CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
May 18, 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 May 4, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

4. - Hold a public hearing and consider a request by Carmen Lopez, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a bar, for Lot 2, 3, 4 and the east 9 feet of Lot 5, Block 8, replat of Loma Linda Addition, City and County of Midland, Texas (Generally located at the north side of East Scharbauer Drive, approximately 85 feet west of North Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Hold a public hearing and consider a request by Marcus Schwartz, on behalf of RMLS HopTX, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a restaurant, on Lot 3A, Block 62, Belmont Addition, Section 13, City and County of Midland, Texas (Generally located north of East Interstate 20, approximately 390 feet east of South Baird Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Hold a public hearing and consider a request by Jorge Ramos, on behalf of Manuel Herrera for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas. (Generally located at the

northeast corner of the intersection of Desta Drive and West Wadley Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Hold a public hearing and consider a request by Chase Gardaphe for a Specific Use Designation without Term for a Manufactured Home Park on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Hold a public hearing and consider a request by SEER Land Surveying, on behalf of Drew & Michelle Harris, Robert & Sharon Floyd, Carroll & Barbara Grafa, and Robert Davenport, for a Zone Change from PD, Planned Development District for a Housing Development to an amended PD, Planned Development District for a Housing District on 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 for a Final Plat of Pavilion Park Addition, Section 16, being a replat of the unrecorded plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

10. - Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.) **(EXTRATERRITORIAL JURISDICTION), (DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 4, being a plat of a 24.53-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of West County Road 74 and North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

12. - 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), (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Basin View Estate, being a plat of a 2.06-acre tract of land out of Section 27, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1135, approximately 730 feet south of East County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Ranchland Acres, Section 3, being a plat of a 2.82-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Interstate 20, approximately 210 feet east of South Butterfield Trail.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Northgate Addition, Section 29 being a replat of Lots 5A and 5B, Block 34, Northgate Addition, Section 28, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 600 feet west of West Loop 250 North.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Fairgrounds Addition, Section 9, being a replat of Lot 1, Lot 2, and a 0.042-acre portion of Lot 3, Block 12, Fairgrounds Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Wolfcamp Circle and East State Highway 80.) **(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
May 4, 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, May 4, 2026.

Members present: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin , BreAnna LaFoy

Members absent: Lucy Sisniega, Aaron Hunter, Dara Richardson

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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the 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)**

Motion passes with the following vote:

AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

NAY:

ABSTAIN:

ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

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)**

Associate Planner Alexis Martinez presented this item.

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

Albert Achondo, excited to bring a southern hospitality concept.

The public hearing closed at 3:37 p.m.

Motion passes with the following vote:

AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

NAY:

ABSTAIN:

ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

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)**

Planner Madelim Jaquez presented this item.

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

Applicant Mark Wellen clarified that demolishing one building to be able to come up to city code.

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

Motion passes with the following vote:

AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

NAY:

ABSTAIN:

ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

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)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 3:46 p.m

Applicant Tim Hair mentioned that there were numerous objection letters and therefore wanted to be able to talk to neighbors. They set up a meeting on April 11 to discuss the concerns of traffic and water density. He discussed removing one lot from 37 to 36, and it will not be constructed on Alysheba. The four-way stop sign is a good idea and they will discuss it with city departments. Water will be designated for the majority of the development. They will look into making two entry points for the neighborhood. It is a PD, and it will have to come back to the city council if any changes want to be made. They have also opened discussions for the entrance from A street and mockingbird.

Commissioner Berry questioned why not have an entrance on Mockingbird and if lot 7 will remain the same in its longevity.

Chairman Sparks stated that the objection letters were dated before the meeting with the neighbors.

Most residents spoke about the concerns of the increasing traffic in the neighborhood with an entrance from Alysheba and would prefer to not have it run through there. The concern of keeping Solomon safe is their biggest priority along with the restrictions the subdivision has.

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

Motion passes with the following vote:

AYE: Brandon Ofield, Joshua Sparks, Joshua Garza, J. Brian Martin, BreAnna Lefoy

NAY: Brennan Berry

ABSTAIN:

ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

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)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 4:32 p.m.

Applicant Andrew Mellen mentioned that the property is too narrow, therefore they will use smaller storage units.

Commissioner Berry asked if they have looked to sell to the city to make it a park.

The public hearing closed at 4:35 p.m.

Motion passes with the following vote:

AYE: Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

NAY: Brandon Ofield

ABSTAIN:

ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

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)**

Motion passes with the following vote:

AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

NAY:

ABSTAIN:

ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

MISCELLANEOUS

12. - 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)**

    Motion passes with the following vote:

    AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

    NAY:

    ABSTAIN:

    ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

13. - 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)**

    Motion passes with the following vote:

    AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

    NAY:

    ABSTAIN:

    ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

14. - 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)**

    Motion passes with the following vote:

    AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

    NAY:

    ABSTAIN:

    ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

Withdrawn by Applicant

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)**

    Motion passes with the following vote:

    AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

    NAY:

    ABSTAIN:

    ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

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)**

    Motion passes with the following vote:

    AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

    NAY:

    ABSTAIN:

    ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

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)**

    Motion passes with the following vote:

    AYE: Brandon Ofield, Joshua Sparks, Brennan Berry, Joshua Garza, J. Brian Martin, BreAnna Lefoy

    NAY:

    ABSTAIN:

    ABSENT: Lucy Sisniega, Aaron Hunter, Dara Richardson

Landon Ochoa, Planning Divison Manager,
Department of Devlopemnt Services

5/14/26
Date

Joshua Sparks, Chair

Date

Planning and Zoning Commission Meeting

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

Purpose:
Current Zoning:

SF-2, Single-Family Dwelling District

Preliminary Plat Approval:

Maverick Engineering, on behalf of Midtown AC & Heating LLC, is requesting to replat the property into three lots for future residential development.
The preliminary plat was approved at the December 1, 2025, Planning and Zoning Commission meeting.

Final Plat Requirements:
The official signed Mylar copy of the final plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.
The final plat attached hereto has been circulated to all City departments for review.
Below are the departments' comments.

Recommended Action:
Deny

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Engineering: (Denied)

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

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

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

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

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

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

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

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil & gas issues

Building Code: (Approved)

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

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

GIS: (Approved)

Label Moody 2nd east of plat.

ADDRESSING: (Approved)

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

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

No issues with AT&T

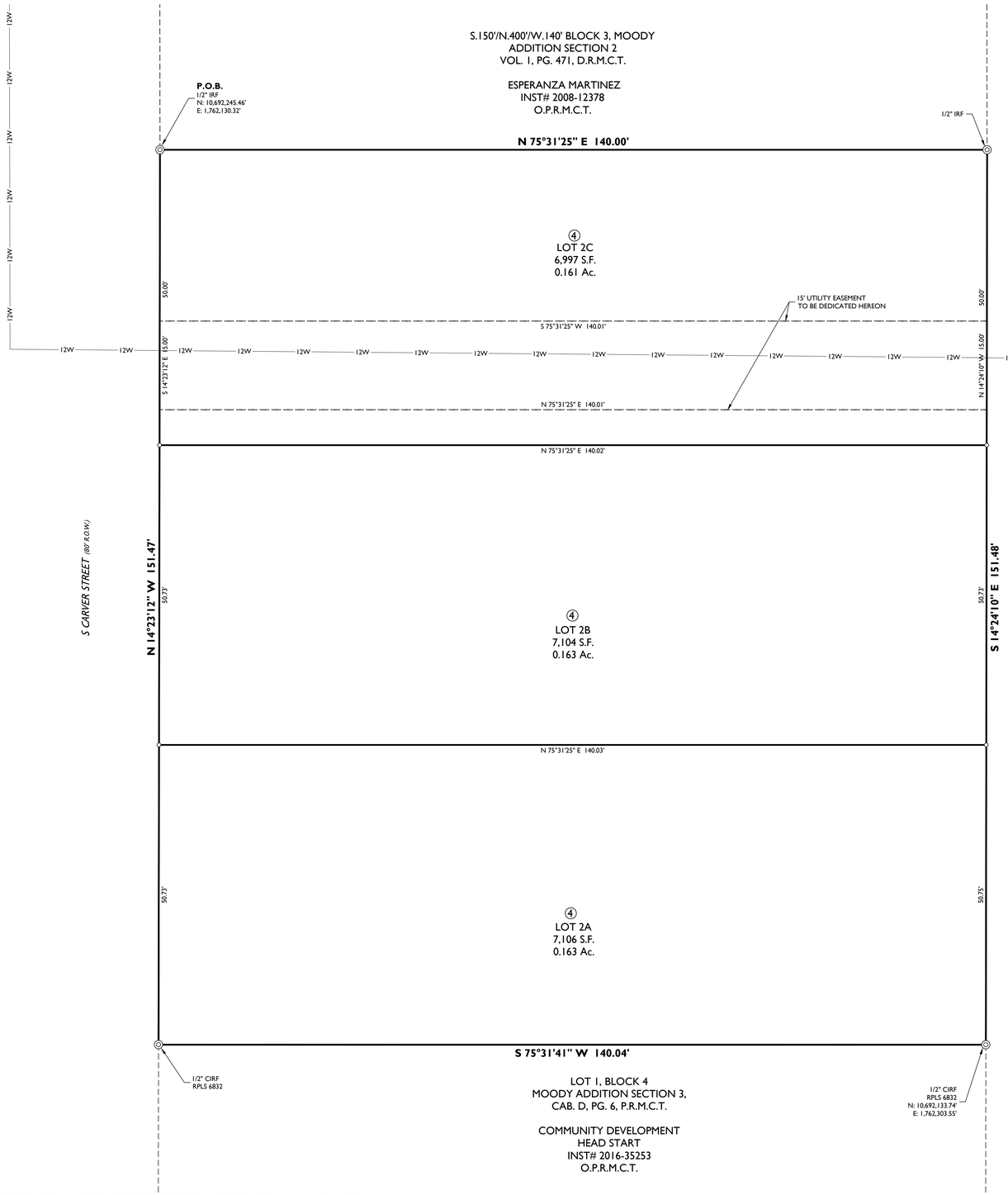
Planning: (Denied)
Staff recommends denial of the Final Plat of Moody Addition, Section 18.

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

Angelina Bettanini, Development Services — Created/Initiated - 5/14/2026
Landon Ochoa, Development Services — Final Approval - 5/16/2026

MOODY ADDITION, SECTION 18

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



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

MISD
615 W . MISSOURI AVENUE
MIDLAND, TEXAS 79701

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691l AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*

FEMA NOTE

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

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

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE PERMITTING PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.*
5. *THIS PLAT IS IN COMPLIANCE WITH MOODY ADDITION, SECTION 18 DRAINAGE STUDY, PREPARED BY MAVERICK ENGINEERING AND APPROVED BY CITY ON 09/03/2025.*

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Docu Signed by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

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

Signed by: Luis Montez
OPTIMUM
BY: Luis Montez

Docu Signed by:
ASTOUND BROADBAND
BY: Ruben Guerra

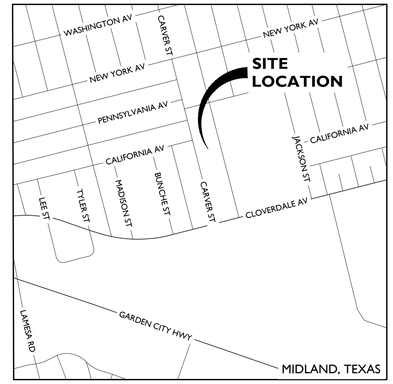
PROPERTY OWNER

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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

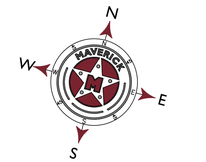
NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

◉	DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	DENOTES FOUND MONUMENT AS NOTED
○	DENOTES LOT CORNER
———	DENOTES BOUNDARY LINE
– – – – – –	DENOTES EXISTING PROPERTY LINES
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

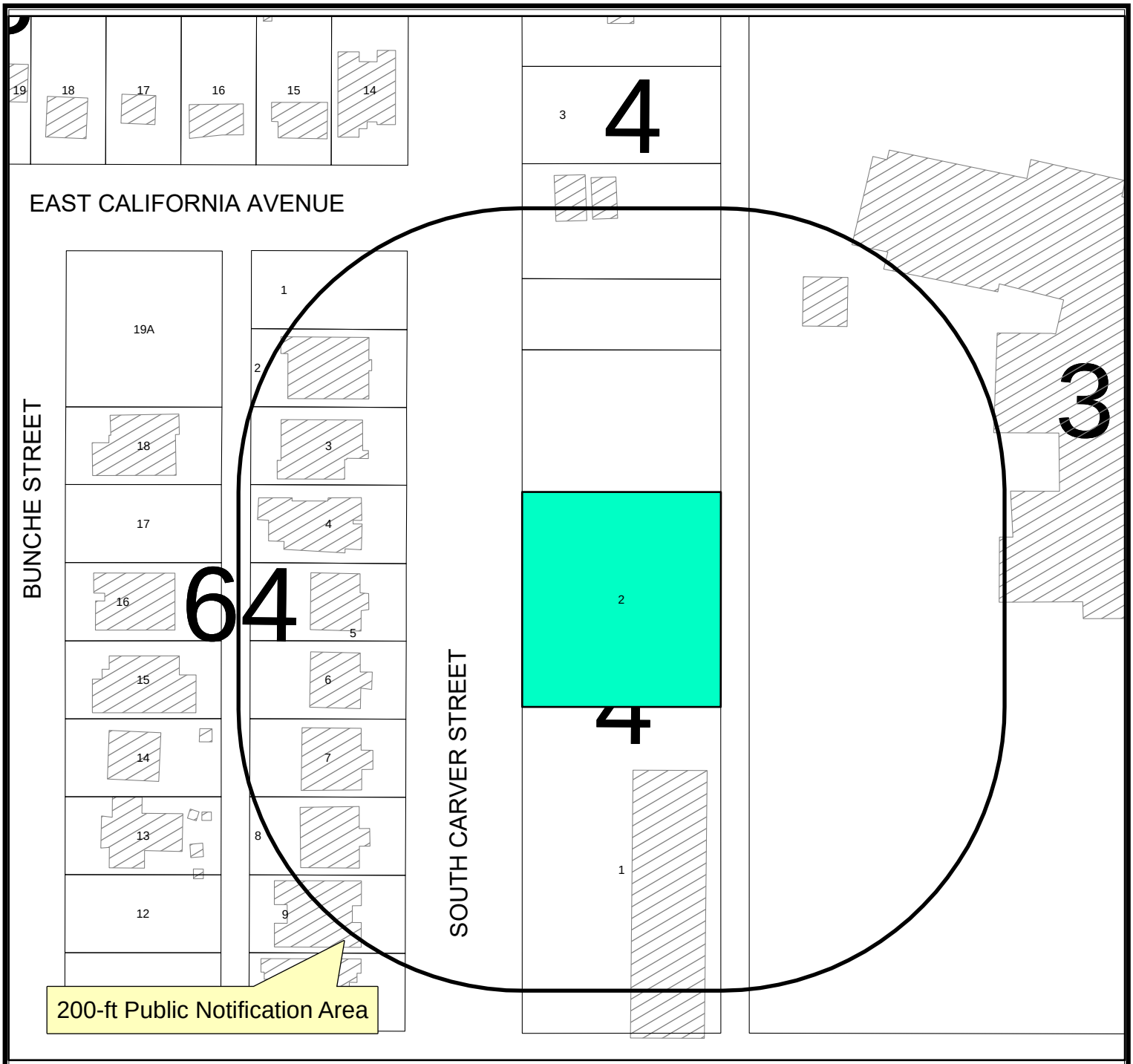
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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

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

MOODY ADDITION, SECTION 18

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



Location Map

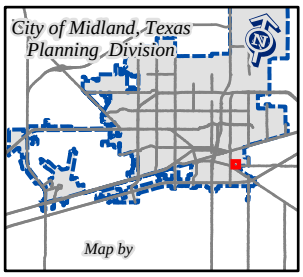
SUB-25-0885 **Scale: 1" = 100 '**

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

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

LEGEND

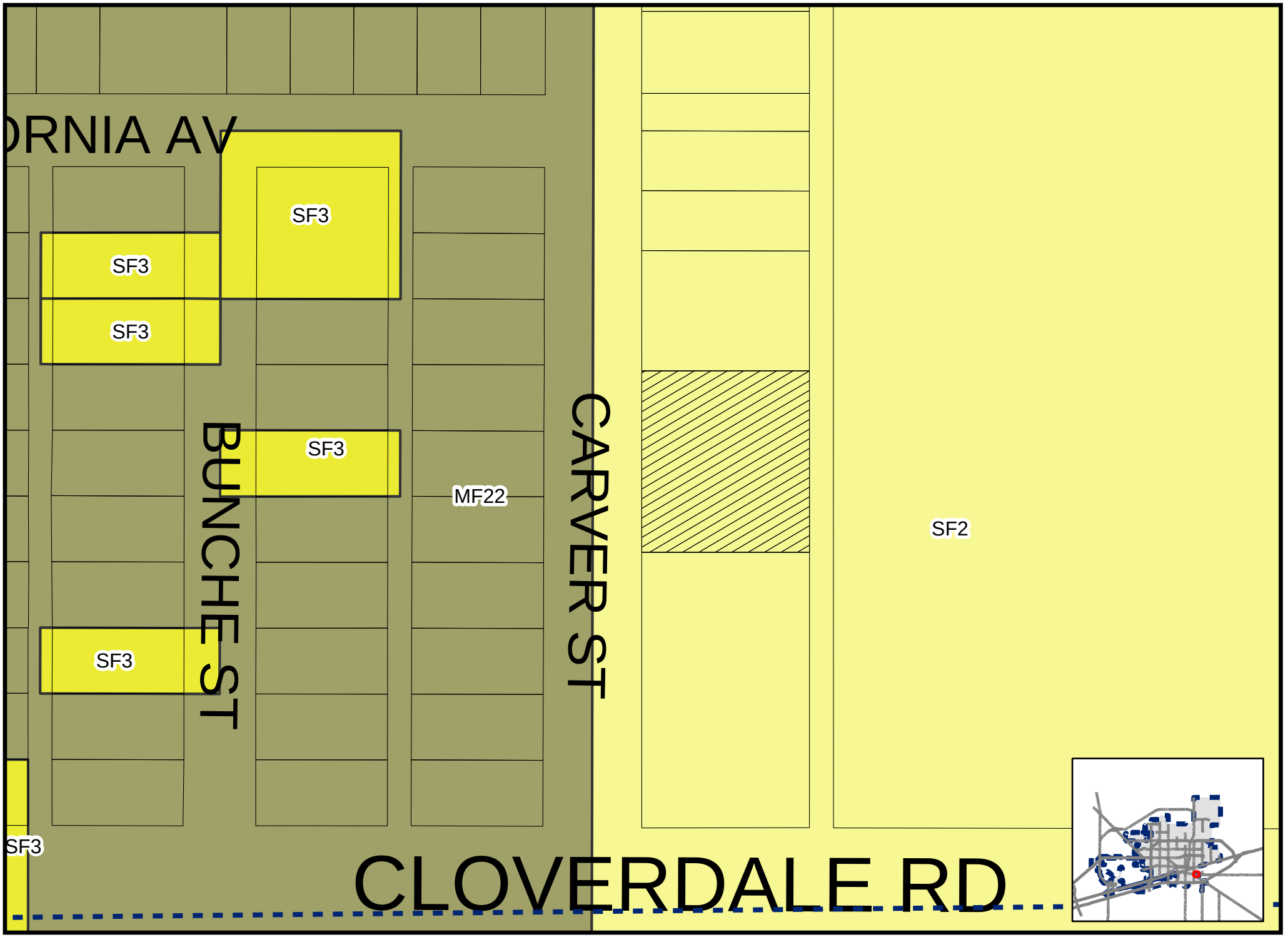
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Created: 11/14/2025

SUB-25-0885

Scale: 1" = 100 '

ZONING MAP

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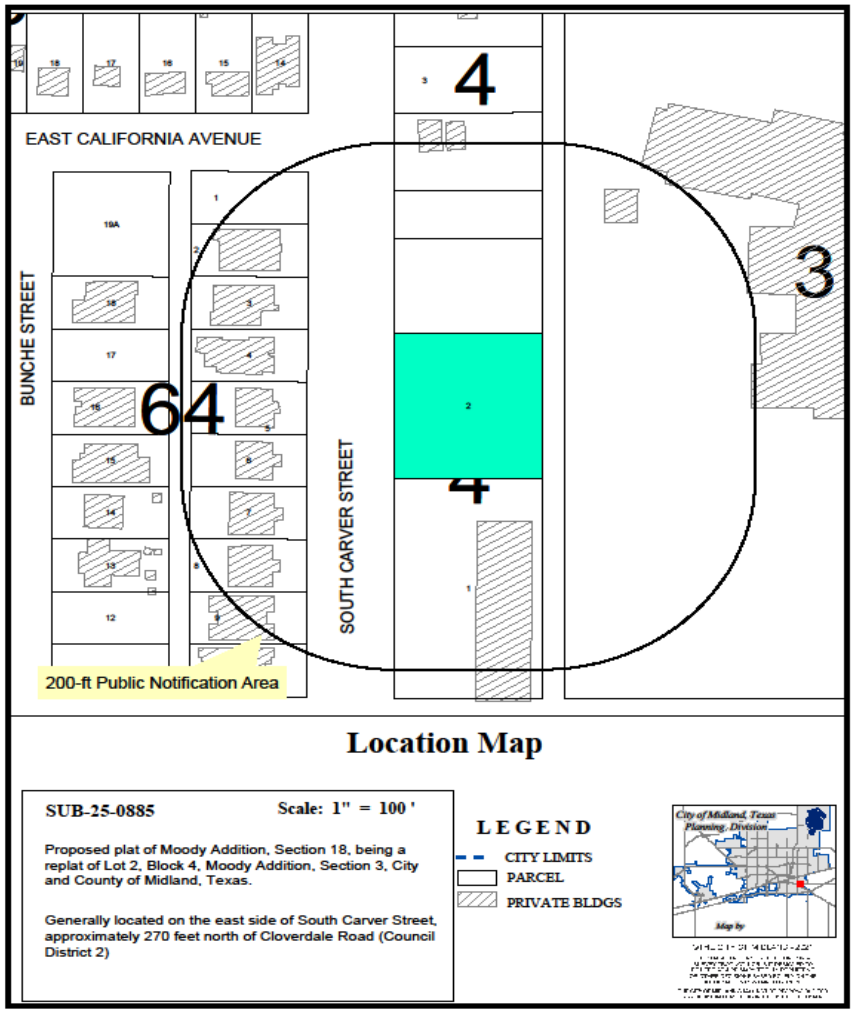

CARVER ST




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

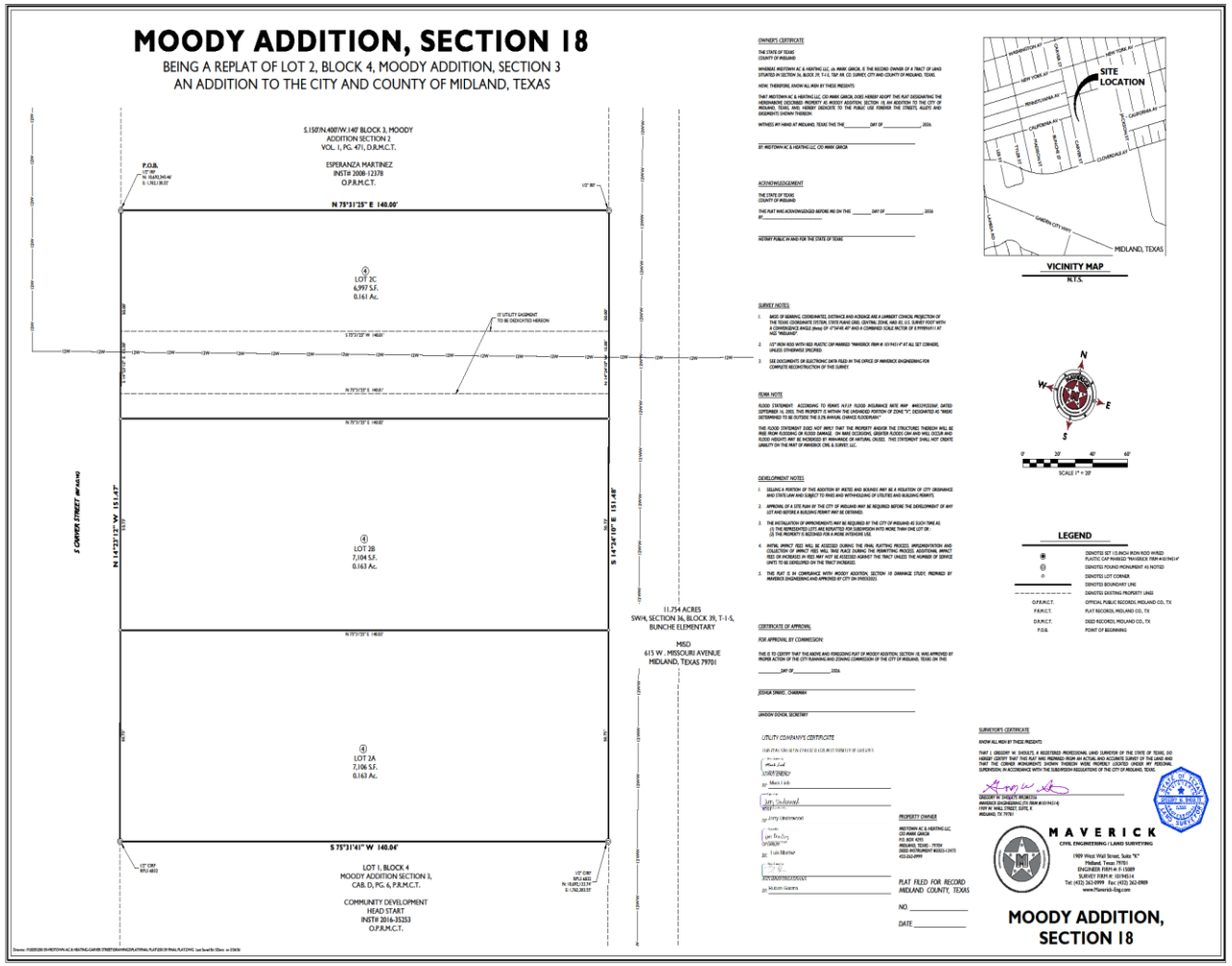
APPLICATION SUMMARY

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



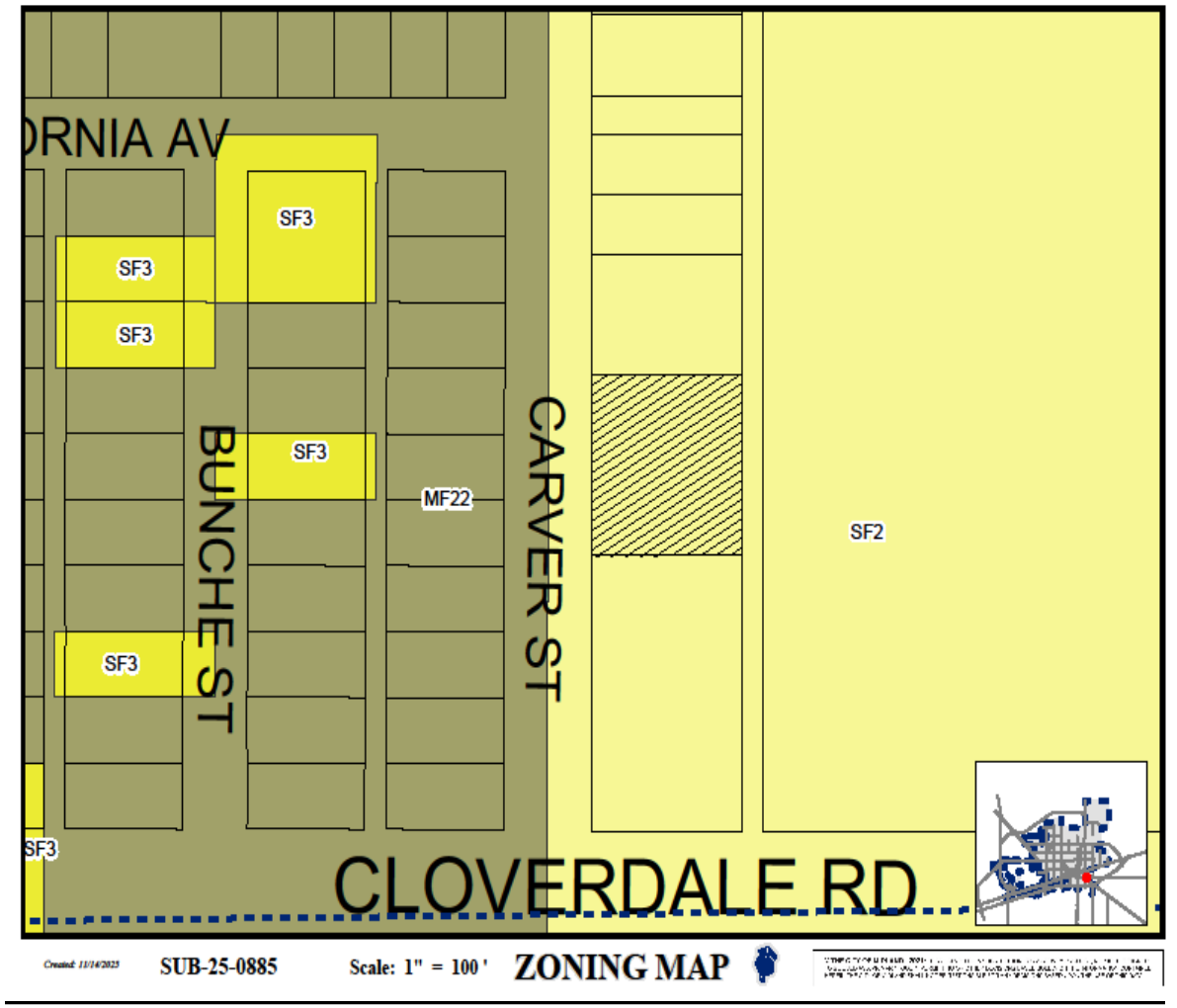
PLAT DETAILS

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



ZONING

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



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LAND USE

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



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On South Carver Street, Looking East

6

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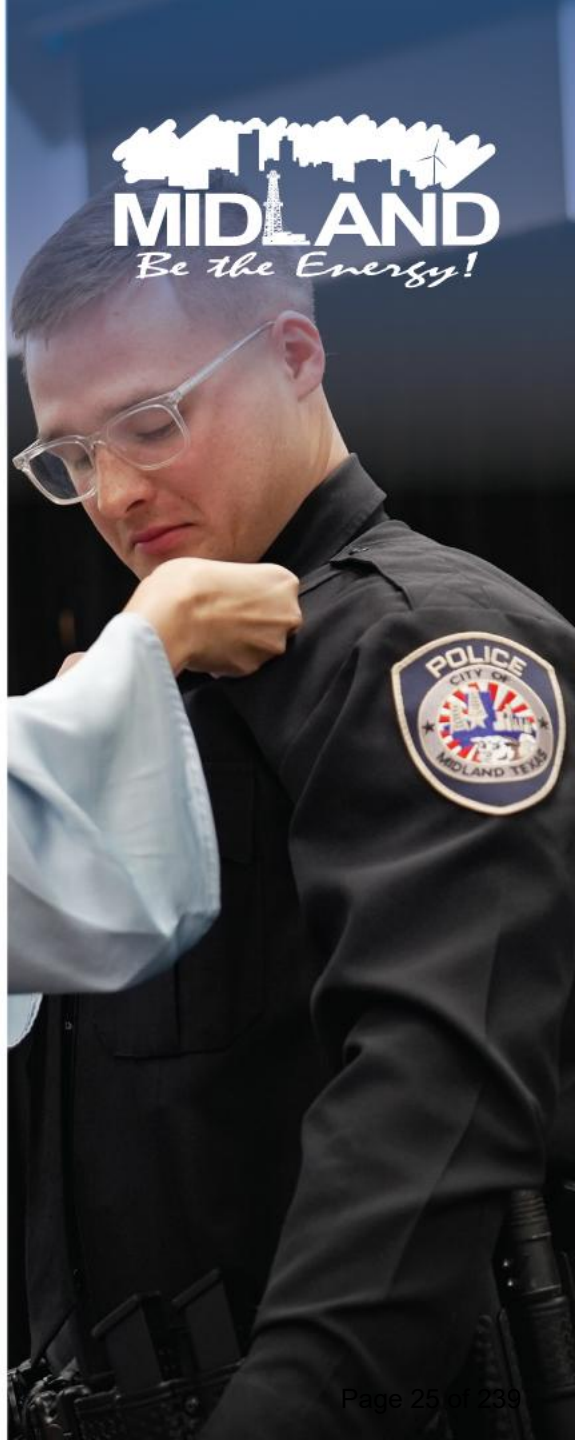
COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

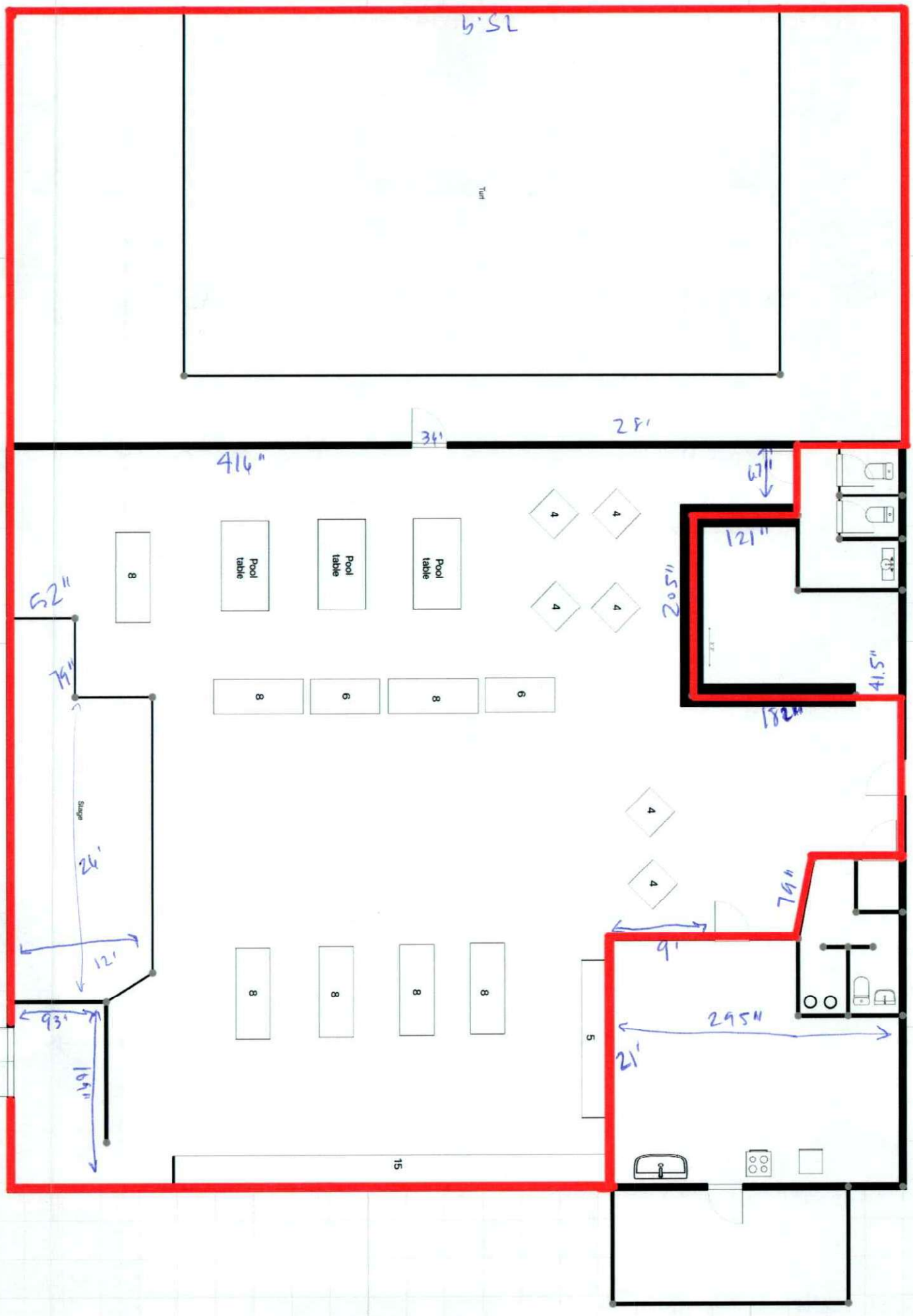
- No objections were received.
- Staff recommends denial of the Final Plat of Moody Addition, Section 18.

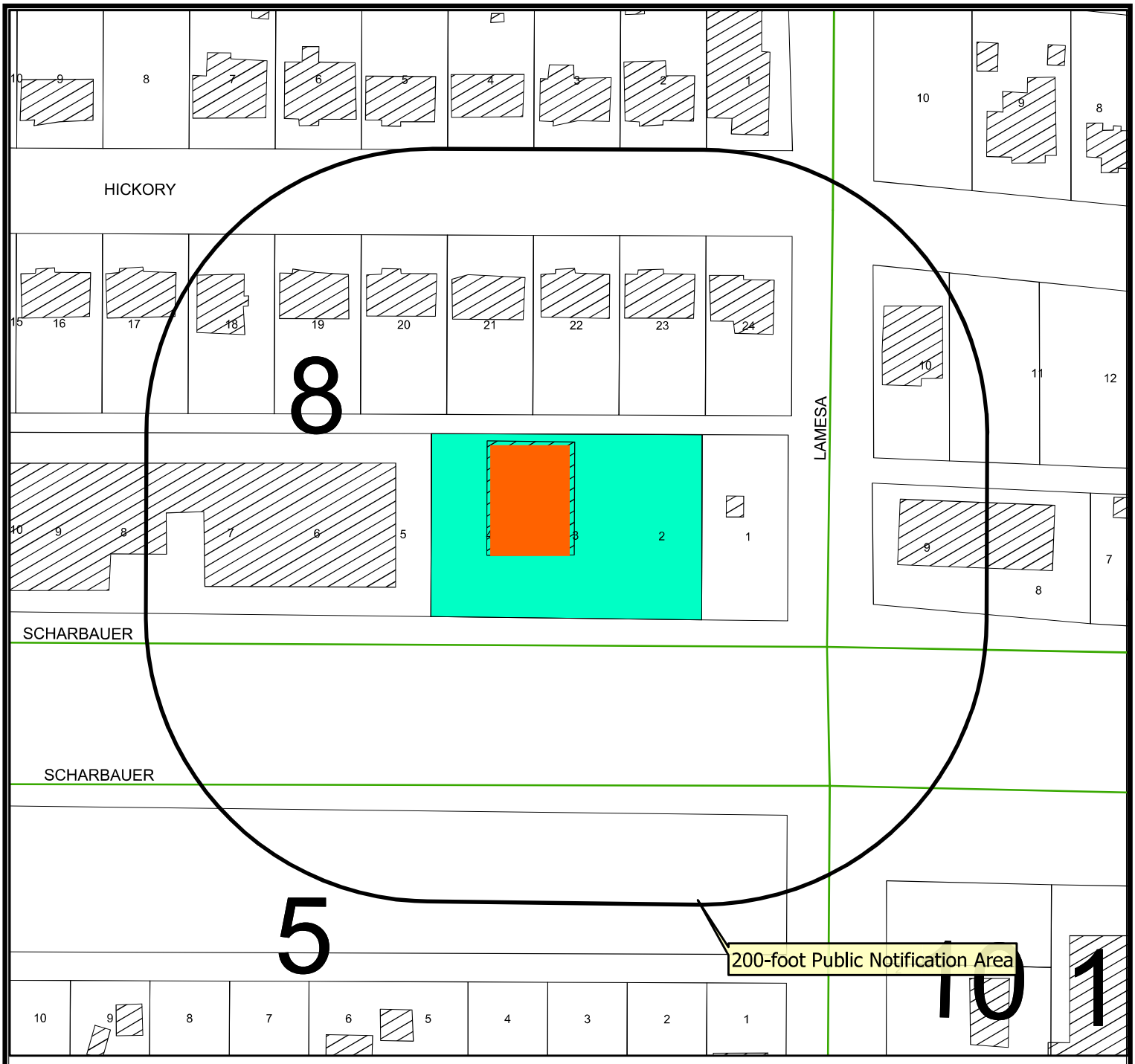


MISSION

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Turf
Pool table
Pool table
Pool table
Stage
15



Location Map

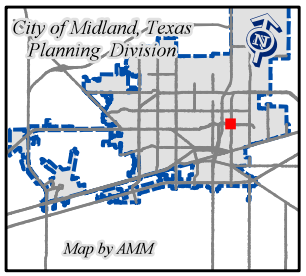
SUD-26-0228 **Scale: 1" = 100 '**

Consider a request by Carmen Lopez for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, for all of Lots 2, 3, and 4, and the east 9 feet of Lot 5, Block 8, Replat of Loma Linda Addition, City and County of Midland, Texas.

Generally located on the north side of East Scharbauer Drive, approximately 85 feet west of North Lamesa Road. (Council District 2)

LEGEND

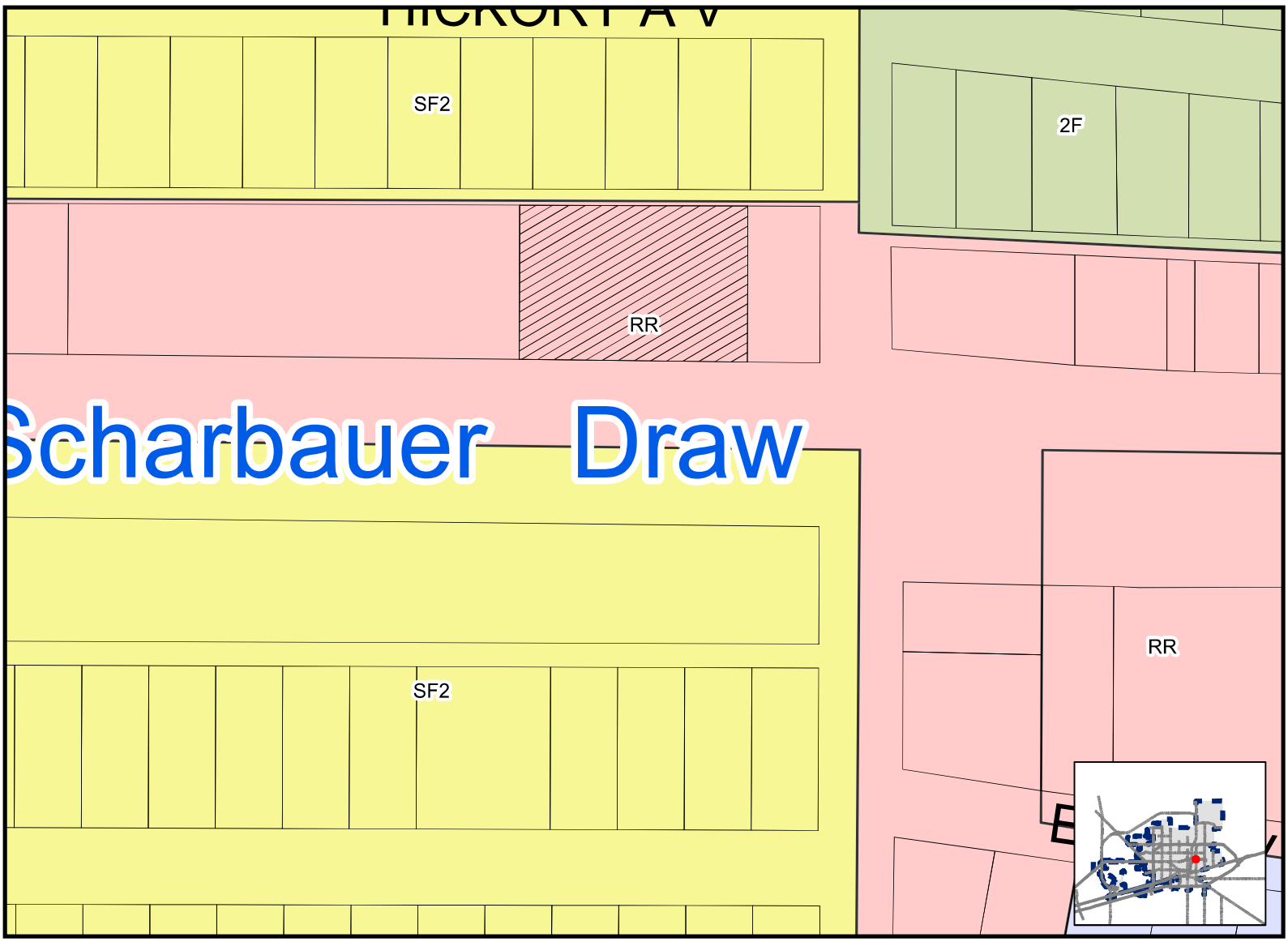
- CITY LIMITS
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Created: 4/27/2026 **SUD-26-0228** **Scale: 1" = 100 '** **ZONING MAP**

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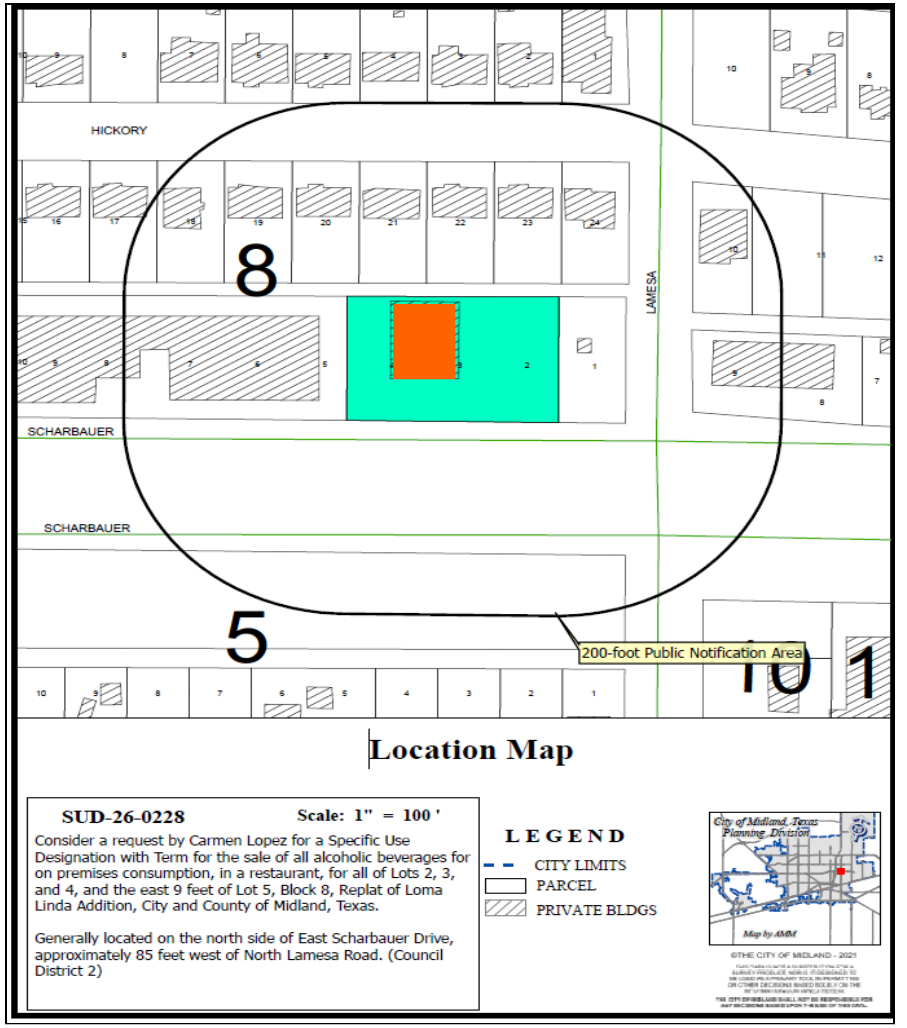

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Rudy's
RUDY's
Sports Bar


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ITEM
SPECIFIC USE DESIGNATION
RUDY'S SPORTS BAR
Visit Our Website
MIDLANDTEXAS.GOV

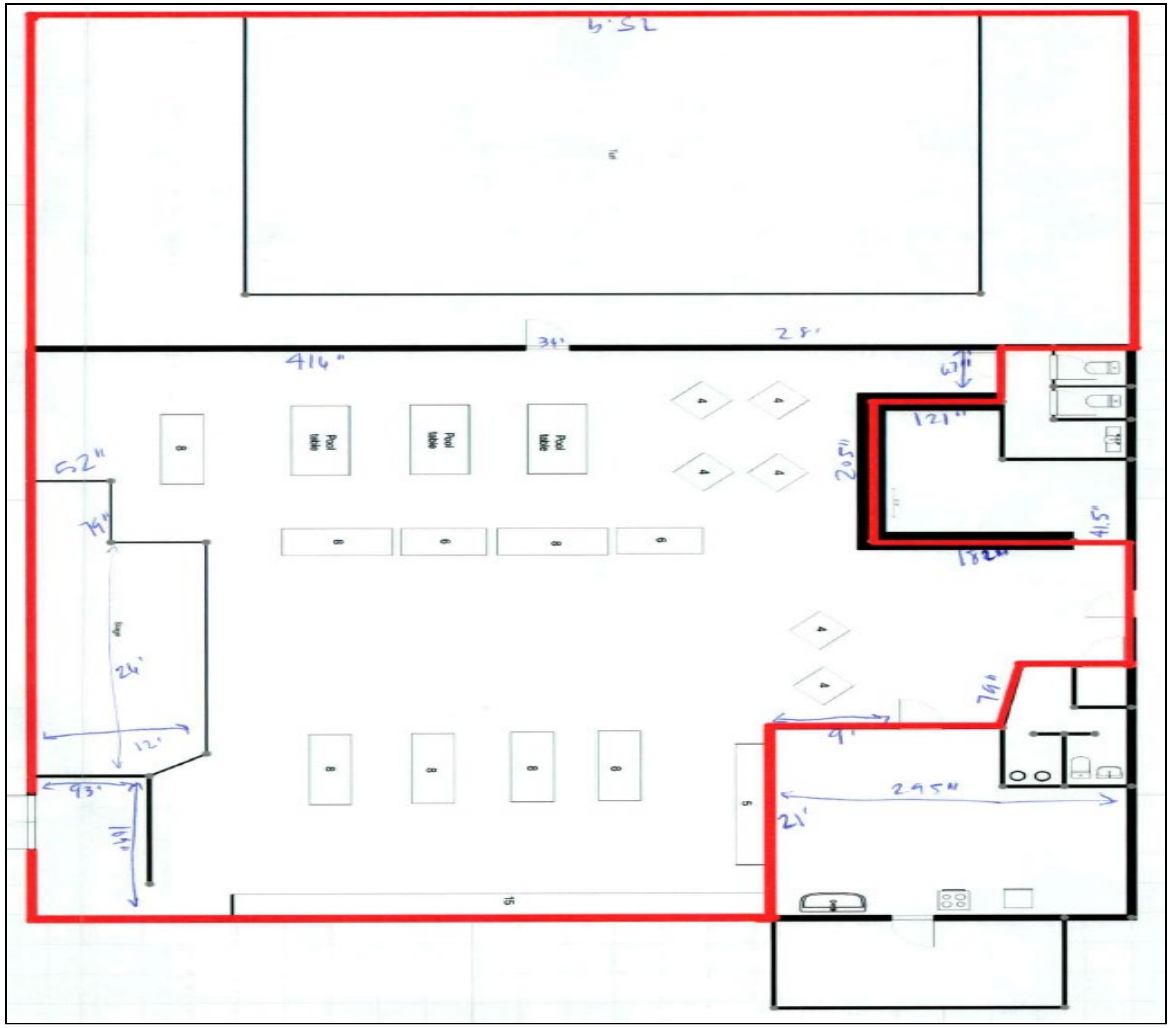
APPLICATION SUMMARY

- **Applicant and Property Owner:** Carmen Lopez
- **Location:** 409 East Scharbauer
- **Reason for Request:** For the sale and on-premises consumption of alcohol



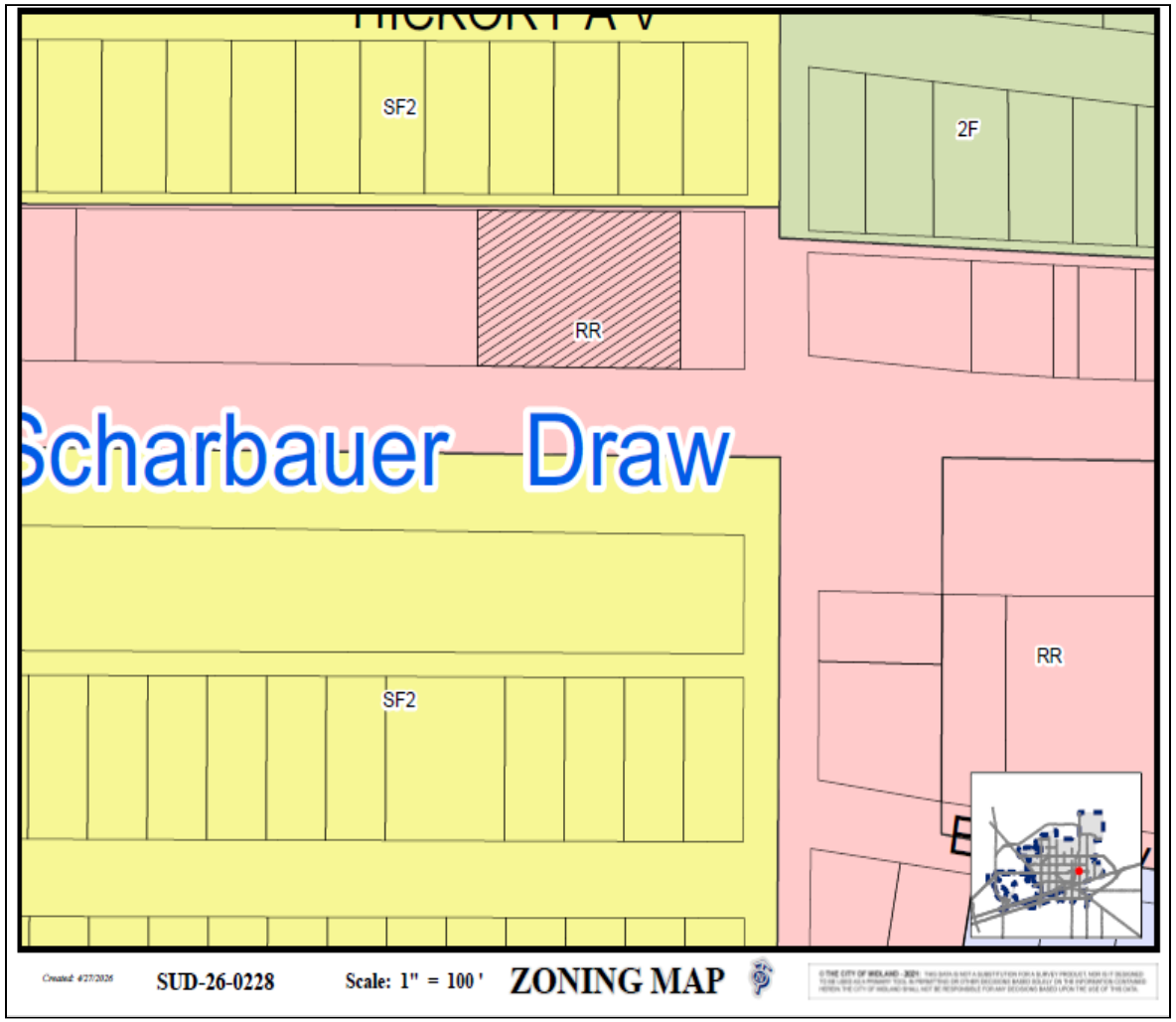
DETAILS OF REQUEST

- For an existing business
- **Area of Business:** 7,773 SF
- **Serviceable Area:** 6,568 SF
- **Hours of Operation** and **Proposed Hours of Alcohol Service:** Monday through Sunday from 4 p.m. to 2 a.m.



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North, South and West:** SF2, Single Family Dwelling
  - **East:** RR, Regional Retail District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



5

LAND USE

- **Current Use: Bar**
- **Surrounding Uses:**
  - **North and South:** Single Family Homes
  - **East:** Water kiosk
  - **West:** Commercial Building



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On East Scharbauer, Looking North

7

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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 6,568 square feet as shown in Exhibits A, which are attached hereto and incorporated herein for all purposes.

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



STAFF'S RECOMMENDATION

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:

Monday through Sunday from 4 p.m. to 2 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.



STAFF'S RECOMMENDATION

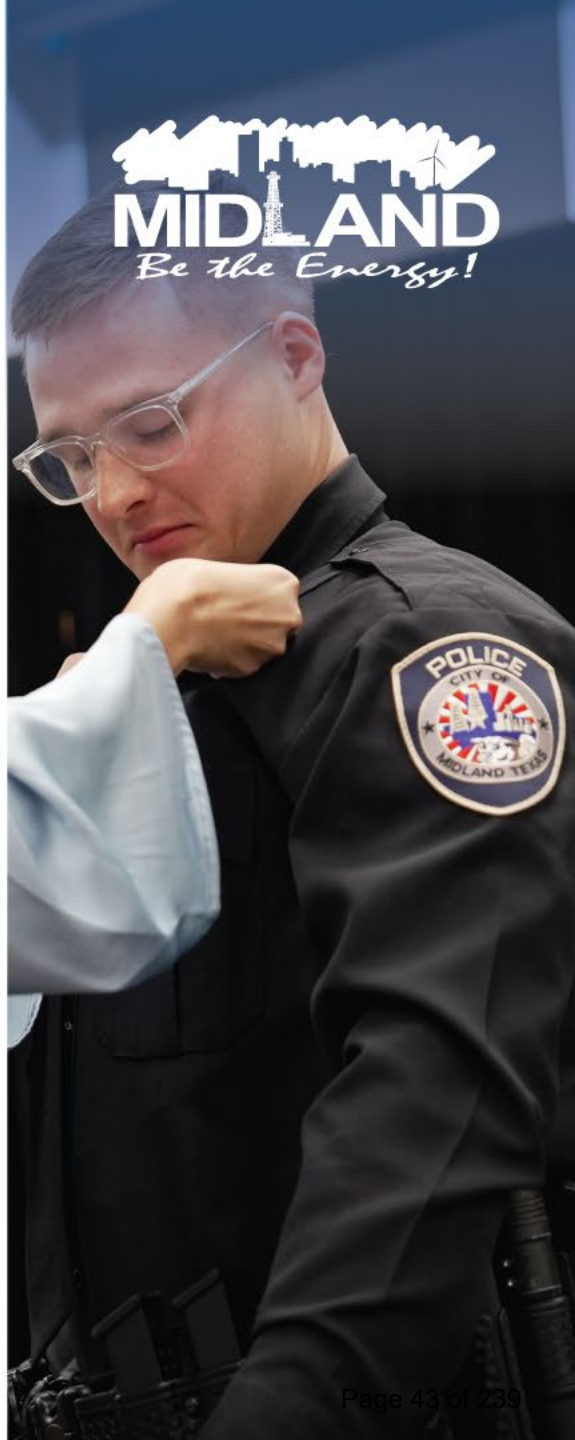
E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.

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.



STAFF'S RECOMMENDATION

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:	**5.**
Meeting Date:	**May 18, 2026**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Marcus Schwartz, on behalf of RMLS HopTX, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a restaurant, on Lot 3A, Block 62, Belmont Addition, Section 13, City and County of Midland, Texas (Generally located north of East Interstate 20, approximately 390 feet east of South Baird Street.)**

Purpose:
Marcus Schwartz, on behalf of RMLS HopTX, LLC,, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption in a restaurant, IHOP/Applebee's located at 301 East Interstate 20.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

BP, I-20 Business Park District

Surrounding Zoning and Land Use:

The property to the north and west is zoned PD, Planned Development District for housing development and retail development. The properties to the east and south is BP, I-20 Business Park District.

Analysis:

The property is zoned BP, I-20 Business Park District. The BP zoning allows for Alcoholic Beverages Sales for On-Premises Consumption in a Restaurant with the approval of an SUD.

The property does not have an existing SUD. Per the approved plans, the site will have adequate parking and circulation. The total area of the restaurant is 3,725 square feet and the proposed alcohol serviceable area is 2,223 square feet.

The proposed days and hours of operation are:

Monday through Sunday from 12 a.m. to 11:59 p.m. (Daily)

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 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 IHOP/ Applebee's is acceptable. The property must adhere to the maximum occupant load of 147 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) IHOP is an establishment that will provide Midland residents with a unique social gathering

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

Conditions:

A. **That the serviceable area of the Establishment shall be limited to approximately 2,223 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 a.m. to 2 a.m., and Sunday from 10 a.m. to 2 a.m.**
D. **That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.**
E. **That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.**
F. **That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.**
G. **That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance Letters of Objection:**

As of May 14, 2026, staff has not received any letters of objections.

Attachments:
A. SUD-26-0229, Combined Docs
B. SUD-26-0229, Alcohol SUD

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 5/6/2026
Final Approval - 5/14/2026

MIDLAND
Planning Division

Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: RMLS Beverco, LLC		Phone (602) 421-3556 Email jperez@romulusinc.com	
Address 1048 N. 44th Street, Suite 210	City Phoenix	State AZ	Zip 85008
Property Owner Printed Name: RMLS HopTX, LLC		Phone ( ) Email	
Address 1048 N. 44th Street, Suite 210	City Phoenix	State AZ	Zip 85008
Representative *(if different from Applicant or Property Owner)* Firm: Bracken Schwartz PLLC Printed Name: Marius Schwartz		Phone (512) 549-8904 Email	
Address 511 W 7th ST	City Austin	State TX	Zip 78701

Street Address: 301 East Interstate 20, Midland, TX 79701-2031

Business Name: IHOP

Legal Description
Lot: 03A Block: 062 Subdivision: BELMONT ADDN, SEC 13

Current Zoning:

Reason for Request: Mixed beverage on-premises alcohol sales

Type of Business *(restaurant, bar, lounge, nightclub, etc.)*: Restaurant and Bar

Proposed/Current Days and Hours of Operation: 24 Hours a Day, 7 Days a Week

Proposed Days and Hours of Alcohol Service: 7am - 2am M-Sat 10am - 2am Sun

Total Square Footage of Business: [redacted] 3,725 BLDG INTERIOR

Square Footage of Alcohol Serviceable Area: [redacted] 2,223 SF

Restroom Fixtures:	*Men*	**Toilets/Urinals:** 2 / 3	**Bathroom Sinks:** 2
	Women	**Toilets:** 3	**Bathroom Sinks:** 2

Submittal and Fees
Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Floor Plan showing:
  - Seating
  - Exits
  - Restrooms
  - Kitchen (if applicable)
  - Total Square Footage
  - Serviceable Square Footage
- Dimensioned Site Plan showing:
  - Parking
  - Business Footprint
- Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

Signatures

Applicant (signature): Jonathan D. Perez	Date: 3/2/2026
Applicant (printed): Jonathan D. Perez	
Property Owner (signature): Max Milisci	Date: 3/2/2026
Property Owner (printed): RMLS HOP TX, LLC by: Max Milisci, President	

The Specific Use Designation with Term for the sale of all alcoholic beverages shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF ~~TEXAS~~ ARIZONA
COUNTY OF ~~MIDLAND~~ MARICOPA

Marcus Schwartz

Before me, the undersigned authority, on this day personally appeared ~~JONATHAN PEREZ~~ who, being by me duly sworn, upon oath says: That (s)he is authorized by MAX MILISCI, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (*signature*)

Subscribed and sworn to before me, this 2 day of MARCH, 2026, to certify which witness my hand and seal of office.

DENYSE KATHLEEN LUJAN
Notary Public - Arizona
Maricopa County
Commission # 657829
My Comm. Expires Nov 27, 2027

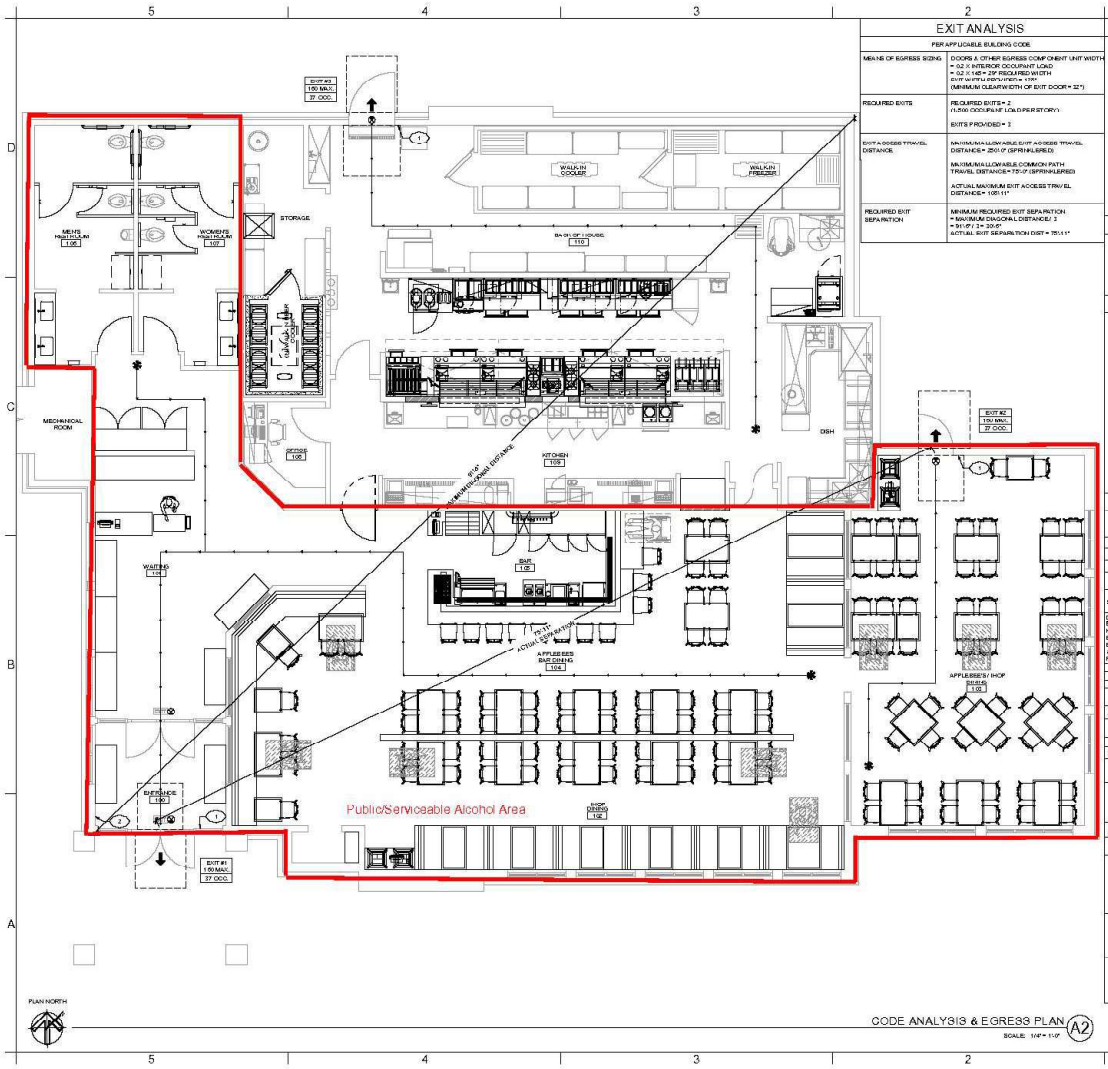
Denyse Kathleen Lujan

NOTARY PUBLIC, ~~MIDLAND COUNTY, TEXAS~~ MARICOPA COUNTY, ARIZONA

****Application will not be considered for scheduling until reviewed by a planner.****

FOR OFFICE USE ONLY	
☐ Property Owner Authorization email	☐ Dimensioned Floor Plan - email
☐ Application Fee	☐ Site Plan
Check #_____	☐ Plans in Digital Format (PDF/JPEG)
Received By: Alexis	Date: 4/1/26

****Application will not be considered for scheduling until reviewed by a planner.****



EXIT ANALYSIS

PER APPLICABLE BUILDING CODE

MEANS OF EGRESS SIZING	DOORS & OTHER EGRESS COMPONENT UNIT WIDTH = 0.2 X INTERIOR OCCUPANT LOAD = 0.2 X 145 = 29" REQUIRED WIDTH EXIT WIDTH PROVIDED = 120" (MINIMUM CLEAR WIDTH OF EXIT DOOR = 32")
REQUIRED EXITS	REQUIRED EXITS = 2 (1,500 OCCUPANT LOAD PER STORY) EXITS PROVIDED = 3
EXIT ACCESS TRAVEL DISTANCE	MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE = 250'-0" (SPRINKLERED) MAXIMUM ALLOWABLE COMMON PATH TRAVEL DISTANCE = 75'-0" (SPRINKLERED) ACTUAL MAXIMUM EXIT ACCESS TRAVEL DISTANCE = 105'-11"
REQUIRED EXIT SEPARATION	MINIMUM REQUIRED EXIT SEPARATION = MAXIMUM DIAGONAL DISTANCE / 3 = 91'-6" / 3 = 30'-6" ACTUAL EXIT SEPARATION DIST = 151'-11"

GENERAL EGRESS NOTES

1. THE ARCHITECT HAS ENDEAVORED TO DESIGN THIS PROJECT IN CONFORMANCE WITH APPLICABLE CODE AND ACCESSIBILITY REQUIREMENTS GOVERNING THE PLACE OF THE WORK AT THE TIME OF PERMIT ISSUANCE. ALL WORK SHALL COMPLY WITH ALL PROVISIONS OF ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES PERTAINING TO GOVERNING THE PLACING OF THIS WORK, WHICH INCLUDES ACCESSIBILITY REQUIREMENTS SET FORTH IN THE BUILDING CODE, AS ADMINISTERED BY THE AUTHORITY HAVING JURISDICTION, WHICH IS BASED UPON THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. THESE DRAWINGS AND SPECIFICATIONS DO NOT CONTAIN ALL THE PROVISIONS OF THESE "ORDINANCES." THE GENERAL CONTRACTOR IS TO BOTH KNOW AND UNDERSTAND THESE "ORDINANCES" AND TO BRING TO THE ATTENTION OF THE OWNER AND THE ARCHITECT ANY CONFLICTS CONTAINED WITHIN THE CONSTRUCTION DOCUMENTS. THE ARCHITECT WILL ISSUE A CLARIFICATION FOR THE USE BY CONTRACTOR IN RESOLVING SUCH DISCREPANCY OR CONFLICT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUCH LABOR AND MATERIALS TO COMPLY WITH THE "ORDINANCES" WHETHER OR NOT SHOWN CORRECTLY HEREIN.
2. APPLICABLE CODES AND ACCESSIBILITY REQUIREMENTS ARE AVAILABLE ONLINE, FREE OF CHARGE AT: WWW.CODES.ICCSAFE.ORG. CONTRACTOR SHALL REFER AND ADHERE TO THESE DOCUMENTS.
4. FIGURES INCLUDED ON THIS SHEET ARE FOR INFORMATION AND REFERENCE ONLY. CONTRACTOR SHALL REFER TO THE ENTIRE TEXT OF THE ACCESSIBILITY REGULATIONS FOR ITS PERFORMING THE WORK.

KEYNOTES

1. TACTILE EXIT SIGN, BLACK WITH WHITE LETTERING. TACTILE CHARACTERS TO BE MOUNTED NO LOWER THAN 48" AFF AND NO HIGHER THAN 60". SIGNAGE SHALL COMPLY WITH 2010 ADA STANDARDS. COORDINATE WITH ARCHITECT FOR FINAL MOUNTING LOCATION
2. OCCUPANCY SIGN, BLACK WITH WHITE LETTERING. COORDINATE FINAL LOCATIONS AND OCCUPANCY TOTALS WITH FIRE MARSHAL BEFORE MOUNTING.

LIFE SAFETY LEGEND

- INDICATES COMMON PATH OF TRAVEL (MINIMUM 3'-0" CLEAR, UNLESS NOTED OTHERWISE)
- START POINT
- EXIT PATH / BUILDING EXIT
- 30"x48" CLEAR SPACE (MINIMUM 2'-0" TO 34" MAXIMUM TO TOP OF TABLE/ A.F.F.)
- FIRE EXTINGUISHER, SEE TYPES BELOW
- EMERGENCY LIGHT FIXTURE (EXISTING)
- EXIT SIGN (EXISTING)
- EXIT # / # MAX. / # OCC. — EXIT NUMBER / MAXIMUM CALCULATED LOAD / ACTUAL EGRESS

SEATS PER AREA

SPACE	DESIGN	SEATING ACCESSIBLE REQUIRED	SEATING ACCESSIBLE PROVIDED
DINING AREA	140 SEATS	7 SEATS	9 SEATS
BAR AREA	11 SEATS	1 SEATS	1 SEATS
TOTAL SEATS	151 SEATS	8 SEATS	9 SEATS

BUILDING OCCUPANT LOAD

SPACE	FUNCTION	AREA	OCC LOAD FACTOR: OCC / FACTOR	OCC LOAD: CALC	OCC LOAD: DESIGN
DINING	UNCONCENTRATED	1,276 SF	15 NET SF	85.0	85.0
BAR/DINING	UNCONCENTRATED	432 SF	15 NET SF	28.8	29.0
KITCHEN	COMMERCIAL	637 SF	200 GROSS SF	3.2	4.0
BACK OF HOUSE	COMMERCIAL	748 SF	200 GROSS SF	3.8	4.0
BAR	COMMERCIAL	213 SF	200 GROSS SF	1.0	1.0
STORAGE	ACCESSORY	118 SF	300 GROSS SF	0.0	1.0
RESTROOMS	ACCESSORY	256 SF	NO LOAD	0.0	0.0
			INTERIOR OCC LOAD	142.0	145.0
			TOTAL OCCUPANT LOAD (FOR PLUMBING FACILITIES)		145.0
			MALE:		73.0
			FEMALE:		73.0

OCCUPANT LOADS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE

PLUMBING FACILITIES

PER PLUMBING CODE

A-2 OCCUPANCY - RESTAURANT

FIXTURE TYPE	MALE: REQD	MALE: PROVIDED	FEMALE: REQD	FEMALE: PROVIDED	COMBINED: REQD	COMBINED: PROVIDED
WATER CLOSETS (1 PER 75)	1	1	1	2	NA	NA
URINALS	0	1	NA	NA	NA	NA
LAVATORIES (1 PER 200)	1	1	1	1	NA	NA
DRINKING FOUNTAINS	NA	NA	NA	NA	1	1*
SERVICE SINK	NA	NA	NA	NA	1	1

* FACILITY WILL PROVIDE DRINKING WATER FREE OF CHARGE TO OCCUPANTS FROM A WATER STATION AND IS SEPARATE FROM PLUMBING & DRINKING FOUNTAIN

FIRE EXTINGUISHER TYPES

TYPE A, A EXTINGUISHER (PER NFPA 10):

FOR CLASS A HAZARDS IN ORDINARY (MODERATE) HAZARD OCCUPANCY, (1) EXTINGUISHER PROVIDES 1,2-00 S.F. OF PROTECTION IN DINING AREAS - DISTANCE TO EXTINGUISHER NOT TO EXCEED 75'-0"
SEMI-RECESSED FIRE EXTINGUISHER CABINET

CLASS C EXTINGUISHER (PER NFPA 10):

REQUIRED WHERE ENERGIZED ELECTRICAL EQUIPMENT CAN BE ENCOUNTERED THAT WOULD REQUIRE A NON - CONDUCTING EXTINGUISHING MEDIUM

CLASS K EXTINGUISHER (PER NFPA 10):

PROVIDED FOR HAZARDS WHERE THERE IS A POTENTIAL FOR FIRES INVOLVING COMBUSTIBLE COOKING MEDIA - DISTANCE TO EXTINGUISHER NOT TO EXCEED 30'-0" OF COOKING EQUIPMENT

PLAN NORTH

CODE ANALYSIS & EGRESS PLAN (A2)

SCALE: 1/4" = 1'-0"

FORTICA ARCHITECTURE, LLC
PO BOX 30172
FRISCO, TX 75035
FORTICAARCH.COM

DUAL BRAND CONVERSION, MIDLAND, TX 79705
4301 ANDREWS HWY
MIDLAND, TX 79703

REVISIONS

△	DATE	DESCRIPTION

STATUS: PERMIT

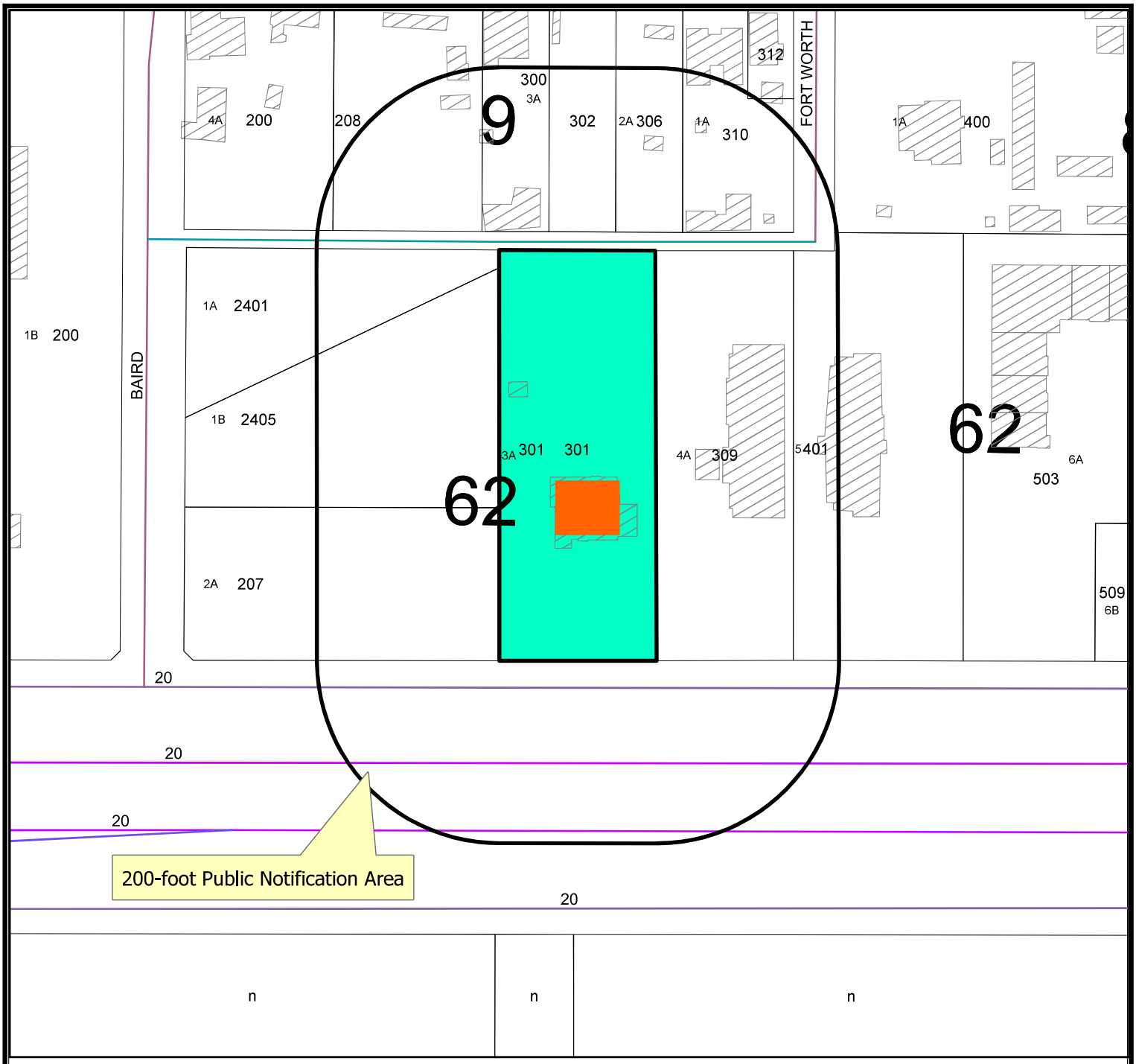
FIELD VERIFICATION: The contractor shall verify all figured dimensions and conditions at the jobsite and notify Fortica Architecture, LLC of any discrepancies, omissions or conflicts before proceeding with construction. Do not scale drawings.

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SHEET NAME: CODE ANALYSIS & EGRESS PLAN

DATE: 01/09/26
PROJECT NO: 00020
DRAWN: KA
SCALE: AS NOTED

SHEET NO: A001



Location Map

SUD-26-0229 **Scale: 1" = 157 '**

Consider a request by Marcus Schwartz, on behalf of RMLS HopTX, LLC, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption, in a restaurant, on Lot 3A, Block 62, Belmont Addition, Section 13, City and County of Midland, Texas.

Generally located at the north of East Interstate 20, approximately 390 feet east of South Baird Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

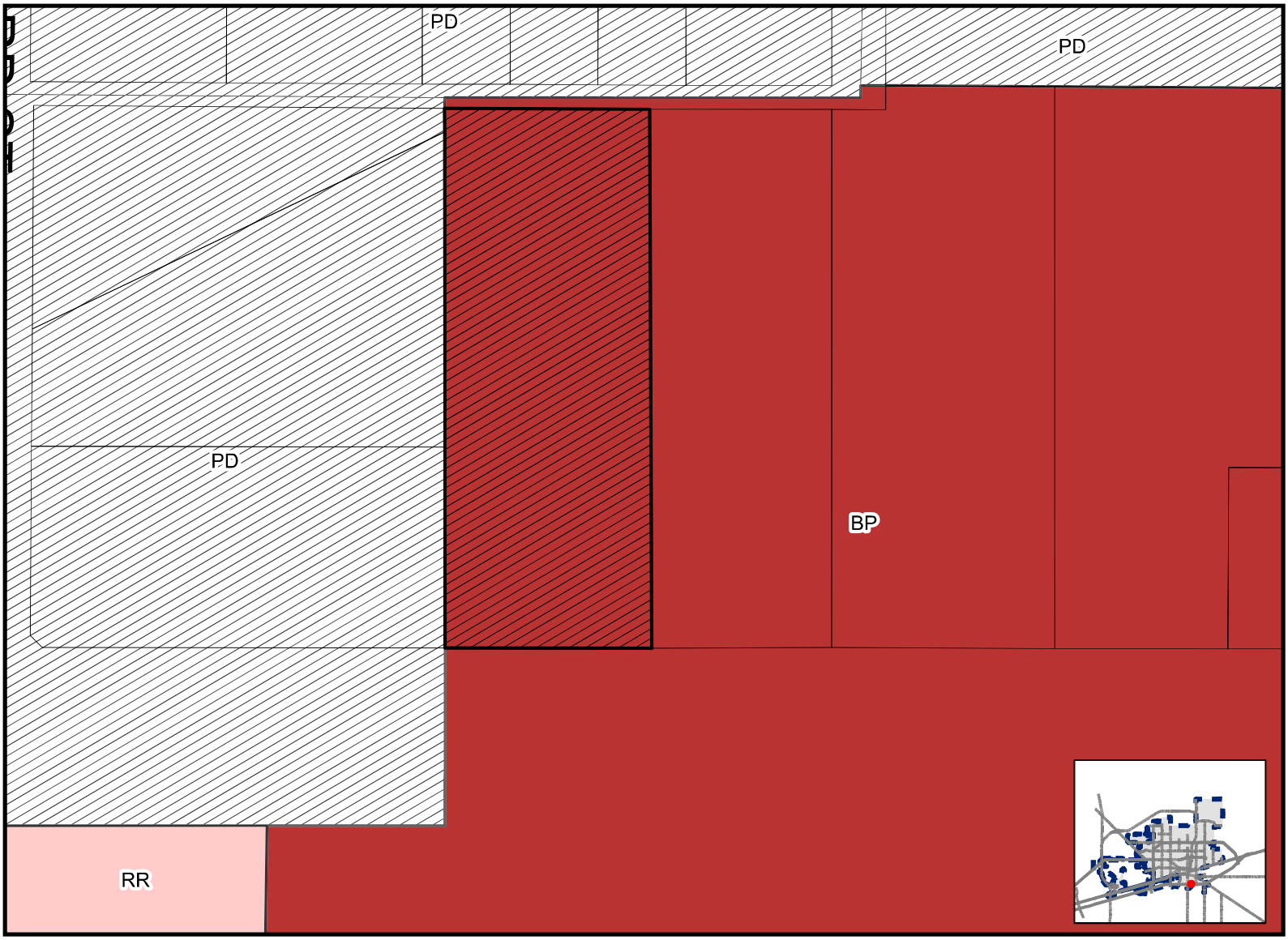
City of Midland, Texas
Planning Division

Map by

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



Created: 4/29/2026

SUD-26-0229

Scale: 1" = 100 '

ZONING MAP

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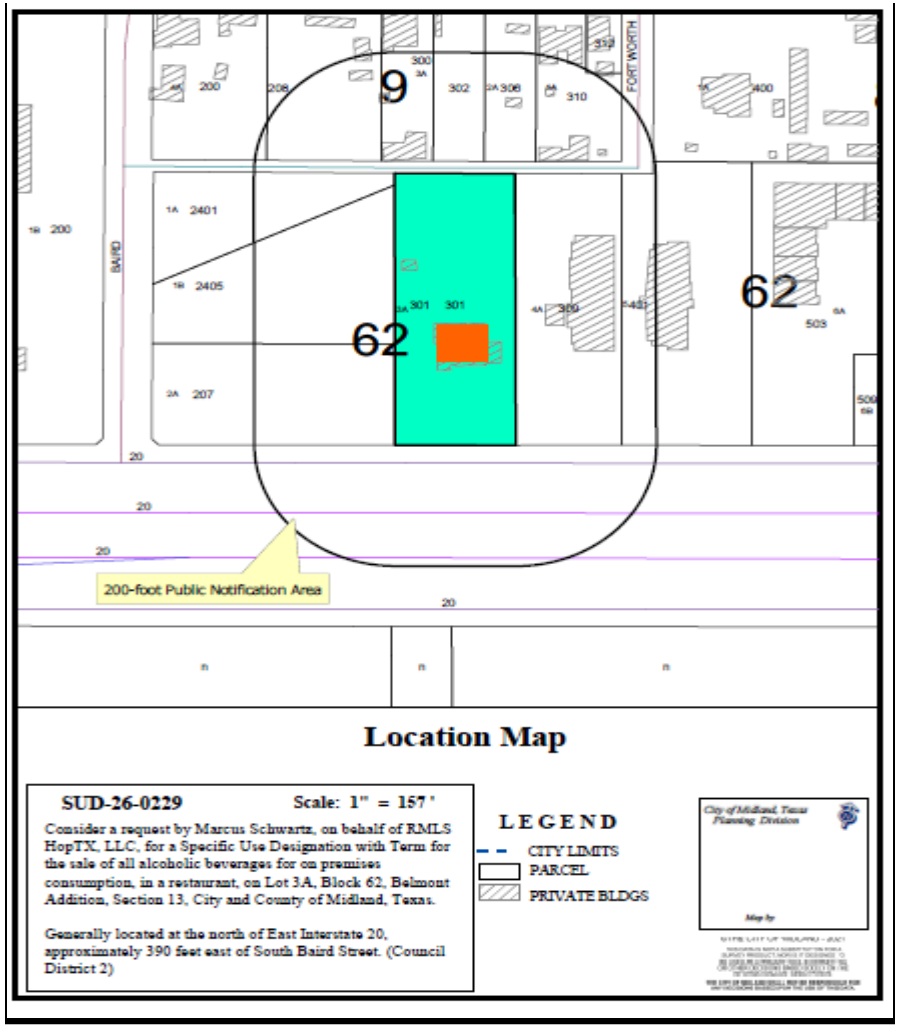

LONGVIEW
FORT WORTH
BAIRD
9
8
62
62
2210
2309
2308
2401
2405
200
208
302
306
310
312
400
512
301
309
401
509
207
20
20
20
20


IHOP
IHOP RESTAURANT
301


MIDLAND
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ITEM
SPECIFIC USE DESIGNATION
IHOP/APPLEBEE'S
Visit Our Website
MIDLANDTEXAS.GOV

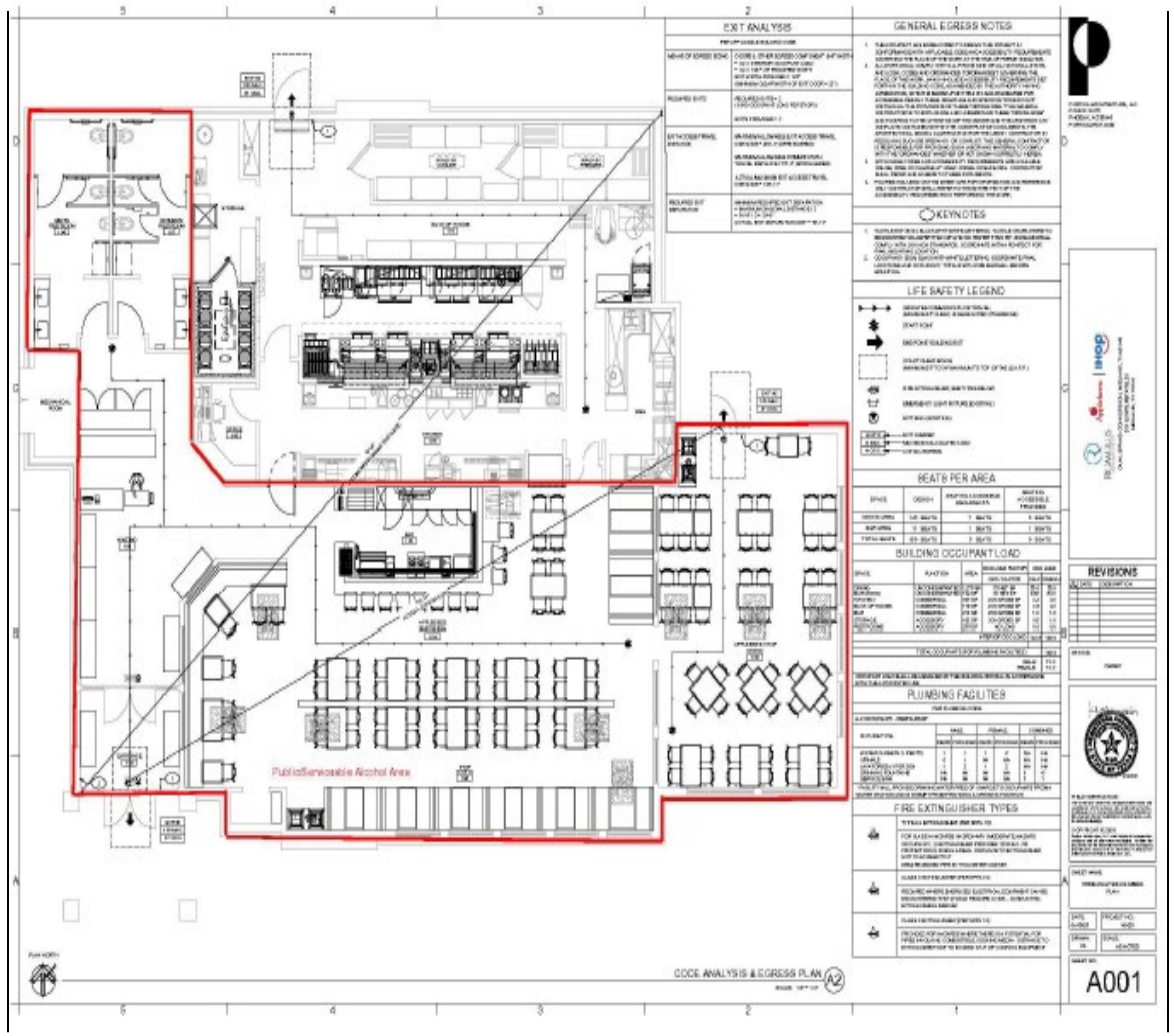
APPLICATION SUMMARY

- **Applicant:** RMLS BEVCO,LLC
- **Property Owner:** RMLS HOPTX, LLC
- **Representative:** Marcus Schwartz
- **Location:** 301 East Interstate 20
- **Reason for Request:** For the sale and on-premises consumption of alcohol



DETAILS OF REQUEST

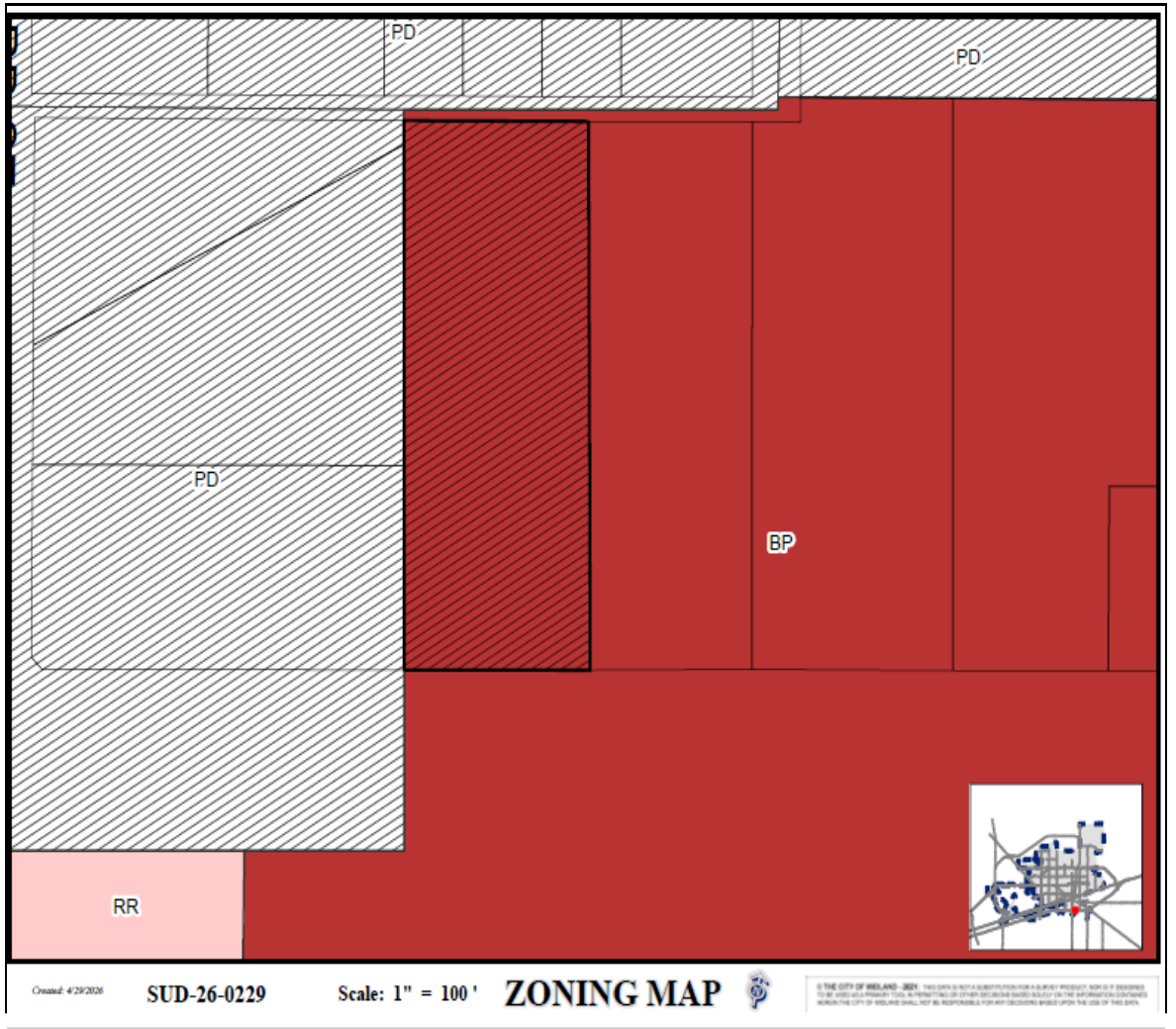
- For a new Restaurant
- **Area of Business:** 3,725 SF
- **Serviceable Area:** 2,223 SF
- **Hours of Operation:** 24/7
- **Proposed Hours of Alcohol Service:** Monday through Saturday from 7 a.m. to 2 a.m. and Sunday from 10 a.m. to 2 a.m.



3

ZONING

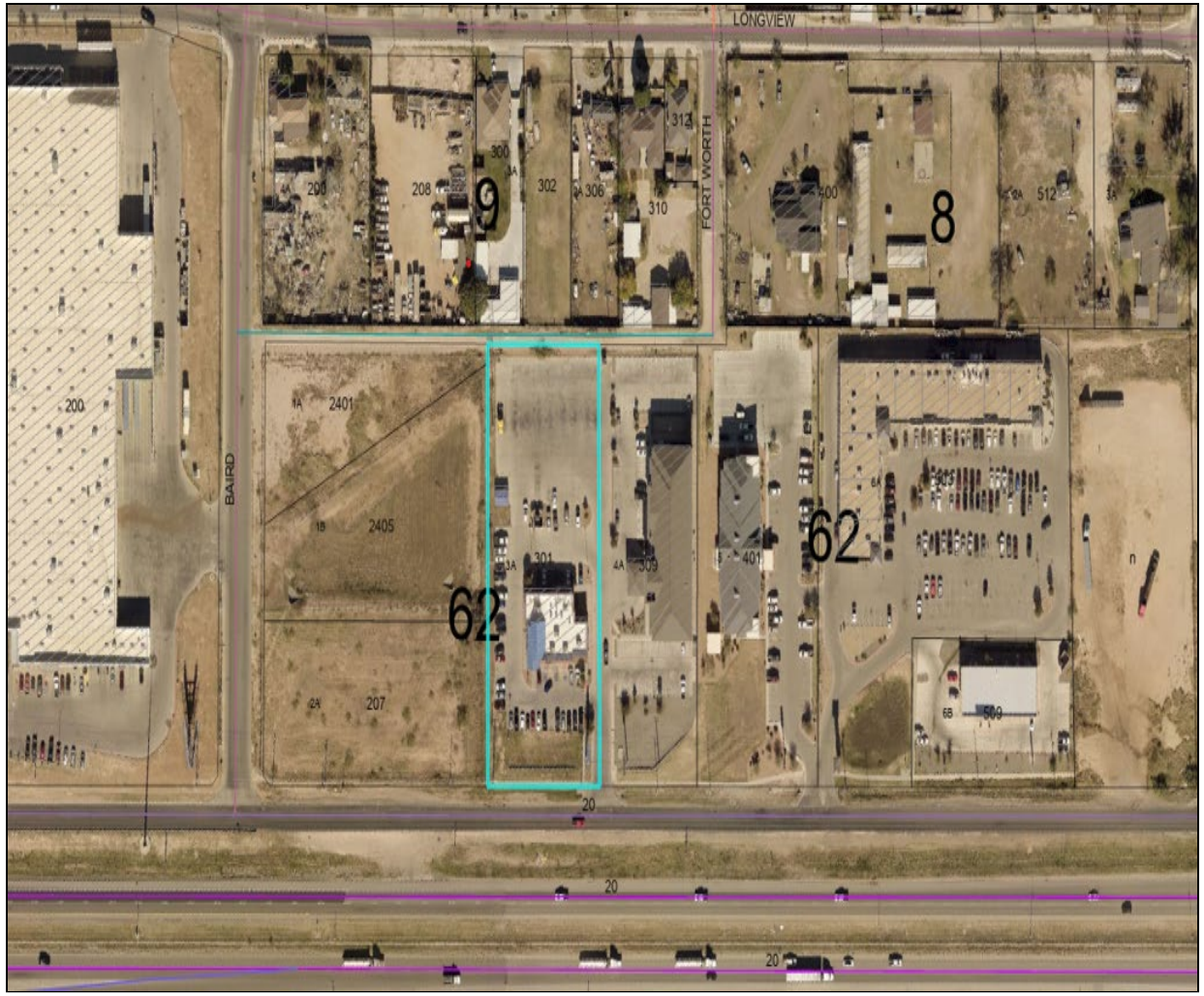
- **Current Zoning:** BP, I-20 Business Park District
- **Surrounding Zoning:**
  - **North and West:** PD, Planned Development District for Office and Retail Development
  - **South and East:** BP, I-20 Business Park District
- The use of an SUD for the sale and on-premises consumption is allowed in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



5

LAND USE

- **Current Use: Vacant**
- **Surrounding Uses:**
  - **South and East:** BP, Business Park District
  - **West and West:** PD, Planned Development District for Office and Retail Development
- **Proposed Use: Restaurant**



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On East Interstate 20, Looking North

7

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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.*



10

STAFF'S RECOMMENDATION

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

A. That the serviceable area of the Establishment shall be limited to approximately 2,223 square feet as shown in Exhibits A, which are attached hereto and incorporated herein for all purposes.



STAFF'S RECOMMENDATION

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

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:
Monday through Saturday from 7 a.m. to 2 a.m. of the following day and Saturday from 10 a.m. to 2 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.



STAFF'S RECOMMENDATION

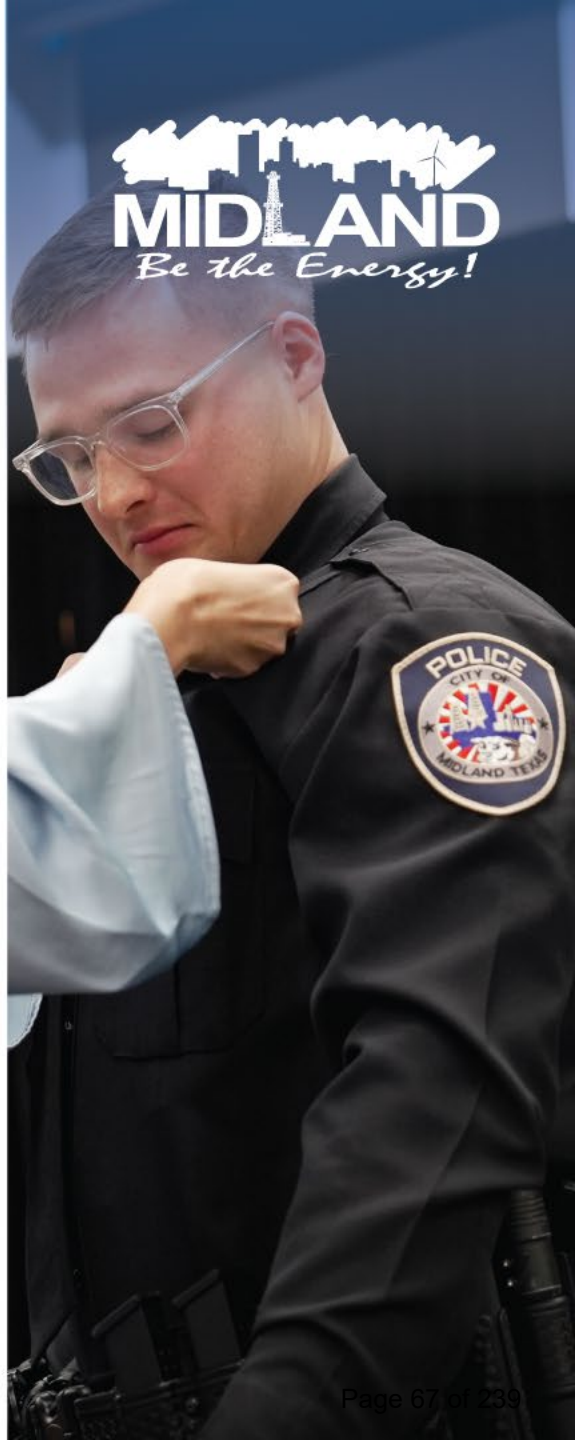
E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.

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.



STAFF'S RECOMMENDATION

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 6.
Meeting Date: May 18, 2026
To: Planning and Zoning Commission
From: Alexis Martinez, Associate Planner
Subject: Hold a public hearing and consider a request by Jorge Ramos, on behalf of Manuel Herrera for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Desta Drive and West Wadley Avenue.)

Purpose:
Jorge Ramos, on behalf of Manuel Herrera,, on behalf of Manuel Herrera, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 418 West Wadley Avenue for Santomar.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

PD, Planned Development District for Office and Retail Development

Surrounding Zoning and Land Use:

The properties to the north and east are zoned PD, Planned Development District for an Office and Retail Development, and is an office building. The property to the west is zoned PD, Planned Development District for a Transitional District, and is a restaurant. The properties to the south are zoned PD, Planned Development District for a Shopping Center, and consist of a dry-cleaning store and a spa.

Analysis:

The subject property is located at 418 West Wadley Avenue is zoned PD, Planned

Development District for Office and Retail Development, which permits the sale of all alcoholic beverages for on-premises consumption in a restaurant. The total area of the restaurant, Santomar, is 7,633 square feet and the proposed alcohol serviceable area is 3,960 square feet. The business previously had an SUD approved for the subject property but is now seeking to amend the hours during which alcohol can be sold.

The proposed days and hours of operation are:

Monday through Thursday from 11 a.m. to 11 p.m.
Friday through Sunday from 11 a.m. to 12 a.m. (midnight)

The currently approved alcohol serviceable hours are:
Monday through Thursday from 11 a.m. to 10 p.m.
Friday through Sundays from 11 a.m. to 12 a.m. (midnight)

The applicant is requesting the following alcohol serviceable hours.

Monday through Thursday from 11 a.m. to 11 p.m.
Friday through Sundays from 11 a.m. to 12 a.m. (midnight)

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

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

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

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Santomar is acceptable. The property must adhere to the maximum occupant load of 264 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) Santomar is an establishment that will provide Midland residents with a unique social gathering experience.

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

Conditions:

A. **That the serviceable area shall be limited to approximately 5,380 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 applicable state and local laws.**

C. **That the days and hours of alcoholic beverages sales and consumption shall be limited to:**

   Monday through Thursday from 11 a.m. to 11 p.m. and

   Friday through Sunday from 11 a.m. to 12 a.m. (midnight)

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

E. **That the establishment shall meet all requirements of the Fire Department and 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.**

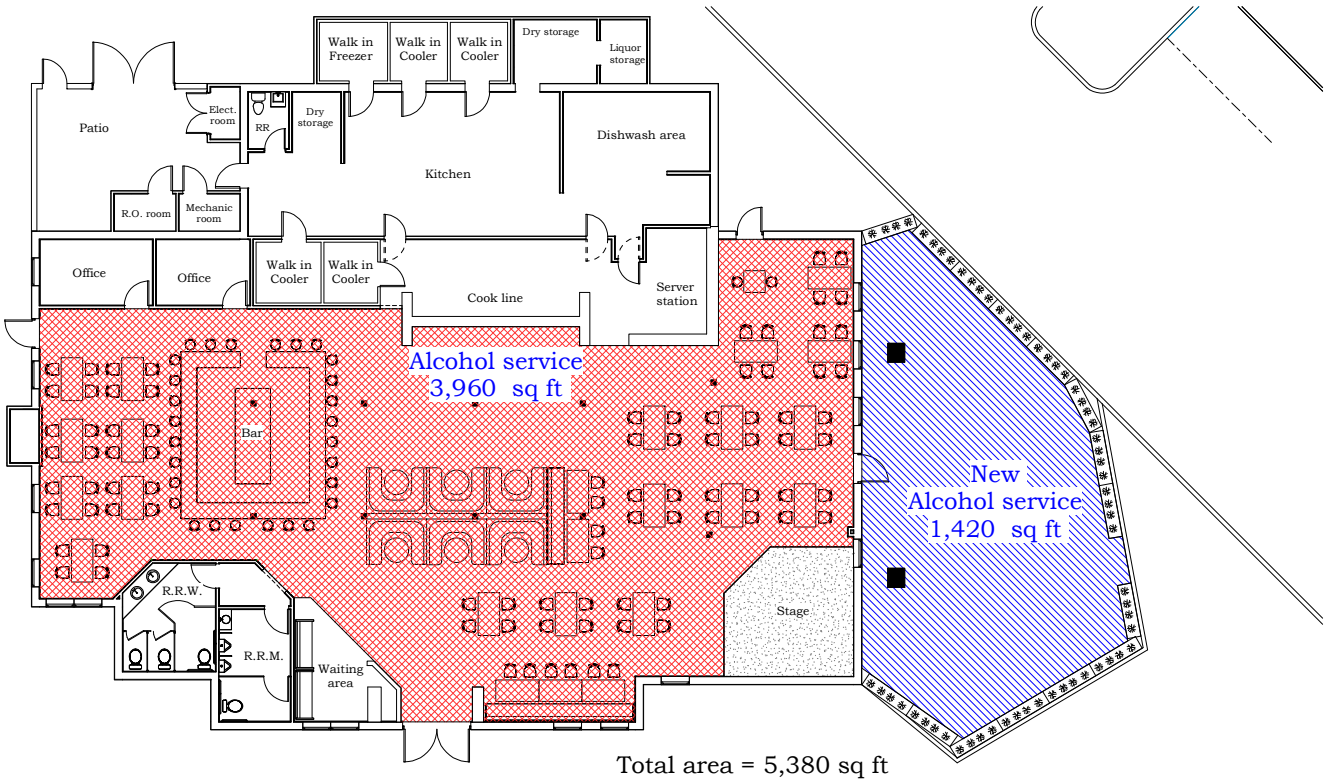
Letters of Objection:

As of May 14, 2026, staff has not received any letters of objections.

Attachments:

A. SUD-26-0231, Combined Docs
B. SUD-25-0231, Santomar SUD

Alexis Martinez, Development Services	Created/Initiated - 5/6/2026
Landon Ochoa, Development Services	Final Approval - 5/14/2026



Total area = 5,380 sq ft

area alcohol
3/16" = 1'-0"

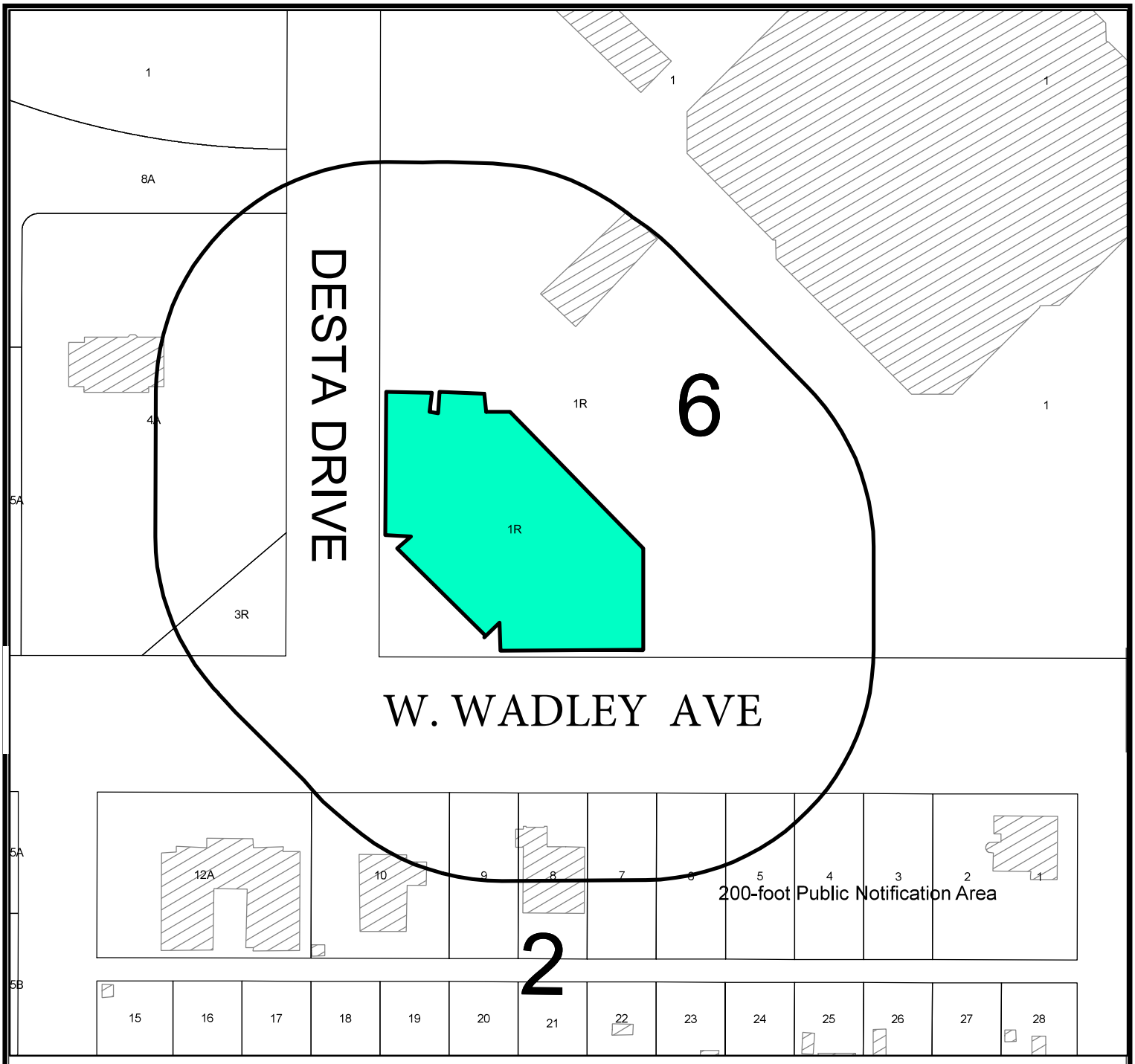
Address:
418 W Wadley Ave.
Midland, TX

Notes:

Santomar Restaurant
Jorge Ramos

Alcohol services

Ar-05



Location Map

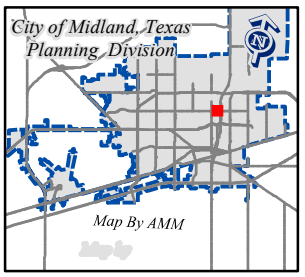
SUD-26-0231 **Scale: 1" = 800'**

Consider a request by Jorge Ramos, on behalf of Manuel Herrera, for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Desta Drive and West Wadley Avenue. (Council District)

LEGEND

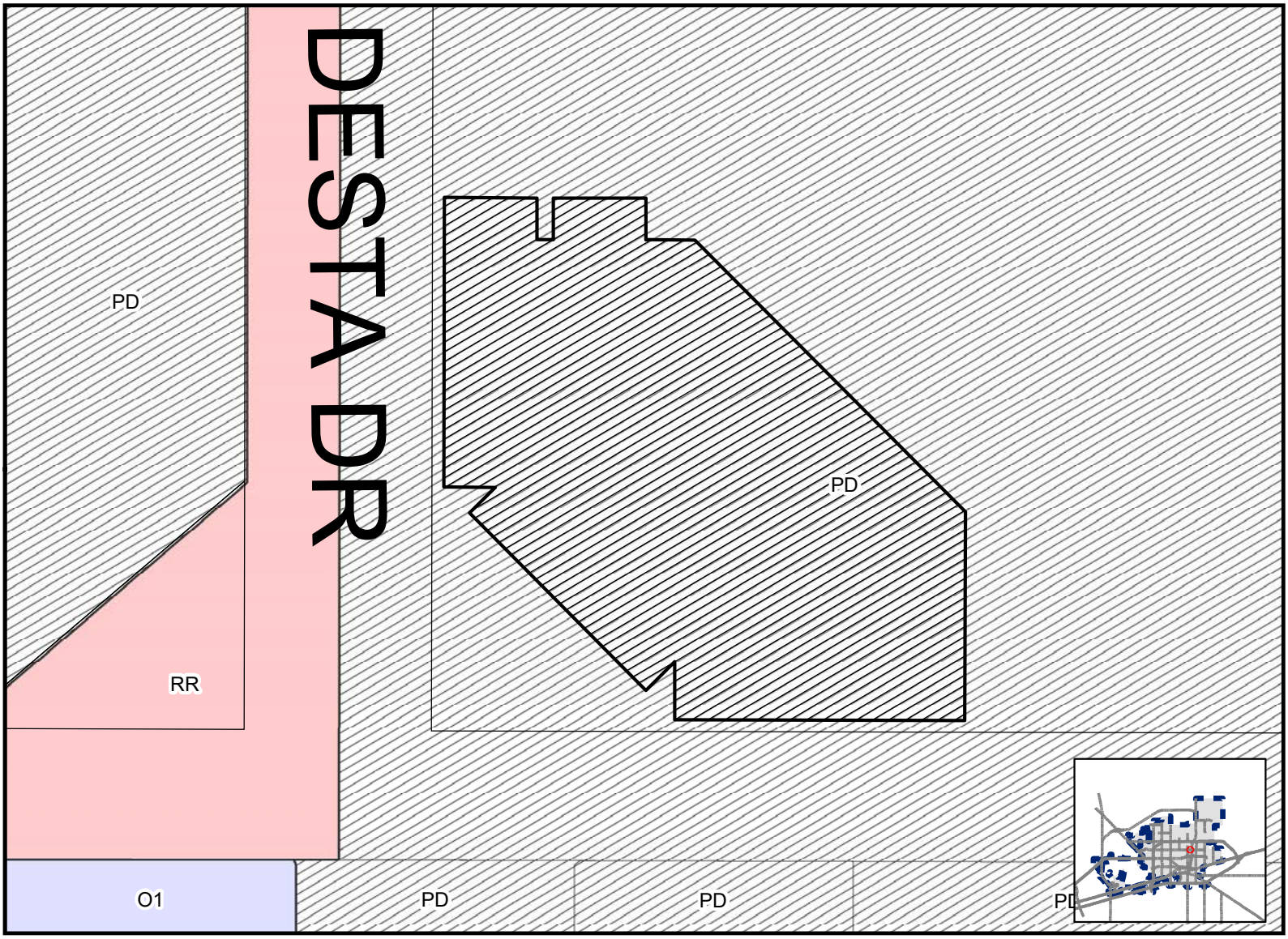
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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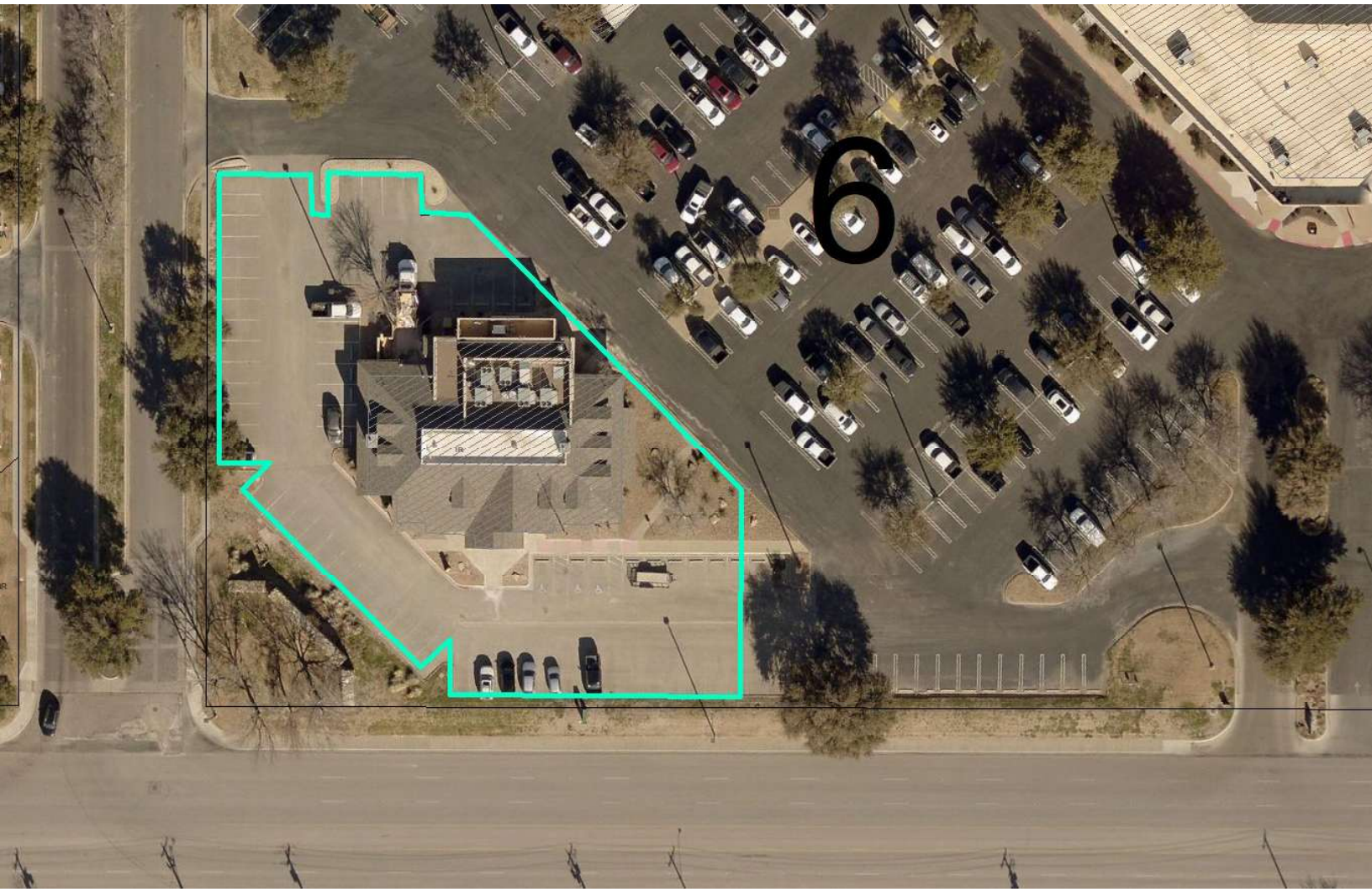
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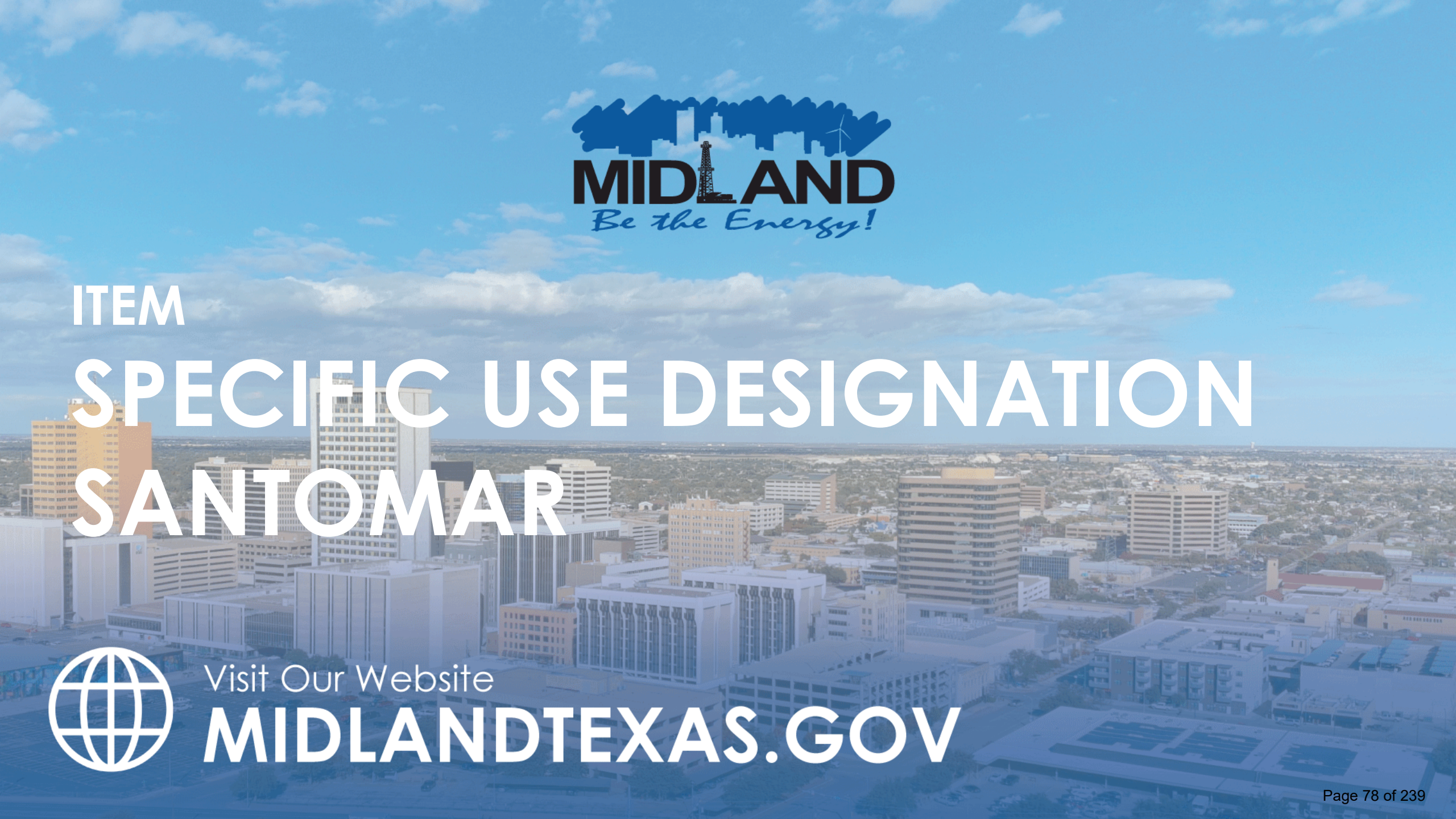


Map by AMM **SUD-26-0231** **Scale: 1" = 500'** **ZONING MAP**

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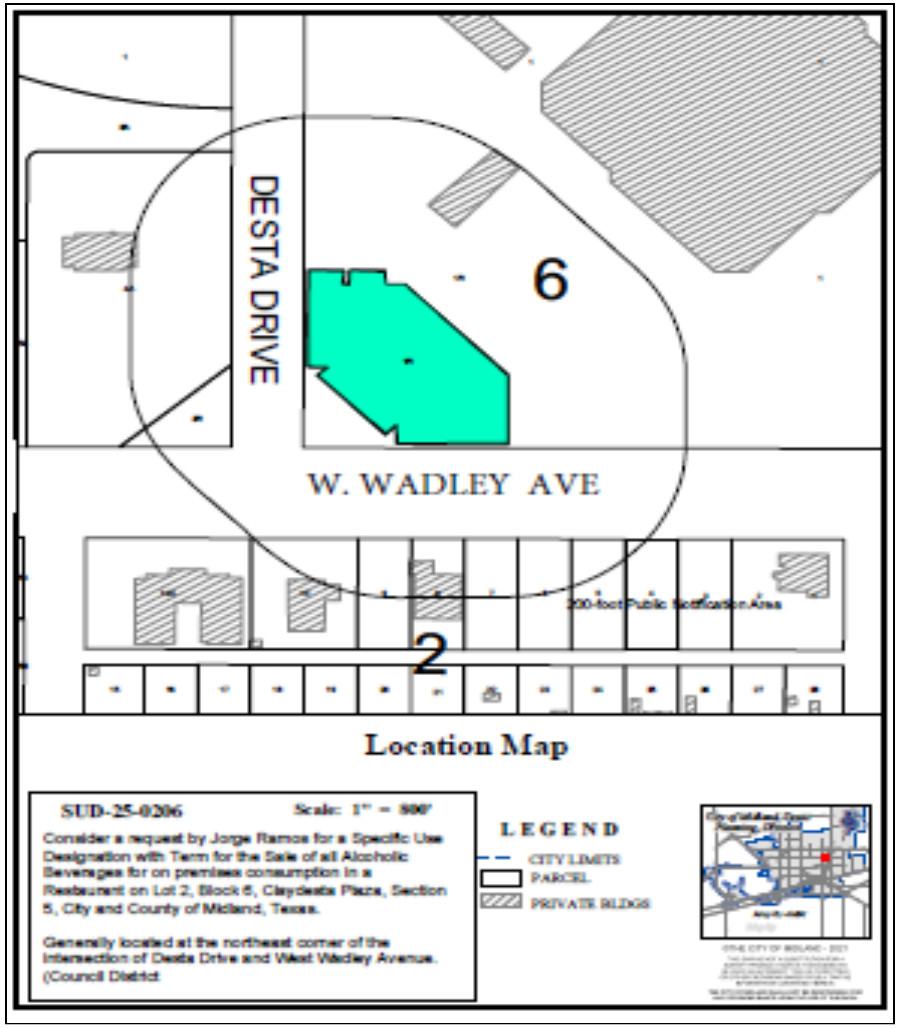

6




MIDLAND
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ITEM
SPECIFIC USE DESIGNATION
SANTOMAR
Visit Our Website
MIDLANDTEXAS.GOV

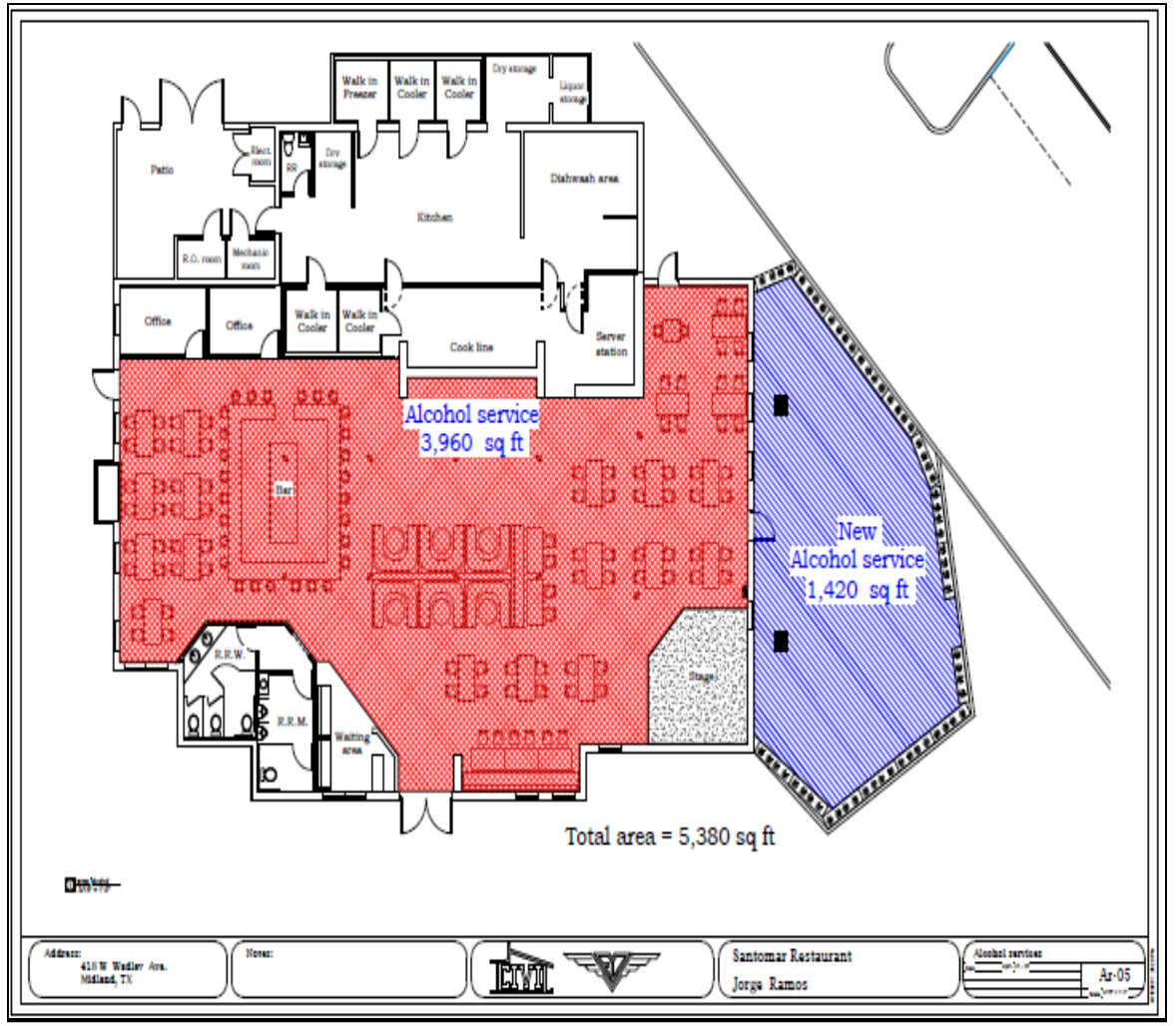
APPLICATION SUMMARY

- **Applicant:** Jorge Ramos
- **Property Owner:** Manuel Herrera and Jose Castaneda
- **Location:** 418 West Wadley (Council District 3)
- **Reason for Request:** For the sale and on-premises consumption of alcohol



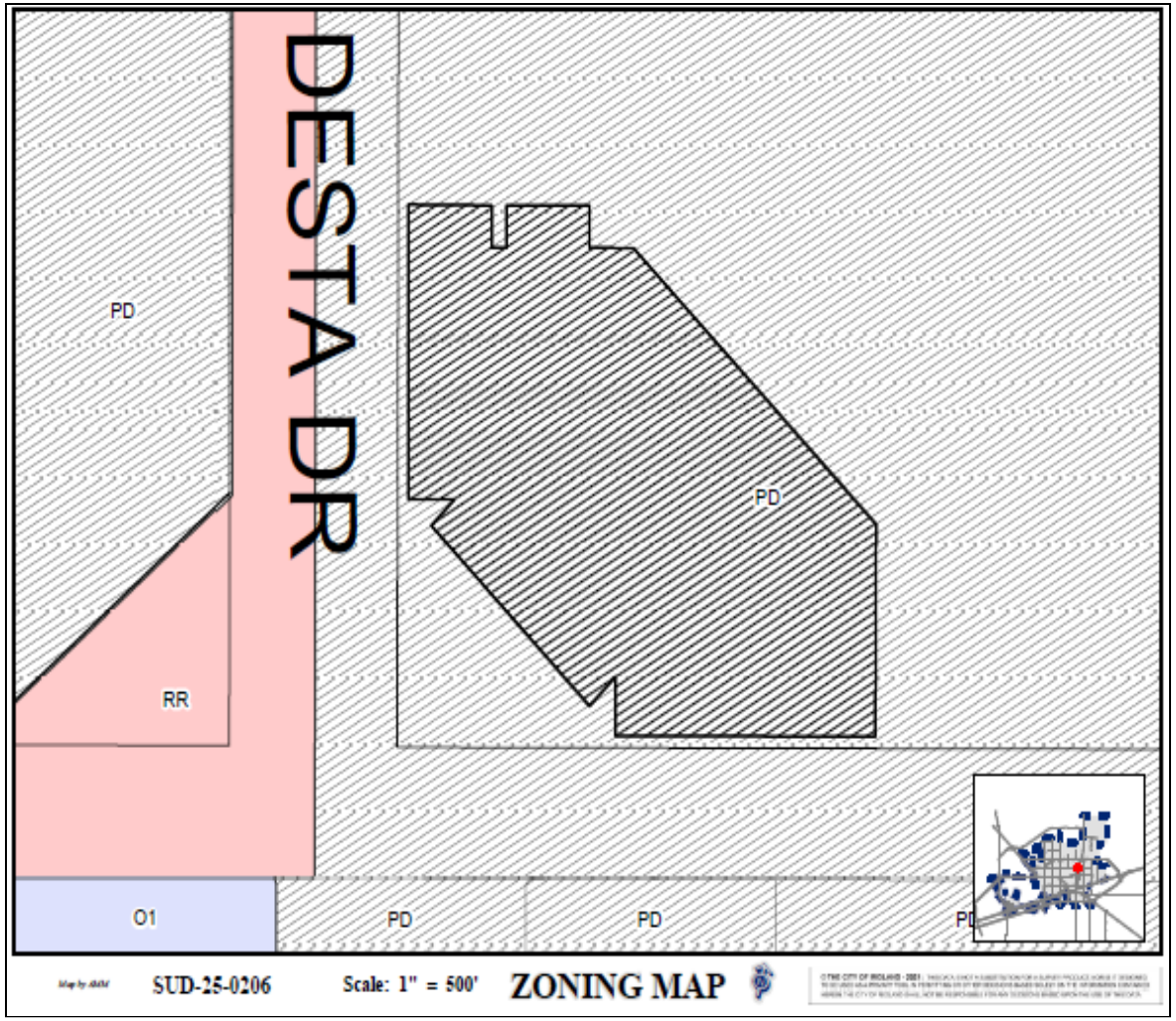
DETAILS OF REQUEST

- For an existing restaurant
- **Area of Business:** 7,633 SF
- **Serviceable Area:** 3,960 SF
- **Hours of Operation/Sales of Alcohol:**
  - Monday to Thursday 11 a.m. to 10 p.m.
  - Friday to Sunday 11 a.m. to 12 a.m.



ZONING

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



4

LAND USE

- **Current Use:** Vacant Building
- **Surrounding Uses:**
  - **North/East:** Office Use
  - **West:** Restaurant
  - **South:** Dry Cleaning Store and Spa





On West Wadley Avenue, Looking West

6

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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 5,380 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purpose.



STAFF'S RECOMMENDATION

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

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



STAFF'S RECOMMENDATION

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

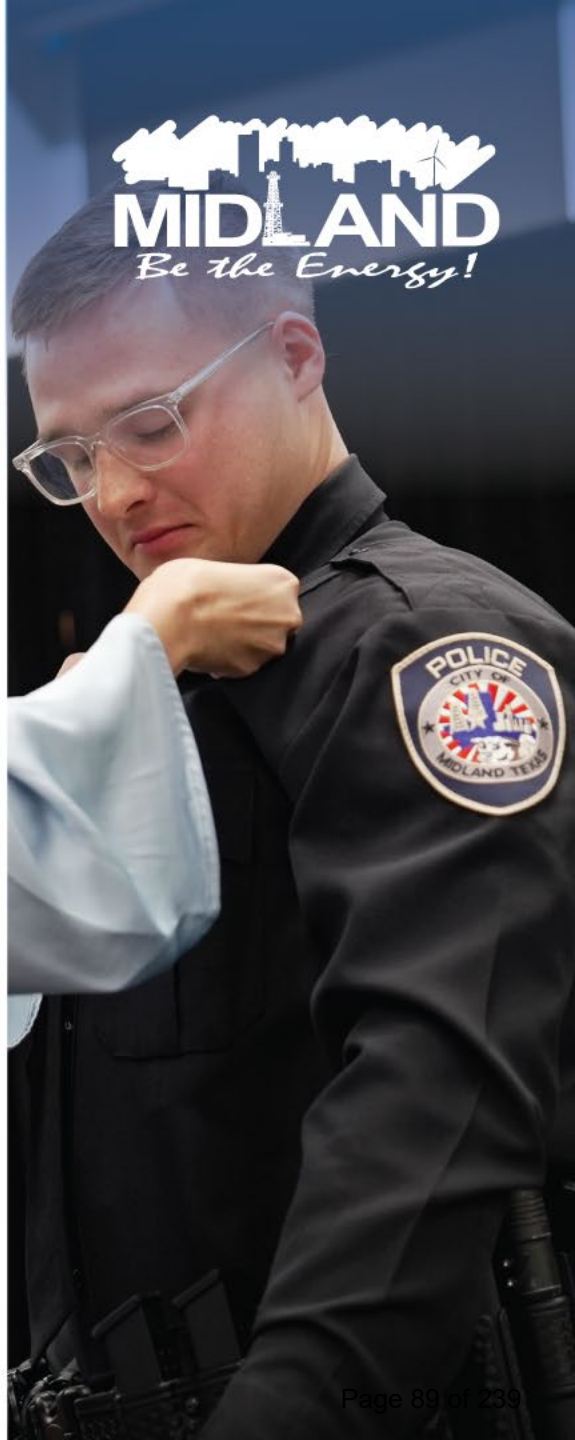
E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 7.
Meeting Date: May 18, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Hold a public hearing and consider a request by Chase Gardaphe for a Specific Use Designation without Term for a Manufactured Home Park on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue.)

Purpose:
The applicant, Chase Gardaphe, is requesting a Specific Use Permit without Term, for a Manufactured Home Park.

Recommended Action:
Approve

Fiscal Impact:
Approve

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

MH, Manufactured Housing District

Surrounding Zoning and Land Use:

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

Analysis:

The subject property recently went through a zone change from PD, Planned Development District for a Housing Development to MH, Manufactured Housing District. The applicant, Chase Gardaphe, is requesting a Specific Use Designation Permit, without term for a Manufactured Home Park. The proposed site plan includes a total of 263 spaces with varying dimensions, as follows:

- 160 spaces measuring approximately 30.91 feet by 101.83 feet
- 18 spaces measuring approximately 58.24 feet by 101 feet
- 11 spaces measuring approximately 59.39 feet by 112.39 feet
- 64 spaces measuring approximately 56.2 feet by 101.83 feet
- 10 spaces measuring approximately 55 feet by 101 feet

The applicant stated that the Manufactured Home Park will consist only of single-wide and double-wide homes, with one manufactured home per space. The previously approved SUD proposed 284 spaces, with some spaces allowing up to three manufactured homes per space. The applicant will be required to provide the Type I license that is required to be able to operate the manufacture home park as stated in 11-1-4.04 of the city code.

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

- The maximum allowed density is seven manufactured homes per acre.

- Initial development must consist of no less than eight acres fully improved with utility-serviced spaces, as shown on all site plans.

- A minimum of 120 cubic feet of storage must be provided for each manufactured home space.

- Landscaped recreation areas totaling no less than eight percent of the total park area are required.

- Two parking spaces per manufactured home space are required, located no more than 300 feet from the unit served.

- Each manufactured home space must contain a minimum of 3,500 square feet, with no dimension less than 40 feet on the narrow side and 80 feet on the long side.
- In mobile home parks and vacation travel trailer parks the interior streets shall not be

less than 36 feet in width.

The property is designated as Urban-Medium (U-M). The U-M designation calls for a mix of housing types along with commercial, office, and service uses. With the intent of the mix housing to include single-family dwelling and townhomes. The surrounding use does support the proposed use, as there is a manufactured home park east of the subject property.

This project has been circulated to all City departments for review. Below are the department comments.

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

No Objections.

Planning:

The applicant is currently going through a zone change to allow the property to be used as a manufacture home park. There is a 20' utility easement the crosses the property and no structures should be constructed whether it is temporary or permanented.This request meets all requirements; therefore, staff recommends approval of the request for the Specific Use Designation without Term for a Manufactured Home Park, subject to Conditions A through N.

Conditions:

A. **The development of the Establishment shall significantly conform to provided Site Plan, which is attached hereto as <u>Exhibit B</u> and incorporated herein.**

B. **The maximum capacity shall not exceed 263 manufactured home units.**

C. **The maximum density shall not exceed eight manufacturer home units per acre.**

D. **That the Establishment's front yard setback shall be at least 10 feet from property**

line.

E. That each manufactured home unit shall be located at least 10 feet from each other manufactured home unit.

F. The trash dumpsters shall be appropriately screened and of an adequate quantity to handle the refuse generated by the Establishment's occupants.

G. That the width of each internal street shall be a minimum of 26 feet.

H. Internal sidewalks shall not be required.

I. That storage facilities for each manufactured home space shall not be required.

J. That the internal streets, play areas, food truck court, and office space shall be illuminated in accordance with applicable Midland City Code requirements, and the lighting shall be maintained in a working condition.

K. That a manager or responsible attendant shall be in charge of keeping the Establishment, its facilities, and equipment in a clean, orderly, and sanitary condition, and said manager or attendant shall be answerable, with the licensee, for any violation of the provisions of the Midland City Code.

L. That the operator of the Establishment is required to maintain a current Type I license and pay the annual license fees associated with such license.

M. That the development and management of the Establishment, unless otherwise stated herein, shall conform to the applicable regulations of Sections 5-5-1 through 5-5-15 of the Midland City Code.

N. That the landscaping shall conform to the regulations set forth in Title XI,Chapter 9 of the City Code.
Letters of Objection:

As of May 15, 2026, staff has not received any letters of objection.

Attachments:
A. SUDwo-26-0052, Combined Files

Beatriz Quezada, Development Services	Created/Initiated - 5/8/2026
Landon Ochoa, Development Services	Final Approval - 5/16/2026

CONCRETE PAVING NOTES:

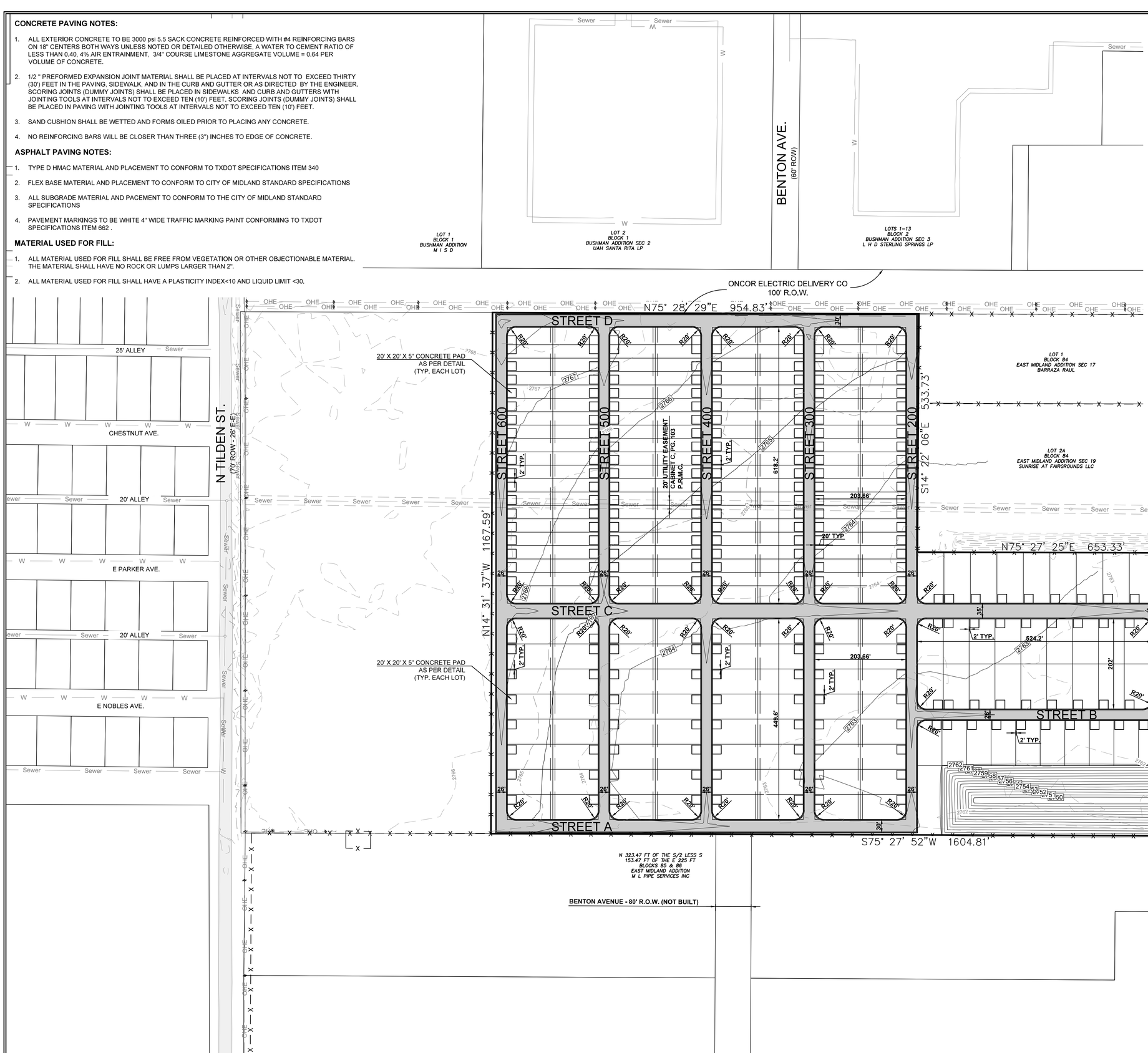
1. ALL EXTERIOR CONCRETE TO BE 3000 psi 5.5 SACK CONCRETE REINFORCED WITH #4 REINFORCING BARS ON 18" CENTERS BOTH WAYS UNLESS NOTED OR DETAILED OTHERWISE. A WATER TO CEMENT RATIO OF LESS THAN 0.40, 4% AIR ENTRAINMENT, 3/4" COURSE LIMESTONE AGGREGATE VOLUME = 0.64 PER VOLUME OF CONCRETE.
2. 1/2 " PREFORMED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

ASPHALT PAVING NOTES:

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

MATERIAL USED FOR FILL:

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



LEGEND

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

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

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

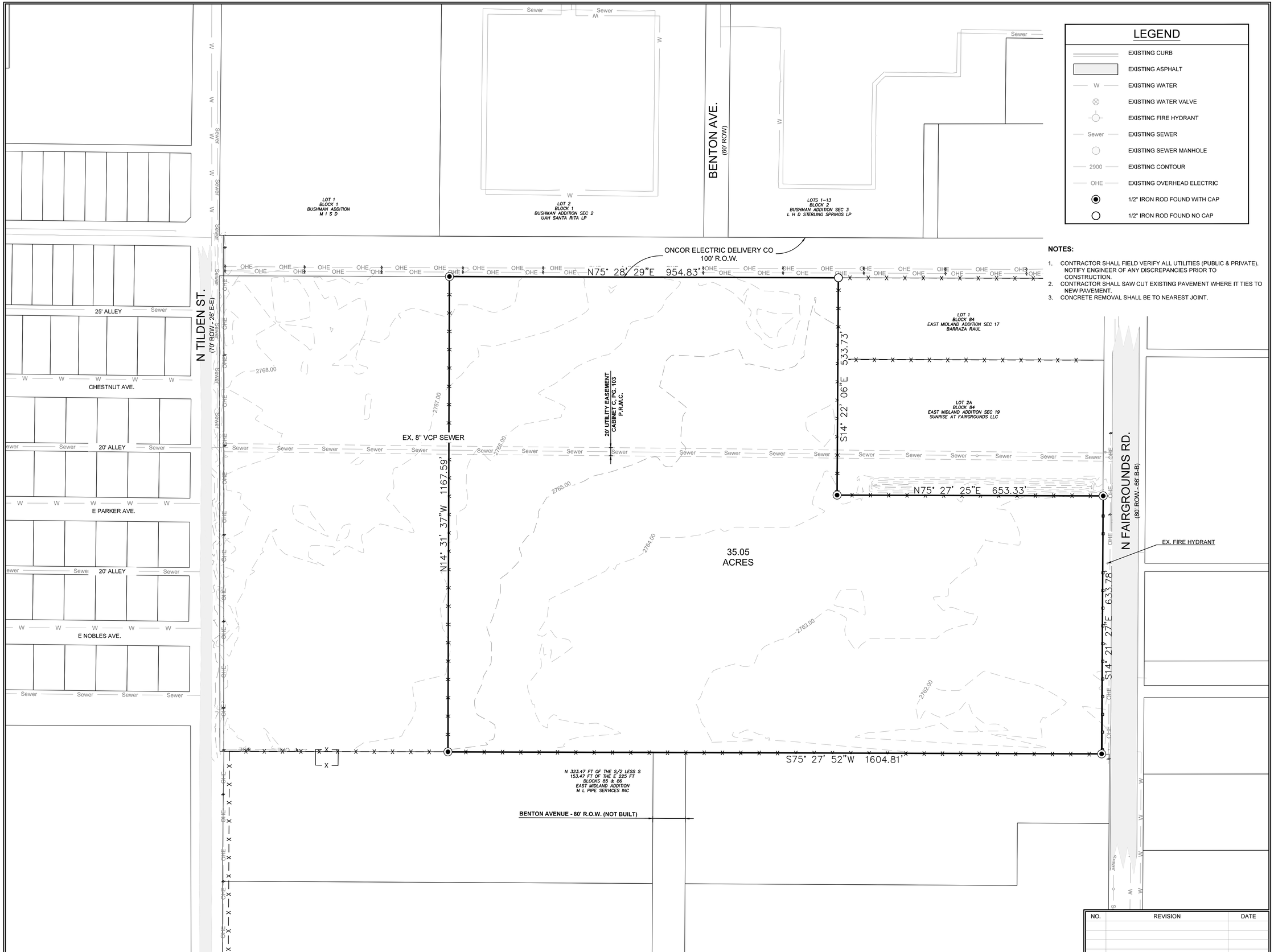
STONE BRIDGE MOBILE HOME PARK
MIDLAND, TX

PAVING & GRADING SITE PLAN

NO.	REVISION	DATE

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

Sheet: 04



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

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

STONE BRIDGE MOBILE HOME PARK
MIDLAND, TX

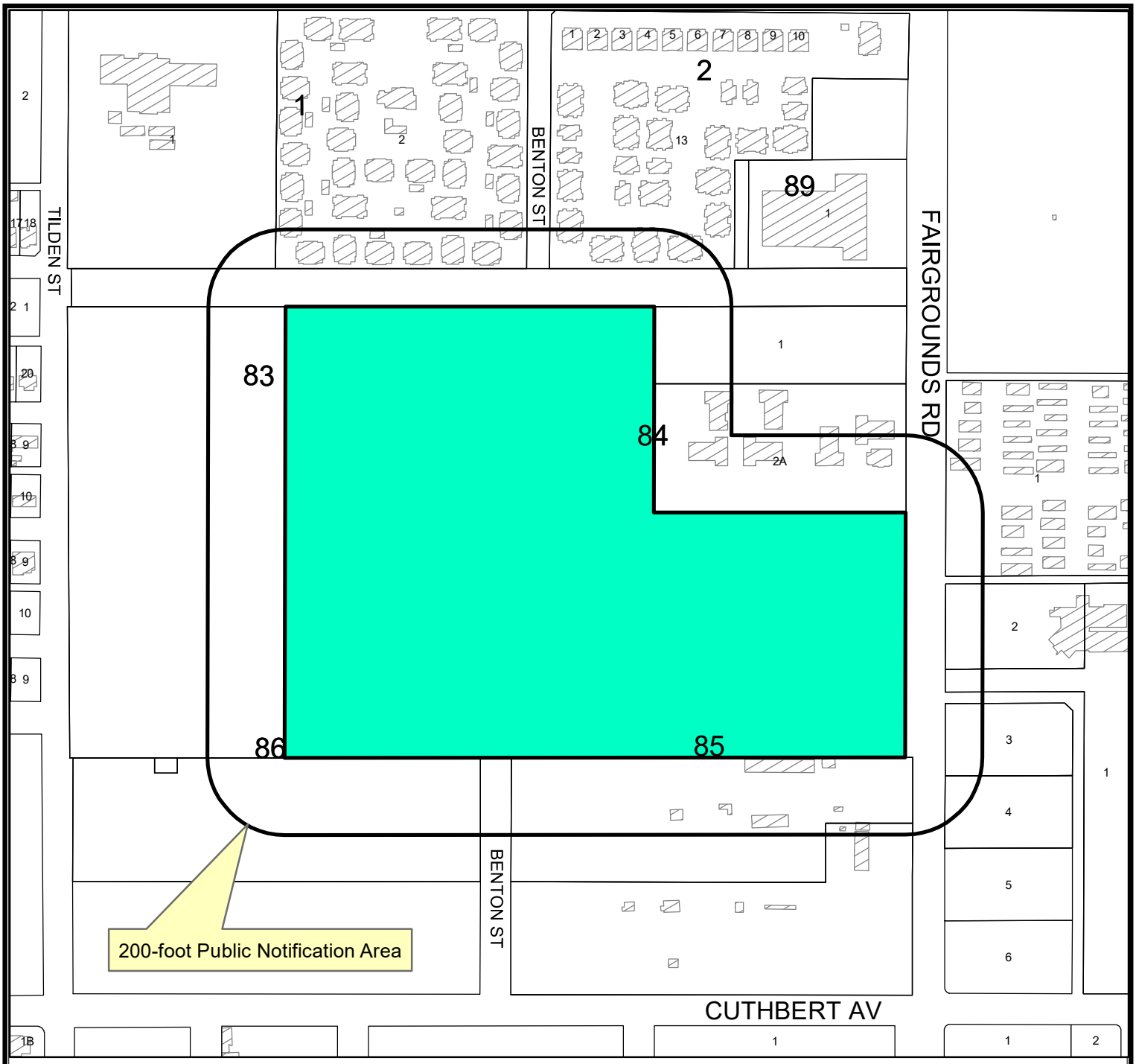
EXISTING CONDITIONS

STATE OF TEXAS
JOHN M. NEWTON
102292
LICENSED
PROFESSIONAL ENGINEER
8-3-2021

NO.	REVISION	DATE

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

Sheet: 03



Location Map

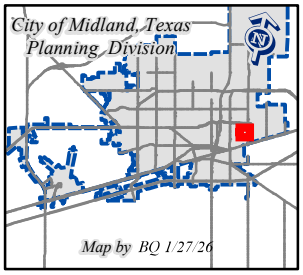
SUDwo-26-0052 **Scale: 1" = 800'**

Consider a request by Chase Gardaphe for a Specific Use Designation without Term for a Manufactured Home Park on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co Survey, City and County of Midland, Texas.

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

LEGEND

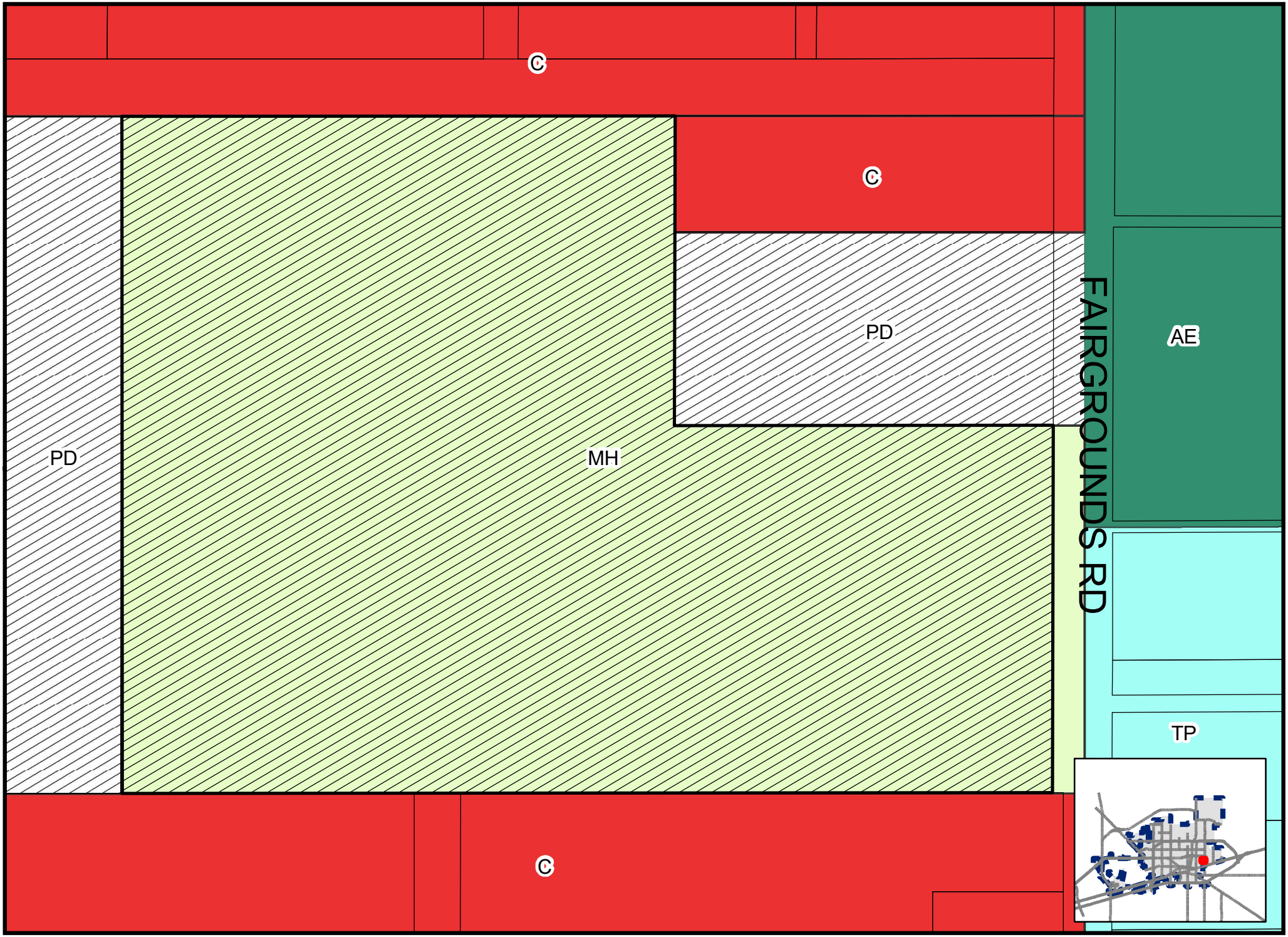
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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 BQ 5/8/26

SUDwo-26-0052

Scale: 1" = 2,000'

ZONING MAP

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


TILDEN ST
N ST
FAIRGROUNDS RD
83
84
85
86
BE
1
2
2A
3
4
5



Planning and Zoning Commission Meeting

Item Number:	**8.**
Meeting Date:	**May 18, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Hold a public hearing and consider a request by SEER Land Surveying, on behalf of Drew & Michelle Harris, Robert & Sharon Floyd, Carroll & Barbara Grafa, and Robert Davenport, for a Zone Change from PD, Planned Development District for a Housing Development to an amended PD, Planned Development District for a Housing District on 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, on behalf of Drew & Michelle Harris, Robert & Sharon Floyd, Carroll & Barbary Grafa and Robert Davenport are requesting to amended the current site plan of the PD, Planned Development to reflect the changes to the properties.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

PD, Planned Development District for a Housing Development (Ordinance 7185 & 6550)

Surrounding Zoning and Land Use:

The subject properties are residential and currently zoned PD, Planned Development District for a Housing Development with an underlaying district of TH, Townhouse Dwelling District. The properties to the north are zone SF-1, Single-Family Dwelling District and the properties to the east, west and north are zoned PD, Planned Development District for a Housing Development. The properties are currently residential and are surrounded by a residential neighborhood.

Analysis:

The properties are located at 2757, 2759, 2805, and 2809 Racquet Club Drive. The property owners are requesting an update to the site plan attached to the existing Planned Development (PD). The ordinances associated with the PD are 6550 and 7185.

The updated site plan shows the proposed demolition of the residence at 2759 Racquet Club Drive. Following demolition, that lot will be combined with 2757 Racquet Club Drive. The property is currently in the preliminary stage of a residential replat.

The residence at 2805 Racquet Club Drive has been removed, and the property is now a vacant lot, as reflected on the site plan. The property owner plans to develop the vacant lot into a single-family dwelling, which is permitted under the current zoning. The property owner will need to amend the PD again to reflect these changes once the home is built.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designates this area as Urban Residential – Low (UR-L). The UR-L district emphasizes single-family detached residential neighborhoods.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

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

Code: (Approved)

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

Transportation: (Approved)

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

Planning: (Approved with Conditions)
Staff recommends approval of the proposed zone change from PD, Planned Development

District for a Housing Development to amended PD, Planned Development District for a Housing District subject to the following conditions:

A. **That the Property shall significantly conform to the site plan attached hereto as <u>Exhibit A.</u>**

B. **That the lots identified on the site plan as Lots 27A, 31A, and 32A (the "Replatted Lots") shall be developed only for single-family dwellings in accordance with the regulations applicable to the TH, Townhouse (Attached) Dwelling District except as otherwise shown on the site plan.**

C. **That the minimum lot width, minimum lot depth, and minimum lot area of the each of the Replatted Lots shall be as shown on the site plan.**

Letters of Objection:

As of May 15, staff has not received letters of objection to this request.

Attachments:
A. Z-26-0482, Combined Files

Beatriz Quezada, Development Services — Created/Initiated - 5/6/2026
Landon Ochoa, Development Services — Final Approval - 5/14/2026

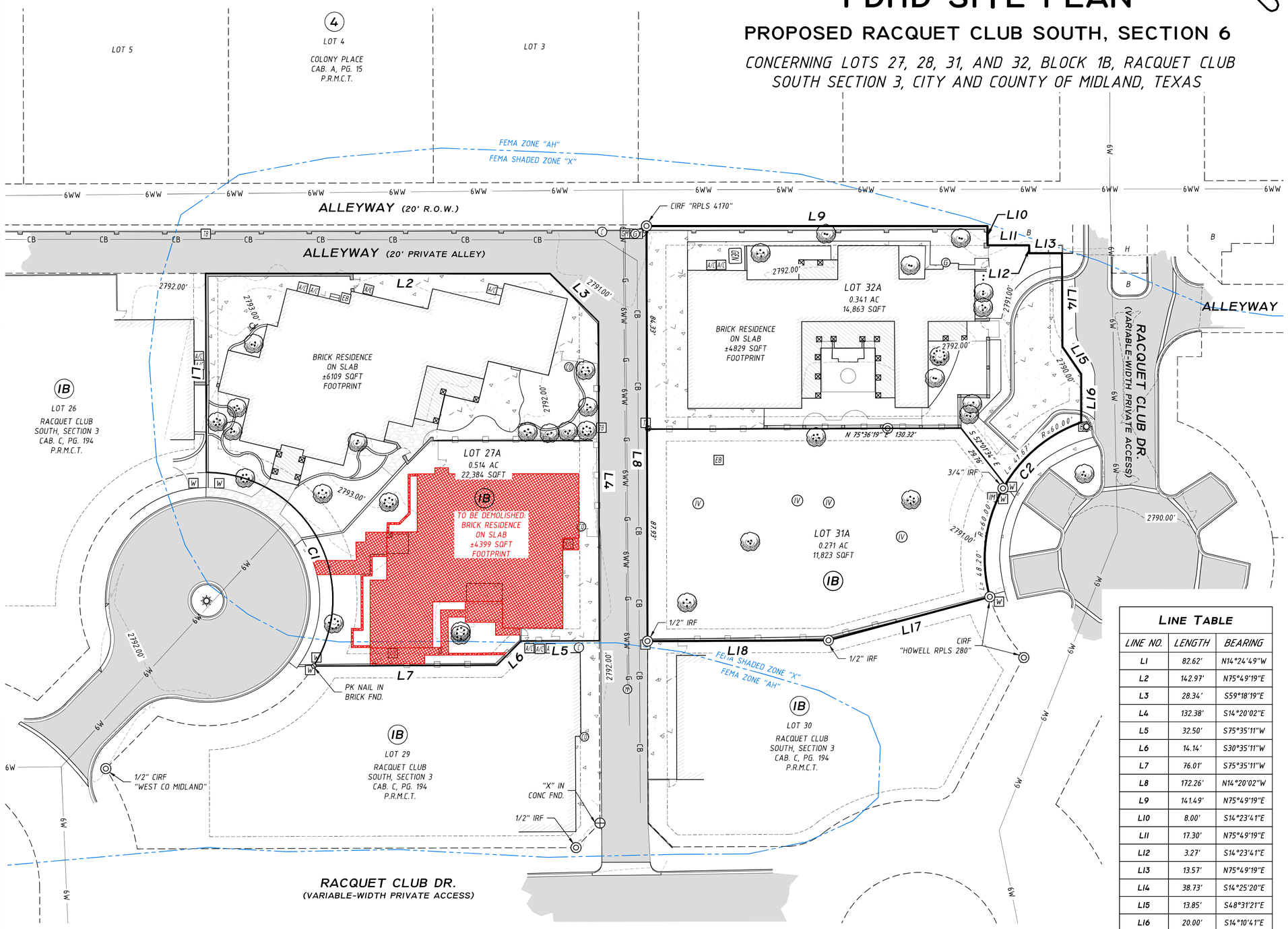
PDHD SITE PLAN

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

VICINITY MAP (NTS)





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. DUE 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 X.XX 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)PLAT 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 IMPROVED AS OUTDOOR LIVING SPACE AND EXPANDED LANDSCAPING BENEFITTING 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 ACREAGE ARE 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" (SFHA) 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 #2025-27833
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.

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

ROBERT M. DAVENPORT, JR.
2805 RACQUET CLUB DRIVE
MIDLAND, TEXAS 79705
DEED INSTRUMENT #2025-4617
O.P.R.M.C.T.

0' 15' 30' 60' 90'

SCALE = 1" : 30'

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 PEDESTAL
- WATER METER
- WATER VALVE
- 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

LINE TABLE

LINE NO.	LENGTH	BEARING
L1	82.62'	N14°24'49"W
L2	142.97'	N75°49'19"E
L3	28.34'	S59°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	141.49'	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

CURVE TABLE

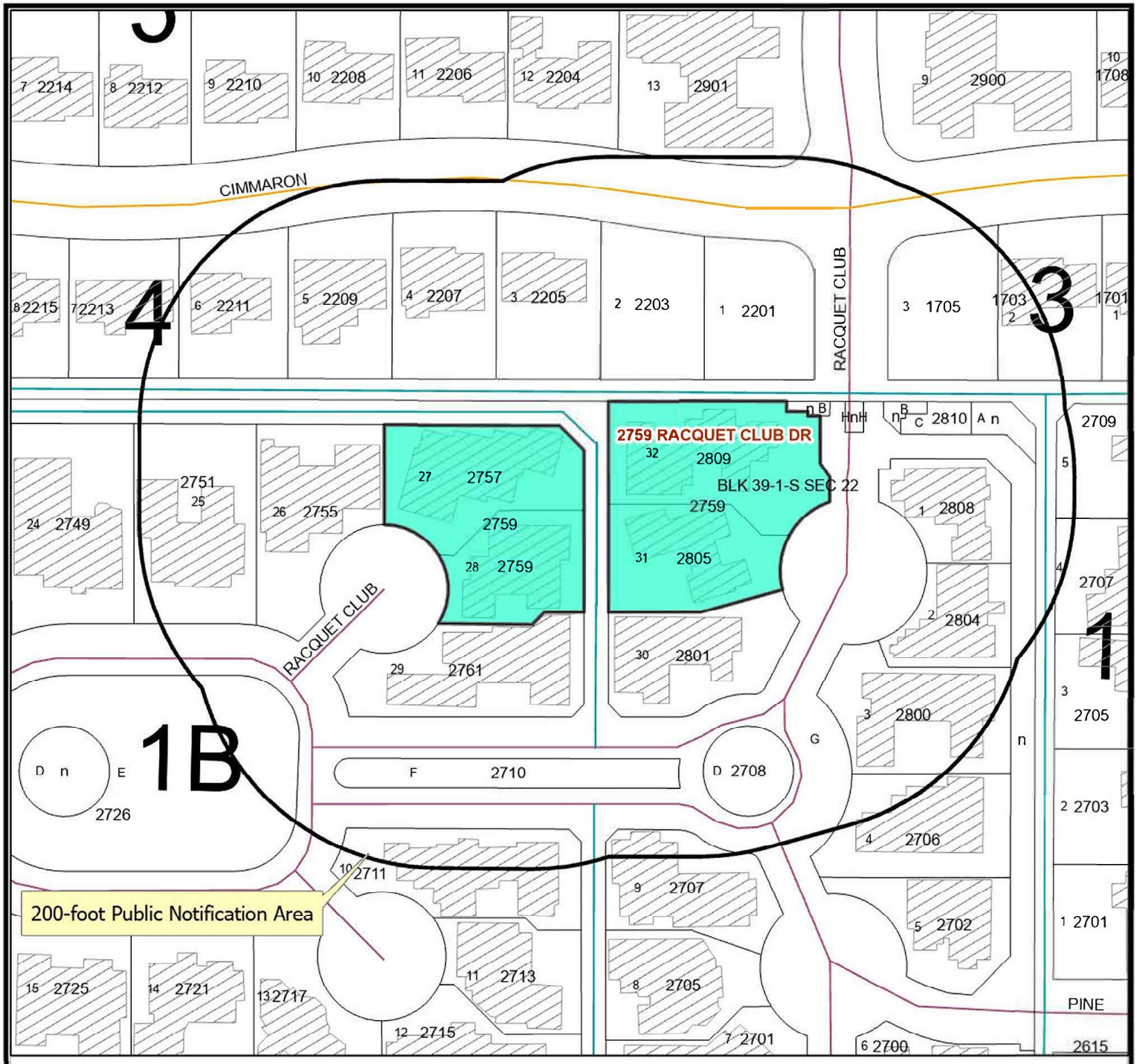
CURVE NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	111.74'	111.74'	121°56'38"	N43°14'45"W	91.81'
C2	89.88'	89.88'	085°49'31"	S13°26'55"W	81.71'

SEER LAND SURVEYING
TX FIRM #10194914
www.seer-grp.com
PO BOX 50193
MIDLAND, TX 79710
info@seer-grp.com
432.226.7337

PROJ: 2025_120

PDHD SITE PLAN

PROPOSED RACQUET CLUB SOUTH, SECTION 6



Location Map

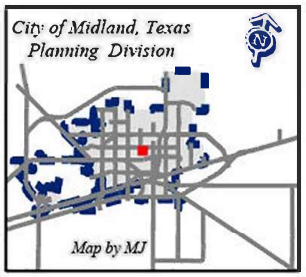
Z-26-0482 **Scale: 1" = 117'**

Consider a request by SEER Land Surveying, on behalf of Drew & Michelle Harris, Robert & Sharon Floyd, Carroll & Barbara Grafa and Robert Davenport, for a Zone Change from PD, Planned Development District for a Housing Development to an amended PD, Planned Development District for a Housing District on Lots 27, 28, 31, and 32, Block 1B, Racquet Club South, Section 3, City and County of Midland, Texas.

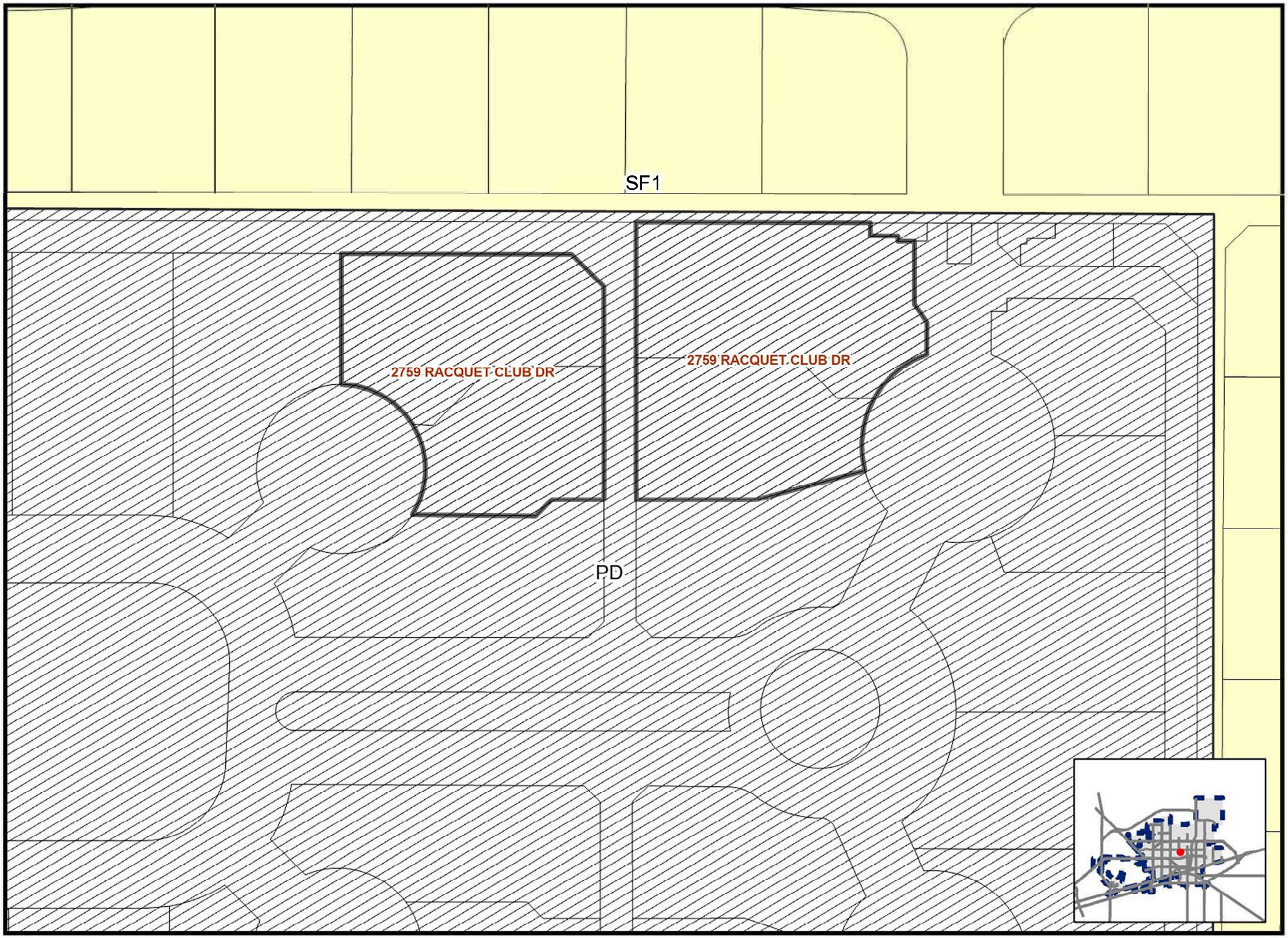
Generally located on the north side of Racquet Club Drive, approximately 350 feet west of North L Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Created: 4/16/2026

Z-26-0482

Scale: 1" = 75'

ZONING MAP

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3
RACQUET CLUB
32
31
28
30
29
QUET CLUB





Planning and Zoning Commission Meeting

Item Number: 9.
Meeting Date: May 18, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: **Hold a public hearing and consider a request for a Final Plat of Pavilion Park Addition, Section 16, being a replat of the unrecorded plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.)**

Purpose:
Current Zoning:

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

WA Civil, LLC is requesting to replat the unrecorded plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and plat a 10-acre tract of land out of Section 1, Block X H.P. Hillard Survey, City and County Midland County, Texas into 149 lots for future residential development. The final plat of Section 15 was approved by the Planning & Zoning Commission on March 16, 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: ()

No Comments

Transportation: (Denied)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Estimated fee due at Final Plat submittal = 10 new intersections created at $650/intersection = $6500. Fee shall be adjusted based on number of intersections if Final Plat is phased. [Reference City Code Section 11-2-5(C)3(t).]

Fire: (Approved)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

All wells identified, 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)

Check coordinates. Common Area letter A and B have been used in previous sections of this subdivision, please continue Common Area lettering based on next available letter.

(Confirm with Planning) Block and Lots are already in use. See previous markup for revised lot and block numbering. (similar)

Confirm call for portion along Fairgrounds, may need direction flipped. Please check boundary calls, boundary does not close. Coordinates needed for Block 10, Lot 1. Check calls for Block 10, Lot 1 as well. For Common Area C, should the well and management pond be separate Common Areas? (Confirm with Planning)

ADDRESSING: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

AT&T: (Approved)

No issues with AT&T

Planning: (Approved with Conditions)

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

Conditions:

A. **That the required public improvements be completed or a deferral approved before the plat be filed for recordation. [11-2-4(A)2(a)]**
B. **Approval of this Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

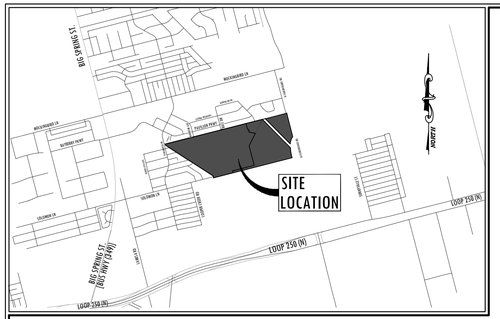
Attachments:
A. P-26-2542, Combined Docs
B. P&Z - - Pavillion Park

Angelina Bettanini, Development Services — Created/Initiated - 5/16/2026
Landon Ochoa, Development Services — Final Approval - 5/16/2026

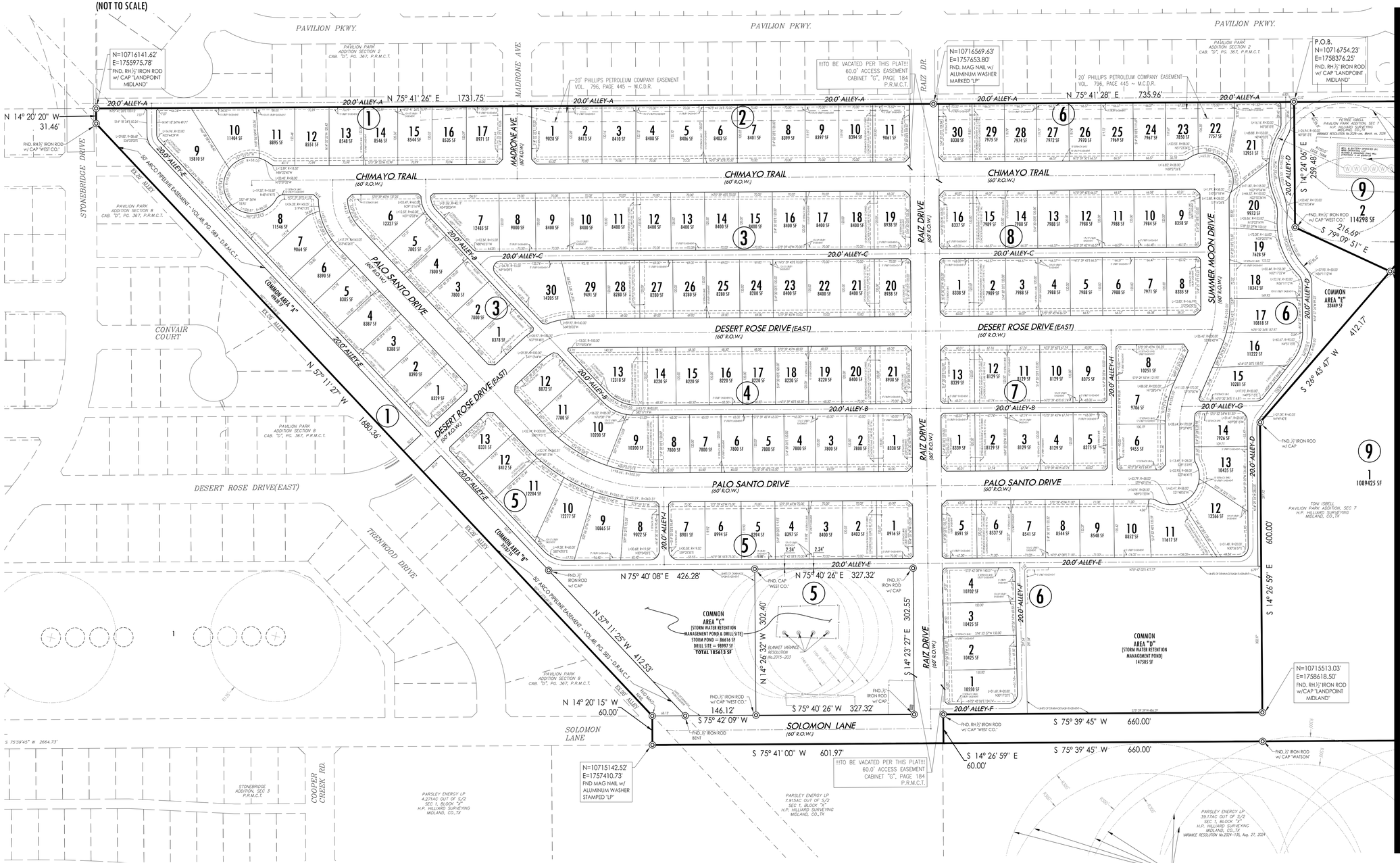
FINAL PLAT

PAVILION PARK ADDITION, SECTION 16

BEING A REPLAT OF THE UNRECORDED PLAT OF PAVILION PARK ADDITION, SECTION 15, BEING A REPLAT OF A 90.60-ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 2, PAVILION PARK ADDITION, SECTION 7, AND A 10.00-ACRE TRACT OF LAND OUT OF SECTION 1, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
(NOT TO SCALE)



LEGEND

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

NOTICE:

1. ALL FRONT YARD SETBACKS ARE 15.0', AS SHOWN PER THIS PLAT.
2. ALL SIDE YARD SETBACKS ARE 5.0' ON INTERIOR LOTS & 10.0' ON CORNER-EXTERIOR(STREET) LOTS, AS SHOWN IN ACCORDANCE WITH CITY OF MIDLAND SF2 ZONING DISTRICT REQUIREMENTS.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
5. ACCORDING TO FEMA FIRM PANEL(S) #48329C0087F DATED 9/16/2005, THE SITE IS LOCATED IN UNSHADED ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.
6. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
7. UNLESS OTHERWISE INDICATED, ALL EASEMENTS SHOWN HEREON ARE CREATED BY THIS PLAT.
8. ANY OCCUPIED RESIDENCE OR COMMERCIAL BUILDING WITHIN THE 500' RADIUS WOULD REQUIRE A VARIANCE FROM CITY COUNCIL FOR A BUILDING PERMIT.
9. NO OCCUPIED RESIDENCE OR COMMERCIAL BUILDINGS ARE ALLOWED WITHIN THE 135' WELL OR 150' TANK RADIUS.
10. NO STRUCTURE SHALL BE BUILT OVER PLUGGED AND ABANDONED WELL

NORTH

0' 100' 200' 300'

SCALE 1" = 100'

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE: _____ PAGE _____

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

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

MAY 2026

MATCH LINE PG. 2

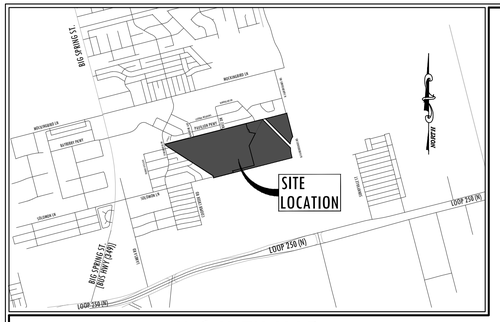
PAVILION PARK ADDITION, SECTION 16
PG. 1 of 2

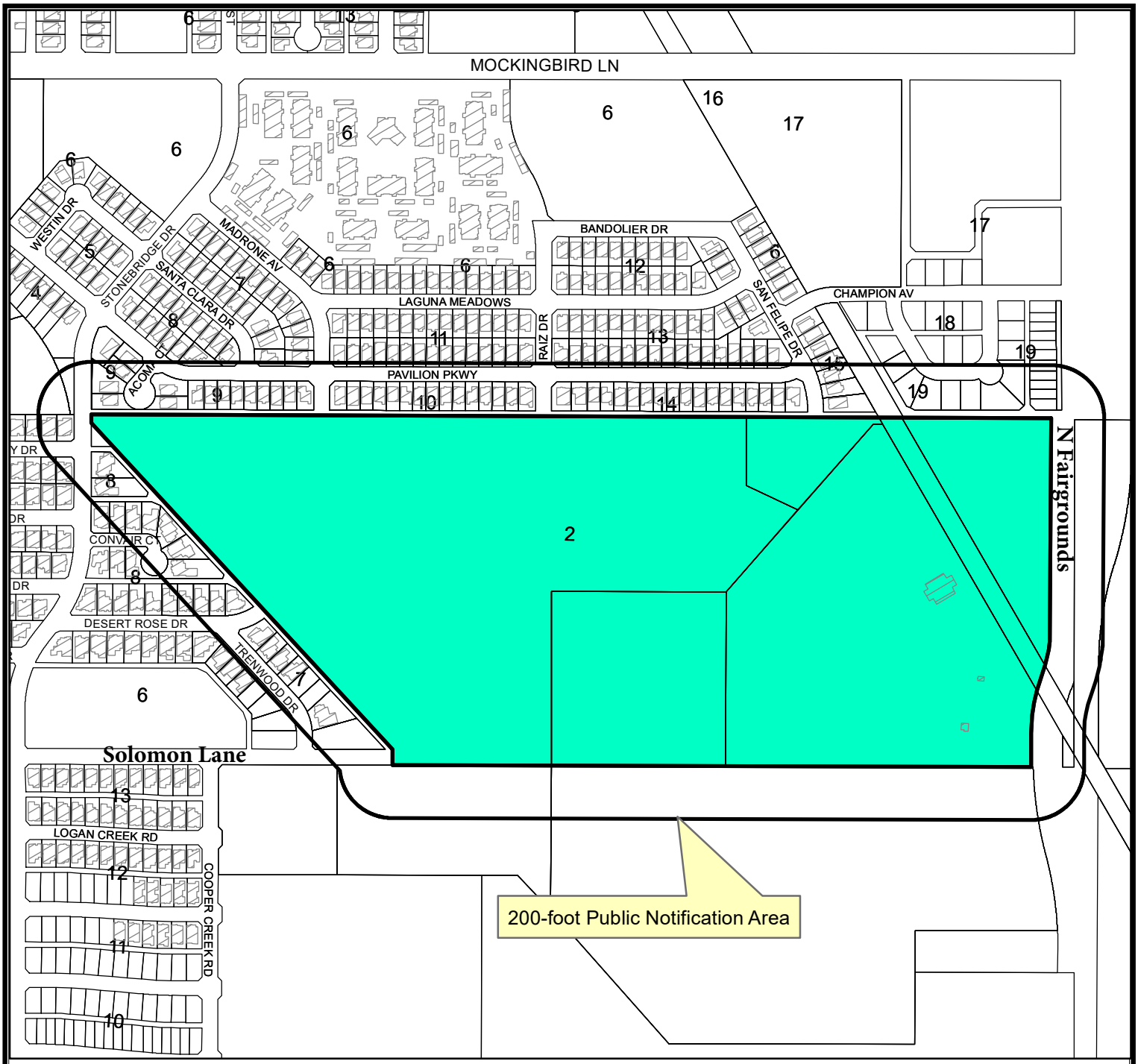
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FINAL PLAT

PAVILION PARK ADDITION, SECTION 16

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SITE LOCATION
LOOP 250 (N)
LOOP 250 (N)
BIG SPRING ST
BIG SPRING ST (HWY 87)
AIRWAY
MIDKIFF RD
WESTHEIMER LN
DIVISION PKWY
DIVISION LN
DIVISION LN
ELDRIDGE PKWY
ELDRIDGE PKWY
CHAMPIONS DR
CHAMPIONS DR
CHAMPIONS DR



LOCATION MAP

SUB-26-0972

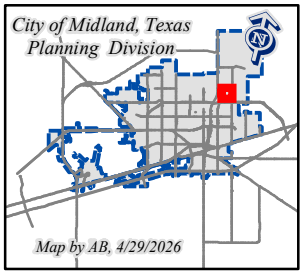
Scale: 1" = 542'

Proposed plat of Pavilion Park Addition, Section 16, being a replat of the unrecorded plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas

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

LEGEND

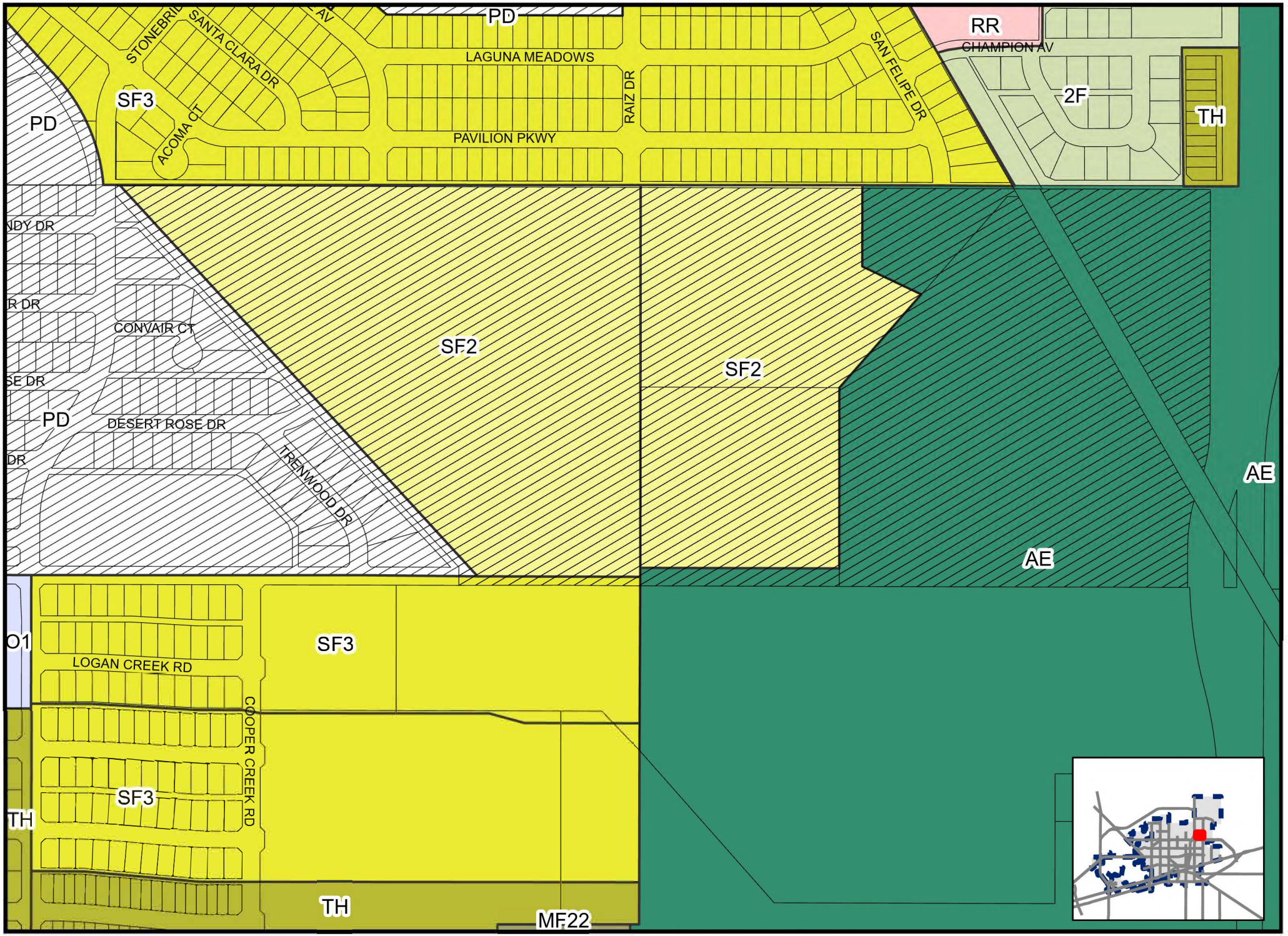
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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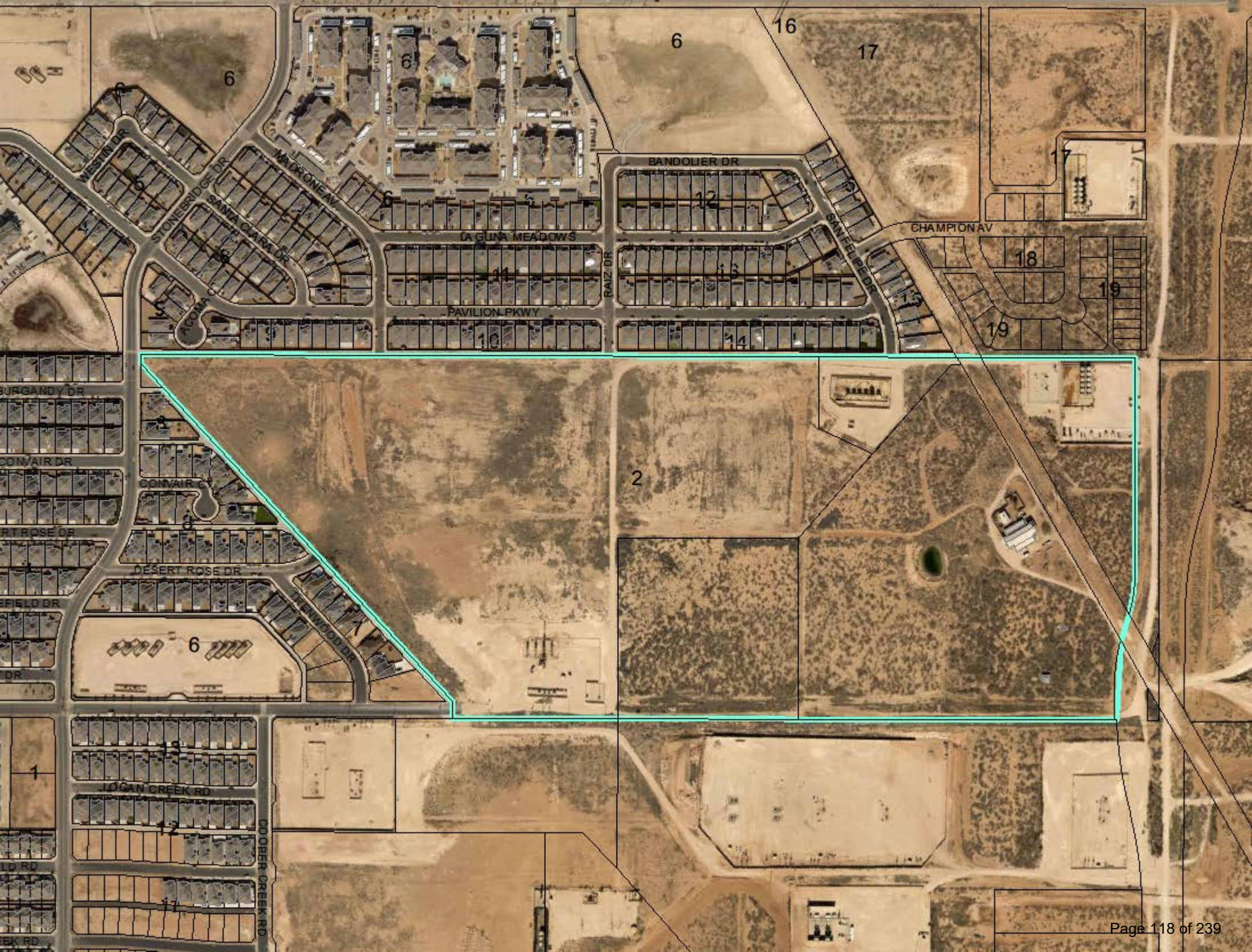
Created: 3/6/2026

P-26-2542

Scale: 1" = 398 '

ZONING MAP

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



ITEM

FINAL PLAT

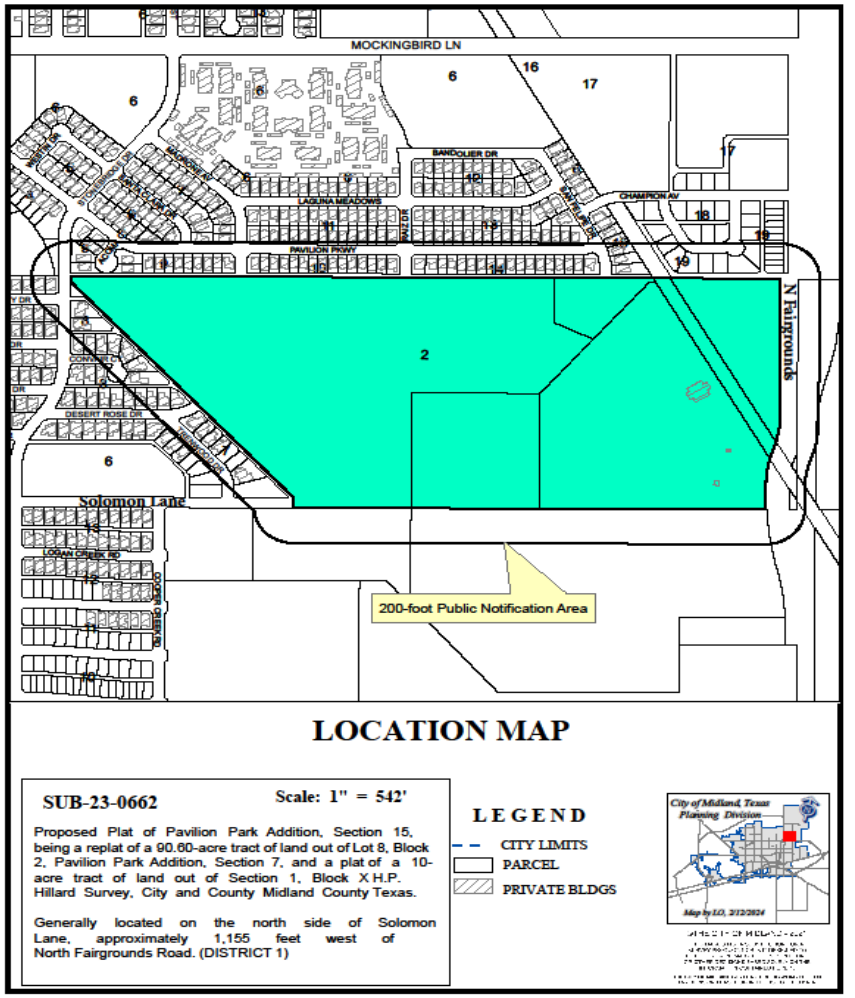
PAVILLION PARK ADDITION, SECTION 16

Visit Our Website

MIDLANDTEXAS.GOV

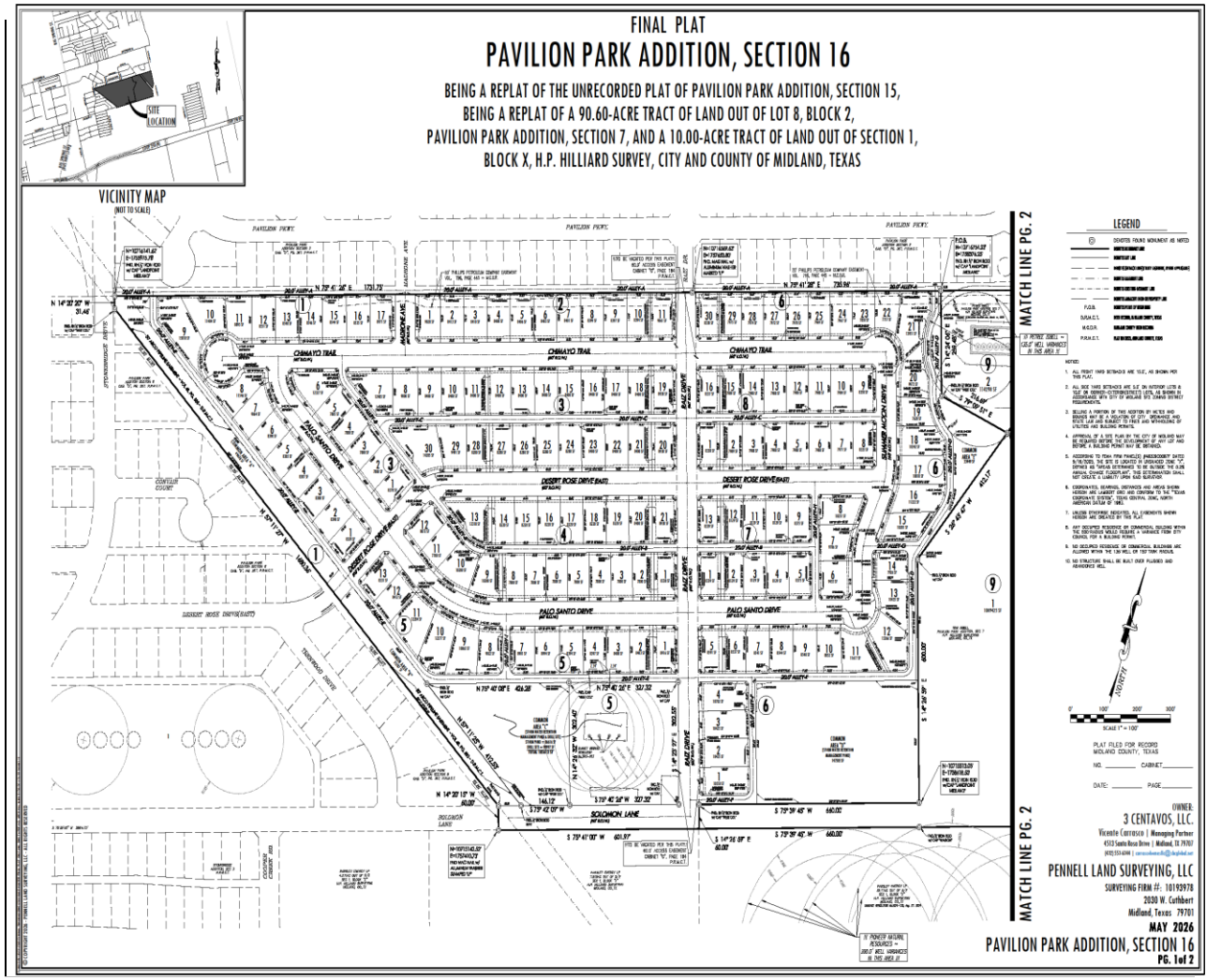
APPLICATION SUMMARY

- **Property Owner:** 3 Centavos, LLC and Petree Isbell, Inc
- **Representative:** Larry Walker with WA Civil, LLC
- **Location:** Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road. (Council District 1)
- **Reason for Request:** Platting for future residential development



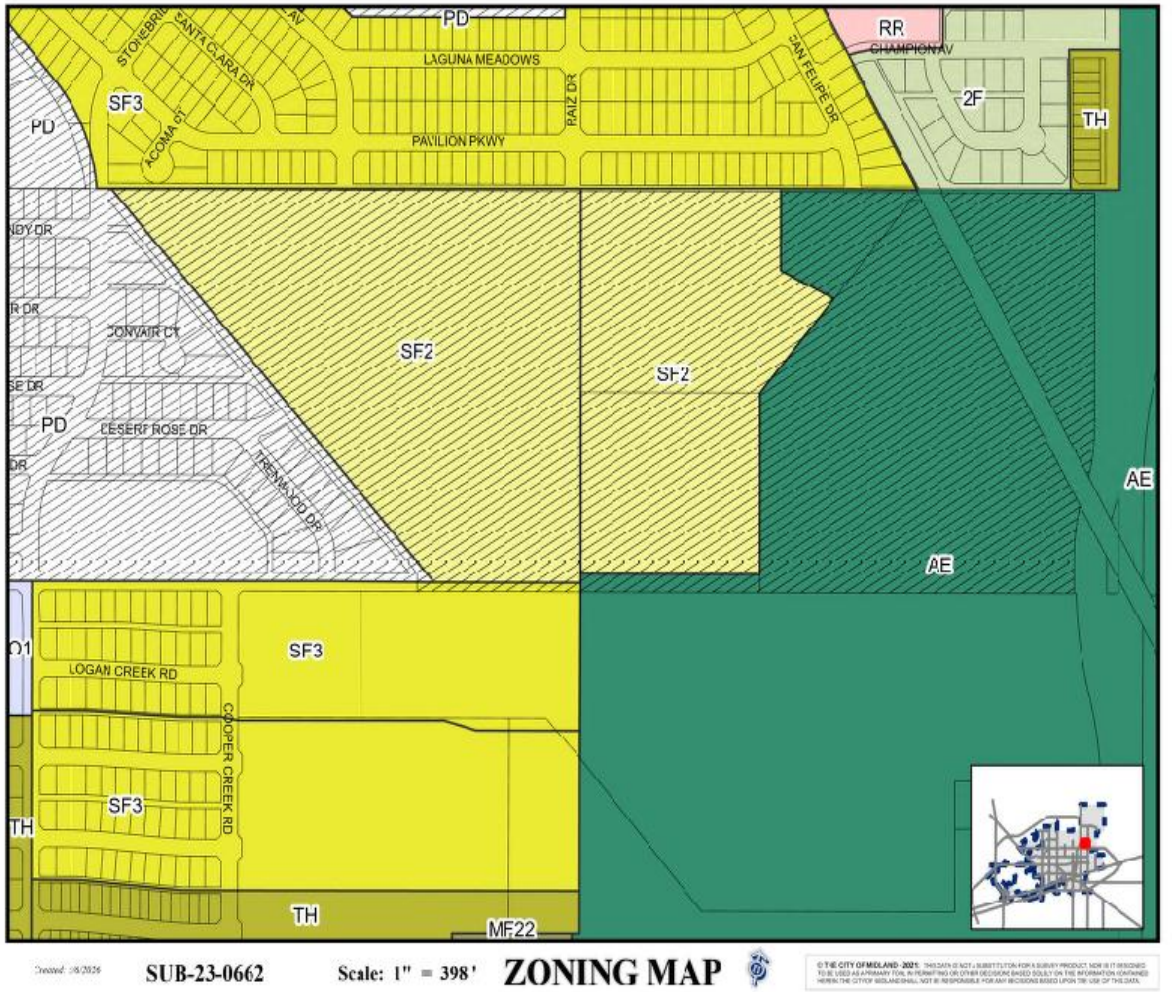
PLAT DETAILS

- **Acreage:** 100.60 acres
- **Number of Existing Lots:** 149
- **Number Proposed Lots:** 149



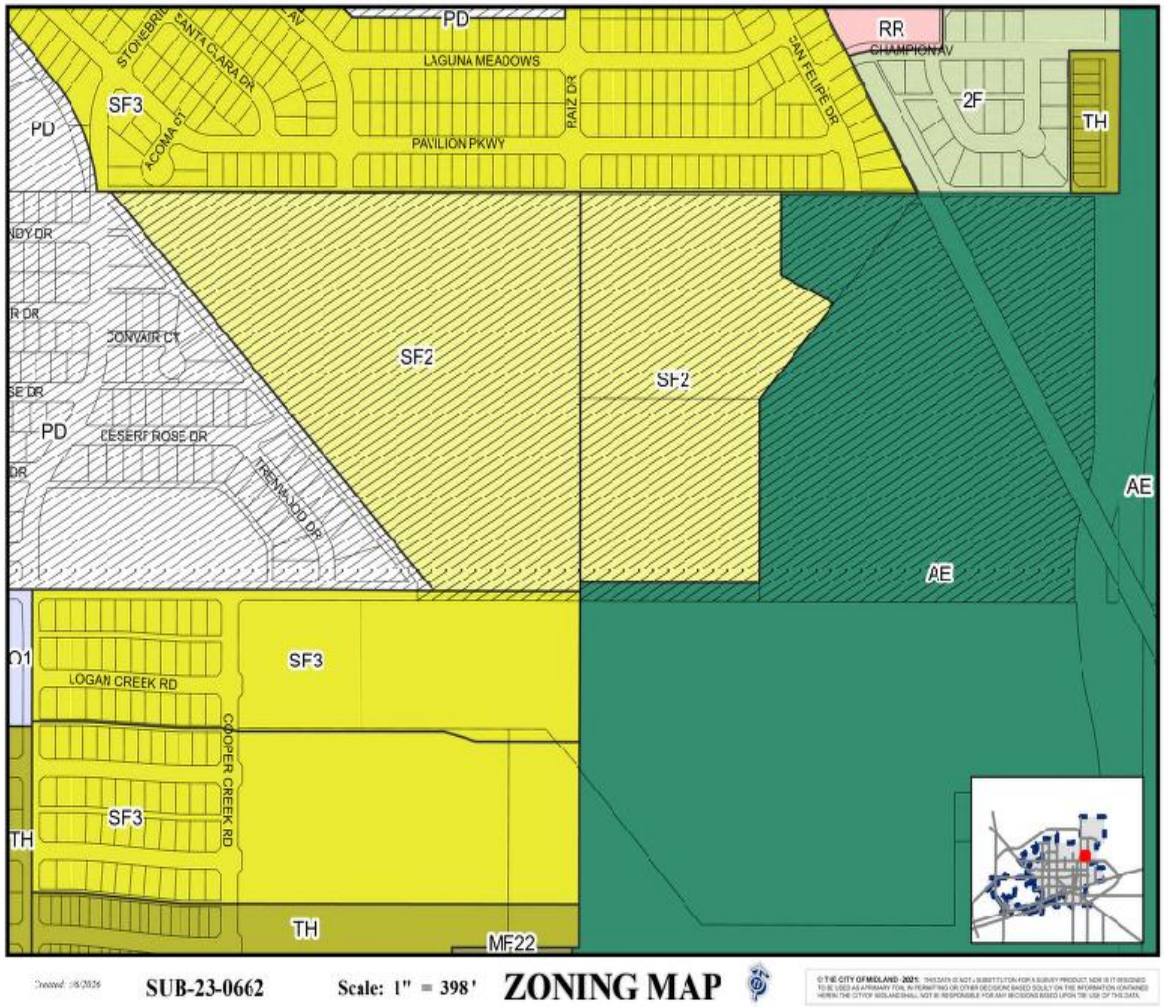
ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District & AE, Agriculture Estate District
- **Surrounding Zoning:**
  - **North:** SF-3, Single-Family Dwelling District, 2F, Two-Family Dwelling District, and TH, Townhouse District
  - **South:** SF-3, Single-Family Dwelling District and AE, Agricultural Estate District



ZONING

- **East:** AE, Agricultural Estate District
- **West:** PD, Planned Development District for a Housing Development



LAND USE

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





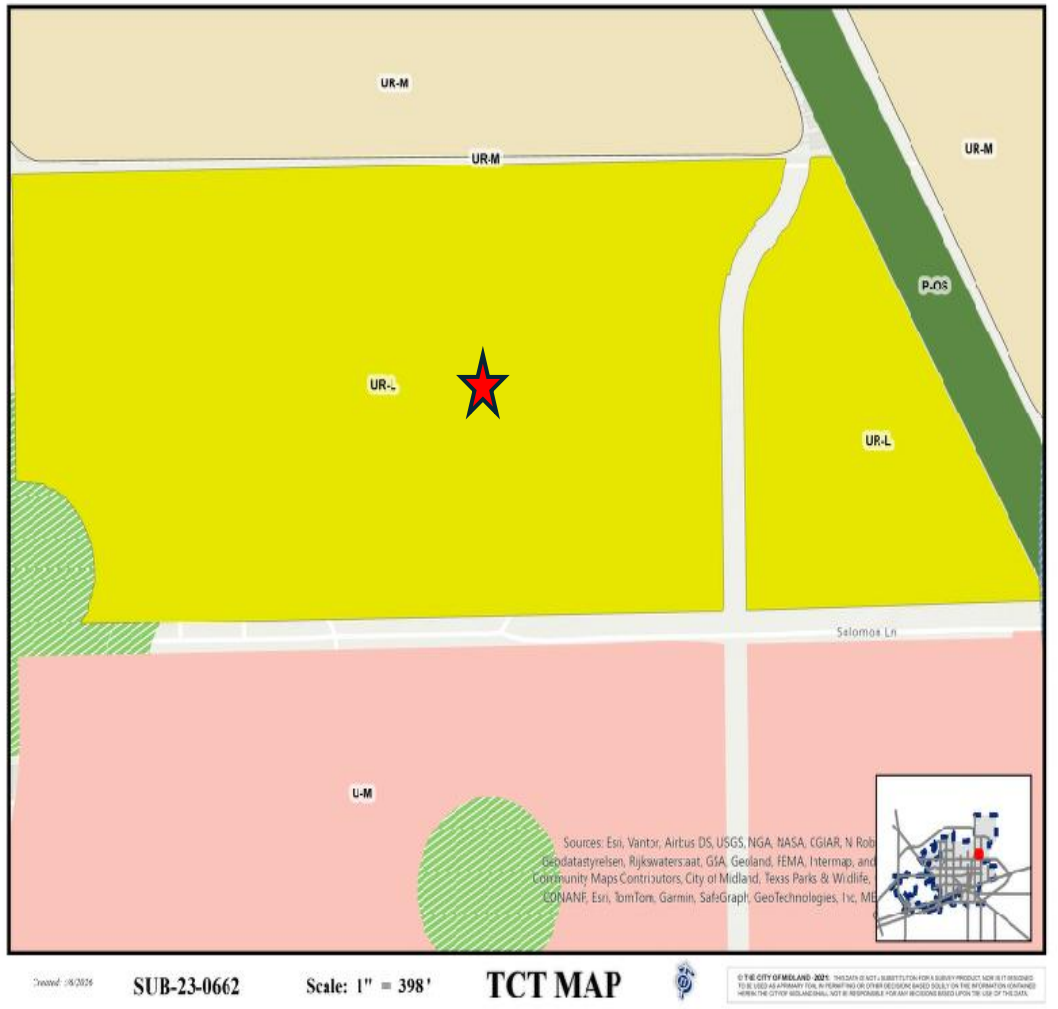
On North Fairgrounds Road, Looking West

7

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



MIDLAND Be the Energy!

RELATED ITEMS

- A zone change for this property was approved by City Council on April 23, 2024.



9

STAFF'S RECOMMENDATION

- No objections were received.
- The Planning & Zoning Commission approved the final plat of Section 15 on March 16, 2026.
- Staff recommends approval of this request, subject to Condition A:
  A. Approval of this Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [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: 10.
Meeting Date: May 18, 2026
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.)

Purpose:

The Vineyard Reserve, LLC, is proposing to plat a 309.21-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas on the northeast corner of the intersection of Mockingbird Lane and Avalon Drive into five hundred and forty-seven (547) lots.

Current Zoning:

SF-1, Single-Family Dwelling District, SF-2, Single-Family Dwelling District, and ETJ, Extraterritorial Jurisdiction

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved with Conditions)

ROW: Dedicate 60' ROW for Mockingbird (future roadway corridor). Other interior ROW okay per discussions with Engineer and Engineering Services Director.

PAVING: Construct all roadways and alleys to City standards for entire platted frontage.

WATER: None existing. Construct to City standards along entire platted frontage, serving all lots

with looped system (no dead end water lines in cul-de-sacs). Water pressure and volume studies are required for all developments over 5 acres, serving 20 residences or more or multi-family sites, per Policy Statement.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal.

PRO RATA: None.

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. Sewer capacity studies are required for all developments over 5 acres, serving 20 residences or more or multi-family sites, per Policy Statement.

DRAINAGE: Drainage study required. FEMA Firm data to be on plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalks required on collector/arterial roadways, along common areas and ADA ramps required at corners before public infrastructure is accepted. Sidewalk for individual single family residential lots will be required at building permit.

DIMENSION: * * *

OTHER:

1. Previous comments requested that Section 18 roadway alignment be revised for oil field traffic to not cross Red Caboose to get to Well #313. This re-alignment is not shown in this submittal.

2. All public infrastructure improvements and plat to comply with City of Midland – Engineering Services, Fire Department & Utilities Policy Statement – City Standards & Development Requirements. (Found on-line at: http://www.midlandtexas.gov/DocumentCenter/View/2625).

3. New City standard details can be found on-line at: http://www.midlandtexas.gov/DocumentCenter/View/4278/City-of-Midland-Standard-Details.

Transportation: (Approved with Conditions)

APPROVED AS NOTED -- Well #1305 (Avalon at Fall Creek) access should use existing path direct to Avalon and not connect via the residentially-loaded collector street. Remove well access shown to Fall Creek.

Per Management direction, Traffic Ops will have no further comments about the substandard ROW and roadway widths.

Street lighting is required along public street frontages.

Depending on the nature and scale of the proposed development, a Traffic Impact Analysis

MAY be required prior to approval of construction drawings.

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.

Utilities:

The water model has to be tied into the City of Midland's water model to see the effect of the system as a whole. The model is on the FTP site under water model. For now what they have done for the sewer is adequate.

Once the land is annexed there is water and sewer in the vicinity of the addition. It is up to the developer/engineer to determine if there is adequate capacity for the development.

Fire: (Approved)

No comments.

Surveyor: (Approved)

Show state plane coordinates of two plat corners.

Show bearings and distances of plat boundary.

Colorado River Municipal Water District

No comments.

Code Administration: (Approved)

Variances granted previously for proximity to oil wells.

Oil and Gas: (Approved)

Variances previously approved on August 28, 2012 allowing up to the minimum of 135 ft. for all permitted wells located in Section 1, 12, 13 of blk 40.

GIS:

The northing and easting values were switched. Instead of N: 1724408.6175 and E: 10714793.8371 it should be N: 10714793.8371 E: 1724408.6175. Both sets of northing and easting need to be corrected**.**

Planning:

Per City of Midland Ordinance Section 11-2-3, Platting Procedures, this plat requires City Council approval.

11. Approval by the Council.

(a) Approval by the Council shall be required prior to consideration of a final plat

by the commission for any preliminary plat which:

> *(6) Is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor*;

Add the recording information for The Vineyard Addition, Section 7 on the face of plat.

Street name Horseshoe already exists within the City of Midland database.

If there is a Declaration of Restrictive Covenants, it must be approved by the Planning and Zoning Commission prior to final plat approval.

Per the Texas Administrative Code lots located in the ETJ, Extraterritorial Jurisdiction are required to be a minimum of one (1) acre due the necessity of a septic system and/or not being served by public water system.

Add Utility Companies' Certificate and signature blocks.

Add Owner's Certificate.

Add certificate of approval.

Add the legal description to the face of the plat.

Add Surveyor's Certificate.

Add recording information fill in.

All departments' comments must be addressed as a condition of final plat approval.

Staff recommends approval of this request, subject to the following conditions.

Conditions:

A. That the drainage study is approved as addressed above.

B. That the technical items listed above are addressed.

C. That an annexation application has been approved or being processed by City Council.

D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

A. Vineyard Combined Documents
B. P&Z - Vineyard Addition, Section 13 West Preliminary Plat Reinstatement

Britton Murry, Development Services	Created/Initiated - 5/5/2026
Landon Ochoa, Development Services	Final Approval - 5/5/2026

Westwood

211 N Loop 1604 E, Suite 205
San Antonio, TX 78232
Main (210) 265-8300
westwoodps.com

April 23, 2026

Mr. Britt Murry
Senior Planner
City of Midland
300 N. Loraine
Midland, Texas 79702

Re: Preliminary Plat Reinstatement Request
The Vineyard Addition Section 13 West

Dear Mr. Murry:

The reinstatement of The Vineyard Addition Section 13 West Preliminary Plat is requested on behalf of the Vineyard Reserve, LLC. The Preliminary Plat of the Vineyard Addition Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P Railroad Company Survey, Midland County, Texas (generally located on the northeast corner of the intersection of Mockingbird Land and Avalon Drive) was approved by City Council on January 8, 2019 & reinstated on November 6, 2023 and was then reinstated again on December 1, 2025.

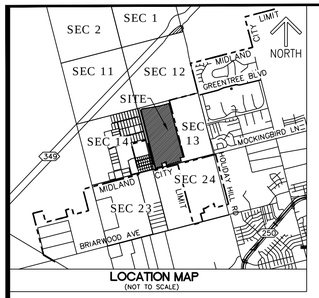
A copy of the approved Preliminary Plat has been provided as an attachment to this request. Please advise if any additional information is needed for reinstatement of The Vineyard Addition Section 13 West Preliminary Plat.

Sincerely,

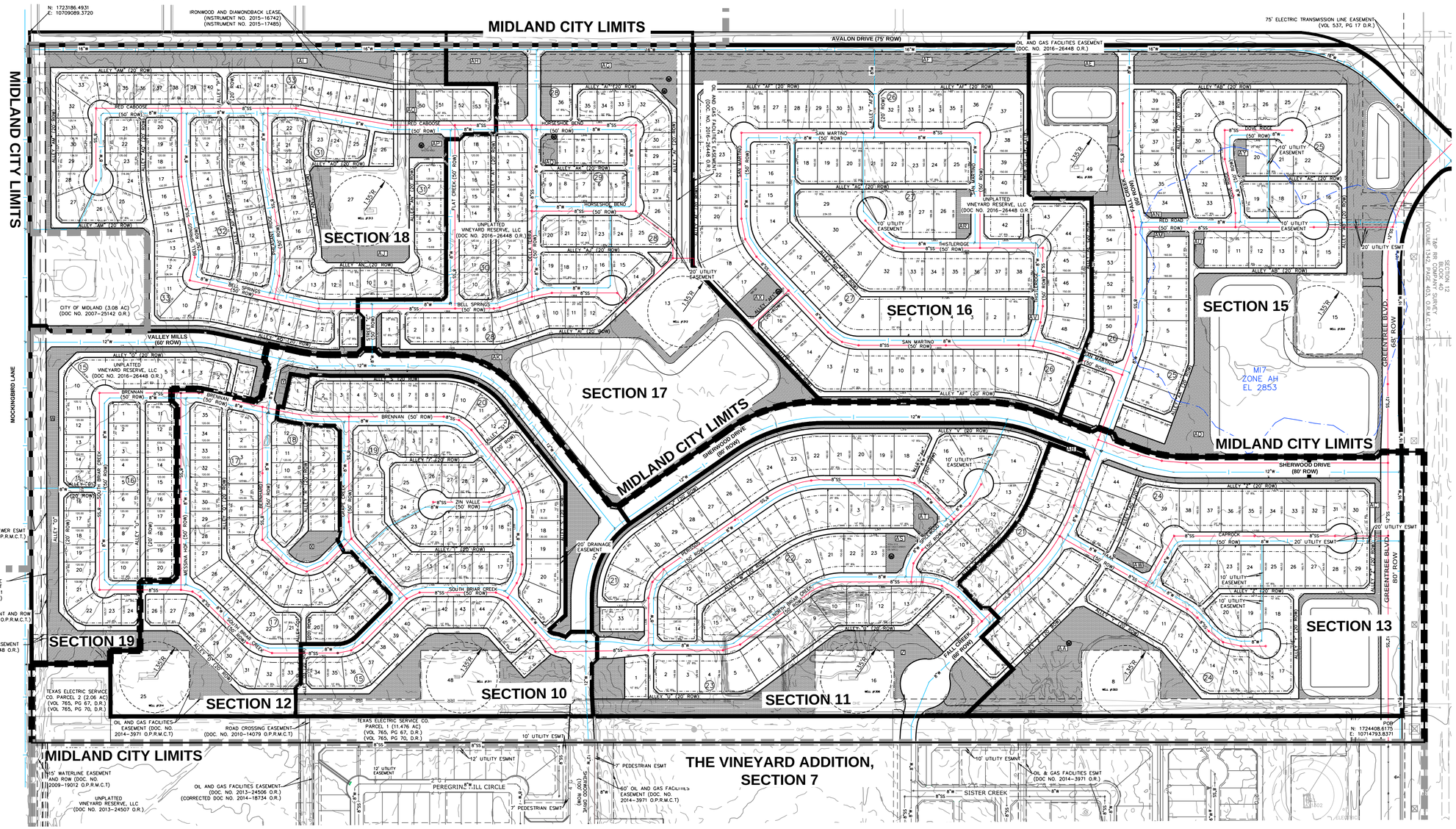
Westwood Professional Services, Inc

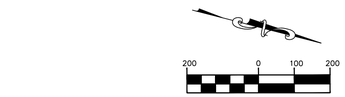
Mary Jane Phillips, P.E.
Director, Land Development

THE VINEYARD ADDITION
SECTION 13 WEST PRELIMINARY PLAT



LOCATION MAP
(NOT TO SCALE)





LEGEND

- FLOODPLAIN
- OPEN SPACE
- MIDLAND CITY LIMITS
- PROPOSED MIDLAND CITY LIMITS
- SECTION BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- 8" W — EXISTING WATER LINE
- 8" SS — EXISTING SEWER LINE
- E — EXISTING ELECTRIC LINE
- P — EXISTING PIPE LINE
- 2"G — EXISTING GAS LINE
- IRR — EXISTING IRRIGATION LINE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- 8" SS — PROPOSED SEWER LINE
- 8" W — PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- (10) — BLOCK NUMBER
- 7 — LOT NUMBER
- D — COMMON AREAS
- W — OIL/GAS WELL
- W — WATER WELL

LAND USE

SECTION	LOT SIZE	# OF LOTS	ACREAGE	LAND USE
10	65'X120'	64	25.62	SINGLE FAMILY
11	80'X150'	64	36.11	SINGLE FAMILY
12	65'X120'	56	23.89	SINGLE FAMILY
13	80'X150'	51	38.59	SINGLE FAMILY
15	80'X150'	48	48.07	SINGLE FAMILY
16	80'X150'	84	42.48	SINGLE FAMILY
17	65'X120'	63	37.17	SINGLE FAMILY
18	65'X120'	97	42.24	SINGLE FAMILY
19	65'X120'	44	16.69	SINGLE FAMILY

SINGLE-FAMILY TOTALS

LOT SIZE	TOTAL LOT COUNT
65'X120'	324
80'X150'	247

COMMON AREAS

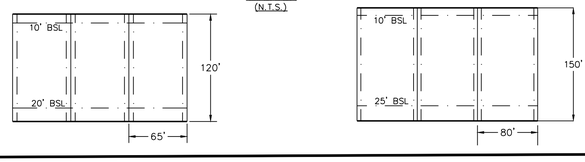
PARCEL	AREA (AC.)	AREA (SF.)	PARCEL	AREA (AC.)	AREA (SF.)
W	5.394	234969	AK	2.936	127913
X	0.342	14884	AM	0.068	2982
Y	1.498	65255	AN	0.071	3075
Z	3.219	140221	AO	0.069	3000
AA	3.788	165026	AP	0.236	10289
AB	1.181	51460	AQ	0.169	7358
AC	1.117	48641	AR	0.242	10557
AD	7.611	331556	AS	0.294	12820
AE	1.538	67012	AT	0.221	9633
AF	3.613	157365	AU	0.116	5041
AG	1.657	72174	AV	0.047	2035
AH	1.390	60550	AW	0.132	5766
AI	3.329	144995	AX	0.317	13807
AJ	1.221	53165	AY	0.317	13807

BEARINGS/DISTANCES/COORDINATES TO THE TEXAS STATE PLAN COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983

APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THOSE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED

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

TYP. LOT DIMENSIONS (N.T.S.)



OWNER:
VINEYARD RESERVE, LLC
6101 HOLIDAY HILL ROAD
MIDLAND, TEXAS 79707
TEL: (432) 687-1777

CONTACT:
KERRY J. KOEHLER, P.E.
COURSEN-KOEHLER ENGINEERING & ASSOCIATES
A DIVISION OF WESTWOOD
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TX 78259
TEL: (210) 265-8300

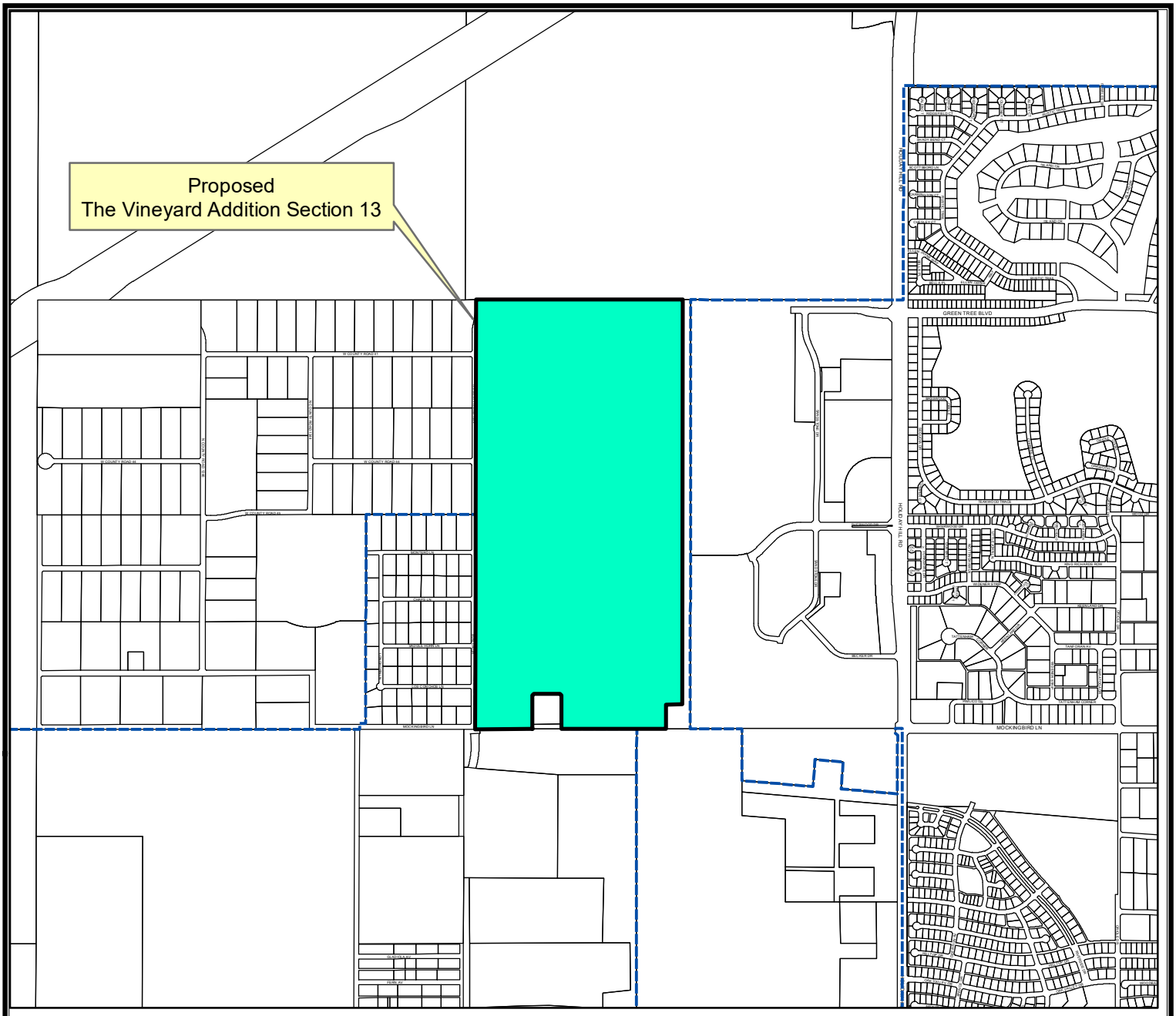
THE VINEYARD ADDITION
SECTION 13 WEST

COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
a division of Westwood

1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259
Tel: 210.265.8300 • Fax: 210.855.5530
TBPE Firm No. F-11756 • TBPLS Firm No. 10194064
www.westwoodps.com

SUBMITTAL DATE: 7/25/18

N:\0013511.00\Civil\Civil Plans\dwg\Plotting\18-1025 Section 13 Preliminary Plat.dwg



LOCATION MAP

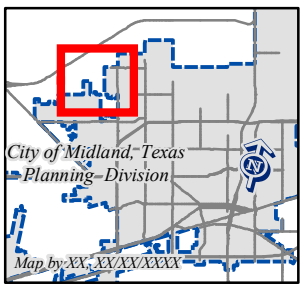
SUB-18-0107 **Scale: 1" = 12, 500'**

Consider a request for a proposed plat for The Vineyard Addition, Section 13 being a 309.24-acre tract of land out the W/2 of Section 13, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the northeast intersection of Mockingbird Lane and Avalon Drive. ETJ, Extraterritorial Jurisdiction

L E G E N D

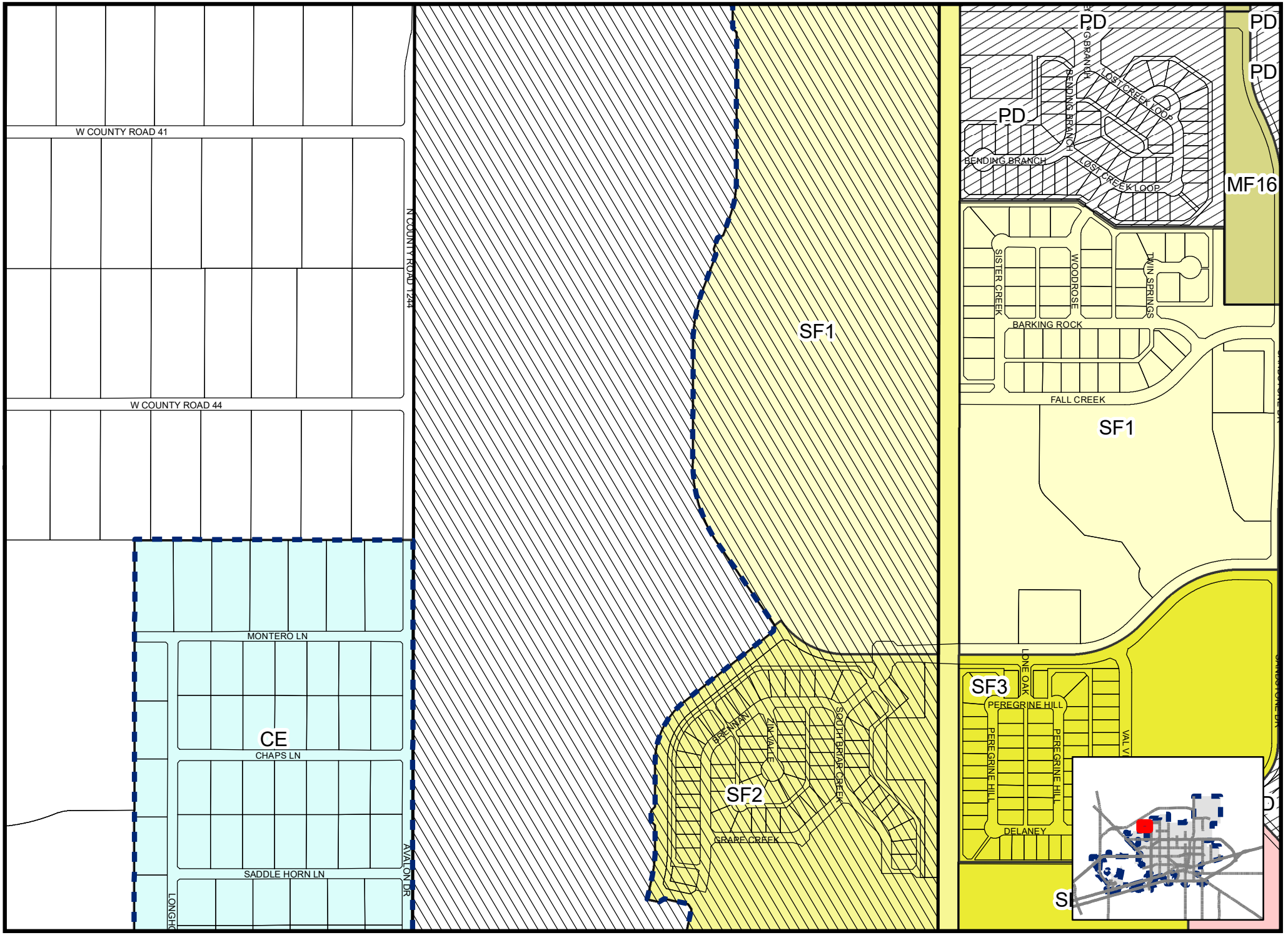
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2017

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

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



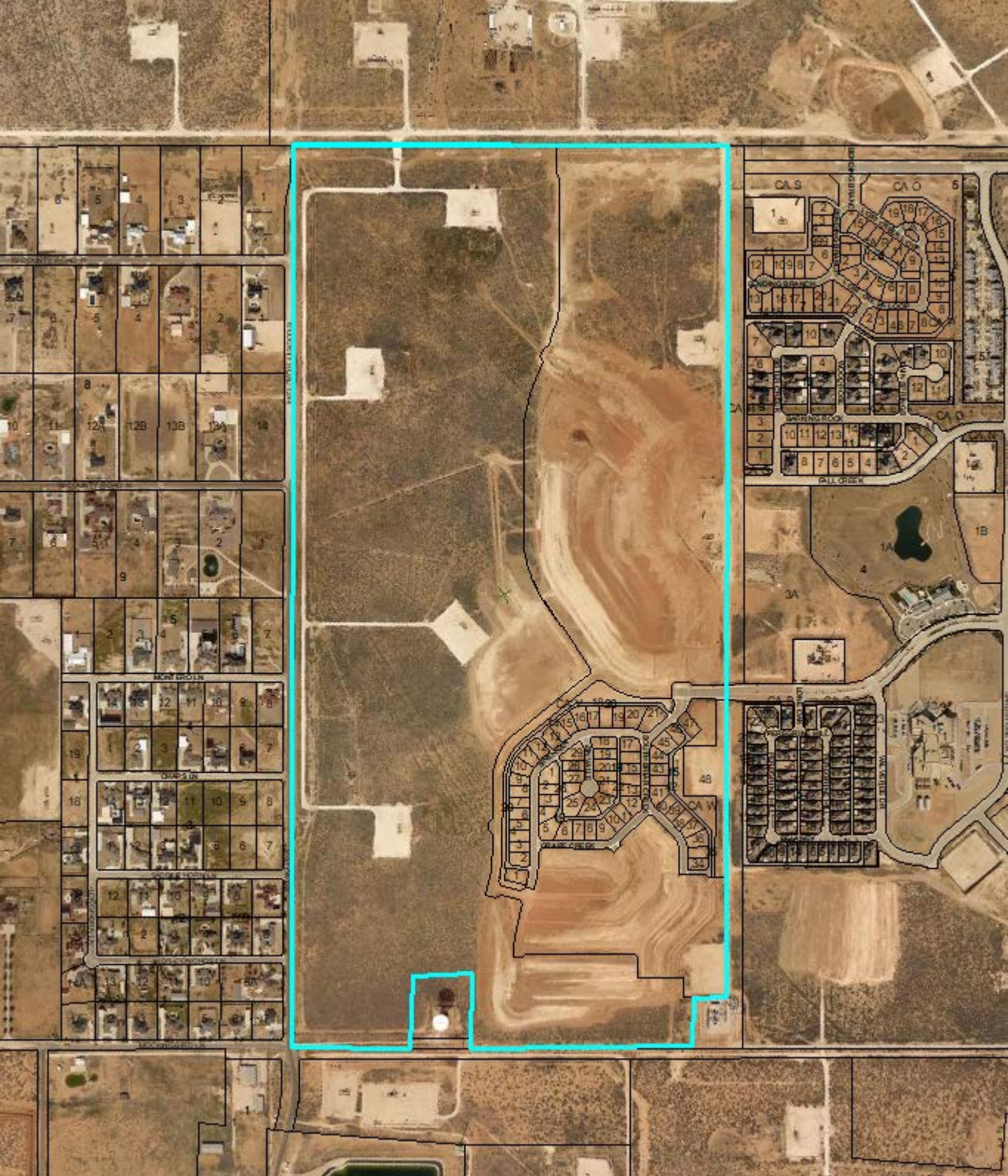
Map by BM, 11/19/2025

SUB-18-0107

Scale: 1" = 582'

ZONING MAP

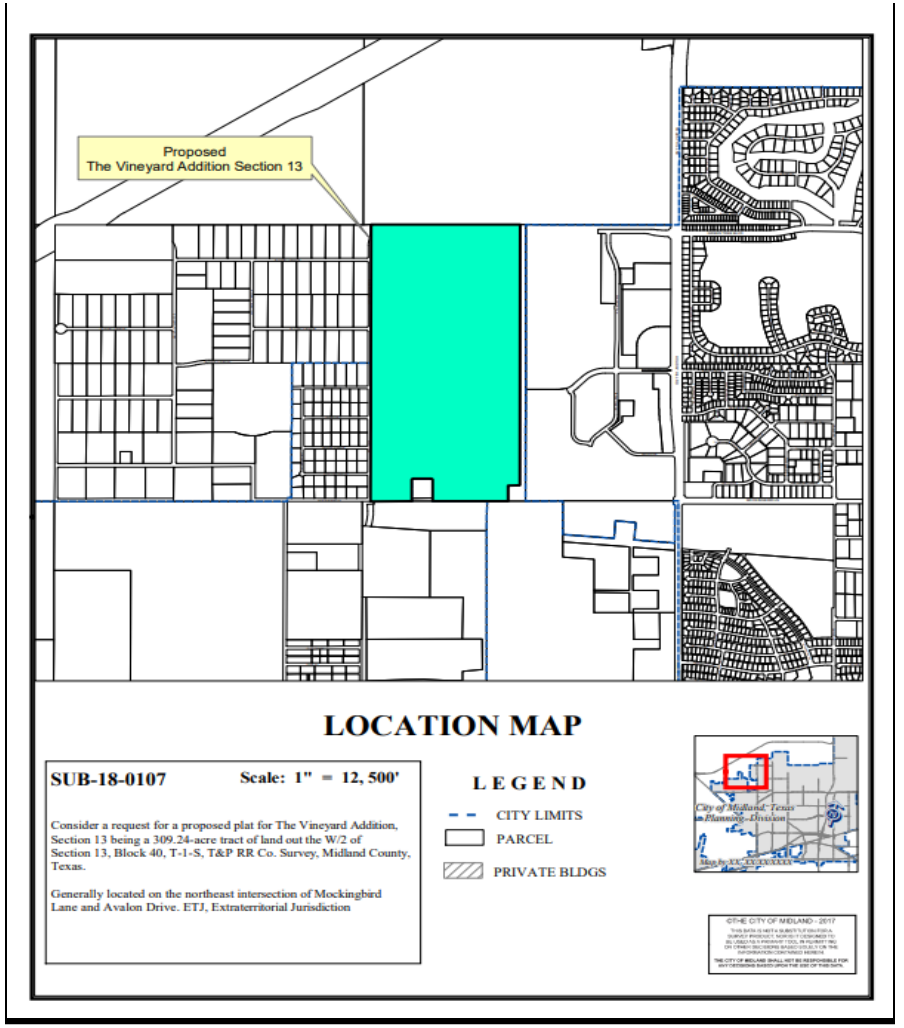
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MIDLAND
Be the Energy!
PRELIMINARY PLAT REINSTATEMENT
THE VINEYARD ADDITION, SECTION 13 WEST
Visit Our Website
MIDLANDTEXAS.GOV

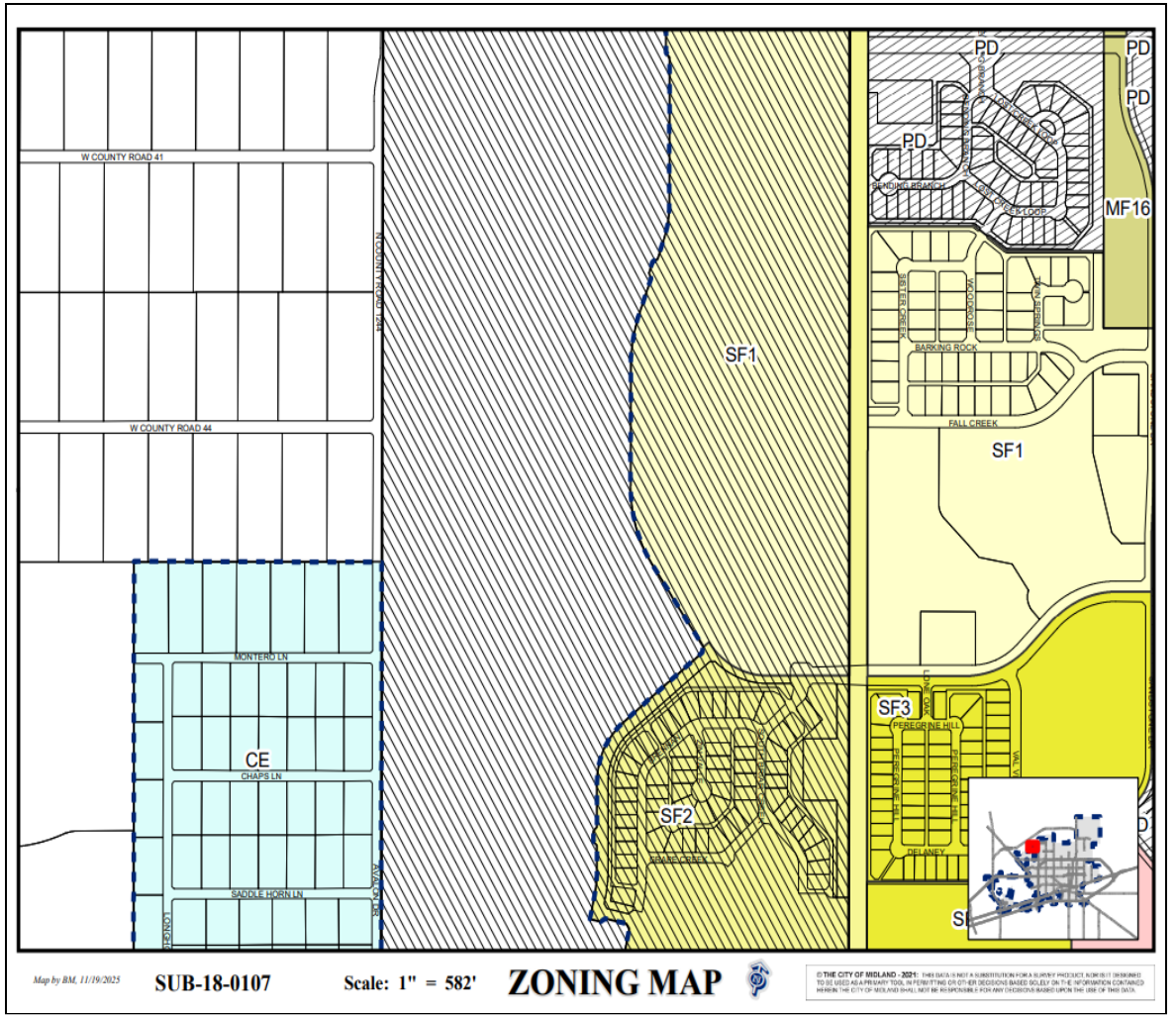
APPLICATION SUMMARY

- **Developer/Property Owner:** The Vineyard Reserve, LLC
- **Representative:** Westwood Professional Services
- **Location:** Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive. (Council District 4 and Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



ZONING

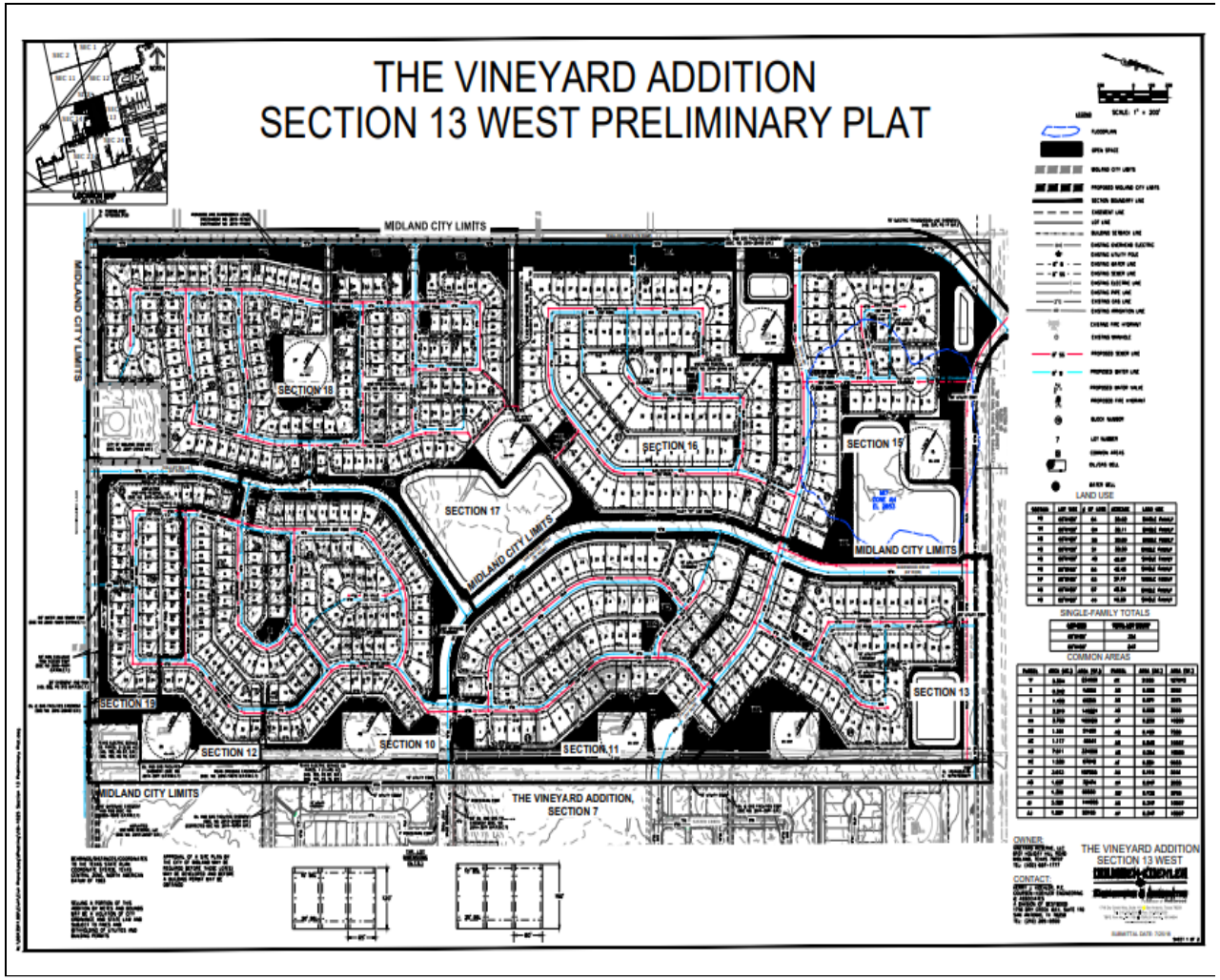
- **Current Zoning:** SF-1, Single-Family Dwelling District, SF-2, Single-Family Dwelling District, and ETJ
- **Surrounding Zoning:**
  - **North:** ETJ
  - **South:** RR, Regional Retail District and SF-3, Single-Family Dwelling District
  - **East:** SF-3, Single-Family Dwelling District and SF-1, Single-Family Dwelling District
  - **West:** CE, Country Estate District and ETJ



3

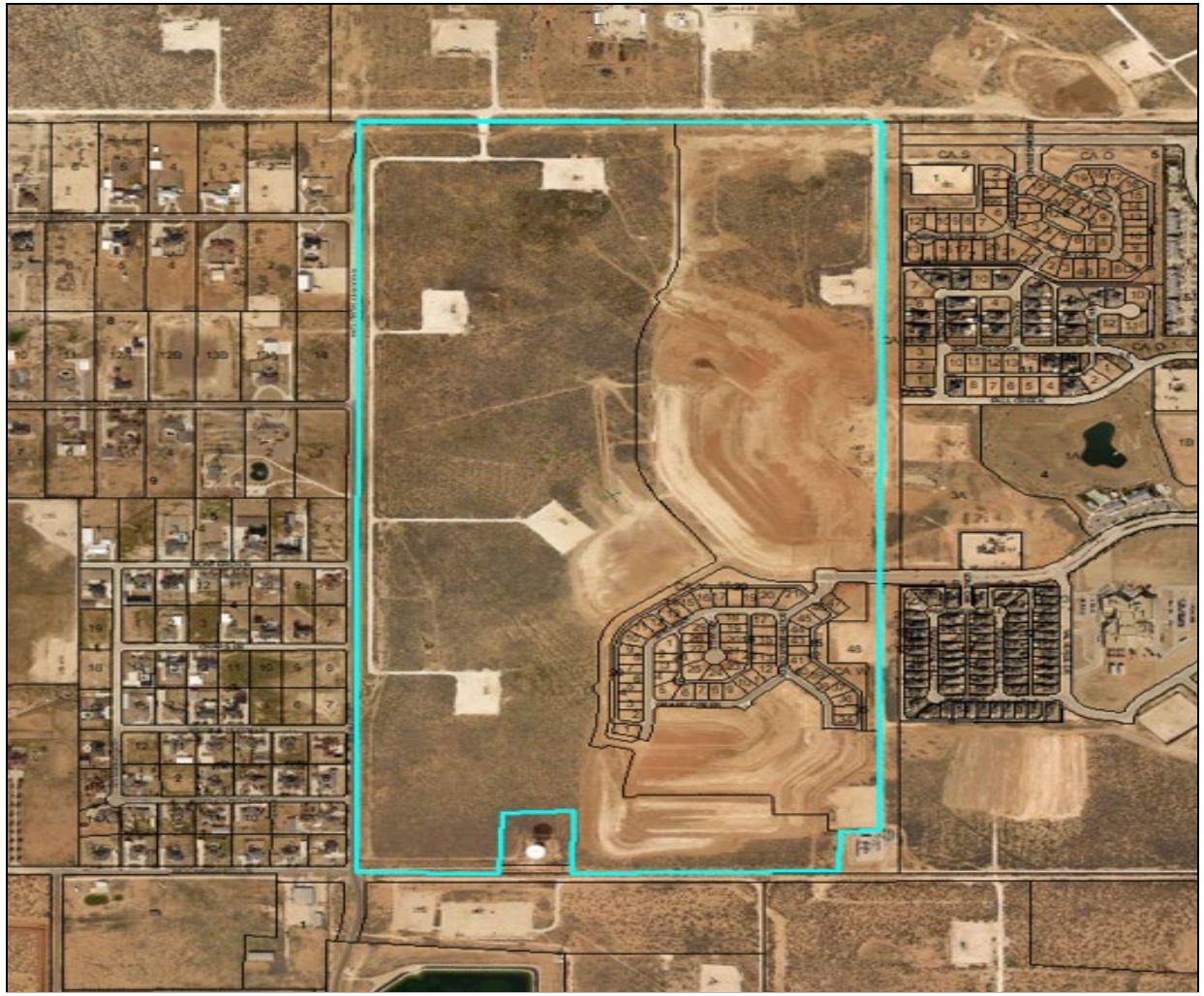
PLAT DETAILS

- **Acreage:** 309.24 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 547



LAND USE

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



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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.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on December 17, 2018.
- City Council approved the preliminary plat on January 8, 2019.
- Staff recommends approval of this request subject to the following conditions:



STAFF'S RECOMMENDATION

A. That the drainage study is approved as addressed above.
B. That the technical items listed above are addressed.
C. That an annexation application has been approved or being processed by City Council.
D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.



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 18, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 4, being a plat of a 24.53-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of West County Road 74 and North County Road 1280.)

Purpose:
Maverick Engineering, on behalf of Jake Rowe with Resource Enterprises Inc, are requesting to plat a 24.53-acre tract of land into eight lots to obtain addresses for a new industrial development.

Recommended Action:
Deny

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

Extraterritorial Jurisdiction

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

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: (Denied)

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

IMPACT FEES:There are no impact fees associated with this plat. Plat outside designated service areas. [For Applicant’s Information Only.] ROW: Refer to transportation's comments, if any. [For Applicant’s Information Only.]

PAVING: No frontage along Public ROW. [For Applicant’s Information Only.]

WATER: No frontage along Public ROW. [For Applicant’s Information Only.] GAC has been submitted and 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: No frontage along Public ROW. [For Applicant’s Information Only.]

DRAINAGE: Drainage report is required during preliminary stage of the platting process. Show the existing contours on the plat face of the preliminary plat. Provide a detailed report comparing pre vs post, including an evaluation of any off-site drainage that may currently flow through the property. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

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)

The Fire Department has reviewed the preliminary plat and has no objection at this time. This review is limited to preliminary plat considerations only and does not constitute full fire code approval. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903), which will be reviewed at the time of civil plan and building permit submittal.

OIL AND GAS: (Approved with Conditions)

Not in the City limits- no oil and gas jurisdiction. This area has non-permitted wells that has been identified with a 135’ radius. Add Developers Note: No occupied residence or commercial buildings are allowed within the 135’ well radius. Please provide evidence of communication between the developer and the Operator concerning proximity to wells, flowline/pipeline locations and set-backs for each. If the property contains ingress and egress relating to Oil & Gas property please include in the evidence of communication. Oil & Gas wells not identified or left off a plat could prevent receiving city permits for structures.

GIS: (Approved)

Lots need renumbering. See Crossroads Addition and Crossroads Addition, Sec 3 for existing lot numbers and continue sequential numbering. Does private access require County Road Name? Confirm with MECD. Plat is not in City, exclude from legal description.

Addressing Review: (Approved)

County Plat, Not City, To be addressed by MECD

Midland County: (Approved with Conditions)

Access easements should be 60’ and clearly marked as privately maintained.

Health Department: (Approved with Conditions)

Yes, the health department will review applications from the 8 proposed lots of Crossroads Addition, Section 4, PLAT OF A 24.5 ACRE TRACT OF SECTION 32, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lot 3 is 3.9 acre, lots 1,2,3,5,6,7 are 2 acre, lot 4 is 4 acre, lot 8 is 3 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Denied)

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

N County Road 1280 is labeled as N County Road 1279

Updated the Chairman to Joshua Sparks

Name W CR 74 [11-2-3(C)2(b)(3)]

Staff recommends denial of the preliminary plat of Crossroads Additions, Section 4, but should the preliminary plat be approved it be approved subject to the following conditions:

Condition:

A. That a drainage report be submitted upon final plat submittal. [11-2-3(D)8]
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]

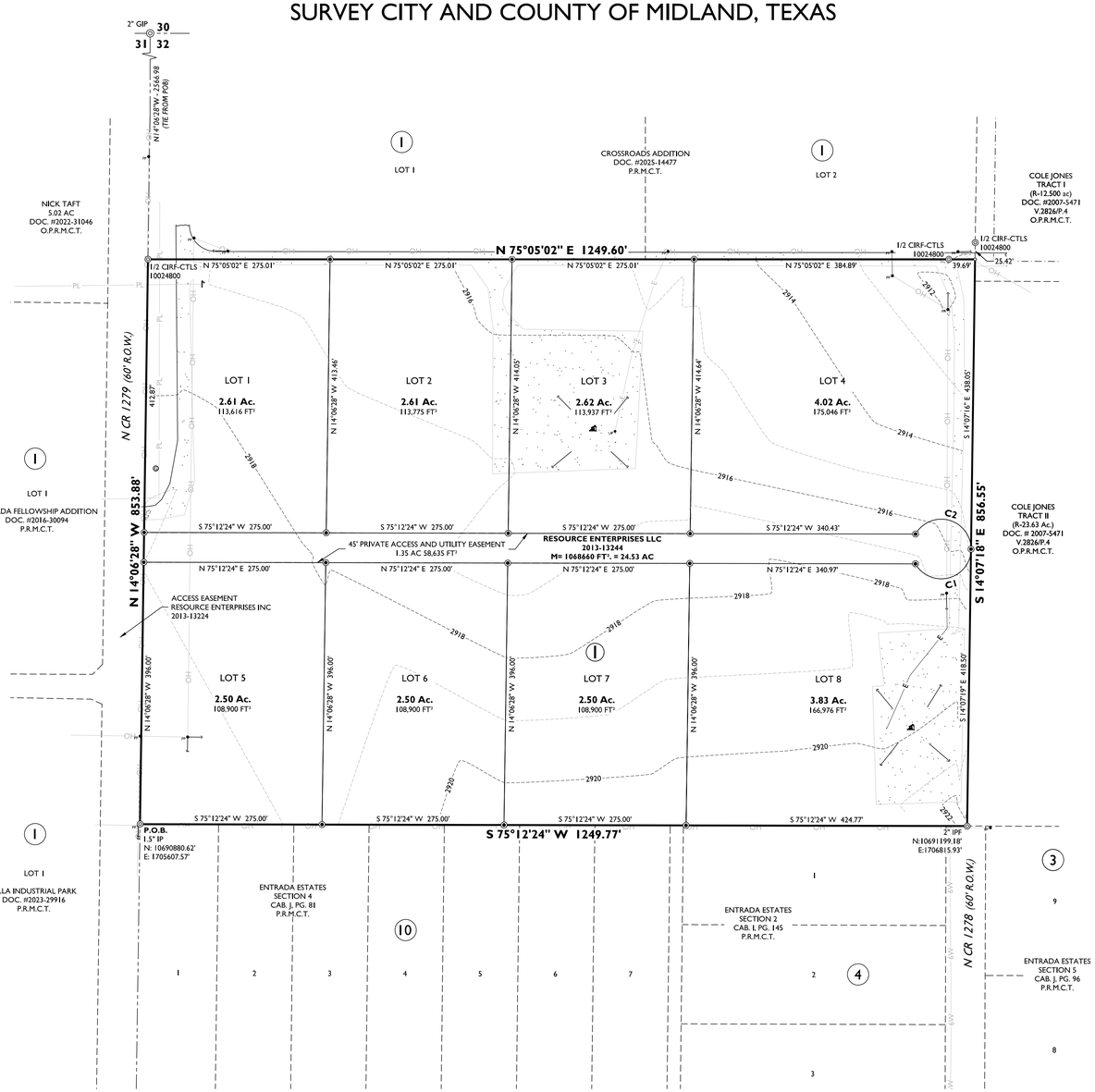
Attachments:

A. P-26-2541, Combined Files
B. P&Z - - Crossroads Addition, Section 4 Preliminary Plat ETJ

Beatriz Quezada, Development Services	Created/Initiated - 5/14/2026
Landon Ochoa, Development Services	Final Approval - 5/14/2026

CROSSROADS ADDITION, SECTION 4

A 24.53 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 40, TOWNSHIP 1 SOUTH TEXAS, TEXAS AND PACIFIC RAILWAY COMPANY 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°57'44.73" AND A COMBINED SCALE FACTOR OF 0.99988330N AT ARP 2 MAF.*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED. CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

DEVELOPMENT NOTES

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

FIELD NOTE DESCRIPTION:

FIELD NOTE DESCRIPTION OF A 24.53 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF A CALLED 73.59 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2018-36283, RECORDED IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING *AT N (y): 10690880.62, E (x): 1705607.57 A ONE AND ONE HALF INCH GALVANIZED IRON PIPE FOUND ON THE EAST LINE OF NORTH COUNTY ROAD 1280, A PRIVATE 60 FOOT ROAD AS RECORDED IN DOCUMENT NUMBER 2013-13244 OF SAID "OPR", SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 10, ENTRADA ESTATES, SECTION 4 AS RECORDED IN CABINET J, ON PAGE 81 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY, FROM WHICH A TWO INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID SECTION 32 BEARS N 14°06'28"W., 2566.98 FEET, AND FOR THE SOUTHWEST CORNER HEREOF;*

THENCE *N.14°06'28"E., 853.88 FEET TO THE NORTHWEST CORNER HEREOF,*

THENCE *N.75°05'02"E., 1249.61 FEET TO THE NORTHEAST CORNER HEREOF,*

THENCE S.14°07'18"W., 856.55 FEET TO THE SOUTHEAST CORNER HEREOF,

THENCE *S.75°12'24"W., 1249.77 FEET TO THE* ***POINT OF BEGINNING*** *CONTAINING 1,068,660 SQUARE FEET OR 24.53 ACRES OF LAND.*

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JAKE ROWE, RESOURCE ENTERPRISES INC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 32, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JAKE ROWE, RESOURCE ENTERPRISES INC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CROSSROADS ADDITION, SECTION 4, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

BY: JAKE ROWE, RESOURCE ENTERPRISES INC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 CROSSROADS ADDITION, SECTION 4, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

ABRAHAM BEJIL , CHAIRMAN

LANDON OCHOA, SECRETARY

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.

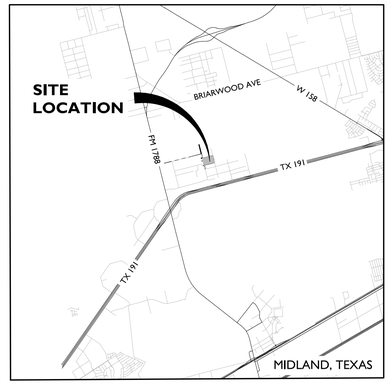
PROPERTY OWNER

JAKE ROWE, RESOURCE ENTERPRISES INC
P.O. BOX 60509
MIDLAND, TEXAS - 79711
DEED INSTRUMENT # 2018-36283
PHONE # 432-262-0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.



0' 100' 200' 300'

SCALE 1" = 100'

CURVE TABLE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	117.81'	45.00'	86.93'	N 60° 12' 24" E	150°00'00"
C2	117.81'	45.00'	86.93'	N 89° 47' 36" W	150°00'00"

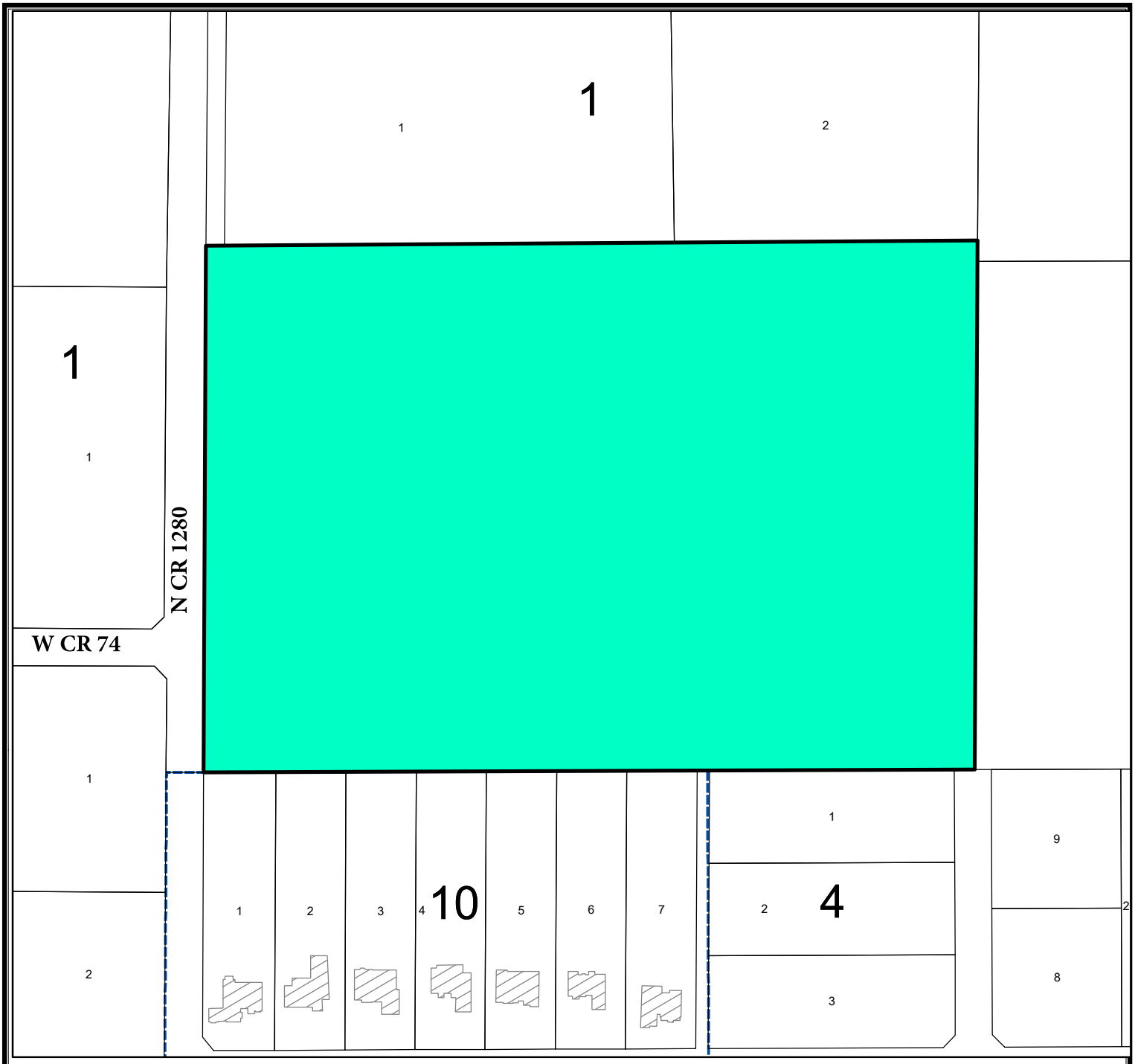
LEGEND

⊙	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
○	LOT CORNER
G	GAS RISER
⌒	GUY ANCHOR
PP	POWER POLE
	PUMP JACK
	BOUNDARY LINES
	PROPERTY LINES
	EASEMENT LINES
E	ELECTRIC LINE
OH	OVERHEAD ELECTRIC LINE
PL	UNDERGROUND PIPELINE
6W	6" WATER MAIN
	GRAVEL / DIRT ROAD
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

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

CROSSROADS ADDITION SECTION 4

Drawing : F:\2025\250262-RESOURCE ENTERPRISES-N CR 1282 25 ACRE PLAT\DRAWINGS\PLAT\250262 - PRELIM PLAT.DWG Last Saved By: adevine on 1/23/26



Location Map

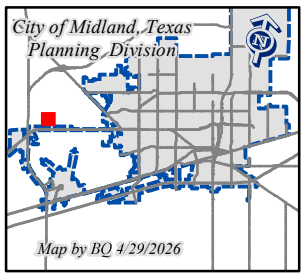
SUB-26-0971 **Scale: 1" = 1,500'**

Proposed plat of Crossroads Addition, Section 4, being a plat of a 24.53-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northeast corner of the intersection of West County Road 74 and North County Road 1280. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

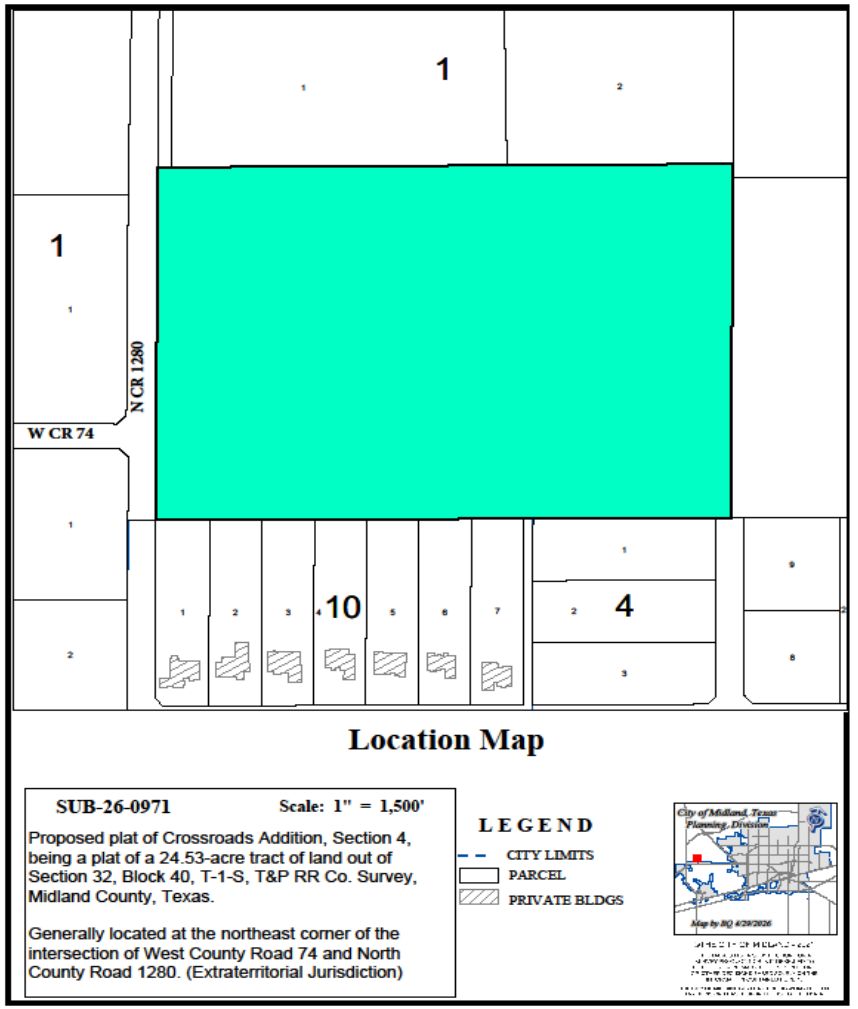
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


1
10
4


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PRELIMINARY PLAT
CROSSROADS ADDITION, SECTION 4
Visit Our Website
MIDLANDTEXAS.GOV

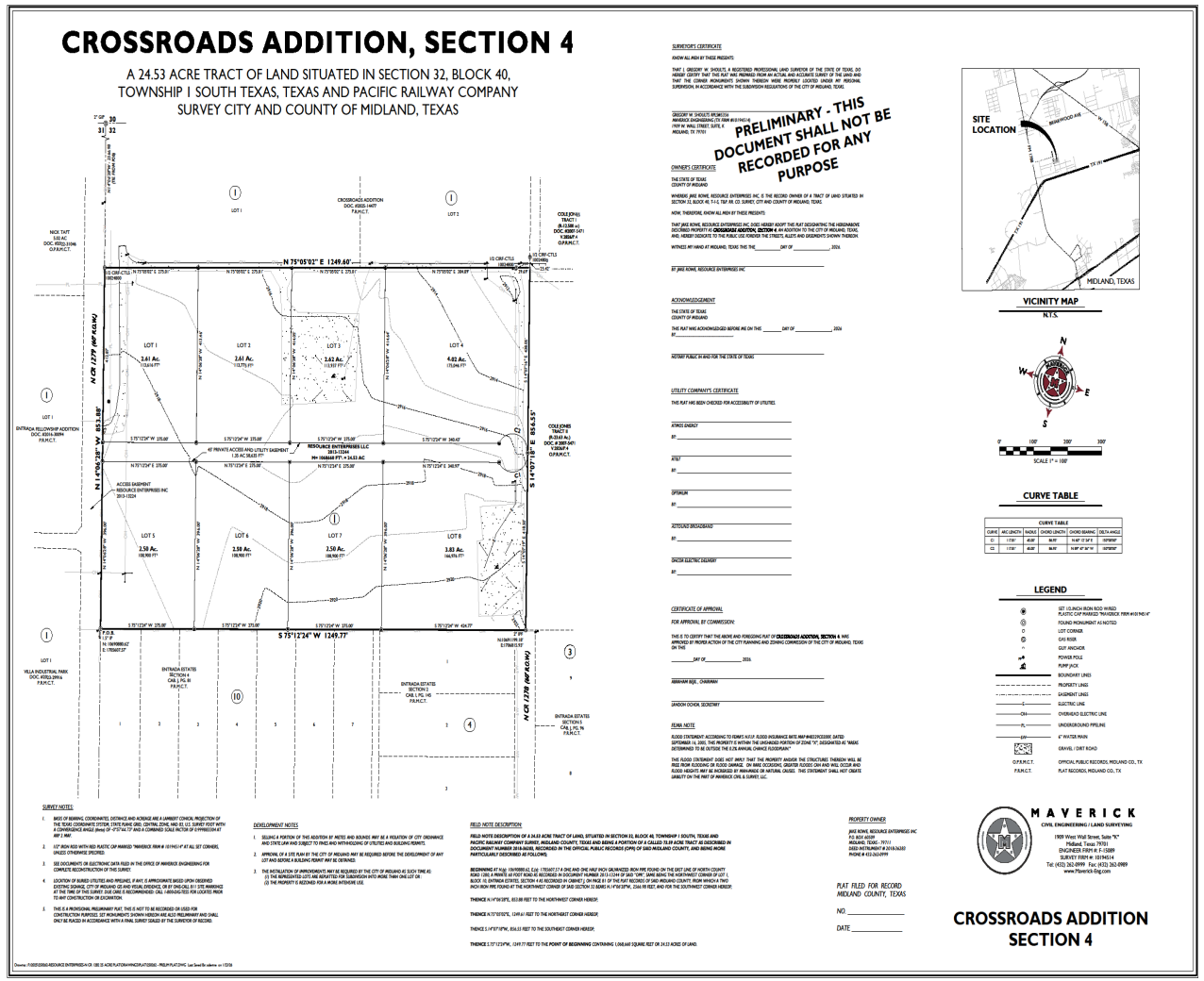
APPLICATION SUMMARY

- **Property Owner:** Resource Enterprises Inc
- **Representative:** Ashlee Devinee, with Maverick Engineering
- **Location:** Generally located at the northeast corner of the intersection of West County Road 74 and North County Road 1280. (Extraterritorial Jurisdiction)
- **Reason for Request:** To obtain individual addresses for industrial development



PLAT DETAILS

- **Acreage:** 24.53 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 8



3

LAND USE

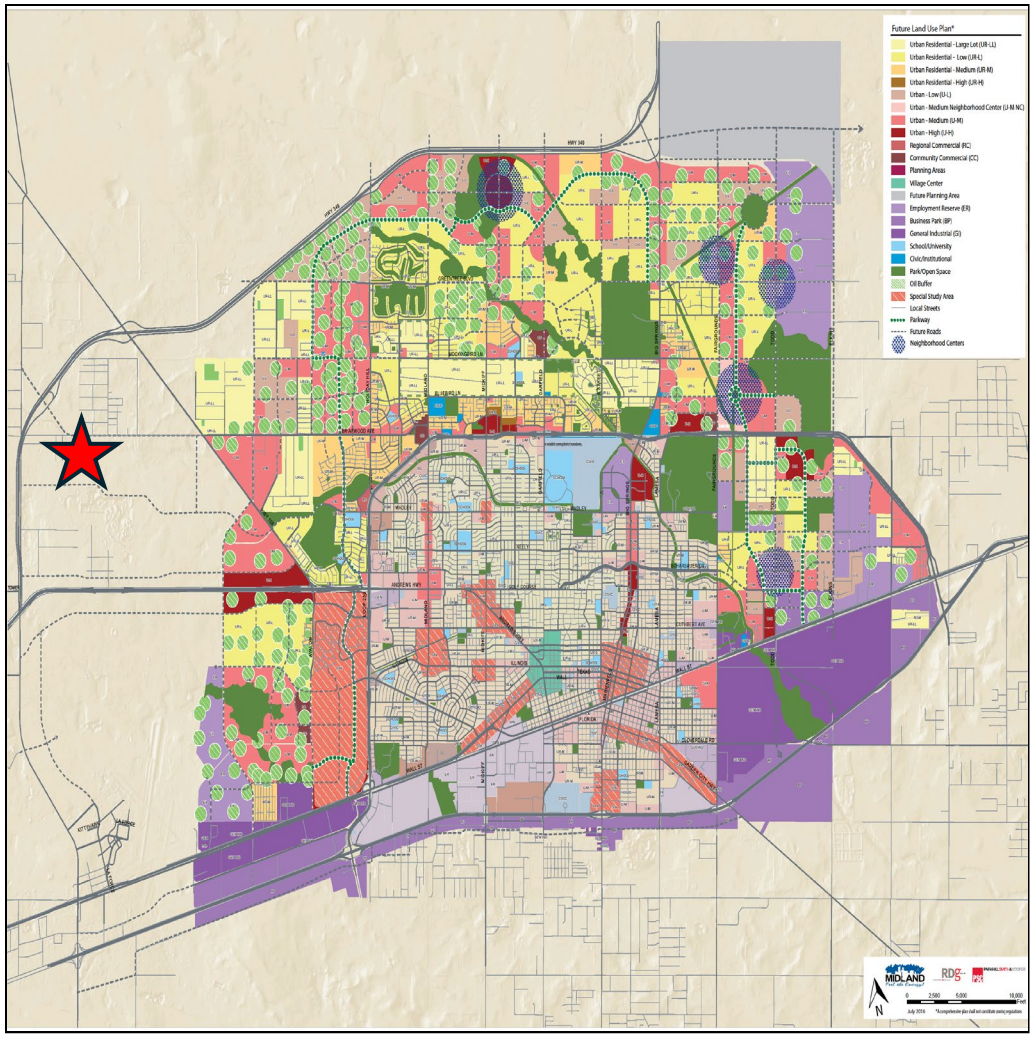
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Industrial
  - **South:** Residential
  - **West:** Church
  - **Proposed Use:** Industrial



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COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



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STAFF'S RECOMMENDATION

- Staff recommends denial of the preliminary plat of Crossroads Additions, Section 4, but should the preliminary plat be approved it be approved subject to the following conditions:

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**12.**
Meeting Date:	**May 18, 2026**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner, 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 to go City Council after the Planning and Zoning Commission at the preliminary phase. [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 the 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

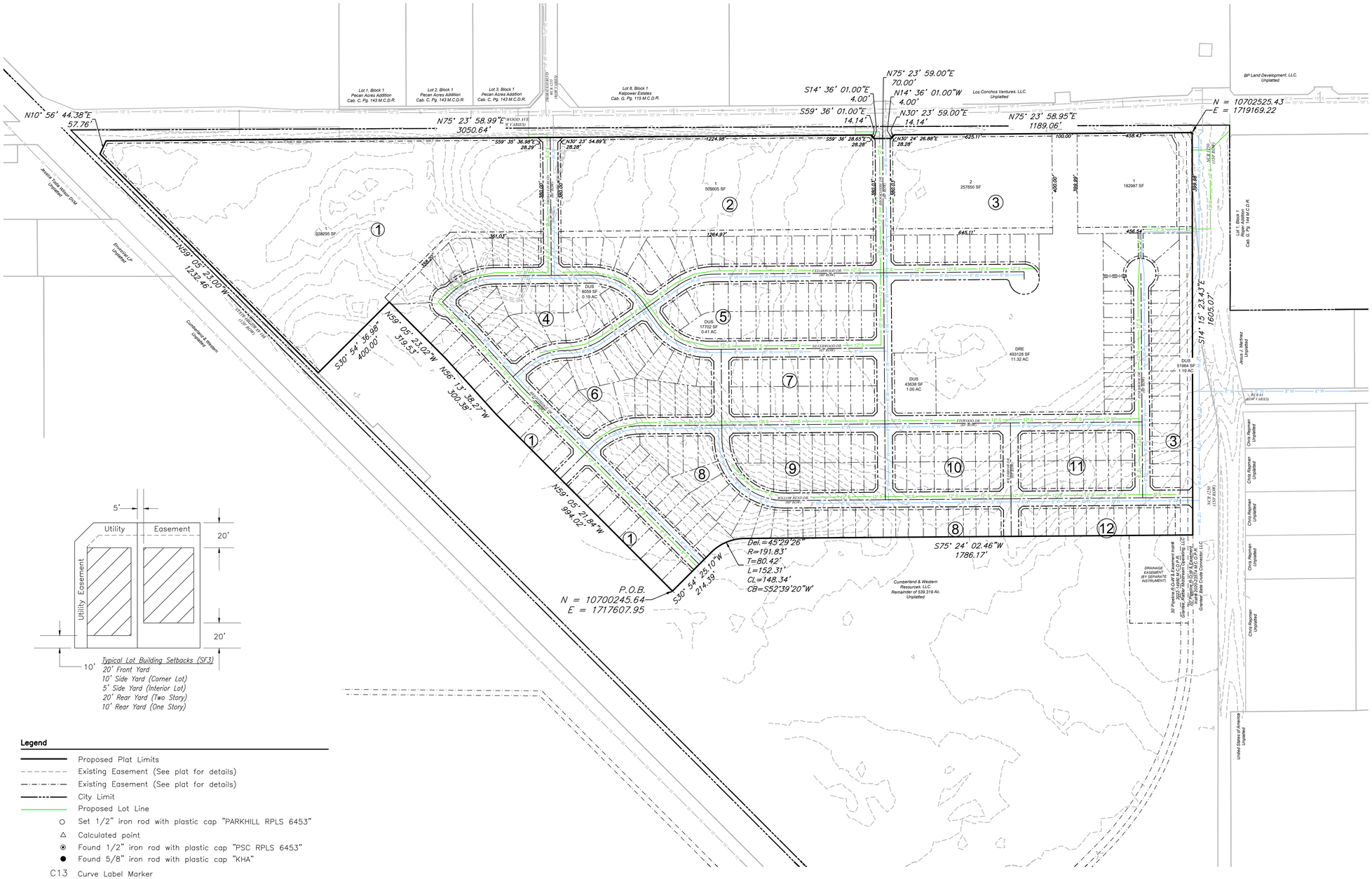
Britton Murry, Development Services — Created/Initiated - 5/5/2026
Landon Ochoa, Development Services — Final Approval - 5/5/2026

BRIARWOOD CROSSING

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

200' 100' 0 200'

Original Scale: 1" = 200'


N10° 56' 44.38"E 57.76'
N75° 23' 58.99"E 3050.64'
N59° 05' 23.02"W 1232.46'
S30° 54' 36.98" 400.00'
N59° 05' 23.02"W 319.53'
N56° 13' 38.27"W 300.38'
N59° 05' 21.84"W 994.02'
S30° 54' 25.10"W 214.39'
P.O.B. N = 10700245.64 E = 1717607.95
Del.=45°29'26" R=191.83' T=80.42' L=152.31' CL=148.34' CB=S52°39'20"W
S75° 24' 02.46"W 1786.17'
S14° 36' 01.00"E 4.00'
S59° 36' 01.00"E 14.14'
N75° 23' 59.00"E 70.00'
N14° 36' 01.00"W 4.00'
N30° 23' 59.00"E 14.14'
N75° 23' 58.95"E 1189.06'
N = 10702525.43 E = 1719169.22
S14° 15' 23.43"E 1605.07'
Lot 1, Block 1 Pecan Acres Addition Cab. C, Pg. 143 M.C.D.R.
Lot 2, Block 1 Pecan Acres Addition Cab. C, Pg. 143 M.C.D.R.
Lot 3, Block 1 Pecan Acres Addition Cab. C, Pg. 143 M.C.D.R.
Lot 8, Block 1 Kalpower Estates Cab. G, Pg. 115 M.C.D.R.
Los Conchos Ventures, LLC. Unplatted
BP Land Development, LLC. Unplatted
Jessica Trost Wilson DVM Unplatted
Bluestone LP Unplatted
Cumberland & Western Unplatted
Cumberland & Western Resources, LLC. Remainder of 539.319 Ac. Unplatted
Jesus J. Martinez Unplatted
Chris Rayman Unplatted
United States of America Unplatted
Lot 1 Elder 1 Ranch Addition Cab. G, Pg. 144 M.C.D.R.
WOOD AVE. (VARIES)
CELLARWOOD DR. (60' R.O.W.)
SILVERWOOD DR. (60' R.O.W.)
FERNWOOD DR. (60' R.O.W.)
WILLIAM BEXEN DR. (60' R.O.W.)
BRIARWOOD DR. (60' R.O.W.)
LOOP 250 (150' R.O.W.)
DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)
30' Pipeline R-O-W & Easement Instrument Granted to Gulf Coast Pipeline LP Recorded in Vol. 1139, Pg. 1 M.R.M.C.

BRIARWOOD CROSSING

(ROW VARIES)

TROBAUGH BLVD. (60' ROW)

BROOKSHIRE DR. (60' ROW)

NCR 1250 (150' ROW)

Lot 1, Block 1

Jesus J. Martinez

CEDARWOOD DR. (60' ROW)

SILVERWOOD DR. (65' ROW)

FINWOOD DR. (65' ROW)

PINEBROOK DR. (60' ROW)

WILLOW BEND DR. (60' ROW)

WILDBRIAR DR. (60' ROW)

BRIGHTRUDGE DR. (60' ROW)

DRE 489128 SF 11.32 AC

DUS 43638 SF 1.00 AC

DUS 17702 SF 0.41 AC

DUS 8059 SF 0.19 AC

DUS 51964 SF 1.19 AC

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

DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)

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

Original Scale: 1" = 100'

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 _____

Sheet 2 of 2

Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091



Location Map

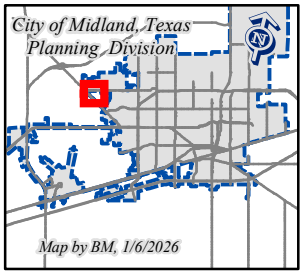
SUB-25-0904 **Scale: 1" = 771'**

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

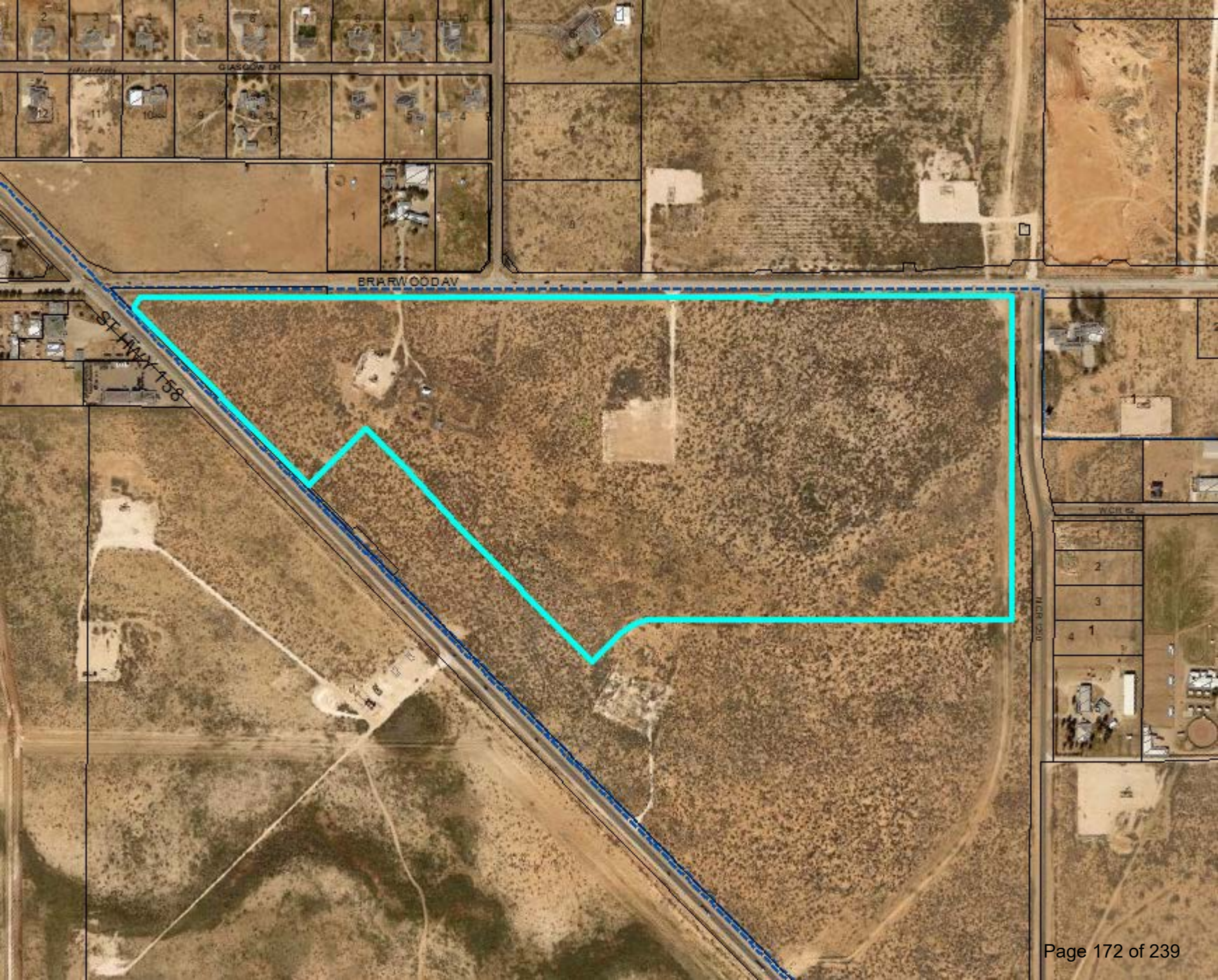
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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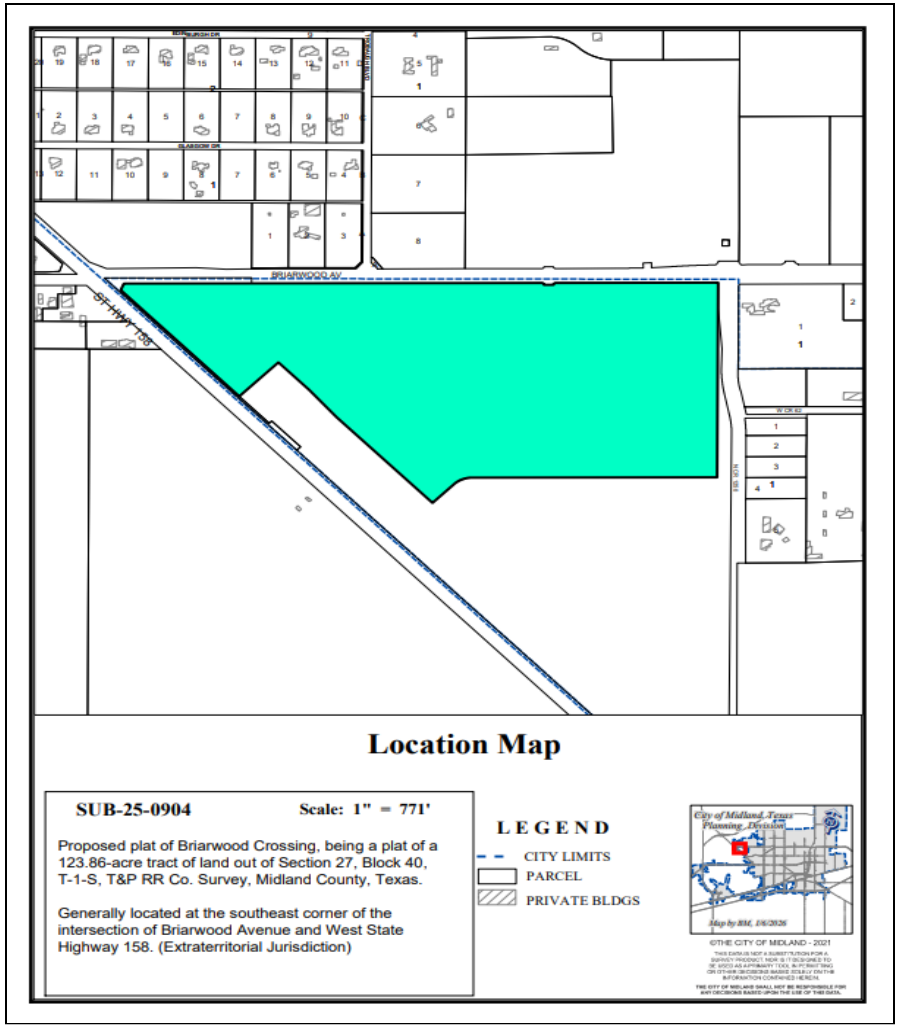
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


GLASGOW DR
BRIARWOOD AV
ST HWY 158
WCR 82
WCR 20


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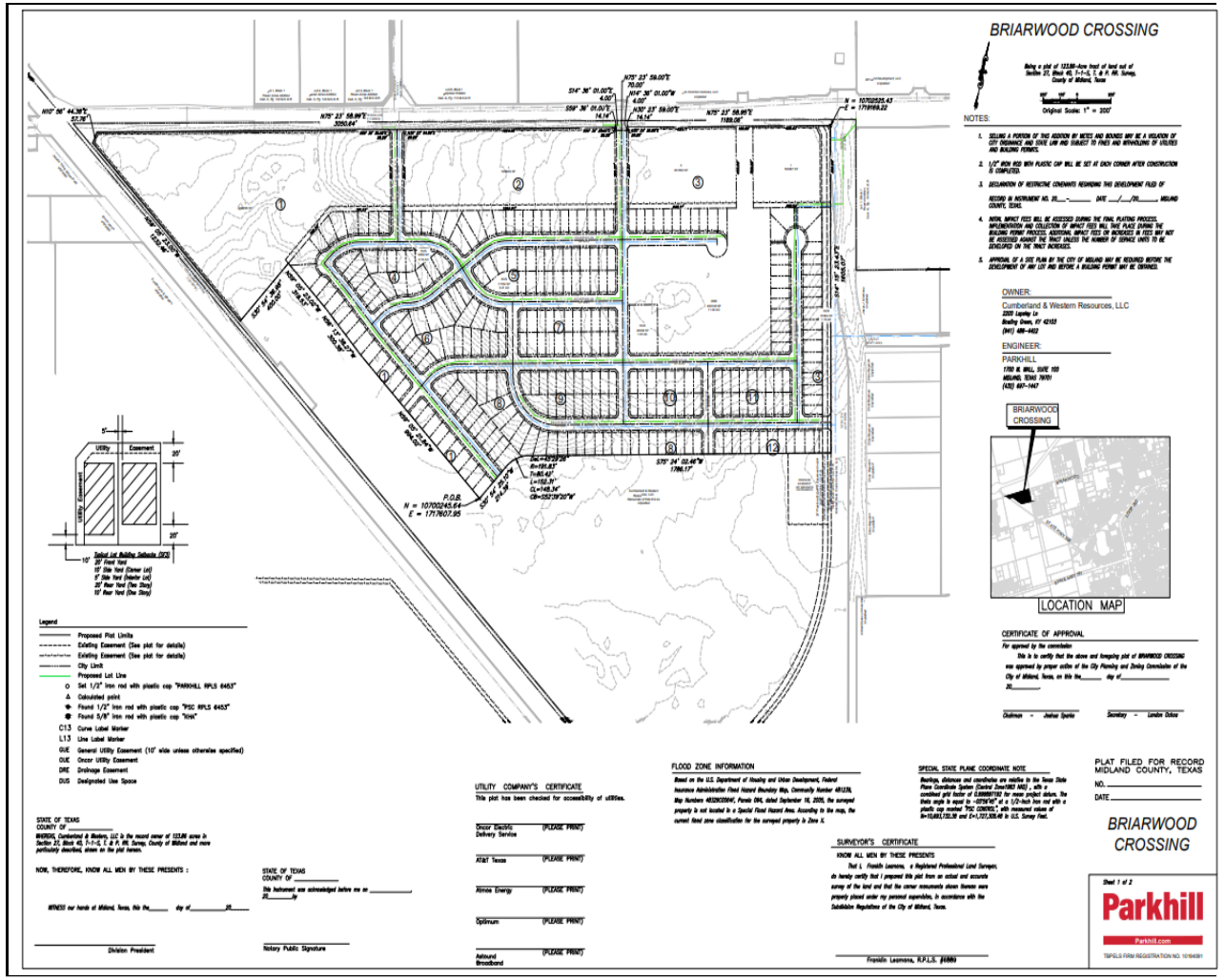
APPLICATION SUMMARY

- **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

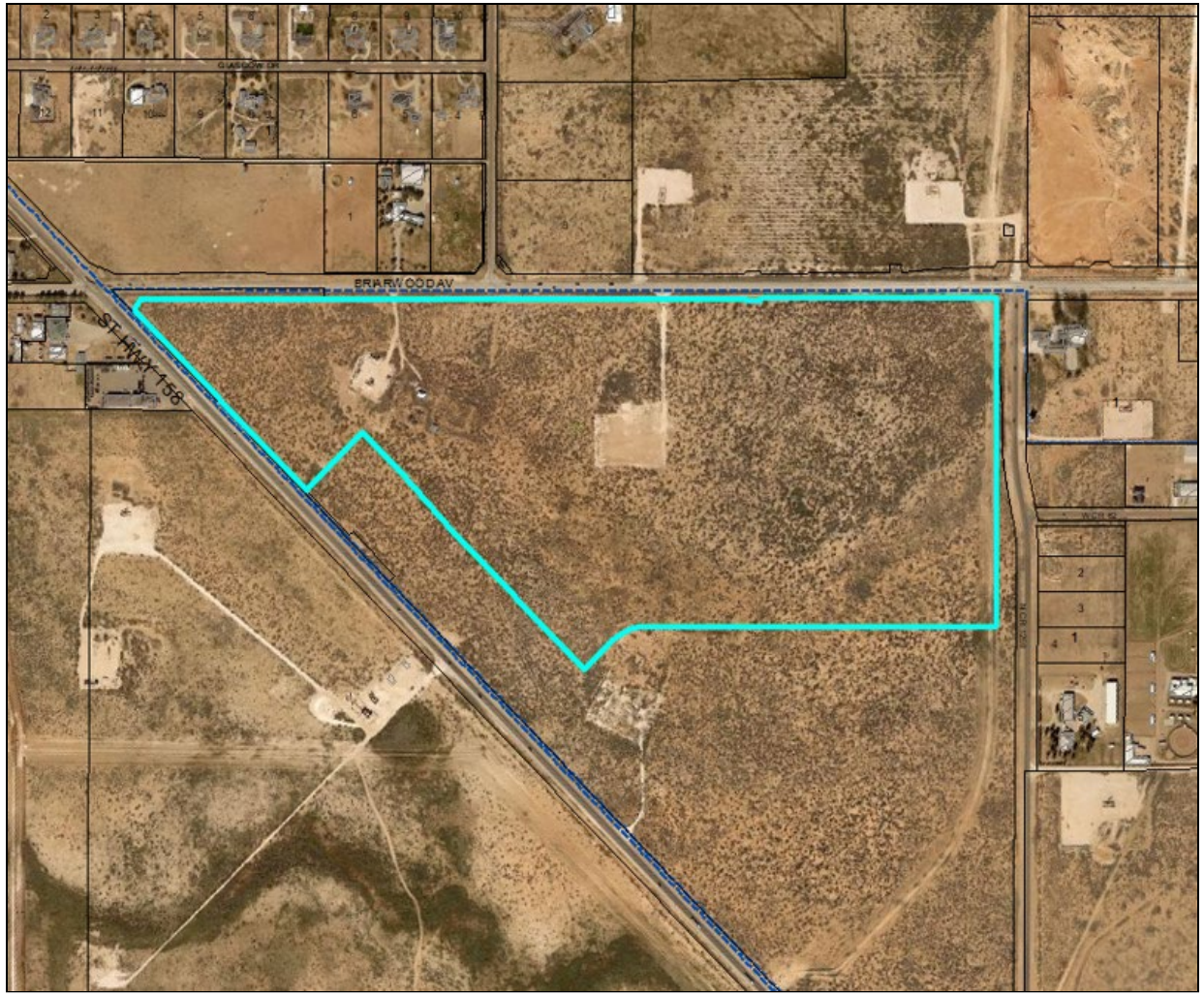
- **Acreage:** 123.86 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 285



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LAND USE

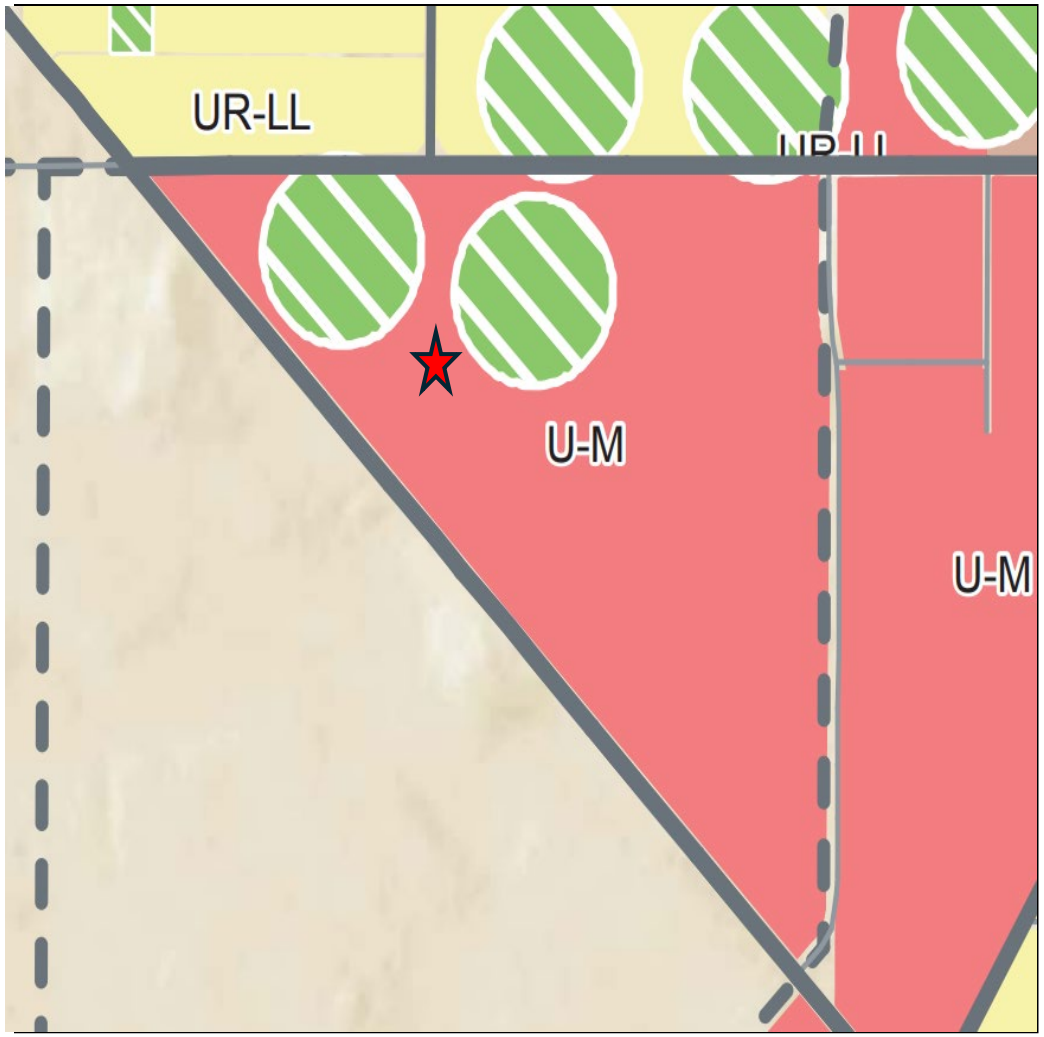
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Single-Family Housing and Vacant Land
  - **South:** Vacant Land
  - **West:** Commercial Use and Vacant Land
- **Proposed Use:** Residential and Commercial Use



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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.



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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: 13.
Meeting Date: May 18, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Basin View Estate, being a plat of a 2.06-acre tract of land out of Section 27, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1135, approximately 730 feet south of East County Road 60.)

Purpose:
Eduardo Aleman, on behalf of Juarez Guillermo, is requesting to plat a 2.06-acre tract of land generally located on the east side of North County Road 1135 into one lot in order to obtain septic permits for future commercial development.

Recommended Action:
Denial

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

ETJ, Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction. All septic systems are permitted and regulated by the City of Midland Health Department.
ADDRESSING: (Approved)

County Plat - To be addressed by MECD

ENGINEERING: (Denied)

The GAC must be submitted by the preliminary phase and accepted before the plat can move to the final phase. The GAC must be accepted before a determination can be made on the deferral request. *** Denied per City Code Sect. 11-2-3(D)8. Drainage report is required during preliminary stage of the platting process.***

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

ROW: Refer to transportation's comments, if any. [For Applicant’s Information Only.] PAVING: CR 1135 road is sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

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

DRAINAGE: Drainage report is required during preliminary stage of the platting process. Show the existing contours on the plat face of the preliminary plat. Provide a detailed report comparing pre vs post, including an evaluation of any off-site drainage that may currently flow through the property. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

The Fire Department has reviewed the preliminary plat located within the Extraterritorial Jurisdiction (ETJ) and has no objection at this time. The applicant is advised to coordinate with the appropriate fire authority with jurisdiction to ensure compliance with all applicable fire code requirements, including, but not limited to, fire apparatus access and water supply for fire protection.

OIL AND GAS: (Approved)

No issues.

GIS: (Approved)

Provide another set of x-y coordinates.

OPTIMUM: (Approved)

No conflicts with this plat.

PUBLIC WORKS: (Approved)

Would the property owner consider dedicating an additional 15' of ROW on the western edge of their lot adjacent to the existing CR 1135 easement?

CRMWD: (Approved)

No comments or issues.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Basin View Estate, PLAT OF A 2 ACRE TRACT OF LAND IN THE NORTH EAST 1/4 OF SECTION 27, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot is 2 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Denied)

Groundwater is the intended water source for the subdivision; applicant states there are existing water wells. Reports to be submitted for approval by Engineering. [Informational]

Remove all buildings from plat face. [Informational]

Change your legal description to match the one I've provided [Informational]

Remove the extra "the" in the certificate of approval [Informational]

The acknowledgment mentions the plat as "an addition to the City of Midland". However, this

plat is not within city limits — please remove [Informational]

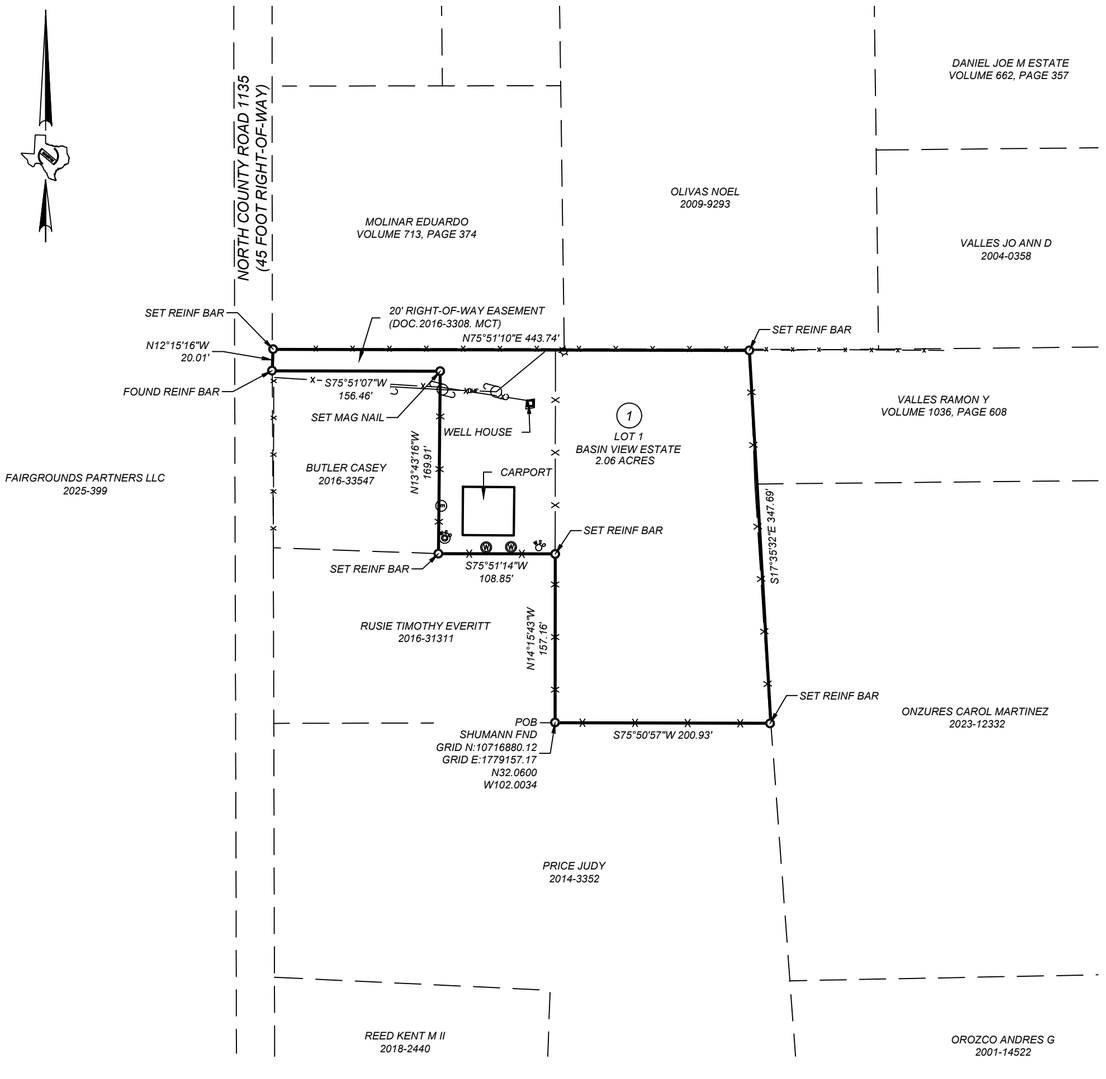
Staff recommends the denial of the final plat of Basin Estates. However, should the plat be approved, staff recommends it be subject to the conditions below.

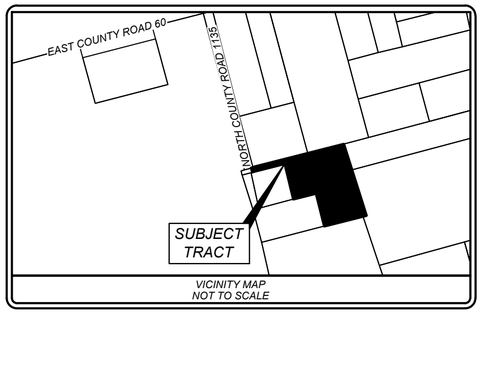
Condition(s):

A. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. [11-2-3(G)1 & 11-2-4(A)2(a)].
B. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
C. 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)]
D. 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-26-2538, Basin View Estate, Combined

Lori Elliott, Development Services — Created/Initiated - 5/14/2026
Landon Ochoa, Development Services — Final Approval - 5/14/2026





LEGEND:

- WATER SHUTOFF
- WATER WELL
- CLEAN OUT
- FENCE LINE
- OVERHEAD ELECTRIC
- UTILITY POLE
- WIRE GUY ANCHOR
- ELECTRIC METER
- AIR CONDITIONER
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

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

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

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

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

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

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

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0100F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

SCALE 1:100
0 50' 100' 200'

PRELIMINARY PLAT

BASIN VIEW ESTATE

BEING A 2.06 ACRE TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, BLOCK 38, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, JUAREZ GUILLERMO IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, BLOCK 38, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 2.06 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, BLOCK 38, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS. BEING ALL OF THAT CALLED 2.06 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED DATED NOVEMBER 13,2025, TO JUAREZ GUILLERMO RECORDED IN DOCUMENT NUMBER 2025-29570, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 2.06 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10717132.52, E:1778820.77) IN THE EAST LINE OF COUNTY ROAD 1135 FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 2.06 ACRE TRACT;

THENCE NORTH 14°15'43" WEST 157.16 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 75°51'14" WEST 108.85 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 13°43'16" WEST 169.91 FEET TO A MAG NAIL SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 75°51'07" WEST 156.46 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 12°15'16" WEST 20.01 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°51'10" EAST 443.74 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 17°35'32" EAST 347.69 FEET TO A REINF BAR FOUND/SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°50'57" WEST 200.93 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
JUAREZ GUILLERMO

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY JUAREZ GUILLERMO.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

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

SIGNED: _____
CHAIRMAN: JOSHUA SPARKS

ATTEST:_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
6826
PROFESSIONAL
LAND SURVEYOR

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

RJ DAUM
TEXAS RPLS 4826

OWNER(S):

JUAREZ GUILLERMO
4404 N COUNTY ROAD 1135
MIDLAND, TEXAS 79705
432-360-9784
guillermojuarezinvestor@gmail.com

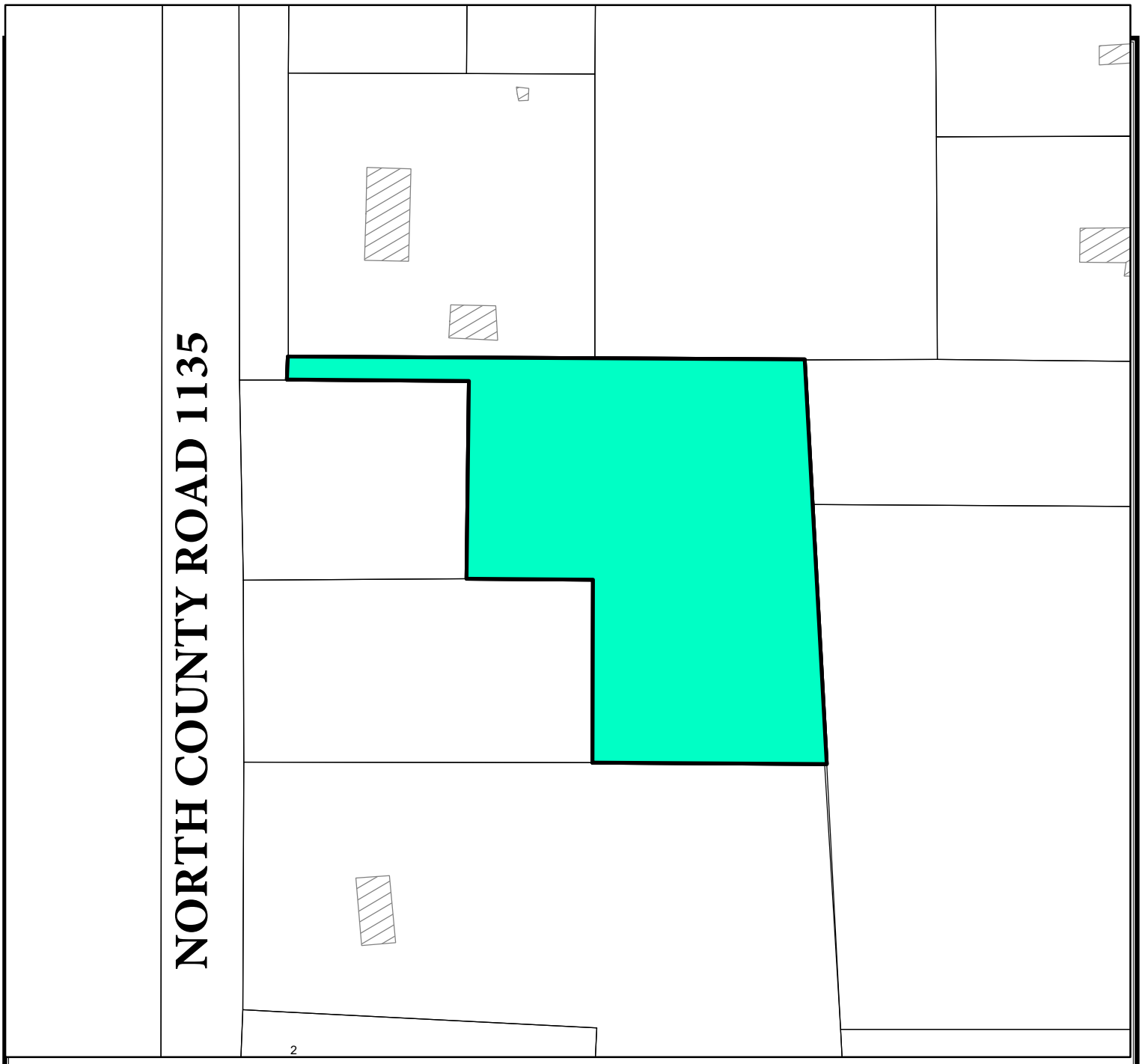
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

DATE 04/10/2026					
DRAWN BY: ED					
CHECKED BY: ED/RJ					
JOB NO: 26-253					
PROJECT: 26-253					
SHEET 1 OF 1	REVISIONS				

MAGRYM
TX FIRM# 10149500

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

BASIN VIEW ESTATE



Location Map

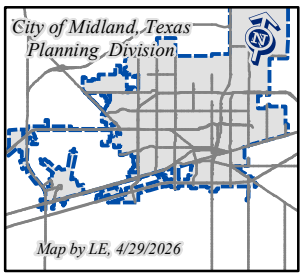
SUB-26-0968 **Scale: 1" = 800'**

Proposed plat of Basin View Estate, being a plat of a 2.06-acre tract of land out of Section 27, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of North County Road 1135, approximately 730 feet south of East County Road 60. (Extraterritorial Jurisdiction)

LEGEND

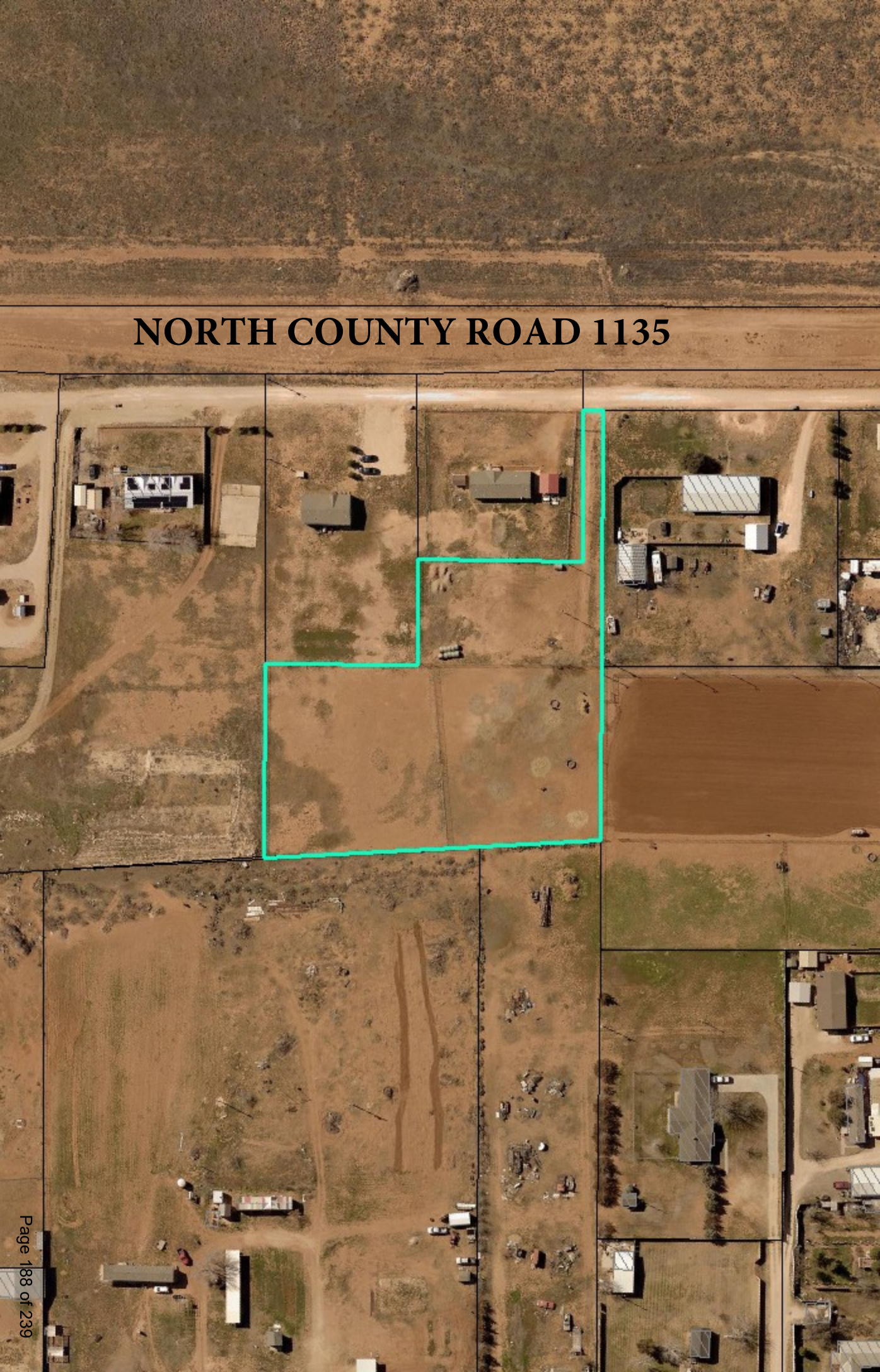
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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


NORTH COUNTY ROAD 1135

Planning and Zoning Commission Meeting

Item Number: 14.
Meeting Date: May 18, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Ranchland Acres, Section 3, being a plat of a 2.82-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Interstate 20, approximately 210 feet east of South Butterfield Trail.)

Purpose:
Eduardo Aleman, on behalf of Benjamin Ortega, is requesting to plat a property generally located on the south side of West Interstate 20 in District 2. The applicant is platting in order to obtain an address for future commercial development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

BP, Business Park I-20

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

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)

Lot & Block Information are missing on replat drawing. Verify with Domingo. City needs to be added to the replat legal description. South County Road 1223 1/2 s/b S Butterfield Trail.

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: I-20 Frontage roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

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

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

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

SEWER: 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 with Conditions)

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

FIRE: (Approved)

The Fire Department has reviewed the preliminary plat and has no objection at this time. This review is limited to preliminary plat considerations only and does not constitute full fire code approval. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903), which will be reviewed at the time of civil plan and building permit submittal.

OIL AND GAS: (Approved)

No comments or issues.

GIS: (Approved)

Is a corner clip needed? Label lot and block (cannot be 1) Label surrounding subdivisions. Legal should show this is in the City. Streets are in the City and have street names, please label. Why are there two I20 streets and one showing 30'? Confirm with Transportation. Label alley just west of this plat (with width)

CRMWD: (Approved)

No comments or issues.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Ranchland Acres, Section 3, PLAT OF A 2.8 ACRE TRACT OF LAND IN THE NORTH PART OF SECTION 7, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY the lot is 2.8 acre to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Groundwater is the intended water source for the subdivision; applicant states there are existing water wells. Reports to be submitted for approval by Engineering. [Informational]

Change your legal description to match the one I've provided. [Informational]

Confirm lot and block numbering for surrounding platted lots [11-2-3(C)2(b)(6)]

Change Chairman to Joshua Sparks. [Informational]

Staff recommends approval of the Preliminary Plat of Ranchland Acres, Section 3, subject to conditions A through C.

Condition:

.

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

B. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland. [11-2-3(G)1] & [11-2-4(A)2(a)]

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

Attachments:

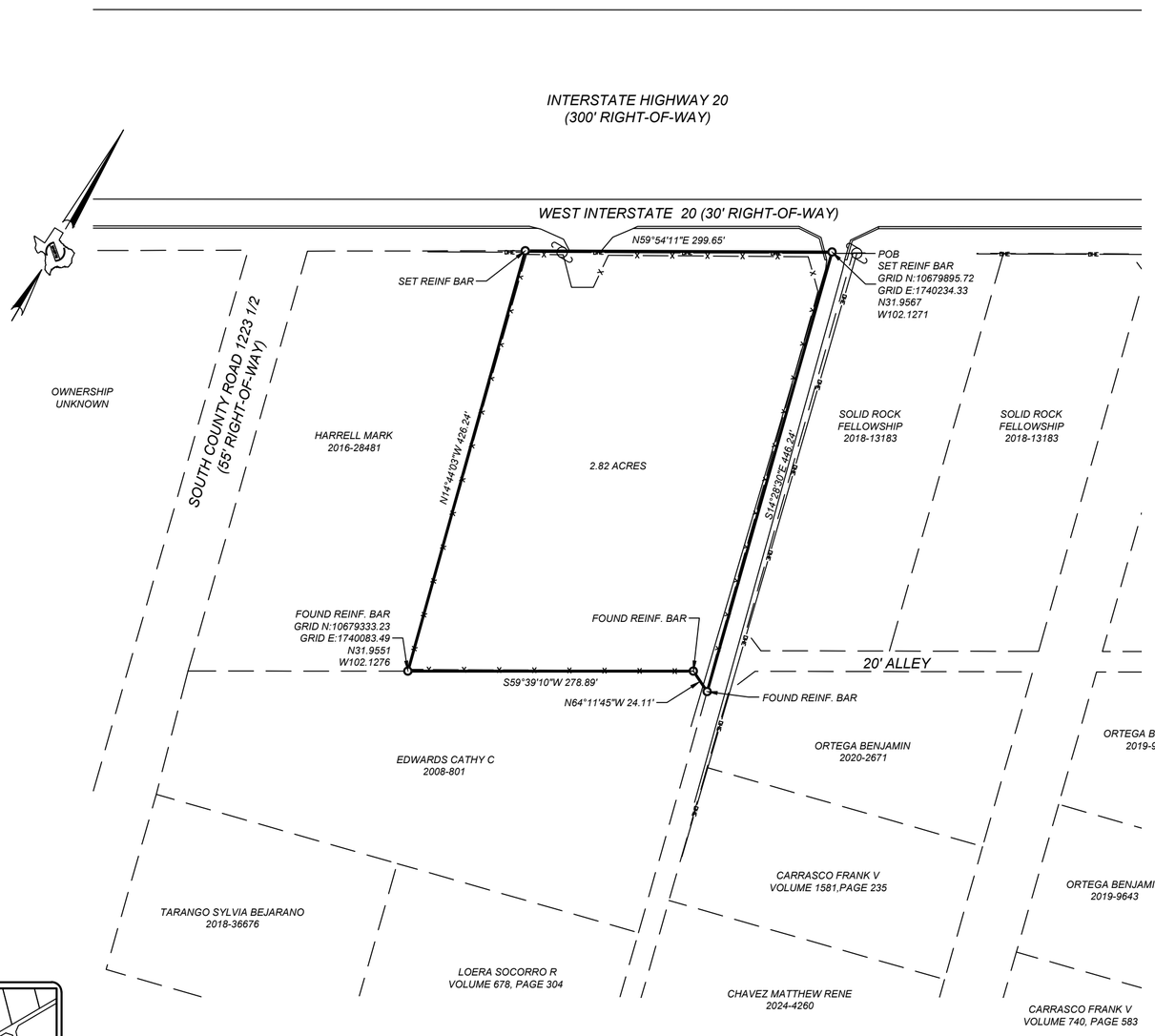
A. P-26-2537, Ranchland Acres, Section 3, Combined
B. P&Z - - Ranchland Acres, Section 3 Prelim

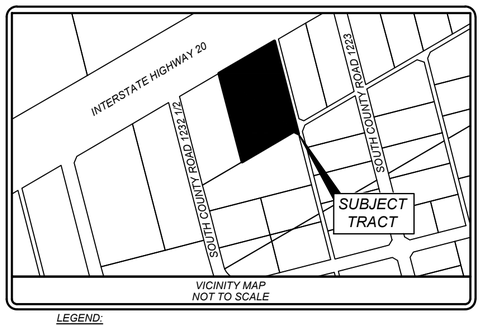
Lori Elliott, Development Services — Created/Initiated - 5/14/2026
Landon Ochoa, Development Services — Final Approval - 5/14/2026

PRELIMINARY PLAT

RANCHLAND ACRES SECTION 3

BEING A 2.82 ACRE TRACT OF LAND IN THE NORTH PART OF SECTION 7, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS





VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, BENJAMIN ORTEGA IS THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE NORTH PART OF SECTION 7, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 2.82 ACRE TRACT OF LAND, LOCATED IN THE NORTH PART OF SECTION 7, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS. BEING ALL OF THAT CALLED 2.832 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 18, 2024, TO BENJAMIN ORTEGA RECORDED IN DOCUMENT NUMBER 2024-22234, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 2.82 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10679895.72, E:1740234.33) IN THE SOUTH RIGHT-OF-WAY LINE OF WEST INTERSTATE 20 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°28'30" EAST 446.24 FEET TO A REINF BAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 64°11'45" WEST 24.11 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 59°39'10" WEST 278.89 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°44'03" WEST 426.24 FEET TO A REINF BAR SET N THE SOUTH RIGHT-OF-WAY LINE OF WEST INTERSTATE 20 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 59°54'11" EAST 299.65 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS RANCHLAND ACRES SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

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

_____
BENJAMIN ORTEGA

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY BENJAMIN ORTEGA .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF RANCHLAND ACRES SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

*ATTEST:*_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
6826
LICENSED
PROFESSIONAL
SURVEYOR

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

RJ DAUM
TEXAS RPLS 4826

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

LEGEND:

— x —	*FENCE LINE*
—OHE—	*OVERHEAD ELECTRIC*
	UTILITY POLE
– – – –	*UTILITY EASEMENT*
	MONUMENT AS DESCRIBED
	PROPERTY LINE
— —	*ADJOINING PROPERTIES*
— · · —	*ABSTRACT LINE*

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

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

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

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

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

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

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

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0184F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

SCALE 1:100
0 50' 100' 200'

OWNER(S):

BENJAMIN ORTEGA
3302 DURANT DR
MIDLAND, TEXAS 79705
432-599-4687
JOSE.A.ORTEGA@OUTLOOK.COM

DATE 04/22/2026					
DRAWN BY: ED					
CHECKED BY: ED/RJ					
JOB NO: 26-237					
PROJECT: 26-237					
SHEET 1 OF 1	REVISIONS				

MAGRYM
TX FIRM# 10149500

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



Location Map

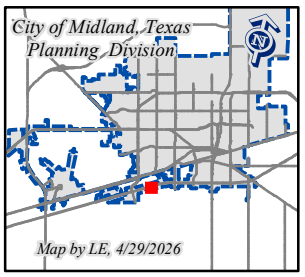
SUB-26-0967 **Scale: 1" = 1,000'**

Proposed plat of Ranchland Acres, Section 3, being a plat of a 2.82-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of West Interstate 20, approximately 210 feet east of South Butterfield Trail. (Council District 2)

LEGEND

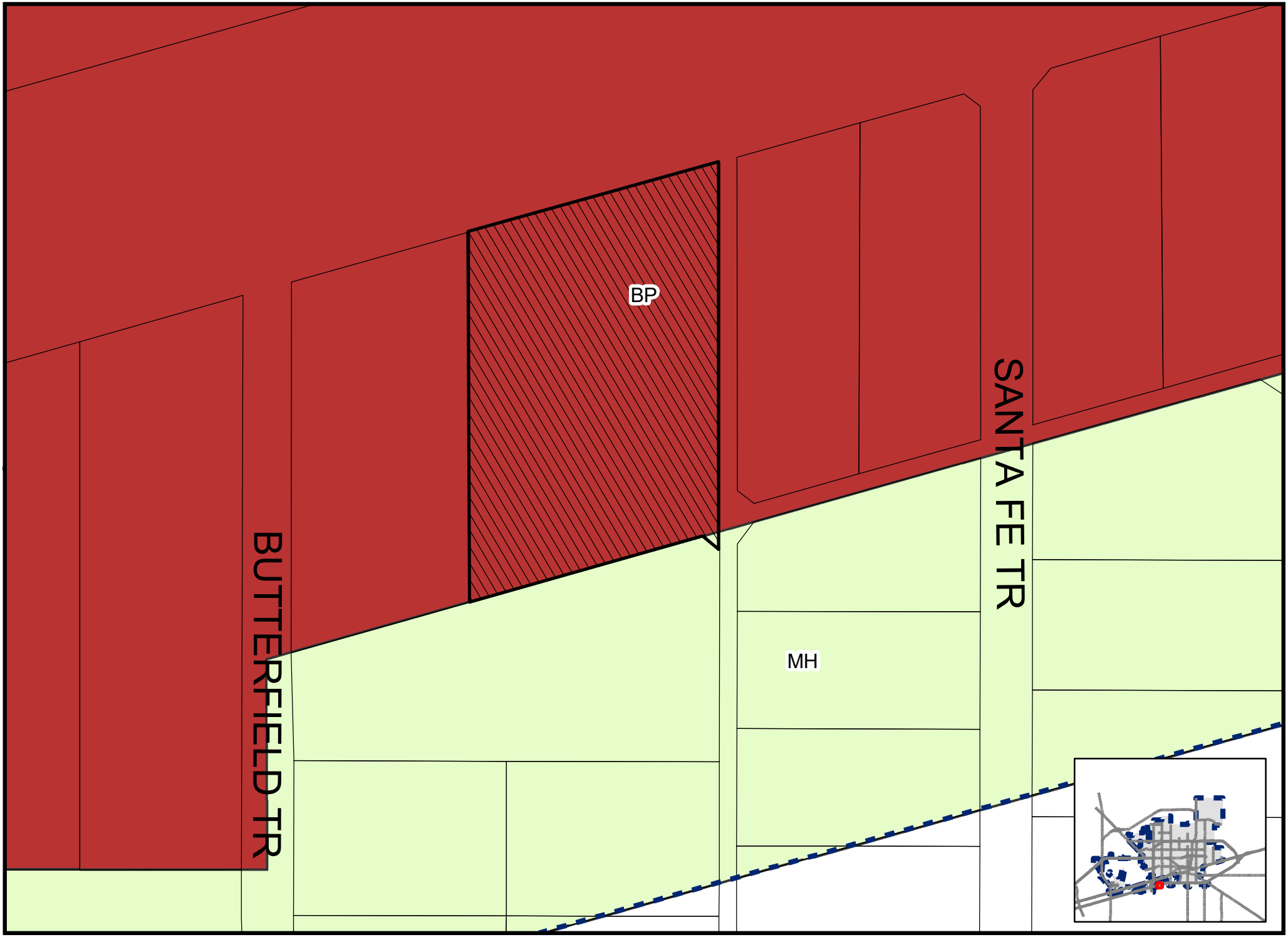
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map by LE, 4/29/2026

SUB-26-0967

Scale: 1" = 1,000'

ZONING MAP

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

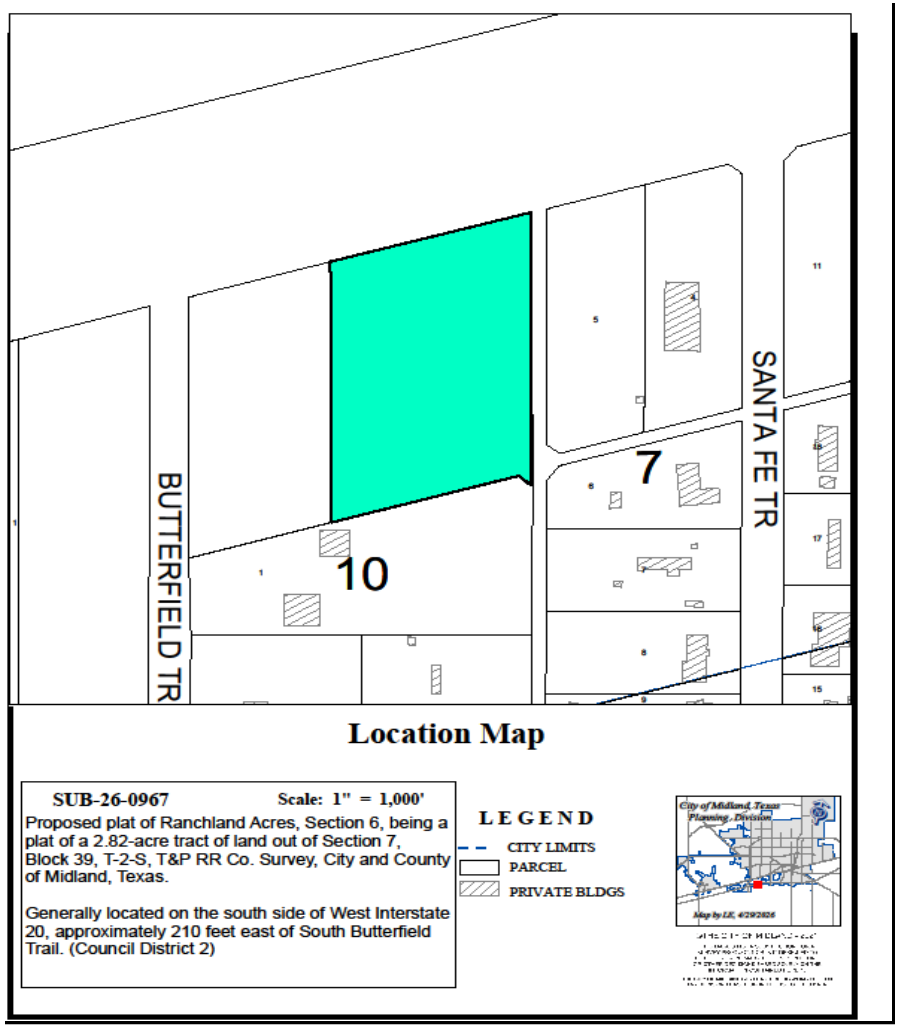

BUTTERFIELD TR
SANTA FE TR
10
7
6
7
6




MIDLAND
Be the Energy!
PRELIMINARY PLAT
RANCHLAND ACRES, SECTION 3
Visit Our Website
MIDLANDTEXAS.GOV

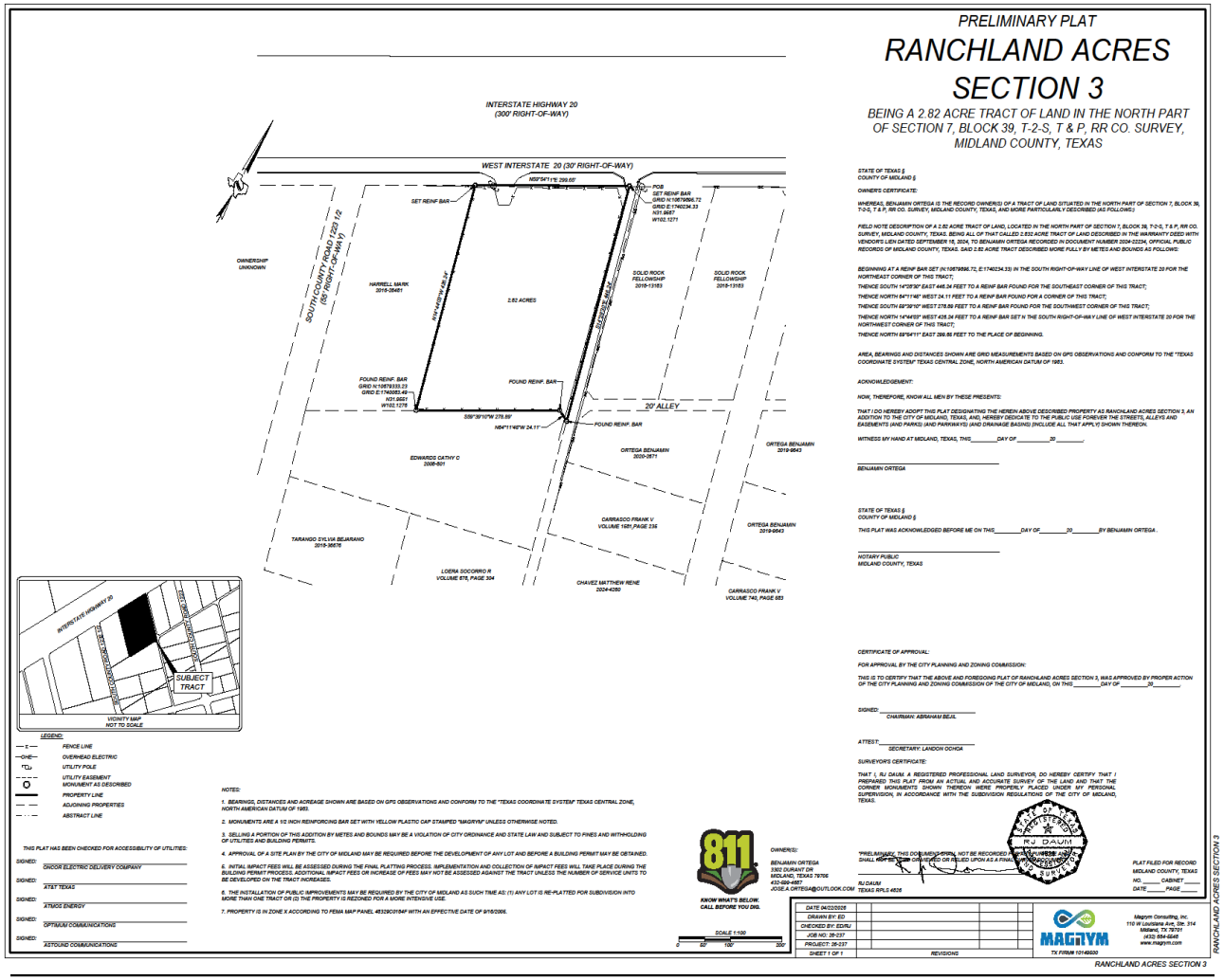
APPLICATION SUMMARY

- **Property Owner:** Benjamin Ortega
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** Generally located on the south side of West I-20, approximately 210 feet east of South Butterfield Trail (Council District 2)
- **Reason for Request:** Platting to obtain an address for future commercial development.



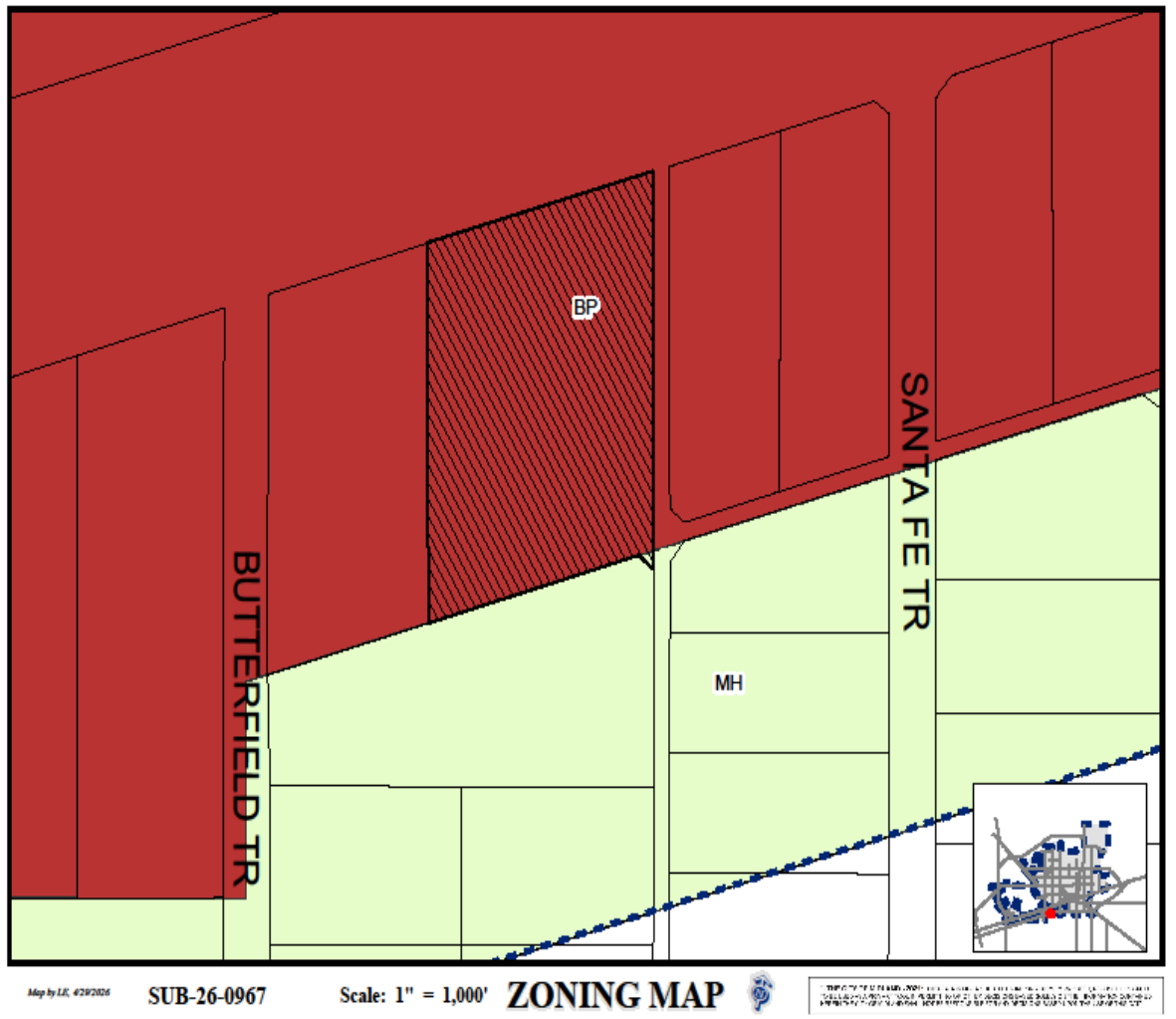
PLAT DETAILS

- **Acreage:** 2.82 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:**1



ZONING

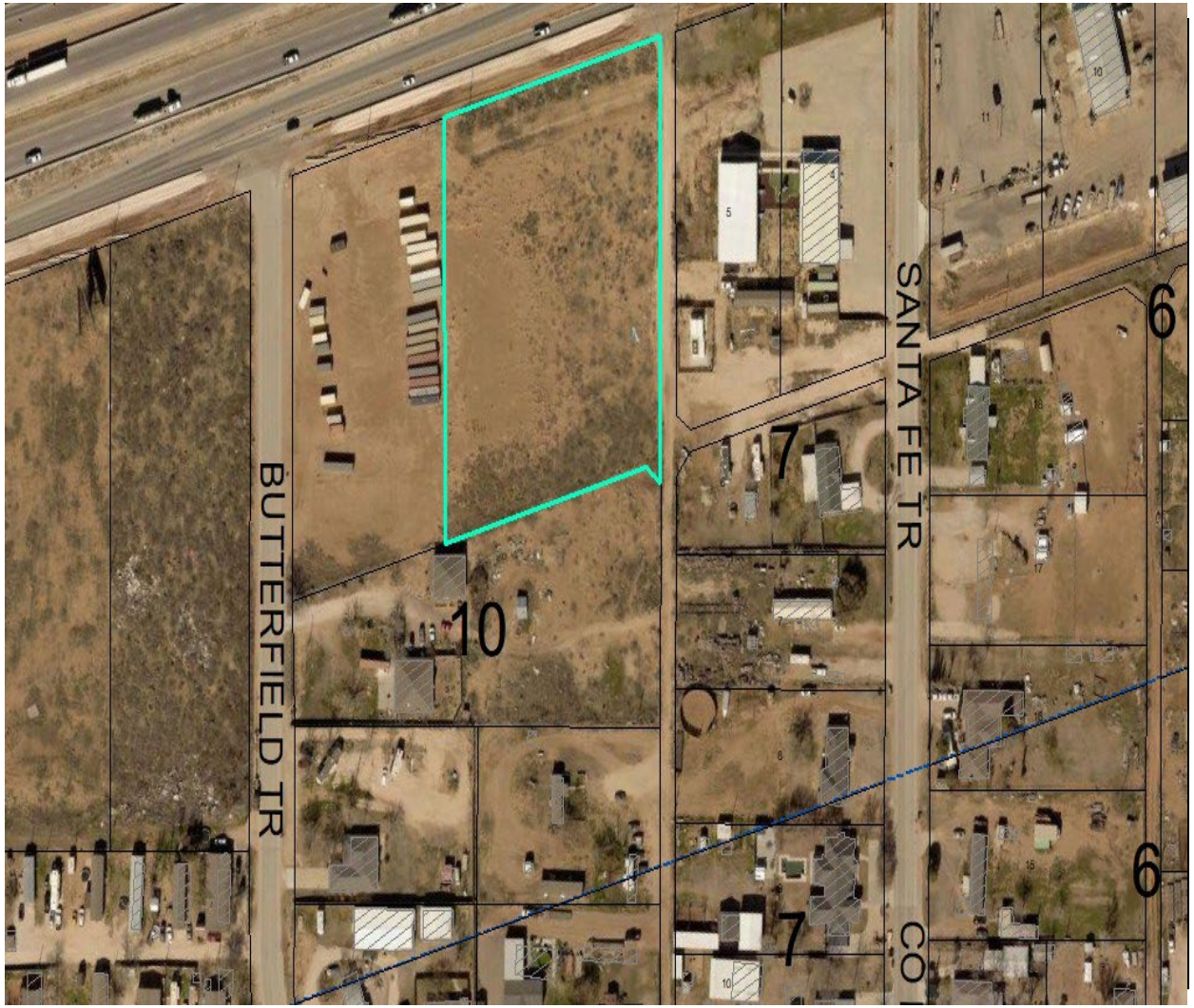
- **Current Zoning:** BP, Business Park I-20 District
- **Surrounding Zoning:**
  - **North:** West Interstate 20
  - **East/West:** BP, Business Park I-20 District
  - **South:** MH, Manufactured Housing District



4

LAND USE

- **Current Use:** Vacant Land with some container storage
- **Surrounding Uses:**
  - **North:** West I-20
  - **East:** Solid Rock Fellowship church buildings
  - **West:** Commercial storage yard
  - **South:** Single-family residences
  - **Proposed Use:** Commercial/Industrial Development



MIDLAND
Be the Energy!

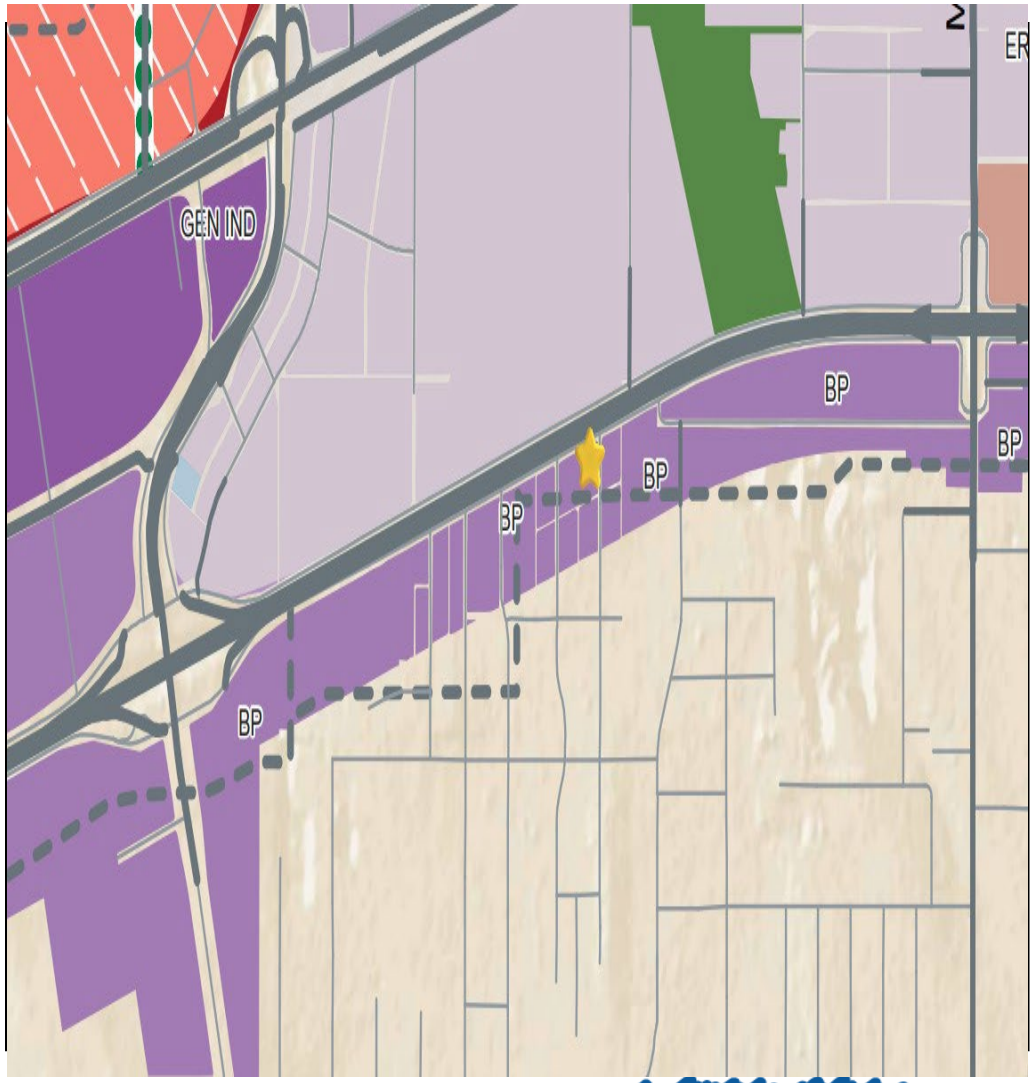


On West Interstate 20, Looking South

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** BP, Business Park I-20 District
- **Supported Uses:** Warehousing and distribution with larger scale visitor services at major intersections



STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to the following conditions A through C:

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]

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

C. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. [11-2-3(G)1] and [11-2-4(A)2(a)]



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 18, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Northgate Addition, Section 29 being a replat of Lots 5A and 5B, Block 34, Northgate Addition, Section 28, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 600 feet west of West Loop 250 North.)**

Purpose:
Maverick Engineering, on behalf of JMR Dental Service, LLC, is requesting to replat a property located at 4813 Northbrook Lane into four lots for the development of townhomes.

Recommended Action:
Approve

Fiscal Impact:
No impact

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

2F, Two-Family Dwelling District

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

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: Northbrook Lane okay as is. No public paving improvements required. [For Applicant’s Information Only.]

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

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

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

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

DRAINAGE: Show compliance with Northgate, Section 28 Drainage Letter, prepared by Maverick Engineering and approved by City on 09/04/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

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)

Depict and provide recording info for drainage easement form Northgate Addition, 23(c). Confirm with Planning.

ADDRESSING: (Approved)

No comments

HEALTH: (Approved)

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

CRMWD: (Approved)

We do not have any comments on this plat.

FIRE: (Approved)

The Fire Department has reviewed the preliminary plat and has no objection at this time. This review is limited to preliminary plat considerations only and does not constitute full fire code approval. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903), which will be reviewed at the time of civil plan and building permit submittal.

SURVEYOR: (Approved)

Everything looks good, plat closes, corners already on GIS

PLANNING: (Approved with Conditions)

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

Legal description should read “Being a replat of Lots 5A and 5B, Block 34, Northgate Addition, Section 28, City and County of Midland, Texas.” [Informational]

Names of abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted)(Please only include either the unplatted ot platted information, not both.) [Midland City Code 11-2-3(A)1(d)]

Layout, names and widths of streets with curve data, alleys and easements. [Midland City Code 11-2-3(D)4(g)]

Staff recommends approval of the Preliminary Plat of Northgate Addition, Section 29, 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:

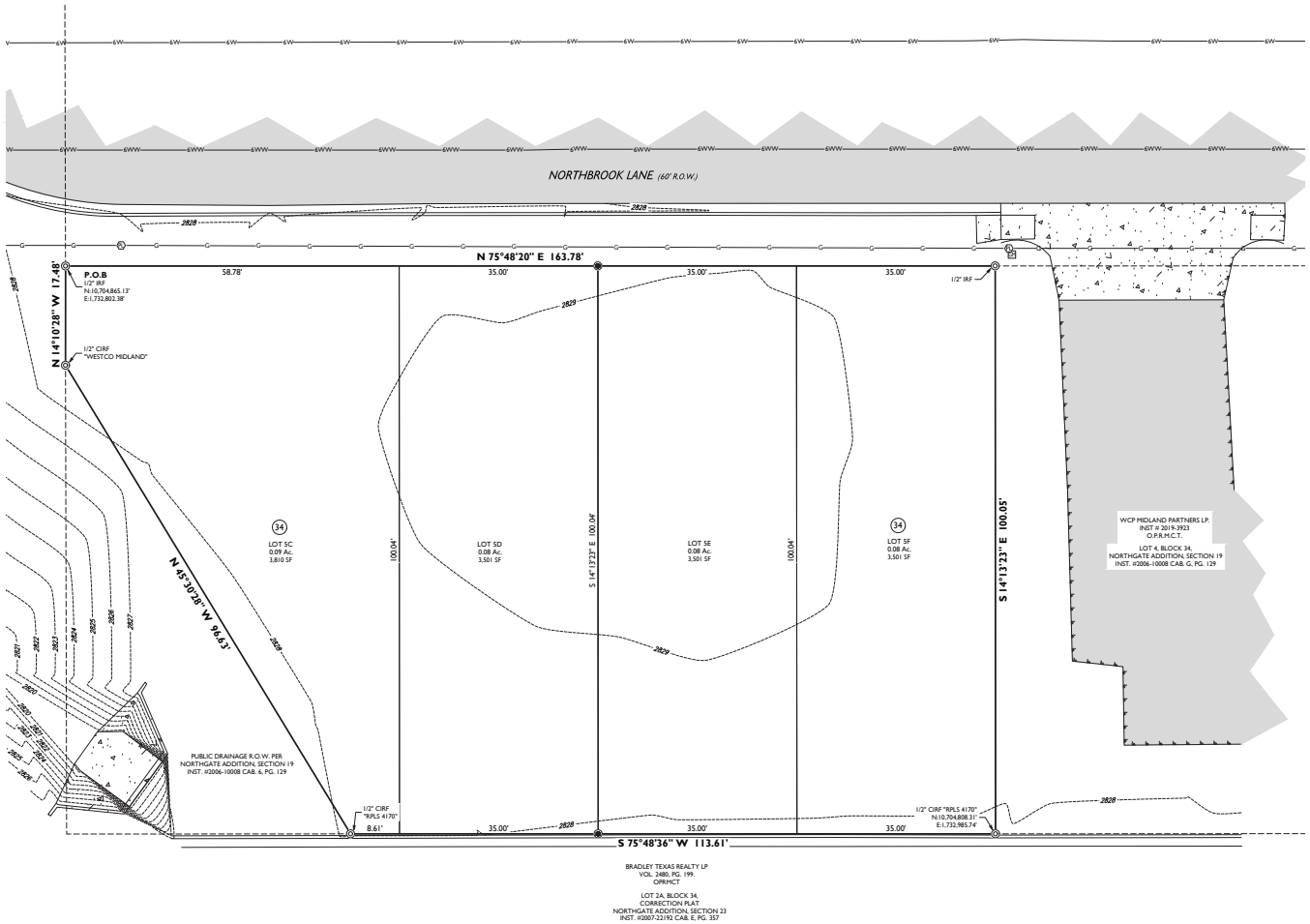
A. P-26-2540, Combined files compressed
B. P&Z - - Northgate Addition, Section 29 Preliminary Plat

Madelim Jaquez, Development Services	Created/Initiated - 5/11/2026
Landon Ochoa, Development Services	Final Approval - 5/14/2026

PRELIMINARY PLAT

NORTHGATE ADDITION, SECTION 29

BEING A REPLAT OF LOT 5A AND 5B, BLOCK 34, NORTHGATE ADDITION, SECTION 28,
AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS



BRADLEY TEXAS REALTY LP
VOL. 2480, PG. 199.
OPRMCT

LOT 2A, BLOCK 34,
CORRECTION PLAT
NORTHGATE ADDITION, SECTION 23
INST. #2007-22192 CAB. E, PG. 357

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JMR DENTAL SERVICE, PLLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS NORTHGATE ADDITION, SECTION 29, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

_____
BY: JMR DENTAL SERVICE, PLLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NORTHGATE ADDITION, SECTION 29, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF _____, 2026.

_____
JOSHUA SPARKS , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

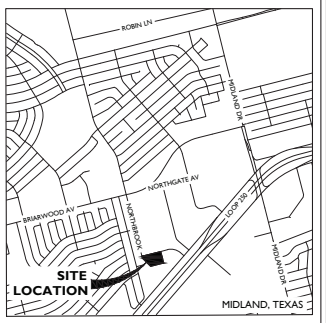
_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

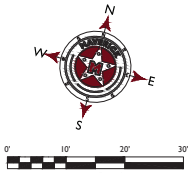
_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____



VICINITY MAP
N.T.S.



LEGEND

	DENOTES BENCH MARK
	DENOTES FOUND MONUMENT AS NOTED
	DENOTES SET 1/2-INCH IRON ROD WIRED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
	DENOTES EXISTING GAS METER
	DENOTES EXISTING PIPELINE MARKER
	DENOTES BOUNDARY LINE
	DENOTES EXISTING PROPERTY LINES
	DENOTES EDGE OF ASPHALT
G	DENOTES EXISTING GAS LINE
6WW	DENOTES EXISTING 6" WASTEWATER
6W	DENOTES EXISTING 6" WATER MAIN
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING PAVEMENT
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

SURVEY NOTES:

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

DEVELOPMENT NOTES

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

FEMA NOTE

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

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

PROPERTY OWNER

JMR DENTAL SERVICE, PLLC
4700 NORTHBROOK LANE
MIDLAND, TX 79707
203-535-3237
INST. # 2018-26487 O.P.R.M.C.T.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOLLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, 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 LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

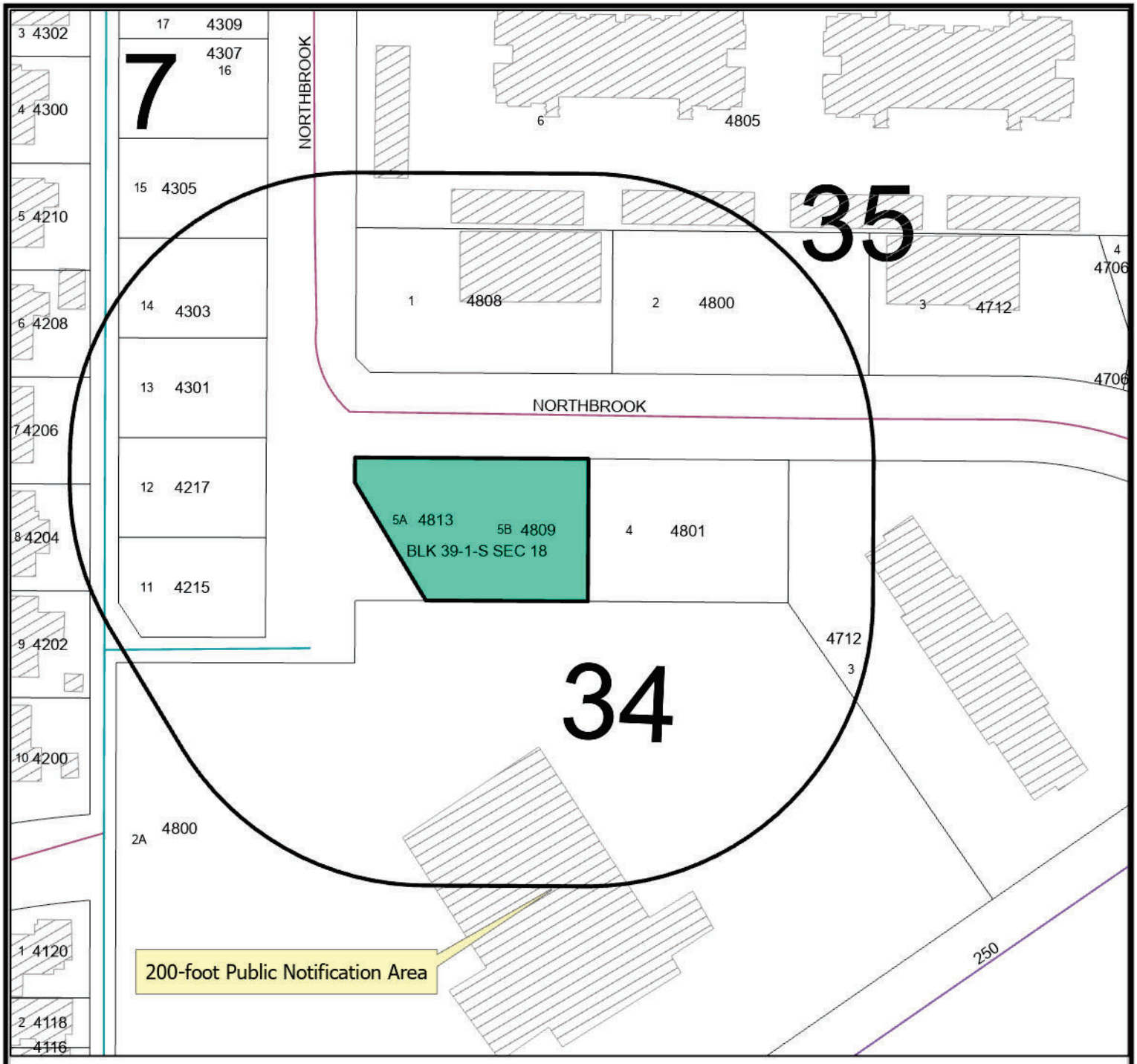
GREGORY W. SHOLLEY
REGISTERED PROFESSIONAL LAND SURVEYOR
MAVERICK ENGINEERING, TX FIRM #10194514
1909 W. WALL STREET, SUITE, F
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

NORTHGATE ADDITION, SECTION 29

Drawing: F:\2025\250090-KALPESH PATEL-NORTHGATE 19TH ADDITION CIVIL\DRAWINGS\PLAT\4 LOT PLAT\250090 PRELIM PLAT.DWG Last Saved By: SDavis on 4/17/26



Location Map

SUB-26-0970 **Scale: 1" = 100 '**

Proposed plat of Northgate Addition, Section 29 being a replat of Lots 5A and 5B, Block 34, Northgate Addition, Section 28, City and County of Midland, Texas.

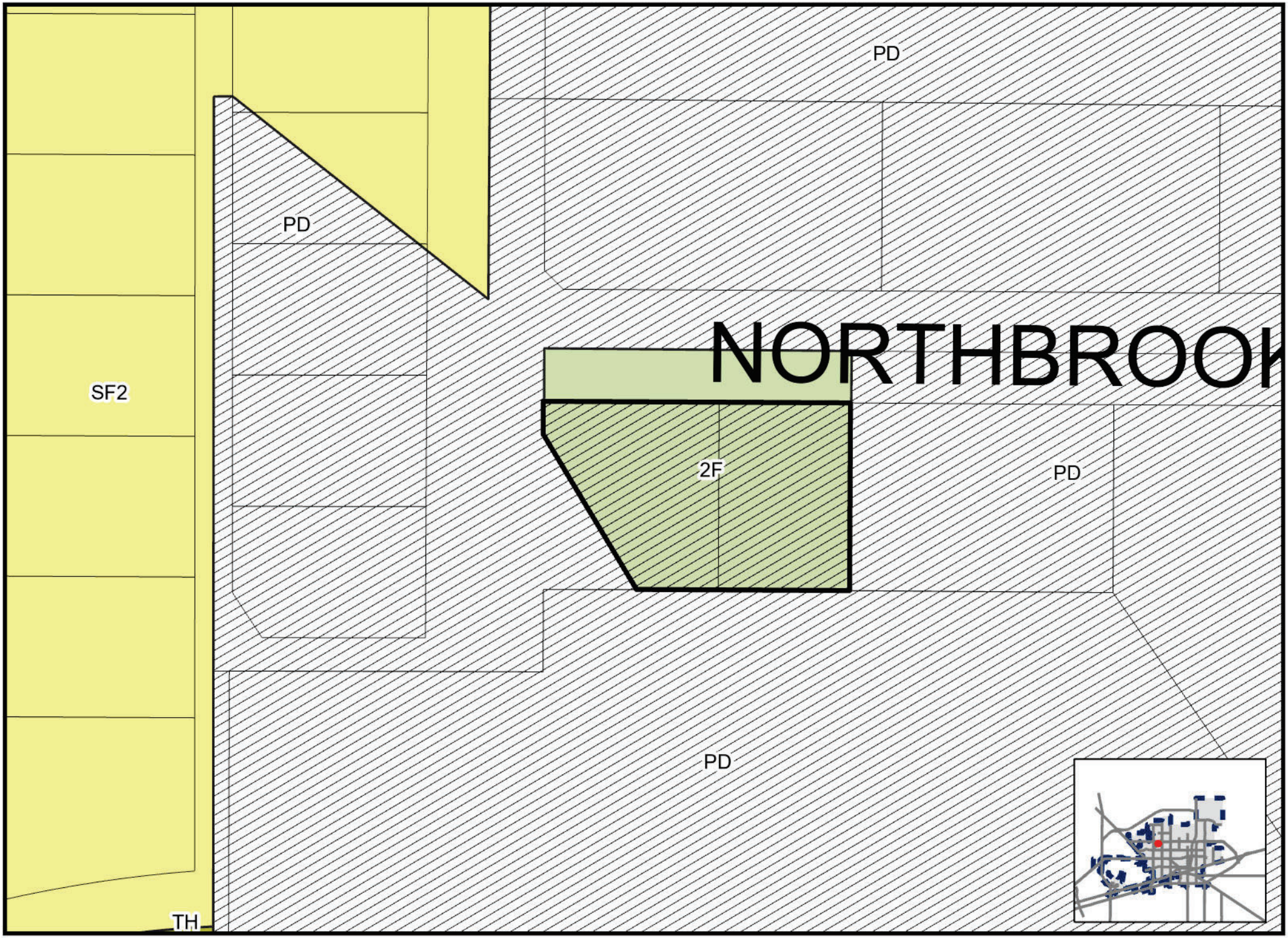
Generally located on the south side of Northbrook Lane, approximately 600 feet west of West Loop 250 North. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Created: 5/7/2026

SUB-26-0970

Scale: 1" = 64 '

ZONING MAP

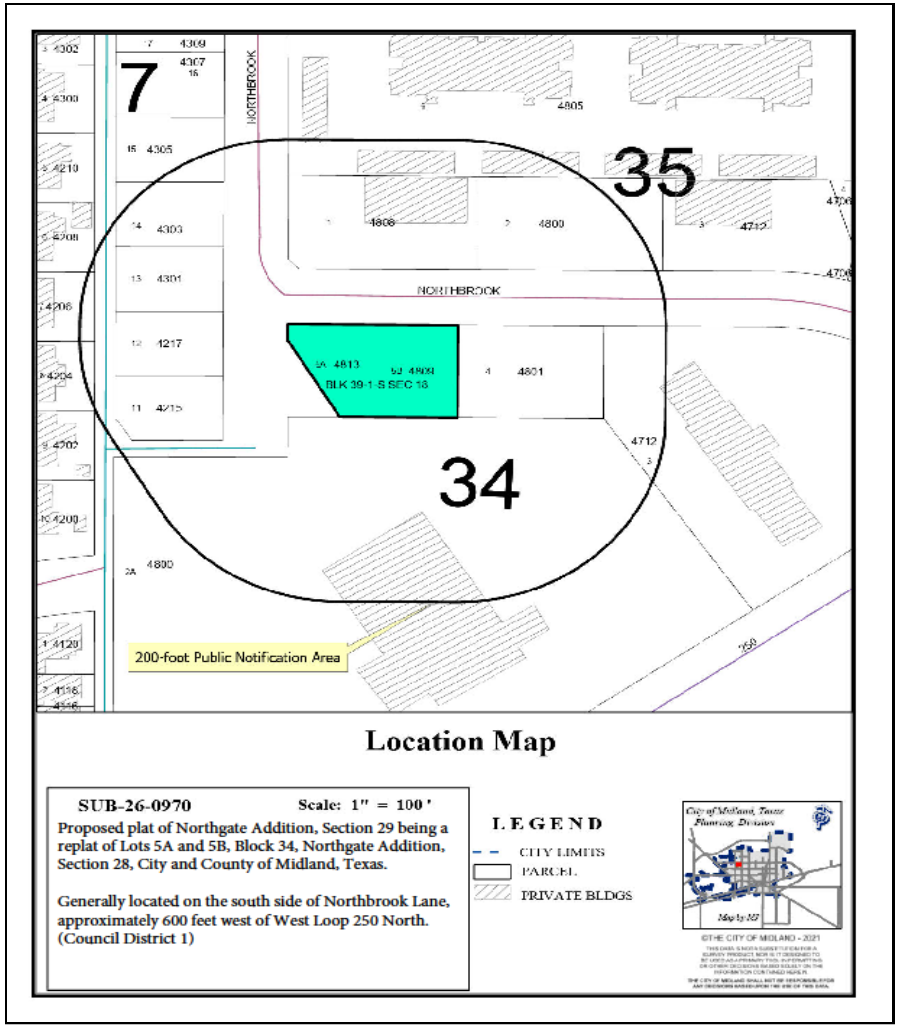
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION


35
34
NORTHBROOK
RIO GRANDE
BLK 39-1-S SEC 18
4305
4303
4301
4217
4215
4813
4809
4801
4808
4800
4712
4210
4208
4206
4202
4200
4805


MIDLAND
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PRELIMINARY PLAT
NORTHGATE ADDITION, SECTION 29
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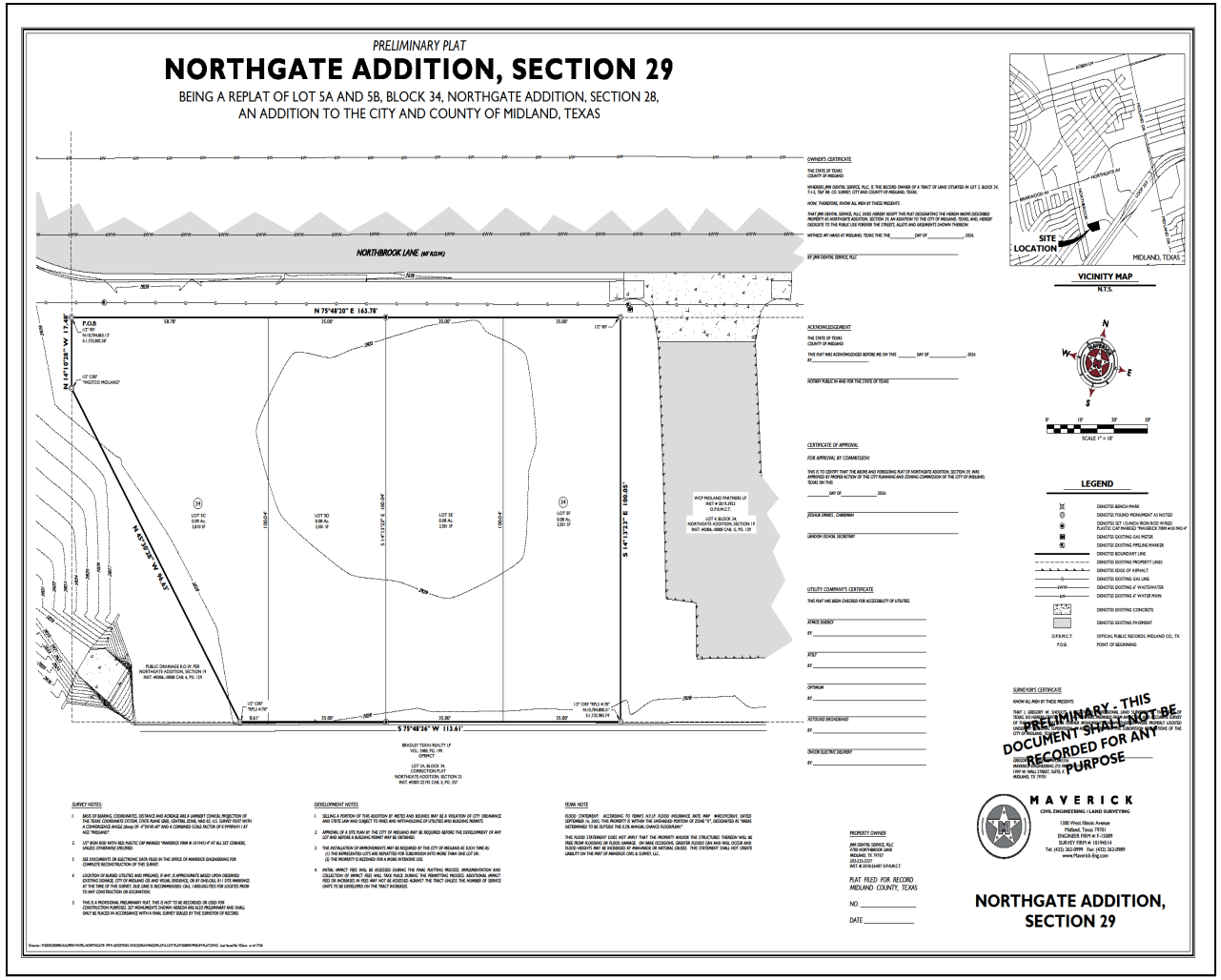
APPLICATION SUMMARY

- **Property Owner:** JMR Dental Services, LLC
- **Representative:** Maverick Engineering
- **Location:** 4813 Northbrook Lane (District 1)
- **Reason for Request:** For the development of townhomes.



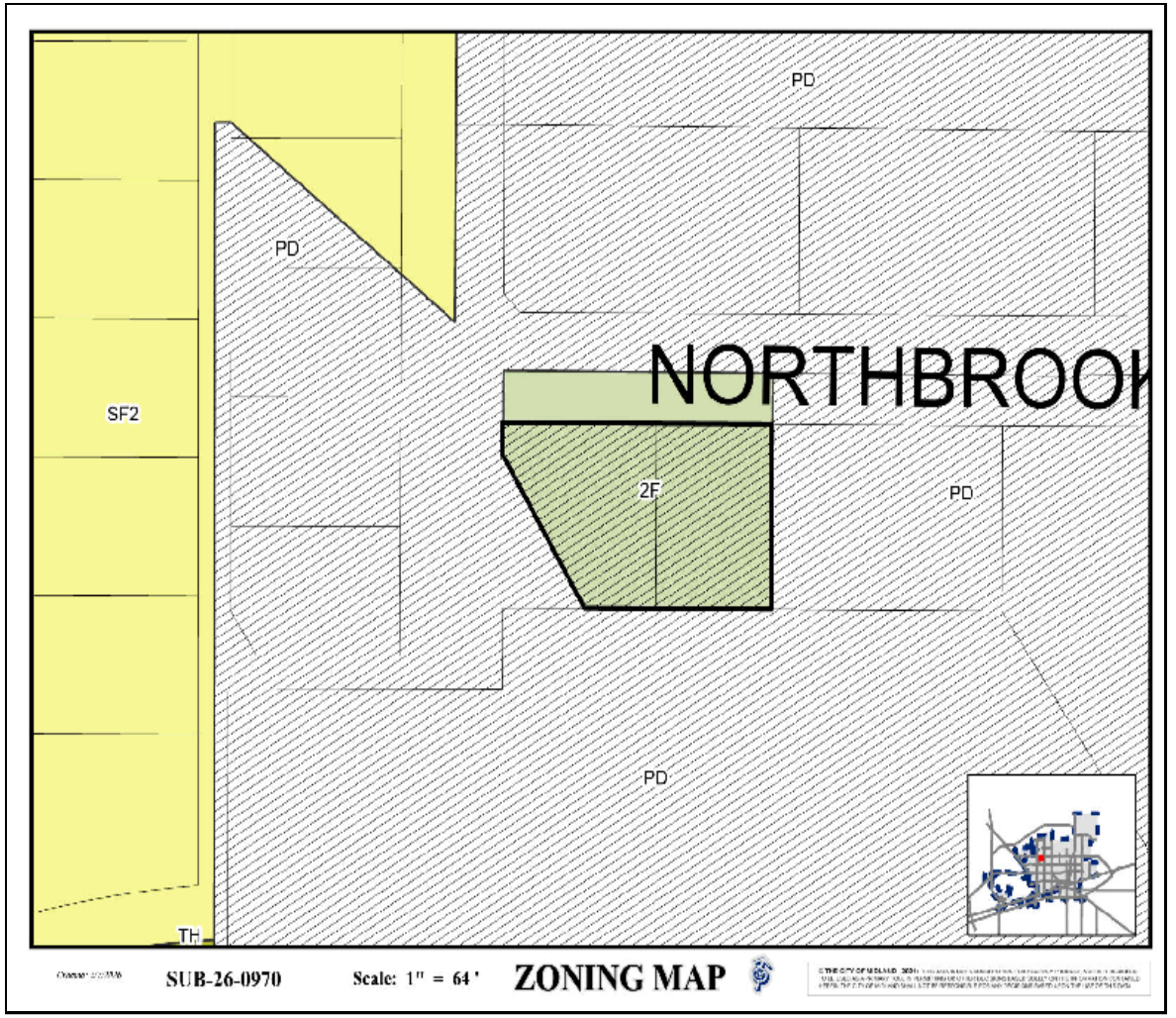
PLAT DETAILS

- **Acreage:** 0.329 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 4



ZONING

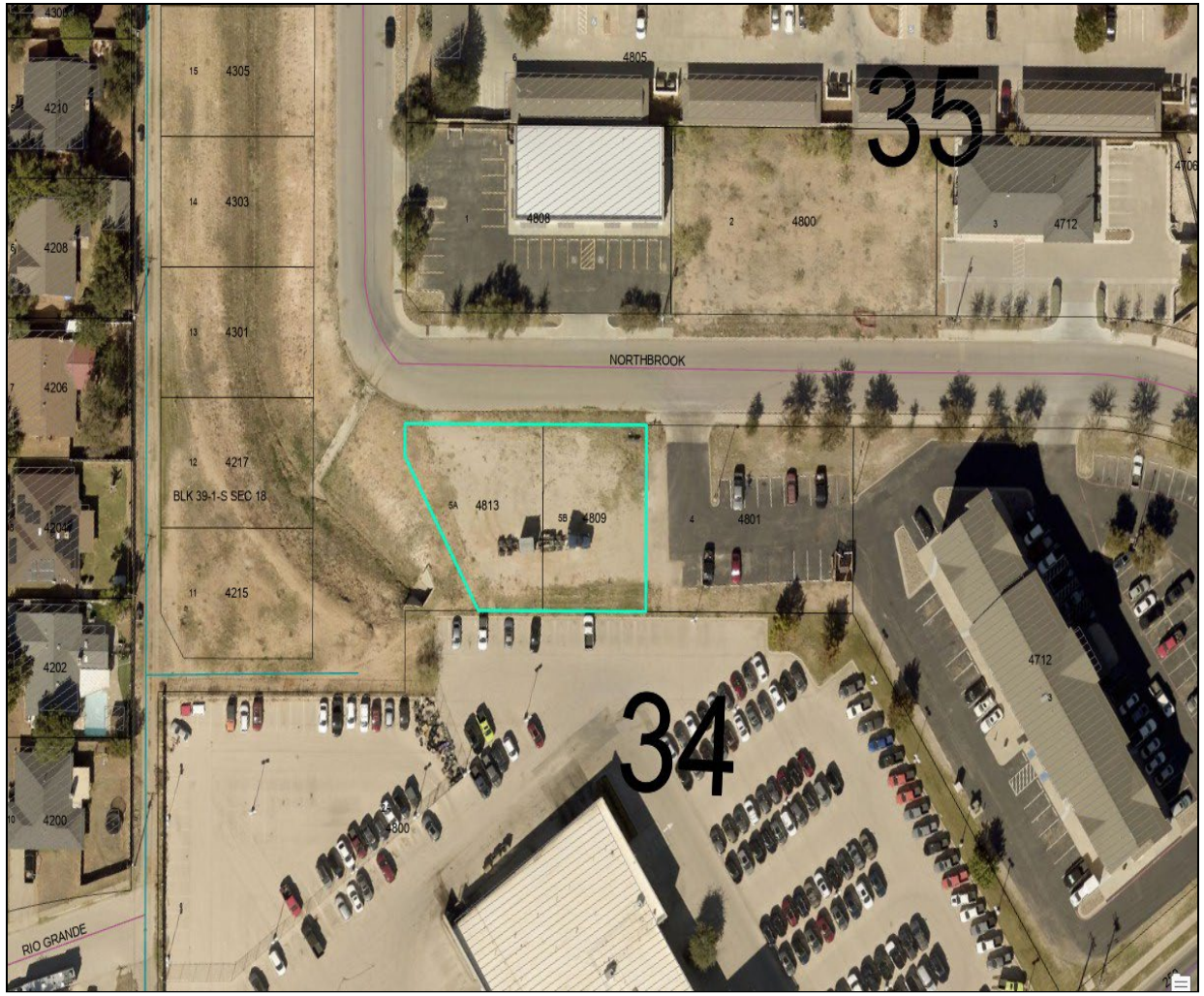
- **Current Zoning:** 2F, Two-Family Dwelling District
- **Surrounding Zoning:**
  - **North/South/East/West:** PD, Planned Development District for Shopping Center



MIDLAND
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LAND USE

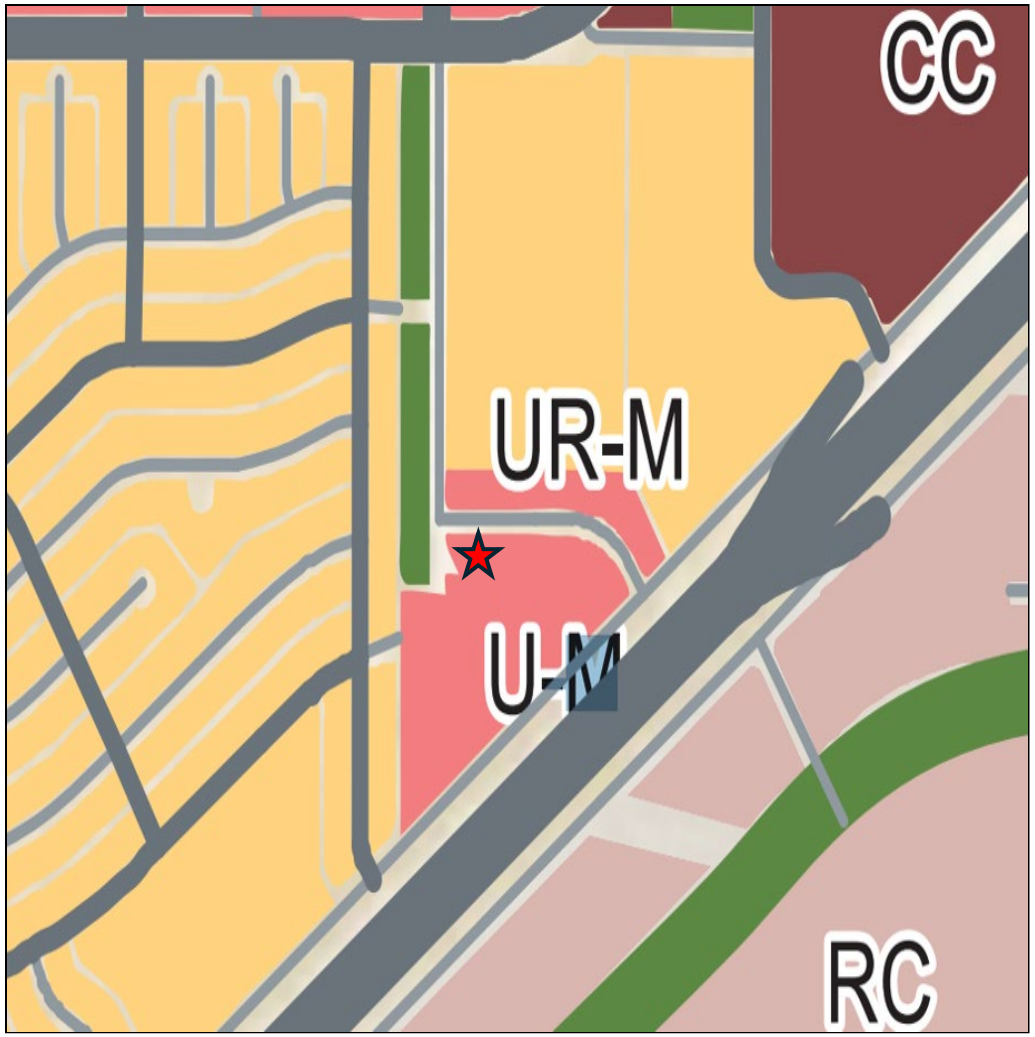
- **Current Use:** Vacant land
- **Surrounding Uses:**
  - **North/South:** Commercial
  - **East/West:** Vacant
- **Proposed Use:** Townhomes



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COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 16.
Meeting Date: May 18, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Fairgrounds Addition, Section 9, being a replat of Lot 1, Lot 2, and a 0.042-acre portion of Lot 3, Block 12, Fairgrounds Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Wolfcamp Circle and East State Highway 80.)

Purpose:
Maverick Engineering is requesting to plat a 1.15-acre tract of land at 2427 East Highway 80 into 1 lot for future expansion of the existing building.

Current Zoning:

TP, Technology Park

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. Please verify all lot lines and parcel lines to ensure that no part of any structure encroaches into city right of way or the property of other owners.

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: Wolfcamp roadway okay as is. No public paving improvements required. E BI-20 roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

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

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

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

SEWER: 15” sewer exists in E. Business I-20 Street median S of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

The Fire Department has reviewed the preliminary plat and has no objection at this time. This review is limited to preliminary plat considerations only and does not constitute full fire code approval. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903), which will be reviewed at the time of civil plan and building permit submittal.

OIL AND GAS: (Approved)

No Oil and Gas issues

GIS: (Approved)

Please provide recording info for the underground drainage easement. Add direction to HWY 80. Should name be State Hwy?

HEALTH: (Approved)

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

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

Staff recommends approval of the Preliminary Plat of Fairgrounds Addition, Section 9, subject to the following conditions:

Condition:

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

B. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).

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

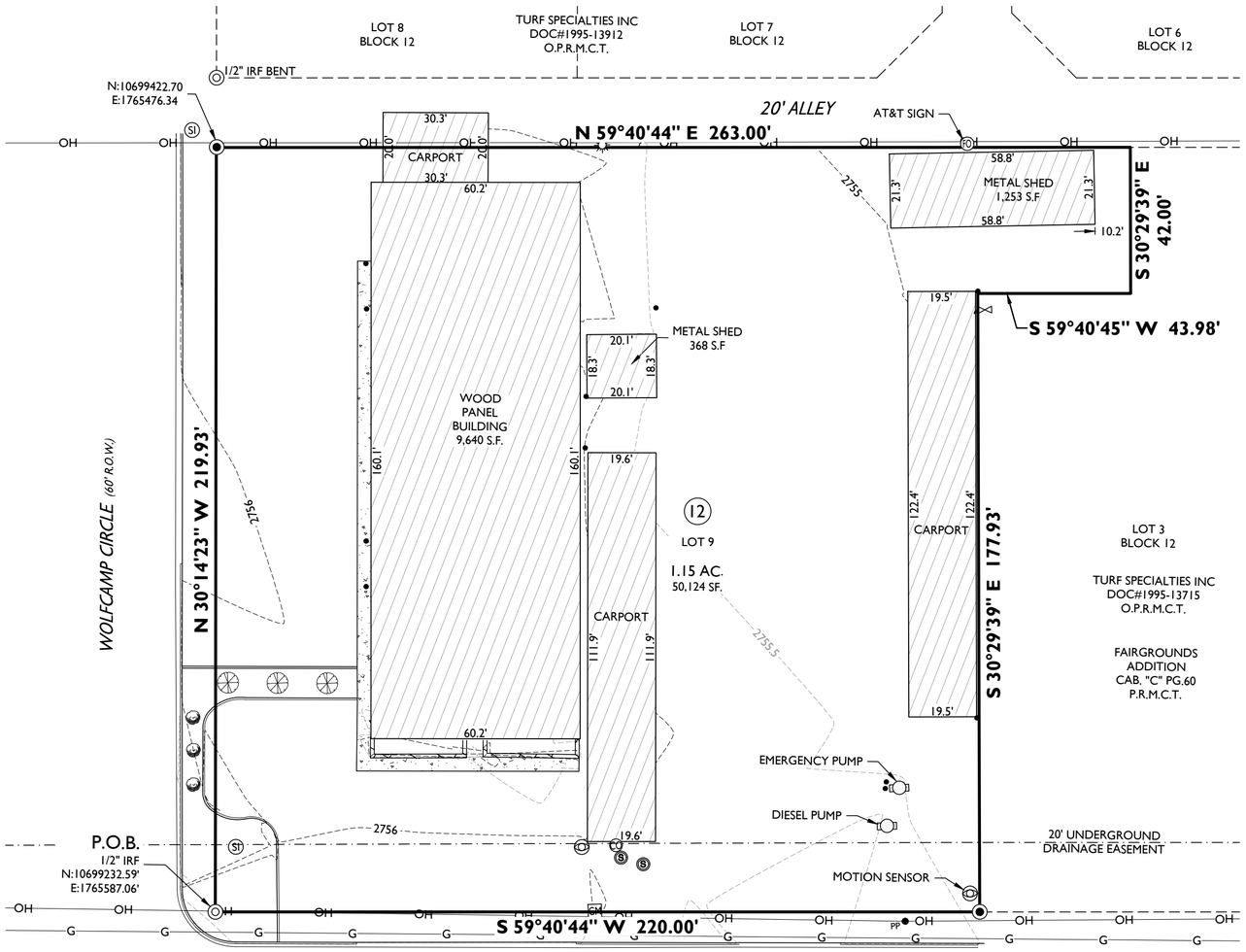
Attachments:
A. P-26-2539 Combined Docs
B. P&Z - - Fairgrounds Sec 9

Angelina Bettanini, Development Services — Created/Initiated - 5/16/2026
Landon Ochoa, Development Services — Final Approval - 5/16/2026

PRELIMINARY PLAT

FAIRGROUNDS ADDITION, SECTION 9

BEING A REPLAT OF LOT 1, LOT 2, AND 0.042 ACRES OF LOT 3, BLOCK 12 OF FAIRGROUNDS ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS

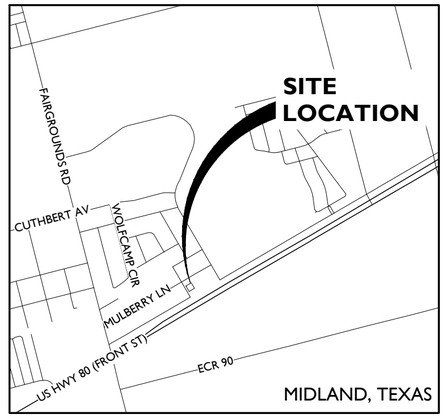


U.S HIGHWAY 80 (EAST FRONT STREET)



0' 30' 60' 90'

SCALE 1" = 30'



VICINITY MAP

N.T.S.

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
•	EXISTING BOLLARD
CO	EXISTING CLEANOUT
FO	EXISTING FIBER OPTIC PEDISTAL
GM	EXISTING GAS METER
⌒	EXISTING GUY ANCHOR
☼	EXISTING LIGTH POLE
PP●	EXISTING POWER POLE
⬡	EXISTING PUMP
⊙	EXISTING SENSOR
Ⓢ	EXISTING SEPTIC LID
SI	EXISTING SIGN
	EXISTING TREE (MEDIUM)
	EXISTING TREE (SMALL)
———	BOUNDARY LINE
- - - - -	EXISTING PROPERTY LINES
——○——○——	EXISTING CHAINLINK FENCE
G	EXISTING GAS LINE
OH	EXISTING OVERHEAD ELECTRIC LINE
▨	EXISTING BUILDING
⁘	CONCRETE
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989611 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0093F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY

BY: _____

_____
AT&T

BY: _____

_____
OPTIMUM

BY: _____

_____
ASTOUND BROADBAND

BY: _____

_____
ONCOR ELECTRIC DELIVERY

*BY:*_____

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS RUSSELL POTTER, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 42, BLOCK 38, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

_____
BY:RUSSELL POTTER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

_____*DAY OF*_____ *2026.*

_____
JOSHUA SPARKS , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

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.

PROPERTY OWNER

RUSSELL POTTER-TURF SPECIALTIES INC.
2427 E. HIGHWAY 80
MIDLAND, TEXAS - 79701
VOL. 1106 PG. 481

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

_____
GREGORY W. SHOULTS RPLS#6255
MAVERICK ENGINEERING (FIRM # 10194514)
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701

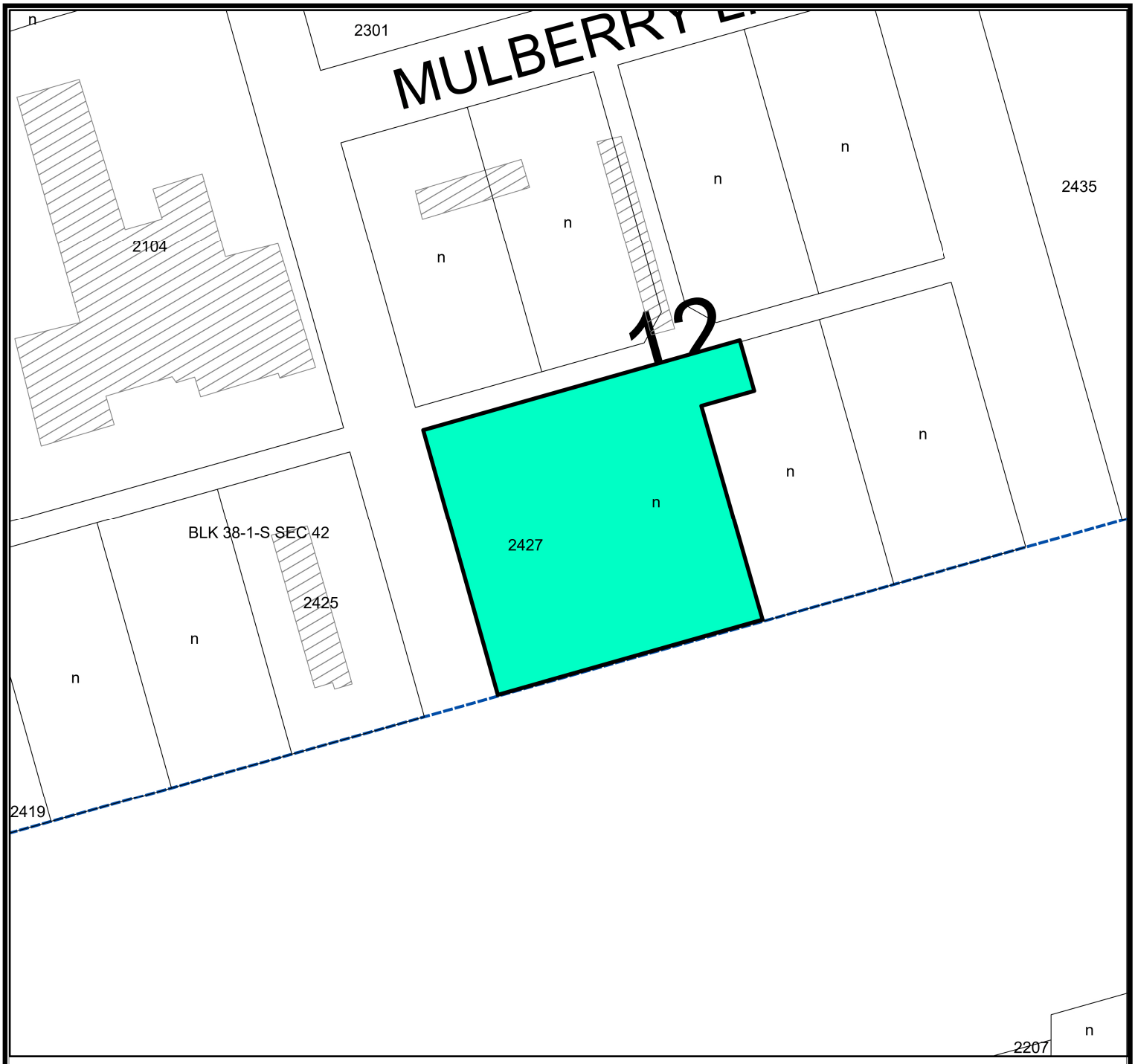
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

FAIRGROUNDS ADDITION, SECTION 9

Drawing : F:\2026\260001-TURF SPECIALTIES-FAIRGROUNDS REPLAT LOTS 1 AND 2 BLOCK 12\DRAWINGS\PLAT\260001 PRELIM PLAT.DWG Last Saved By: adevine on 4/22/26



Location Map

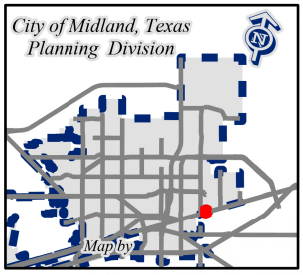
SUB-26-0969 **Scale: 1" = 114 '**

Proposed plat of Fairgrounds Addition, Section 9, being a replat of Lot 1, and a 0.042-acre portion out of Lot 3, Block 12, Fairgrounds Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Wolfcamp Circle and East State Highway 80. (Council District 2)

LEGEND

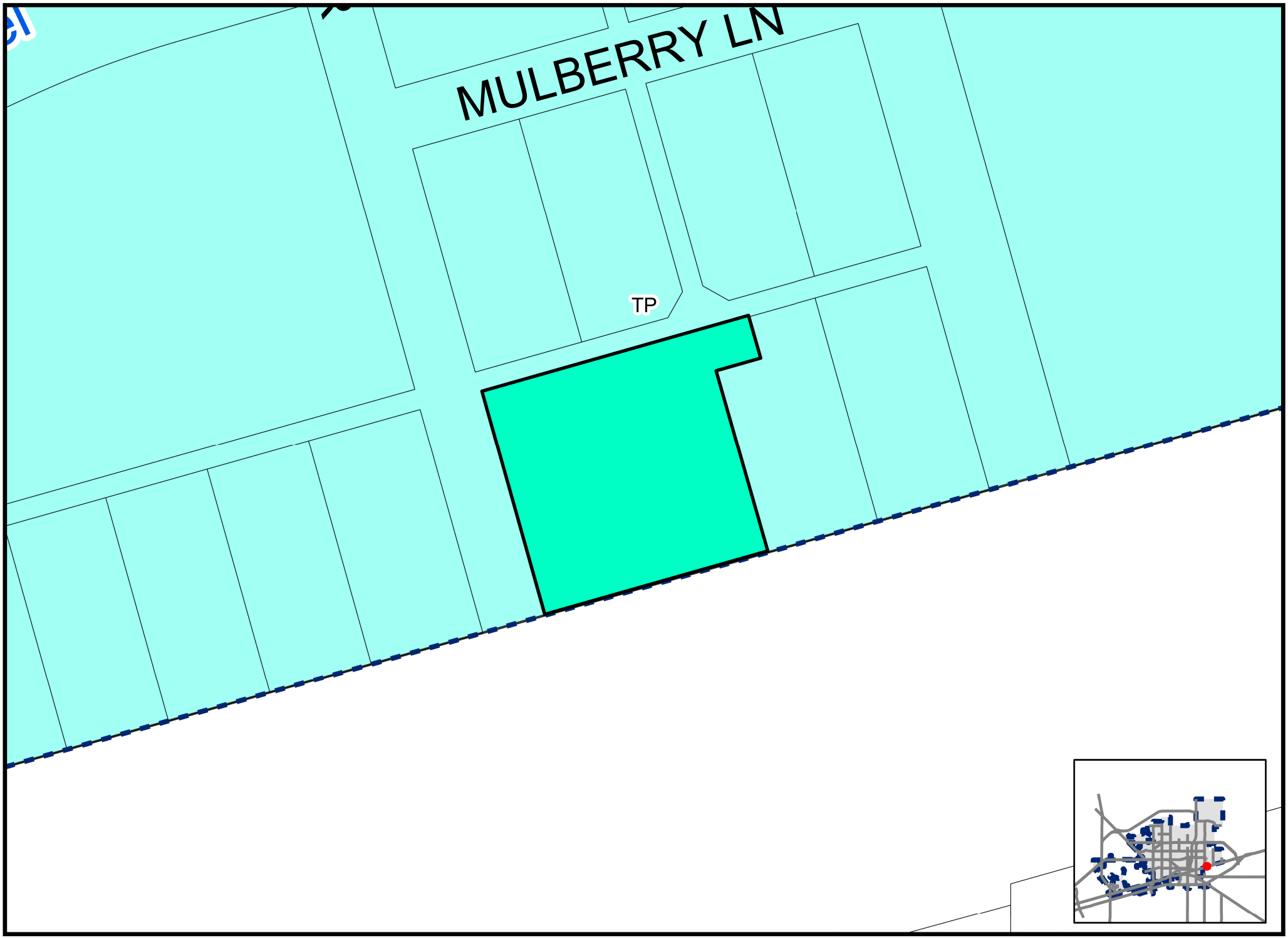
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.



Created: 5/15/2026

SUB-26-0969

Scale: 1" = 114 '

ZONING MAP

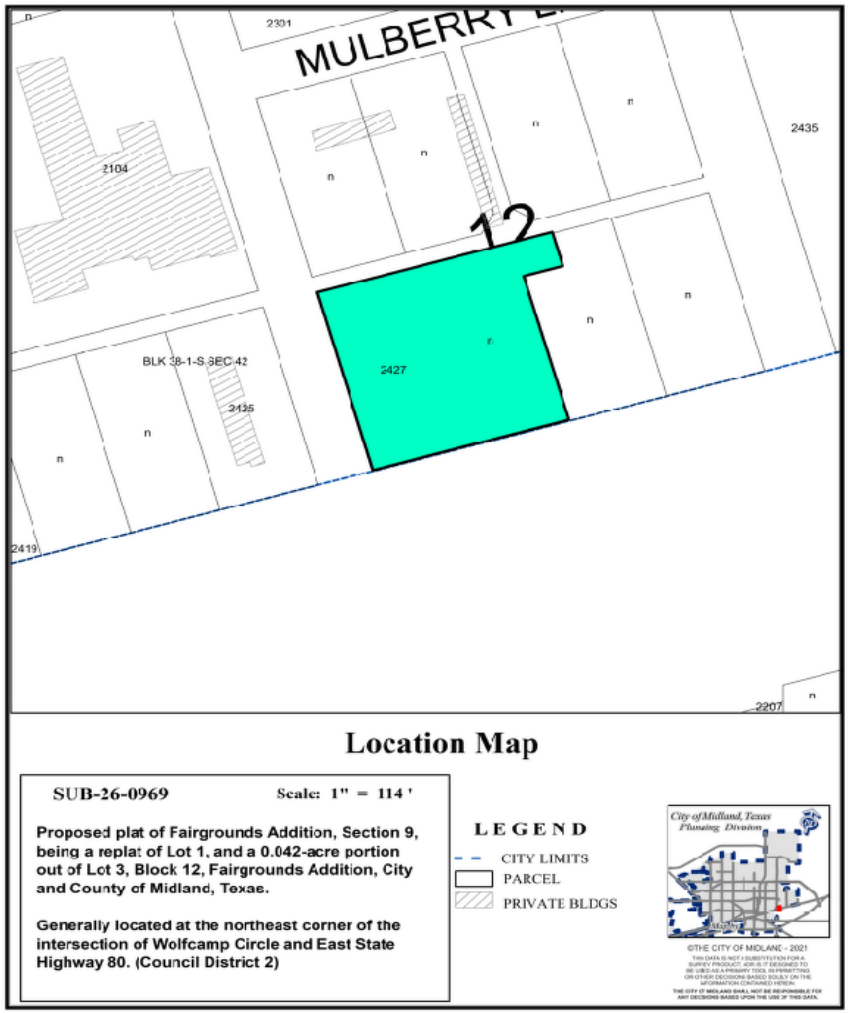
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MULBERRY LN
MULBERRY
12
2104
2435
SAN ANDRES
2427
2423
80
80
80


MIDLAND
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ITEM
PRELIMINARY PLAT
FAIRGROUNDS ADDITION, SECTION 9
Visit Our Website
MIDLANDTEXAS.GOV

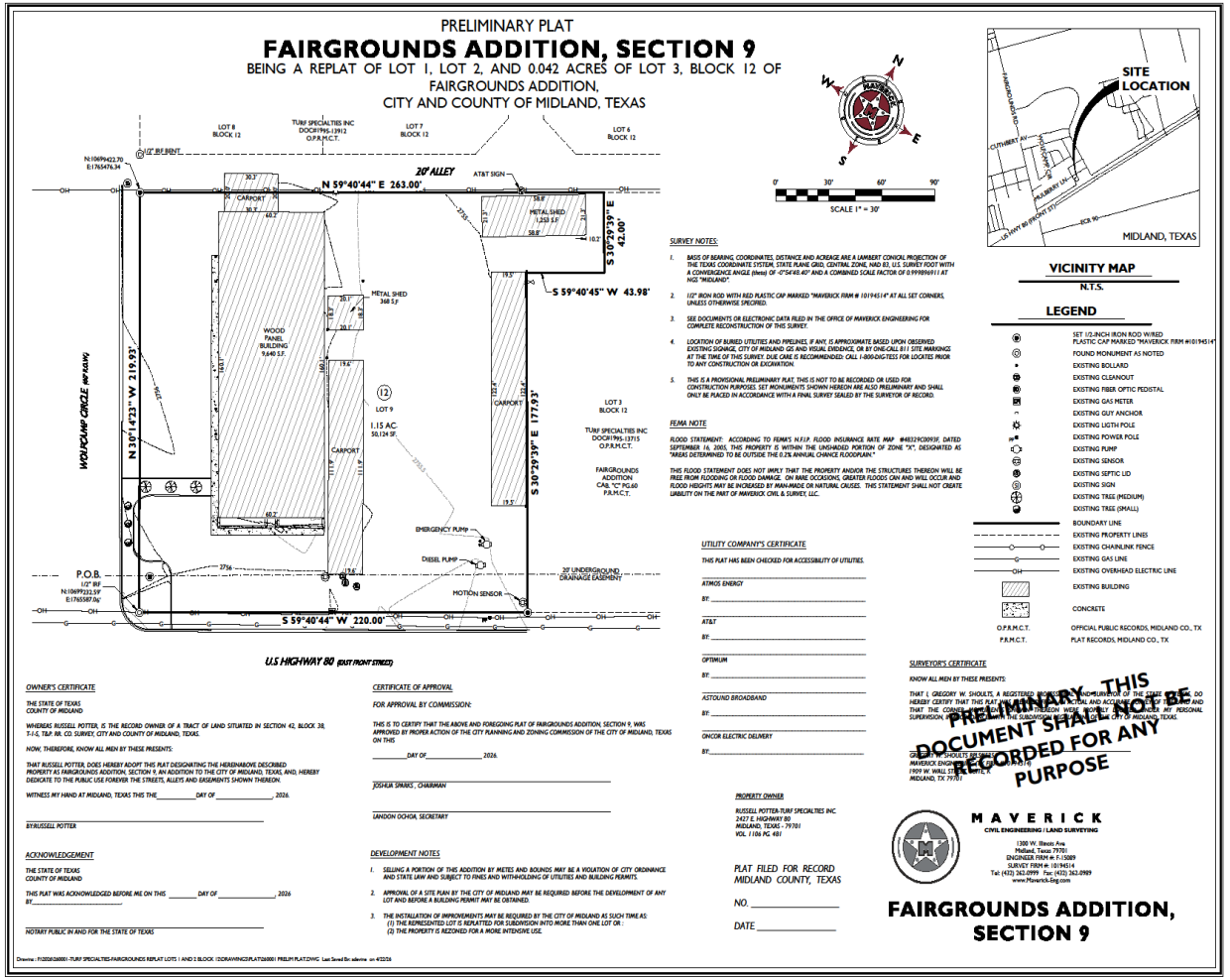
APPLICATION SUMMARY

- **Property Owner:** Turf Specialties, Inc
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 2427 East Highway 80
- **Reason for Request:** Clean up lot lines for future building permit



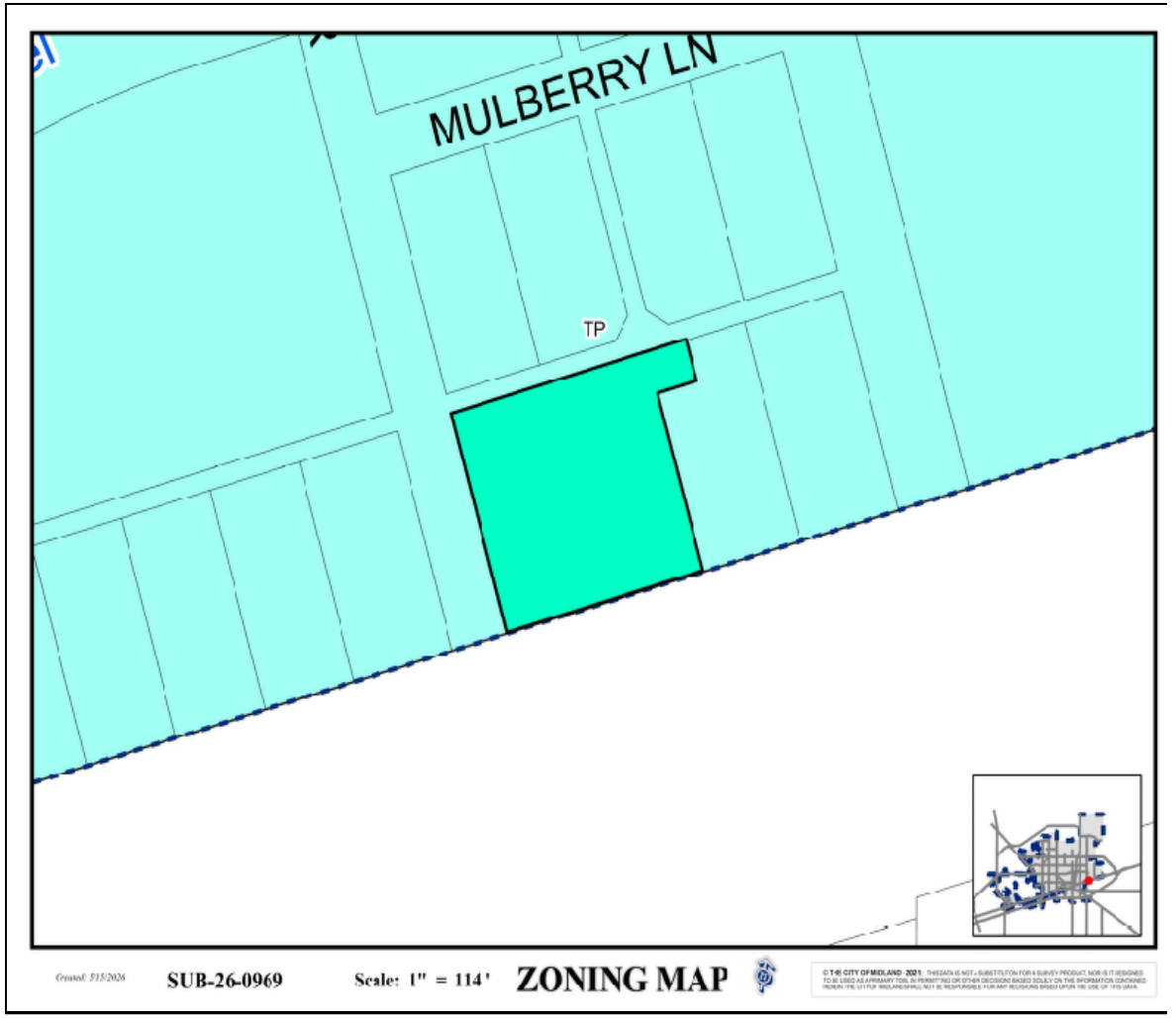
PLAT DETAILS

- **Acreage:** 1.15 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



ZONING

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



LAND USE

- **Current Use:** Industrial
- **Surrounding Uses:**
  - **North/East/West:** Industrial
  - **South:** Highway 80
- **Proposed Use:** Industrial



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COMPREHENSIVE PLAN

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



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STAFF'S RECOMMENDATION

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

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

B. Approval of this preliminary plat is conditioned upon public improvements being completed prior to the approval of a final plat by the City or with an exception when waived or deferred by the Council. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).



STAFF'S RECOMMENDATION

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



MISSION

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

