

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
May 4, 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 20, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Green Tree North, Section 24, being a replat of Lot 39, Block 9, and a 0.12-acre portion out of Lot 40, Block 9, Green Tree North, Section 8, City and County of Midland, Texas. (Generally located on the north side of Calen Court, approximately 170 feet east of Holiday Hill Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land out of Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion approving a Final Plat of Belmont Addition, Section 28, being a replat of Lots 2, 3, and 4, Block 27, Replat of Blocks 24 and 27 of Belmont Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of South Main Street and Montgomery Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Motion approving a Final Plat of Westridge Park Addition, Section 60, being a plat of a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

7. - Hold a public hearing and consider a request by Press Café, LLC, on behalf of Lusso Real Estate, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, for an 8,822-square-foot portion of Lot 1, Block 12, Westridge Park Addition, Section 49, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Deauville Boulevard and Avalon Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
8. - Hold a public hearing and consider a Preliminary Plat of Racquet Club South, Section 6, being a replat of Lots 27, 28, 31, and 32, Block 1B, Racquet Club South, Section 3, City and County of Midland, Texas. (Generally located on the north side of Racquet Club Drive, approximately 350 feet west of North L Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
9. - Hold a public hearing and consider a request by Dunaway Associates, on behalf of Black Family Partnerships, for a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development on Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. - Hold a public hearing and consider a request by Troy T. Hunt Homes, LTD, for a Zone Change from PD, Planned Development District for a Housing Development to PD, Planned Development District for a Transition District on a 3.03 acre-tract of land out of Green Hill Terrace, City and County of Midland, Texas. (Generally located on the east side of the intersection of Holiday Hill Road, and Becker Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

11. - Motion approving a reinstatement of an approved Preliminary Plat of Westridge Park Addition, Section 58, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the east intersection of Tradewinds Boulevard and Leisure Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
12. - Motion approving a Final Plat of Westridge Park Addition, Section 58, being a plat of a 2.186-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Kent North Big Spring Addition, being a plat of a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

(QUALITY OF LIFE AND PLACE)

15. - 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)**
16. - Motion approving, with staff's recommended conditions, a preliminary plat of Bankhead Addition, Section 14, being a plat of a 0.95-acre tract of land out of a Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Bankhead Highway, approximately 345 feet south of West Front Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
17. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Permian Estates, Section 24, being a replat of Lots 18 and 19, Block 81, Permian Estates, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Wall Street and Fasken Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Landon J. Ochoa
Planning Division Manager
Department of Development Services

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

**CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION
MEETING
April 20, 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 20, 2026.

Members present: Dara Richardson, Joshua Sparks, Brennan Berry, Joshua Garza, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
Members absent: Aaron Hunter, Bradon Ofield
Staff members present: Britt Murry, Landon Ochoa, Lori Elliott, Madelim Jaquez, Angelina Bettanini, Beatriz Quezada, Alexis M. Martinez

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the 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)**

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Associate Planner Alexis Martinez to present this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Associate Planner Alexis Martinez to present 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 3:39 p.m.

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Associate Planner Alexis Martinez to present 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 3:41 p.m.

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Planner Beatriz Quezada to present this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Planner Lori Elliott to present this item.

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

There was no one wishing to speak on this item.

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

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)**

Planner Lori Elliott to present this item.

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

John Love, clarified that he would like to move forward with a single family as this property has city utilities and is capable of being up to standard.

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

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)

Planner Lori Elliott to present this item.

The public hearing opened at 3:54 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:55 p.m.

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Planner Angelina Bettanini to present this item.

The public hearing opened at 3:57 p.m.

Resident Susie Hall, mentioned she has spent money on making it look nice with landscaping and cleanliness. She doesn't want to see broken cars or junk. She wants the business to be maintained and keep up to standard.

Enrique Aguilar, stated he would be a clean, streamlined business.

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

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Associate Planner Alexis Martinez to present this item.

The public hearing opened at 4:11 p.m.

Attorney, Marcus Shawartz, explained the legality of the TABC law and that Dave & Buster's is a family friendly establishment.

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

Motion passed with the following vote:

AYE: BreAnna Lefoy, Joshua Sparks, Joshua Garza, Brennan Berry

NAY: Dara Richardson, J. Brian Martin

ABSTAIN: Lucy Sisniega

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Senior Planner Britt Murry to present this item.

The public hearing opened at 4:16 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:16 p.m.

Motion passed with the following vote:

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

NAY:

ABSTAIN:

ABSENT: Aaron Hunter, Brandon Ofield

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)

Motion passed with the following vote:

AYE: BreAnna Lefoy, Joshua Sparks, Joshua Garza, Brennan Berry

NAY: Dara Richardson, J. Brian Martin

ABSTAIN: Lucy Sisniega

ABSENT: Aaron Hunter, Brandon Ofield

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)**

Withdrawn by applicant

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)

Applicant Gracie Rodriguez, mentioned they wanted to comply with city code by platting the land.

Motion passed with the following vote:

AYE: BreAnna Lefoy, Joshua Sparks, Joshua Garza, Brennan Berry

NAY: Dara Richardson, J. Brian Martin

ABSTAIN: Lucy Sisniega

ABSENT: Aaron Hunter, Brandon Ofield

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 Ochoa, Planning Division Manager
Department of Development Services.

Joshua Sparks, Chair

Date

Date



Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: May 4, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of Green Tree North, Section 24, being a replat of Lot 39, Block 9, and a 0.12-acre portion out of Lot 40, Block 9, Green Tree North, Section 8, City and County of Midland, Texas. (Generally located on the north side of Calen Court, approximately 170 feet east of Holiday Hill Road.)

Purpose:

Duryn Hennington, on behalf of David and Cheryl Griffin, is requesting to replat the property located at 7005 Calen Court into one lot in order to obtain a construction permit.

Current Zoning:

SF-1, Single Family Dwelling District

The preliminary plat was approved on March 16, 2026, by the Planning and Zoning Commission.

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

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

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No comments.

Building Code: (Approved)

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

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

GIS: (Approved)

No comments.

Addressing Review: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Green Tree North, Section 24.

Attachments:

- A. P-26-2529, Combined Files
- B. P&Z - - Green Tree North, Section 24 Residential Final Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/21/2026
Final Approval - 4/30/2026

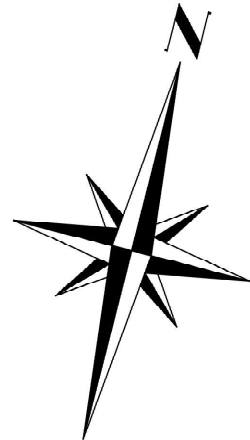


VICINITY MAP
(NOT TO SCALE)

FINAL PLAT GREEN TREE NORTH, SECTION 24 BEING A REPLAT OF LOT THIRTY-NINE (39) AND A 0.12 ACRE TRACT OF LAND OUT OF THE NORTHERN PORTION OF LOT FORTY (40), BLOCK NINE (9), GREEN TREE NORTH, SECTION 8, CITY AND COUNTY OF MIDLAND, TEXAS

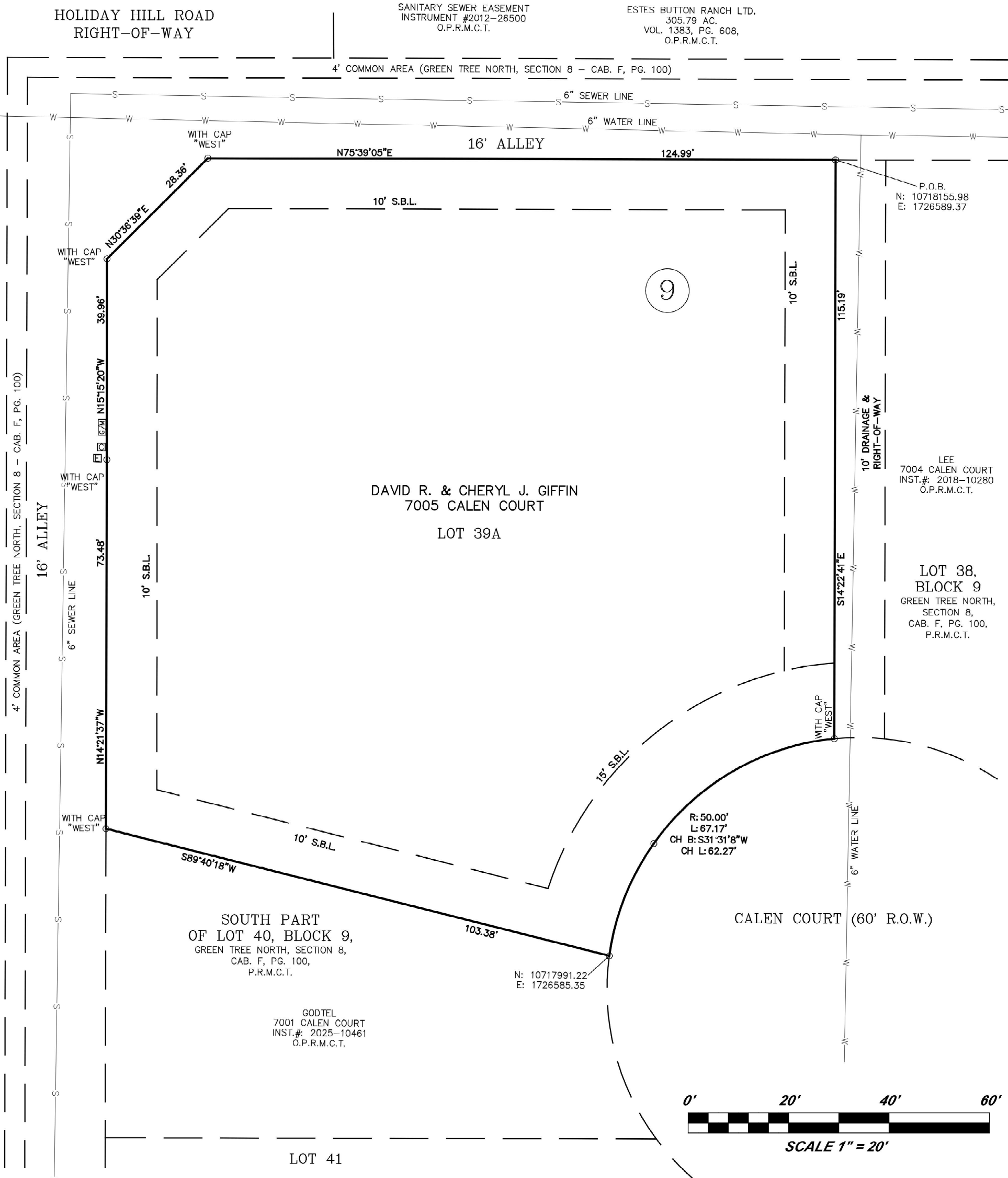
NOTICE:

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



HOLIDAY HILL ROAD
(120' R.O.W.)

LEGEND
● Set 1/2" I.R.
W/Cup "RPLS 6832"
○ Fnd. 1/2" I.R.
— Existing Sewer Line
— Existing Water Line



UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Mark Lieb
ATMOS ENERGY
Print Name:
Jeffrey R. Henderson
ONCOR ELECTRIC DELIVERY
Print Name:

Luis Montez
OPTIMUM
Print Name:
Vicki Byler
ASTOUND
Print Name:

Danny Nino
AT&T-TEXAS
Print Name:

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

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

By: DAVID R. GIFFIN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

By: CHERYL J. GIFFIN OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYN 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.

DURYN 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 "GREEN TREE NORTH, SECTION 24" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the _____ day of _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

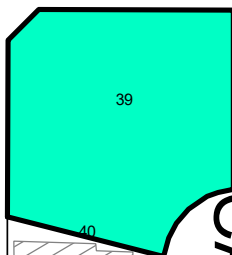
DATE: _____ PAGE _____

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

APRIL 2026

**GREEN TREE NORTH
SECTION 24**

HOLIDAY HILL ROAD



200-foot Public Notification Area

CALEN CT

9

CHADWICK CT

RIDGEFIELD CT

Location Map

SUB-26-0949

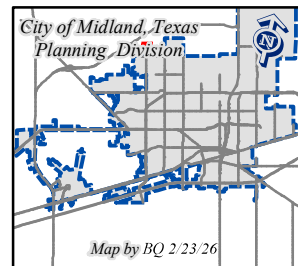
Scale: 1" = 800'

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

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

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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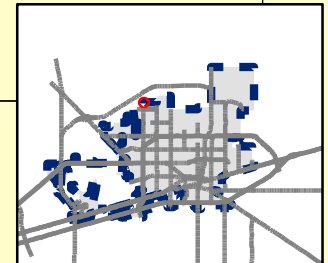
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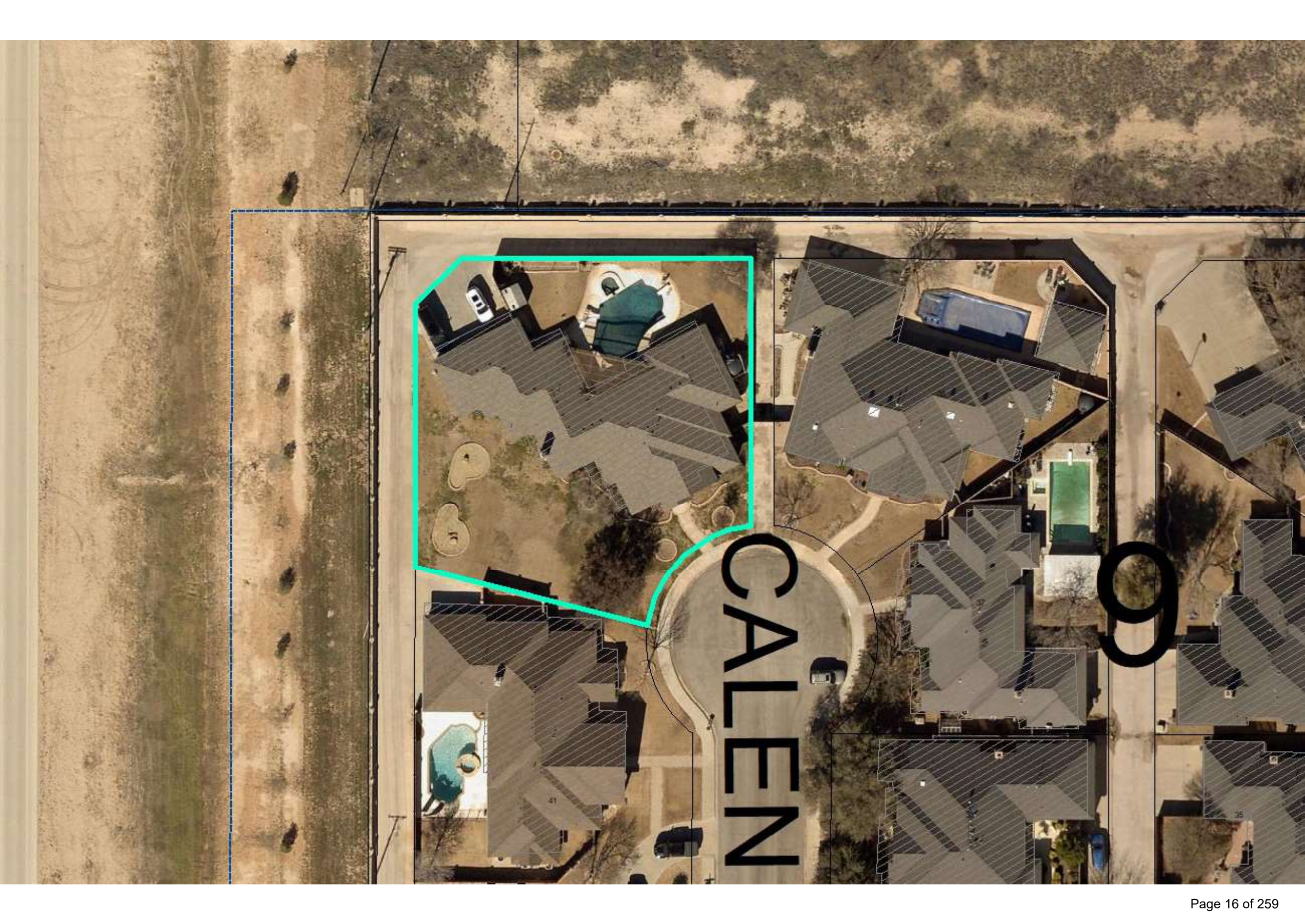
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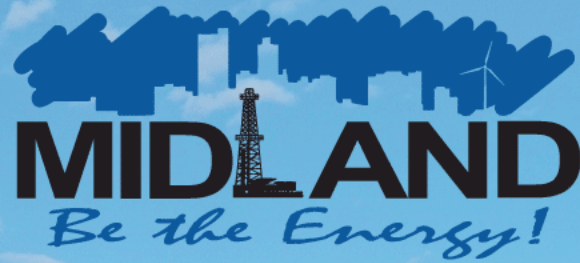
HOLIDAY HILL ROAD

SF1

CALEN CT







FINAL PLAT GREENTREE NORTH, SECTION 24

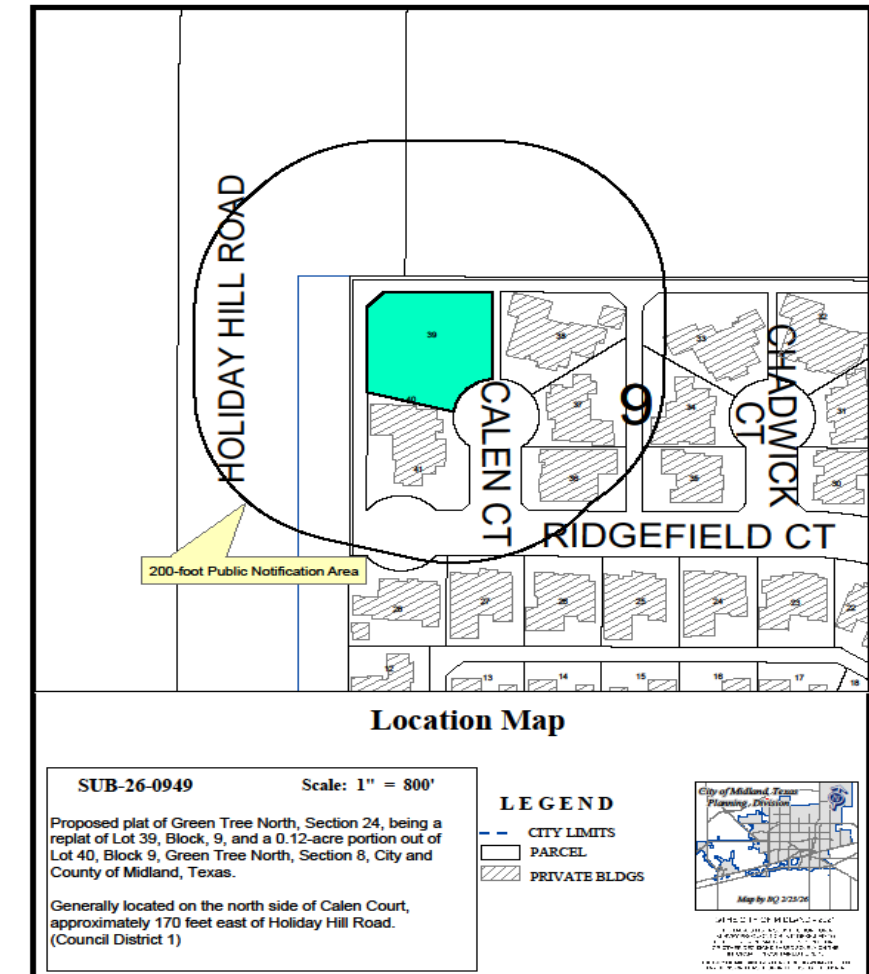


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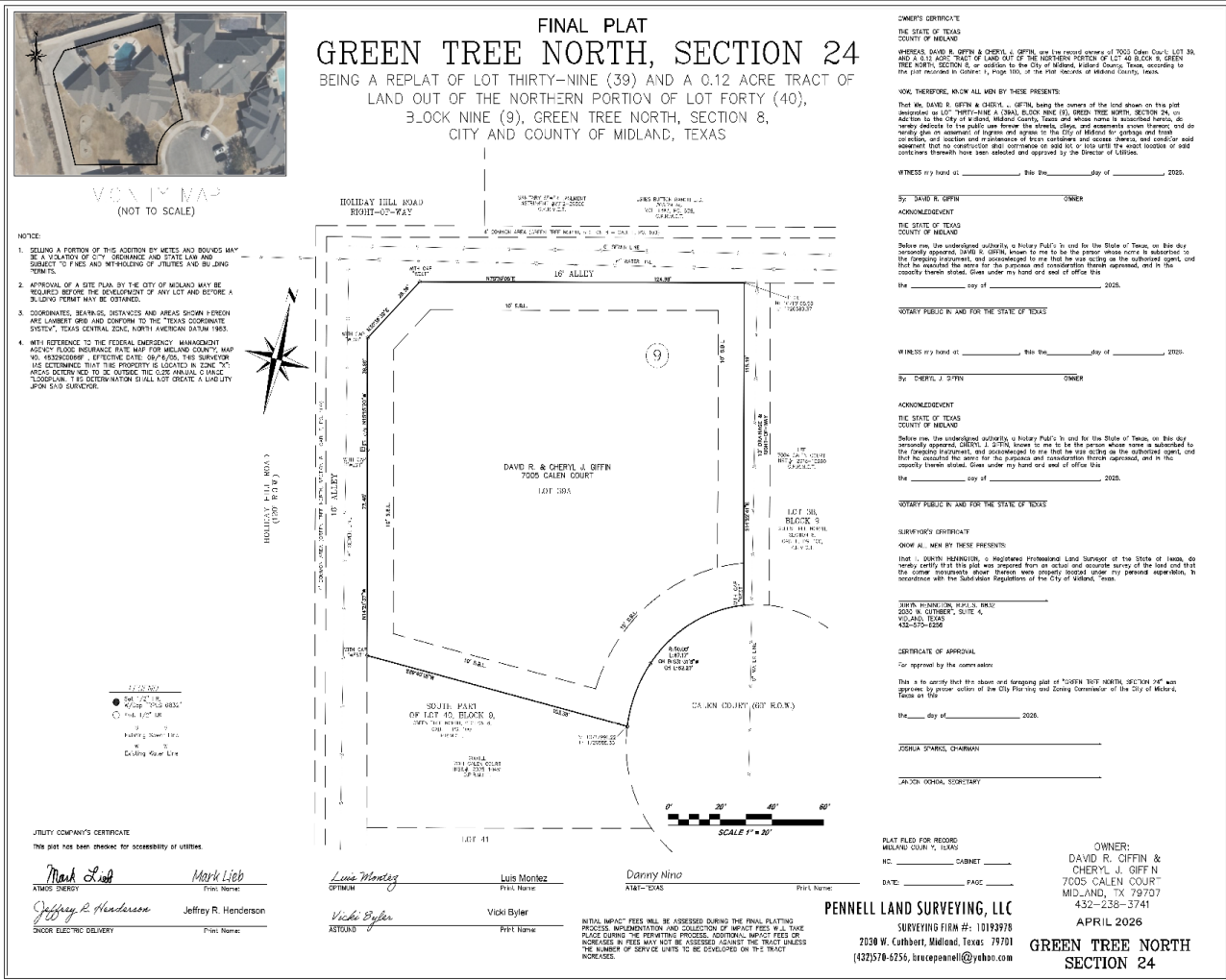
APPLICATION SUMMARY

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



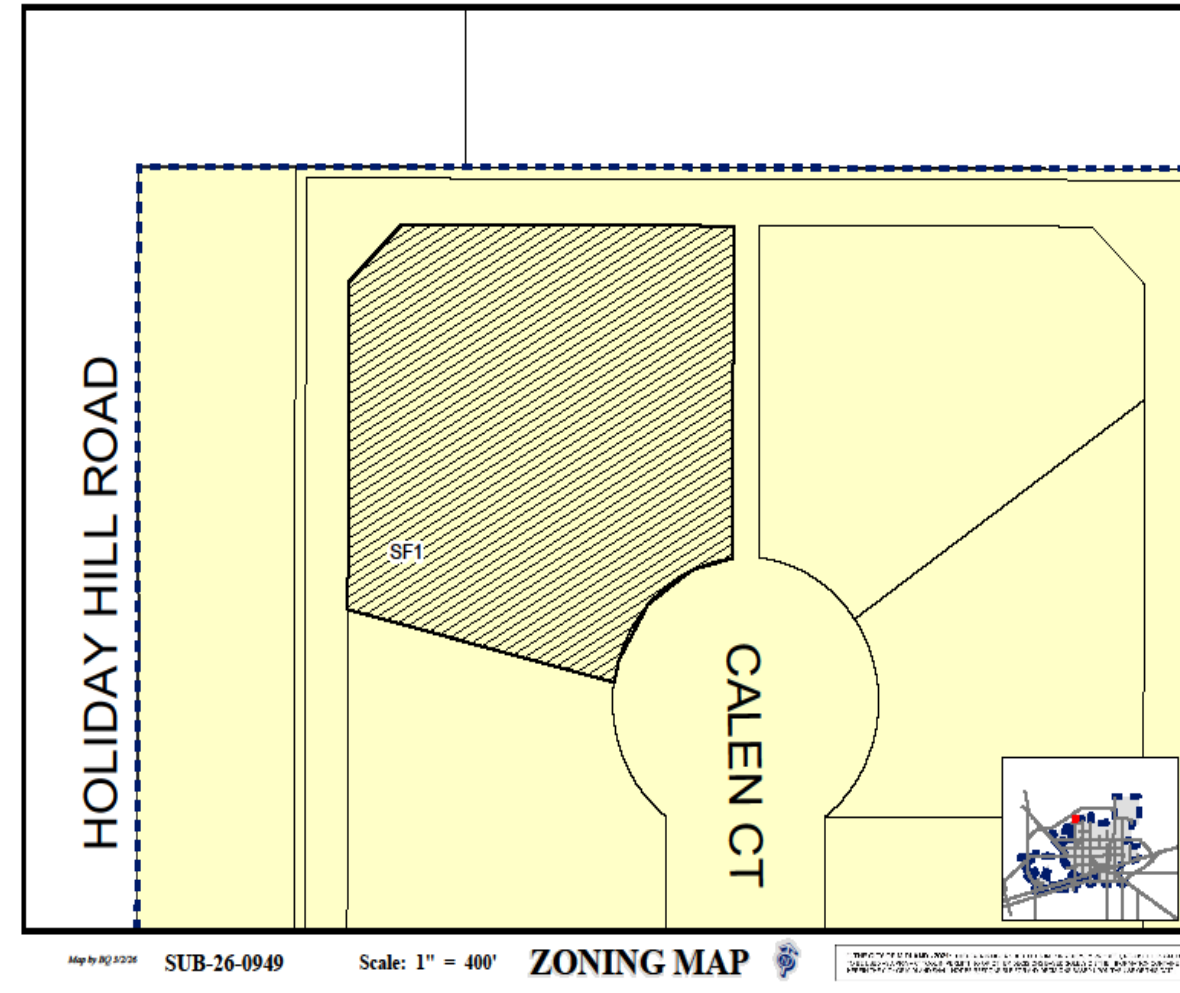
PLAT DETAILS

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



ZONING

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



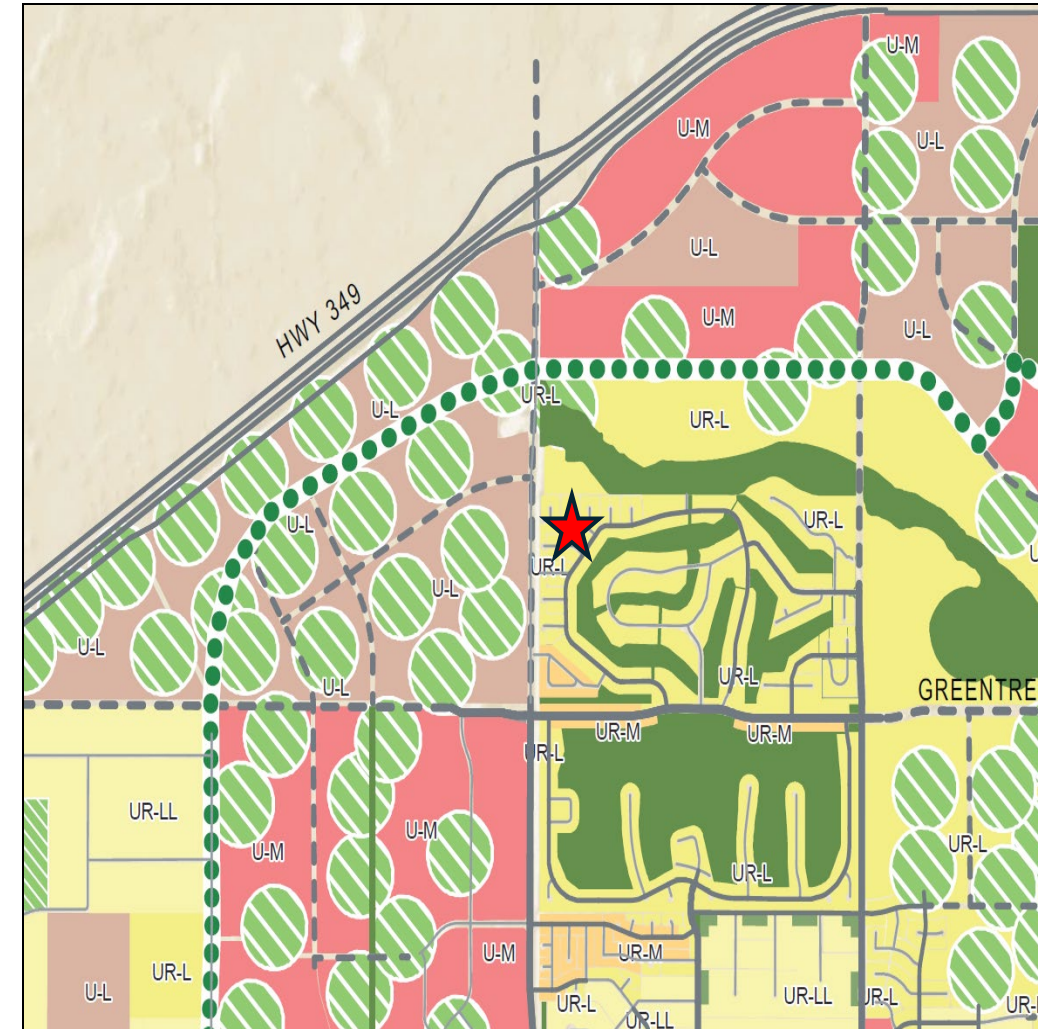
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low, (UR-L)
- **Supported Uses:** Neighborhoods emphasizing single-family detached homes.



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: May 4, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving a Final Plat of Limestone Addition, Section 1, being a plat of a 54.49-acre tract of land out of Sections 11 and 14, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of South County Road 1250 and West Interstate 20 Service Road.)

Purpose:

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

The preliminary plat was approved at the March 2, 2026, Planning and Zoning Commission meeting, and at the March 24, 2026, City Council meeting, as it is over 25 acres in area.

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 4/17/2026. W I-20 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 4/17/2026. [For Applicant's Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 4/17/2026. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued. No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil & gas issues.

Building Code: (Approved)

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

Addressing: (Approved)

County Plat — To be addressed by MECD.

GIS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

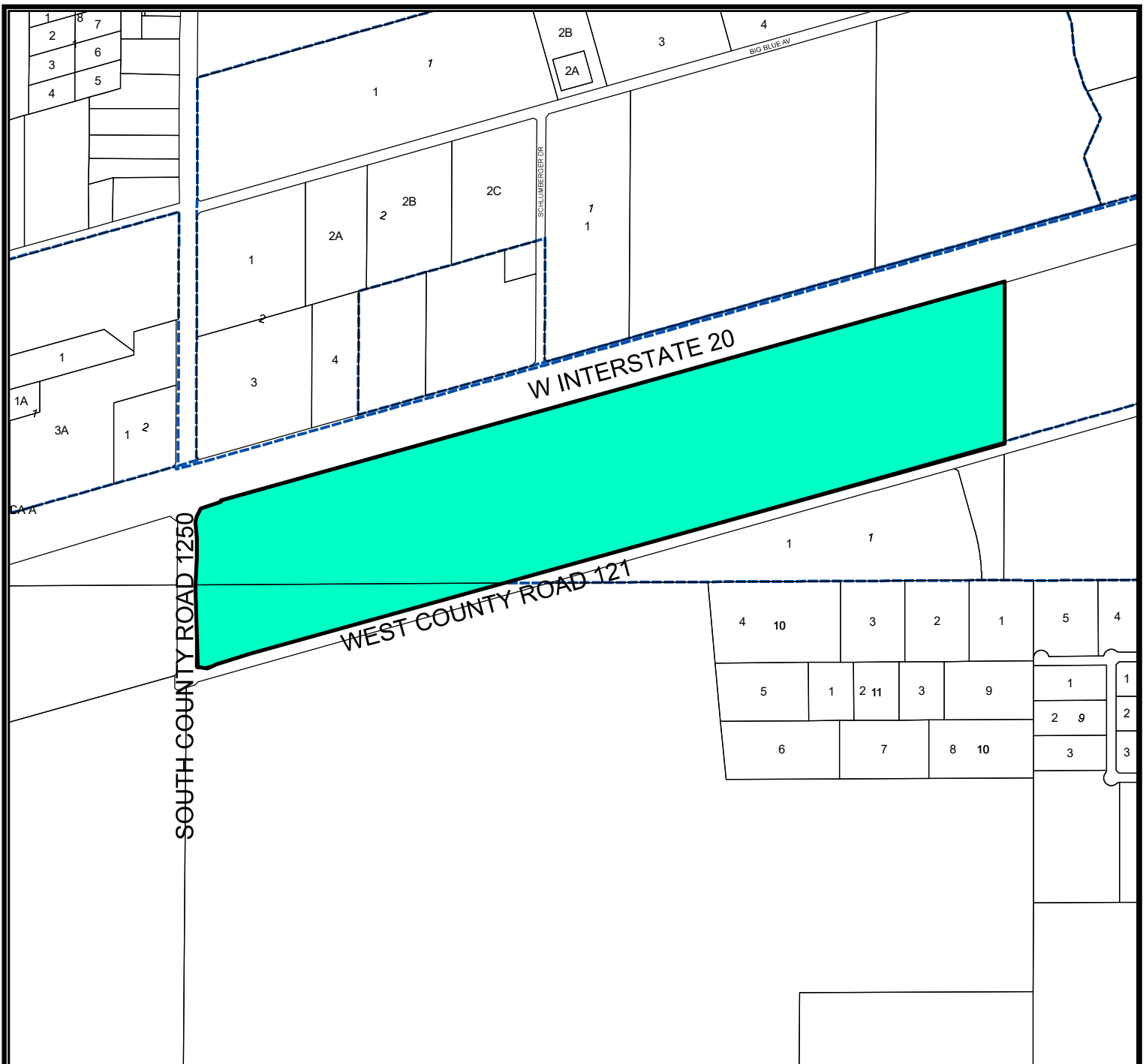
Staff recommends approval of the Final Plat of Limestone Addition, Section 1.

Attachments:

- A. P-26-2534, Limestone Addition, Section 1, Combined
- B. P&Z - - Limestone Addition, Section 1 Final

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/22/2026
Final Approval - 4/30/2026



Location Map

SUB-25-0864

Scale: 1" = 6,000'

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

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

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

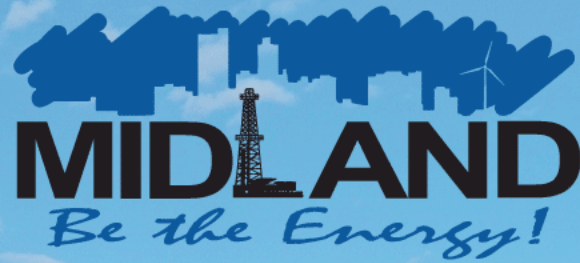


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FINAL PLAT LIMESTONE ADDITION, SECTION 1

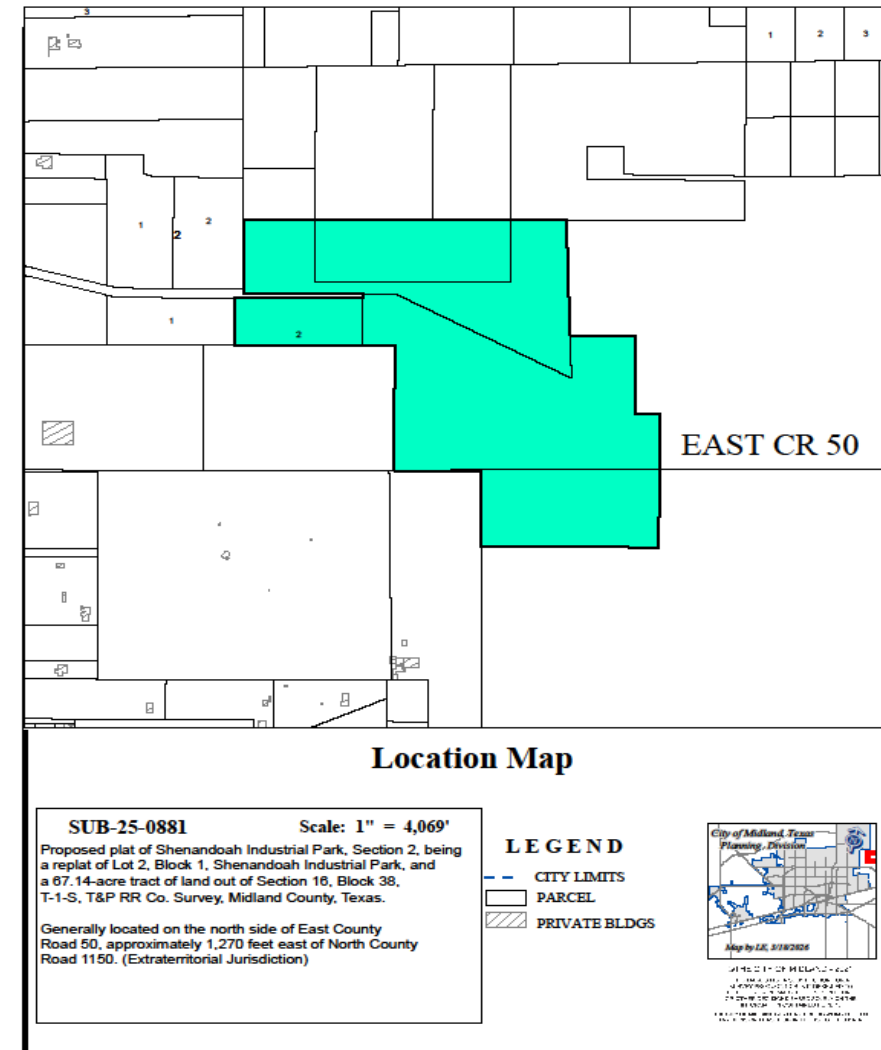


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APPLICATION SUMMARY

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



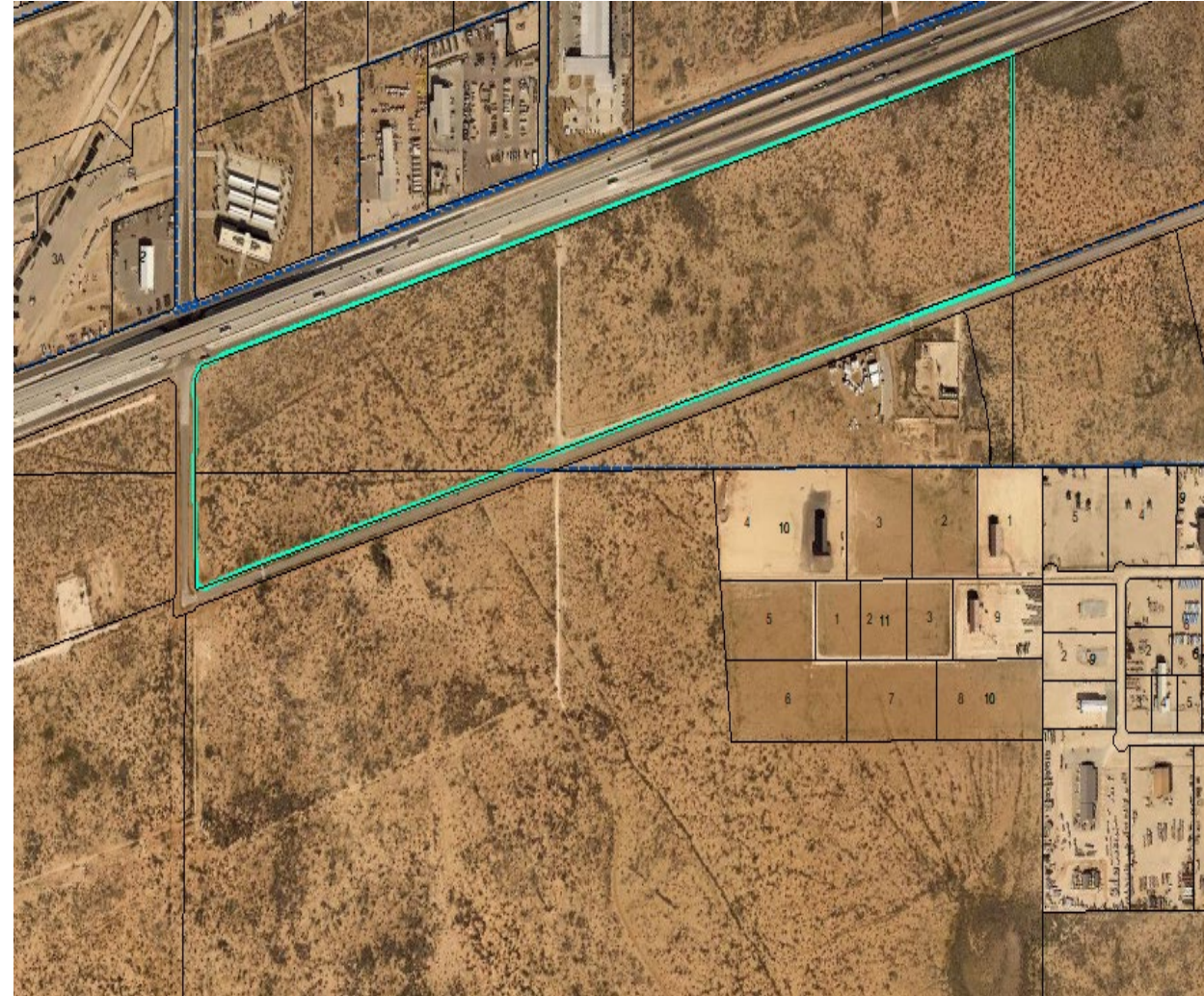
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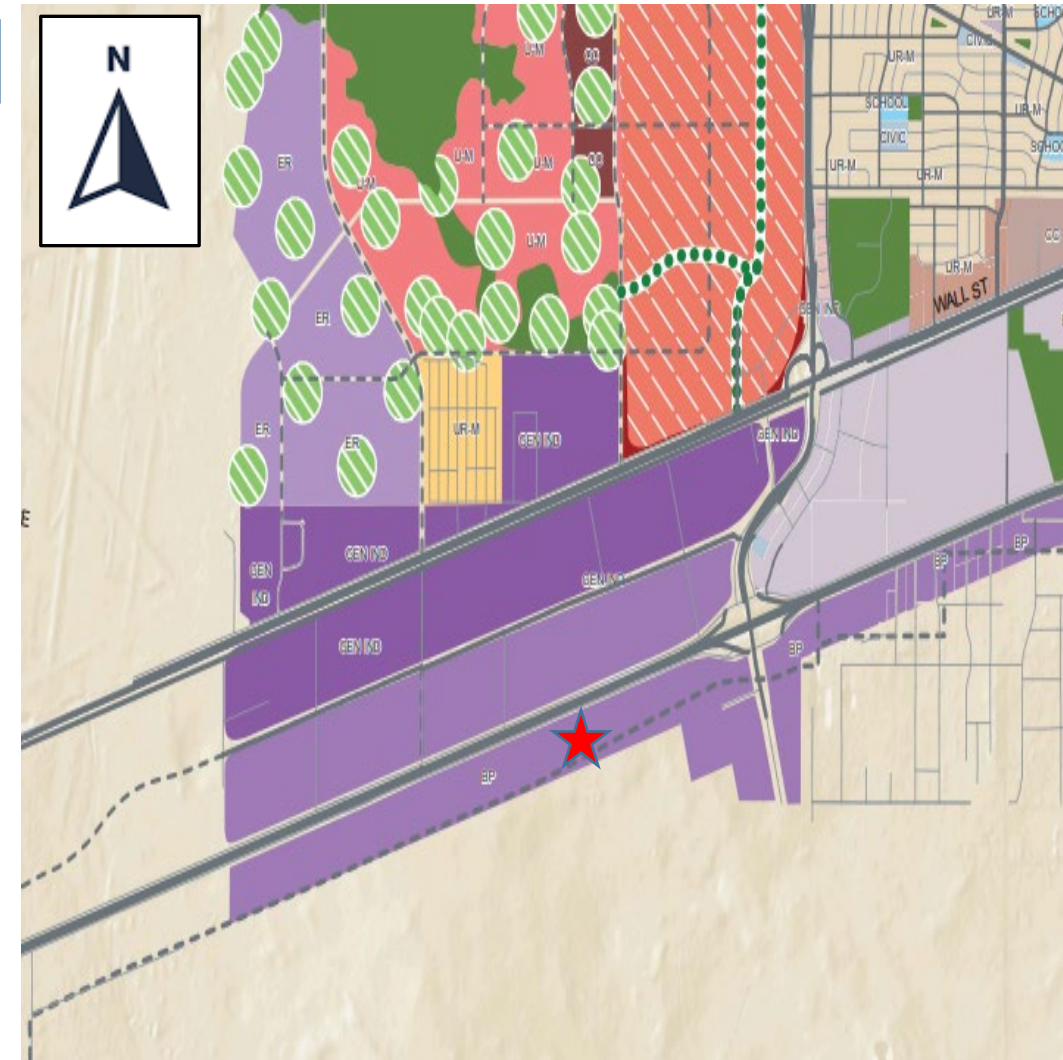
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20, (BP)
- **Supported Uses:** A mix of industrial uses such as warehousing and distribution centers.



RELATED ITEMS

- This preliminary plat was approved at the March 2, 2026, Planning and Zoning Commission Meeting.
- The preliminary plat was approved at the March 24, 2026, City Council meeting, as it is over 25 acres in area.



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Limestone Addition, Section 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: May 4, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Belmont Addition, Section 28, being a replat of Lots 2, 3, and 4, Block 27, Replat of Blocks 24 and 27 of Belmont Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of South Main Street and Montgomery Avenue.)

Purpose:

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

The preliminary plat was approved at the March 16, 2026, Planning and Zoning Commission meeting.

Current Zoning:

MH, Manufactured Housing District

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil and gas issues.

Building Code: (Approved)

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

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

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

Attachments:

- A. P-26-2528, Combined Documents
- B. P&Z - - Belmont Addition, Section 28 Final Plat

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/23/2026
Final Approval - 4/23/2026



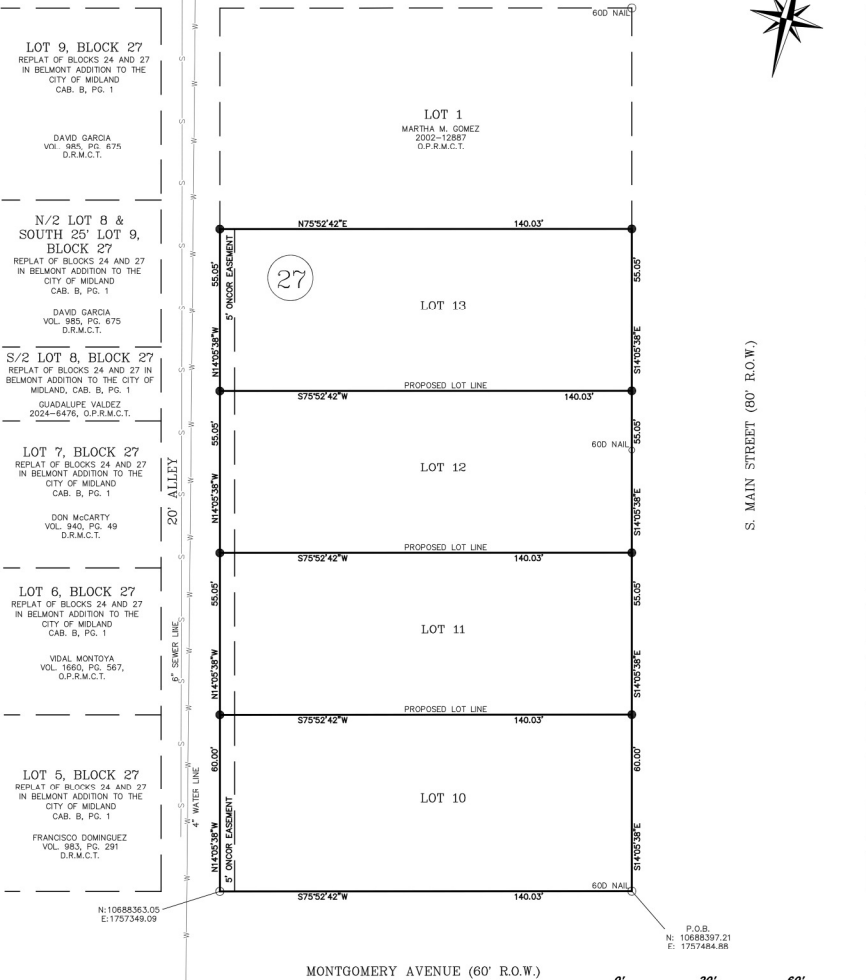
VICINITY MAP
(NOT TO SCALE)

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48328C0202F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

FINAL PLAT
BELMONT ADDITION, SECTION 28
BEING A REPLAT OF LOTS TWO (2), THREE (3) & FOUR (4)
BLOCK TWENTY-SEVEN (27), A REPLAT OF BLOCKS 24 AND
27 IN BELMONT ADDITION
CITY AND COUNTY OF MIDLAND, TEXAS

W. HICKS AVENUE (60' R.O.W.)



LEGEND

- Set 1/2" I.R.
- Fnd. 1/2" I.R.
- Existing Sewer Line
- Existing Water Line

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Mark Lieb
ATMOS ENERGY
Jeffrey R. Henderson
ONCOR ELECTRIC DELIVERY

Mark Lieb
Print Name:
Jeffrey R. Henderson
Print Name:

Luis Montez
OPTIMUM
Vicki Byler
ASTOUND

Luis Montez
Print Name:
Vicki Byler
Print Name:

JERRY
Print Name:

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, CARL ENGLESTAD, is the record owners of LOTS 2, 3 & 4, BLOCK 27, A REPLAT OF BLOCKS 24 AND 27 IN BELMONT ADDITION TO THE CITY OF MIDLAND, Midland County, Texas, according to the plat recorded in Cabinet B, Page 1 (the recording information as shown on some copies of the plats, but appears to be found in Cabinet B, Page 2), of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS my hand at 10:30 am, this the 6 day of April, 2026.

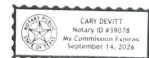
By: CARL ENGLESTAD OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, CARL ENGLESTAD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this 6th day of April, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYN 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.

DURYN 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 "BELMONT ADDITION, SECTION 28" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the day of 2026.

JOSHUA SPARKS, CHAIRMAN

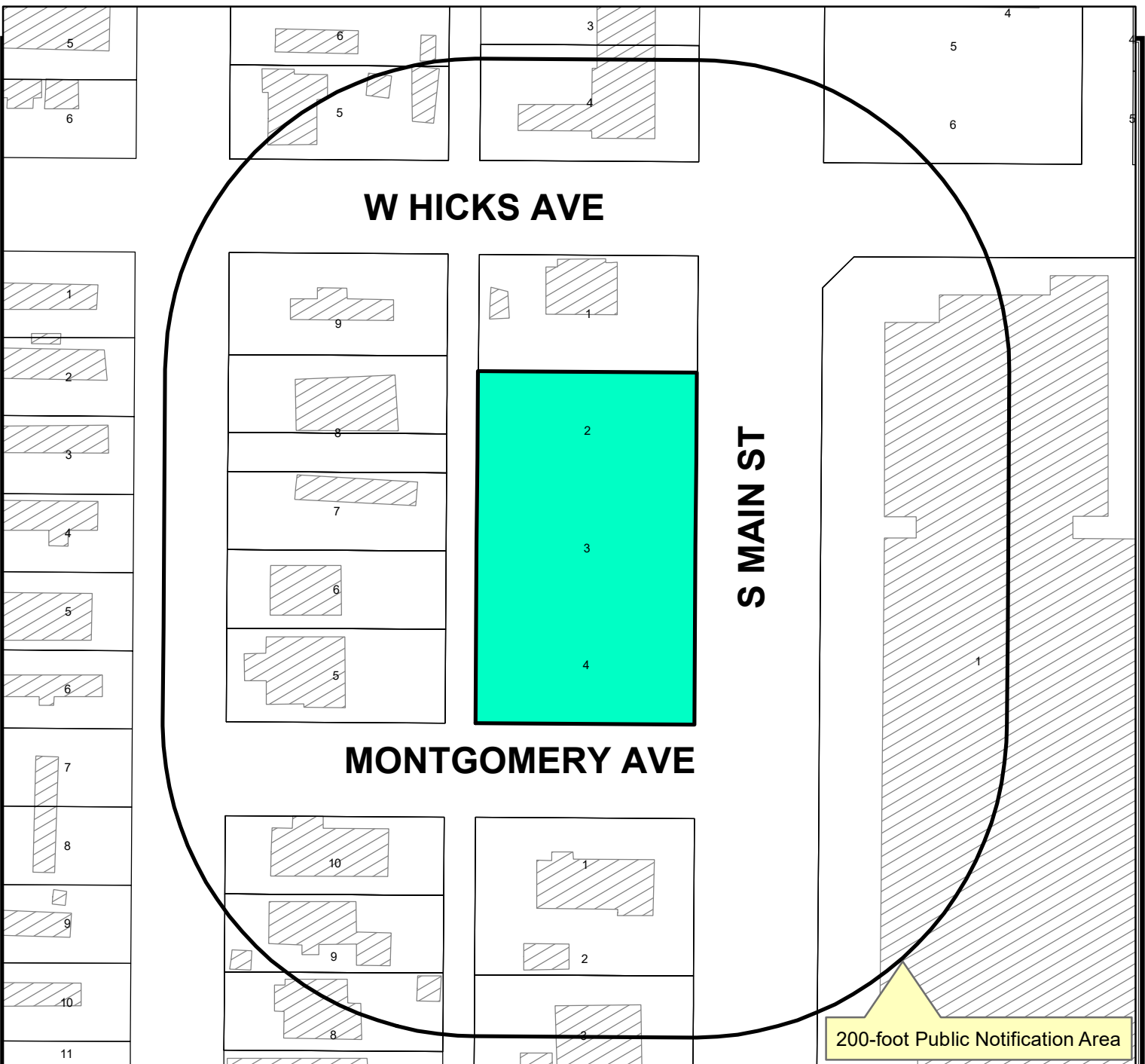
LONDON OCHOA, SECRETARY

OWNER:

CARL ENGLESTAD
371 SAVANNAH HILL
ROCKWALL, TX 75032
432-664-2355

APRIL 2026

BELMONT ADDITION,
SECTION 28



Location Map

SUB-26-0948

Scale: 1" = 93'

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

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

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



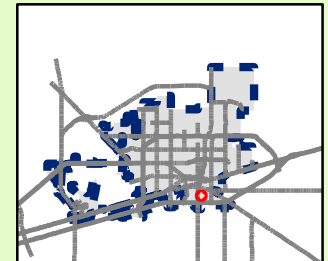
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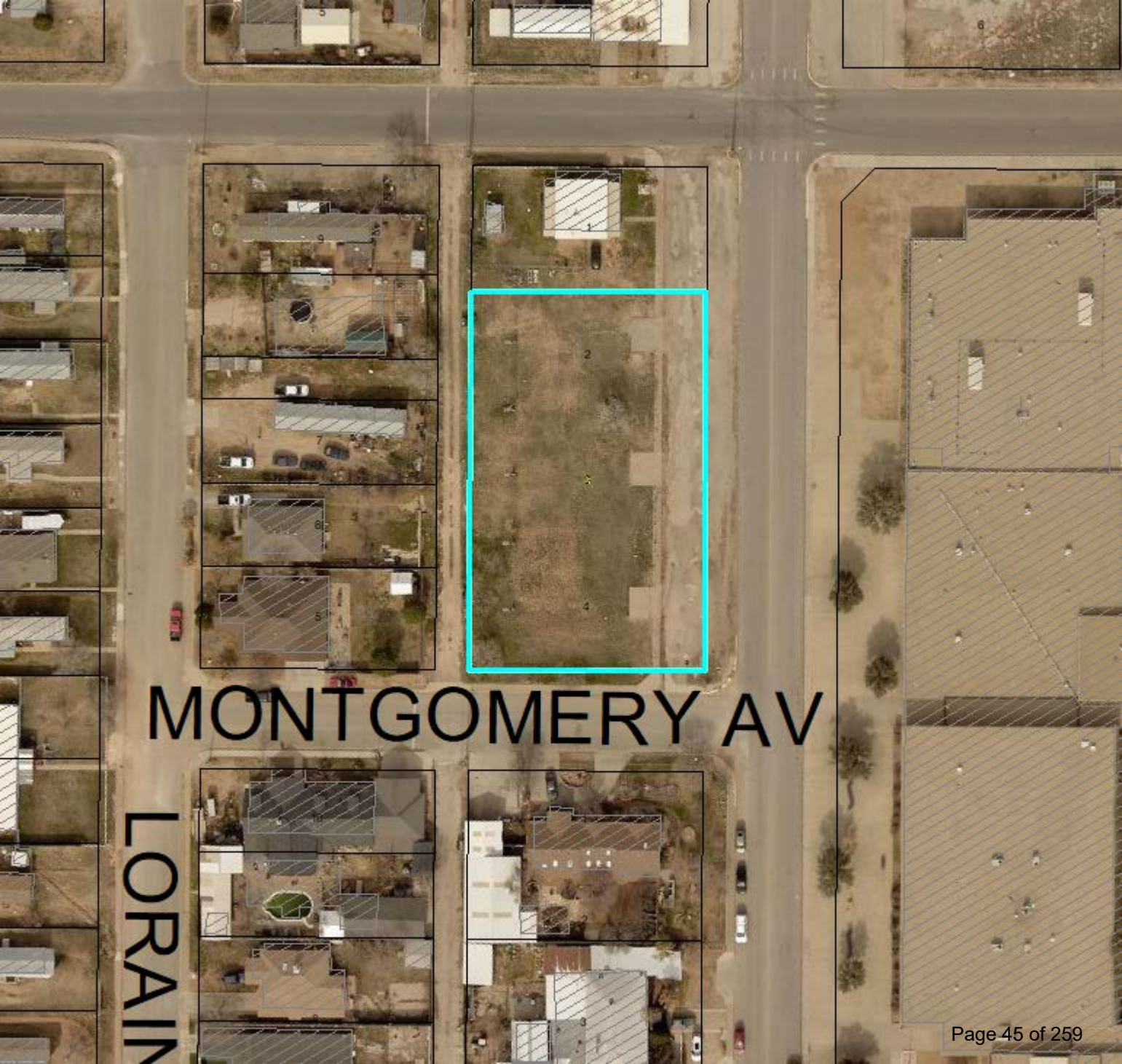
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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

RR

MH

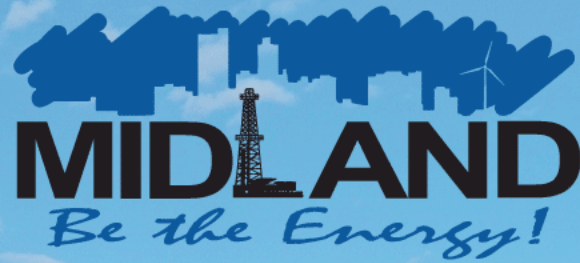




MONTGOMERY AV

LORAIN





FINAL PLAT BELMONT ADDITION, SECTION 28

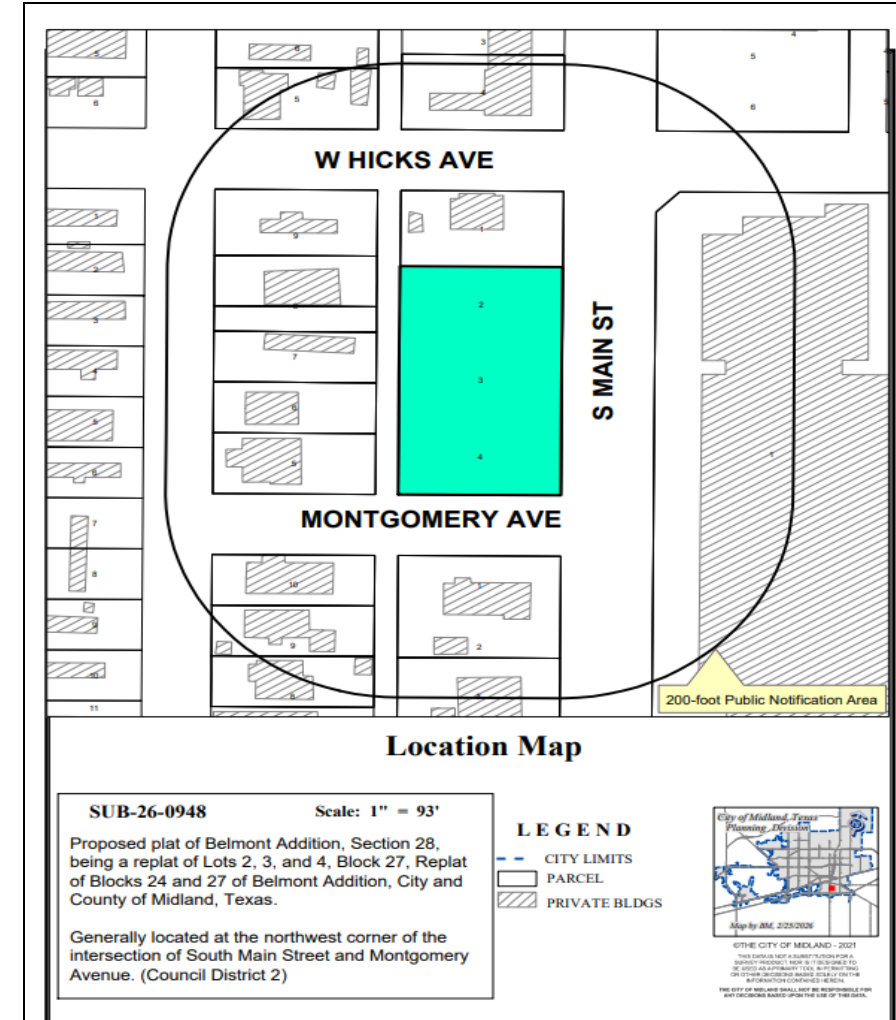


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APPLICATION SUMMARY

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

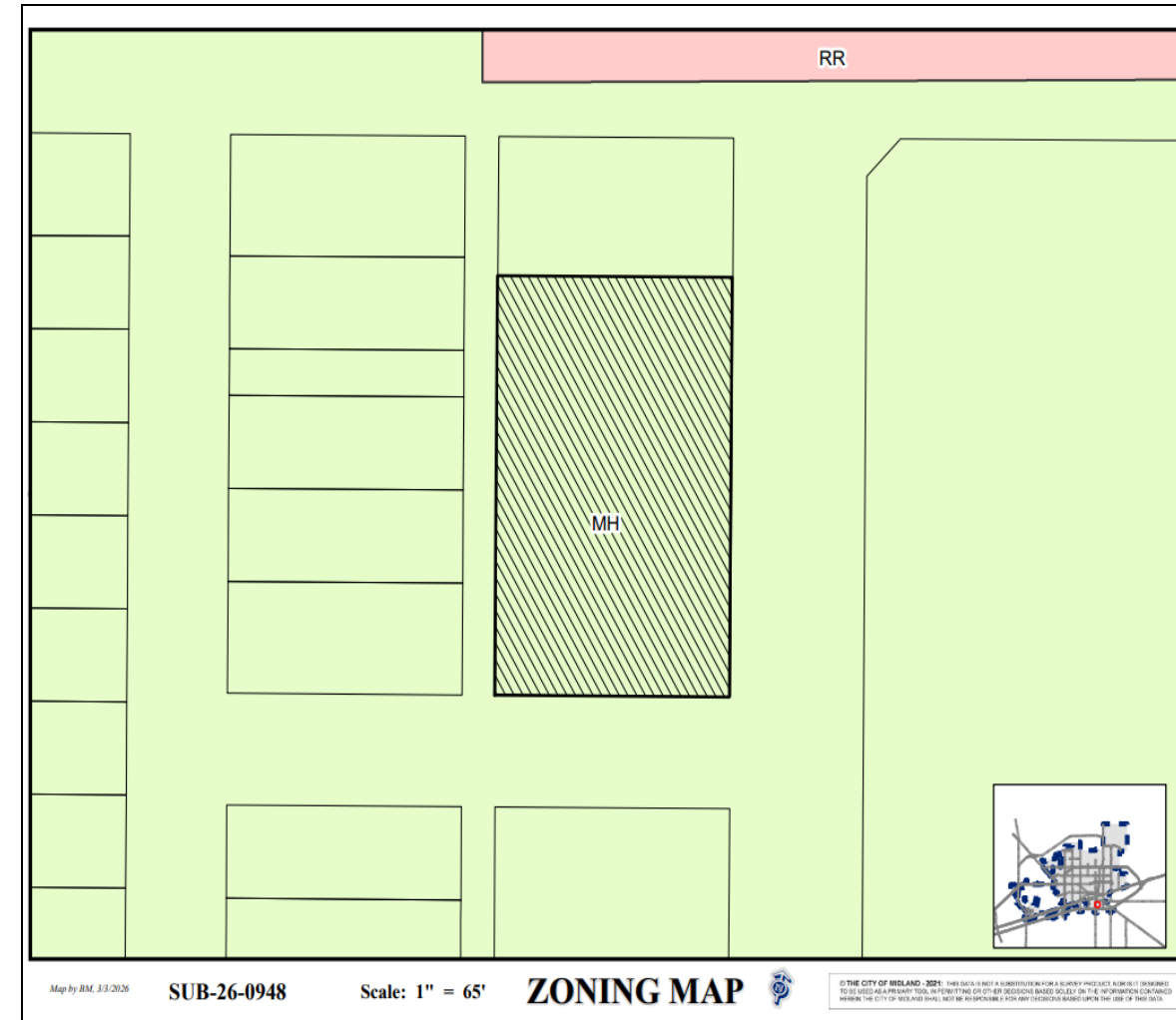


- **Acreage:** 0.72 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 4



ZONING

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



LAND USE

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





On South Main Street, Looking West

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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



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: May 4, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving a Final Plat of Westridge Park Addition, Section 60, being a plat of a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard.)

Purpose:

Ky Ellison, on behalf of Texas Brothers, LLC, is requesting to plat a 1.48-acre tract of land located at the southwest corner of the intersection of Thomason Drive and Tradewinds Boulevard into two lots for future commercial development.

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

Current Zoning:

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

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: Thomason and Tradewinds roadways are okay as is. No public paving improvements required. [For Applicant's Information Only.]

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

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

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

SEWER: 12" sewer exists in Tradewinds Street, okay as is. 8" sewer exists in Thomason Street, okay as is. No public water 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.]

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

All development shall comply with applicable fire code and subdivision requirements, including approved fire apparatus access, water supply, and hydrant placement prior to construction. Any changes to the plat affecting access or lot configuration shall require review and approval.

Oil and Gas: (Approved)

No 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.

AT&T: (Approved)

We do have a buried copper cable on the south of Thomason, but the good news is it's a dead cable with no working service on it.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Westridge Park Addition, Section 60.

Attachments:

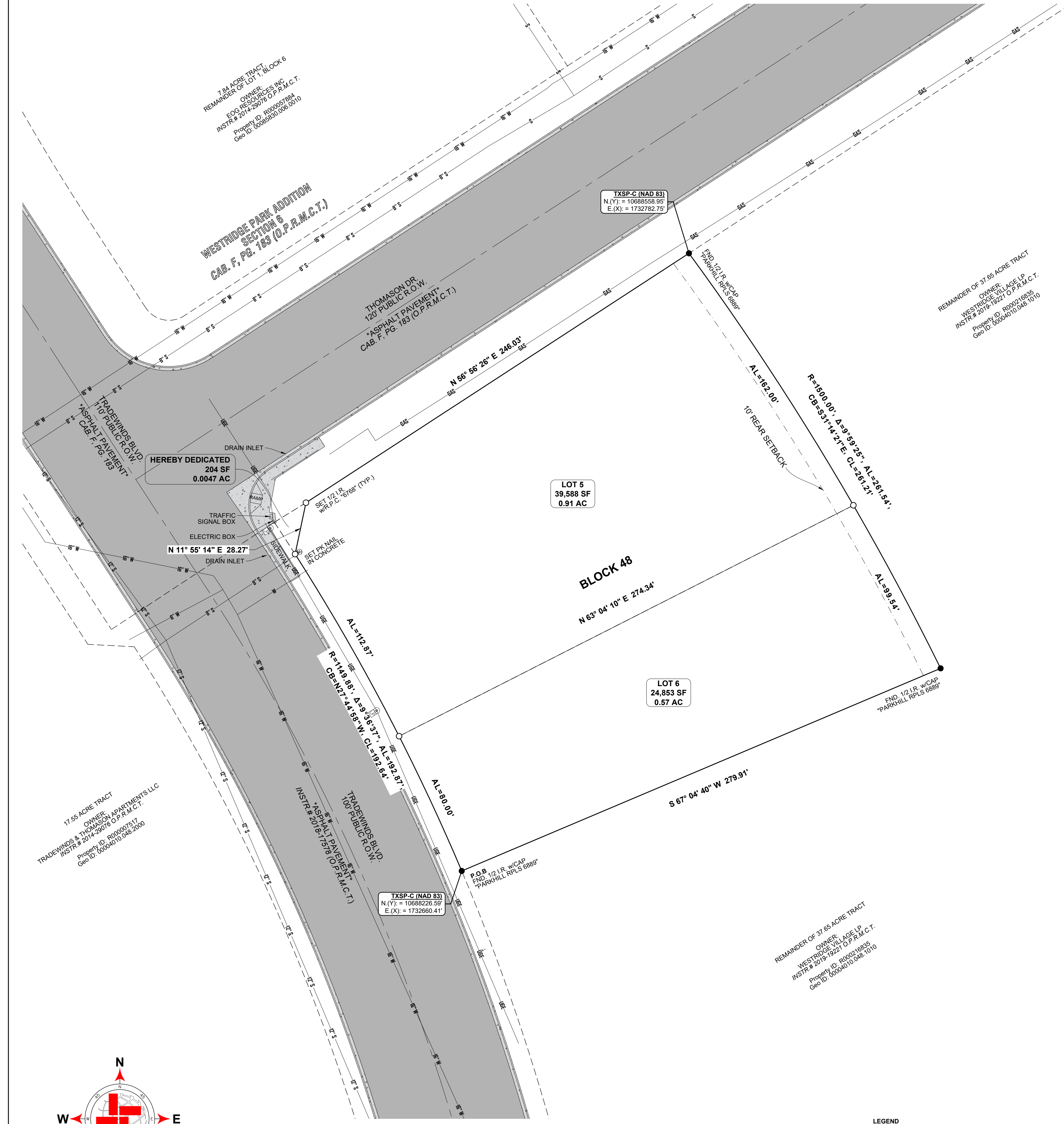
- A. P-26-2535, Combined Docs
- B. P&Z - Westridge Park Final Plat

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/23/2026
Final Approval - 4/30/2026

Westridge Park Addition, Section 60

BEING A PLAT OF A 1.48-ACRE TRACT OF LAND OUT OF SECTION 48, BLOCK 40, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, TEXAS BROTHERS, LLC IS/ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN SECTION 48, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS PACIFIC RAILROAD COMPANY SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS BROTHERS, LLC DO(ES) HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS **Westridge Park Addition, Section 60**, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES SHOWN THEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS THE _____ DAY OF _____, 20_____.

Trae Porter, Managing Member of Texas Brothers, LLC

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF _____

This plat was acknowledged before me on _____ DAY OF _____, 20_____ by Trae Porter.

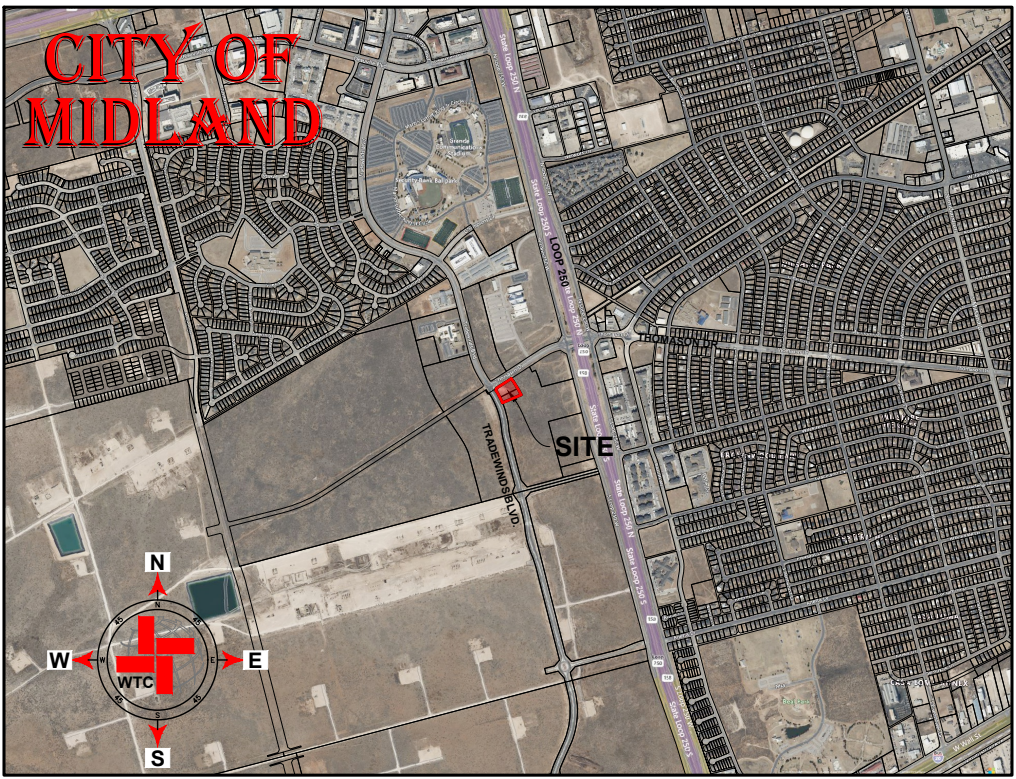
Notary Public, State of Texas

GENERAL NOTES:

- Notice: Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
- The installation or improvements may be required by the City of Midland as such time as:
(1) the represented lots are replatted for subdivision into more than one lot or:
(2) the property is rezoned for a more intensive use.
- This property is within the flood zone identified as Zone X by Flood Insurance Rate Map Community Panel No. 48329C 0182 F, Effective Date September 16, 2005.
- Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
- A Permit to construct access driveways to connect to Midland County Right-of-way is required to be obtained prior to any driveway culvert installation.
- Due to unknown locations of underground utilities, in particular gas and oil facilities, the Developer is to make known all locations of existing pipeline and/or easements, including blanket easements, across the property.
- There are no new easements created on this plat.
- A blanket cross access easement is hereby granted across all lots within this subdivision in areas where buildings are not existing or proposed, for the purpose of vehicular and pedestrian access between lots. This easement shall remain in effect unless otherwise vacated by plat or separate instrument.

SURVEY NOTES:

- Basis of Bearing, Coordinates and Distances are a Lambert Conical Projection of the Texas Coordinate System, State Plane Grid, NAD 83, Texas Central (4203), with a Convergence Angle of -00°54'03.95" and a Combined Scale Factor of 0.999911199, based on VRS NETWORK STATION "WTL5_1012" located at coordinates: LAT: N32°01'31.95078", LON: W102°04'58.21215"
- 1/2" Iron Rod with Red Plastic Cap marked "TX 6768" are set at all corners, unless otherwise noted.
- See documents and electric data filed in the office of WTC Inc., for complete reconstruction of these sections or blocks, using glo and/or courthouse survey documents.
- The location of buried utilities and pipelines, if any, shown hereon is approximate, based upon available records, observed surface features and signage, and/or City of Midland GIS information, as well as visible 811 One-Call (Texas811/DIG-TESS) markings at the time of the survey. Additional underground utilities and/or facilities may exist that are not indicated. Without excavation, the exact horizontal and vertical location of underground utilities cannot be guaranteed. The surveyor makes no warranty as to the completeness or accuracy of such information. Extreme caution is advised. Prior to any excavation, digging, or placement of structures, contact Texas811 at 1-800-DIG-TESS or 811.



LOCATION MAP
1" = 1/2 MILE

UTILITY COMPANY'S CERTIFICATE:

This plat has been checked for accessibility of utilities.

Signed: _____

Oncor Electric Delivery Company

Signed: _____

Optimum

Signed: _____

AT&T

Signed: _____

Astound Broadband

Signed: _____

Atmos Energy

CERTIFICATE OF APPROVAL:

For approval by the Commission:
This is to certify that the above and foregoing plat of **Westridge Park Addition, Section 60** was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 20_____.

Signed: _____

Joshua Sparks, Chairman

Attest: _____

Landon Ochoa, Secretary

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF MIDLAND

KNOW ALL MEN BY THESE PRESENTS:

That I, James C. Tompkins, 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.

J. Tompkins
JAMES C. TOMPKINS, RPLS #6768
04/23/2025
DATE

PROPERTY OWNER(S):

Texas Brothers, LLC
Trae Porter, Managing Member
200 NW Ave K
Andrews, Texas 79714
(432) 631-4768
Trae@myporters.net

PLAT FILED FOR RECORD MIDLAND COUNTY, TEXAS

NO. _____
DATE _____
CABINET _____ PAGE _____

FINAL PLAT

Westridge Park Addition, Section 60

BEING A PLAT OF A 1.48-ACRE TRACT OF LAND OUT OF SECTION 48, BLOCK 40, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



W T C, INC.

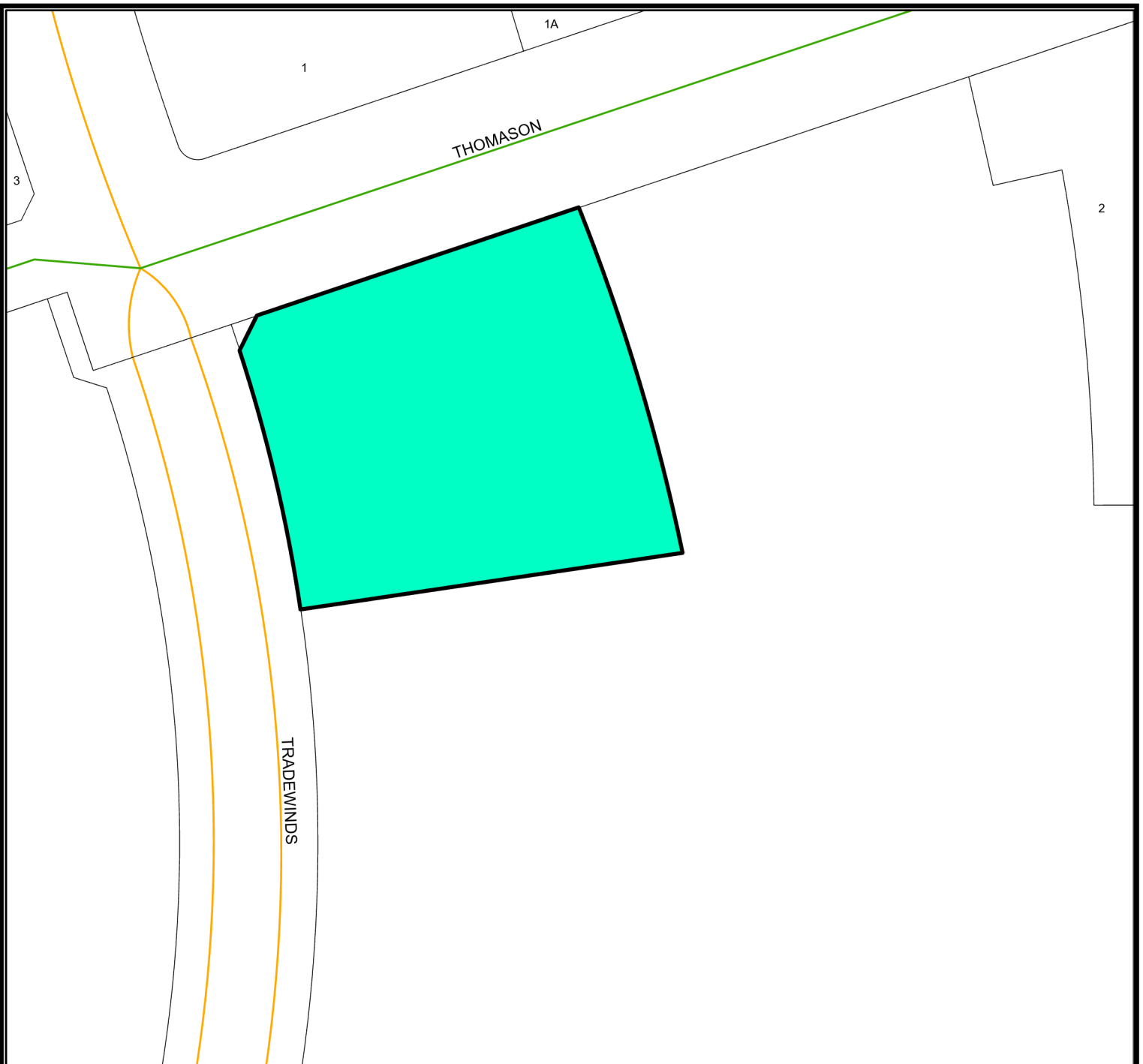
405 S.W. 1st Street MIDLAND, TX 79714
(432) 523-2181
TEXAS REGISTERED ENGINEERING FIRM F-2746
TEXAS REGISTERED SURVEYOR FIRM #100792-00

SURVEY DATE: 08/04/2025

DRAFT: FHI

JOB NO.: WTC56912

SHEET: 01 OF 01



Location Map

SUB-25-0922

Scale: 1" = 104 '

Proposed plat of Westridge Park Addition, Section 60, being a plat of a 1.48-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

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

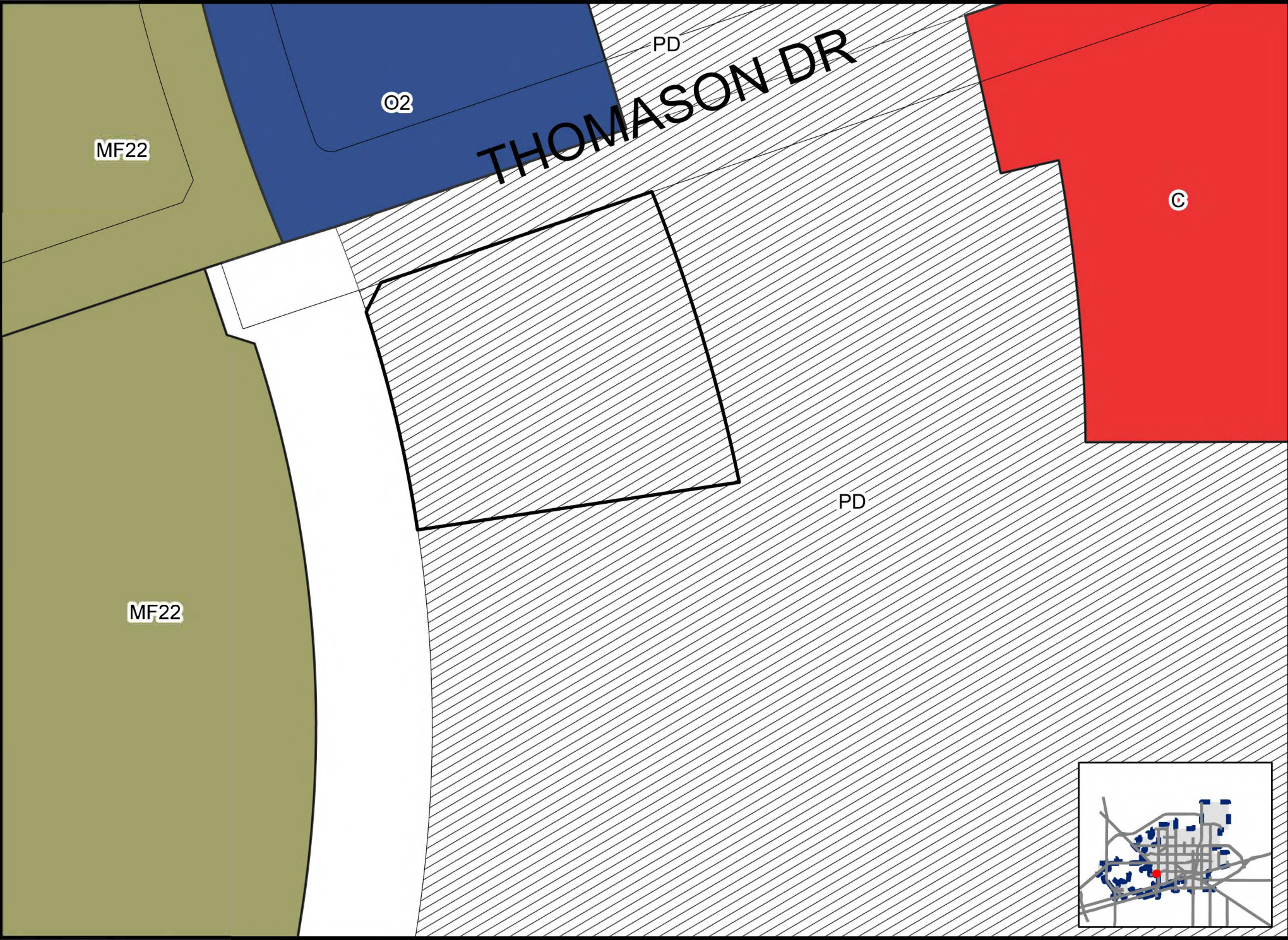
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ITEM FINAL PLAT WESTRIDGE PARK ADDITION, SECTION 60

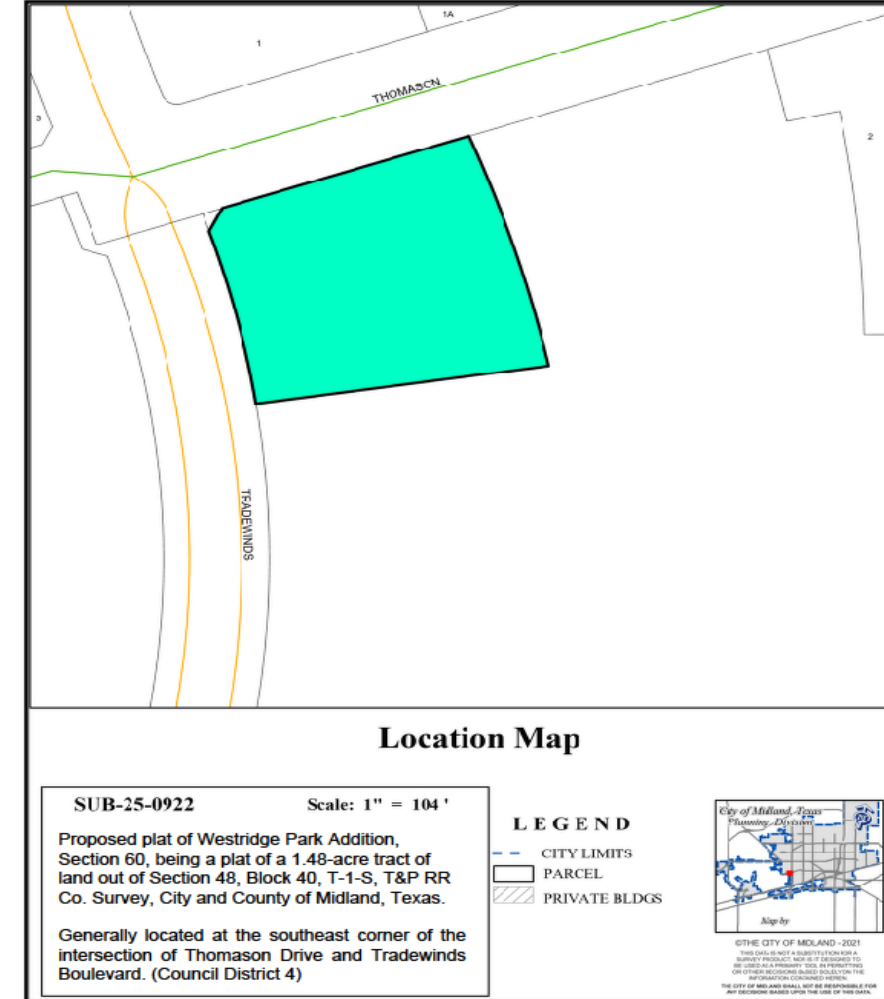


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APPLICATION SUMMARY

- **Property Owner:** Texas Brothers, LLC
- **Representative/Applicant:** Ky Ellison, with Porter Companies
- **Location:** Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard. (Council District 4)
- **Reason for Request:** Platting for future commercial development



3

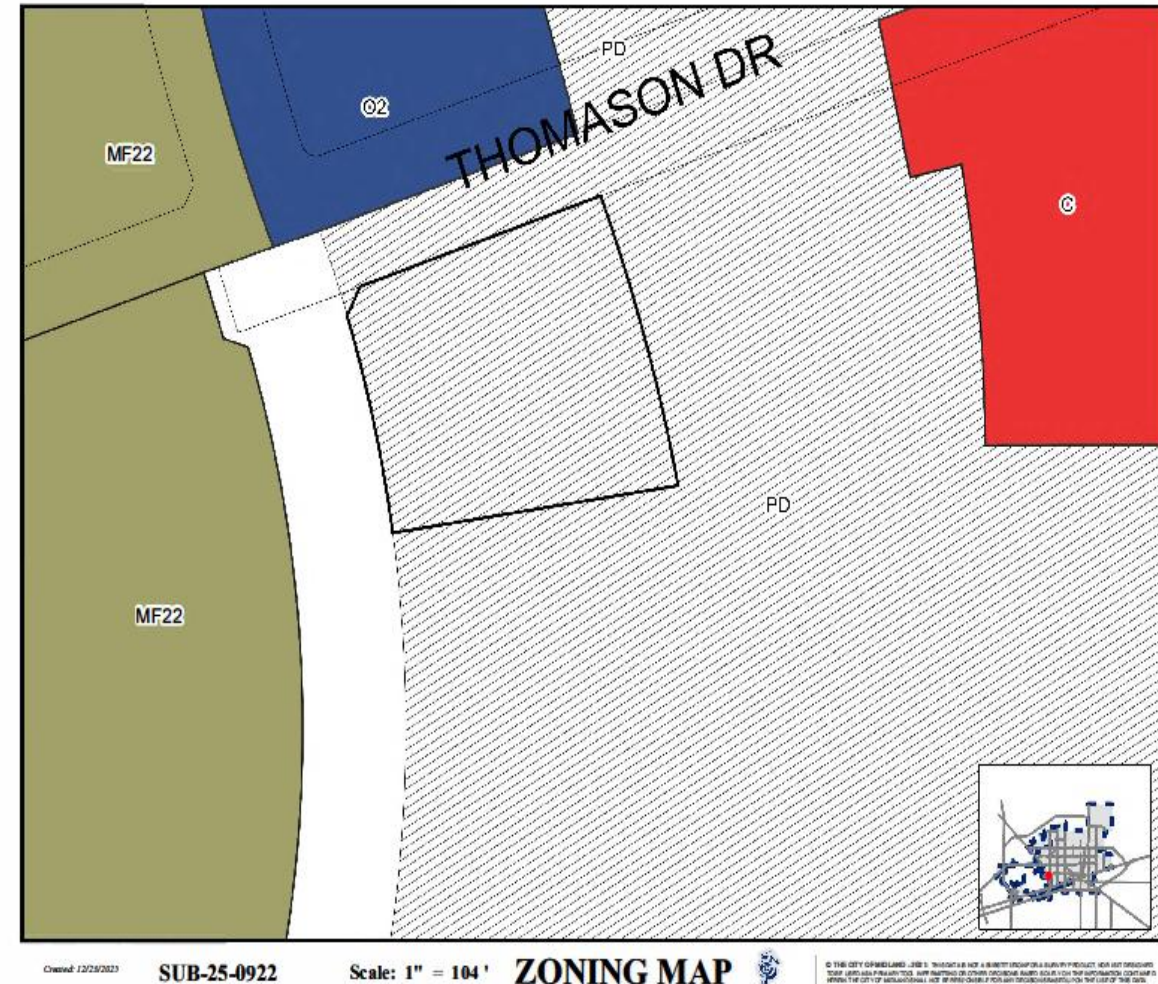
- [illegible]

ZONING

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

- **Surrounding Zoning:**

- **North/East/South/West:** PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and Shopping Center



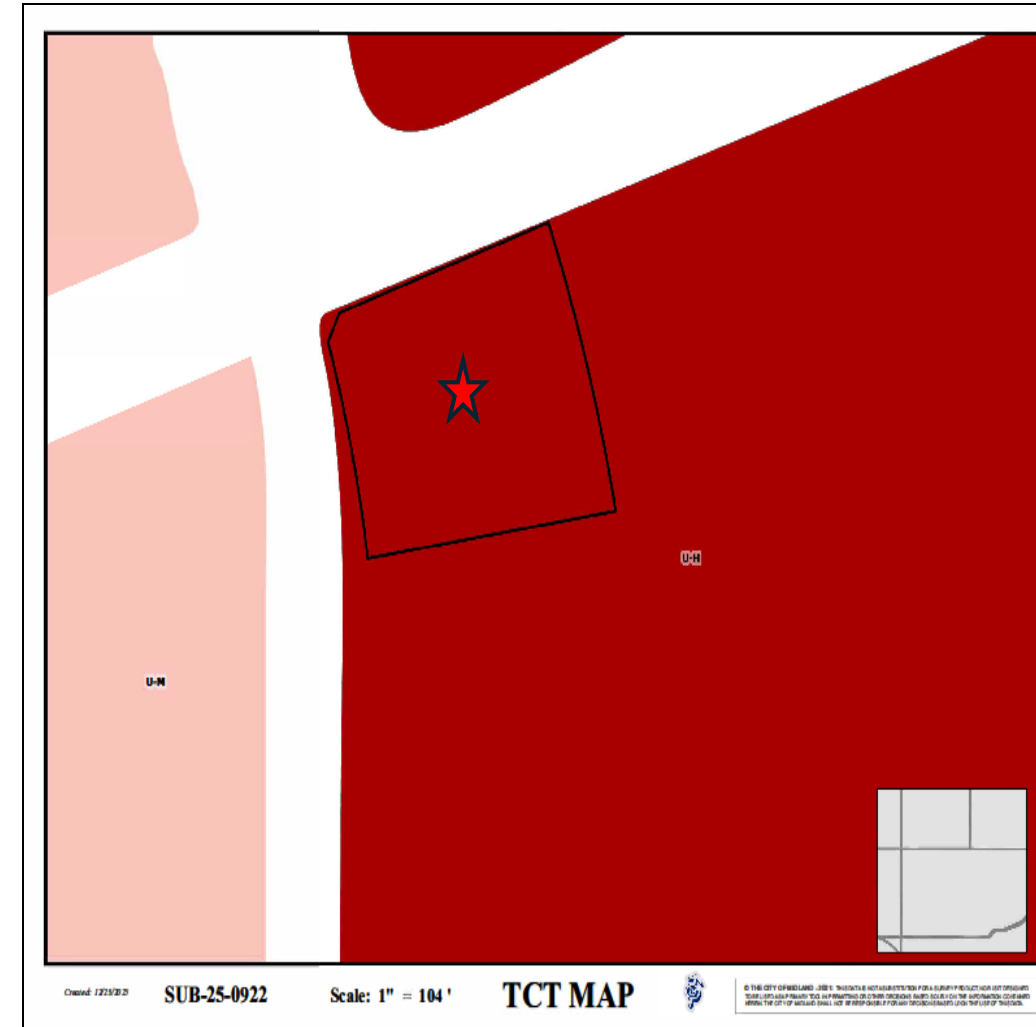
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High, (U-H)
- **Supported Uses:** A mix of higher-density housing and commercial uses.



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Westridge Park Addition, Section 60.



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: May 4, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by Press Café, LLC, on behalf of Lusso Real Estate, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant, for an 8,822-square-foot portion of Lot 1, Block 12, Westridge Park Addition, Section 49, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Deauville Boulevard and Avalon Drive.)

Purpose:

Press Café, LLC, on behalf of Lusso Real Estate, LLC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant named Millie Leigh's located at 1601 Avalon 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 properties to the north and east are zoned RR, Regional Retail District and is the location of retail stores and shops. The property to the south is located in the ETJ and is vacant land. 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. Regional Retail zoning allows for alcoholic beverage sales for on-premises consumption in a restaurant with the approval of an SUD. The property does not have an existing SUD. Per the approved plans, the site will have adequate parking and circulation. The total area of the restaurant is 8,822 square feet and the proposed alcohol serviceable area is 6,545 square feet.

The proposed days and hours of operation are:

Monday through Sunday from 7 a.m. to 2 a.m.

The applicant is requesting the following alcohol serviceable hours:

**Monday through Saturday from 7 a.m. to 2 a.m.
Sunday from 10 a.m. to 2 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 Millie Leigh's is acceptable. The property must adhere to the maximum occupant load of 272 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) Millie Leigh’s 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 6,545 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 7:00 a.m. to 2:00 a.m. of the following day; and Sunday from 10:00 a.m. to 2:00 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.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:

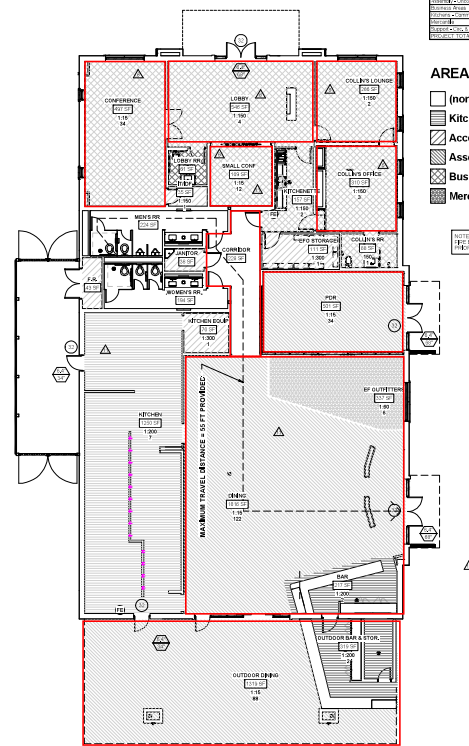
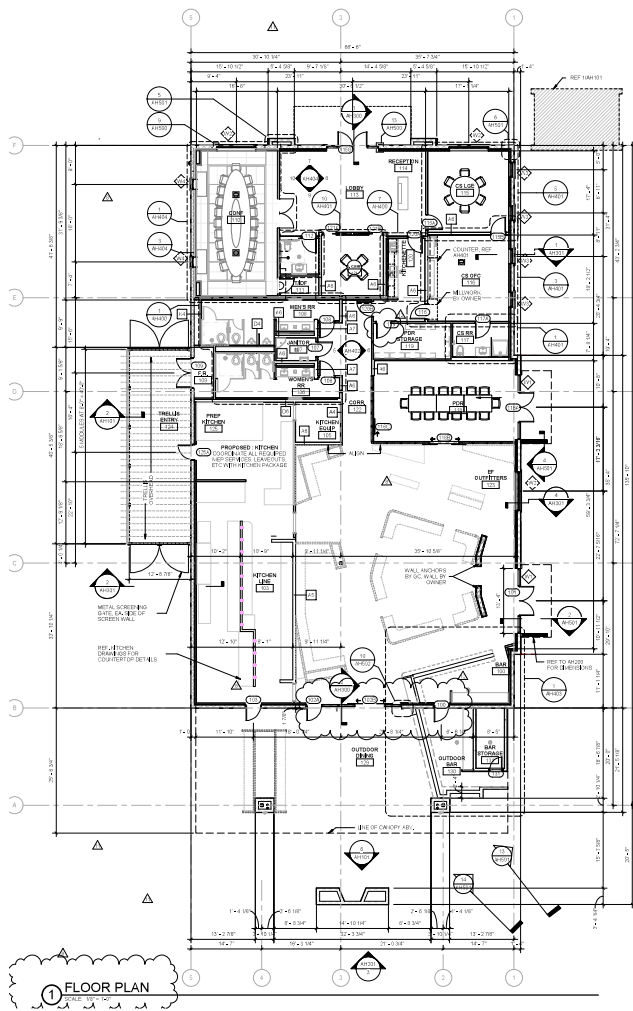
As of May 1, 2026, staff has not received any objection letters.

Attachments:

- A. SUD-26-0230, Combined Docs
- B. SUD-26-0230, Alcohol SUD Millie Leigh's

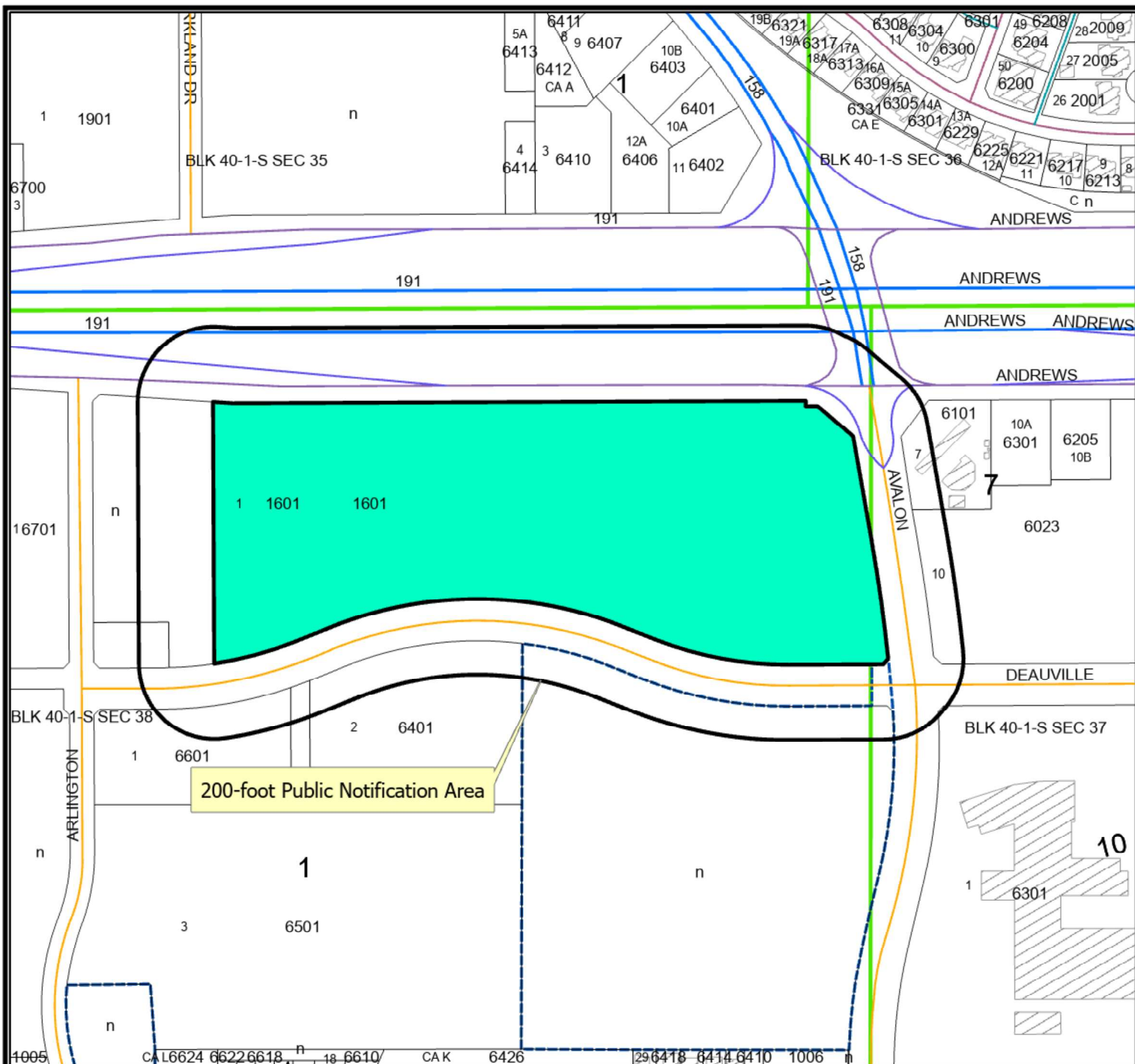
Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/22/2026
Final Approval - 4/30/2026



OCCUPANT LOAD / EXIT CALCULATIONS (GROSS AREA PLAN)					
Room / Area	Area (sq ft)	Occupant Load	Exit Width (ft)	Exit Length (ft)	Exit Area (sq ft)
Kitchen	118	10	4	10	40
Dining Area	118	10	4	10	40
Conference Room	118	10	4	10	40
Storage Areas	118	10	4	10	40
Other Areas	118	10	4	10	40
TOTAL	594	50	16	40	160

- AREAS LEGEND**
- (none)
 - Kitchens - Commercial
 - Accessory Storage Areas, Mech, Equipment Room
 - Assembly - Unconcentrated (Tables & Chairs)
 - Business Areas
 - Mercantile
- NOTE: THE OCCUPANT LOADINGS MUST BE CORRELATED WITH THE SPECIFICATIONS FOR THE BUILDING.



Location Map

SUD-26-0230

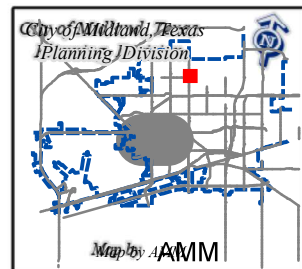
Scale: 1" = 382'

Consider a request by Press Café, LLC, on behalf of Lusso Real Estate, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, for a 8,822-square foot portion of Lot 1, Block 12, Westridge Park Addition, Section 49, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Deauville Boulevard and Avalon Drive.
(Council District 4)

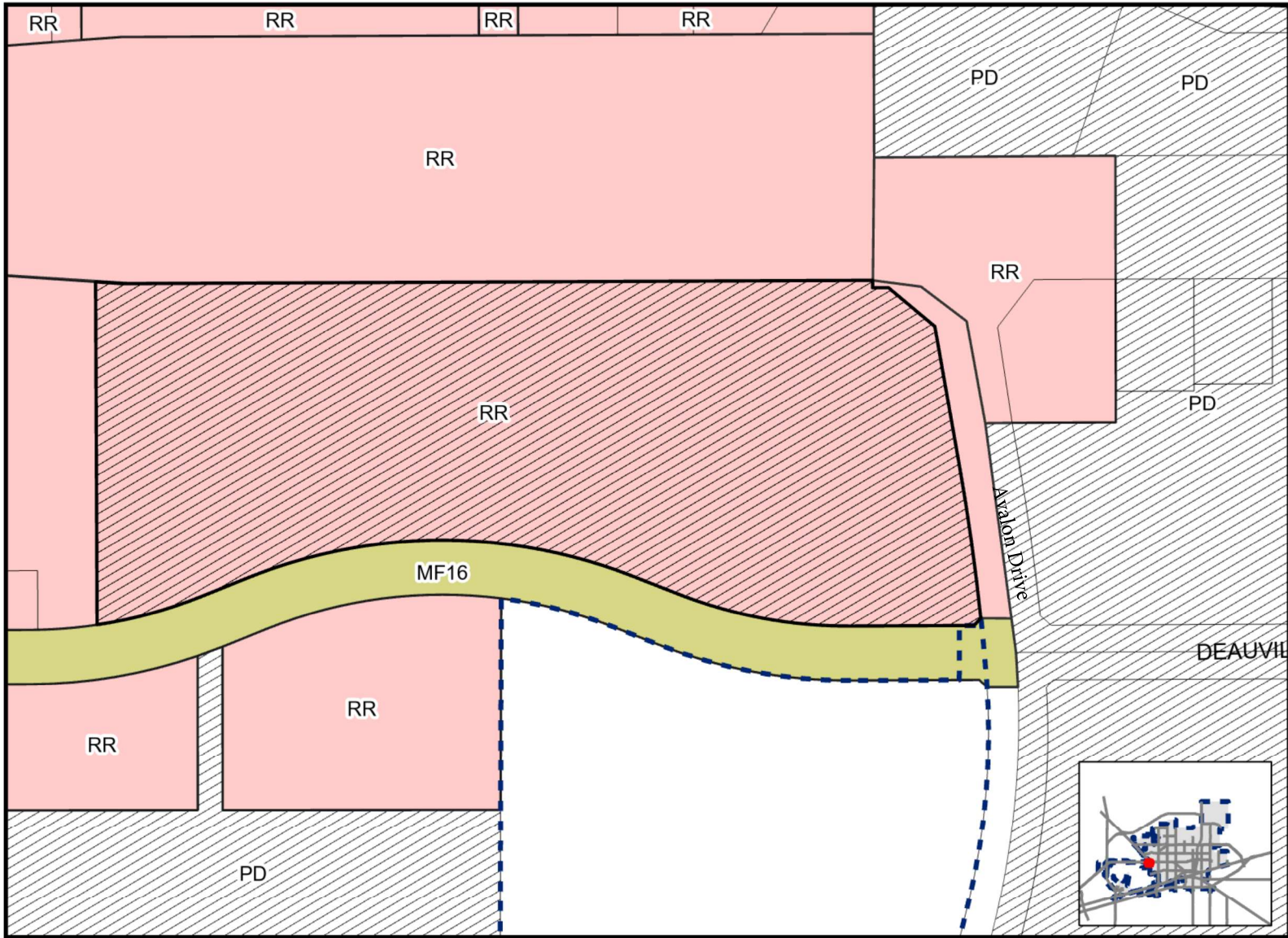
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Created: 4/14/2026

SUD-26-0230

Scale: 1" = 245'

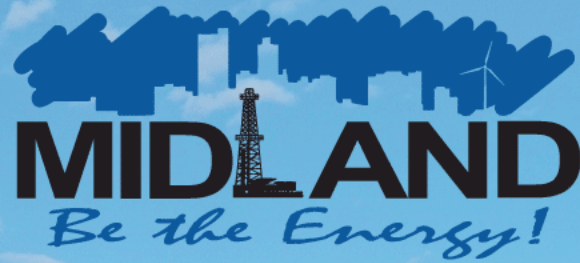
ZONING MAP



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SPECIFIC USE DESIGNATION MILLIE LEIGH'S

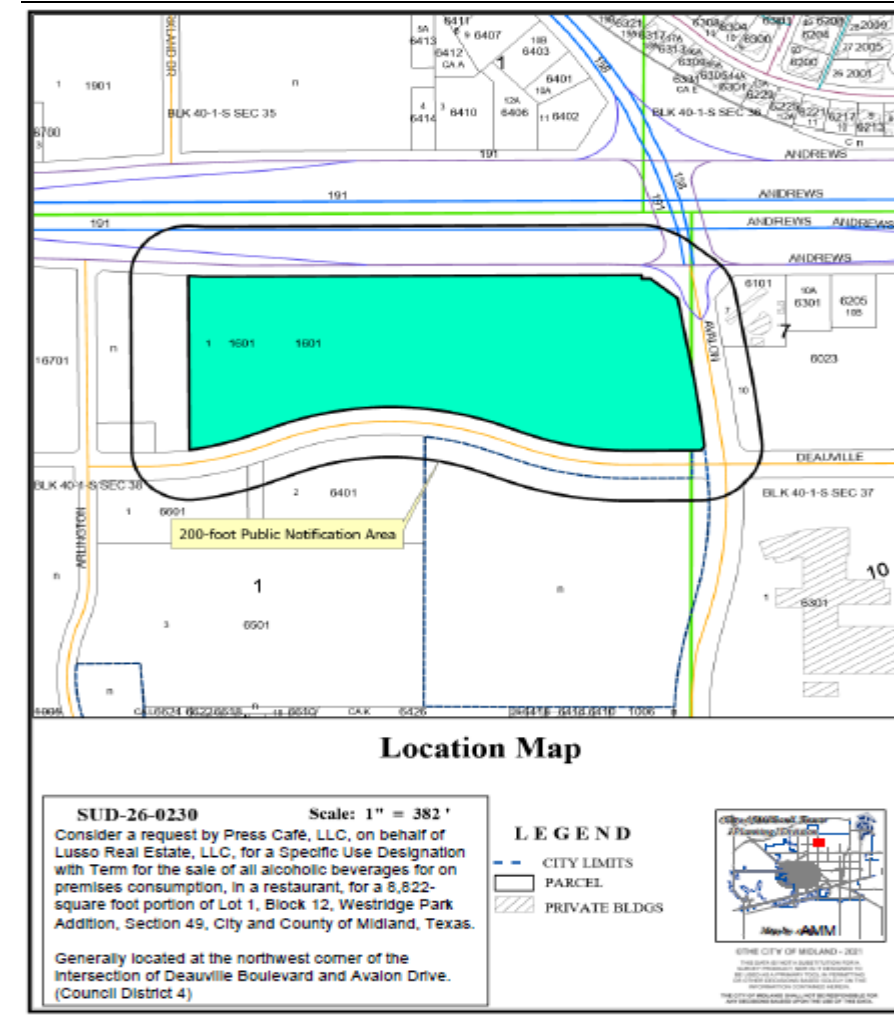


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APPLICATION SUMMARY

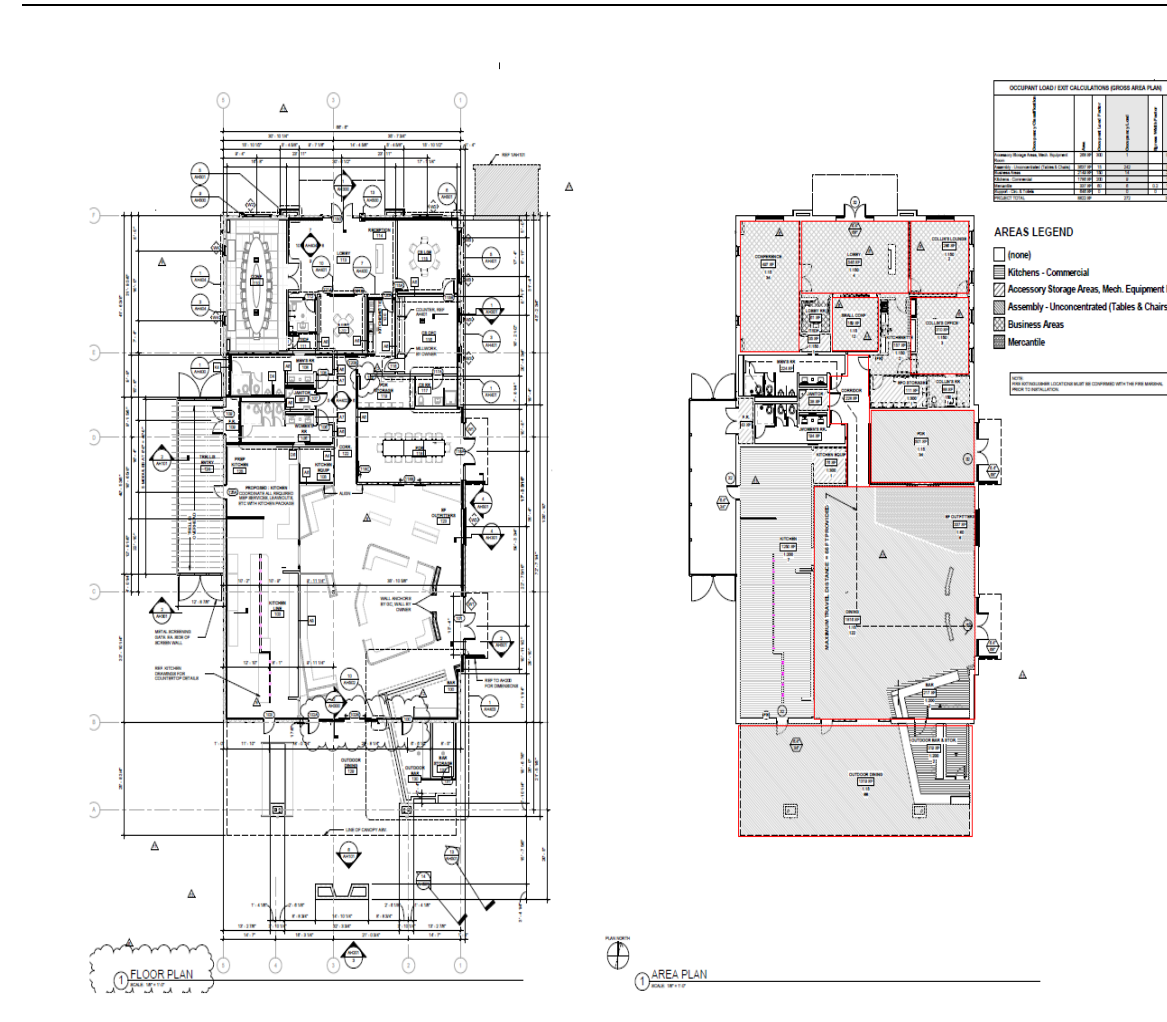
- **Applicant:** Press Café, LLC
- **Property Owner:** Lusso Real Estate, LLC
- **Location:** 1601 Avalon Drive (Council District 4)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a restaurant



DETAILS OF REQUEST

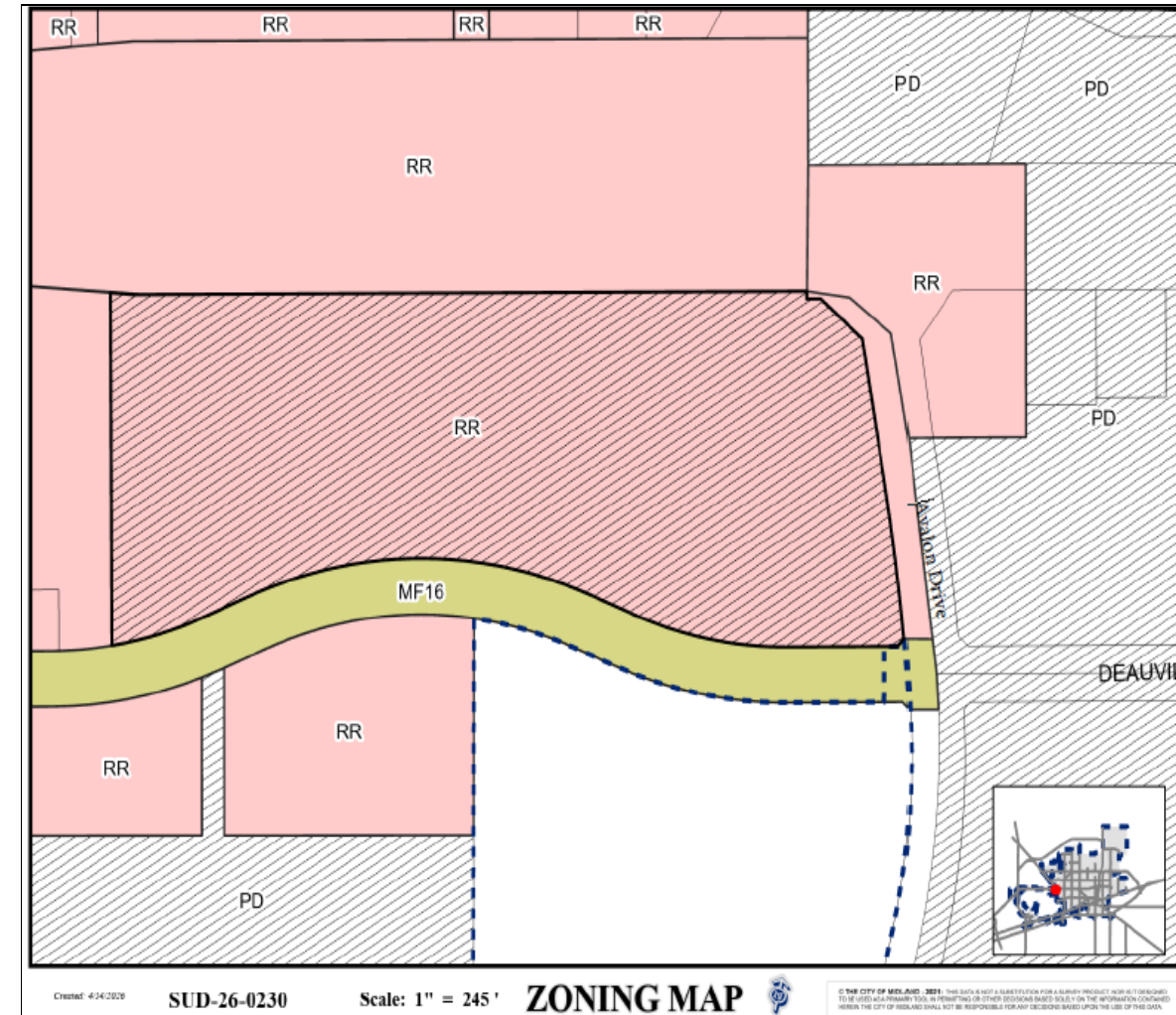
- **For a new restaurant**
- **Area of Business: 8,822 SF**
- **Serviceable Area: 6,545 SF**
- **Hours of Operation:** Monday through Sunday from 7:00 a.m. to 2:00 a.m.
- **Sales of Alcohol:** Monday through Saturday 7:00 a.m. to 2:00 a.m. Sunday from 10 a.m. to 2:00 a.m.

3



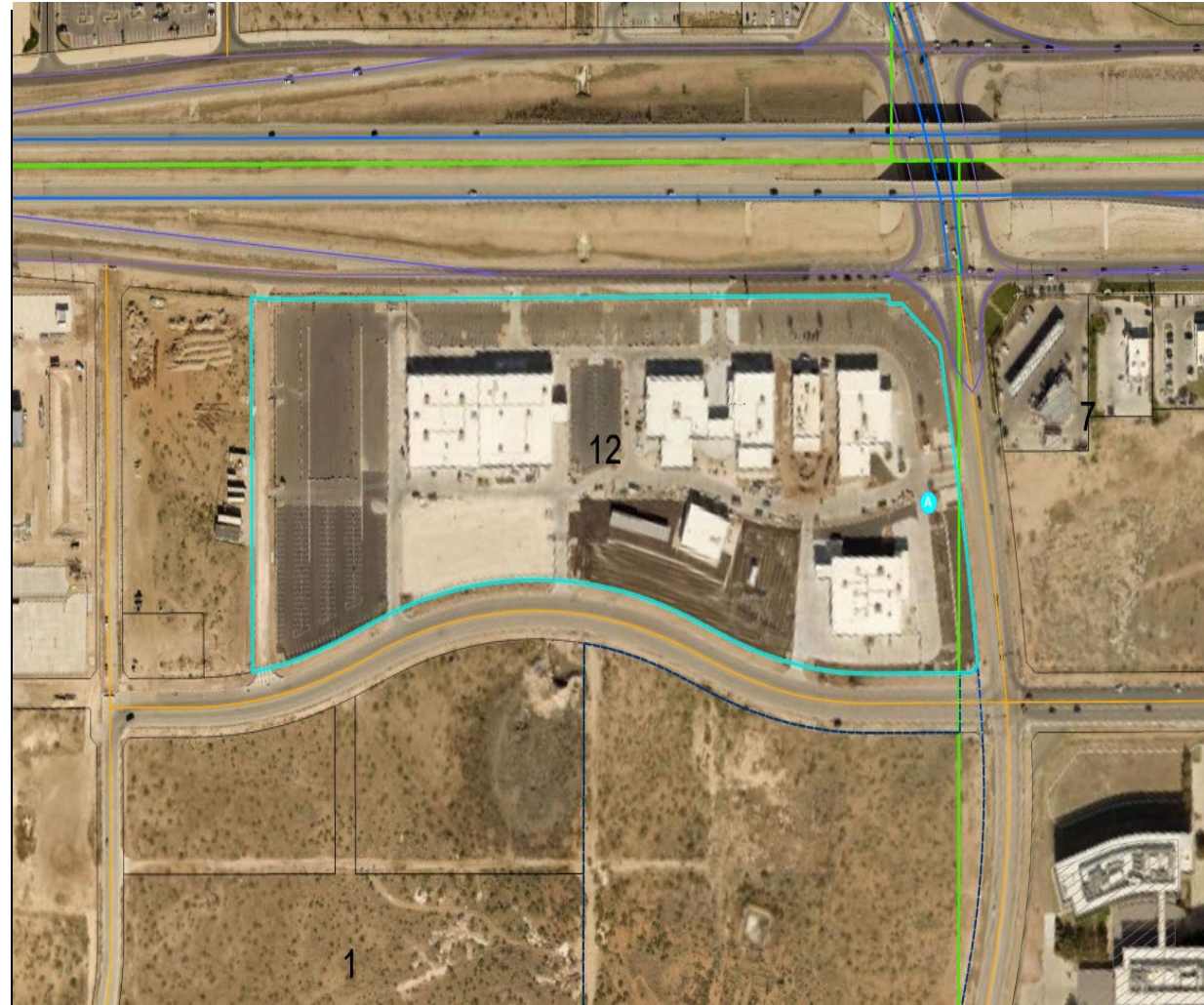
ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **South/North/West:** RR, Regional Retail District
 - **East:** 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:** Restaurant
- **Surrounding Uses:**
 - **North:** Medical Clinic
 - **West:** Commercial Use
 - **East:** Retail Stores and Shops
 - **South:** Automotive Shop

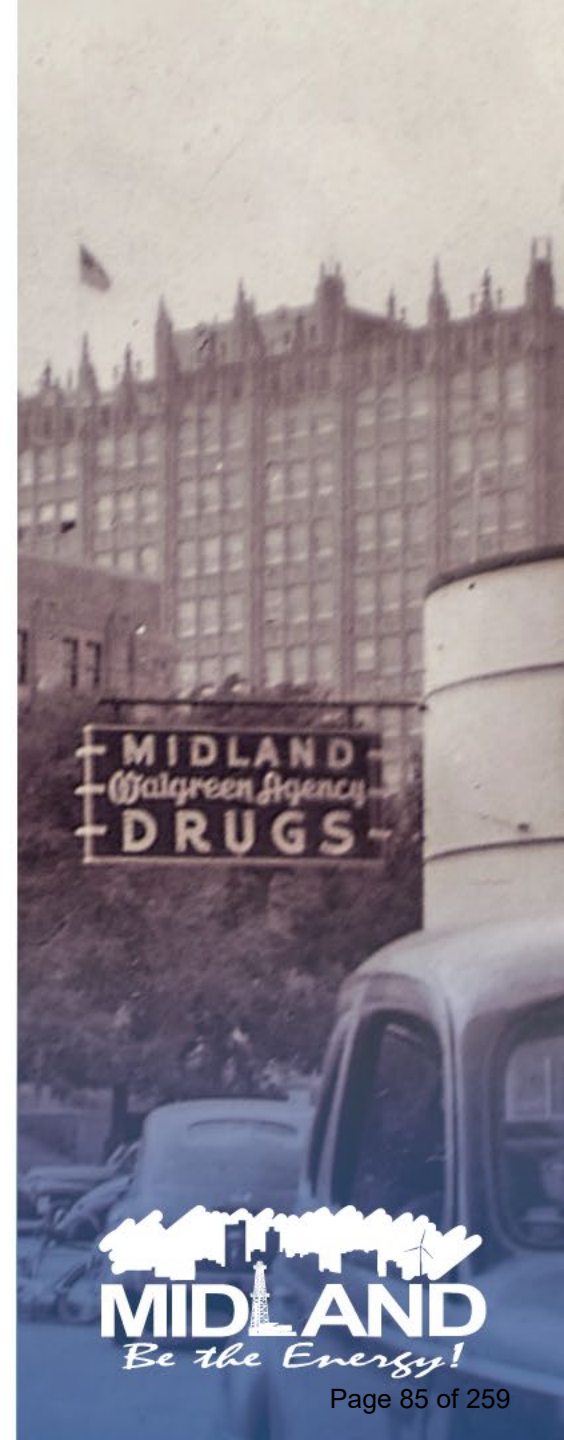




On Highway 191 Drive, Looking South

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 6,545 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 7:00 a.m. to 2:00 a.m. of the following day; and Sunday from 10:00 a.m. to 2:00 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.



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: May 4, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of Racquet Club South, Section 6, being a replat of Lots 27, 28, 31, and 32, Block 1B, Racquet Club South, Section 3, City and County of Midland, Texas. (Generally located on the north side of Racquet Club Drive, approximately 350 feet west of North L Street.)

Purpose:

SEER Land Surveying is requesting to replat the properties located at 2757, 2759, 2805 and 2809 Racquet Club Drive into three lots in order to reconfigure the lot's layout.

Current Zoning:

PD, Planned Development for a Housing Development

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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

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

OIL AND GAS: (Approved)

No comments

GIS: (Approved)

Provide two sets of x-y coordinates for each piece being replatted. (they are separated by an alley) Check call C1 and C2. Legal description should show that this is a replat of those lots.

ADDRESSING: (Approved with Conditions)

Need Coordinates. Need better understanding of access points to buildings and parking.

HEALTH: (Approved)

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

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

Legal description should read "Being a replat of Lots 27, 28, 31 and 32, Block 1B, Racquet Club South, Section 3, City and County of Midland. Texas. [Informational]

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

Subdivision name should be Racquet Club South, Section 6. (please remove "PDHD Site Plan") [Midland City Code 11-2-5(A)4]

Include language stating: "Notice: Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits." [Midland City Code 11-2-3(H)3(b)(1)]

Include language note: "Approval of a site plan by the City of Midland may be required before these lot(s) may be developed, and before a building permit may be obtained." [Midland City Code 11-2-5(B)8(b)]

Include 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)]

Include Ownership Certificate, with signatures and notary (must be signed at final). [Midland City Code 11-2-3(H)3(m)(1)]

Include Surveyor's Certificate, seal and signature (*must be signed and sealed at final*). [Midland City Code 11-2-3(H)3(m)(2)]

Include Certificate of Approval for P&Z Chairman and Secretary. [Midland City Code 11-2-3(H)3(m)(3)]

Names of abutting lot/block/subdivision name (they are platted, no need for cabinet page numbers). [Midland City Code 11-2-3(A)1(d)]

Remove all structures on the final plat [Informational]

Staff recommends approval of the Preliminary Plat of Racquet Club South, Section 6, 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. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]

C. Approval of this replat is contingent upon the approval of the associated zone change amendment. [11-2-3(H)5(d)]

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

Attachments:

A. P-26-2531, Combined files

B. P&Z - - Racquet Club South, Section 6 Preliminary Plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/23/2026
Final Approval - 4/30/2026

PDHD SITE PLAN

PROPOSED RACQUET CLUB SOUTH, SECTION 6
CONCERNING LOTS 27, 28, 31, AND 32, BLOCK 1B, RACQUET CLUB
SOUTH SECTION 3, CITY AND COUNTY OF MIDLAND, TEXAS



GENERAL NOTES

1. THIS PDHD SITE PLAN SEEKS TO AMEND EXISTING LOT LINES PURSUANT TO REQUIREMENTS DICTATED BY THE PLANNED DISTRICT ZONING THAT REGULATES THE SUBJECT LOTS HAVING AN UNDERLYING ZONING DISTRICT OF TH (TOWNHOMES) AND BEING FILED AS ORDINANCE NUMBER 6550, ADOPTED MAY 14, 1985.
2. NO PORTION OF THIS EXHIBIT SEEKS TO AMEND THE CONDITIONS OF THE AFORESAID ADOPTED ORDINANCE, OR THE SUBSEQUENT AMENDMENT FILED AS ORDINANCE NUMBER 7185 ADOPTED AUGUST 25, 1992.
3. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. OUR CARE IS RECOMMENDED CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
4. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DEVELOPMENT NOTES

1. SITE PLAN INVOLVES XXX ACRES WITHIN RACQUET CLUB SOUTH, SECTION 3, A PLANNED DISTRICT, AND PROPOSES A REVISED LOT LINE BETWEEN LOTS 31 & 32 IN BLOCK 1B, AND THE COMBINATION OF LOTS 27 & 28, BLOCK 1B AS EXHIBITED HEREON. A REVISED SUBDIVISION (RE)PLAY OF THE SAME ACCOMPANIES THIS PDHD REVISION.
2. AT THE TIME OF THIS REQUEST, THE EXISTING LOT 31, BLOCK 1B IS VACANT. DEVELOPMENT OF THAT LOT WILL CONSIST OF A SINGLE FAMILY DETACHED RESIDENCE IN CONFORMANCE WITH ADJACENT USE WITHIN THE EXISTING PLANNED DISTRICT. THE EXISTING LOT 28, BLOCK 1B IS BEING PROPOSED FOR COMBINATION WITH THE EXISTING LOT 27, SAME BLOCK WITH THE EXISTING STRUCTURE THEREON SUBJECT TO DEMOLITION AND THE RESULTING AREA APPROVED AS OUTDOOR LIVING SPACE AND EXPANDED LANDSCAPING BENEFITING THE EXISTING LOT 27 RESIDENCE.
3. NO STREET OR ALLEY RIGHTS OF WAY REVISIONS ARE PROPOSED WITH THIS REQUEST.
4. NO LOT ACCESS REVISIONS ARE PROPOSED WITH THIS AMENDMENT.
5. NO EASEMENT REVISIONS ARE PROPOSED WITH THIS AMENDMENT.
6. NO UTILITY ACCESS REVISIONS ARE PROPOSED WITH THIS AMENDMENT.
7. NO REFUSE COLLECTION REVISIONS ARE PROPOSED WITH THIS AMENDMENT.
8. NO STORMWATER MANAGEMENT REVISIONS ARE PROPOSED WITH THIS AMENDMENT.

DIMENSIONAL NOTES:

1. BASIS OF BEARING, COORDINATES, DISTANCE AND AREA IS A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NAD 83, U.S. SURVEY FOOT.
2. BUILDING SETBACK LINES PROPOSED AS FOLLOWS: 5' SIDE, 10' FRONT, & 8' REAR AS EXHIBITED GRAPHICALLY HEREON.
3. NO STRUCTURE SHALL EXCEED 2 STANDARD STORIES WITHIN THIS DEVELOPMENT.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0088F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS PARTIALLY WITHIN THE SHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOOD" AND PARTIALLY WITHIN ZONE "AH" (SPHA) WITH BASE FLOOD ELEVATION DETERMINED, DESIGNATED AS "AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD".

PROPERTY OWNERS

DREW P. & MICHELLE F. HARRIS
2757 RACQUET CLUB DRIVE
MIDLAND, TEXAS 79705
DEED INSTRUMENT #2025-21833
O.P.R.M.C.T.

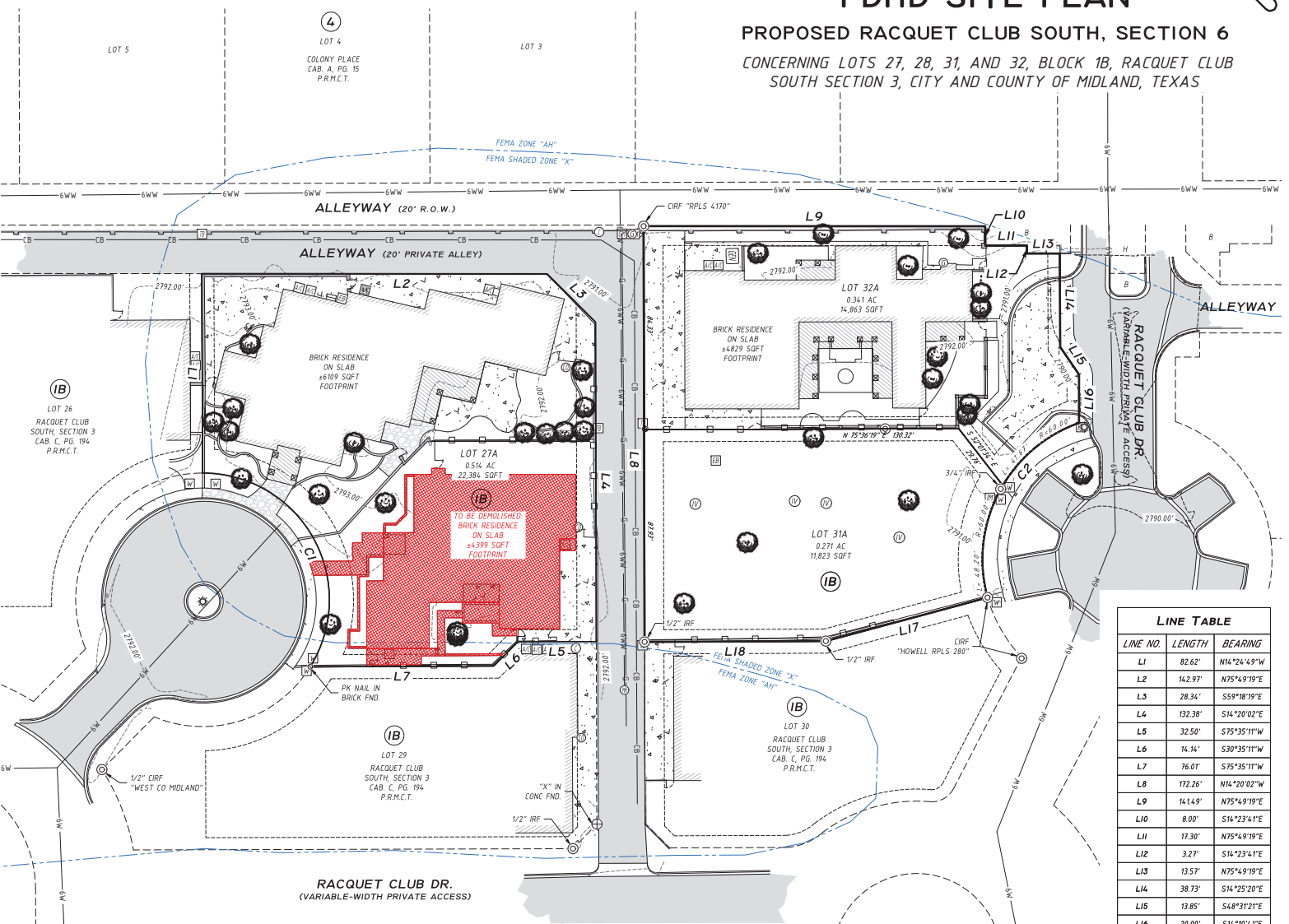
CARROLL B. GRAFA III & BARBARA GRAFA
2809 RACQUET CLUB DRIVE
MIDLAND, TEXAS 79705
DEED INSTRUMENT #2006-7744
O.P.R.M.C.T.

ROBERT W. FLOYD & SHARON T. FLOYD
2749 RACQUET CLUB DRIVE
MIDLAND, TEXAS 79705
DEED INSTRUMENT #2018-16204
O.P.R.M.C.T.

ROBERT M. DAVENPORT, JR.
2905 RACQUET CLUB DRIVE
MIDLAND, TEXAS 79705
DEED INSTRUMENT #2025-4617
O.P.R.M.C.T.

TX FIRM #10194916
www.seer-land.com
PO BOX 50193
MIDLAND, TX 79710
info@seer-land.com
432.226.7337

SEER
LAND SURVEYING



LINE NO.	LENGTH	BEARING
L1	82.62'	N14°24'49"W
L2	142.97'	N75°49'19"E
L3	28.34'	S55°18'19"E
L4	132.38'	S14°20'02"E
L5	32.50'	S75°35'11"W
L6	14.14'	S30°35'11"W
L7	76.01'	S75°35'11"W
L8	172.26'	N14°20'02"W
L9	14.149'	N75°49'19"E
L10	8.00'	S14°23'41"E
L11	17.30'	N75°49'19"E
L12	3.27'	S14°23'41"E
L13	13.57'	N75°49'19"E
L14	38.73'	S14°25'20"E
L15	13.85'	S48°31'21"E
L16	20.00'	S14°10'41"E
L17	69.36'	S60°43'26"W
L18	75.06'	S75°32'29"W

LEGEND

- FOUND MONUMENT AS NOTED
- PK NAIL FOUND
- "X" CUT IN CONCRETE
- A/C PAD
- CABLE PEDISTAL
- CLEAN OUT
- COLUMN (MASONRY)
- ELECTRIC BOX
- ELECTRIC METER

- GAS METER
- GAS RISER
- IRRIGATION METER
- IRRIGATION VALVE
- UTILITY LID (UNDETERMINED)
- LIGHT POLE
- MANHOLE
- STUB OUT
- TELECOM BOX
- TELEPHONE PEDISTAL
- WATER METER
- WATER VALVE

RACQUET CLUB DR. (VARIABLE-WIDTH PRIVATE ACCESS)

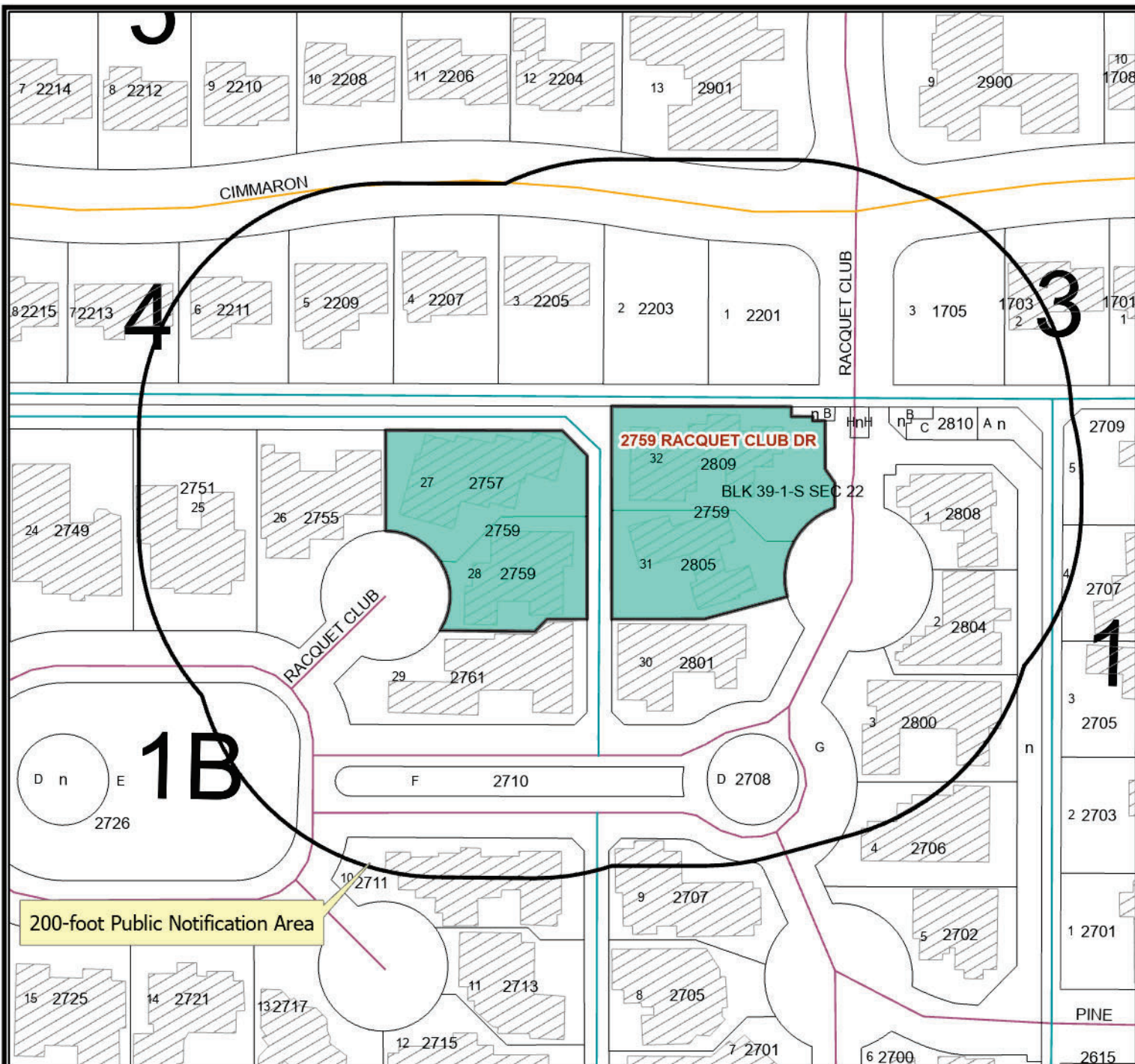
- BOUNDARY LINE
- ADJOINER PROPERTY LINES
- BUILDING SETBACK LINE
- WOOD FENCE ON CONC. FOOTER
- EXISTING GAS LINE
- 6" WASTEWATER
- 8" WASTEWATER
- BURIED CABLE LINE
- 6" WATER MAIN
- EXISTING WALL
- EXISTING TREE

- 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

- CONCRETE
- PAVEMENT
- RIPRAP
- BUILDING
- FLOOD PLAIN

CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	111.74'	111.74'	121°56'38"	N43°14'45"W	91.81'
C2	89.88'	89.88'	085°49'31"	S13°26'55"W	81.71'

PDHD SITE PLAN
PROPOSED RACQUET CLUB SOUTH,
SECTION 6



Location Map

SUB-26-0964

Scale: 1" = 117'

Proposed plat of Racquet Club South, Section 6, being a replat of Lots 27, 28, 31 and 32, Block 1B, Racquet Club South, Section 3, City and County of Midland, Texas.

Generally located on the north side of Racquet Club Drive, approximately 350 feet west of North L Street. (Council District 3)

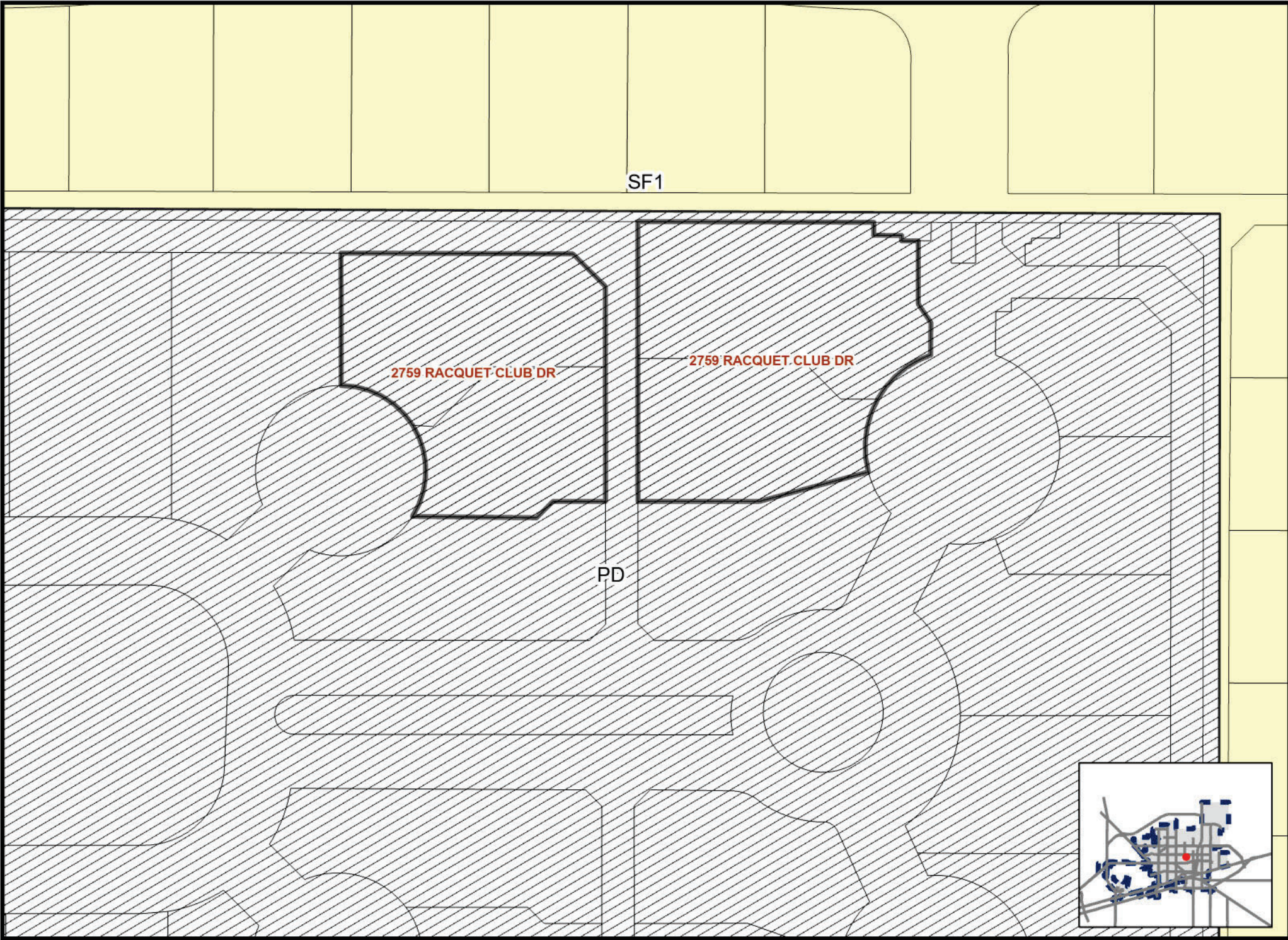
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



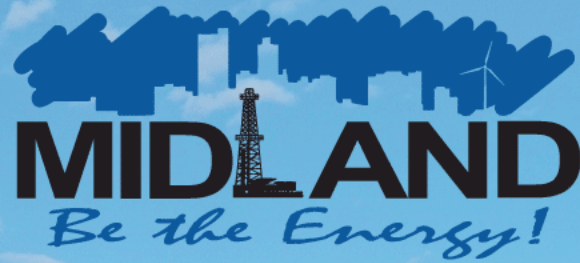
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PRELIMINARY PLAT RACQUET CLUB SOUTH, SECTION 6

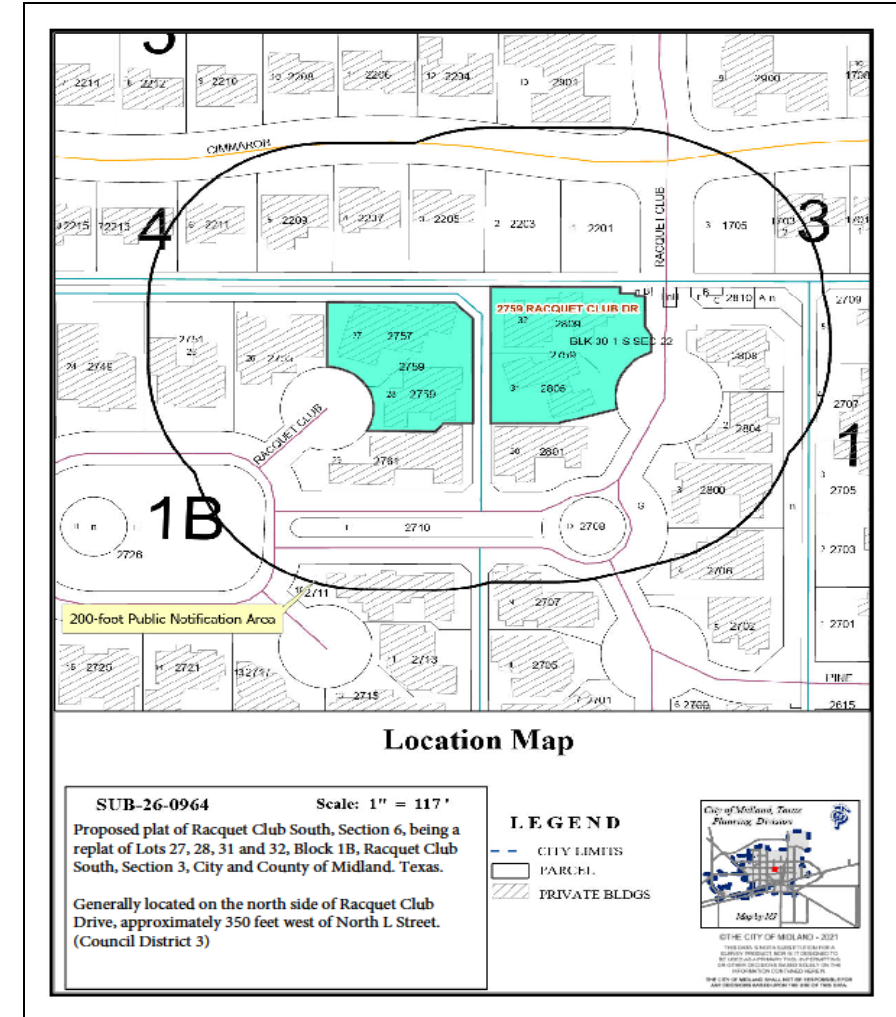


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APPLICATION SUMMARY

- **Property Owner:** Robert Davenport, Robert & Sharon Floyd, Carroll & Barbara Grafa, and Drew & Michelle Harris
- **Representative:** Paladin Huckaba, with SEER Land Surveying
- **Location:** 2757, 2759, 2805, 2809 Racquet Club Drive (Council District 3)
- **Reason for Request:** To combine two existing lots into one and to adjust the lot lines of the remaining two lots to improve overall lot configuration.



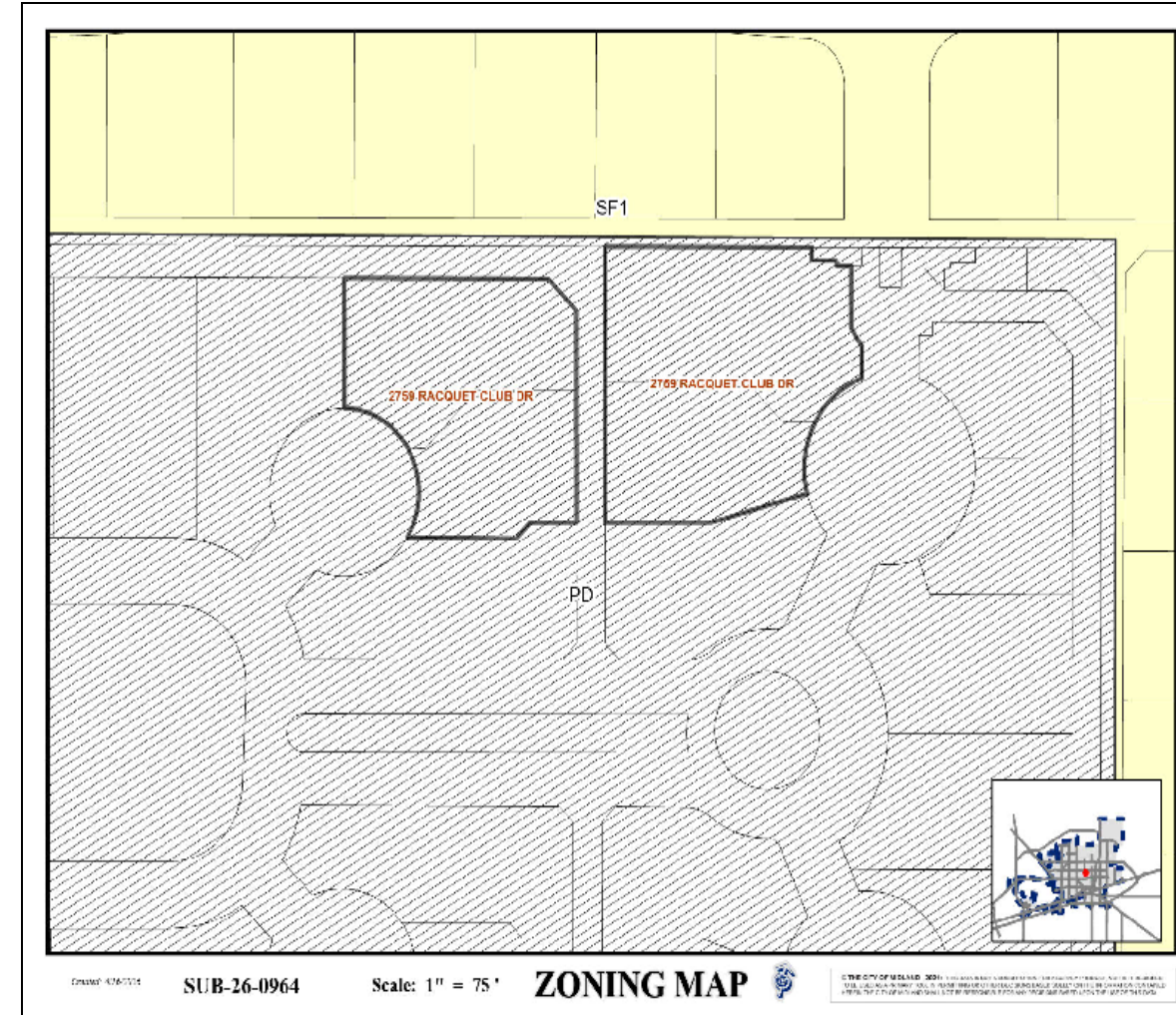
3

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ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North:** SF-1, Single-Family Dwelling District
 - **South/East/West:** PD, Planned Development District for a Housing Development



LAND USE

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



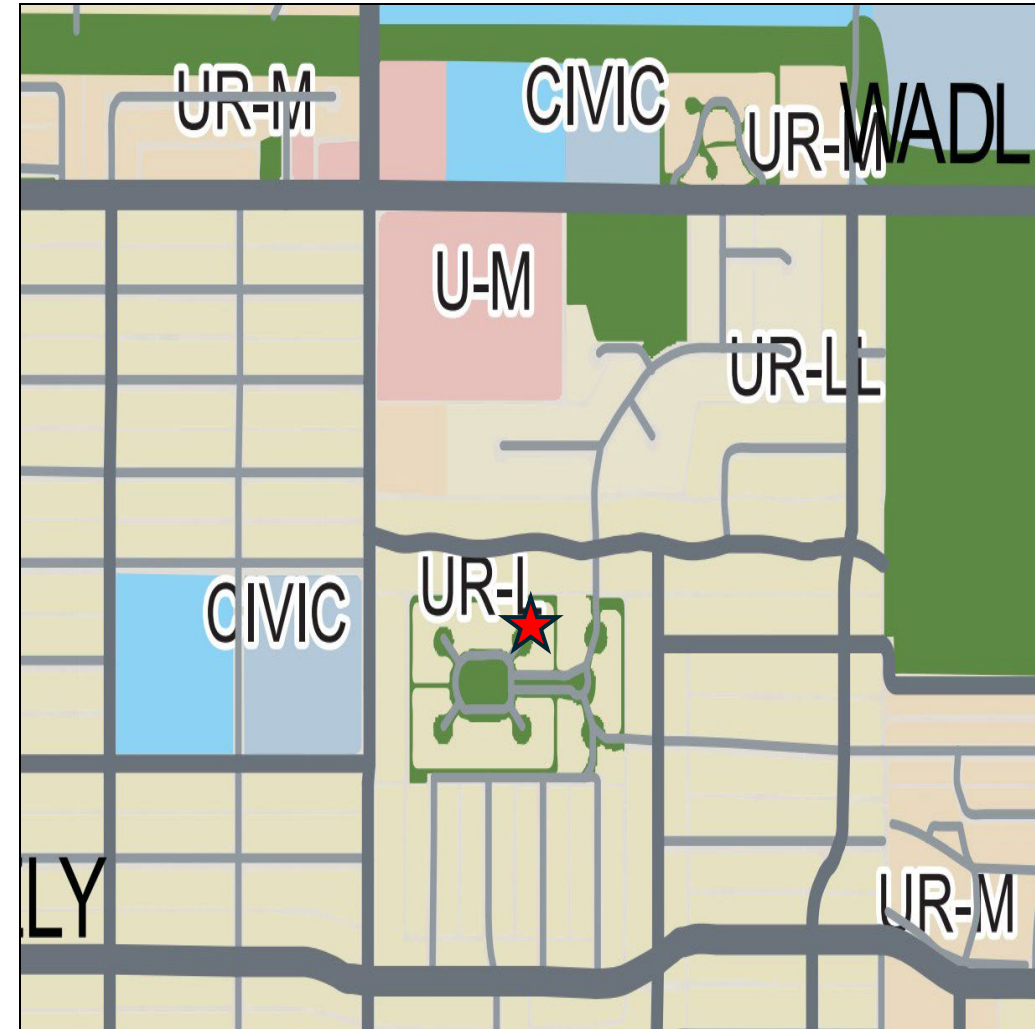


On Racquet Club Drive



COMPREHENSIVE PLAN

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



RELATED ITEMS

- A zone change request for these properties to amend the current PD, Planned District Development for Housing Development, is scheduled for the May 18, 2026, Planning and Zoning Commission meeting.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]



STAFF'S RECOMMENDATION

- C. Approval of this replat is contingent upon the approval of the associated zone change amendment. [11-2-3(H)5(d)]
- D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 9.
Meeting Date: May 4, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Hold a public hearing and consider a request by Dunaway Associates, on behalf of Black Family Partnerships, for a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development on Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.)

Purpose:

Dunaway Associates, on behalf of Black Family Partnerships, is requesting a Zone Change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development in order to create a private residential subdivision on the properties located at 5407 and 5315 Alysheba Lane.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

AE, Agricultural Estate District

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned Development District for Recreation Center and is a country club. The properties to the east are zoned CE, Country Estate District and consist of single-family housing. The property to the south is an active easement, which does not have a zoning and is used for drainage purposes. The property to the west is zoned PD, Planned Development District for a Housing Development and consists of single-family housing.

Analysis:

The subject properties are located at 5407 and 5315 Alysheba Lane. Dunaway Associates, on behalf of Black Family Partnerships, is seeking a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development, in order to create a private residential subdivision. The AE, Agricultural Estates Zoning District, has a minimum lot requirement of 2.00 acres. In addition to the zone change request, the applicant is also currently replatting this property. The applicant is requesting a Planned Development District to provide flexibility for the development.

The property owners want to develop the site into a small residential subdivision on 37 lots. This subdivision will keep the existing screening wall made out of a combination of wood and masonry. Additionally, the developer is proposing some lots to have dimensions smaller than what is allowed by the base zoning, SF-3, Single-Family Dwelling District, such as Lot 31 and Lot 23 as seen on the site plan (Exhibit A). However, most of the proposed lots meet the minimum dimensions of the SF-3 zoning district.

This request is partially consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designates this area as Urban Residential-Large Lot, which includes neighborhoods with very large lots, consisting of single-family homes. About half of the subdivision is made up of larger lots which are about one to two acres. However, most of the lots, which make up about half of the subdivision range from about 5,000 SF to 14,000 SF in area. However, the overall density of the subdivision is 1.8 units per acre, which is consistent with the UR-LL 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 Applicant's Information Only.]

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations. Our staff has examined the FEMA flood map and it appears that this property lies partially within Zone AE, which is a Special Flood Hazard Area subject to inundation by the 1% annual chance flood. An elevation certificate based off of construction drawings will be required to get a building permit to show compliance to the 1 foot of freeboard above the base flood elevation for residential structures built within the floodplain. An elevation certificate based off of finish construction will be required for the Certificate of Occupancy. [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)

Should the Planning and Zoning Commission approve this Zone Change, staff recommends that it be subject to Condition A:

Conditions:

- A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A; provided, however, that buildings not shown on the site plan may be located on the Property, except within the areas identified as "OPEN SPACE & LANDSCAPE AREA", if such buildings satisfy the requirements of Title XI, Chapter 1 of the City Code and all other applicable ordinances.**

Letters of Objection:

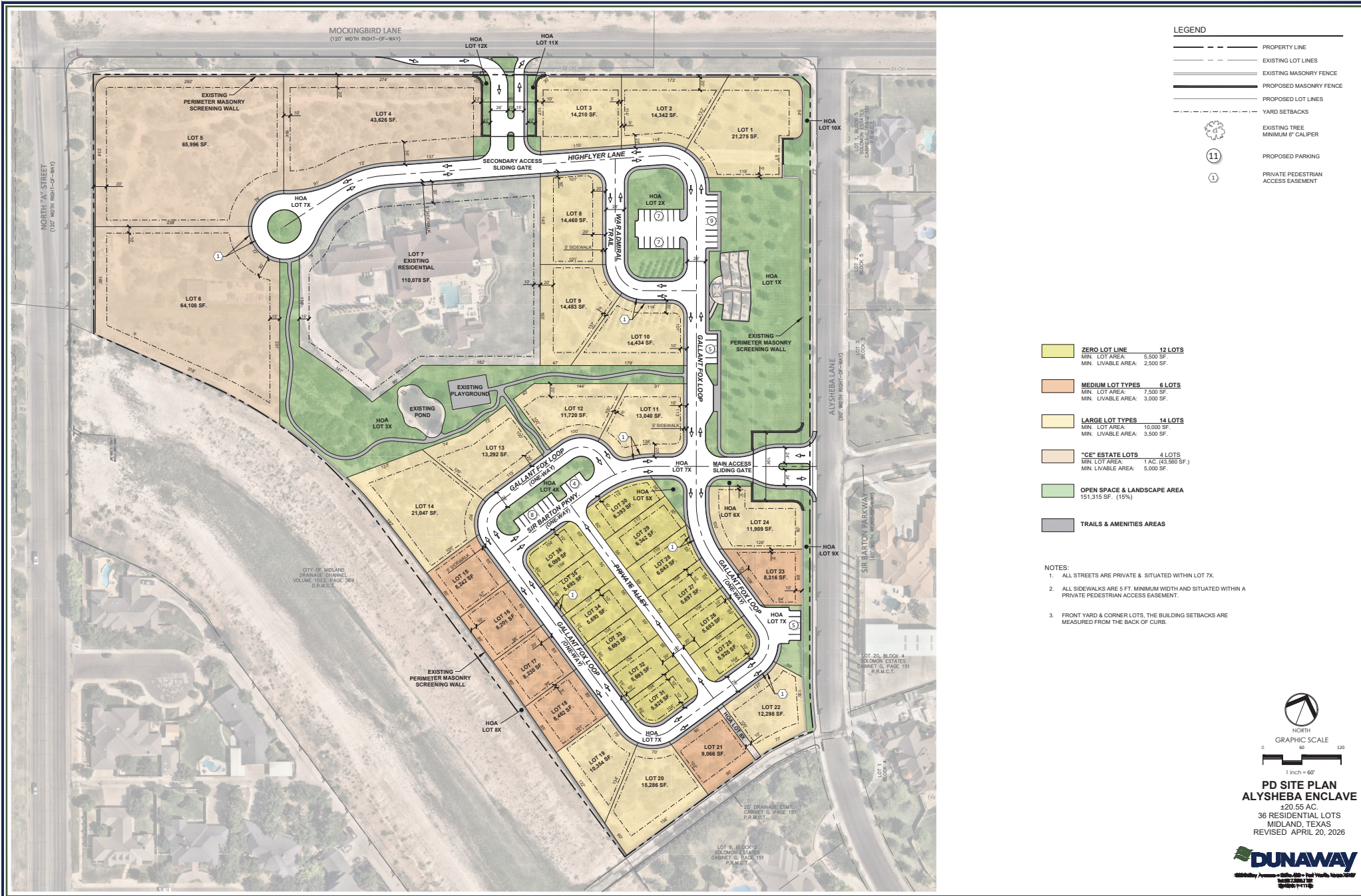
As of May 1, 2026, staff has received twenty-eight letters of objection, with only seven being within the 200-foot buffer.

Attachments:

- A. Z-25-0457, Combined files
- B. P&Z- - Alysheba Lane, Zone change

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/23/2026
Final Approval - 4/30/2026



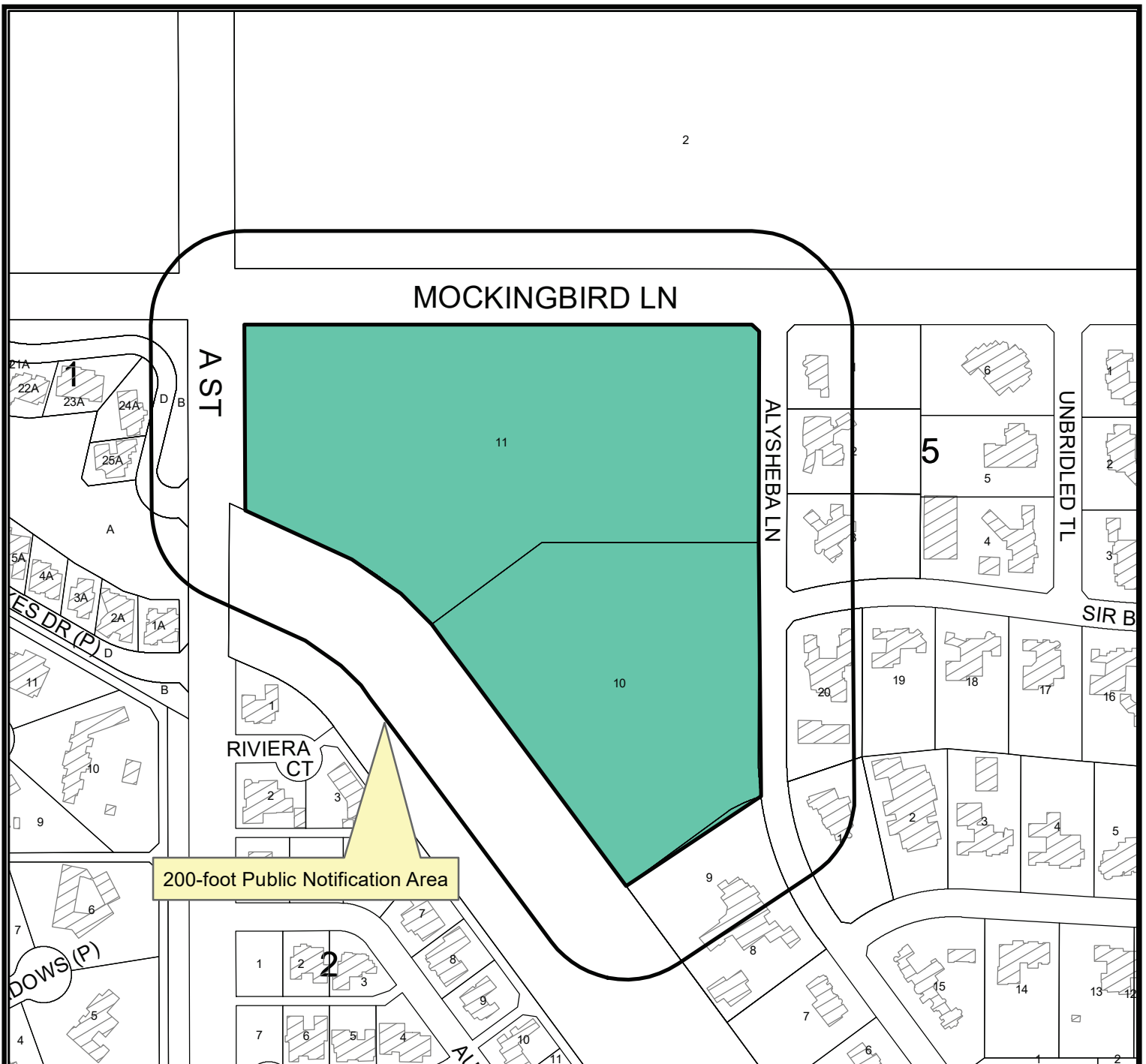
- LEGEND**
- PROPERTY LINE
 - EXISTING LOT LINES
 - EXISTING MASONRY FENCE
 - PROPOSED MASONRY FENCE
 - PROPOSED LOT LINES
 - YARD SETBACKS
 - EXISTING TREE MINIMUM 6" CALIPER
 - PROPOSED PARKING
 - PRIVATE PEDESTRIAN ACCESS EASEMENT

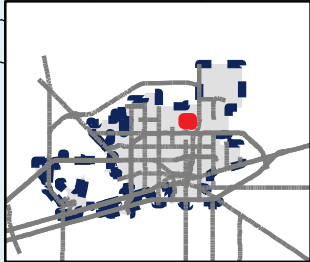
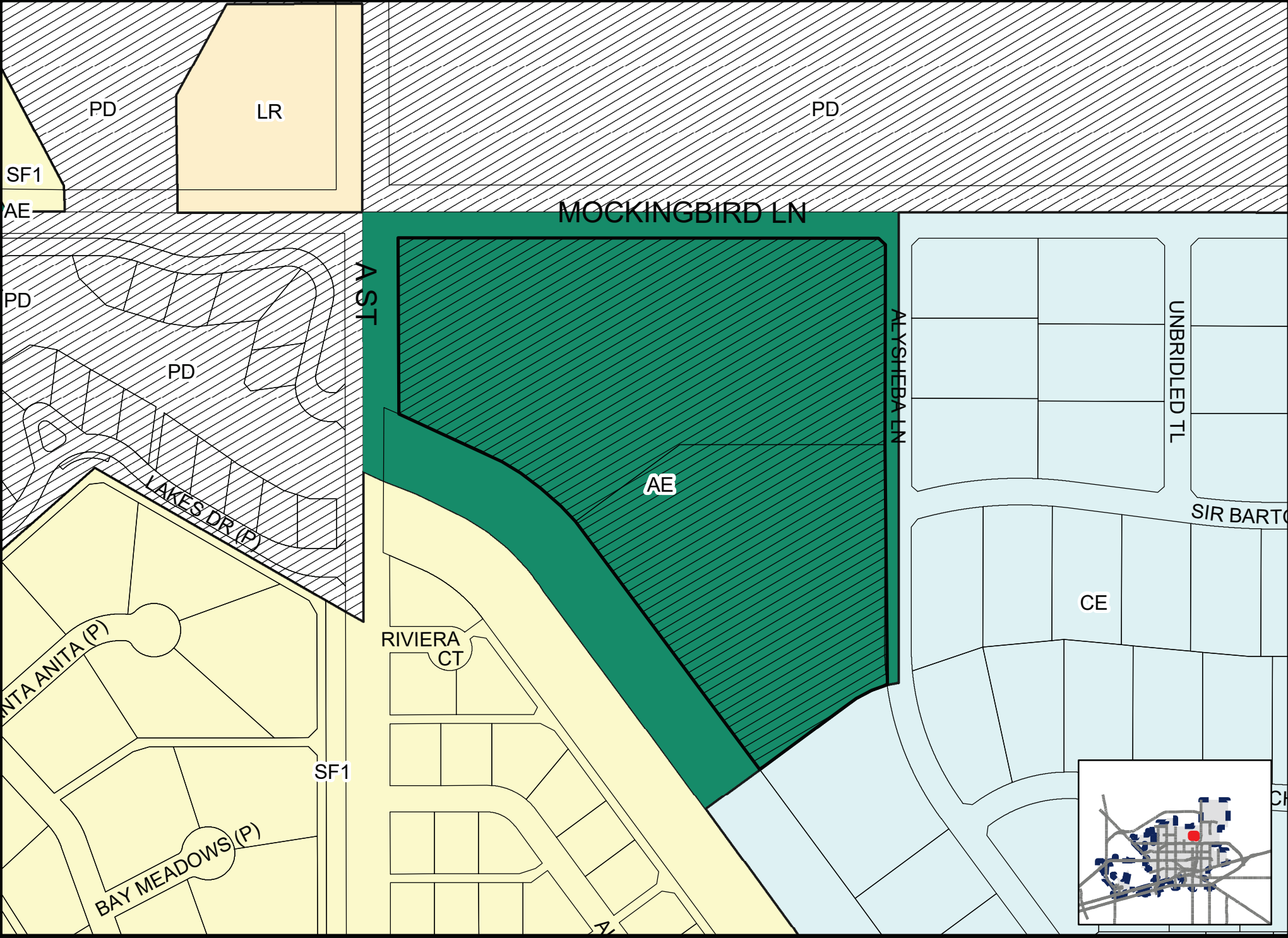
- ZERO LOT LINE 12 LOTS**
MIN. LOT AREA: 5,500 SF.
MIN. LIVABLE AREA: 2,000 SF.
- MEDIUM LOT TYPES 6 LOTS**
MIN. LOT AREA: 7,500 SF.
MIN. LIVABLE AREA: 3,000 SF.
- LARGE LOT TYPES 14 LOTS**
MIN. LOT AREA: 10,000 SF.
MIN. LIVABLE AREA: 3,500 SF.
- "CE" ESTATE LOTS 4 LOTS**
MIN. LOT AREA: 1 AC (43,560 SF.)
MIN. LIVABLE AREA: 5,000 SF.
- OPEN SPACE & LANDSCAPE AREA**
151,315 SF. (15%)
- TRAILS & AMENITIES AREAS**

- NOTES:**
- ALL STREETS ARE PRIVATE & SITUATED WITHIN LOT 7X.
 - ALL SIDEWALKS ARE 5 FT. MINIMUM WIDTH AND SITUATED WITHIN A PRIVATE PEDESTRIAN ACCESS EASEMENT.
 - FRONT YARD & CORNER LOTS, THE BUILDING SETBACKS ARE MEASURED FROM THE BACK OF CURB.

PD SITE PLAN
ALYSHEBA ENCLAVE
 ±20.55 AC.
 36 RESIDENTIAL LOTS
 MIDLAND, TEXAS
 REVISED APRIL 20, 2026

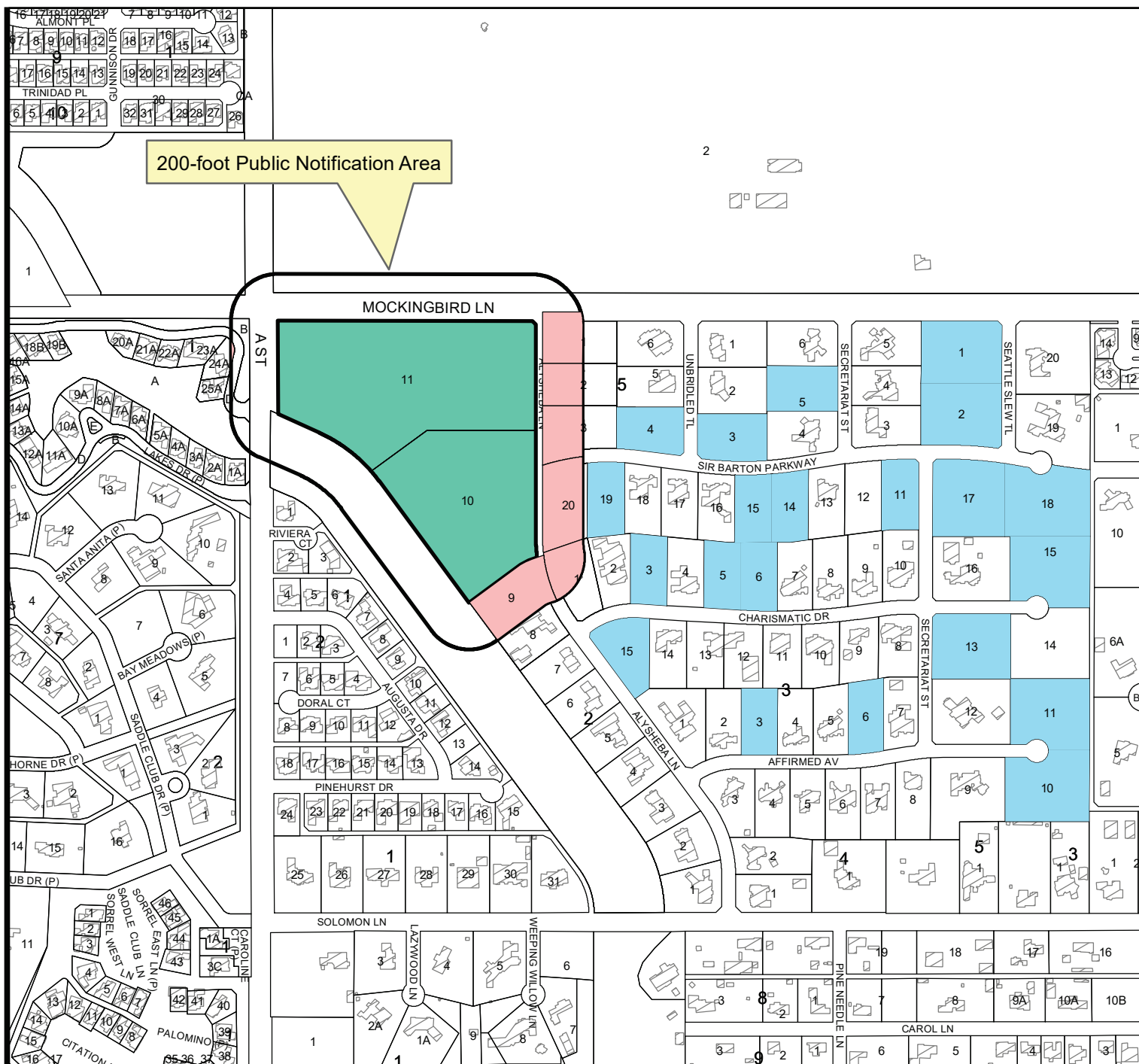
DUNAWAY
 10000 N. FARM ROAD, SUITE 100, FARMERSBURG, TX 75438
 940.444.4444











14.66% Objection

Z-25-0457

Scale: 1" = 617'

Consider a request by Dunaway Associates, on behalf of Black Family Partnerships, for a zone change from AE, Agricultural Estate District to PD, Planned Development District for Housing Development on Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas.

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

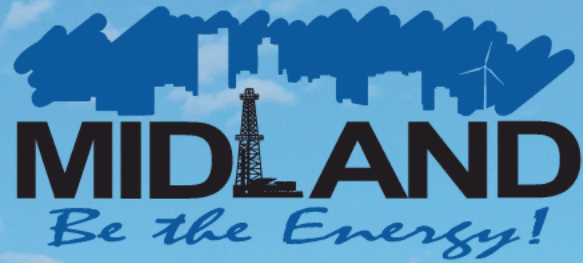
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ZONE CHANGE ALYSHEBA LANE

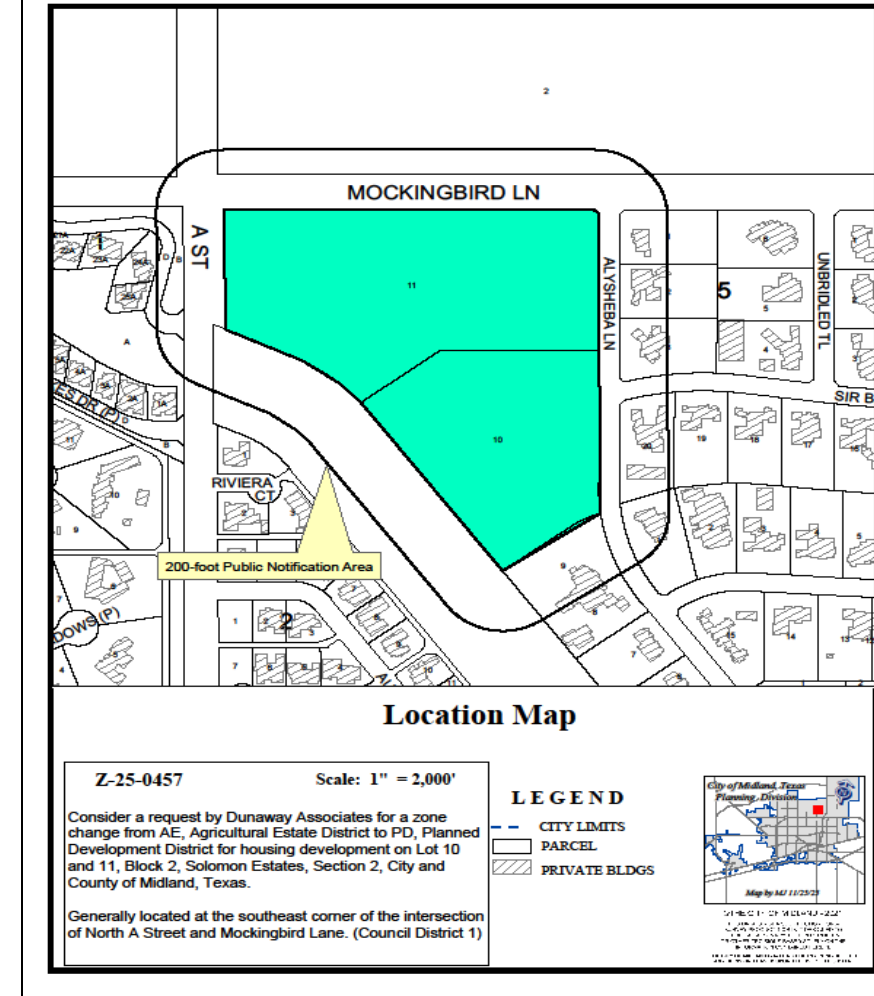


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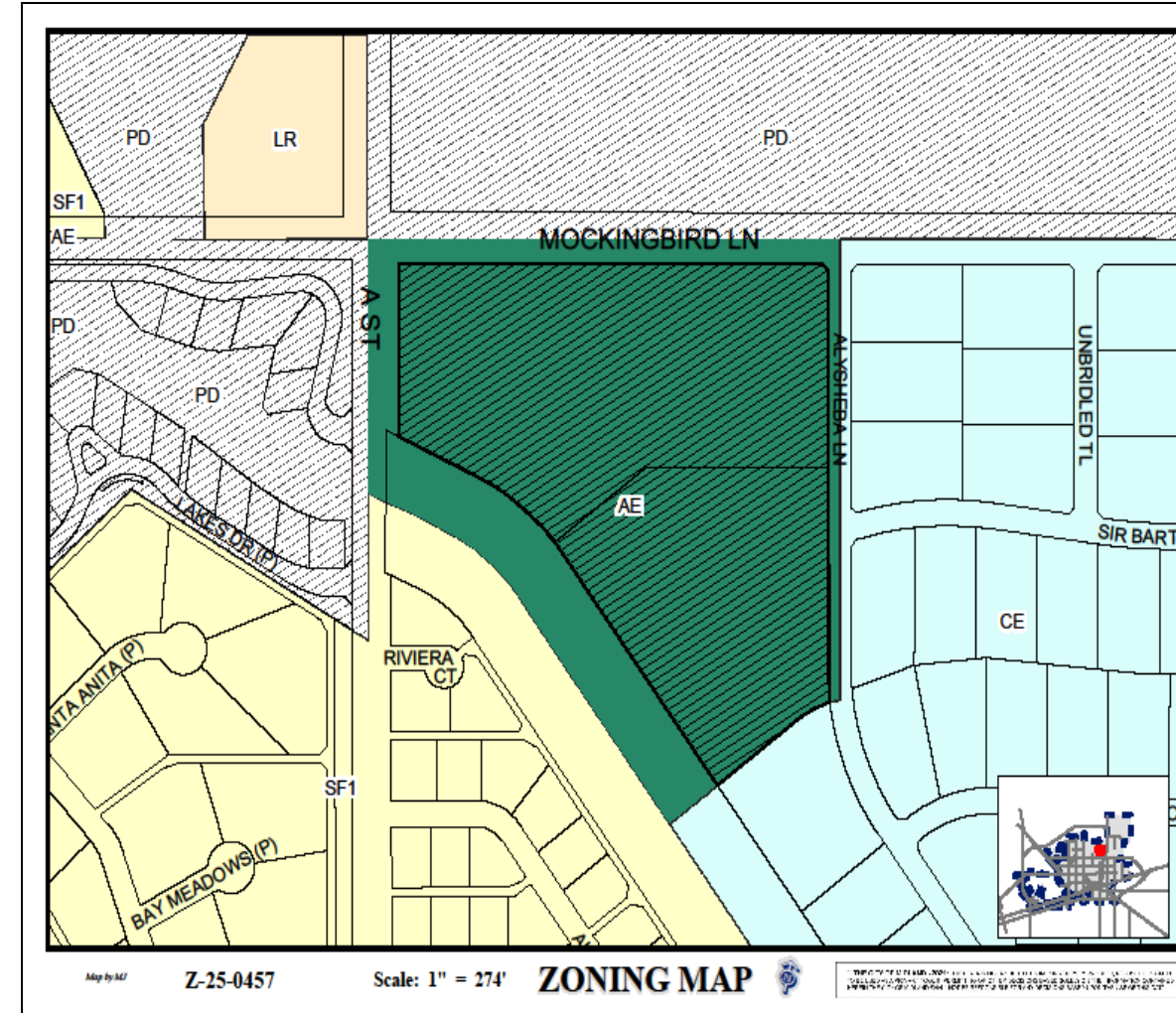
APPLICATION SUMMARY

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



ZONING

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



LAND USE

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

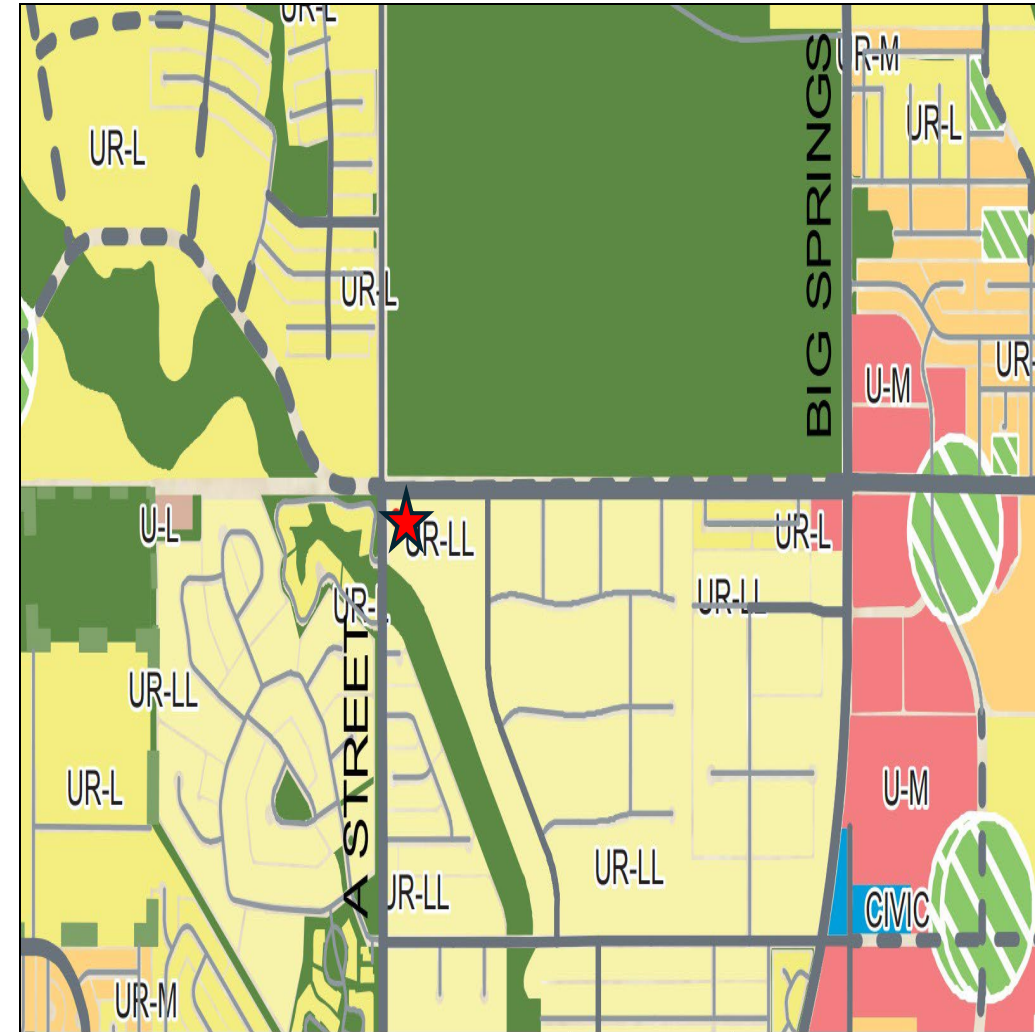




On Alysheba Lane, Looking West

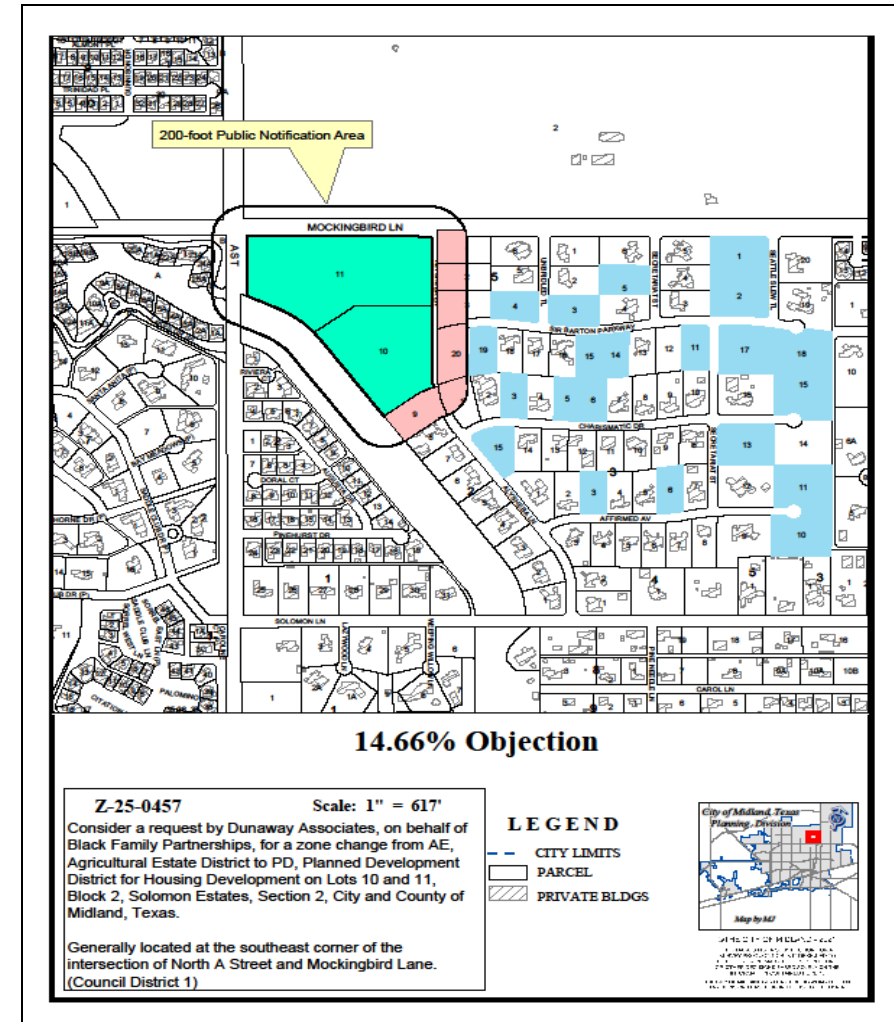
COMPREHENSIVE PLAN

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



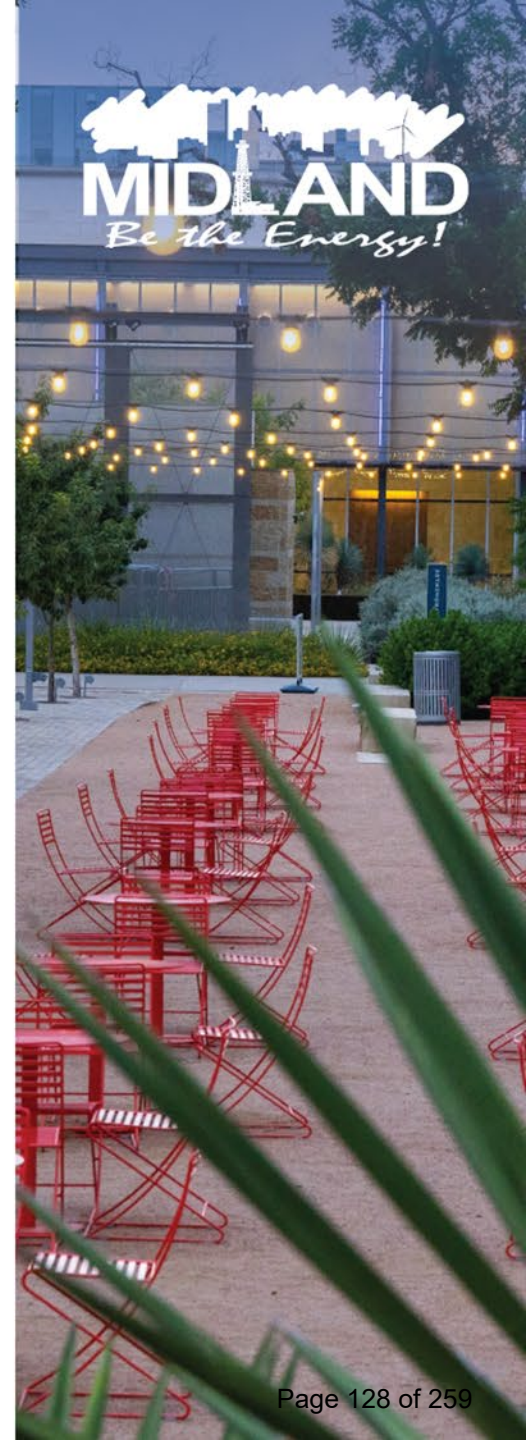
OBJECTIONS

- 7 objections have been received resulting in a 14.66% objection percentage. Supermajority vote is not required for approval.
- Protestors voiced concerns about increased traffic, safety, environmental impact, noise and water.



RELATED ITEMS

- The Preliminary Plat for this property was approved at the December 15, 2025, Planning and Zoning Commission meeting.



STAFF'S RECOMMENDATION

- Seven objections were received.
- Should the Planning and Zoning Commission approve this request, staff recommends the following condition:
 - A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A; provided, however, that buildings not shown on the site plan may be located on the Property, except within the areas identified as “OPEN SPACE & LANDSCAPE AREA”, if such buildings satisfy the requirements of Title XI, Chapter 1 of the City Code and all other applicable ordinances.



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: May 4, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Hold a public hearing and consider a request by Troy T. Hunt Homes, LTD, for a Zone Change from PD, Planned Development District for a Housing Development to PD, Planned Development District for a Transition District on a 3.03 acre-tract of land out of Green Hill Terrace, City and County of Midland, Texas. (Generally located on the east side of the intersection of Holiday Hill Road, and Becker Drive.)

Purpose:

Troy T. Hunt Homes, LTD, is requesting a Zone Change from PD, Planned Development District for a Housing Development to PD, Planned Development District for Transition District for the allowance of storage units on a property generally located on the east side of the intersection of Holiday Hill Road and Becker Drive.

Recommended Action:

Deny

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Housing Development

Surrounding Zoning and Land Use:

The properties to the north are zoned TH, Townhouse Dwelling District and are currently single-family homes. The properties to the east are AE, Agricultural Estate District and CE, Country Estate District and consist of single-family homes and vacant lots. The properties to the south and west are zoned RR, Regional Retail District and are currently vacant lots.

Analysis:

The applicant is seeking this zone change from PD, Planned Development District for a Housing Development to PD, Planned Development District for a Transition District, in order to have storage units, which is not an allowed use in the current zoning. Changing this zoning to a PD, Planned Development District would allow for the storage units. However, it would not be compatible with the surrounding area or the Tall City Tomorrow Plan. The development will have a screening wall located along the property line only where the storage units are not located. See the attached site plan (Exhibit A).

The subject property is adjacent to an established residential development. Self-service storage is considered a non-residential land use; however, it introduces a commercial intensity that may be incompatible with nearby residential properties.

This request is not consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3; which designated this area as Park/Open Space, which is intended to remain undeveloped and natural or recreational in character.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

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

Code: (Approved)

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

Transportation: (Approved)

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

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

Planning: (Denied)

Staff recommends denial of this Zone Change from PD, Planned Development District for a Housing Development to PD, Planned Development District for a Transition District. Should Planning and Zoning approve this Zone Change, staff recommends that it be subject to the following conditions:

Conditions:

A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A.

B. That the use of the Property for Storage Units, Mini, as such term is defined in Section 11-1-2.01 of the City Code, is hereby allowed.

C. That except to the extent that a building on the Property abuts a property line as shown in the site plan, a masonry screening wall shall be located on the Property where the Property adjoins a residential zoning district. The masonry screening wall shall conform to the specifications attached hereto as Exhibit B.

D. That to the extent that the Property is used for Storage Units, Mini, as such term is defined in Section 11-1-2.01 of the City Code, no off-street parking shall be required.

E. That the landscaping shall conform to the regulations set forth in Title XI, Chapter 9 of the City Code.

F. That the minimum front yard setback shall be 10 feet four inches (10' 4").

G. That the minimum side yard setback on the north side of the property shall be zero feet (0').

H. That the minimum rear yard setback shall be zero feet (0').

Letters of Objection:

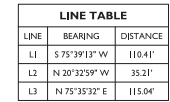
Staff has not received any letters of objection as of May 1, 2026.

Attachments:

- A. Z-26-0481, Combined files compressed 2
- B. P&Z - - Holiday Hill, Zone change

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/30/2026
Final Approval - 5/1/2026



• GENERAL: SITE PLAN IS FOR A PROPOSED 398 STORAGE UNITS AT 100 SF EACH, LOCATED ON A 3.03 ACRE TRACT OF LAND, SITUATED IN SECTION 7, BLOCK X HP HILLIARD, CITY & COUNTY OF MIDLAND, TEXAS. THE DEVELOPMENT IS CURRENTLY ZONED AS A PD.

- **DEVELOPMENT:** THE DEVELOPMENT WILL CONSIST OF:
 - 778 STORAGE UNITS AND ONE OFFICE BUILDING.
- **BUILDING HEIGHT:** THE PROPOSED SITE IS PLANNED TO INCLUDE 388 STORAGE UNITS, ALL UNITS ONE STORY, WITH A MAXIMUM BUILDING HEIGHT OF 12 FT.
- **ACCESS:** THE SITE HAS ONE (1) EXISTING ACCESS POINT ON THE WEST. ALL ACCESS POINTS ARE PLANNED FOR INGRESS AND EGRESS.
- **FIRE ACCESS:** ALL ACCESS ROADS ARE DESIGNED TO ACCOMMODATE FIRE VEHICLES.
- **PARKING:** NO ON-SITE PARKING WILL BE PROVIDED.
- **TRAIN:** TRAIN ENCLOSURES WILL BE IN COMPLIANCE WITH THE CITY OF INDIAN REQUIREMENTS. ON-SITE TRAIN COLLECTION WILL BE COLLECTED BY THE CITY OF INDIAN USING RAIL LOADING TRUCKS.
- **UTILITIES:** NO UTILITIES WILL BE PROVIDED.
- **DRAINAGE:** DRAINAGE WATER RUNOFF WILL BE IN COMPLIANCE WITH THE CURRENT APPROVED DRAINAGE PLAN ON THE SITE.

- LANDSCAPING ELEMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND DOES NOT NECESSARILY REFLECT THE FINAL DESIGN LANDSCAPING.
- THE LANDSCAPE PLAN THAT WILL BE SUBMITTED FOR CITY APPROVAL WILL BE IN COMPLIANCE WITH CITY STANDARDS.

- DIMENSIONS SHOWN ARE TYPICALLY TO FACE OF CURB UNLESS NOTED OTHERWISE.
- SIDEWALKS WILL BE 5 FT. IN WIDTH UNLESS NOTED OTHERWISE.

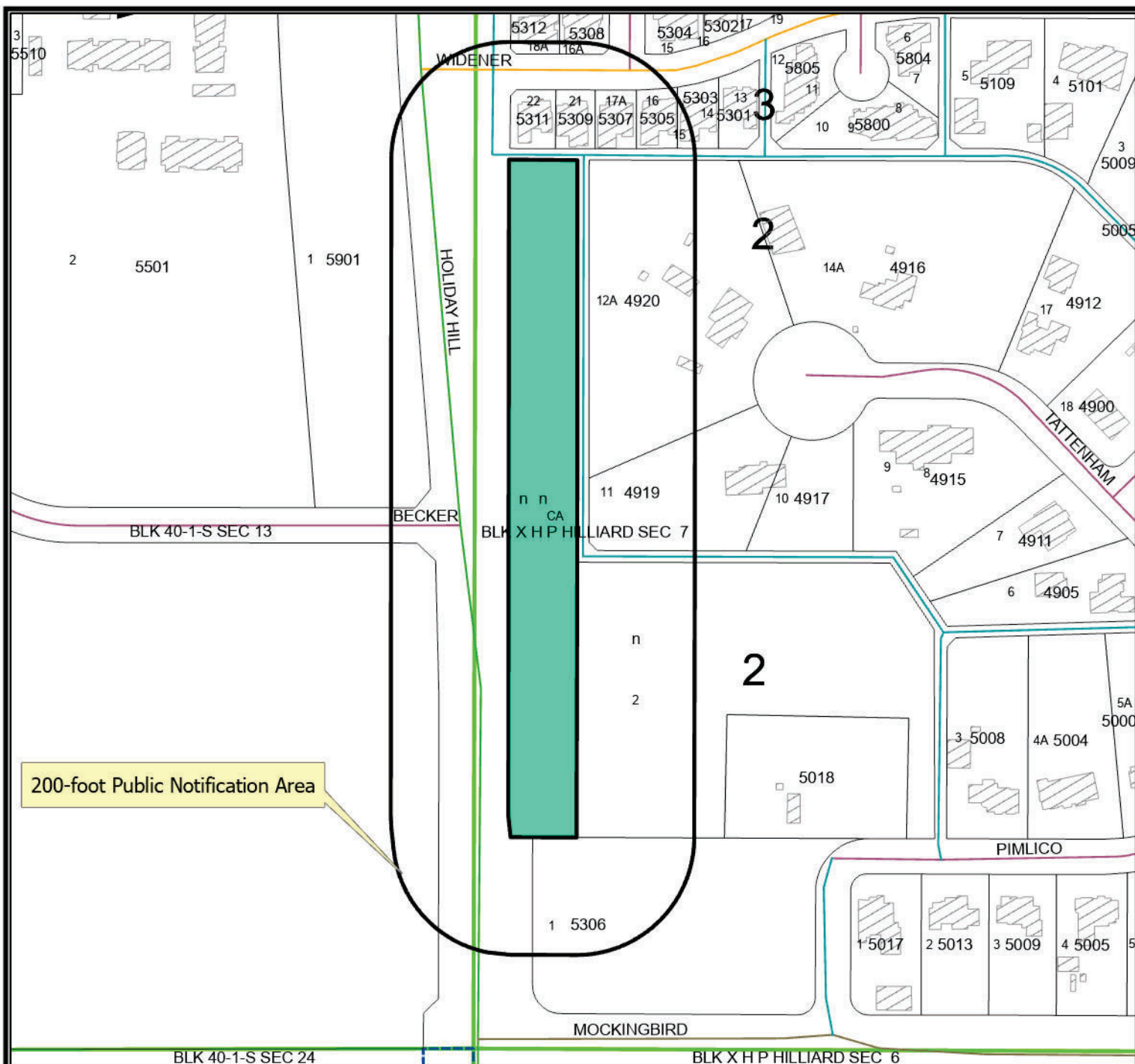
STORAGE BUILDING
PARKING SPACES REQUIRED: 0

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C066F, DATED SEPTEMBER 16TH, 2005, THIS PROPERTY IS WITHIN THE SHADED PORTION OF ZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

LAND WITHIN THE FLOOD ZONE MUST MAINTAIN ITS CURRENT WATER HOLDING CAPACITY, ANY IMPORTED MATERIAL WILL REQUIRE AN EQUAL AMOUNT OF MATERIAL TO BE CUT FROM THE FLOODPLAIN AREA.



SHEET **C100** OF XX



Location Map

Z-26-0481

Scale: 1" = 245'

Consider a request by Troy T. Hunt Homes, LTD, for a zone change from PD, Planned Development District for Housing Development to PD, Planned Development District for Transitional District on a 1.99 acre-tract of land out of Green Hill Terrace, and a 1.04-acre vacated portion of Holiday Hill Road right-of-way, City and County of Midland, Texas.

Generally located on the east side of the intersection of Holiday Hill Road, and Becker Drive. (Council District 4)

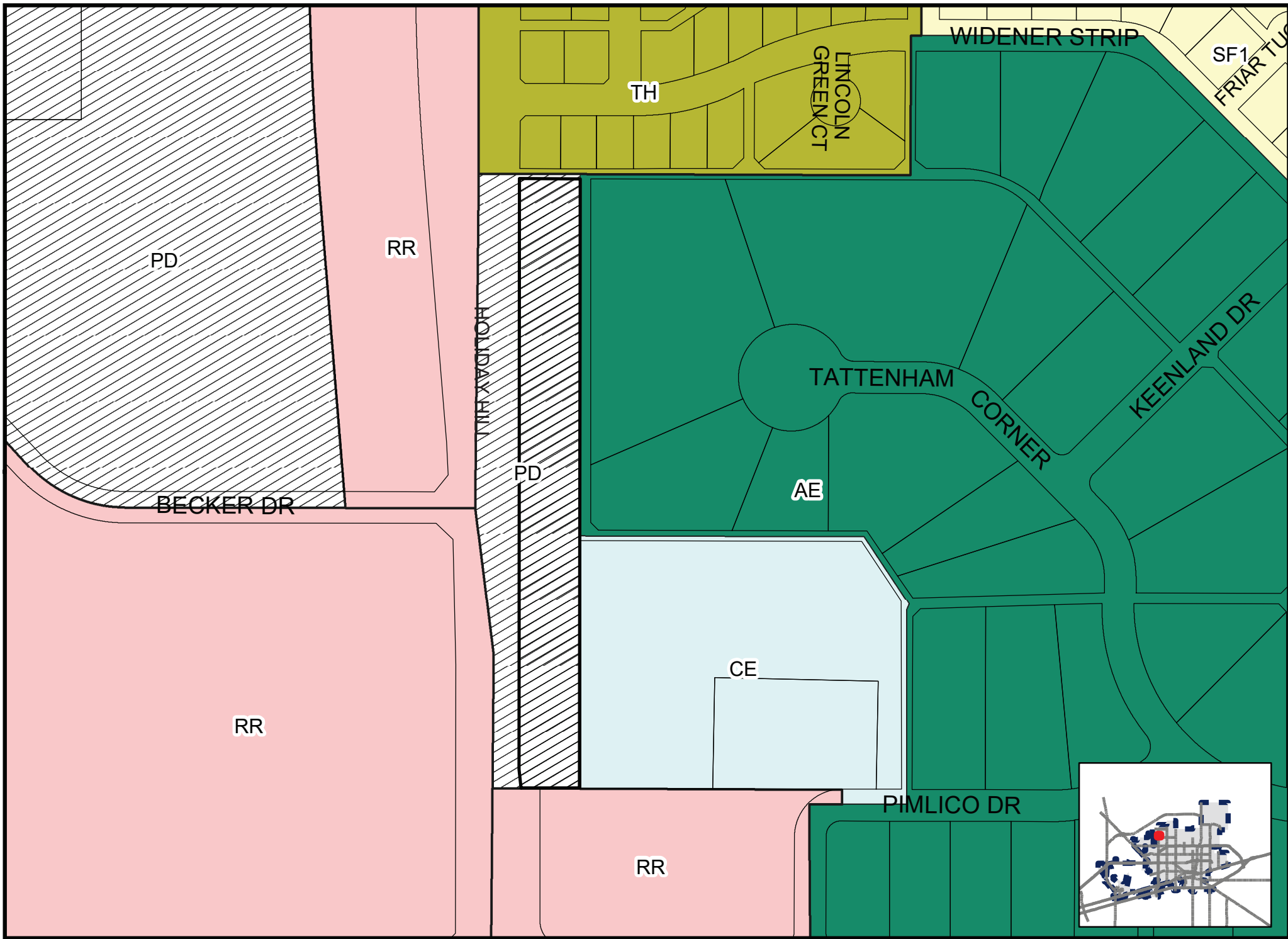
LEGEND

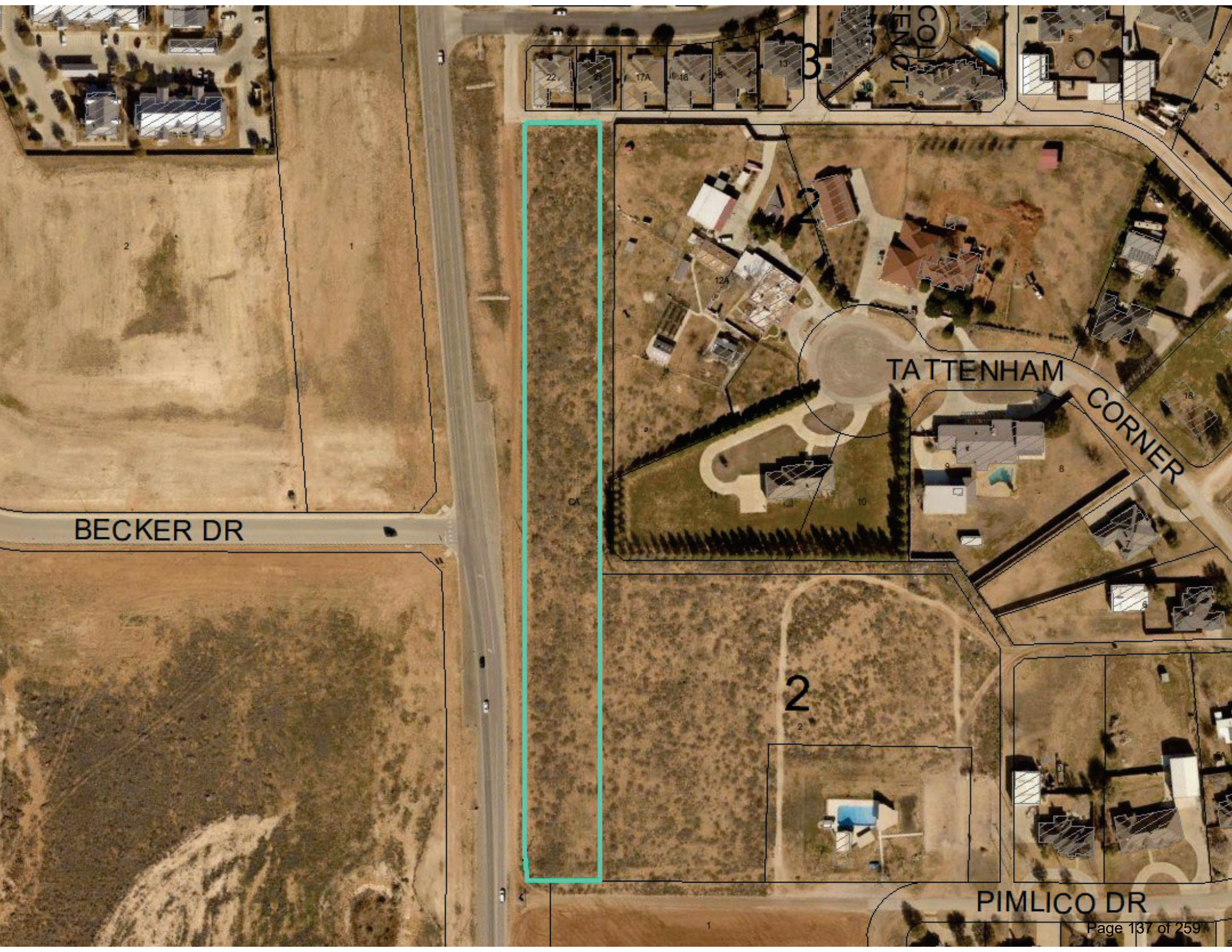
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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BECKER DR

TATTENHAM

CORNER

PIMLICO DR





ZONE CHANGE HOLIDAY HILL

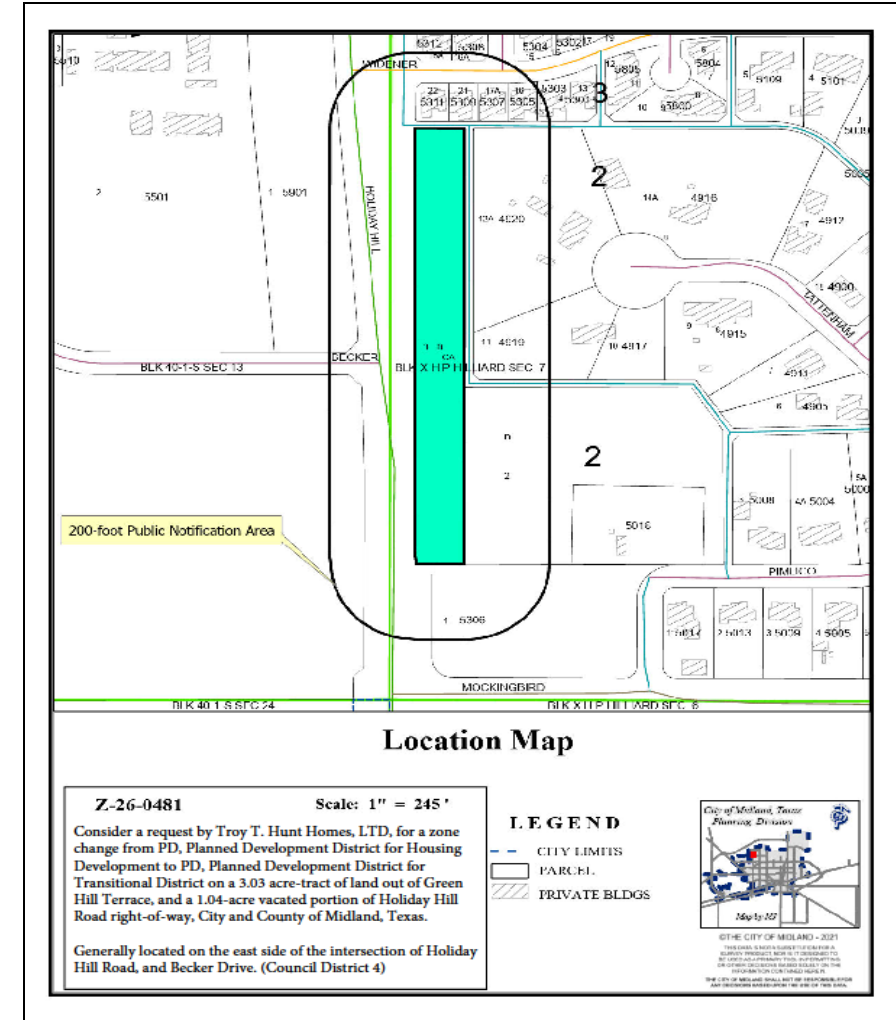


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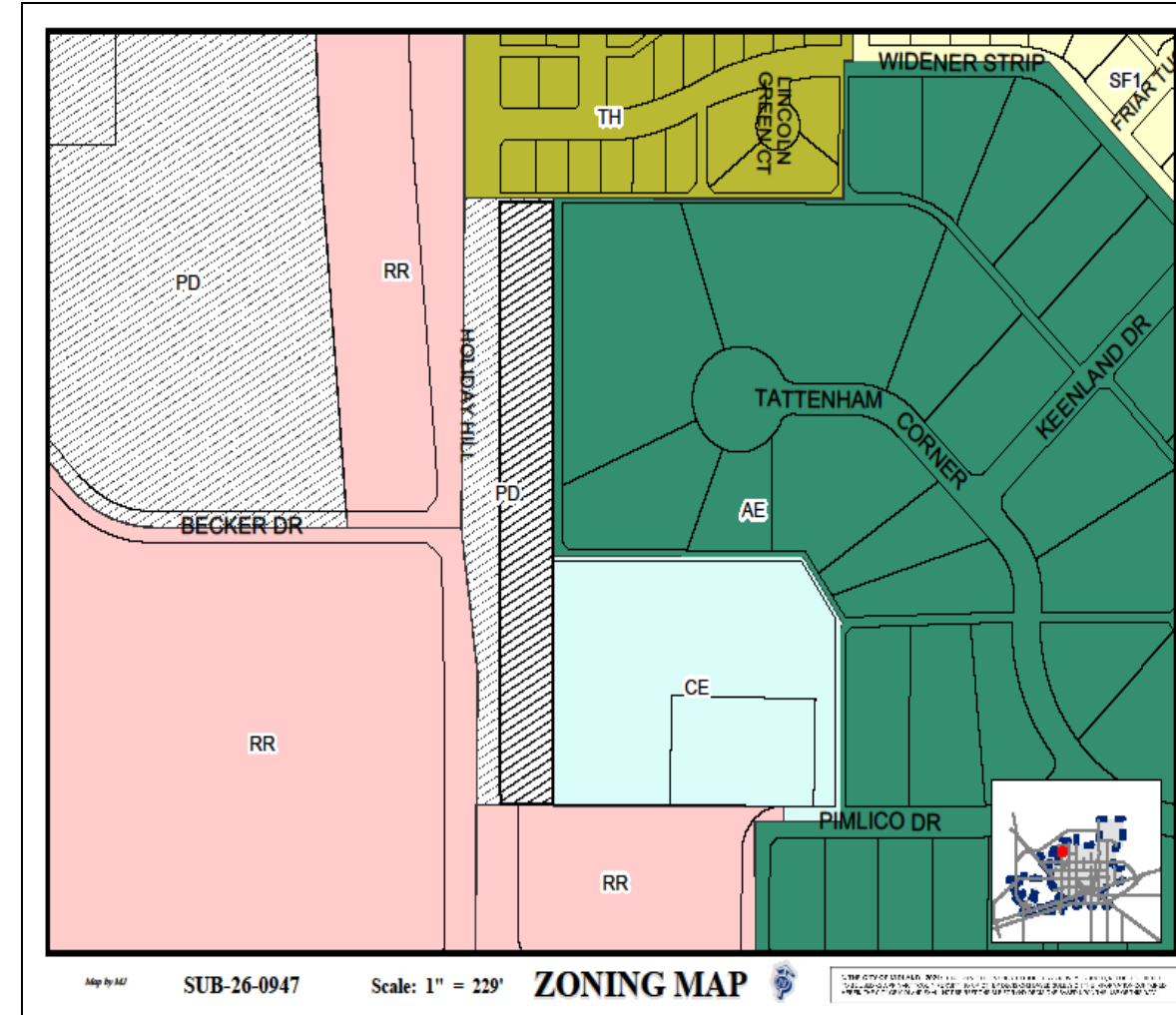
APPLICATION SUMMARY

- **Property Owner:** Troy T. Hunt Homes, LTD
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of the intersection of Holiday Hill Road, and Becker Drive. (Council District 4)
- **Reason for Request:** To develop storage units



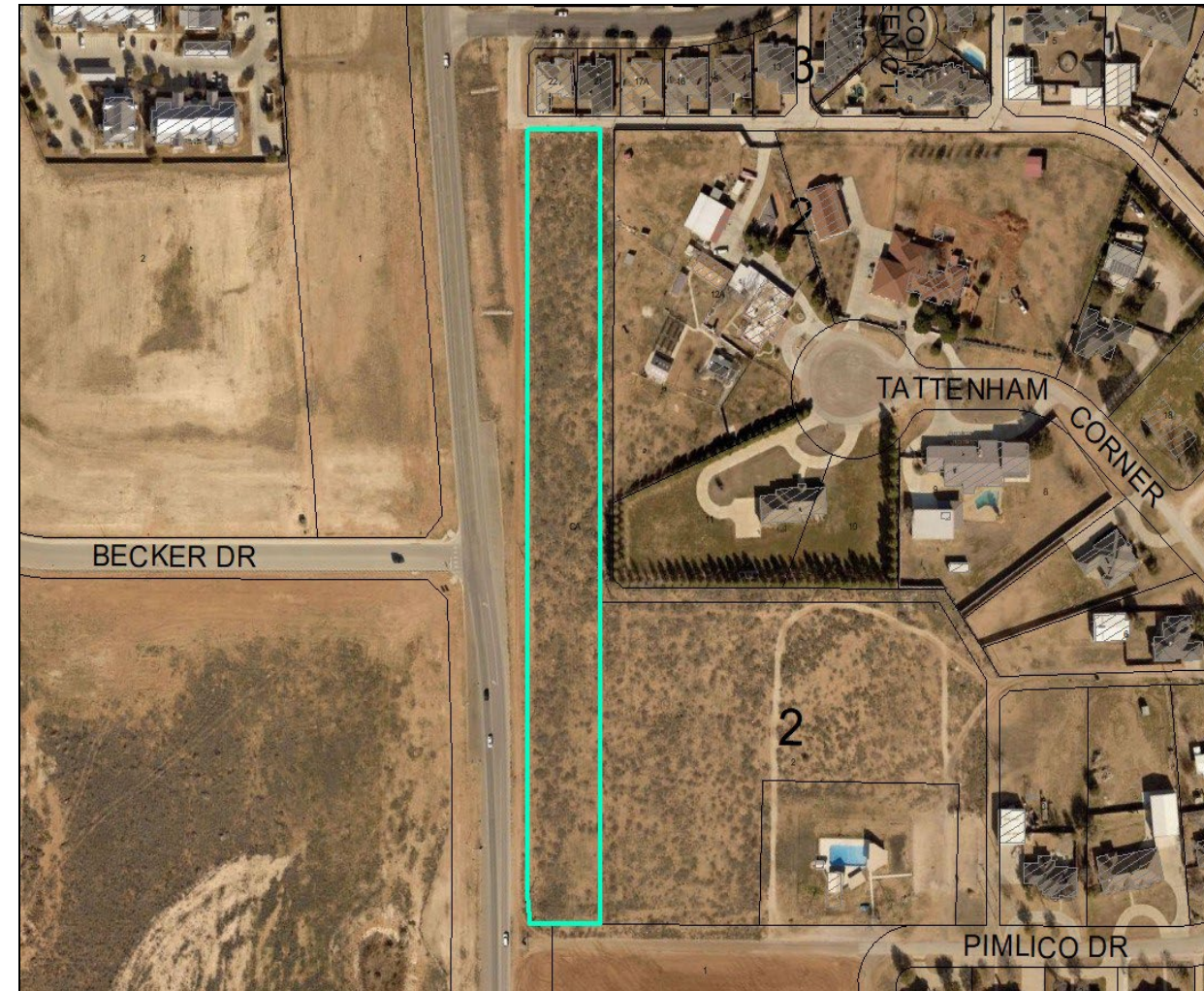
ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
 - **North:** TH, Townhouse Dwelling District
 - **South/West:** RR, Regional Retail District
 - **East:** AE, Agricultural Estate District and CE, Country Estate District
- **Proposed Zoning:** PD, Planned Development District for a Transitional District



LAND USE

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



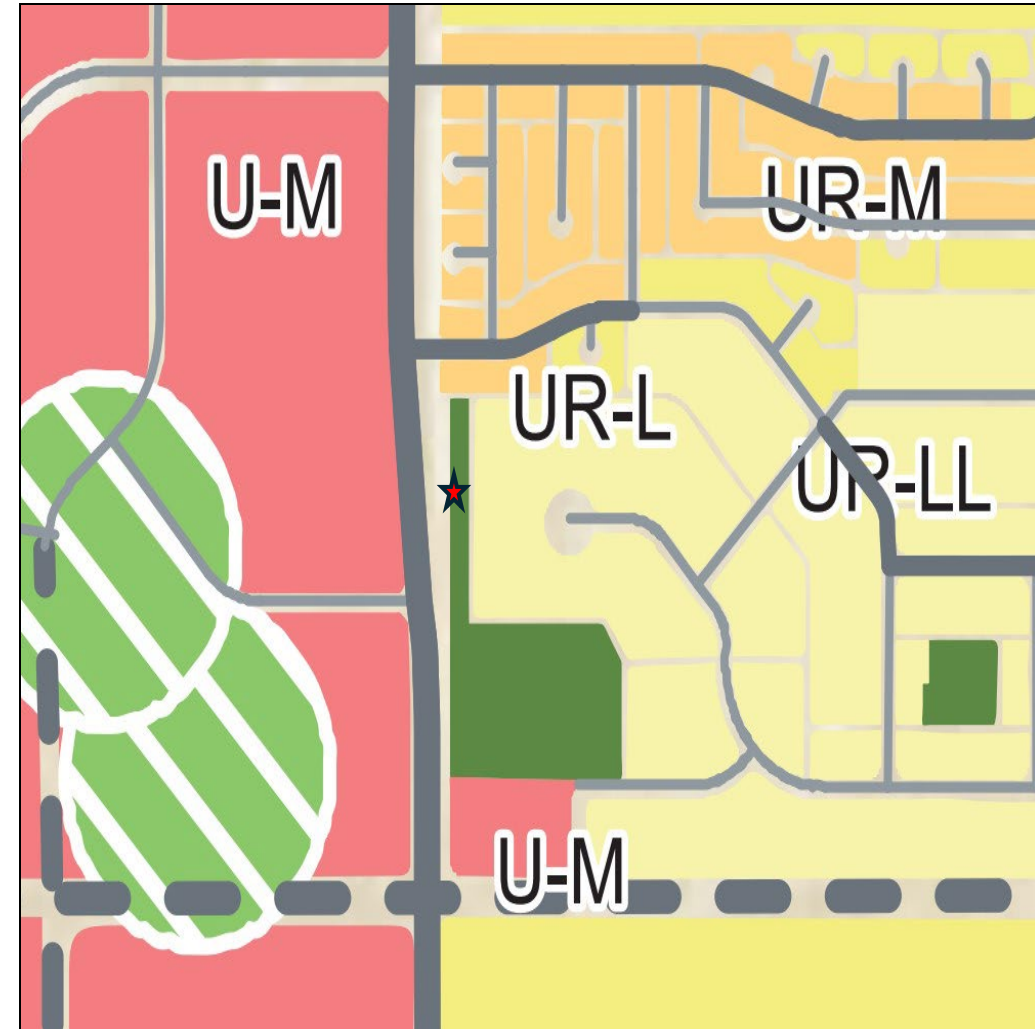


On Holiday Hill, Looking East



COMPREHENSIVE PLAN

- **Land Use Designation:** Park/Open Space
- **Supported Uses:** Limited, primarily natural. Any development is recreational and low impact.
- The request is not compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends denial of this request. Should the Planning and Zoning approve this zone change, staff recommends that it be subject to the following conditions:
 - A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A.
 - B. That the use of the Property for Storage Units, Mini, as such term is defined in Section 11-1-2.01 of the City Code, is hereby allowed.



STAFF'S RECOMMENDATION

- C. That except to the extent that a building on the Property abuts a property line as shown in the site plan, a masonry screening wall shall be located on the Property where the Property adjoins a residential zoning district. The masonry screening wall shall conform to the specifications attached hereto as Exhibit B.
- D. That to the extent that the Property is used for Storage Units, Mini, as such term is defined in Section 11-1-2.01 of the City Code, no off-street parking shall be required.
- E. That the landscaping shall conform to the regulations set forth in Title XI, Chapter 9 of the City Code.



STAFF'S RECOMMENDATION

F. That the minimum front yard setback shall be 10 feet four inches (10' 4").

G. That the minimum side yard setback on the north side of the property shall be zero feet (0').

H. That the minimum rear yard setback shall be zero feet (0').



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: May 4, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of Westridge Park Addition, Section 58, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the east intersection of Tradewinds Boulevard and Leisure Drive.)

Purpose:

Parkhill, on behalf of Westridge Village, LP, is requesting to plat a 24.72-acre tract of land located on the east side of Tradewinds Boulevard into 3 lots for future commercial development.

Current Zoning:

PD, Planned Development District for a Housing Development, Office Center, Recreation Center, and 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, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on

the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: S. LOOP 250 Frontage Road is TxDOT facility, built and maintained by TxDOT, no improvements required. Thomason roadway okay as is. Tradewinds roadway okay as is. Leisure roadway okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 12" water exists in S. Loop 250, okay as is. 16" water exists in Thomason, okay as is. 16" water exists in Tradewinds, okay as is. 12" water exists in Leisure, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 8" sewer exists in Thomason, okay as is. 12" sewer exists in Tradewinds, okay as is. 8" sewer exists in Leisure, okay as is. No public wastewater improvements required. [For the Applicant's information only.]

DRAINAGE: Provide an updated drainage report being that the layout for Westridge Park Addition Section 56 has changed since the approval of Westridge Park Addition Section 47. [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 58. Assuming P-24-2142 is still active, lots can be 5-7. Dash diagonal of corner clip. Also, include acreage or sq ft of area of corner clip. East call bearing should be reversed (currently NW should be SE) Bearing for call south of lot 3 as well. (currently NE should be SW) Add direction to street name for Loop 250. Provide recording information for shared access easement northeast of plat. Shared access easement along lot 3 and 4 should be dedicated with this plat for access. (confirm with Transportation)

PLANNING: (Approved with Conditions)

Provide recording information for the easement southwest of Lot 2, Block 48 Westridge Park Addition, Section 55. (Cab K Pg 357 N 2024-22081) [Midland City Code 11-2-3(C)2(b)(3)]

Certificate of Approval is missing "For approval by the commission" [Midland City Code 11-2-3(H)3(m)(1)]

Please label the Acknowledgment Certificate. [Midland City Code 11-2-3(H)3(m)(1)]

Therefore, staff recommends approval of the Preliminary Plat of Westridge Park Addition, Section 58, subject to the following conditions.

Conditions:

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

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

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

Attachments:

- A. Combined
- B. P&Z - - Westridge Park Addition, Section 58 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/21/2026
Final Approval - 4/30/2026

PRELIMINARY PLAT
WESTRIDGE PARK ADDITION
SECTION 56

Being an 24.72-acre tract of land located in the Northwest quarter of
Section 48, Block 40, T-1-S, T.&P.
RR. Co. Survey City and County of Midland, Texas



LEGEND

- Proposed Plat Limits
- Proposed Platted Lot Lines
- Proposed Easements
- Existing Lot Lines
- Existing Easements
- Existing Sewer Line
- Existing Water Line
- Existing Contours

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.
- INITIAL IMPACT FEES WILL BE ESTIMATED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- 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.
- A BLANKET EASEMENT OF INGRESS AND EGRESS IS HEREBY GRANTED FOR WESTRIDGE PARK ADDITION, SECTION 56 TO THE CITY OF MIDLAND FOR GARBAGE AND TRASH COLLECTION AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, SAVE AND EXCEPT THOSE AREAS OCCUPIED BY A BUILDING OR STRUCTURE. SAID EASEMENT IS CONDITIONED SUCH THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT UNTIL EXACT LOCATION OF SAID CONTAINERS AND THE EASEMENTS IN CONNECTION THEREWITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.
- RELATIVE TO THE EXISTING DRAINAGE EASEMENT: THE MAINTENANCE OF ANY STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER, WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SUCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.
- RELATIVE TO THE EXISTING DRAINAGE EASEMENT: THE CITY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION OF THE STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT NECESSARY FOR PUBLIC HEALTH AND SAFETY.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land 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.

Franklin Leamons, R.P.L.S. #6889

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined scale factor of 0.99989260 and a theta angle equal to -0°56'9.93" at a 1/2-inch iron rod with a plastic cap marked "PSC CONTROL", said control point having the following coordinates: NORTHING = 10,686,977.94 and EASTING = 1,733,007.82 in U.S. Survey Feet.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481239, Map Number 48329C0182F, revised September 16, 2005, the surveyed property is not located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, WESTRIDGE VILLAGE, LP, is the record owner of 24.72 Acres of Land Located in Section 48, Block 40, T-1-S T&P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, WESTRIDGE VILLAGE, LP, do hereby adopt this plat designating the herein above described property as WESTRIDGE PARK ADDITION, SECTION 56 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets, and easements shown thereon, excepting all easements labeled Private (PVT).

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

By: _____
Alan D. Feinsilver Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, _____ by
Alan D. Feinsilver, Manager of Westridge GP, LLC, the general partner of Westridge Village, LP.

Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Oncor Electric Delivery Service (PLEASE PRINT)

AT&T Texas (PLEASE PRINT)

Atmos Energy (PLEASE PRINT)

Optimum (PLEASE PRINT)

Astound Broadband (PLEASE PRINT)

OWNER:

Westridge Village LP
1885 Saint James PL St. #1100
Houston, Texas 77056
713-266-1101

ENGINEER:

Parkhill
1700 W Wall St., #100 Midland,
Texas 79701
432-697-1447

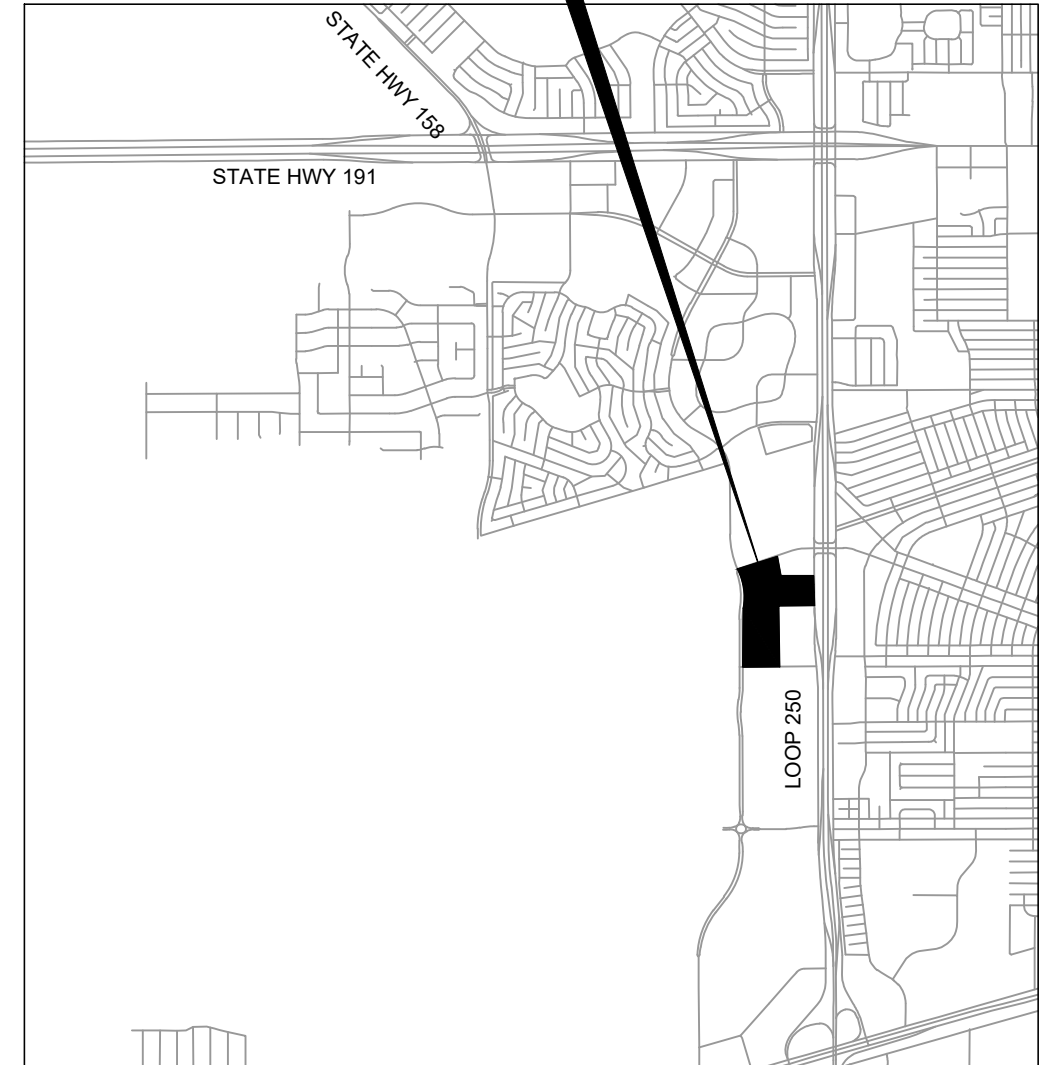
WESTRIDGE PARK ADDITION
SECTION 56

Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091

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LOCATION MAP

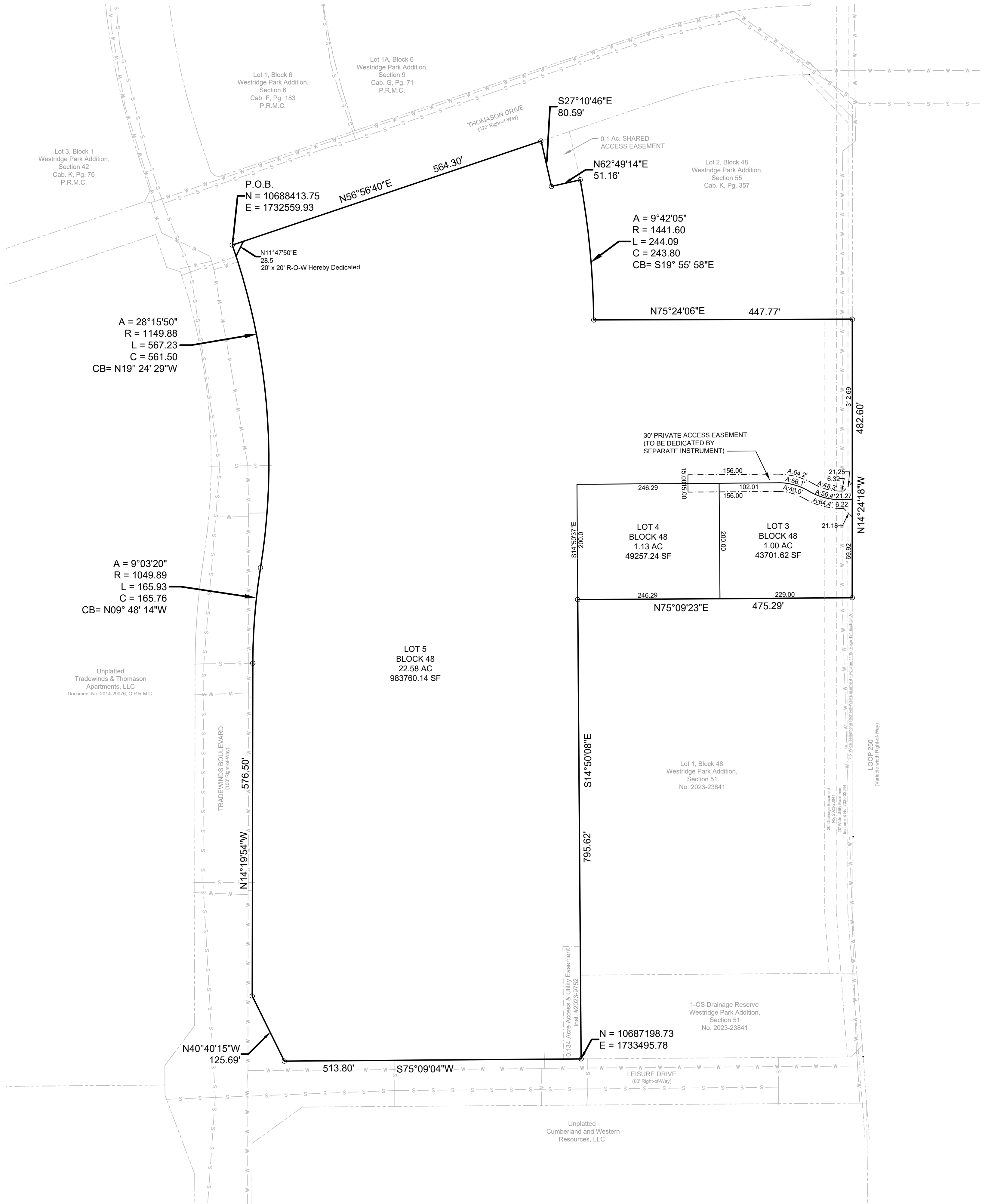
CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of WESTRIDGE PARK ADDITION, SECTION 56 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____.

Chairman _____ tbd

Secretary _____ Landon Ochoa

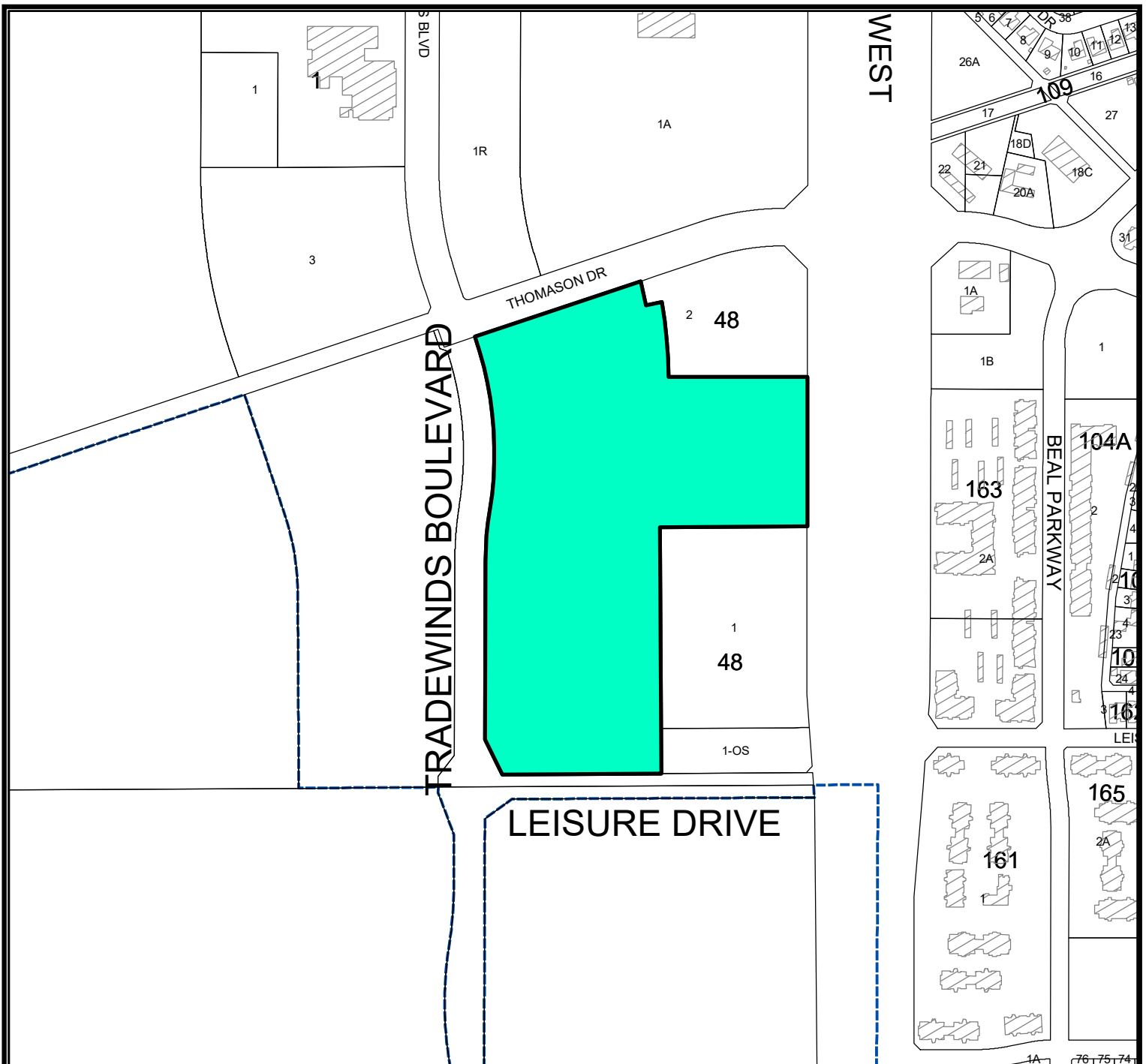
WESTRIDGE PARK
ADDITION
SECTION 56



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



Location Map

SUB-25-0828

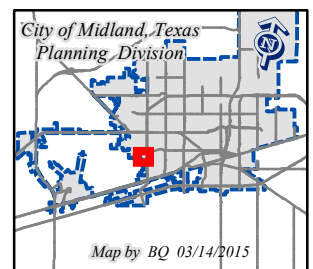
Scale: 1" = 1100'

Proposed plat of Westridge Park Addition, Section 56, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, 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 Tradewinds Boulevard and Leisure Drive.
(Council District 4)

LEGEND

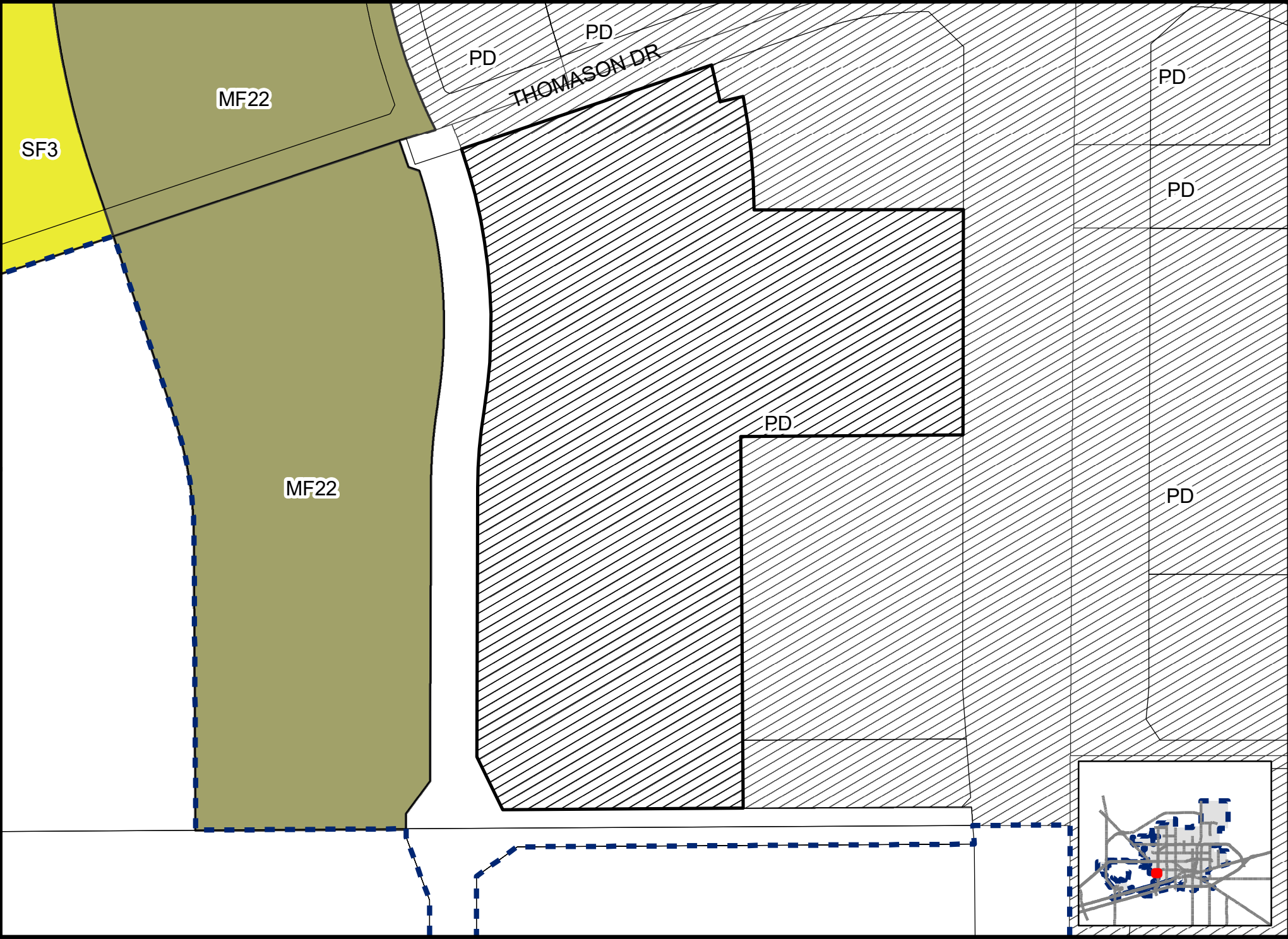
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

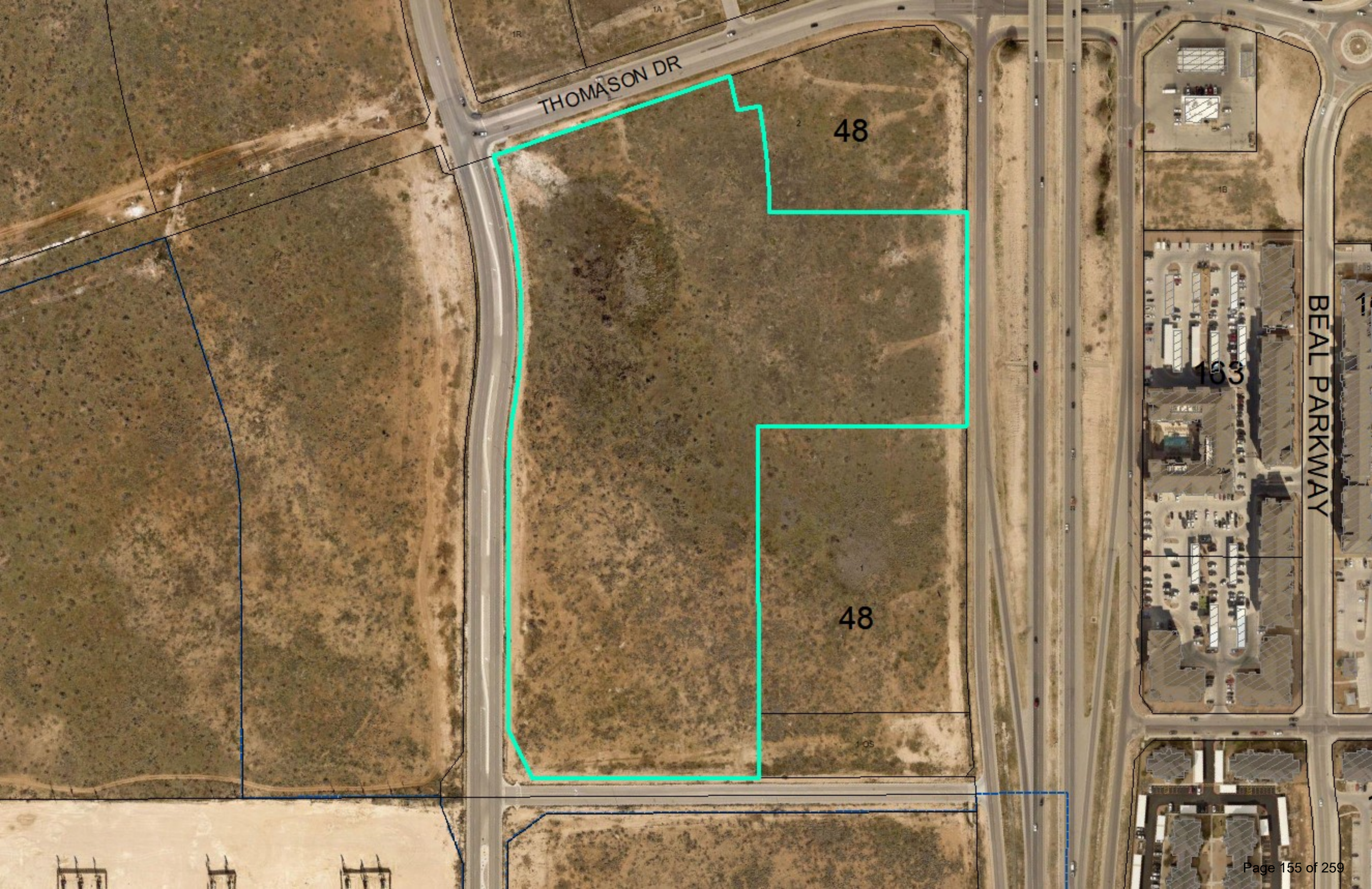


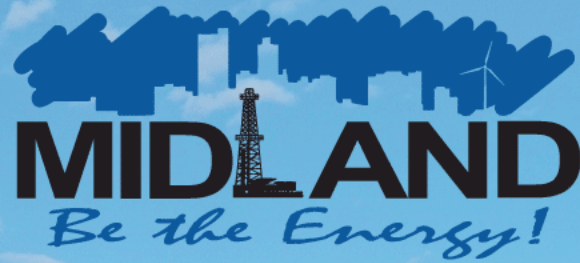
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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.







PRELIMINARY PLAT WESTRIDGE PARK ADDITION, SECTION 58

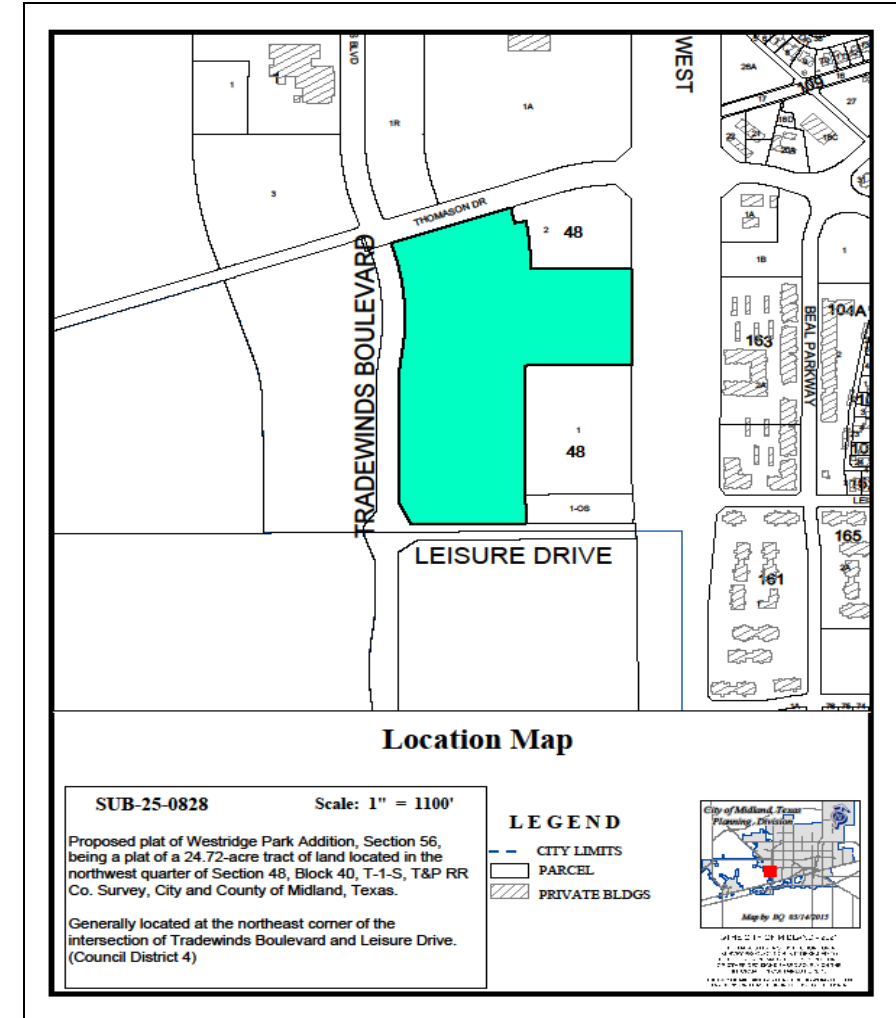


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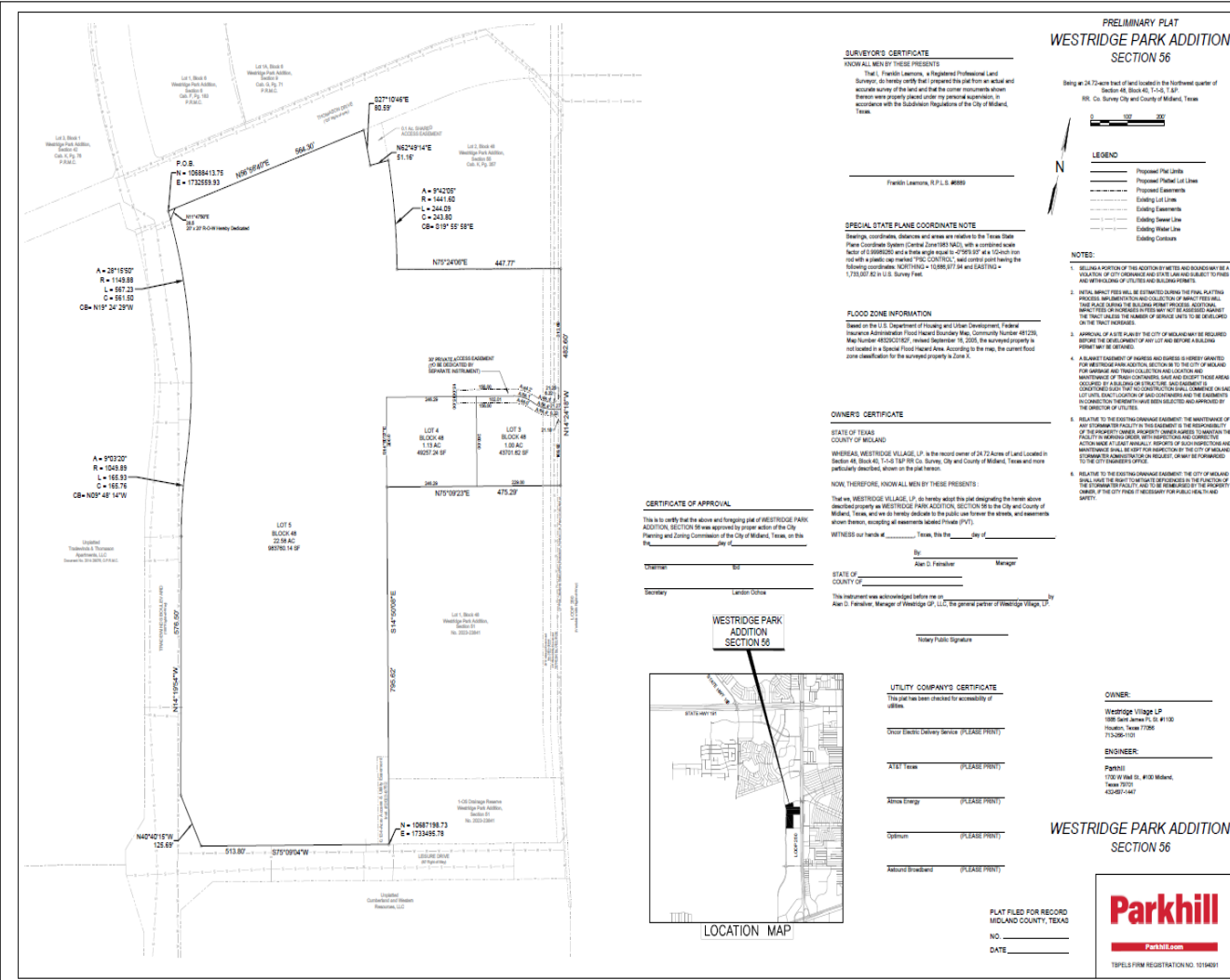
APPLICATION SUMMARY

- **Property Owner:** Westridge Village, LP
- **Representative:** Shelby Freeman, with Parkhill
- **Location:** Generally located at the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive. (Council District 4)
- **Reason for Request:** To subdivide the property to facilitate future development



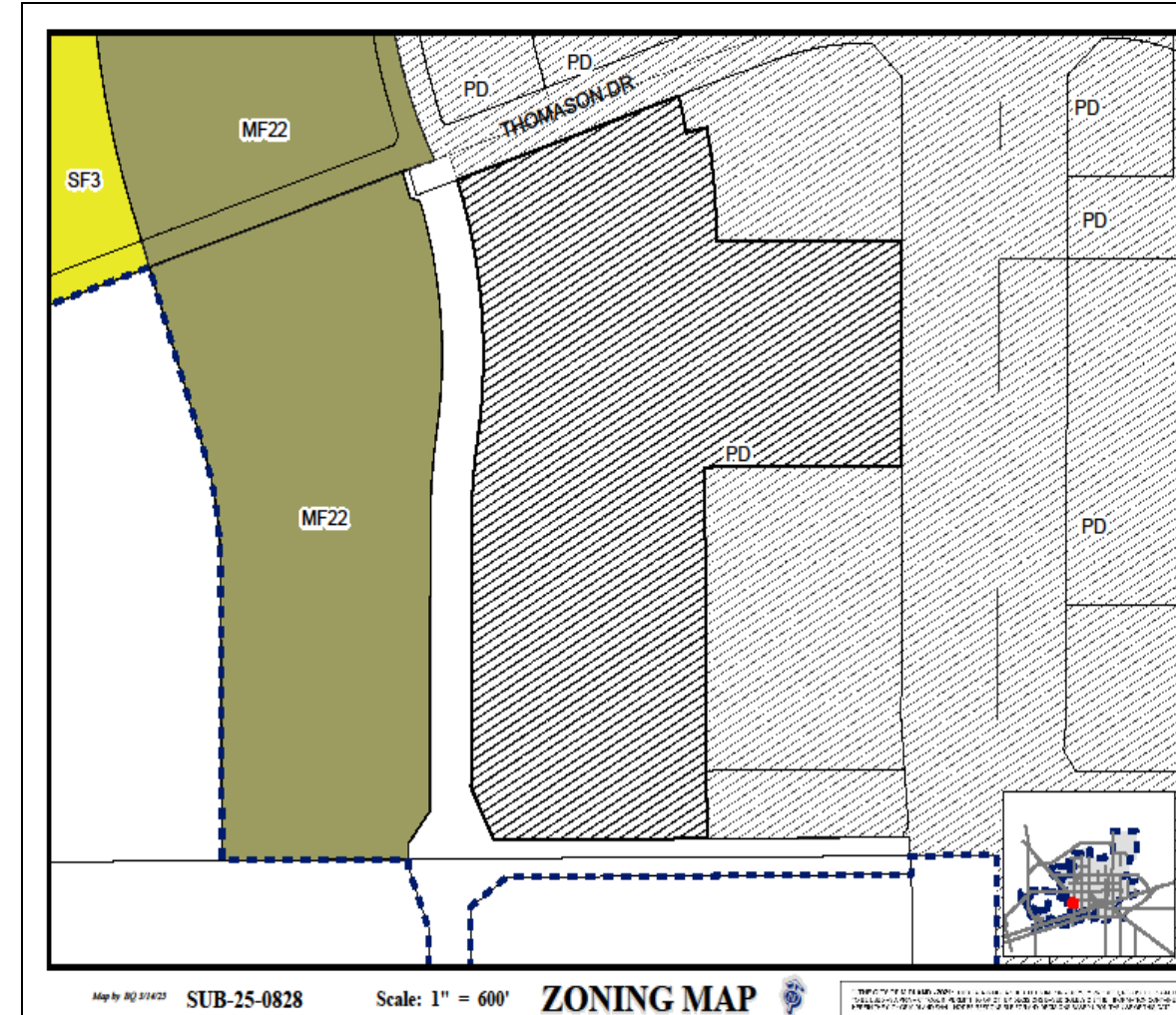
PLAT DETAILS

- Acreage: 24.72 acres
- Number of Existing Lots: 1
- Number Proposed Lots: 3



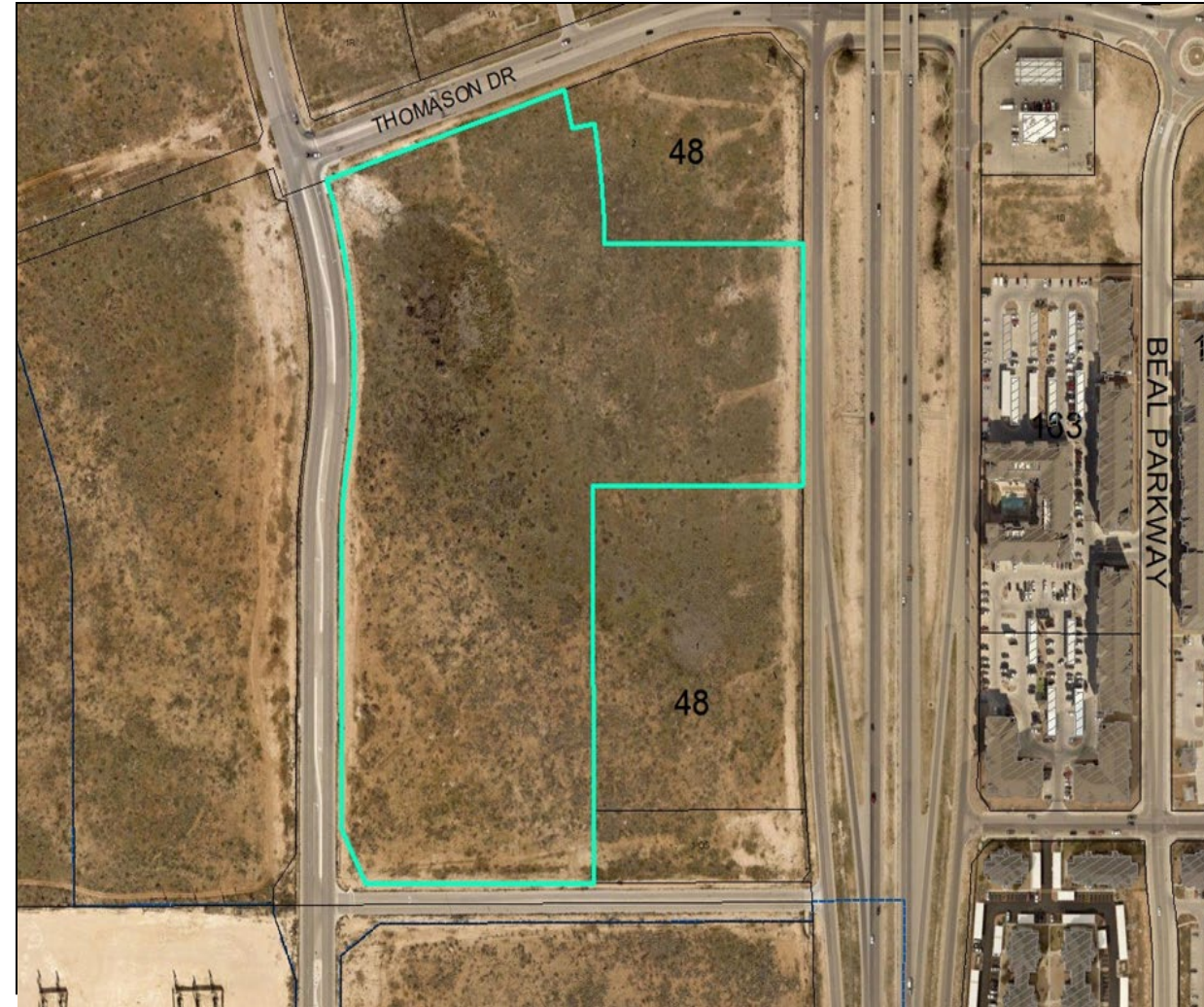
ZONING

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



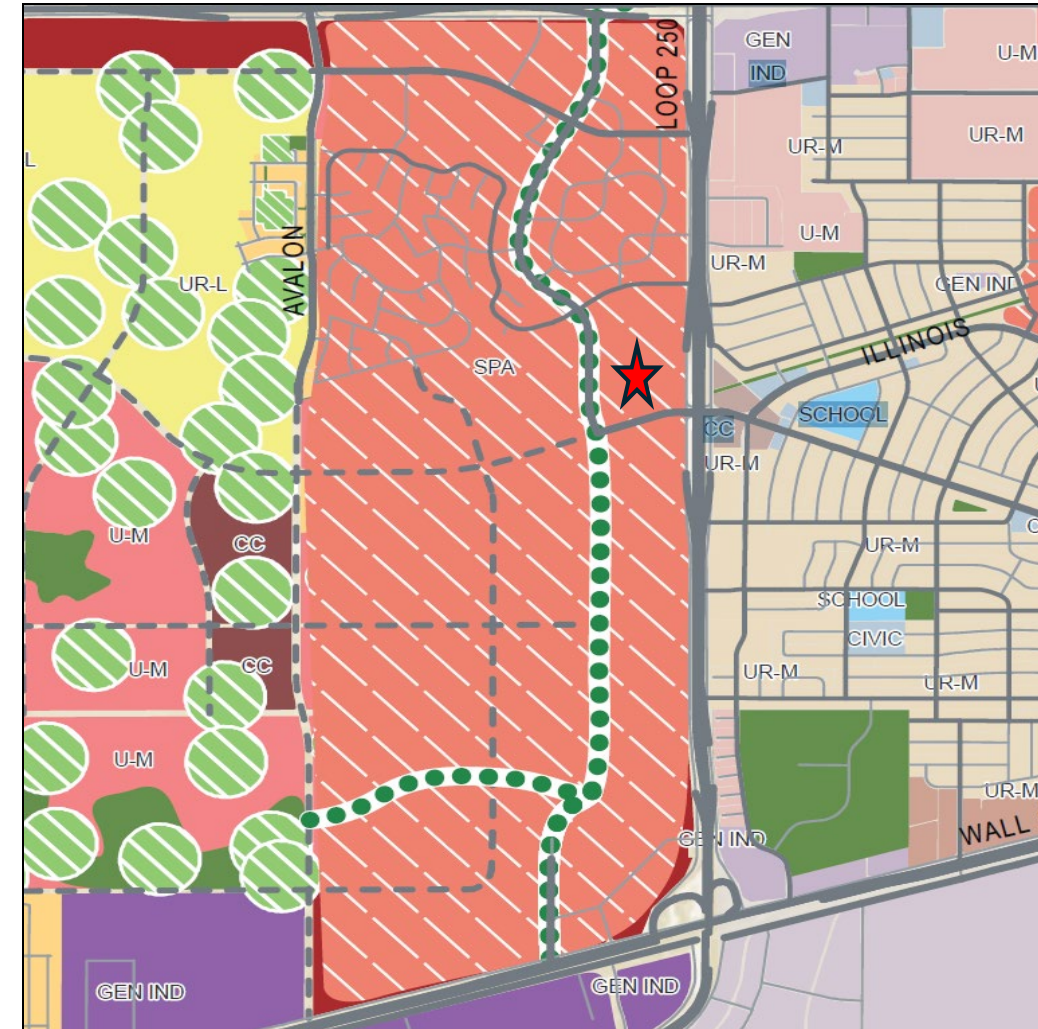
LAND USE

- **Current Use of the Property:** Vacant Land
- **Surrounding Uses:**
 - **North/West/South:** Vacant Land
 - **East:** Apartment Complex
- **Proposed Use:** Future Commercial Development



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of the Preliminary Plat of Westridge Park Addition, Section 58 subject to the following conditions:
 - A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas.



STAFF'S RECOMMENDATION

- B. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 12.
Meeting Date: May 4, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of Westridge Park Addition, Section 58, being a plat of a 2.186-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive.)

Purpose:

Parkhill, on behalf of Loop 250 2025 West Tract, LLC, Loop 250 East Tract, LLC, and Brackettville Office 2018, LLC, are requesting to plat a 2.186-acre tract of land into two lots for future commercial development.

Current Zoning:

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

Preliminary Plat Approval:

The preliminary plat was approved by the Planning and Zoning Commission on June 2, 2025, and was reinstated on May 4, 2026.

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 the Applicant's information only.]

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

PAVING: S. LOOP 250 Frontage Road is TxDOT facility, built and maintained by TxDOT, no improvements required. Thomason roadway okay as is. Tradewinds roadway okay as is. Leisure roadway okay as is. No public paving improvements required. [For the Applicant's information only.]

WATER: 12" water exists in S. Loop 250, okay as is. 16" water exists in Thomason, okay as is. 16" water exists in Tradewinds, okay as is. 12" water exists in Leisure, okay as is. No public water improvements required. [For the Applicant's information only.]

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

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

SEWER: 8" sewer exists in Thomason, okay as is. 12" sewer exists in Tradewinds, okay as is. 8" sewer exists in Leisure, okay as is. No public wastewater improvements required. [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.]

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

DIMENSION: * * *

OTHER: ***

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No comments.

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.

Planning: (Approved)

Staff recommends approval of the Final Plat of Westridge Park Addition, Section 58.

Attachments:

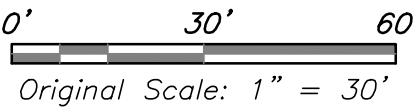
- A. P-26-2526, Combined Files
- B. P&Z - - Westrdige Park Addition, Section 58 Final

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/29/2026
Final Approval - 5/1/2026

WESTRIDGE PARK ADDITION
SECTION 58

Being a plat of 2.186 acres of land out of Section 48, Block 40, T-1-S, T.&P. RR.
Co. Survey, City and County of Midland, Texas



LEGEND:

- = Found 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889" unless otherwise specified.
- = Set 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889" unless otherwise specified.
- = Found TxDOT concrete monument
- △ = Calculated Point
- M.C.D.R. = Midland County Deed Records
- M.C.O.P.R. = Midland County Official Public Records
- M.C.P.R. = Midland County Plat Records

- = Plat Limits Boundary Line
- = Lot Line
- - - = Tract/Deed/Plat Adjoiner Lines
- · — · — = Section/Abstract Line
- - - - - = Existing Easement Line

PLAT 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 these lots may be developed or before a building permit may be obtained.
- 1/2" iron rod with plastic cap set at each lot corner unless otherwise specified.
- Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
- A blanket easement of ingress and egress is hereby granted for Westridge Park Addition, Section 58 to the City of Midland for garbage and trash collection and location and maintenance of trash containers, save and except those areas occupied by a building or structure. Said easement is conditioned such that no construction shall commence on said lot until exact location of said containers and the easements in connection therewith have been selected and approved by the director of utilities.
- Relative to the existing drainage easement: The maintenance of any stormwater facility in this easement is the responsibility of the property owner. Property owner agrees to maintain the facility in working order, with inspection and corrective action made at least annually. Reports of such inspections and maintenance shall be kept for inspection by the City of Midland stormwater administrator on request, or may be forwarded to the city engineer's office.
- Relative to the existing drainage easement: The City of Midland shall have the right to mitigate deficiencies in the function of the stormwater facility, and to be reimbursed by the property owner, if the city finds it necessary for public health and safety.
- A PRIVATE Reciprocal Blanket Utility Easement between Lot 3 and Lot 4 shall be conveyed by separate instrument recorded in Instrument No. 2026-11372 M.C.O.P.R. for the purpose of the placement, installation, construction, operation, use, repair, maintenance, rebuilding, replacement, relocation, and removal of private utility lines, mains, pipes, conduits, cables, wires, systems, and related infrastructure and appurtenances (collectively, "Utility Facilities") for water, sanitary sewer, storm sewer, drainage, gas, electric, telecommunications, telephone, cable television, fiber-optic cable, ISDN lines, and other computer or similar communication lines, and any other utilities that may become reasonably necessary in the future for the use and enjoyment of either Tract.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, LOOP 250 2025 WEST TRACT, LLC, a Texas limited liability company, is the record owner of 1.131-acres of land located in Section 48, Block 40, T-1-S, T.&P. RR. Co., Abstract No. 830, City of Midland, Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, LOOP 250 2025 WEST TRACT, LLC, do hereby adopt this plat designating the herein above described property as WESTRIDGE PARK ADDITION, SECTION 58 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon, excepting all easements labeled Private (PVT).

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

By: _____
Brandon L. Hurwitz, J.D. Title

STATE OF TEXAS :
COUNTY OF MIDLAND :

This instrument was acknowledged before me on _____ by
Brandon L. Hurwitz, J.D. on behalf of LOOP 250 2025 WEST TRACT, LLC.

Notary Public Signature

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, LOOP 250 2025 EAST TRACT, LLC, a Texas limited liability company & BRACKETTVILLE OFFICE 2018, LLC, a Texas limited liability company, are the record owners of 1.055-acres of land located in Section 48, Block 40, T-1-S, T.&P. RR. Co., Abstract No. 830, City of Midland, Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, LOOP 250 2025 EAST TRACT, LLC & BRACKETTVILLE OFFICE 2018, LLC, do hereby adopt this plat designating the herein above described property as WESTRIDGE PARK ADDITION, SECTION 58 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon, excepting all easements labeled Private (PVT).

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

By: _____
Brandon L. Hurwitz, J.D. Title

STATE OF TEXAS :
COUNTY OF MIDLAND :

This instrument was acknowledged before me on _____ by
Brandon L. Hurwitz, J.D. on behalf of LOOP 250 2025 EAST TRACT, LLC & BRACKETTVILLE OFFICE 2018, LLC.

Notary Public Signature

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on March 2, 2026 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.



Franklin Leamons, R.P.L.S. #6889

April 26, 2026
Date:

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of WESTRIDGE PARK ADDITION, SECTION 58 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____.

Chairman - Joshua Sparks

Secretary - Landon Ochoa

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Oncor Electric Delivery Service (PLEASE PRINT)

AT&T Texas (PLEASE PRINT)

Atmos Energy (PLEASE PRINT)

Optimum (PLEASE PRINT)

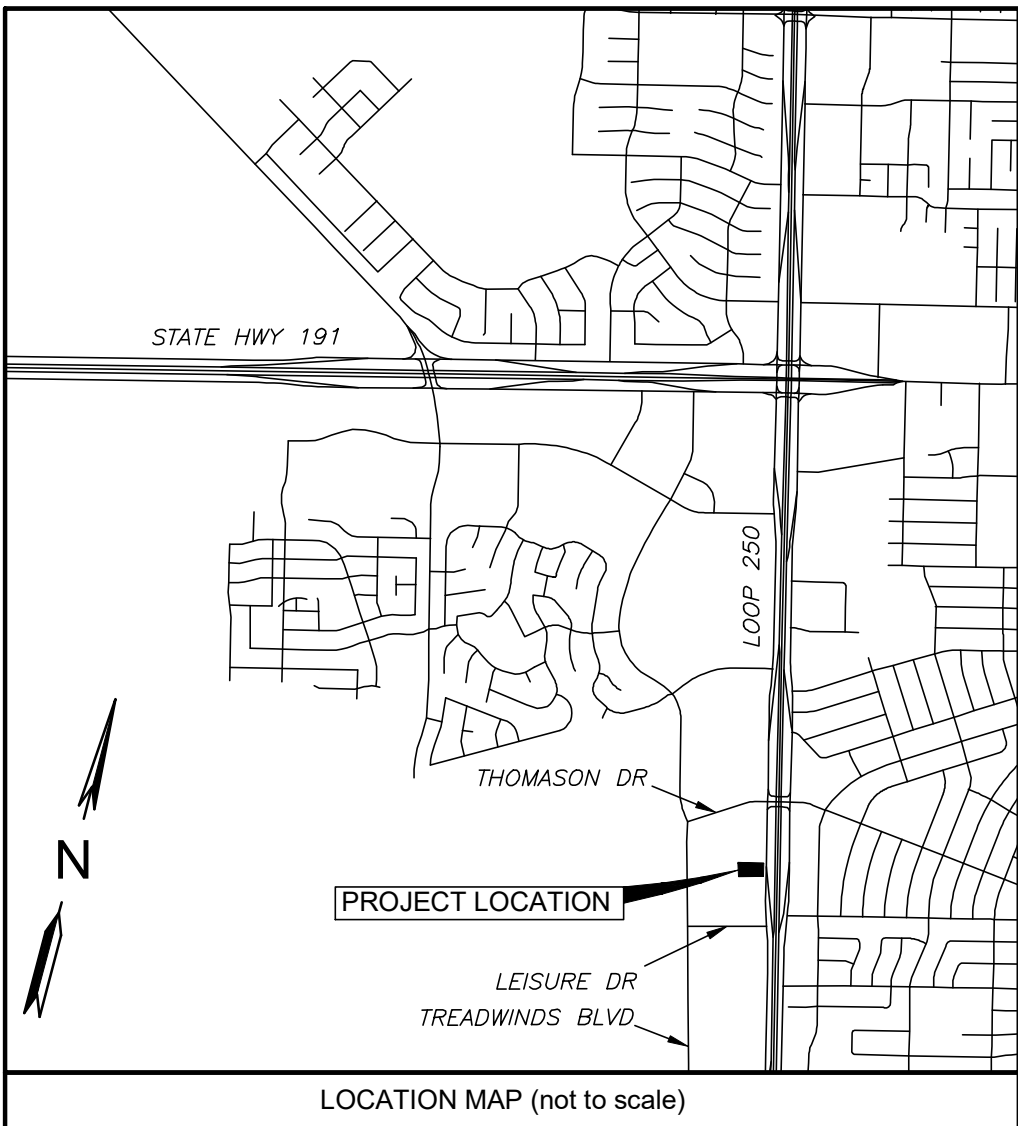
Astound Broadband (PLEASE PRINT)

SPECIAL STATE PLANE COORDINATE NOTE

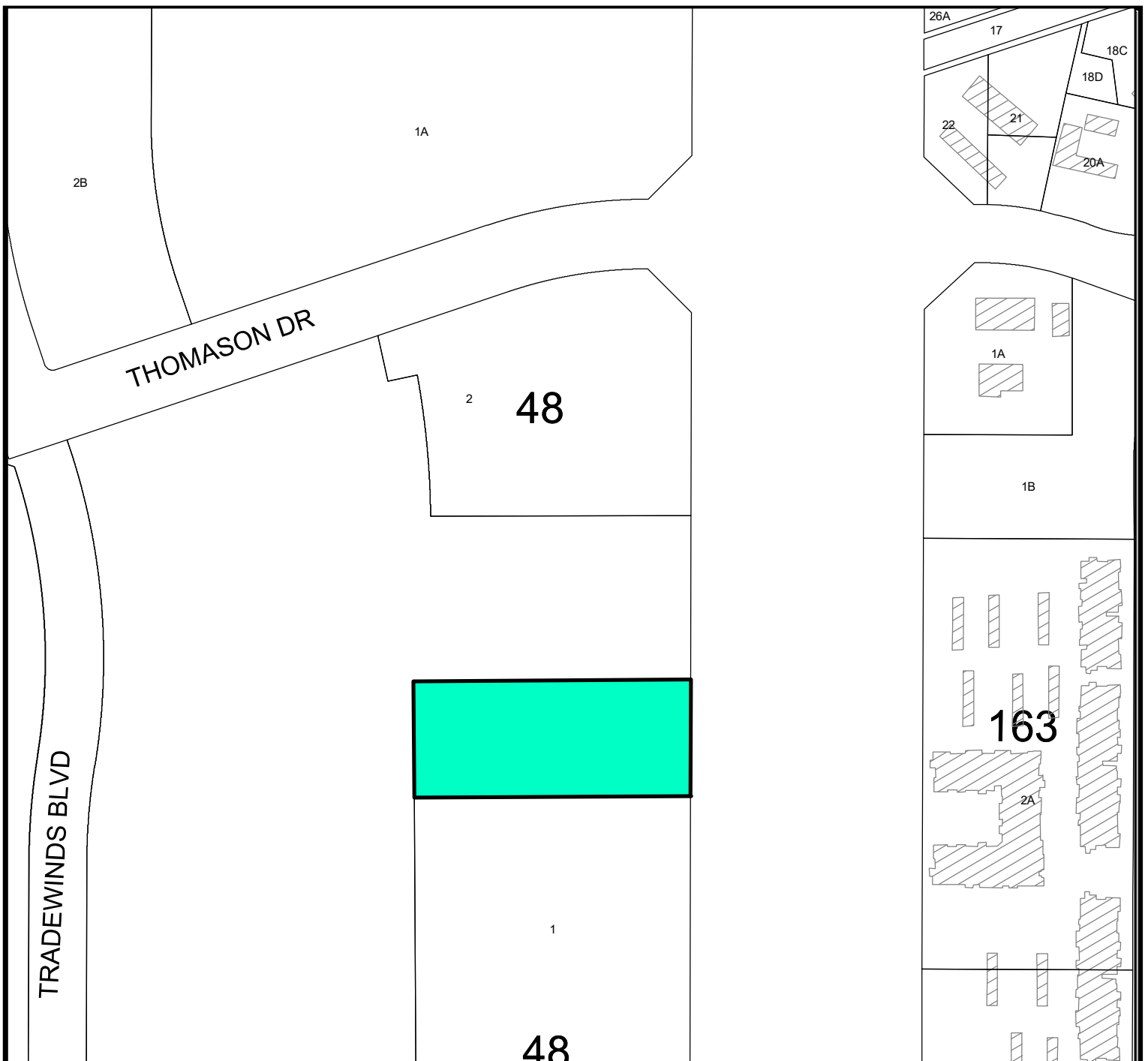
Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined grid factor of 0.99989260 and a theta angle equal to -0°56'09.93" at a 1/2-inch iron rod with a plastic cap marked "PSC CONTROL", said control point having the following coordinates: NORTHING = 10,686,977.94 and EASTING = 1,733,007.82 in U.S. Survey Feet. All distances are grid and areas are calculated based upon grid distances.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Panel 182 of 325, Community Number 481239, Sheet Number 48328011827, revised September 16, 2005, the surveyed property is not located in a special flood hazard area. According to the map the current flood zone classification for the surveyed property is Zone X.



LOCATION MAP (not to scale)



Location Map

SUB-25-0828

Scale: 1" = 248'

Proposed plat of Westridge Park Addition, Section 56, being a plat of a 24.72-acre tract of land located in the northwest quarter of Section 48, 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 Tradewinds Boulevard and Leisure Drive. (Council District 4)

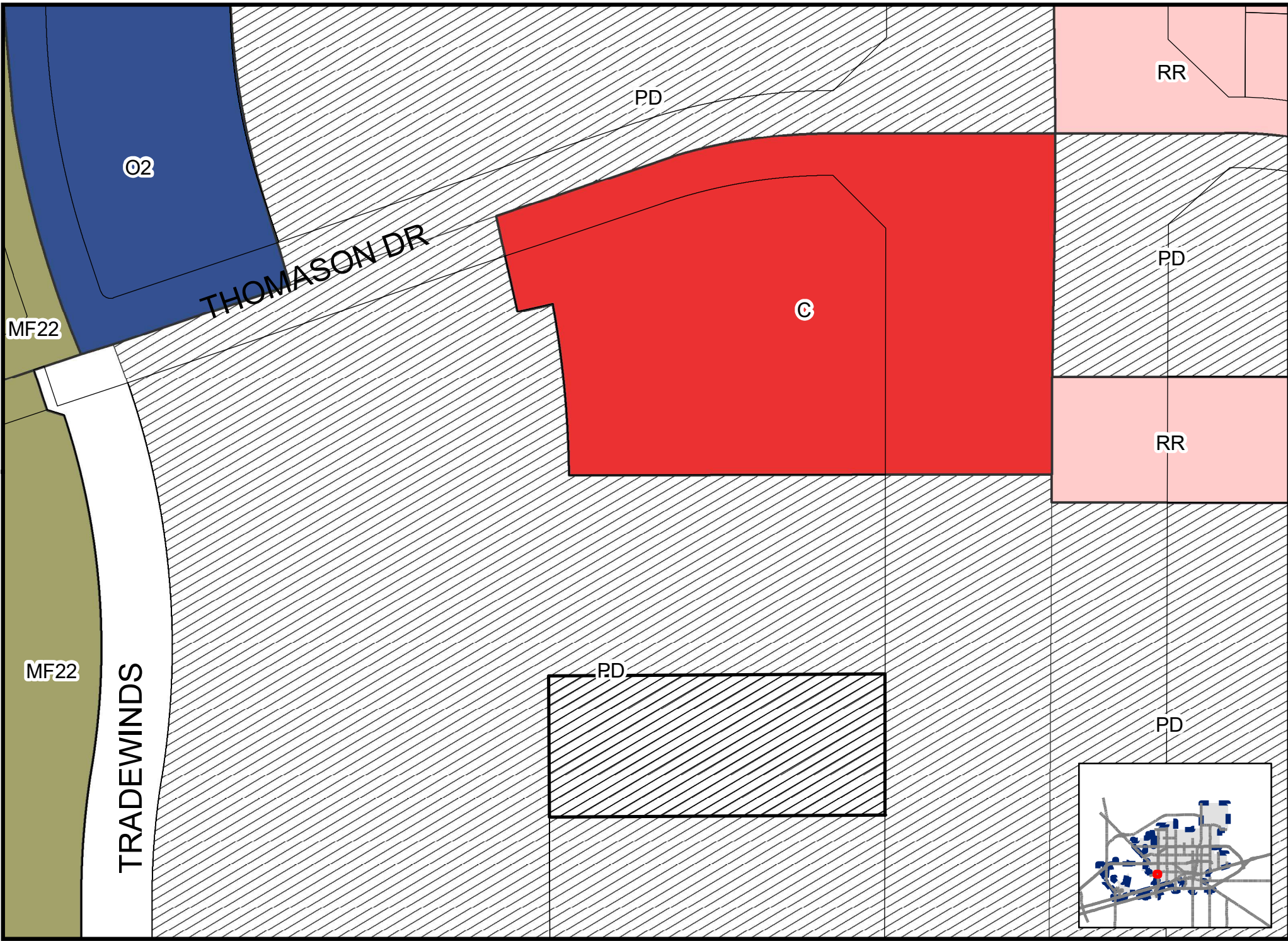
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



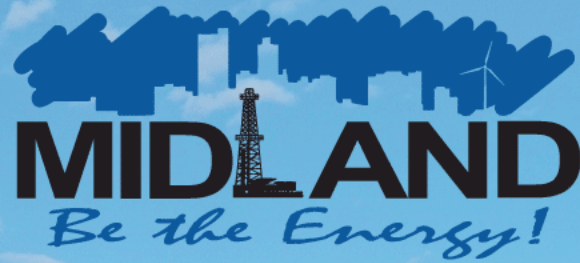
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48



FINAL PLAT WESTRIDGE PARK ADDITION, SECTION 58

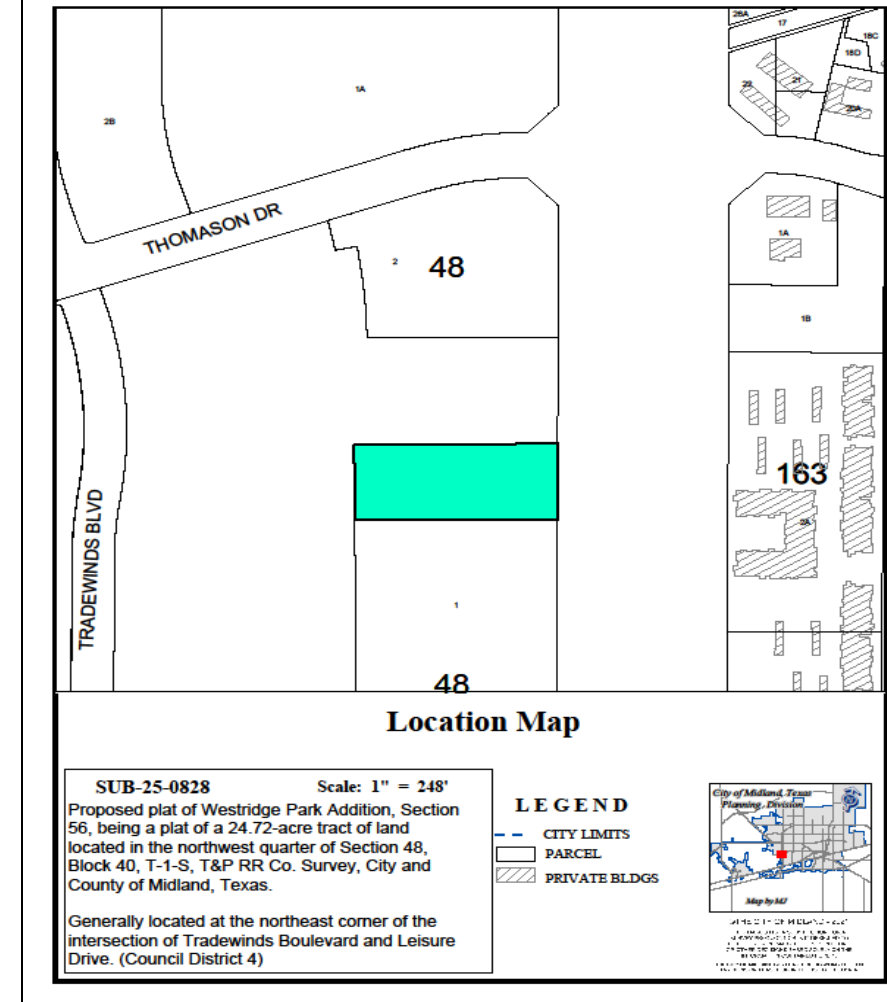


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APPLICATION SUMMARY

- **Property Owner:** Loop 250 2025 West Tract, LLC, Loop 250 East Tract, LLC, and Brackettville Office 2018, LLC
- **Representative:** Shelby Freeman, with Parkhill
- **Location:** Generally located at the northeast corner of the intersection of Tradewinds Boulevard and Leisure Drive. (Council District 4)
- **Reason for Request:** For future commercial development

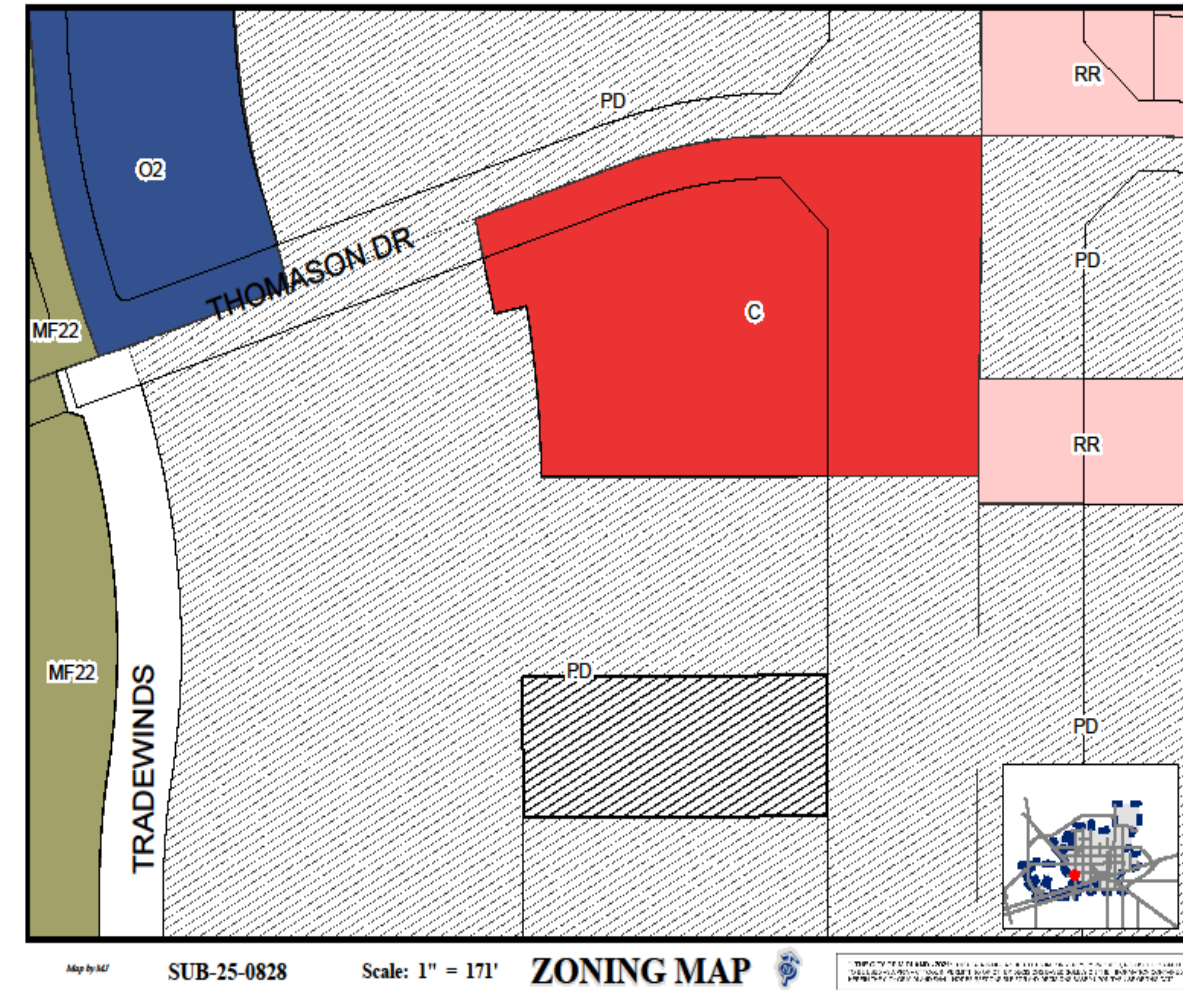


- **Acreage:** 2.186 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 2



ZONING

- **Current Zoning:** PD, Planned Development, District for a Housing Development, Office Center, Recreation Center, and Shopping Center
- **Surrounding Zoning:**
 - **North/South/East/West:** PD, Planned Development, District for a Housing Development, Office Center, Recreation Center, and Shopping Center



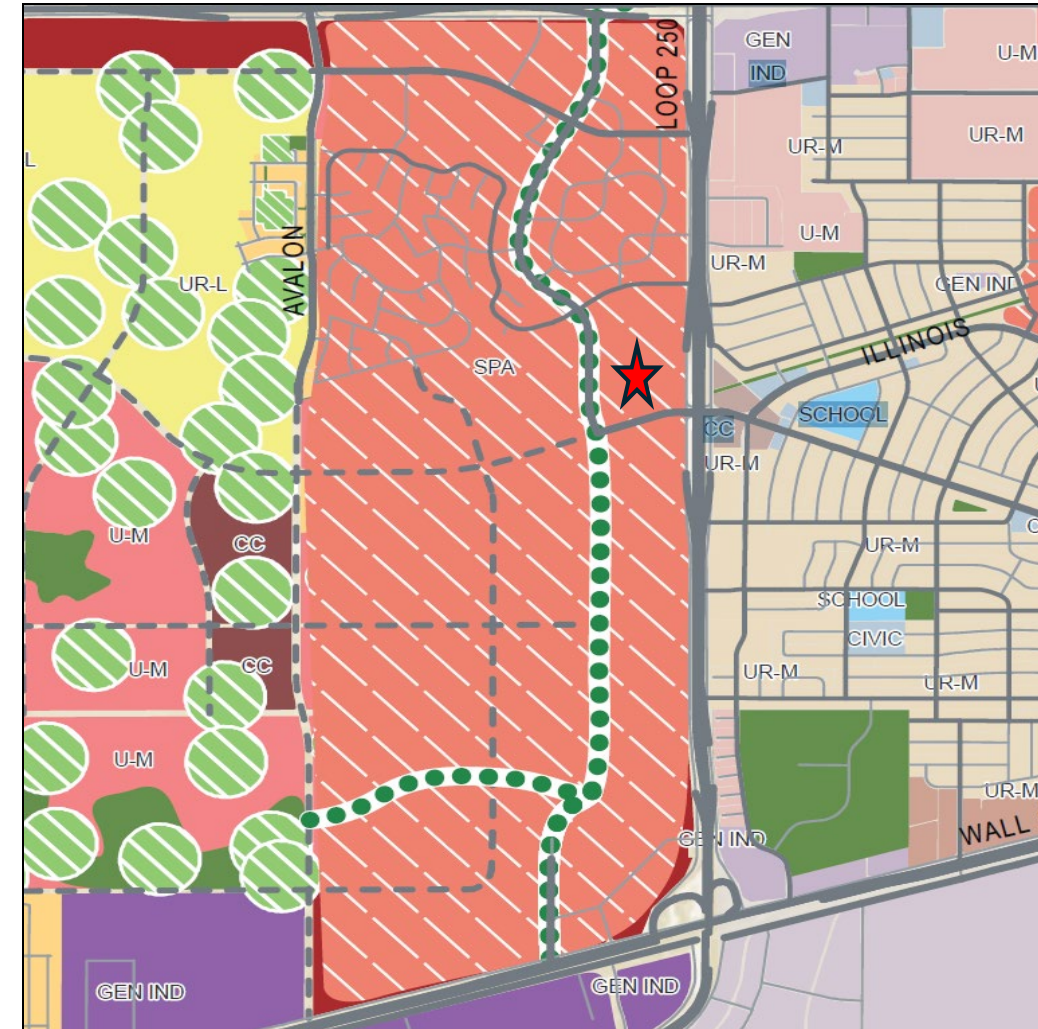
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on June 2, 2025.
- The preliminary plat was reinstated on May 4, 2026
- Staff recommends approval of the 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: May 4, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Kent North Big Spring Addition, being a plat of a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane.)

Purpose:

Durn Henington, on behalf of Kent Lubrication Centers, LTD, is requesting to plat a 5.57-acre tract of land located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane into two lots for future commercial development.

Current Zoning:

RR, Regional Retail District

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 12" water exists in Solomon R.O.W N of tract, okay as is. No public water improvements required. 12" water exists in Lamesa Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer exists in Solomon N of tract, okay as is. No public wastewater improvements required. 15" sewer exists in Lamesa Street E of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

TRANSPORTATION: (Approved with Conditions)

Provide 15 feet of right-of-way on Solomon Lane to align with the southern property line along Solomon Lane west of Big Spring Street. Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No oil and gas issues.

AIRPORTS: (Approved with Conditions)

They'd be in the horizontal surface, so a height limit of 150', assuming the same surface elevation. I entered the four corners into the FAA tool, and it requests that Form 7460s be filed for the structure. I'd also request that they do one for any cranes needed, but I can't imagine they'd need a variance.

ADDRESSING: (Approved)

Remove 2nd POB label with no coordinates attached.

GIS: (Approved)

There are two POBs labeled. East call on plat is cutoff. Metes and bounds do not match the plat visual.

AT&T: (Approved)

No issues.

OPTIMUM: (Approved)

No conflicts or issues.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

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

Remove topographical lines from plat for Final phase [Informational]

Staff recommends approval of the Preliminary Plat of Kent North Big Spring Addition, subject to the following conditions.

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-26-2527, Kent North Big Spring Addition, Combined
- B. P&Z - -, Kent North Big Spring Addition Prelim

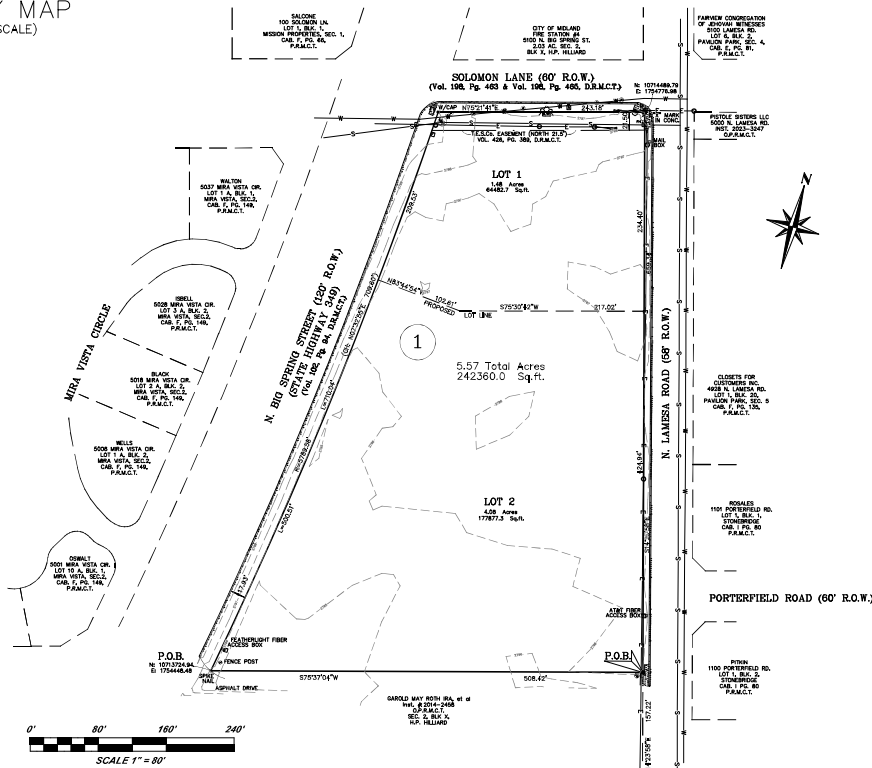
Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/22/2026
Final Approval - 5/1/2026



VICINITY MAP
(NOT TO SCALE)

- 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 ANGLES SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
 4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 45329C0087K, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



0' 80' 160' 240'
SCALE 1" = 80'

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.

PENNELL LAND SURVEYING, LLC

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

OWNER:
KENT LUBRICATION
CENTERS, LTD.
3510 N. "A" STREET
MIDLAND, TX 79705
432-520-4000

APRIL 2026

KENT NORTH BIG
SPRING ADDITION

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, KENT LUBRICATION CENTERS, LTD., is the record owner of 5.57 acres out of Section 2, Block X, H.P. Hilliard Survey, Midland County, Texas, according to the Warranty Deed filed of record under Instrument #2002-0558, Official Public Records of Midland County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KENT LUBRICATION CENTERS, LTD., being the owner of the land shown on this plat designated as LOTS ONE (1) AND TWO (2), BLOCK ONE (1) NORTH NORTH BIG SPRING ADDITION, as Addition to the City of Midland, Midland County, Texas and whose name is substituted hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash enclosures and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said enclosures therewith have been submitted and approved by the Director of Utilities.

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

By: ADAM STURDIVANT, Vice President, Strategic Planning and Development

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURIN MENDONTO, 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 measurements shown thereon were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

DURIN MENDONTO, R.P.L.S. 6832
2030 N. CUTHBERT, SUITE 4
MIDLAND, TEXAS
432-570-6256

CERTIFICATE OF APPROVAL

For approval by the coplanes:

This is to certify that the above and foregoing plat of "KENT NORTH BIG SPRING ADDITION" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY

BEGING a description of a 5.57 acre tract of land out of Section 2, Block "X", H.P. Hilliard Survey, Midland County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod with pink plastic cap marked "RPLS 6832" set in the West Right-of-Way of North Lamesa Road, for the Southeast corner of this 5.57 acre tract, the same being the Northeast corner of a 1.97 acre tract, as described in Instrument No. 2014-2458, Official Public Records of Midland County, Texas, from which a 1 inch C.I.P. found for the Southeast corner of said 1.97 acre tract bears S 14°23'58" E, a distance of 157.22 feet;

THENCE S 70°57'04" W, with the North line of said 1.97 acre tract, a distance of 508.42 to a spike nail found in the East Right-of-Way of North Big Spring Street (State Highway 349), for the Northwest corner of said 1.97 acre tract, the same being the Southwest corner of this 5.57 acre tract;

THENCE with the East Right-of-Way of said North Big Spring Street, a curve to the left, having a radius of 5789.58 feet and an arc length of 710.04 (Chord: N 07°32'55" E, 709.60 feet) to a 1/2 inch iron pin with an orange cap found in the East Right-of-Way of said North Big Spring Street and the South Right-of-Way of Solomon Lane, for the Northwest corner of this 5.57 acre tract;

THENCE N 72°21'41" E, with the South Right-of-Way of said Solomon Lane, a distance of 243.18 feet to an "X" cut in concrete, in the South Right-of-Way of said Solomon Lane and said West Right-of-Way of North Lamesa Road, for the Northeast corner of this 5.57 acre tract;

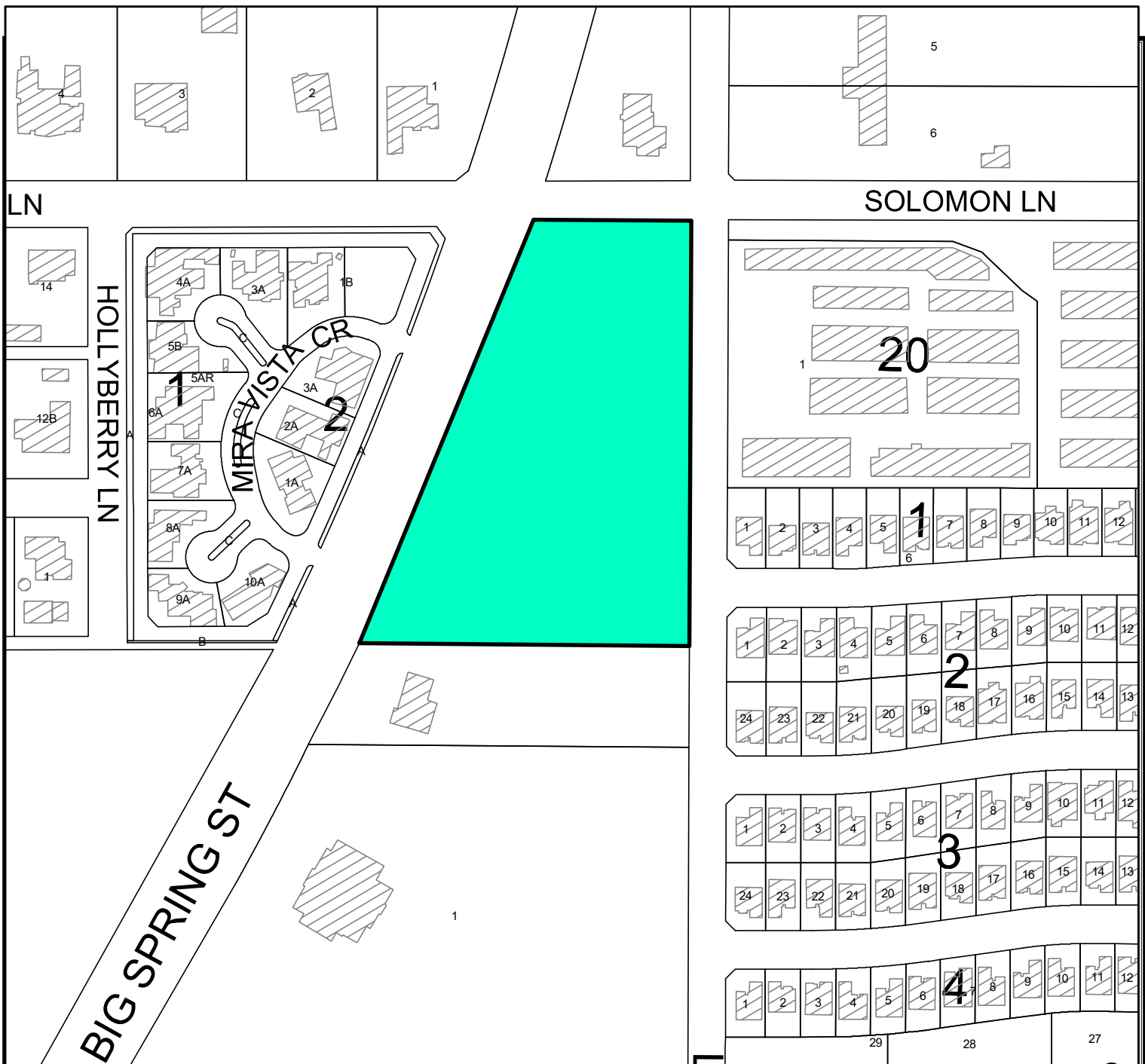
THENCE S 14°23'58" E, with the West Right-of-Way of said North Lamesa Road, a distance of 659.34 feet to the POINT OF BEGINNING.

PLAT FILED FOR RECORD

MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____



Location Map

SUB-26-0963

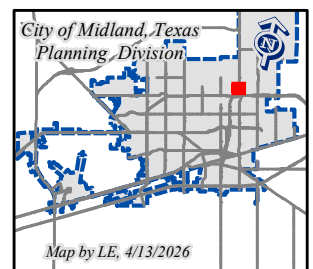
Scale: 1" = 2,000'

Proposed plat of Kent North Big Spring Addition, being a plat of a 5.57-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane. (Council District 1)

LEGEND

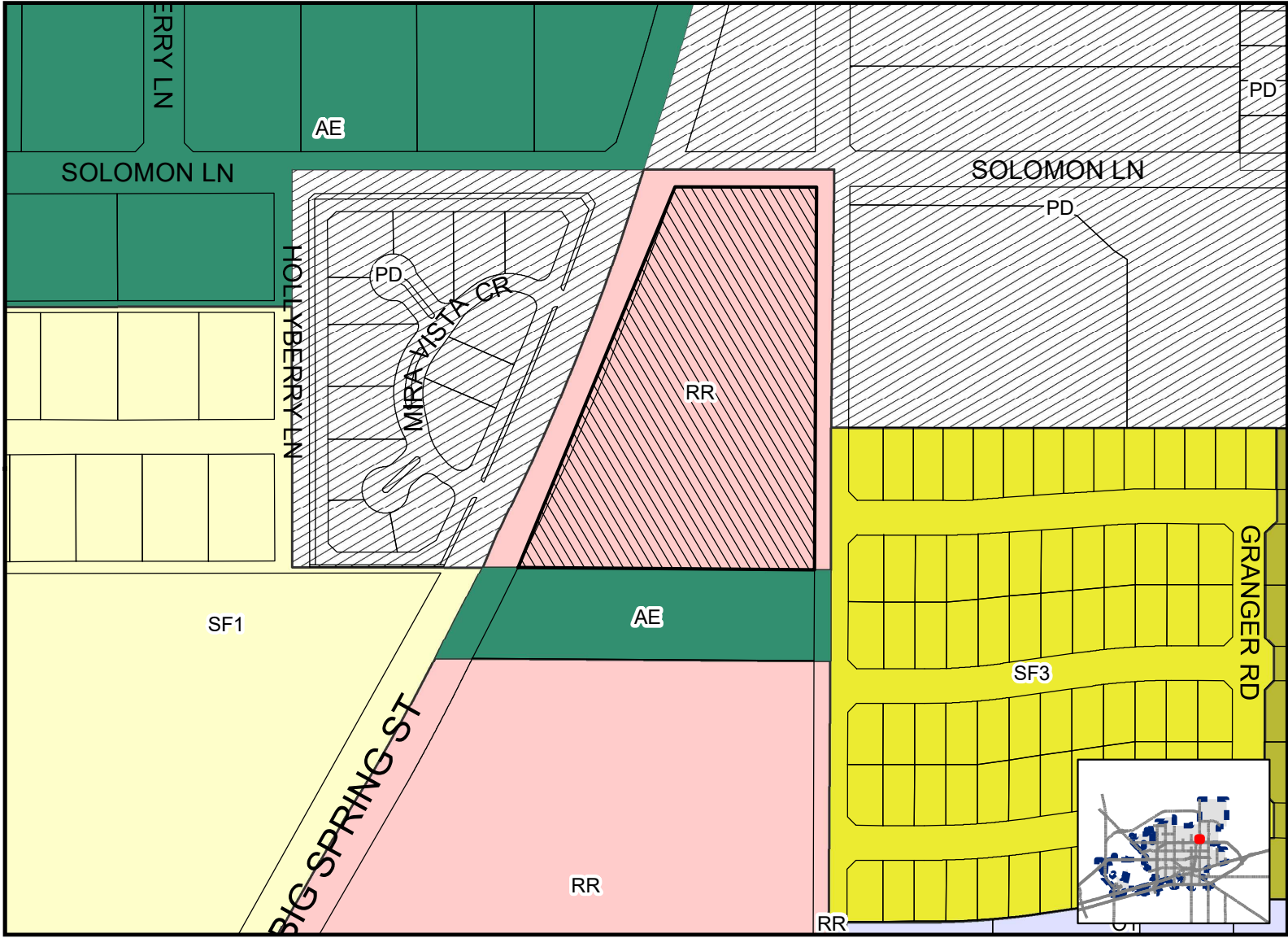
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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



Map by L.E. 4/13/2026

SUB-26-0963

Scale: 1" = 1,500'

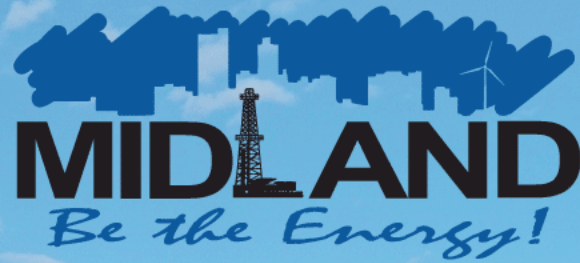
ZONING MAP



© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRELIMINARY 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 KENT NORTH BIG SPRING ADDITION

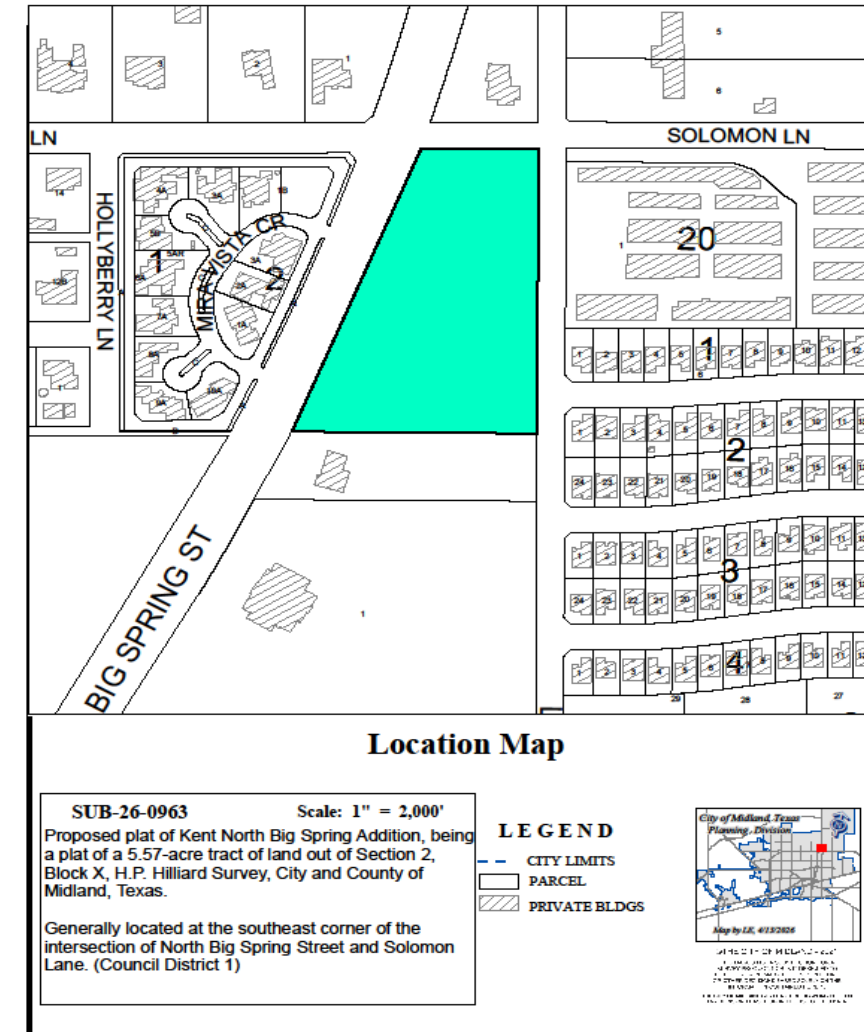


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Applicant:** Durnyn Henington, with Pennell Surveying
- **Property Owner:** Kent Lubrication Centers, Ltd.
- **Representative:** Adam Sturdivant
- **Location:** Generally located at the southeast corner of the intersection of North Big Spring Street and Solomon Lane. (Council District 1)
- **Reason for Request:** platting for future retail development



PLAT DETAILS

- Acreage: 5.57 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 2



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT

KENT NORTH BIG SPRING ADDITION

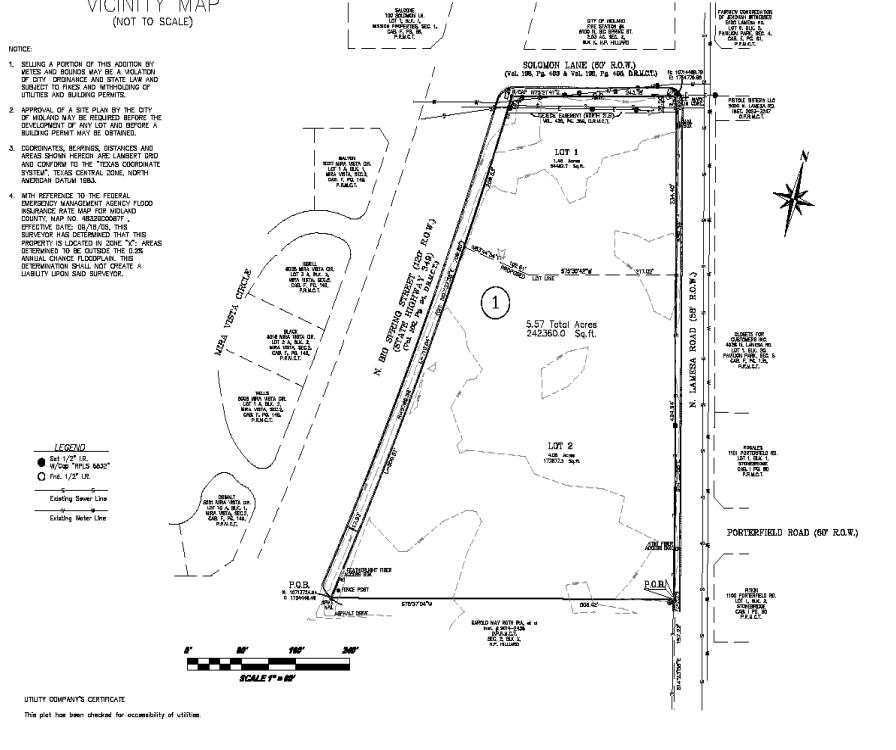
A PLAT OF 5.57 ACRES OUT OF SECTION 2, BLOCK X,
H.P. HILLIARD SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS

NOTICE:

- SELLING A PORTION OF THIS ADDITION BY MEANS AND RECORD MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHDRAWAL 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.
- COORDINATES, BENCHMARKS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON THE 1983 NAD 83 DATUM. THE SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE 17C, WHICH DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

LEGEND

- Sht. 1/2" U.S.
- 1" = 100' U.S.
- 1" = 1/2" U.S.
- Existing Street Line
- Existing Water Line



5.57 Total Acres
242,360.0 Sq. Ft.

UTILITY COMPANIES' CERTIFICATE

This plat has been checked for accessibility of utilities.

AT&T ENERGY	Print Name	OPTION	Print Name	AT&T-TEXAS	Print Name
GRUOR ELECTRIC DELIVERY	Print Name	ASTORIA	Print Name		

INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. INFORMATION 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

WE, KENT LUBRICATION CENTERS, LTD., in the record owners of 5.57 acres out of Section 2, Block X, H.P. Hilliard Survey, Midland County, Texas, according to the survey and plat of record under Instrument #2022-1588, Official Public Records of Midland County, Texas.

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KENT LUBRICATION CENTERS, LTD., being the owner of the land shown on this plat designated as Lots 1 and 2, and the (1) KENT NORTH BIG SPRING ADDITION, as shown to the City of Midland, Midland County, Texas, and whose name is subscribed herein, do hereby certify that the public use for the streets, alleys, and easements shown thereon, and do hereby give an easement of right and agree to the City of Midland for garbage and trash collection, and water and sewerage of from industries and areas shown, and location and easement that a construction shall commence on said lot or lots until the next section of said easements thereto have been executed and approved by the Director of Utilities.

WITNESS my hand at _____, this the _____ day of _____, 2022.

By: _____, Vice President, Strategic Planning and Development

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

I, _____, County Clerk, do hereby certify that the foregoing plat of the Kent North Big Spring Addition, as shown to the City of Midland, Midland County, Texas, and whose name is subscribed herein, and do hereby give an easement of right and agree to the City of Midland for garbage and trash collection, and water and sewerage of from industries and areas shown, and location and easement that a construction shall commence on said lot or lots until the next section of said easements thereto have been executed and approved by the Director of Utilities.

the _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Notary Public

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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 Surveyors Regulations of the State of Texas.

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "KENT NORTH BIG SPRING ADDITION" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on _____.

the _____ day of _____, 2022.

JOSHUA SPANGLER, CHAIRMAN

LAWSON GORDON, SECRETARY

PLAT FILED FOR RECORD

MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

PENNELL LAND SURVEYING, LLC

SURVEYING FORM #1: 10119978

2830 N. Corbourn, Midland, Texas 79701

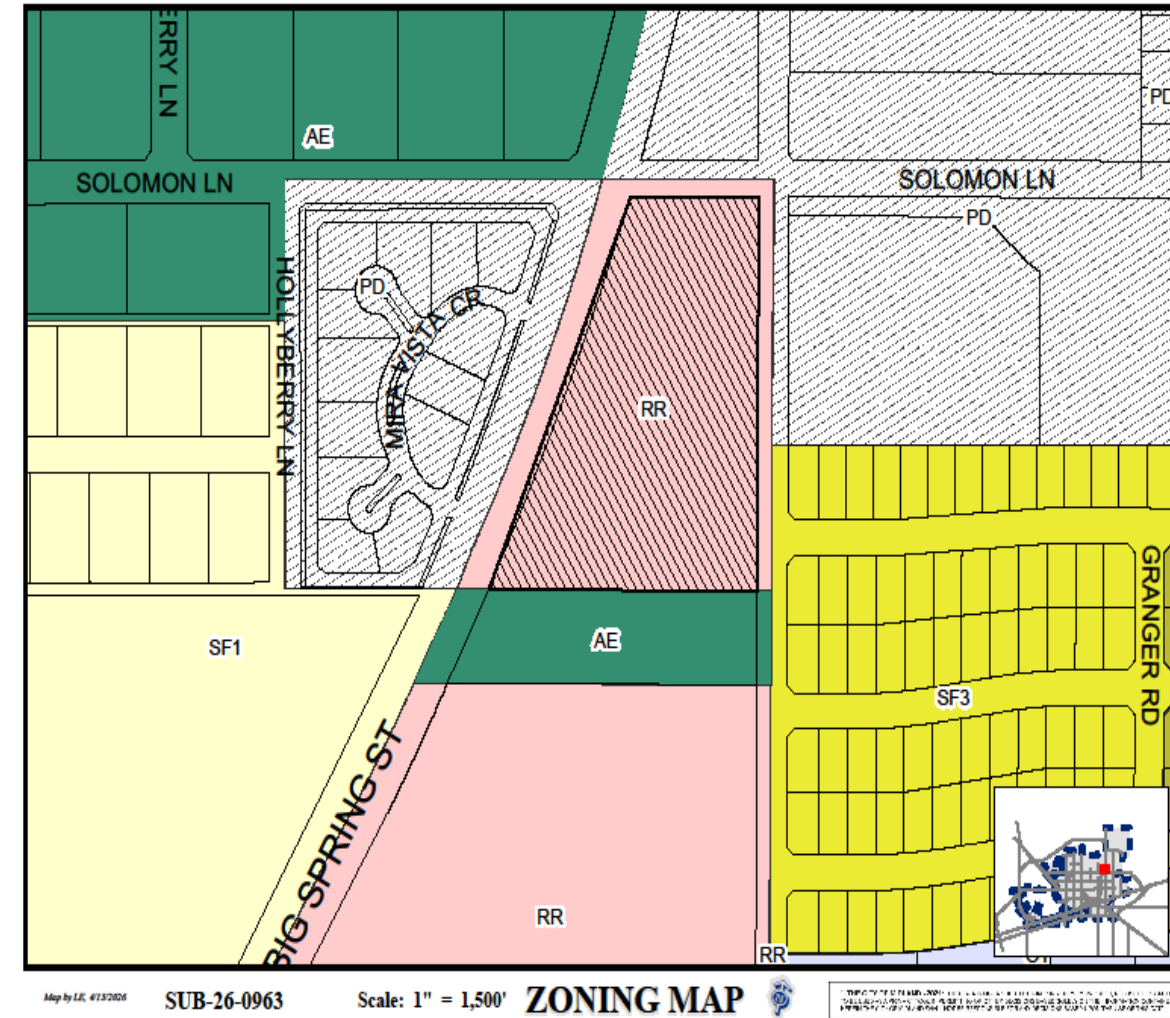
(432)570-4254, brucepennell@yahoo.com

APRIL 2022

KENT NORTH BIG SPRING ADDITION

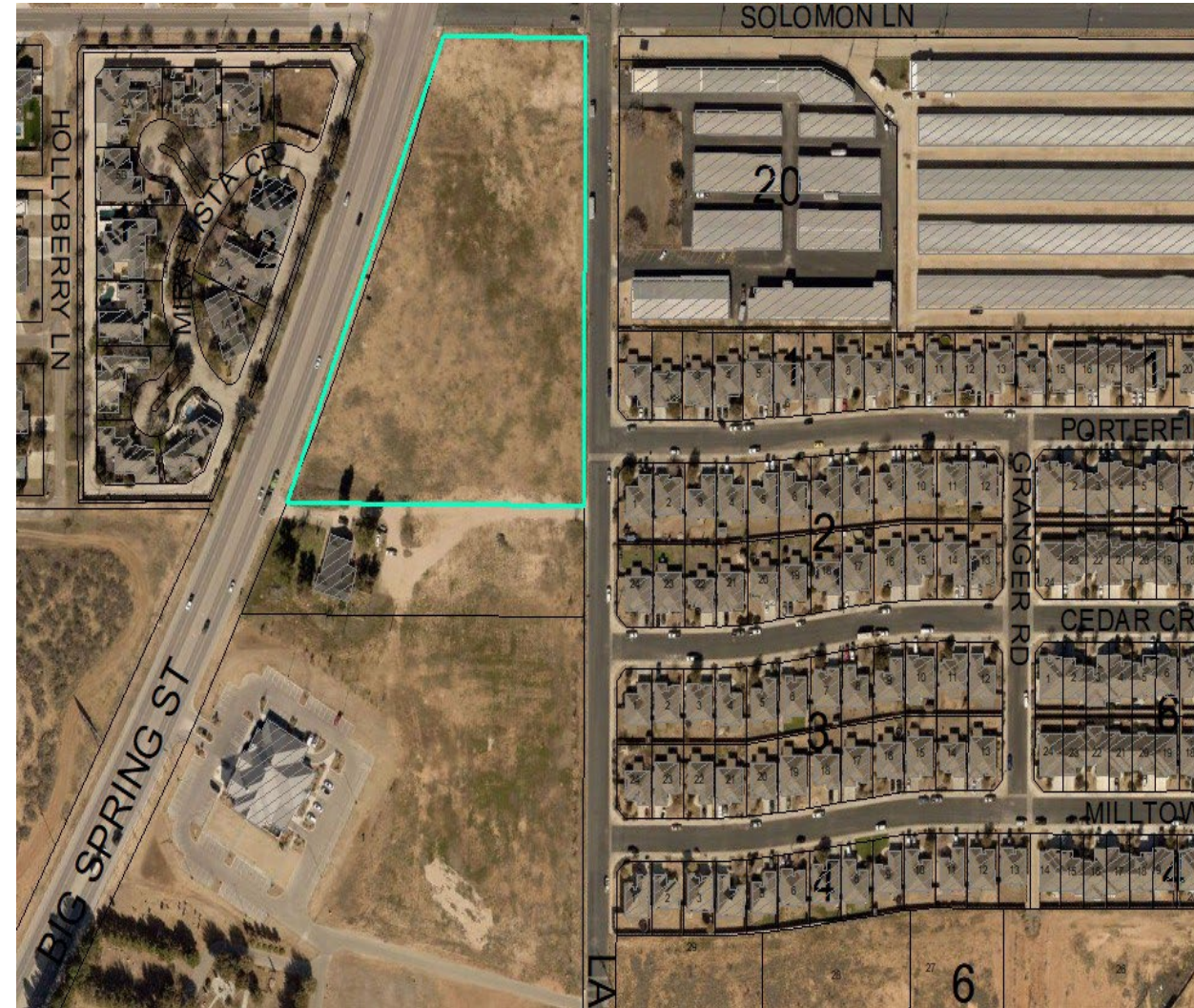
ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North/East:** PD, Planned Development District for an Industrial District
 - **South:** AE, Agricultural Estate District
 - **West:** PD, Planned Development District for a Housing Development



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
 - **North:** Fire Station
 - **South:** Single-Family Residence
 - **East:** Self-Service Storage Facility
 - **West:** North Big Spring Street
- **Proposed Use:** Commercial Use

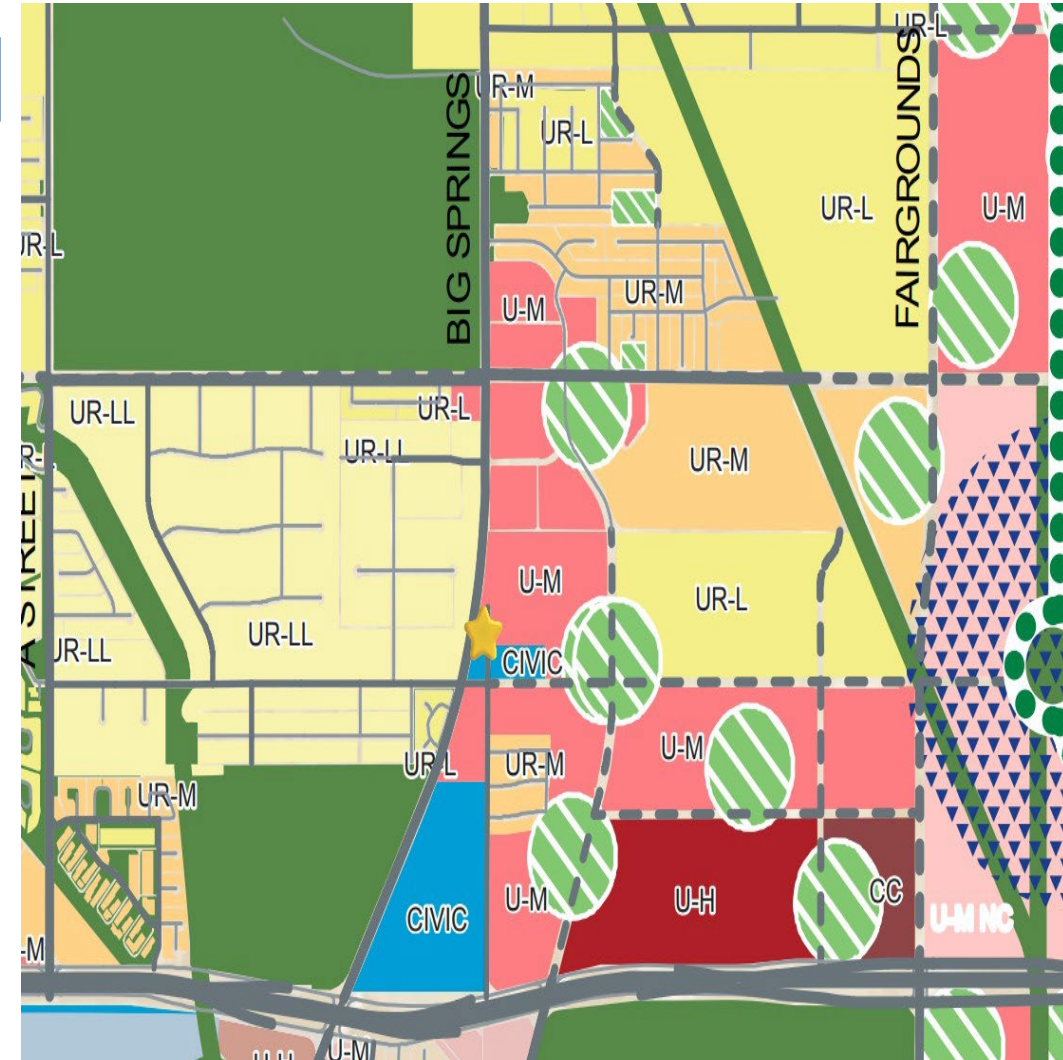




On Solomon Lane, Looking South

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Medium, (U-M)
- **Supported Uses:** A mix of complementary uses, including schools, commercial, and mixed use.



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]



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: May 4, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158.)

Purpose:

Parkhill, on behalf of Cumberland & Western Resources, LLC, is requesting to plat a 123.86-acre tract of land located on the south side of Briarwood Avenue into 285 lots for future residential and commercial development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

Recommended Action:

Deny

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Plans have not been received or approved for the internal public infrastructure. Internal paving improvements have not been accepted nor has a final walk-through been requested. Per City code, the developer is required for 1/3 the cost/construction of N CR 1250 based on maximum 20-meters (68-foot) width including C & G arterial construction standards.[Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] The City of Midland's paving improvements along Briarwood are nearing completion as part of an ongoing infrastructure project. Coordinate with the county regarding paving improvements along the platted frontage of N. CR 1250.

WATER: Plans have not been received or approved for the internal public infrastructure. Water improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for N CR 1250 improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

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

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

SEWER: Plans have not been received or approved for the internal public infrastructure. Wastewater improvement has not been accepted nor has a final walk-through been requested. Developer's responsibility for N CR 1250 improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage report has been submitted and returned with comments. The City has yet to receive the revised drainage report. [Reference Midland City Code 11-2-3(D)8]

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

SIDEWALKS: Sidewalk improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for N CR 1250 improvements has not yet been completed. [Reference City Code Sect.

DIMENSION: * * *

OTHER: Drainage Report has been submitted and sent back with comments.

TRANSPORTATION: (Approved)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Due at Final Plat submittal at a rate of

\$650 per intersection. The fee will be assessed based on the number of intersections included in each Final Plat phase. [Reference City Code Section 11-2-5(C)3(t).] No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant's information only.]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

3rd comment for this. The SCHARBAUER "C-27" (API# 32931151), SCHARBAUER "B-27" (API# 32931284) and SCHARBAUER "A-27" (API# 32931345) need to be identified on the plat. Add Developers Note: No structure shall be built over a Plugged and Abandoned well. Failure to recognize P&A wellbores could prevent receiving city permits for structures.

GIS: (Approved)

N C R 1250 does not appear as depicted. Should DUS should be common areas? DRE should be in another common area? Should DRE be drainage basin easement? Make lot lines solid. Street's name north of plat is covered. Street that intersects Trobaugh Blvd should have a separate name. Add direction to SH 158. Is Cedarwood Dr too similar to Cedar Av? Is Willow Bend Dr too similar to Willow Wood Dr or Willow Ct? (for emergency services purposes) Brookshire Dr can be St. Pinebrook Dr can be Ct. Wildbriar Dr can be St. Willowbend should be broken into two separate streets (one north-south and another east-west). Block 1 should not be split by Finwood (southern portion should be a new block number) Will easement in 2015-205 remain?

ADDRESSING: (Approved)

Currently this is a county plat - to be addressed by MECD

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Denied)

Provide street names. They should be County street names. Refer to GIS comments. If the annexation is completed before the plat, the street names do not have to be County street names. [Midland City Code 11-2-3(C)2(b)(3)]

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

The proposed plat is over 25 acres and will therefore need City Council approval. [Midland City

Code 11-2-3(D)11]

Briarwood Avenue is half visible on the plat face. Please adjust the placement [Informational]

The entire portion of C R 1250 abutting the development will need to be annexed. (TLGC 43.106)

The Comprehensive Plan designates this area as U-M, Urban Medium, which calls for a mix of complementary uses. An initial zoning of LR, Local Retail District is recommended for the portions labeled "Commercial" due to a larger variety of uses being permitted. An initial zoning of one of the SF zoning districts is recommended for the area marked as "Residential". Both of these would be compatible with Comprehensive Plan. Though no lot dimensions are shown on the map, all lots will need to conform to the minimum lot dimensions of the above zoning. [Midland City Code 11-1-5.04]

Annexation will need two Council readings and must be approved before the initial zoning. [Midland City Code 11-1-9.01A]

Initial zoning will need P&Z Commission public hearing and two Council readings. [Midland City Code 11-1-9.02A]

Alleys are required to create two tiers of lots. No alleys are shown on the plat. [Midland City Code 11-2-5(B)5(b)]

Restrictive covenants must be submitted at final plat submittal and approved by the P&Z Commission. [Midland City Code 11-2-3(H)3(l)]

Label the owners certificate and the acknowledgment [Informational]

Staff recommends denial of the Preliminary Plat of Briarwood Crossing. If approved, staff recommends it be subject to the following conditions.

Conditions:

- A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]**
- B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- C. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more. [11-2-3(D)11(a)(6)].**
- D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

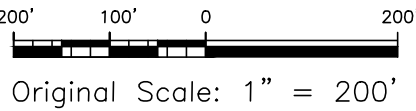
- A. P-26-2530, Combined Documents
- B. P&Z - - Briarwood Crossing Preliminary Plat

Britton Murry, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/29/2026
Final Approval - 4/29/2026

BRIARWOOD CROSSING

Being a plot of 123.86-Acre tract of land out of
Section 27, Block 40, T-1-S, T. & P. RR. Survey,
County of Midland, Texas



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.
- 1/2" IRON ROD WITH PLASTIC CAP WILL BE SET AT EACH CORNER AFTER CONSTRUCTION IS COMPLETED.
- DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED OF RECORD IN INSTRUMENT NO. 20____ DATE ____/____/20____, MIDLAND COUNTY, TEXAS.
- INITIAL 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 INCREASES.
- 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.

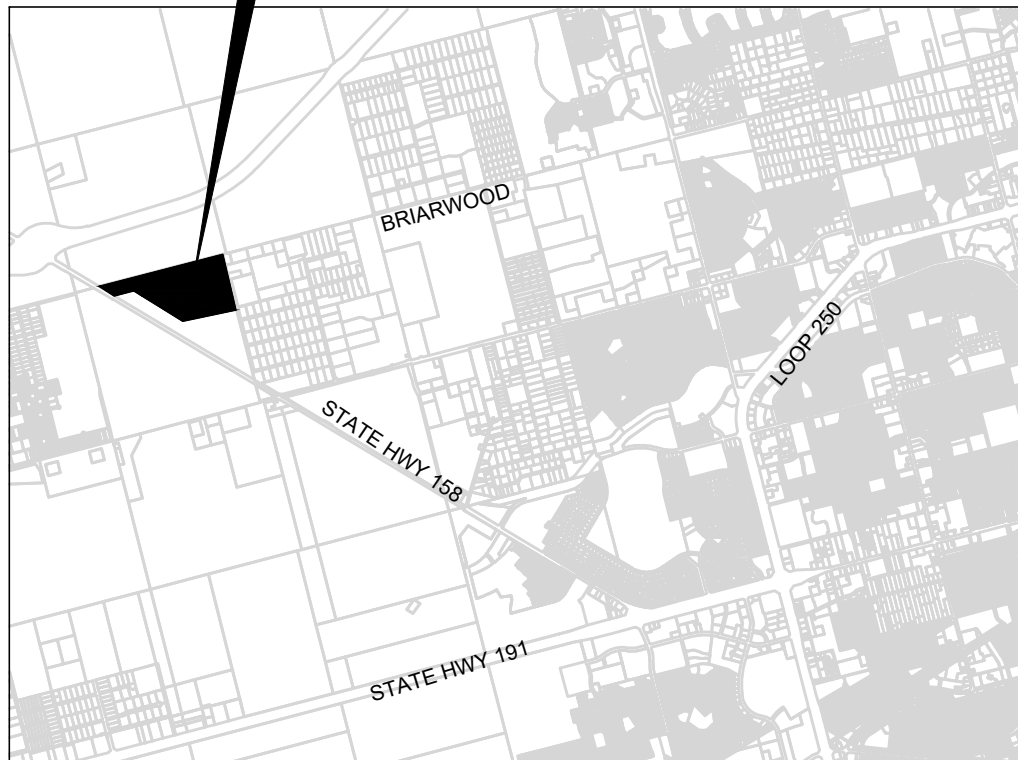
OWNER:

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

ENGINEER:

PARKHILL
1700 W. WALL, SUITE 100
MIDLAND, TEXAS 79701
(432) 697-1447

BRIARWOOD
CROSSING



LOCATION MAP

CERTIFICATE OF APPROVAL

For approval by the commission

This is to certify that the above and foregoing plat of **BRIARWOOD CROSSING** was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the ____ day of _____, 20____.

Chairman - Joshua Sparks

Secretary - Landon Ochoa

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

BRIARWOOD
CROSSING

Sheet 1 of 2

Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091

Franklin Leamons, R.P.L.S. #6889

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481239, Map Numbers 48329C0064F, Panels 064, dated September 16, 2005, the surveyed property is not located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X.

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD) , with a combined grid factor of 0.999897192 for mean project datum. The theta angle is equal to -00°56'45" at a 1/2-inch iron rod with a plastic cap marked "PSC CONTROL", with measured values of N=10,693,732.38 and E=1,727,308.48 in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land 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.

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Oncor Electric (PLEASE PRINT)
Delivery Service

AT&T Texas (PLEASE PRINT)

Atmos Energy (PLEASE PRINT)

Optimum (PLEASE PRINT)

Astound (PLEASE PRINT)
Broadband

Legend

- Proposed Plat Limits
- Existing Easement (See plat for details)
- Existing Easement (See plat for details)
- City Limit
- Proposed Lot Line
 - Set 1/2" iron rod with plastic cap "PARKHILL RPLS 6453"
 - Calculated point
 - Found 1/2" iron rod with plastic cap "PSC RPLS 6453"
 - Found 5/8" iron rod with plastic cap "KHA"
- C13 Curve Label Marker
- L13 Line Label Marker
- GUE General Utility Easement (10' wide unless otherwise specified)
- OUE Oncor Utility Easement
- DRE Drainage Easement
- DUS Designated Use Space

STATE OF TEXAS
COUNTY OF _____

WHEREAS, Cumberland & Western, LLC is the record owner of 123.86 acres in Section 27, Block 40, T-1-S, T. & P. RR. Survey, County of Midland and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

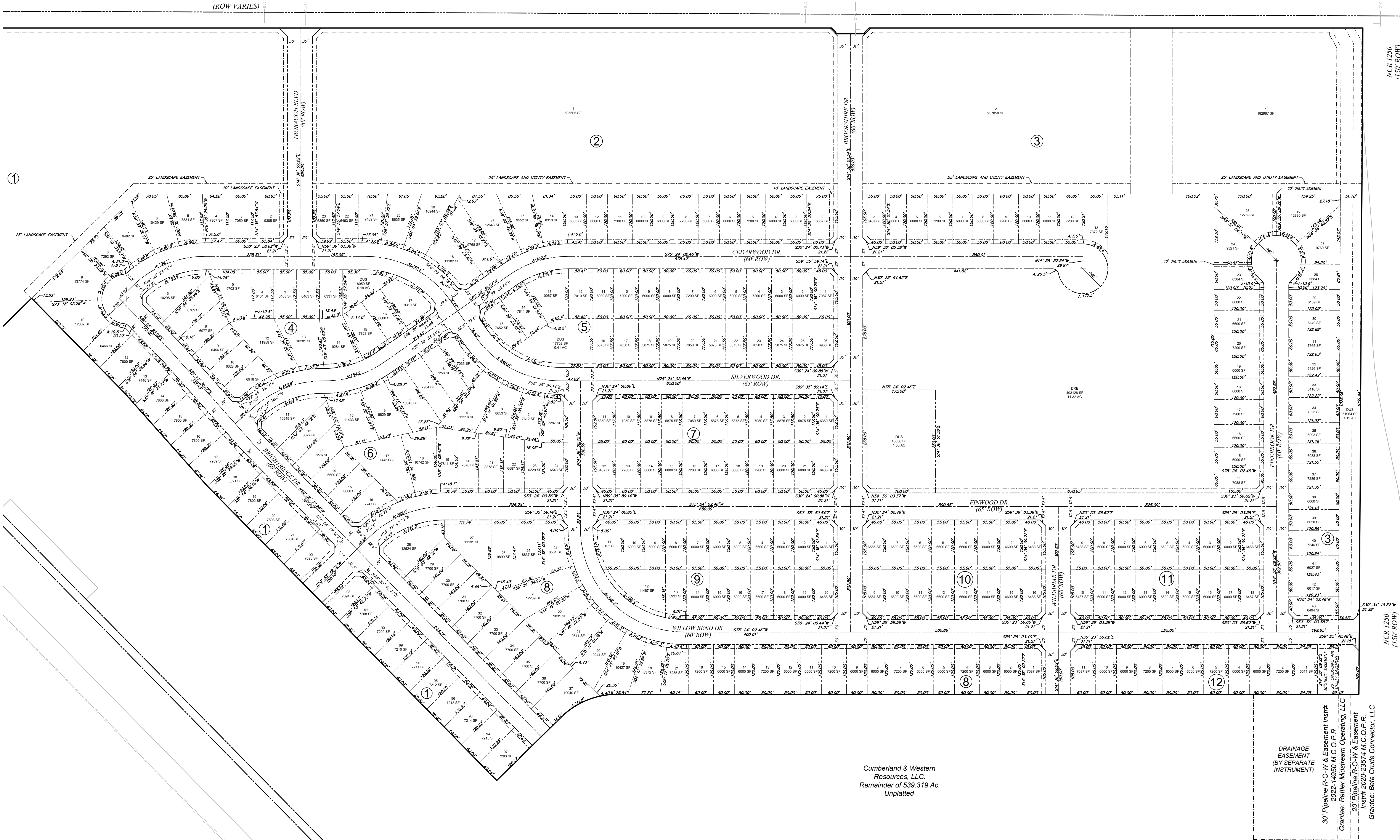
WITNESS our hands at Midland, Texas, this the ____ day of _____, 20____.

Division President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, 20____ by _____

Notary Public Signature



Cumberland & Western
Resources, LLC.
Remainder of 539.319 Ac.
Unplatted

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

ENGINEER:
PARKHILL
1700 W. WALL, SUITE 100
MIDLAND, TEXAS 79701
(432) 697-1447

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

30' Pipeline R-O-W & Easement Instr#
2022-14950 M.C.O.P.R.
Grantee: Rattler Midstream Operating, LLC

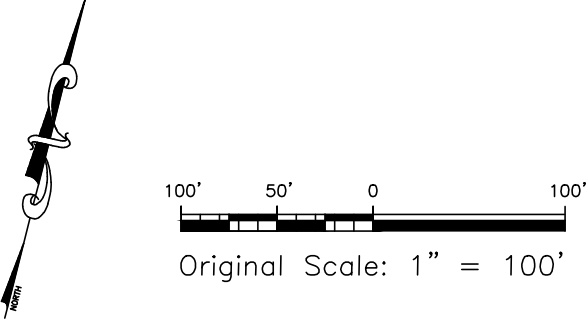
20' Pipeline R-O-W & Easement
Instr# 2020-23574 M.C.O.P.R.
Grantee: Beta Crude Connector, LLC

Sheet 2 of 2

Parkhill

Parkhill.com

BPELS FIRM REGISTRATION NO. 10194091





Location Map

SUB-25-0904

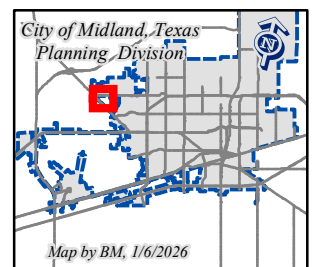
Scale: 1" = 771'

Proposed plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158. (Extraterritorial Jurisdiction)

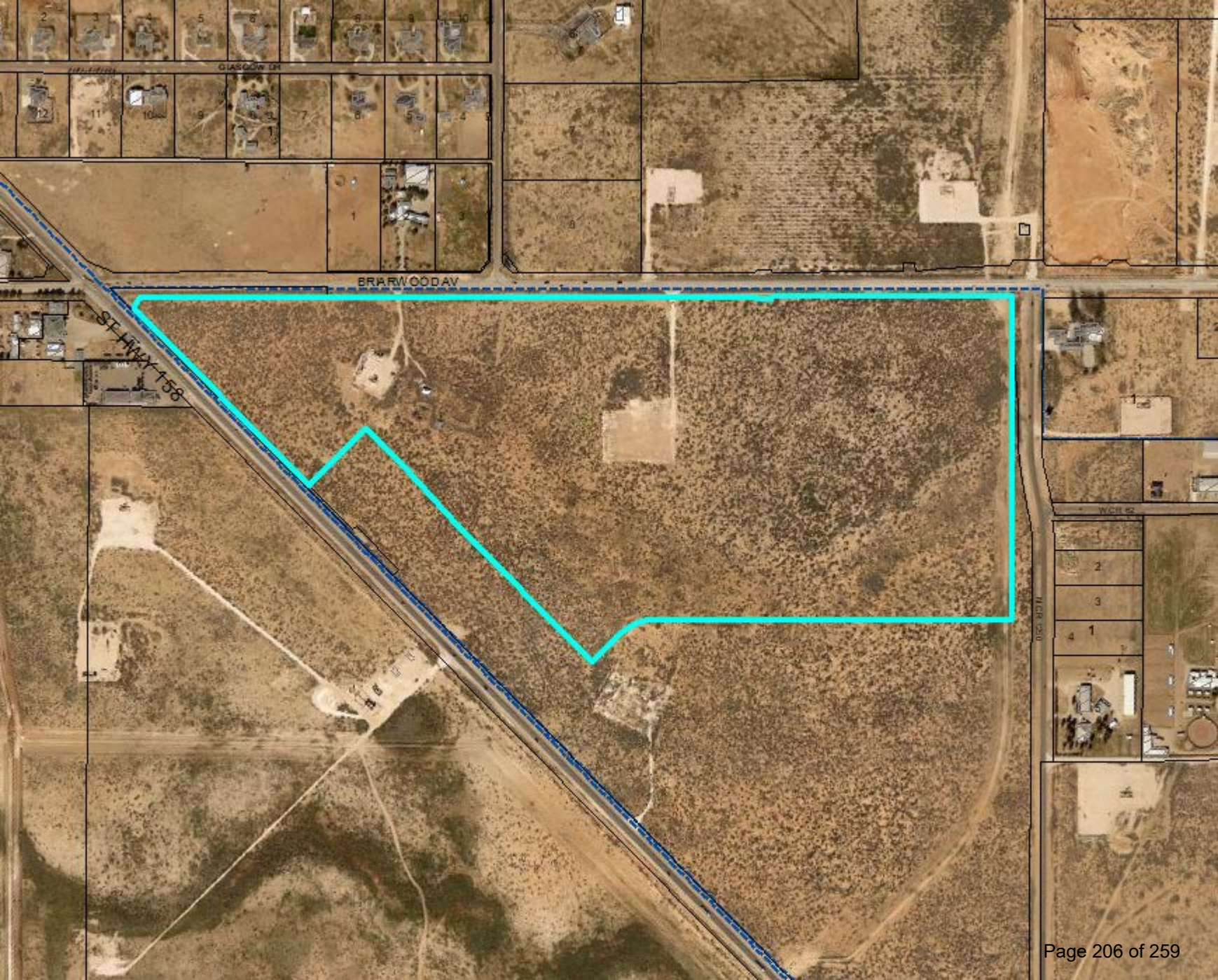
LEGEND

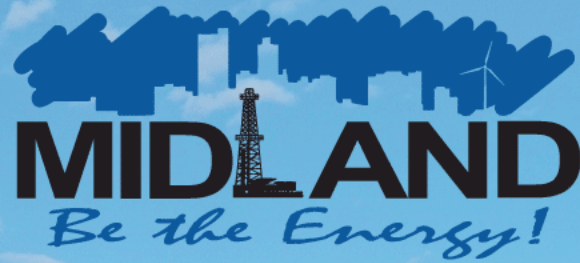
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





PRELIMINARY PLAT BRIARWOOD CROSSING

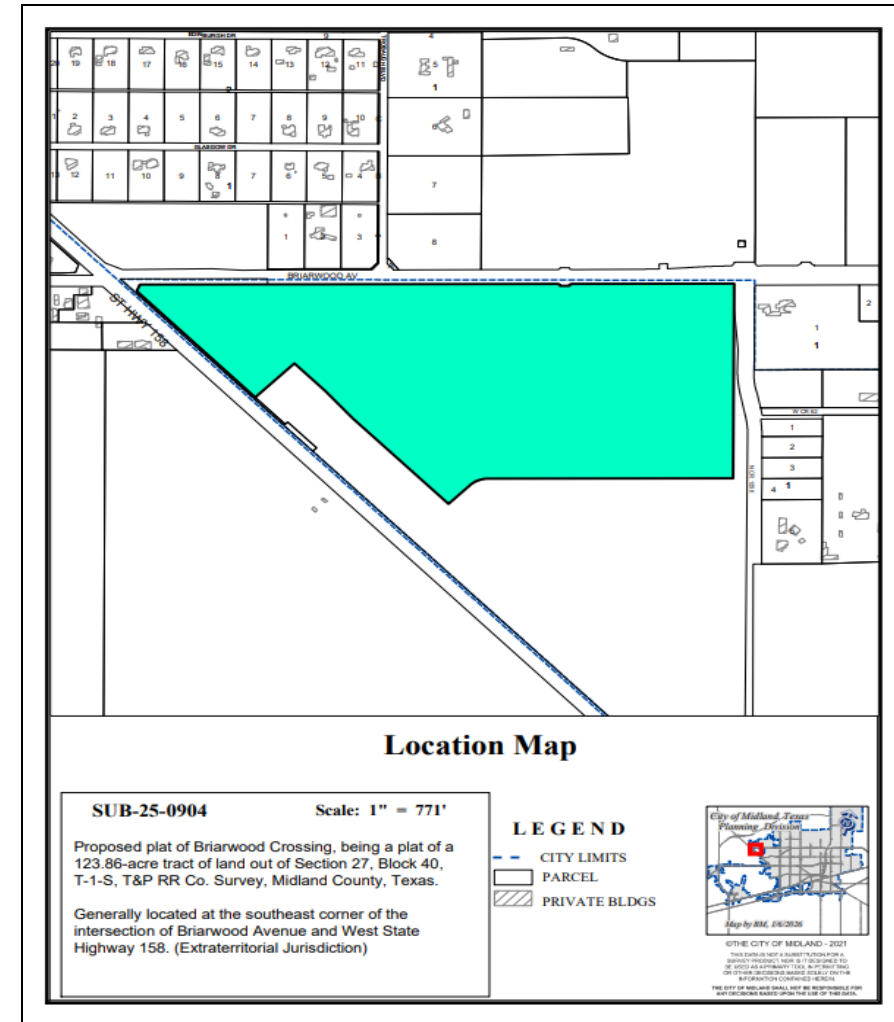


Visit Our Website

MIDLANDTEXAS.GOV

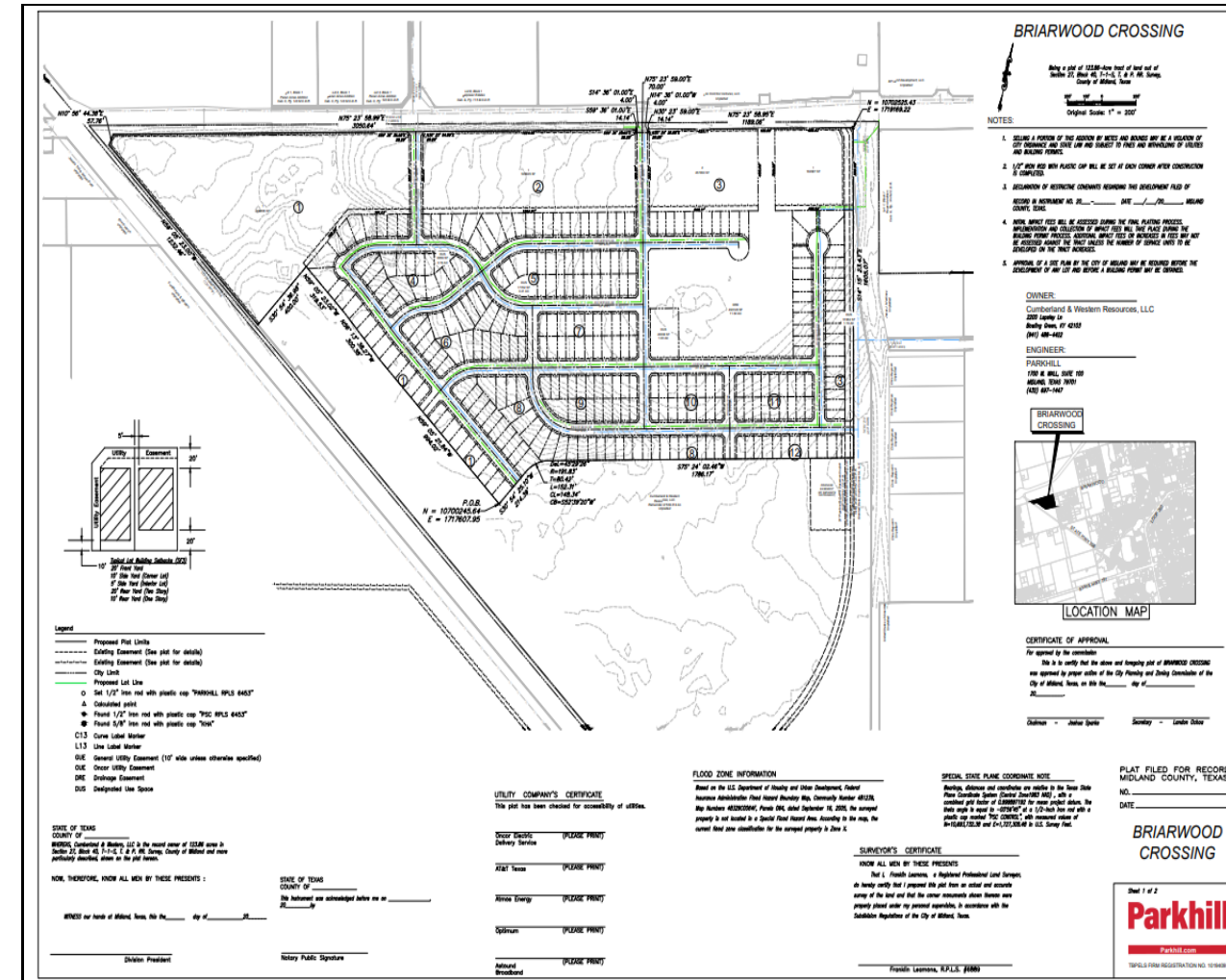
APPLICATION SUMMARY

- **Developer:** DR Horton - Texas, LTD
- **Property Owner:** Cumberland & Western Resources, LLC
- **Representative:** Shelby Freeman, with Parkhill
- **Location:** Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158. (Extraterritorial Jurisdiction)
- **Reason for Request:** For future commercial and residential development



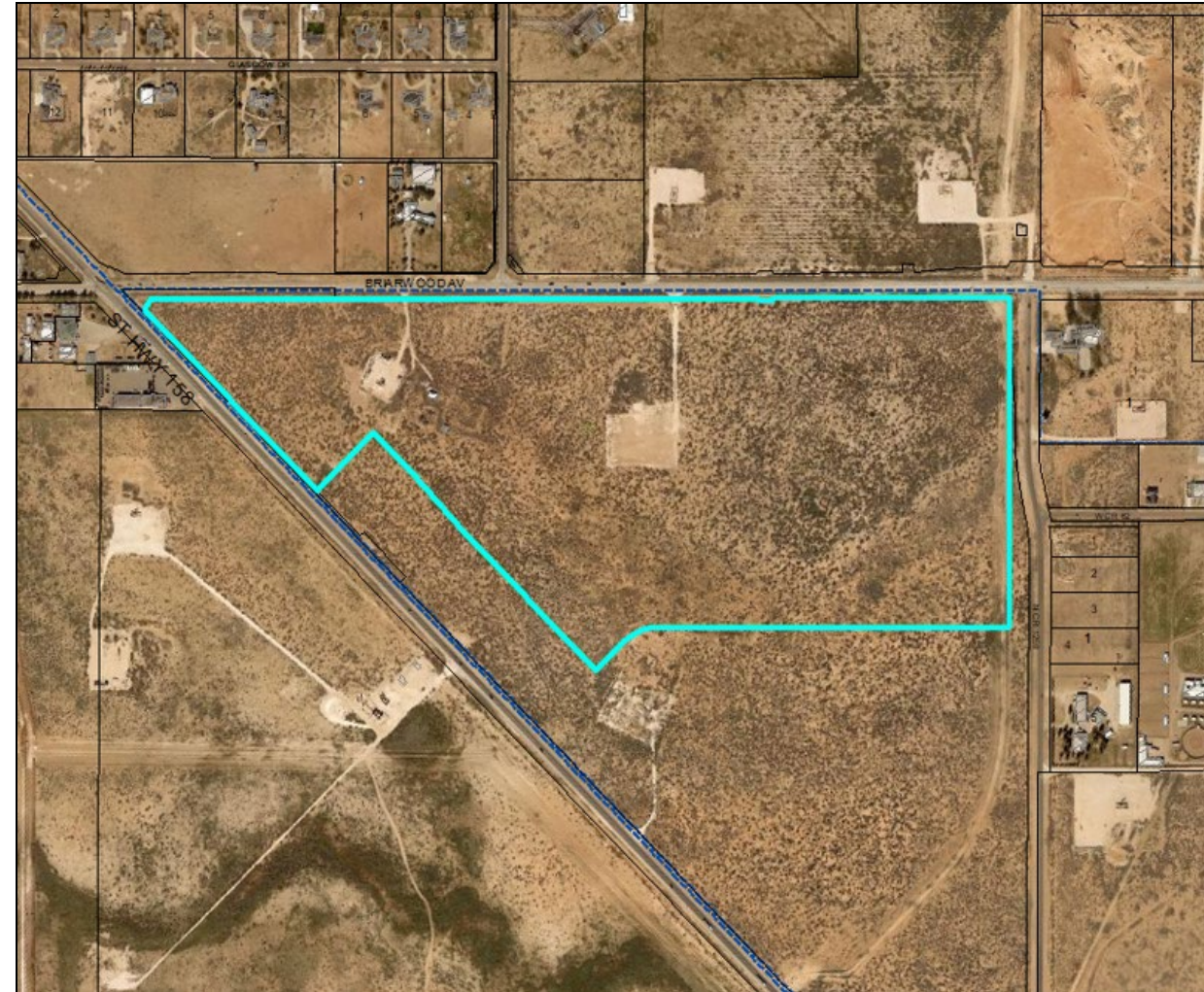
PLAT DETAILS

- Acreage: 123.86 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 285



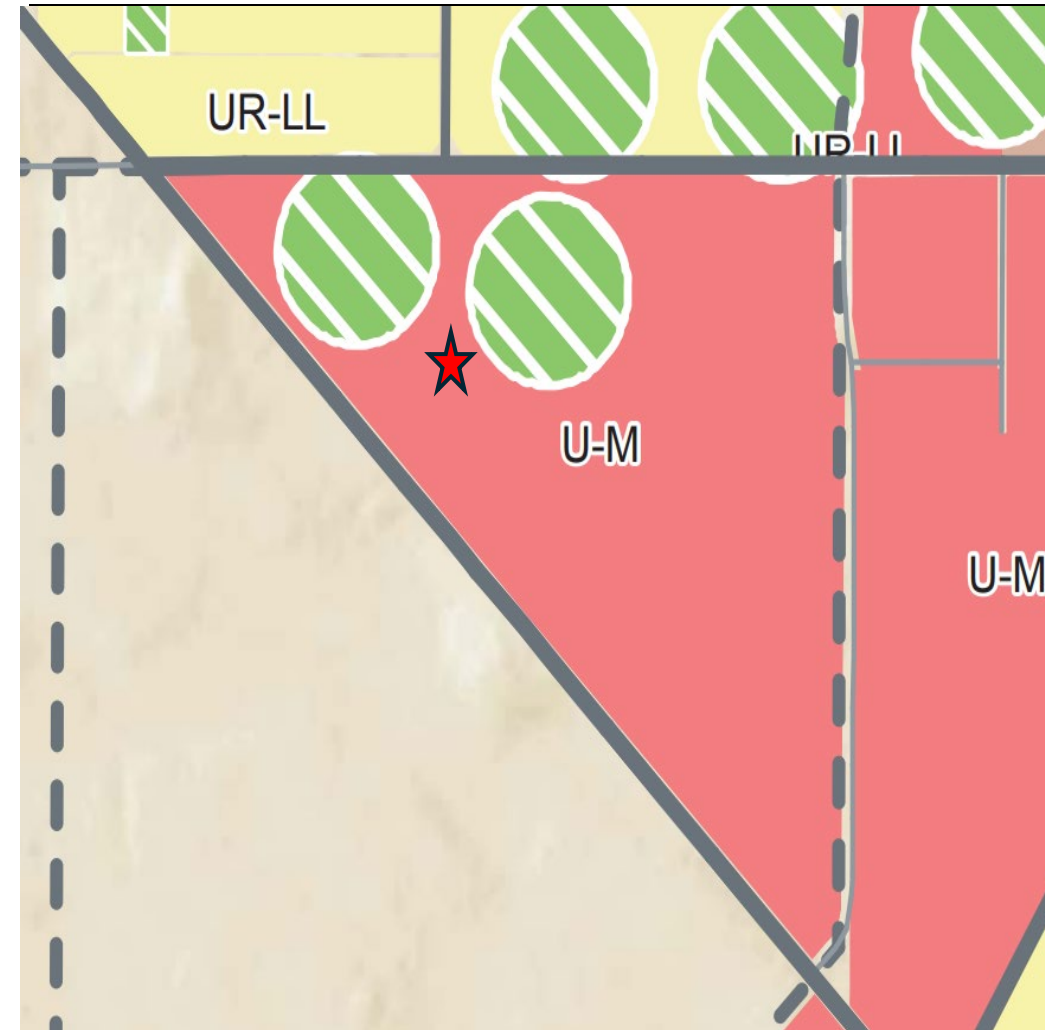
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium, (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family housings, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use.



RELATED ITEMS

- In addition to the plat, an annexation request for this property is in process.



STAFF'S RECOMMENDATION

- Staff recommends denial of the Preliminary Plat of Briarwood Crossing. If approved, staff recommends it be 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 by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more. [11-2-3(D)11(a)(6)].
- D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 15.
Meeting Date: May 4, 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:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated

service areas. Note not required. [For Applicant's Information Only.]

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

PAVING: 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 letter has been submitted and it's currently under review. [For Applicant's Information Only.]

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

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: (Approved with Conditions)

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

Staff recommends approval of the Preliminary Plat of Trillo Addition, Section 1, 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:

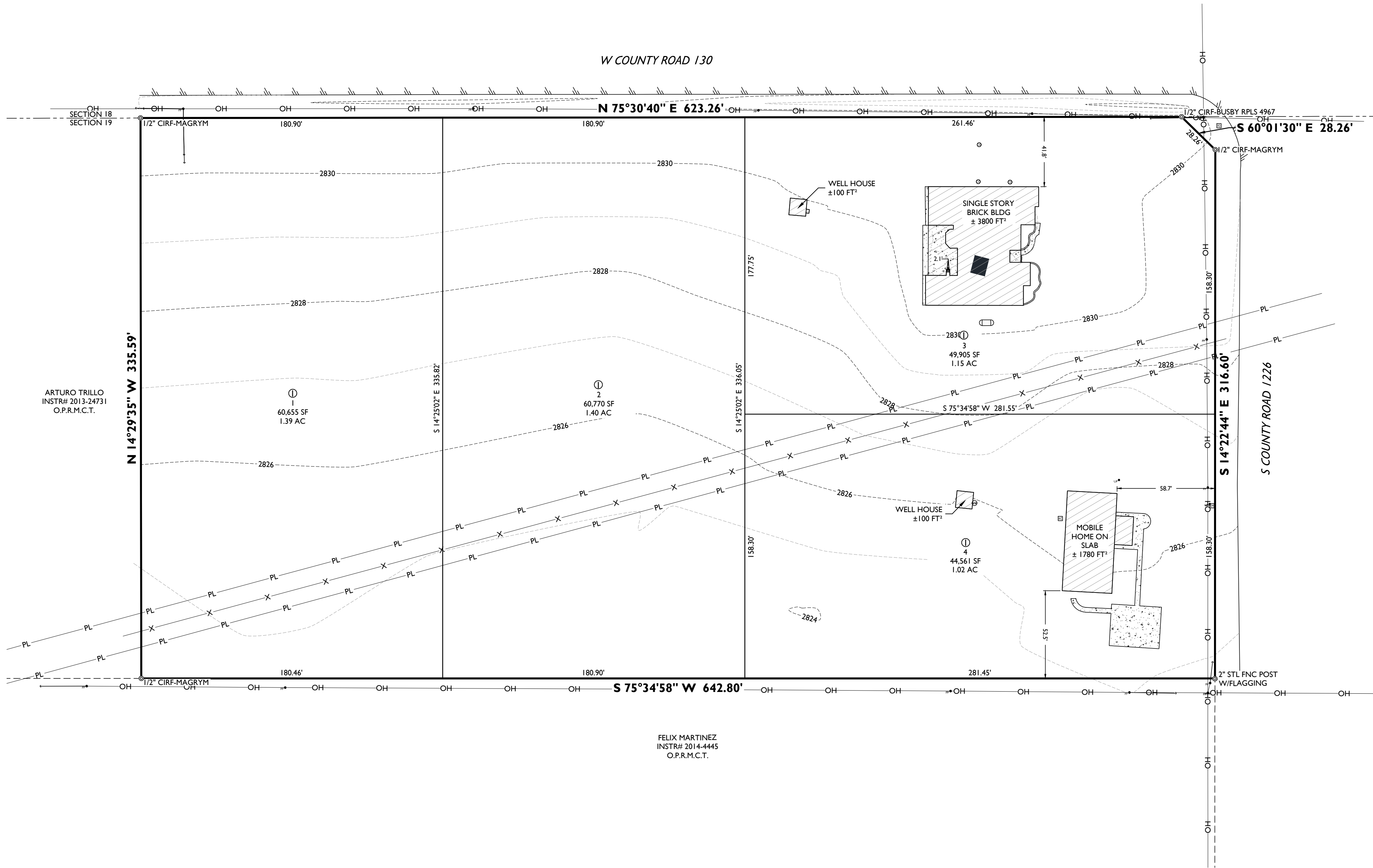
- A. P-26-2522, Combined Docs
- B. P&Z - Trillo Addition Preliminary Plat

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 5/1/2026
Final Approval - 5/1/2026

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

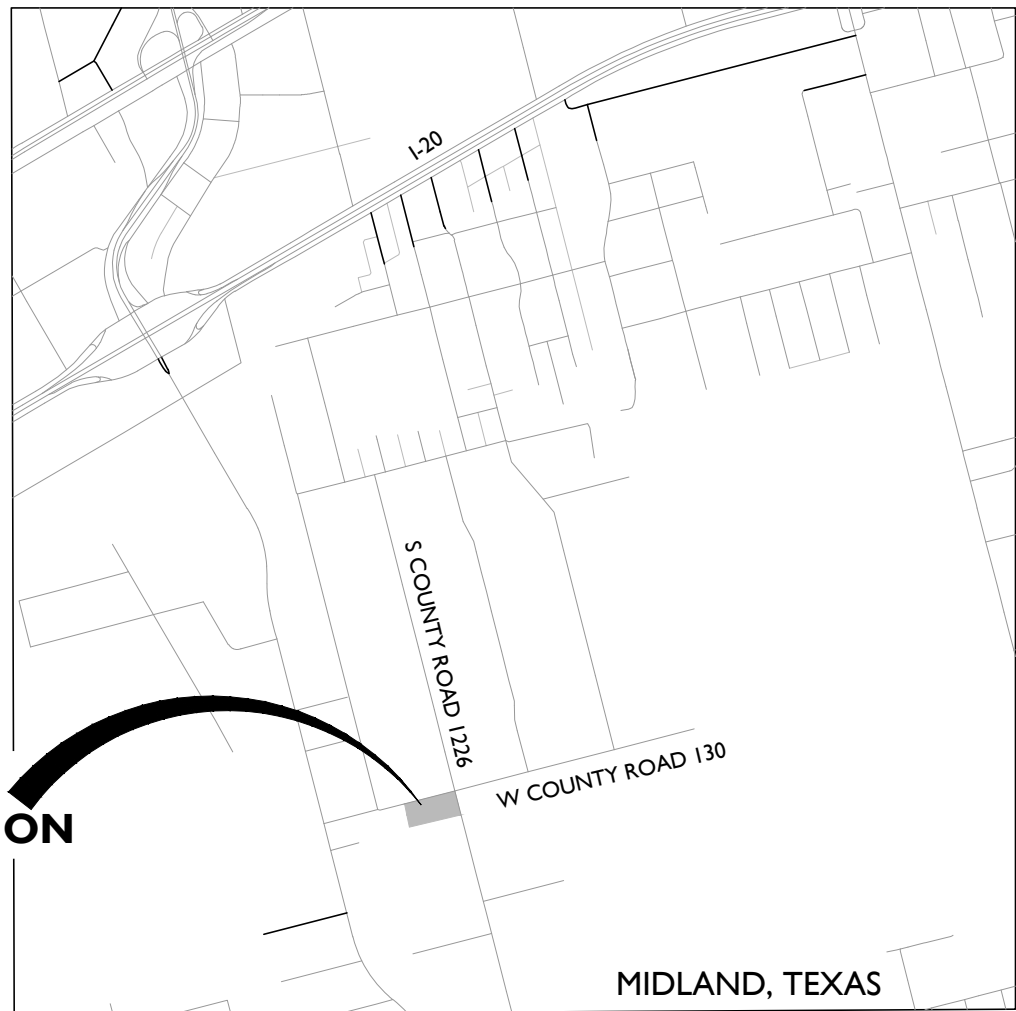
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

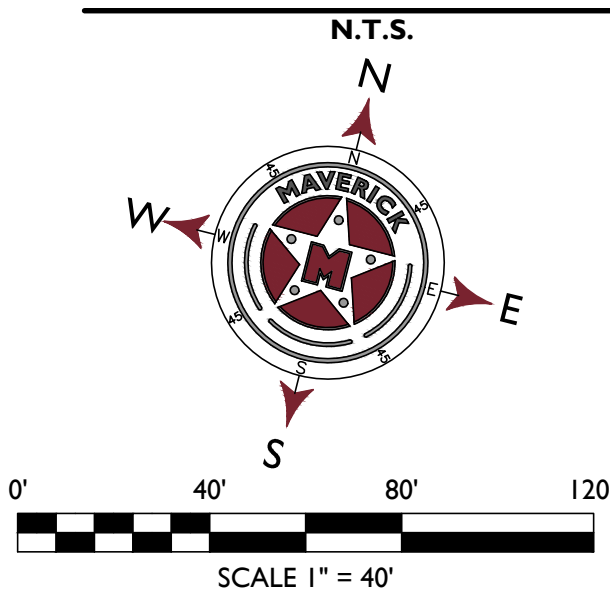
THAT GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND
THAT THE BOUNDARIES, EASEMENTS, AND UTILITIES SHOWN THEREON WERE LOCATED UNDER MY PERSONAL
SUPERVISION AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE PROFESSION 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
UP	EXISTING PROPANE TANK
UP	EXISTING UTILITY POLE
W	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	CONCRETE
GRAVEL / DIRT ROAD	GRAVEL / DIRT ROAD
BUILDING	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

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

- 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 REPLATED 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 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:

- 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".
- 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 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.
- 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 _____

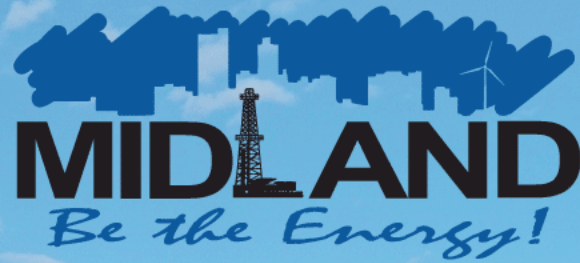


MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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**





PRELIMINARY PLAT TRILLO ADDITION, SECTION 1



Visit Our Website

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2

-
- 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 MAP IS NOT A SUBSTITUTE FOR PROFESSIONAL SURVEYING AND ENGINEERING SERVICES. IT IS INTENDED TO BE USED AS A REFERENCE ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND DATA REQUIRED TO CONDUCT ANY SURVEY OR ENGINEERING PROJECT.
 ANY REPRODUCTION OR TRANSMISSION OF THIS MAP WITHOUT THE WRITTEN PERMISSION OF THE CITY OF MIDLAND IS PROHIBITED.

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



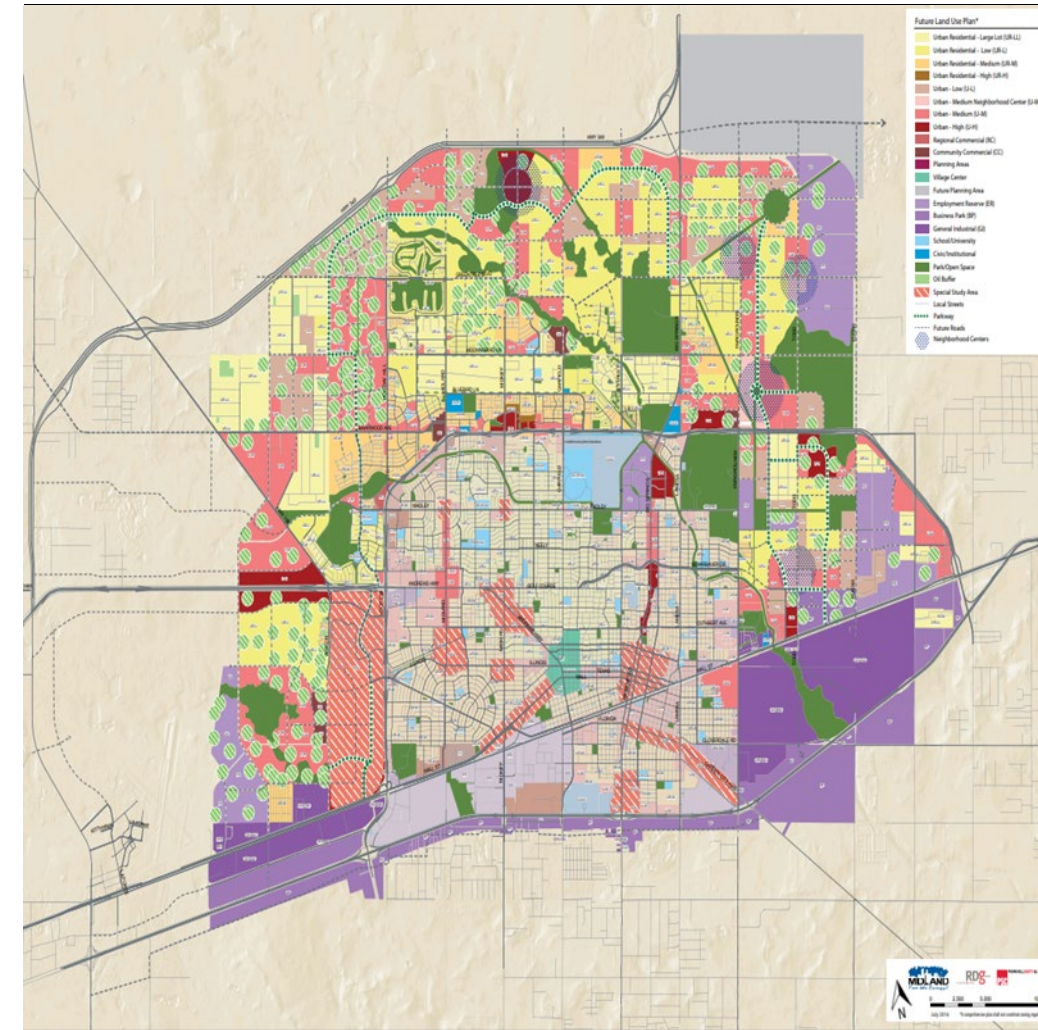
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to the following conditions:
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
 - B. 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: May 4, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a preliminary plat of Bankhead Addition, Section 14, being a plat of a 0.95-acre tract of land out of a Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Bankhead Highway, approximately 345 feet south of West Front Street.)

Purpose:

Maverick Engineering, on behalf of Front Properties, LLC, is requesting to plat a 0.95-acre tract of land located on the east side of Bankhead Highway into one lot to allow for renovation and repairing of the existing buildings, and for the construction of a new office building and parking lot.

Current Zoning:

C, Commercial District

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

regulations, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved with Conditions)

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

ROW: Refer to Transportation's Comment's. PAVING: Bankhead roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in Bankhead Street W of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

No issues

GIS: (Approved)

Confirm that plat is sufficient with City surveying.

ADDRESSING: (Approved)

Verify Lot & Block with GIS Dept

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

CITY SURVEYOR: (Approved)

Everything looks good, corners found and sent to GIS for LOT 1 Block 8

OPTIMUM: (Approved)

Optimum has no conflicts with this plat.

AT&T: (Approved)

We do have underground facilities in the area which are the green lines, however the orange highlighted line is the only one active. It's a buried cable on the utility ROW.

PLANNING: (Approved with Conditions)

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

Remove the structures on the final plat. [Informational]

Staff recommends approval of the Preliminary Plat of Bankhead Addition, Section 14, subject to the following conditions.

Conditions:

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

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

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

D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City

departments before filing for recording with the County Clerk of Midland County, Texas.
[11-2]

Attachments:

- A. P-26-2533, Combined Docs
- B. P&Z - Bankhead Sec 14 Preliminary Plat

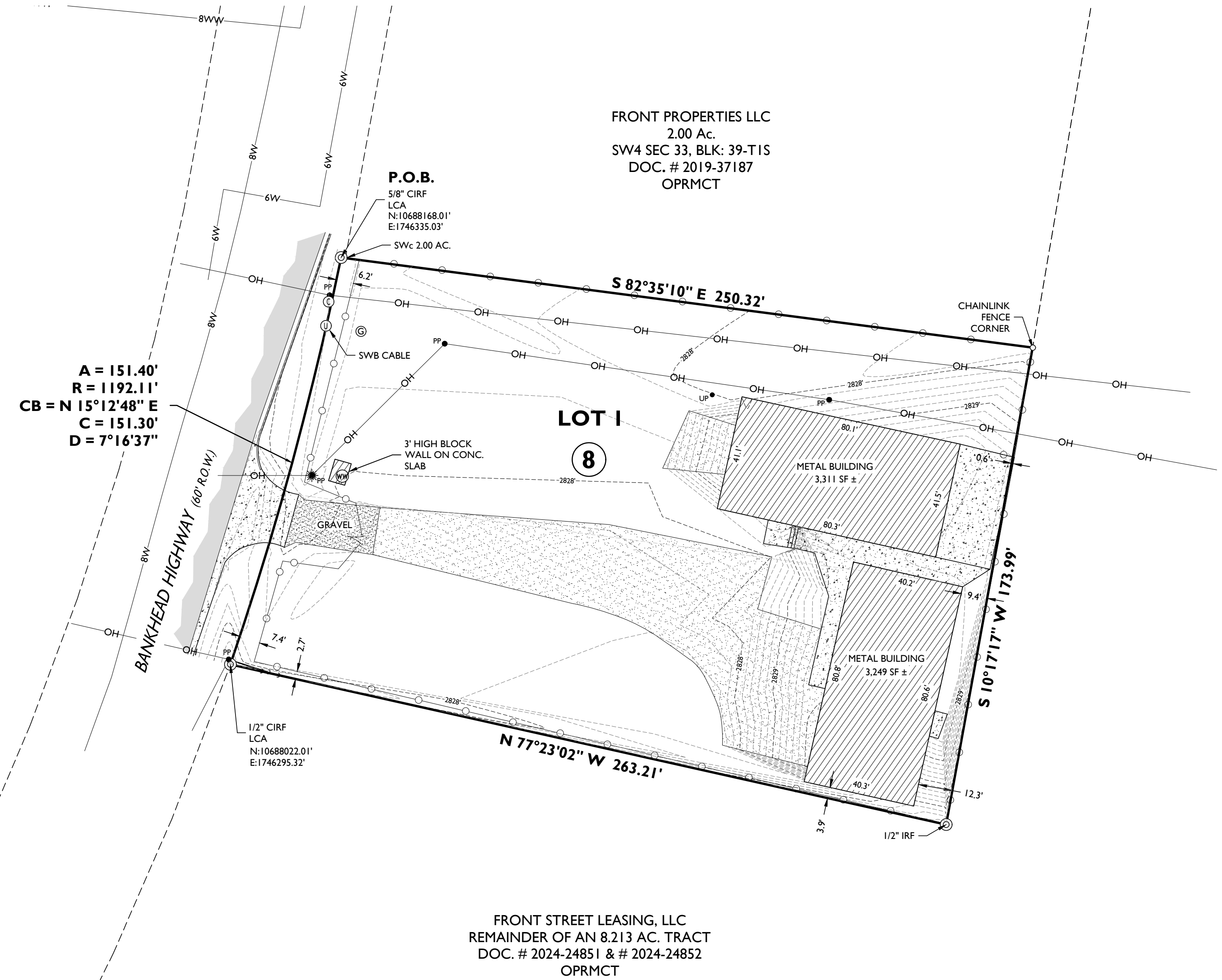
Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/24/2026
Final Approval - 5/1/2026

PRELIMINARY PLAT

BANKHEAD ADDITION, SECTION 14

0.95 ACRES OUT OF A CALLED 8.213 AC TRACT IN THE
SW4 SECTION 33, BLOCK 39, T-1-S, T&P RWY CO. SURVEY
CITY AND COUNTY OF MIDLAND, TEXAS



- SURVEY NOTES:**
1. BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.999896911 AT NGS "MIDLAND".
 2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
 3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
 4. LOCATION OF BURIED UTILITIES AND PIPELINES IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-ENG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
 5. THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

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

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF A 0.95 ACRE TRACT OF LAND SITUATED IN SECTION 33, BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME CALLED 0.95 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2025-4385 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AS A PORTION OF A CALLED 8.296 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2024-24851 "OPR" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT N (6): 10688168.01, E (6): 1746335.03, A FIVE EIGHTHS INCH IRON ROD WITH A CAP MARKED "LCA ODESSA TX" (LCA) FOUND IN THE EAST RIGHT OF WAY LINE OF THE BANKHEAD HIGHWAY AT A WEST NORTHWEST CORNER OF SAID CALLED 8.296 ACRE TRACT FOR THE NORTHWEST CORNER HEREOF;

THENCE S 82°35'10"E, ALONG SAID CALLED 8.296 ACRE TRACT, AT 1.59 FEET PASSING THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2019-37187, IN ALL 250.32 FEET TO A TWO AND ONE HALF INCH CHAIN LINK FENCE CORNER AT THE SOUTHEAST CORNER OF SAID CALLED 2.00 ACRE TRACT FOR THE NORTHEAST CORNER HEREOF;

THENCE S 10°17'17"W, ALONG THE EAST LINE OF SAID CALLED 0.95 ACRE TRACT, 173.99 FEET TO A ONE HALF INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 77°23'02"W, ALONG THE SOUTH LINE OF SAID CALLED 0.95 ACRE TRACT, 263.21 FEET TO AN "LCA" FOUND AT A POINT OF DEFLECTION RIGHT ON SAID EAST RIGHT OF WAY FOR A CURVE TO THE LEFT HAVING A RADIUS OF 1192.11 FEET AND A CHORD BEARING AND DISTANCE OF N 15°12'48"E, 151.30 FEET FOR THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THIS TRACT, 151.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING 41398 SQUARE FEET OR 0.95 ACRE OF LAND.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.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.

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 ACCURATE SURVEY OF THE PROPERTY AND THAT THE CORNER MONUMENTS SHOWN HEREON ARE PROPERLY LOCATED, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF MIDLAND.

GREGORY W. SHOULTS
MAVERICK ENGINEERING (TX PROJ. NO. 1909)
1909 W. WALL STREET, SUITE 100
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CARA BERRY, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 33, BLOCK 39, T-1-S, T&P RWY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CARA BERRY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS BANKHEAD ADDITION, SECTION 14, 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: CARA BERRY

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: _____

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BANKHEAD ADDITION, SECTION 14, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LANDON OCHOA, SECRETARY

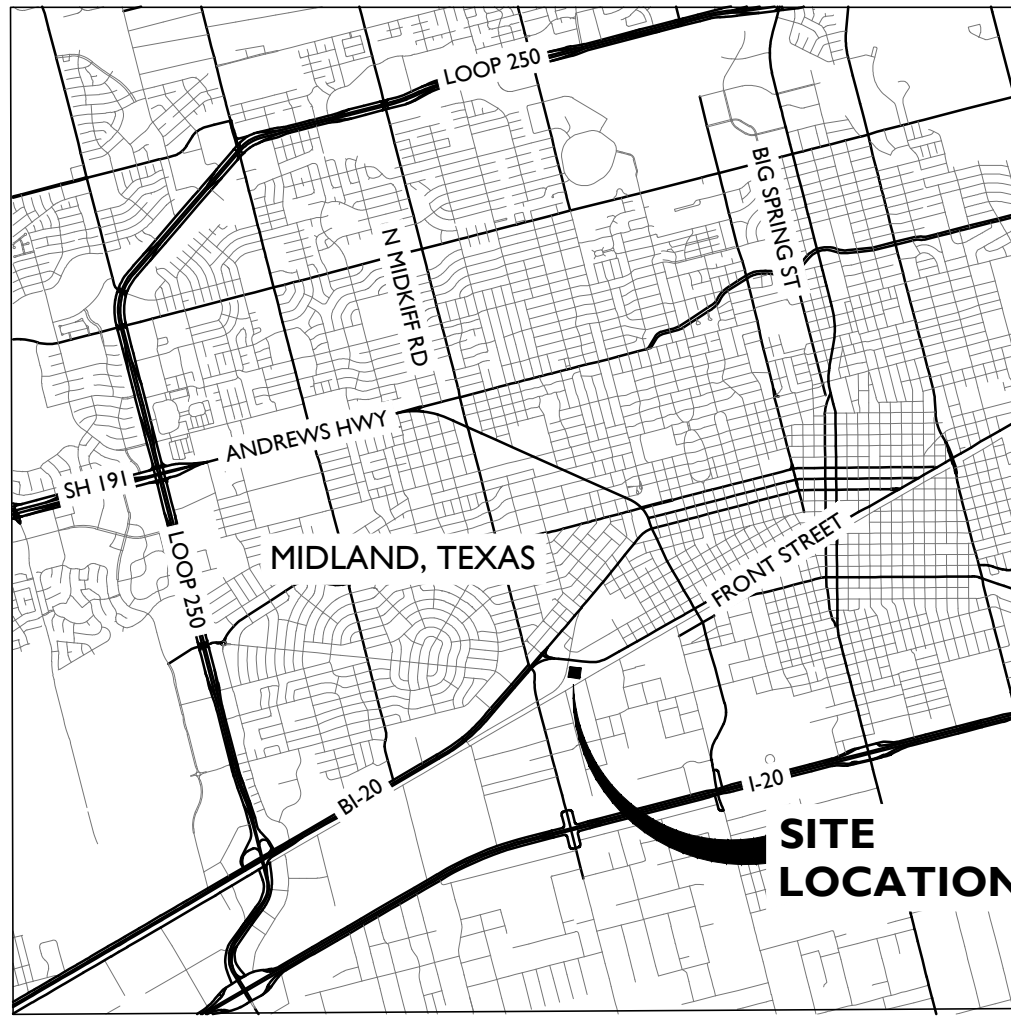
PROPERTY OWNER

CARA BERRY
FRONT PROPERTIES LLC
6001 W. INDUSTRIAL AVENUE
MIDLAND TEXAS 79709
DOC. # 2025-4385 OPRMCT
PHONE # 432-528-9845

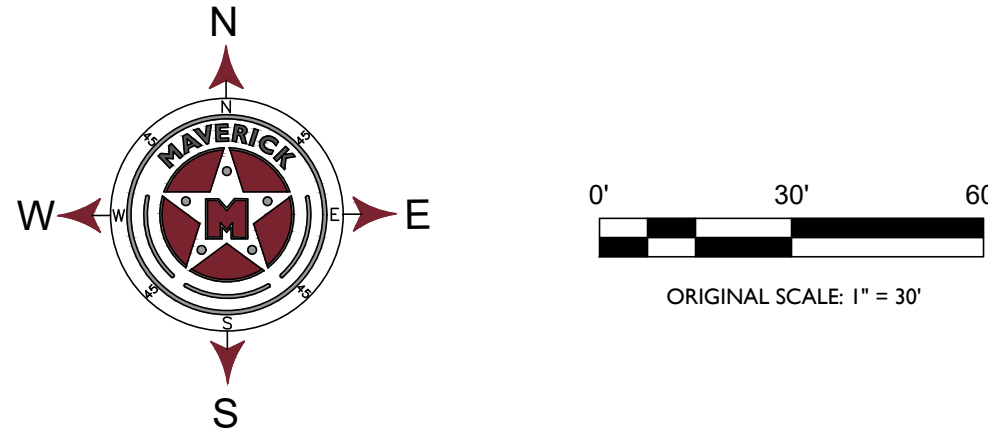
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP
N.T.S.

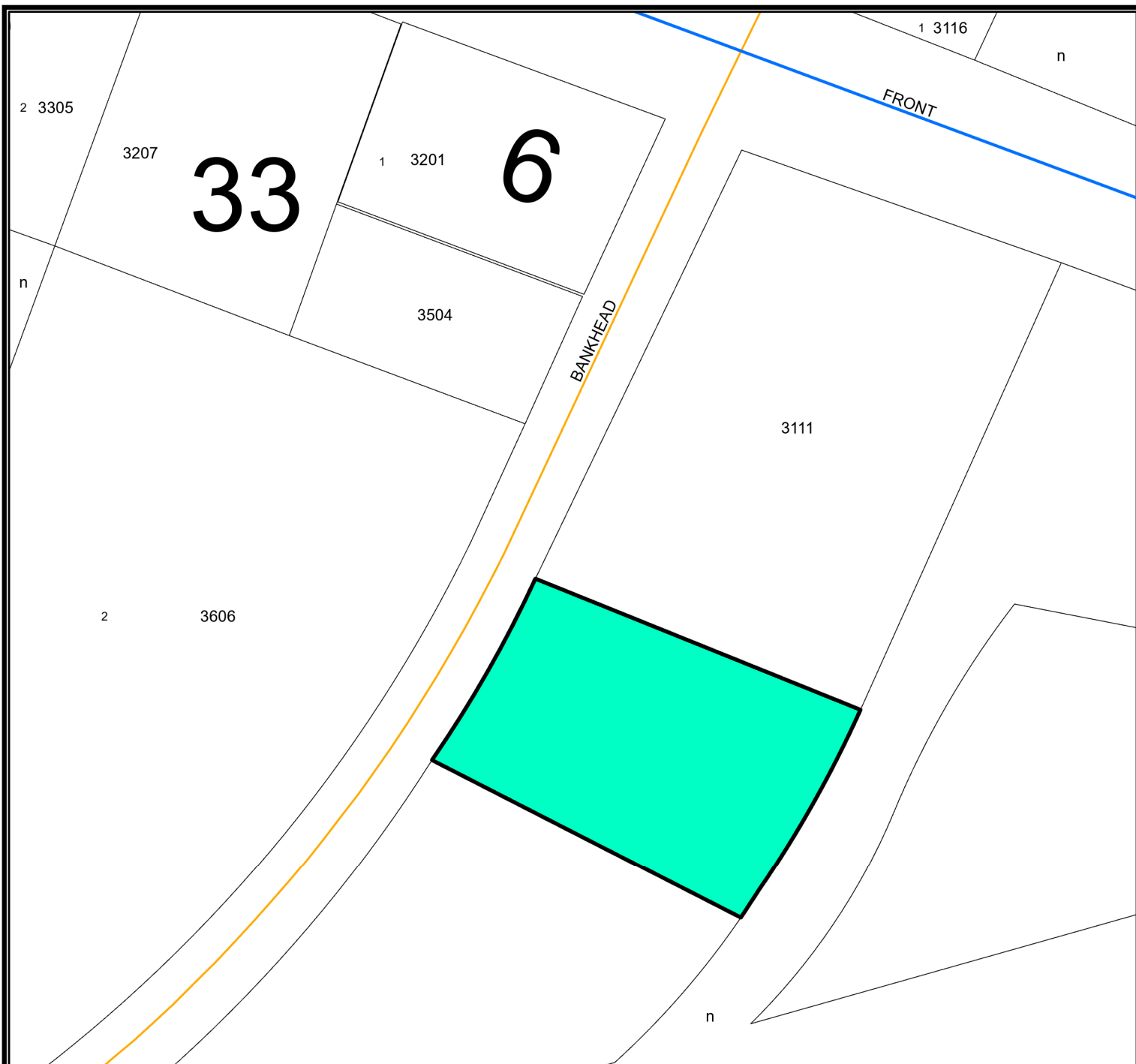


LEGEND			
⊙	FOUND MONUMENT AS NOTED	—	BOUNDARY LINE
○	PROPOSED LOT CORNER	- - -	EXISTING PROPERTY LINES
⊙	EXISTING CABLE PEDISTAL	—○—	EXISTING CHAINLINK FENCE
⊙	EXISTING GAS RISER	—OH—	EXISTING OVERHEAD ELECTRIC LINE
^	EXISTING GUY ANCHOR	—6W—	EXISTING 6" WATER MAIN
⊙	EXISTING LIGHT POLE	—8W—	EXISTING 8" WATER MAIN
PP	EXISTING POWER POLE	□	CONCRETE
UP	EXISTING UTILITY POLE	□	PAVEMENT
WW	EXISTING WATER WELL	□	GRAVEL / CALICHE
⊙	EXISTING SIGN	▨	BUILDING

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

BANKHEAD ADDITION SECTION 14



Location Map

SUB-26-0966

Scale: 1" = 104'

Proposed plat of Bankhead Addition, Section 14, being a plat of a 0.95-acre tract of land out of a Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of Bankhead Highway, approximately 345 feet south of West Front Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

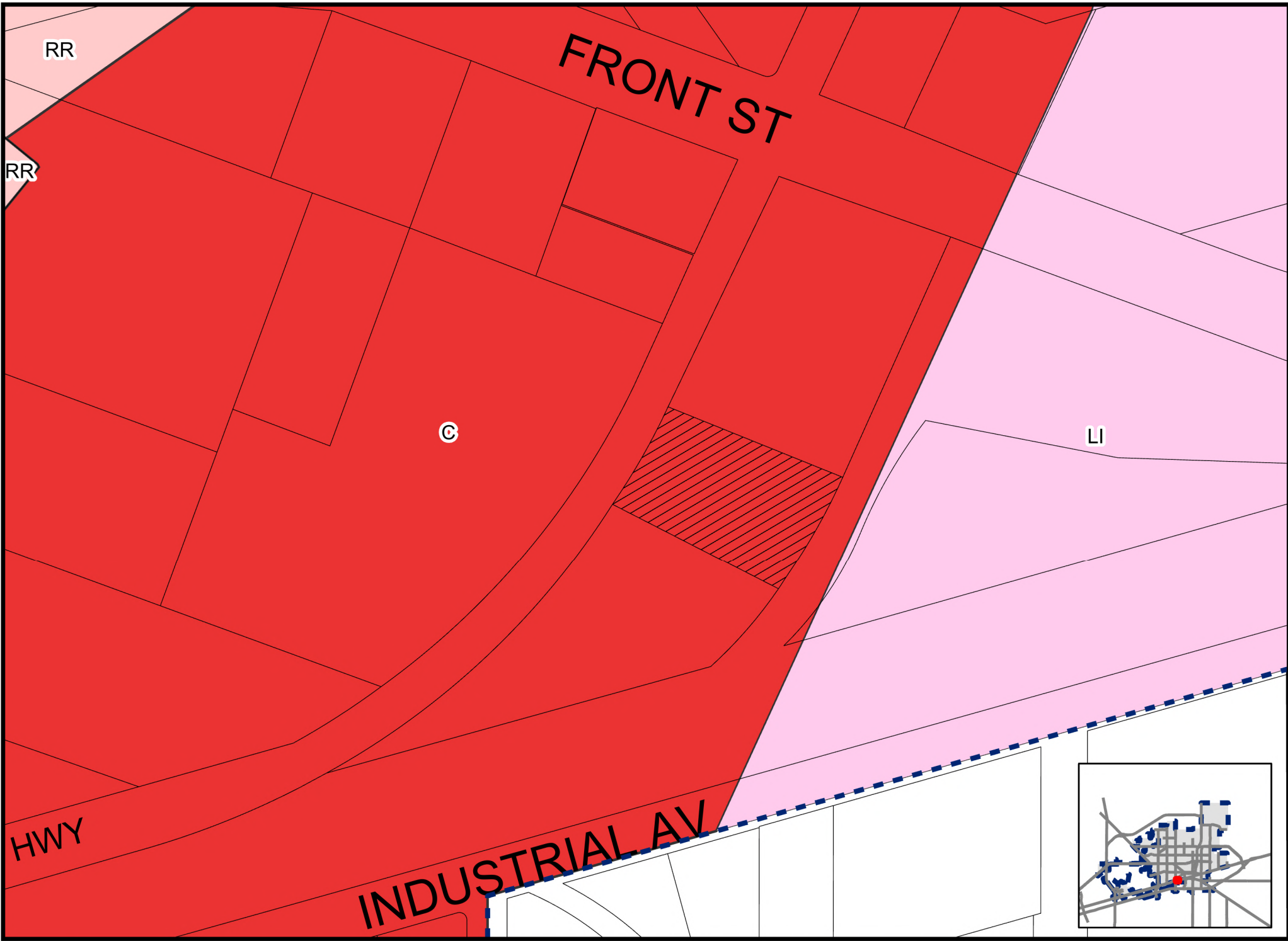
City of Midland, Texas
Planning Division



Map by AB

©THE CITY OF MIDLAND - 2021

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





6

33

6

BANKHEAD

FRONT

1A

3112

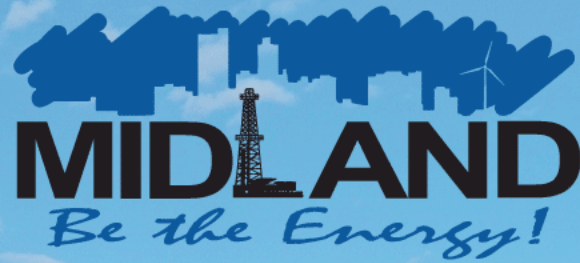
3305

3207

3201

3504

3111



PRELIMINARY PLAT BANKHEAD ADDITION, SECTION 14

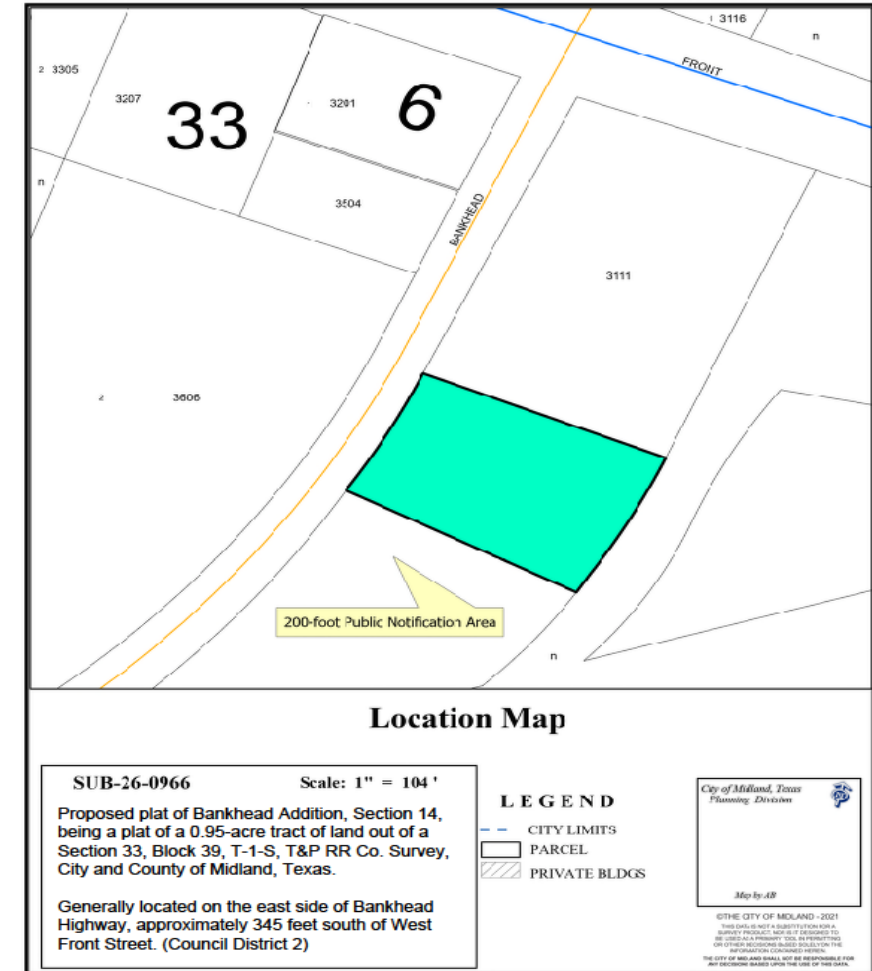


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APPLICATION SUMMARY

- **Property Owner:** Front Properties, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located on the east side of Bankhead Highway, approximately 345 feet south of West Front Street. (Council District 2)
- **Reason for Request:** Platting to allow for renovation of existing buildings and construction of a new office



3

-

Page 239 of 25

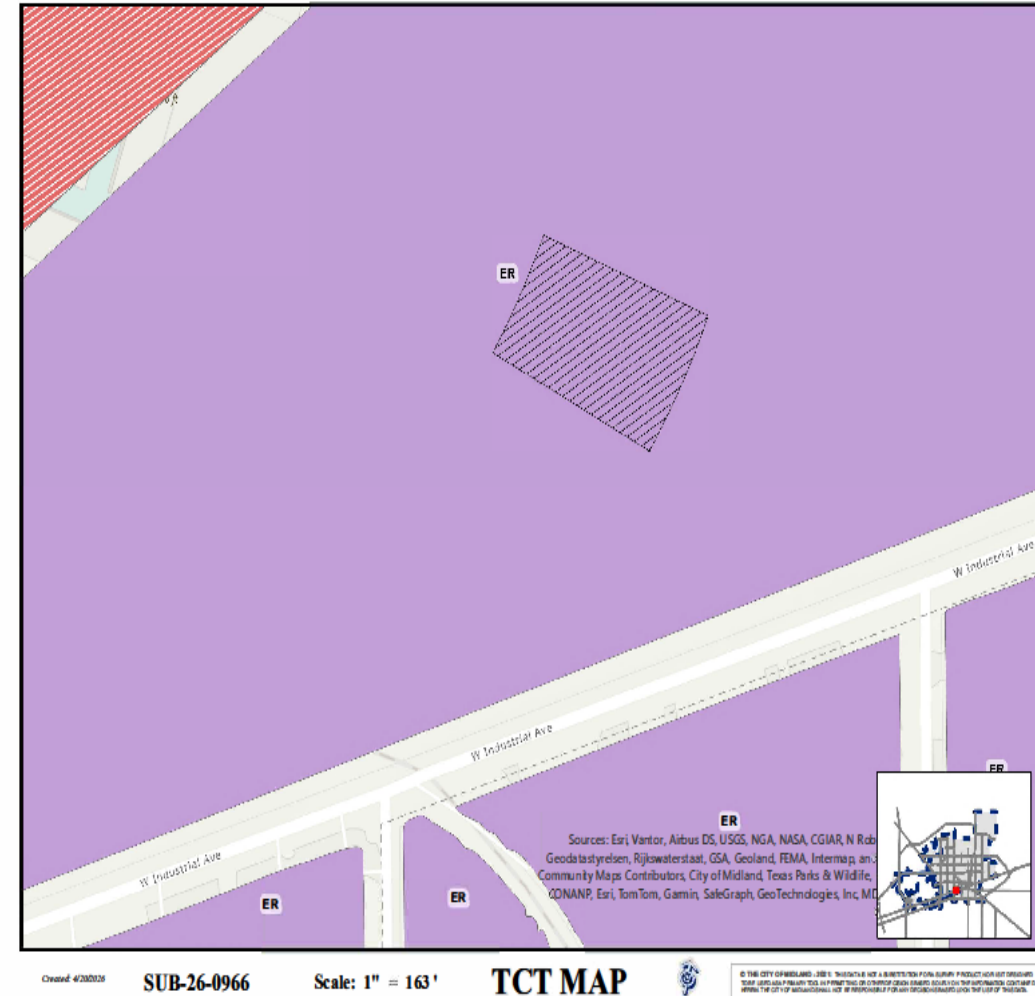
LAND USE

- **Current Use:** Commercial Buildings
- **Surrounding Uses:**
 - **North/East:** Industrial Buildings
 - **South:** Vacant Land
 - **West:** Commercial Shop
- **Proposed Use:** Commercial Buildings and Office Building



COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Employment Reserve, (ER)
- This designation supports centers with major office and business uses, such as technology and research centers, corporate headquarters, and lower intensity industries.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to the following conditions:
 - A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
 - B. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]



STAFF'S RECOMMENDATION

- C. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
- D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



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: May 4, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Permian Estates, Section 24, being a replat of Lots 18 and 19, Block 81, Permian Estates, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Wall Street and Fasken Drive.)

Purpose:

Duryn Henington, on behalf of NJ Properties, LLC, is requesting to replat a property located at 3832 West Wall Street into two lots in order to reconfigure the lots layout.

Current Zoning:

RR, Regional Retail District

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved)

IMPACT FEES: Okay as shown. ROW: Refer to transportation's comments, if any. [For Applicant's Information Only.]

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

WATER: 6" water exists in Fasken Street, okay as is. 12" water exists in Wall Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 8" sewer exists in Fasken Street, okay as is. 8" sewer exists in Wall Street okay as is. 8" sewer exists in alley north of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

OIL AND GAS: (Approved)

No issues

GIS: (Approved)

Section number can be 24. Label surrounding subdivisions. Plat northeast of this plat is Perm. Est. 11, lot number doesn't match. Depict and provide recording info for surrounding easements.

ADDRESSING: (Approved)

Remove extra lot information (Lot 18 & Lot 19) located on Lot 19A. Verify with Domingo.

HEALTH: (Approved)

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

FIRE: (Approved)

No comments or objections.

PLANNING: (Approved with Conditions)

Subdivision name should be Permian Estates, Section 24. [Midland City Code 11-2-5(A)4]

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

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

Staff recommends approval of the Preliminary Plat of Permian Estates, Section 24, 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-26-2532, Combined files
- B. P&Z - - Permian Estates, Section 24 Preliminary Plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 4/23/2026
Final Approval - 5/1/2026



VICINITY MAP
(NOT TO SCALE)

NOTICE:

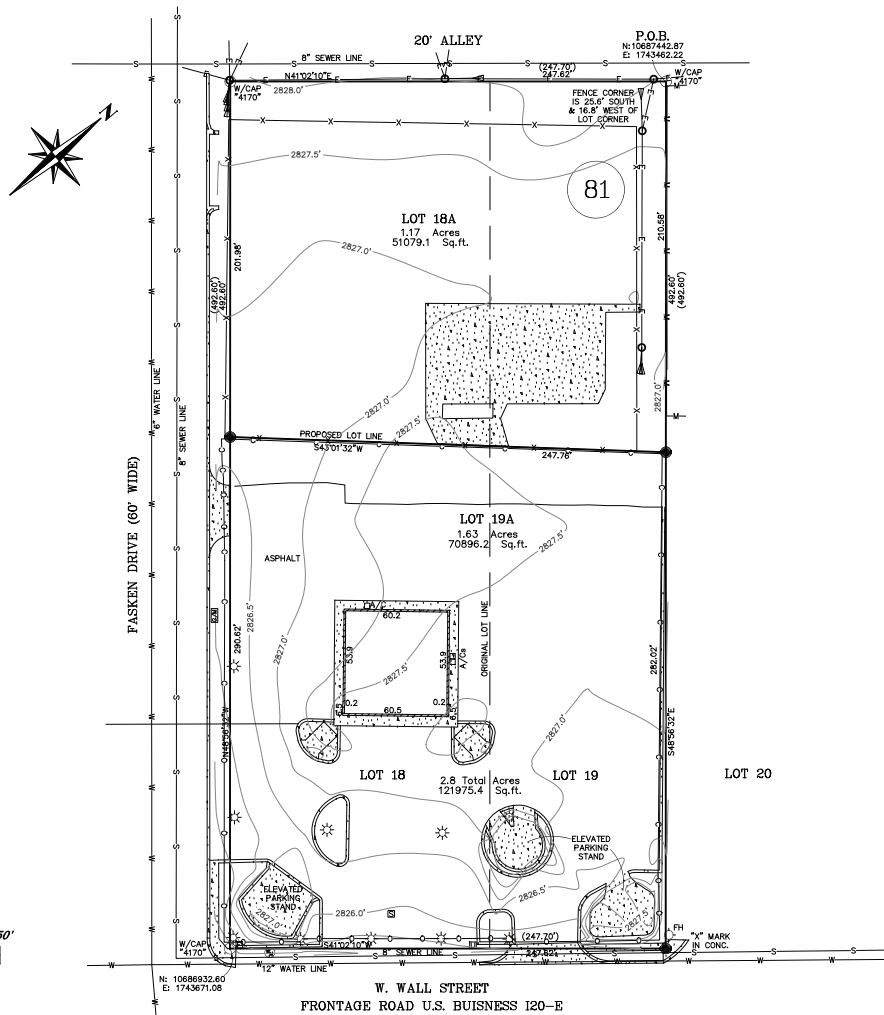
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0201F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

LEGEND	
Set 1/2" I.R.	W/Cap "RPLS 6832"
Fnd. 1/2" I.R.	
Existing Sewer Line	
Existing Water Line	
Gas Meter	
Water Meter	
Light Pole	
Power Pole	
Overhead Electric Line	
Fire Hydrant	
Guy Wire	
AT&T FOC Marker	
Sewer Cleanout	
Utility Box	
Misc. Sign	
Pipe & Cable Fence	
Chain Link Fence Line	
Pipe Guard Rail Fence	
Sheet Metal Fence Line	



PRELIMINARY PLAT PERMIAN ESTATES, SECTION 23

BEING A REPLAT OF LOTS EIGHTEEN (18) AND NINETEEN (19)
BLOCK EIGHTY-ONE (81), PERMIAN ESTATES,
CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

N J PROPERTIES LLC, is the record owner of Lots Eighteen (18) and Nineteen (19), Block Eighty-One (81) Permian Estates, City and County of Midland, Texas, according to the plat or map filed of record under Cabinet A, Page 63, Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That N J PROPERTIES LLC, being the owner of the land shown on this plat designated as EIGHTEEN A (18A) AND NINETEEN A (19A), BLOCK EIGHTY-ONE (81), PERMIAN ESTATES, SECTION 23, on Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

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

By: ROBERT STEVEN JAMES AUTHORIZED SIGNATOR

ACKNOWLEDGMENT

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, ROBERT STEVEN JAMES known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, and that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "PERMIAN ESTATES, SECTION 23" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the _____ day of _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name: _____

OPTIMUM Print Name: _____

AT&T-TEXAS Print Name: _____

ONCOR ELECTRIC DELIVERY Print Name: _____

ASTOUND Print Name: _____

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

PENNELL LAND SURVEYING, LLC

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

OWNER:
N J PROPERTIES LLC
600 TWO CREEK PLAZA
RICHARDSON, TX
75080-1677
EJ: 432-559-6769

APRIL 2026

PERMIAN ESTATES,
SECTION 23



Location Map

SUB-26-0965

Scale: 1" = 100'

Proposed plat of Permian Estates, Section 24, being a replat of Lots 18 and 19, Block 81, Permian Estates, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of West Wall Street and Fasken Drive.
(Council District 2)

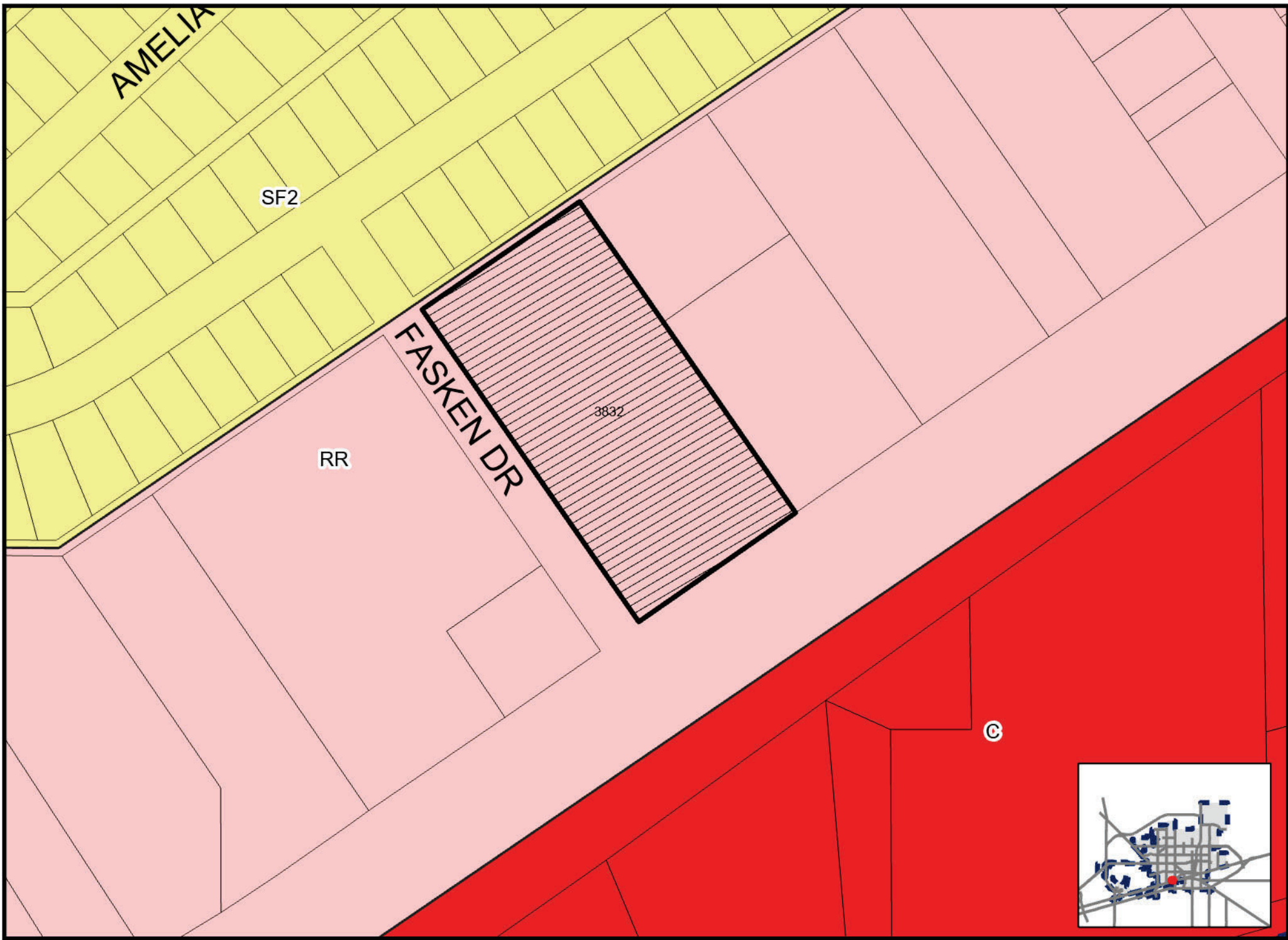
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

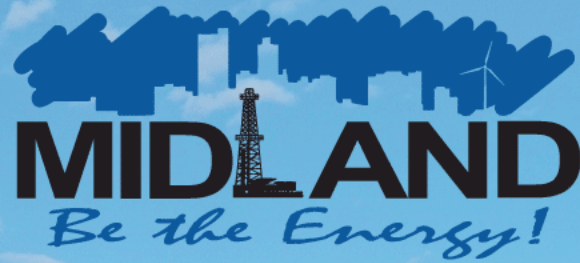


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.







PRELIMINARY PLAT PERMIAN ESTATES, SECTION 24

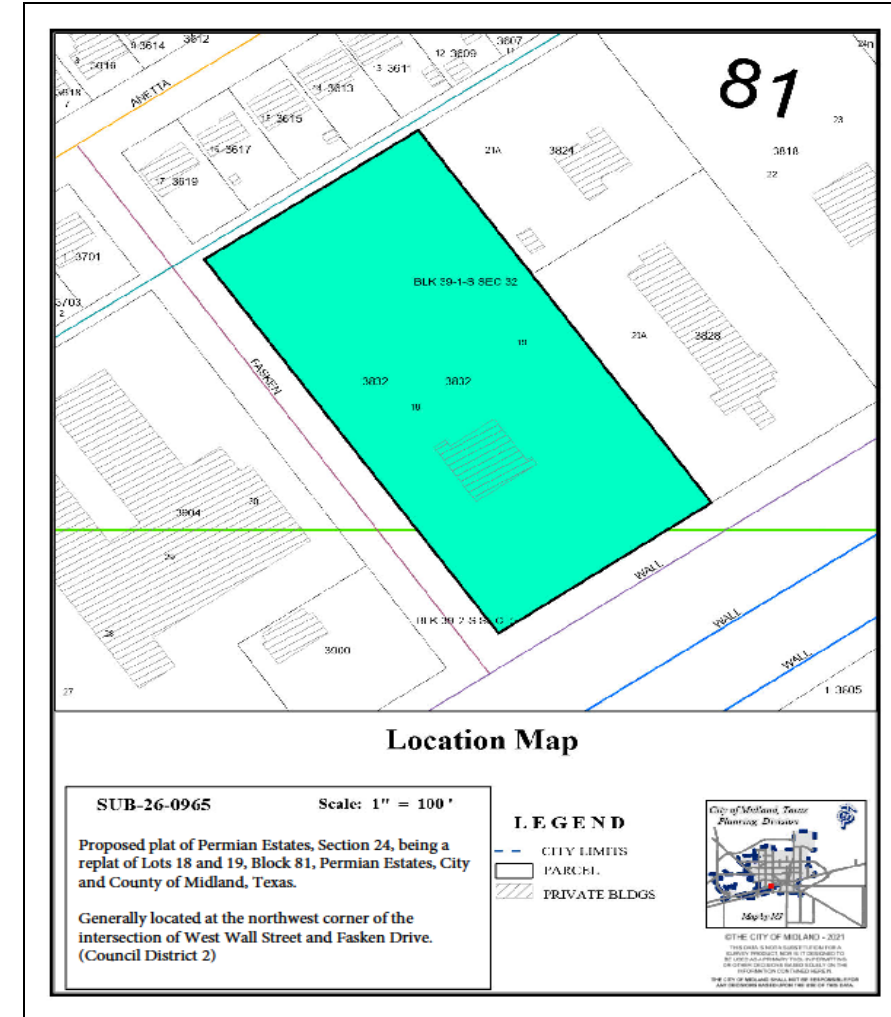


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APPLICATION SUMMARY

- **Property Owner:** NJ Properties, LLC
- **Representative:** Durn Henington, with Pennell Surveying
- **Location:** 3832 West Wall Street (Council District 2)
- **Reason for Request:** To reconfigure the lots layout

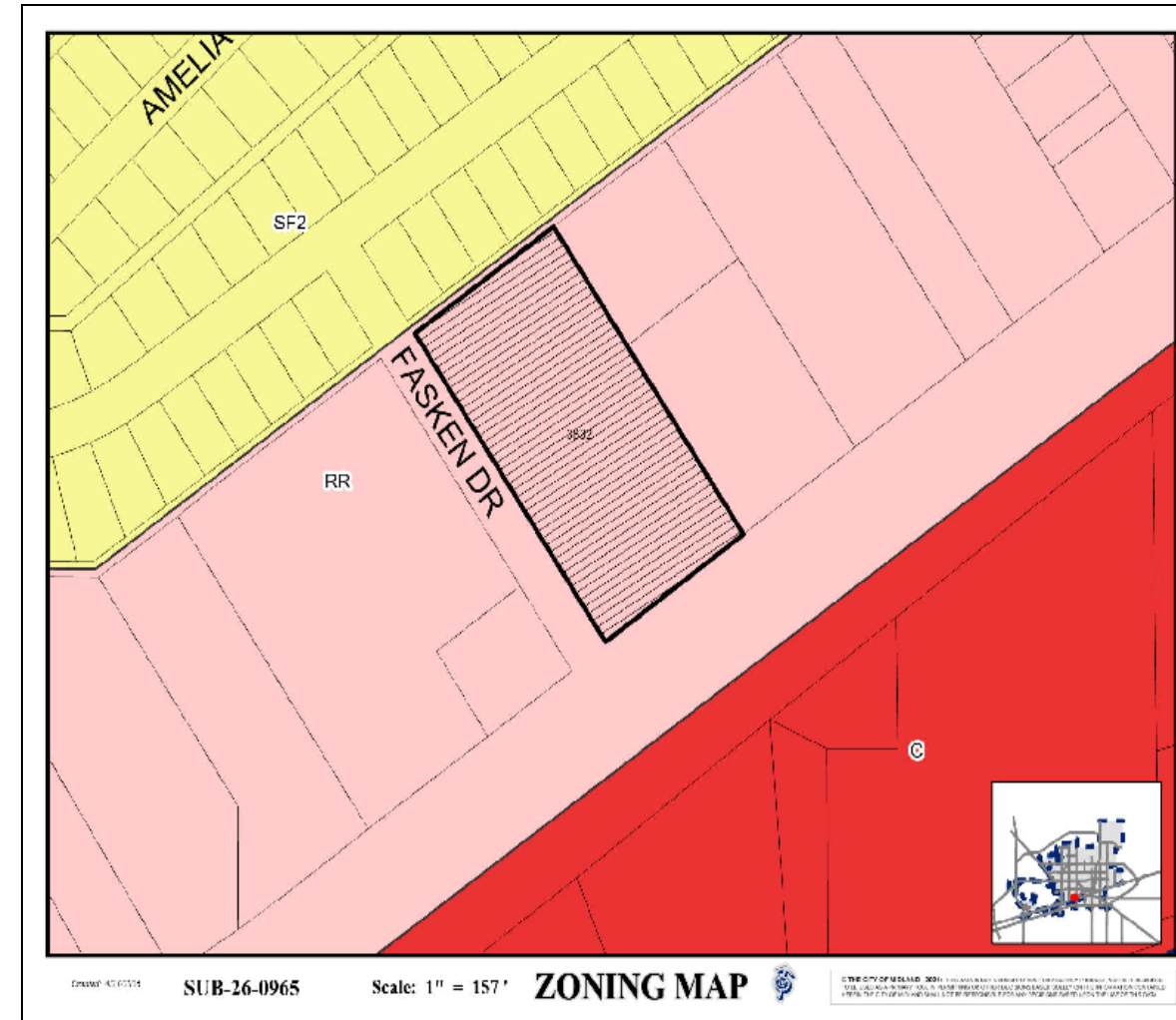


- **Acreage:** 2.80 acres
- **Number of Existing Lots:**2
- **Number Proposed Lots:** 2



ZONING

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



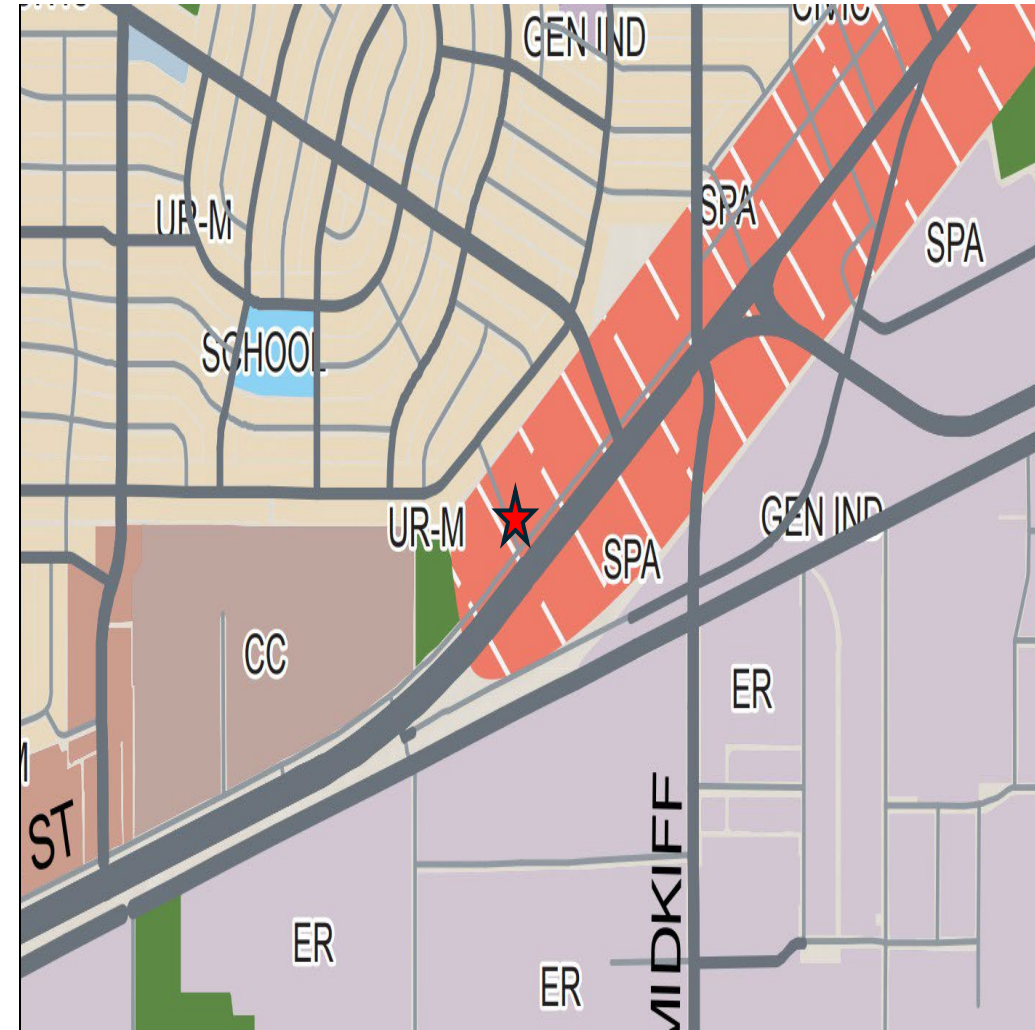
LAND USE

- **Current Use:** Automobile Vehicle Sales
- **Surrounding Uses:**
 - **North:** Motels
 - **South:** West Wall Street
 - **East:** Automobile Vehicle Sales
 - **West:** Residential



COMPREHENSIVE PLAN

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



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.

