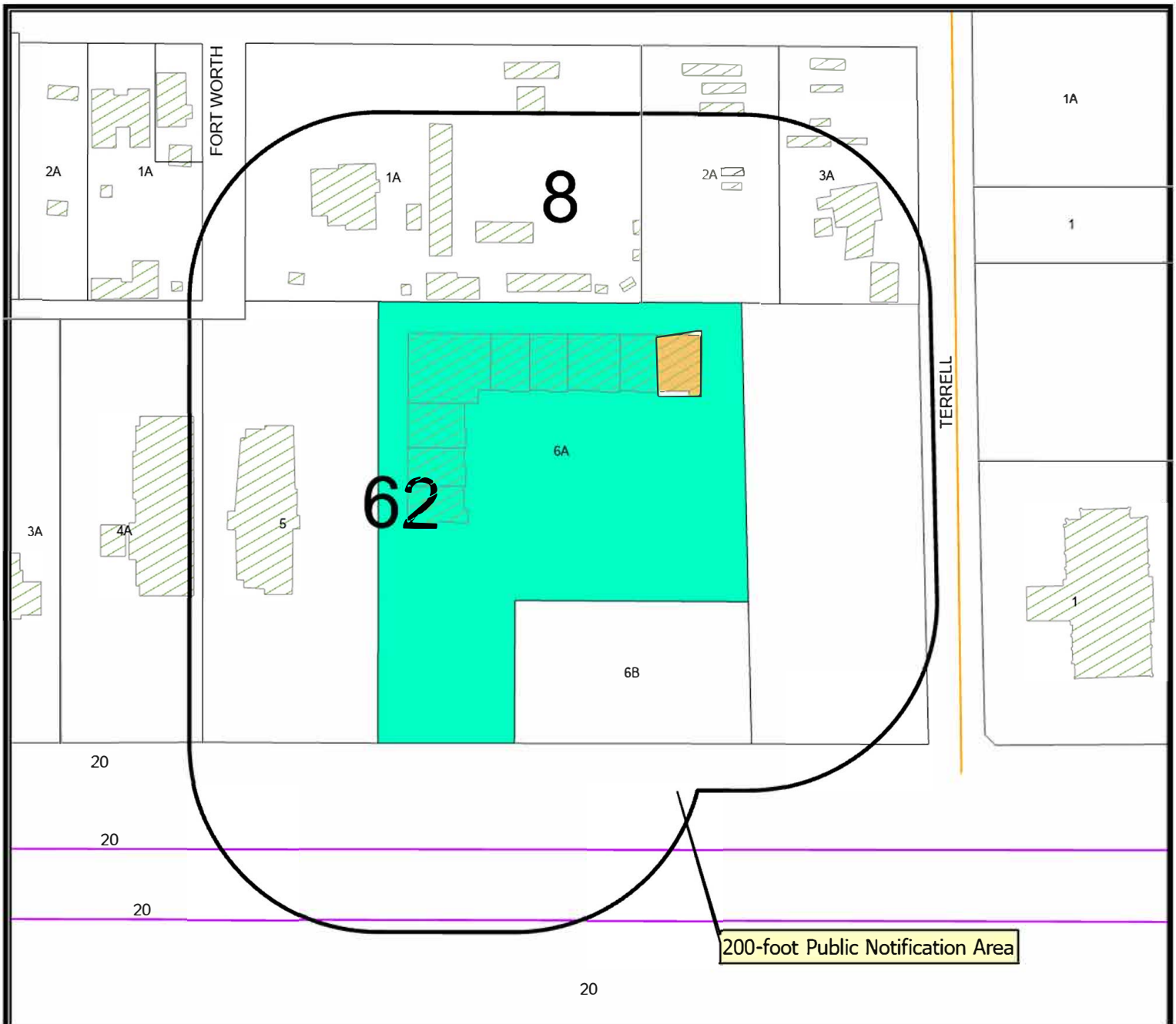
Attachments:

- A. SUD-26-0224, Combined Docs
- B. SUD-26-0224, Alcohol SUD La Barra Catracha

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/2/2026
Final Approval - 4/17/2026





Location Map

SUD-26-0224

Scale: 1" = 157'

Consider a request by Juan Felipe Viva Celis, on behalf of Belmont Realty, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a restaurant, on a 5,600 square foot portion of Lot 6A, Block 62, Belmont Addition, Section 23, City and County of Midland, Texas.

Generally located on the north side of East Interstate 20, approximately 475 feet west of South Terrell Street. (Council District 2).

LEGEND

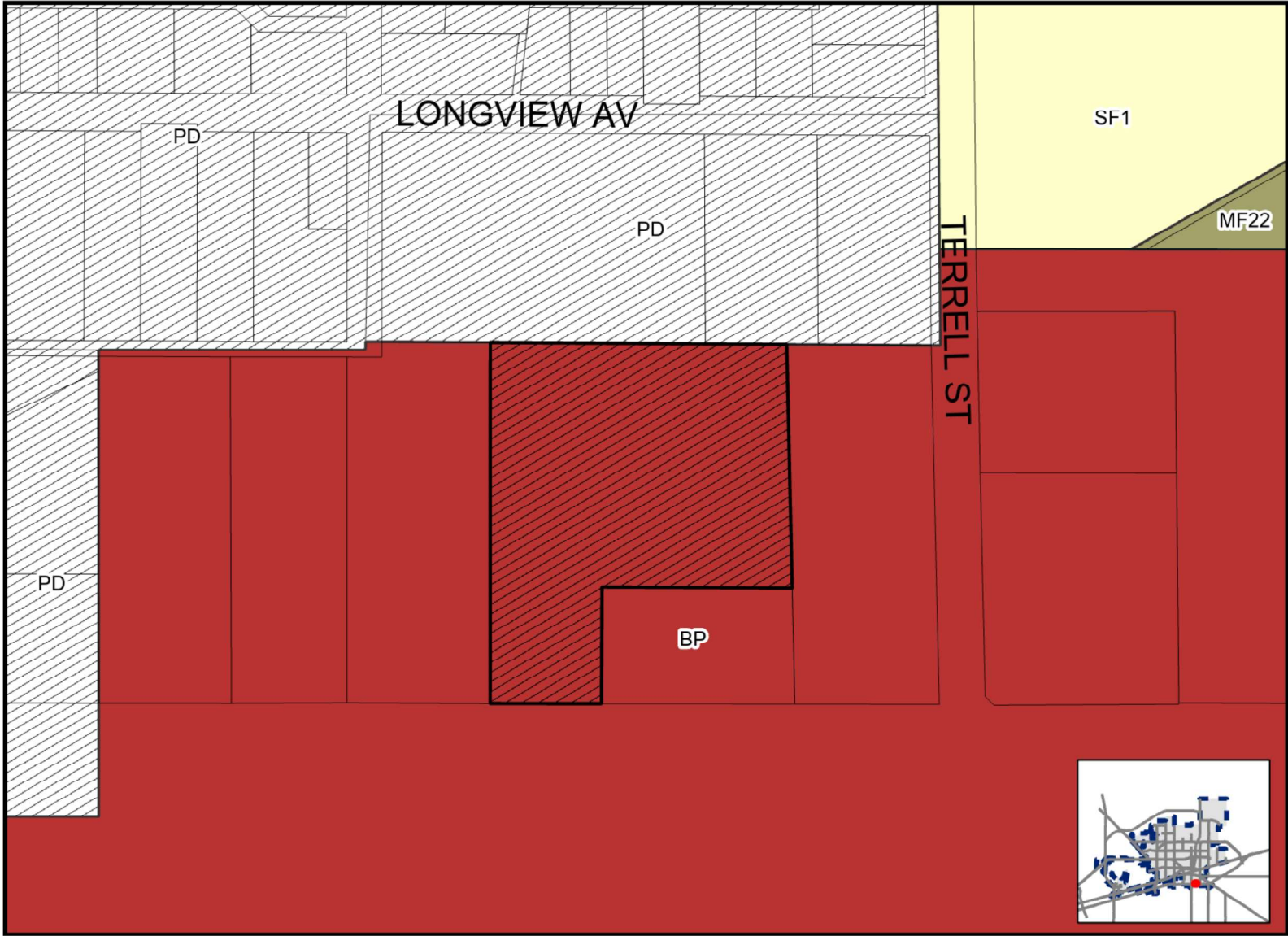
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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: 3/23/2026

SUD-26-0224

Scale: 1" = 157'

ZONING MAP



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







SPECIFIC USE DESIGNATION LA BARRA CATRACHA

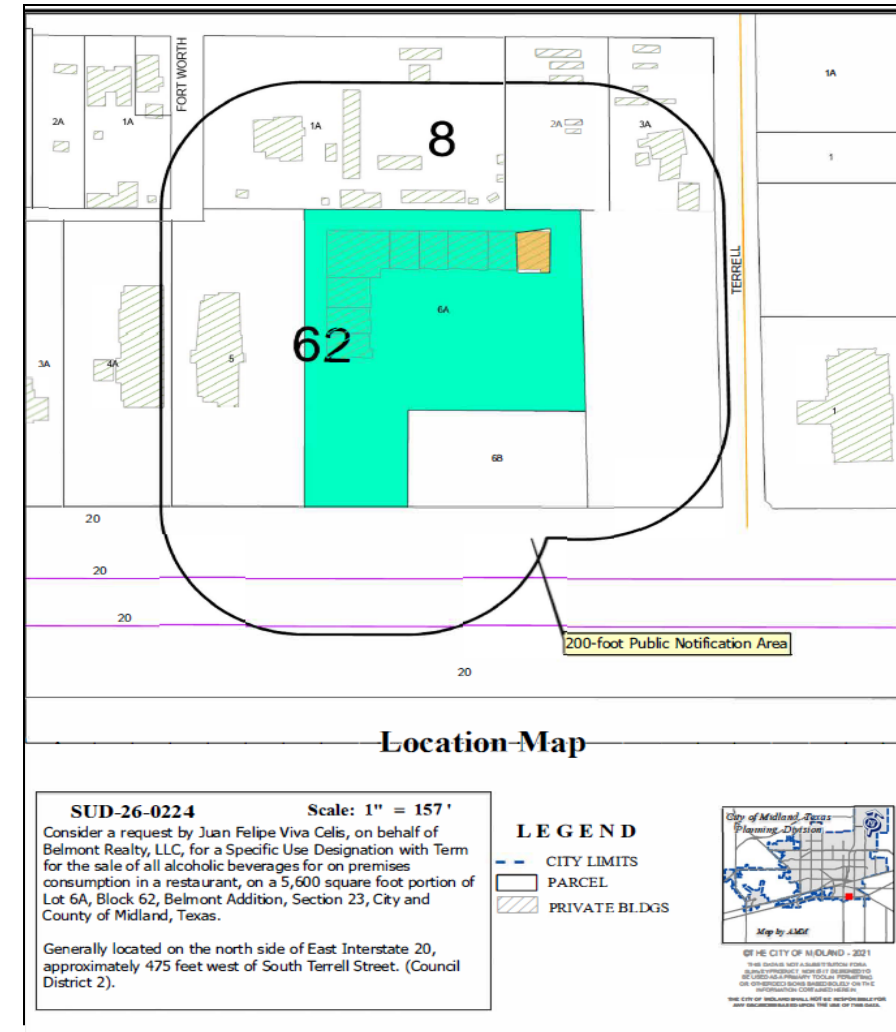


Visit Our Website

MIDLANDTEXAS.GOV

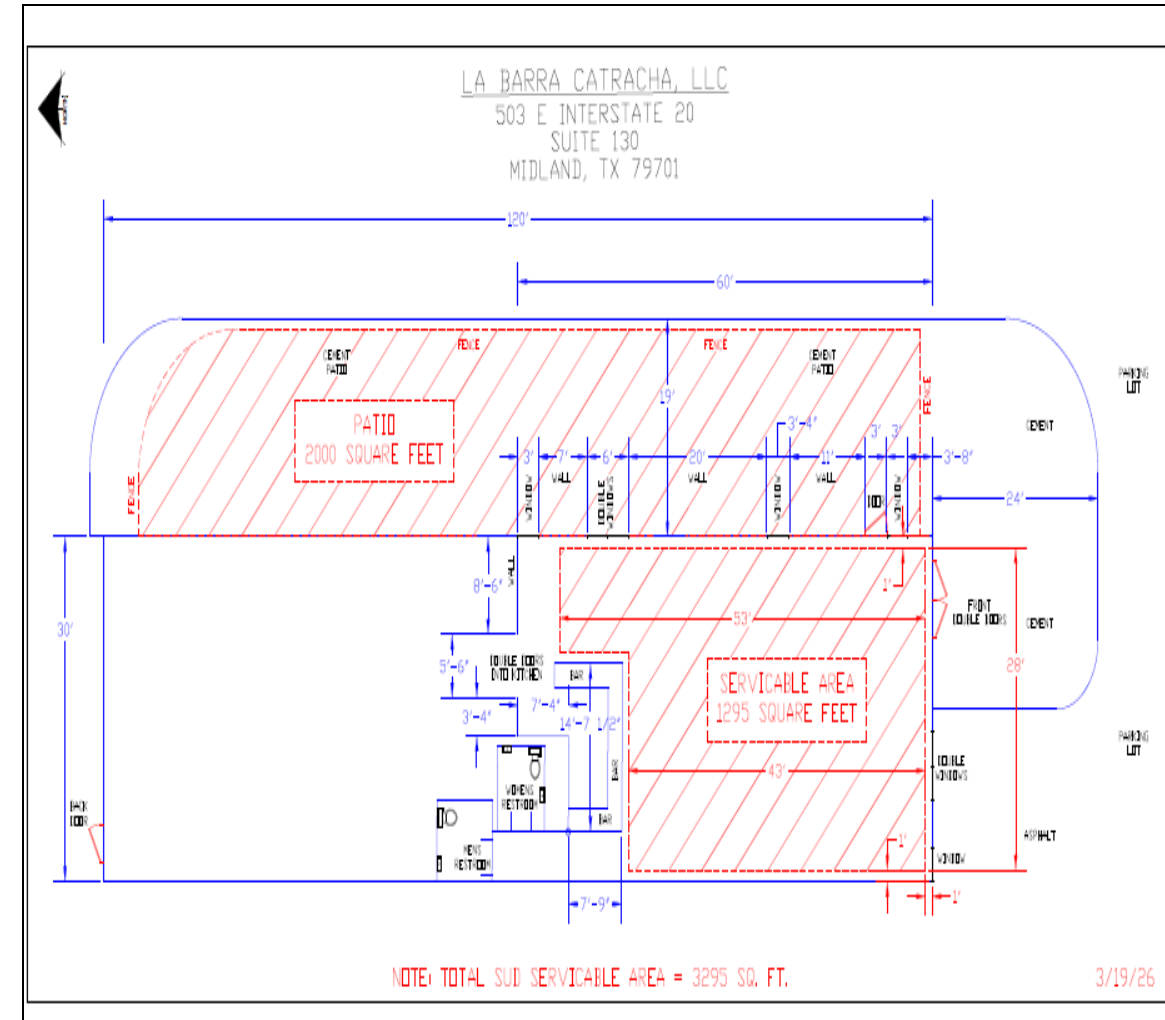
APPLICATION SUMMARY

- **Applicant:** Juan Felipe Viva Celis
- **Property Owner:** Belmont Realty, LLC
- **Location:** 503 East I-20 (Council District 2)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant



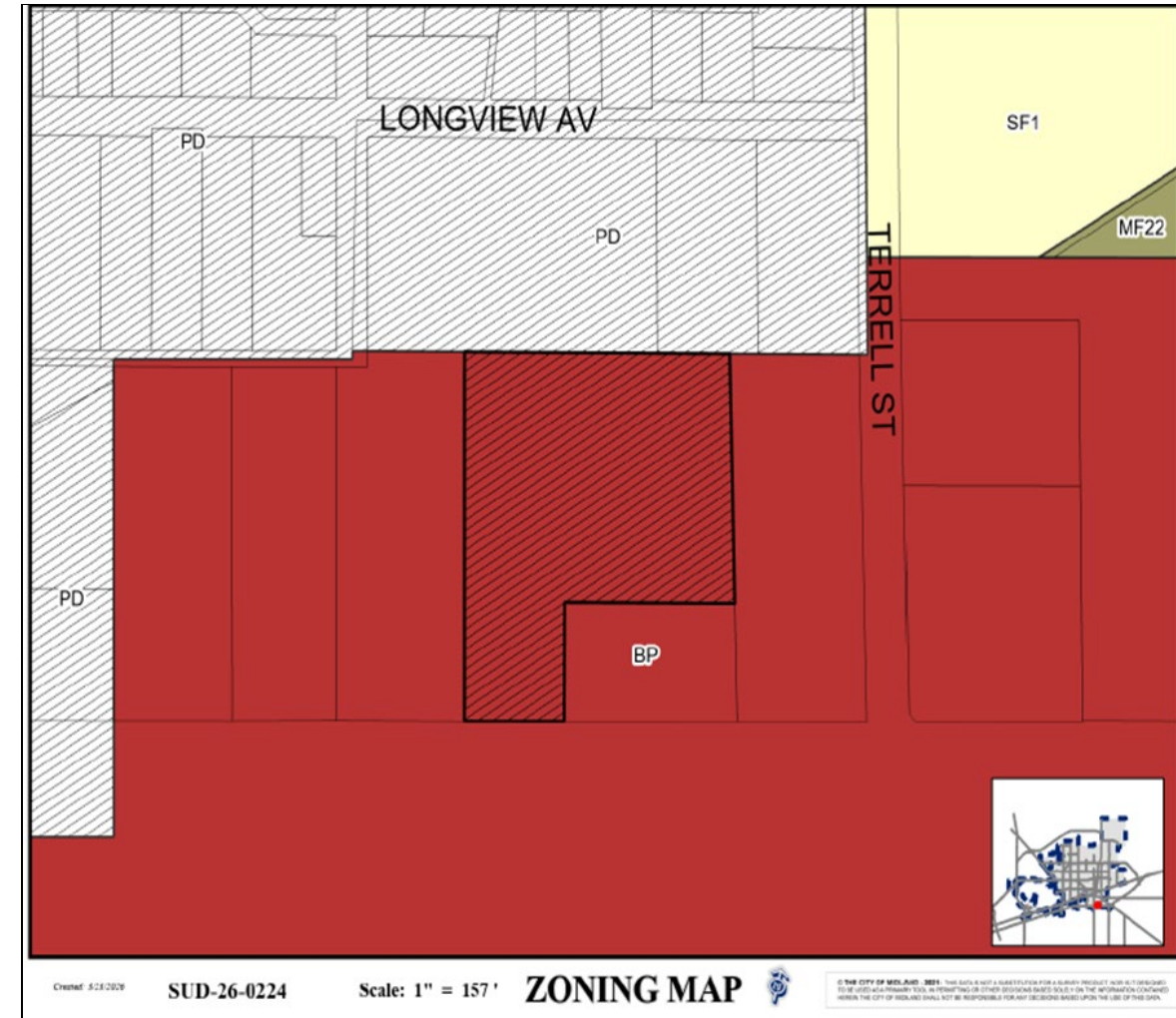
DETAILS OF REQUEST

- For a new restaurant
- Area of Business: 5,600 SF
- Serviceable Area: 3,295 SF
- Hours of Operation and Sales of Alcohol: Sunday through Thursday 11:00 a.m. to 12:00 a.m. and Friday through Saturday 11:00 a.m. to 1:00 a.m.



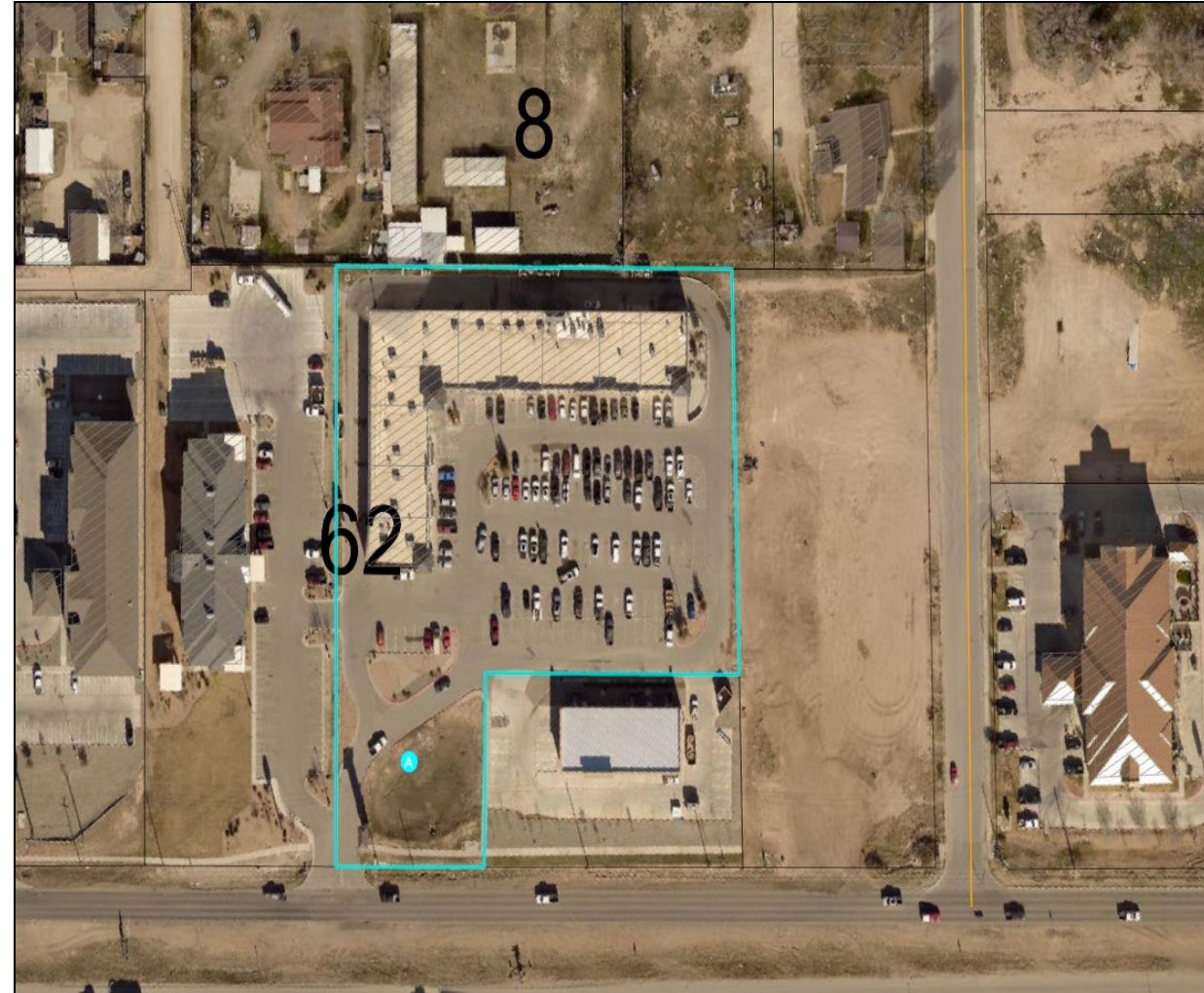
ZONING

- **Current Zoning:** BP, I-20 Business Park District
- **Surrounding Zoning:**
 - **North:** PD, Planned District for a Shopping Center
 - **East/South/West:** BP, I-20 Business Park District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



LAND USE

- **Current Use:** Restaurant
- **Surrounding Uses:**
 - **North:** Single-Family Housing
 - **West:** Hotel
 - **East:** Vacant Land
 - **South:** Retail Store

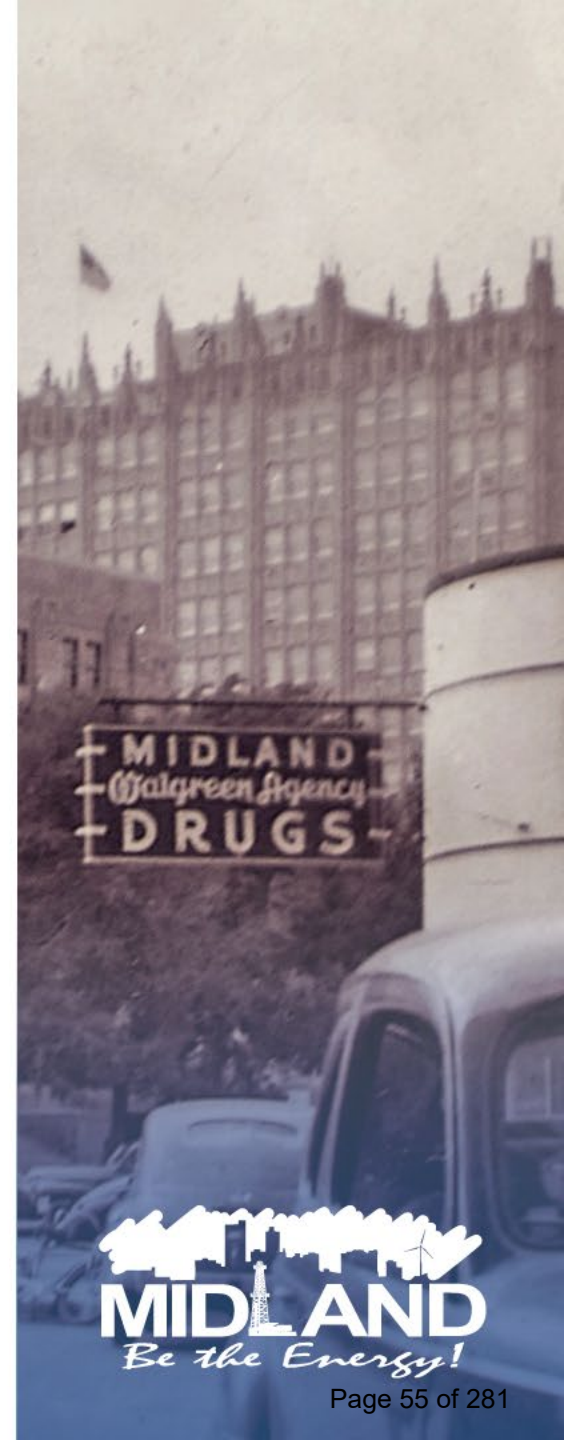




On East Interstate 20, Looking North

COMPREHENSIVE PLAN

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



PROHIBITED PLACES OF BUSINESS

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



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the serviceable area of the Establishment shall be limited to approximately 3,295 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: Sunday through Thursday from 11:00 a.m. to 12:00 a.m. (midnight); and Friday and Saturday from 11:00 a.m. to 1:00 a.m. of the following day.
- D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.
- E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.

10



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: 6.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by Mathew Atchison, on behalf of Crimson Sky Capital, LTD, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on a 1,933 square foot portion of Lot 5A, Block 1, Gateway Plaza, Section 12, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Starboard Drive and Liberty Drive.)

Purpose:

Mathew Atchison, on behalf of Crimson Sky Capital, LTD, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant called Via Roma located at 5701 Starboard Drive.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned Development District for a Housing Development and consists of an apartment complex. The properties to the east and west are zoned PD, Planned Development District for a Shopping Center and consist of a movie theater and vacant land. The property to the south is zoned RR, Regional Retail District and is vacant land.

Analysis:

The property is currently zoned RR, Regional Retail District. RR zoning allows for alcoholic beverages 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 1,933 square feet and the proposed alcohol serviceable area is 1,000 square feet.

The proposed days and hours of operation are:

Tuesday through Sunday from 10 a.m. to 12 a.m.

The applicant is requesting the following alcohol serviceable hours.

Tuesday through Sunday from 10 a.m. to 12 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 are 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. Contact the Fire Marshal Office for an annual inspection.

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 Via Roma is acceptable. The property must adhere to the maximum occupant load of 77 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code. Certificate of Occupancy has already been issued.

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) Via Roma 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 1,000 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to Tuesday through Sunday from 10:00 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 17, 2026, staff has not received any letters of objections.

Attachments:

- A. SUD-26-0226, Combined Docs
- B. SUD-26-0226, Alcohol SUD Via Roma

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/2/2026
Final Approval - 4/17/2026

21' 4"

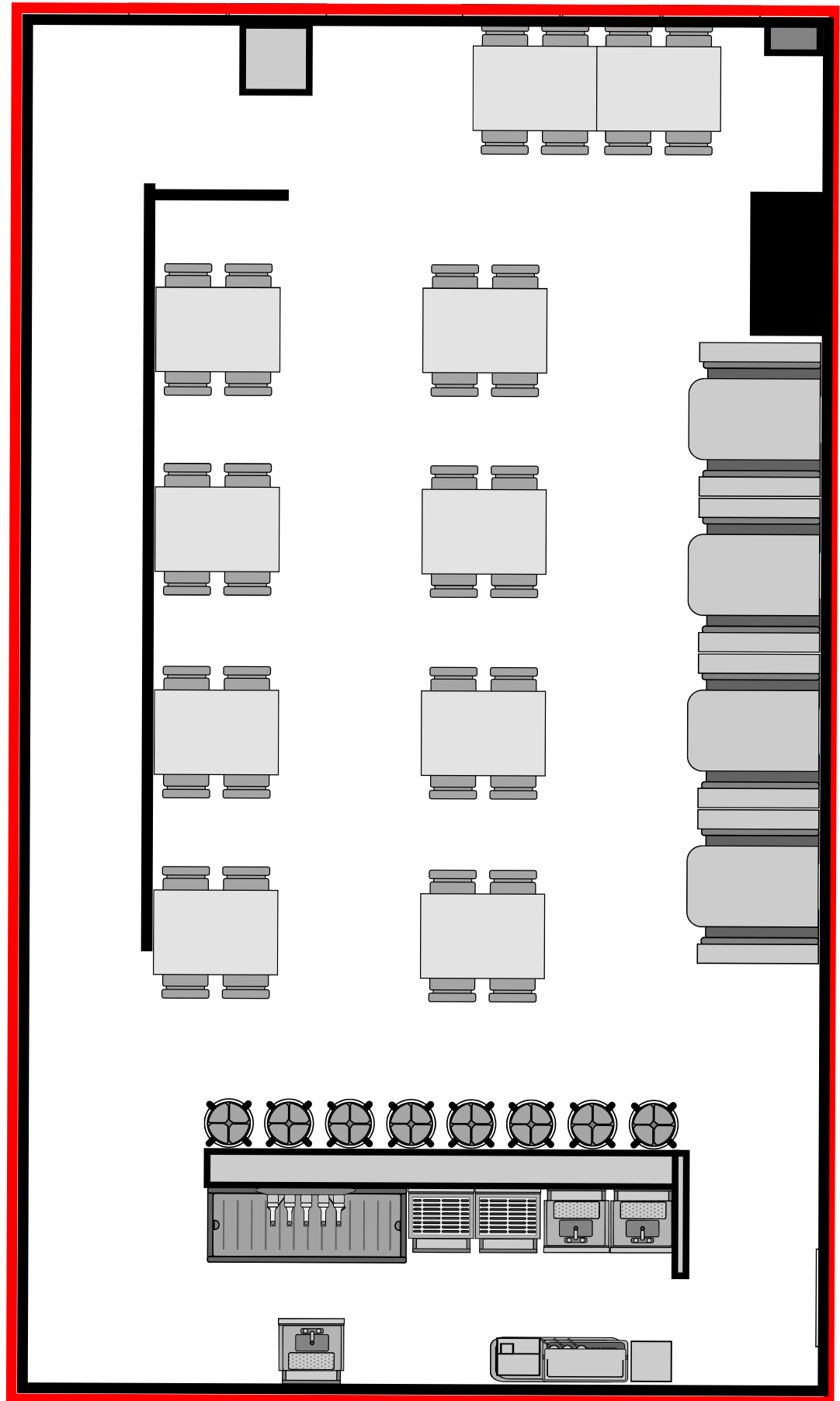
14' 0"

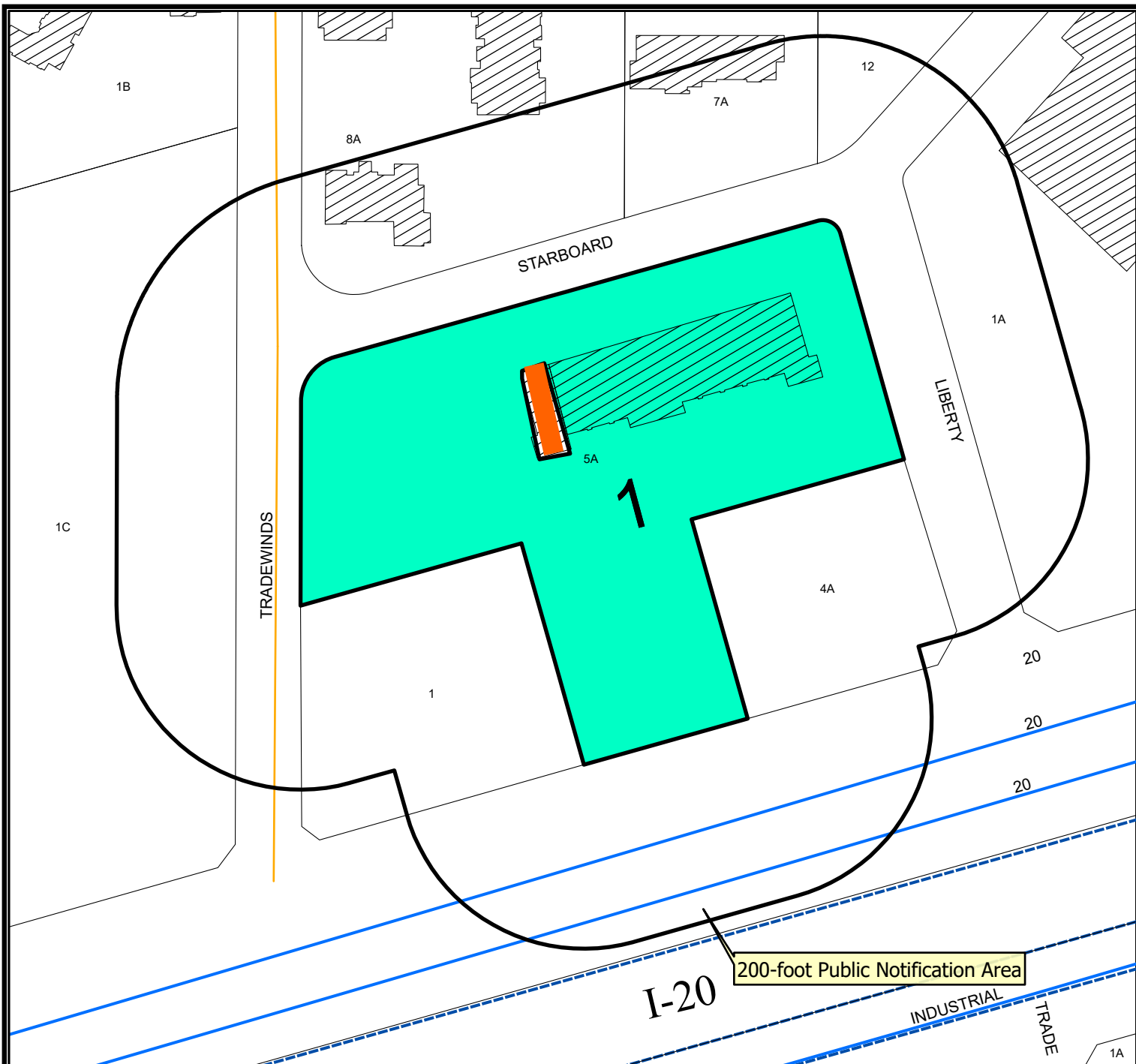
40FT'

10' 4"

25FT'

9' 0"





Location Map

SUD-26-0226

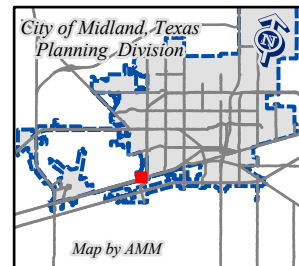
Scale: 1" = 157'

Consider a request by Matthew Atchison, on behalf of Crimson Sky Capital, LTD, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, for a 1,933 square foot portion of Lot 5A, Block 1, Gateway Plaza, Section 12, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of Starboard Drive and Liberty Drive. (Council District 4)

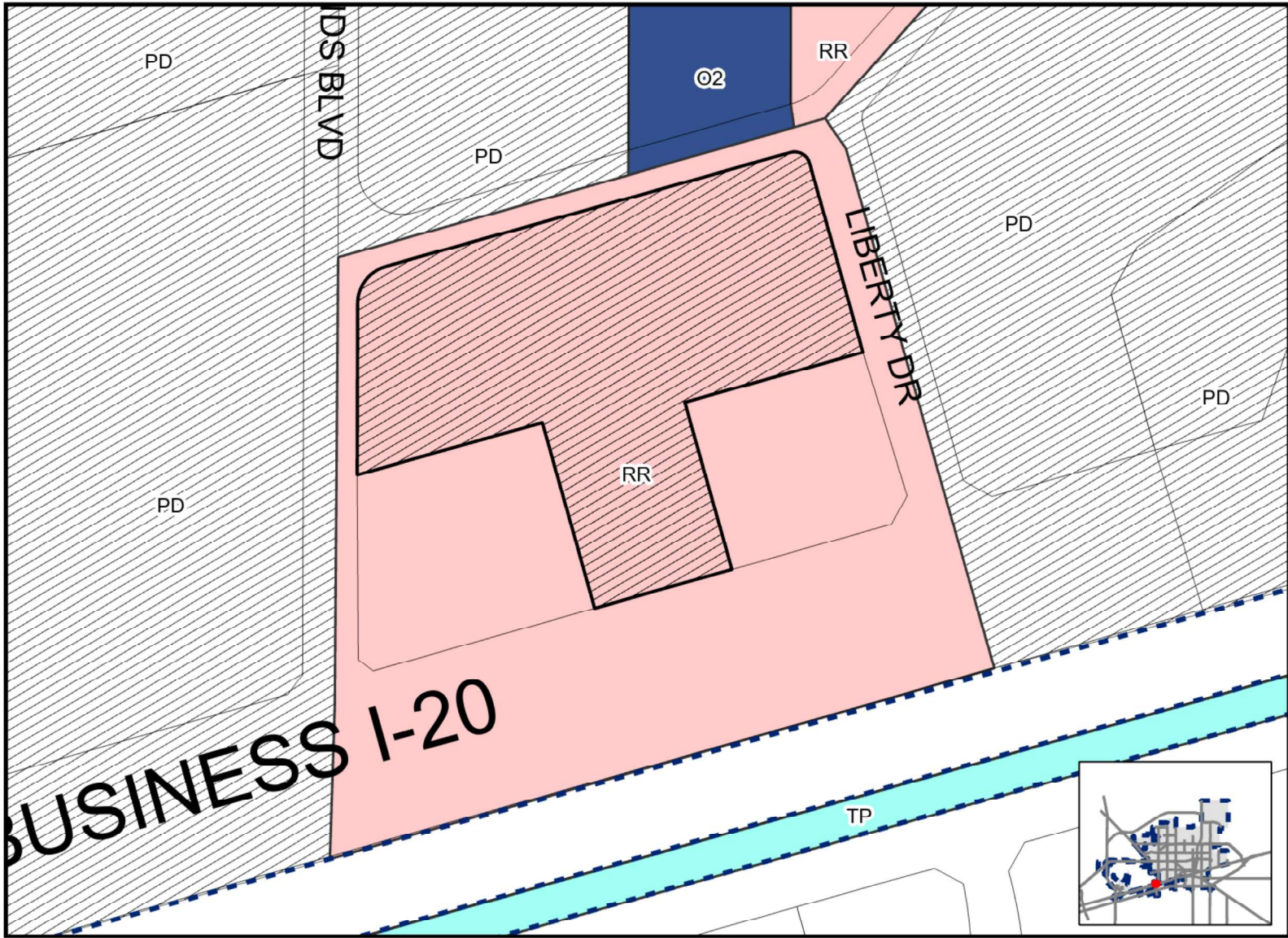
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

THIS DATA IS NOT A SUBSTITUTE 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: 3/31/2026

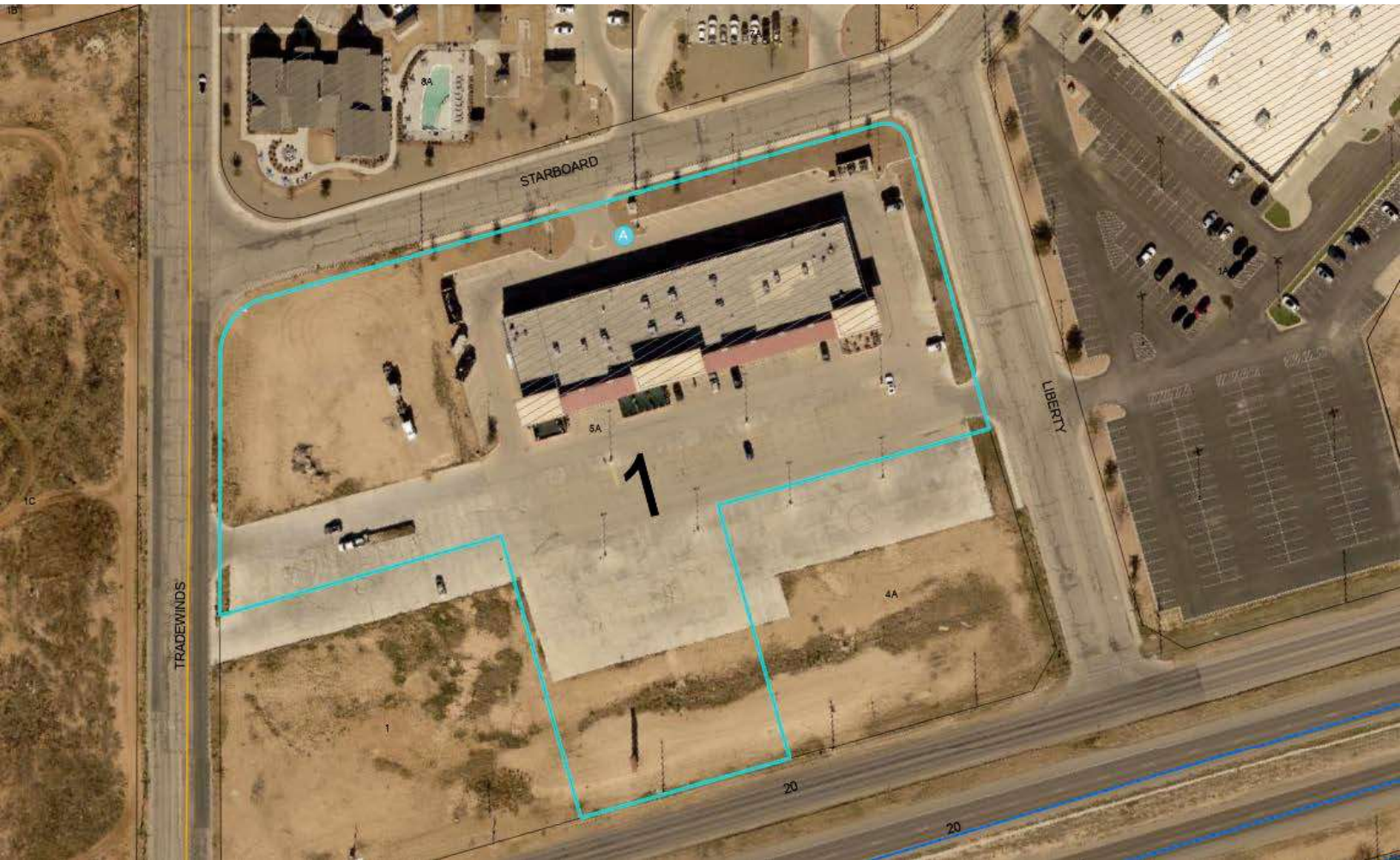
SUD-26-0226

Scale: 1" = 157'

ZONING MAP



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







SPECIFIC USE DESIGNATION VIA ROMA

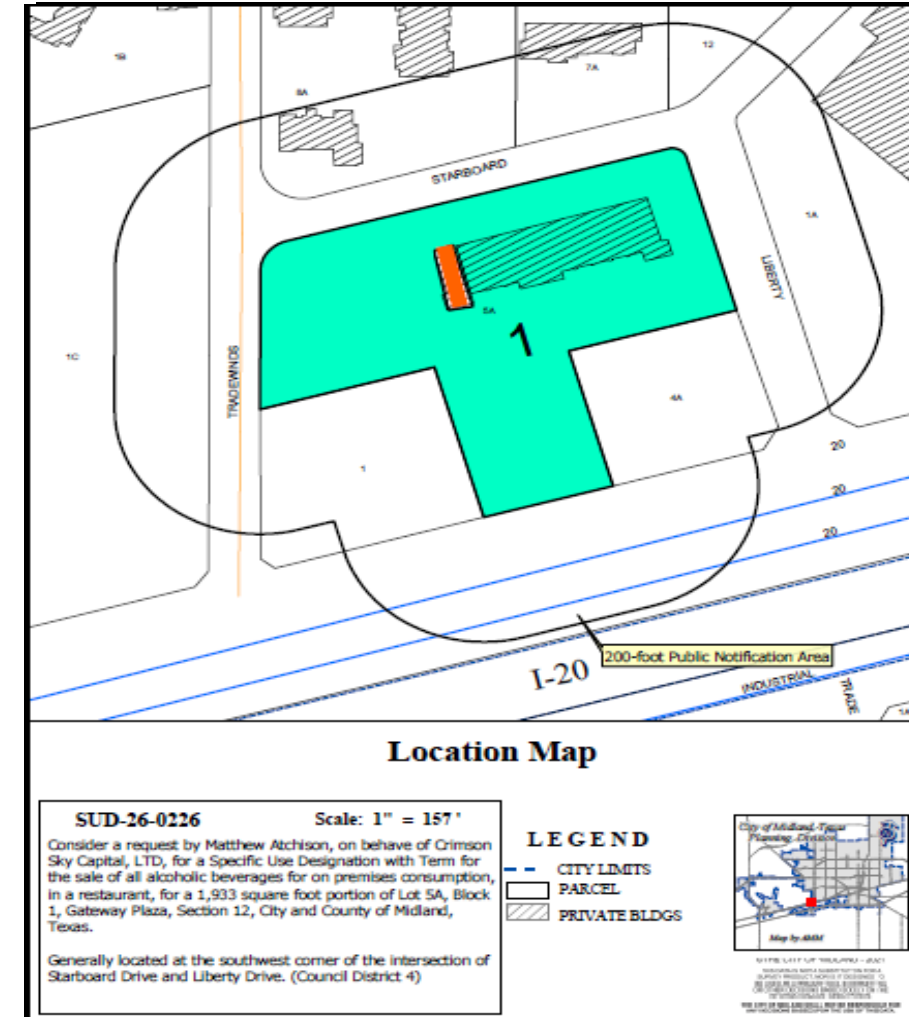


Visit Our Website

MIDLANDTEXAS.GOV

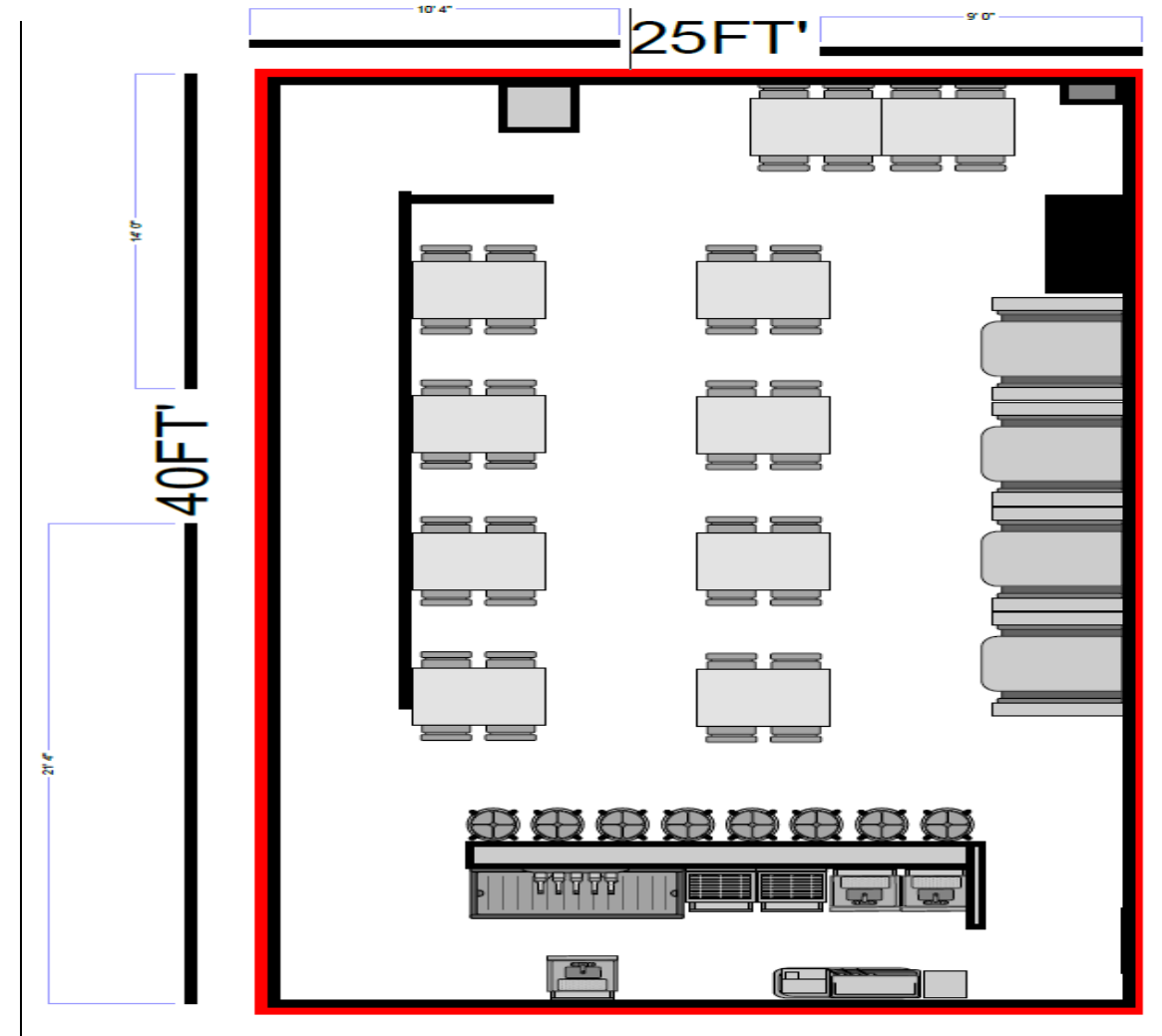
APPLICATION SUMMARY

- **Applicant:** Matthew Atchison
- **Property Owner:** Crimson Sky Capital, LTD
- **Location:** 5701 Starboard Drive (Council District 4)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant



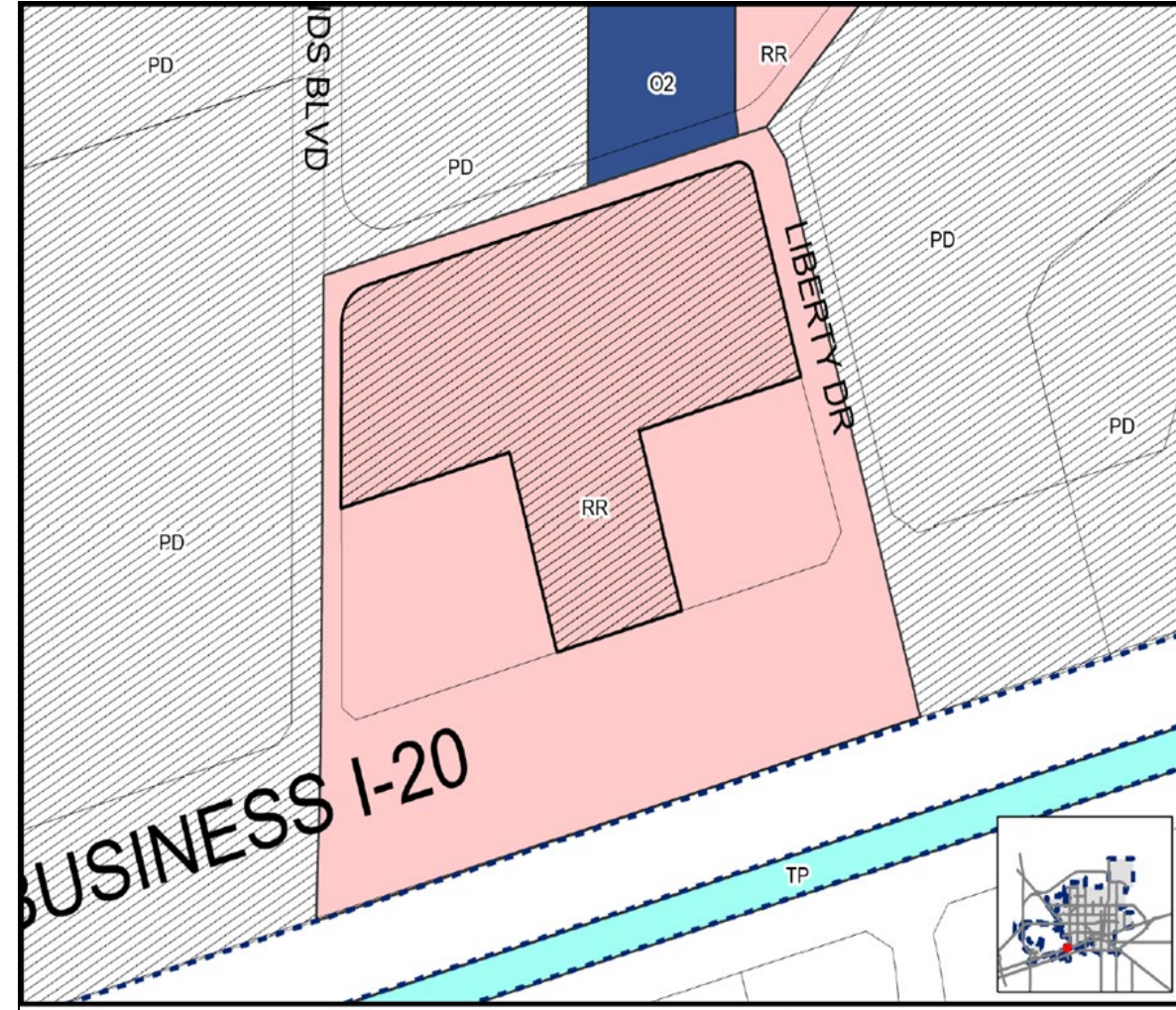
DETAILS OF REQUEST

- For a new restaurant
- Area of Business: 1,933 SF
- Serviceable Area: 1,000 SF
- Hours of Operation and Sales of Alcohol: Tuesday through Sunday from 10:00 a.m. to 12:00 a.m.



ZONING

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



LAND USE

- **Current Use:** Vacant Building
- **Surrounding Uses:**
 - **North:** Apartment Complex
 - **West:** Vacant Land
 - **East:** Movie Theater
 - **South:** Industrial Use
- **Proposed Use:** Restaurant



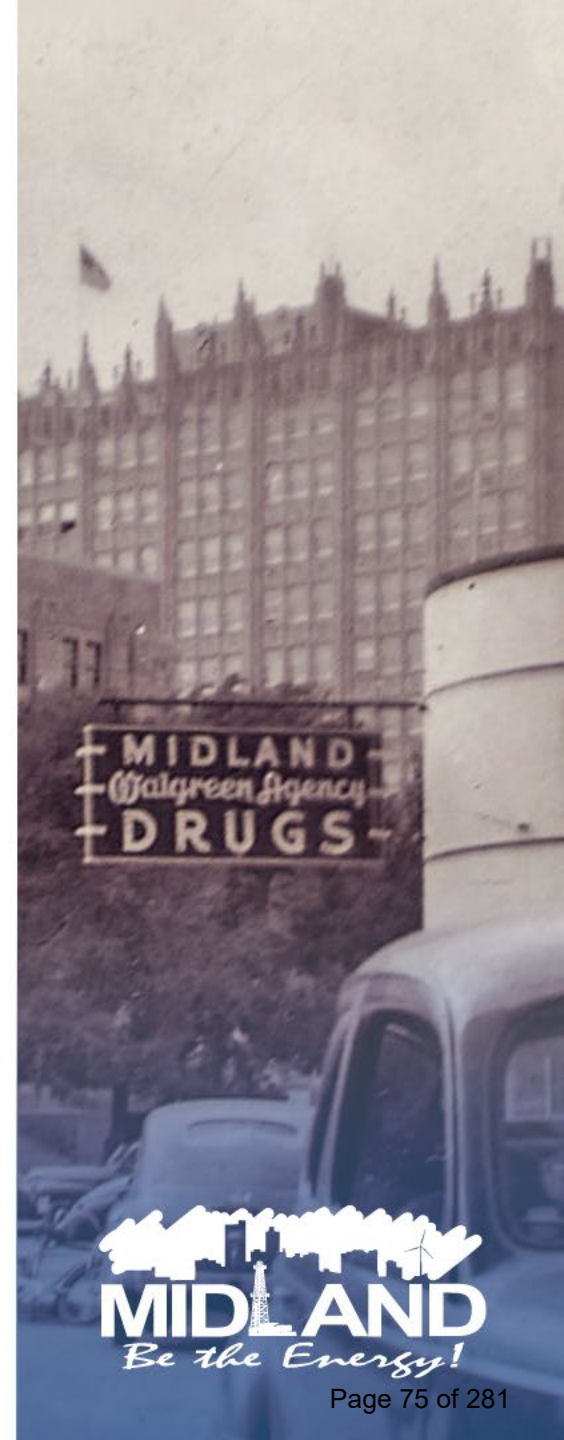


On I-20, Looking North



COMPREHENSIVE PLAN

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



PROHIBITED PLACES OF BUSINESS

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



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the serviceable area of the Establishment shall be limited to approximately 1,000 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.
 - B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.



STAFF'S RECOMMENDATION

- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to Tuesday through Sunday from 10:00 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: 7.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by Jose Arambula, on behalf of Pablo Villela, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on the south 100 feet of Lot 4, Block 17, Haley Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Rankin Highway and West Taylor Avenue.)

Purpose:

Jose Arambula, on behalf of Pablo Villela, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant called Taquería El Gallo located at 1422 Rankin Highway.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The properties to the north, east and south are zoned RR, Regional Retail and consist of retail stores and shops. The property to the west is zoned C, Commercial District and is a welding shop.

Analysis:

The property is currently zoned RR, Regional Retail District. RR zoning allows for alcoholic beverages 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 3,171 square feet and the proposed alcohol serviceable area is 2,054 square feet.

The proposed days and hours of operation are:

Monday through Sunday from 8 a.m. to 11 p.m.

The applicant is requesting the following alcohol serviceable hours.

**Monday through Saturday from 8 a.m. to 11 p.m.
Sunday from 10 a.m. to 11 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 are 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 Taqueria El Gallo is acceptable. The property must adhere to the maximum occupant load of 95 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) Taquería El Gallo 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 2,054 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following: Monday through Saturday from 8:00 a.m. to 11:00 p.m.; and Sunday from 10:00 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 17, 2026, staff has not received any letters of objections.

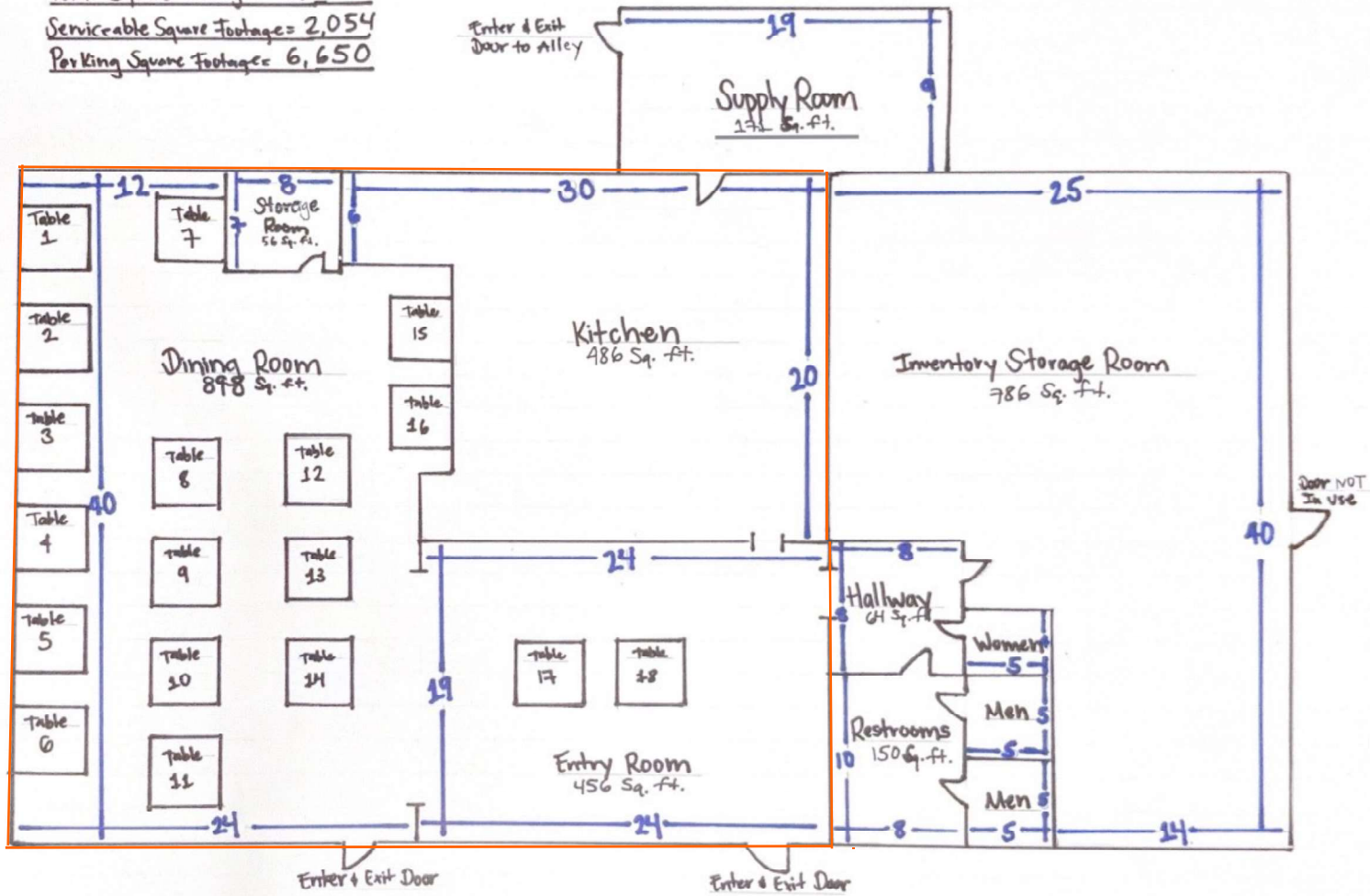
Attachments:

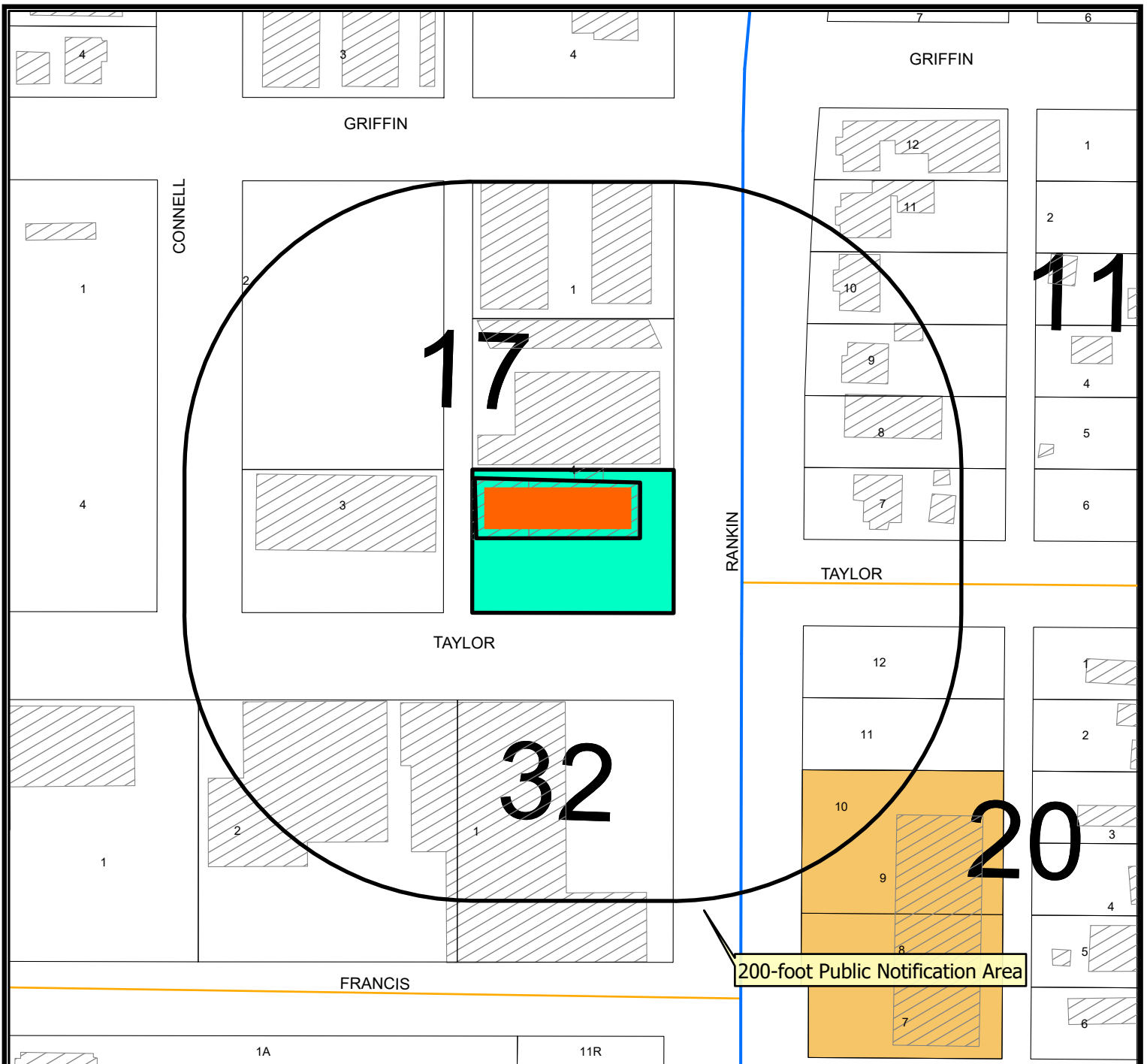
- A. SUD-26-0227, Combined Docs
- B. SUD-26-0227, Alcohol SUD Taqueria El Gallo

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/2/2026
Final Approval - 4/17/2026

Total Square Footage = 3,171
 Servicable Square Footage = 2,054
 Parking Square Footage = 6,650





Location Map

SUD-26-0227

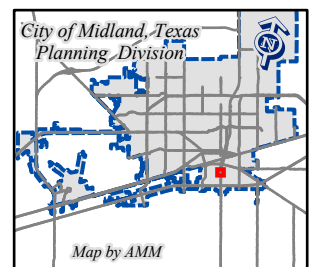
Scale: 1" = 100'

Consider a request by Jose Arambula, on behalf of Pablo Villela, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on the south 100 feet of Lot 4, Block 17, Haley Heights, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Rankin Highway and West Taylor Avenue. (Council District 2)

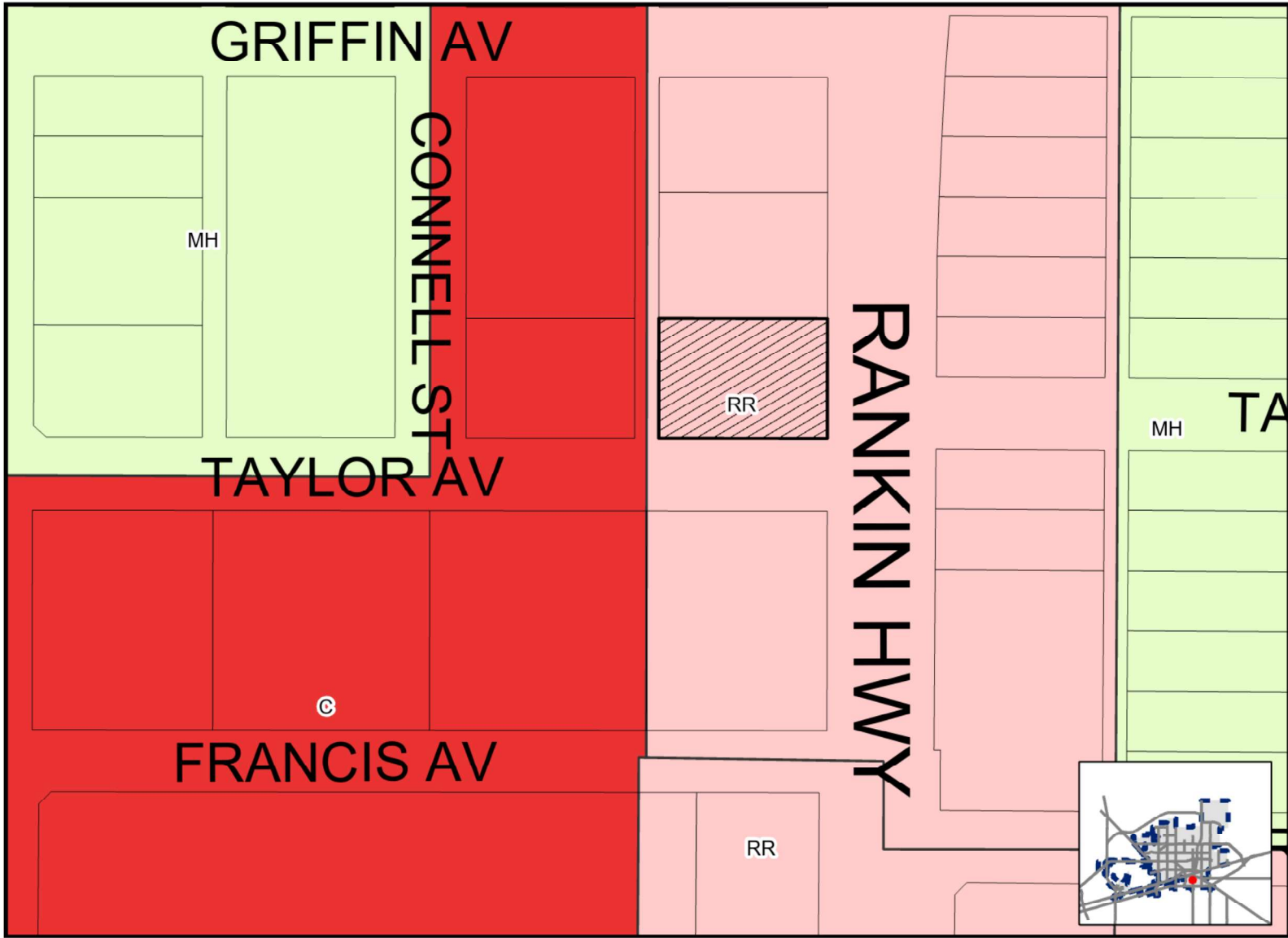
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

THIS DATA IS NOT A SUBSTITUTE 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: 3/31/2026

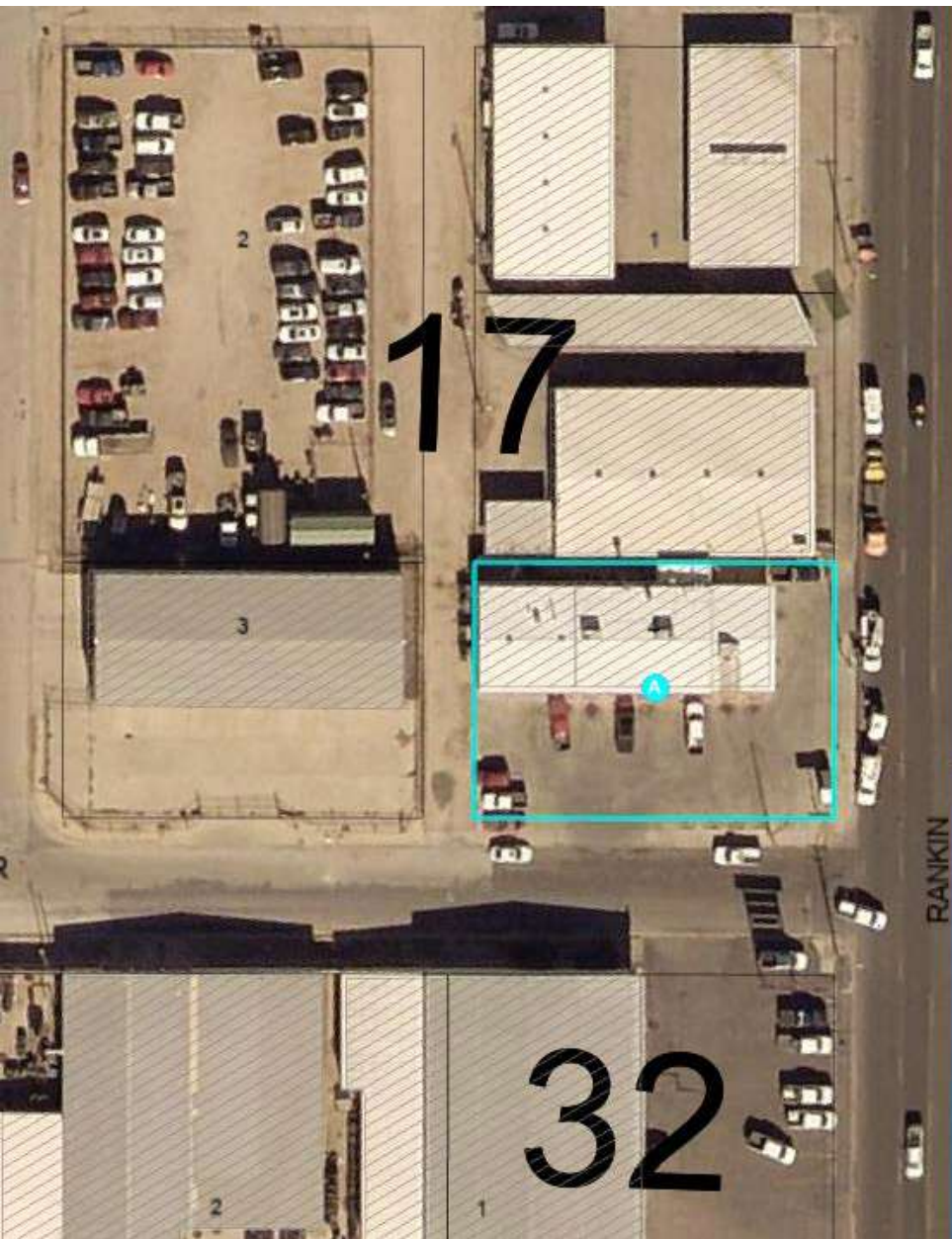
SUD-26-0227

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 DECISIONS BASED UPON THE USE OF THIS DATA.







SPECIFIC USE DESIGNATION TAQUERIA EL GALLO

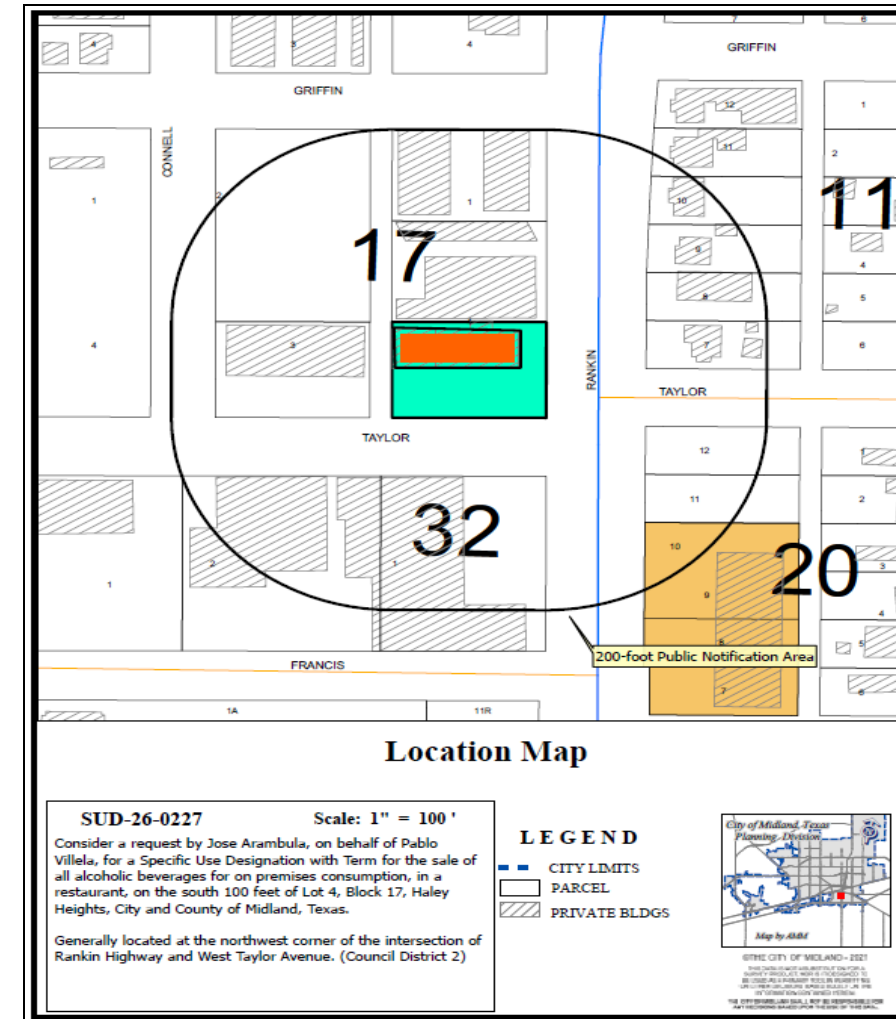


Visit Our Website

MIDLANDTEXAS.GOV

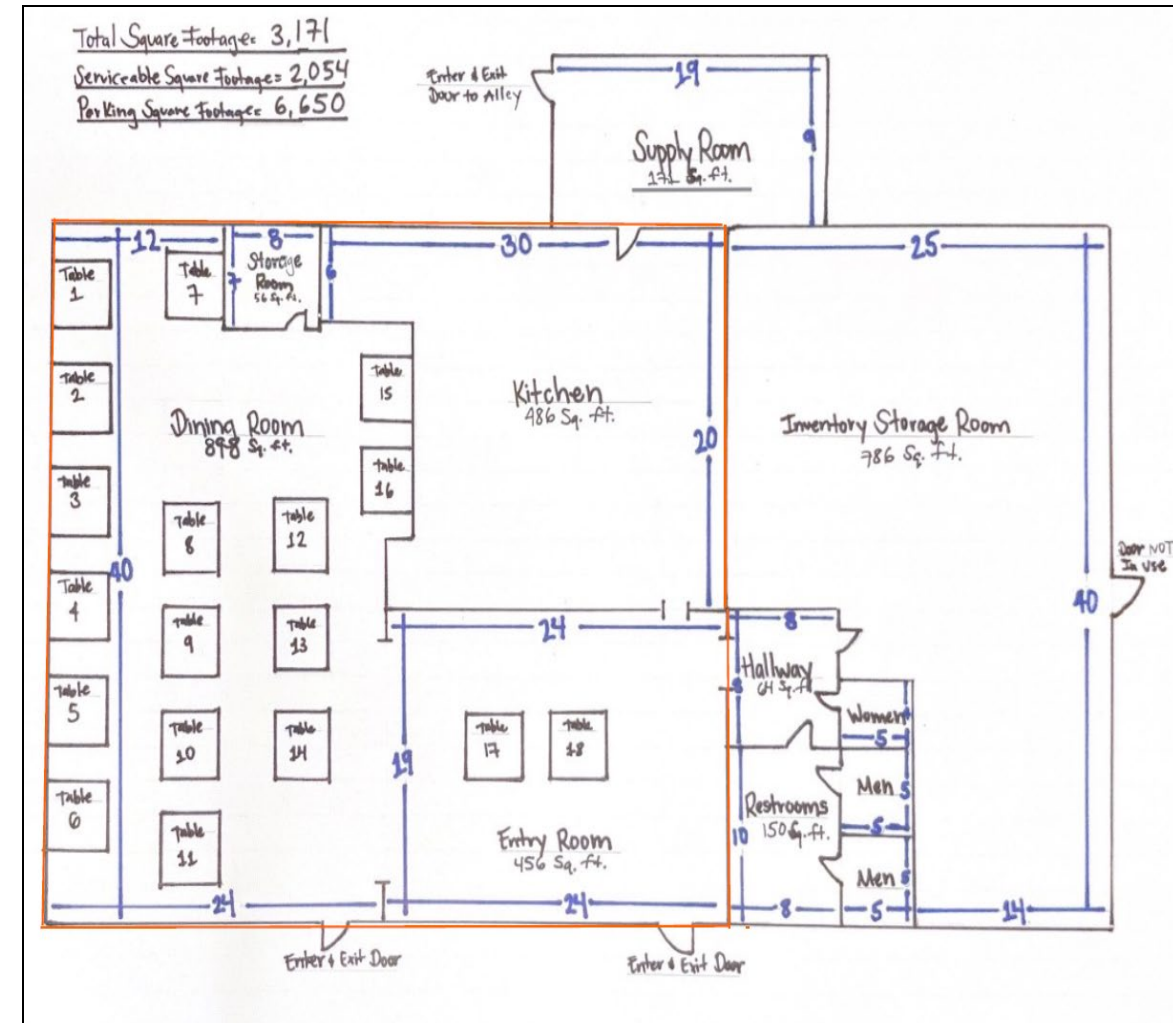
APPLICATION SUMMARY

- **Applicant:** Jose Arambula
- **Property Owner:** Pablo Villela
- **Location:** 1422 Rankin Highway
(Council District 2)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant



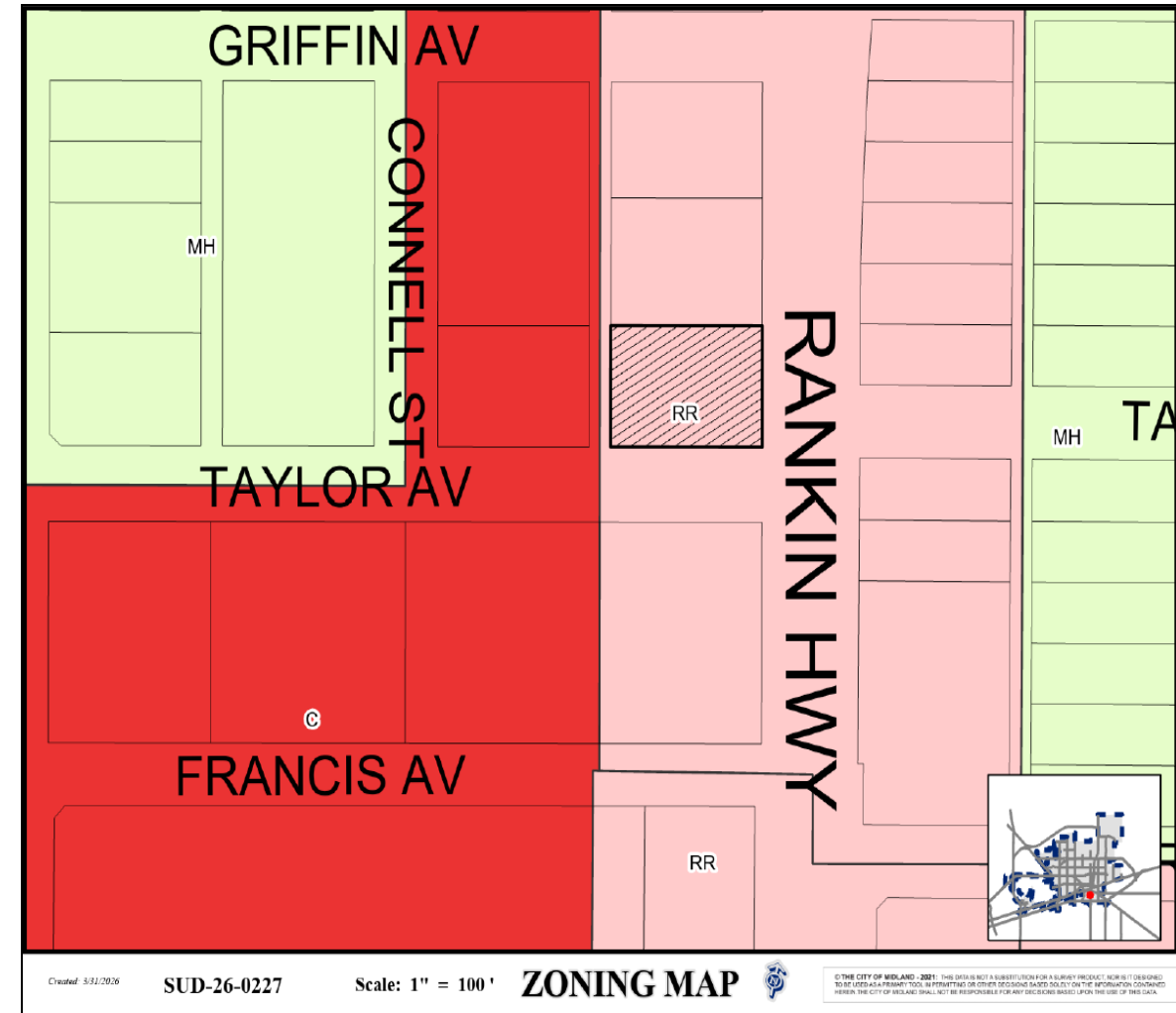
DETAILS OF REQUEST

- For an existing restaurant
- Area of Business: 3,171 SF
- Serviceable Area: 2,054 SF
- Hours of Operation: Monday through Sunday from 8:00 a.m. to 11:00 p.m.
- Sales of Alcohol: Monday through Saturday 8:00 a.m. to 11:00 p.m. Sunday from 10:00 a.m. to 11:00 p.m.



ZONING

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



LAND USE

- **Current Use:** Restaurant
- **Surrounding Uses:**
 - **North:** Clinic
 - **West:** Commercial Use
 - **East:** Retail Shops
 - **South:** Automotive Shop

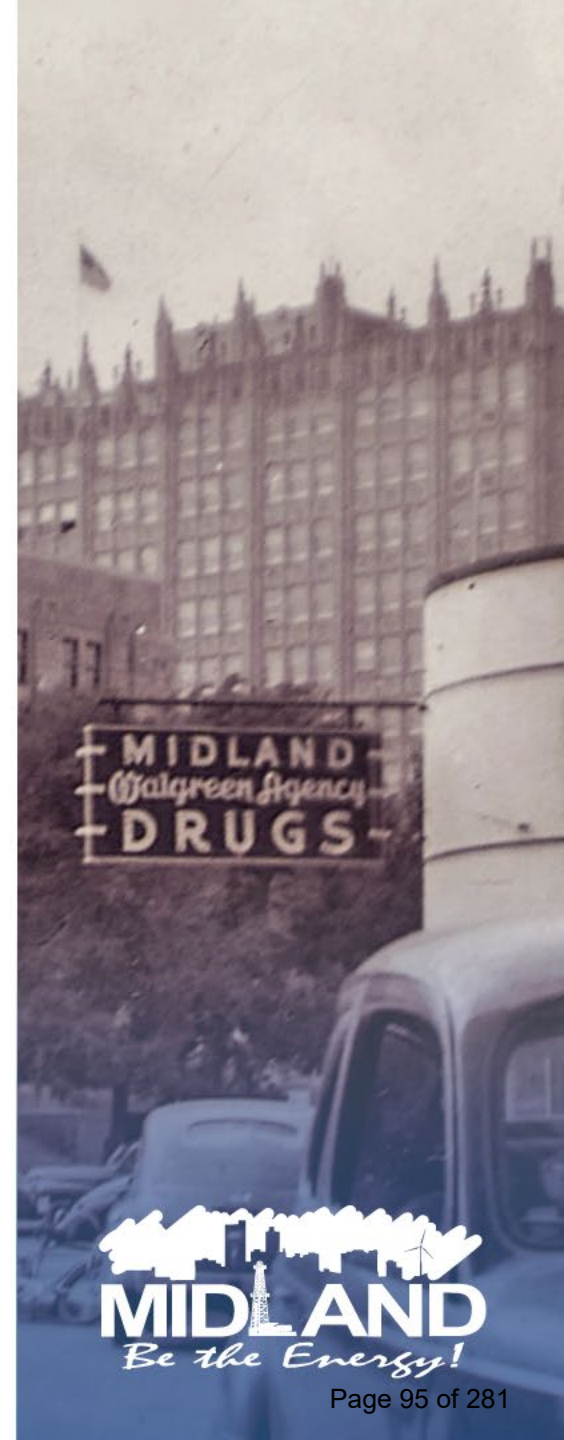




On Rankin Highway, Looking West

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 2,054 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 Saturday from 8:00 a.m. to 11:00 p.m.; and Sunday from 10:00 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: 8.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of Freeland Addition, Section 14, being a replat of Lot 3, Block 1, Freeland Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Elkins Road, approximately 640 feet north of East State Highway 80.)

Purpose:

Magrym Consulting, on behalf of Jose A. Navarrete, is requesting to replat the property located at 1505 Elkins Road into two lots to obtain a separate address and to obtain construction and septic permits.

Current Zoning:

AE, Agricultural Estate District

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

of Midland and date of permit application.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Elkins 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 west of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 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 with Conditions)

Oil & Gas well concern-Plugged and Abandoned (P&A) well [Elkin "R" 1R API#4232932370] needs to be identified. Include language in plat notes - No structure shall be built over Plugged and Abandoned well.

GIS: (Approved with Conditions)

Add another set of x-y coordinates. Section can be 14. Confirm boundary calls and POB. (Freeland Addition has a 30' ROW dedication.) If being added to this plat, may need to vacate that portion first or provide recording info if it was previously vacated. Label block. Since this is in City, please reverse Elkins Rd and N C R 1150. Legal should show that plat is in City.

Addressing Review: (Approved)

No comments.

PLANNING: (Approved with Conditions)

Groundwater is the intended water source for the subdivision. The Groundwater Availability Certification has not been submitted but will have to be submitted prior to the approval of the final plat. [Informational]

Dedication to the west and east of the plat with recording information needs to be shown. [Midland City Code 11-2-3(H)3(b)(2)]

Update the chairman from Abraham to Joshua Sparks. [Informational]

Use the legal description provided. [Informational]

On the owner's certificate, the Lot # is wrong, should be 3 and space after Section 3 [Informational]

Meets and Bounds starts in Lot 1; shouldn't it be Lot 3? [Informational]

Lot 3A would be landlocked, an easement needs to be provided to access Elkins Road. [Midland City Code 11-2-3(D)4(f)]

All lots shall front onto a public street. Alternatively, a common area or mutual access easement acceptable to P&Z can be used. [Midland City Code 11-2-5(B)4]

Removed, [Include all that apply] on the acknowledgment certificate. [Informational]

Recording information for the properties to the west for Freeland JW, Jobe, and Todd Dr. (unplatted) and to the east Gomez. [Midland City Code 11-2-3(A)1(d)]

Provide recording information for the utility easement south of the property. [Midland City Code 11-2-3(D)4(e)]

Deed 2002-6630 states 9.77 acres and the deed from 2015-33831 states 9.32 acres. I believe the acreage from plat from Freeland does not include both dedication of right of away [Informational]

Staff recommends approval of the Preliminary Plat of Freeland Addition, Section 14, subject to the following conditions:

Conditions:

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

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

C. Approval 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-26-2521, Combined Documents
- B. P&Z - - Freeland Addition, Section 14

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/13/2026
Final Approval - 4/17/2026

FREELAND ADDITION
SECTION 13

BEING A REPLAT OF LOT 3, BLOCK 1, FREELAND ADDITION SECTION 3
LOCATED IN THE NORTHEAST HALF OF
SECTION 41, BLOCK 38, T-1-S, T & P, RR CO. SURVEY,
MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, JOSE A. NAVARRETE IS THE RECORD OWNER OF LOT 1, BLOCK 1, FREELAND ADDITION SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION OF A 9.38 ACRE TRACT OF LAND BEING ALL OF THAT CALLED LOT 3, BLOCK 1 FREELAND ADDITION SECTION 3 AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET E, PAGE 302, PLAT RECORDS, MIDLAND COUNTY, TEXAS. SAID 9.38 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10704402.55, E:1772361.34) FOR THE SOUTHWEST CORNER OF THIS TRACT SAME BEING THE SOUTHWEST CORNER OF THAT CALLED LOT 1;
THENCE NORTH 13°58'00" WEST 250.47 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 75°47'08" EAST 1402.50 FEET TO A REINF BAR SET IN THE WEST RIGHT-OF-WAY LINE OF ELKINS ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 14°03'29" EAST 300.04 FEET TO A REINF BAR SET IN THE WEST RIGHT-OF-WAY LINE OF ELKINS ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 75°46'29" WEST 1156.24 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;
THENCE NORTH 14°03'29" WEST 49.83 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;
THENCE SOUTH 75°46'29" WEST 246.66 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FREELAND ADDITION SECTION 13, 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 _____.

JOSE A. NAVARRETE

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20 _____ BY JOSE A. NAVARRETE.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

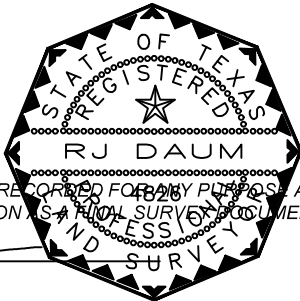
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FREELAND ADDITION SECTION 13, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____ 20 _____.

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 PURPOSES, AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."
RJ DAUM
TEXAS RPLS 4826

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

OWNER(S):
JOSE A. NAVARRETE
1505 ELKINS RD
MIDLAND, TX 79706
432-664-2339
ACAUSADELAJUSTICIA60@GMAIL.COM

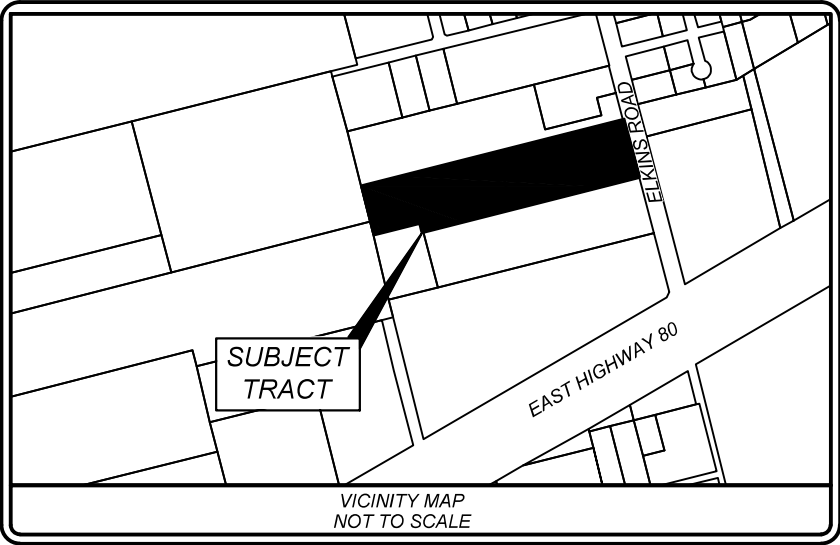
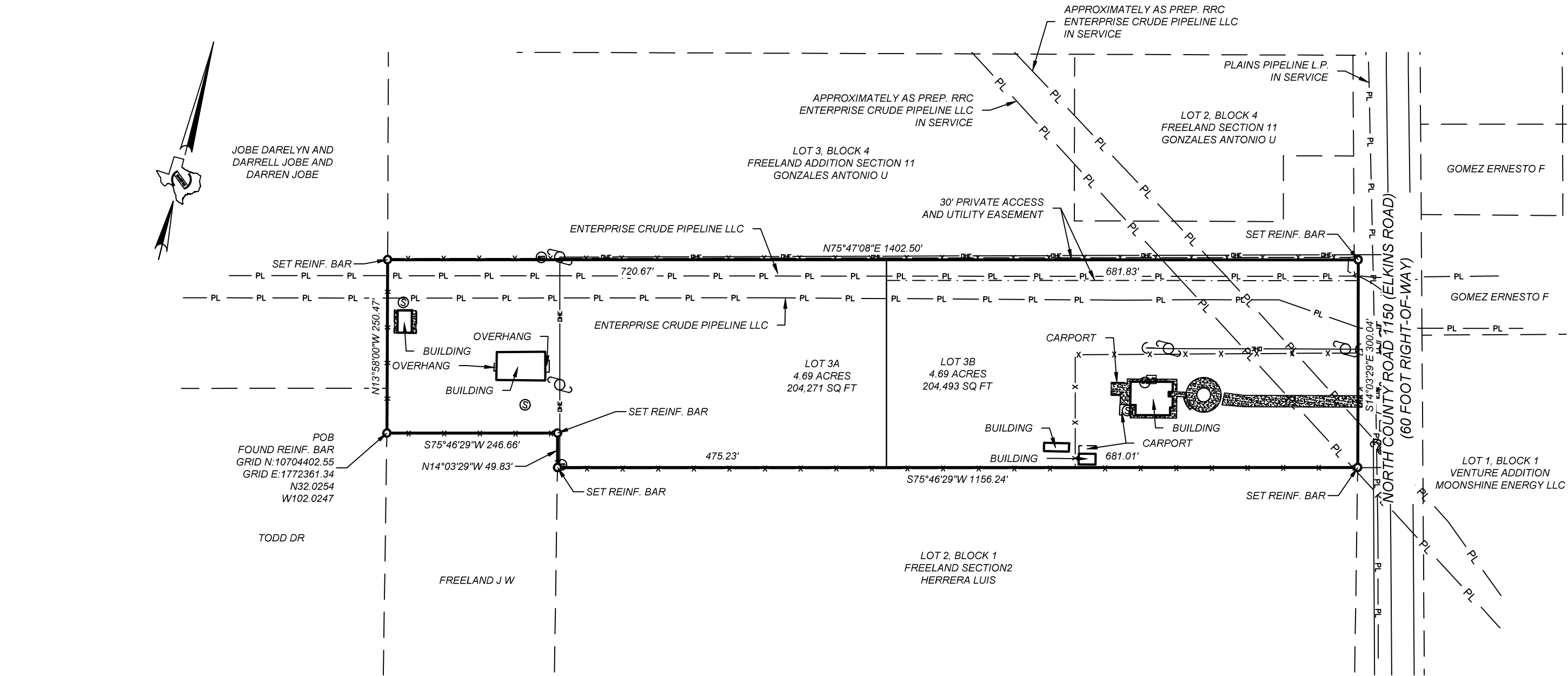


SCALE 1" = 150'
0 50' 100' 200'

DATE 03/03/2026			
DRAWN BY: ED			
CHECKED BY: ED/RJ			
JOB NO: 26-192			
PROJECT: 26-192			
SHEET 1 OF 1			
REVISIONS			



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



- LEGEND:
- x — FENCE LINE
 - OHE — OVERHEAD ELECTRIC
 - U — UTILITY POLE
 - C — WIRE GUY ANCHOR
 - M — ELECTRIC METER
 - A — AIR CONDITIONER
 - P — TELEPHONE PEDESTAL
 - G — GAS METER
 - W — WATER METER
 - S — SANITARY SEWER MANHOLE
 - — — UTILITY EASEMENT
 - O — MONUMENT AS DESCRIBED
 - — — PROPERTY LINE
 - — — ADJOINING PROPERTIES
 - . . . — ABSTRACT LINE
 - ☒ — MAIL BOX

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

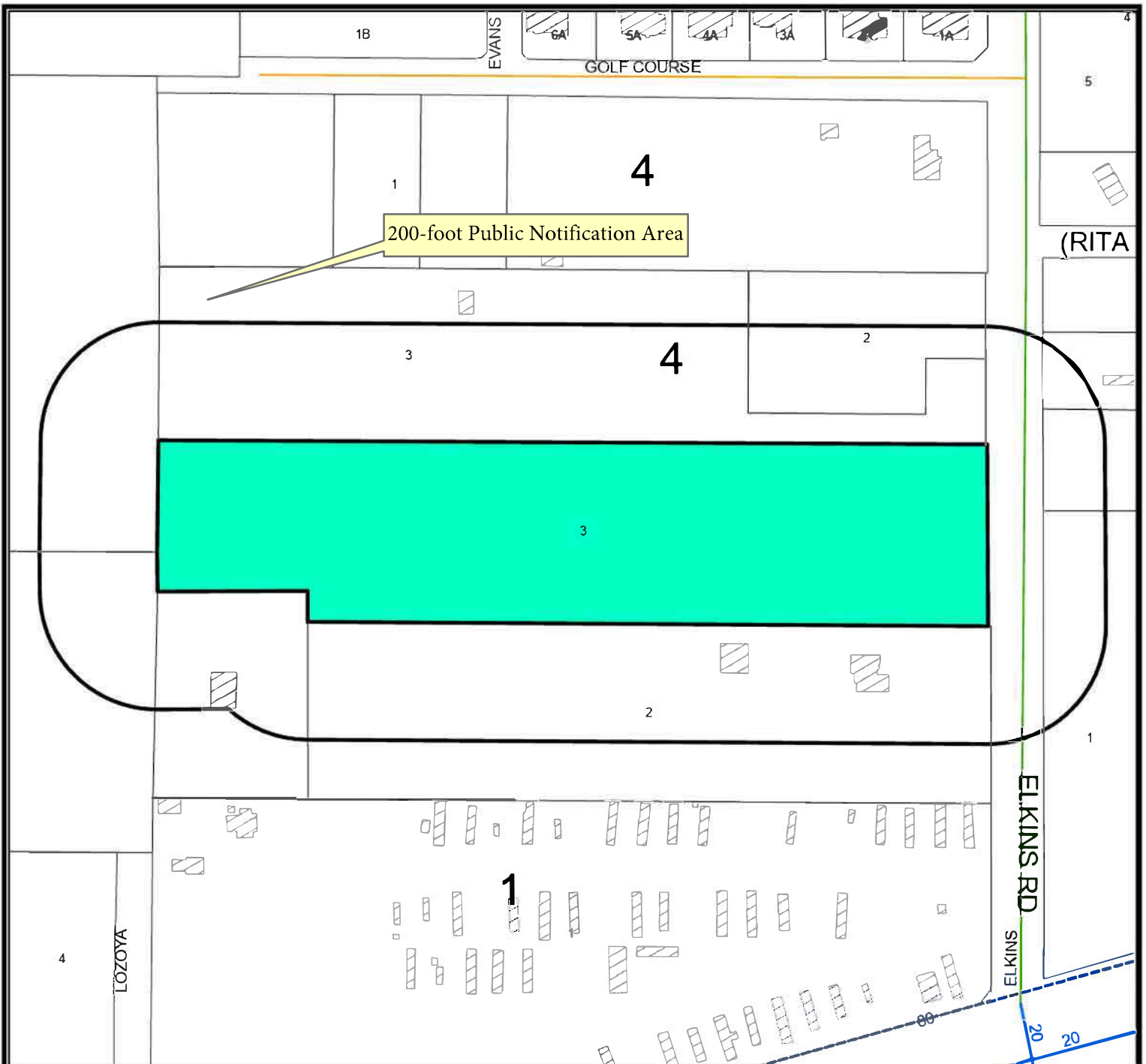
SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

- 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.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.
- PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0094F WITH AN EFFECTIVE DATE OF 9/16/2005.



Location Map

SUB-26-0961

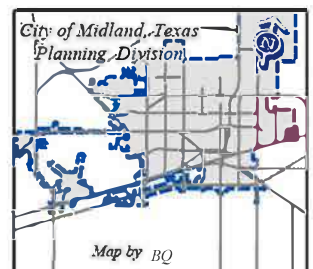
Scale: 1" = 2,937'

Proposed plat of Freeland Addition, Section 14, being a replat of Lot 3, Block 1, Freeland Addition, Section 3, City and County of Midland, Texas.

Generally located on the west side of Elkins Road, approximately 640 feet north of East State Highway 80. (Council District 2)

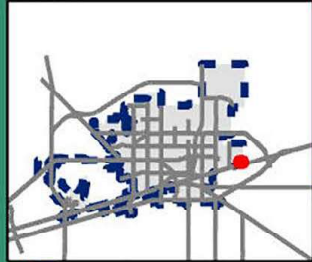
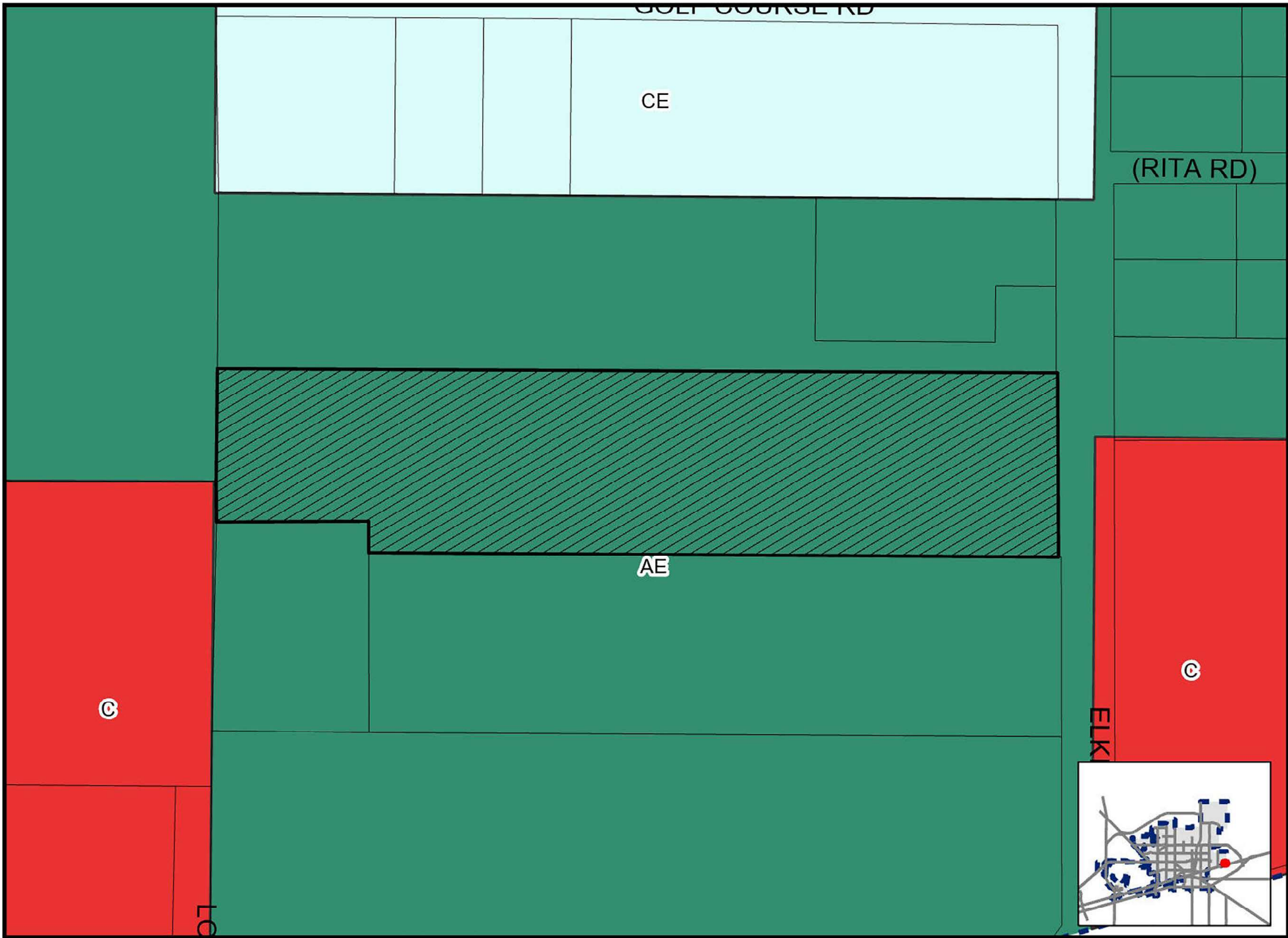
LEGEND

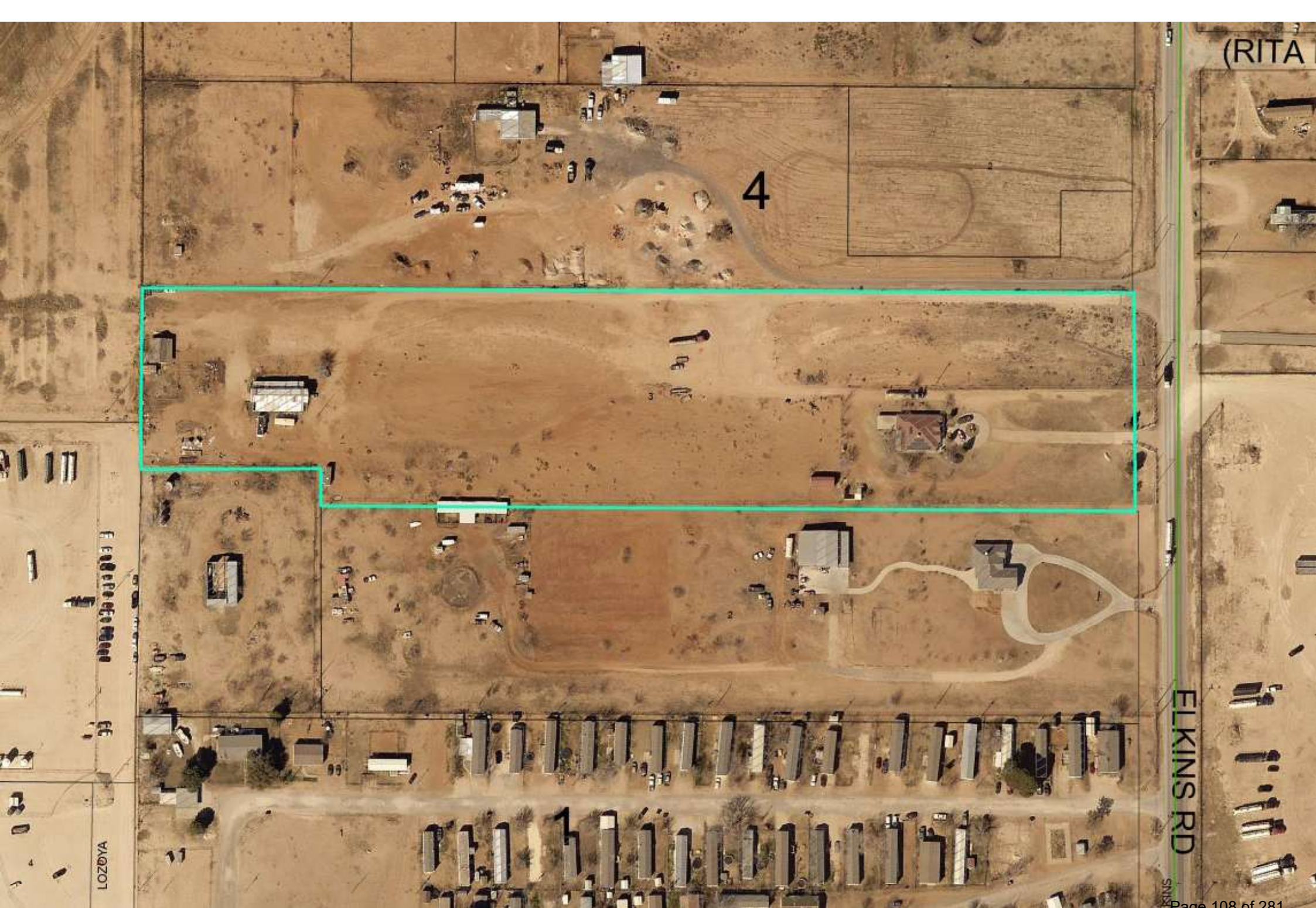
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.





(RITA)

4

ELKINS RD

SN





PRELIMINARY PLAT FREELAND ADDITION, SECTION 14

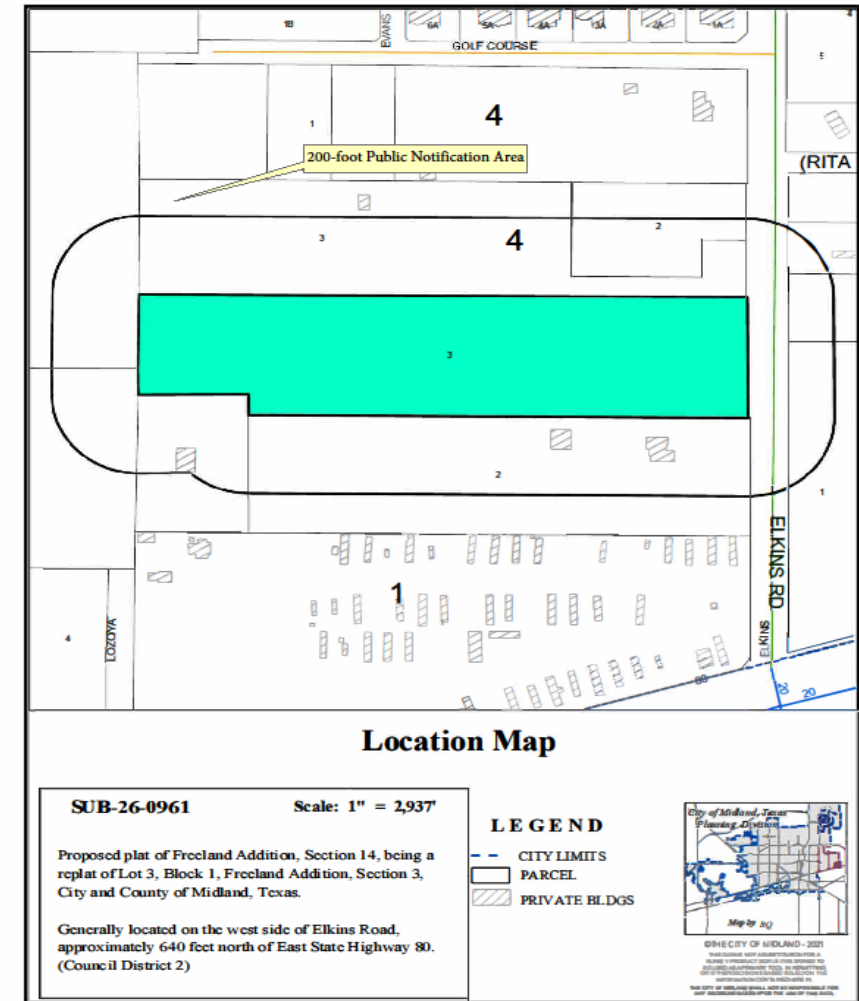


Visit Our Website

MIDLANDTEXAS.GOV

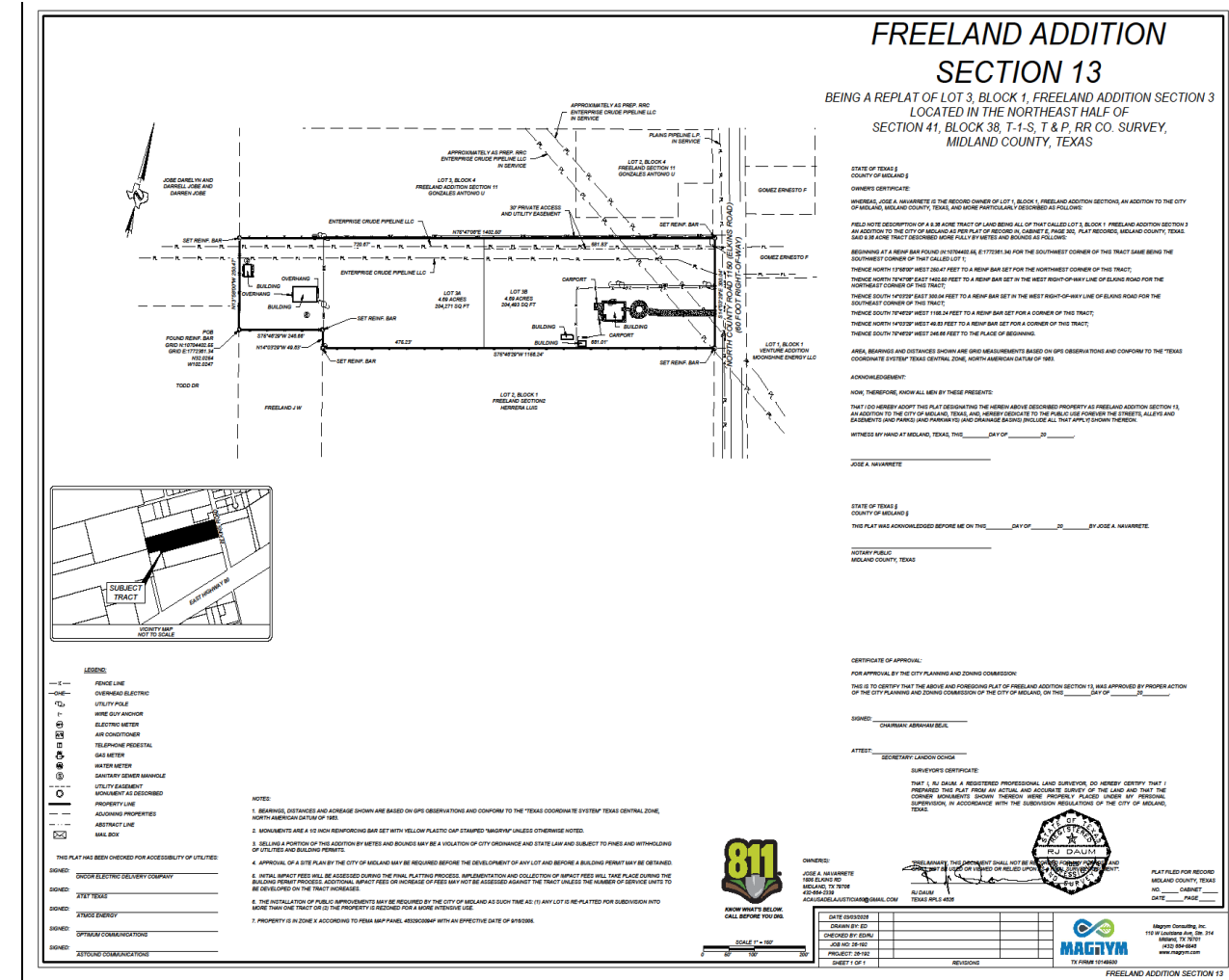
APPLICATION SUMMARY

- **Property Owner:** Jose A. Navarrete
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 1505 Elkins Road (Council District 2)
- **Reason for Request:** To subdivide the property into two lots to obtain addresses, building permits, and septic permits



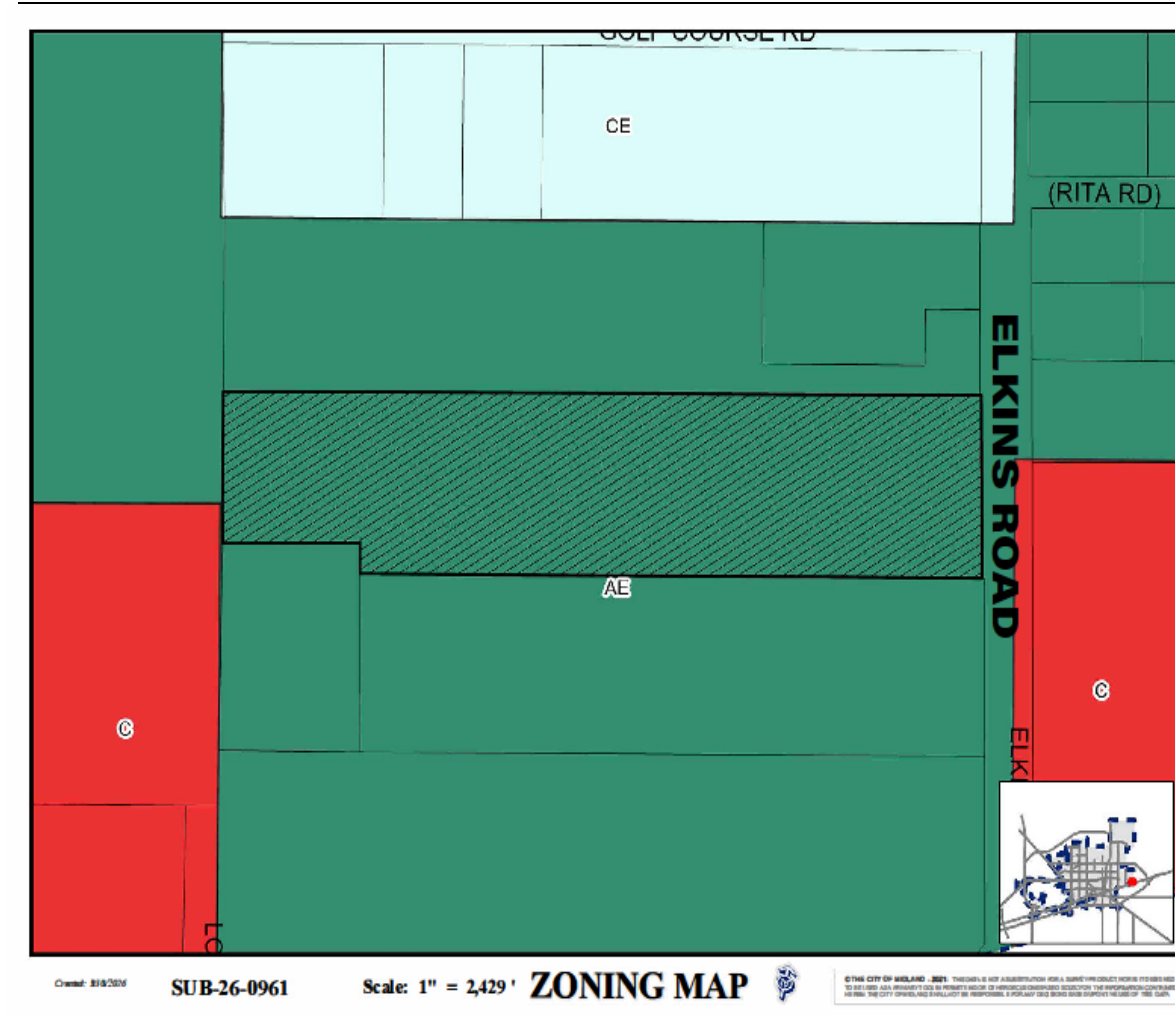
PLAT DETAILS

- Acreage: 9.38 acres
- Number of Existing Lots: 1
- Number Proposed Lots: 2



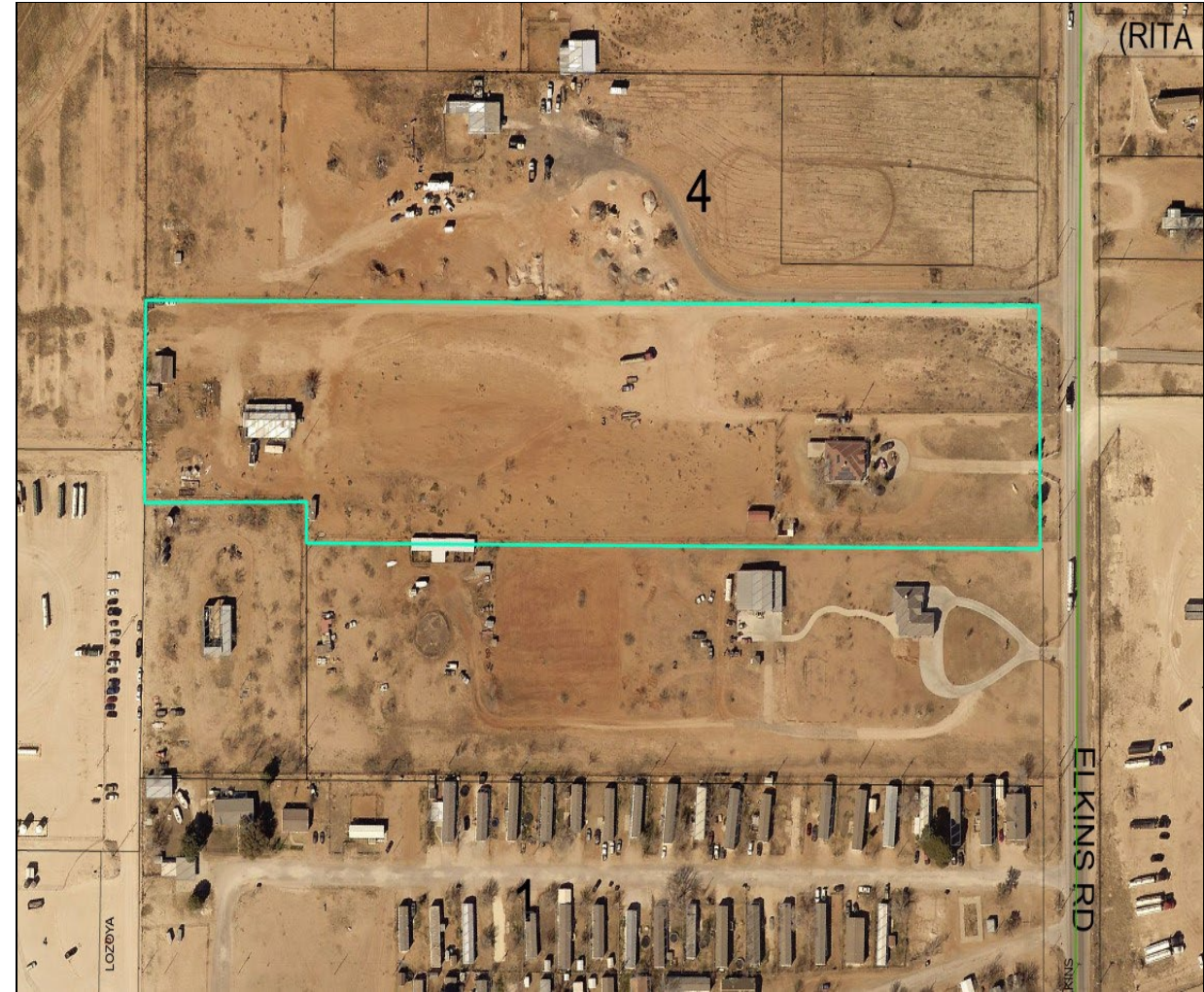
ZONING

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



LAND USE

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

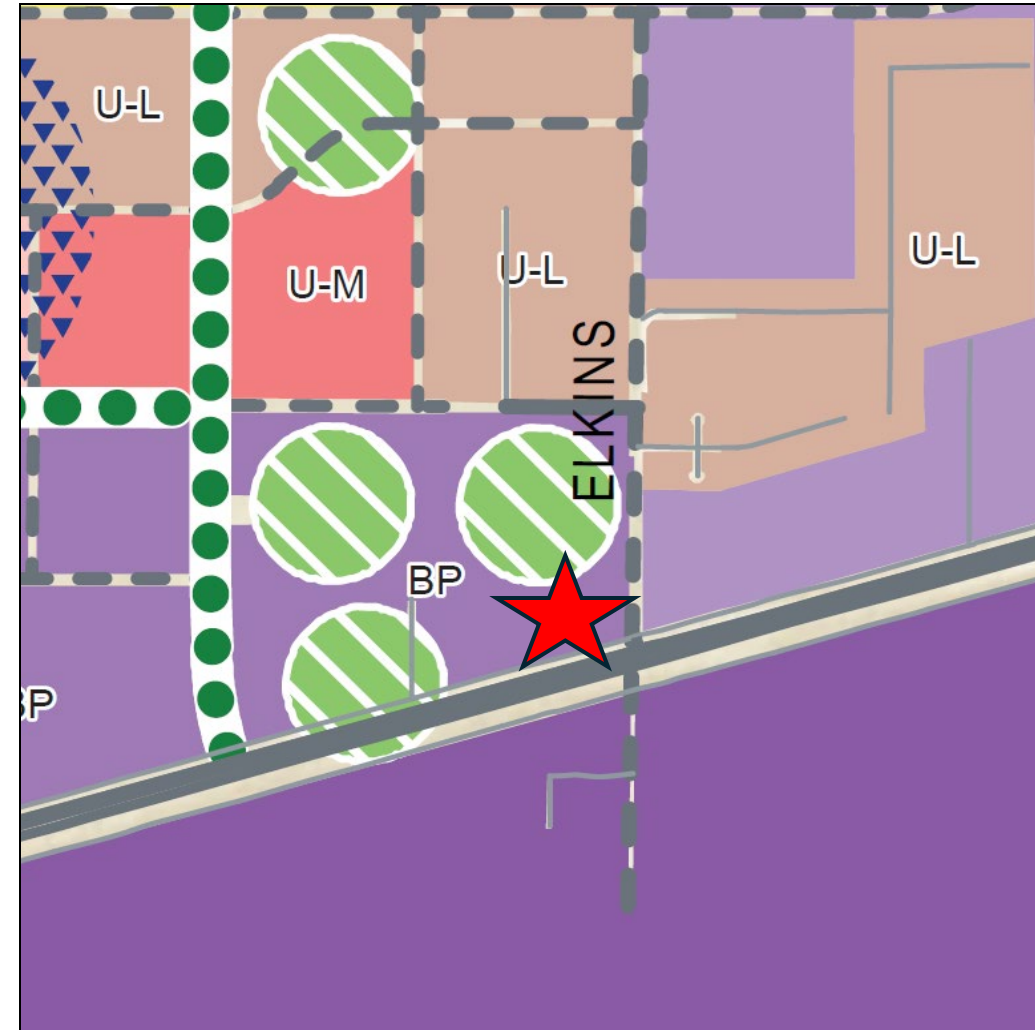




On Elkins Road, Looking West

COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20, (BP)
- **Supported Uses:** Focuses on warehousing and distribution operations with large scale visitor services



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request subject to the following conditions:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 9.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Hold a public hearing and consider a request by Jose Alfredo Zarate, on behalf of A&D New Homes, LLC, for a Zone Change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on the middle 50 feet of Lot 2, Block 73, Original Town Addition, City and County of Midland, Texas. (Generally located on the west side of South Marshall Street, approximately 95 feet north of East Missouri Avenue.)

Purpose:

Jose Zarate, on behalf of A&D New Homes, LLC, is requesting a Zone Change from LI, Light Industrial District to SF-3, Single-Family Dwelling District for the property located at 108 South Marshall Street in order to develop a single-family dwelling.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

LI, Light Industrial District

Surrounding Zoning and Land Use:

All surrounding properties are zoned as LI, Light Industrial District. However, the area has been developed as exclusively single family homes, with a few remaining vacant lots.

Analysis:

The subject property is located at 108 South Marshall Street. The property is currently zoned

LI, Light Industrial District. The applicant is seeking a zone change to SF-3, Single-Family Dwelling District, to allow for the construction of a single-family home. While the existing neighborhood is presently zoned LI, Light Industrial District, the surrounding properties have been developed into single-family homes making this request compatible with the surrounding land use.

The Tall City Tomorrow Comprehensive Plan, Chapter 3, designates this area as U-M, Urban - Medium. Supported uses include a mix of complementary uses, including single-family housing, schools, churches, offices, and mixed use.

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

Departmental Review:

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

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

Engineering: (Approved)

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

Transportation: (Approved)

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

Planning:

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

Letters of Objection:

As of April 17, 2026, Staff has not received any letters of objection.

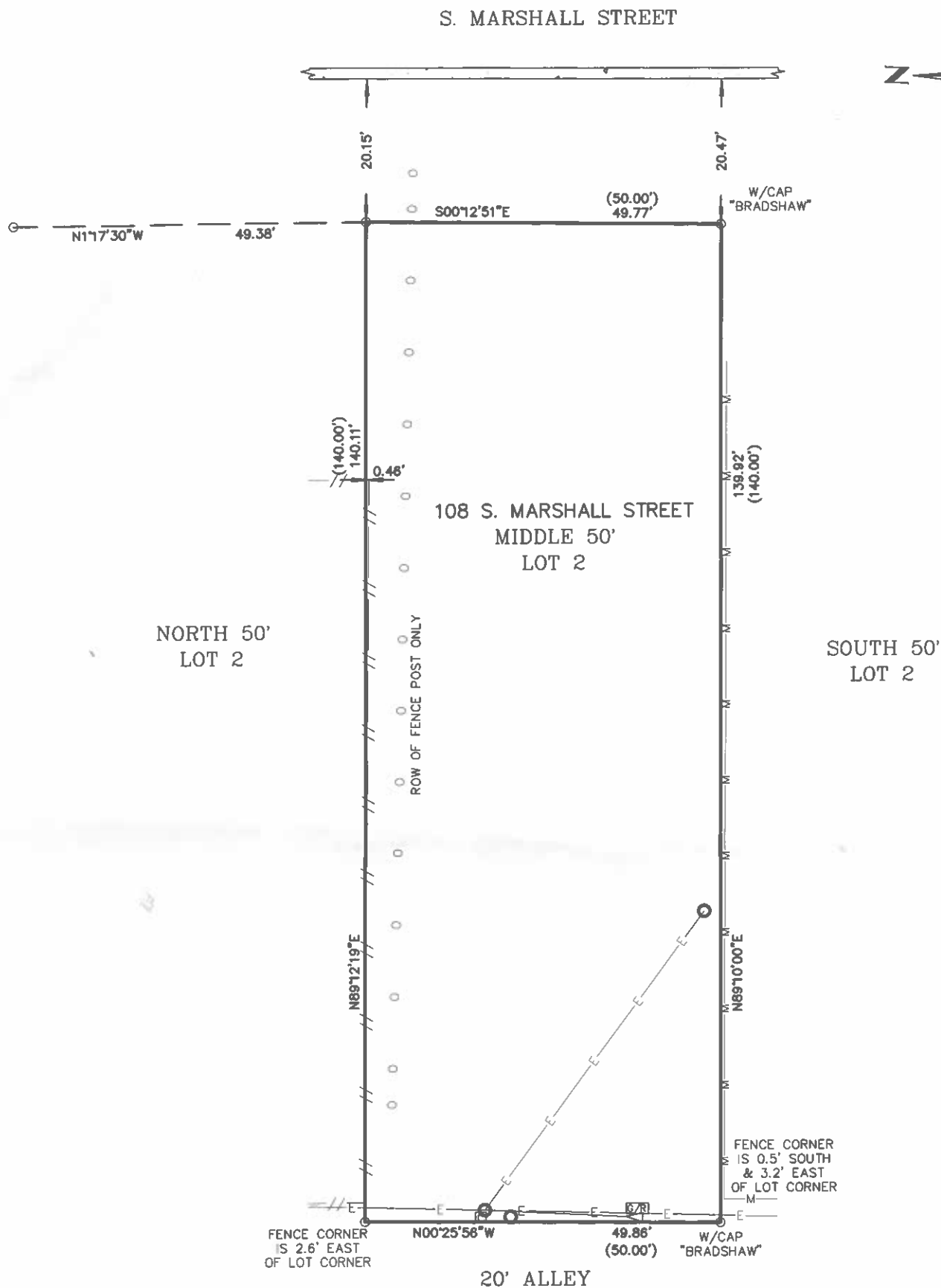
Attachments:

- A. Z-26-0476, 108 S Marshall St, Combined
- B. P&Z - - 108 S Marshall St, Zone Change (LI to SF-3)

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/8/2026
Final Approval - 4/16/2026

* COPYRIGHT 2026
This survey plat is being provided solely for the use of: Alfredo Zarate,
and that no license has been created, express or implied, to copy the survey plat
except as is necessary in conjunction with the original transaction dated January 19, 2026,
which shall take place within 90 days after the survey was provided.



SURVEY OF
MIDDLE 50' OF LOT TWO (2), BLOCK SEVENTY THREE (73),
ORIGINAL TOWN
AN ADDITION TO THE CITY OF MIDLAND
MIDLAND COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN
VOLUME 3, PAGE 232, DEED RECORDS, MIDLAND COUNTY, TEXAS

This survey was prepared without benefit of a title commitment.
Not all easements or matters of title may be shown.

Census Tract: 14

This tract is in Flood Zone "X" as shown on the Flood Insurance Rate Map, Dated
September 16, 2005 provided by the Federal Emergency Management Agency Flood Map
Number: 48329C0202 F

The undersigned does hereby certify that this survey was this day made on the ground of
the property legally described hereon and is correct, and that there are no visible
discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments,
overlapping of improvements, easements or rights-of-way, except as shown hereon, and
that said property has access to and from a dedicated roadway.

Dated this the 19th day of January 2026.

Duryn Henington
Registered Professional Land Surveyor No. 6832
Date: 01/19/2026

IF SURVEYORS SIGNATURE IS NOT SIGNED IN RED INK, THIS IS NOT AN ORIGINAL DOCUMENT

PENNELL LAND SURVEYING
PROFESSIONAL LAND SURVEYING
P.O. BOX 51622, MIDLAND, TEXAS 79710
VOICE: (432)570-6256 brucepennell@yahoo.com

ABSTRACT OFFICE: N/A G.F. #: N/A COMMITMENT EFFECTIVE DATE: N/A
CAD FILE: PLS27545 DATA FILE: 108SMARSHALL DRAWN BY: DANE C. FIRM NO.: 10193978

Basis of Bearings:
NAD 83 Lambert Grid

Bearings and Distances Shown
Inside () Indicate Record Information

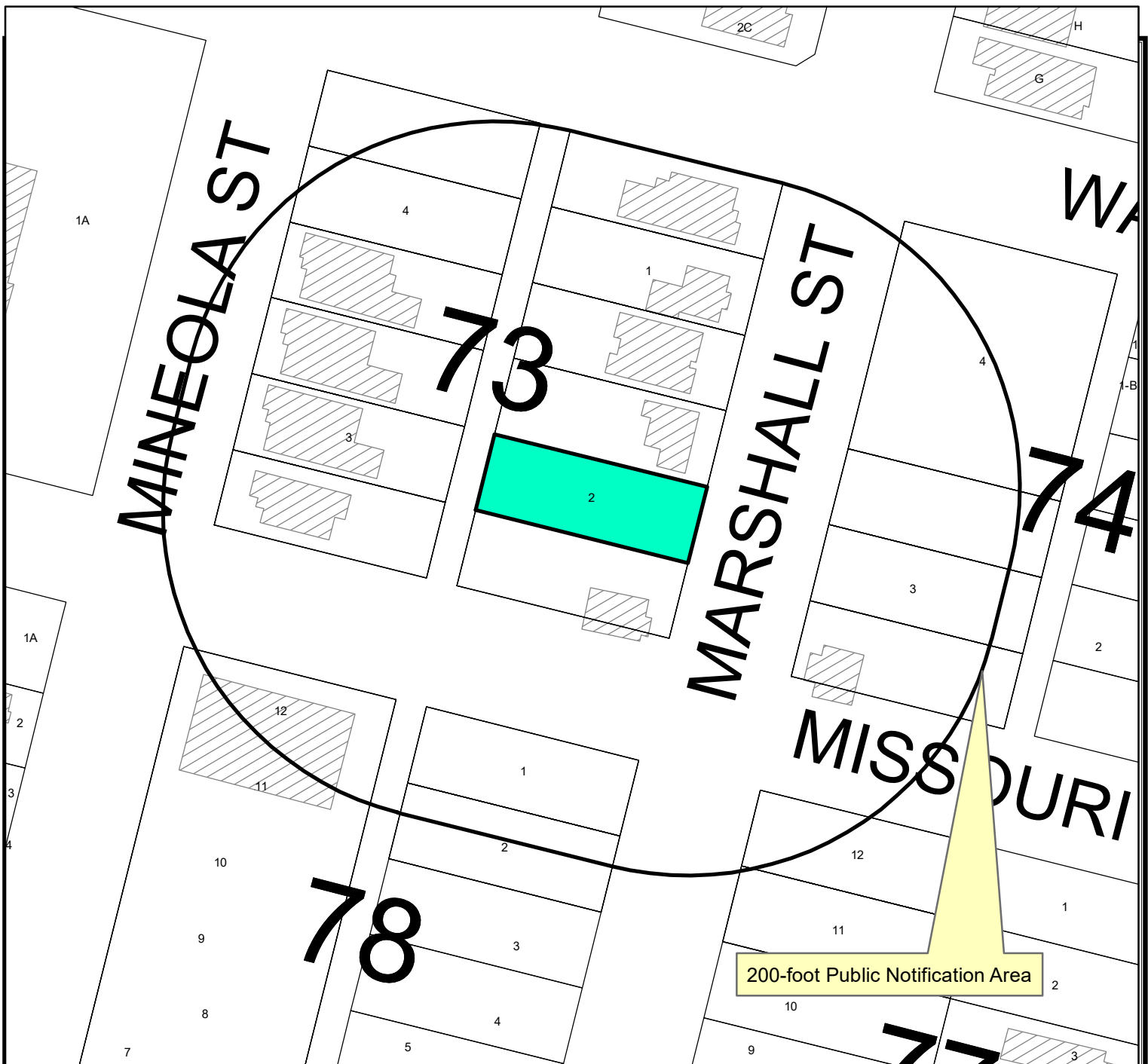


SCALE: 1" = 20'



LEGEND

- Set 1/2" I.R.
W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- Gas Riser
- Power Pole
- Overhead Electric Line
- Guy Wire
- Channel Com. Corp. Junct. Box
- Wood Fence line
- Pipe Fence Line
- Sheet Metal Fence Line



Location Map

Z-26-0476

Scale: 1" = 600'

Consider a request by Jose Alfredo Zarate, on behalf of A&D New Homes, LLC, for a Zone Change from LI, Light Industrial District to SF-3, Single-Family Dwelling District on the middle 50 feet of Lot 2, Block 73, Original Town, City and County of Midland, Texas.

Generally located on the west side of South Marshall Street, approximately 95 feet north of East Missouri Avenue. (Council District 2)

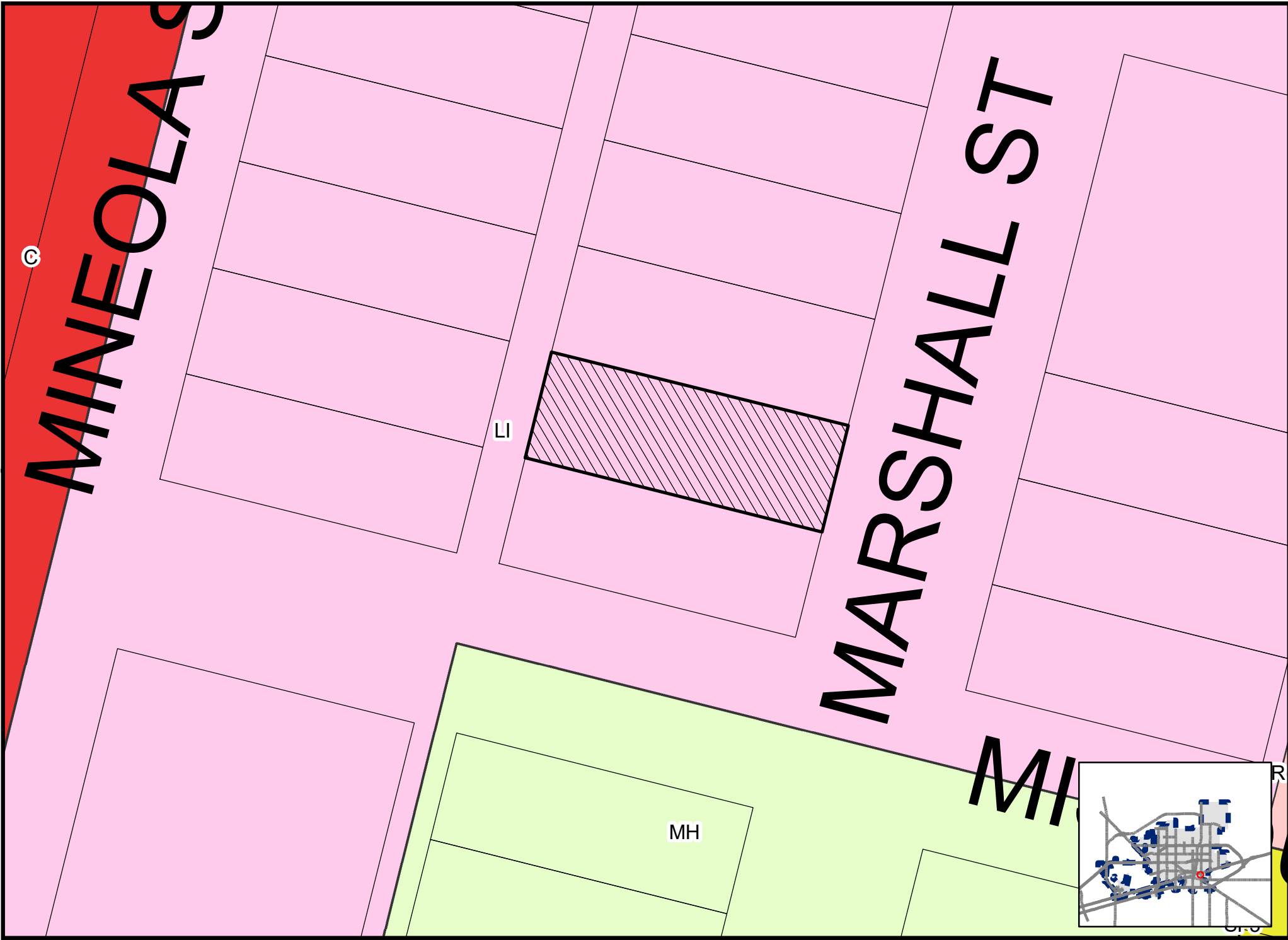
LEGEND

- 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.



MINEOLA

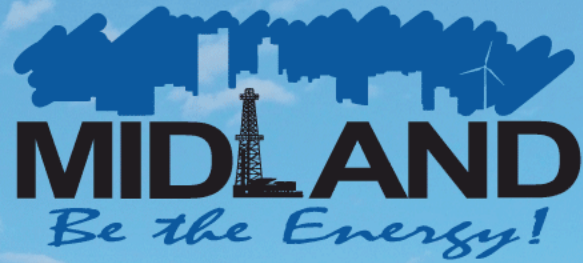
73

MARSHALL ST

74

MISSOURI





ZONE CHANGE 108 SOUTH MARSHALL STREET

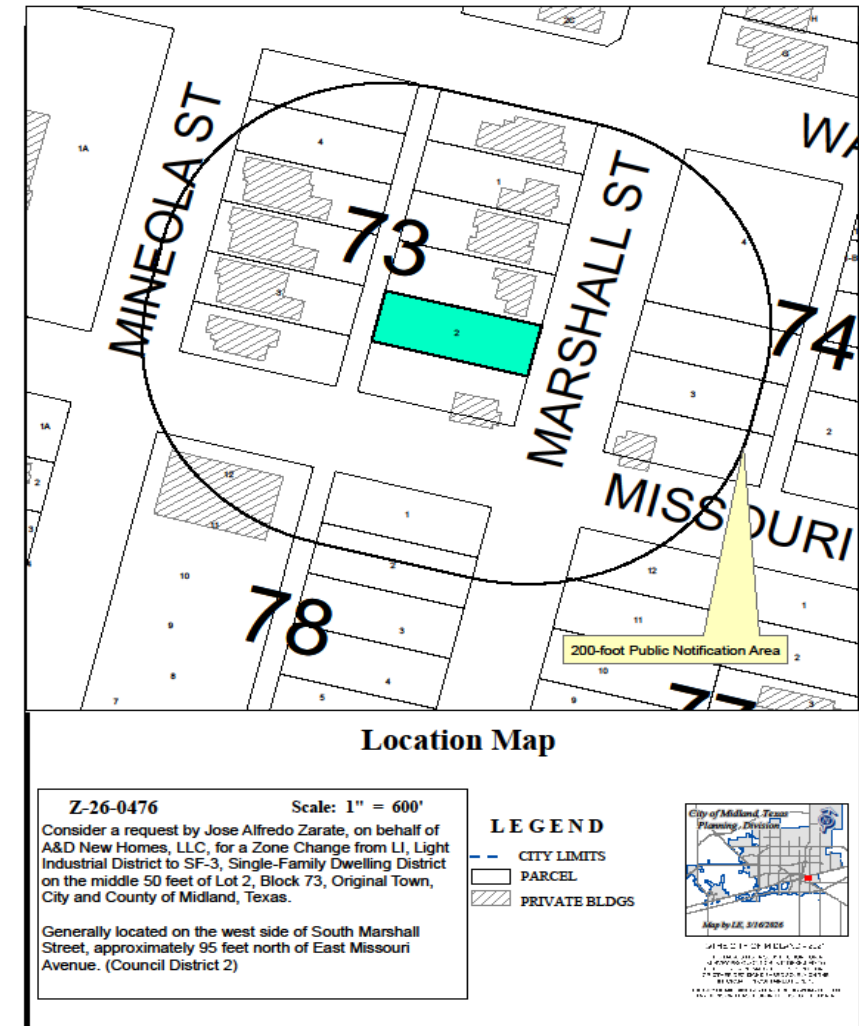


Visit Our Website

MIDLANDTEXAS.GOV

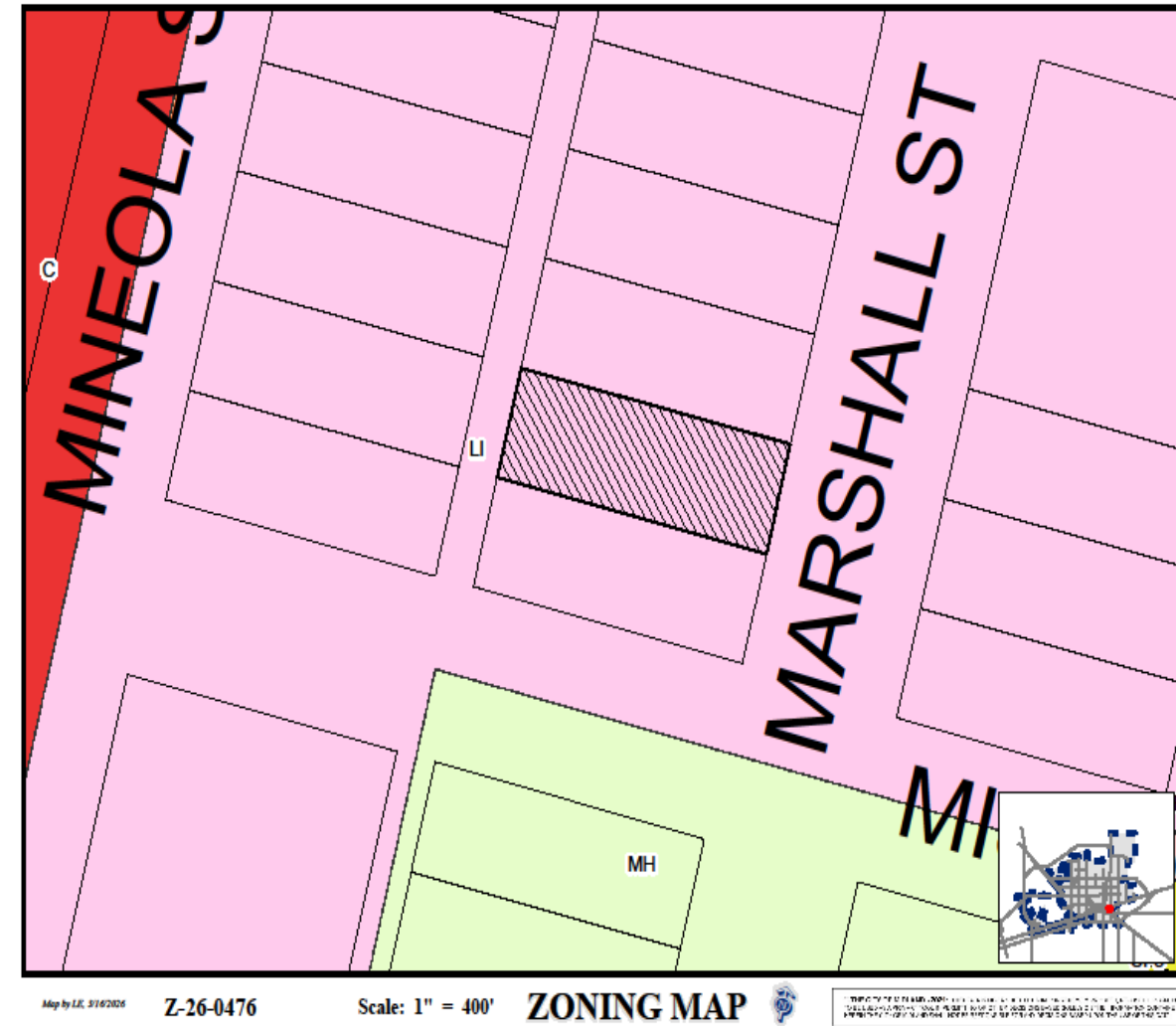
APPLICATION SUMMARY

- **Applicant/Representative:** Jose Alfredo Zarate
- **Property Owner:** A&D New Homes, LLC
- **Location:** 108 South Marshall Street (Council District 2)
- **Reason for Request:** To construct a single-family residence



ZONING

- **Current Zoning:** LI, Light Industrial District
- **Surrounding Zoning:**
 - **North/South/East/West:** LI, Light Industrial District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



LAND USE

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

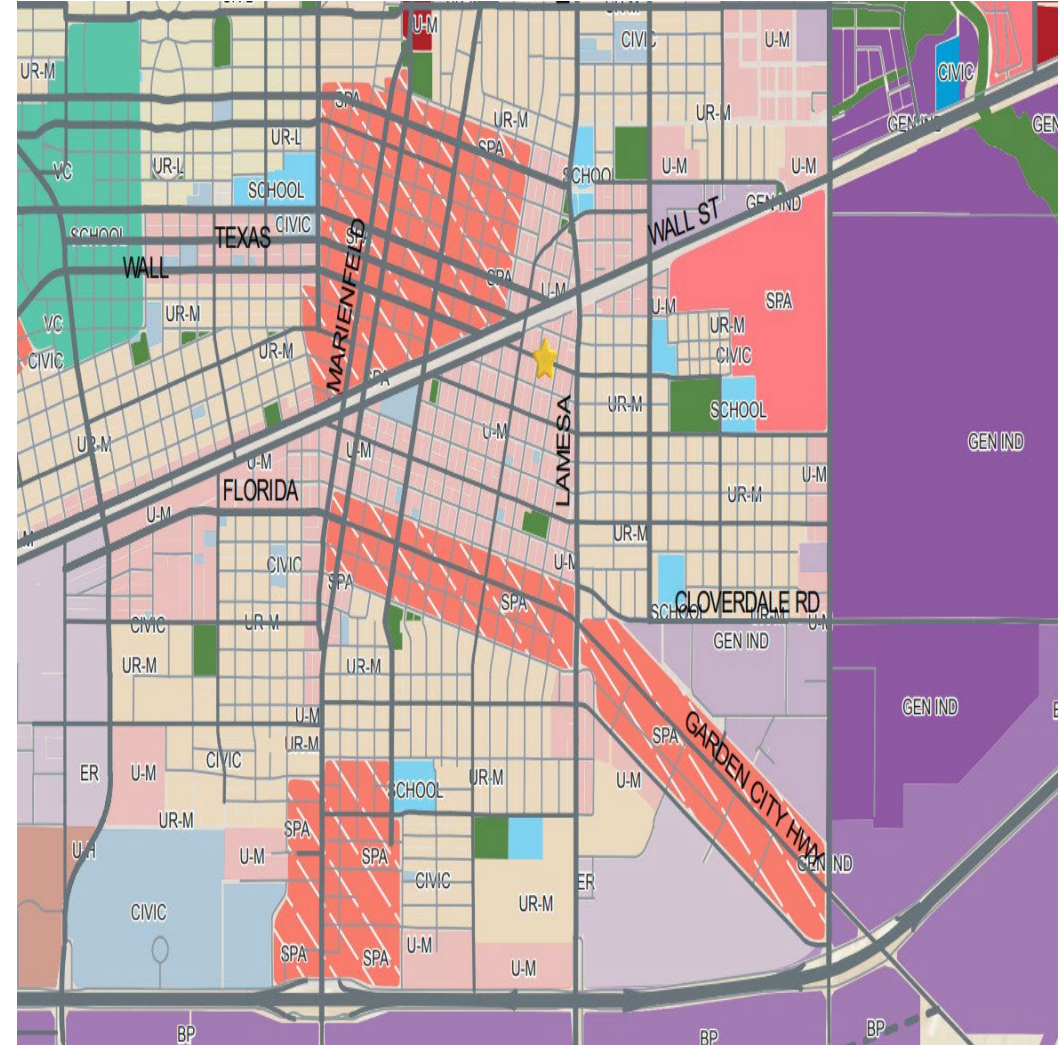




On South Marshall Street, Looking West

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family, townhouses, and schools, commercial, and mixed use.
- This request is compatible the *Tall City Tomorrow Comprehensive Plan*



STAFF'S RECOMMENDATION

- No objections have been received.
- Staff recommends approval of this request.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 10.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Hold a public hearing and consider a request by Gilgal Commercial Group, LLC, on behalf of Nelson Group Enterprises, LLP, for a Zone Change from C, Commercial District to SF-2, Single-Family Dwelling District for all of Block 69, East Midland Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Cuthbert Avenue and NorthTilden Street.)

Purpose:

Gilgal Commercial, LLC, on behalf of Nelson Group Enterprises, LLP, is requesting a Zone Change from C, Commercial District to SF-2, Single-Family Dwelling District for the property located at 1901 East Cuthbert Avenue in order to construct a single-family home.

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 properties to the north, south, and east are zoned C, Commercial District. To the west, properties are zoned MH, Manufactured Housing District. The properties to the south and west consist of single-family residences. To the north and east, properties are commercial and industrial yards.

Analysis:

The subject property is located at 1901 East Cuthbert Avenue. The property is currently zoned

C, Commercial District. The applicant is seeking a zone change to SF-2, Single-Family Dwelling District, to allow for the construction of a single-family home. The properties located to the west and south have been developed into single-family housing, which is compatible with the proposed use.

The Tall City Tomorrow Comprehensive Plan, Chapter 3, designates this area as U-M, Urban - Medium. Supported uses include a mix of complementary uses, including single-family, schools, churches, offices, and mixed use. The proposed zone change is compatible with both the future land use and the surrounding neighborhood.

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

Departmental Review:

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

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

Engineering: (Approved)

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

Transportation: (Approved)

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

Planning:

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

Letters of Objection:

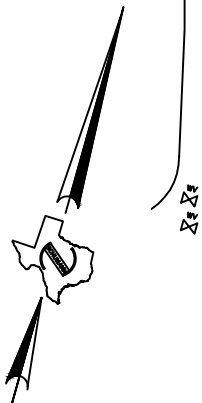
As of April 17, 2026, Staff has received one letter of objection.

Attachments:

- A. Z-26-0478, 1901 E Cuthbert Ave, Combined
- B. P&Z - - 1901 E Cuthbert Ave, Zone Change (C to SF-2)

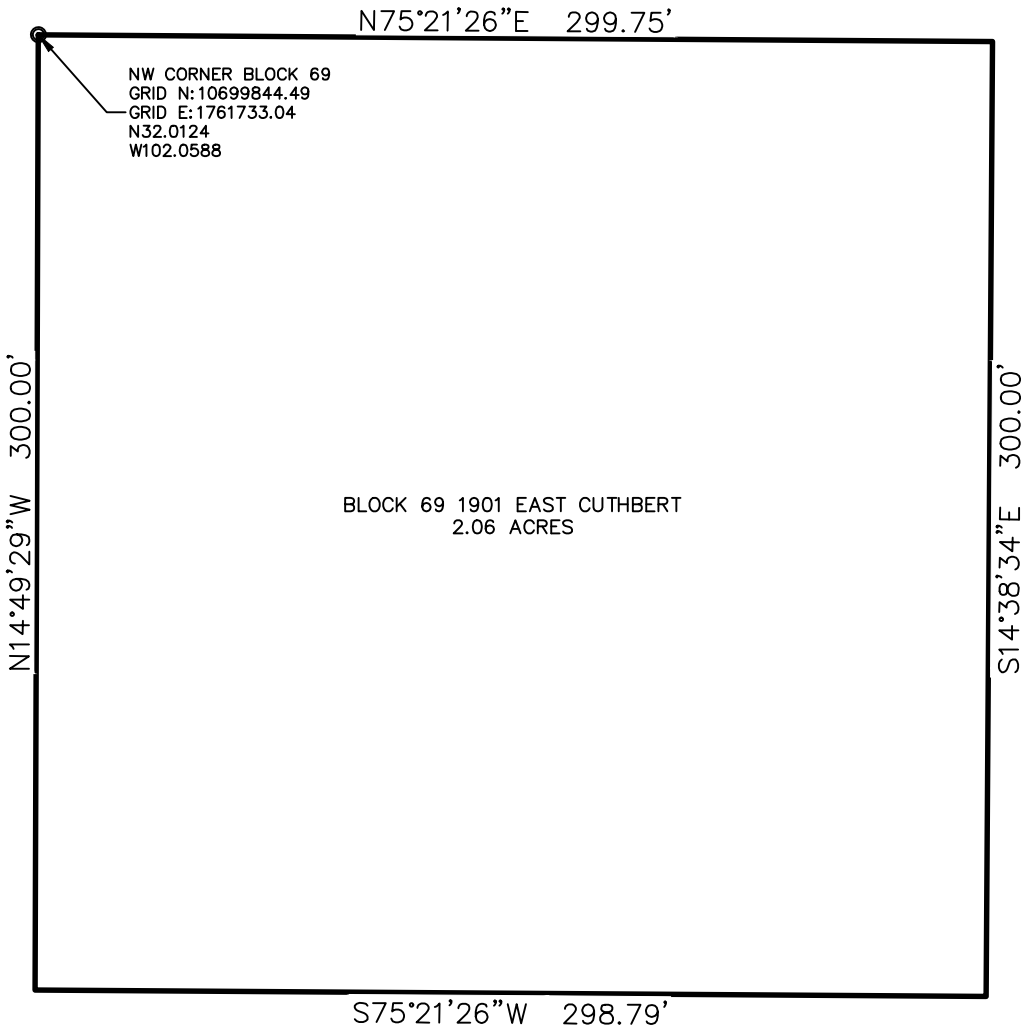
Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/8/2026
Final Approval - 4/16/2026



EAST CUTHBERT AVE
(60 FOOT RIGHT-OF-WAY)

N. TILDEN ST.
(60 FOOT RIGHT-OF-WAY)



LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- OHE— OVERHEAD ELECTRIC
- ⊕ UTILITY POLE

NOTES:
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.
THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
MONUMENTS ARE A REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

Surveyor Certification

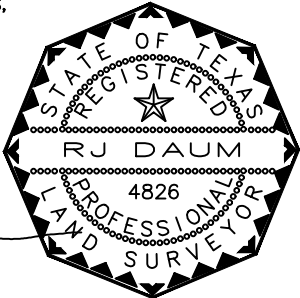
TO THE LIENHOLDERS, NELSON GROUP

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 22ND DAY OF FEBRUARY, 2023



RJ DAUM
TEXAS RPLS 4826



SCHUMANN
A LATERAL LAND COMPANY
LAND SURVEYING
TEXAS FIRM No. 10149500

800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701

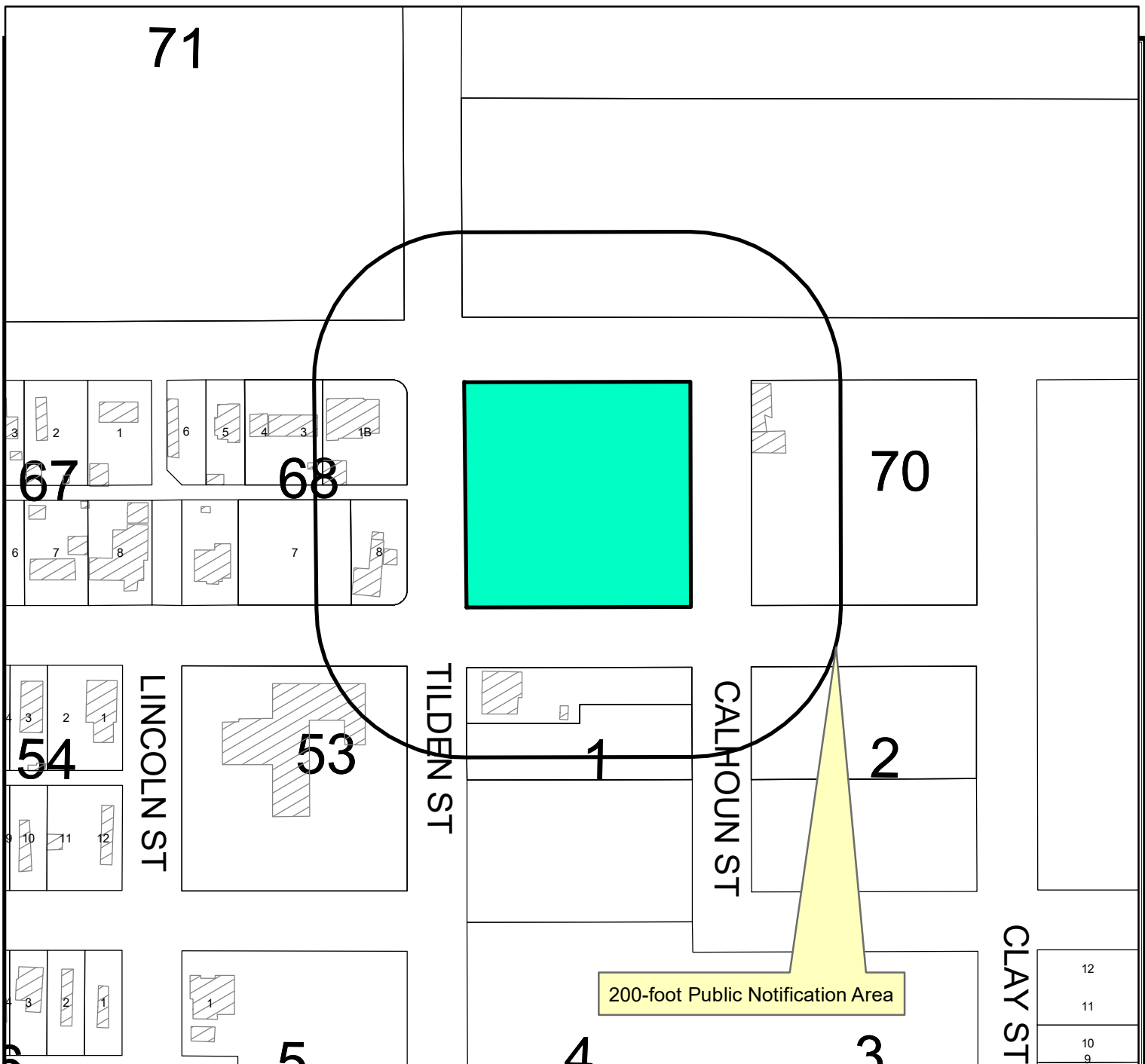
Office (432) 684-5548

SURVEY

A 2.06 ACRE TRACT OF LAND ALL OF
BLOCK 69, EAST MIDLAND ADDITION,
MIDLAND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT RECORDED IN
VOLUME 1, PAGES 52-55,
PLAT RECORDS OF

MIDLAND COUNTY, TEXAS

SCALE: 1" = 60'
PROJECT: 79172
JOB NO.: 79172-5



Location Map

Z-26-0478

Scale: 1" = 1,250'

Consider a request by Gilgal Commercial Group, LLC, on behalf of Nelson Group Enterprises, LLP, for a Zone Change from C, Commercial District to SF-2, Single-Family Dwelling District for all of Block 69, East Midland Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of East Cuthbert Avenue and North Tilden Street. (Council District 2)

LEGEND

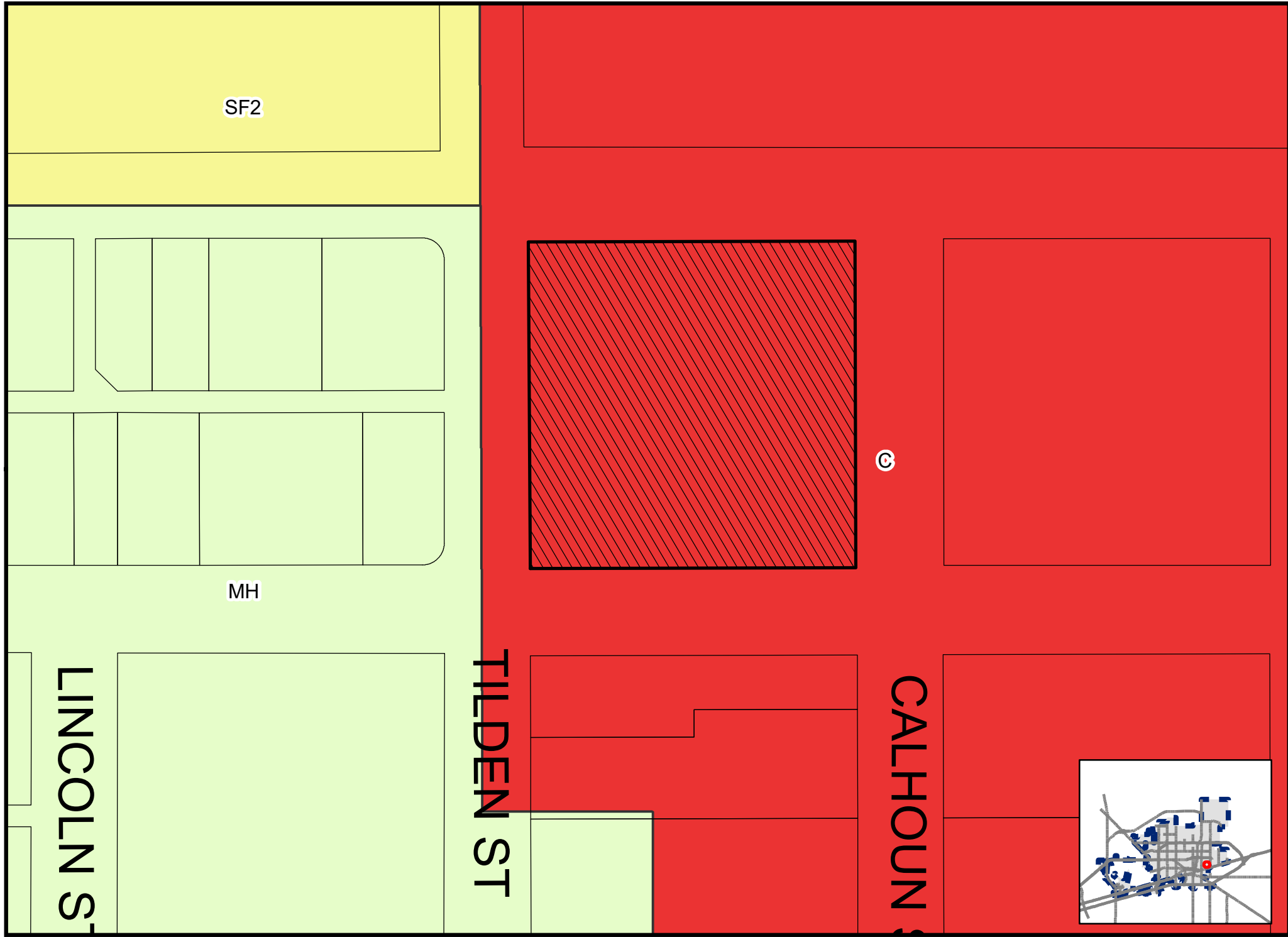
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

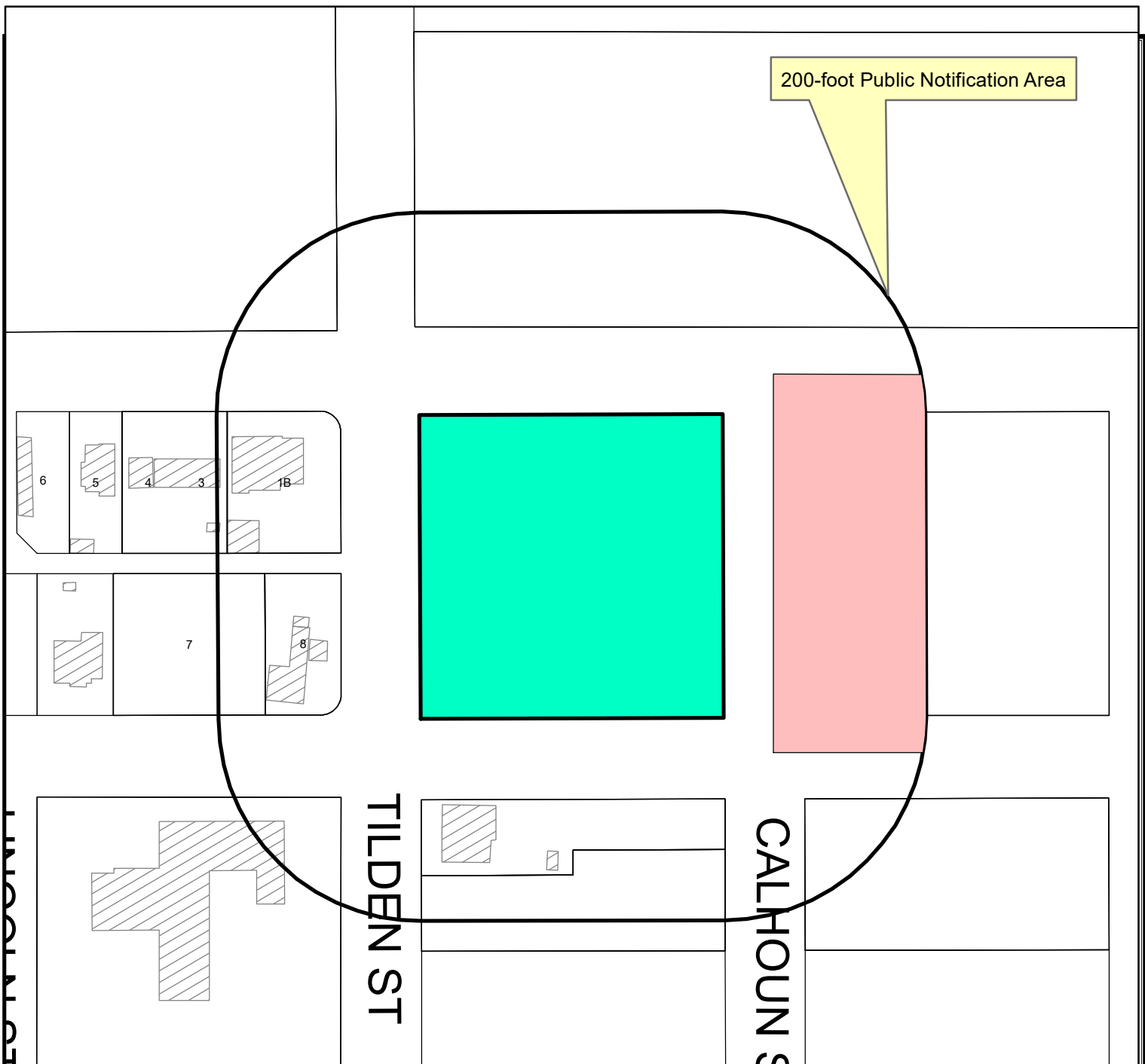
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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









18.6% Objection

Z-26-0478

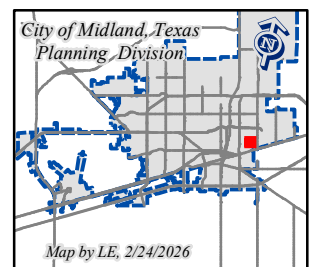
Scale: 1" = 1,000'

Consider a request by Gilgal Commercial Group, LLC, on behalf of Nelson Group Enterprises, LLP, for a Zone Change from C, Commercial District to SF-2, Single-Family Dwelling District for all of Block 69, East Midland Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of East Cuthbert Avenue and North Tilden 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.



ZONE CHANGE 1901 EAST CUTHBERT AVENUE

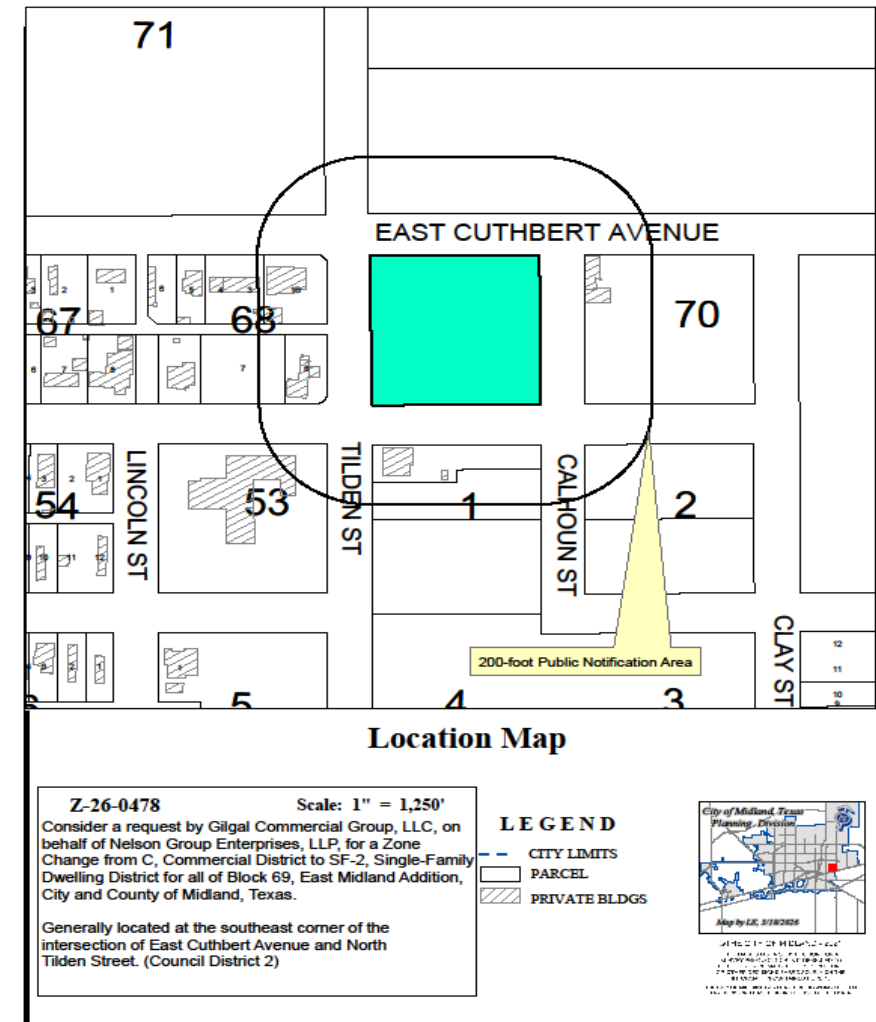


Visit Our Website

MIDLANDTEXAS.GOV

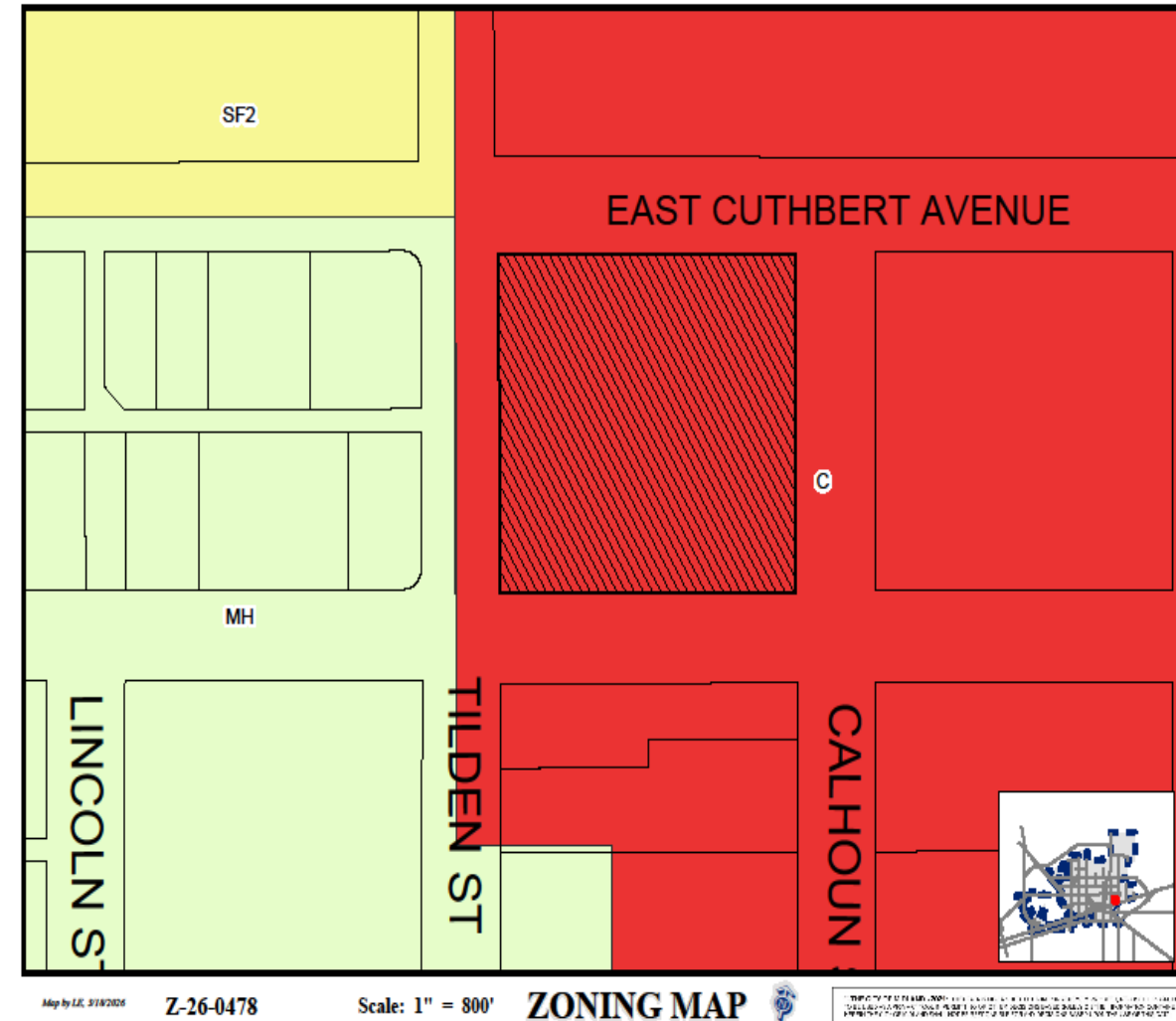
APPLICATION SUMMARY

- **Applicant/Representative:** Gilgal Commercial Group, LLC
- **Property Owner:** Nelson Group Enterprises, LLP
- **Location:** 1901 East Cuthbert Avenue (Council District 2)
- **Reason for Request:** To construct a single-family home



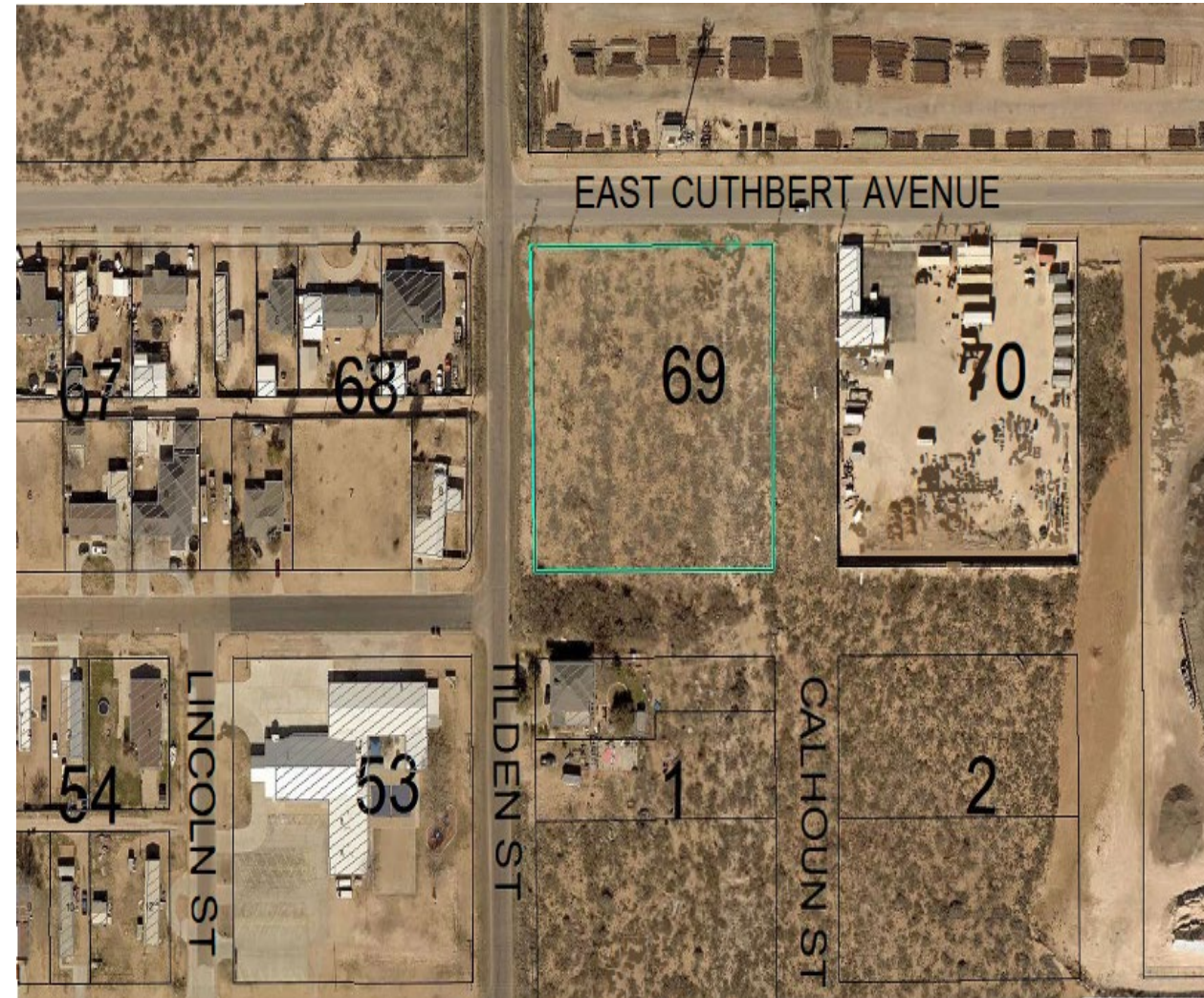
ZONING

- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
 - **North/South/East:** C, Commercial District
 - **West:** MH, Manufactured Housing District
- **Proposed Zoning:** SF-2, Single-Family Dwelling District



LAND USE

- **Current Use:** Vacant Lot
- **Surrounding Uses:**
 - **South/West:** Single-Family Housing
 - **North/East:** Commercial/Industrial Yards
- **Proposed Use:** Single-Family Dwelling

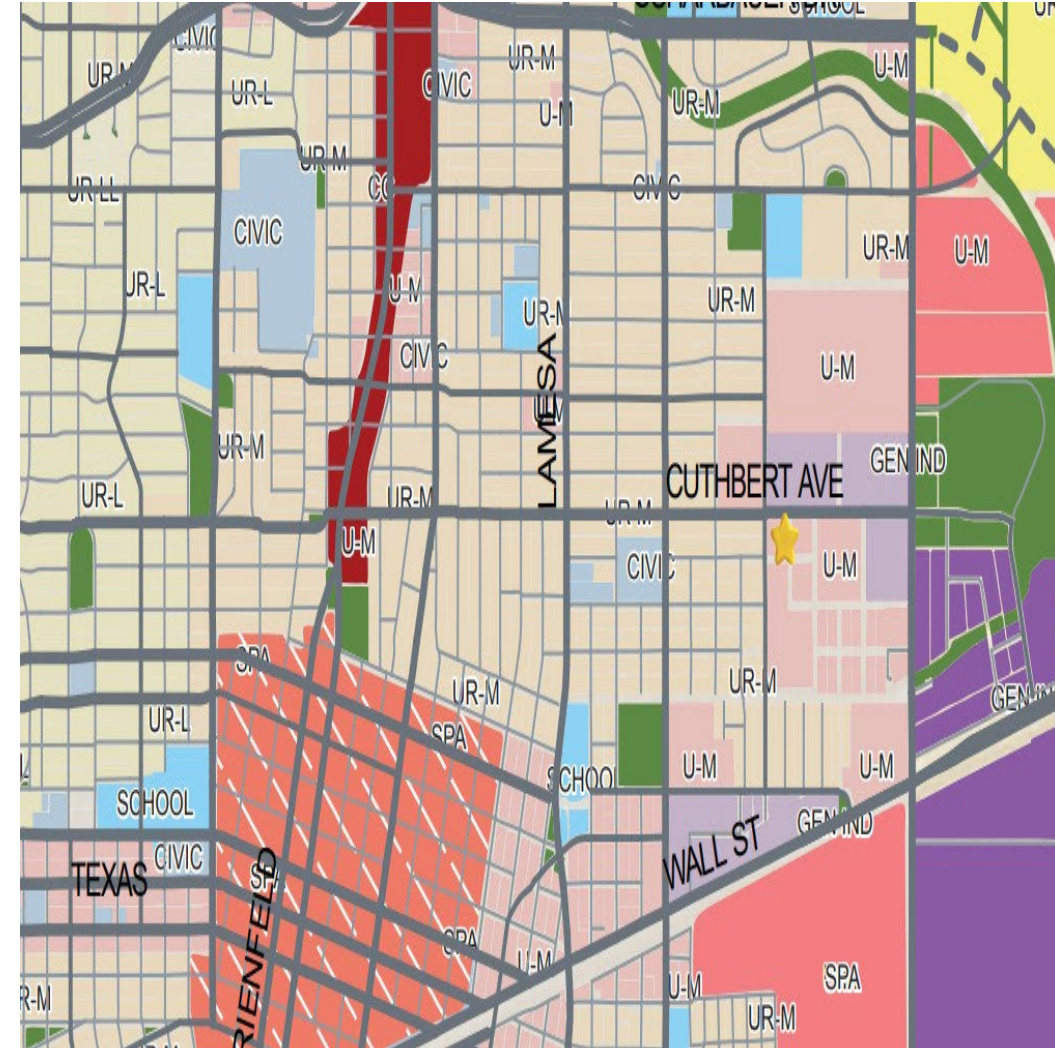




On East Cuthbert Avenue, Looking South

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** A mix of complementary uses, to include single-family, townhouses, and schools, commercial, and mixed use.
- This request is compatible the *Tall City Tomorrow Comprehensive Plan*



- One objection has been received resulting in an 18.63% objection percentage. Supermajority vote is not required for approval.
- The protestor voiced concerns about public improvements being required prior to development of the property.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 11.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of Club Estates, Section 3, being a replat of the west 46 feet of Lot 3, all of Lots 4 and 5, and the east 8 feet of Lot 6, Block 3, Club Estates, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 230 feet west of North B Street.)

Purpose:

Duryn Henington, on behalf of Stephen Melnyk, is requesting to replat the properties located at 905 and 907 Harvard Avenue into two lots in order to acquire demolition and building permits for single-family housing.

Current Zoning:

SF-1, Single-Family Dwelling District

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

of Midland and date of permit application.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as Shown.

ROW: Refer to Transportation's Comments.

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

WATER: 8" water exists in Harvard Avenue North 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: 6" VCP sewer exists in the alley South of the 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. Delineate the AH floodplain on the plat face with hatching. [For Applicant's Information Only.]

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

SIDEWALKS: Okay as is. It will be the owners responsibility to repair any damaged sidewalk caused by future construction. [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.

Addressing: (Approved)

No comments.

GIS: (Approved)

Check second x-y coordinate, appears to be for southeast corner of plat. Label block on plat. Remove superfluous lot labels. Lots can remain as labeled (22 and 23) or be 4A and 5A. (for better sequential order)

AT&T: (Approved)

No issues.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

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

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

Remove all structures on the final plat [Informational]

Staff recommends approval of the Preliminary Plat of Club Estates, Section 3, 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-26-2517, Club Estates, Section 3, Combined
- B. P&Z - - Club Estates, Section 3 Prelim

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/8/2026
Final Approval - 4/17/2026



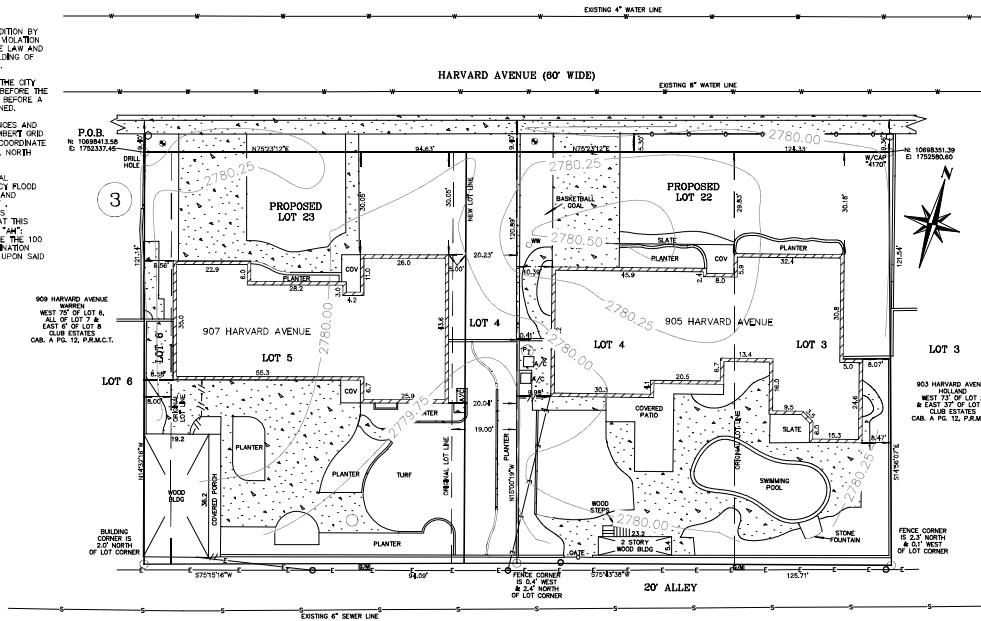
VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT CLUB ESTATES, SECTION 3

BEING A REPLAT OF THE WEST 46 FEET OF LOT THREE (3) AND THE EAST 64 FEET
OF LOT FOUR (4) & THE WEST 19 FEET OF LOT FOUR (4) ALL OF LOT FIVE (5) AND
THE EAST 8 FEET OF LOT SIX (6), ALL IN BLOCK THREE (3), CLUB ESTATES,
CITY AND COUNTY OF MIDLAND, 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 WITHDRAWING 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 SECURE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LABELED AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 45329C0089P, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X" AND AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



LEGEND

- SH 1/4" LR
- W/Cop "RPLS 6832"
- Fnd. 1/2" LR
- Existing Sewer Line
- Existing Water Line

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

AT&T ENERGY Print Name: _____

OPTIMUM Print Name: _____

AT&T-TEXAS Print Name: _____

ONCOR ELECTRIC DELIVERY Print Name: _____

ASTOUND Print Name: _____

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, STEPHEN MELNYK & TAYLOR MELNYK, are the record owners of 905 Harvard Avenue, THE WEST 46 FEET OF LOT THREE (3) AND THE EAST 64 FEET OF LOT FOUR (4) AND 907 Harvard Avenue, THE WEST 19 FEET OF LOT FOUR (4) ALL OF LOT FIVE (5) AND THE EAST 8 FEET OF LOT SIX (6), ALL IN BLOCK THREE (3), CLUB ESTATES, as situated to the City of Midland, Midland County, Texas, according to the plat recorded in Exhibit A, Page 12, of the Plat Records of Midland County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, STEPHEN MELNYK & TAYLOR MELNYK, being the owners of the land shown on this plat designated as LOT TWENTY TWO (22) & LOT TWENTY THREE (23), BLOCK THREE (3), CLUB ESTATES, SECTION 3, an addition to the City of Midland, Midland County, Texas and whose names in subscribed hereto, do hereby declare to the public use forever the streets, alleys, and easements shown thereon, and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and for the use and maintenance of trash containers and areas thereon, and do hereby give an easement that no construction shall commence on said lot or lots until the exact location of said containers thereon have been selected and approved by the Director of Utilities.

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

By: STEPHEN MELNYK OWNER

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, STEPHEN MELNYK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, then under my hand and seal of office this _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

By: TAYLOR MELNYK OWNER

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, TAYLOR MELNYK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, then under my hand and seal of office this _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

DURIN HENNINGTON, R.P.L.S. 6832
2030 W. Cuthbert, Suite 4,
Midland, Texas
432-570-6256

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "CLUB ESTATES, 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

LONDON OCHOA, SECRETARY

PLAT FILED FOR RECORD

MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

PENNELL LAND SURVEYING, LLC

SURVEYING FIRM #: 10193978

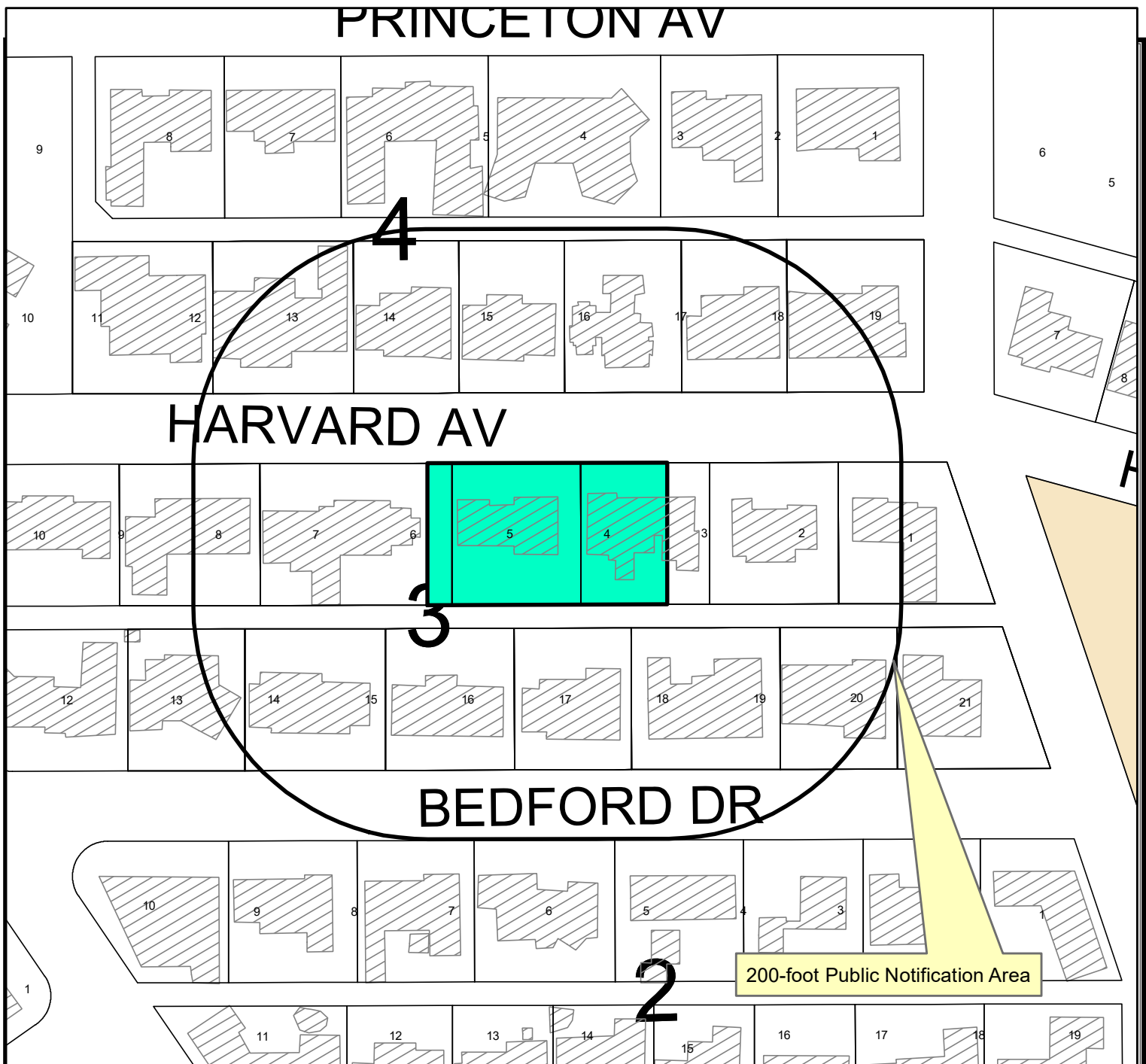
2030 W. Cuthbert, Midland, Texas 79701

(432)570-6256, brucepennell@yahoo.com

OWNER:
STEPHEN MELNYK &
TAYLOR MELNYK
905 HARVARD AVENUE
MIDLAND, TX 79701
817-550-7260

MARCH 2026

CLUB ESTATES
SECTION 3



Location Map

SUB-26-0957

Scale: 1" = 800'

Proposed plat of Club Estates, Section 3, being a replat of the west 46 feet of Lot 3, all of Lots 4 and 5, and the east 8 feet of Lot 6, Block 3, Club Estates, City and County of Midland, Texas.

Generally located on the south side of Harvard Avenue, approximately 230 feet west of North B Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



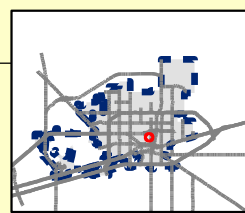
©THE CITY OF MIDLAND - 2021

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.

HARVARD AV

SF1

BEDFORD DR



Map by L.E. 3/30/2026

SUB-26-0957

Scale: 1" = 600'

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 PRESUMPTIVE 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.







PRELIMINARY PLAT CLUB ESTATES, SECTION 3

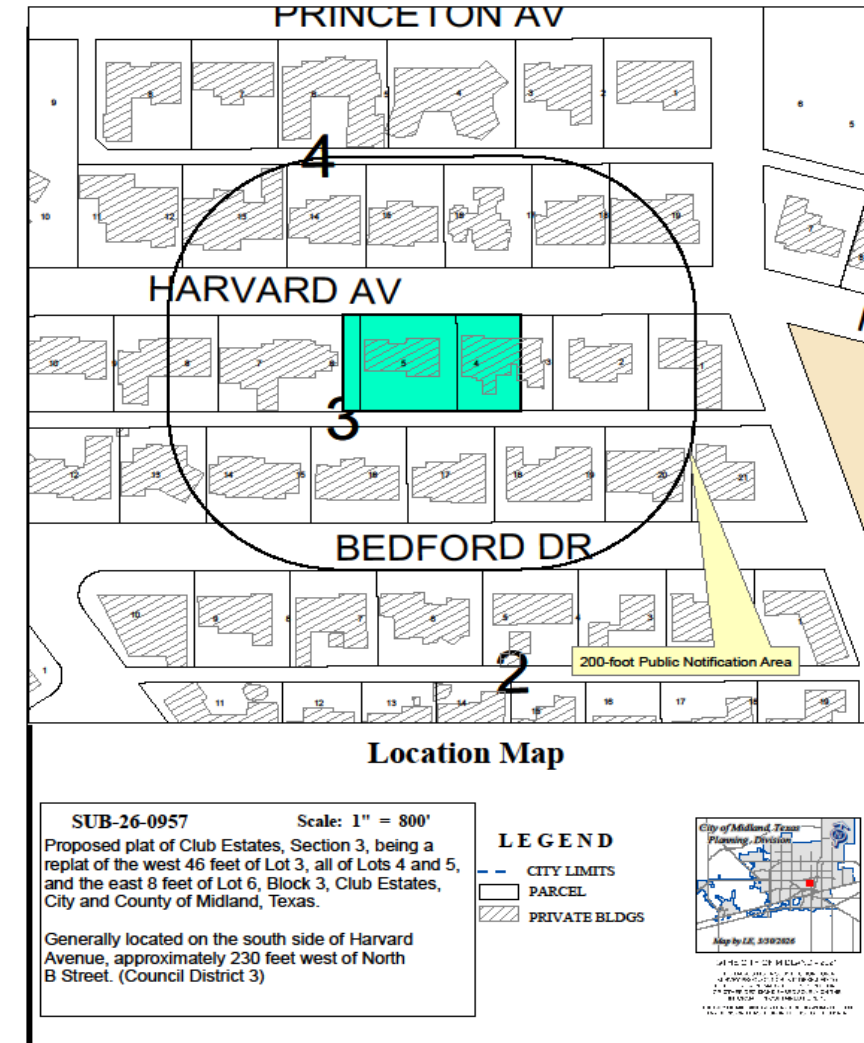


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

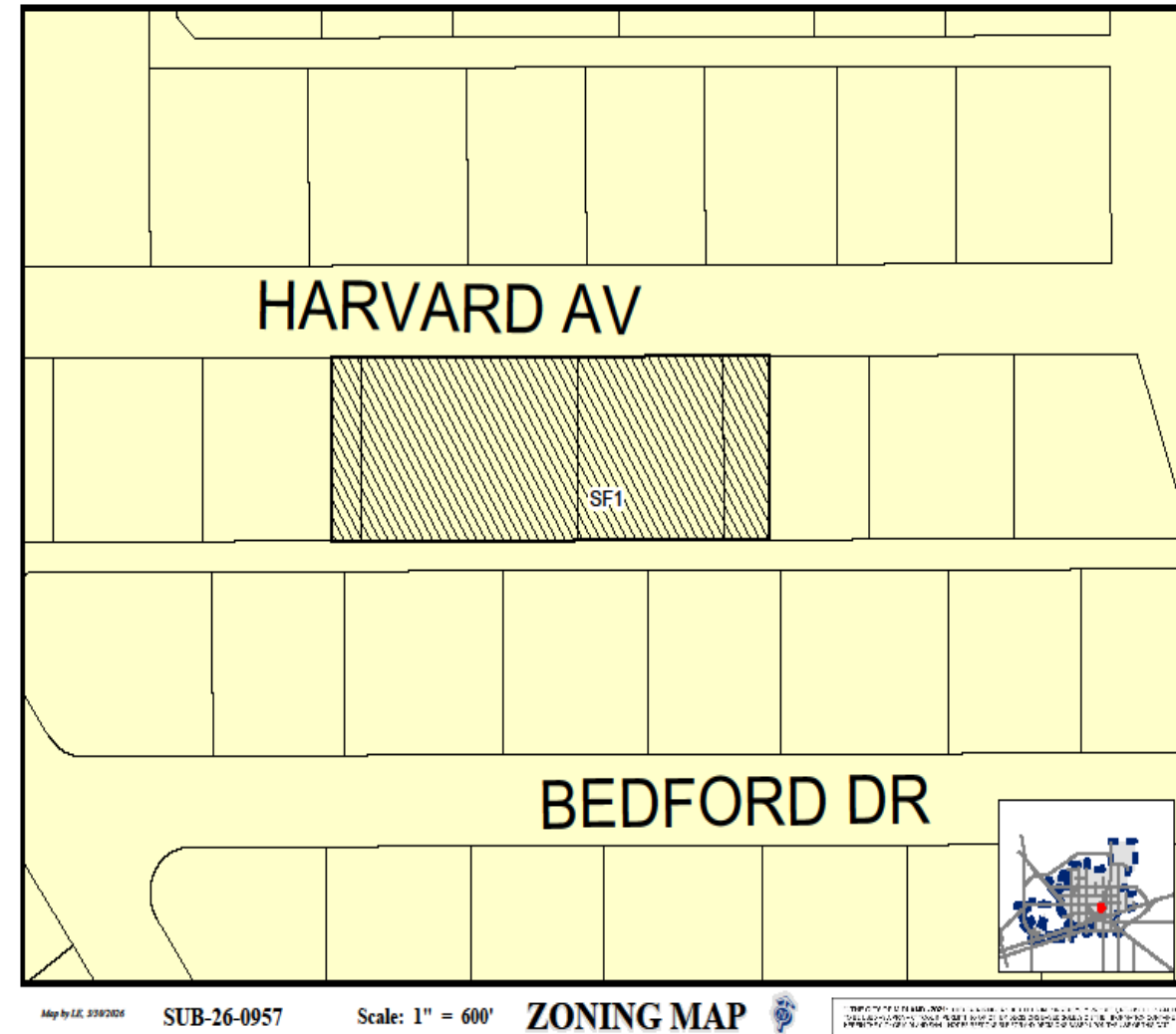
- **Property Owner:** Stephen Melnyk
- **Representative:** Duryn Henington, with Pennell Surveying
- **Location:** 905 and 907 Harvard Avenue (Council District 3)
- **Reason for Request:** Replatting to acquire demolition and building permits for future residential development



- **Acreage:** 0.61 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 2

ZONING

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



Map by L&L 9/28/2024

SUB-26-0957

Scale: 1" = 600'

ZONING MAP



THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A LEGAL DOCUMENT. THE CITY OF MIDLAND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF MIDLAND IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

LAND USE

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



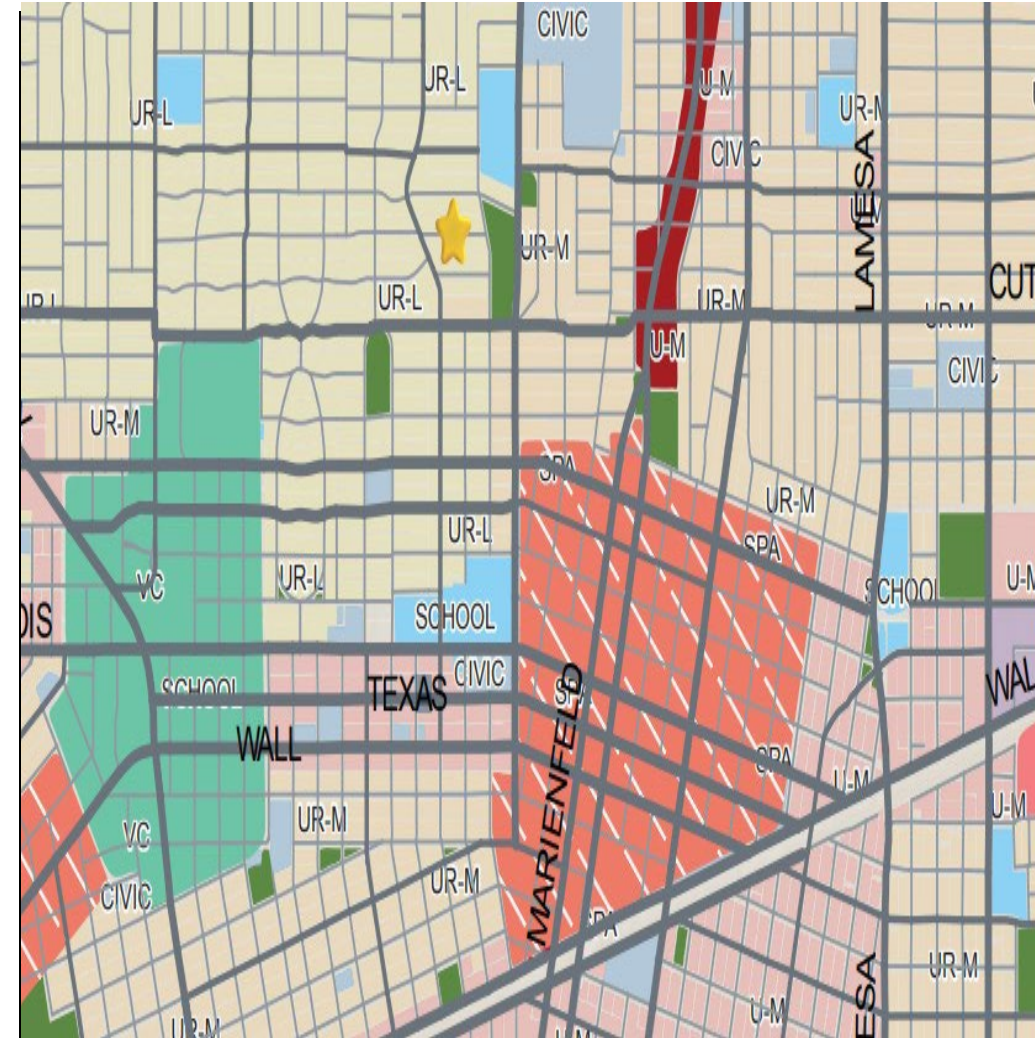


On Harvard Avenue, Looking South



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Low, (UR-L)
- **Supported Uses:** Restrictive land use, emphasizing single-family detached development.



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 12.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Hold a public hearing and consider a request by Enrique Aguilar for a Zone Change from CB, Central Business District to C, Commercial District on Lots 2 and 3, Block 92, Original Town Addition, City and County of Midland, Texas. (Generally located on the west side of South Marienfeld Street, approximately 75 feet south of West Indiana Avenue.)

Purpose:

Enrique Aguilar is requesting a zone change from CB, Central Business District to C, Commercial District to allow for the opening of an automobile collision repair and paint shop for the property located at 302 South Marienfeld Street.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

CB, Central Business District

Surrounding Zoning and Land Use:

The properties to the north, east, and west are zoned CB, Central Business District and the property to the south is zoned C, Commercial District. Land use to the west is a parking facility. Surrounding land use to the north, east, and south, is vacant land.

Analysis:

The subject property is located at 302 South Marienfeld Street. The applicant, Enrique Aguilar,

is seeking a zone change from CB, Central Business District, to C, Commercial District to allow for the opening of an automobile collision repair and paint shop. The overall property located at 302 South Marienfeld is zoned CB, Central Business District, in part, and C, Commercial District, in part. The current portion of the property zoned CB does not allow for this use. Approving this zone change would establish one consistent zoning for the property. The surrounding area is developed for commercial uses, which means this property's proposed use would align with the nearby properties.

The Tall City Tomorrow Comprehensive Plan designates this area as Special Study Area (SPA). There are no policies outlined for this designation.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Approved)

Staff recommends approval of this Zone Change from CB, Central Business District to C, Commercial District.

Letters of Objection:

Staff has not received any letters of objection as of April 17, 2026.

Attachments:

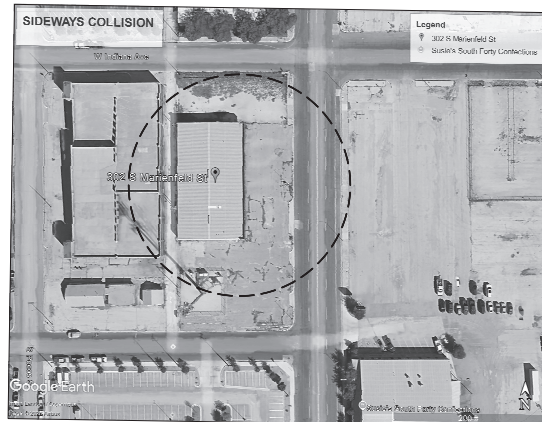
- A. Z-26-0480, Combined Docs
- B. P&Z - - 302 S Marienfeld

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/15/2026
Final Approval - 4/17/2026

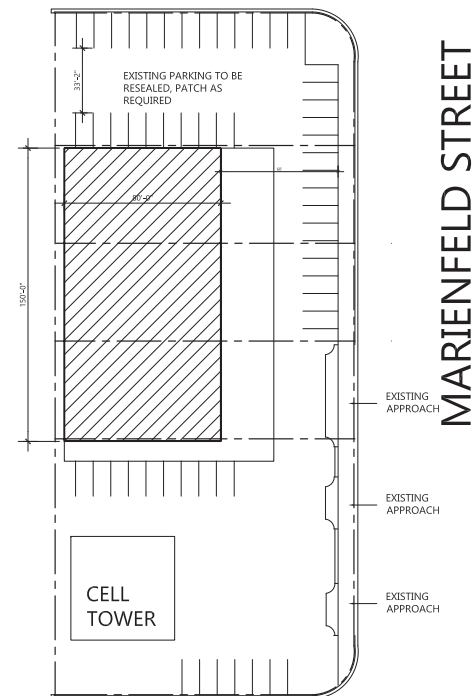
NEW SHOP FOR SIDEWAY COLLISION

302 S MARINFELD
MIDLAND TX 79701



03 GIS SITE PLAN
SCALE: NTS

W INDIANA AVE



01 SITE PLAN
SCALE: 1"=30'-0"

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL SERVICE (C29)

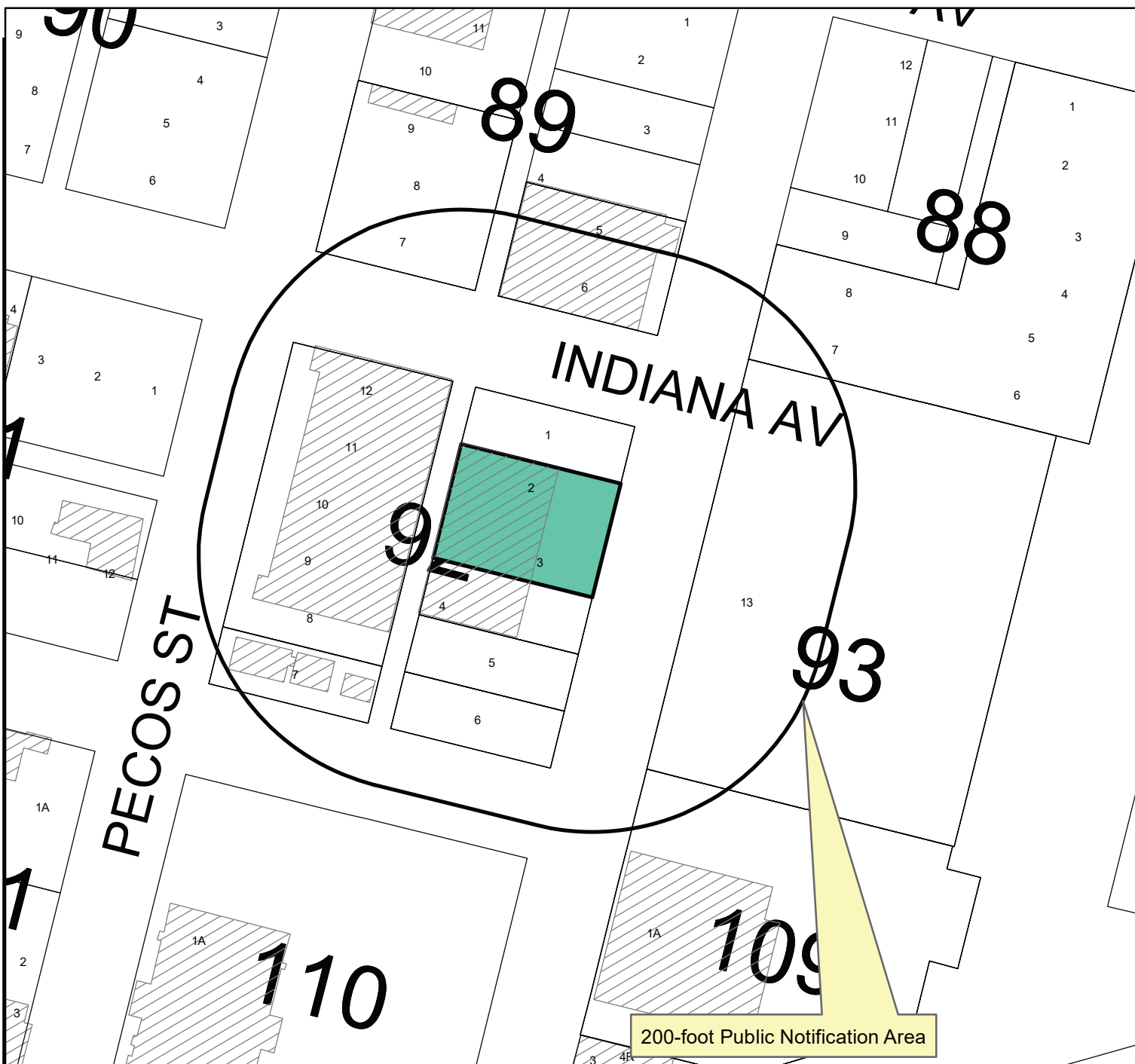
NEW SHOP FOR SIDEWAYS COLLISION
302 S MARINFELD STREET
MIDLAND, TX

ANDY GUTIERREZ
800-438-4031
LUBBOCK, TX

CONSTRUCTION DESIGN SERVICES LLC
RESIDENTIAL & COMMERCIAL

NO.	DATE	DESCRIPTION
A	26-02-12	PERMIT
B		
C		

PROJECT NO. 25-01-12
DRAWING NO. SP-1.0
OF



Location Map

Z-26-0480

Scale: 1" = 800'

Consider a request by Enrique Aguilar for a Zone Change from CB, Central Business District to C, Commercial District on Lots 2 and 3, Block 92, Original Town, City and County of Midland, Texas.

Generally located on the west side of South Marienfeld Street, approximately 75 feet south of West Indiana Avenue. (Council District 3)

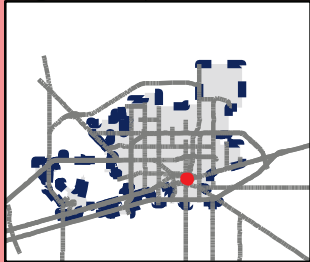
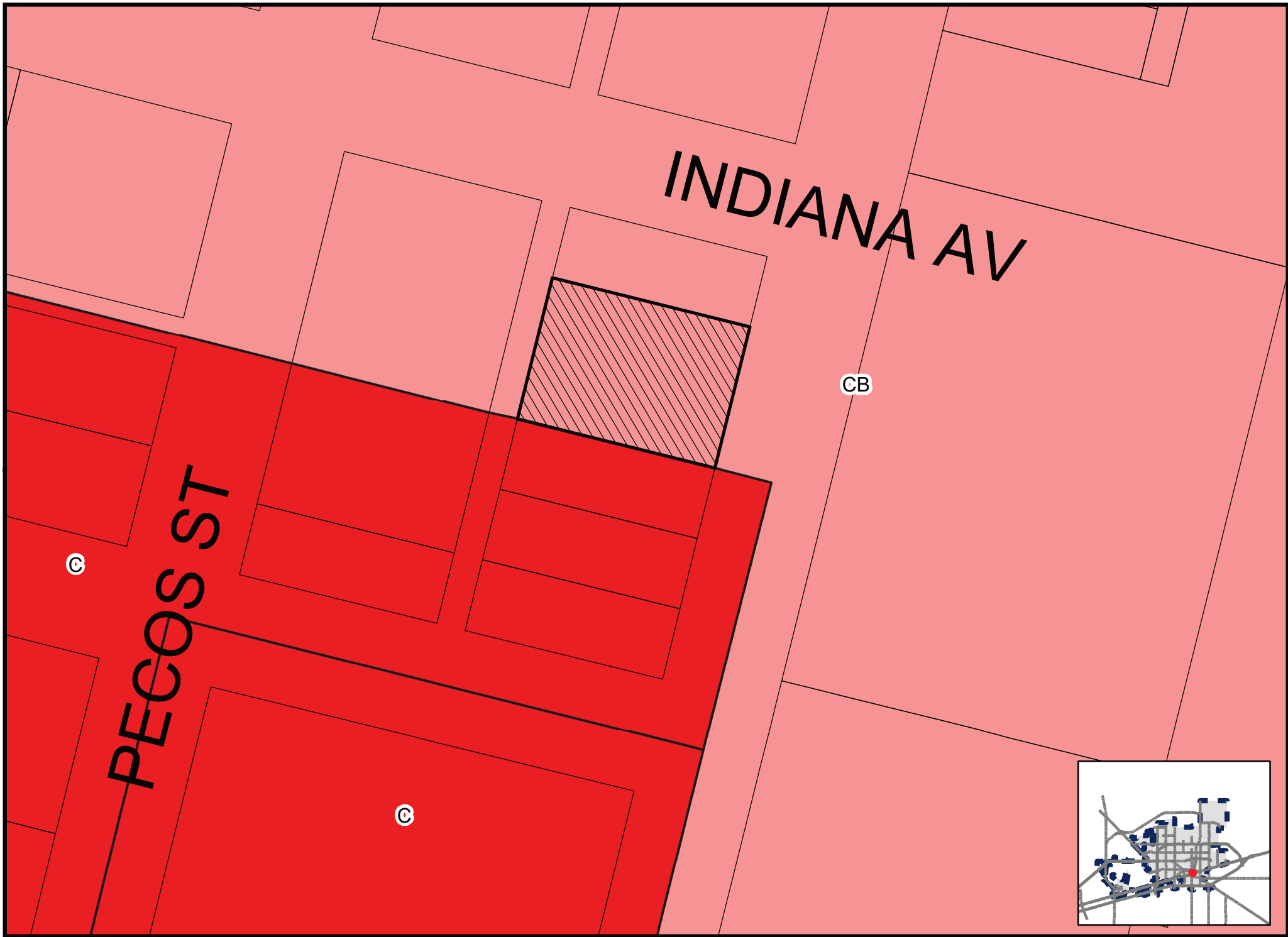
LEGEND

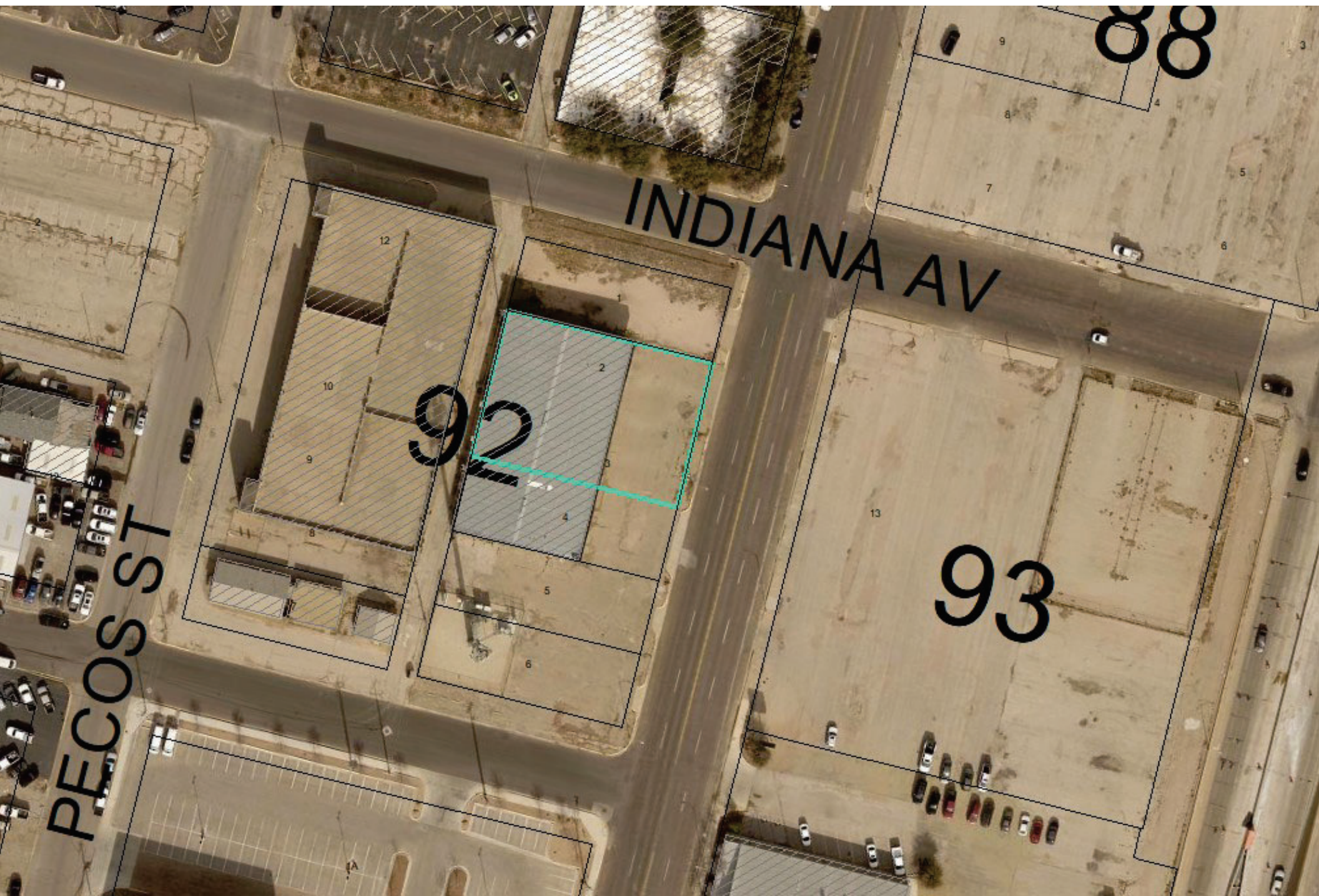
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.







FUTURE HOME OF
BANK OF AMERICA
432.994.8444

CONSIGNMENT

302

13 206



ZONE CHANGE

302 SOUTH MARIENFELD STREET

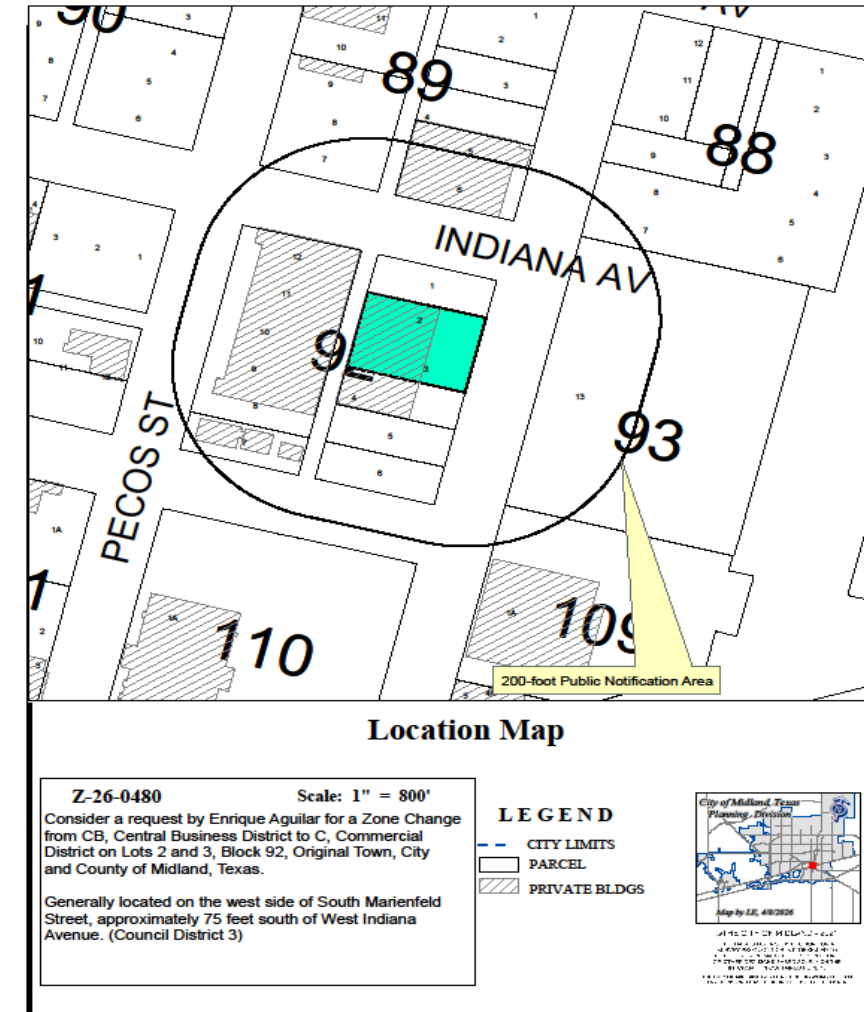


Visit Our Website

MIDLANDTEXAS.GOV

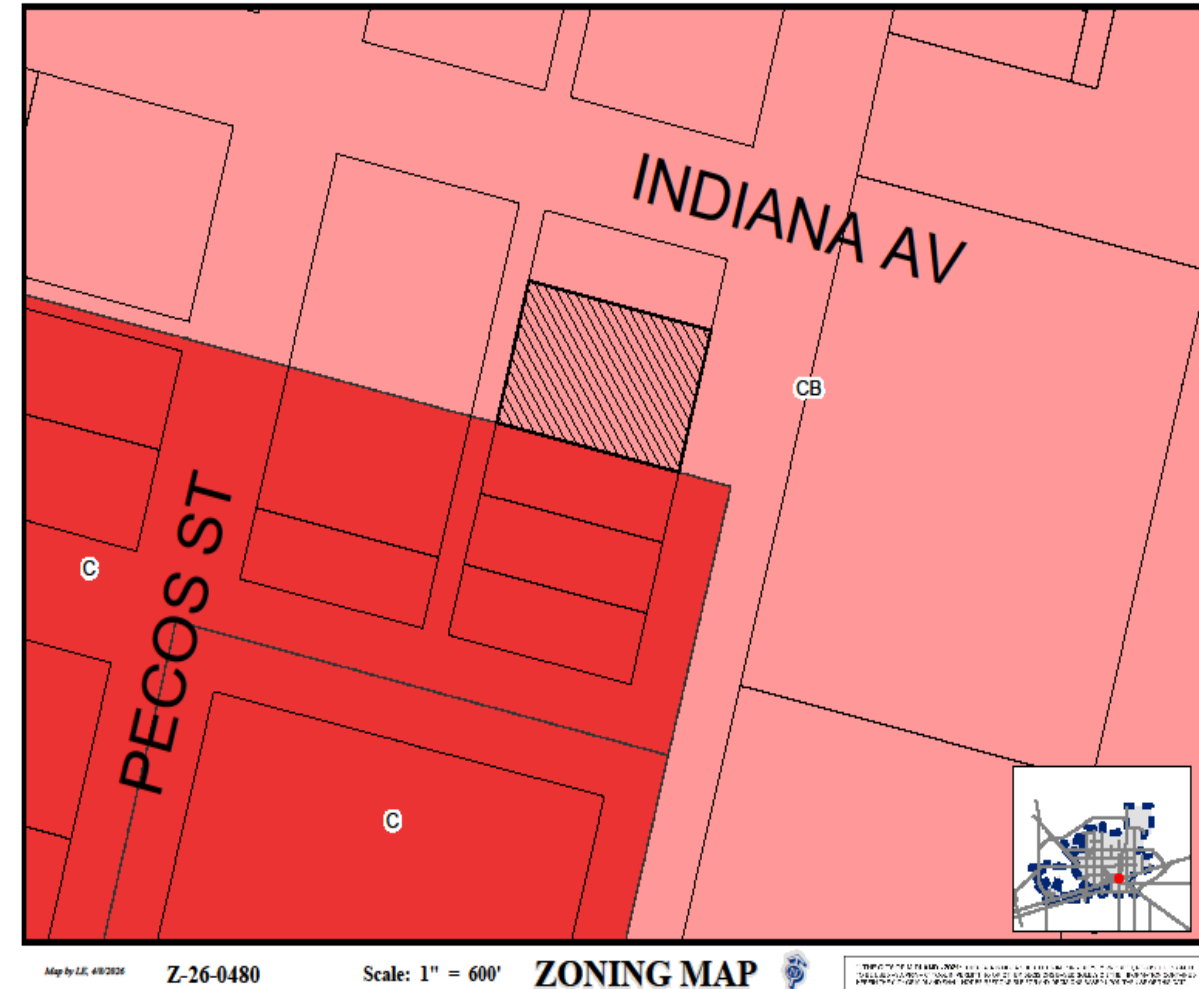
APPLICATION SUMMARY

- **Property Owner/Applicant:** Enrique Aguilar
- **Location:** 302 S. Marienfeld Street (Council District 3)
- **Reason for Request:** For the development of an Automobile Collision Repair and Paint Shop



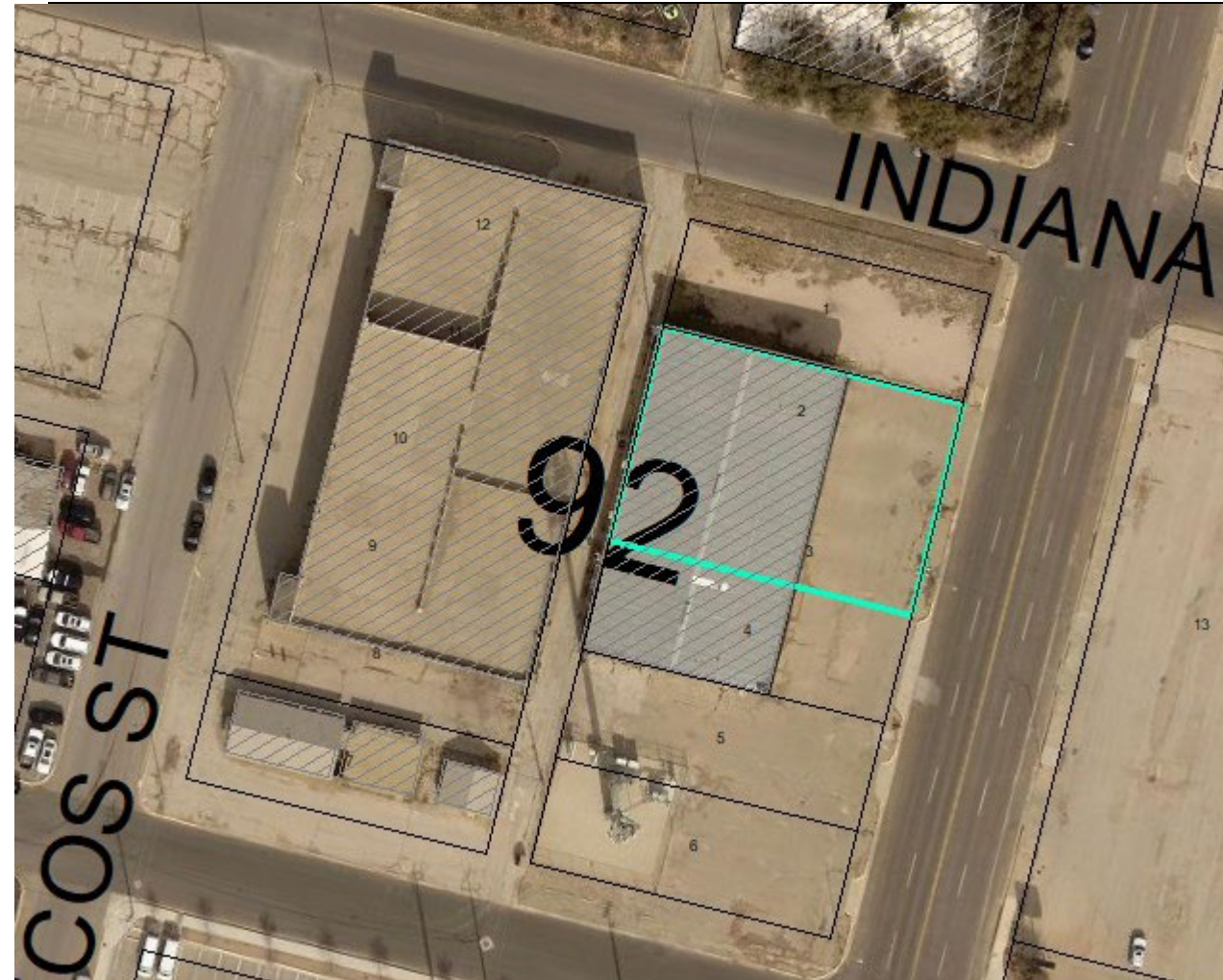
ZONING

- **Current Zoning:** CB, Central Business District
- **Surrounding Zoning:**
 - **North/East/West:** CB, Central Business District
 - **South:** C, Commercial District
- **Proposed Zoning:** C, Commercial District



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North/East/South:** Vacant Land
 - **West:** Parking Facility
- **Proposed Use:** Automobile Collision Repair and Paint Shop

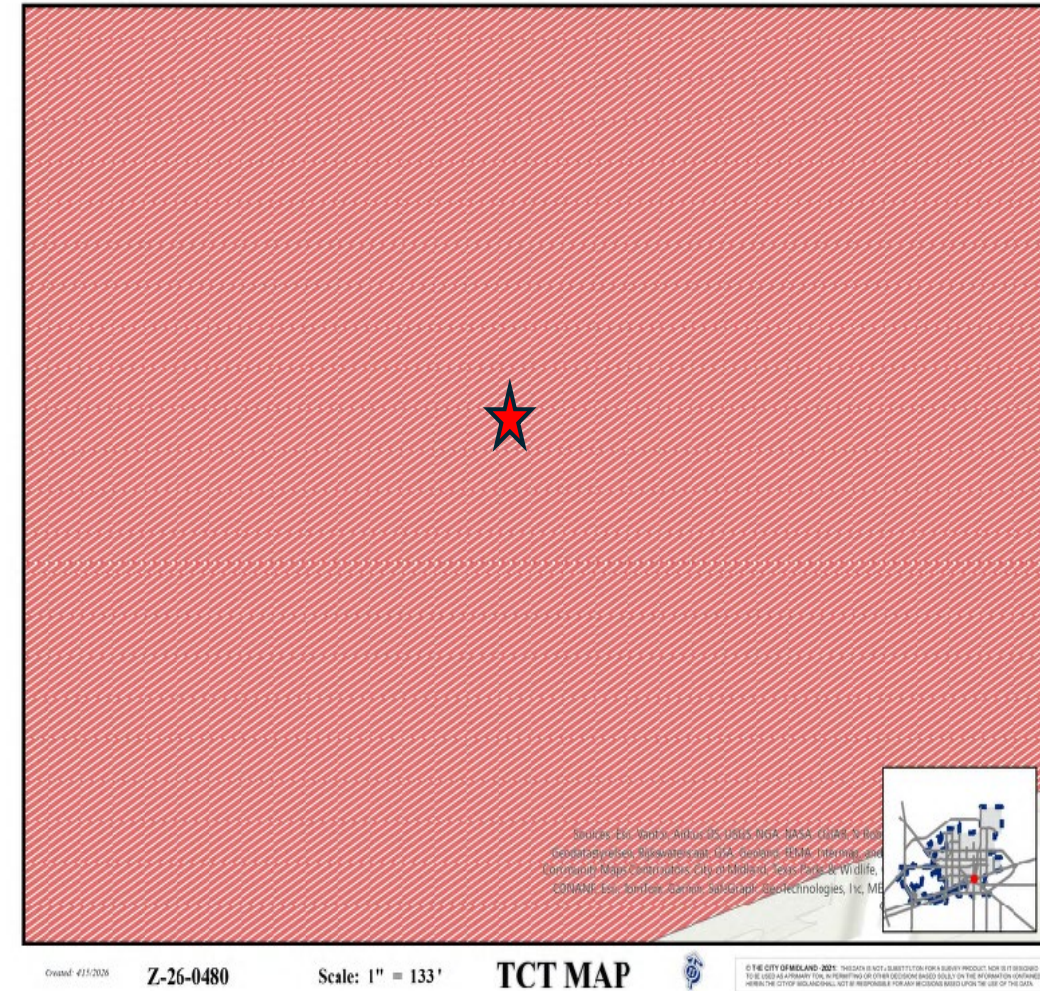




On South Marienfeld Street Road, Looking West

COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area, (SPA)
- No policies are outlined for this designation.



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 20, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by Midland Westridge, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, for a 25,016-square foot portion of 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:

Midland Westridge, LLC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption for a restaurant located at 6023 Andrews Highway.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned District for a Shopping Center and is the location of a Starbucks and gas station. The property to the east is zoned PD, Planned Development District for a Shopping Center and is vacant land. The properties to the south are zoned PD, Planned Development District and is the location of an office building. The property to the west is zoned RR, Regional Retail District and is vacant land.

Analysis:

The property is currently zoned RR, Regional Retail District. RR zoning allows for alcoholic beverages 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 25,016 square feet and the proposed alcohol serviceable area is 14,580 square feet.

The proposed days and hours of operation are:

Monday and Tuesday from 11 a.m. to 12 a.m.
Wednesday and Thursday from 11 a.m. to 1 a.m.
Friday from 11 a.m. to 2 a.m.
Saturday from 10 a.m. to 2 a.m.
Sunday from 10 a.m. to 12 a.m.

The applicant is requesting the following alcohol serviceable hours.

Monday and Tuesday from 11 a.m. to 12 a.m.
Wednesday and Thursday from 11 a.m. to 1 a.m.
Friday from 11 a.m. to 2 a.m.
Saturday from 10 a.m. to 2 a.m.
Sunday from 10 a.m. to 12 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 are 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 is acceptable. The property must adhere to the maximum occupant load of 972 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) This 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 14,580 square feet as shown in Exhibit B, 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 and Tuesday from 11:00 a.m. to 12:00 a.m. (midnight); Wednesday and Thursday from 11:00 a.m. to 1:00 a.m. of the following day; Friday from 11:00 a.m. to 2:00 a.m. of the following day; Saturday from 10:00 a.m. to 2:00 a.m. of the following day; and Sunday from 10:00 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 17, 2026, staff has not received any letters of objections.

Attachments:

- A. SUD-26-0221, Combined Docs
- B. SUD-26-0221, Alcohol SUD 6023 Andrews Highway

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/9/2026
Final Approval - 4/17/2026

ZONING DESCRIPTION

BEING a tract of land situated in the Texas & Pacific Railway Survey, Abstract No. 258, City of Midland, Midland County, Texas, being a portion of Lot 10, Block 7 of Westridge Park Addition, Section 39, an addition to the City of Midland, Midland County, Texas, according to the plat thereof recorded in Cabinet L, Page 63, Plat Records, Midland County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow cap stamped "PLS 1974" found for the southwest corner of Lot 6A, Block 7 of said Westridge Park Addition, and the southeast corner of said Lot 10, Block 7, and being in the north right-of-way line of Deauville Boulevard (a 110-foot public right-of-way), from which a punch hole in concrete found for the southeast corner of said Lot 6A, Block 7 bears North 75°13'55" East, a distance of 308.72 feet;

THENCE South 75°13'55" West with said north right-of-way line of Deauville Boulevard and the south line of said Lot 10, Block 7, a distance of 468.11 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner, from which a 1/2-inch iron rod found for the southwest corner of said Lot 10, Block 7 bears South 75°13'55" West, a distance of 313.95 feet;

THENCE over and across said Lot 10, Block 7, the following courses and distances:

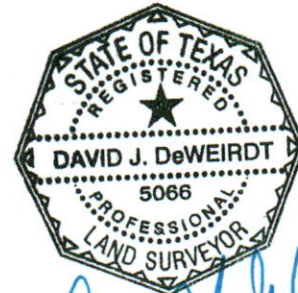
North 14°45'21" West, a distance of 418.44 feet to a point for corner;

North 75°13'55" East, a distance of 468.11 feet to a point for corner;

South 14°45'21" East, passing at a distance of 228.82 feet a Mag Nail with washer stamped "Dunaway Associates" found for the northwest corner of said Lot 6A, Block 7, continuing with the west line of said Lot 6A, Block 7, in all a distance of 418.44 feet to the **POINT OF BEGINNING** and containing a computed area of 195,874 square feet or 4.497 acres of land.

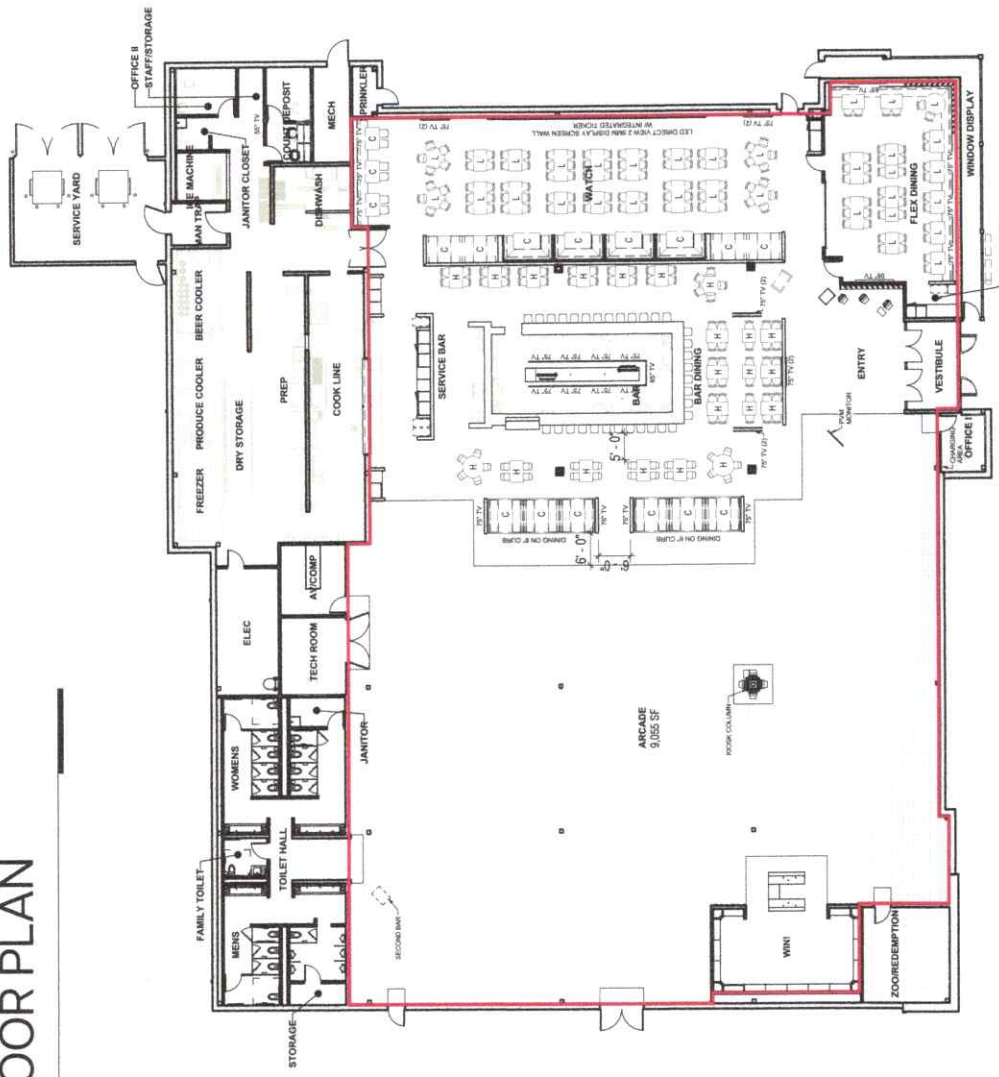
Bearings based on the State Plane Coordinate System, Texas Central Zone 4203, North American Datum of 1983. Adjustment Realization 2011.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



MIDLAND, TX

SUD - FLOOR PLAN



DESIGN PLAN
NOT TO SCALE

SEAT COUNTS	25K
FLEX DINING	60
WATCH	15
BAR/BAR DINING	29
GAME SUITES	28
TOTAL	72

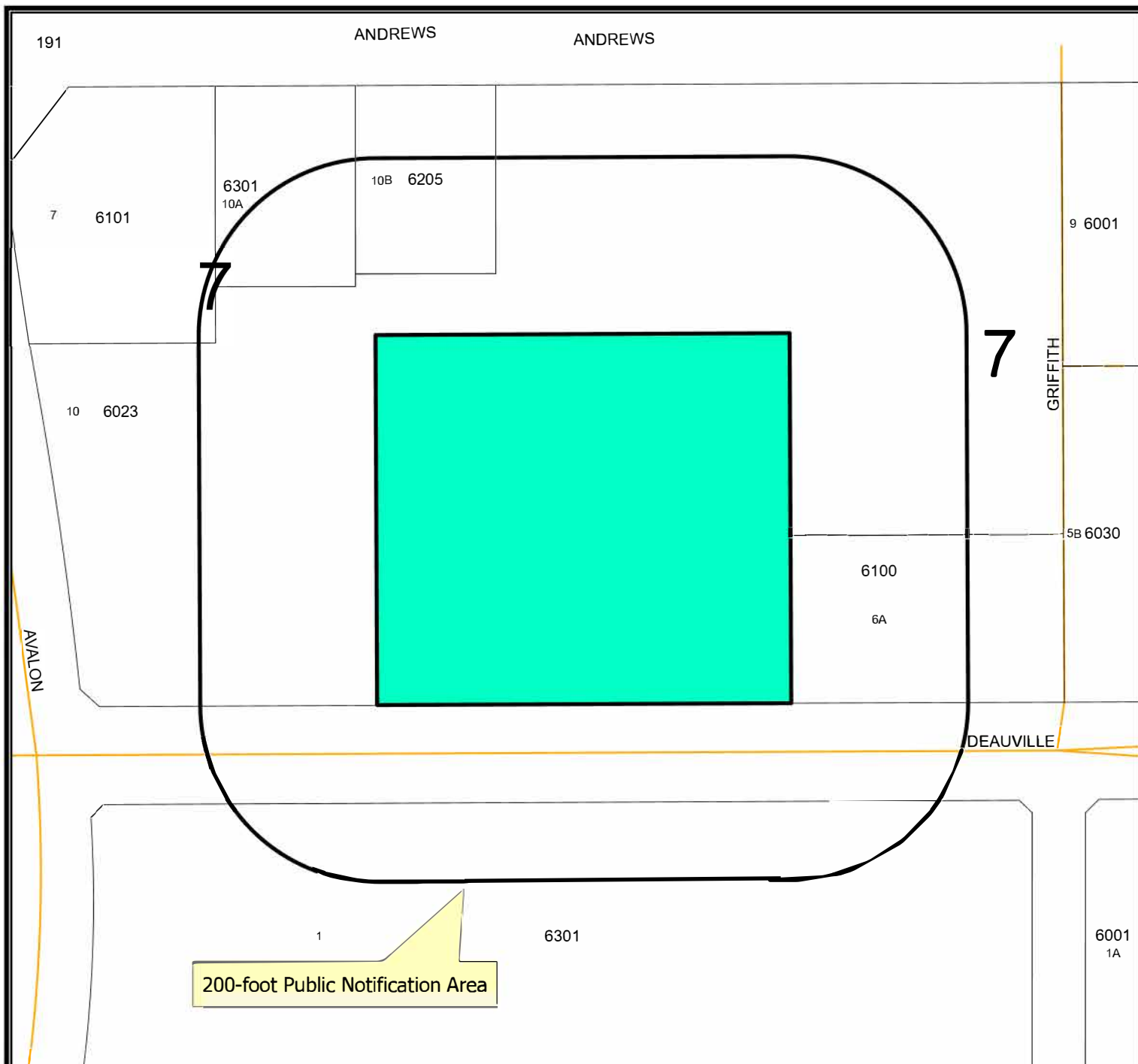
SQUARE FOOTAGE	25K
ENTRY (INCLUDES VESTIBULE)	621
FLEX DINING	735
WATCH	1,778
BAR/BAR DINING	1,804
GAME SUITES	-
SPECIAL EVENTS	-
VIP	-
ARCAD	9,055
WIN & ZOO	743
TECH	178
BACK OF HOUSE	3,043
MECH/ELEC	414
OFFICES	352
TOILET ROOMS	1,111
DISPLAY WINDOW	335
MISC/CIRCULATION	2,317
TOTAL INTERIOR	24,268
TOTAL GROSS	25,016

SQUARE FOOTAGE	25K
ENTRY (INCLUDES VESTIBULE)	621
FLEX DINING	735
WATCH	1,778
BAR/BAR DINING	1,804
GAME SUITES	-
SPECIAL EVENTS	-
VIP	-
ARCAD	9,055
WIN & ZOO	743
TECH	178
BACK OF HOUSE	3,043
MECH/ELEC	414
OFFICES	352
TOILET ROOMS	1,111
DISPLAY WINDOW	335
MISC/CIRCULATION	2,317
TOTAL INTERIOR	24,268
TOTAL GROSS	25,016

PUBLIC FACING AREAS SERVING ALCOHOL (OUTLINED IN RED)	25K
ENTRY	621 SF
FLEX DINING	735 SF
WATCH	1,778 SF
BAR/BAR DINING	1,804 SF
SECOND BAR (PORTABLE)	6 SF
ARCAD	9,055 SF
WIN	581 SF
TOTAL	14,560 SF

TOILET REQUIREMENTS

FIXTURE TYPE	MEN	WOMEN	FAMILY	EMPLOYEE
W.C. (1 PER 15)	5	9	1	-
LAV. (1 PER 200)	5	5	1	-
URINALS	5	-	-	-



Location Map

SUD-26-0221

Scale: 1" = 163'

Consider a request by Midland Westridge, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a restaurant, for a 25,016-square-foot portion of 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)

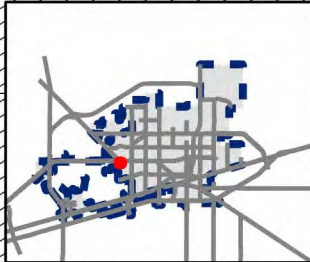
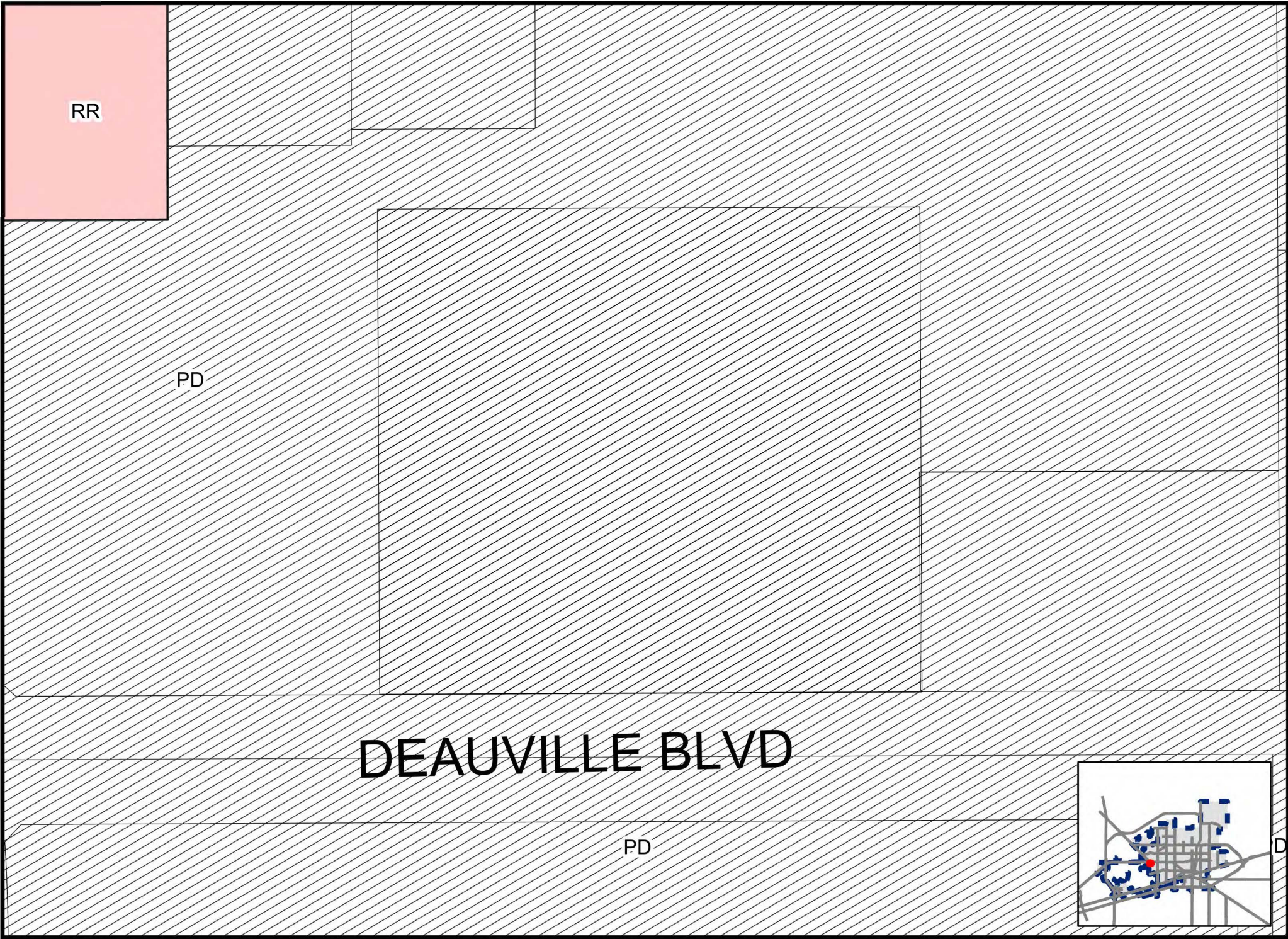
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.









SPECIFIC USE DESIGNATION 6023 ANDREWS HIGHWAY

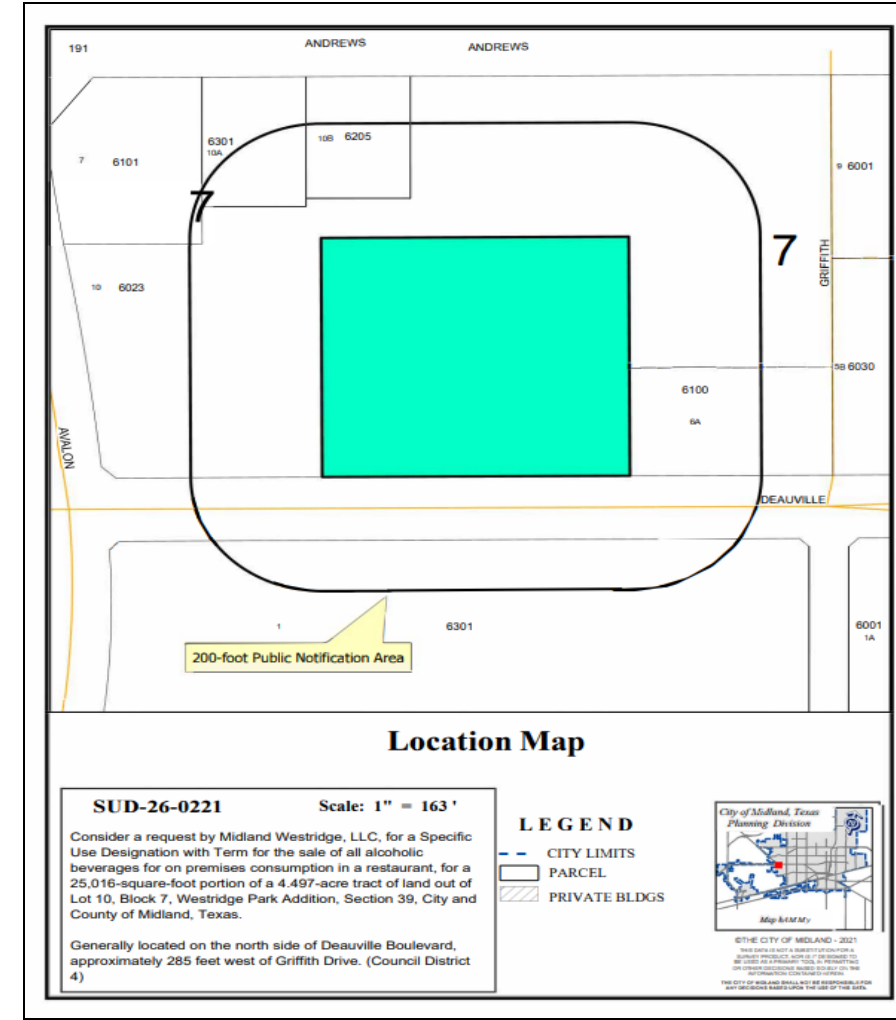


Visit Our Website

MIDLANDTEXAS.GOV

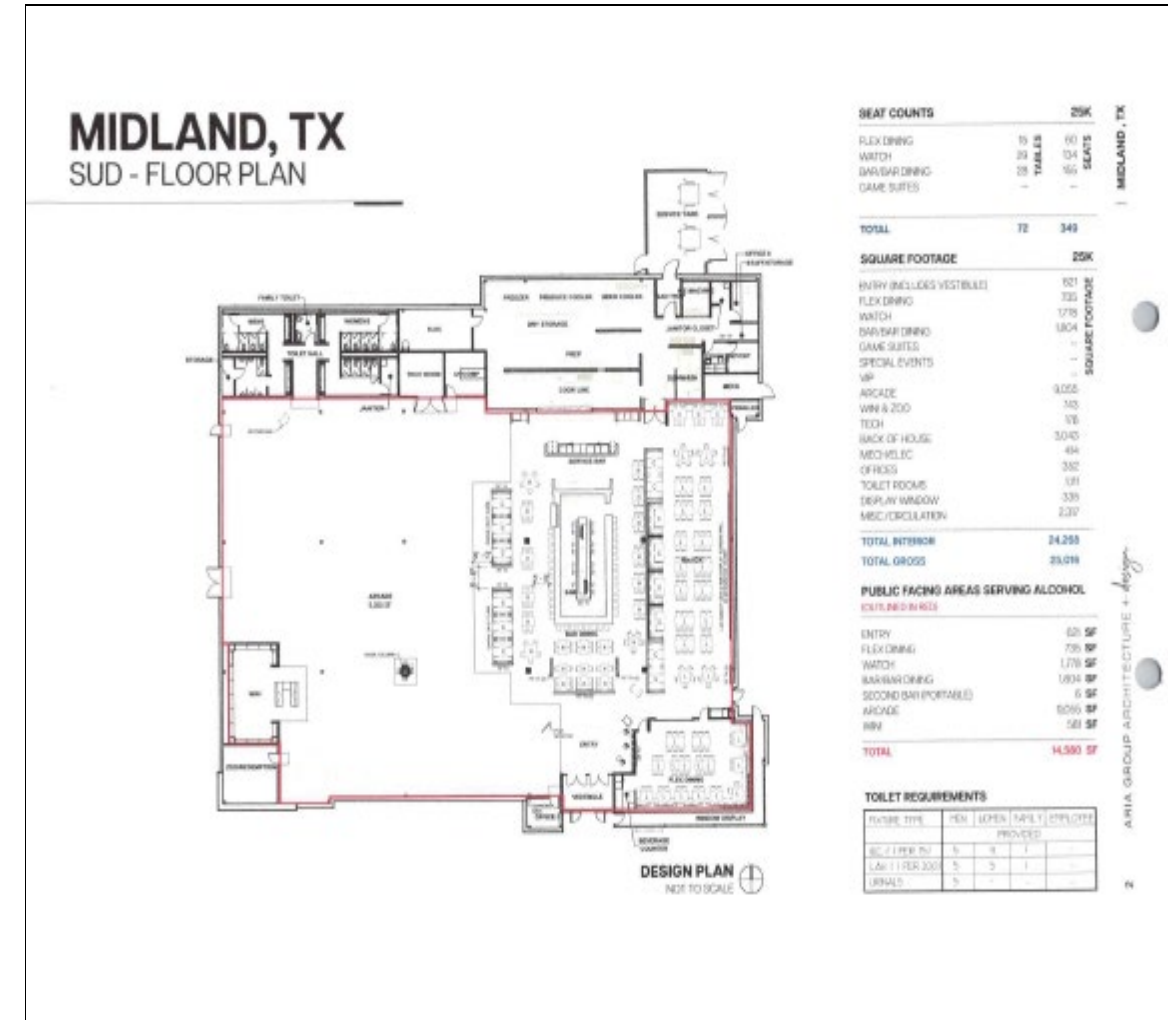
APPLICATION SUMMARY

- **Property Owner:** Midland Westridge, LLC
- **Location:** Generally located on the north side of Deauville Boulevard, approximately 285 feet west of Griffith Drive. (Council District 4)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant.



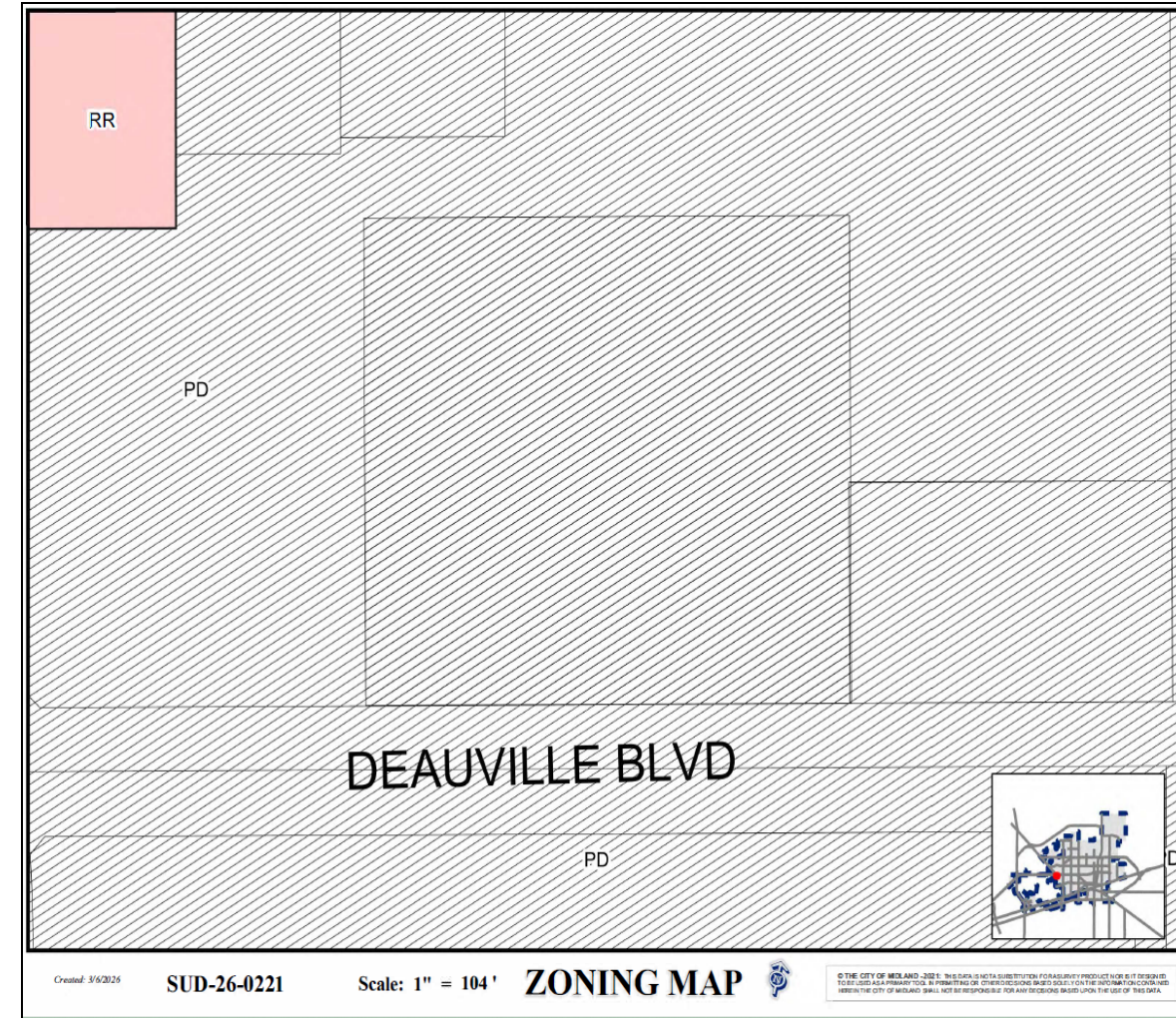
DETAILS OF REQUEST

- For a new restaurant
- Area of Business: 25,016 SF
- Serviceable Area: 14,580 SF
- Hours of Operation and Sales of Alcohol: Monday through Tuesday 11:00 a.m. to 12:00 a.m. Wed. through Thursday 11:00 a.m. to 1:00 a.m. Friday 11:00 a.m. to 2:00 a.m. Saturday 10:00 a.m. to 2:00 a.m. Sunday 10:00 a.m. to 12:00 a.m.



ZONING

- **Current Zoning:** PD, Planned Development District for a Shopping Center (subject to change upon approval of the zone change to RR, Regional Retail District)
- **Surrounding Zoning:**
 - **North/East/West/South:** PD, Planned Development District for a Shopping Center
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North/West:** Vacant Land
 - **East:** Vacant Land and a School
 - **South:** Office Building
- **Proposed Use:** Indoor Amusement & Restaurant

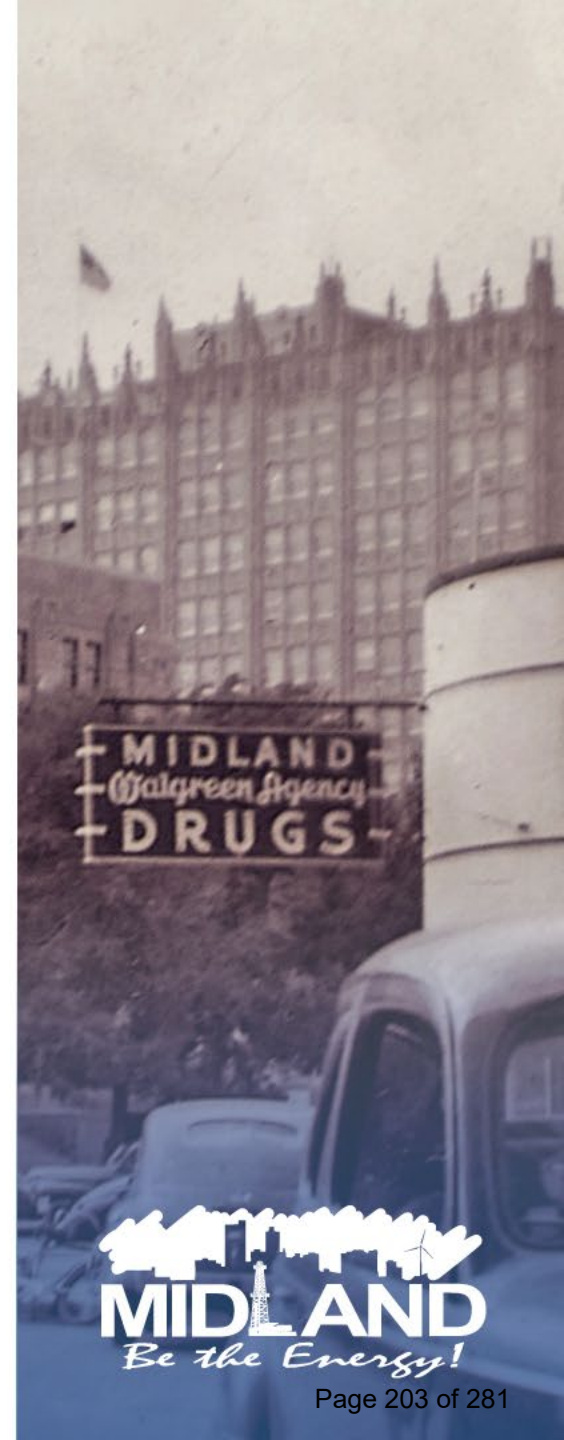




On Deauville Boulevard, Looking East

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 14,580 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.



STAFF'S RECOMMENDATION

- B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.
- C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:
Monday through Tuesday 11:00 a.m. to 12:00 a.m.
Wednesday through Thursday 11:00 a.m. to 1:00 a.m. Friday 11:00 a.m. to 2:00 a.m. Saturday 10:00 a.m. to 2:00 a.m. Sunday 10:00 a.m. to 12:00 a.m.



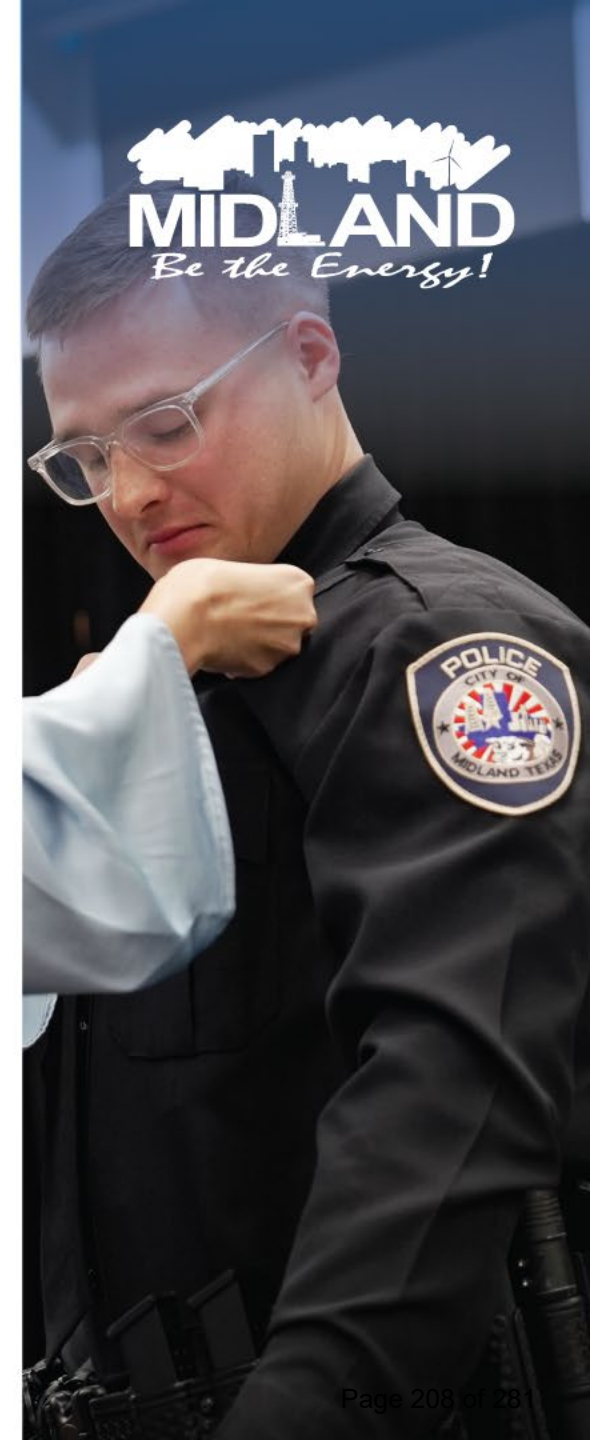
STAFF'S RECOMMENDATION

- D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.
- E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.



STAFF'S RECOMMENDATION

- F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.
- G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 14.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Hold a public hearing and consider a request by Long John Silver's, on behalf of Kinco Partners, LTD, for a Zone Change from LR, Local Retail District to RR, Regional Retail District on a 0.578-acre tract of land out of Lot 1, Block E, Johnson-Moran Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Andrews Highway and Ward Street.)

Purpose:

Long John Silver's, on behalf of Kinco Partners, LTD, is requesting a zone change from LR, Local Retail District to RR, Regional Retail District for the property located at 900 Andrews Highway to allow for the reconstruction of the existing restaurant with a drive-through window.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

LR, Local Retail District

Surrounding Zoning and Land Use:

The property to the north is zoned O-1, Office District and is a dentist office. The properties to the east are zoned SF-1, Single-Family Dwelling District and consist of single-family Housing. The properties to the south and west are zoned LR, Local Retail District and consist of a restaurant with a drive-through window and a vacant lot.

Analysis:

The subject property is located at 900 Andrews Highway. Long John Silver's, on behalf of Kinco Partners, LTD, is seeking a zone change from LR, Local Retail District, to RR, Regional Retail District to allow for the reconstruction of the existing restaurant with a drive-through window.

A restaurant with a drive-through window is not a permitted use in the LR zoning district, which is why the zone change is needed. The existing restaurant with a drive-through is considered as an existing non-conforming structure, due to it being approved before the implementation of the newest zoning ordinance. Approval of the requested zone change would permit Long John Silver's, LTD, to renovate and modernize the existing restaurant while maintaining its current use and level of intensity.

The Tall City Tomorrow Comprehensive Plan, designates this area as a Special Study Area (SPA). There are no policies established for this designation.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

Code: (Approved)

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

Letters of Objection:

Staff has not received any letters of objection as of April 17, 2026.

Attachments:

- A. Z-26-0479, Combined Documents
- B. P&Z - - 900 Andrews Highway ZC

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/16/2026
Final Approval - 4/16/2026

SITE INFORMATION

N/F: KINCO PARTNERS LTD
900 ANDREWS HIGHWAY
MIDLAND, TEXAS 79701
APN: R27211
AREA: 25,178 SQ. FEET ±
0.578 ACRES ±

REFERENCED DOCUMENTS

- VOLUME 2081, PAGE 430
- DOCUMENT #24154
- VOLUME 3235, PAGE 930
- FILE NO 22761

AS-SURVEYED LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN MIDLAND COUNTY, TEXAS, AND BEING THE SOUTH PART OF LOT 1, SUBDIVISION OF THE NORTHEAST PART OF BLOCK "E" IN JOHNSON-MORAN ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF LOT 1, JOHNSON- MORAN ADDITION PER VOL. 2081, PAGE 430, ALSO BEING A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF WARD STREET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WARD STREET, S 14°35'13" E, A DISTANCE OF 246.17 FEET TO A FOUND 1/2" IRON ROD;

THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 44.77', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 49°37'14" W, WITH A CHORD LENGTH OF 35.89' TO A FOUND 1/2" IRON ROD, ALSO BEING A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS HIGHWAY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS HIGHWAY, N 65°48'13" W, A DISTANCE OF 91.62 FEET TO A FOUND 1/2" IRON ROD;

THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N 14°36'29" W, A DISTANCE OF 204.39 FEET TO A FOUND 1/2" IRON ROD WITH CAP INSCRIBED "4170";

THENCE N 75°23'17" E, A DISTANCE OF 103.90 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 0.578 ACRES (25177.8 SQUARE FEET) MORE OR LESS, BEING THE SAME LAND AS DESCRIBED IN VOLUME 2081, PAGE 430.

PARKING INFORMATION

REGULAR= 32
HANDICAP= 2
TOTAL= 34

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NOS. 48329C0201F AND 48329C0088F, BOTH BEARING AN EFFECTIVE DATE OF 9/16/2005 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVELS. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTHEAST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WARD STREET. THE BEARING IS DENOTED AS S 14°35'13" E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, CENTRAL ZONE NAD83.

LATITUDE = 31°59'59.9832"
LONGITUDE = -102°06'35.9601"
CONVERGENCE ANGLE = 0°54'54.2962"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS. UTILITY MAP DRAWINGS, PRIVATE UTILITY LOCATE PERFORMED BY BLEW & ASSOCIATES AND TEXAS 811 DIG UTILITY LOCATE REQUEST, BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 265693272.

COMPANY:
ATMOS ENERGY
ASTOUND BROADBAND
LUMEN
ONCOR ELECTRIC DISTRIBUTION
CITY OF MIDLAND WATER AND SEWER
OPTIMUM
AT&T
UNITE PRIVATE NETWORKS LLC DBA SEGRA

CONTACT:
(866) 322-8667
(800) 427-8686
(877) 453-8367
(888) 313-6862
(432) 685-7270
(877) 694-9474
(800) 288-2020
(833) 467-3472

TOPOGRAPHIC BOUNDARY SURVEY

900 ANDREWS HIGHWAY

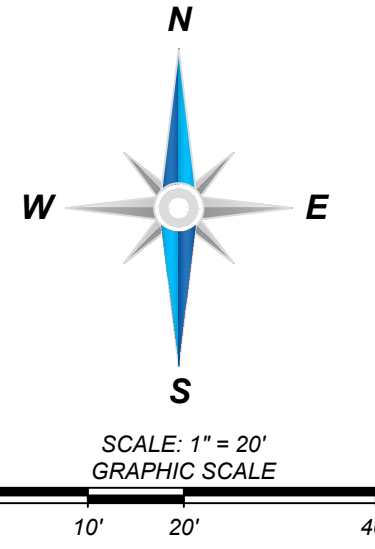
MIDLAND, MIDLAND COUNTY, TEXAS 79701

VICINITY MAP



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS MARCH 13TH, 2026.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WARD STREET AND ANDREWS HIGHWAY, WHICH ABUTS THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WARD STREET AND ANDREWS HIGHWAY, BOTH BEING OBSERVED PUBLIC RIGHTS-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MIDLAND COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW AND ASSOCIATES ON 3/9/2026.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.



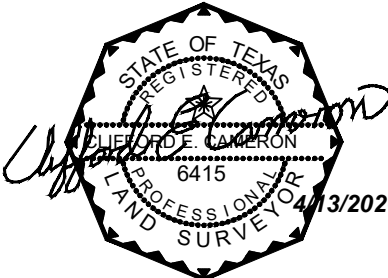
LEGEND & SYMBOLS

- TEMPORARY BENCHMARK (TBM#)
- FOUND MONUMENT (AS-NOTED)
- COMPUTED POINT
- HANDICAP PARKING
- LIGHT
- POWER POLE
- GUY ANCHOR
- ELECTRIC METER
- TELEPHONE PEDESTAL
- MAIL BOX
- SIGN
- BOLLARD
- GREASE TRAP MANHOLE
- WATER VALVE
- WATER METER
- CLEANOUT
- GAS METER
- PARKING SPACE(S)
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION AS SHOWN PER VOL. 2081, PAGE 430
- RECORD DIMENSION AS SHOWN PER DOC# 24154
- RECORD DIMENSION AS SHOWN PER VOL. 3234, PAGE 930
- NOW OR FORMERLY
- BUILDING HEIGHT LOCATION
- FINISHED FLOOR ELEVATION
- BACK OF CURB
- EDGE OF CONCRETE
- FLOW LINE
- NATURAL GROUND
- TOP OF ASPHALT
- TOP OF CONCRETE
- POINT OF BEGINNING
- VITRIFIED CLAY PIPE
- POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CROWN OF ROAD
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- NO PARKING AREA
- WALL

SURVEYOR'S CERTIFICATE

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, TSPS LAND TITLE SURVEY.

DATE OF PLAT OR MAP: 3/31/2026



CLIFFORD E. CAMERON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6415
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
26-2331

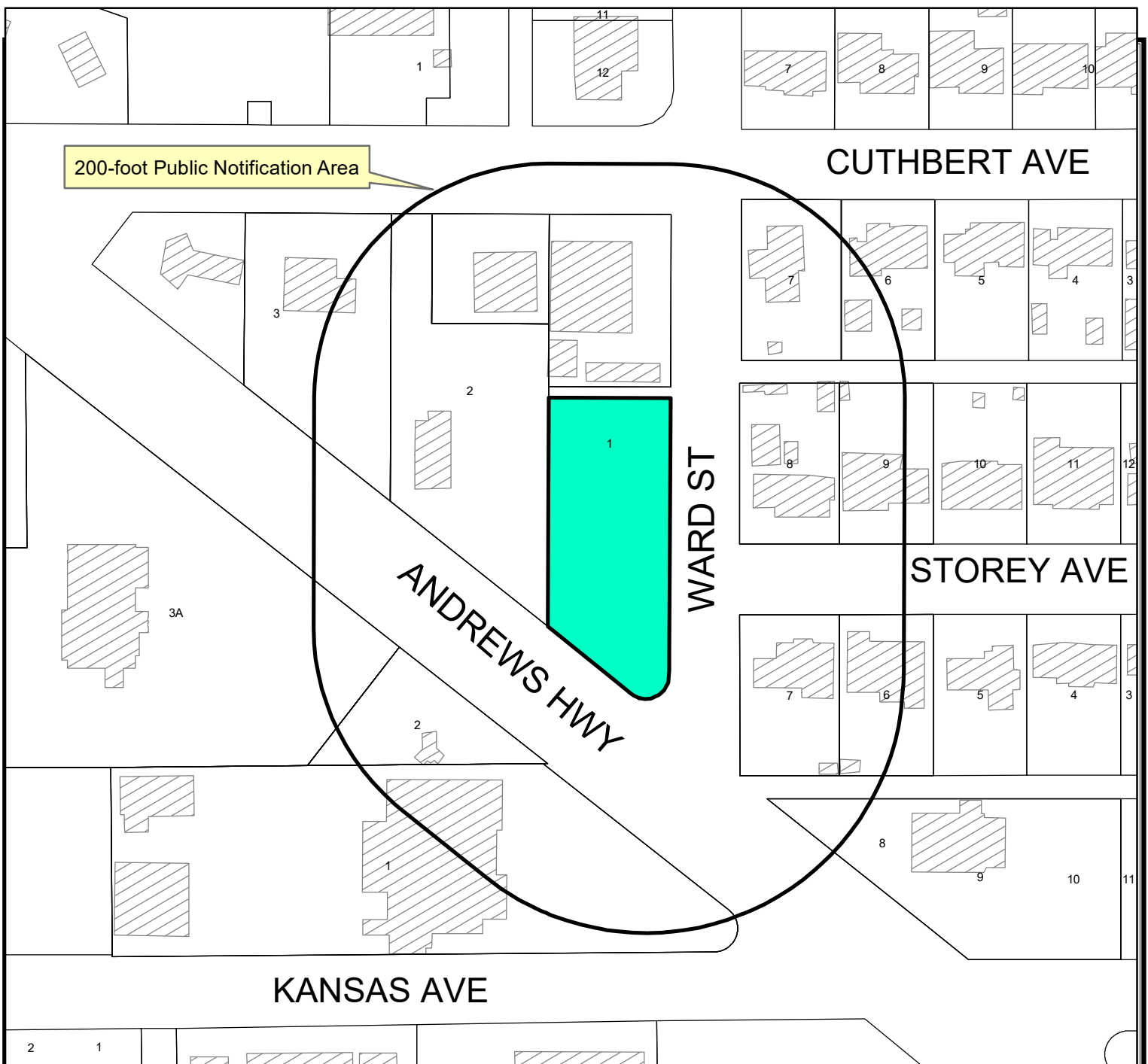
SURVEY DRAWN BY:
DTS - 3/31/2026

SURVEY REVIEWED BY:
KLR

SHEET:
1 OF 1

SURVEY PREPARED FOR:
CHARTER FOODS INC.

DATE	REVISION HISTORY	BY
4/13/2026	ADDING AS-SURVEYED	DTS



Location Map

Z-26-0479

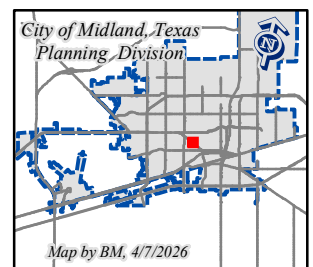
Scale: 1" = 123'

Consider a request by Long John Silver's, on behalf of Kinco Partners, LTD, for a Zone Change from LR, Local Retail District to RR, Regional Retail District on a 0.578-acre tract of land out of Lot 1, Block E, Johnson-Moran Addition, City and County of Midland, Texas.

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

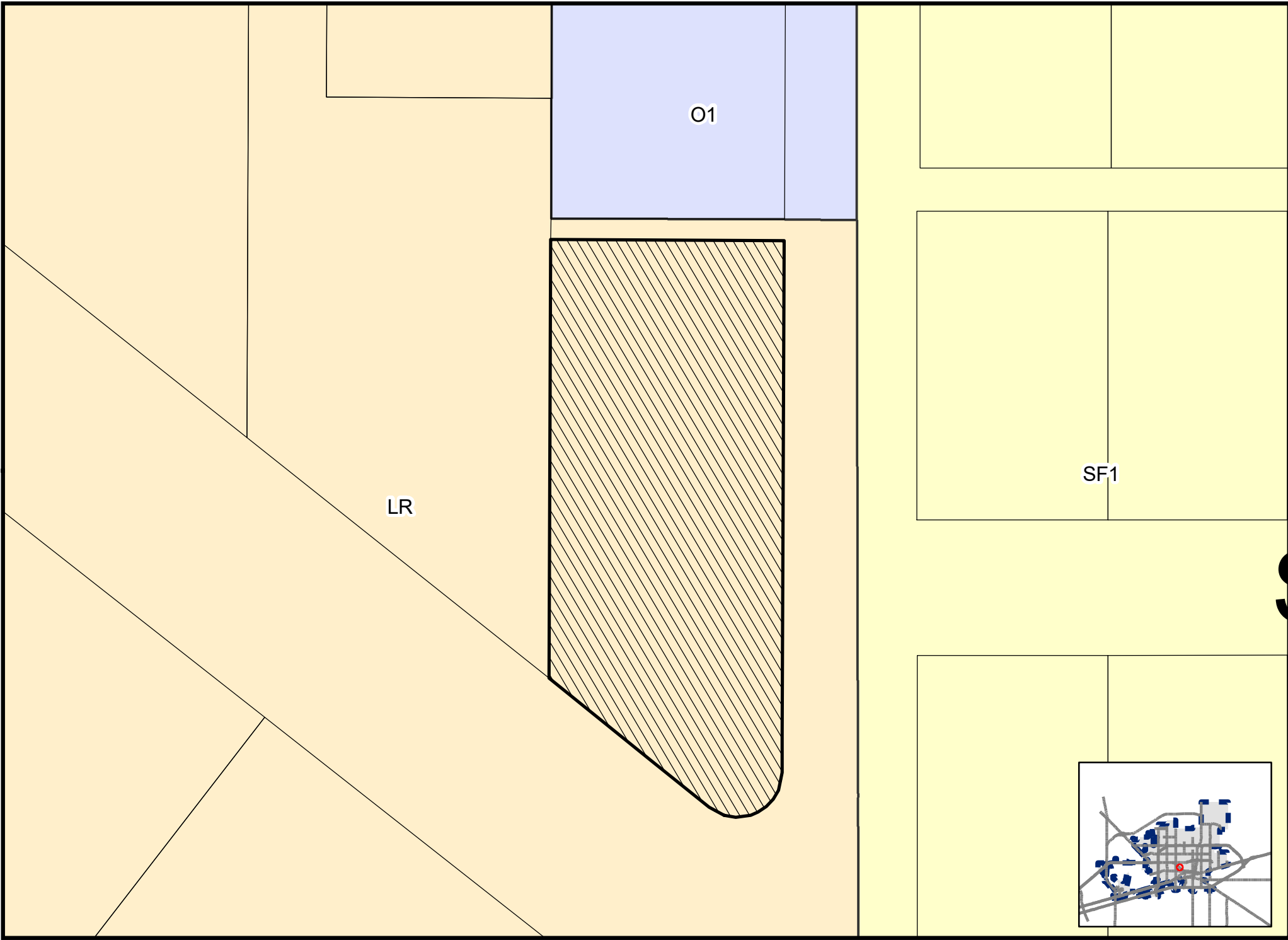
LEGEND

- 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.









ZONE CHANGE 900 ANDREWS HIGHWAY

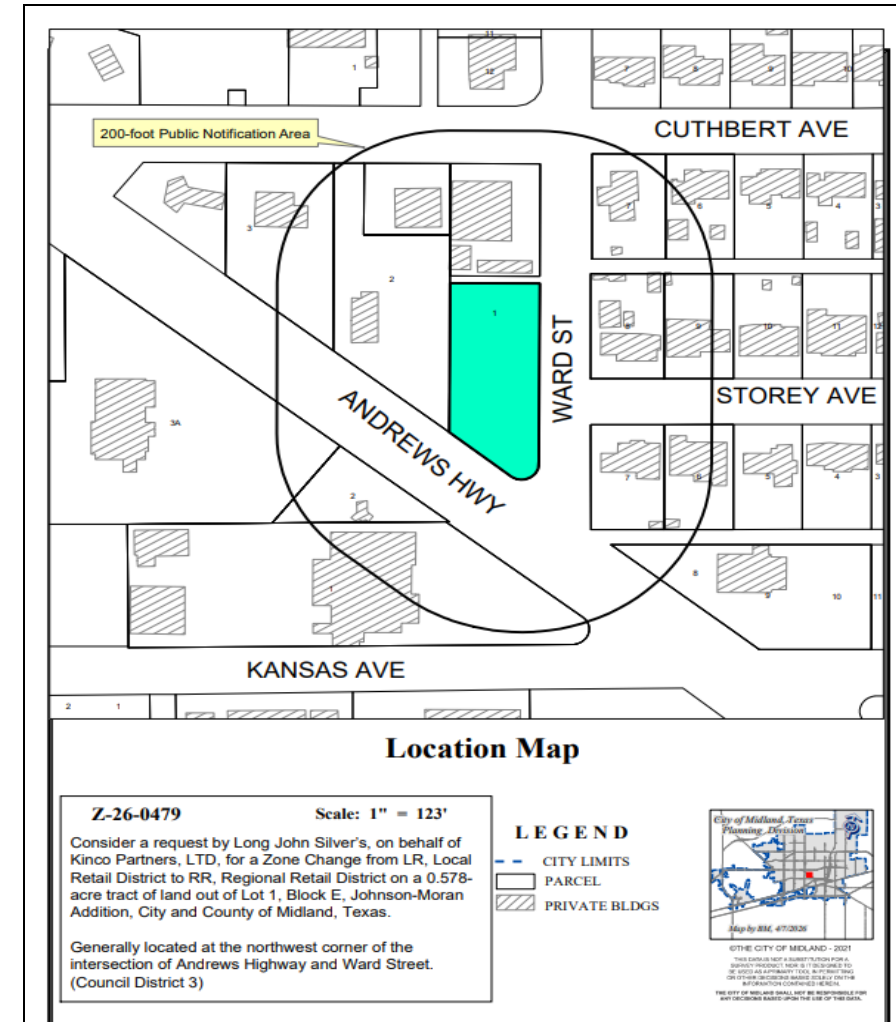


Visit Our Website

MIDLANDTEXAS.GOV

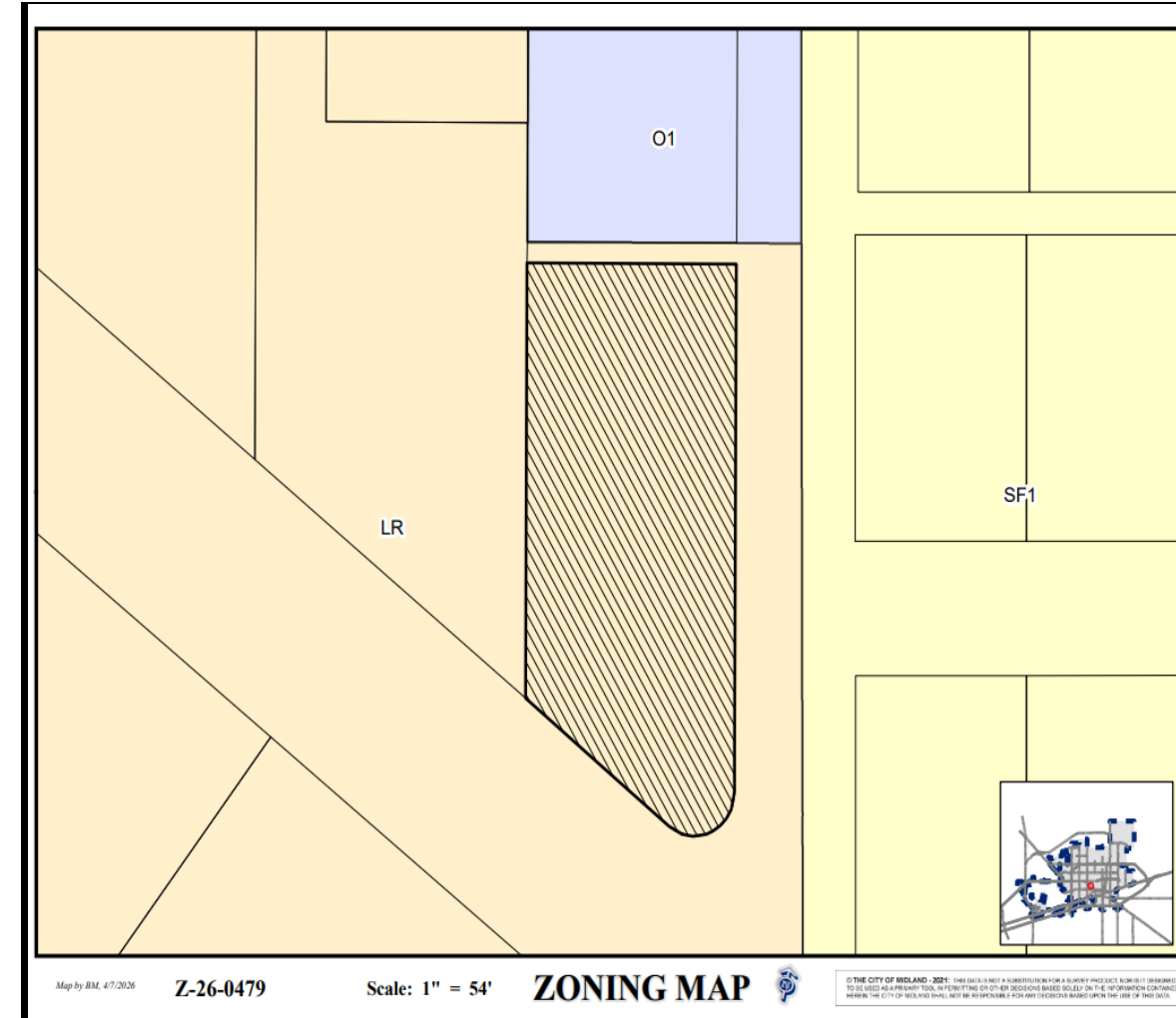
APPLICATION SUMMARY

- **Applicant:** Long John Silver's
- **Property Owner:** Kinco Partners, LTD
- **Location:** 900 Andrews Highway
(Council District 3)
- **Reason for Request:** For the reconstruction of the existing restaurant



ZONING

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



LAND USE

- **Current Use:** Restaurant with a Drive-Through
- **Surrounding Uses:**
 - **North:** Dentist Office
 - **South:** Vacant Lots
 - **East:** Single-Family Housing
 - **West:** Restaurant with a Drive-Through

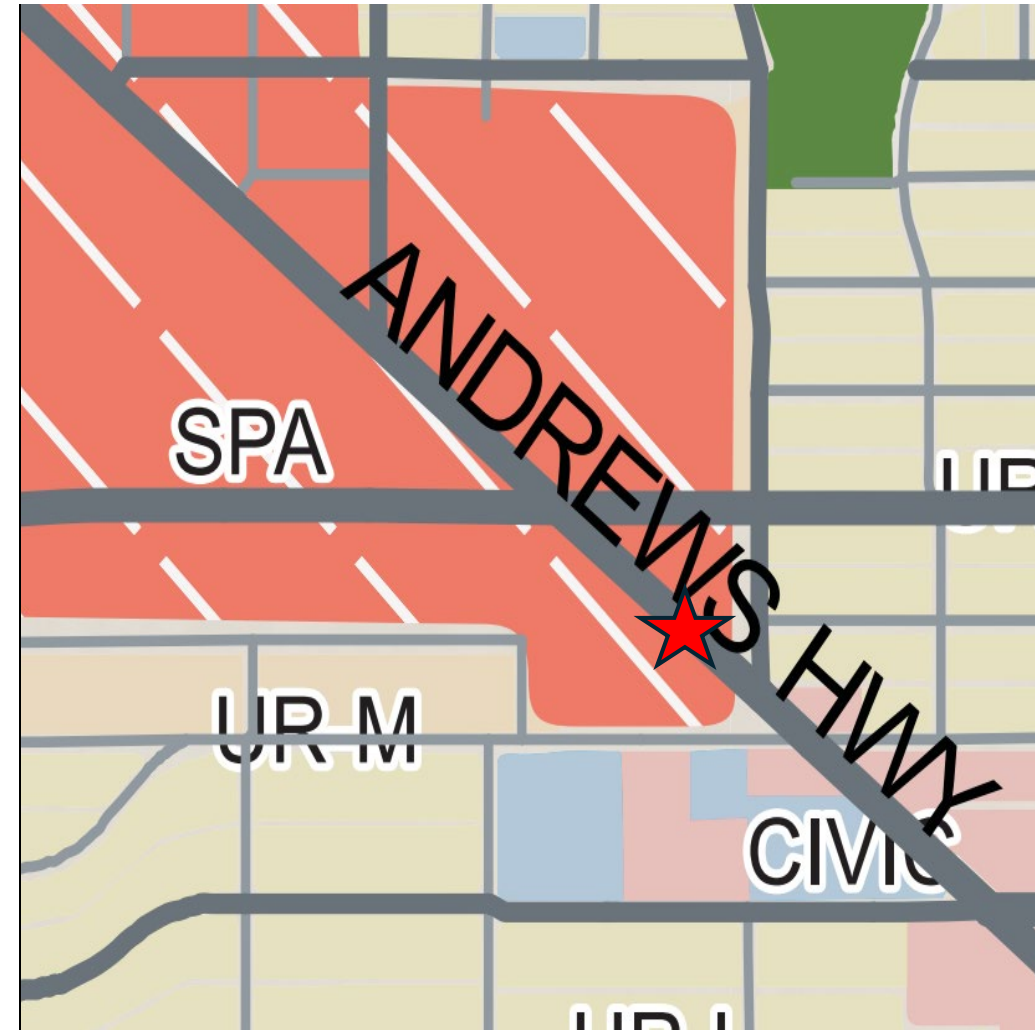




On Andrews Highway, Looking North

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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



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 20, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights Addition, Section 16, being a replat of Lots 3 through 6, Block 2, Kelview Heights Addition, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue, approximately 150 feet west of Loma Drive.)

Purpose:

Maverick Engineering, on behalf of MKD Realty, LLC, is requesting to replat the properties located at 403, 405, 407, and 409 West Wadley Avenue into one lot for future commercial development.

Current Zoning:

PD, Planned Development District for a Shopping Center

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved)

IMPACT FEES: Okay as Shown.

ROW: Refer to Transportation's Comments.

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

WATER: 6" water exists in Alley South of the tract, okay as is. No public water improvements are 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" VCP sewer exists in the alley South of the tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage study will be required and reviewed with building permit. [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 with Conditions)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil & gas issues

GIS: (Approved with Conditions)

Section number can be 16. Lot can remain or be 3A. Add direction to street name.

Addressing Review: (Approved)

Verify section # with Domingo. Add "W" directional to the street label for Wadley Ave.

PLANNING: (Approved with Conditions)

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

Ordinance 7229 applies to the entire block, restricting the property to specific permitted uses and regulations. [Informational]

Please use the legal description provided. [Informational]

Staff recommends approval of the Preliminary Plat of Kelview Heights Addition, Section 16, 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:

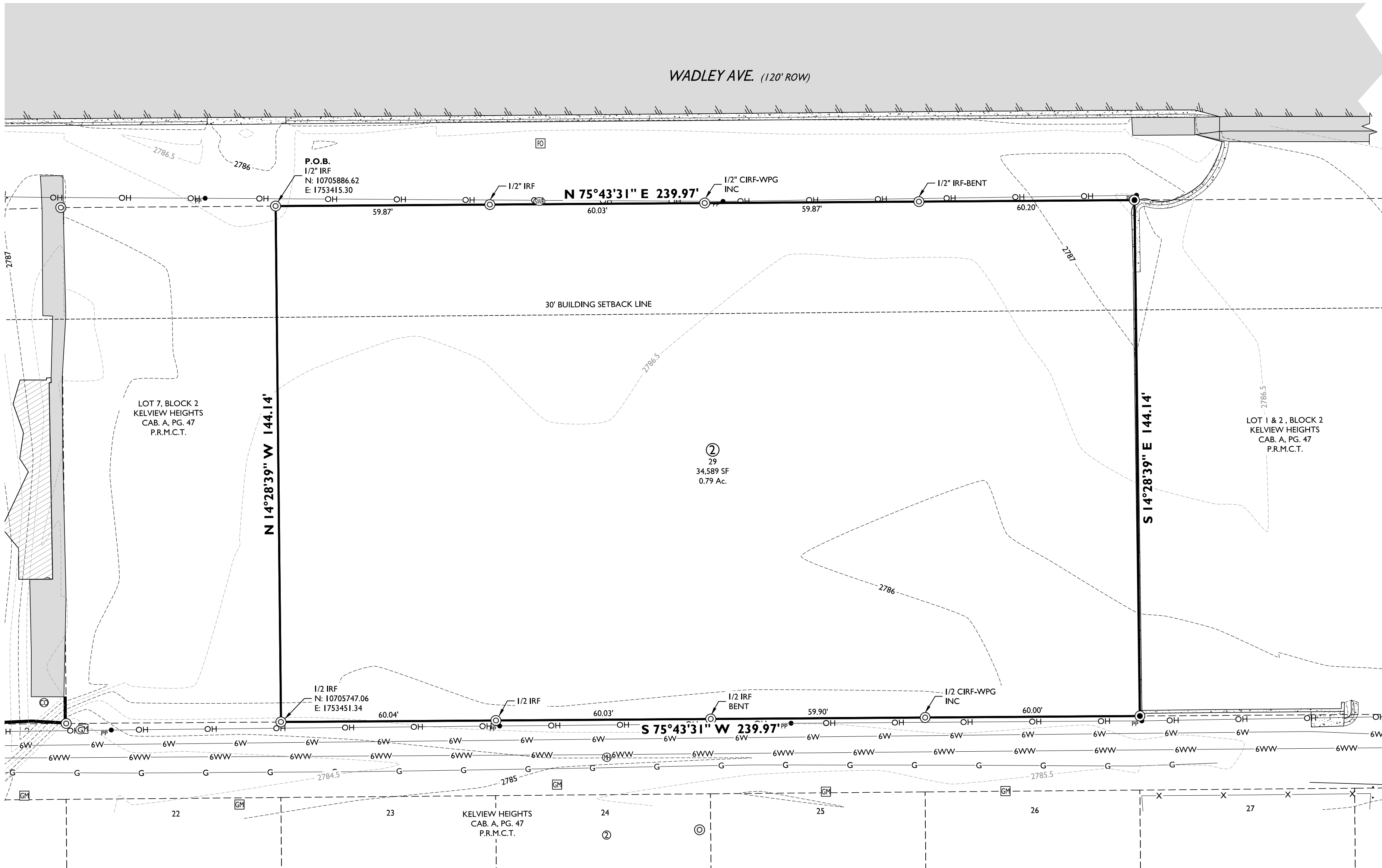
- A. P-26-2519, Combined Files
- B. P&Z - - Kelview Heights Addition, Section 16 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/13/2026
Final Approval - 4/17/2026

KELVIEW HEIGHTS, SECTION 23

BEING ALL OF LOTS 3, 4, 5, AND 6, BLOCK 2, KELVIEW HEIGHTS, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS



DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 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.
- 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.
- IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N/FIP 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.

SURVEY NOTES:

- 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 INGS "MIDLAND".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GS AND VISUAL EVIDENCE, OR BY ONE-CALL 811. SITE MARKINGS AT THE TIME OF THIS SURVEY DUE CARE IS RECOMMENDED. CALL 1-800-DIGITEST FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- THIS IS A PROVISIONAL PRELIMINARY PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SPARKS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE AND ACCURATE SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION RECORD ACT OF THE STATE OF MIDLAND, TEXAS.

GREGORY W. SPARKS, RPLS#53356
MAVERICK ENGINEERING (TX FIRM #) 10194514
1300 W. ILLINOIS AVENUE
MIDLAND, TX 79701

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF KELVIEW HEIGHTS, SECTION 23, 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

LONDON OCHOA, SECRETARY

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MKD REALTY LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 23, 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 MKD REALTY LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS KELVIEW HEIGHTS, SECTION 23, 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 MKD REALTY 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

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

MKD REALTY, LLC
4100 CARDINAL LANE
MIDLAND, TEXAS 79707
DEED INSTRUMENT # 2025-11148
PHONE # (817) 851 - 3998

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

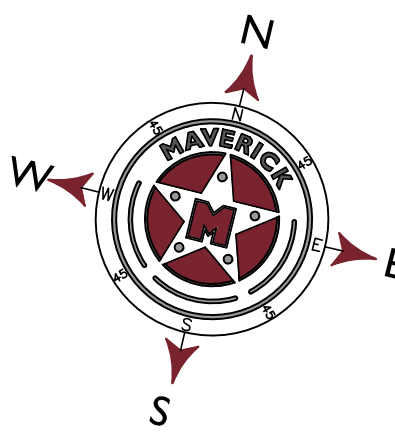
DATE _____

SITE
LOCATION



VICINITY MAP

N.T.S.



LEGEND

●	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
○	FOUND MONUMENT AS NOTED
+	EXISTING GUY ANCHOR
PO	EXISTING POWER POLE
CO	EXISTING CLEAN OUT
SW	EXISTING SOUTHWESTERN BELL MANHOLE
GR	EXISTING GAS RISER
GM	EXISTING GAS METER
WV	EXISTING WATER VALVE
BO	EXISTING BOLLARD
FB	EXISTING FIBER OPTIC BOX
XX	EXIST. ASPHALT EDGE
X	EXISTING FENCE
---	EXISTING WALL
G	EXISTING GAS LINE
OH	EXISTING OVERHEAD ELECTRIC LINE
6WV	EXISTING 6" WASTEWATER
6W	EXISTING 6" WATER MAIN
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PROPERTY LINES
▨	BUILDING
▩	ASPHALT
▩	CONCRETE



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

**KELVIEW HEIGHTS
SECTION 23**

WADLEY

7

6

5

4

3

2

1

10

LOMA

11

Location Map

SUB-26-0959
Scale: 1" = 250'

Proposed plat of Kelview Heights Addition, Section 16, being a replat of Lots 3 through 6, Block 2, Kelview Heights Addition, City and County of Midland, Texas.

Generally located on the south side of West Wadley Avenue, approximately 150 feet west of Loma Drive.
(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.

WEST WADLEY AVENUE

PD

PD

PD

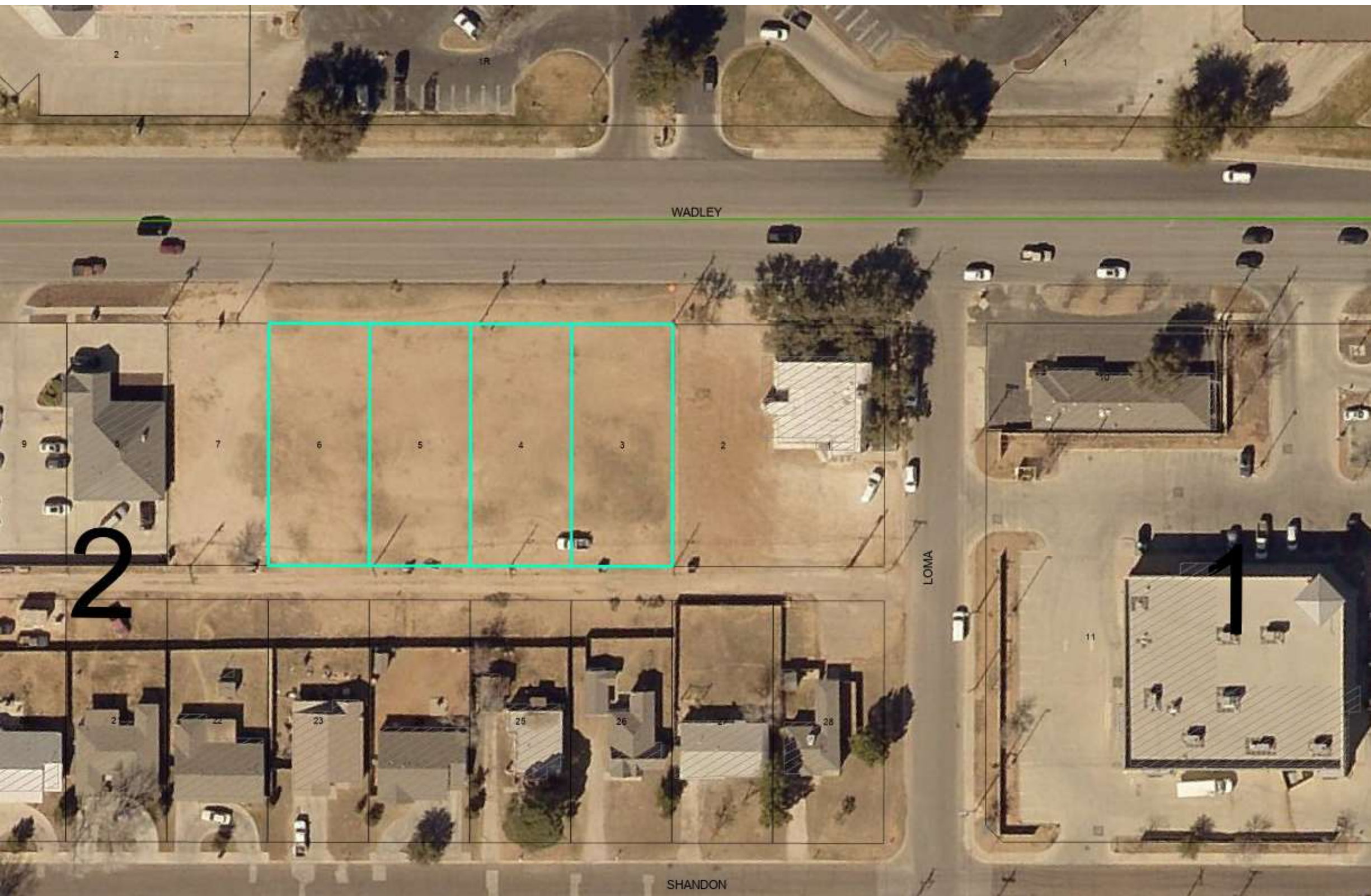
PD

LOMA

RR

SF2







PRELIMINARY PLAT KELVIEW HEIGHTS ADDITION, SECTION 16

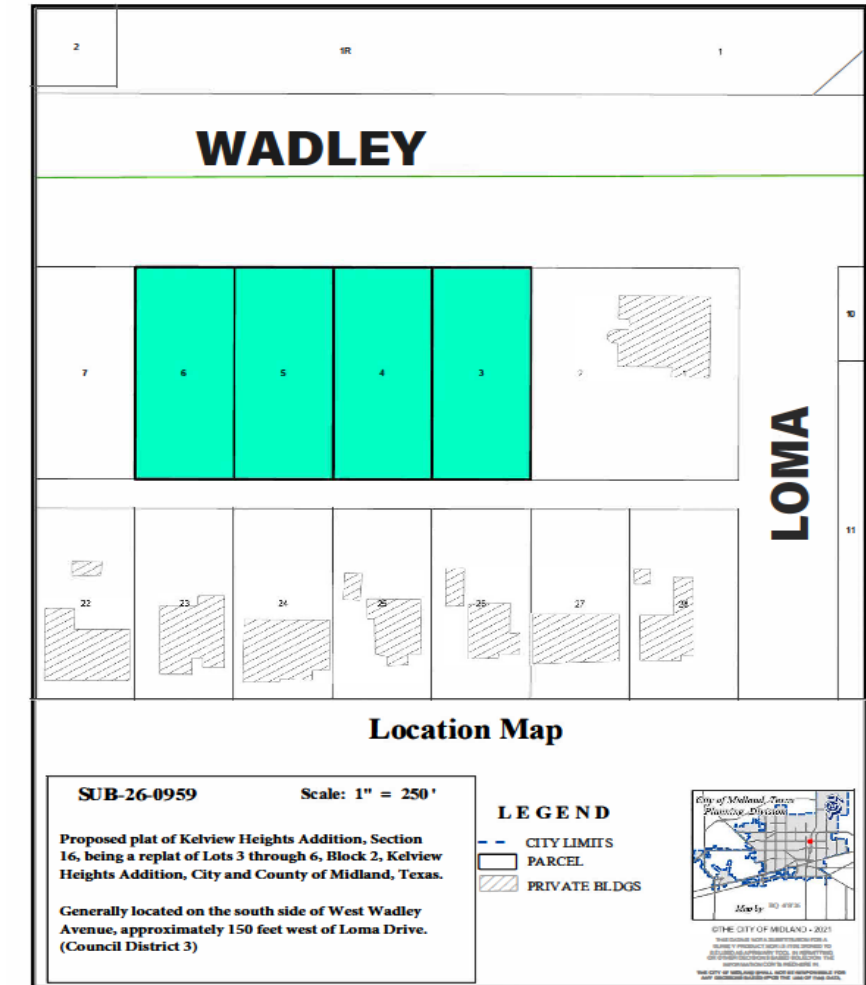


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** MKD Realty, LLC
- **Representative:** Dalia Salinas, with Maverick Engineering
- **Location:** 403, 405, 407, and 409 West Wadley Avenue (Council District 3)
- **Reason for Request:** For future commercial development



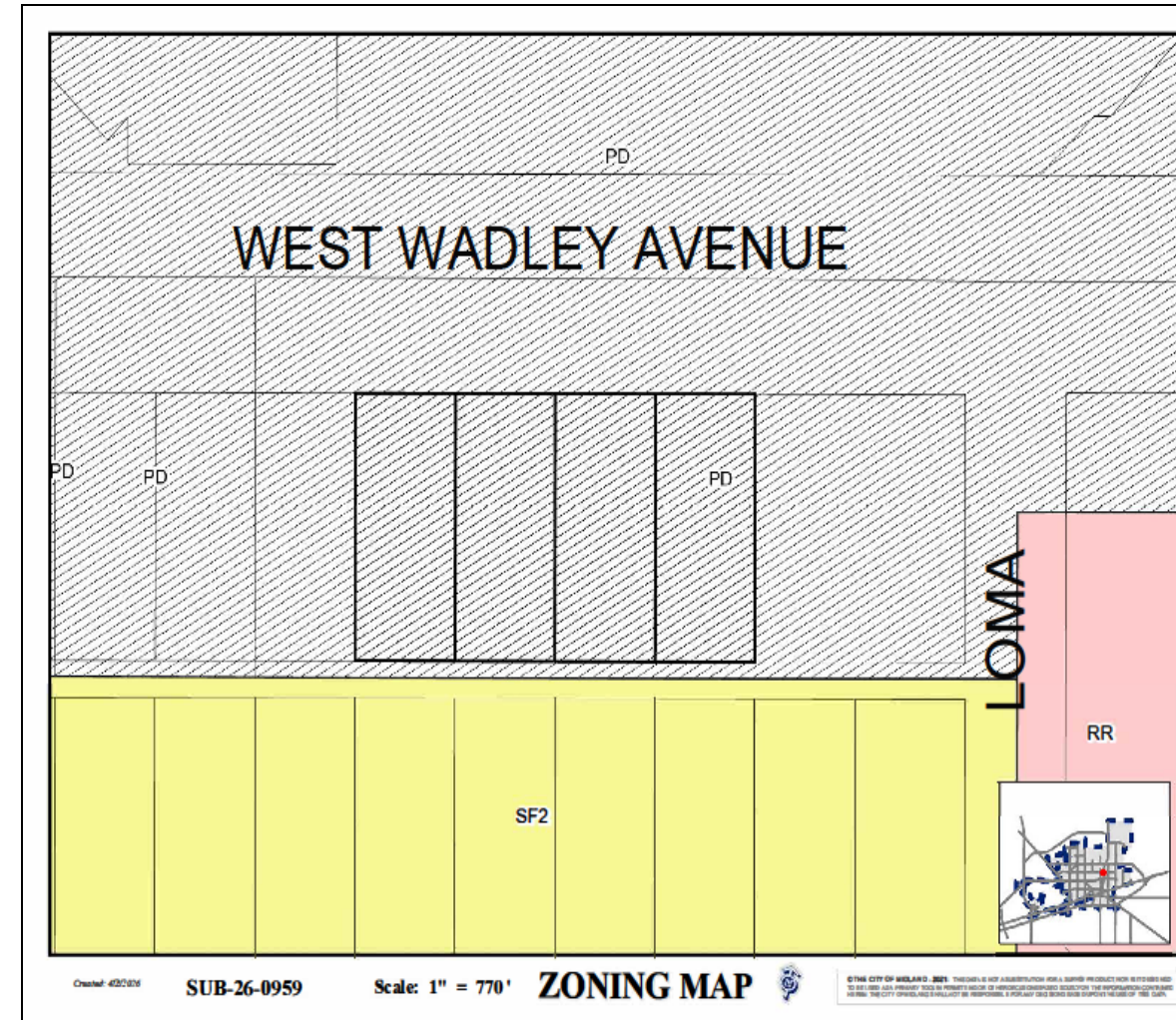
3

-



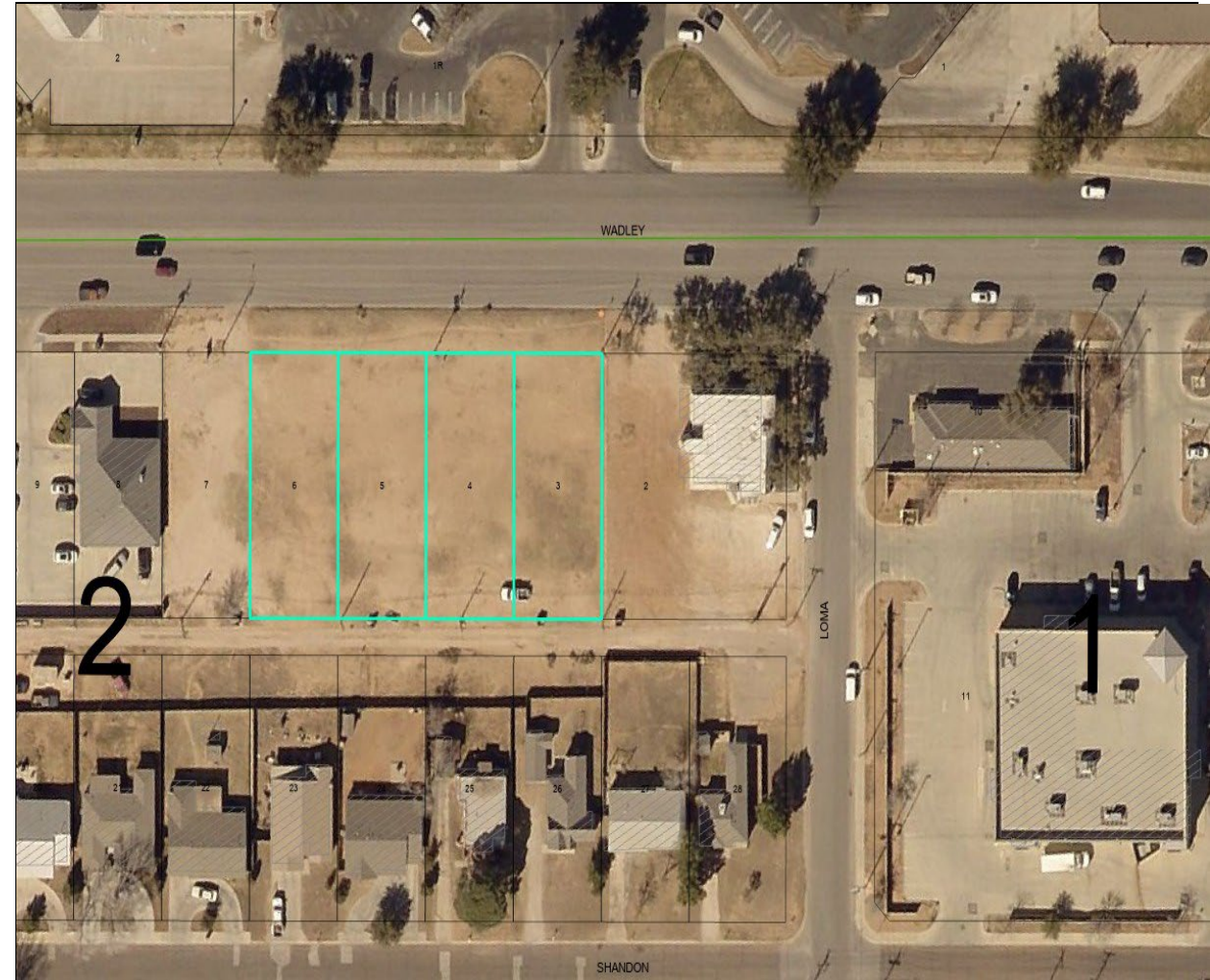
ZONING

- **Current Zoning:** PD, Planned Development for a Shopping Center
- **Surrounding Zoning:**
 - **North/West/East:** PD, Planned Development for a Shopping Center and Mixed Use
 - **South:** SF-2, Single-Family Dwelling District



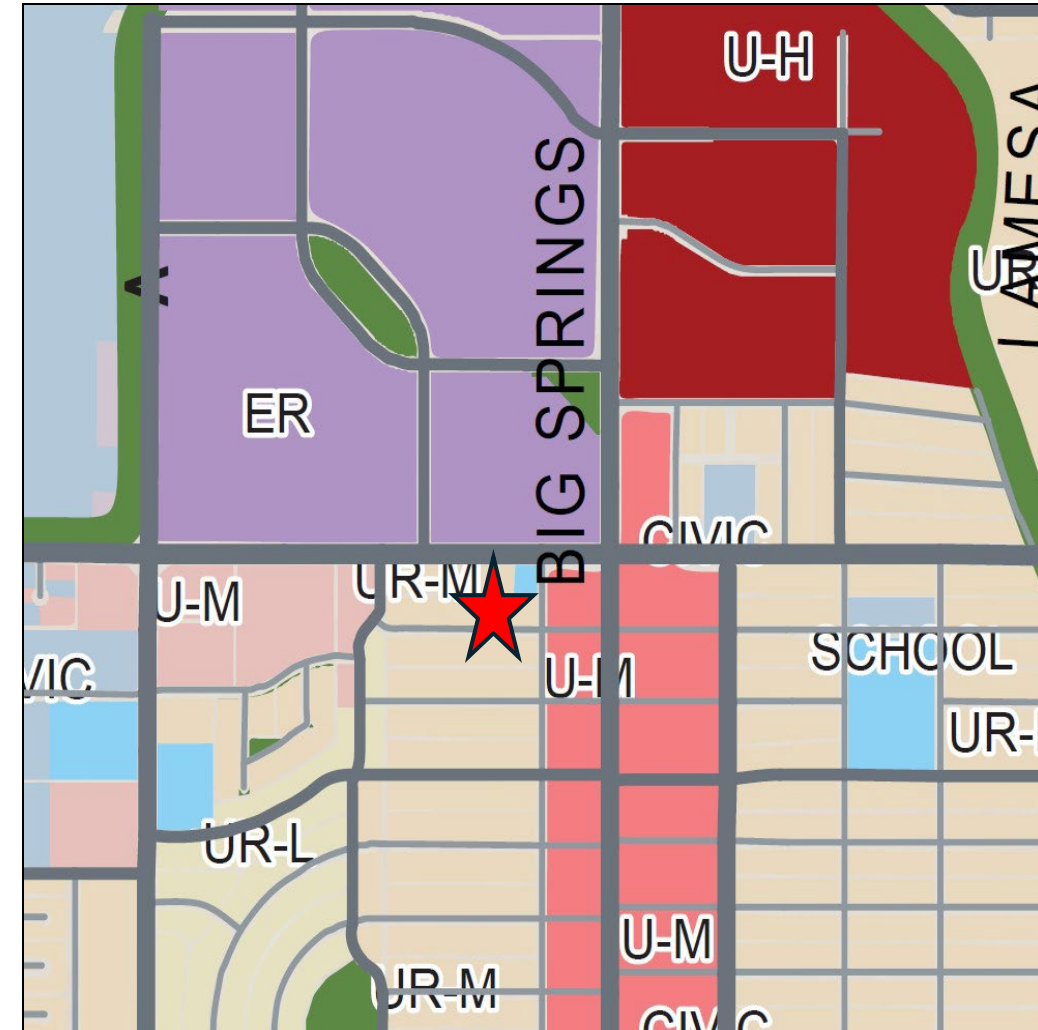
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North:** Shopping Center
 - **South:** Single-Family Housing
 - **East:** Office Building
 - **West:** Beauty Salon
- **Proposed Use:** Commercial Use



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential – Medium, (UR- M)
- **Supported Uses:** Emphasizing a mix of housing styles including single-family dwelling and townhouses with connections to neighborhood commercial and civic destinations



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 16.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Trillo Addition, Section 1, being a plat of a 4.96-acre tract of land out of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 130 and South County Road 1226.)

Purpose:

Maverick Engineering, on behalf of Cecilia Trillo, is requesting to plat the property located at 4702 South County Road 1226 into four lots for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:

Deny

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Denied)

*** Denied per City Code Sect. 11-2-3(D)8. Drainage report is required during preliminary stage

of the platting process.***

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required. [For Applicant's Information Only.]

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

PAVING: S CR 1226 and W CR 130 road are sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] GAC has been submitted and 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 is required during preliminary stage of the platting process. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Provide this project's share of a 120 ft total right-of-way (60 ft half-street right-of-way) on major arterial road frontages. [Reference City Code Section 11-2-5(C)2.]

Label width of rights-of-way adjacent to subject property. [Reference City Code Section 11-2-3(C), Section 11-2-3(D), or Section 11-2-3(H).]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

No Oil & Gas issues

GIS: (Approved)

Provide two sets of x-y coordinates and label one as POB. Label surrounding subdivisions.

ADDRESSING: (Approved with Conditions)

County Plat - To be addressed by MECD

AT&T: (Approved)

We do have aerial and buried cable at this location.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 4 proposed lots of Trillo Addition, Section 1, PLAT OF A 4.9 ACRE TRACT OF LAND OUT OF SECTION 19, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 1.3 acre, lot 2 is 1.4 acre, lot 3 is 1 acre, lot 4 is 1 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Denied)

Add Width of ROW for W CR 130 and S CR 1226

Staff recommends denial of the Preliminary Plat of Trillo Addition, Section 1. Should it be approved, staff recommends 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:

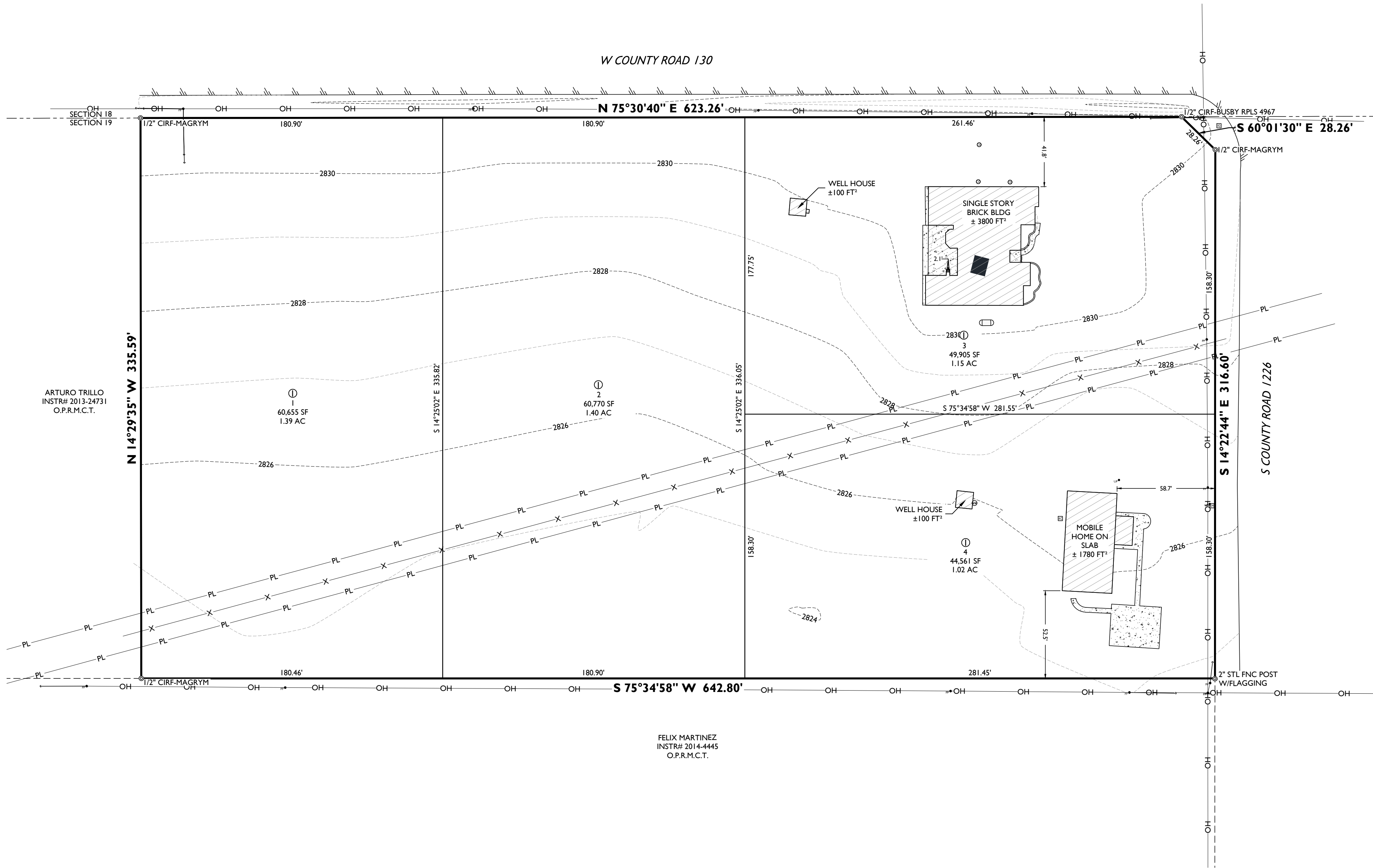
- A. P-26-2522, Combined Docs
- B. P&Z - Trillo Addition Preliminary Plat

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/17/2026
Final Approval - 4/17/2026

TRILLO ADDITION, SECTION I

A 4.96 ACRE TRACT OF LAND OUT OF SECTION 19, BLOCK 39,
TOWNSHIP 2 SOUTH T&P RR CO SURVEY, COUNTY OF
MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ARTURO TRILLO, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 19, BLOCK 39, T-2-S,
T&P RR. CO. SURVEY, COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARTURO TRILLO, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED
PROPERTY AS TRILLO ADDITION, SECTION I, 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 _____ DAY OF _____, 2026.

BY: ARTURO TRILLO

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026 BY ARTURO
TRILLO.

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 TRILLO ADDITION, SECTION I, 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

LONDON OCHOA, SECRETARY

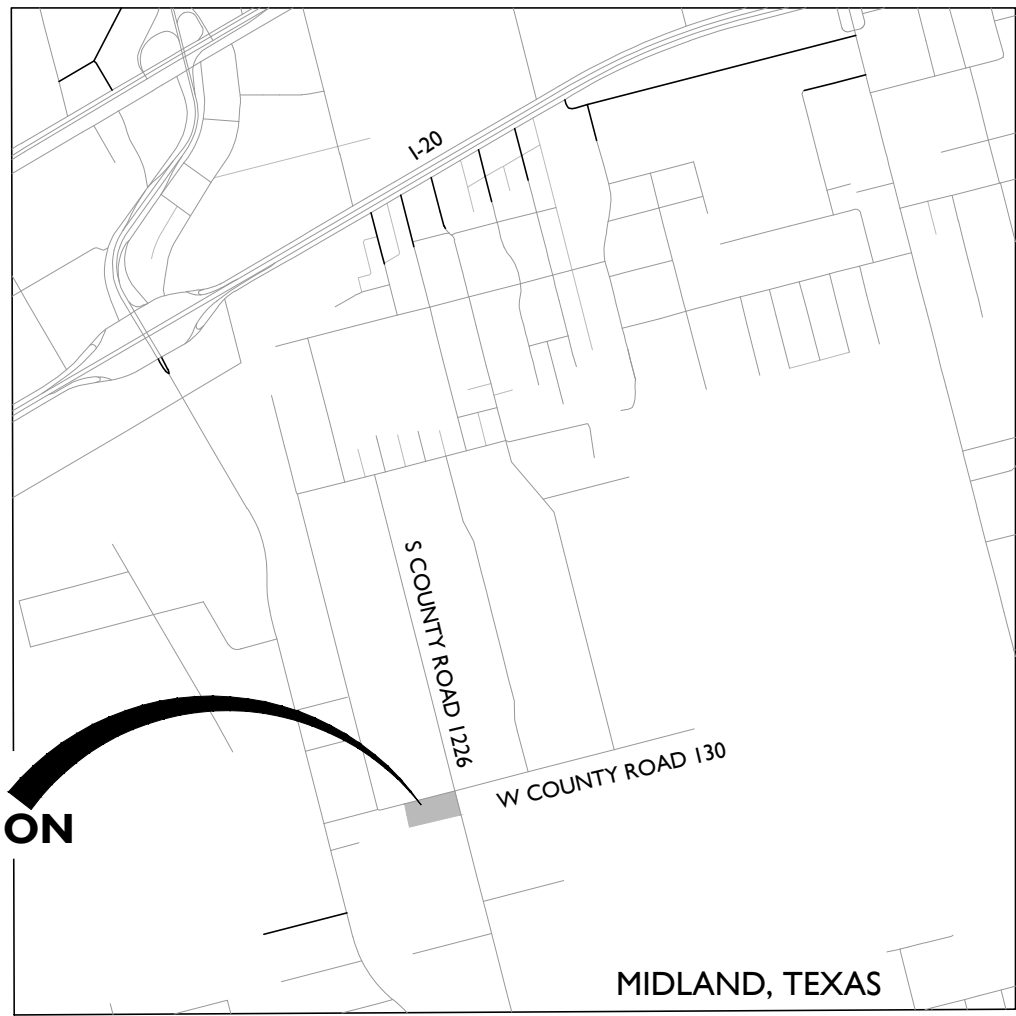
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

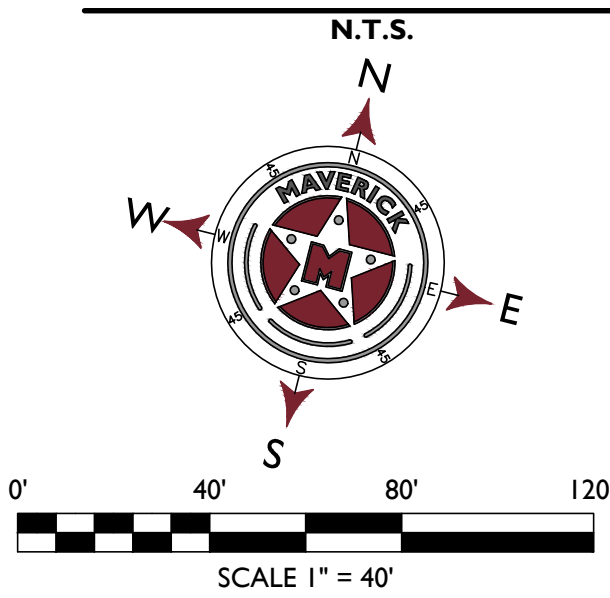
THAT GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND
THAT THE BOUNDARIES, EASEMENTS, AND UTILITIES SHOWN THEREON WERE LOCATED UNDER MY PERSONAL
SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHOULTS RPLS
MAVERICK ENGINEERING (TX) FIRM # (0194514)
1300 W. ILLINOIS AVENUE
MIDLAND, TX 79701

SITE
LOCATION



VICINITY MAP



LEGEND

⊙	FOUND MONUMENT AS NOTED
AS	A/C PAD
⊕	EXISTING CLEAN OUT
EM	EXISTING ELECTRIC METER
FO	EXISTING FIBER OPTIC BOX
c	EXISTING GUY ANCHOR
PS	EXISTING POWER POLE
PP	EXISTING PROPANE TANK
UP	EXISTING UTILITY POLE
WW	EXISTING WATER WELL
---	BOUNDARY LINE
- - - -	EXISTING PROPERTY LINES
- - - -	PROPOSED LOT LINES
- - - -	SECTION LINE
- - - -	EDGE OF ASPHALT
X	EXISTING FENCE
OH	EXISTING OVERHEAD ELECTRIC LINE
PL	EXISTING UNDERGROUND PIPELINE

CONCRETE
GRAVEL / DIRT ROAD
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



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

**TRILLO ADDITION
SECTION I**

FEMA NOTE

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

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

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE
AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY
LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOT(S) IS/ARE REPLATED 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 PLATING 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 0.999896911 AT
NGS "MIDLAND".
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS,
UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR
COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED
EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS
AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED; CALL 1-800-DIG-TESS FOR LOCATES PRIOR
TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR
CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL
ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

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: _____

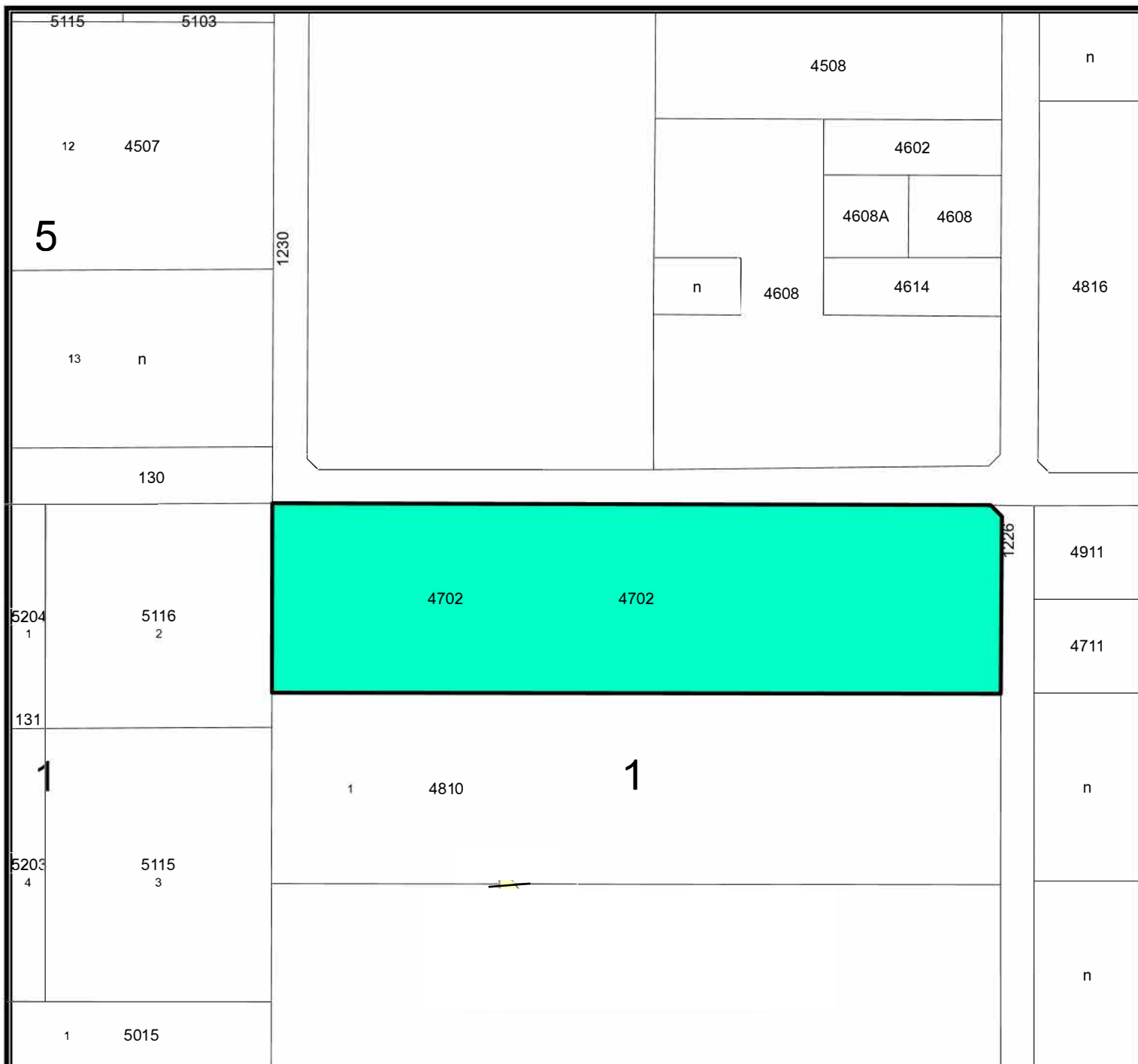
PROPERTY OWNER

ARTURO TRILLO
PO BOX 3338
MIDLAND, TX 79702
DEED INSTRUMENT #2013-24731
PHONE #432-631-0653

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



Location Map

SUB-26-0962

Scale: 1" = 255 '

Proposed plat of Trillo Addition, Section 1, being a plat of a 4.96-acre tract of land out of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the southwest corner of the intersection of West County Road 130 and South County Road 1226. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

City of Midland, Texas
Planning Division



Map by AB

©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.





PRELIMINARY PLAT TRILLO ADDITION, SECTION 1



Visit Our Website

MIDLANDTEXAS.GOV

2

-



- **Acreage:** 4.96 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 4



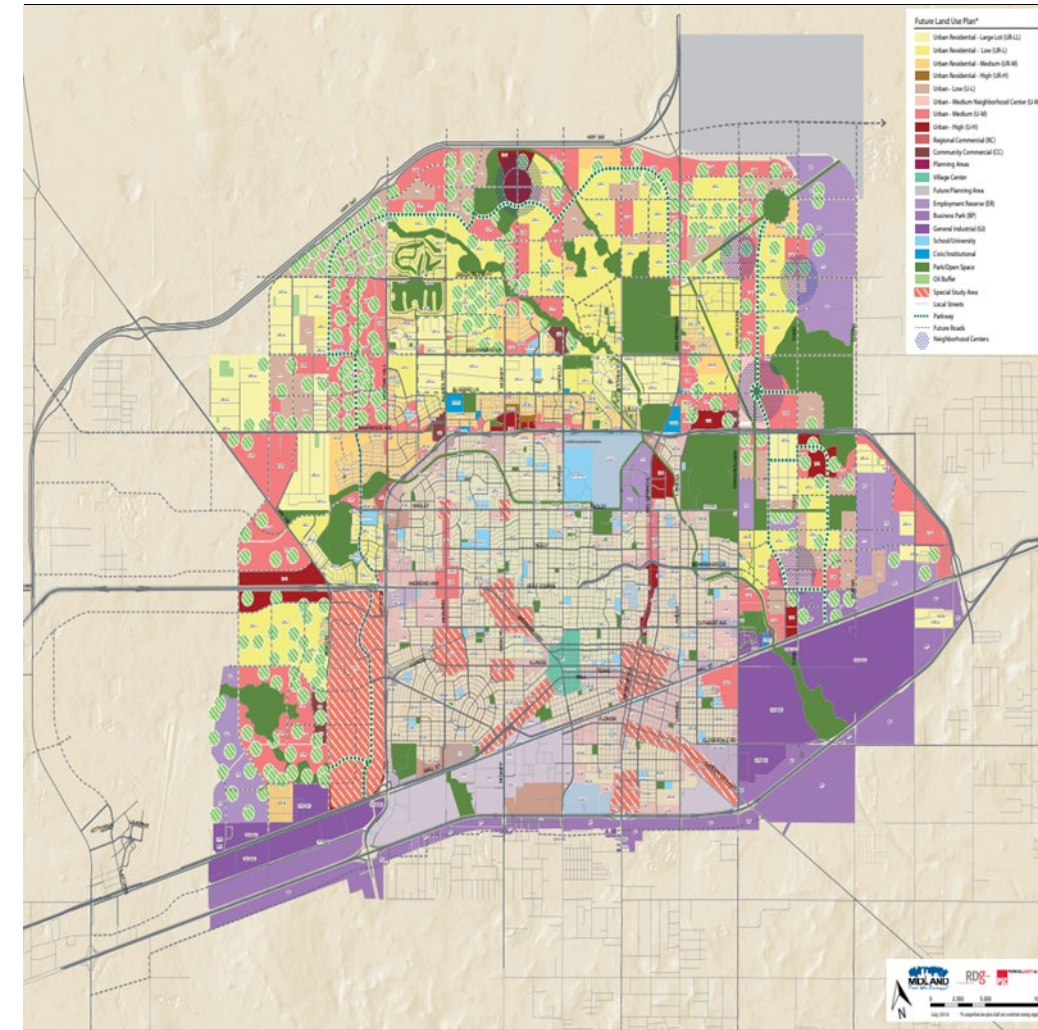
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends denial of this request. Should it be approved, staff recommends 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: 17.
Meeting Date: April 20, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Warfield Industrial Park, Section 3, being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2S, T&P RR Co Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788.)

Purpose:

Gracie Rodriguez, on behalf of Sun Development, Inc, is requesting to replat a property generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788 into 4 lots in order to subdivide the lot for development purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

PAVING: W CR 127 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)]

W I-20 and FM 1788 Frontage roads are 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 W CR 127 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: 4" sewer exists in FM 1788 Street, 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. [For Applicant's Information Only.]

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

DIMENSION: * * *

OTHER: Interstate is misspelled

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)

Legal should say section number of the 4.66-acre tract. Plat is not in City limits modify legal description. Change Lot 1 (1A already exists). Request property corners from City Surveyor.

Current bounds and plat bounds are 12' apart. Need confirmation. Label block number on plat visual. Label surrounding subdivisions and their lot/block info. Metes and bounds and plat visual calls should match. For easement, at southern tip of plat, please depict how it terminates. (appears to be part of 50' electric easement.) Interstate misspelled. Add direction to street name. 12' sewer easement in Lot 4 needs calls or recording info.

ADDRESSING: (Approved with Conditions)

FM Highway 1788 needs to have "S" added.

Interstate Highway 20 has "interstate" misspelled.

Directionals need to be added as " W Interstate Highway 20 E "

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH: (Approved)

Lots 1,2,3,4 are close to a public sewer line, no need for a septic system.

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

Update chairman to Joshua Sparks. [Informational]

The legal description should read: "Being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2S, T&P RR Co Survey, Midland County, Texas." [Informational]

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

Title block in the lower right-hand corner of each plat which indicates the proposed subdivision name. [Midland City Code 11-2-3(A)1(a)]

Signatures from all franchised utility companies stating the plat has been checked for utility access (with printed names; printed names must match signatures) (must be signed at final). [Midland City Code 11-2-3(H)3(m)(4)]

Staff recommends approval of the Preliminary Plat of Warfield Industrial Park, Section 3, subject to the following conditions:

Conditions:

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

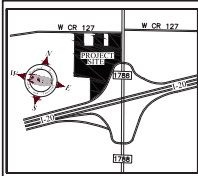
B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

Attachments:

- A. P-26-2518, Combined files
- B. P&Z - - Warfield Industrial Park, Section 3 Preliminary Plat

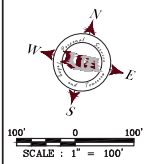
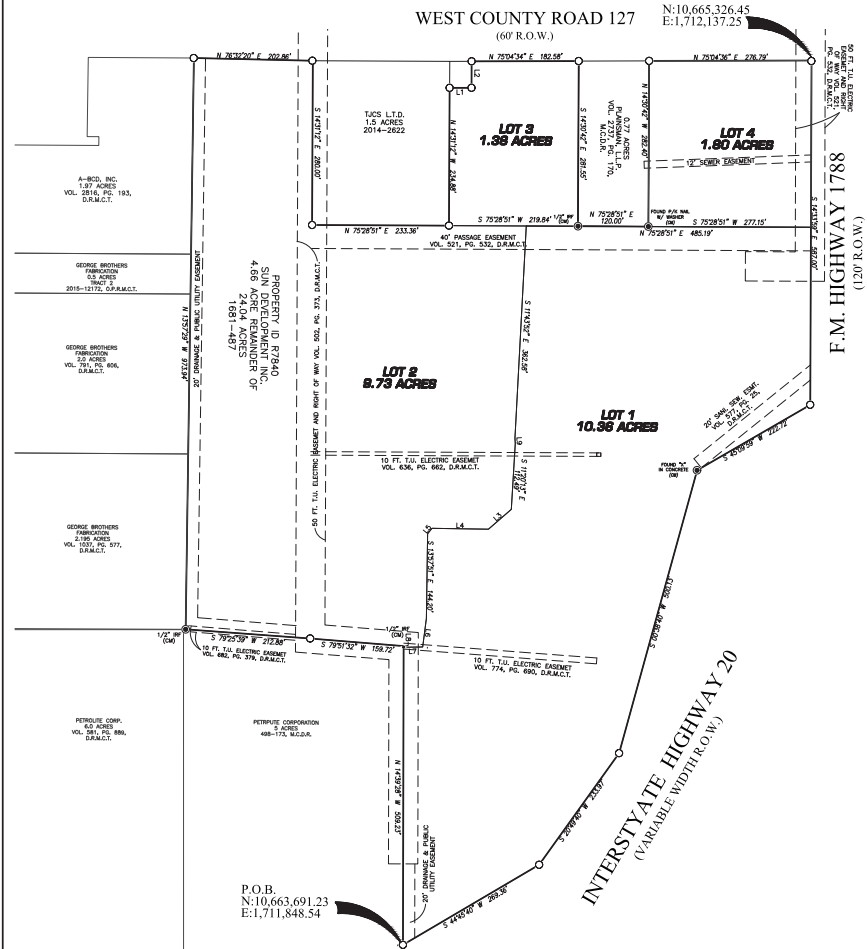
Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/14/2026
Final Approval - 4/17/2026



VICINITY MAP N.T.S.

REPLAT WARFIELD INDUSTRIAL PARK SECTION 3 BEING A 23.27 ACRE REPLAT OF LOT 1, BLOCK 1, WARFIELD INDUSTRIAL PARK AND 4.66 ACRES OF A 24.04 ACRE TRACT CITY & COUNTY OF MIDLAND, TEXAS



E:\2026\2026-008\DWG\PLAT\WARFIELD INDUSTRIAL REPLAT(03-17-26).dwg

LINE	BEARING	DISTANCE
L1	N 75°04'35" E	37.30'
L2	N 14°31'12" W	45.12'
L3	S 34°15'01" W	51.58'
L4	S 76°05'53" W	96.25'
L5	S 24°09'08" W	11.84'
L6	S 07°19'40" E	49.22'
L7	S 74°14'08" W	32.49'
L8	N 14°39'28" W	2.02'
L9	S 18°18'47" E	8.62'

STATE OF TEXAS COUNTY OF MIDLAND

23.27 ACRES OF LAND BEING PART OF A 24.04 ACRE TRACT LOCATED IN SECTION 18, BLOCK 40 T-2-S T&P RR. CO. SURVEY DESCRIBED IN DEED TO SUN DEVELOPMENT, L.P. RECORDED IN VOLUME 1681, PAGE 487, OF THE MIDLAND COUNTY DEED RECORDS AND BEING A REPLAT OF LOT 1, BLOCK 1, OF WARFIELD INDUSTRIAL PARK RECORDED IN CABINET F, PAGE 176, OF THE MIDLAND COUNTY PLAT RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE NORTHWESTERLY LINE OF INTERSTATE HIGHWAY 20 FOR THE SOUTH CORNER ABOVE SAID WARFIELD INDUSTRIAL PARK AND BEING THE SOUTHEAST CORNER OF A 5 ACRE TRACT RECORDED IN VOLUME 498, PAGE 175, OF THE MIDLAND COUNTY DEED RECORDS;

THENCE N 14°39'28" W. ALONG THE MOST SOUTHERLY SOUTH LINE OF SAID WARFIELD INDUSTRIAL PARK AND THE EAST LINE OF THE ABOVE SAID 5 ACRE TRACT A DISTANCE OF 509.23 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP MARKED FOR THE NORTHEAST CORNER OF THE SAID 5 ACRE TRACT; ALSO AN ELL CORNER OF THE ABOVE SAID 24.04 ACRE TRACT;

THENCE S 79°51'12" E. ALONG THE NORTH LINE OF THE SAID 5 ACRE TRACT A DISTANCE OF 159.72 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" BEING THE SOUTHWEST CORNER OF THAT 4.66 ACRE REMAINDER SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 24.04 ACRE TRACT;

THENCE S 79°25'39" W. CONTINUING ALONG THE NORTH LINE OF SAID 5 ACRE TRACT A DISTANCE OF 212.88 FEET TO A 1/2 INCH IRON (CONTROL MONUMENT) FOR THE SOUTHWEST CORNER OF THAT 4.66 ACRE REMAINDER SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 24.04 ACRE TRACT;

THENCE N 13°52'59" W. WITH THE WEST LINE OF THE 4.66 ACRE REMAINDER A DISTANCE OF 975.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE SOUTHLINE OF WEST COUNTY ROAD 127, AN APPARENT 60-FOOT RIGHT OF WAY AS SHOWN ON THE WARFIELD INDUSTRIAL PARK PLAT FOR THE NORTHWEST CORNER OF THE 4.66 ACRE REMAINDER AND THIS PROPERTY DESCRIBED;

THENCE N 76°32'29" W. WITH THE SOUTH LINE OF WEST COUNTY ROAD 127 A DISTANCE OF 202.86 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" AT THE NORTHWEST CORNER OF A 1.5 ACRE TRACT TO TCS L.T.D. RECORDED IN DOCUMENT 2014-2022, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY;

THENCE S 14°51'12" E. ALONG THE WEST LINE OF THE SAID 1.5 ACRE TRACT A DISTANCE OF 280.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" FOR AN ELL CORNER OF THIS PROPERTY AND BEING THE SOUTHWEST CORNER OF THE 1.5 ACRES;

THENCE N 75°32'51" E. ALONG THE SOUTH LINE OF THE SAID 1.5 ACRE TRACT A DISTANCE OF 233.36 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" FOR AN ELL CORNER OF THIS PROPERTY AND THE SOUTHEAST CORNER OF THE 1.5 ACRES;

THENCE ALONG THE EAST SIDE OF THE ABOVE SAID 1.5 ACRES N 14°51'12" W. 234.88 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE SOUTH LINE OF SAID WEST COUNTY ROAD 127;

THENCE N 75°40'36" E. 37.30 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX"

THENCE S 14°51'12" W. 45.12 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE SOUTH LINE OF SAID WEST COUNTY ROAD 127;

THENCE N 75°40'36" E. WITH THE SOUTH LINE OF WEST COUNTY ROAD 127 A DISTANCE OF 282.40 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" AT THE NORTHWEST CORNER OF A 0.77 ACRE TRACT TO PLAINSMAN L.L.P. RECORDED IN VOLUME 2777, PAGE 176, OF THE MIDLAND COUNTY DEED RECORDS;

THENCE S 14°30'42" E. WITH THE WEST LINE OF THE SAID 0.77 ACRES A DISTANCE OF 281.55 FEET TO A 1/2 INCH IRON ROD FOUND (CONTROL MONUMENT) AT THE SOUTHWEST CORNER OF THAT 0.77 ACRE TRACT;

THENCE S 79°25'39" E. WITH THE SOUTHLINE OF 0.77 ACRES A DISTANCE OF 120.00 FEET TO A P.K. NAIL FOUND WITH WASHER (CONTROL MONUMENT) FOR THE SOUTHEAST CORNER OF THE 0.77 ACRES;

THENCE N 14°30'42" W. WITH THE EAST LINE OF WEST LINE OF THE SAID 0.77 ACRES A DISTANCE OF 282.40 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE SOUTH WEST COUNTY ROAD 127 FOR THE NORTHEAST CORNER OF THE 0.77 ACRE TRACT;

THENCE N 75°40'36" E. WITH THE SOUTH LINE OF WEST COUNTY ROAD 127 A DISTANCE OF 276.79 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY 20;

THENCE S 14°39'59" E. WITH THE WEST LINE OF WEST LINE OF THE SAID F.M. 1788 A DISTANCE OF 387.90 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY 20;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY 20, THE FOLLOWING CALLS:
S 45°09'59" W. 222.72 FEET TO AN "X" FOUND IN CONCRETE (CONTROL MONUMENT) FOR AN ANGLE POINT TO THE LEFT;
S 00°38'40" W. 500.13 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" FOR AN ANGLE POINT TO THE RIGHT;

THENCE S 20°49'49" W. 233.97 FEET TO AN ANGLE POINT TO THE RIGHT;
THENCE S 44°45'48" W. 269.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.27 ACRES OF LAND.

THE BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203), WITH A COMBINED GRID FACTOR = 6.99901875, AND A THETA ANGLE OF -00°53'24" AT CITY OF MIDLAND STATION "PARK" WITH PUBLISHED VALUES OF Y = 16,606,413.57 AND X = 1,750,286.52 REPORTED IN U.S. SURVEY FEET.

GENERAL NOTES

- Approval of a site plan by the City of Midland may be required before this lot may be developed and before a building permit may be obtained;
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law subject to fines and withholding of utilities and building permits;
- According to the FEMA Flood Insurance Rate Map Numbers 48329C(0200F) map revised date September 16, 2005 shows this property not to lie in a flood hazard area this property lies in zone "X" unshaded;
- The Bearings, Distances and Coordinates and Areas are relative to the Texas Coordinate System, NAD83, Central Zone (4203);
- All lot corners shall be monumented with a 1/2 inch iron rod with a plastic cap stamped "LCA ODESSA TX" unless otherwise noted.

THE UTILITY COMPANIES CERTIFICATE This plat has been checked for accessibility of utilities

ATMOS ENERGY	AT&T TELEPHONE COMPANY
ONCOR ELECTRIC	OPTIMUM COMMUNICATIONS
ASTOUND BROADBAND	

OWNERS CERTIFICATE THE STATE OF TEXAS COUNTY OF MIDLAND

WHEREAS, John W. Cook with Sun Development, Inc. is the record owner of a 23.27 acres located in Section 18, Block 40, T-2-S, T&P RR. CO. Survey, City of Midland, Midland County, Texas, being part of Lot 1, Block 1, Warfield Industrial Park together with the West 4.66 acres of a 24.04 acre tract recorded in Volume 1681, Page 487, of the Midland County Deed Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John W. Cook with Sun Development, Inc. does hereby adopt this plat designating the herein described property as, WARFIELD INDUSTRIAL PARK SECTION 3, City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alley and easements shown thereon, for the purpose and consideration therein expressed, and an easement of ingress and egress for trash collection, and location and maintenance of trash containers, and as a condition of said easement that no construction shall commence on the said lot or lots until the exact location of said containers therein have been selected and approved by the Director of Utilities.

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

John W. Cook
Sun Development, Inc.

ACKNOWLEDGEMENT THE STATE OF TEXAS COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2026.

My commission expires: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS:

That I, Randy A. Anderson, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Midland, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND NOT BE USED FOR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Randy A. Anderson, R.P.L.S. #5403
March 25, 2026

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing Warfield Industrial Park 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.

SIGNED: _____
CHAIRMAN OF PLANNING & ZONING
ABRAHAM BEJIL

SIGNED: _____
SECRETARY OF PLANNING & ZONING
LONDON OCHOA

OWNER:
John W. Cook
Sun Development, Inc.

LEGEND

● FOUND 1/2" IR. UNLESS OTHERWISE NOTED
○ SET 1/2" IR. W/CAP
○ MARKED "LCA ODESSA TX"
O.P.M.C.T. OFFICIAL PUBLIC RECORDS
M.C.P.R. MIDLAND COUNTY PLAT RECORDS
D.R.M.C.T. DEED RECORDS MIDLAND COUNTY, TEXAS
(CW) CONTROL MONUMENT

PO BOX 4456
HOUSTON, TX. 77210
PH. 281-681-1000

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

No. _____ CABINET _____
DATE _____ PAGE _____



ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
521 North Texas, Odessa Tx. 79761 F-1001363 F-10034300
Phone # (432) 392-3038 E-Mail: lca@lcaodessa.com





Location Map

SUB-26-0958

Scale: 1" = 245'

Proposed plat of Warfield Industrial Park, Section 3, being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas.

Generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788. (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.





PRELIMINARY PLAT WARFIELD INDUSTRIAL PARK, SECTION 3

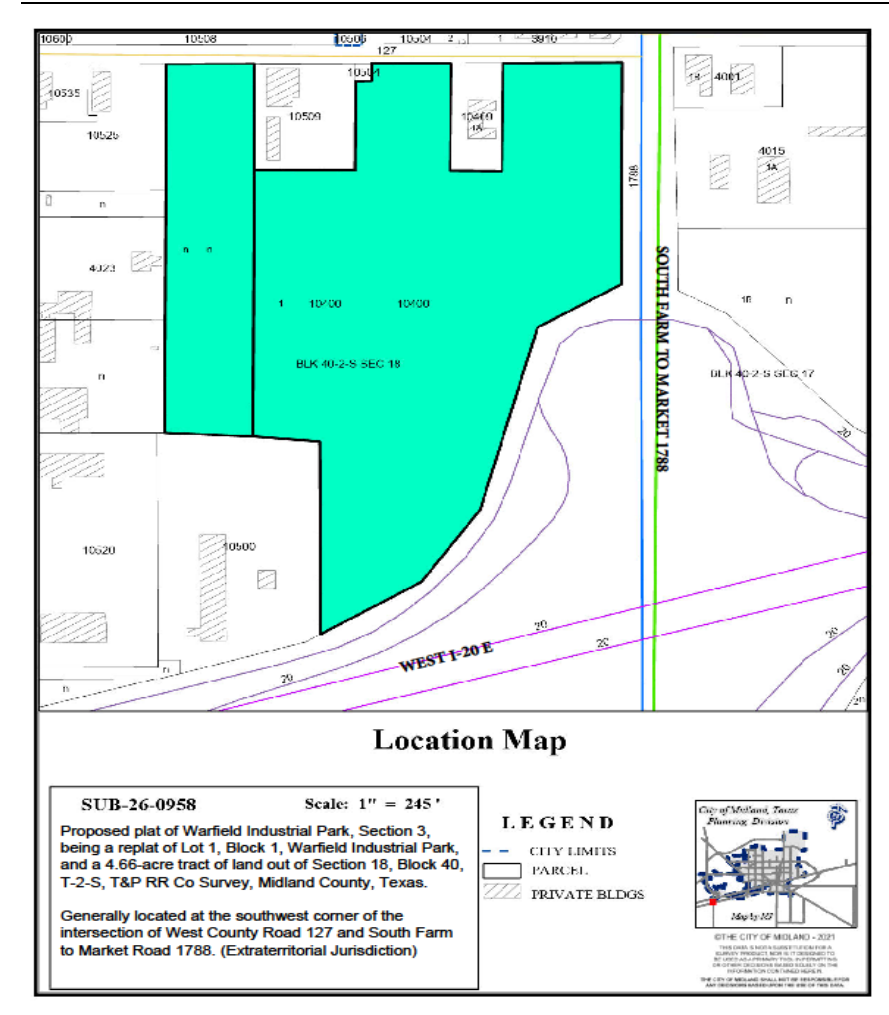


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Sun Development, Inc
- **Representative:** Gracie Rodriguez, with LCA
- **Location:** 10400 West I-20 East (Extraterritorial Jurisdiction)
- **Reason for Request:** To subdivide the lot for development purposes

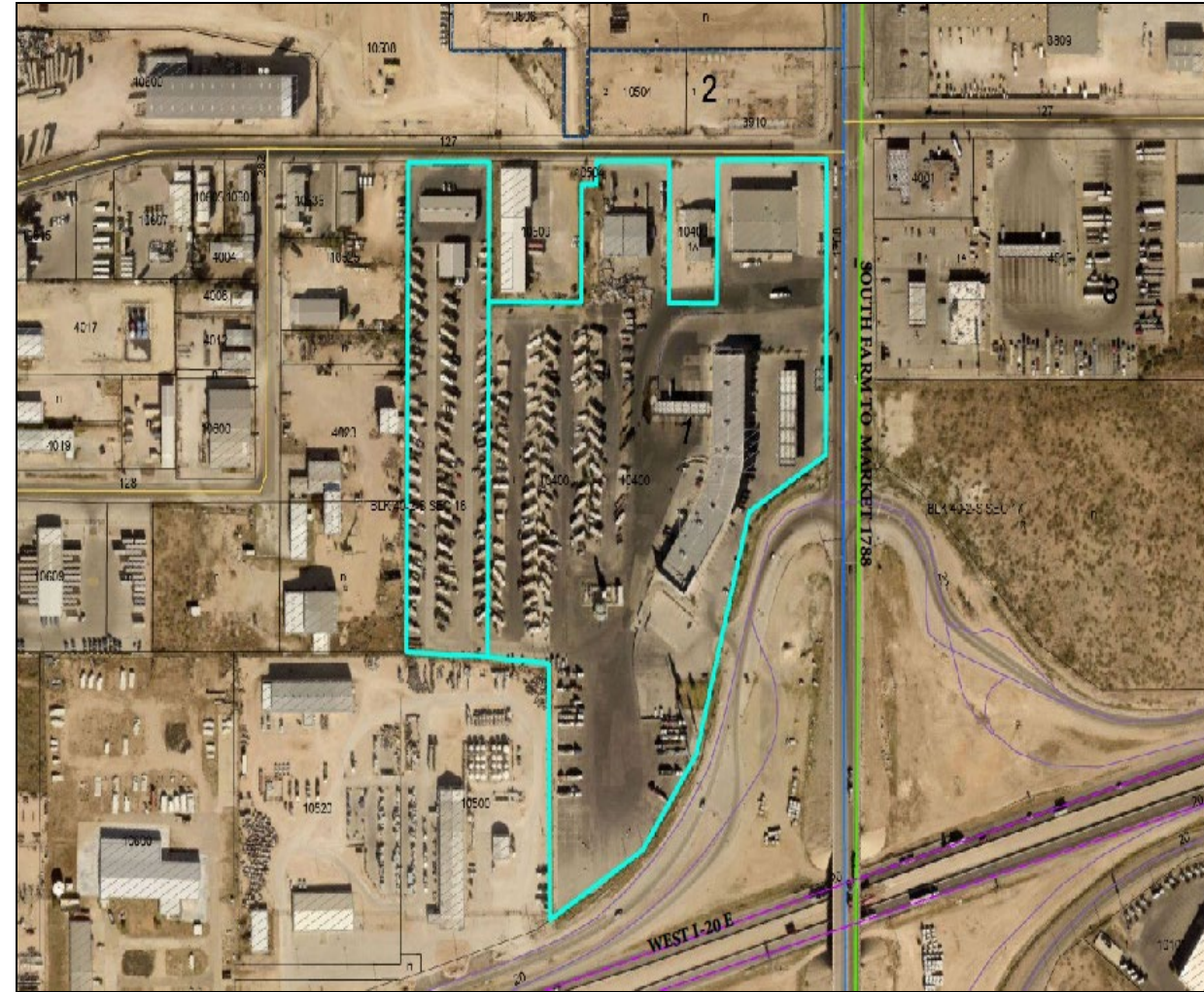


3

- [illegible]

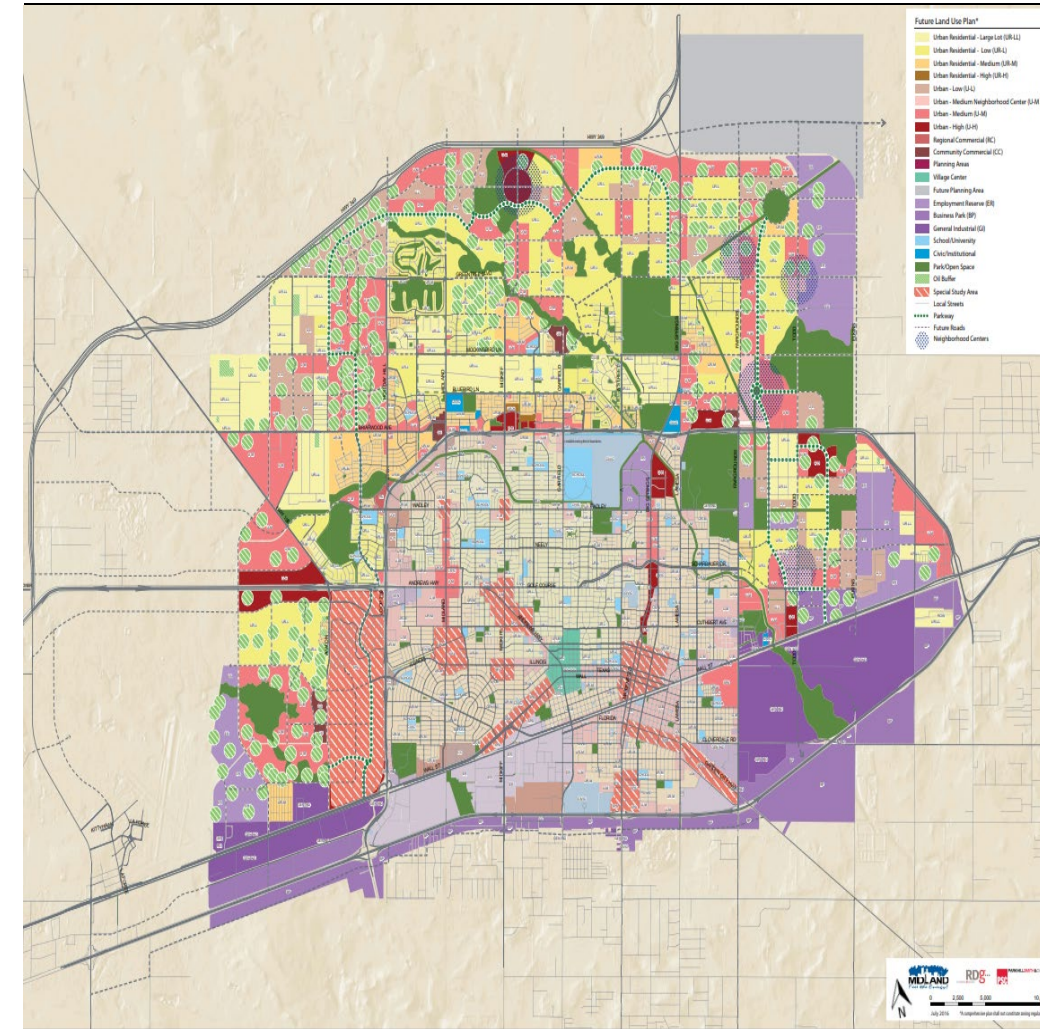
LAND USE

- **Current Use:** Commercial Use
- **Surrounding Uses:**
 - **North/East:** Commercial Use
 - **South:** West Interstate 20
 - **West:** Industrial Use



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
 - B. 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 20, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Stoneridge, Section 4, being a plat of an 18.22-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307.)

Purpose:

Maverick Engineering, on behalf of Tinlee Via, is requesting to plat a property generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307 into 3 lots for future commercial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

PAVING: No frontage along Public ROW. [For the Applicant's information only.]

WATER: No frontage along Public ROW. [For the Applicant's information only.]

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

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

SEWER: No frontage along Public ROW. [For the Applicant's information only.]

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

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

DIMENSION: * * *

OTHER: Property is currently shown as landlocked, indicate how access to the property will be provided.

TRANSPORTATION: (Approved)

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

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

OIL AND GAS: (Approved with Conditions)

Not in the City limits- no oil or gas jurisdiction. This area has a non-permitted well and a tank battery operated by Pioneer Natural Resources USA, Inc., in addition to a plugged well in proximity to the property. Please identify the following: • the well bore of the BONNIE JONES #1 (API #32935397) and add a 135' radius • the tank battery located on BONNIE JONES #1 well pad and add a 150' radius around each tank • Plugged and Abandoned (P&A) well STATON #1 API # 32931238 needs to be identified.

ADD TO DEVELOPER'S NOTES: No occupied residence or commercial buildings are allowed within the 150' tank radius, 135' well radius or the 330' flare radius. No structure shall be built over Plugged and Abandoned well. Please provide evidence of communication between the developer and the operator (Pioneer Natural Resources, USA, Inc.) concerning proximity to wells, tank batteries, flares, flowline/pipeline locations and set-backs for each. If the property contains ingress and egress relating to Oil & Gas property please include in the evidence of

communication. Notes: The required minimum distance from any structure to a wellbore is 135'. The well measurement is from the wellbore. The required minimum distance from any structure to a tank battery is 150'. The tank battery measurement would be from the outsides of the tanks. Also, locate any flares near the battery and identify it on the plat with a 330' (no variance available) radius. Failure to recognize and illustrate spacing could prevent receiving city permits for structures.

GIS: (Approved)

Provide another set of x-y coordinates. Section can be 4. Label surrounding subdivisions. Confirm northern corner. GIS shows that this is a separate owner.

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH: (Approved)

Yes, the health department will review applications from the 3 proposed lots of Stoneridge, Section 3, PLAT OF A 18 ACRE TRACT OF LAND OUT OF SECTION 47, BLOCK 38, T-1-S, T&P RAILWAY CO. SURVEY, MIDLAND TEXAS, lot 1 is 4.2 acre, lot 2 is 4.4 acre, lot 3 is 9.5 acre, owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

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

Subdivision name should be Stoneridge, Section 4. [11-2-5(A)4]

Include the names of all abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted). (Only need one of the two, not both.) [11-2-3(A)1(d)]

Staff recommends approval of the Preliminary Plat of Stoneridge, Section 4, subject to Condition A.

Conditions:

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

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

Attachments:

- A. P-26-2520, Combined files
- B. P&Z- - Stoneridge, Section 4 Preliminary plat

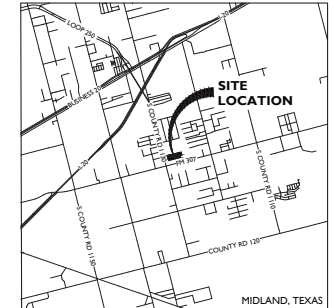
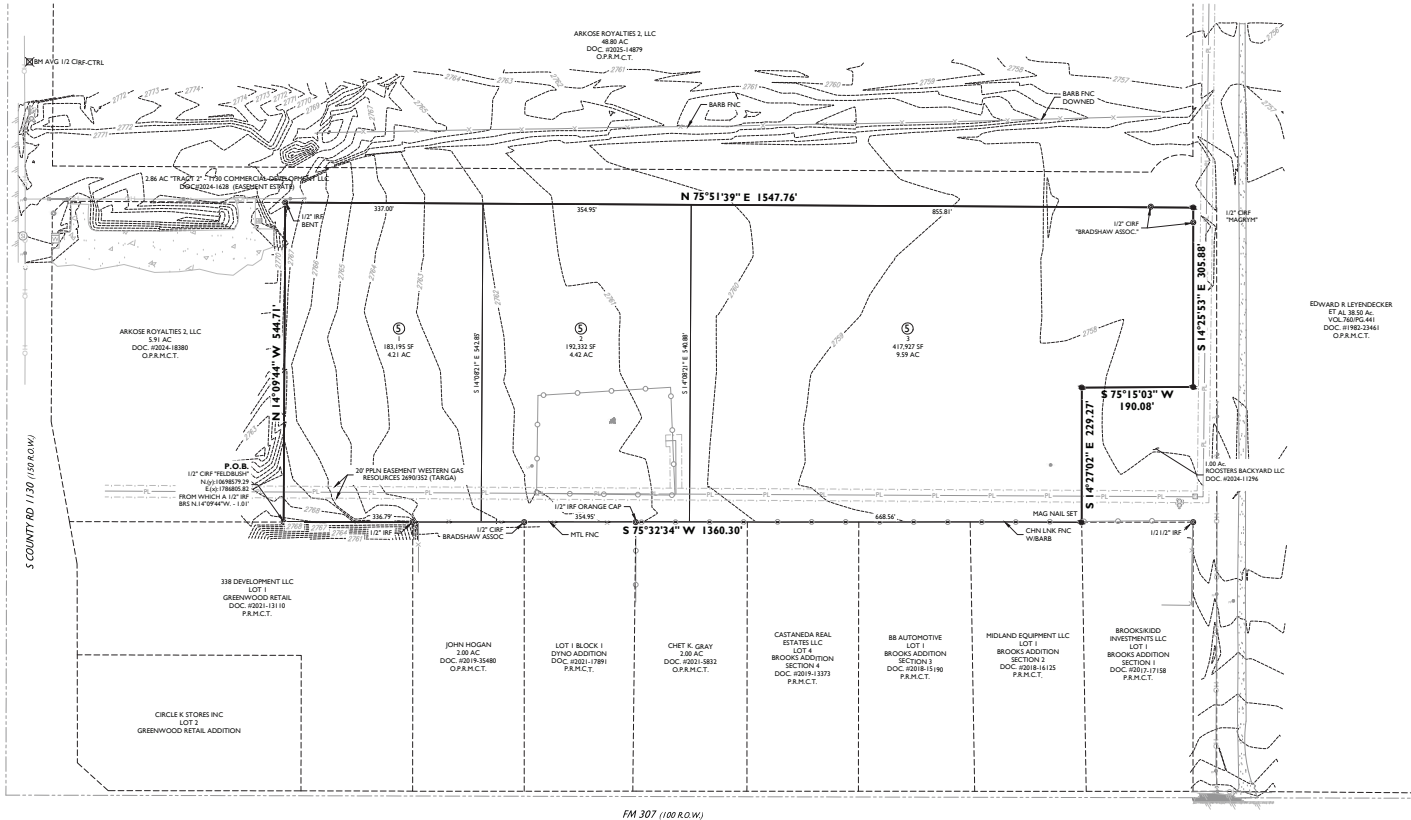
Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/14/2026
Final Approval - 4/17/2026

PRELIMINARY PLAT

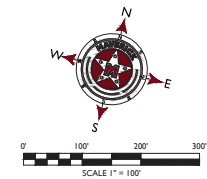
STONERIDGE, SECTION 3

BEING A 18.22 ACRE TRACT OF LAND OUT OF SECTION 47,
BLOCK 38, T-1-S, T&P RAILWAY CO. SURVEY,
MIDLAND COUNTY, TEXAS



VICINITY MAP

N.T.S.



LEGEND

- | | |
|---|--|
|  | SET 12-INCH IRON ROD NON WIRED |
|  | PLASTIC CAP MARKED "PAPERBACK FROM 01/19/81" |
|  | FOUND IRON ANCHOR AS NOTED |
|  | EXISTING GAS RISER |
|  | EXISTING GUY ANCHOR |
|  | EXISTING PIPELINE MARKER |
|  | EXISTING PIPELINE TEST STATION |
|  | EXISTING PIPELINE VENT |
|  | EXISTING POWER POLE |
|  | EXISTING STUB OUT |
|  | EXISTING UTILITY POLE |
|  | EXISTING WATER METER |
|  | EXISTING WATER VALVE |
|  | EXISTING PUMP JACK |
|  | EXISTING SIGN |
|  | BOUNDARY LINE |
|  | EXISTING PROPERTY LINES |
|  | EDGE OF ASPHALT |
|  | EXISTING FENCE |
|  | EXISTING CHAINLINK FENCE |
|  | EXISTING OVERHEAD ELECTRIC LINE |
|  | EXISTING UNDERGROUND PIPELINE |

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS TINEE WA. IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 47, BLOCK 38, T-15-S-1E, MAP AK CD, SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TINEE WA. DOES HEREBY ADOPT THIS PLAN DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS EASEMENT, SECTION 3 IN 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 _____ DAY OF _____, 2024.

TINEE WA.

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF STONERIDGE, 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 _____

TANDON OCHOA, SECRETARY _____

SURVEY NOTES:

- 1 BASIS OF BENCH, COORDINATES, DISTANCE AND AREA ARE A LAMBERT CONIC PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GAD, CENTRAL ZONE, NAD 83. US SURVEY FOOT WITH A SCALE FACTOR (ANGLE MEASURE) OF 0.999999997 AND A COMBINED SCALE ERROR OF 0.000001% (NAD 83).
- 2 1/2" IRON ROD IN RED PLASTIC CAP MARKED "MAVERICK FORM # 10164S-1" 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, AS APPROXIMATE BASED UPON OBSERVED RECORDS FROM THE CITY OF DALLAS, TEXAS, AND/OR BY ONE-CALL 811. THERE MAY BE ADDITIONAL UTILITIES AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED CALL 1-800-GO-TIELESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 5 THIS IS A PHYSICAL PRELIMINARY PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. ANY FURTHER INVESTIGATIONS SHOULD BE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR FOR RECORD.

UTILITY COMPANY'S CERTIFICATE

THIS FLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

OPTIMUM

BY: _____

ONCOR ELECTRIC DELIVERY

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024
BY _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT NOTES

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NF19 FLOOD INSURANCE RATE MAP #4832900125F, DATED SEPTEMBER 18, 2005, THIS PROPERTY IS WITHIN THE UNSHADDED 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. SHULTS, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING AND THAT THE CORNER AND BOUNDARY THEREON WERE PROPERLY ESTABLISHED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ACT OF THE STATE OF TEXAS.

PRELIMINARY DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

2016-01-20 10:04:55 AM
 GREGORY W. SHULTS REGISTERED
 SURVEYOR LICENSE NO. 10797-1214
 1909 W. WALL STREET, SUITE 100
 MIDLAND, TX 79701

PROPERTY OWNER

TINLEE VIA
P.O. BOX 81000
MIDLAND-TX. 79708
DEED INSTRUMENT # 2016-26311 & 2024-1629
PHONE #512-755-6018

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO.



M A V E R I C K
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

**STONERIDGE,
SECTION 3**



Location Map

SUB-26-0960

Scale: 1" = 292 '

Proposed plat of Stoneridge, Section 4, being a 18.22-acre tract of land out of Section 47, Block 38, T-1-S, T&P Railway Co Survey, Midland County, Texas.

Generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307. (Extraterritorial Jurisdiction)

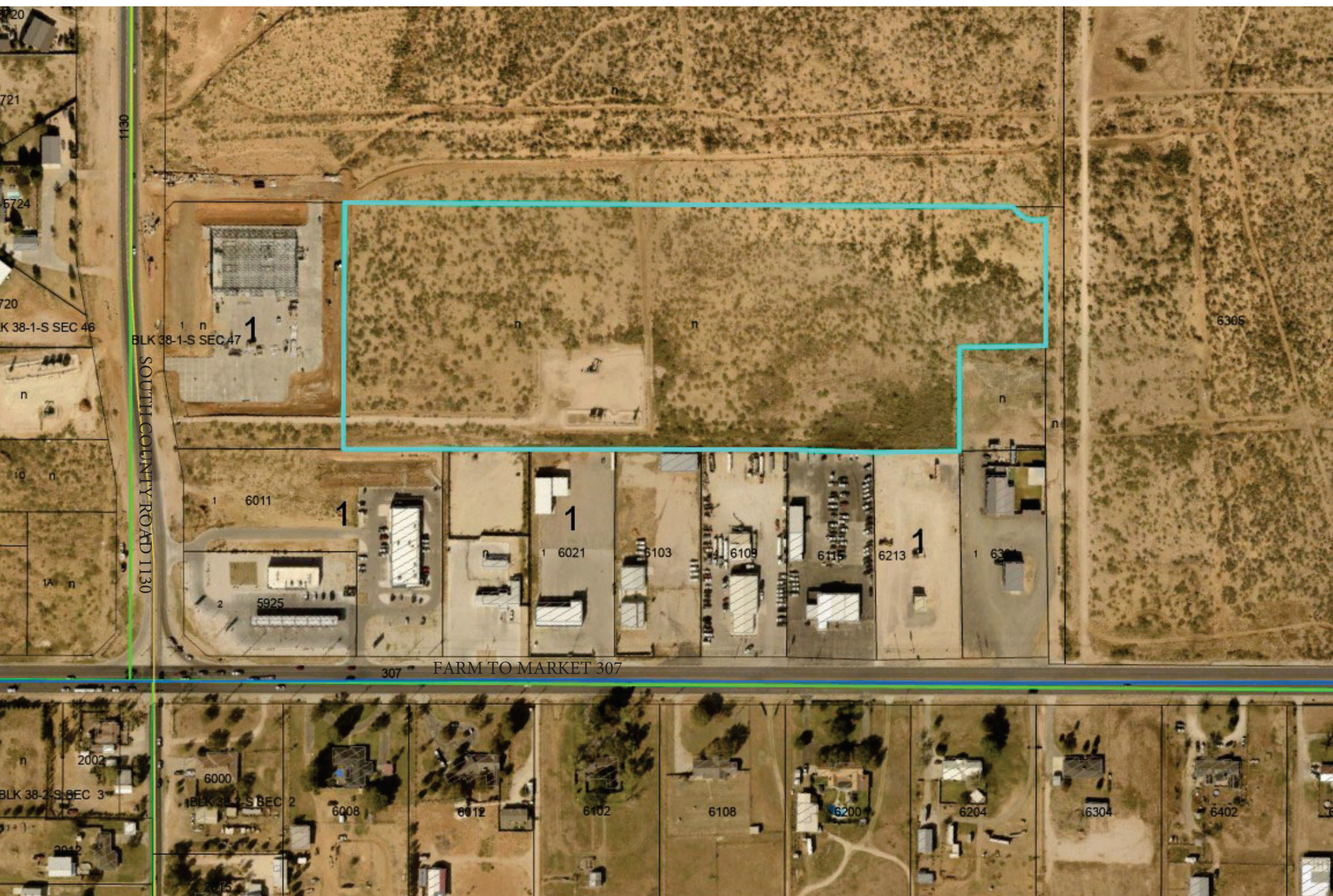
LEGEND

- 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.





PRELIMINARY PLAT STONERIDGE, SECTION 4

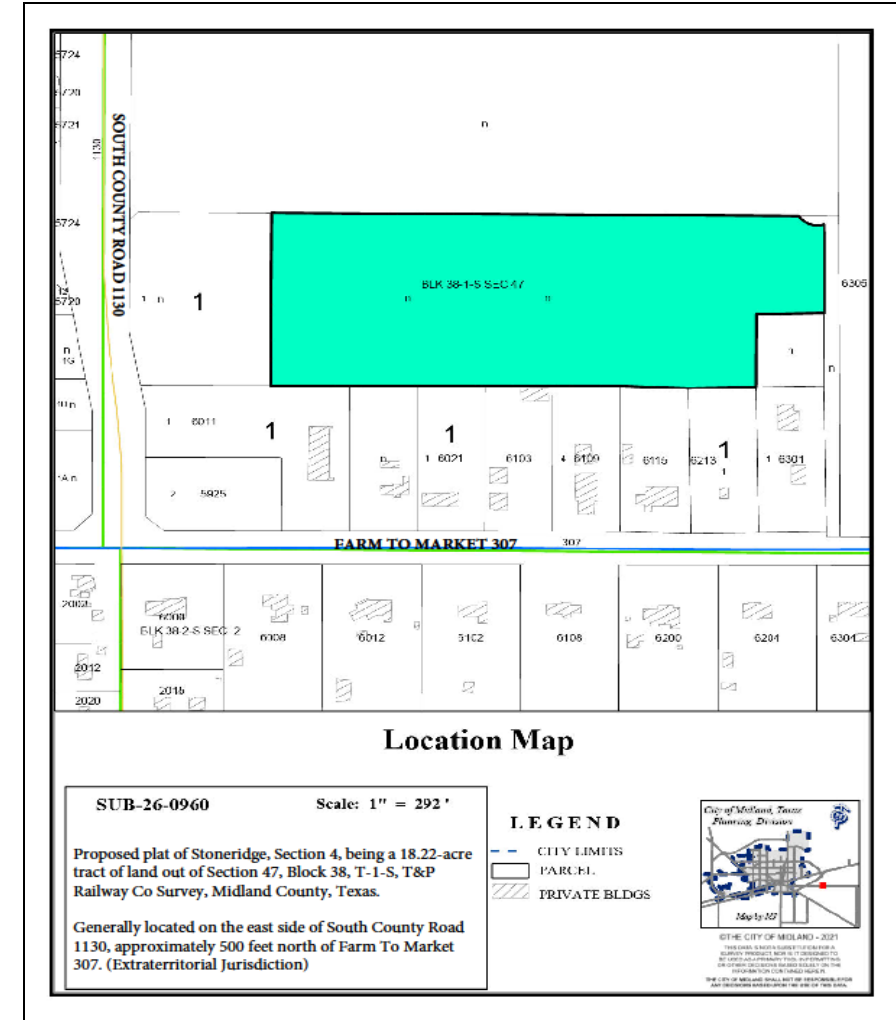


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Tinlee Via
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307. (Extraterritorial Jurisdiction)
- **Reason for Request:** For future commercial development



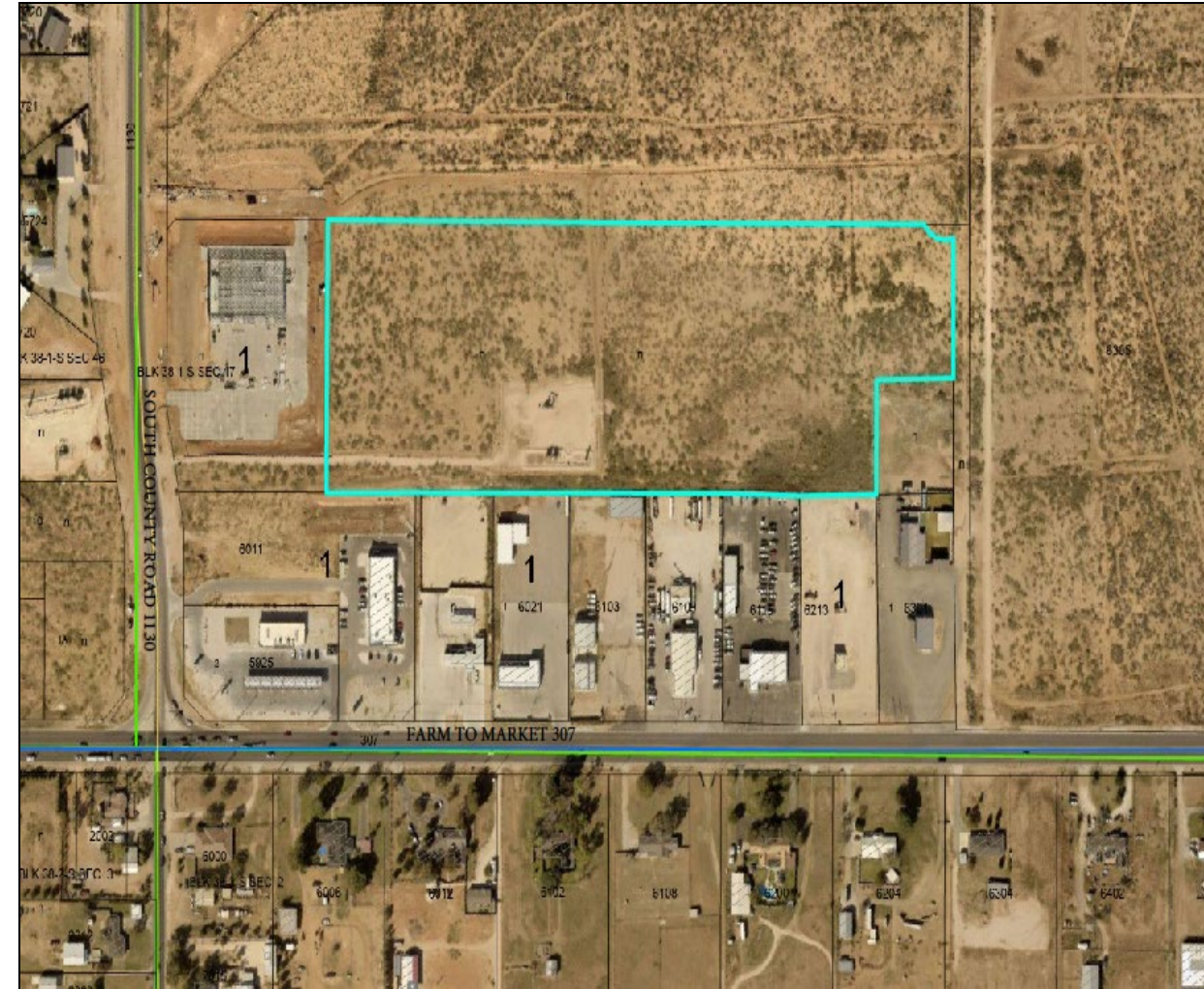
3

-



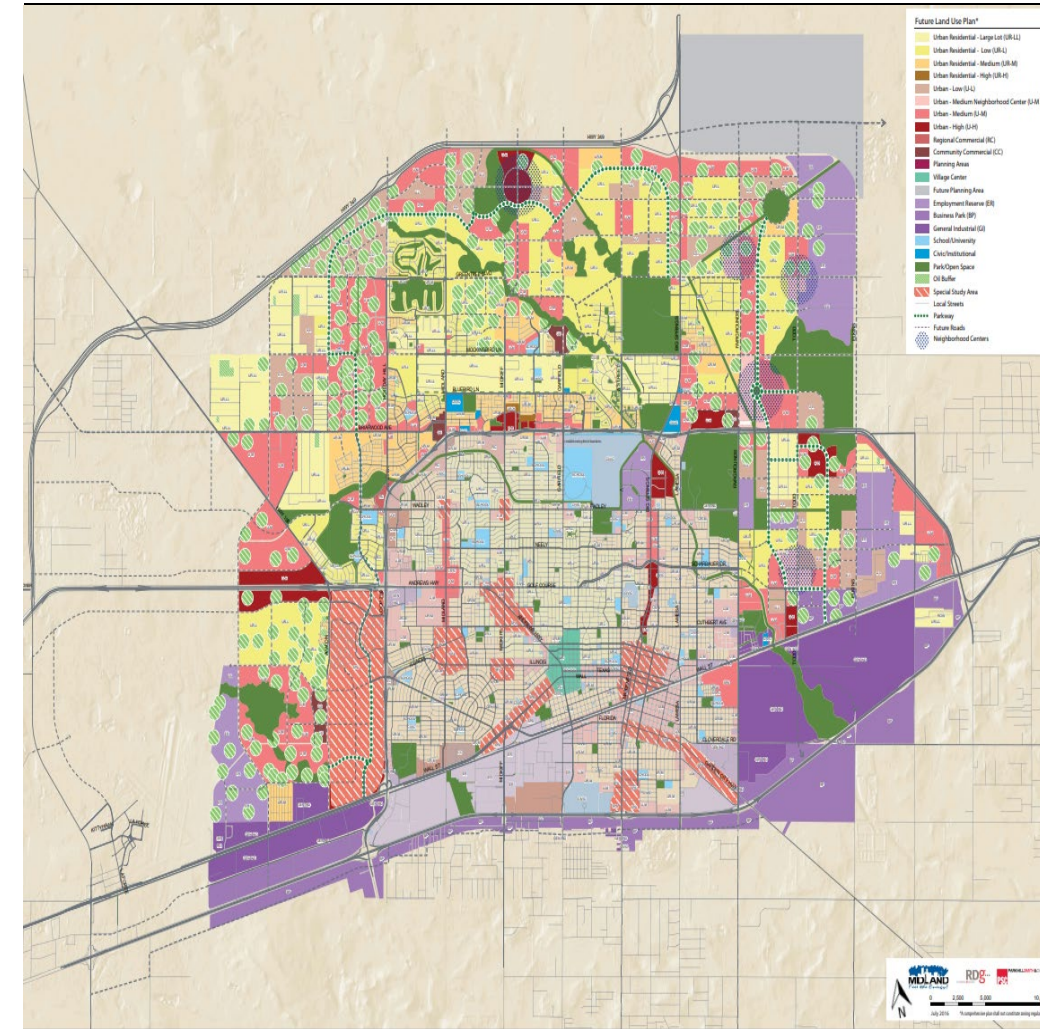
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

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



MISSION

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

