

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
July 6, 2026 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - City Hall**



Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at or following the time specified, to consider the following:

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the June 15, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion approving a Final Plat of Warfield Industrial Park, Section 3, being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas (Generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Motion approving a Final Plat of Stoneridge, Section 4, being a plat of a 18.22-acre tract of land out of Section 47, Block 38, T-1-S, T&P Railway Co Survey, Midland County, Texas (Generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
7. - Motion approving a Final 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.) **(DISTRICT: 2)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

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

PUBLIC HEARINGS

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

9. - Hold a public hearing and consider a request by Eduardo L. Aleman for a Zone Change from SF-2, Single-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District on Lot 5, Arnett's Acres, City and County of Midland, Texas. (Generally located on the east side of North Lamesa Road, approximately 350 feet north of East Golf Course Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES)**
(QUALITY OF LIFE AND PLACE)
10. - Hold a public hearing and consider a Final 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)

MISCELLANEOUS

11. None - Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town, Section 33, being a replat of Lots 22 through 24, Block 65, Original Town, City and County of Midland, Texas. (Generally located on the west side of South Loraine Street, approximately 95 feet north of West Missouri Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
12. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 19, being a replat of Lots 11A through 11C, Block 1, West 191 Industrial Park, Section 12, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West County Road 77 and North Farm to Market Road 1788.) **(DISTRICT: 4) (DEVELOPMENT SERVICES)**
(QUALITY OF LIFE AND PLACE)
13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Tamez Addition, Section 1, being a 2.00-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located on the east side of Todd Drive, approximately 1,165 feet north of East Golf Course Road. **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West Terminal Addition, Section 11, being a replat of Lot 9, and a 13.91-acre portion of Lot 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas. (Generally located on the north side of West County Road 100, approximately 2,200 feet east of South County Road 1301.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Meissner Addition, Section 2, being a 4.0594-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR. Co. Survey, in part, and a 0.5312-acre tract of land out of

Section 25, Block 39, T-1-S, T&P RR. Co. Survey, in part, City and County of Midland, Texas (Generally located on the northeast corner of the intersection of North Adams Street and East Front Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 8 being a plat of a 10-acre tract of land in the north half of B F Wlocott Survey, Block 38, T-2-S, Midland County, Texas. (Generally located on the west side of South County Road 1160, approximately 1,580 feet south of East County Road 1140) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
17. - Motion approving a reinstatement of an approved Preliminary Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
18. - Motion approving a Final Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Oncor Airfield Substation being a replat of Lot 1, Block 2, Agri-Empressa Addition, Section 2 Correction Plat, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Big Blue Avenue and South County Road 1250.)

(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)
20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Green Hill Terrace Addition, Section 20 being a replat of Lot 1, Block 2, Green Hill Terrace Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and North Holiday Hill Road.)
(DISTRICT: 4) (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
June 15, 2026 - 3:30 PM**



The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas at 3:30pm, June 15, 2026.

Members present: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

Members absent: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

Staff members present: Angelina Bettanini, Lori Elliot, Madelim Jaquez, Par Sung, Alexis M. Martinez, Beatriz Quezada, 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

Motion passed with no action taken on item 8 with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

2. - Motion approving June 1, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Mockingbird Ridge, Section 19, being a plat of a 22.90-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Arapahoe Road and Waxwing Drive.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final 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)**
5. - Motion to review and consider the Declaration of Restrictive Covenants for the proposed Mockingbird Ridge subdivision, being a 632.196-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection North Fairgrounds

Road and East Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES)
(QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final Plat of Claydesta Plaza North, Section 8, being a replat of Lot 8, and the north 0.286 acres of Lot 7, Block 2, Claydesta Plaza North, Section 6, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Sharp Lane and North Big Spring Street) **(DISTRICT: 3)
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
7. - Motion approving a Final 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)**
8. - Motion approving a Final Plat of Warfield Industrial Park, Section 3, being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas (Generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

PUBLIC HEARINGS

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

9. - Hold a public hearing and consider a Preliminary Plat of Arnett's Acres, Section 2, being a replat of Lot 5, Arnett's Acres, City and County of Midland, Texas. (Generally located on the east side of North Lamesa Road, approximately 350 feet north of East Golf Course Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

10. - Hold a public hearing and consider a Preliminary Plat of Plainsview Estates, Section 2, being a replat of Lot 5, Block 1, Plainsview Estates, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) ()**

Planner Beatriz Quezada presented this item.

The public hearing opened at 3:44 p.m.

Ashlee Devine, engineer, stated that the plat had already been approved and would not place a strain on water supply.

Resident Mary Lou Hartman and Rene Molinar objected due to the concerns about the depletion of groundwater in their area and wanted further study before any development begins.

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

Motion passed with the following vote:

AYE: Brennan Berry, J. Brian Martin, BreAnna LaFoy

NAY: Brandon Ofield

ABSTAIN: Lucy Sisneiga

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

11. - 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)**

Planner Beatriz Quezada presented this item.

The public hearing opened at 4:02 p.m.

Applicant Chase Gardaphe stated that the site plan had been approved in 2019 and the added change will show easement. He said that the parking lots will be 20x20 and will be able to extend if needed.

The public hearing closed at 4:05 p.m.

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

12. - Hold a public hearing and consider a Preliminary Plat of Southern Addition, Section 37, being a replat of Lots 13 through 18, and the south half of previously vacated 20' alley (Ordinance 9535), Block 143, Southern Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of South Fort Worth Street and East Pennsylvania Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

13. - Hold a public hearing and consider a Preliminary Plat of Original Town, Section 32, being a replat of the middle 50 feet of Lot 2, Block 73, Original Town, City and County of Midland, Texas. (Generally located on the west side of South Marshall Street, approximately 75 feet north of East Missouri Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

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

There was no one wishing to speak on this item.

The public hearing closed at 4:08 p.m.

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

14. - Hold a public hearing and consider a request by Addis Getahun, on behalf of Lifehouse Fellowship Church for a Specific Use Designation without Term for a Residential Assisted Living Facility on Lot 3A, Block 25, Plantation Hills, Section 23, City and County of Midland, Texas. (Generally located on the east side of Whitman Drive, approximately 350 feet north of Bluebird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

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

Jack Maduro stated that their goal is to build a facility that focuses care for seniors. He added that traffic would not be impacted since there will be five employees with 16 people living in the facility.

Resident Kelly Simon voiced concerns over heavy traffic during school season along with the noises from ambulances and fire trucks.

Resident Troy Martin voiced concerns about the violation of privacy in their backyard if the facility had multiple stories.

Applicant Addis Cetahun stated that the proposed development will be a residential senior living place and will only have one story.

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

Motion amended with the condition that the proposed development be a one-story building with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

15. - Hold a public hearing and consider a Preliminary Plat of Vista Del Pueblo, Section 4, being a replat of Lots 1,2,3,4,11,14,15, and 16, Block 1, Vista Del Pueblo, Lot 10A, Block 1, Vista Del Pueblo, Section 3, City and County of Midland, Texas and a plat of 19.86-acre tract of land out of Section 29, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Todd Drive, approximately 1,200 feet south of Ann Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

MISCELLANEOUS

16. - 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)**

Withdrawn by Applicant

17. - 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)**

Withdrawn by Applicant

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Bizzell-Kiser Addition, Section 12, being a replat of Lots 1A and 11A, Block 10 and Lots 1A and 2A, Block 7, Bizzell-Kiser Addition, Section 4, City and County of Midland, Texas. (Generally located on the south side of East Peck Avenue, approximately 530 feet west of South Terrell Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 61, being a replat of a 4.497-acre tract of land out of Lot 10, Block 7, Westridge Park Addition, Section 39, City and County of Midland, Texas. (Generally located on the north side of Deauville Boulevard, approximately 285 feet west of Griffith Drive.) **(DEVELOPMENT SERVICES) ()**

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Highland Park Extension, Section 3, being a 5.32-acre tract of land out of section 27, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas (Generally located at the northeast corner of the intersection of West Louisiana Avenue and N Street) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Brandon Ofield, Brennan Berry, Lucy Sisneiga, J. Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT: Joshua Sparks, Joshua Garza, Aaron Hunter, Dara Richardson

21. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 8 being a plat of a 10-acre tract of land in the north half of B F Wolcott Survey, Block 38, T-2-S, Midland County, Texas. (Generally located on the west side of South County Road 1160, approximately 1,580 feet south of East County Road 140)
(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Withdrawn by Applicant

Landon J. Ochoa
Planning Division Manager
Department of Development Services

Joshua Sparks, Chair

Date

Date



Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving a Final Plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788.)

Purpose:

Maverick Engineering, on behalf of Perfect C, LLC, is requesting to replat the property located at 10918 State Highway 191 into two lots for future commercial development.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

C, Commercial District

Preliminary Plat Approval:

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 02/04/2026. [For Applicant's Information Only.]

WATER: 16" water exists in W CR 77 Street N of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 8" sewer exists in Street N of tract, okay as is. No public wastewater improvements required. 12" sewer exists in Street W of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with West 191 Industrial Park, Section 18 Drainage Study, prepared by Maverick Engineering and approved by City on 03/19/2026. [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 objections to plat. [For the Applicant's information only.]

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)

No Oil & Gas issues Information: 3 Well were permitted by the state on this property in 2015 by XTO Energy Inc. State permits expired in 2016. No further records are available.

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.

ONCOR: (Approved)

No conflicts or objections with this plat.

ADDRESSING: (Approved)

No comments.

GIS: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

No comments or issues.

Planning: (Approved)

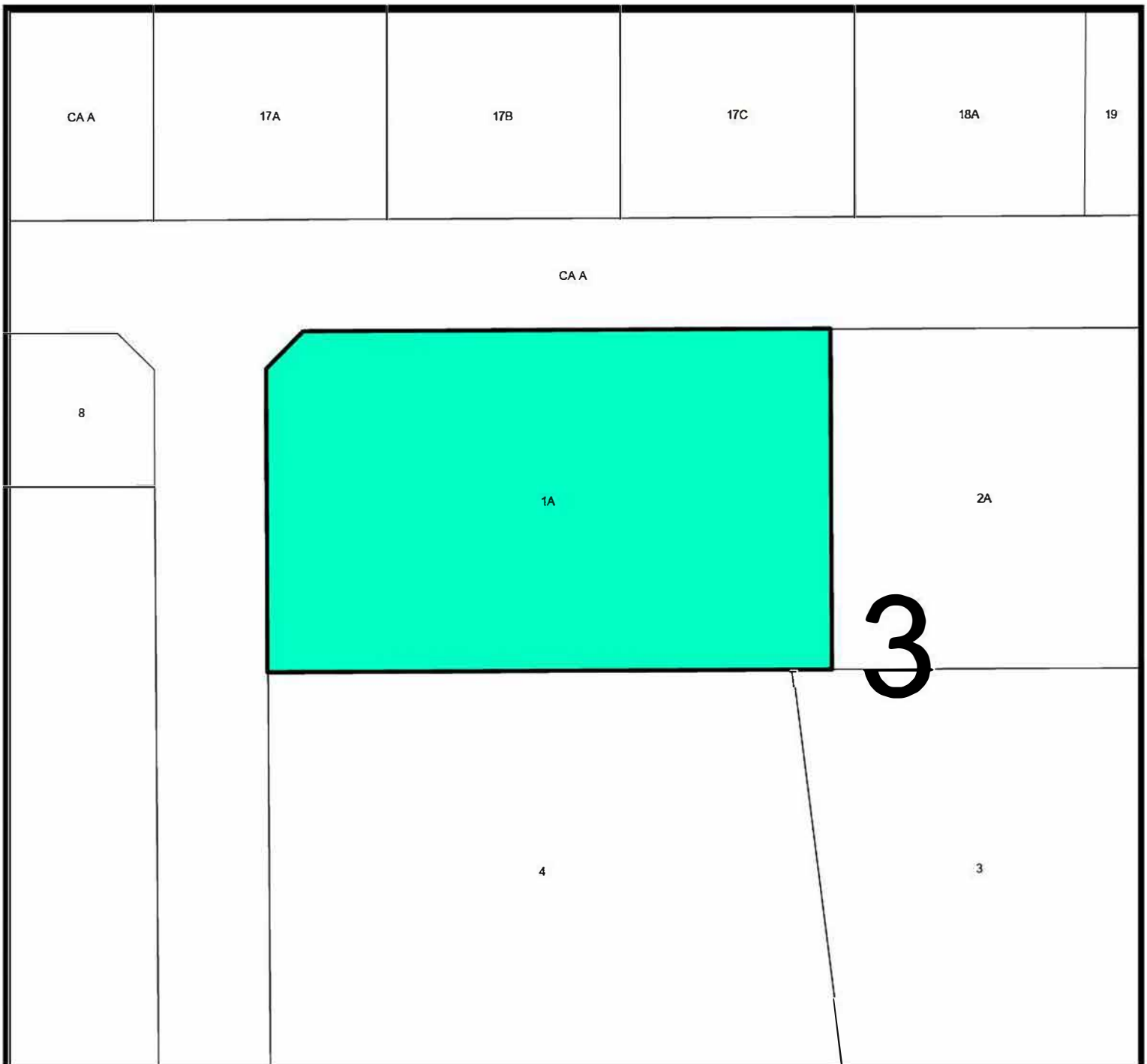
Staff recommends approval of the Final Plat of West 191 Industrial Park, Section 18.

Attachments:

- A. P-26-2582, West 191 Industrial Park, Section 18 Final, Combined
- B. P&Z, --, West 191 Industrial Park, Section 18 Final

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/2/2026
Final Approval - 7/2/2026



Location Map

SUB-25-0907

Scale: 1" = 500'

Proposed plat of West 191 Industrial Park, Section 18, being a replat of Lot 1A, Block 3, West 191 Industrial Park, Section 10, City and County of Midland, Texas.

Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788. (Council District 4)

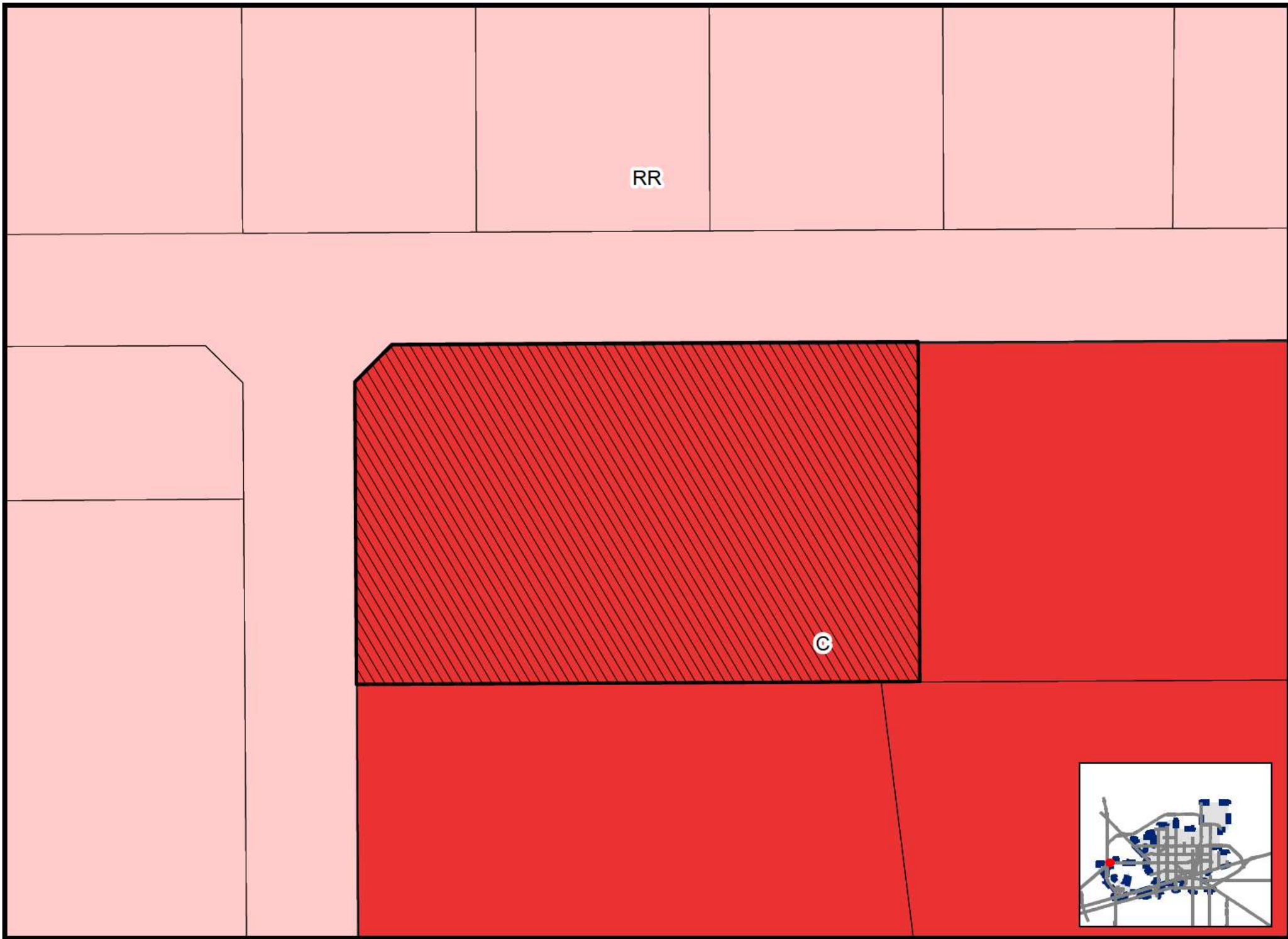
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

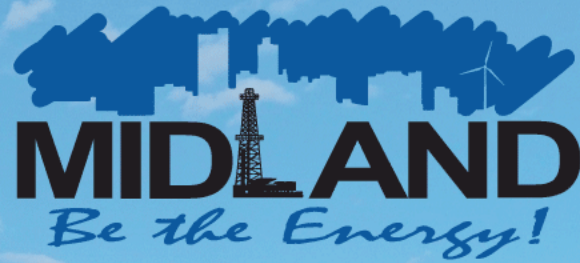


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.







FINAL PLAT WEST 191 INDUSTRIAL PARK, SECTION 18

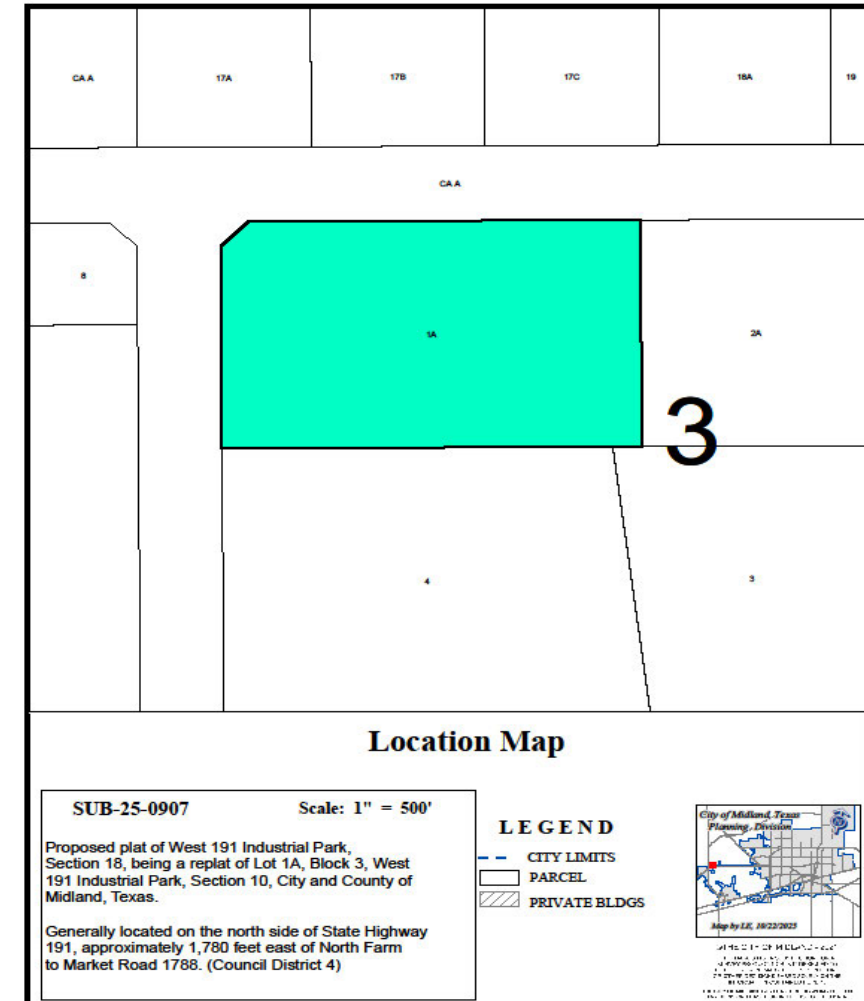


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APPLICATION SUMMARY

- **Developer/Property Owner:** Perfect C, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of State Highway 191, approximately 1,780 feet east of North Farm to Market Road 1788 (Council District 4)
- **Reason for Request:** For future commercial development



3

- [illegible]

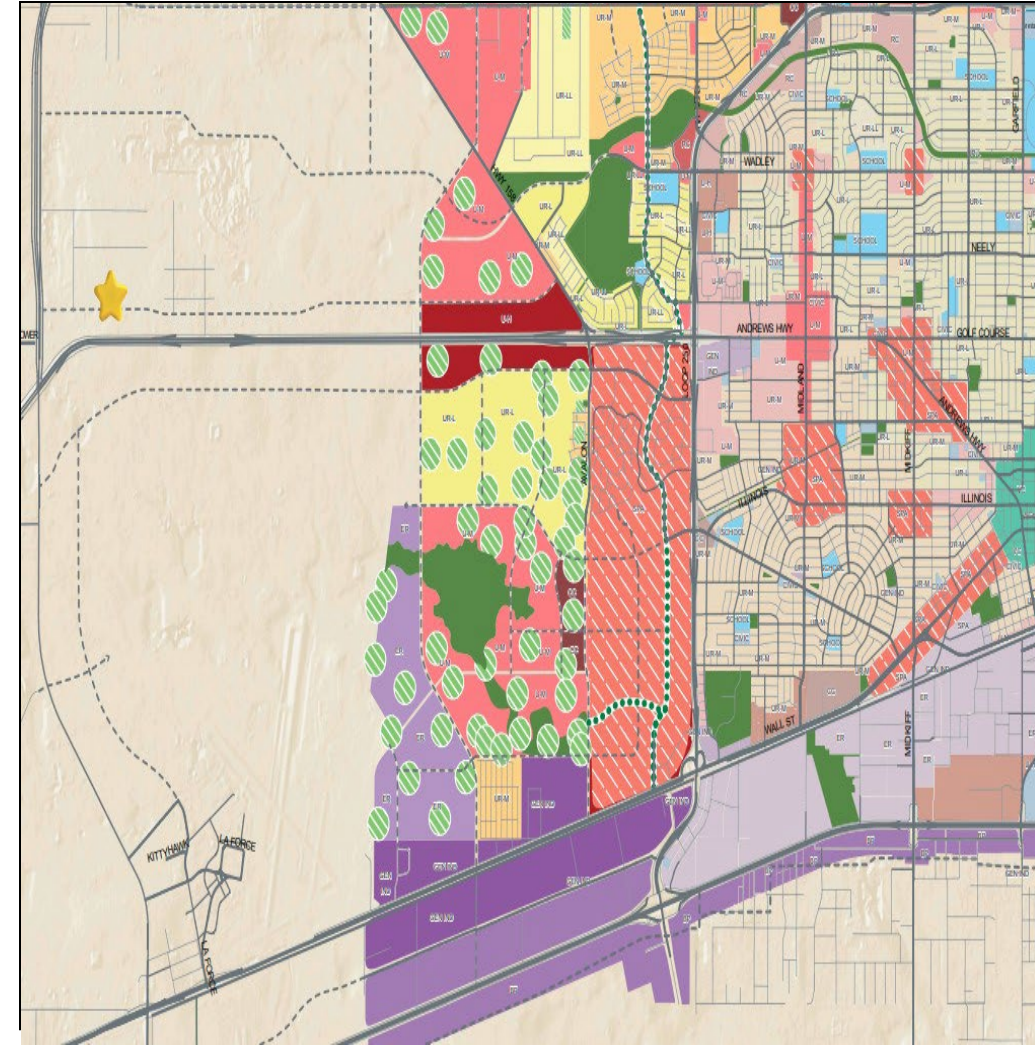
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of West 191 Industrial Park, Section 18.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 4.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving a Final Plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Dakota Avenue and South Atlanta Street)

Purpose:

Magrym Consulting, on behalf of Jorge Chavez, is requesting to replat property located on the west side of South Atlanta Street into two lots in order to obtain building permits for future residential development.

Recommended Action:

Denial

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

SF-2, Single-Family Dwelling District.

Preliminary Plat Approval:

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

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)

No oil and gas issues.

AT&T: (Approved)

No issues.

Building Code: (Approved)

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

Addressing: (Denied)

I do not see the changes from prelim plat changed. Previous Comments: Directional & Suffix need to be added to "Atlanta". S/B "S Atlanta St". New Lots s/b Lot 1A and 1B, not 4A & 4B. Replat Legal Info references wrong Lot #, states "4" s/b "1". It also does not reference the city. Verify w/Domingo. GIS System needs to be verified on the intersection of E Dakota Ave and S Atlanta St area.

GIS: (Approved)

Check legal description. Lot number appears incorrect. Confirm that the portion in Primitive Baptist Church is a tract and not a lot (based on deed). Label surrounding subdivision names. Lot numbers would be 1A and 1B. Section number can be 9. Legal should show that plat is in the City. Add direction and street type to Atlanta.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

No comments or issues.

Planning: (Denied)

Staff recommends denial of the Final Plat of South Park Addition, Section 9. However, should it be approved, staff recommends that it be subject to subject to condition A.

Condition:

A. 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-26-2576, South Park Addition, Section 9, Combined

Lori Elliott, Development Services

Created/Initiated - 6/29/2026

Landon Ochoa, Development Services

Final Approval - 7/1/2026

SOUTH PARK SECTION 7

BEING A REPLAT OF LOT 4, BLOCK 4, SOUTH PARK ADDITION AND ALL OF TRACT 3, PRIMITIVE BAPTIST CHURCH TRACT, IN THE NORTHEAST PART OF SECTION 2, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, JORGE CHAVEZ IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN LOT 4, BLOCK 4, SOUTH PARK ADDITION CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS)

WHEREAS, JORGE CHAVEZ IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN LOT 4, BLOCK 4, SOUTH PARK ADDITION CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS)

FIELD NOTE DESCRIPTION OF A 0.386 ACRE TRACT OF LAND, BEING ALL OF LOT 4, BLOCK 4 SOUTH PARK ADDITION AS PER PLAT RECORDED IN, CABINET C, PAGE 117, PLAT RECORDS, MIDLAND COUNTY, TEXAS, AND TRACT 3 PRIMITIVE BAPTIST ADDITION, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT RECORDED IN, CABINET B, PAGE 116, PLAT RECORDS, MIDLAND COUNTY, TEXAS, SAID 0.386 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCING BAR FOUND (N 10691052.57, E 1760234.98) IN THE WEST RIGHT-OF-WAY LINE OF ATLANTA AND IN THE SOUTH RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THAT LOT 3, BLOCK 1;
THENCE SOUTH 00°35'13" EAST 120.00 FEET TO A REINFORCING BAR SET IN THE WEST RIGHT-OF-WAY LINE OF ATLANTA FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 89°24'47" WEST 140.00 FEET TO A REINFORCING BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 00°35'13" WEST 120.00 FEET TO A REINFORCING BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF EAST DAKOTA AVENUE FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 89°24'47" EAST 140.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND AT MIDLAND, TEXAS, THIS _____ DAY OF _____ 20____.

JORGE CHAVEZ

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20____ BY JORGE CHAVEZ.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTH PARK SECTION 7 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____ 20____.

SIGNED: CHAIRMAN: ABRAHAM BEJIL

ATTEST: SECRETARY: LONDON 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.



RJ DAUM
TEXAS RPLS 4826

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



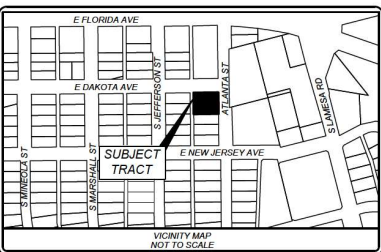
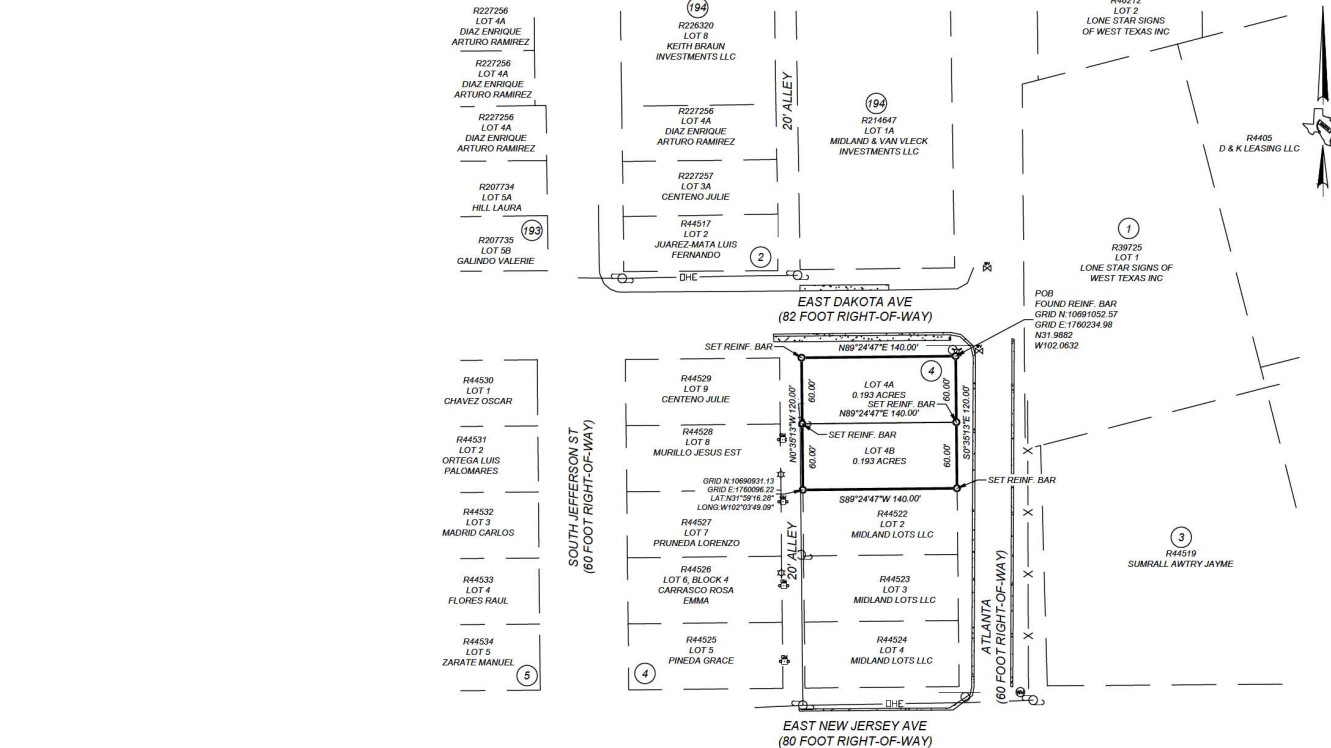
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

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

DATE 08/21/2025	
DRAWN BY: ED	
CHECKED BY: ED/RJ	
JOB NO: 25-496	
PROJECT: 25-496	
SHEET 1 OF 1	REVISIONS



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



LEGEND:

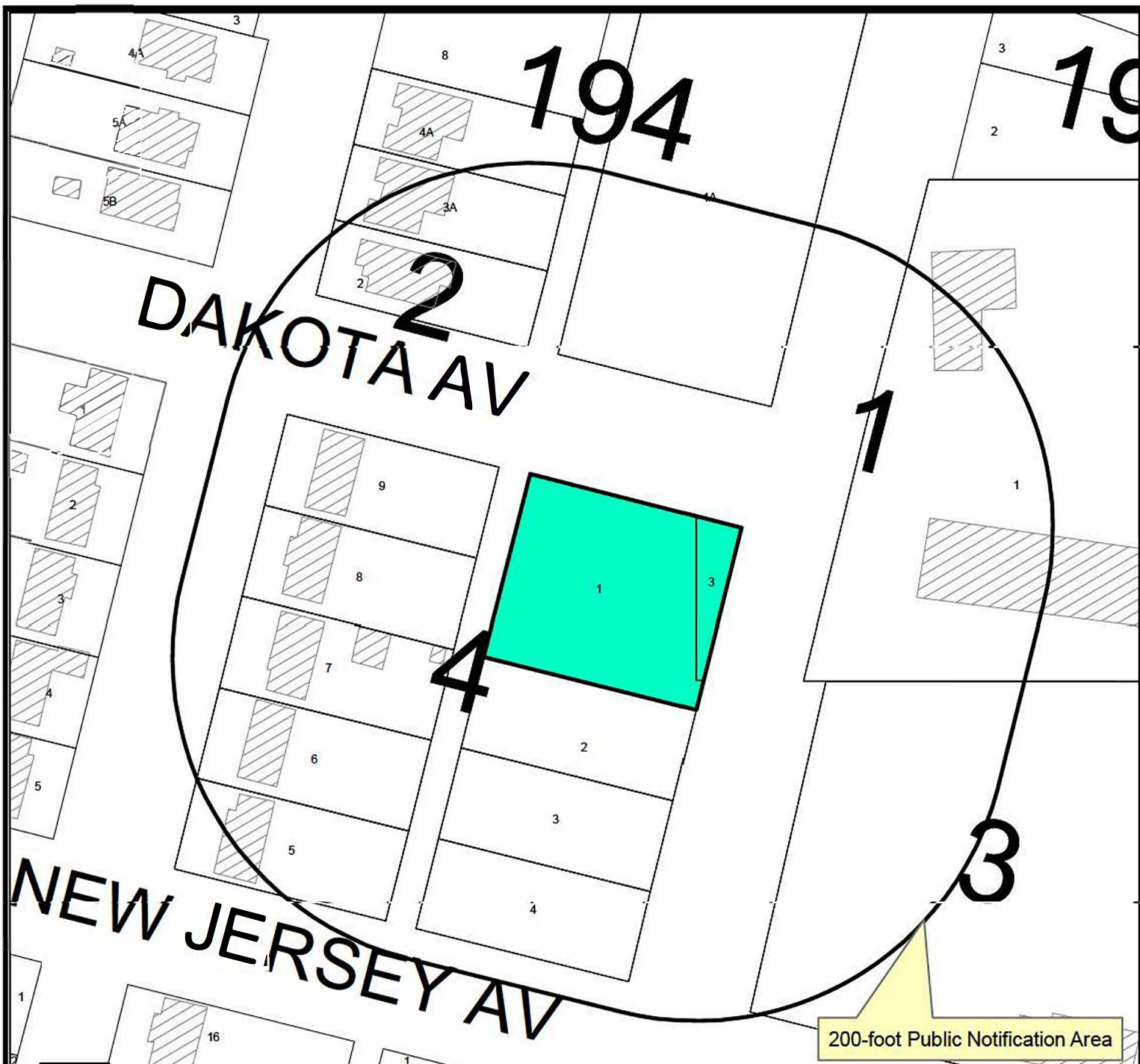
- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE
- OVERHEAD ELECTRIC
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- WATER METER
- FENCE LINE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: QWICOR ELECTRIC DELIVERY COMPANY
SIGNED: AT&T TEXAS
SIGNED: AT&T TEXAS
SIGNED: OPTIMUM COMMUNICATIONS
SIGNED: ASTOUND COMMUNICATIONS

NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0202F WITH AN EFFECTIVE DATE OF 9/16/2005.



Location Map

SUB-26-0932

Scale: 1" = 600'

Proposed plat of South Park Addition, Section 9, being a replat of Lot 1, Block 4, South Park Addition, and all of Tract 3, Primitive Baptist Church Tract, City and County of Midland, Texas.

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

LEGEND

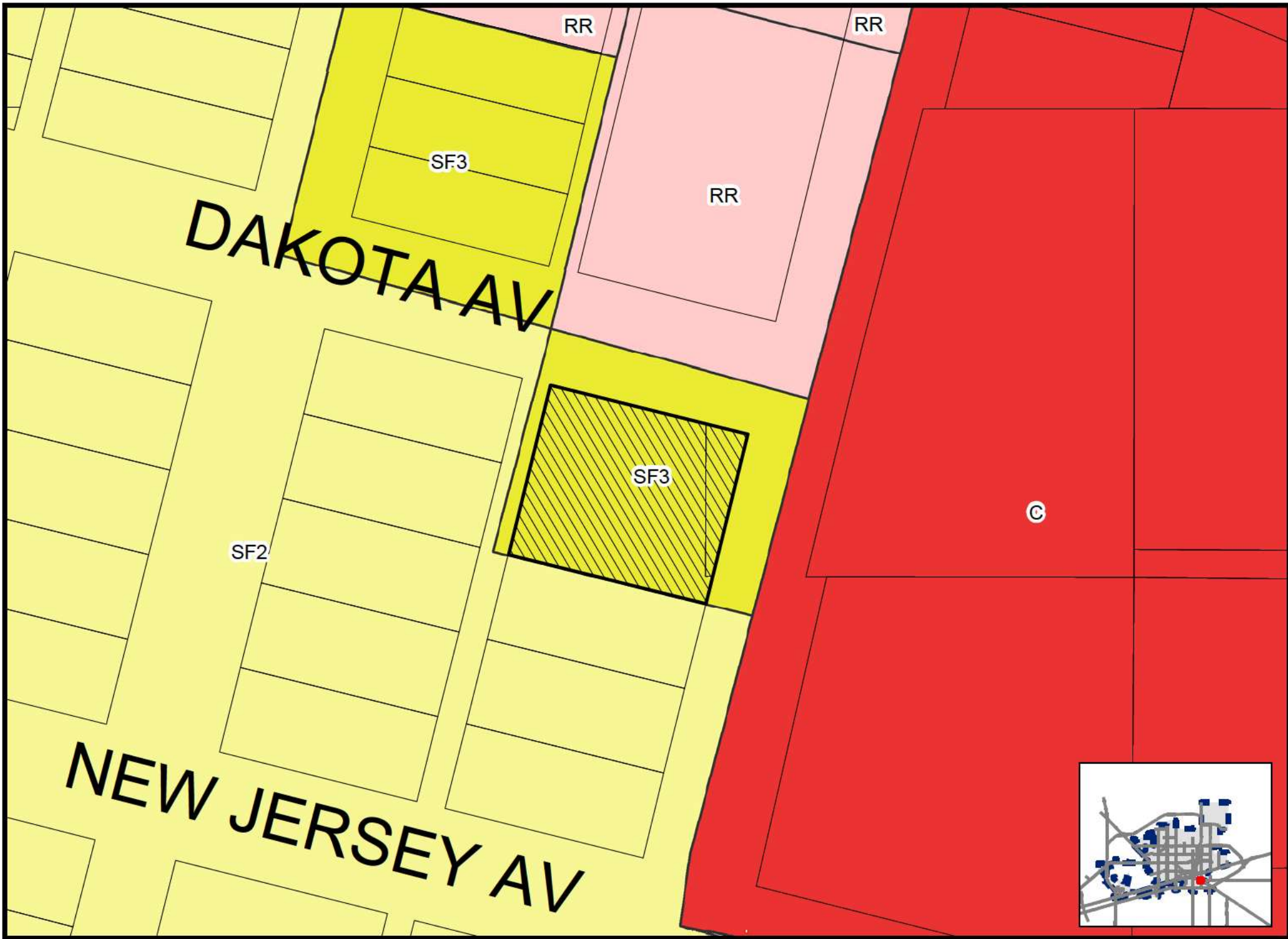
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



Map by LE, 01/28/2026

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









Planning and Zoning Commission Meeting

Item Number: 5.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a Final Plat of Warfield Industrial Park, Section 3, being a replat of Lot 1, Block 1, Warfield Industrial Park, and a 4.66-acre tract of land out of Section 18, Block 40, T-2-S, T&P RR Co Survey, Midland County, Texas (Generally located at the southwest corner of the intersection of West County Road 127 and South Farm to Market Road 1788.)

Purpose:

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

Recommended Action:

Approve

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 6/2/2026. W I-20 and FM 1788 Frontage roads are TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant's Information Only.]

WATER: 8" water exists in W CR 127 Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 4" sewer exists in FM 1788 Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

SIDEWALK: Deferral request for sidewalk improvements were administratively approved on 6/2/2026. [For Applicant's Information Only.]

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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)

No Oil & Gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Satisfied 6-26-2026

Depict City Limits. Request property corners from City Surveyor. Current bounds and plat bounds are 12' apart. Need confirmation. Label surrounding subdivisions and their lot/block info. Metes and bounds and plat visual calls should match. (last call is slightly off) Add direction to street name. 12' sewer easement in Lot 5 needs recording info. W I20 E appears mislabeled.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

County Plat - To be addressed by MECD

Health: (Approved)

Lots 2,3,4,5 are close to a public sewer line, no need for a septic system.

Planning: (Approved)

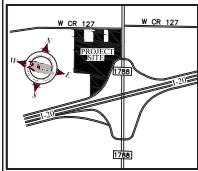
Staff recommends approval of the Final Plat of Warfield Industrial Park, Section 3.

Attachments:

- A. P-26-2559, Combined files_Redacted
- B. P&Z - - Warfield Industrial Park, Section 3 Final Plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

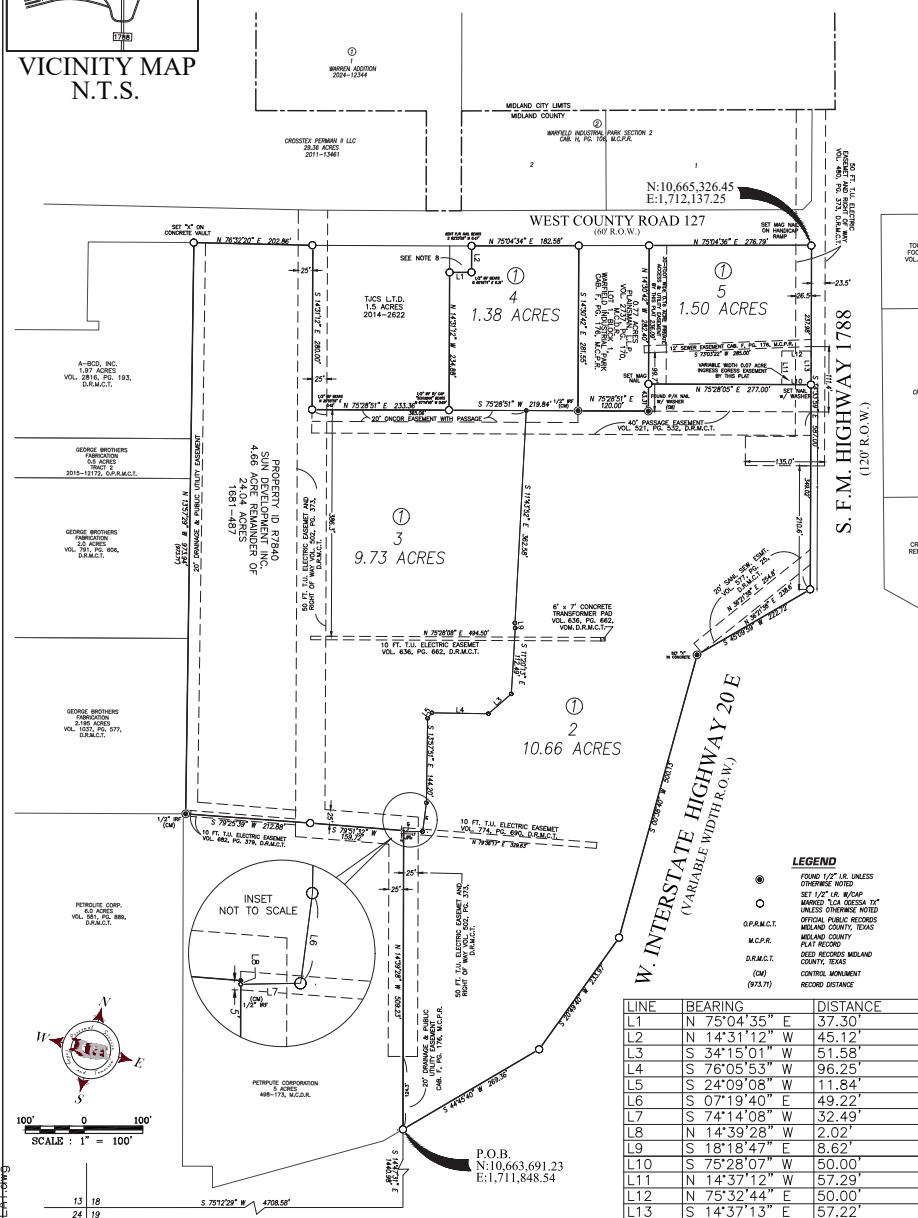
Created/Initiated - 6/29/2026
Final Approval - 7/1/2026



VICINITY MAP
N.T.S.

WARFIELD INDUSTRIAL PARK SECTION 3

BEING A REPLAT OF LOT 1, BLOCK 1, WARFIELD INDUSTRIAL PARK
AND A 4.66-ACRE TRACT OF LAND OUT OF
SECTION 18, BLOCK 40, T-2-S T&P RR CO SURVEY
MIDLAND COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 75°04'35" E	37.30'
L2	N 14°31'12" W	45.12'
L3	S 34°15'01" W	51.58'
L4	S 76°05'53" W	96.25'
L5	S 24°09'08" W	11.84'
L6	S 07°19'40" E	49.22'
L7	S 74°14'08" W	32.49'
L8	N 14°39'28" W	2.02'
L9	S 18°18'47" E	8.62'
L10	S 75°28'07" W	50.00'
L11	N 14°37'12" W	57.29'
L12	N 75°32'44" E	50.00'
L13	S 14°37'13" E	57.22'

STATE OF TEXAS COUNTY OF MIDLAND

23.27 ACRES OF LAND OUT OF A 24.04-ACRE TRACT DESCRIBED IN DEED TO SUN DEVELOPMENT, L.P., RECORDED IN VOLUME 1681, PAGE 487, OF THE MIDLAND COUNTY DEED RECORDS AND BEING A REPLAT OF LOT 1, BLOCK 1, OF WARFIELD INDUSTRIAL PARK RECORDED IN CABLET F, PAGE 176, OF THE MIDLAND COUNTY PLAT RECORDS AND A 4.66-ACRE TRACT LOCATED IN SECTION 18, BLOCK 40 T-2-S T&P RR CO SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE NORTHWESTERLY LINE OF W. INTERSTATE HIGHWAY 20 FOR THE SOUTH CORNER ABOVE SAID WARFIELD INDUSTRIAL PARK AND BEING THE SOUTHWEST CORNER OF A 5 ACRE TRACT RECORDED IN VOLUME 460, PAGE 173, OF THE MIDLAND COUNTY DEED RECORDS WHENCE THE CALCULATED SOUTHWEST CORNER OF SAID SECTION 18 BEARS S 14°47' E 140.68 FEET AND S 7°12'20" W 478.58 FEET;

THENCE N 14°32'20" W, ALONG THE MOST SOUTHERLY SOUTHWEST LINE OF SAID WARFIELD INDUSTRIAL PARK AND THE EAST LINE OF THE ABOVE SAID 5 ACRE TRACT A DISTANCE OF 509.23 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP "UNREADABLE" AND ACCEPTED AS REPLACING THE LARGE NAIL CALLED FOR ON THE SAID WARFIELD INDUSTRIAL PARK PLAT AND BEING THE NORTHEAST CORNER OF THE SAID 5 ACRE TRACT ALSO AN ELL CORNER OF THE ABOVE SAID 24.04 ACRE TRACT;

THENCE S 79°57'32" W, ALONG THE NORTH LINE OF THE SAID 5 ACRE TRACT A DISTANCE OF 159.72 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" BEING THE SOUTHWEST CORNER OF THAT 4.66 ACRE REMAINDER SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 24.04 ACRE TRACT;

THENCE S 75°23'30" W, CONTINUING ALONG THE NORTH LINE OF SAID 5 ACRE TRACT A DISTANCE OF 212.86 FEET TO A 1/2 INCH IRON CONTROL MONUMENT FOR THE SOUTHWEST CORNER OF THAT 4.66 ACRE REMAINDER SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE 24.04 ACRE TRACT;

THENCE N 15°57'29" W, WITH THE WEST LINE OF THE 4.66 ACRE REMAINDER A DISTANCE OF 973.94 FEET TO AN "X" SET ON A CONCRETE UTILITY VAULT IN THE SOUTH LINE OF WEST COUNTY ROAD 127, AN APPARENT 80-FOOT RIGHT OF WAY AS SHOWN ON THE WARFIELD INDUSTRIAL PARK PLAT FOR THE NORTHWEST CORNER OF THE 4.66 ACRE REMAINDER AND THIS PROPERTY DESCRIBED;

THENCE N 76°32'20" E, WITH THE SOUTH LINE OF WEST COUNTY ROAD 127 A DISTANCE OF 202.86 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" AT THE NORTHWEST CORNER OF A 1.5 ACRE TRACT TO TICS L.T.D. RECORDED IN DOCUMENT 2014-2022 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY;

THENCE S 14°31'12" E, ALONG THE WEST LINE OF THE SAID 1.5 ACRE TRACT A DISTANCE OF 280.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" FOR AN ELL CORNER OF THIS PROPERTY AND BEING THE SOUTHWEST CORNER OF THE 1.5 ACRES WHENCE A DISTURBED 1/2 INCH IRON ROD FOUND BEARS N 23°55'35" E, 0.42 FEET;

THENCE N 75°28'51" E, ALONG THE SOUTH LINE OF THE SAID 1.5 ACRE TRACT A DISTANCE OF 213.36 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" BEING THE CALL FOR FOR ROAD WIDE ON THE SAID WARFIELD INDUSTRIAL PARK PLAT FOR AN ELL CORNER OF THIS PROPERTY AND THE SOUTHWEST CORNER OF THE 1.5 ACRES WHENCE A 1/2 INCH IRON ROD WITH CAP MARKED "SCHUMANN" BEARS N 67°14'48" W, 0.69 FEET;

THENCE ALONG THE EAST SIDE OF THE ABOVE SAID 1.5 ACRES N 14°31'12" W, 234.88 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" BEING THE SOUTHWEST CORNER OF THE 1.5 ACRES;

THENCE N 75°56'35" E, 37.30 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" WHENCE A 1/2 INCH IRON ROD FOUND NOT CALLED FOR ON THE SAID WARFIELD PLAT BEARS N 87°16'11" E, 0.31 FEET;

THENCE N 76°31'12" E, 45.12 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE SOUTH LINE OF SAID WEST COUNTY ROAD 127 WHENCE A FOUND BENT P.K. NAIL NOT CALLED FOR ON THE SAID WARFIELD PLAT BEARS S 82°23'56" W, 0.47 FEET;

THENCE N 75°56'35" E, WITH THE SOUTH LINE OF WEST COUNTY ROAD 127 A DISTANCE OF 182.58 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" AT THE NORTHWEST CORNER OF A 0.77 ACRE TRACT TO PLANSMAN L.P., RECORDED IN VOLUME 273, PAGE 175, OF THE MIDLAND COUNTY DEED RECORDS;

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

THENCE N 75°28'51" E, WITH THE SOUTH LINE OF 0.77 ACRES A DISTANCE OF 120.00 FEET TO A P.K. NAIL FOUND WITH WASHER CONTROL MONUMENT FOR THE SOUTHWEST CORNER OF THE 0.77 ACRES;

THENCE N 76°32'20" E, WITH THE EAST LINE OF THE SAID 0.77 ACRES A DISTANCE OF 282.40 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE SOUTH LINE OF WEST COUNTY ROAD 127 FOR THE NORTHEAST CORNER OF THE 0.77 ACRE TRACT;

THENCE N 75°56'35" E, WITH THE SOUTH LINE OF WEST COUNTY ROAD 127 A DISTANCE OF 276.79 FEET TO A MAG. NAIL SET ON A HANDICAP RAMP IN THE WEST LINE OF F.M. HIGHWAY 1788 AN APPARENT 120-FOOT RIGHT OF WAY FOR THE NORTHEAST CORNER OF WARFIELD INDUSTRIAL PARK;

THENCE S 15°33'59" E, WITH THE WEST LINE OF WEST LINE OF THE SAID F.M. 1788 A DISTANCE OF 587.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" IN THE SOUTHWEST CORNER OF THE SAID INTERSTATE HIGHWAY 20;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID INTERSTATE HIGHWAY 20, THE FOLLOWING CALLS:

S 45°09'50" W, 222.72 FEET TO AN "X" SET IN CONCRETE FOR AN ANGLE POINT TO THE LEFT;

S 60°30'40" W, 500.13 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" FOR AN ANGLE POINT TO THE RIGHT;

THENCE S 29°49'40" W, 213.97 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP MARKED "LCA ODESSA TX" FOR AN ANGLE POINT TO THE RIGHT;

THENCE S 44°45'40" W, 269.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.27 ACRES OF LAND.

BEARINGS, DISTANCES AND COORDINATES AND AREAS RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (42N), BASED ON THE CITY OF MIDLAND CONTROL MONUMENT WINDERKNECK NO. 4125 WITH PUBLISHED VALUES OF Y = 16475.3361 AND X = 171475.17 REPORTED IN U.S. SURVEY FEET.

GENERAL NOTES

- Approval of a site plan by the City of Midland may be required before this lot may be developed and before a building permit may be obtained;
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law subject to fines and withholding of utilities and building permits;
- According to the FEMA Flood Insurance Rate Map Numbers 48329C02001F map revised date September 16, 2005 shows this property not to be in a flood hazard area this property lies in zone "X unshaded";
- The Bearings, Distances and Coordinates and Areas are relative to the Texas Coordinate System, NAD83, Central Zone (42N), Based on the City of Midland Control Monument Winderkneck No. 4125 with published values of Y = 16475.3361 and X = 171475.17 reported in U.S. survey feet;
- All lot corners shall be monumented with a 1/2 inch iron rod with a plastic cap stamped "LCA ODESSA TX" unless otherwise noted;
- The recorded documents of the easements shown have been reviewed and compared to their platting location from the recorded plat of Warfield Industrial Park recorded in Cal. F, Page 176, Midland County Plat Records. In some cases the easements were protracted from the recorded plat to best fit the above ground utility and appurtenances;
- This property is located in the ETJ of the City of Midland, Texas;
- Existing Cell Tower located near the Northwest corner of Lot 4, being serviced by Optimum; no poles are to be removed or relocated;
- This survey is based on monuments called for on the Warfield Industrial Park plat recorded in Cabinet F, Page 176, of the Midland County Plat Records and the deed of above said 24.04 acres recorded in Volume 1681, Page 487, of the Midland County Deed Records And Other monuments of record dignity which coincide with the location of the survey performed by Max A. Schumann with Schumann Engineering to produce the Warfield Industrial Park plat.

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

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

OWNERS CERTIFICATE THE STATE OF TEXAS COUNTY OF MIDLAND

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

John W. Cook
Sun Development, Inc.

ACKNOWLEDGEMENT THE STATE OF TEXAS COUNTY OF MIDLAND

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

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

My commission expires: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE KNOW ALL MEN BY THESE PRESENTS:

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

Randy Anderson
Randy A. Anderson, P.L.S., #5403
June 26, 2026

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing Warfield Industrial Park Addition, Section 3, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas
on this ____ day of _____, 2026.

SIGNED: _____
CHAIRMAN OF PLANNING & ZONING
JOSHUA SPARKS

SIGNED: _____
SECRETARY OF PLANNING & ZONING
LONDON OCHOA

OWNER:

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

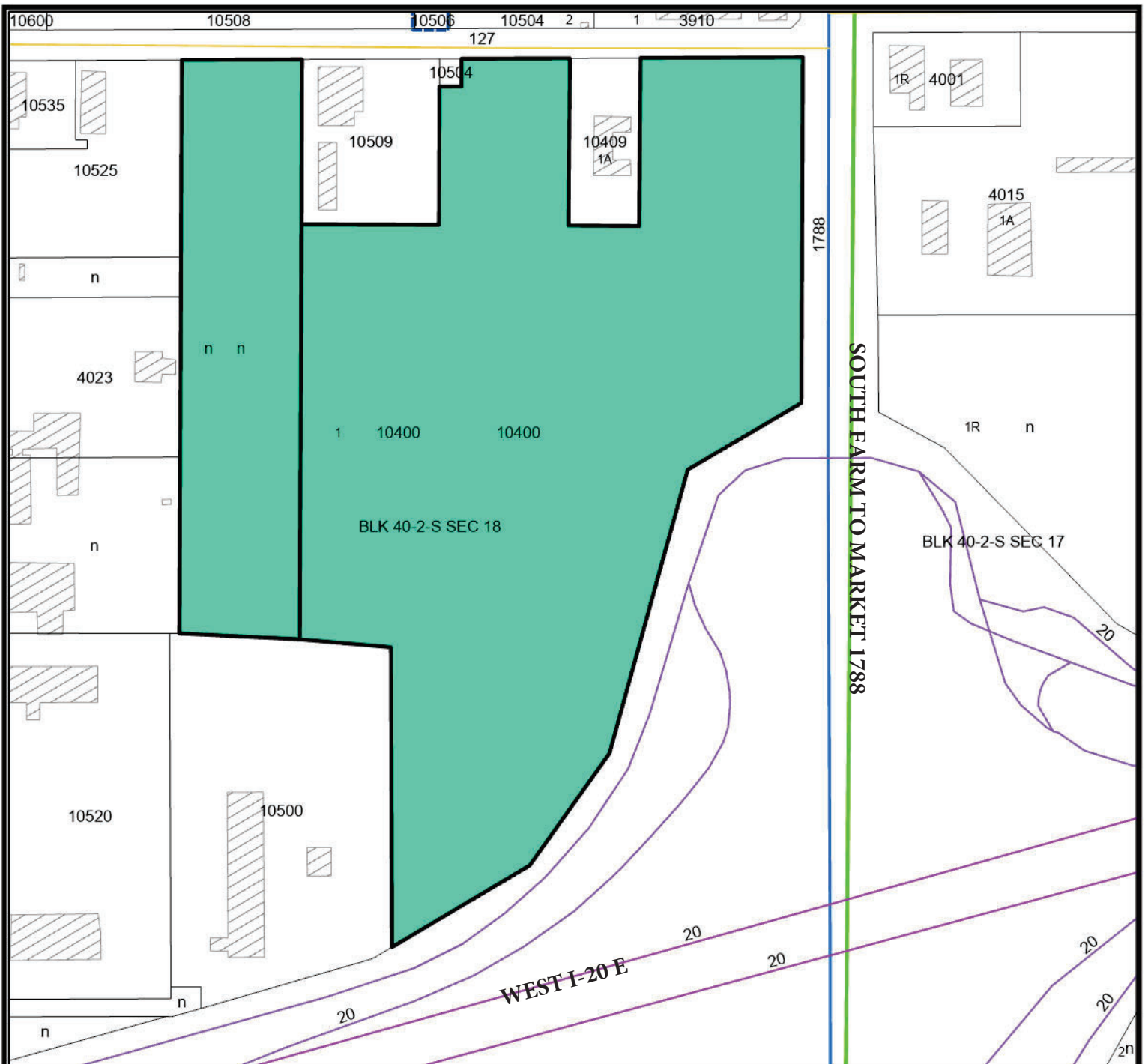
No. _____ CABINET _____
DATE _____ PAGE _____

WARFIELD INDUSTRIAL PARK SECTION 3

LCA ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
521 North Texas, Odessa Tx. 79761 F-001363 F-10034300
Phone # (432) 332-3038 E-Mail : lca@lcaodessa.com

Planned Service, Today and Tomorrow





Location Map

SUB-26-0958

Scale: 1" = 245'

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

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

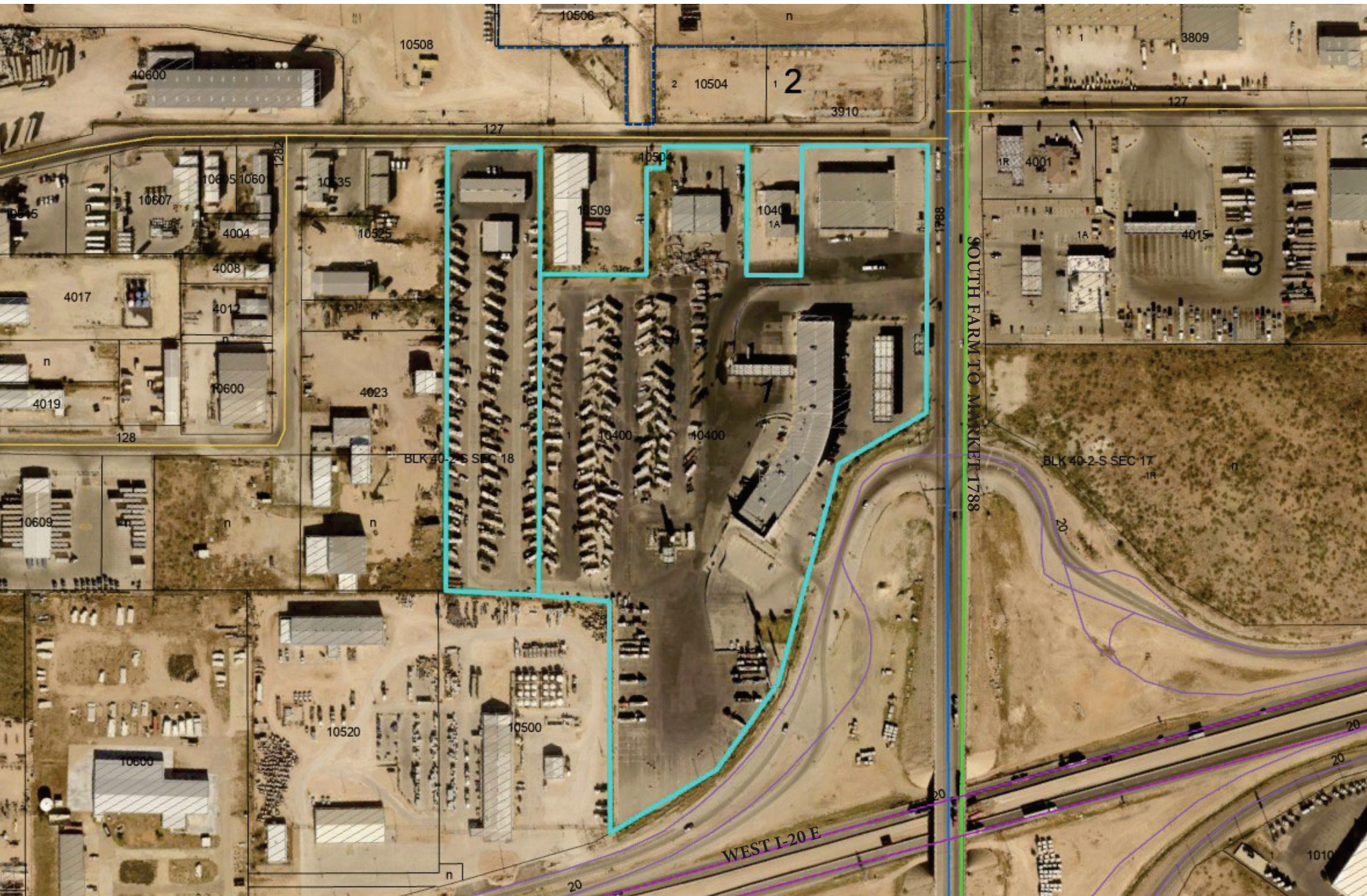
LEGEND

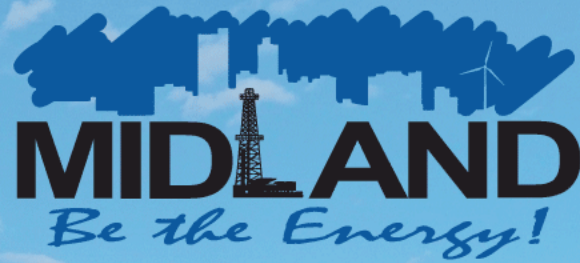
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.





ITEM FINAL PLAT WARFIELD INDUSTRIAL PARK, SECTION 3

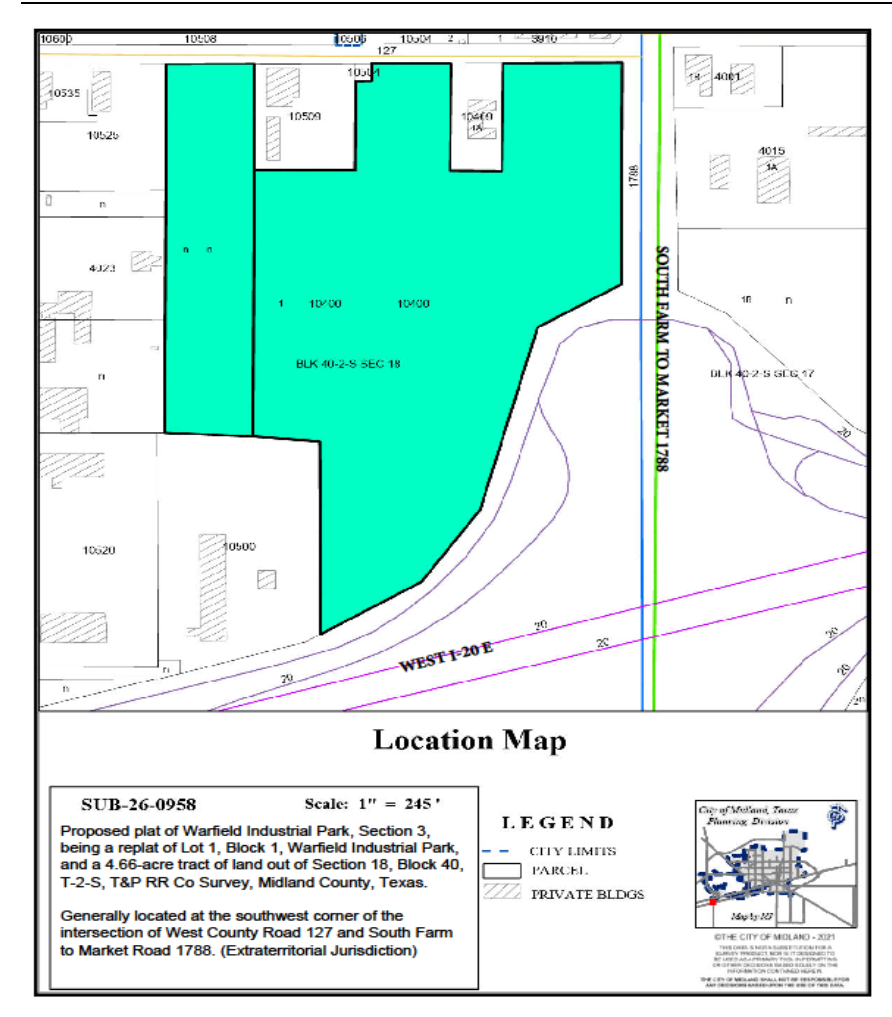


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

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

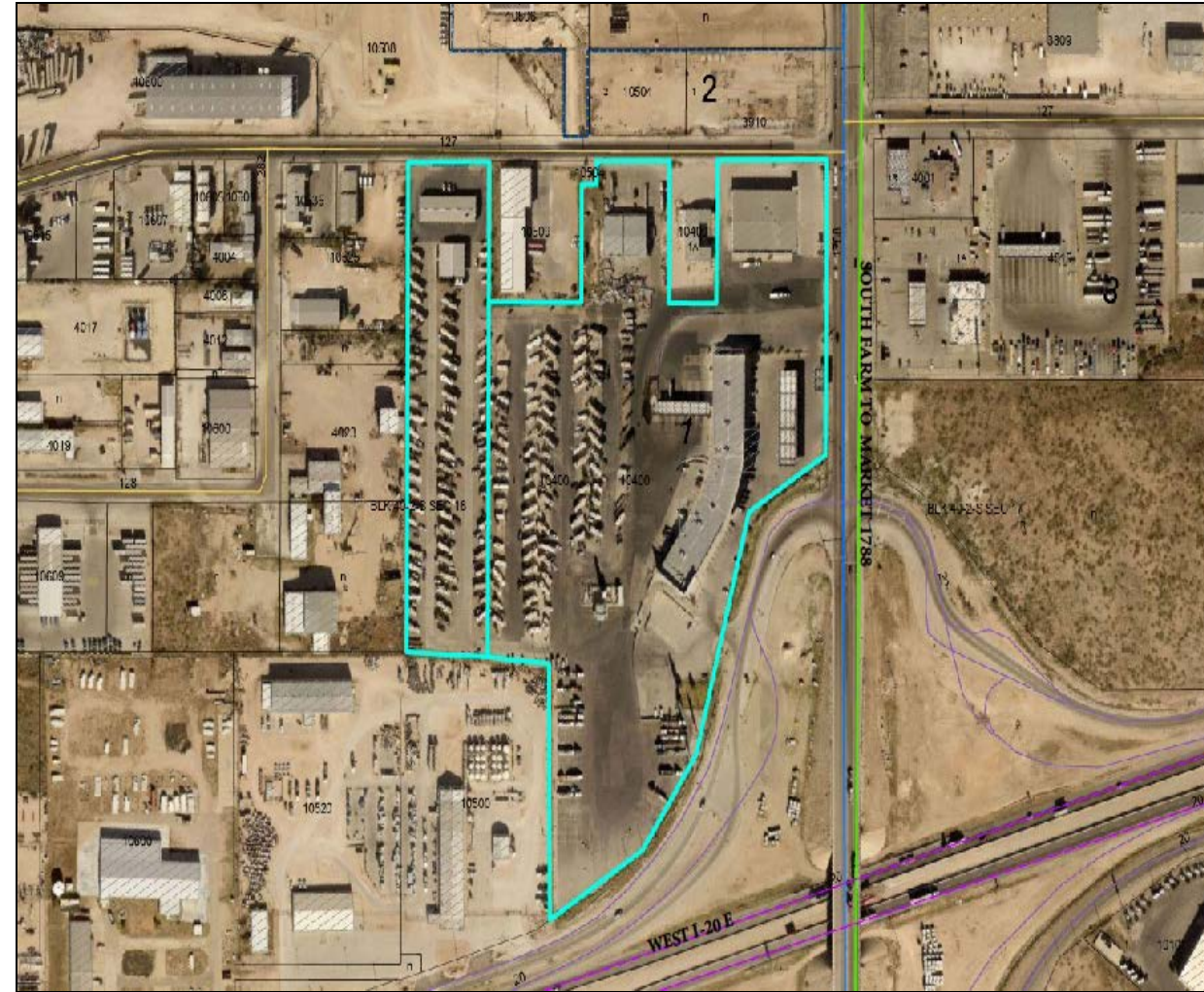


3

- [illegible]

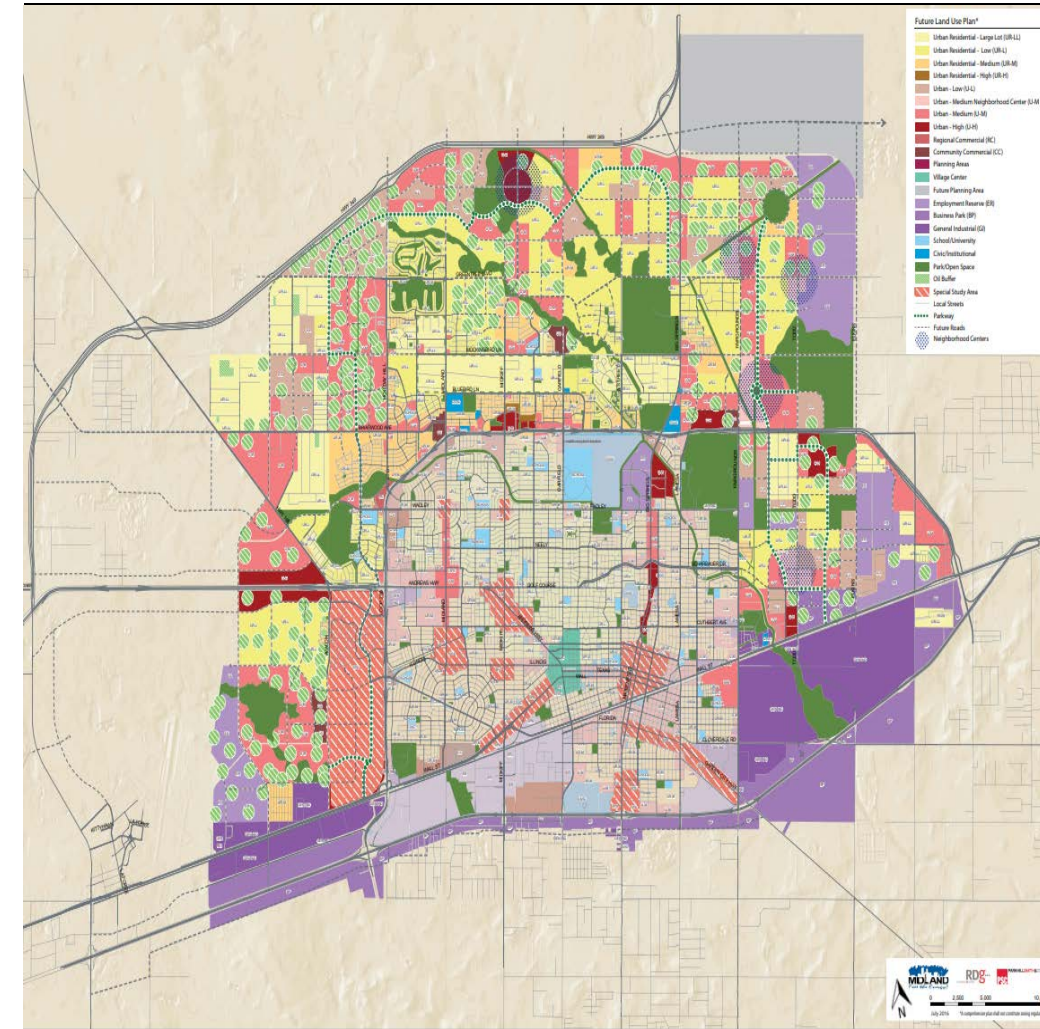
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on April 20, 2026.
- Staff recommends approval of this request.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 6.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a Final Plat of Stoneridge, Section 4, being a plat of a 18.22-acre tract of land out of Section 47, Block 38, T-1-S, T&P Railway Co Survey, Midland County, Texas (Generally located on the east side of South County Road 1130, approximately 500 feet north of Farm To Market 307)

Purpose:

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

Recommended Action:

Approve

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

The Fire Department has reviewed the 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 oil & gas issue

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Satisfied 6/26/2026 - Depict and provide recording info for 2024-1628. Confirm northern corner. GIS shows that this is a separate owner.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

County Plat - To be Addressed by MECD

Health: (Approved)

Yes, the health department will review applications from the 3 proposed lots of Stoneridge, Section 4, PLAT OF A 18.2 ACRE TRACT OF LAND OUT OF SECTION 47, BLOCK 3, T-1-S, T. & P. RR. CO. SURVEY, lot 1 is 4.2 acre, lot 2 is 4.4 acre, lot 3 is 9.5, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

Staff recommends approval of the Final Plat of Stoneridge, Section 4.

Attachments:

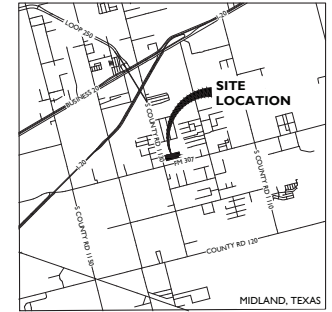
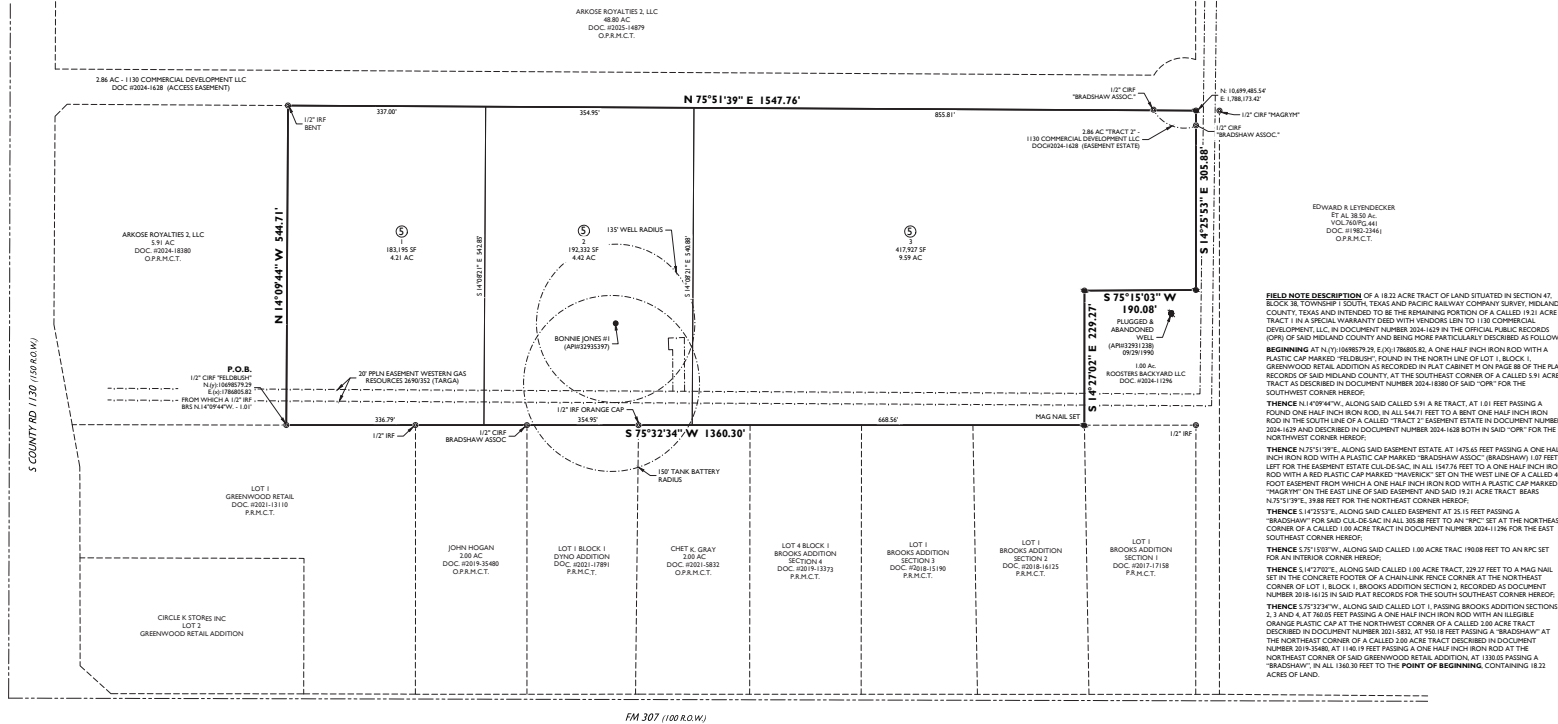
- A. P-26-2574, Combined files
- B. P&Z- - Stoneridge, Section 4 Preliminary plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

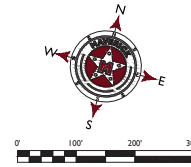
Created/Initiated - 7/1/2026
Final Approval - 7/2/2026

STONERIDGE, SECTION 4

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



VICINITY MAP
N.T.S.



LEGEND

- SET 10-1/2 INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- ROUND INCHMENT AS NOTED
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- EASEMENT LINES
- SECTION LINE

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am a duly licensed Surveyor in the State of Texas, and that I am the duly authorized Surveyor for the above described land.

THAT I, GREGORY W. SHULTS, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE CONTAINED INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MAVERICK CIVIL ENGINEERING / LAND SURVEYING
1300 West Bessie Avenue
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # 10194514
Tel: (432) 362-0999 Fax: (432) 362-0989
www.Maverick-Eng.com



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1300 West Bessie Avenue
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # 10194514
Tel: (432) 362-0999 Fax: (432) 362-0989
www.Maverick-Eng.com

PROPERTY OWNER

VIA OIL & RANCH, LLC
1300 West Bessie Avenue
Midland, Texas 79701
ENGINEER FIRM # F-15089
SURVEY FIRM # 10194514
Tel: (432) 362-0999 Fax: (432) 362-0989
www.Maverick-Eng.com

PLAT FILED FOR RECORD

MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS VIA OIL & RANCH, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 47, BLOCK 38, T-I-S, T&P RAILWAY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS;

WHEREAS VIA OIL & RANCH, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS STONERIDGE, 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 _____ DAY OF _____, 2024.

BY _____

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CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF STONERIDGE, SECTION 4, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2024.

BY _____

BY _____

BY _____

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SURVEY NOTES

- BASE OF BEARING, COORDINATES, DISTANCE AND AREA ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83. US SURVEY FOOT WITH A CONVERSION ANGLE (RND) OF -0.9448 40" AND A COMBINED SCALE FACTOR OF 0.99999911 AT "NAD 83".
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PRELINES IF ANY, IS APPROXIMATE BASED UPON EXISTING RECORDS, 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-CALL-811 FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.P. FLOOD INSURANCE RATE MAP #18229C0112F DATED SEPTEMBER 14, 2003, THIS PROPERTY IS WITHIN THE UNDESIGNED PORTION OF ZONE "X", DESIGNATED AS "AREA DETERMINED TO BE OUTSIDE THE 1% 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.

AT&T ENERGY

BY _____

BY _____

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BY _____

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BY _____

Drawing: F:\2023\2023-07-VIA OIL & RANCH GREENWOOD 18 ACRES VIA DEVELOPMENT\DRAWINGS\PLAT\2023 FINAL PLAT.DWG Last Saved By: Admin on 6/19/24



Location Map

SUB-26-0960

Scale: 1" = 292 '

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

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

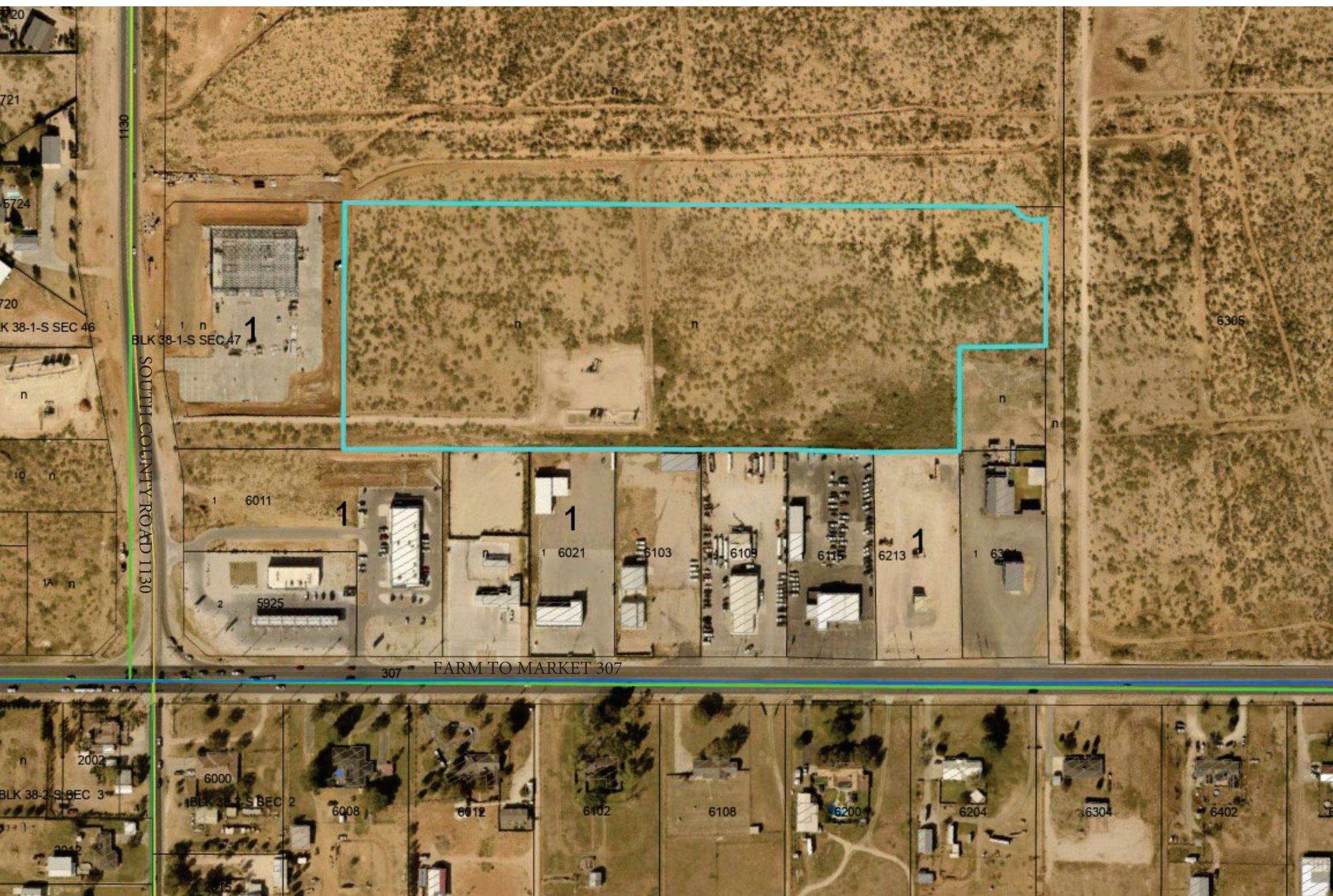
LEGEND

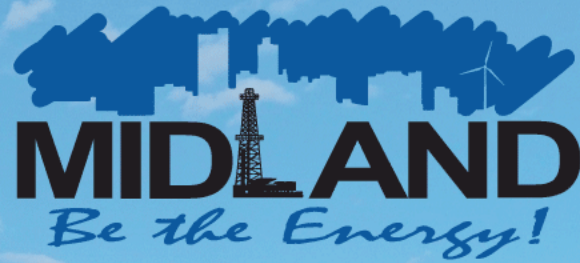
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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ITEM

PRELIMINARY PLAT STONERIDGE, SECTION 4

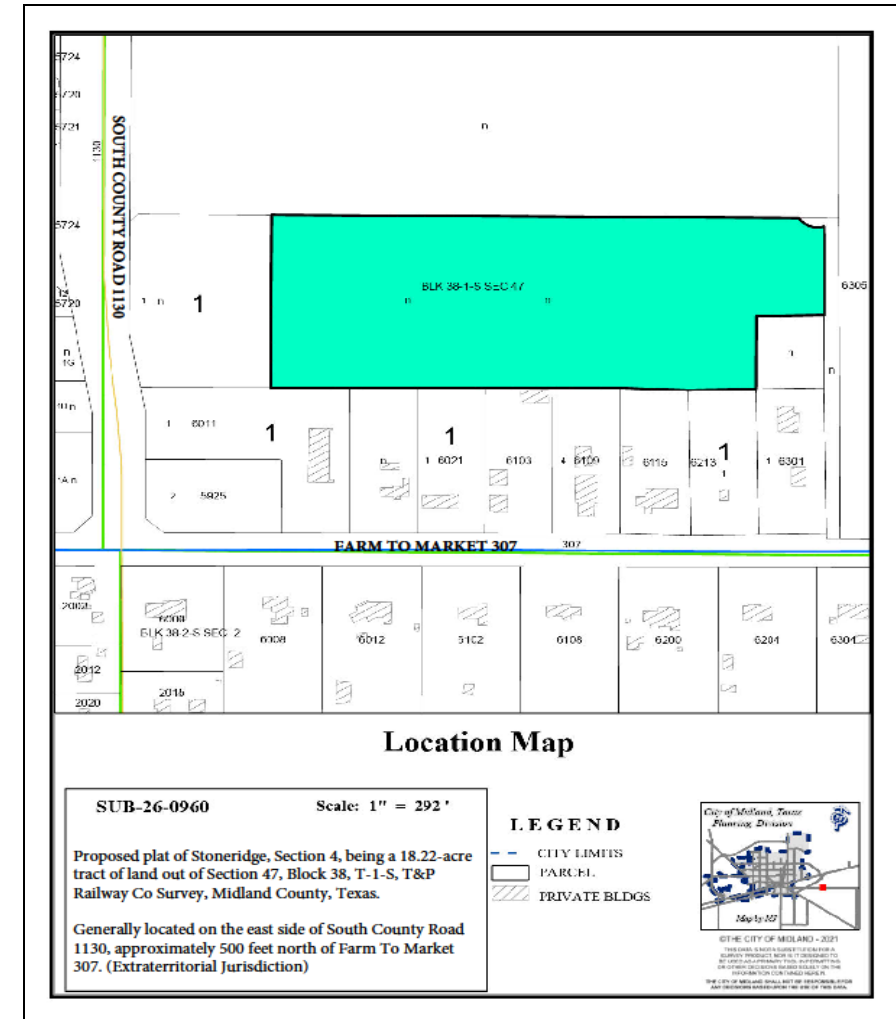


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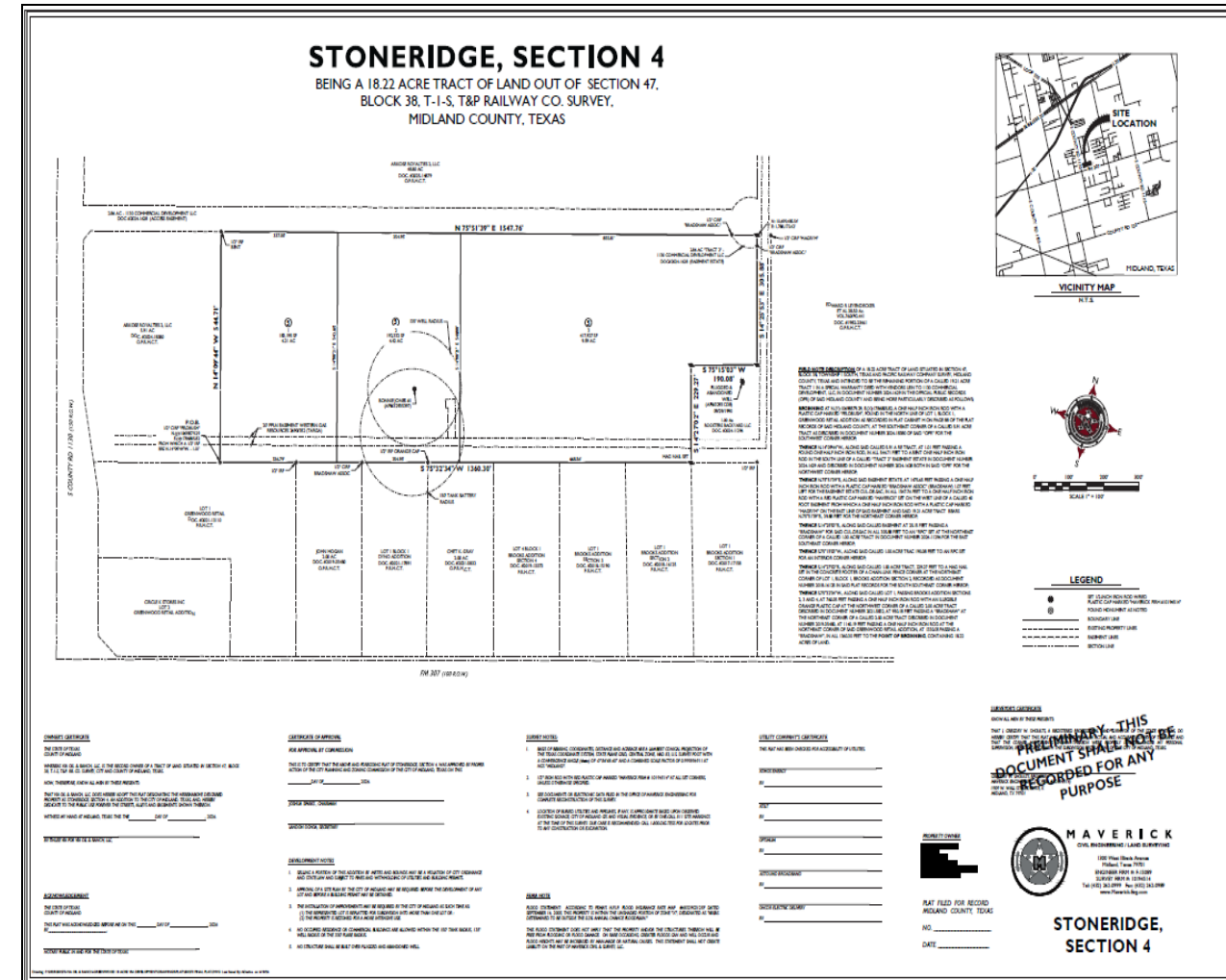
APPLICATION SUMMARY

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



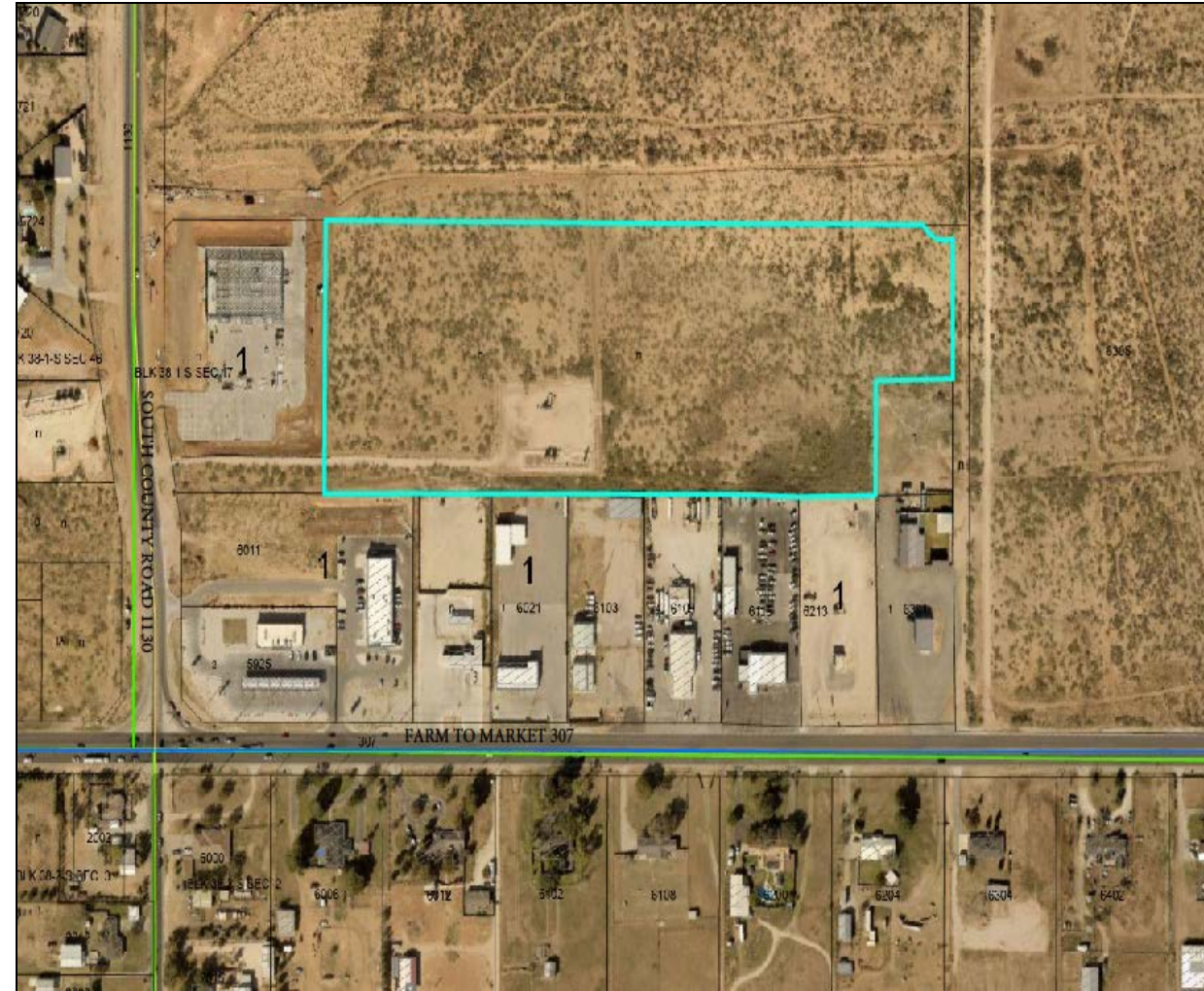
PLAT DETAILS

- Acreage: 18.22 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 3



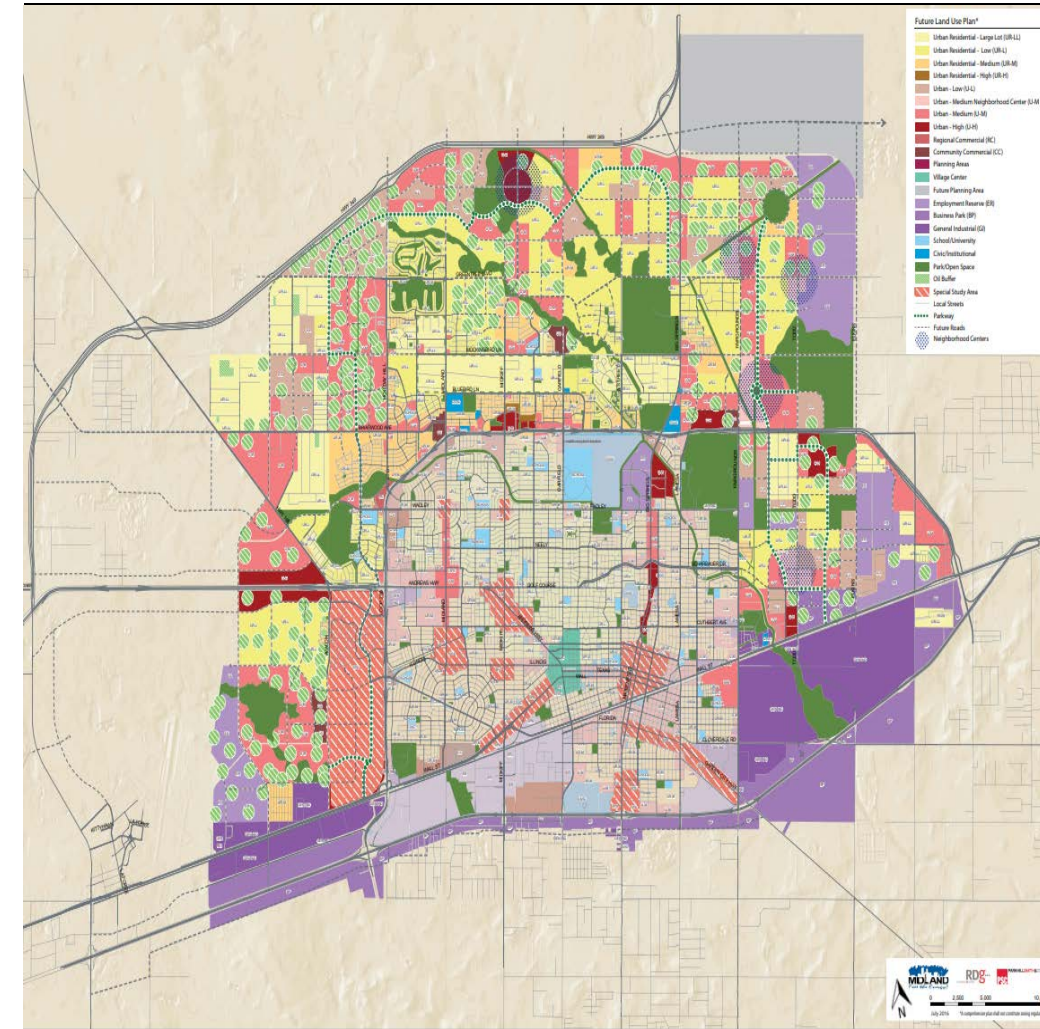
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 7.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving a Final 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.)

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. The preliminary plat was approved by the Planning and Zoning Commission on May 18, 2026.

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.

ENGINEERING: (Approved)

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

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

PAVING: Wolfcamp roadway okay as is. No public paving improvements required. E-SH 80 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant's Information Only.]

WATER: Deferral request for water improvement were administratively approved on 06/26/2026. [For Applicant's Information Only.]

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

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

SEWER: 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 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)

No Oil and Gas issues

GIS: (Approved)

No comments.

HEALTH: (Approved)

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

AT&T: (Approved)

No issues with AT&T

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved)

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

Attachments:

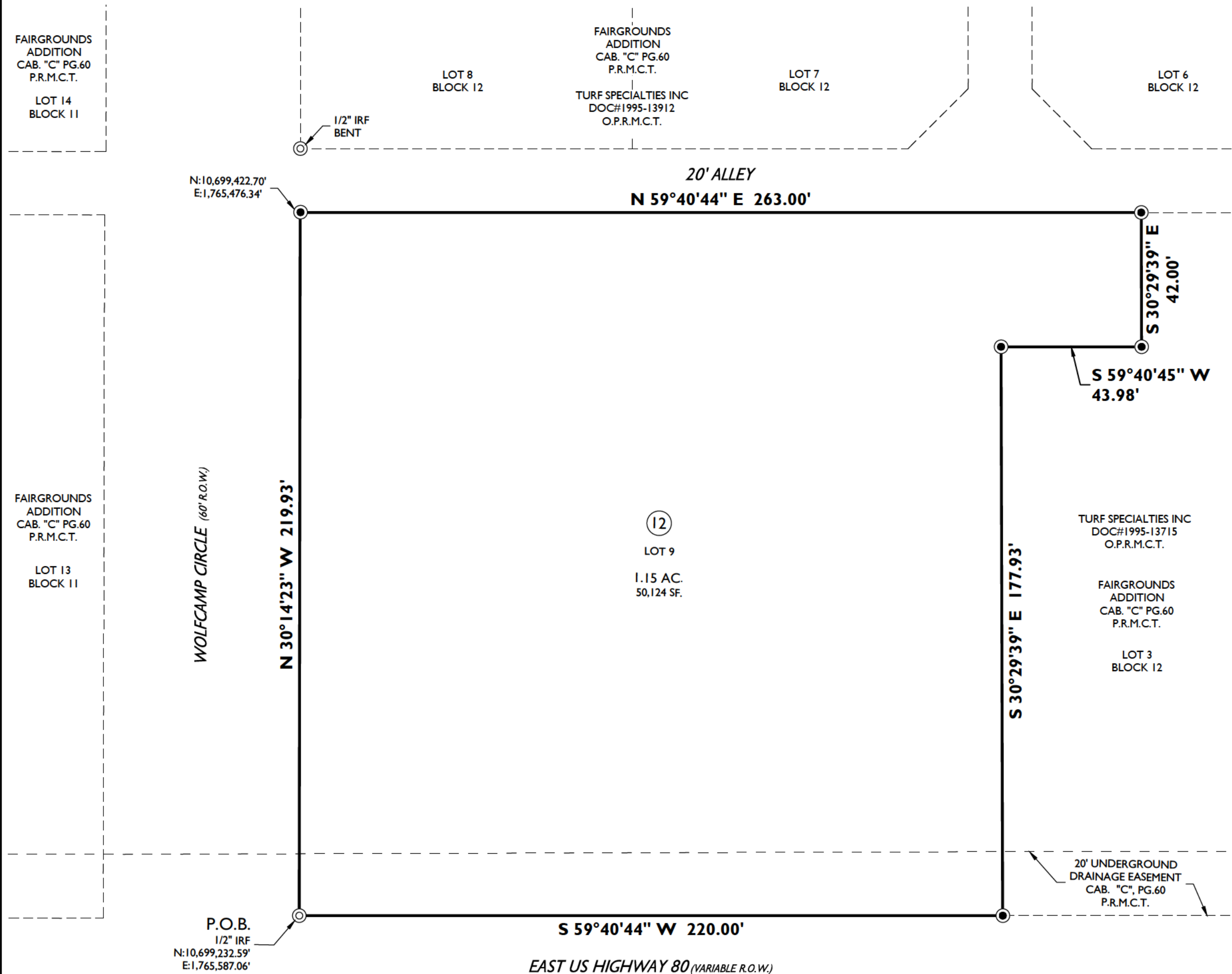
- A. P-26-2578 Combined Docs_Redacted
- B. P&Z - - Fairgrounds Sec 9

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/1/2026
Final Approval - 7/2/2026

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



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS TURF SPECIALTIES, INC. & ELISA MARIE 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 TURF SPECIALTIES, INC. & ELISA MARIE 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: TURF SPECIALTIES INC, RUSSELL POTTER

BY: ELISA MARIE 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

LONDON OCHOA, SECRETARY

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.

SURVEY NOTES:

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

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOT IS REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR:
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. 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 INCREASE IN FEES MAY NO BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

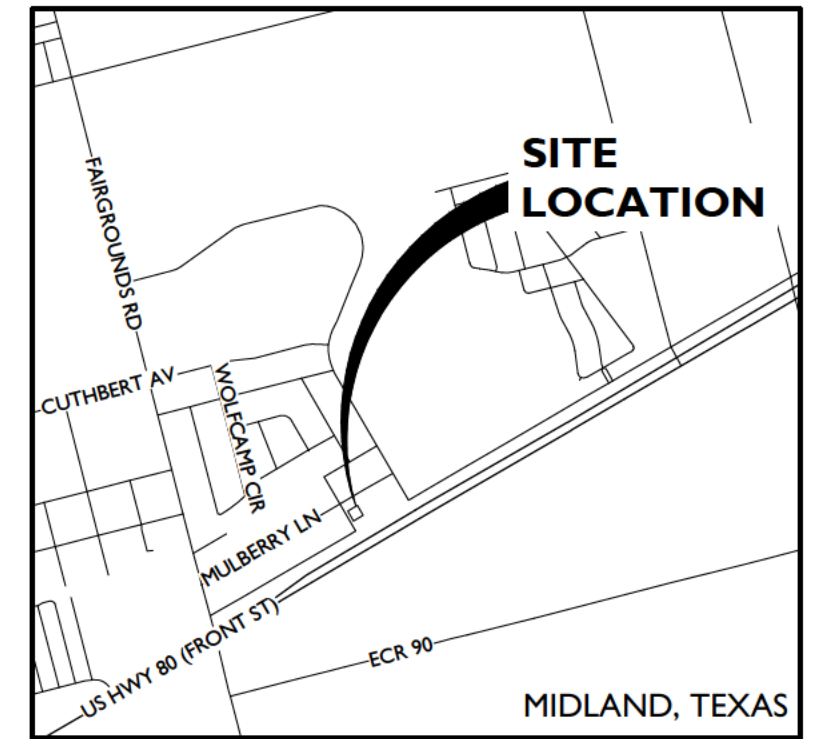
PROPERTY OWNER



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

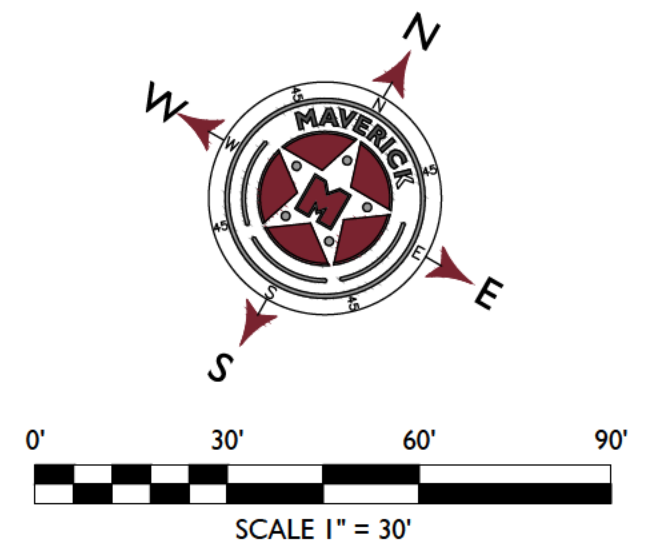
NO. _____

DATE _____



VICINITY MAP

N.T.S.



LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

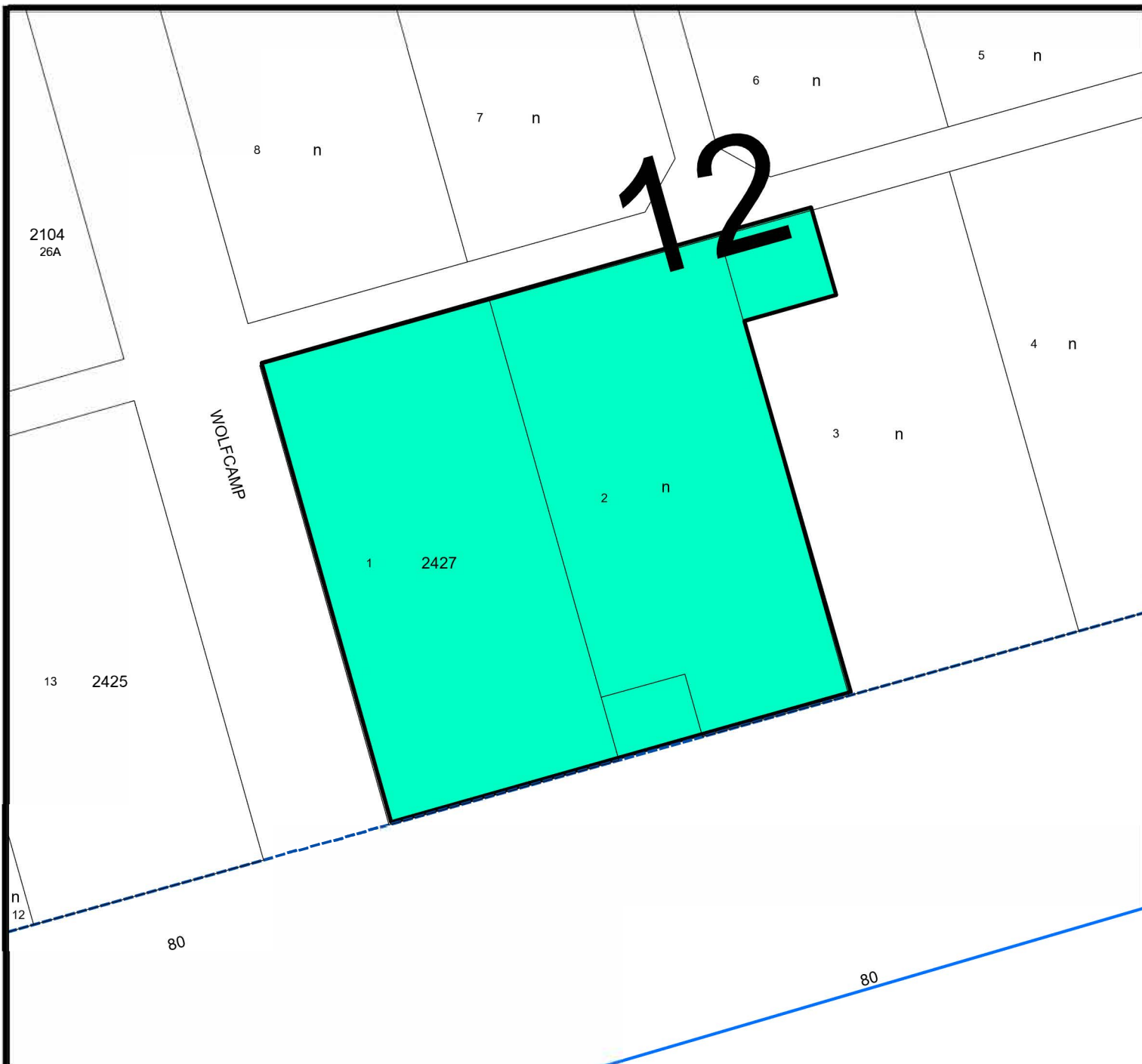
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1300 W. ILLINOIS AVENUE,
MIDLAND, TX 79701



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

FAIRGROUNDS ADDITION, SECTION 9



Location Map

P-26-2578

Scale: 1" = 67'

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

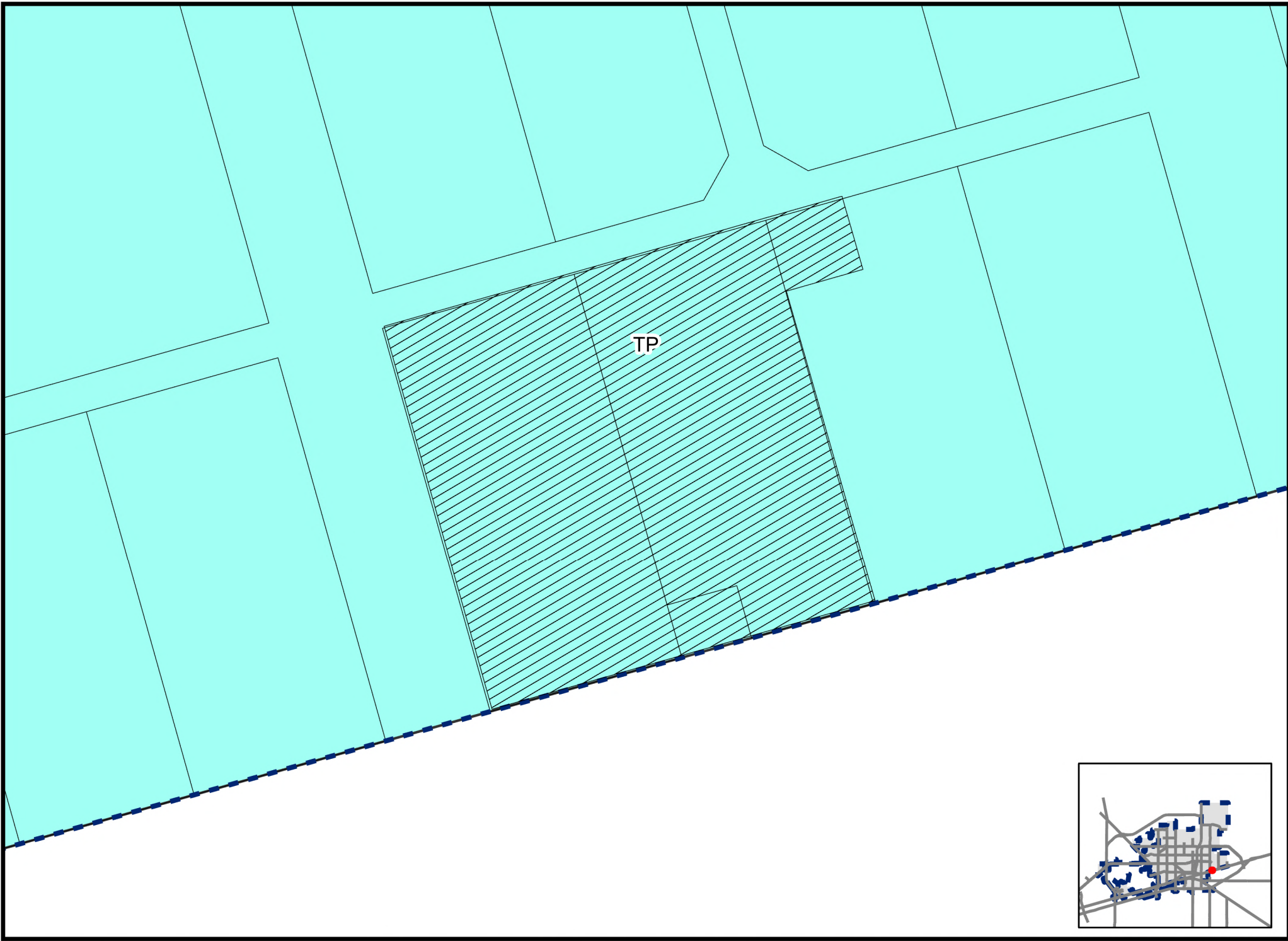
City of Midland, Texas
Planning Division



Map by AB

©THE CITY OF MIDLAND - 2021

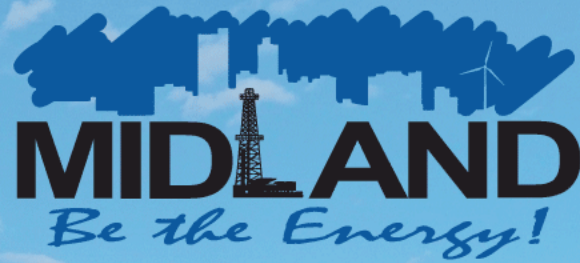
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.





MULBERRY LN

12



FINAL PLAT FAIRGROUNDS ADDITION, SECTION 9

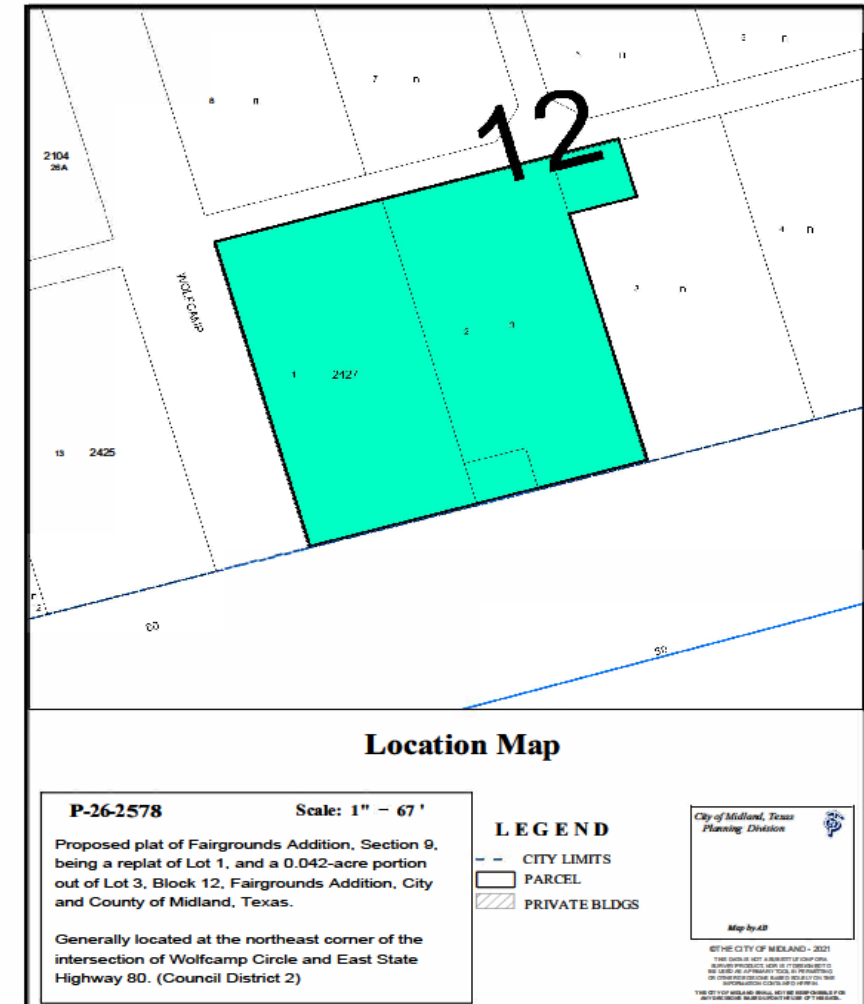


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APPLICATION SUMMARY

- **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

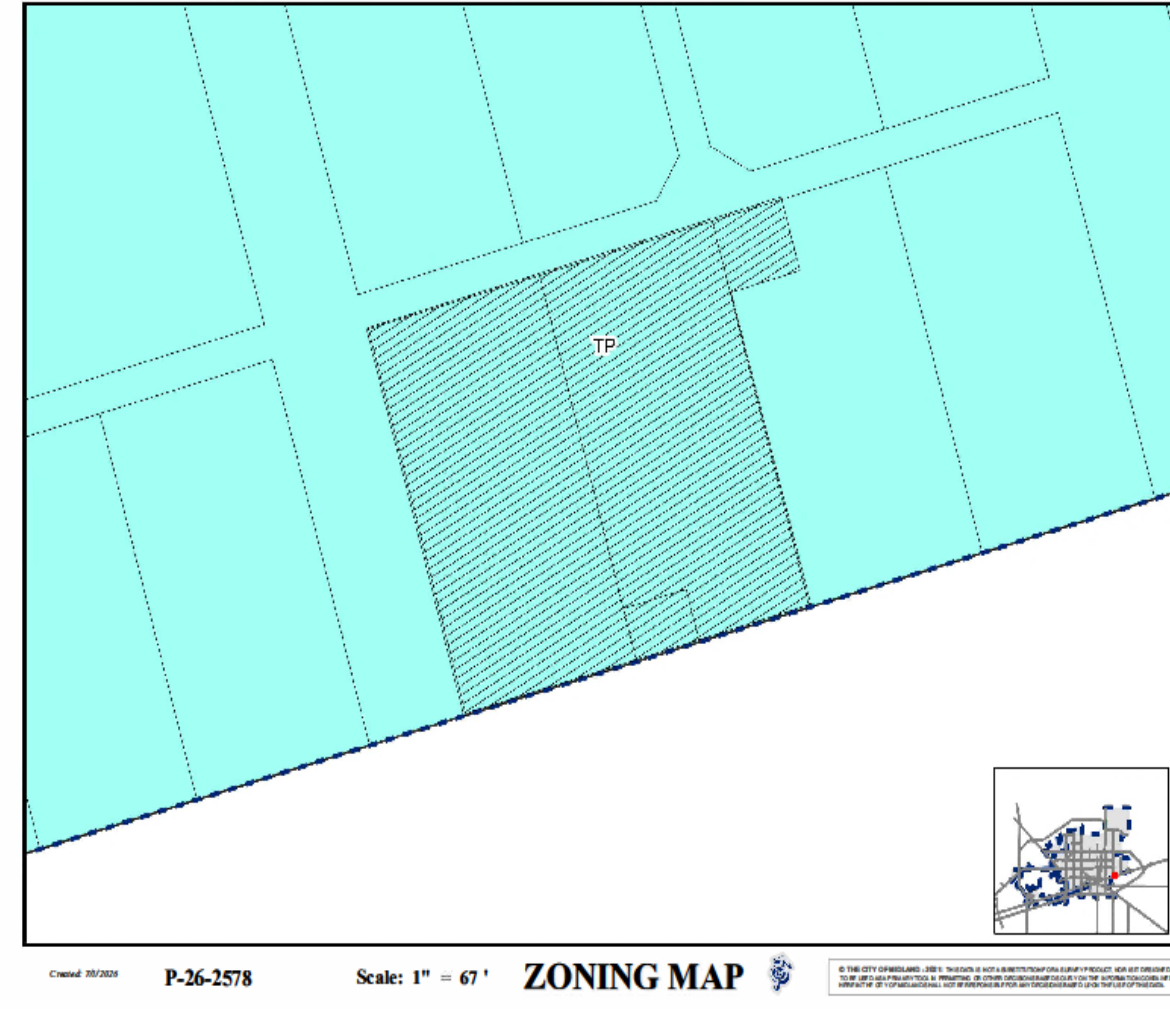


3

- [illegible]

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



COMPREHENSIVE PLAN

- **Land Use Designation:** GI, General Industrial
- **Supported Uses:** All types of industrial: manufacturing, warehousing, distribution, and office/industrial flex space.



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Fairgrounds Addition, Section 9



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 8.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving an amended plat of Mockingbird Ridge, Section 20, being a plat of a 19.22-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Waxwing Drive and Firewheel Road.)

Purpose:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 19.22-acre tract of land located on the north side of Firewheel Road into 84 lots for future residential development. The Final Plat for Mockingbird Ridge, Section 20 was approved by the Planning and Zoning Commission on April 6, 2026. They are amending the final plat to correct scrivener's errors made on the previous version.

Recommended Action:

Approve

Fiscal Impact:

None.

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

GIS: (Approved)

No Comments

SURVEYOR: (Approved)

No comments

Planning: (Approved)

Staff recommends approval of the amended plat of Mockingbird Ridge, Section 20, subject to Condition A.

Conditions:

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

Attachments:

- A. P-26-2578 Combined Docs Redacted
- B. P&Z - - Mockingbird Ridge, Section 20 Final Correction

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/1/2026
Final Approval - 7/1/2026

CORRECTION PLAT



HOWDY DRIVE (60' R.O.W.)

SUGARBERRY STREET (60' R.O.W.)

TREJO DRIVE (60' R.O.W.)

PLATEAU WAY (60' R.O.W.)

S 14°39'08" E 234.53'

POB N10721715.10 E1761904.06 FROM WHICH A 5/8" IRF AT THE SE CORNER OF SEC. 18 BEARS N 75°29'44" E - 1970.85' & S 14°30'16" E - 2598.46'

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 ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONFORMANCE ANGLE (theta) OF 4°53'35.93" AND A COMBINED SCALE FACTOR OF 0.999922999 AT THE 112 INCH IRON ROD WITH PLASTIC CAP MARKED "588 588" FOUND FOR THE SOUTHWEST CORNER OF SECTION 18.
2. 112" 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, ARE APPROXIMATE BASED UPON OBSERVED EXISTING SCIENCE, 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-TEXAS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

17 METES AND BOUNDS MAY BE A VIOLATION OF CITY TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING

MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY BE OBTAINED.

BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS FOR SUBDIVISION INTO MORE THAN ONE LOT OR: E INTENSIVE USE.

REGARDING THIS DEVELOPMENT FILED IN INSTRUMENT NO. 18 AND COUNTY, TEXAS.

THE FINAL PLATTING PROCESS, IMPLEMENTATION AND ACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL 17 BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER E TRACT INCREASED.

OUTGROUT THE SUBDIVISION ARE AS FOLLOWS: FRONT 20' REAR 10' AND A 10' GENERAL UTILITY EASEMENT ALONG

LOGGED AND ABANDONED WELL.

HE PROPERTY REQUIRES AMENITY SPACES OR OTHER AREAS OR INTENDED FOR THE USE AND ENJOYMENT OF THE E MOCKINGBIRD RIDGE HOMEOWNERS ASSOCIATION (THE PROVIDE FOR AMENITY SPACES OR OTHER AREAS THAT ENDED FOR THE USE AND ENJOYMENT OF THE OWNERS RS, AND ITS ASSIGNS SHALL BE WHOLLY RESPONSIBLE FOR NO AREAS, INCLUDING BUT NOT LIMITED TO THE AMENITY ON DECORATIVE HARDSCAPE, MAINTENANCE, AND REPAIR. NITY SPACES OR AREAS ARE LOCATED WITHIN THE PUBLIC. ALL NOT BE RESPONSIBLE FOR PERFORMING ANY DUTIES

1. TO ADD LOT DIMENSIONS THAT WERE INADVERTENTLY 2X 51 AND TO CORRECT A SCREWMEN'S ERROR OF A LOT

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48329C0100F DATED SEPTEMBER 16, 2005, PORTIONS OF THIS PROPERTY AS SHOWN HEREON ARE WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, L.L.C.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90 00'00" E	26.03'
L2	S 14 39'08" E	95.00'
L3	S 30 21'53" W	28.28'
L4	S 14 39'08" E	60.00'
L5	S 59 35'04" E	28.32'
L6	S 30 25'02" W	28.25'
L7	S 14 39'08" E	60.00'
L8	S 59 35'08" E	28.32'
L9	S 29 56'21" W	28.49'
L10	S 14 39'08" E	60.00'
L11	S 60 01'59" E	28.10'
L12	N 42 57'36" W	30.03'
L13	N 85 29'31" W	60.34'
L14	S 45 51'35" W	27.04'
L15	N 03 32'23" E	76.89'
L16	N 08 43'34" E	60.62'
L17	N 00 01'12" W	109.93'
L18	S 55 56'28" E	28.58'
L19	N 31 43'30" E	28.94'
L20	S 57 37'48" W	28.28'
L21	S 32 22'12" E	28.28'
L22	S 06 41'42" W	9.00'
L23	N 40 33'12" E	25.28'
L24	N 46 14'12" W	29.54'
L25	N 88 38'17" W	30.98'
L26	S 88 38'17" E	22.12'
L27	S 77 22'12" E	11.58'
L28	N 04 30'29" E	9.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	137.24'	995.00'	137.13'	S 78 25'37" W	7 54'00"
C2	351.41'	1110.00'	349.94'	N 88 33'08" W	18 08'20"
C3	154.34'	1950.00'	154.30'	N 81 45'01" W	4 32'06"
C4	107.13'	1950.49'	107.12'	N 88 32'23" W	3 08'49"
C5	119.75'	470.00'	119.43'	N 82 40'51" E	14 35'54"
C6	95.06'	530.00'	94.94'	N 85 50'18" E	10 16'36"
C7	103.71'	270.00'	103.08'	N 01 37'33" E	22 00'32"
C8	131.45'	330.00'	130.58'	N 01 13'09" E	22 49'20"
C9	196.91'	720.00'	196.30'	N 04 47'43" E	15 40'11"
C10	391.30'	780.00'	387.21'	S 01 44'30" E	28 44'37"
C11	97.18'	270.00'	96.65'	S 05 48'10" E	20 37'18"
C12	118.77'	330.00'	118.13'	N 05 48'10" W	20 37'18"
C13	63.62'	720.00'	63.60'	N 13 34'56" W	5 03'46"
C14	99.40'	780.00'	99.33'	N 84 59'15" W	7 18'04"
C15	91.75'	720.00'	91.69'	S 84 59'15" E	7 18'04"
C16	335.38'	820.00'	333.04'	S 86 56'46" W	23 36'02"
C17	359.79'	880.00'	357.29'	N 86 57'01" E	23 25'32"
C18	335.38'	820.00'	333.04'	S 86 56'46" W	23 36'02"
C19	134.29'	330.00'	133.36'	S 87 00'19" W	23 18'55"
C20	109.87'	270.00'	109.11'	N 87 00'19" E	23 18'55"
C21	9.63'	10.00'	9.26'	S 71 05'17" W	55 09'00"
C22	304.00'	60.00'	68.57'	N 08 39'47" E	290 18'01"
C23	9.63'	10.00'	9.26'	S 53 45'43" E	55 09'00"
C24	98.02'	605.00'	89.93'	S 85 35'58" E	8 31'39"
C25	59.00'	145.00'	58.60'	N 87 00'19" E	23 18'55"
C26	113.37'	1652.30'	113.35'	S 83 20'04" E	3 55'53"

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

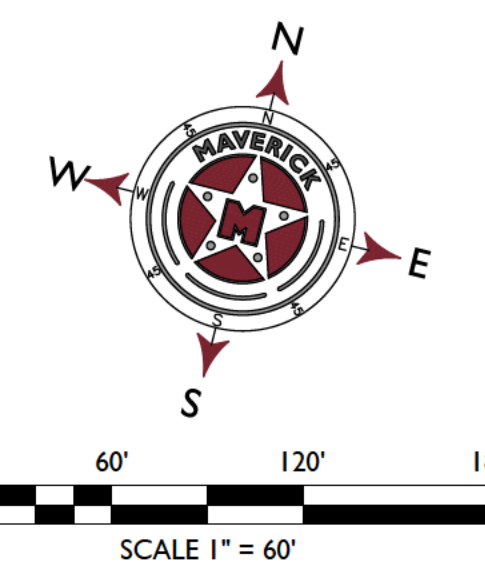
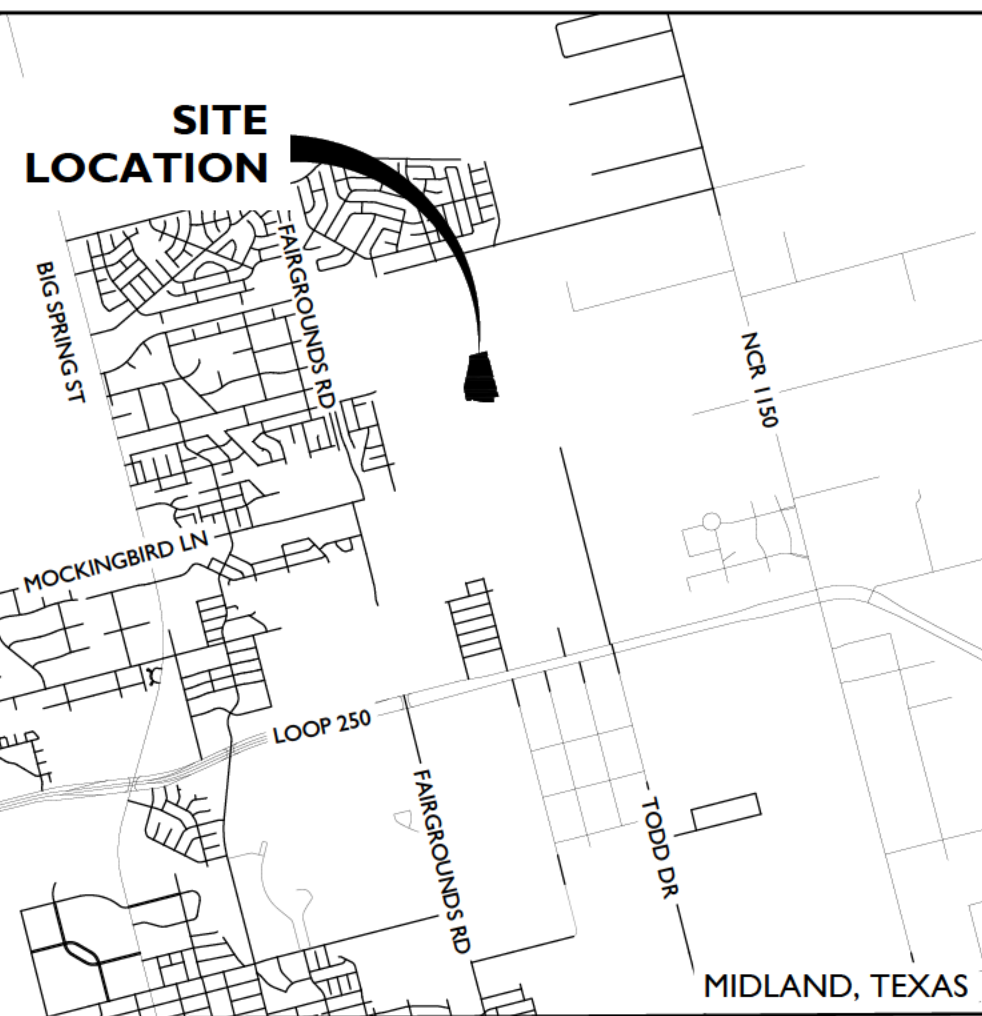
Mark Lieb
AT&T

Jerry Underwood
AT&T

Luis Montez
AT&T

Ruben Guerra
AT&T

SITE LOCATION



LEGEND

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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



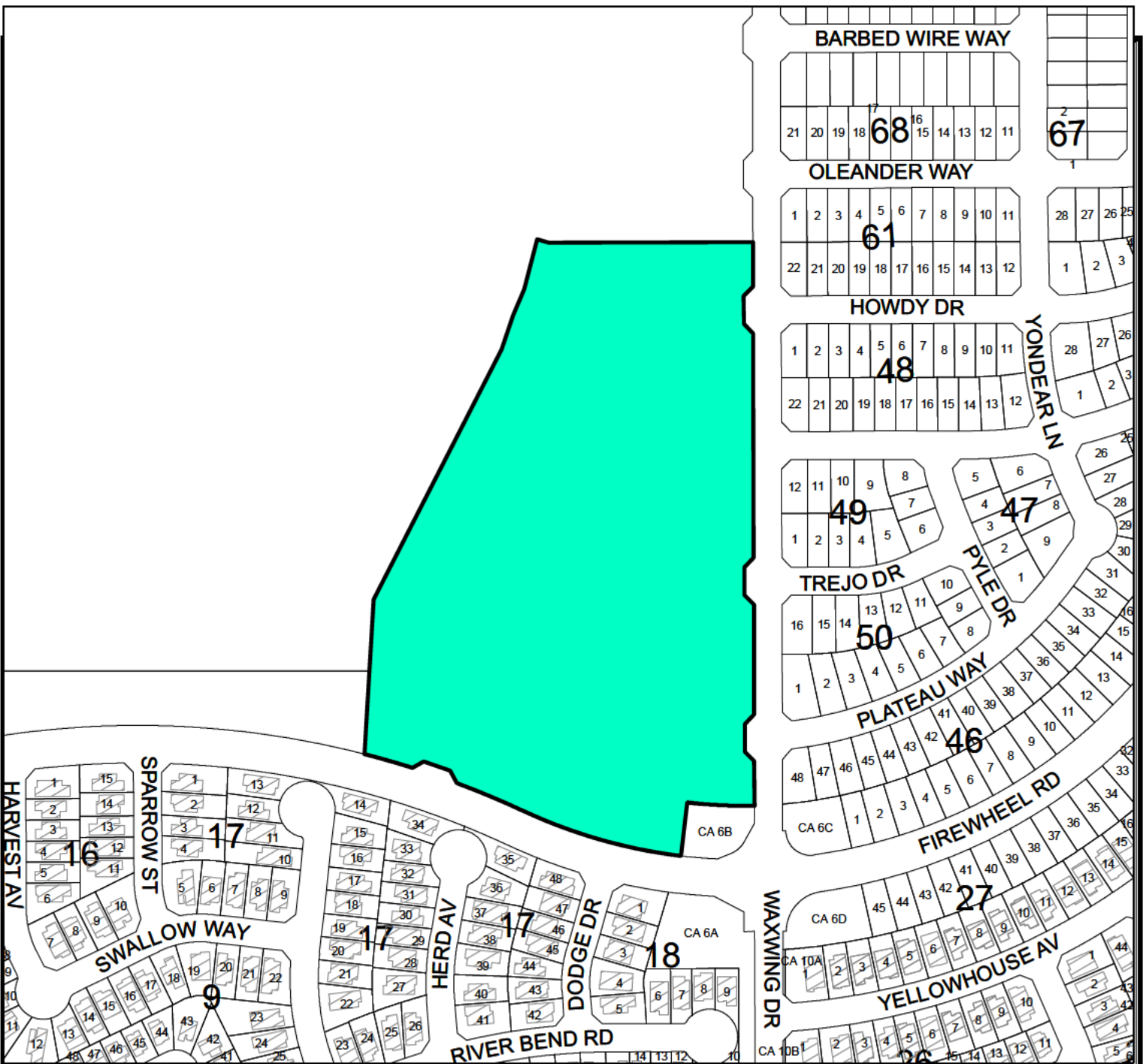
PROPERTY OWNER



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

MOCKINGBIRD RIDGE,
SECTION 20



Location Map

P-26-2579

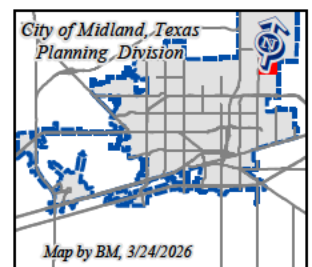
Scale: 1" = 308'

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

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

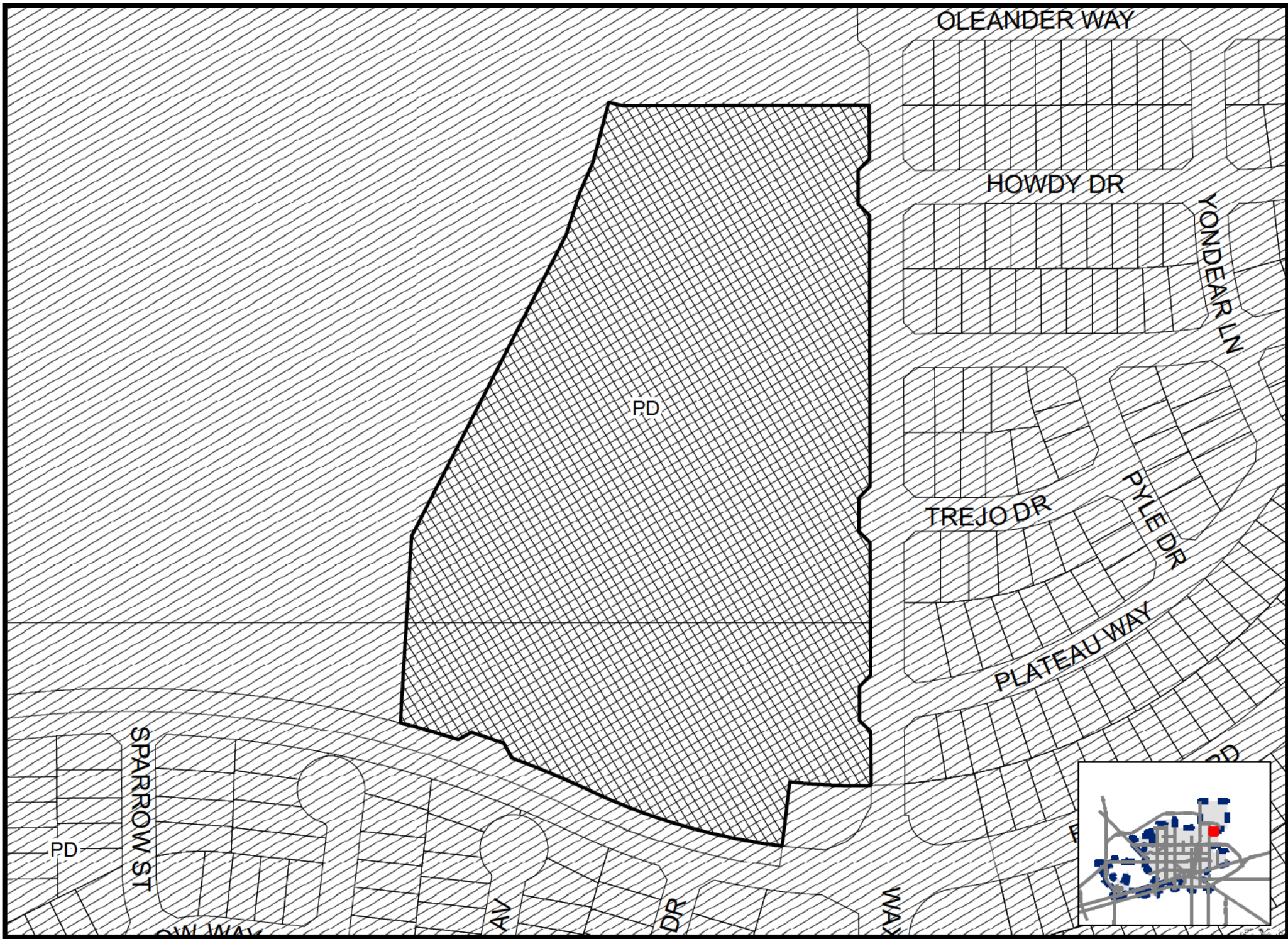
LEGEND

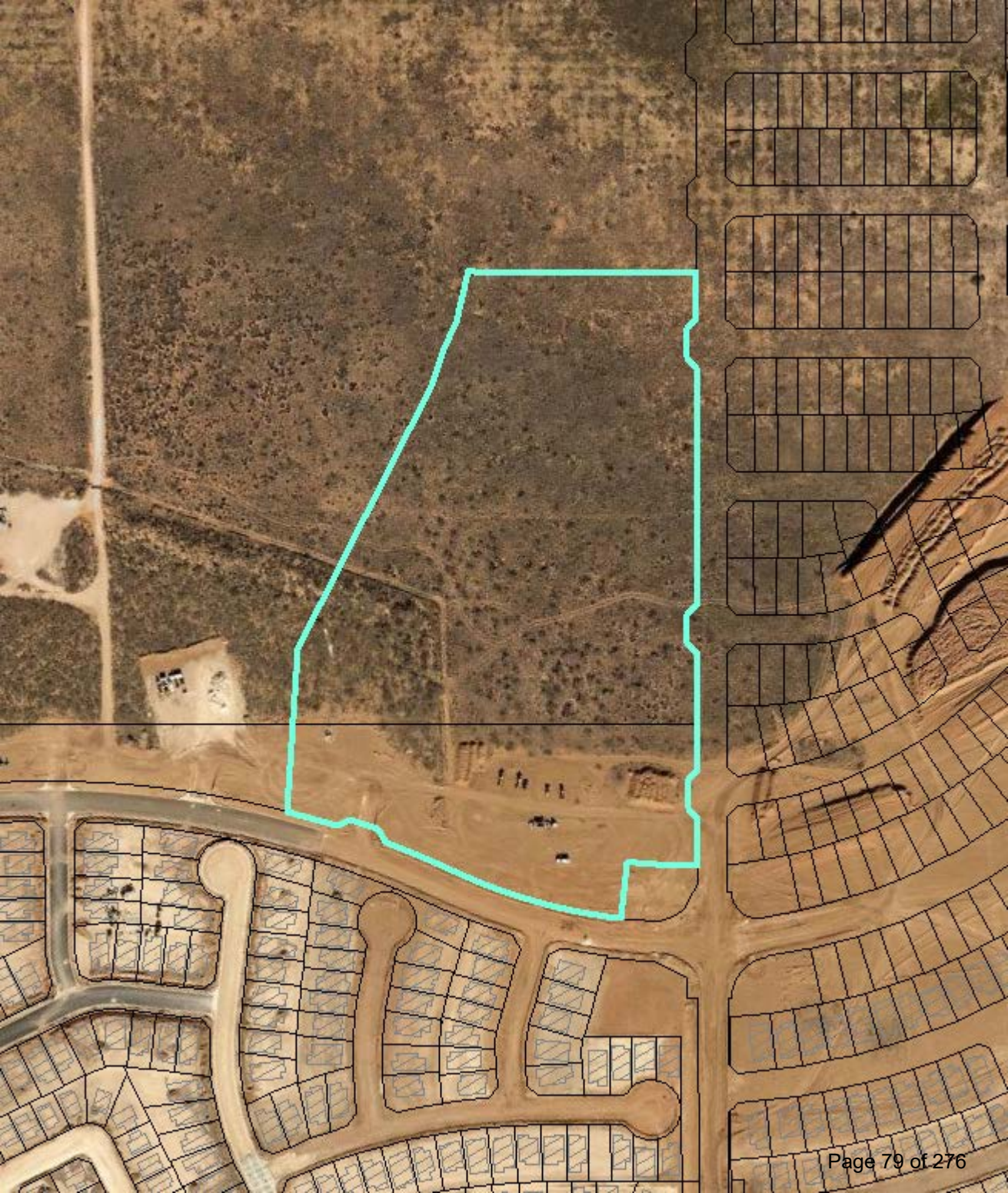
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







CORRECTION PLAT MOCKINGBIRD RIDGE, SECTION 20

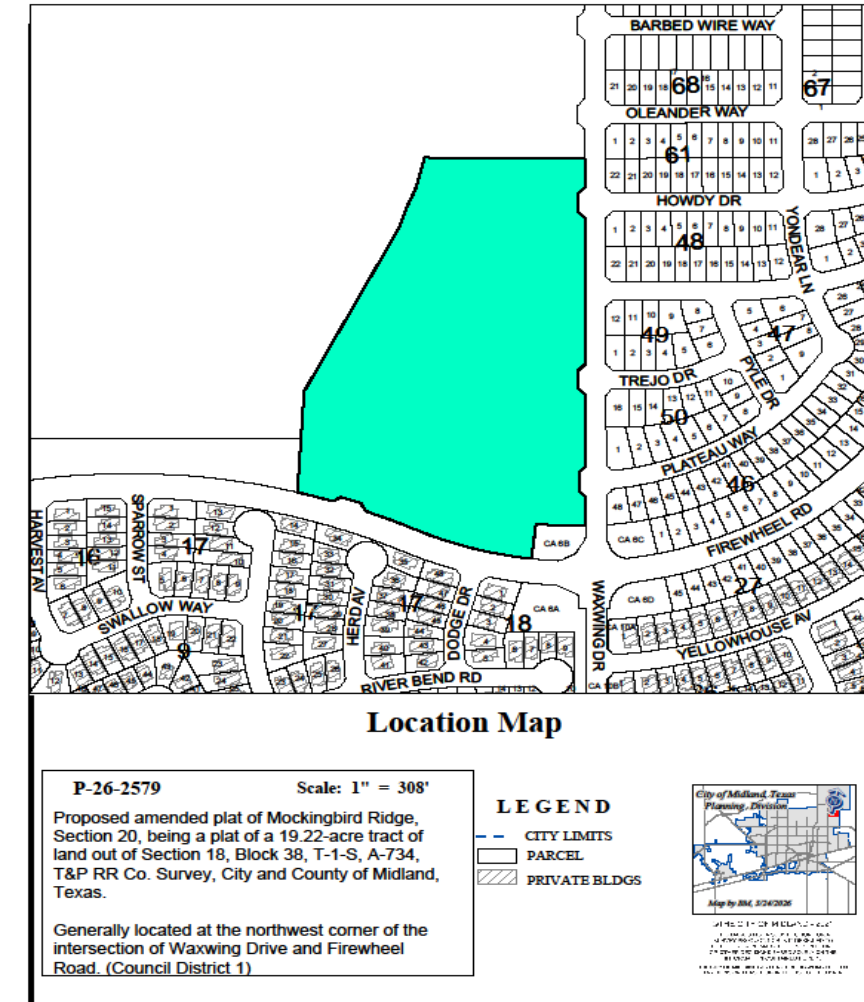


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APPLICATION SUMMARY

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



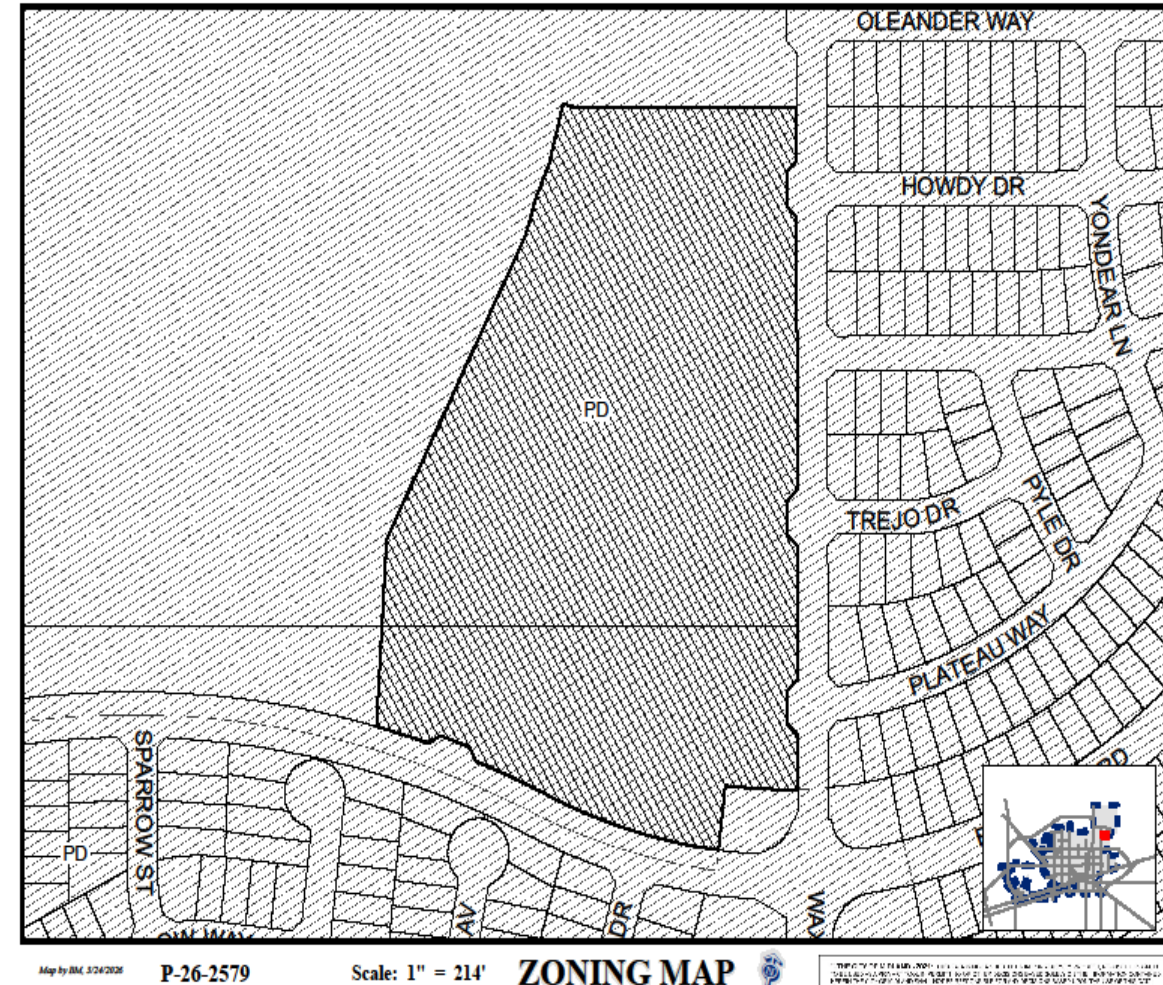
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ZONING

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



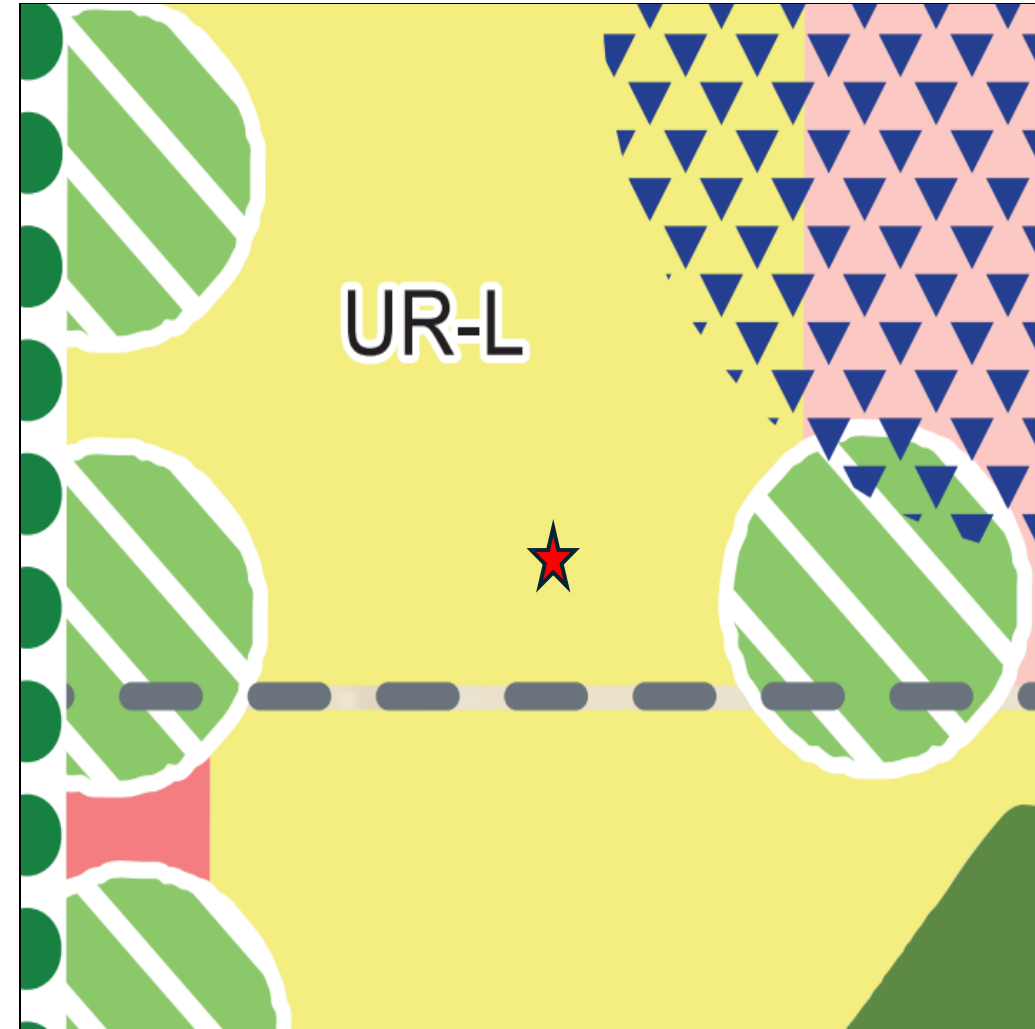
LAND USE

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



COMPREHENSIVE PLAN

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



MOCKINGBIRD RIDGE HISTORY

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



MOCKINGBIRD RIDGE HISTORY

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



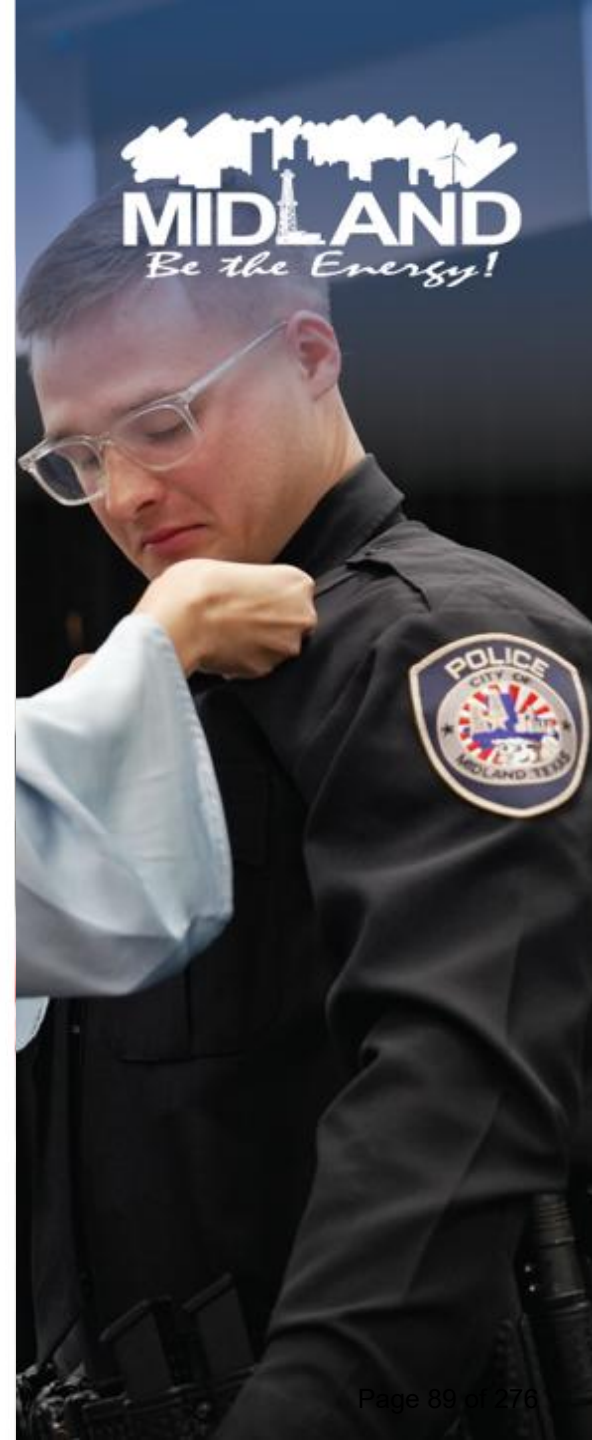
MOCKINGBIRD RIDGE HISTORY

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



MOCKINGBIRD RIDGE HISTORY

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



MOCKINGBIRD RIDGE HISTORY

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



MOCKINGBIRD RIDGE HISTORY

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



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 17** was approved by the Planning and Zoning Commission on November 17, 2025, and consisted of 25.53 acres.
- **Mockingbird Ridge, Section 18** was approved by the Planning and Zoning Commission on January 5, 2026, and consisted of 16.55 acres.
- **Mockingbird Ridge, Section 19** was approved by the Planning and Zoning Commission on June 15, 2026, and consisted of 22.90 acres.
- **Mockingbird Ridge, Section 20** was approved by the Planning and Zoning Commission on April 6, 2026, and consisted of 19.22 acres.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on October 20, 2025.
 - City Council approved the preliminary plat on October 28, 2025.
 - Staff recommends approval of this request subject to Condition A.
- A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]



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Planning and Zoning Commission Meeting

Item Number: 9.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Hold a public hearing and consider a request by Eduardo L. Aleman for a Zone Change from SF-2, Single-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District on Lot 5, Arnett's Acres, City and County of Midland, Texas. (Generally located on the east side of North Lamesa Road, approximately 350 feet north of East Golf Course Road.)

Purpose:

Eduardo L. Aleman is requesting to rezone the property located at 2002 N Lamesa to be able to develop duplex to provide additional housing opportunities for the community.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

SF-2, Single-Family Dwelling District

Surrounding Zoning and Land Use:

The subject property is located at 2002 North Lamesa Road. The property is zoned SF-2, Single-Family Dwelling District. The surrounding properties to the north, south, west and east are also zoned SF-2, Single-Family Dwelling District. The use of the property is currently vacant land. The surrounding near the north, south, east and west are currently residential.

Analysis:

The property is located at 2002 North Lamesa Road. The property is currently zoned SF-2, Single-Family Dwelling District and the applicant is requesting rezoned the property into 2F, Two-Family Dwelling (Duplex) District to be able to build a duplex on the property. The

applicant is also in the process of replatting the property into two lots to be able to do so.

The zone change would have to be approved first before the final plat can be considered by the Planning and Zoning Commission.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designates this area as Urban Residential – Medium (UR-M). The UR-M district emphasizes single-family detached, single-attached and townhouses.

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

Fire: (Approved)

The Fire Department has reviewed the proposed zoning change and has no objection at this time. This review is limited to the zoning request only and does not constitute approval of future site development, construction, or occupancy. All future development shall comply with the 2015 International Fire Code (IFC), local amendments, and all applicable fire and life safety requirements, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (IFC §507.5), fire protection systems (IFC §903), and emergency responder access, which will be reviewed during the site plan, civil plan, and building permit review process.

Building Code: (Approved)

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

Engineering: (Approved)

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

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

Transportation: (Approved)

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

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

Planning: (Approved)

Staff recommends the approval of this request for the initial zoning of SF-2, Single-Family Dwelling District to 2F, Two-Family Dwelling District.

Letters of Objection:

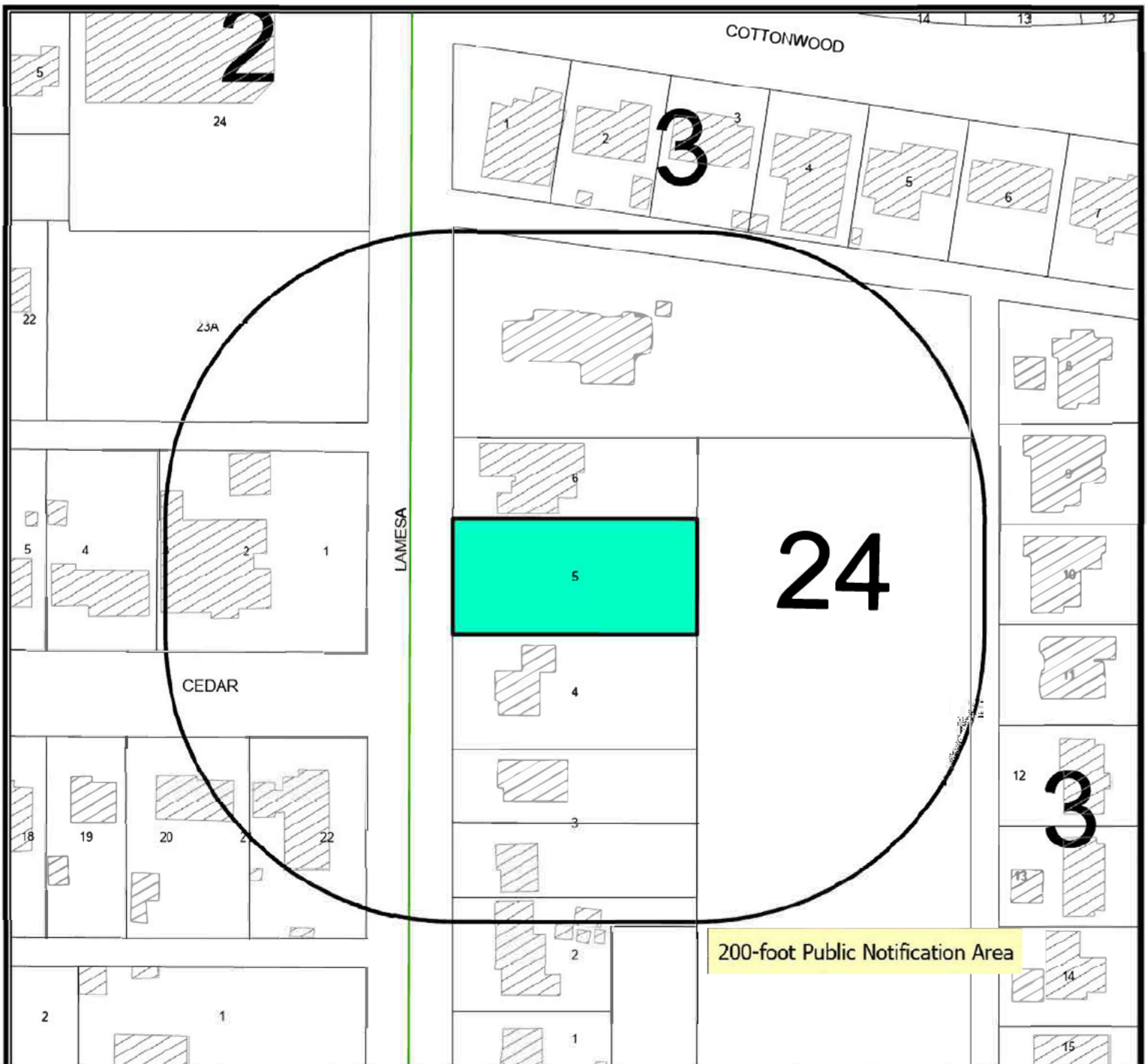
As of July 3, 2026, Staff has not received any letters of objection.

Attachments:

- A. Z-26-0483, Combined Files_Redacted
- B. P&Z - - 2002 N Lamesa Rd SF-2 to 2F

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/25/2026
Final Approval - 7/1/2026



Location Map

Z-26-0483

Scale: 1" = 100'

Consider a request by Eduardo L. Aleman for a Zone Change from SF-2, Single-Family Dwelling District, to 2F, Two-Family Dwelling (Duplex) District on Lot 5, Arnett's Acres, City and County of Midland, Texas.

Generally located on the east side of North Lamesa Road, approximately 350 feet north of East Golf Course Road. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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LR

LAMESA RD

SF2

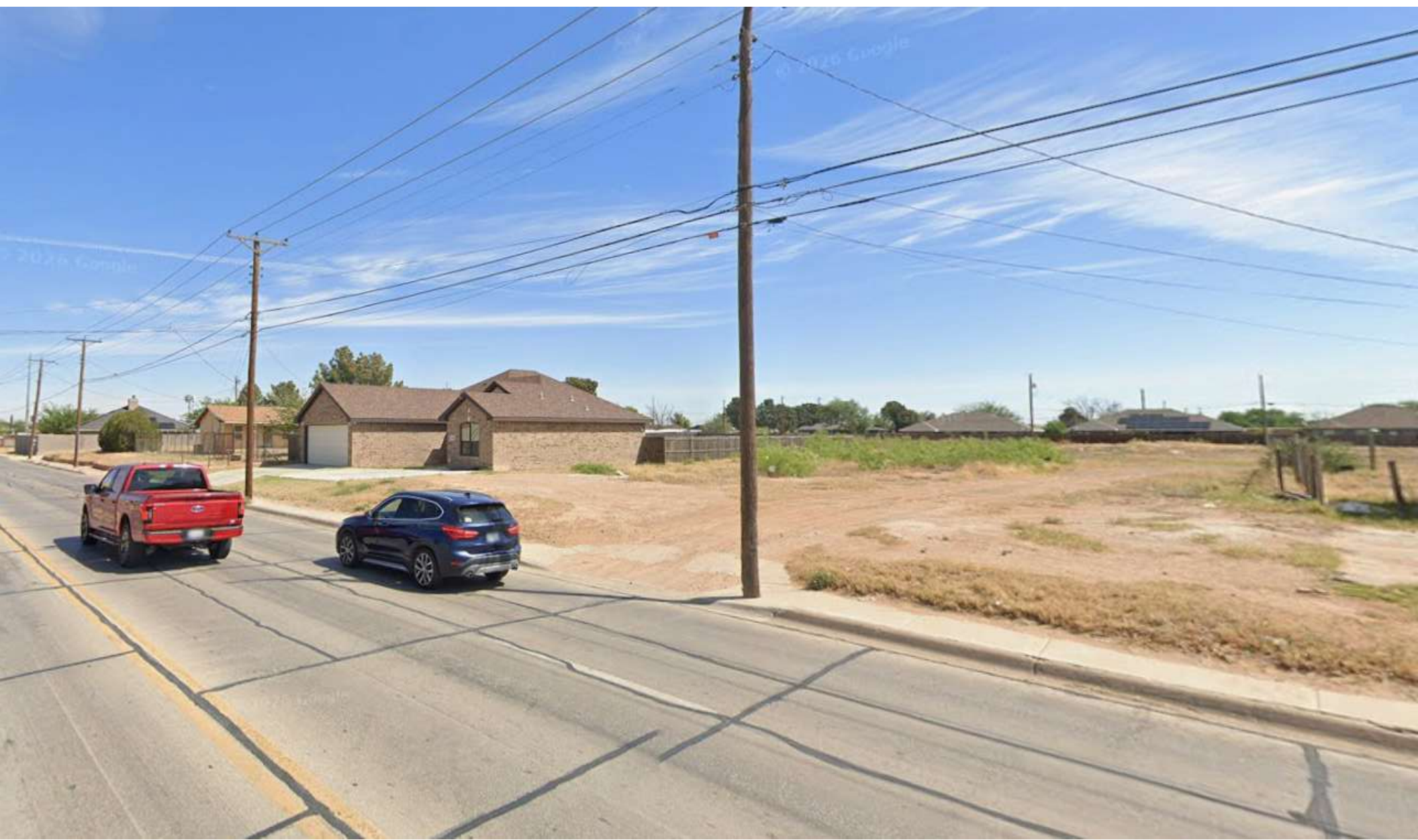
SF2

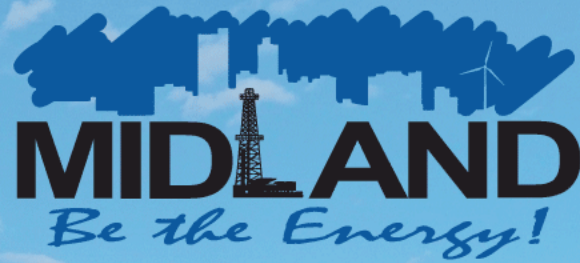
CEDAR AV

RR









ZONE CHANGE 2002 N LAMESA RD

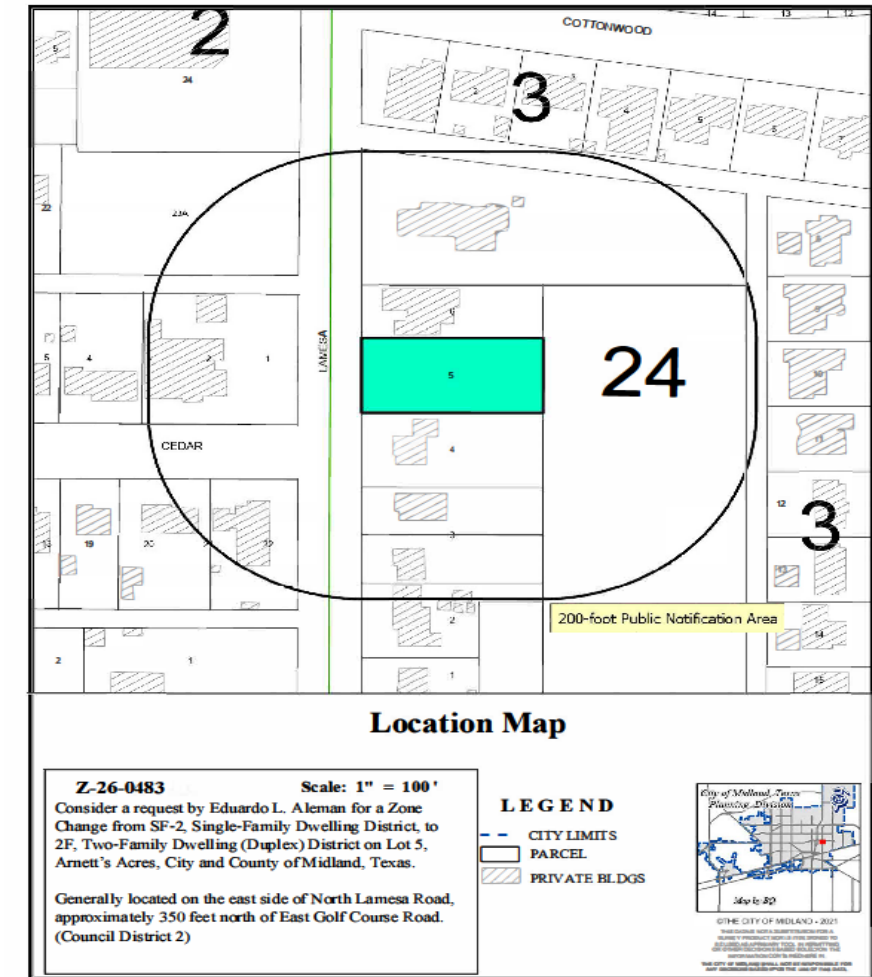


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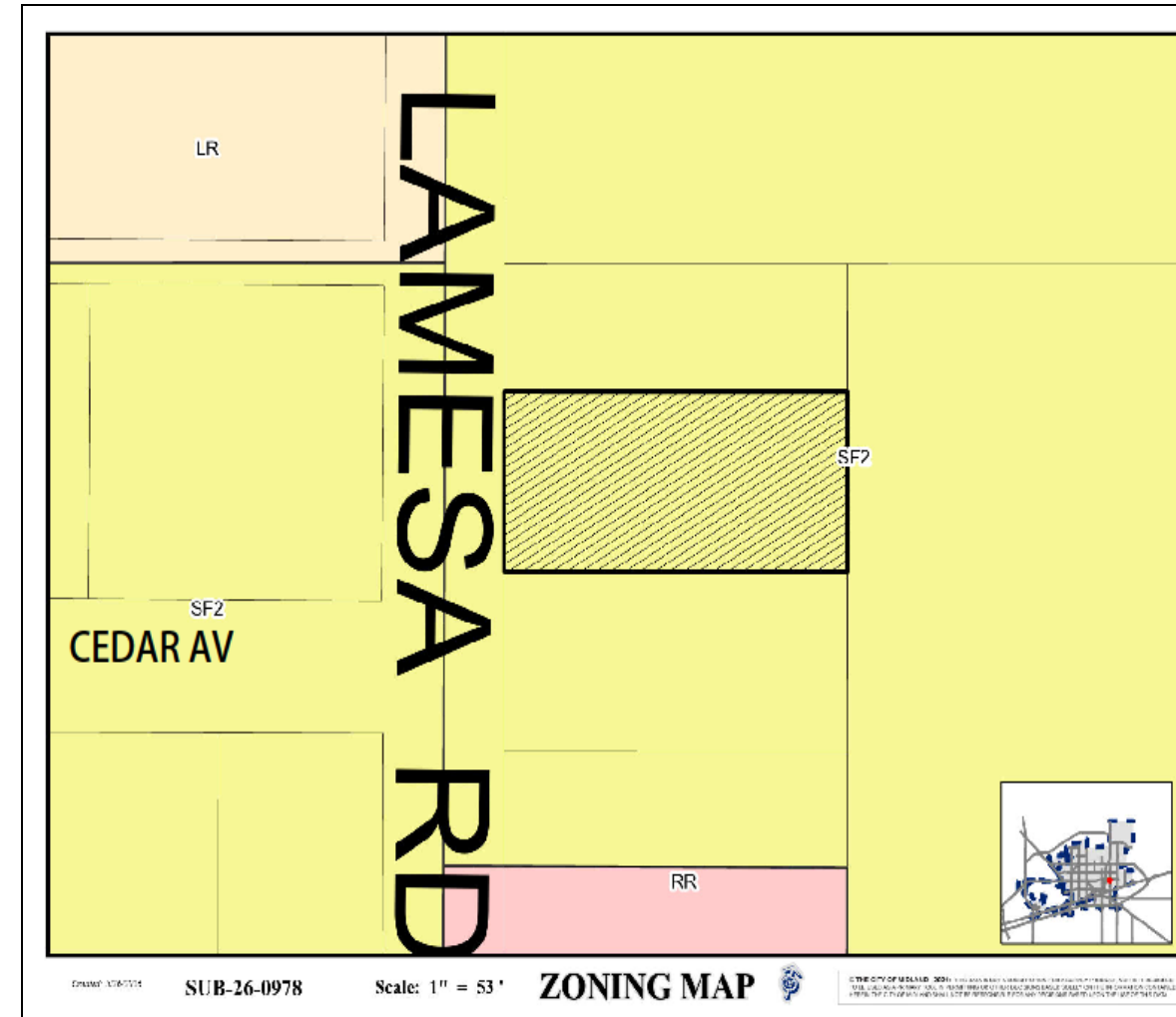
APPLICATION SUMMARY

- **Applicant:** Eduardo Aleman
- **Property Owner:** Tierra Plana, LLC
- **Location:** 2002 North Lamesa Road (Council District 2)
- **Reason for Request:** For the development of a residential dwelling unit



ZONING

- **Current Zoning:** SF-2, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North/South/West/East:** SF-2, Single-Family Dwelling District
- **Proposed Zoning:** 2F, Two-Family Dwelling (Duplex) District



LAND USE

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

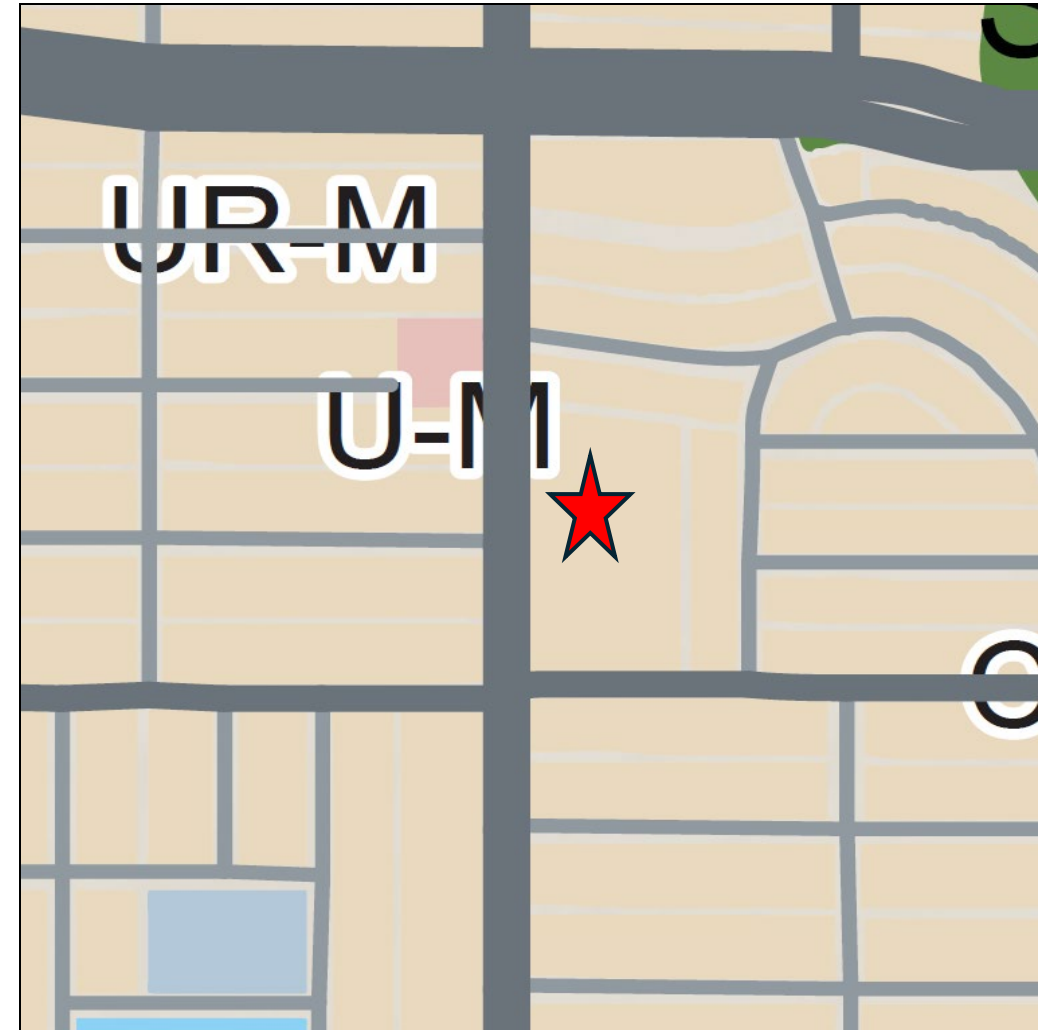




On North Lamesa Road, Looking East

COMPREHENSIVE PLAN

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



RELATED ITEMS

- A preliminary plat to subdivided the property into two lots was approved on June 6, 2026.



STAFF'S RECOMMENDATION

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



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Planning and Zoning Commission Meeting

Item Number: 10.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Hold a public hearing and consider a Final 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

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: 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.]

Other: Show existing contours on plat face. [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 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)

No oil & gas issues

Building Code: (Approved)

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

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

No comments

Health: (Approved)

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

Planning: (Approved)

Staff recommends approval of the Final Plat of Northgate Addition, Section 29.

Attachments:

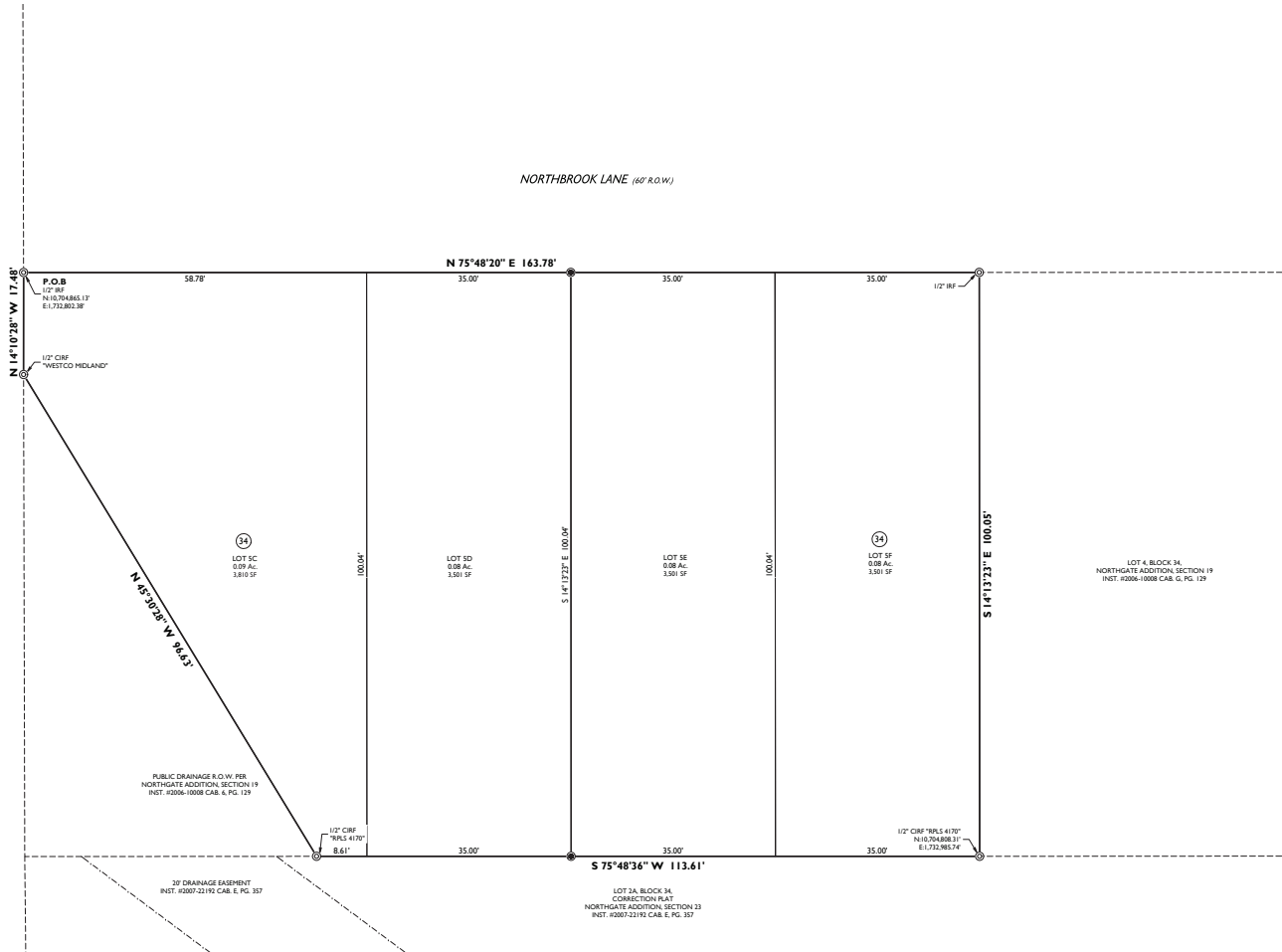
- A. P-26-2575, Combined files_Redacted
- B. P&Z - - Northgate Addition, Section 29 Final Plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/26/2026
Final Approval - 7/1/2026

NORTHGATE ADDITION, SECTION 29

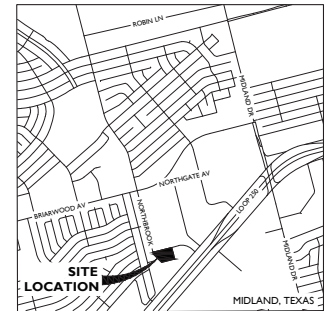
BEING A REPLAT OF LOT 5A AND 5B, BLOCK 34, NORTHGATE ADDITION, SECTION 28,
CITY AND COUNTY OF MIDLAND, TEXAS



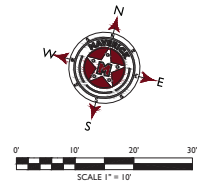
OWNER'S CERTIFICATE

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, 100-0000 C&L, PG. 129;
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
THAT JMR DENTAL SERVICE, PLLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ADOPTED 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 _____ DAY OF _____, 2024.

BY JMR DENTAL SERVICE, PLLC



VICINITY MAP
N.T.S.



LEGEND

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194314"
- DENOTES BOUNDARY LINE
- - - DENOTES EXISTING PROPERTY LINES
- - - DENOTES EXISTING EASEMENT LINES
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- P.O.B. POINT OF BEGINNING

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024
BY _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 JOINDER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND,
TEXAS ON THIS _____ DAY OF _____, 2024.

JOSHUA SPARKS, CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCURACY OF UTILITIES.

BY _____
ATTEST: _____
BY _____
ATTEST: _____
BY _____
ATTEST: _____
BY _____
ATTEST: _____
BY _____
ATTEST: _____
BY _____
ATTEST: _____

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, SURVEYOR
MAVERICK ENGINEERING, PLLC (FIRM #10194314)
1300 WEST LINCOLN AVENUE
MIDLAND, TX 79701



SURVEY NOTES

1. BASIS OF BEARING, COORDINATES, DISTANCE AND ACRES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERSION ANGLE (FROM OF -0°54'48.40") AND A COMBINED SCALE FACTOR OF 0.999999911 AT NAD 83 "MIDLAND".
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM #10194314" AT ALL SET CORNERS, UNLESS OTHERWISE NOTED.
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 PRELIMINARY, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING UTILITY, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. ONE-CALL IS RECOMMENDED. CALL 1-800-4-A-TECH FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOT IS REPARATED 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 NFIP FLOOD INSURANCE RATE MAP (#48329208R) DATED SEPTEMBER 14, 2018, THIS PROPERTY IS WITHIN THE UNSHADDED PORTION OF ZONE "X"; DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

PROPERTY OWNER



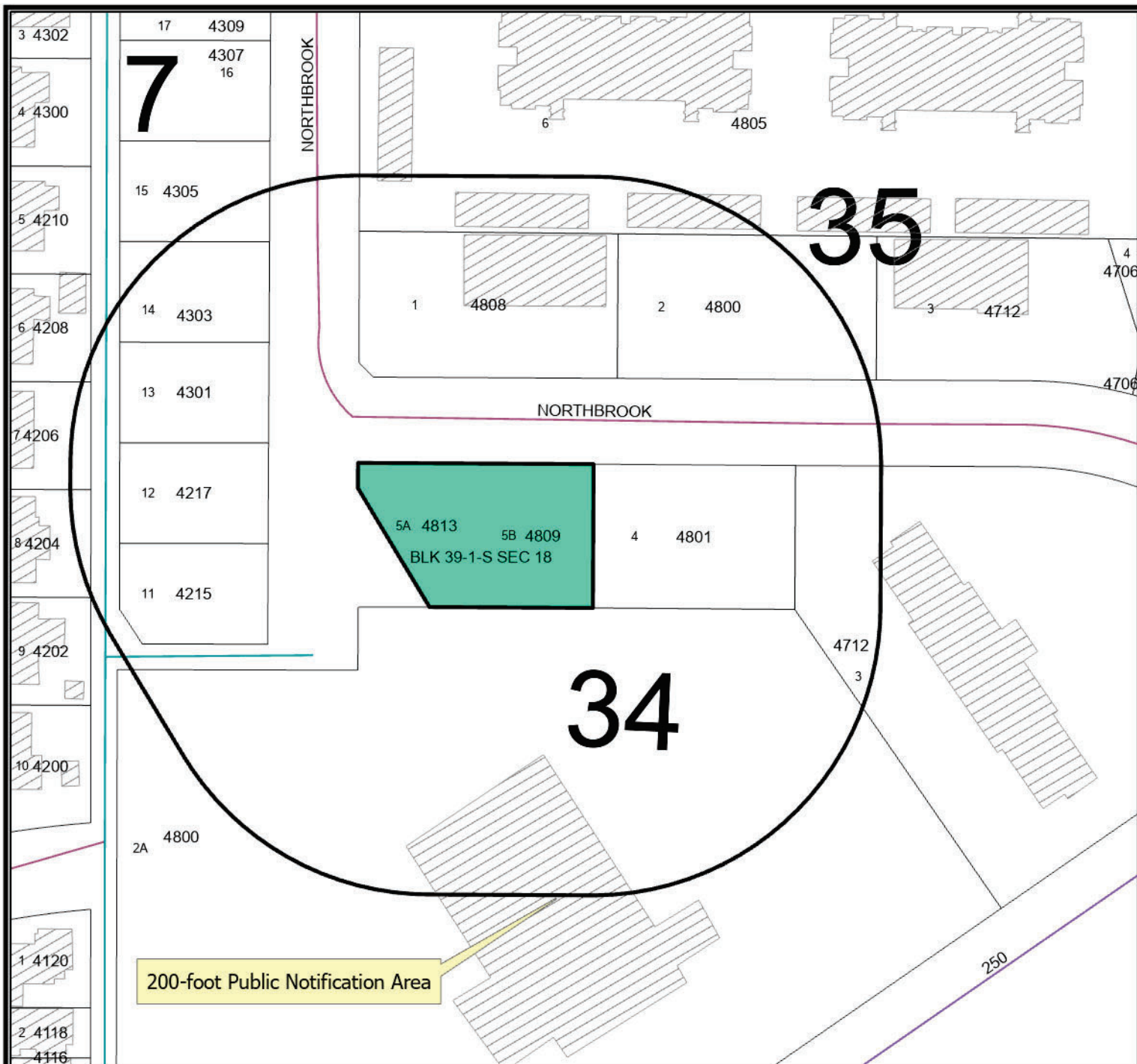
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1300 West Lincoln Avenue
Midland, Texas 79701
ENGINEER FIRM #1-15089
SURVEY FIRM #1-10194314
Tel: (432) 262-0999 Fax: (432) 262-0999
www.Maverick-Eng.com

**NORTHGATE ADDITION,
SECTION 29**



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)

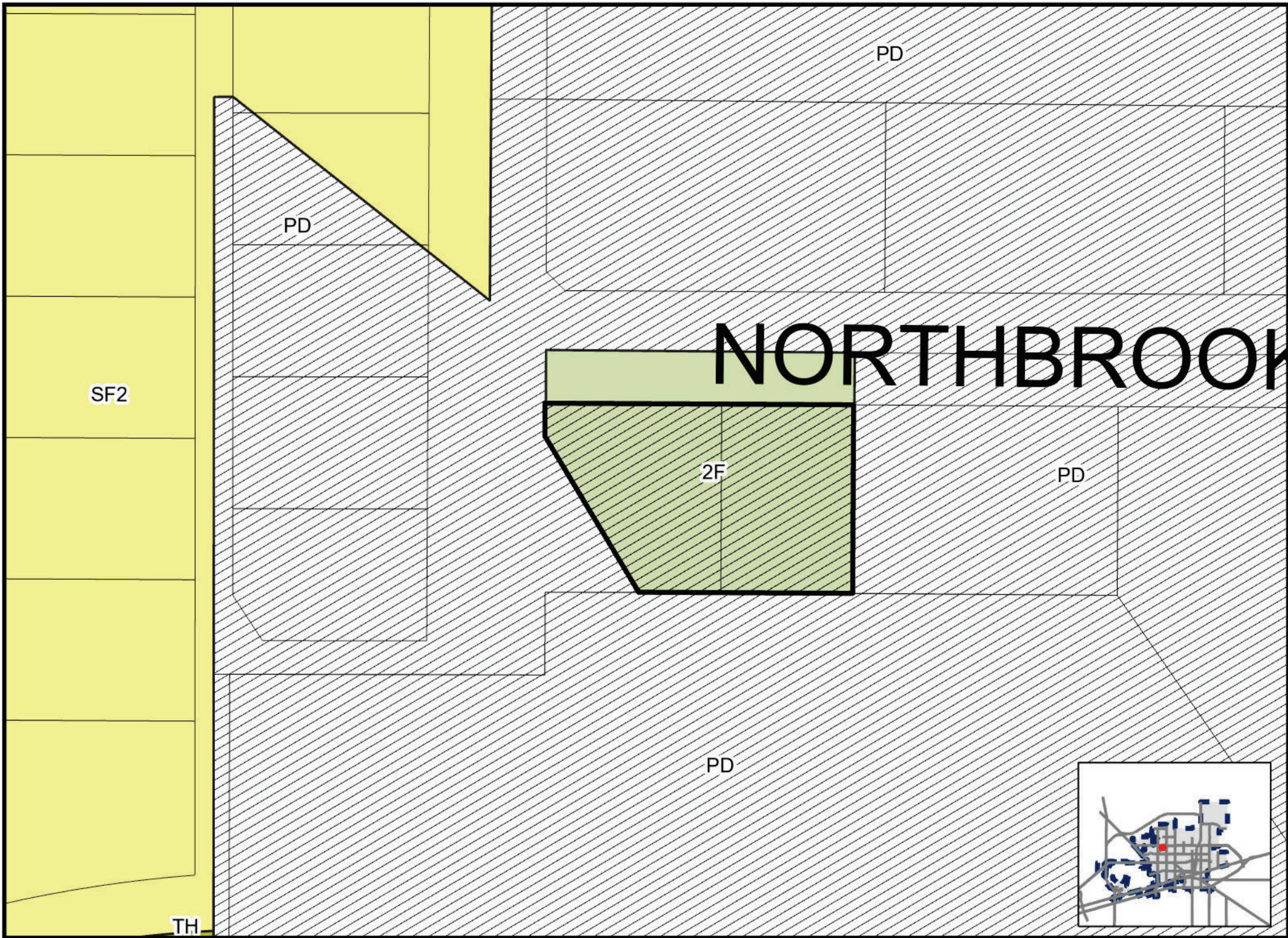
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



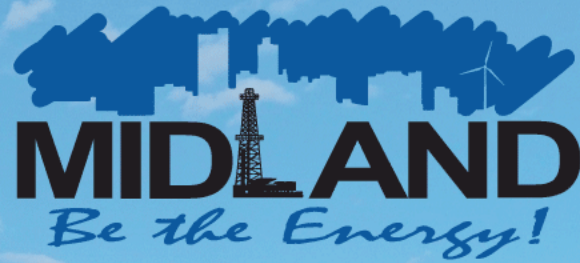
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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.









ITEM FINAL PLAT NORTHGATE ADDITION, SECTION 29

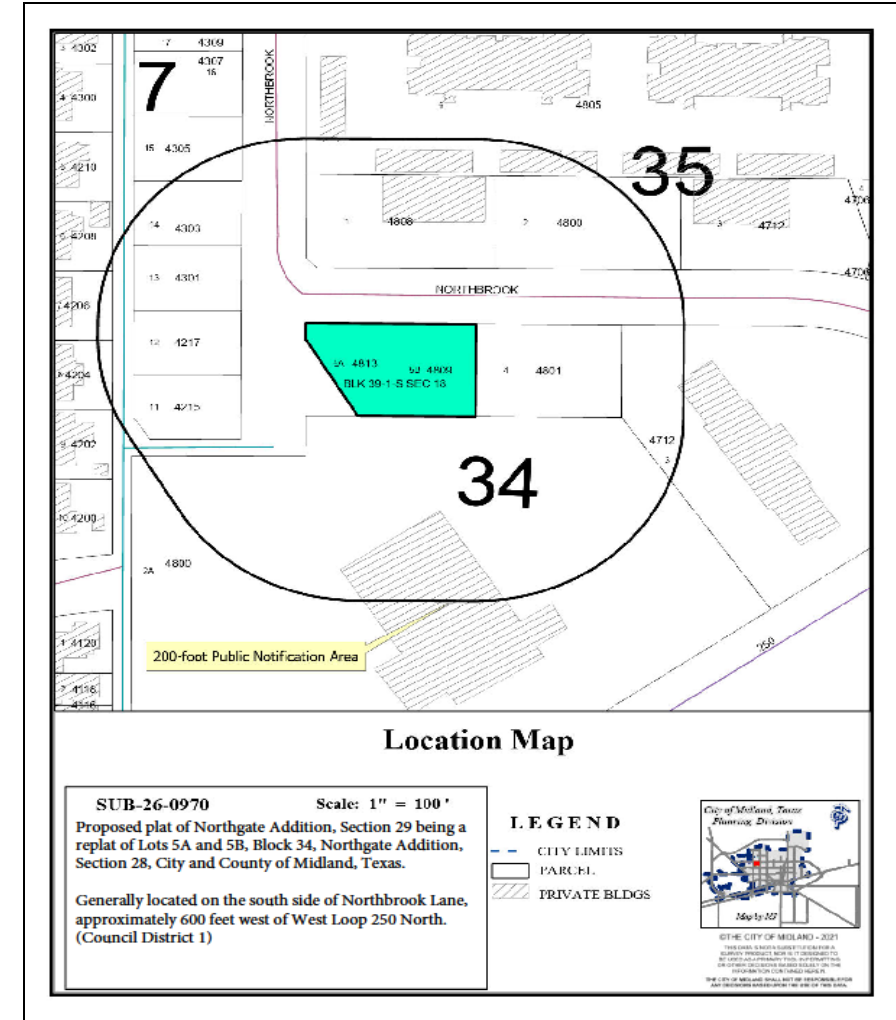


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APPLICATION SUMMARY

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



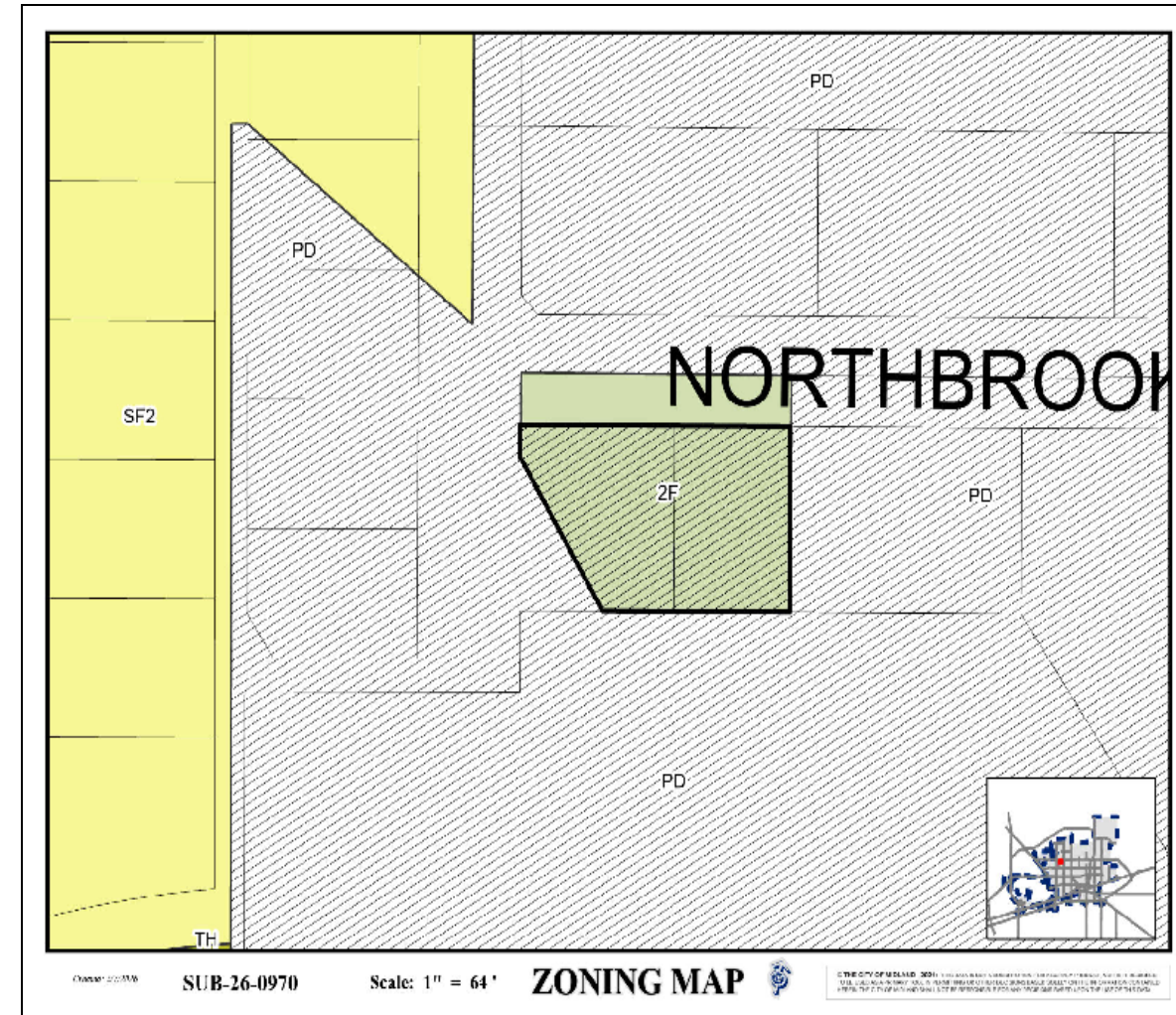
3

-



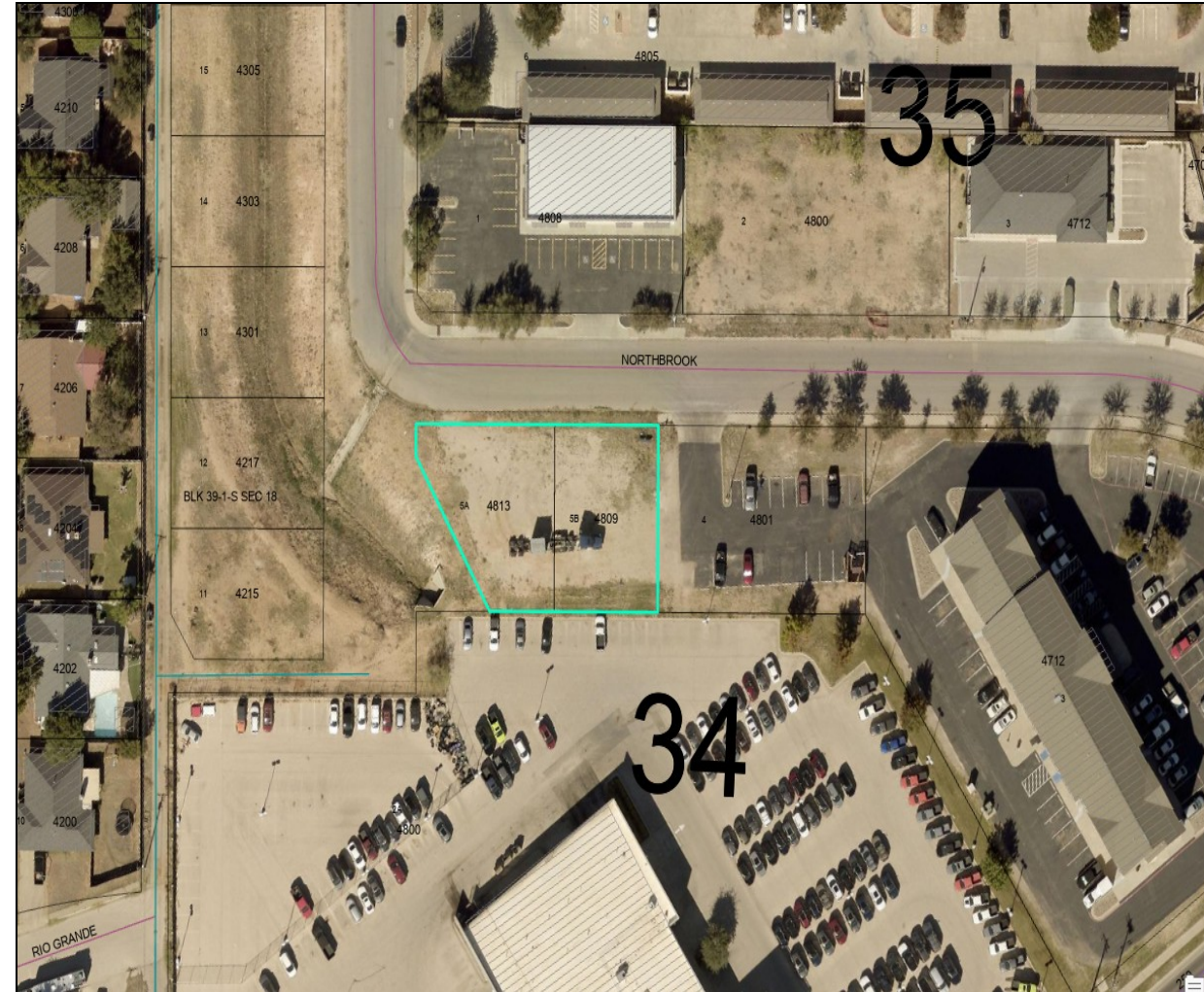
ZONING

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



LAND USE

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



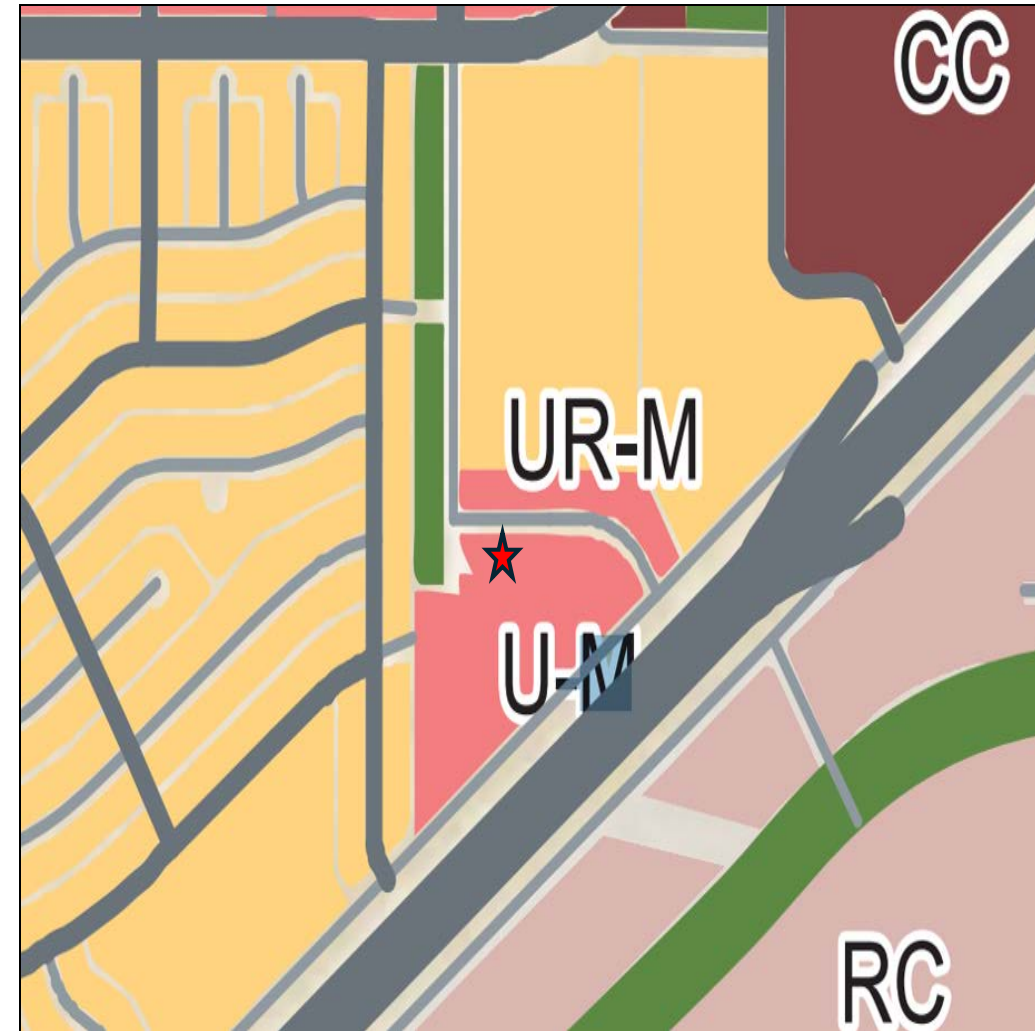


On Northbrook Lane, Looking South



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

- No objections were received.
- The Planning & Zoning Commission approved the preliminary plat on May 18, 2026.
- Staff recommends approval of this request.



MISSION

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





None

Planning and Zoning Commission Meeting

Item Number: 11.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Original Town, Section 33, being a replat of Lots 22 through 24, Block 65, Original Town, City and County of Midland, Texas. (Generally located on the west side of South Loraine Street, approximately 95 feet north of West Missouri Avenue.)

Purpose:

Maverick Engineering, on behalf of LS Brentway, LLC, is requesting to replat Lots 22 through 24 into one lot for the development of a hotel.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

CB, Central Business 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.

SURVEYOR: (Approved with Conditions)

need to set the NEc

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 4" water exists in alley north of tract, okay as is. 16" water exists in Loraine Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

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

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

FIRE: (Approved)

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 & Gas issues

GIS: (Approved)

Label lots south of plat and depict on visual.

Addressing Review: (Approved with Conditions)

Verify w/Domingo if Lot 25 is ok, or if it should be 22A (Information Only) Need to change address from 112 S Loraine St to 100 S Loraine Street

PLANNING: (Approved with Conditions)

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

CADD file (at final) [11-2-3(H)3(h)]

Have legal description match what I provided [Information]

Staff recommends approval of the preliminary plat of Original Town, Section 33, subject to the following conditions.

Condition:

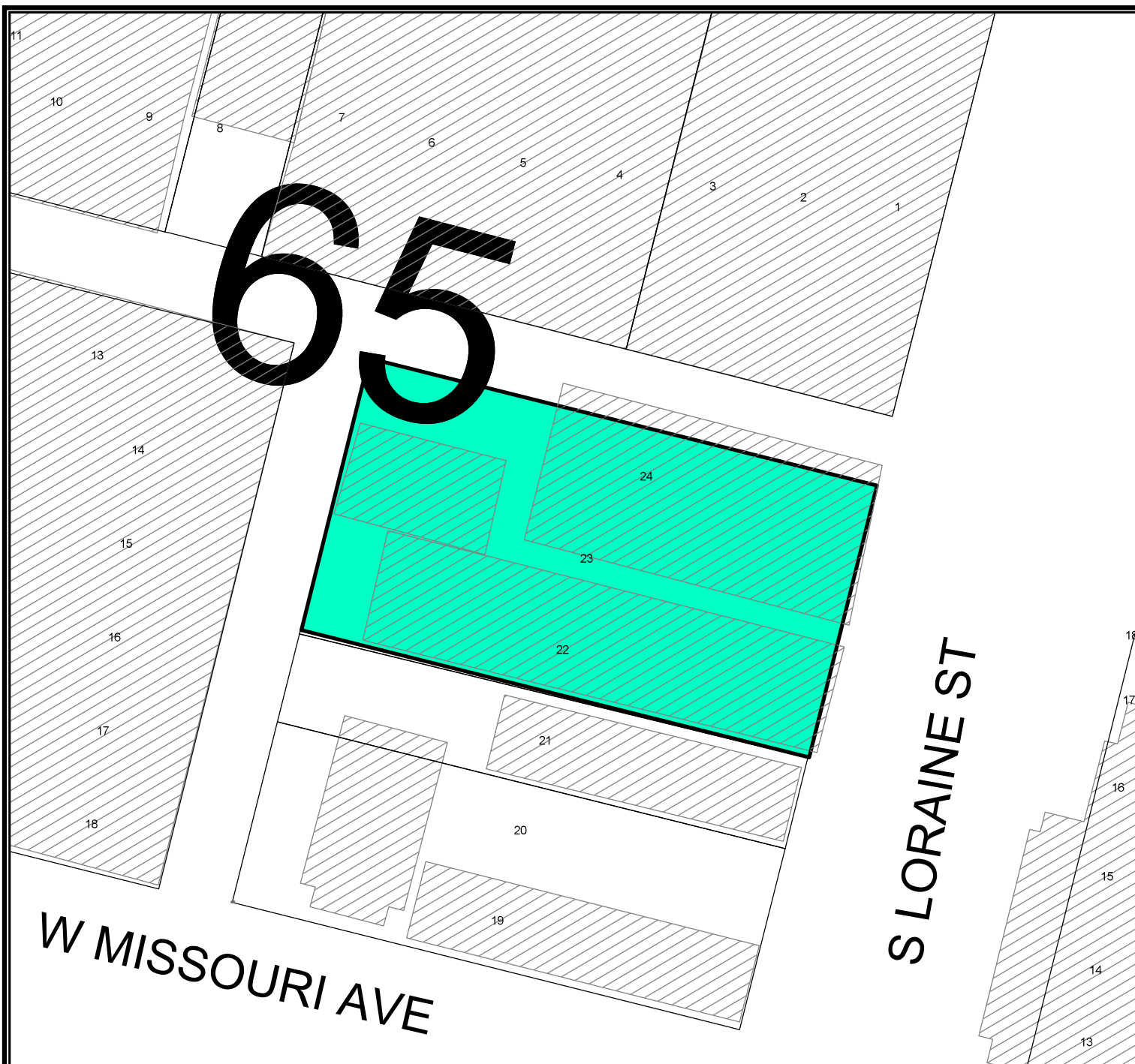
- A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

- A. P-26-2580, Combined Files
- B. P&Z - - Original Town, Section 33 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/29/2026
Final Approval - 7/1/2026



Location Map

SUB-26-0498

Scale: 1" = 300'

Proposed plat of Original Town, Section 33, being a replat of Lots 22 through 24, Block 65, Original Town, City and County of Midland, Texas.

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

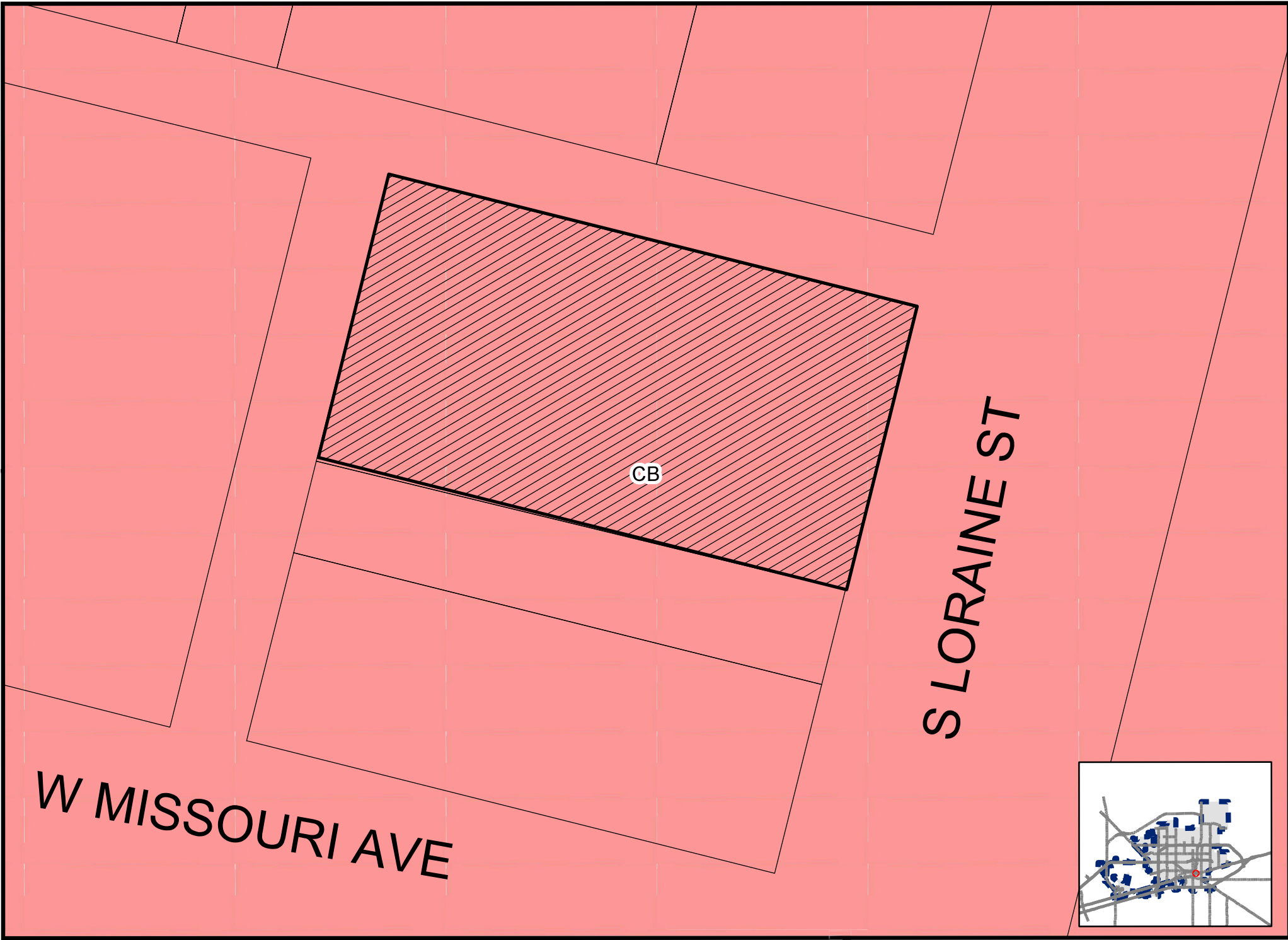
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

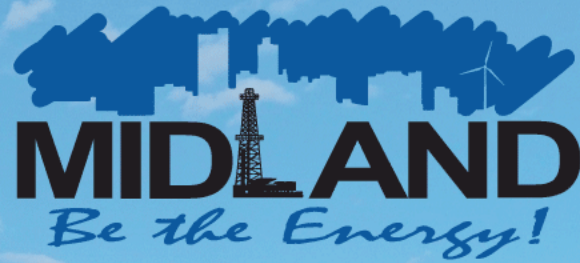


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PRELIMINARY PLAT ORIGINAL TOWN, SECTION 33

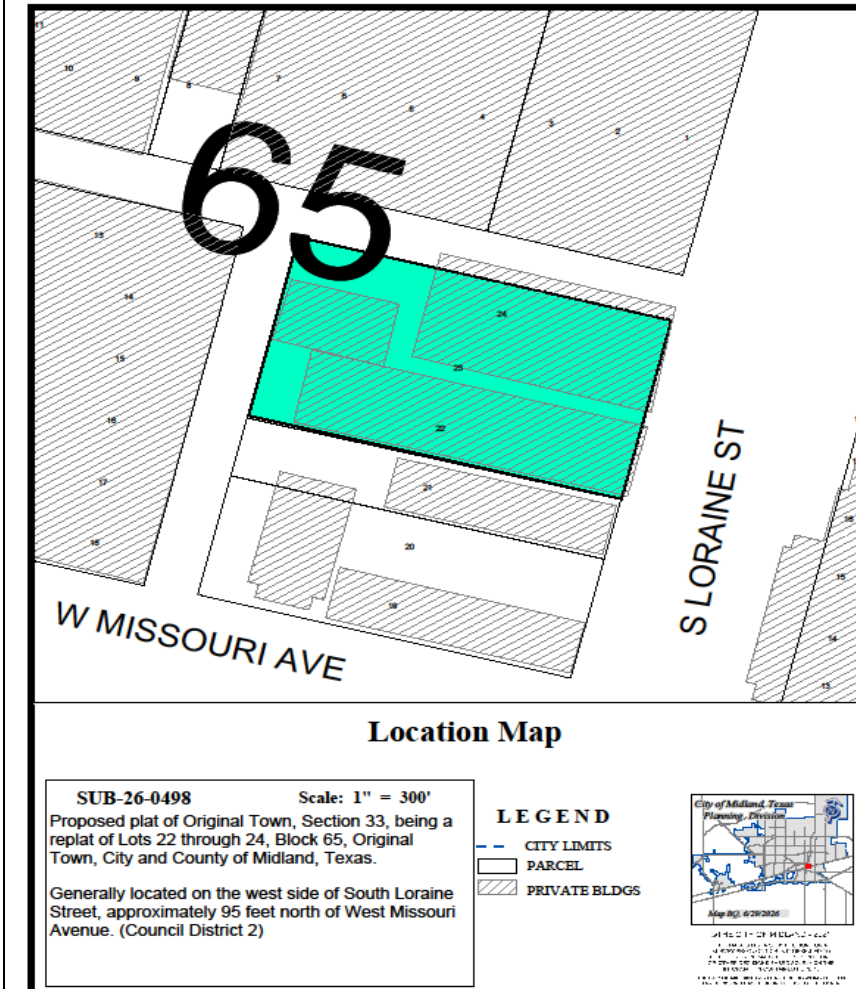


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APPLICATION SUMMARY

- **Property Owner:** LS Brentway LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 112 South Loraine Street (Council District 2)
- **Reason for Request:** To combined lots into one lot for the development of a hotel



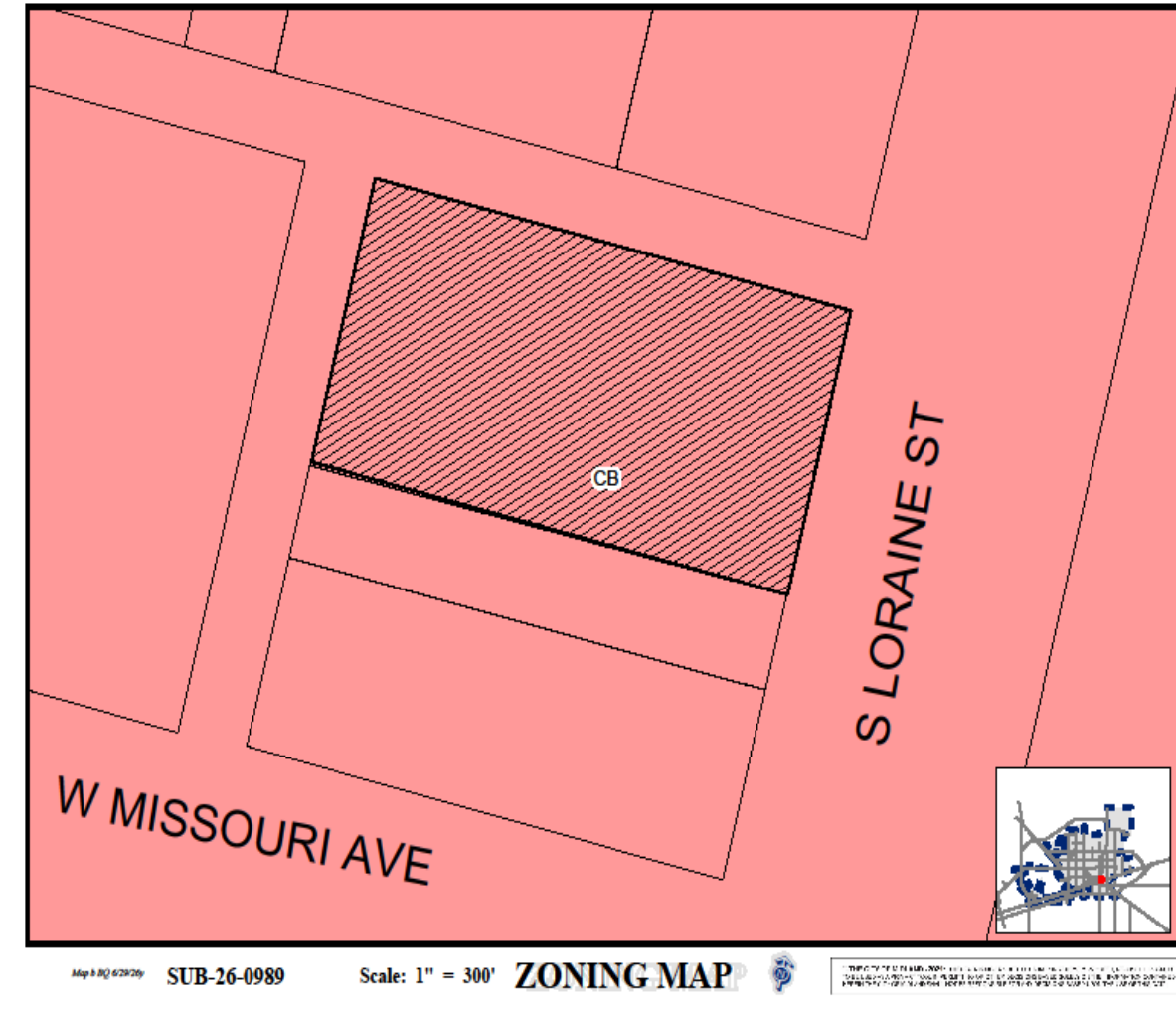
3

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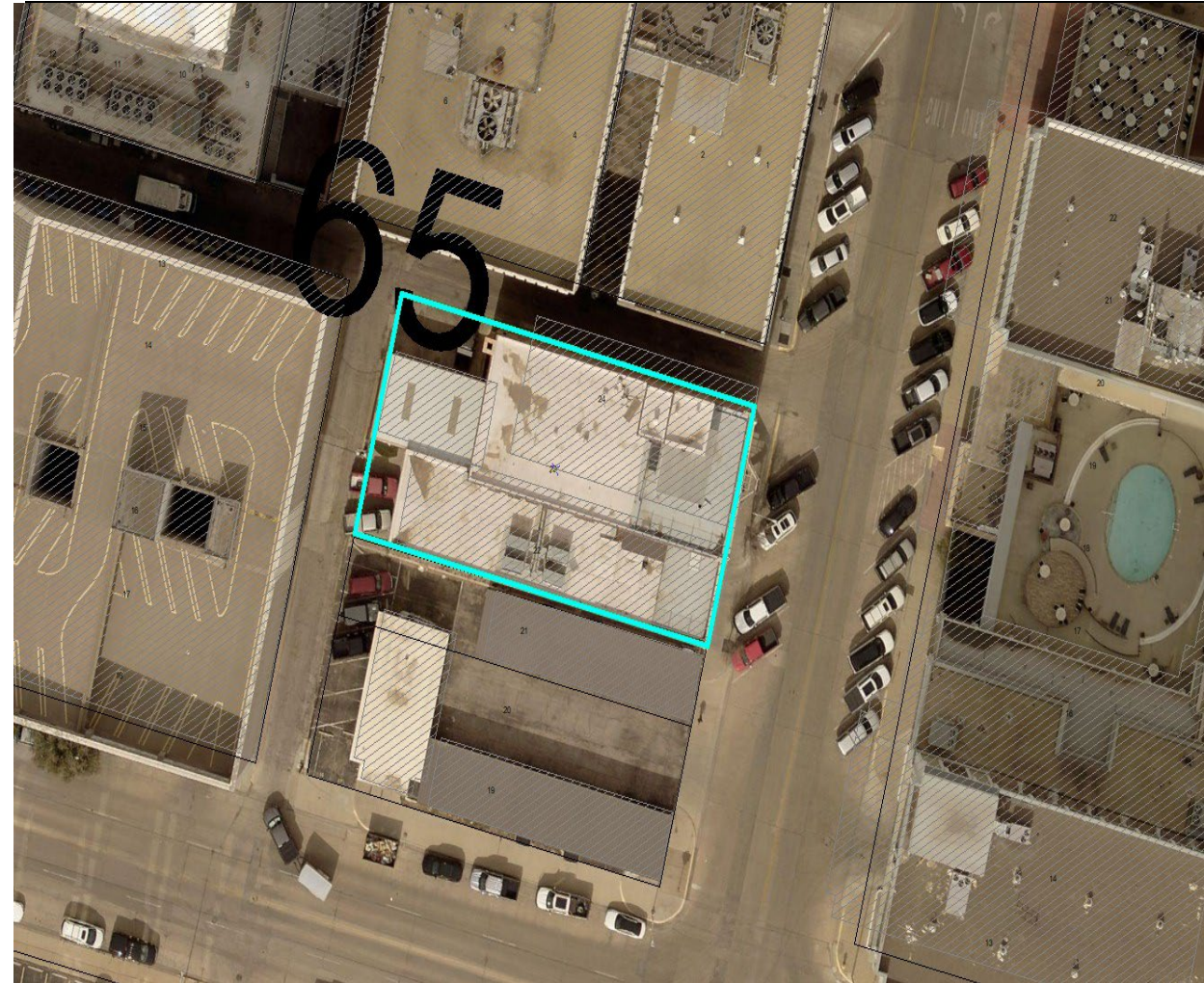
ZONING

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



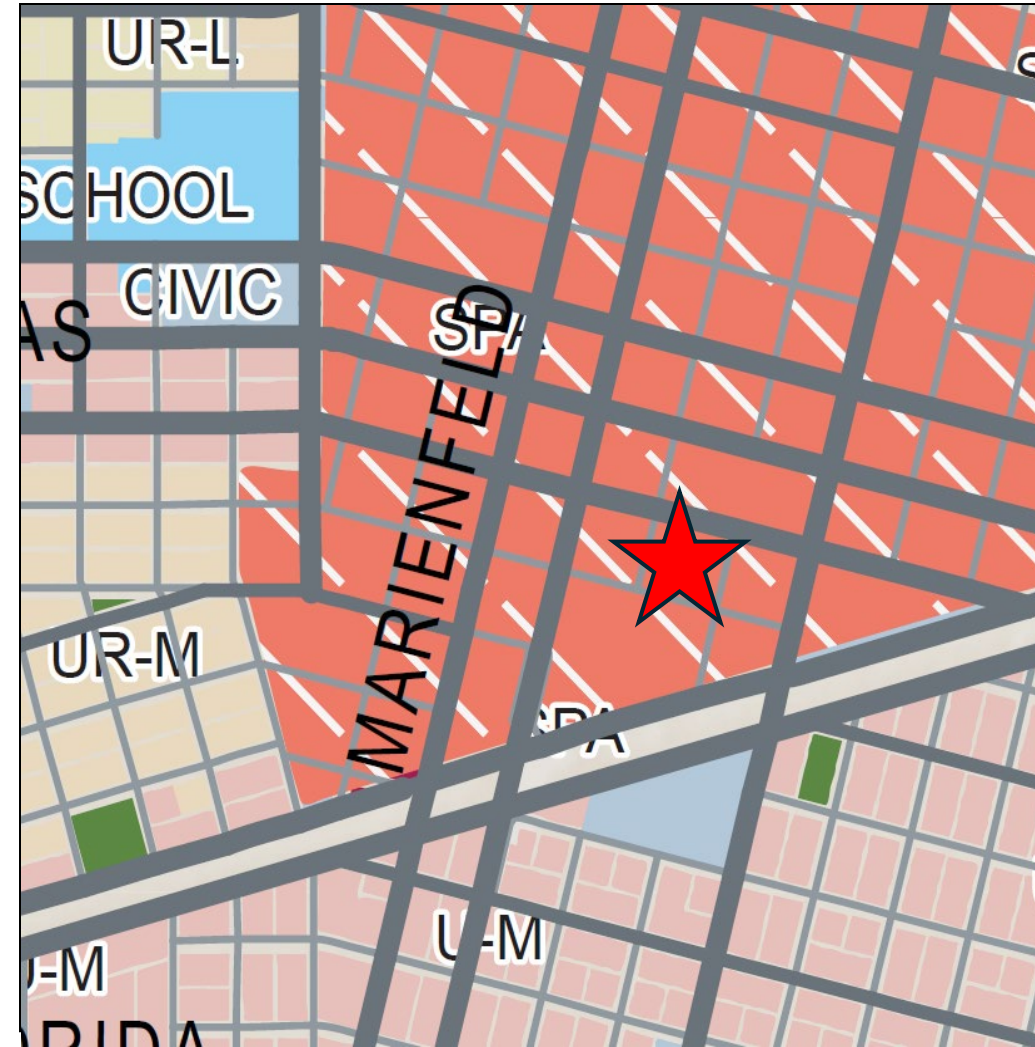
LAND USE

- **Current Use:** Office Building
- **Surrounding Uses:**
 - **North/West:** Office Building
 - **South:** Parking Lot
 - **East:** Hotel
- **Proposed Use:** Hotel



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 12.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 19, being a replat of Lots 11A through 11C, Block 1, West 191 Industrial Park, Section 12, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of West County Road 77 and North Farm to Market Road 1788.)

Purpose:

Newton Engineering, on behalf of Moore Casey Properties, LLC, is requesting to replat the properties that are located at 1812, 1810 and 1808 West Country Road 77 to reconfigured lot lines for development purposes.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

LI, Light Industrial 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.

SURVEYOR: (Approved with Conditions)

corners look ok and said would set other ones

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 16" water exists in W CR 77 Street, okay as is. 12" water exists west of tract, okay as is. 8" water exists south 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 south of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: FEMA FIRM # is incorrect. [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)

P&A Well identified and note included. No Oil & Gas issues

GIS: (Approved)

Check metes and bounds, differ from West 191 Industrial Park, Sec 12. Provide recording info for drainage easement in northern portion of plat.

Addressing Review: (Approved with Conditions)

Add "N" Directional to FM 1788

PLANNING: (Approved with Conditions)

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

Please have legal description match. [Information]

CADD file (at final) [11-2-3(H)3(h)]

Section should be Section 19 [Information]

Staff recommends approval of West 191 Industrial Park, Section 19 subject to the following condition

Condition:

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

Attachments:

- A. P-26-2573, Combined Files
- B. P&Z - - West 191 Industrial Park, Section 19 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/30/2026
Final Approval - 7/1/2026



WEST 191 INDUSTRIAL PARK, SECTION 14

BEING A REPLAT OF LOTS 11A - 11C, BLOCK 1,
WEST 191 INDUSTRIAL PARK, SECTION 12,
CITY AND COUNTY OF MIDLAND, TEXAS

LEGEND

- FD. 1/2" IRON ROD WITH CAP
- ⊕ FD. WAG NAIL W/ 2" A.L. WASHER "NEWTON ENGINEERING"
- BOUNDARY LINE
- - - ADJACENT PROPERTY

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

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, MOORE CASEY PROPERTIES, LLC, IS THE RECORD OWNER OF ALL 76 THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS WEST 191 INDUSTRIAL PARK, SECTION 14, BEING A REPLAT OF LOT 11A-11C, BLOCK 1, WEST 191 INDUSTRIAL PARK, SECTION 12, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, CASEY JONES, DO HEREBY ADAPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK ADDITION, SECTION 14 AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS AND EASEMENTS SHOWN HEREON.

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

MOORE CASEY PROPERTIES, LLC
CASEY JONES, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON ____, 2026 BY CASEY JONES.

NOTARY PUBLIC, STATE OF TEXAS

NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. BEARINGS AND DISTANCES COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, WITH A COMBINED GRID FACTOR OF 0.999998006 AND THEN ANGLE OF 00°59'09".
4. THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 13350C00P DATED SEPTEMBER 16, 2005.
5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASED FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
6. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN ACCORDANCE WITH THE CITY OF MIDLAND PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11.4, 11-11.4.1, AND TABLE 10F OF THE CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE ADMINISTRATIVE AGENCY.
7. DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED OF RECORD IN INSTRUMENT NO. 2219-1748, DATE 06-13-2019, MIDLAND COUNTY, TEXAS.
8. AS PER CITY OF MIDLAND, NO STRUCTURES SHALL BE BUILT OVER PLUGGED OR ABANDONED WELLS.
9. CITY LIMIT LINE IS BASED ON CITY OF MIDLAND GIS. DISTANCES ARE APPROXIMATE.
10. MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN BRIGES, AND THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN BRIGES, AND LAND OWNERS AGREE TO NORMALLY AND SAVE HARMLESS.
11. A BLANKET EASEMENT OF INGRESS AND EGRESS FOR GARAGE AND TRASH COLLECTION PURPOSES IS HEREBY GRANTED.

CERTIFICATE OF APPROVAL: FOR APPROVAL BY THE COMMISSION:

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

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK ADDITION, SECTION 14, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS ____ DAY OF ____, 2026.

Signed: Joshua Sparks, Chairman
Signed: London Ochoa, Secretary

SURVEYOR'S CERTIFICATE:

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

PRELIMINARY

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

DATED: 20____ REGISTERED PROFESSIONAL SURVEYOR

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



NEWTON ENGINEERING, PC
4301 A Santa Rosa Dr. P-1305 79811 G. 3rd St.
Midland, Texas 79707 F-1016809 Odessa, Texas 79761
(432) 779-0499 (432) 933-0707

DATE: MAY 2025

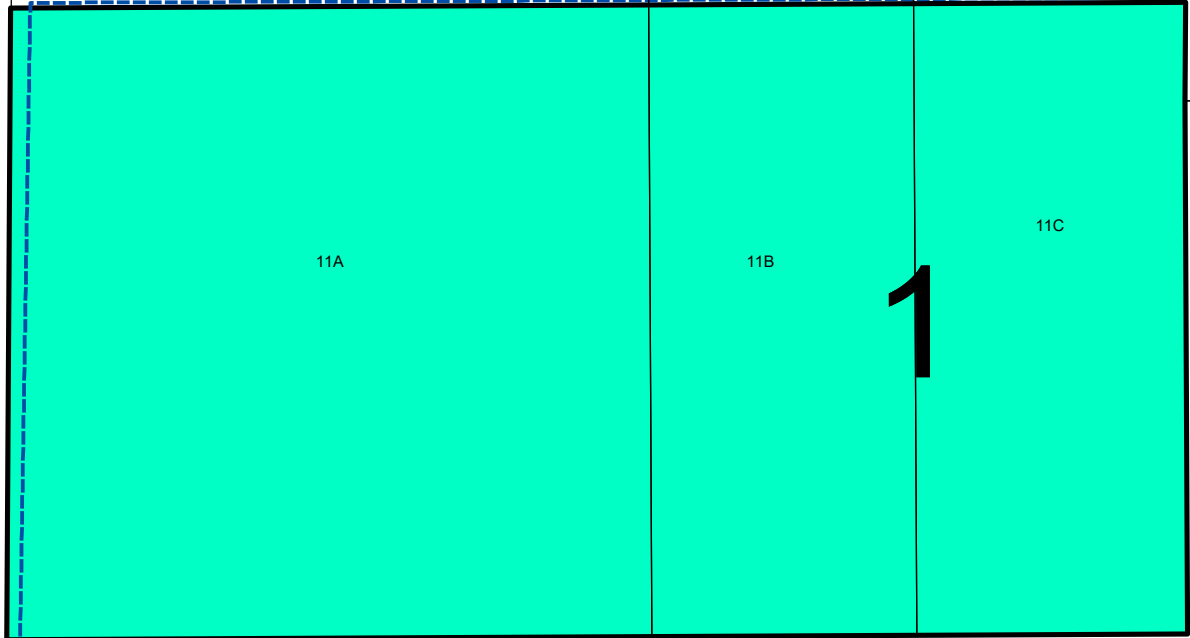
SCALE: 1"=50'

PRELIMINARY PLAT

PROJECT NUMBER
23-ME0191

W CR 77

N FM 1788



Location Map

SUB-6-0987

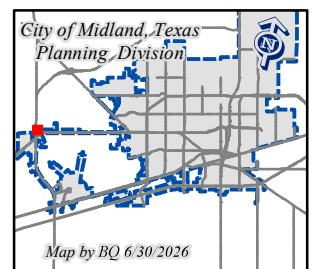
Scale: 1" = 800'

Proposed plat of West 191 Industrial Park, Section 19, being a replat of Lots 11A through 11C, Block 1, West 191 Industrial Park, Section 12, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of West County Road 77 and North Farm to Market Road 1788. (Council District 4)

LEGEND

-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS



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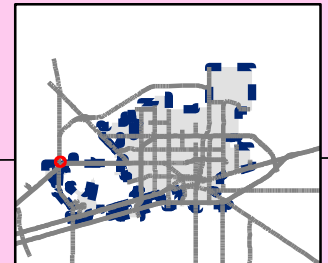
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N FM 1788

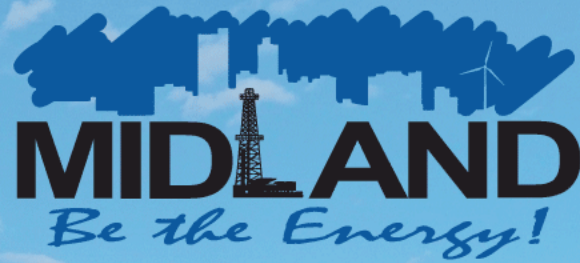
W CR 77

RR

LI







PRELIMINARY PLAT WEST 191 INDUSTRIAL PARK, SECTION 19

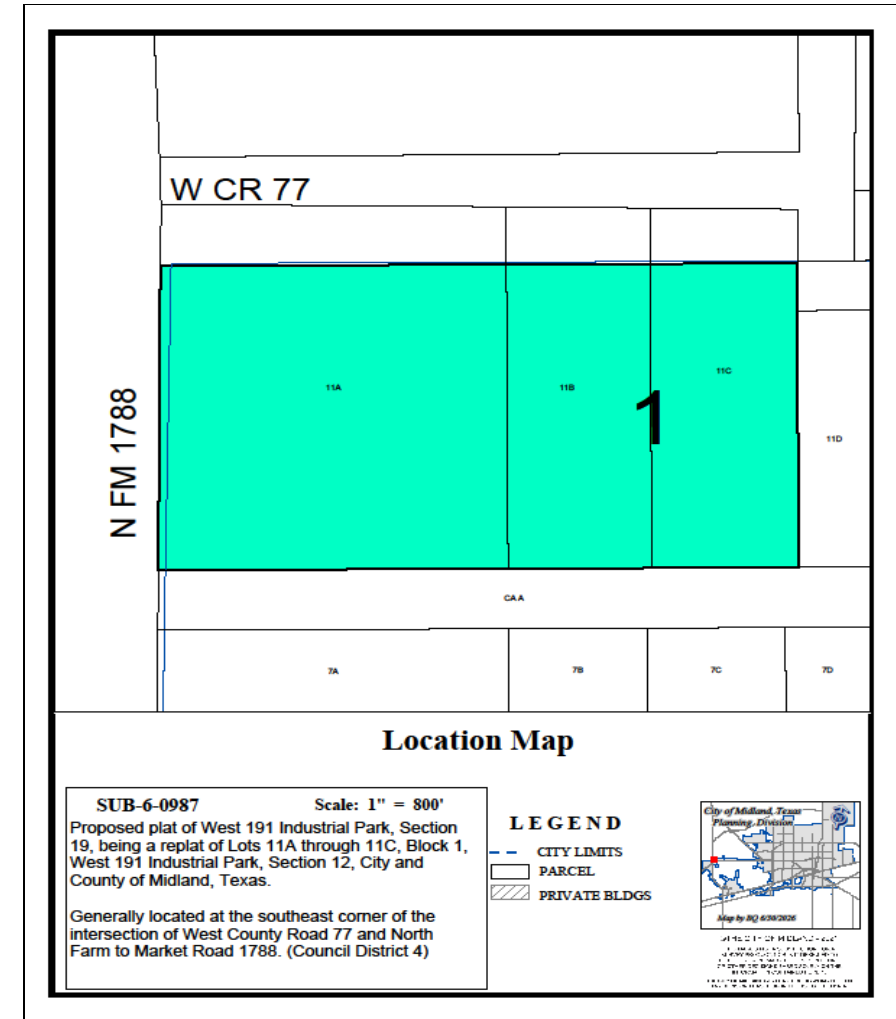


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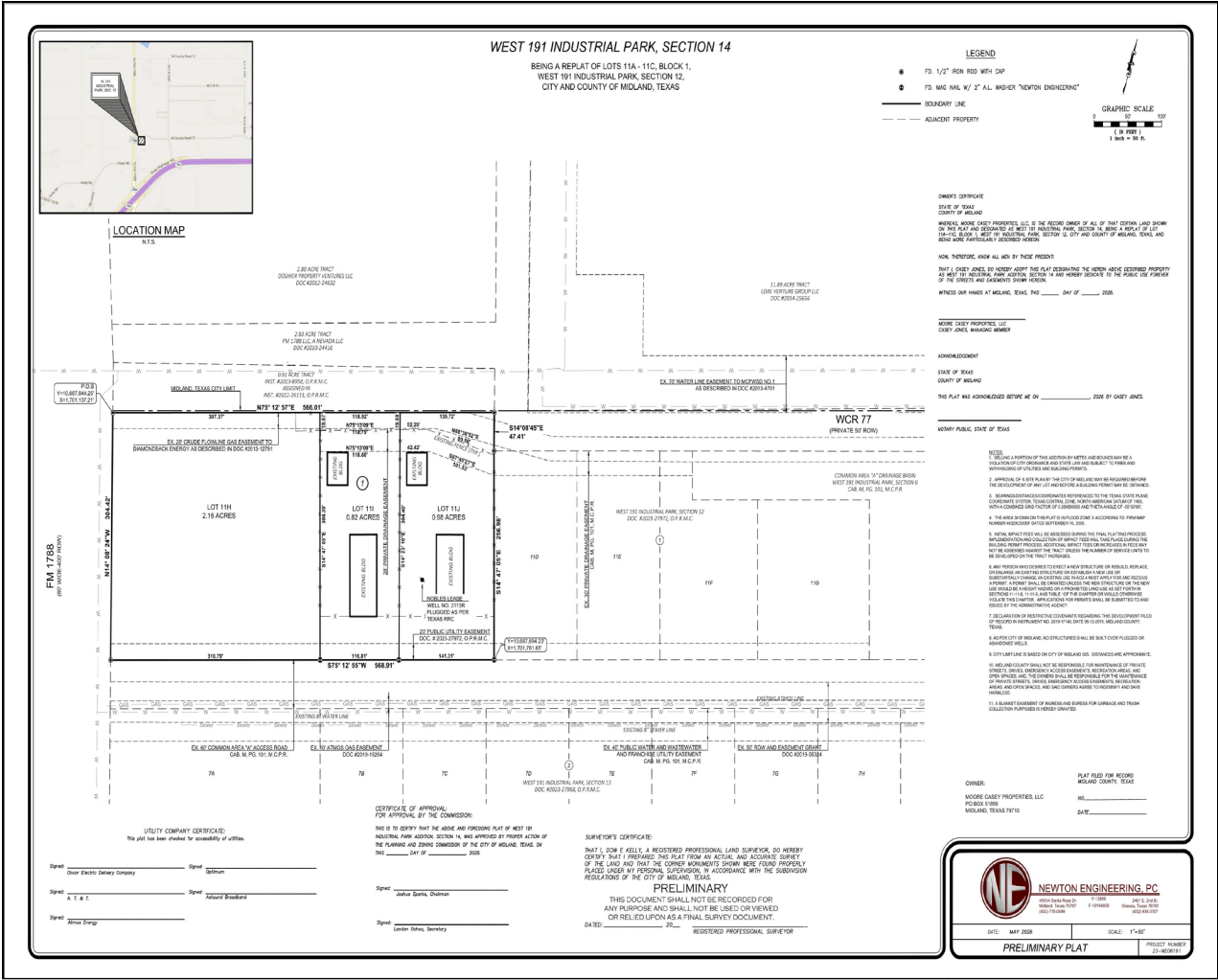
APPLICATION SUMMARY

- **Property Owner:** Moore Casey Properties, LLC
- **Representative:** John Newton, with Newton Engineering, PC
- **Location:** 1812, 1810 and 1808 North Farm to Market Road 1788 (Council District 4)
- **Reason for Request:** To reconfigure lot lines for commercial development



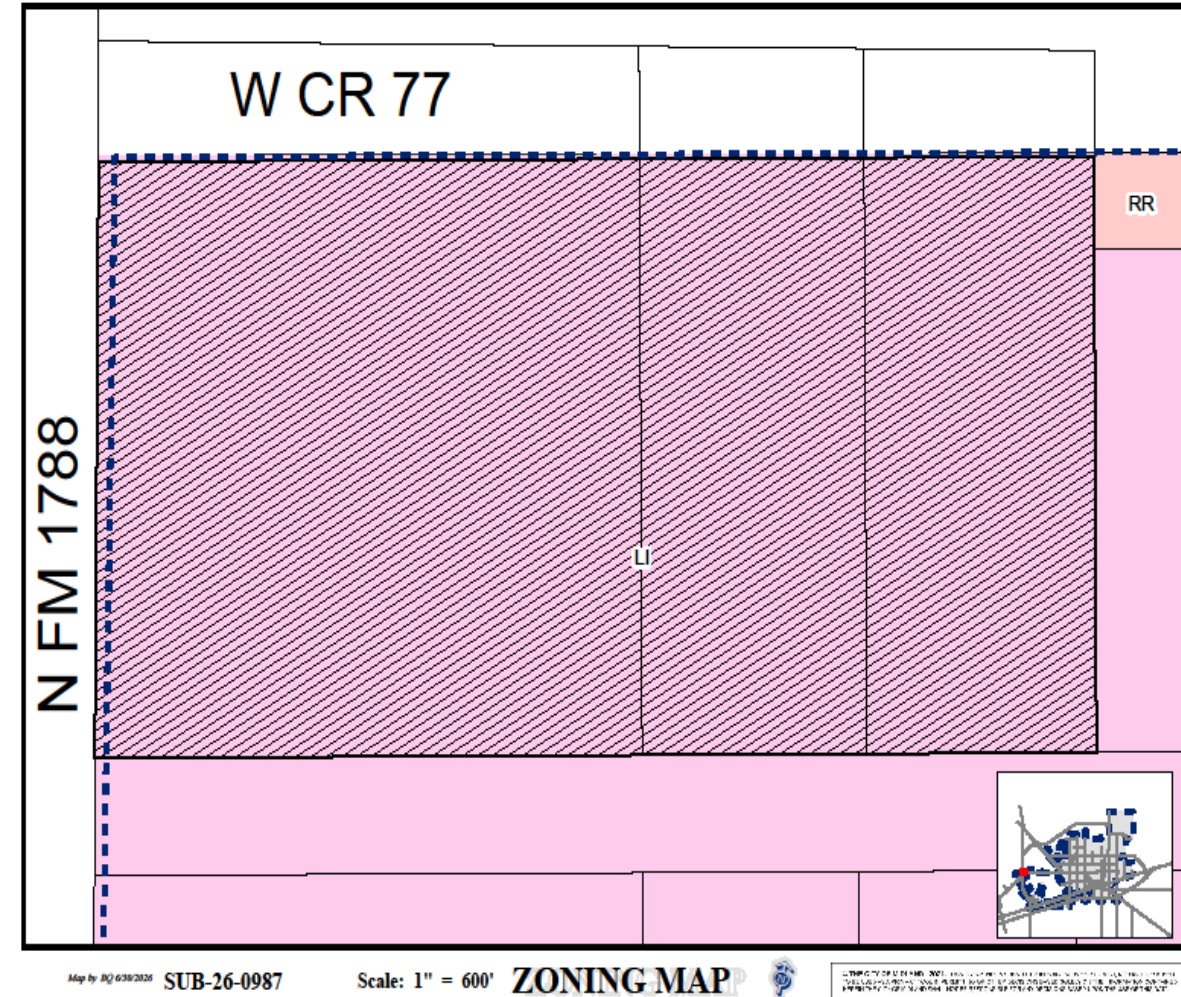
PLAT DETAILS

- Acreage: 3.96 acres
- Number of Existing Lots: 3
- Number Proposed Lots: 3



ZONING

- **Current Zoning:** LI, Light Industrial District
- **Surrounding Zoning:**
 - **North/West:** ETJ, Extraterritorial Jurisdiction
 - **South/East:** LI, Light Industrial District



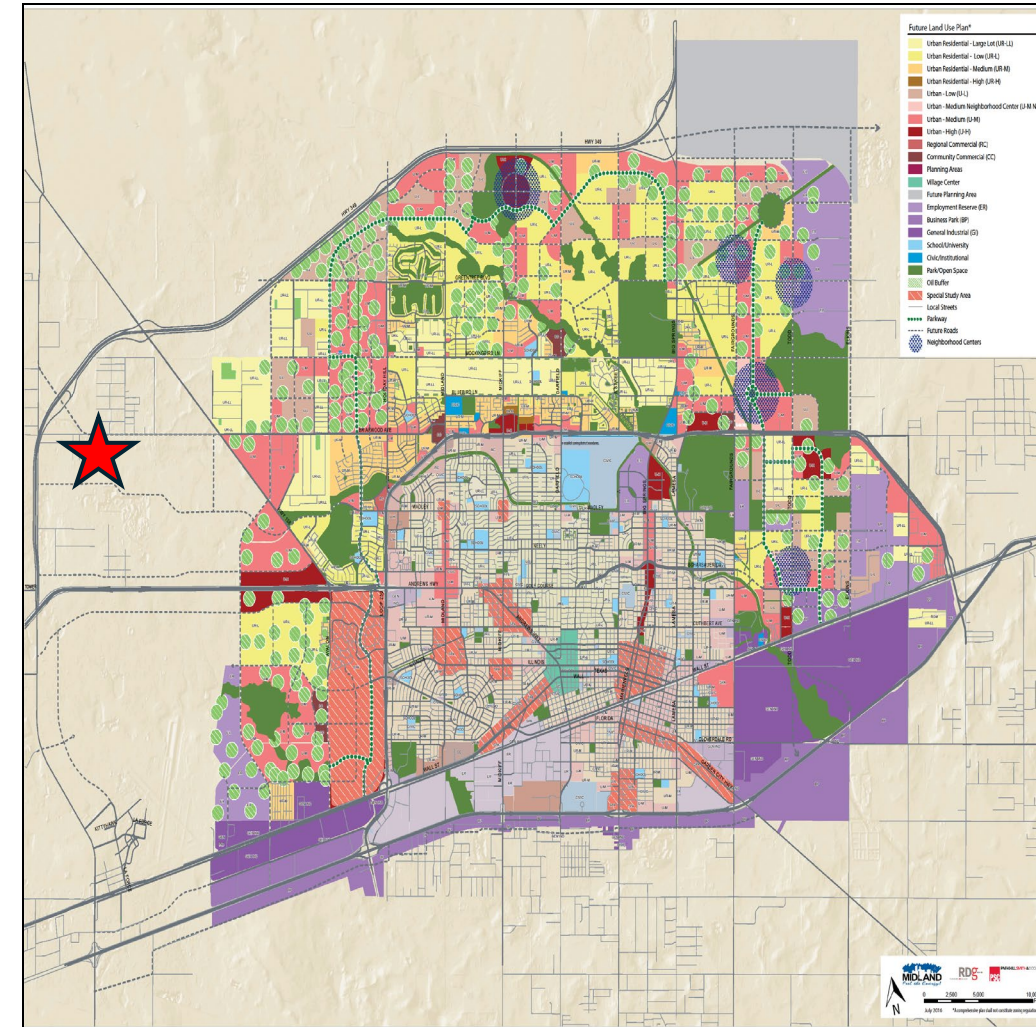
LAND USE

- **Current Use:** Vacant land & Commercial Offices
- **Surrounding Uses:**
 - **North:** Commercial Office
 - **South:** Commercial Office & Vacant land
 - **East/West:** Vacant land



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to 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

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Planning and Zoning Commission Meeting

Item Number: 13.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Tamez Addition, Section 1, being a 2.00-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. Generally located on the east side of Todd Drive, approximately 1,165 feet north of East Golf Course Road.

Purpose:

Ashlee Devine, with Maverick Engineering, on behalf of Nick Tamez, is requesting to plat a property located at 1910 Todd Drive in Council District 2. The applicant is platting in order to obtain construction permits.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

AE, Agricultural Estate District

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

BUILDING CODE: (Approved with Conditions)

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. No more than one single family home can exist on

this lot, if a new home is erected, the existing home must be removed.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Todd 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. GAC is not required for residential lots but need to show the well will provide sufficient water supply. [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: 36" sewer exists in Todd Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

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

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.

SURVEYOR: (Approved)

shot corners on front- ok

Addressing: (Approved)

No comments.

GIS: (Approved)

Check metes and bounds. Does not appear as depicted. Plat doesn't extend into ROW as shown.

ONCOR: (Approved)

Oncor has no conflicts or objections with this plat.

AT&T: (Approved)

No issues.

PUBLIC WORKS: (Approved)

The CR names seem off. 1290 should be 1295. What they do call 1295 doesn't appear to have a name on my maps.

CRMWD: (Approved)

No comments or issues.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Tamez Addition, Section 1, PLAT OF 2 ACRE TRACT OF LAND OUT OF SECTION 32, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot is 2 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved)

Groundwater is being used for this subdivision; existing well reports will need to show they will provide sufficient water supply. GAC requirement waived by Utilities Director. [Informational]

Staff recommends approval of the Preliminary Plat of Tamez Addition, Section 1, subject to conditions A through D.

Conditions:

- A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
- B. Public improvements must be completed or a request for a deferral letter must be

submitted by Final Plat submittal. [11-2-3(G)1]

C. That said preliminary plat shall be of no force or effect unless the Property is granted a Special Exception from Section 5.04- Residential Zoning District Dimensional Regulations Chart, to allow for a reduced minimum lot width of 137.61 feet. [11-1-5.04]

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-26-2581, Tamez Addition, Section 1, Combined
- B. P&Z - - Tamez Addition, Section 11 Preliminary

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/25/2026
Final Approval - 7/1/2026

TODD DR



Location Map

SUB-26-0990

Scale: 1" = 1,000'

Proposed plat of Tamez Addition, Section 1, being a 2.00-acre tract of land out of Section 32, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of Todd Drive, approximately 1,165 feet north of East Golf Course Road. (Council District 2)

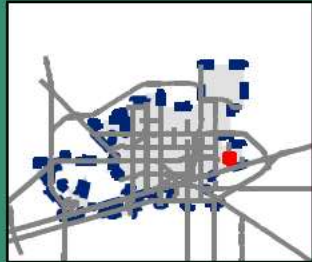
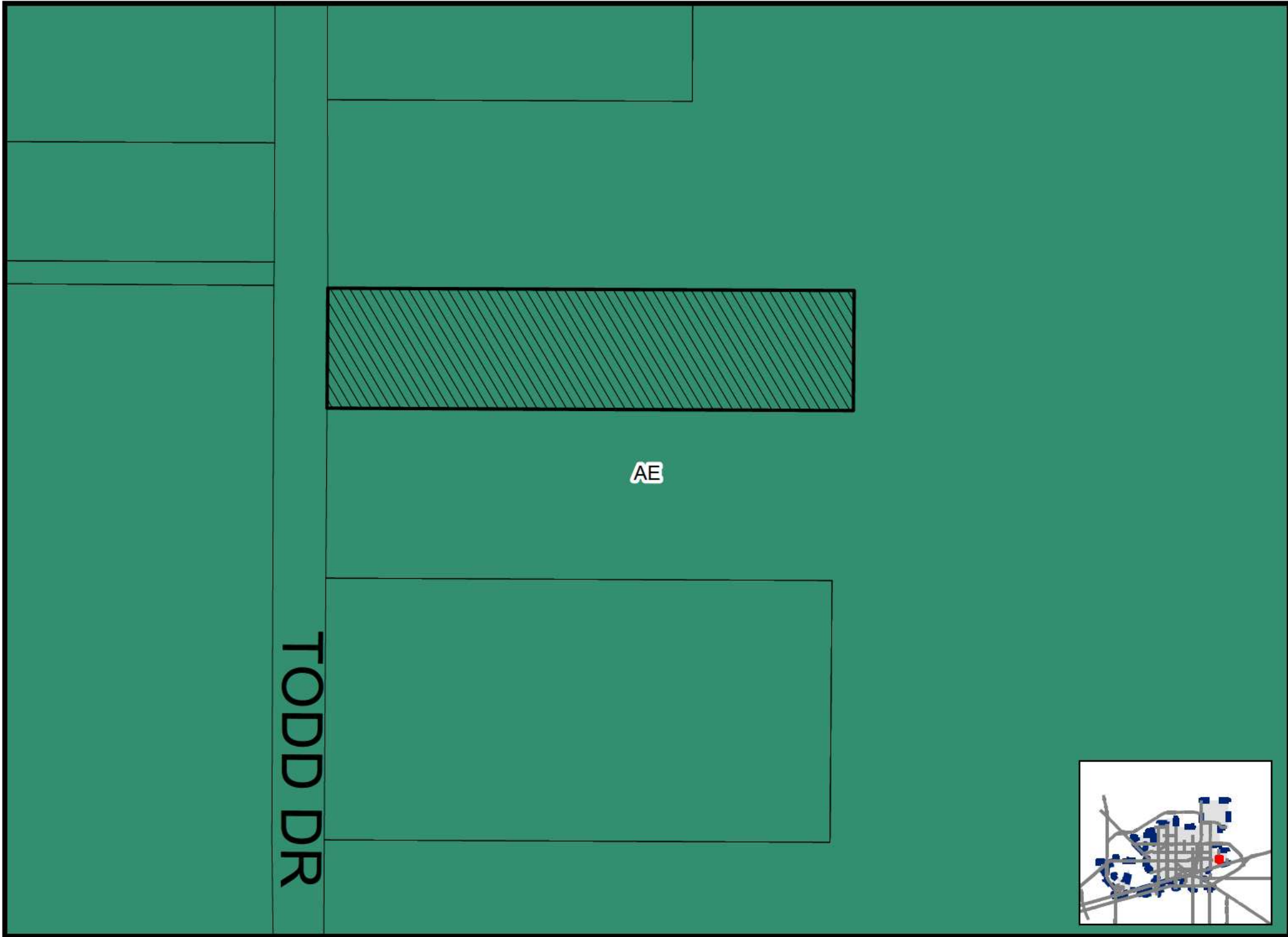
LEGEND

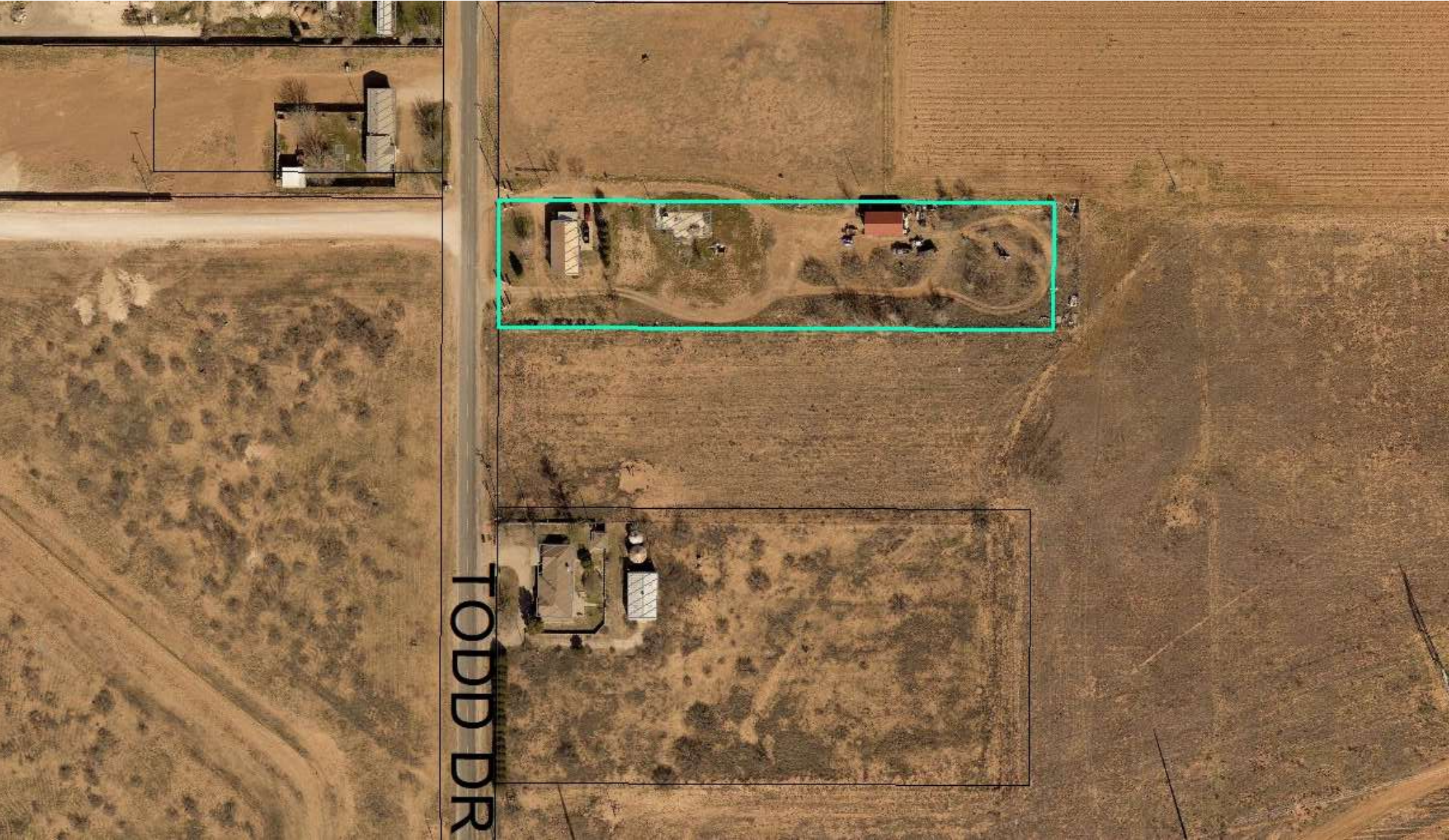
-  CITY LIMITS
-  PARCEL
-  PRIVATE BLDGS



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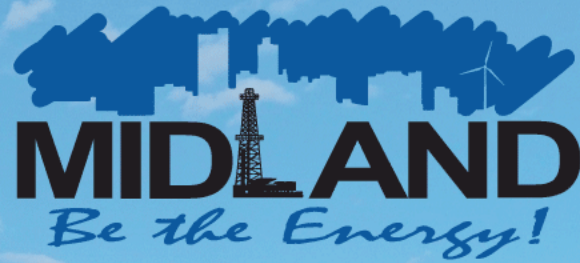
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TODD DR





PRELIMINARY PLAT TAMEZ ADDITION, SECTION 1

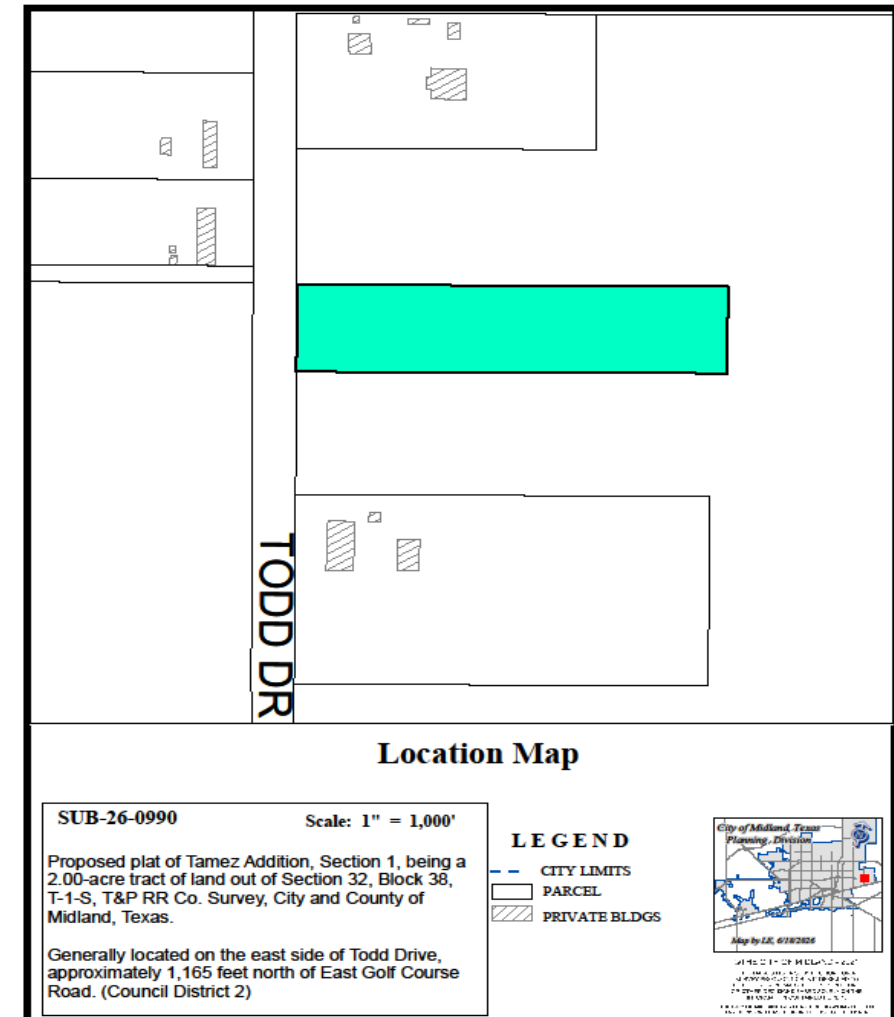


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APPLICATION SUMMARY

- **Property Owner:** Nick Tamez
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 1910 Todd Drive (Council District 2)
- **Reason for Request:** Platting in order to obtain construction permits for future residential development



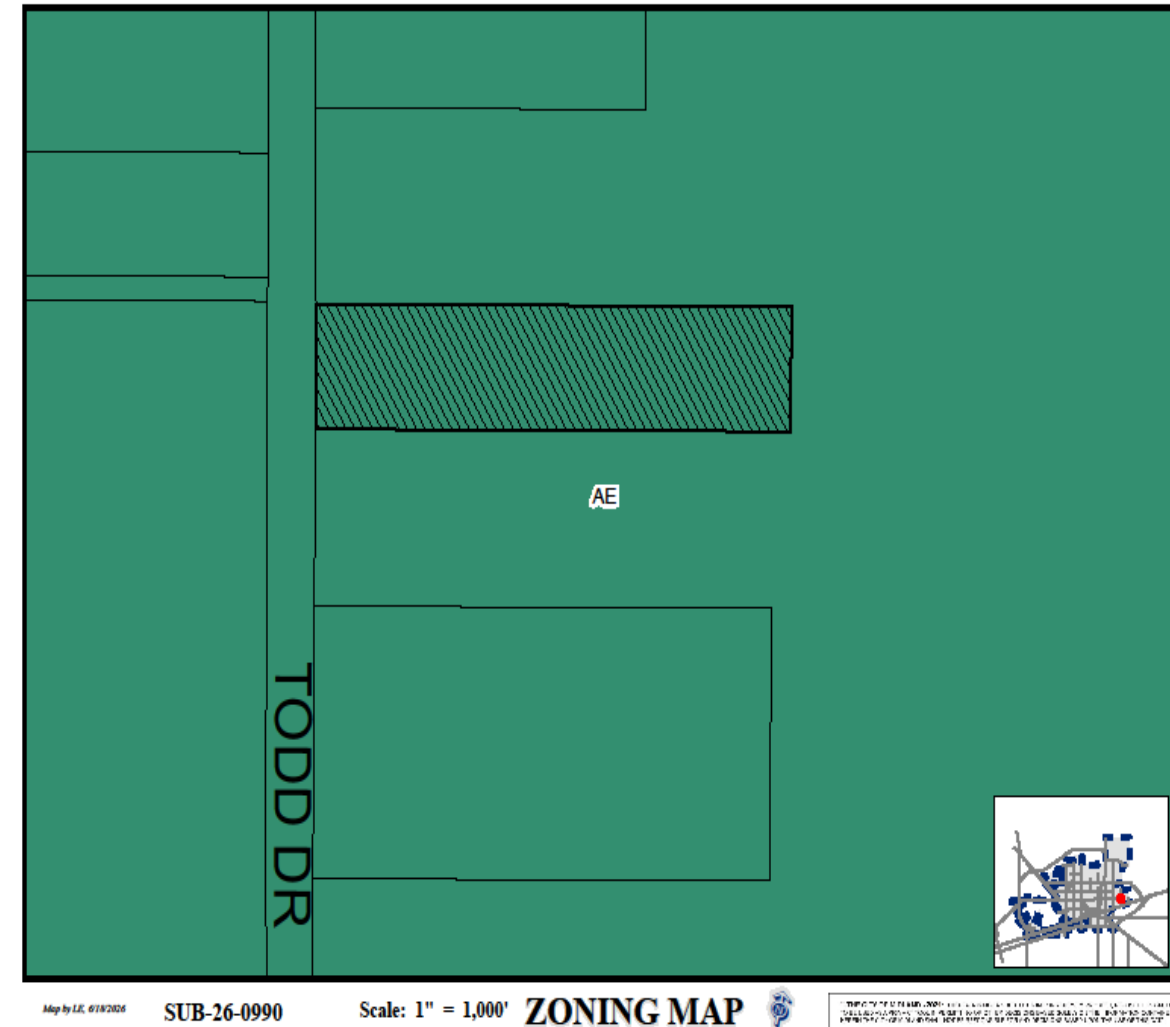
3

-



ZONING

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



Map by LE, 6/18/2024

SUB-26-0990

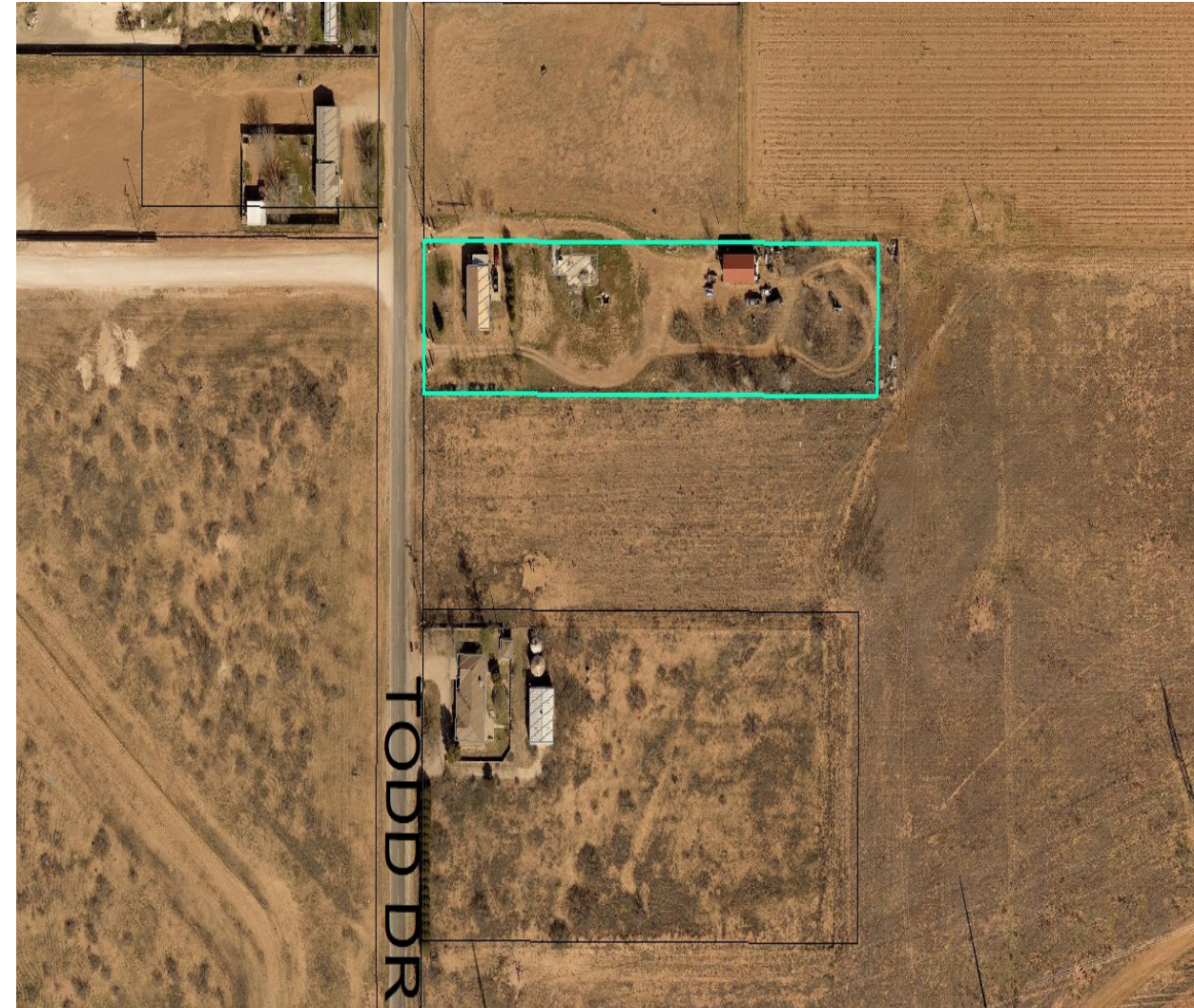
Scale: 1" = 1,000' ZONING MAP



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

LAND USE

- **Current Use:** Single-family residences
- **Surrounding Uses:**
 - **North/South/East/West:**
Vacant land
- **Proposed Use:** Single-family home

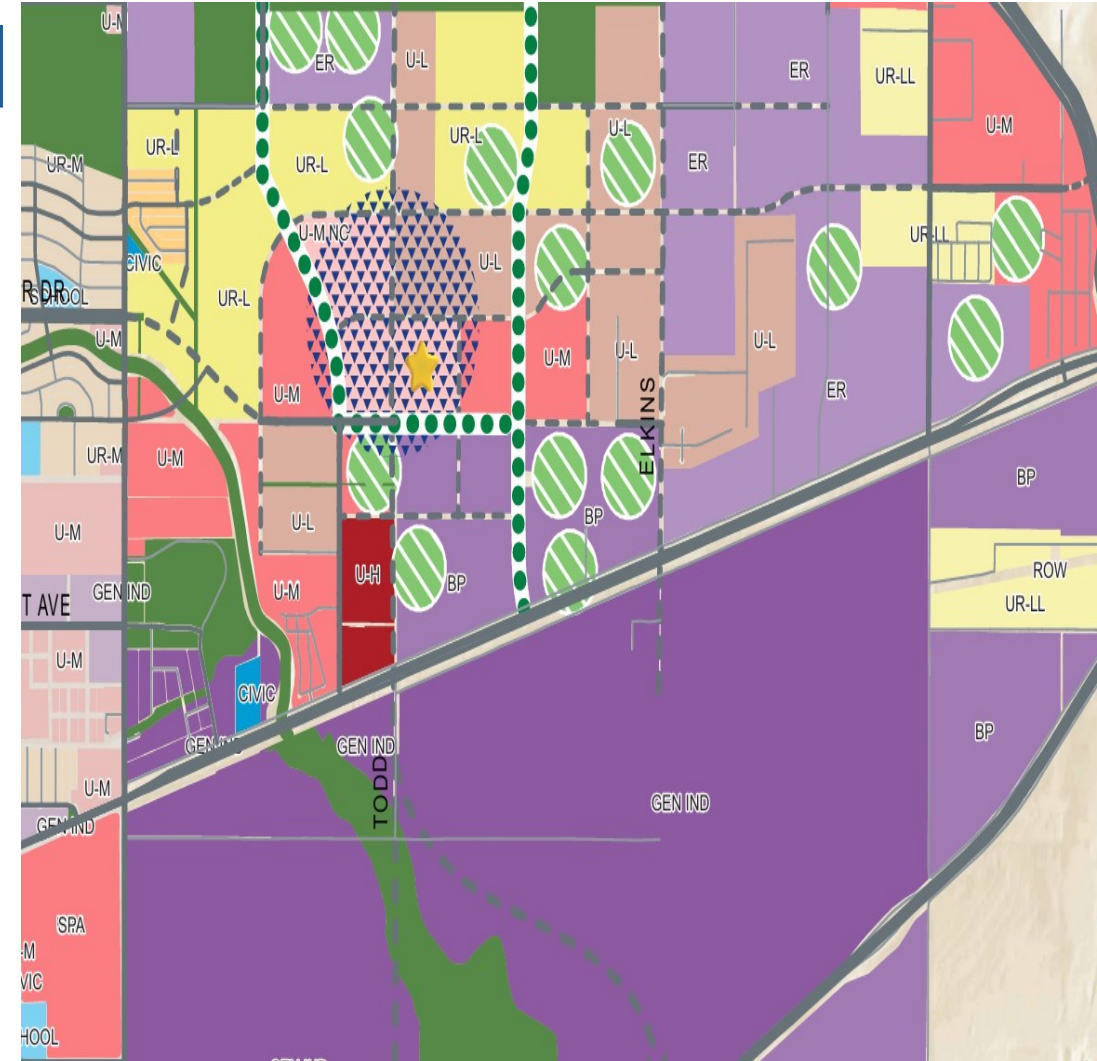




On Todd Drive, Looking East

COMPREHENSIVE PLAN

- **Land Use Designation:** U-M, NC, Urban-Medium Neighborhood Center
- **Supported Uses:** a mix of traditional neighborhood businesses including small scale commercial, office, civic and residential



STAFF'S RECOMMENDATION

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



STAFF'S RECOMMENDATION

- A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
- B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
- C. That said preliminary plat shall be of no force or effect unless the Property is granted a Special Exception from Section 5.04-Residential Zoning District Dimensional Regulations Chart, to allow for a reduced minimum lot width of 137.61 feet. [11-1-5.04]
- 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: 14.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of West Terminal Addition, Section 11, being a replat of Lot 9, and a 13.91-acre portion of Lot 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas. (Generally located on the north side of West County Road 100, approximately 2,200 feet east of South County Road 1301.)

Purpose:

Kyle Newton, on behalf of DJK, Inc, is requesting to replat a property located at 12202 West County Road 100. The applicant is replatting into two lots for future development.

Recommended Action:

Approve

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

SURVEYOR: (Approved)

Shot corners in-ok

ENGINEERING: (Approved with Conditions)

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

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

PAVING: S CR 1295 and W CR 100 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)] GAC meets state standards for platting requirements.

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Has the right-of-way for CR 1290 being dedicated through this plat? CR 1290 does not currently exist north of CR 100. Acceptance of the right-of-way will be subject to approval by Midland County.

FIRE: (Approved)

The Fire Department has reviewed the preliminary plat located within the Extraterritorial Jurisdiction (ETJ) and has no objection at this time.

OIL AND GAS: (Approved)

Not in the City limits- no Oil & Gas issues

SURVEYOR: (Approved)

Shot corners-ok

Addressing: (Approved)

County Plat - To be addressed MECD

GIS: (Approved with Conditions)

Check northern call, doesn't match West Terminal Addition, Sec 4. (off by about 10+ feet). Legal should say how much of lot 11 is being replatted. If this road is being dedicated, depict as such. Confirm with Surveying, there are two property corners at the southwest corner. Need confirmation.

OPTIMUM: (Approved)

Optimum has aerial fiber on the poles in the ROW off, W County Rd. 100

PUBLIC WORKS: (Approved)

The CR names seem off. 1290 should be 1295. What they do call 1295 doesn't appear to have a name on my maps.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 2 proposed lot of West Terminal Addition Section 11, RE-PLAT OF LOT 9 AND THE REMAINING PORTION OF LOT 11, BLOCK 5, WEST TERMINAL ADDITION SECTION 4, LOCATED IN SECTION 1, BLOCK 41 T-2-S, T&P RR CO. SURVEY MIDLAND COUNTY TEXAS, lot 17 is 13 acres, lot 16 is 1.8 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans for the existing structures on the application and for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Groundwater is the intended water source for the plat. The Groundwater Availability Certification has been submitted and meets state standards for platting requirements.
[Informational]

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

Change the Planning & Zoning Commission Chairman's name to "Joshua Sparks"
[Informational]

Staff recommends approval of the Preliminary Plat of West Terminal Addition, Section 11, subject to conditions A through D.

Condition:

- 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. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).
- 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]
- 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. Provide names of abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted). [11-2-3(A)1(d)]

Attachments:

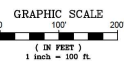
- A. P-26-2570, West Terminal Addition, Section 11, Combined
- B. P&Z - - West Terminal Addition, Section 11 , Preliminary Plat

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/25/2026
Final Approval - 7/1/2026

LEGEND

- FOUND 1/2" IRON ROD WITH CAP "LCA ODESSA TX" UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD WITH CAP "RPLS 5707"



WEST TERMINAL ADDITION, SECTION 11

BEING A REPLAT OF LOT 9 AND THE REMAINING PORTION OF LOT 11, BLOCK 5,
WEST TERMINAL ADDITION, SECTION 4,
LOCATED IN SECTION 1, BLOCK 41, T-2-S, T&P RWY. CO. SURVEY,
MIDLAND COUNTY, TEXAS



LOCATION MAP
N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, DAK, INC., IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 1, BLOCK 41, T-2-S, T&P RWY. CO. SURVEY, COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAK, INC. DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST TERMINAL ADDITION, SECTION 11, BEING A REPLAT OF THE REMAINING PORTION OF LOT 11 AND A PORTION OF LOT 9, BLOCK 5, WEST TERMINAL ADDITION, SECTION 4, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

JOHN BUSHMAN, VICE PRESIDENT
DAK, INC.

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026 BY JOHN BUSHMAN.

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL: FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST TERMINAL ADDITION, SECTION 11, WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____, 2026.

Signed: _____
Abraham Beji, Chairman

Signed: _____
London Ochao, Secretary

- NOTE:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCES 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. BEARINGS AND COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, 1983 AND, TEXAS CENTRAL ZONE.
 4. THE AREA SHOWN ON THIS PLAT IS IN FLOOD ZONE X ACCORDING TO FIRM MAP NUMBER 450200173F DATED SEPTEMBER 16, 2005.
 5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE PLAT PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

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

Signed: _____
RYAN CAVAZOS, Oncor Electric Delivery Company

Signed: _____
LUIS MONTEZ, Optimum

Signed: _____
JERRY UNDERWOOD, A. T. & T.

Signed: _____
RUBEN GUERRA, Astound Broadband

Signed: _____
MARK LEE, Atmos Energy

SURVEYOR'S CERTIFICATE:

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

PRELIMINARY

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

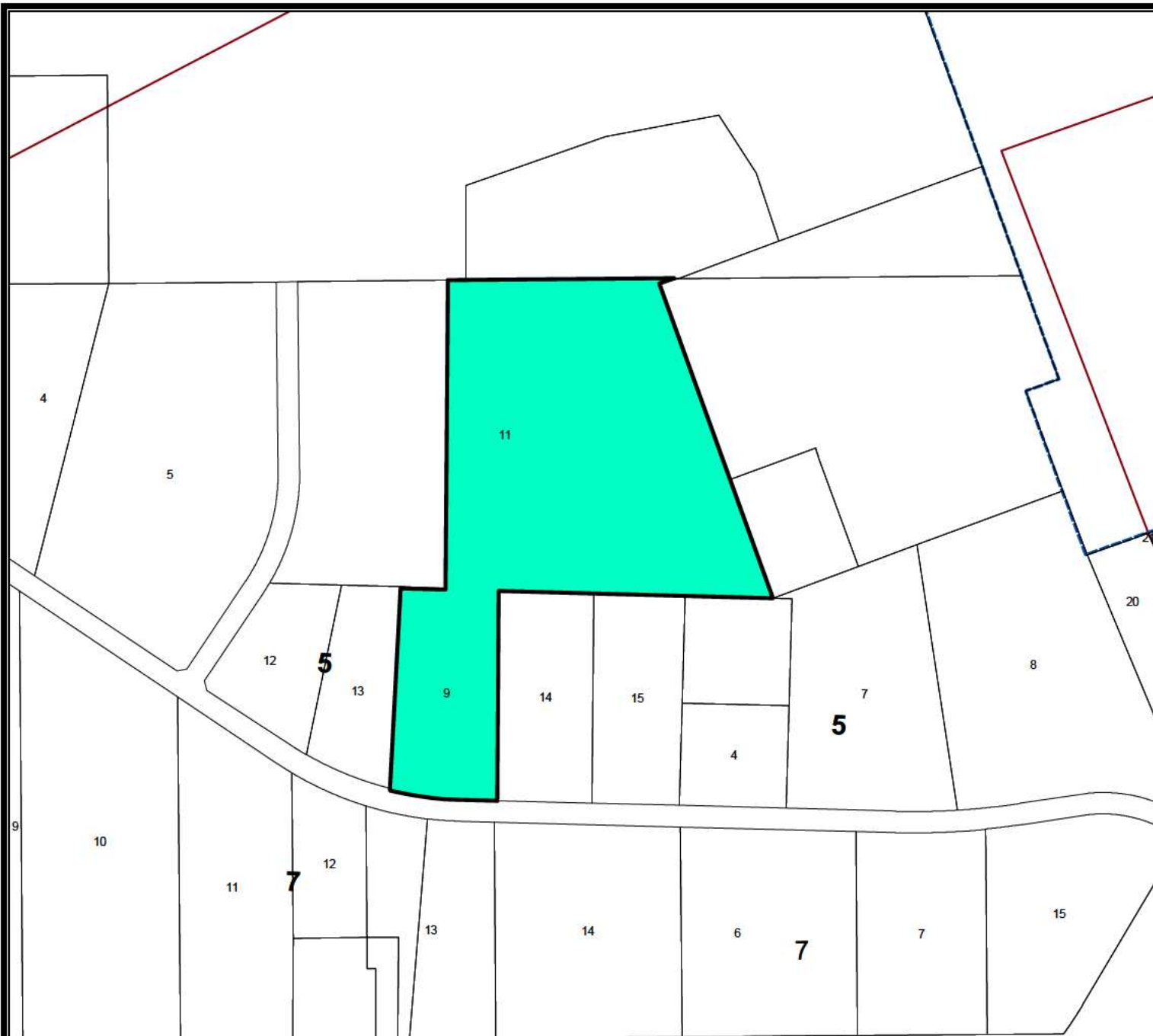
DATED: _____ 20 _____
REGISTERED PROFESSIONAL SURVEYOR



WEST TERMINAL ADDITION, SECTION 11
SCALE: 1" = 100' DRAWN BY:
DATE: JUNE 2026 FILE NAME:
4501A Santa Rosa Dr. F-13856 P.O. Box 12287
Midland, Texas 79707 F-1019489 Odessa, Texas 79708
(817) 775-6688 (409) 935-6707

PRELIMINARY PLAT

PROJECT NUMBER: 25-ME10151



Location Map

SUB-26-0984

Scale: 1" = 2,663'

Proposed plat of West Terminal Addition, Section 11, being a replat of Lot 9, and a 13.91-acre portion of Lot 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas.

Generally located on the north side of West County Road 100, approximately 2,200 feet east of South County Road 1301. (Extraterritorial Jurisdiction)

LEGEND

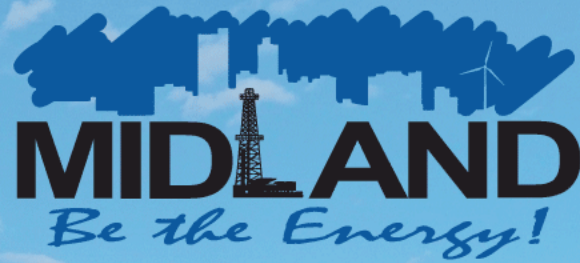
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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





PRELIMINARY PLAT WEST TERMINAL ADDITION, SECTION 11

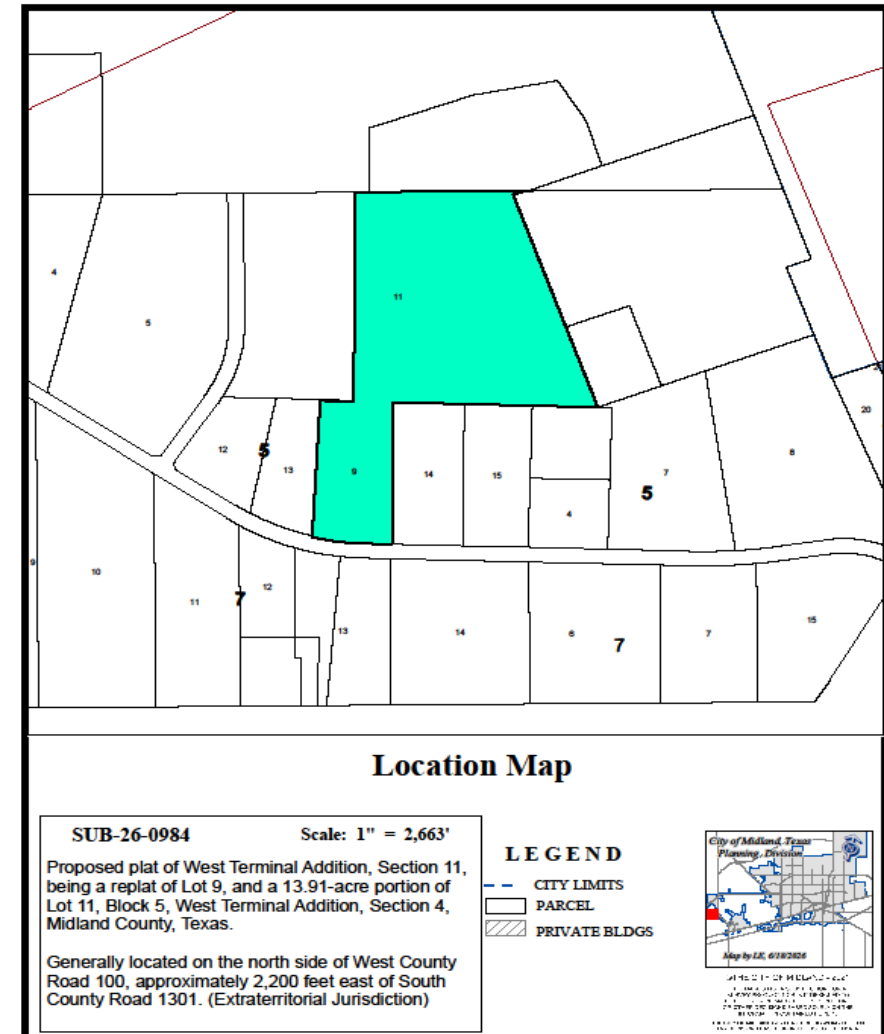


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** DJK, Inc.
- **Representative:** Kyle Newton, with Newton Engineering
- **Location:** 12202 West County Road 100.(Extraterritorial Jurisdiction)
- **Reason for Request:** Replatting into two lots for future development purposes.

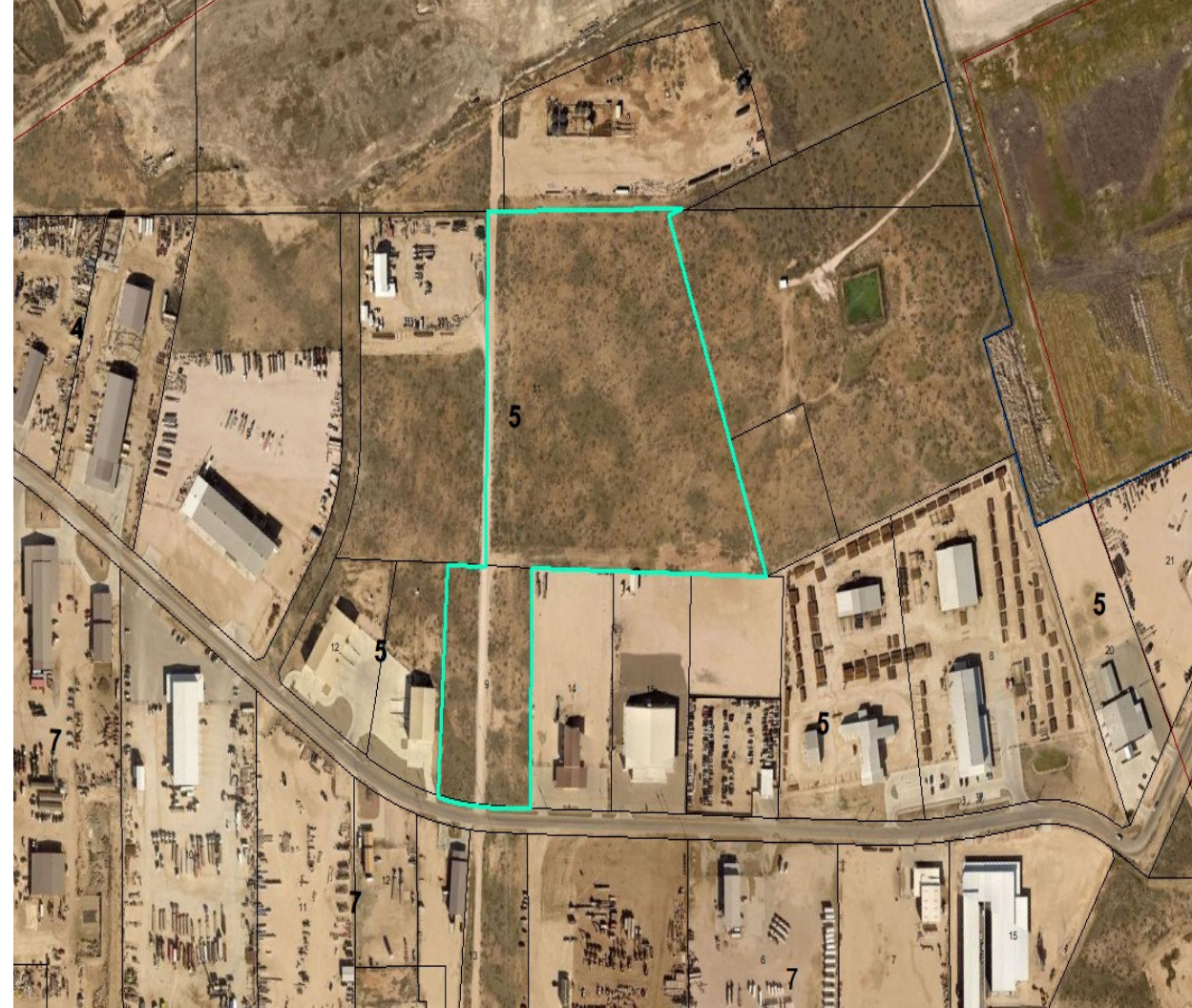


- **Acreage:** 19.11 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 2



LAND USE

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



GROUNDWATER CERTIFICATION

- Groundwater is the intended water source for the subdivision. GAC report has been submitted for approval by Engineering, and has been determined to meet State standards for platting requirements.[Informational]



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:
 - 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. Midland City Code 11-2-3(G)1 & 11-2-4(A)2(a).
 - B. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]
 - D. Provide names of abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted). [11-2-3(A)1(d)]



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: July 6, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Meissner Addition, Section 2, being a 4.0594-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR. Co. Survey, in part, and a 0.5312-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR. Co. Survey, in part, City and County of Midland, Texas (Generally located on the northeast corner of the intersection of North Adams Street and East Front Street.)

Purpose:

Spartan Engineering Solutions, LLC, on behalf of Carl Helton, is requesting to plat a 4.5906-acre tract of land located on the northeast corner of the intersection of North Adams Street and East Front Street for the development of an AutoZone.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

BP, 1-20 Business Park District

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

BUILDING CODE: (Approved with Conditions)

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

of Midland and date of permit application.

SURVEYOR: (Approved with Conditions)

there are no coordinate on plat

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Front roadway okay as is. No public paving improvements required. South roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant's Information Only.]

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

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

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

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

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

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

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

OTHER: FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

TRANSPORTATION: (Approved with Conditions)

Add a note on the plat stating that no access shall be permitted to South Street. 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)

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 & Gas issues

GIS: (Approved)

Section can be 2. Label POB. Provide table with curve data. (cannot confirm that boundaries close, incomplete) Confirm with Planning for the legal description. Confirm northwest coordinate with Surveying.

Addressing Review: (Approved with Conditions)

Missing POB & 2nd Pair of Coordinates Section # s/b 2. Reformat how the new plat information shows above original legal description. Verify Lot and Block with Domingo.

PLANNING: (Approved with Conditions)

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

Have legal description match with ours. [Information]

Include Acknowledgment Certificate, and Utility Company's Certificate and have them match the format below. [11-2-3(H)3(m)(1)]

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, _____ is/are the record owner(s) of a tract of land situated in the _____ Survey, County of Midland, and more particularly described (as follows:) (hereon.) [use whichever applies]

BEGINNING ... (if applicable)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ do(es) hereby adopt this plat designating the hereinabove described property as _____, 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, our hands at (City, State), this the ____ day of _____, 20____. (Include a separate statement for each location or date of signature.)

(Print or Type Name Here)

*If applicable.

ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF

This plat was acknowledged before me on (DATE) by (NAME OF OWNERS SIGNING ABOVE).

(Notary Seal) Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, 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.

(Print or Type Name Here)

Registration Number _____

CERTIFICATE OF APPROVAL

For approval by the commission:

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

Signed:

(Joshua Sparks), Chairman

Attest:

(Landon Ochoa), Secretary

Utility company's certificate (to be placed on plat).

This plat has been checked for accessibility of utilities.

Signed:

(Name of each Utility Company)

Note: Provide one signature line for each utility, not operated by the City of Midland, and franchised to operate within the City.

Atmos Energy, AT&T, Optimum, Astound Broadband, and Oncor * I have provided the most recent contact for each utility.

Staff recommends approval of the preliminary plat of Meissner Addition, Section 2, subject to the following conditions.

Conditions:

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

Texas. [11-2]

Attachments:

- A. P-26-2571, Combined Files
- B. P&Z - - Meissner Addition, Section 2 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/30/2026
Final Approval - 7/1/2026

CITY OF MIDLAND
VOL. 34, PG. 12

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2028.

Notary Public, State of Texas

Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

STATE OF TEXAS
COUNTY OF MIDLAND

BENG a 4.5906 acre (199,964 square foot) tract of land sit Survey, Abstract No. 1, and Section 25 Book 39, T-1-S, T4S
 "eas; being a portion of a caled 5.72 acre tract of land fe
 Meissner Revocable Living Trust, recorded in Volume 2791,
 "eas; said tract being more particularly described as follows

"HENCE North 75°20'58" East with the south line of said 0.5 acre tract and cap stamped "SAM" found at the southeast corner of said 0.50 acre tract, and in the north line of said 0.50 acre tract bears North 15°43'14" West, and found at the northwest corner of said 0.50 acre tract bears South 75°20'58" East with the east line of said 0.50 acre tract.

THENCE North 75°37'07" East, with said south right-of-way
acres tract, a distance of 51C.13 feet to a 1/2-inch iron rod w
corner of Lot 1, Block 1, Meissner Addition, an addition to the
recorded in Instrument Number 2024-18402, Plat Records,
rod with cap stamped "PLS 1974" found at the northeast c
distance of 180.03 feet;

THENCE South 15°24'37" East, with the west line of said washer stamped "KHA" set in the north right-of-way line of E southwest corner of said Lot 1, in the south line of said 57' curve to the right with a radius of 5,638.08 feet, a central angle South 60°57'50" West, 9.51 feet;

THENCE with said north right-of-way line of East Front Street following four (4) calls:

In a southwesterly direction, with said non-largent curve
"X" cut in concrete;

South 61°02'42" West a distance of 423.74 feet to beginning of a non-tangent curve to the left with a radius about bearing and distance of South 66°54'17" West, 423.74 feet.

In a southwesterly direction, with said non-tangent on
5/8-inch iron rod with cap stamped "K-1A" set;

South 89°43'46" West, a distance of 17.65 feet to a 5/8" iron nail in the southwest corner of said 572 acre tract, and is said east

THENCE North 15°41'18" West, with said east right-of-way line, to the **POINT OF BEGINNING** of said 5.72 acre tract, a distance of 231.30 feet to the **POINT OF BEGINNING** of said 4.5903 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Board of Public Works of the City of St. Louis, Missouri, does hereby adopt this plat designating the hereinabove described property as **MEISSNER ADDITION, SECTION 2**, an addition to the City of St. Louis, Missouri, for public use forever the streets, alleys, and easements shown thereon.

WINTRESS, curhands at the City of Midland, Texas, this the ____
BY:

Downloaded from <http://ajphaphapublications.sagepub.com> at UNIV OF CALIFORNIA on June 11, 2015

Patronized by

The City Council of the City of Midland, Texas voted affirmatively on this _____ day of _____, 20____
to approve this Preliminary Plat.

Maya

Alleg.

City Secretary

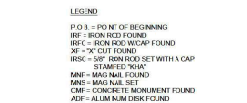
1. The bearing system survey is based on the Texas Coordinate System of 1983 (2011). Central Zone 4203 is based on observations made on 12/09/2025 with an applied combined scale factor of 1.0002.
2. The grid coordinates shown herein are based on the Texas Coordinate System of 1983, Central Zone 4303, no scale and no projection.
3. Vertical data is referenced to the North American Vertical Datum of 1988.
4. The purpose of this plat is to create two lots.
5. **Notes:** Selling a portion of any lot within this addition by notes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
6. No access shall be permitted to South Street. No additions or changes to the access are approved without plat or zoning review. Driveways or other access points are approved only with construction drawing review.

I, Joshua D. Wargo, 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.

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

Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROVAL OF

[illegible]

LOTS 2 & 3, BLOCK 1,
MEISSNER ADDITION, SECTION 2
BEING A 4.0594 ACRE TRACT OF LAND OUT OF
SECTION 36, BLOCK 39, T-1-S,
T&P RR. CO. SURVEY, IN PART, AND A 0.5312
ACRE TRACT OF LAND OUT OF
SECTION 25, BLOCK 39, T-1-S,
T&P RR. CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10115500		Tel. No (817) 335-6511 www.kimley-horn.com	
<u>Scale</u> 1" = 40'	<u>Drawn by</u> KBM	<u>Checked by</u> JCW	<u>Date</u> 06/29/2026	<u>Project No.</u> 368613080	<u>Sheet No.</u> 1 OF 1



Location Map

SUB-26-0985

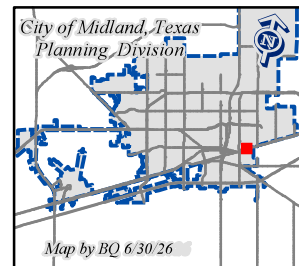
Scale: 1" = 800'

Proposed plat of Meissner Addition, Section 2, being a 4.0594-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR. Co. Survey, in part, and a 0.5312 -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 northeast corner of the intersection of North Adams Street and East Front Street. (Council District 2)

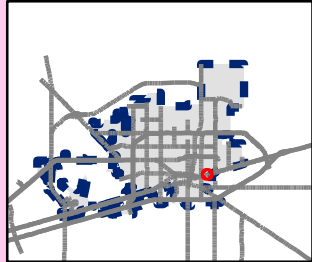
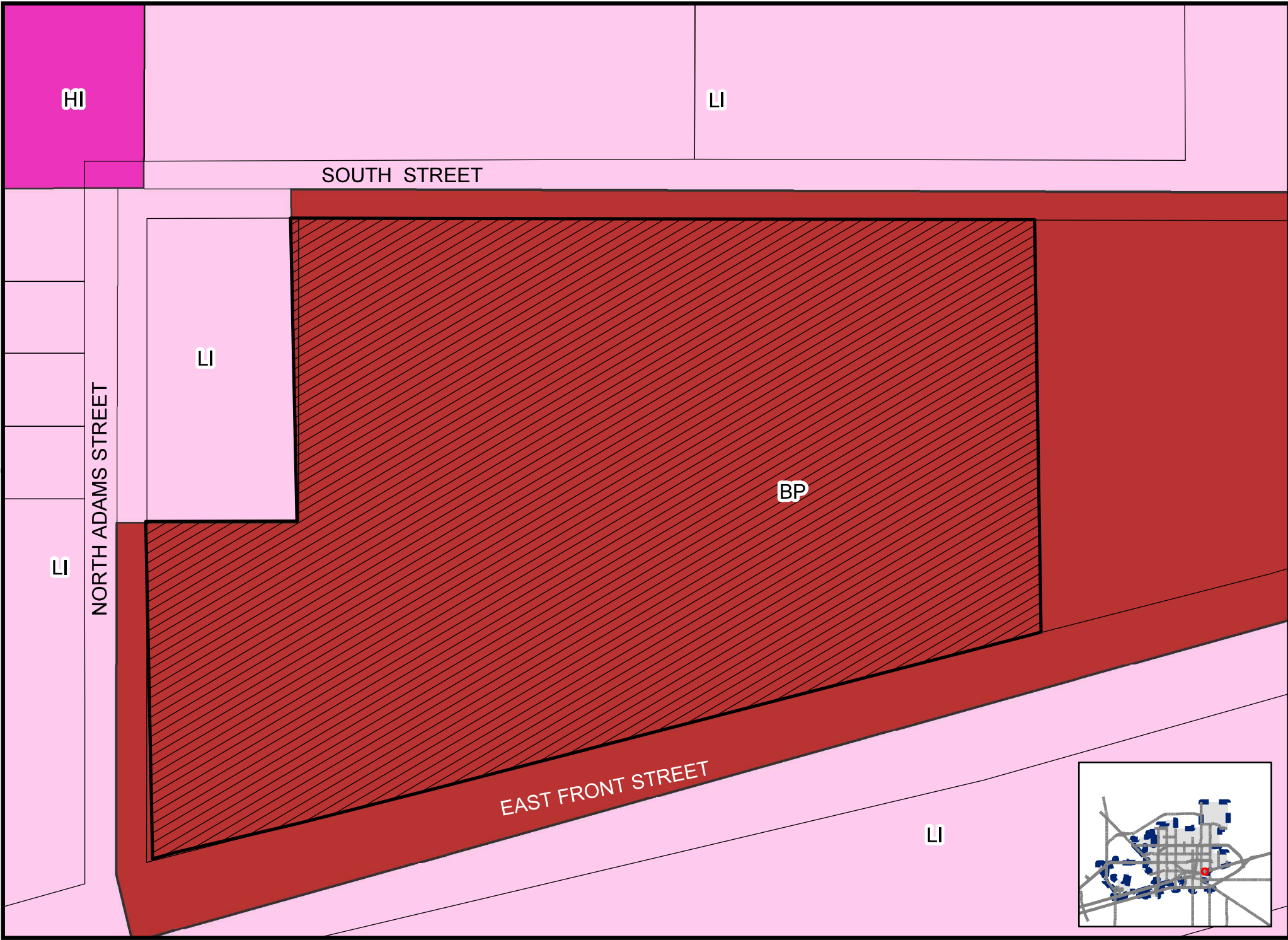
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

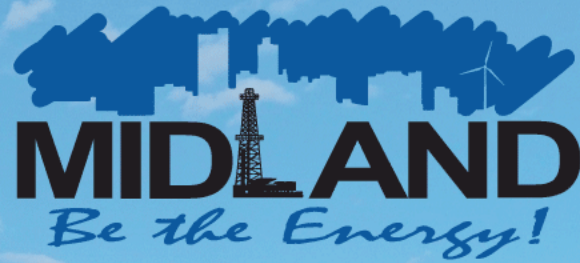


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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.







ITEM

PRELIMINARY PLAT

MEISSNER ADDITION, SECTION 2

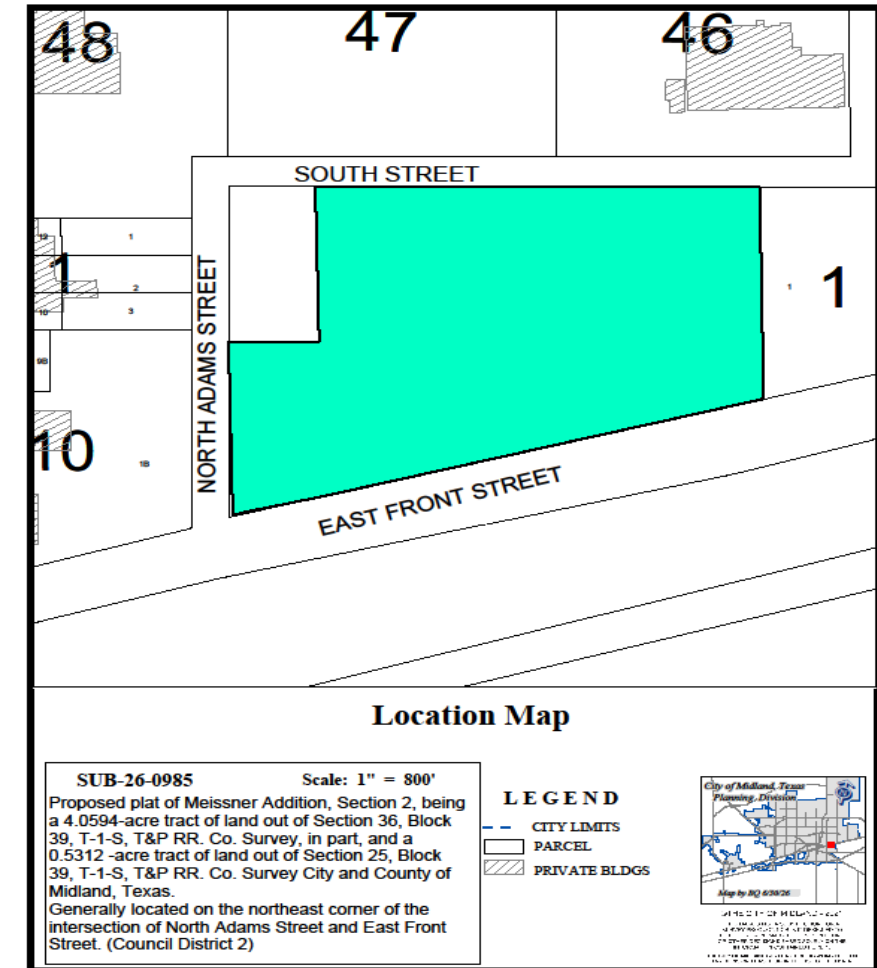


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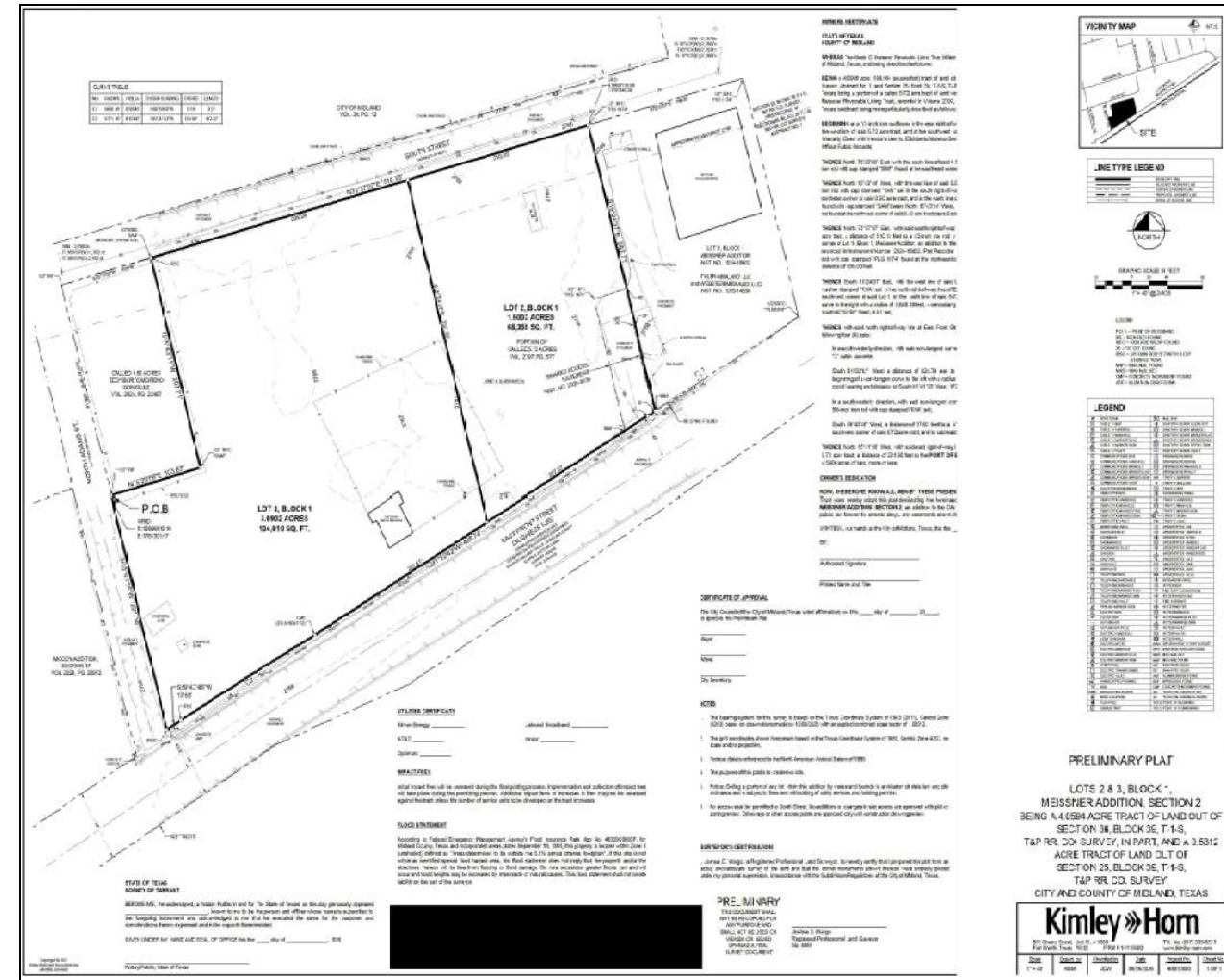
APPLICATION SUMMARY

- **Applicant:** Carl Helton, with AutoParts, Inc.
- **Property Owner:** Ivan Meissner
Representative: Wesley R Berlin, with Spartan Engineering Solutions, LLC
- **Location:** Generally located on the northeast corner of the intersection of North Adams Street and East Front Street.
(Council District 2)
- **Reason for Request:** To create a new lot for a brand-new AutoZone and obtain permits



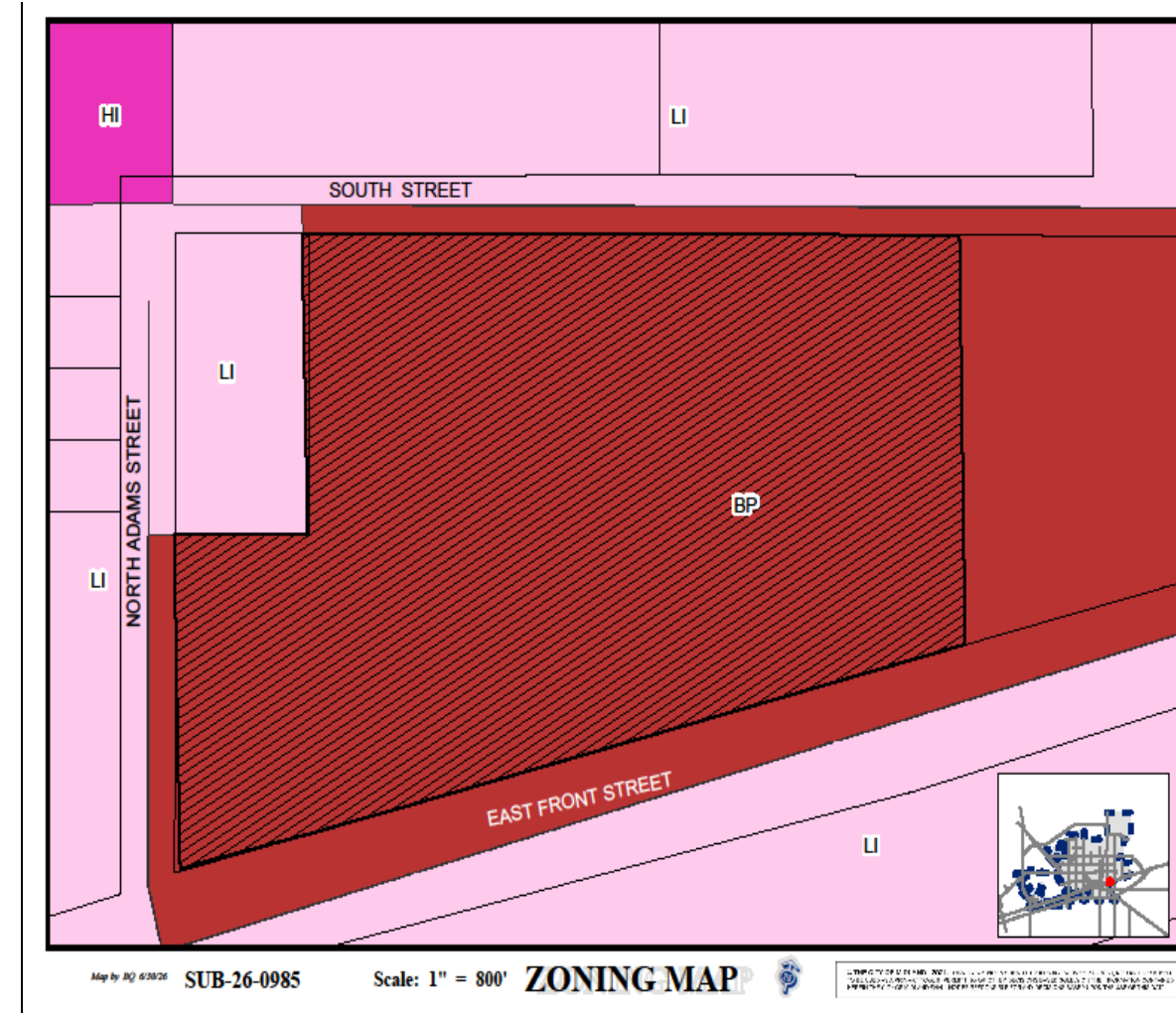
3

-



ZONING

- **Current Zoning:** BP, 1-20 Business Park District
- **Surrounding Zoning:**
 - **North/South/West:** LI, Light Industrial District
 - **East:** BP, 1-20 Business Park District



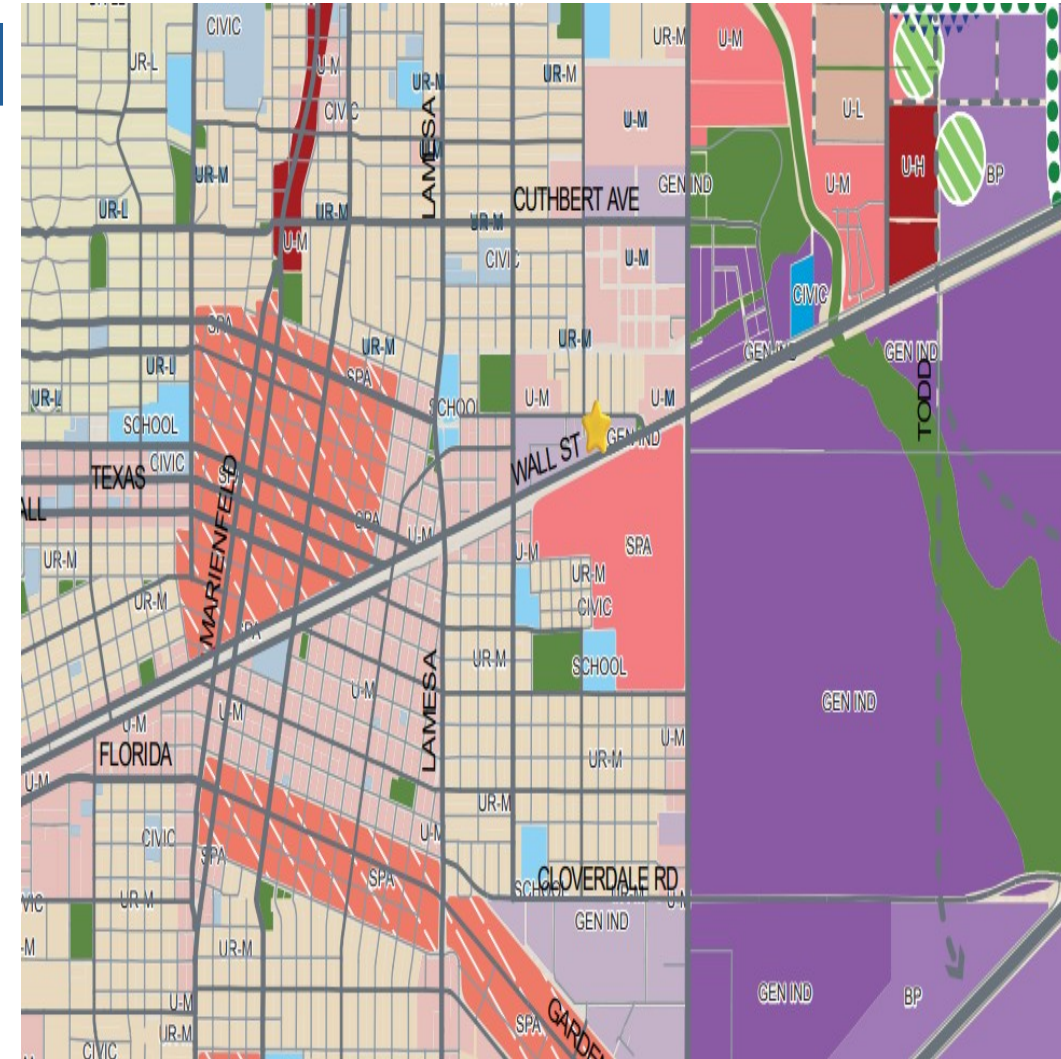
LAND USE

- **Current Use:** Automobile Repair Shop
- **Surrounding Uses:**
 - **North:** COM Operations Center
 - **South:** East Front Street
 - **East:** Retail Store
 - **West:** Automobile Repair Shop
- **Proposed Use:** Automobile Part Store



COMPREHENSIVE PLAN

- **Land Use Designation:** General Industrial, (GI)
- **Supported Uses:** All types of industrial, include manufacturing, warehousing, and office/industrial flex space.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to the following conditions:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 16.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 8 being a plat of a 10-acre tract of land in the north half of B F Wlocott Survey, Block 38, T-2-S, Midland County, Texas. (Generally located on the west side of South County Road 1160, approximately 1,580 feet south of East County Road 1140)

Purpose:

Magrym Consulting, on behalf of Texas Pelican Properties 8, LLC, is requesting to plat a property generally located on the west side of South County Road 1160, approximately 1,580 feet south of East County Road 1140 into two lots in order to obtain septic permits and addresses.

Recommended Action:

Approve

Fiscal Impact:

No impact

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)

ETJ, no jurisdiction

ENGINEERING: (Approved with Conditions)

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

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

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

PAVING: CR 1160 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)] GAC has been filled out in accordance with state regulations but the water is not drinking water quality.

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

OIL AND GAS: (Approved)

Not in the City limits- no oil or gas jurisdiction. This area has non-permitted well and the required minimum distance from any structure to a wellbore is 135'. Please add a 135' radius around the well bore of the JV EDITH DRAKE #2 (API# 32939149). Failure to recognize and illustrate spacing could prevent receiving city permits for structures. (Satisfied 6/26/26) Please provide evidence of communication between the developer and the operator (Pioneer Natural Resources) concerning proximity to well, tank batteries, flares, flowline/pipeline locations and set-backs for each. If the property contains ingress and egress relating to Oil & Gas property please include in the evidence of communication. (Well is currently in T&A status, spacing must be observed until official P&A occurs) After P&A Locate and Identify on the plat, the P&A wellbore. Add to Developers Notes - No structure shall be built over a plugged and abandoned (P&A) well.

GIS: (Approved)

Satisfied 6/26/2026 - Block and lot are already in use. Continue block and lot from Redneck

Retreat, Sec 7. Provide acreage or sq. ft. or dedication. Check that all owners are on the plat. Are there two lots?

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

HEALTH: (Approved)

Yes, the health department will review applications from the 2 proposed lots of REDNECK RETREAT SECTION 8, PLAT OF A 10 ACRE TRACT OF LAND OUT OF THE NORTH HALF OF B F WALCOTT SURVEY, BLOCK 38, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 5.7 acre, lot 2 is 4.2 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

MIDLAND COUNTY: (Approved)

Provide 30 feet ROW- satisfied

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.

PLANNING: (Approved with Conditions)

Legal description should read "Being a plat of a 10-acre tract of land in the north half of B F Wlocott Survey, Block 38, T-2-S, Midland County, Texas. [Informational]

Groundwater is being used for this subdivision. [Informational]

Names of abutting property owners with volume/page information (if raw, unplatted) Please include volume/page information [11-2-3(A)1(d)]

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

Staff recommends approval of the Preliminary Plat of Redneck Retreat, Section 8, subject to the following conditions:

Conditions:

- A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- B. 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-26-2557, Combined files_Redacted
- B. P&Z - - Redneck Retreat, Section 8

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/29/2026
Final Approval - 7/2/2026

REDNECK RETREAT SECTION 8

BEING A 10.00 ACRE TRACT
IN THE NORTH HALF OF B F WALCOTT SURVEY,
BLOCK 38, T-2-S, MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, TEXAS PELICAN PROPERTIES 8 LLC ARE THE RECORD OWNER OF A TRACT OF LAND SITUATED IN THE NORTH HALF OF B F WALCOTT SURVEY, BLOCK 38, T-2-S, T & P, RR CO., MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS):

FIELD NOTE DESCRIPTION OF A 10.00 ACRE TRACT OF LAND, LOCATED IN NORTH HALF OF B F WALCOTT SURVEY, BLOCK 38, T-2-S, MIDLAND COUNTY, TEXAS, BEING A PART OF THAT CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED DATED APRIL 22, 2025, TO TEXAS PELICAN PROPERTIES 8 LLC A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NUMBER 2025-8806 AND BEING A PART OF THAT CALLED 4.5 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED DATED AUGUST 15, 2025 TO REDNECK DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NUMBER 2025-21246 OF THE OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS, SAID 10.00 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N 108°12'10.96" E 178°71' 78" IN THE RIGHT-OF-WAY OF S COUNTY ROAD 1160 FOR THE SOUTHWEST CORNER OF THIS TRACT SAME BEING THE MOSTEASTERLY SOUTHEAST CORNER OF THAT CALLED 4.5 ACRE TRACT OF LAND;

THENCE SOUTH 75°36'38" WEST 582.47 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°25'39" WEST 746.89 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°21'54" EAST 581.91 FEET TO A REINF BAR SET FOR IN THE WEST SOUTH COUNTY ROAD 1160 THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°27'54" EAST 749.38 FEET TO THE PLACE OF BEGINNING.

AREA, BEARINGS AND DISTANCES SHOWN ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS 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 REDNECK RETREAT SECTION 8, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOR 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____

TEXAS PELICAN PROPERTIES 8 LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20____ BY TEXAS PELICAN PROPERTIES 8 LLC.

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 REDNECK RETREAT SECTION 8 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____ 20____

SIGNED: _____
CHAIRMAN: JOSHUA SPARKS

ATTEST: _____
SECRETARY: LANDON 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.



RJ DAUM
TEXAS RPLS 4826

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CASE/SET
DATE _____ PAGE _____

OWNER(S):



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

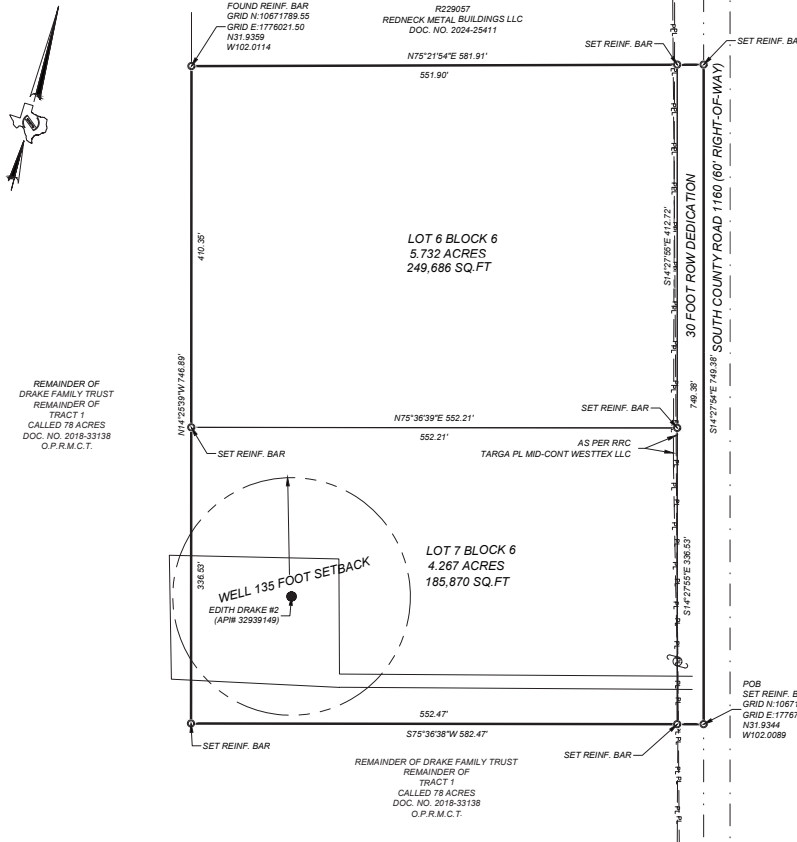
DATE 09/15/2025				
DRAWN BY: ED				
CHECKED BY: EDRJ				
JOB NO: 25-478				
PROJECT: 25-478				
SHEET 1 OF 1				

REVISIONS



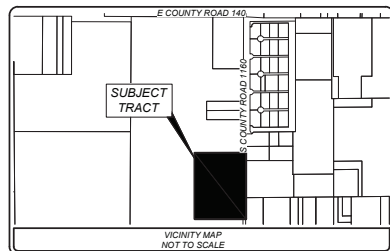
Magrym Consulting, Inc.
110 W. Louisiana Ave. Ste 312
Midland, TX 79701
(432) 684-5548
www.magrym.com

TX FIRM# 10149500



REMAINDER OF
DRAKE FAMILY TRUST
REMAINDER OF
TRACT 1
CALLED 78 ACRES
DOC. NO. 2018-33138
O.P.R.M.C.T.

REMAINDER OF DRAKE FAMILY TRUST
REMAINDER OF
TRACT 1
CALLED 78 ACRES
DOC. NO. 2018-33138
O.P.R.M.C.T.



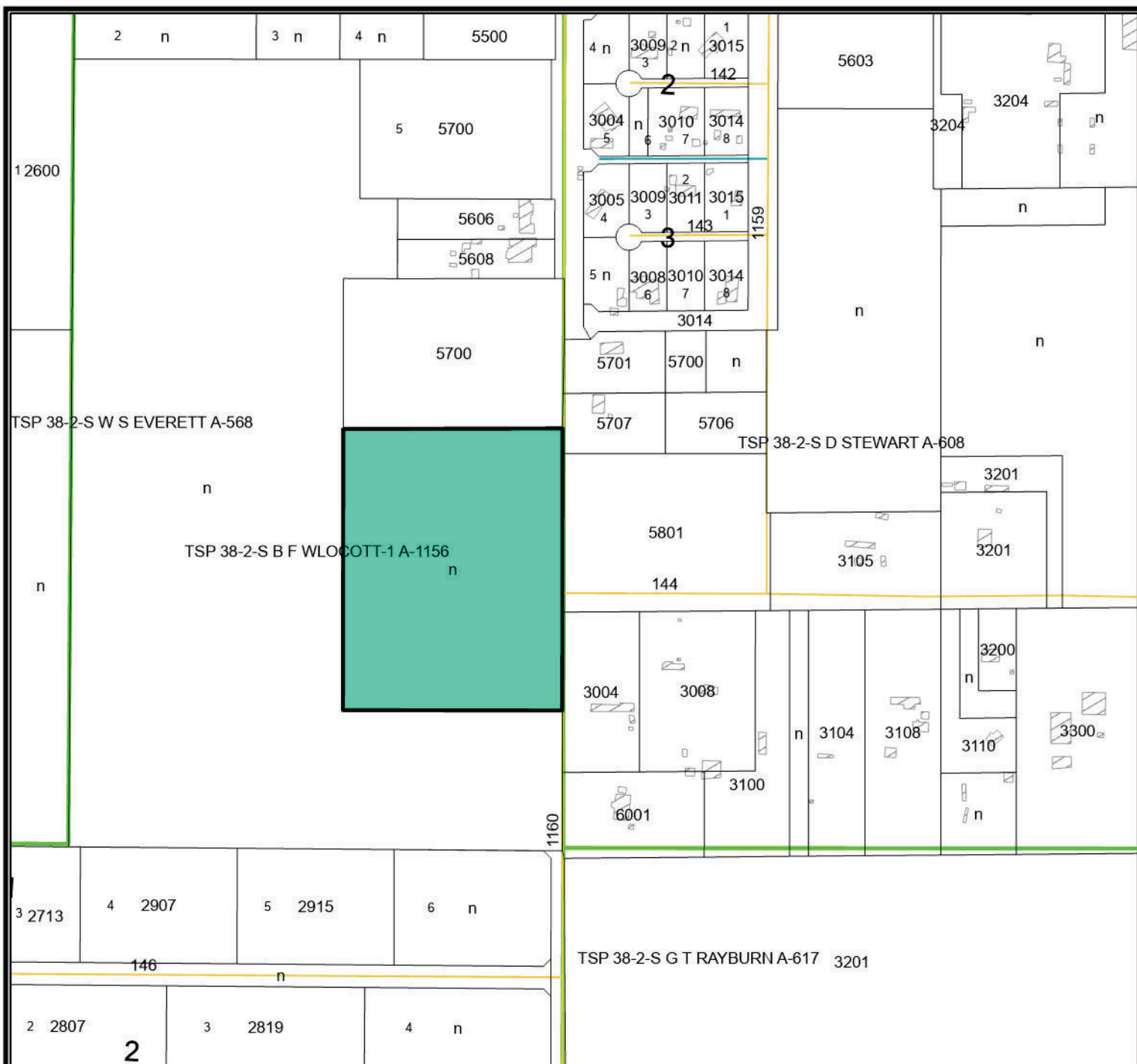
- LEGEND:
- OIL WELL
 - UTILITY POLE
 - UTILITY EASEMENT
 - MONUMENT AS DESCRIBED
 - PROPERTY LINE
 - ADJOINING PROPERTIES
 - ABSTRACT LINE

NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM" UNLESS OTHERWISE NOTED.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0217F WITH AN EFFECTIVE DATE OF 9/16/2005.
- ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE A02-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

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



Location Map

SUB-26-0976

Scale: 1" = 383 '

Proposed plat of Redneck Retreat, Section 8 being a plat of a 10-acre tract of land in the north half of B F Wlocott Survey, Block 38, T-2-S, Midland County, Texas.

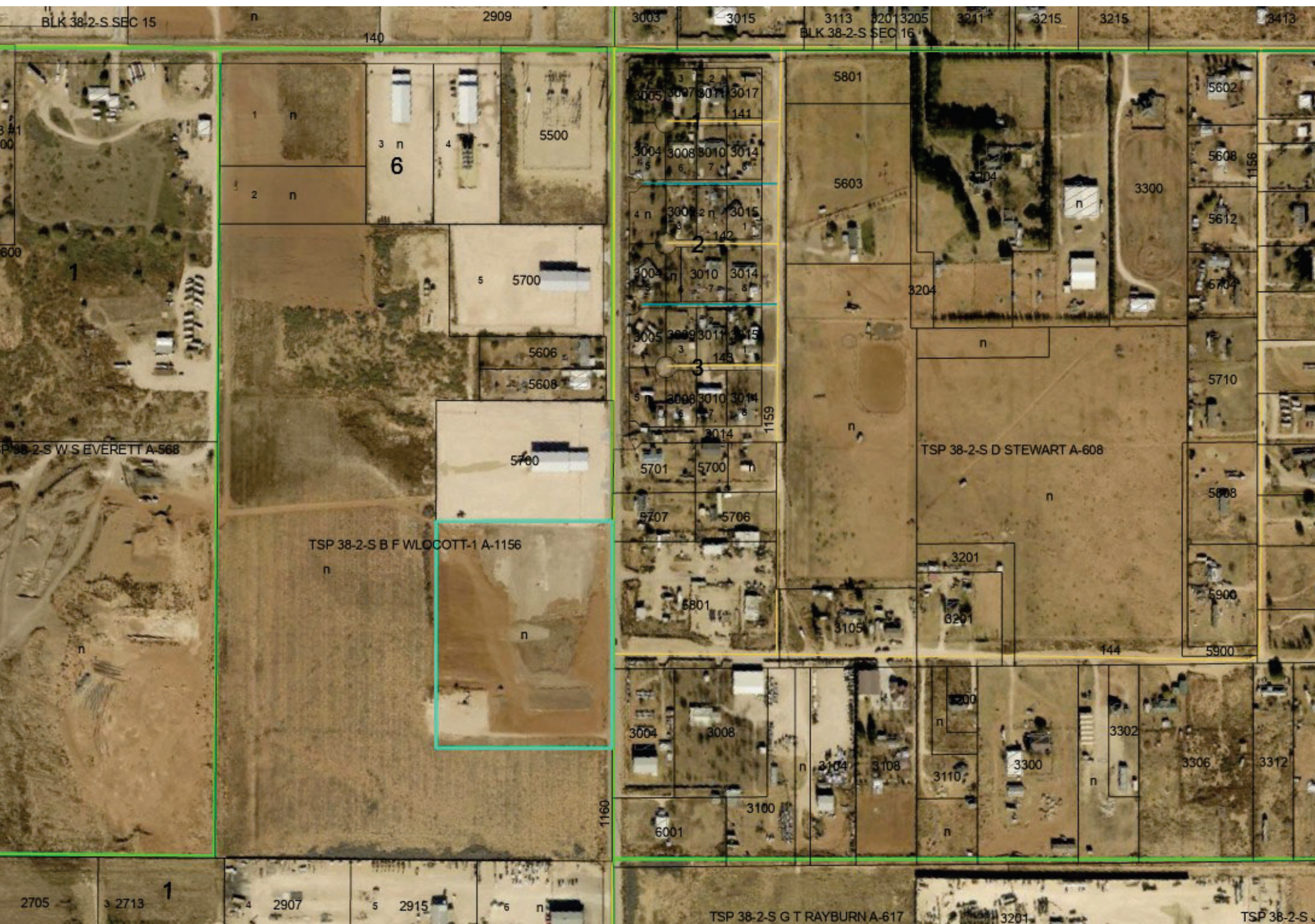
Generally located on the west side of South County Road 1160, approximately 1,580 feet south of East County Road 1140. (Extraterritorial Jurisdiction)

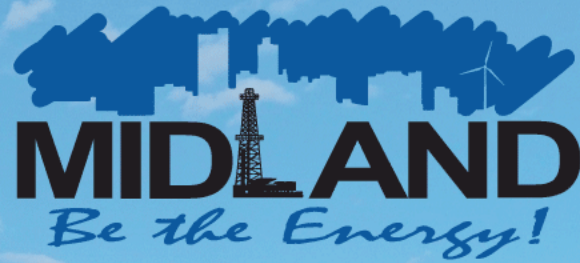
LEGEND

- 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.





ITEM

PRELIMINARY PLAT

REDNECK RETREAT, SECTION 8

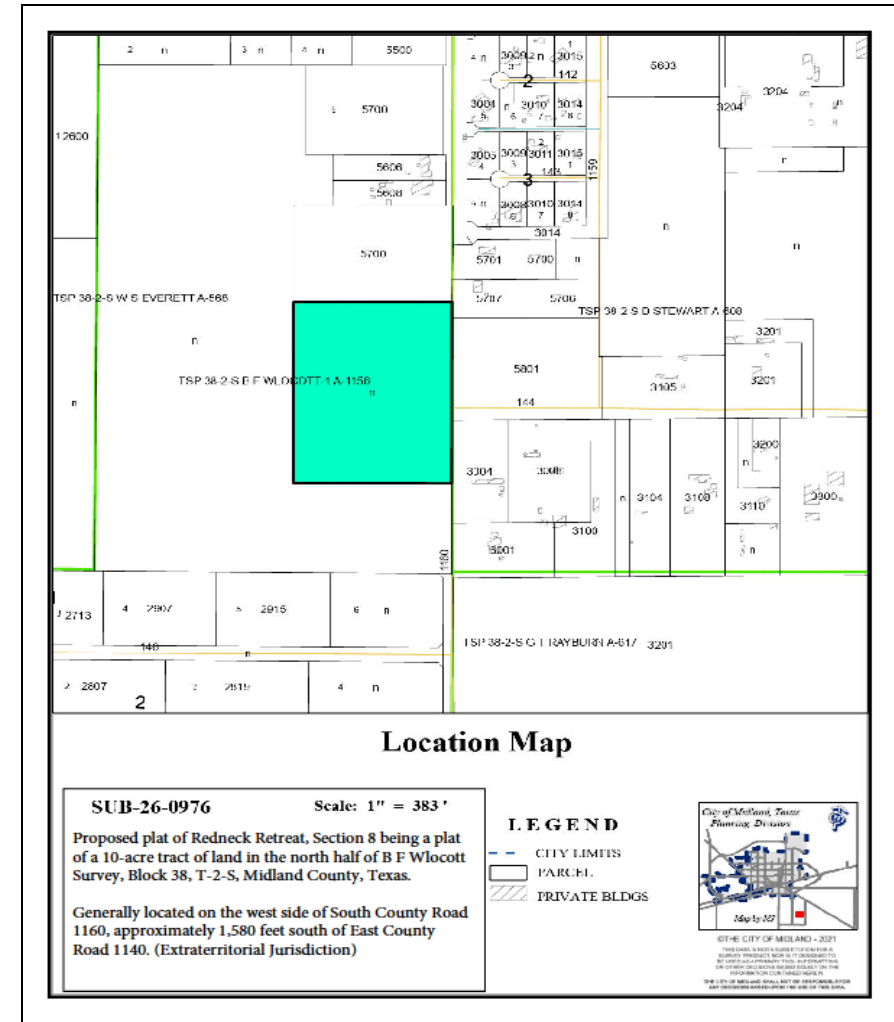


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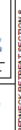
APPLICATION SUMMARY

- **Property Owner:** Texas Pelican Properties 8, LLC
- **Representative:** Magrym Consulting
- **Location:** Generally located on the west side of South County Road 1160, approximately 1,580 feet south of East County Road 1140 (Extraterritorial Jurisdiction)
- **Reason for Request:** To obtain septic permits and addresses.



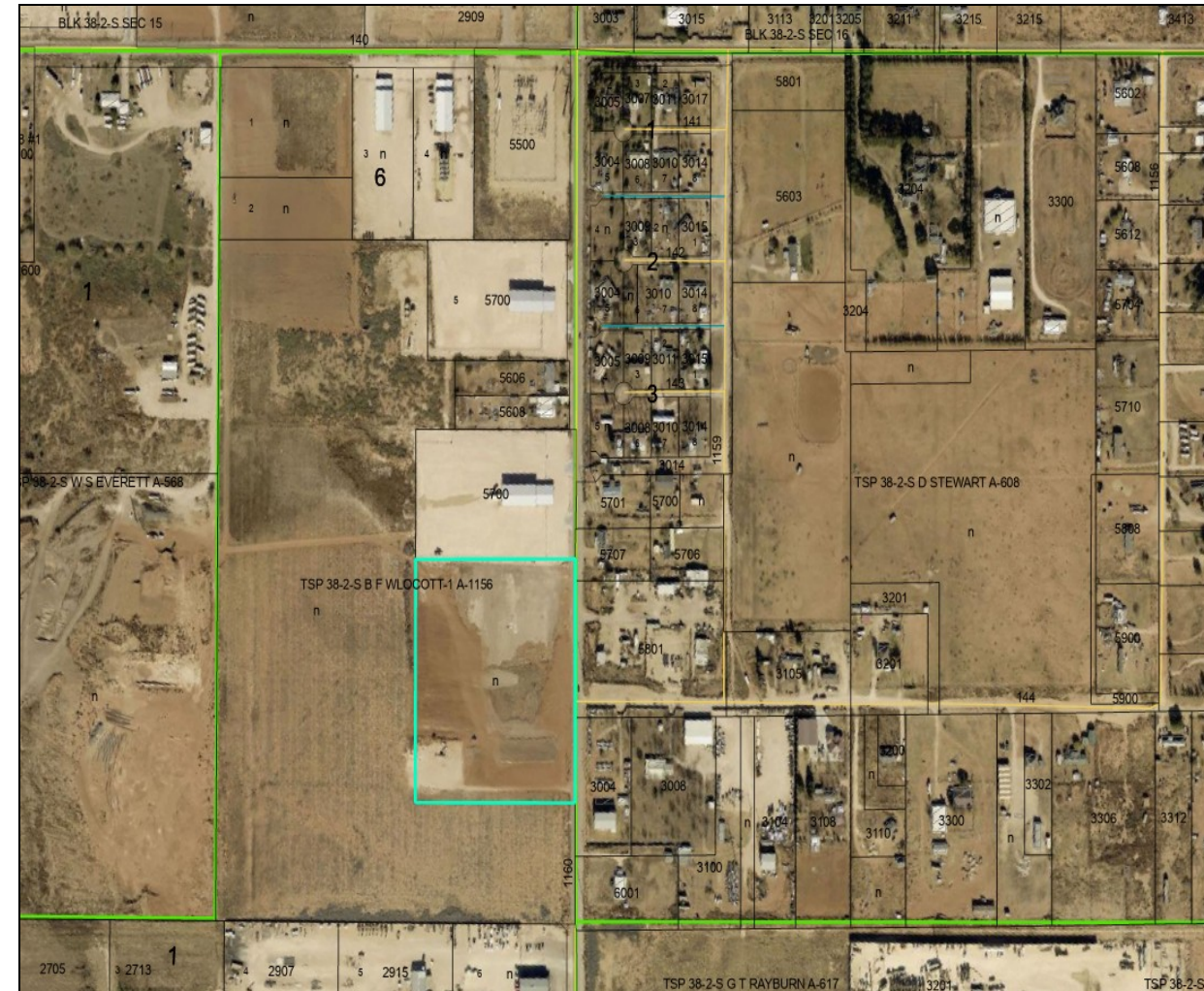
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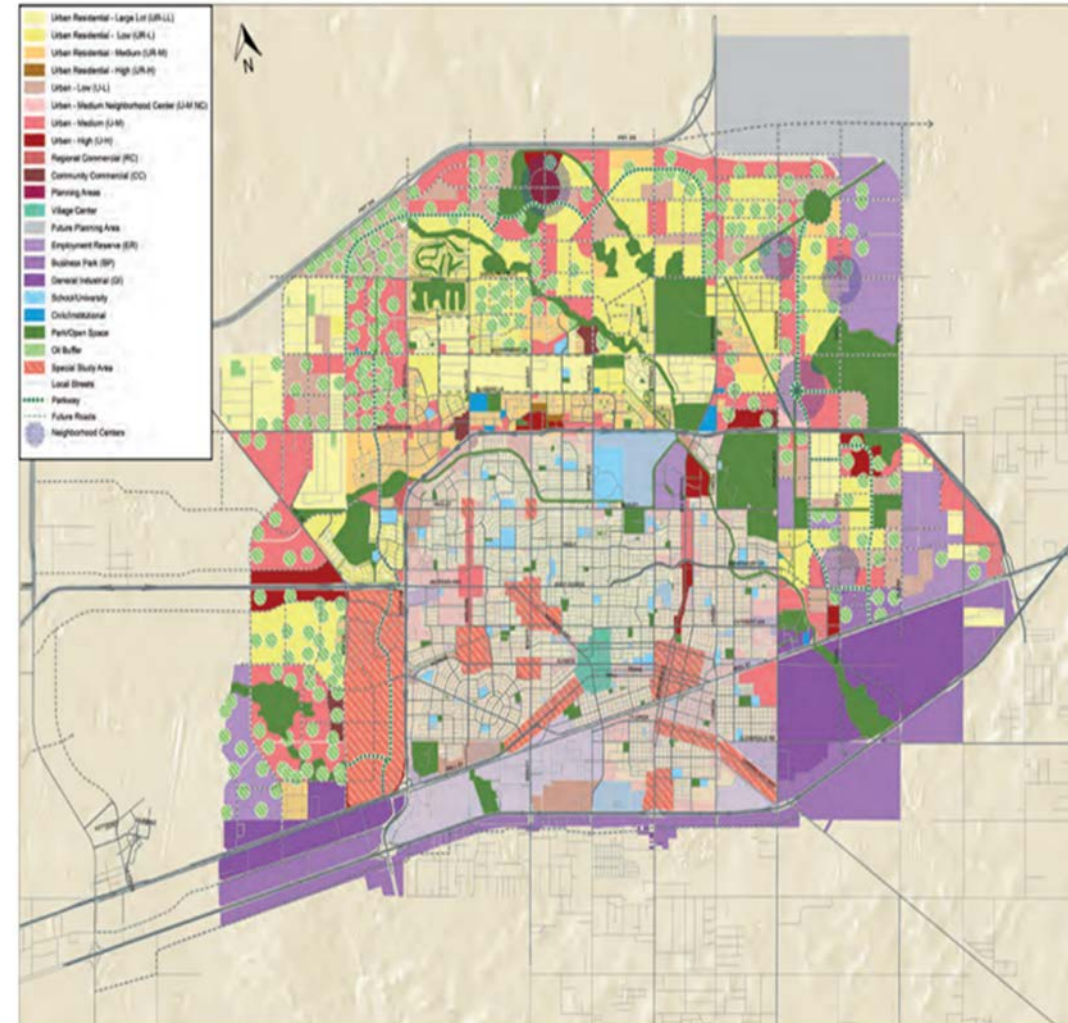
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 17.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane)

Purpose:

Dunaway Associates, on behalf of Black Family Partnerships, is requesting to replat a property located at 5407 Alysheba Lane to create a private residential subdivision.

Recommended Action:

Approve

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

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

ENGINEERING: (Approved with Conditions)

IMPACT FEES: 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: Mockingbird Ln. roadway okay as is. No public paving improvements required. Alysheba roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in Alysheba Street E of tract, okay as is. No public water improvements required. 16" water exists in Mockingbird Ln. Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

DRAINAGE: Drainage report is required during preliminary stage of the platting process.

FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Label POB. Confirm coordinates. Block 1 should be a continuation of Block 2 from Solomon Estates. Lots can start at 12 then increase accordingly (for Block 1). Streets should not be in lots. HOA lots should most likely be Common Areas. Name them by letter. (See Vineyard Addition, Sec 14 or surrounding subdivisions for reference) Street names under review. Is a note needed to show that HOA will maintain streets?

ADDRESSING: (Approved)

POB and 2nd Coordinate are Incorrect HOA Lot "XX" we usually have named as "Common Areas". Not sure if this is important. Due to HOA 7X being used twice the numbering is off after it.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH: (Approved)

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

SURVEYOR: (Approved)

Everything looks good

PLANNING: (Approved with Conditions)

Legal description should read "Being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. [Informational]

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

Include language stating: "Bearings/distances/coordinates to the Texas State Plane Coordinate System, Texas Central Zone, North American Datum of 1983." [11-2-3(H)3]

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

Staff recommends approval of the Preliminary Plat of Solomon Estates, Section 3, subject to conditions A and B.

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

C. **Impact fee language required by the Engineering department is depicted on final**

mylar prior to recording. [11-14-6]

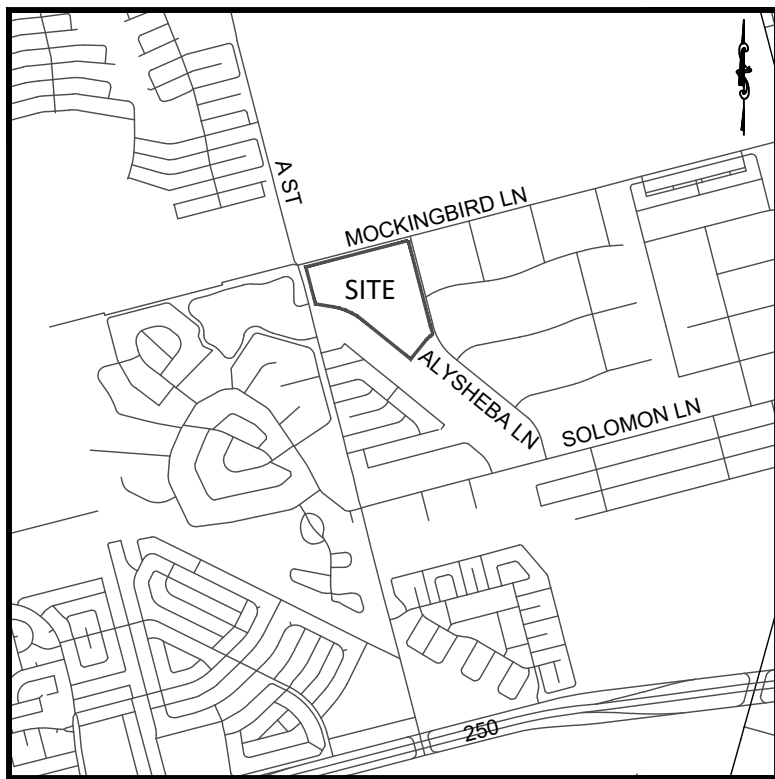
- D. **Approval of this preliminary plat is subject to the Final Plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

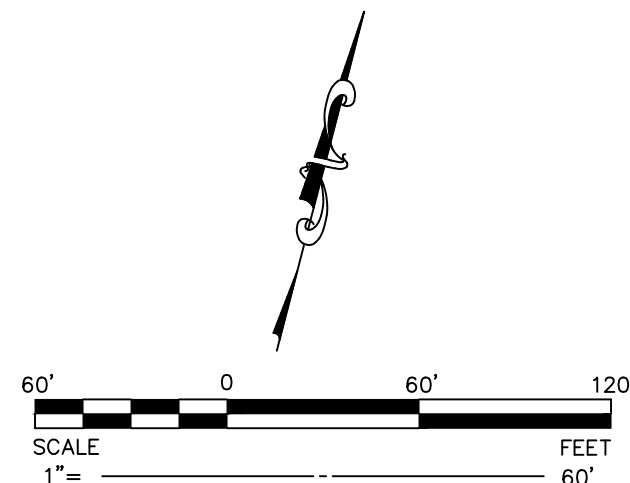
- A. P-25-2435, Combined files_Redacted
- B. P&Z - - Solomon Estates Section 3 Preliminary Plat Reinstatement

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 6/29/2026
Final Approval - 7/1/2026



VICINITY MAP
NOT TO SCALE



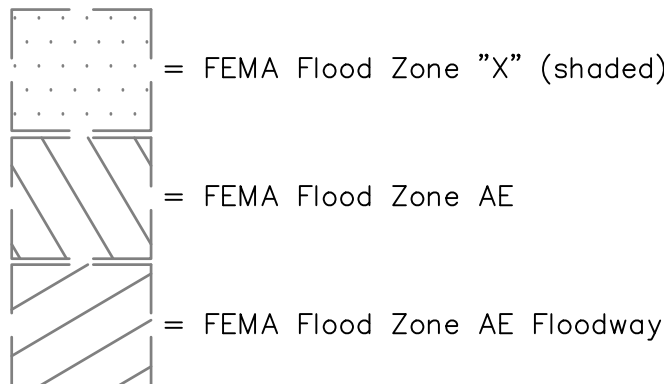
LEGEND

SYMBOL	DESCRIPTION
	BENCHMARK
	BOLLARD
	FIBER OPTIC VAULT
	ELECTRIC BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GRATE INLET
	LIGHT POLE
	CABLE PEDESTAL
	TELEPHONE BOX
	SANITARY SEWER MANHOLE
	SIGN
	SIGNAL LIGHT
	SOLAR PANEL
	STORM DRAIN MANHOLE
	TELEPHONE VAULT
	TREE
	UTILITY POLE
	TELEPHONE MANHOLE
	UNKNOWN MANHOLE
	UNDERGROUND VAULT
	WATER METER
	WATER MANHOLE
	EDGE OF ASPHALT
	OVERHEAD WIRE
	FENCE
	BURIED WATER LINE
	BURIED ELECTRIC LINE
	BURIED GAS LINE
	BURIED FIBER OPTIC
	BURIED CABLE LINE
	BURIED SANITARY LINE

EASEMENTS:

- PRIVATE HOA VARIABLE WIDTH SCREENING WALL MAINTENANCE EASEMENT
- PEDESTRIAN ACCESS EASEMENT

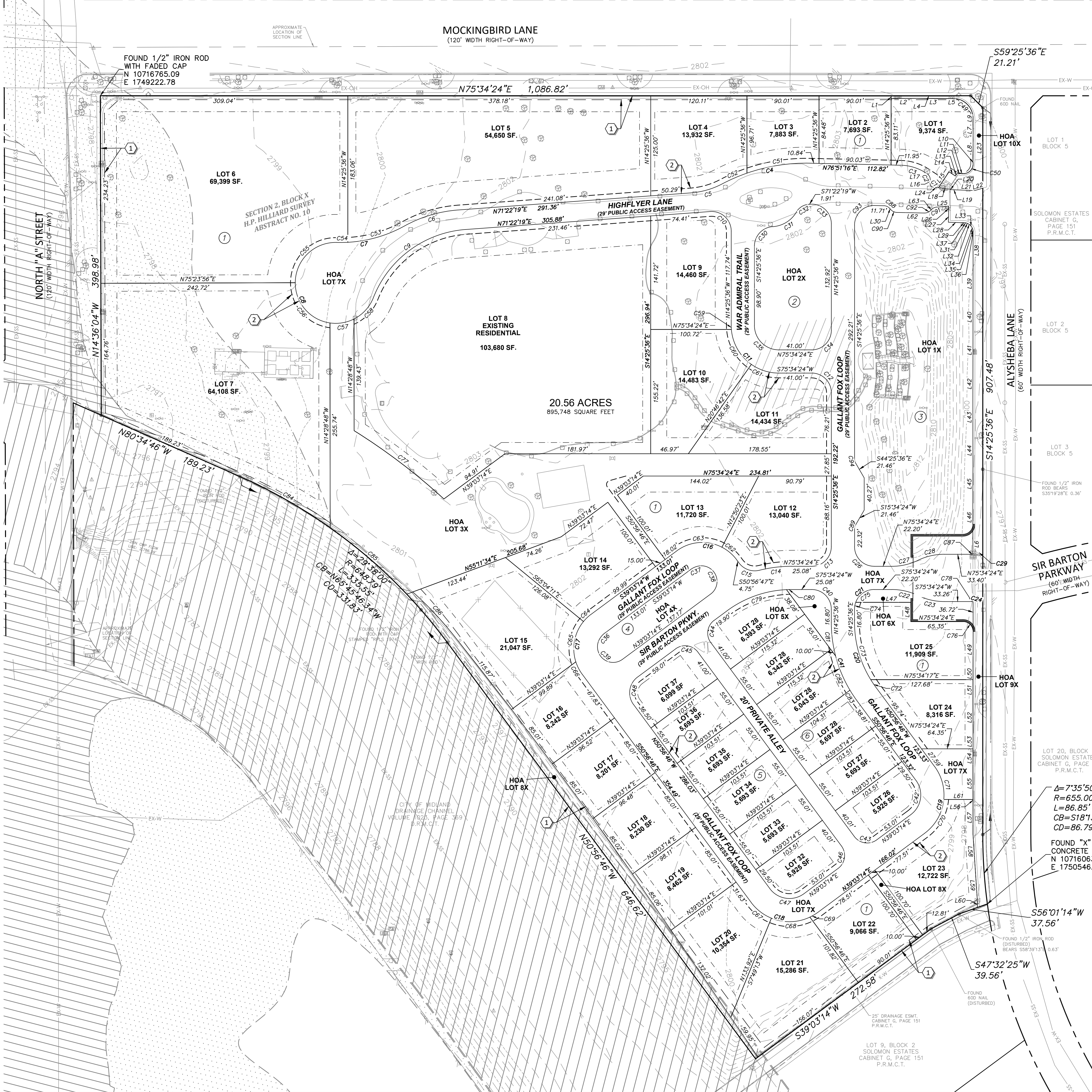
O.P.R.M.C.T. = Official Public Records of Midland County, Texas
D.R.M.C.T. = Deed Records of Midland County, Texas
P.R.M.C.T. = Plat Records of Midland County, Texas



See Survey Notes for Floodplain information.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



SURVEY NOTES

1.The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999899 was used for this project.

2.Vertical datum is NAVD88, based upon City of Midland benchmark E89-5692, an aluminum capped iron rod situated under a water valve lid, located in the center of the intersection of Solomon Lane and N Ash Street. Being locatable by NAD83 Grid Coordinate: N=10,713,172.52, E=1,749,615.28
Published elevation: 2,799.85 feet

Site Benchmark Control point 100: Being a set 5/8-inch red capped iron rod on the north side of Mockingbird Lane, located 9 feet east of the centerline of Alysheba Lane and 25 feet north of the north edge of pavement of Mockingbird Lane. Being locatable by NAD83 Grid Coordinate: N=10,716,041.73, E=1,750,130.35, and having an elevation of 2,800.31 feet.

Site Benchmark Control point 101: Being a set 5/8-inch red capped iron rod on the north side of Mockingbird Lane, located 22 feet north of the north edge of pavement of Mockingbird Lane, being 541 feet southwest of Site Benchmark Control point 100, and being 264 feet southwest of a utility pole with an overhead line crossing Mockingbird Lane. Being locatable by NAD83 Grid Coordinate: N=10,715,903.76, E=1,749,607.28, and having an elevation of 2,801.64 feet.

Site Benchmark Control point 204: Being a chiseled "X" cut in the west concrete curb of the west sidewalk of Alysheba Lane, located on the north side of the concrete drainage flume at the southeast corner of the Alysheba Enclave site. Being locatable by NAD83 Grid Coordinate: N=10,714,981.40, E=1,750,370.13, and having an elevation of 2,795.37 feet.

3.According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 86 of 525, Map Number 48329C0086F, Map Revised Date: September 16, 2005, the subject property is located in Zone X (no screen), defined as "areas determined to be outside the 0.2% annual chance floodplain.", in Zone X (screened), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.", in Zone AE, defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations determined.", and in Zone AE Floodway, defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." This statement does not reflect any type of flood study by this firm.

4.The underground utilities shown hereon are based on visible appurtenant fixtures and above-ground markings. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.

5.Property line data shown hereon is for information purposes only. The subject tract boundary location is not valid without the signature and seal of a Texas Registered Professional Land Surveyor.

NOTE:

- ALL STREETS ARE PRIVATE.

PRELIMINARY PLAT
OF

SOLOMON ESTATES SECTION 3

BEING A 20.56 -ACRE PARCEL OF LAND SITUATED IN THE H.P. HILLIARD SURVEY, ABSTRACT NO. 10, MIDLAND COUNTY, TEXAS, AND BEING A REPLAT OF ALL OF LOTS 11 AND 10, BLOCK 2, SOLOMON ESTATES SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AS DESCRIBED IN CABINET I, PAGE 40, PLAT RECORDS MIDLAND COUNTY TEXAS, MIDLAND COUNTY, TEXAS.

Situated in the H.P. Hilliard Survey, Abstract No. 10
City of Midland, Midland County, Texas

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

SHEET 01 OF 02

CE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	40.29'	24.50'	94°12'05"	N61°31'38"W	35.90'
C34	38.49'	24.50'	90°00'00"	N30°34'24"E	34.65'
C35	47.91'	30.50'	90°00'00"	S59°25'36"E	43.14'
C36	10.50'	24.50'	24°33'22"	S26°46'33"W	10.42'
C37	10.50'	24.50'	24°33'22"	S51°19'55"W	10.42'
C38	52.91'	19.50'	155°26'38"	N38°40'05"W	38.11'
C39	52.91'	19.50'	155°26'38"	S63°13'27"E	38.11'
C40	38.49'	24.50'	90°00'00"	N59°25'36"W	34.65'
C41	104.86'	164.52'	36°31'10"	S32°41'11"E	103.09'
C42	47.91'	30.50'	90°00'00"	N5°56'46"W	43.14'
C43	31.42'	20.00'	90°00'00"	N84°03'14"E	28.29'
C44	31.42'	20.00'	90°00'00"	S5°56'46"E	28.29'
C45	31.42'	20.00'	90°00'00"	S84°03'14"W	28.29'
C46	31.42'	20.00'	90°00'00"	N5°56'46"W	28.29'
C47	47.91'	30.50'	90°00'00"	N84°03'14"E	43.14'
C48	38.49'	24.50'	90°00'00"	S5°56'46"E	34.65'
C49	36.97'	25.00'	84°44'14"	S64°43'22"E	33.69'
C50	21.63'	12.00'	103°17'26"	S30°17'16"W	18.82'
C51	80.57'	225.52'	20°28'13"	N66°37'10"E	80.15'
C52	33.72'	225.52'	8°34'04"	N52°06'01"E	33.69'
C53	74.30'	164.52'	25°52'39"	N59°28'51"E	73.67'
C54	13.69'	164.52'	4°45'58"	N74°48'09"E	13.68'
C55	80.51'	50.51'	91°20'06"	N31°31'05"E	72.25'
C56	72.38'	50.51'	82°06'25"	N55°12'10"W	66.34'
C57	30.88'	50.51'	35°01'58"	S66°13'38"W	30.40'
C58	36.81'	50.51'	41°45'32"	S27°49'53"W	36.00'
C59	5.01'	59.51'	4°49'14"	N16°50'13"W	5.00'
C60	51.90'	59.51'	49°58'28"	N44°14'04"W	50.27'
C61	36.56'	59.51'	35°12'18"	N86°49'27"W	35.99'
C62	24.48'	53.51'	26°12'50"	S64°03'12"E	24.27'
C63	59.57'	53.51'	63°47'10"	N70°56'49"E	56.54'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C64	13.19'	53.51'	14°07'24"	N31°59'32"E	13.16'
C65	53.37'	53.51'	57°09'03"	N3°38'42"W	51.18'
C66	17.49'	53.51'	18°43'33"	N41°35'00"W	17.41'
C67	32.44'	59.51'	31°14'01"	N66°33'47"W	32.04'
C68	49.46'	59.51'	47°37'20"	S74°00'33"W	48.05'
C69	11.57'	59.51'	11°08'39"	S44°37'33"W	11.56'
C70	49.90'	59.51'	48°03'05"	S15°01'42"W	48.46'
C71	43.56'	59.50'	41°56'53"	S29°58'20"E	42.60'
C72	11.40'	135.51'	4°49'13"	S48°32'10"E	11.40'
C73	74.97'	135.51'	31°41'57"	S30°16'34"E	74.02'
C74	8.68'	24.50'	20°18'01"	S4°16'36"E	8.64'
C75	29.81'	24.50'	69°41'59"	S40°43'24"W	28.00'
C76	19.00'	12.50'	87°04'45"	S60°53'14"E	17.22'
C77	141.03'	758.10'	10°39'33"	S67°09'48"E	140.83'
C78	2.63'	24.50'	6°09'13"	S78°39'01"W	2.63'
C79	79.97'	135.51'	33°48'47"	S55°57'38"W	78.82'
C80	6.40'	135.51'	2°42'23"	S74°13'13"W	6.40'
C81	42.16'	164.52'	14°40'54"	N21°46'03"W	42.04'
C82	46.49'	164.52'	16°11'22"	N37°12'11"W	46.33'
C83	16.22'	164.52'	5°38'54"	N48°07'19"W	16.21'
C84	129.81'	648.79'	11°27'49"	S74°50'52"E	129.59'
C85	126.79'	648.79'	11°11'48"	S63°31'03"E	126.58'
C86	76.08'	445.33'	9°47'17"	S57°38'48"E	75.98'
C87	2.31'	24.50'	5°24'29"	N72°52'09"E	2.31'
C88	7.46'	9.50'	45°00'00"	N80°38'44"W	7.27'
C89	4.97'	9.50'	30°00'00"	S0°34'24"W	290.85'
C90	8.25'	10.50'	45°00'00"	N80°38'44"W	8.04'
C91	6.46'	9.50'	38°56'37"	S51°19'35"W	6.33'
C92	8.25'	10.50'	45°00'00"	SS4°21'16"W	8.04'
C93	39.03'	24.50'	91°16'52"	S31°12'50"W	35.03'
C94	4.97'	9.50'	30°00'00"	S29°25'36"E	24.67'

LOT LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	N14°25'36"W	86.49
L2	N75°21'00"E	30.60
L3	N75°53'22"E	43.93
L4	S75°34'24"W	99.48
L5	N72°54'31"E	1.66
L6	N14°33'44"W	25.21
L7	N14°54'39"W	24.60
L8	N13°46'33"W	26.91
L9	N12°47'30"W	4.12
L10	N21°21'27"W	1.51
L11	N81°55'59"E	1.36
L12	N72°25'15"E	5.78
L13	N19°23'56"E	3.33
L14	S70°54'20"E	9.35
L15	N19°05'16"E	23.96
L16	S13°08'44"E	4.81
L17	S71°08'11"E	1.43
L18	N82°28'33"E	15.31
L19	N77°59'04"E	8.27
L20	S14°24'09"E	0.50
L21	N77°29'28"E	22.02
L22	N59°00'54"E	10.37
L23	N14°25'36"W	100.37
L24	N82°28'33"E	6.44
L25	S70°47'54"W	14.84
L26	N17°23'52"W	6.28
L27	N12°46'26"W	13.82
L28	S77°30'07"W	18.01
L29	S74°40'28"W	2.36
L30	N58°08'44"W	3.03
L31	N82°06'38"W	2.36
L32	N69°03'21"W	2.95

LOT LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L33	N54°33'14"W	2.95
L34	N40°03'08"W	2.95
L35	N25°33'01"W	2.95
L36	N11°02'54"W	2.95
L37	S86°16'55"W	2.36
L38	N14°26'05"W	41.48
L39	N14°21'03"W	41.67
L40	N14°24'38"W	41.68
L41	N14°20'52"W	41.66
L42	N14°18'06"W	42.00
L43	N14°31'15"W	41.27
L44	N14°30'40"W	41.69
L45	N14°11'44"W	41.68
L46	N14°30'47"W	41.80
L47	N75°34'24"E	68.68
L48	S14°25'36"E	24.00
L49	N14°15'20"W	44.99
L50	N14°20'03"W	14.97
L51	N14°20'03"W	26.33
L52	N14°37'50"W	41.88
L53	N14°12'12"W	18.17
L54	N14°12'12"W	23.52
L55	N14°32'10"W	39.69
L56	N14°32'10"W	1.85
L57	N14°24'45"W	41.55
L58	N18°07'05"W	42.56
L59	N18°15'21"W	42.07
L60	N12°37'45"W	7.09
L61	N75°34'24"E	36.50
L62	S76°51'16"W	34.31
L63	S31°51'16"W	2.69

Solomon Estates,

above described
reby dedicate to the

20_____.

20_____,
exas

METES AND BOUNDS

BEING a 20.56-acre parcel of land situated in Section 2, Block X, H.P. Hilliard Survey, Abstract No. 10, City and County of Midland, Texas, and begin all of Lots 10 and 11, Block 2, Solomon Estates Section 2, an addition to the City of Midland, as recorded in Cabinet 1, Page 40, Plat Records of Midland County, Texas (P.R.M.C.T.), and being all of the tracts of land described in Special Warranty Deed to Black Family Partnership, LTD., as recorded in Document Number 2020-36231, Official Public Records of Midland County, Texas (O.P.R.M.C.T.), said 20.56-acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with faded cap for the northwest corner of said Lot 11, being the intersection of the easterly right-of-way line of North "A" Street (120-foot width) with the southerly right-of-way line of Mockingbird Lane (120-foot width), said point begin locatable by NAD83 Grid Coordinate: N=10,715,682.70, E=1,749,046.11;

THENCE North 75 degrees 34 minutes 24 seconds East, along the southerly right-of-way line of said Mockingbird Lane, a distance of 1,086.82 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "set 5/8-inch iron rod with cap") for the northwesterly corner of a right-of-way clip corner at the intersection of said southerly right-of-way with the westerly right-of-way line of Alysheba Lane (60-foot width);

THENCE South 59 degrees 25 minutes 36 seconds East, along said right-of-way clip corner, a distance of 21.21 feet to a found 60D nail for the southeasterly corner of said right-of-way clip corner;

THENCE South 14 degrees 25 minutes 36 seconds East, along the westerly right-of-way line of said Alysheba Lane, passing at a distance of 451.36 feet the common southeast corner of said Lot 11 and the northeast corner of said Lot 10, and from which a found 1/2-inch iron rod bears South 35 degrees 19 minutes 28 seconds East, a distance of 0.36 feet, and continuing along the westerly right-of-way line of said Alysheba Lane a total distance of 907.48 feet to a set 5/8-inch iron rod with cap for corner at the beginning of a curve to the left, having a radius of 655.00 feet and whose chord bears South 18 degrees 13 minutes 32 seconds East, a distance of 86.79 feet;

THENCE Southeasterly, continuing along the westerly right-of-way line of said Alysheba Lane and along said curve to the left, through a central angle of 07 degrees 35 minutes 51 seconds, and an arc length of 86.85 feet to a found "X" cut in concrete curb for the common southeast corner of said Lot 10 and the north corner of Lot 9, Block 2, Solomon Estates, an addition to the City of Midland, as recorded in Cabinet G, Page 151, P.R.M.C.T.;

THENCE South 56 degrees 01 minute 14 seconds West, departing the westerly right-of-way line of said Alysheba Lane along the common southeasterly line of said Lot 10 and the northwesterly line of said Lot 9, a distance of 37.56 feet to a point for corner, from which a found 1/2-inch iron rod (disturbed) bears South 58 degrees 39 minutes 13 seconds East, a distance of 0.63 feet;

THENCE South 47 degrees 32 minutes 25 seconds West, continuing along said common line, a distance of 39.56 feet to a found 60D nail (disturbed) for corner;

THENCE South 39 degrees 03 minutes 14 seconds West, continuing along said common line, a distance of 272.58 feet to a set 5/8-inch iron rod with cap for the common southwest corner of said Lot 10 and the west corner of said Lot 9, said point being on the northeasterly line of a City of Midland Drainage Channel, as recorded in Volume 1023, Page 369, Deed Records of Midland County, Texas (D.R.M.C.T.);

THENCE North 50 degrees 56 minutes 46 seconds West, along the common southwesterly line of said Lot 10 and the northeasterly line of said City of Midland Drainage Channel, a distance of 646.62 feet to a found 1/2-inch iron rod for corner at the beginning of a curve to the left, having a radius of 648.79 feet and whose chord bears North 65 degrees 45 minutes 46 seconds West, a distance of 331.83 feet;

THENCE Northwesterly, continuing along said common line, along the southwesterly line of said Lot 11, and along said curve to the left, passing at an arc length of 52.53 feet a found 1/2-inch iron rod with cap stamped "RPLS 1974" for the common northwest corner of said Lot 10 and the south corner of said Lot 11, and continuing through a total central angle of 29 degrees 38 minutes 00 seconds, and a total arc length of 335.55 feet to a found 1/2-inch iron rod (disturbed) for corner at the end of said curve;

THENCE North 80 degrees 34 minutes 46 seconds West, along the common southwesterly line of said Lot 11 and the northeasterly line of said City of Midland Drainage Channel, a distance of 189.23 feet to a set 5/8-inch iron rod with cap for the southwest corner of said Lot 11, said point being on the easterly right-of-way line of said North "A" Street;

THENCE North 14 degrees 36 minutes 04 seconds West, along the easterly right-of-way line of said North "A" Street, a distance of 398.98 feet to the POINT OF BEGINNING and containing 20.56 acres (or 895,748 square feet) of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. A combined scale factor of 0.999899 was used for this project. Distances and areas hereon are surface values.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF MIDLAND §

KNOW ALL MEN BY THESE PRESENTS, that I, Mark D. Yale, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual survey of the land, and that the corner monuments shown hereon were properly placed with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

Mark D. Yale
Registered Professional Land Surveyor
State of Texas, No. 5975
myale@dunaway.com

Date

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

OPTIMUM Print Name:

ASTOUND Print Name:

AT&T-TEXAS Print Name:

SURVEYOR/ENGINEER NAME AND ADDRESS:

Name: Address:

OWNER NAME AND ADDRESS:

Name: Address:

PRELIMINARY PLAT
OF

SOLOMON ESTATES SECTION 3

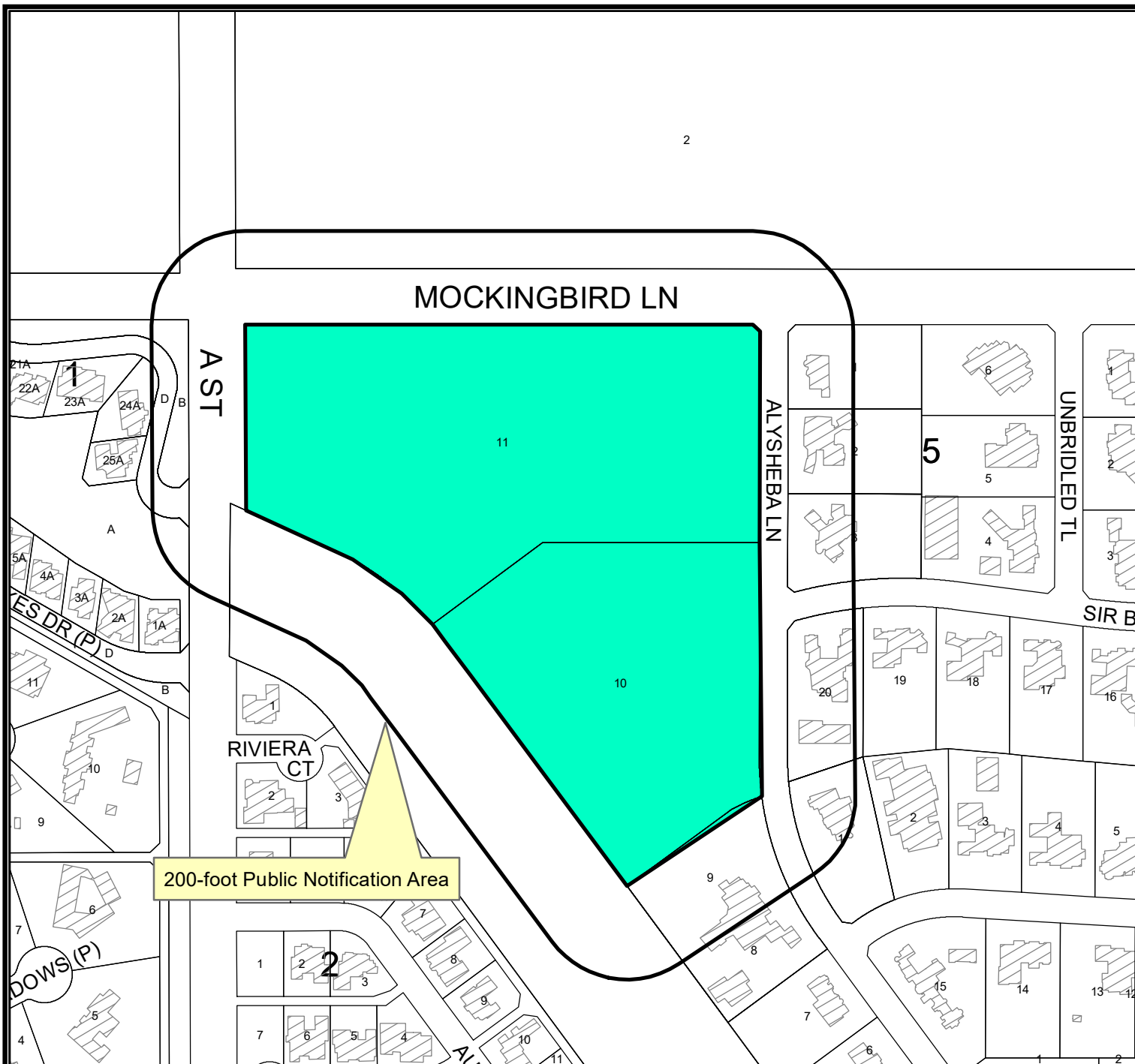
BEING A 20.56-ACRE PARCEL OF LAND SITUATED IN THE H.P. HILLIARD SURVEY, ABSTRACT NO. 10, MIDLAND COUNTY, TEXAS, AND BEING A REPLAT OF ALL OF LOTS 11 AND 10, BLOCK 2, SOLOMON ESTATES SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AS DESCRIBED IN CABINET I, PAGE 40, PLAT RECORDS MIDLAND COUNTY TEXAS, MIDLAND COUNTY, TEXAS.

Situated in the H.P. Hilliard Survey, Abstract No. 10
City of Midland, Midland County, Texas

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____CABINET _____

DATE _____PAGE _____



Location Map

SUB-25-0919

Scale: 1" = 2,000'

Proposed plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas.

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

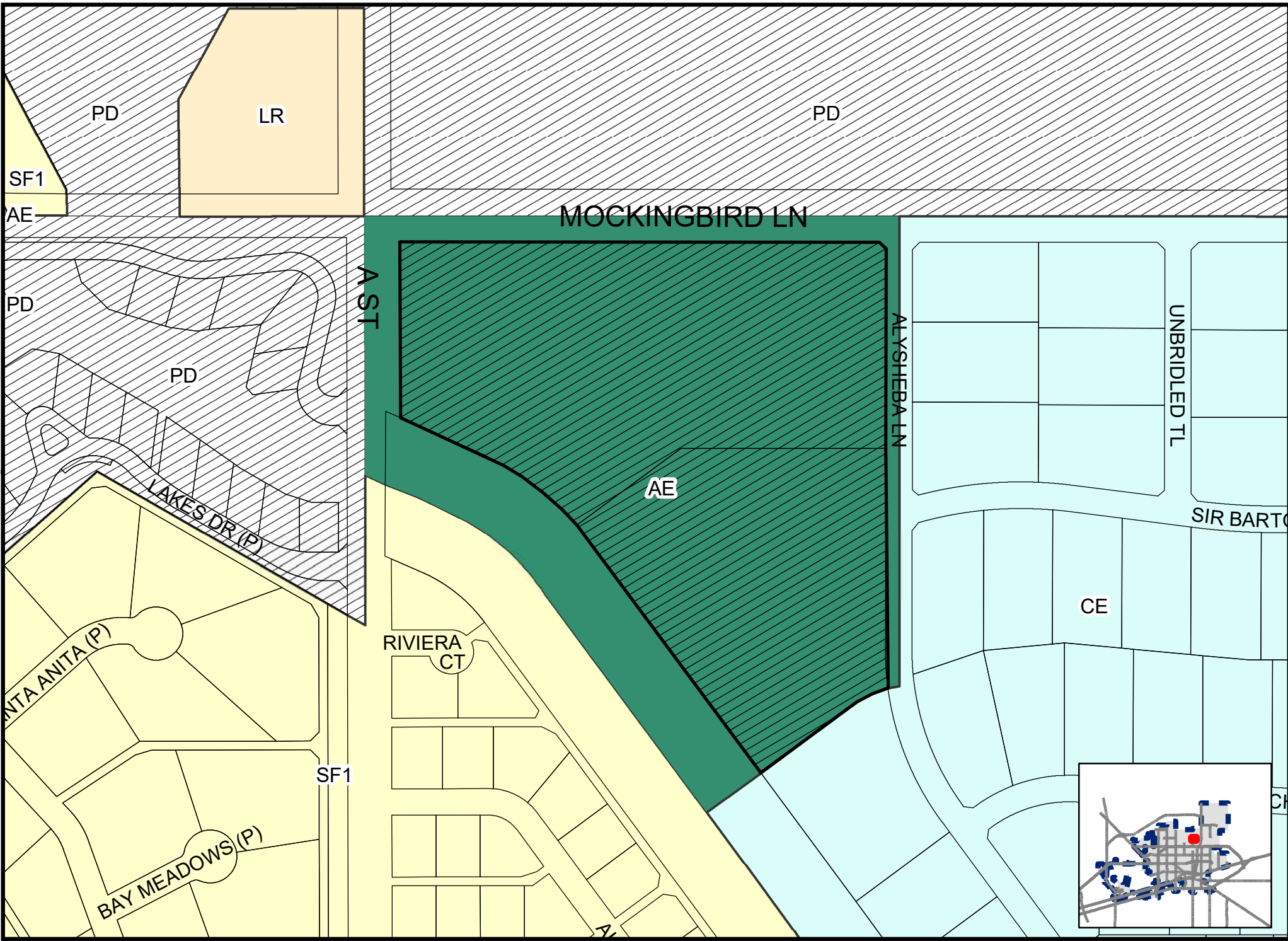
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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MOCKINGBIRD LN

AST

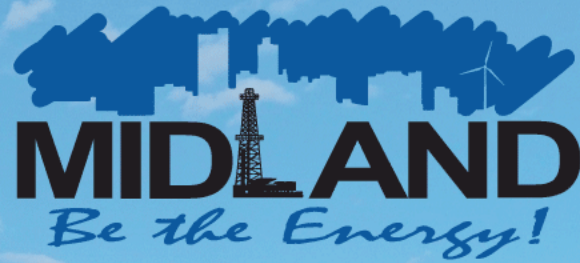
ALYSHEBA LN

5

2

RIVIERA
CT





PRELIMINARY PLAT REINSTATEMENT SOLOMON ESTATES, SECTION 3

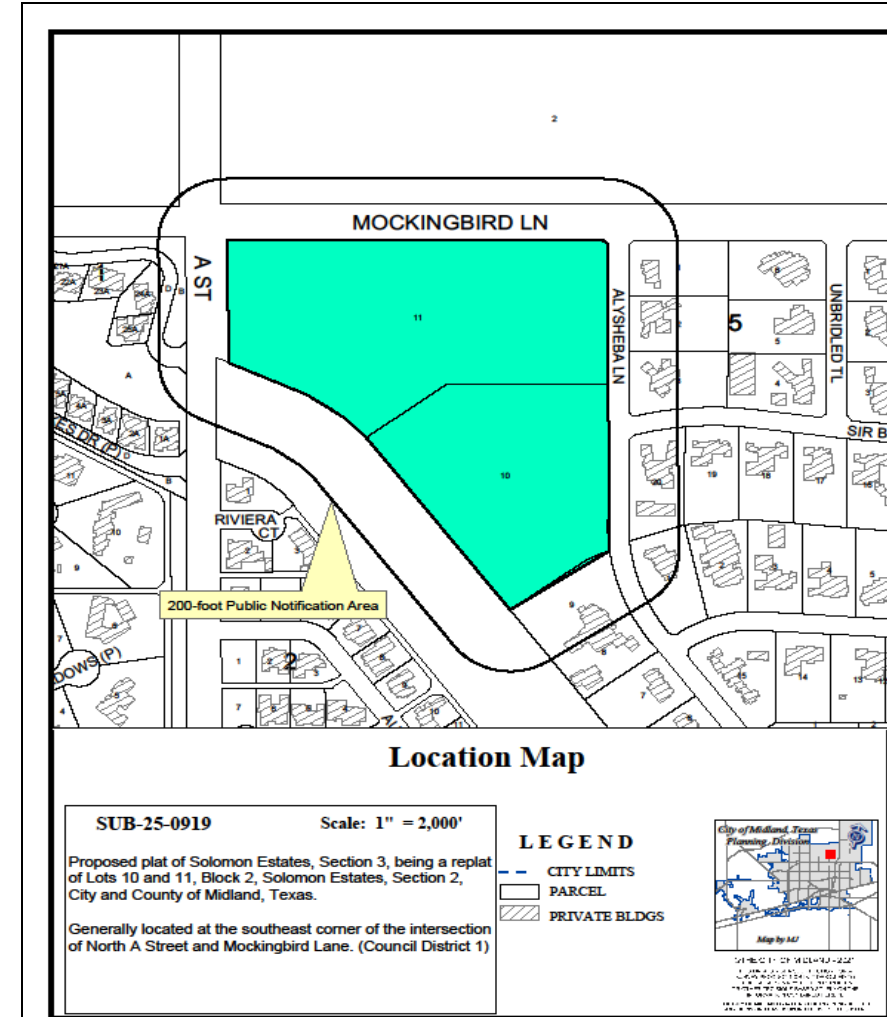


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APPLICATION SUMMARY

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

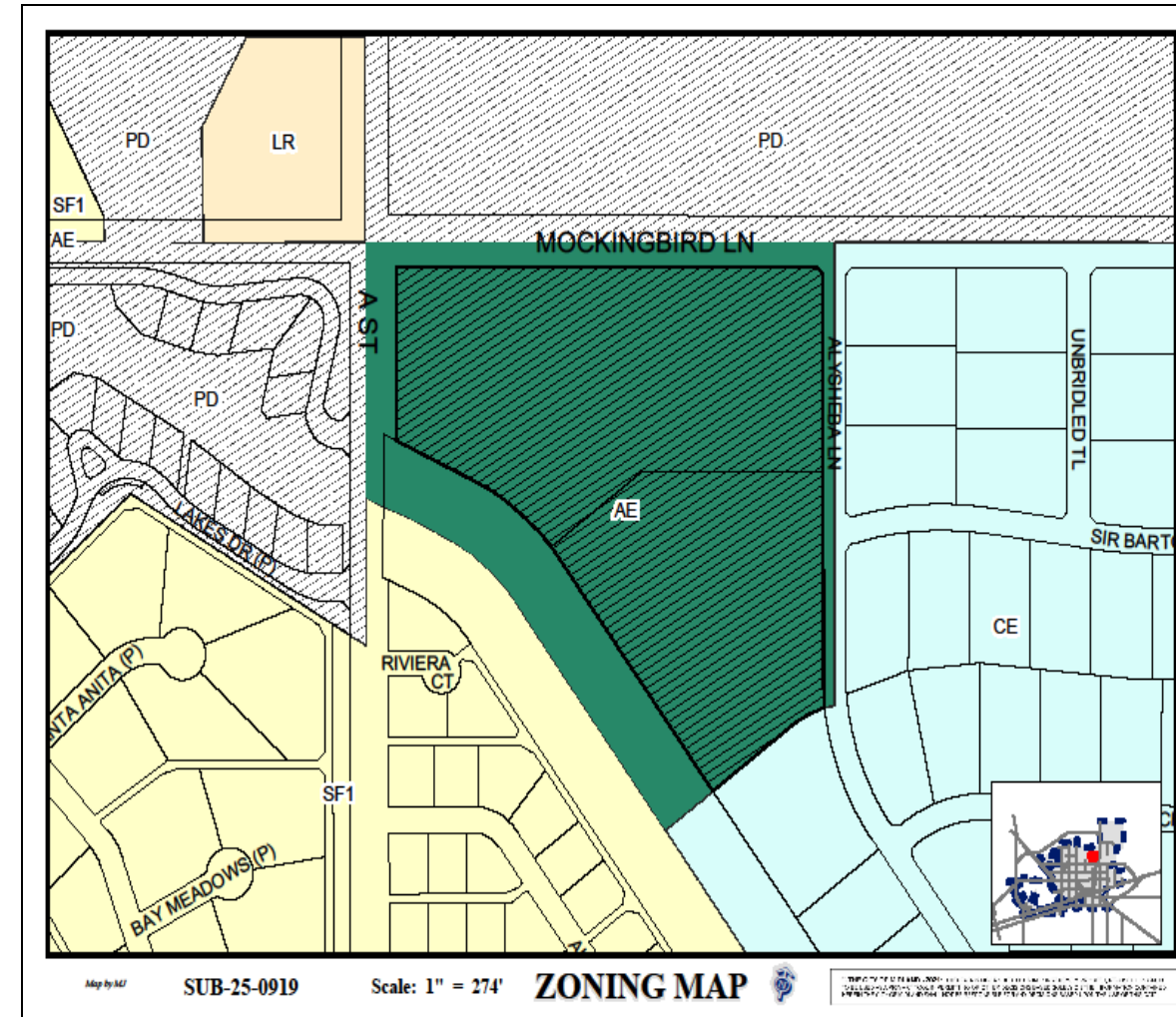


- **Acreage:** 20.56 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 37



ZONING

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



LAND USE

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

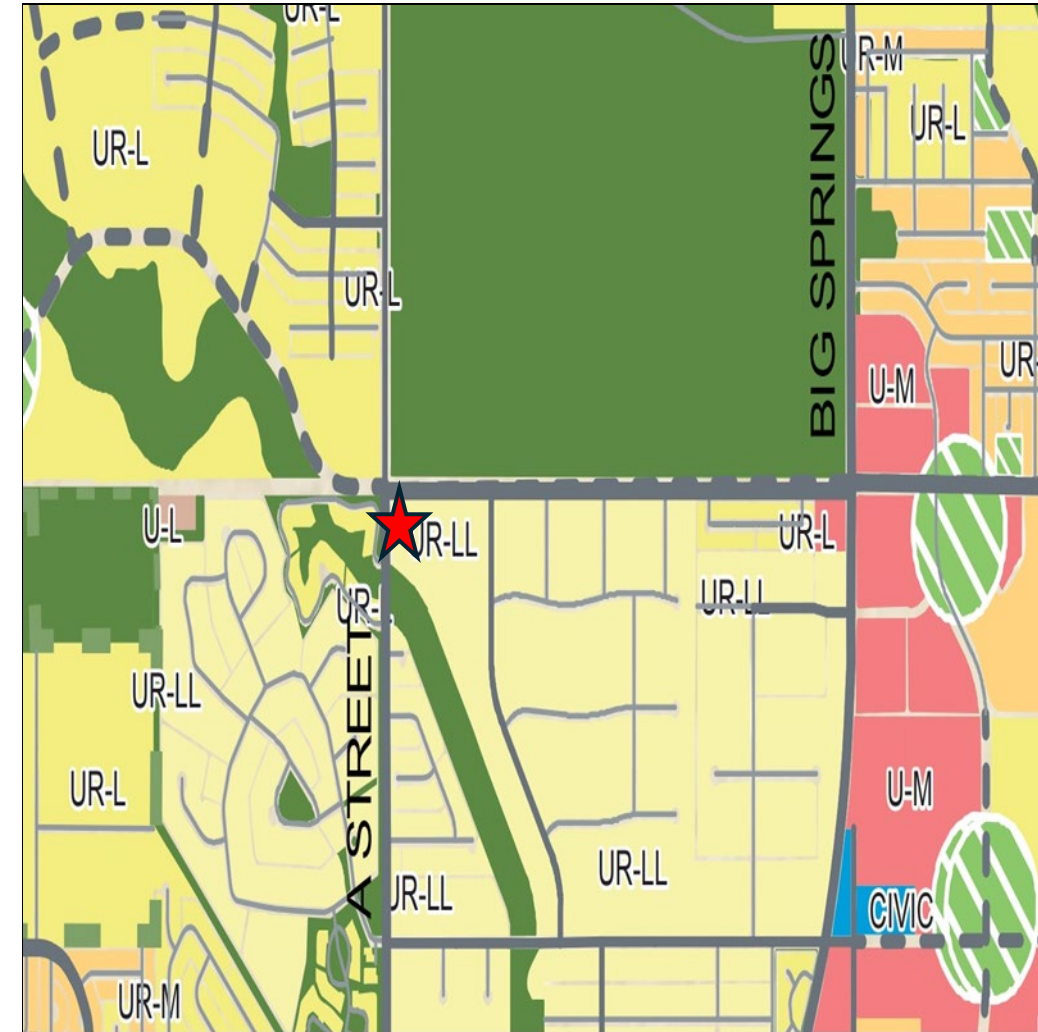




On Alysheba Lane, Looking West.

COMPREHENSIVE PLAN

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



RELATED ITEMS

- In addition to the plat, a zone change request for these properties has been submitted.
- The applicant is requesting a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development.
- The zone change request is scheduled for the January 5, 2025, Planning and Zoning Commission meeting.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on December 15, 2025.
- Staff recommends approval of this request with the following conditions:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]



STAFF'S RECOMMENDATION

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



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Planning and Zoning Commission Meeting

Item Number: 18.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a Final Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane)

Purpose:

Dunaway Associates, on behalf of Black Family Partnerships, is requesting to replat a property located at 5407 and 5315 Alysheba Lane to create a private residential subdivision.

Recommended Action:

Denial

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for Housing Development.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 8" water exists in Alysheba Street E of tract, okay as is. No public water improvements required. 16" water exists in Mockingbird Ln. Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

DRAINAGE: Show compliance with Jal and Midland Draw Watershed Drainage Study, prepared by Freese and Nichols and approved by City on 02/20/2026. [Reference City Code Sect. 11-2-3(D)8]

EASEMENTS: Show existing & Proposed. [For Applicant's Information Only.]

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

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No oil & gas issues

Building Code: (Approved)

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

of Midland and date of permit application.

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

No comments

Health: (Approved)

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

Planning: (Denial)

Common areas must be labeled with their own special common area number or letter. [11-2-5(K)]

Restrictive covenants for the common areas must be submitted and approved by the Planning & Zoning Commission. [11-2-5(H)3(I)]

Common areas shall be shown with distinctly heavier lines like the lots currently are to clearly show they are not part of the right-of-way. They currently appear to be part of the streets. [11-2-3(H)3(b)3]

Staff recommends denial of the Final Plat of Solomon Estates, Section 3. However, should it be approved, staff recommends that it be subject to the below conditions.

Conditions:

A. That each proposed common area be labeled with their own special number or letter. [Midland City Code 11-2-5(K)]

B. That the restrictive covenants be submitted to the Planning Division and approved by the Planning & Zoning Commission. [Midland City Code 11-2-5(H)3(I)]

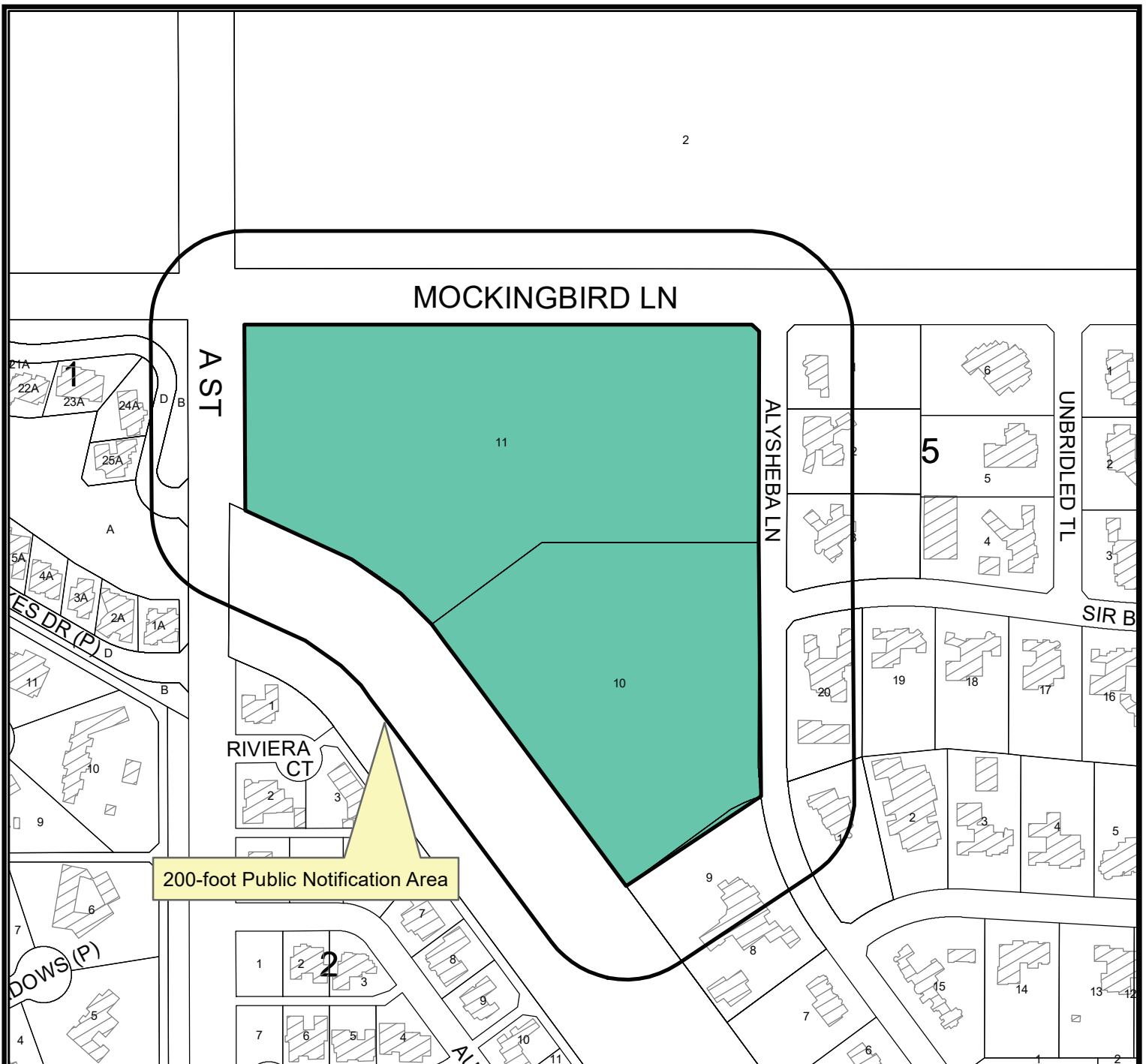
C. That the boundaries of common areas be shown with solid lines to distinguish them from streets and other features on the plat. [Midland City Code 11-2-3(H)3(b)3]

Attachments:

A. P-26-2478, Combined files

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/1/2026
Final Approval - 7/2/2026



Location Map

SUB-25-0919

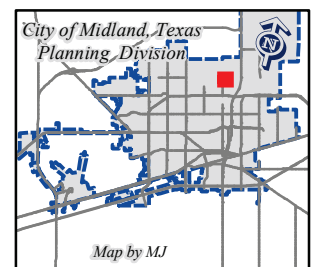
Scale: 1" = 2,000'

Proposed plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas.

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

LEGEND

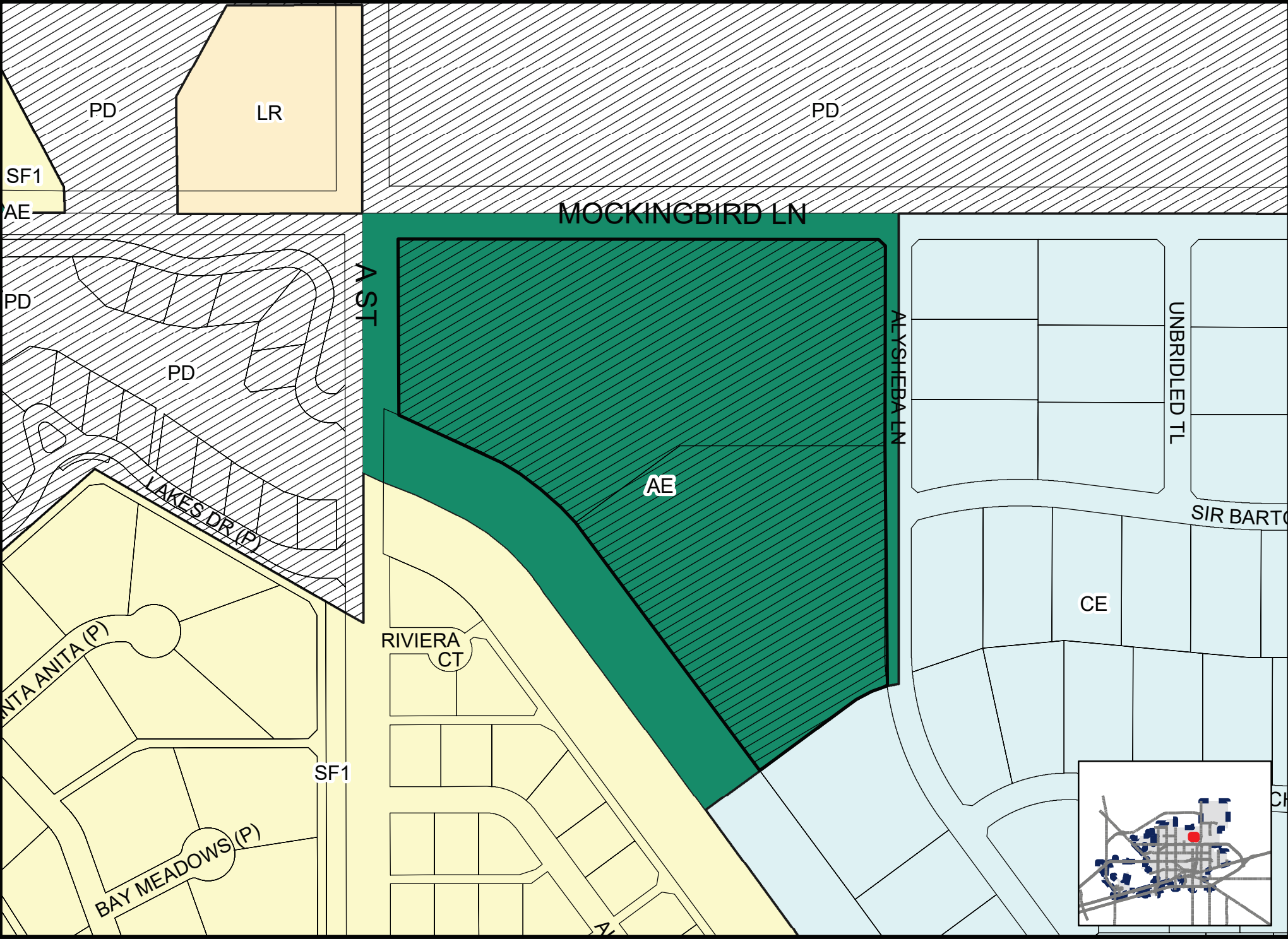
- CITY LIMITS
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Planning and Zoning Commission Meeting

Item Number: 19.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Oncor Airfield Substation being a replat of Lot 1, Block 2, Agri-Empressa Addition, Section 2 Correction Plat, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Big Blue Avenue and South County Road 1250.)

Purpose:
Details of Request:

Kimley Horn, on behalf of Oncor Electric Delivery Company, LLC, is requesting to plat 6.711-acres into 1 lot for future construction of a substation.

Current Zoning:

LI, Light Industrial

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

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

ENGINEERING: (Approved with Conditions)

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

PAVING: SCR 1250 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. WCR 116/ Big Blue roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. [For Applicant's Information Only.]

WATER: 12" water exists in SCR 1250 Street E of tract, okay as is. No public water improvements required. 12" water exists in Big Blue Street N of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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)

These two wells are not permitted though the City of Midland. You may add a 135' radius around each well bore and remove the 500' radius. No variance request will be necessary. Add Note to developers Note: No occupied residence or commercial buildings are allowed within the 135' well radius.

GIS: (Approved)

Add another set of x-y coordinates. Label block and lot. Agri-Empresa, Sec 2, is a correction. Provide the amount of lot 1 being platted since it isn't the full lot.

ADDRESSING: (Approved)

Add city to the replat legal description. This replat is within in the city limits. Need 2nd pair of coordinates Need new plat description on the plat drawing.

SURVEYOR: (Approved)

They are still setting corners he will call .me

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of Oncor Airfield Substation, RE-PLAT OF LOT 1, BLOCK 2, AGRI-EMPRESA SUBDIVISION, SECTION 2, CABINET J PAGE 16, BEING OUT OF SECTION 11, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY ABSTRACT 52 the lot is 6.7 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Staff recommends approval of the Preliminary Plat of Oncor Airfield Substation, subject to the following conditions:

Conditions:

- A. That the Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]
- B. That a drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

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

Attachments:

- A. P&Z - Oncor Airfield Preliminary Plat
- B. P-26-2577 Combined Docs

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/2/2026
Final Approval - 7/2/2026



ITEM PRELIMINARY PLAT ONCOR AIRFIELD SUBSTATION

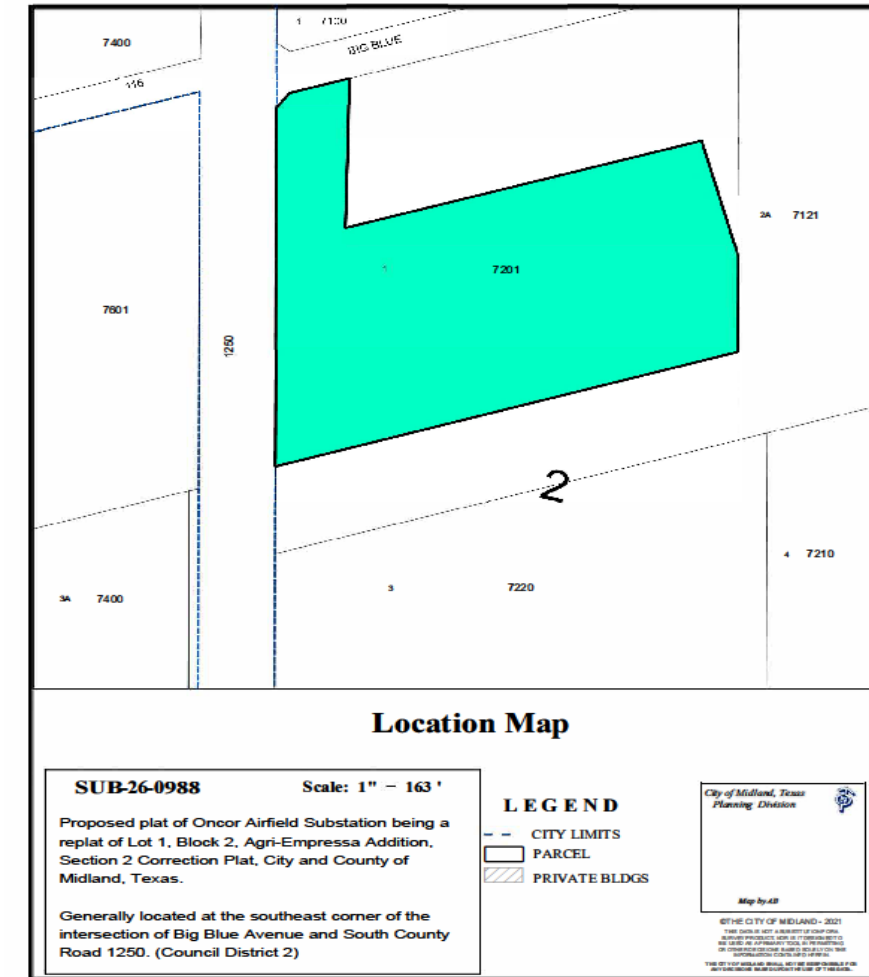


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APPLICATION SUMMARY

- **Property Owner:** Oncor Electric Delivery Company, LLC
- **Representative/Applicant:** Kimley Horn
- **Location:** Generally located at the southeast corner of the intersection of Big Blue Avenue and South County Road 1250. (Council District 2)
- **Reason for Request:** Platting for future commercial development



- **Acreage:** 6.711-acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1

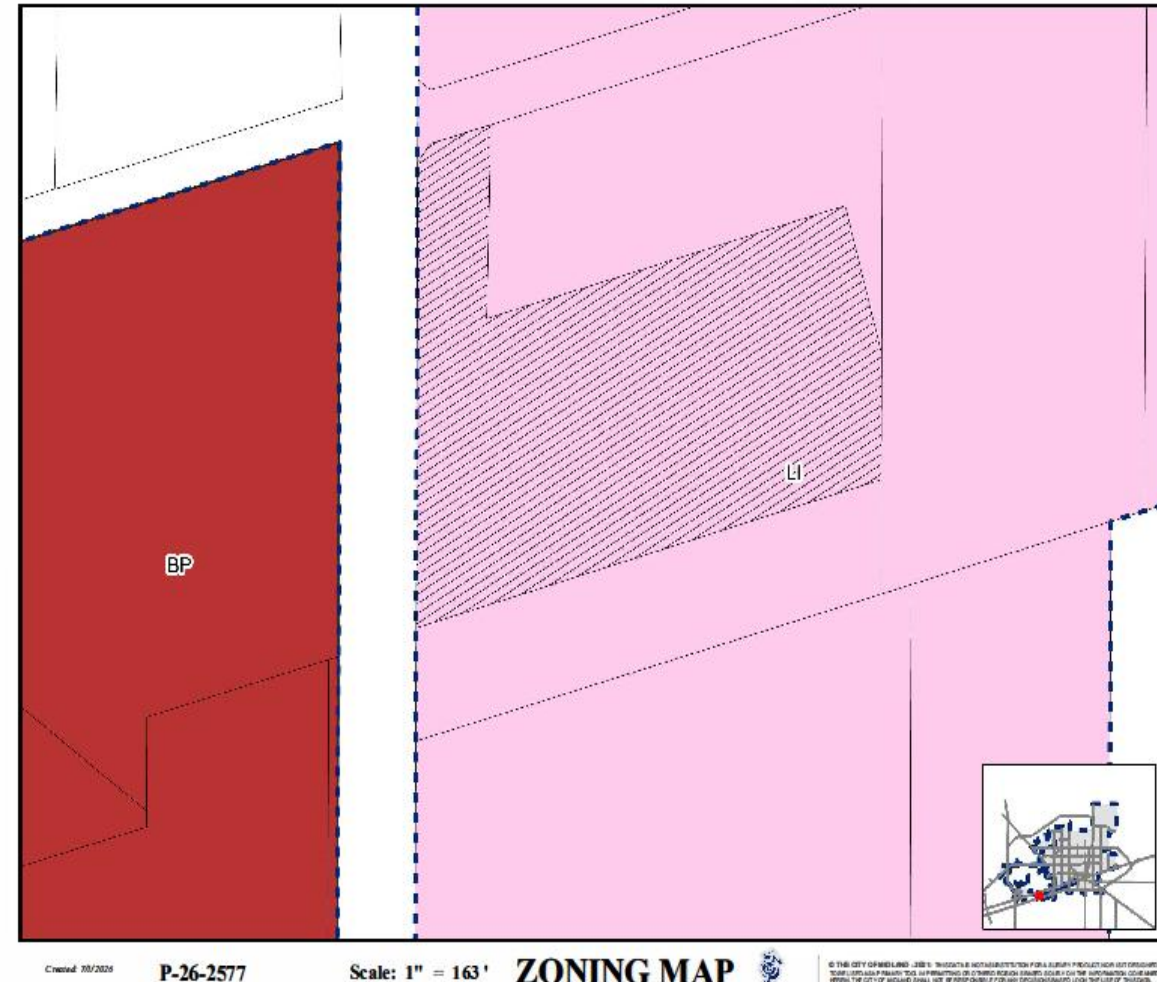


ZONING

Current Zoning: LI, Light Industrial

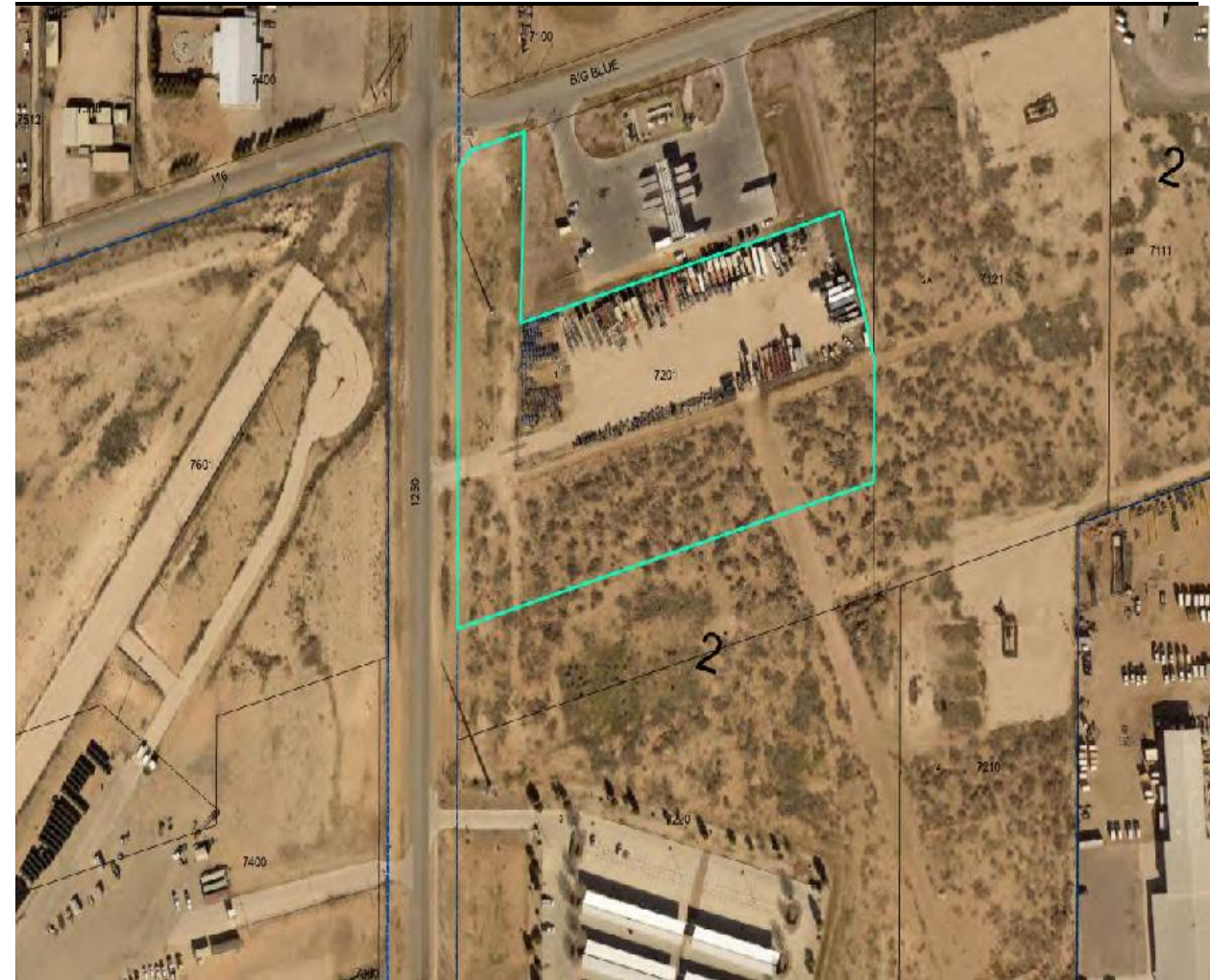
- **Surrounding Zoning:**

- **North/East/South:** LI, Light Industrial
- **West:** BP, Business Park I-20



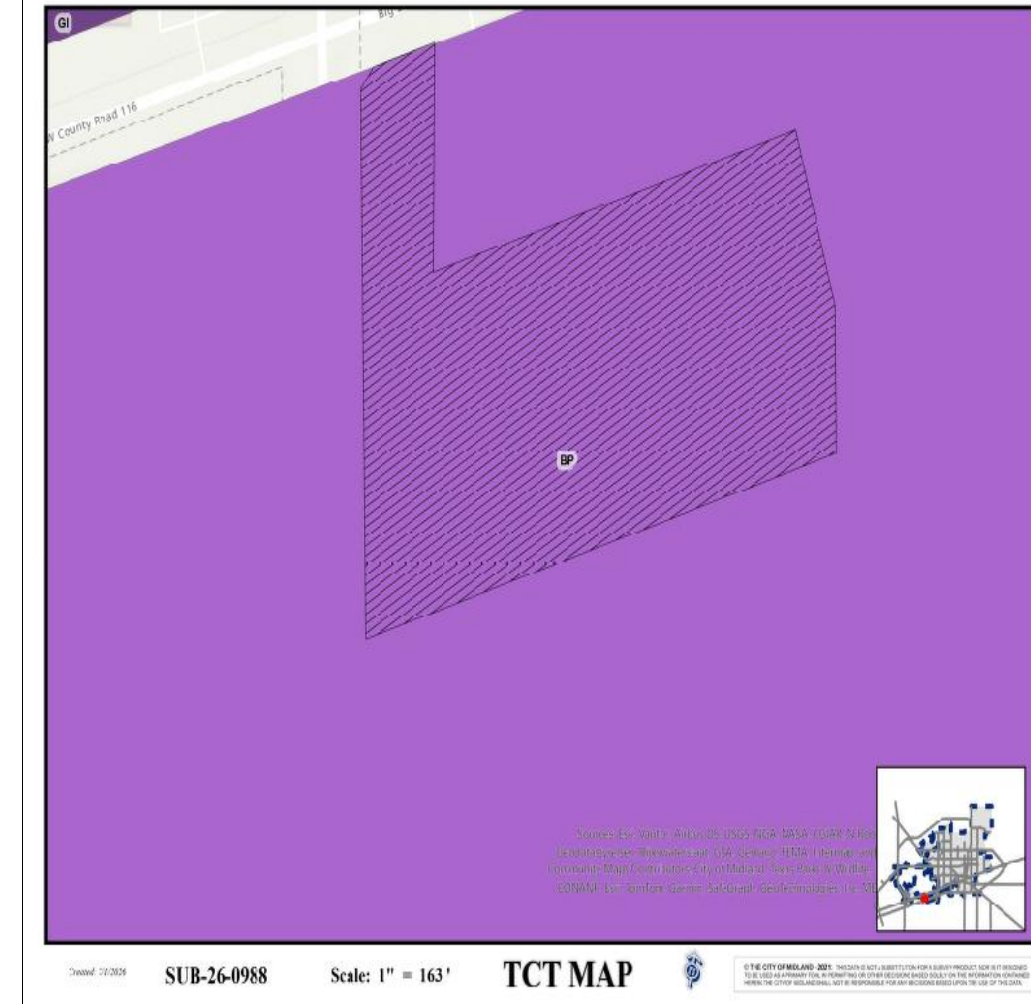
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20 (BP)
- **Supported Uses:** Warehousing and distribution with larger scale visitor services located at the major intersections. Multifamily may be appropriate when integrated as part of a holistic development that incorporates retail and office uses.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following condition:
 - A. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]
 - B. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]
 - C. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]



STAFF'S RECOMMENDATION

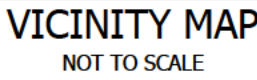
D. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]



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Page 266 of 27



Location Map

SUB-26-0988

Scale: 1" = 163 '

Proposed plat of Oncor Airfield Substation being a replat of Lot 1, Block 2, Agri-Empressa Addition, Section 2 Correction Plat, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of Big Blue Avenue and South County Road 1250. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

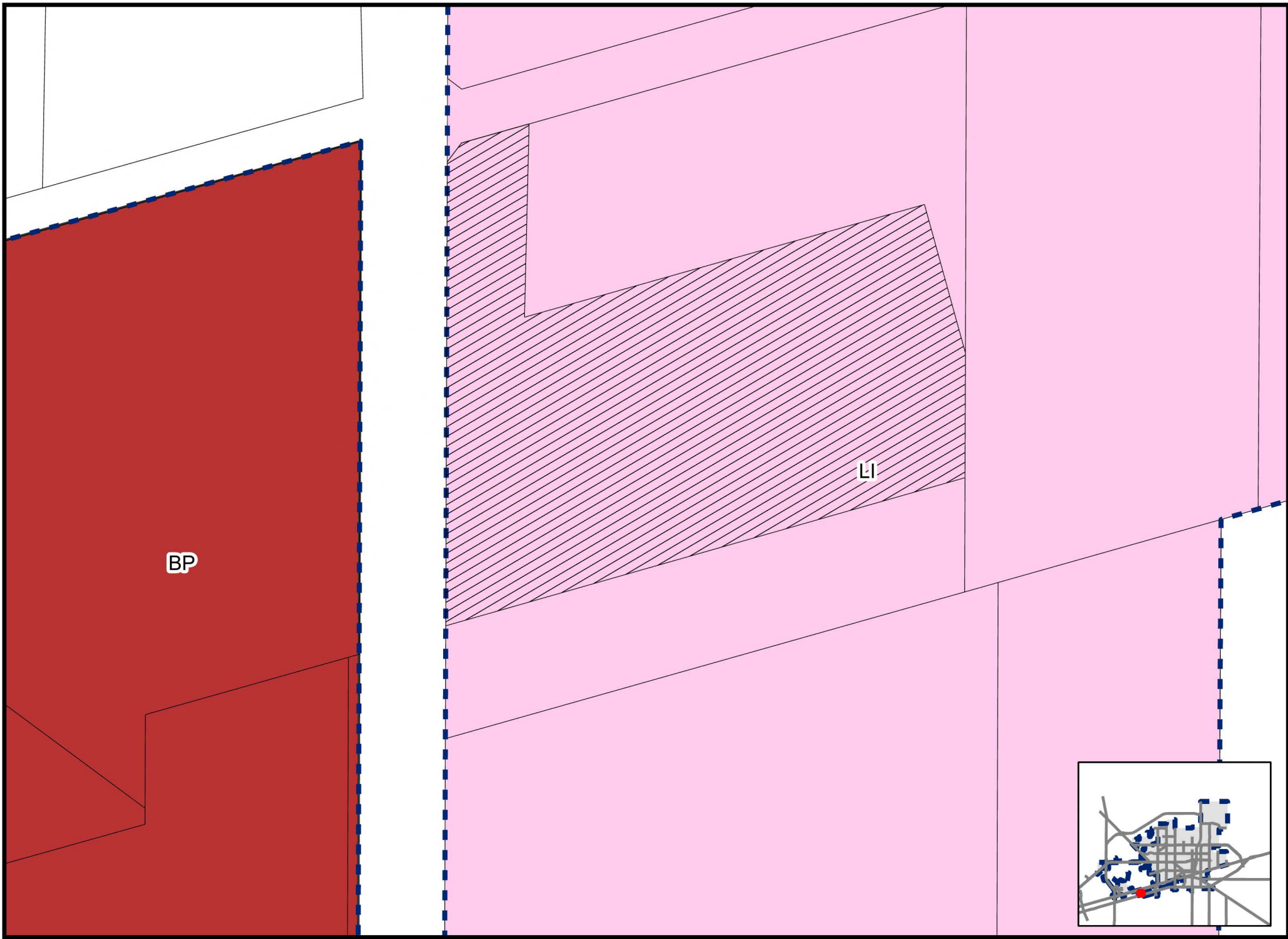
City of Midland, Texas
Planning Division



Map by AB

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Planning and Zoning Commission Meeting

Item Number: 20.
Meeting Date: July 6, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Green Hill Terrace Addition, Section 20 being a replat of Lot 1, Block 2, Green Hill Terrace Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and North Holiday Hill Road.)

Purpose:
Current Zoning:

RR, Regional Retail

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

Recommended Action:
Denial

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Holiday Hill roadway okay as is. No public paving improvements required. Mockingbird roadway is not built to City Standards, construct to City standards for entire platted frontage. [For Applicant's Information Only.]

WATER: 16" water exists in Holiday Hill Street W of tract, okay as is. No public water improvements required. 24" Transmission main water exists Mockingbird Street S of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 12" sewer exists in Holiday Hill Street W of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Mockingbird Lane Drainage Study included in the mockingbird lane building permit plans, prepared by Horizon Engineering and approved by City on 11/24/2025. [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 with Conditions)

The City is planning to install a raised median along Mockingbird Lane as part of a project scheduled for construction next year. Once the median is installed, the property at 5306 Mockingbird Lane will have right-in/right-out access only from Mockingbird Lane. 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)

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 with Conditions)

He said he would set corners after final

GIS: (Approved with Conditions)

What is the title of the plat? Provide another set of x-y coordinates. Label the block for this plat (block can be 2), label lots accordingly based on Green Hill Terrace (if plat is a continuation of Green Hill Terrace, or create a new block 1 if this is an entirely new subdivision name). (should not be tracts) Provide recording info for surrounding, existing easements. If these are streets, they need names.

OIL AND GAS : (Approved)

No Oil & Gas issues

ADDRESSING: (Approved with Conditions)

Correct Replat Legal Description - How much of Lot 1 is being replatted. Remove Tracts A-G from replat legal description. Currently there are no tracts.

Clarify and Correct New Legal Description on Plat. See Domingo's notes for all legal descriptions.

Remove Directional of "North" from the street name of Holiday Hill Road.

Correct street name Mockingbird Lane. It is currently missing it's "G".

Add a 2nd Pair of Coordinates

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The lots are too small for a septic system, the lots need to connect to the existing sewer line on holiday hill road.

PLANNING: (Denied)

Lot arrangement is unacceptable. Tract G is undevelopable due to its dimensions. Each lot must comply with the required dimensions of the zoning ordinance and be able to be built on. Additionally, Tract G land locks Tracts D and E. All lots must have access via a public street or access easement. [11-2-5(B)4] [11-2-5(B)1] [11-1-5.05]

Missing Title block in the lower right-hand corner of each plat which indicates: The proposed subdivision name, The owner's name, address and phone number, The name and address of the individual or firm preparing the plat, and The name of a contact person with address and phone [Midland City Code 11-2-3(A)1(a)]

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

Need Title of Plat above legal description. Should include division name, section #, check for duplication. [Midland City Code 11-2-5(A)4]

Confirm lot and block numbering (place block number within plat boundary), net area of each apartment or business area, playgrounds, park areas and public areas must be sure. [Midland City Code 11-2-3(C)2(b)(6)]

Shall bear a registered surveyor's seal, signature and date on each sheet and a statement that the boundary description shown thereon accurately describes the survey of the tract boundary conducted by said surveyor. [Midland City Code 11-2-3(D)4]

All parcels and easements to be dedicated to public use. [Midland City Code 11-2-3(D)4(f)]

Tract lines and record owners of all unplatted land immediately adjoining the proposed subdivision within a distance of 100 meters (330 feet) thereof. [Midland City Code 11-2-3(C)2(b)(2)]

The currently proposed lot layout does not conform to the RR, Regional Retail Minimum lot dimensions of 60 width x 100 depth. A special exception will be needed. [Midland City Code 11-2-3(D)8(b)]

Staff recommends denial of the Preliminary Plat of Green Hill Terrace Addition, Section 20. However, should it be approved, staff recommends that it be subject to the below conditions.

Conditions:

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

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

C. That a special exception which allows the proposed nonconforming lot dimensions be approved by City Council before final plat submittal. [11-2-3(D)8(b)]

D. That all lots have access via a public street or access easement. [11-2-5(B)4]

E. 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:

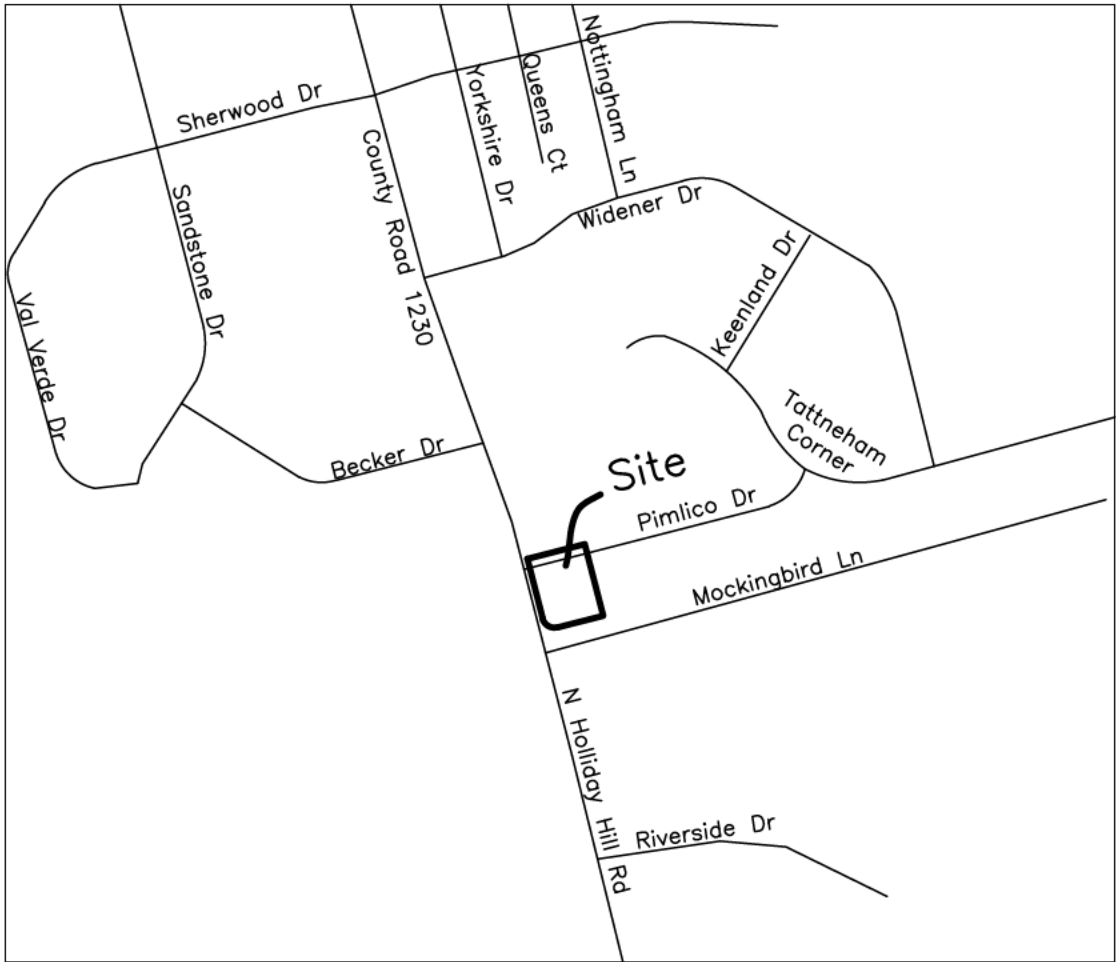
A. P-26-2572 Combined Docs

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/2/2026
Final Approval - 7/2/2026

PRELIMINARY PLAT
TRACTS A-G, GREEN HILL TERRACE, A REPLAT OF LOT 1, BLOCK 2, GREEN
HILL TERRACE TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, AS
RECORDED IN CABINET A, PAGE 26, MIDLAND COUNTY PLAT RECORDS.

BEING A 1.639 ACRE TRACT, IN SECTION 7, BLOCK X, H.P. HILLIARD SURVEY, MIDLAND COUNTY, TEXAS.



Vicinity Map No Scale

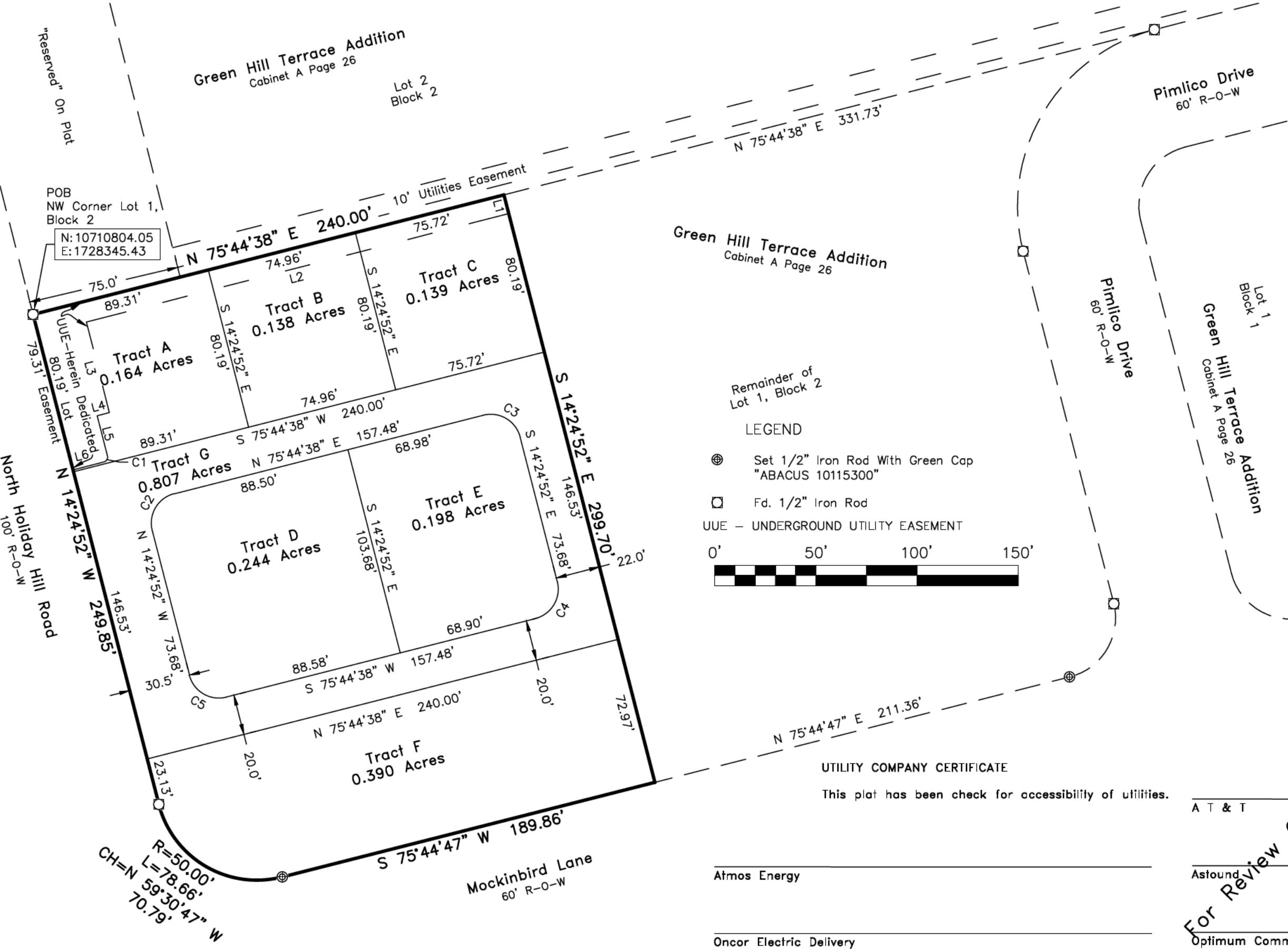
FILED FOR RECORD THIS _____ DAY OF _____, 2026 AT _____ AM/PM,
RECORDED THIS _____ DAY OF _____, 2026, AT _____ AM/PM, IN
CABINET _____, PAGE _____, MIDLAND COUNTY PLAT RECORDS.
INSTRUMENT NUMBER: _____

COUNTY CLERK OF MIDLAND COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 14°24'52" E	9.56'
L2	S 75°36'09" W	215.38'
L3	S 14°12'10" E	46.16'
L4	S 75°36'12" W	6.23'
L5	S 14°23'48" E	20.48'
L6	S 75°30'59" W	15.71'

Owner Information:
[Redacted]

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2.50'	3.92'	3.53'	S 30°33'35" W	89°54'46"
C2	15.00'	23.60'	21.24'	N 30°39'53" E	90°09'29"
C3	15.00'	23.52'	21.18'	S 59°20'07" E	89°50'31"
C4	15.00'	23.60'	21.24'	S 30°39'53" W	90°09'29"
C5	15.00'	23.52'	21.18'	N 59°20'07" W	89°50'31"



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

Atmos Energy

Oncor Electric Delivery

A T & T

Astound

Optimum Communications

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, _____ (owner) is the record owner of a tract of land situated in Section 7, Block X, H.P. Hilliard Survey, City of Midland, Midland County, Texas, and being all of Lot 1, Block 2, Green Hill Terrace Addition, an addition to the City of Midland, Midland County, Texas, as recorded in Cabinet A, Page 26, Midland County, Plat Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ (owner) do(es) hereby adopt this plat designating the hereinabove described property as Tracts A-G, Green Hill Terrace Addition, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at _____, this the _____ day of _____, 20_____. (Include a separate statement for each location or date of signature.)

By: (printed owner name) (owner signature)

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY ?????????????????? for ??????????????????

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "Tracts A-G Green Hill Terrace" was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas,

on this _____ day of _____, 2026.

JOSHUA SPARKS
Chairman of Planning and Zoning Commission

LONDON OCHOA
Secretary of Planning and Zoning Commission

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. BEARINGS/DISTANCES/COORDINATES RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
3. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
4. THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "X" AS INTERPRETED FROM OUR FILE COPY OF FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, PANEL NO. 48329C0066F DATED SEPTEMBER 16, 2005. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.
5. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.
6. 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
That I, ZACHARY J. WELLS, 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. The field work was completed on XXXX XX, 2026.

Zachary J. Wells
Registered Professional Land Surveyor No. 7188

Count on It

806-745-7670

ABACUS

LAND SURVEYING

5807 16th Street

LUBBOCK, TEXAS

TEXAS SURVEYING FIRM NO. 10115300



Location Map

SUB-26-0986

Scale: 1" = 104 '

Proposed plat of Green Hill Terrace Addition, Section 20 being a replat of Lot 1, Block 2, Green Hill Terrace Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Mockingbird Lane and North Holiday Hill Road. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

City of Midland, Texas
Planning Division



Map by AB

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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.

