

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
July 20, 2026 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving July 6, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**

PUBLIC HEARINGS

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

3. - Hold a public hearing and consider a request by Clifford Mitchell for a Specific Use Designation Without Term for an Accessory Dwelling Unit on the east 40 feet of Lot 9 and all of Lot 10, Block 7, North Park Hill Addition, City and County of Midland, Texas. (Generally located on the north side of West Kansas Avenue, approximately 215 feet east of North F Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Hold a public hearing and consider a request by Amy Coleman for a Specific Use Designation Without Term for an Accessory Dwelling Unit on the south 80 feet of Lot 19 and all of Lot 20, Block 125, Willshire Park Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of North Eisenhower Drive and Edgewood Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Hold a public hearing and consider a request by Katelyn Williams for a Specific Use Designation without Term for an Accessory Dwelling Unit on the west half of Lot 2 and all of Lot 3, Block 9, High School Addition, City and County of Midland, Texas. (Generally located on the south side of West Michigan Avenue, approximately 90 feet west of North B Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Hold a public hearing and consider a Preliminary Plat of Southern Addition, Section 39, 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)**

7. - Hold a public hearing and consider a Final Plat of Country Sky Addition, Section 31 being a replat of Lots 29 and 30, Block 3, Country Sky Addition, Section 28, City and County of Midland, Texas. (Generally located on the west side of the intersection of Desert Wind and Wind Chase) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
8. - Hold a public hearing and consider a Preliminary Plat of Haley Heights, Section 9 being a replat of the south 50 feet of Lot 1, Block 11, Haley Heights, City and County of Midland, Texas (Generally located on the west side of Pratt Street, approximately 100 feet south of Collins Avenue) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

9. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Andrews Park, Section 9, being a replat of Lot 5 and the south 68 feet of Lot 6, Block 1, Andrews Park, Section 3, City and County of Midland, Texas (Generally located on the east side of North Midland Drive, approximately 230 feet north of Andrews Highway.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Sunset Estates Addition, Section 4, being a 5.01-acre tract of land out of Section 2, Block 38, T-2-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located on the south side of Farm to Market Road 307, approximately 1,925 feet east of South County Road 1130.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
11. - Hold a public hearing and consider a Preliminary Plat of Southern Addition, Section 37, being a replat of Lots 1 through 6, Block 129, Southern Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Kentucky Avenue and South Marshall Street) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
12. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 62, being a plat of a 0.865-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Thomason Drive, approximately 270 feet east of Tradewinds Boulevard.)

(DISTRICT: 4) (DEVELOPMENT SERVICES) ()
13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of North Estates, Section 6, being a replat of Tract 16 and the East 95 feet of Tract 17, North Estates, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Solomon Lane and Acorn Lane.) **(DISTRICT: 1) (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
July 6, 2026 - 3:30 PM**



The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas at 3:30pm, July 6, 2026

Members present: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

Members absent: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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 4 with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)**

Withdrawn by Applicant

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)**

Planner Beatriz Quezada presented this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)**

Planner Madelim Jaquez presented this item.

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

There was no one wishing to speak on this item.

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

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

MISCELLANEOUS

11. - 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)

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)**

Withdrawn by Applicant

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)**

Motion passed with the following vote:

AYE: Joshua Sparks, Lucy Sisniega, Dara Richardson, BreAnna LaFoy, Joshua Garza

NAY:

ABSTAIN:

ABSENT: Brandon Ofield, Brennan Berry, J. Brian Martin, Aaron Hunter

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)

Withdrawn by Applicant



Landon J. Ochoa
Planning Division Manager
Department of Development Services

7/15/26

Date

Joshua Sparks, Chair

Date



Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Hold a public hearing and consider a request by Clifford Mitchell for a Specific Use Designation Without Term for an Accessory Dwelling Unit on the east 40 feet of Lot 9 and all of Lot 10, Block 7, North Park Hill Addition, City and County of Midland, Texas. (Generally located on the north side of West Kansas Avenue, approximately 215 feet east of North F Street.)

Purpose:

Clifford Mitchell is requesting a Specific Use Designation without Term for an Accessory Dwelling Unit (ADU) on a property located at 1204 West Kansas Avenue in Council District 3.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Surrounding Zoning and Land Use:

Properties to the north/south/east/west: SF-1, Single-Family Dwelling District. All surrounding properties are comprised of single-family homes.

Analysis:

The property is located at 1204 West Kansas Avenue, and the property owner is seeking approval to construct a Mother-In-Law suite in the rear yard. The property is zoned SF-1, Single-Family Dwelling District, which allows for the construction of an Accessory Dwelling Unit with a Specific Use Designation without Term. Per the definition of Accessory Dwelling Unit as defined in Section 11-1-2.01.71:

Living quarters either attached or detached from the principal residence and used as an Accessory Use without renting or leasing as a residence by either guests or persons employed to provide domestic services to the occupants of the principal residence. [11-1-2]

The Accessory Dwelling Unit needs to comply with the standards as listed in Section 4.09 Accessory Building and Uses, Section C of the Zoning Ordinances.

C. Accessory Dwelling Units and Use Limitations

- a. Accessory Dwelling Units shall not be leased or rented.
- b. The living area of an Accessory Dwelling Unit shall not exceed 1,000 square feet or 30 percent of the area of the principal residence, whichever is less.
- c. Only one Accessory Dwelling Unit shall be allowed on any individual tract of land.
- d. A mobile home, travel trailer, or recreational vehicle shall not be used as a detached Accessory Dwelling Unit.
- e. The total number of people who live on the property, including the principal residence and the Accessory Dwelling that, shall not exceed that of a "Family" as defined in the zoning ordinance.

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

Fire: (Approved)

No fire code concerns identified at this time; all applicable building, fire, and life safety code requirements shall be met prior to occupancy.

Engineering: (Approved)

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

Transportation: (Approved)

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

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.

Planning: (Approved with Conditions)

This request meets all requirements; therefore, staff recommends approval of the request for the Specific Use Designation without Term for an Accessory Dwelling Unit, subject to the following conditions:

Conditions:

A. That the use and development of the property for the Unit shall significantly conform to the site plan, which is attached hereto as Exhibit A and incorporated herein for all purposes, said Unit being the building identified in Exhibit A as a “new 20’ x 30’ adu with 10’ deep covered porch”.

B. That the use and development of the Property for the Unit shall significantly conform to the elevation drawings, which are attached hereto as Exhibit B and incorporated herein for all purposes.

C. That the total number of people who live on the Property, including the principal residence and the Unit, shall not exceed that of a “family”, as such term is defined in Section 11-1-2.01 of the City Code.

D. That the floor area of the Unit shall not exceed 600 square feet.

E. That vehicular access from the alley is hereby permitted.

F. That the Unit shall not be leased or rented as a separate dwelling unit and shall not be used for any commercial purpose.

G. That the Unit shall meet all requirements of the Fire Department and the Code Administration Division.

H. That the owner of the Property, or an authorized representative thereof, shall obtain a Certificate of Occupancy prior to using the Unit to ensure that the conditions of the Specific Use Designation Without Term are satisfied.

I. That the City Secretary is hereby authorized and directed to file a certified copy of this Ordinance with the County Clerk of Midland County, Texas, for purposes of recording in the Official Records of Midland County, Texas, as notice to any subsequent purchaser of this property that the Unit shall not be leased or rented as a separate dwelling unit or used for any commercial purpose.

Letters of Objection:

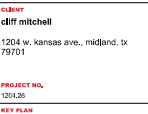
As of July 17, 2026, staff has received no letters of objection.

Attachments:

- A. SUDwo-26-0054, 1204 W Kansas Ave, Combined
- B. CC - -1204 W Kansas ADU

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/15/2026
Final Approval - 7/16/2026



overall site plan
as101

d1 exterior elevation - north
1/4" = 1'-0"

c1 exterior elevation - south
1/4" = 1'-0"

(b1) exterior elevation - east
1/4" = 1'-0"

a1 exterior elevation - west
1/4" = 1'-0"

KEY NOTES

010 FULL BED

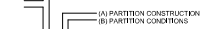
- 000 RAIL MOUNTED CLOSET ORGANIZATION SYSTEM
000 MBL WORK - BASIC CABINET
000 FLOOR MOUNTED W/ CLOSET - REF PLUMBING
000 KITCHEN SINK - REF PLUMBING
000 EXTERIOR DOUBLE CLEANOUT, CAST IRON CLEANOUT WITH ROUND
000 ADJUSTABLE DISC OPERATED CAST IRON TOP CABINET SINK FROM PLUMB
000 WITH RECESSED SINKSET INSTALL IN MINIMUM 24" X 12" X 4" REINFORCED
000 CONCRETE PAD WITH 18" BULVED EDGES, 2" PLUMBING
000 ROOF DRAIN LEADER - REF PLUMBING
000 THROUGH ROOF VENT PIPE - REF PLUMBING
000 EXTERIOR FAN COIL UNIT - 36,000 BTU/ MIN
000 REFLECT
000 MOUNT DISMANT - SERVICE RATED CONNECT, 15AMP FUSES ADJACENT TO
000 ON HIGH METER - FIELD VERIFY FOR PROPER WORKSPACE CLEARANCE,
000 REFER TO ELECTRIC RIVER DIAGRAM FOR MORE INFORMATION
000 1/2 KW METER FAN COIL - COORDINATE WITH ONCOR ELECTRIC DELIVERY
000 FOR ALL REQUIREMENTS

c4 reflected ceiling plan - add
1.4" = 1.0"

a4 adu floor plan
1:4" = 1'-0"

PARTITION LEGEND

THE FOLLOWING PARTITION GRAPHIC SYMBOL AND TWO PART NOTATION SYSTEM IS USED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. NOTE: THE PARTITION CONSTRUCTION WILL MAINTAIN ITS DESIGNATION TO THE POINT OF AN INTERSECTION WALL. IF NO CHANGE IN DESIGNATION IS SHOWN BEYOND THE INTERSECTION, THE PREVIOUS PARTITION CONSTRUCTION DESIGNATION APPLIES. REFER TO CODE PLAN G-005 FOR RATED WALLS.



(A) PARTITION CONSTRUCTION

- | | |
|----|---|
| A. | METAL STUDS - GYPSUM BOARD ONE SIDE |
| B. | METAL STUDS - GYPSUM BOARD EACH SIDE |
| C. | METAL STUDS - 2 LAYERS OF GYPSUM BOARD ON EACH SIDE |
| D. | CMU |
| E. | CMU - GYPSUM BOARD ON HAT CHANNELS |
| F. | CONCRETE |
| G. | SHAFI WALL SYSTEM - GYPSUM BOARD ON FINISHED SIDE |
| H. | SHAFI WALL SYSTEM - 2 LAYERS OF GYPSUM BOARD ON EACH |
| I. | CMU/SHAFI WALL SYSTEM - GYPSUM BOARD ON FINISHED SIDE |
| L | DETAIL 719a-??? |

(B) PARTITION CONDITION

1. RATED ASSEMBLY EXTENDS TO STRUCTURE ABOVE (SEE DEFINITION ABOVE). PROVIDE APPROVED TYPE OF BRACING TO WALL ASSEMBLY TO MATCH RATING OF WALL. PROVIDE APPROVED TYPE OF BRACING TO MANUFACTURER'S MAXIMUM LENGTH (SPAN) USING SPIRIT LEVEL. LOADING SHALL BE BRACED TO TOP OF WALL. BRACING SHALL BE ACCEPTABLE BRACING. HARD CEMENTS ARE ACCEPTABLE.
2. RATED ASSEMBLY EXTENDS TO STRUCTURE ABOVE (SEE DEFINITION ABOVE). PROVIDE APPROVED TYPE OF BRACING TO WALL ASSEMBLY TO MATCH RATING OF WALL. PROVIDE APPROVED TYPE OF BRACING TO MANUFACTURER'S MAXIMUM LENGTH (SPAN) USING SPIRIT LEVEL. LOADING SHALL BE BRACED TO TOP OF WALL. BRACING SHALL BE ACCEPTABLE BRACING. HARD CEMENTS ARE ACCEPTABLE. WALL CAVITY BE BRACED TO TOP AND BOTTOM OF WALL (BOTH SIDES) AND ALL BRACING PERMANENTLY ATTACHED TO WALL.
3. RATED ASSEMBLY EXTENDS TO STRUCTURE ABOVE. WALL CAVITY BE BRACED TO TOP AND BOTTOM OF WALL (BOTH SIDES) AND ALL BRACING PERMANENTLY ATTACHED TO WALL.
4. COMPLETE ASSEMBLY EXTENDS TO AND BE BRACED TO STRUCTURE ABOVE. WALL CAVITY BE BRACED TO TOP AND BOTTOM OF WALL (BOTH SIDES) AND ALL BRACING PERMANENTLY ATTACHED TO WALL.
5. COMPLETE ASSEMBLY EXTENDS TO AND BE BRACED TO STRUCTURE ABOVE. WALL CAVITY BE BRACED TO TOP AND BOTTOM OF WALL (BOTH SIDES) AND ALL BRACING PERMANENTLY ATTACHED TO WALL.
6. COMPLETE ASSEMBLY EXTENDS TO AND BE BRACED TO STRUCTURE ABOVE. WALL CAVITY BE BRACED TO TOP AND BOTTOM OF METAL STUD WALLS EXTEND TO 4" MINIMUM ABOVE HIGHEST ADJACENT CEILING.
7. STRUCTURES ARE NOTED IN THE PARTITION DESCRIPTIONS AS DEFINED AS FOLLOWS:

- * COMPOSITE FLOOR SLAB
- * STAIR TREADS/RISERS
- * METAL ROOF DECK
- * STEEL BEAMS

TERMINATE METAL STUDS AT "STRUCTURE ABOVE" WITH DEFLECTION TRACK
REQUIRED FOR WALL CONDITION SCHEDULED.

(NOTE: IN NO CASE SHALL THE BOTTOM OF STEEL JOISTS BE CONSIDERED BOTTOM
OF STRUCTURE ABOVE.)

(NOTE: ALL INTERIOR WALLS ARE "B3" UNLESS NOTED OTHERWISE.)

EDITOR NOTE: USE THE DEFAULT NOTE ABOVE TO SCHEDULE THE MOST COMMON TYPE OF WALL PARTITION USED ON THE PROJECT SO THAT YOU DON'T HAVE TO PUT THE WALL TYPE MARK ON EVERY WALL (DELETE THIS NOTE).

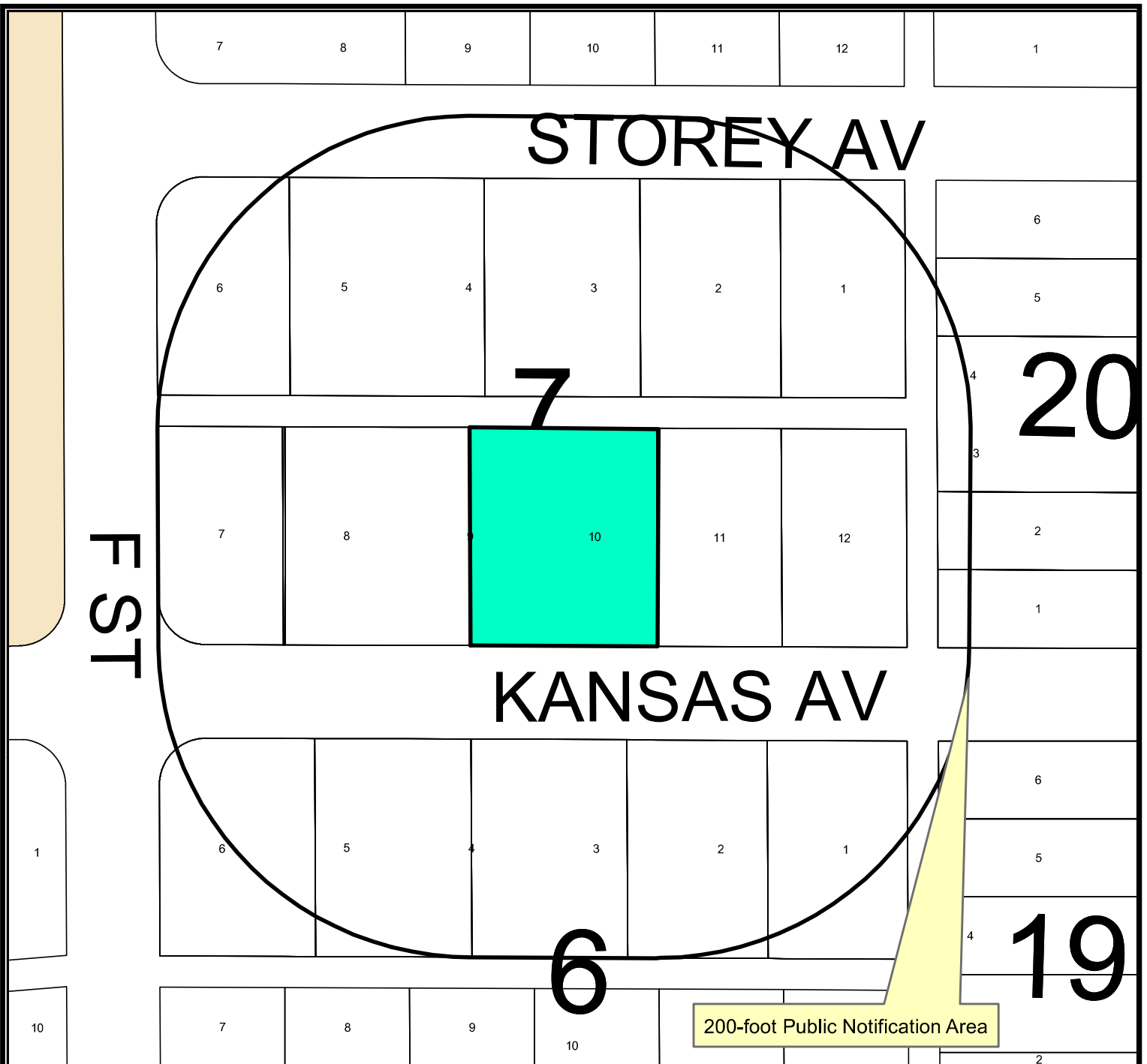
auxilliary dwelling unit

CLIENT
cliff mitchell
1204 w. kansas a
79701

PROJECT NO.
1204.26

KEY PLAN

adu floor plan
a-101



Location Map

SUDwo-26-0054

Scale: 1" = 600'

Consider a request by Clifford Mitchell for a Specific Use Designation without Term for an Accessory Dwelling Unit on the east 40 feet of Lot 9 and all of Lot 10, Block 7, North Park Hill Addition, City and County of Midland, Texas.

Generally located on the north side of West Kansas Avenue, approximately 215 feet east of North F Street. (Council District 3)

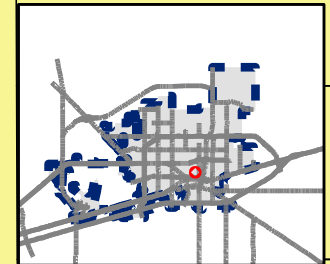
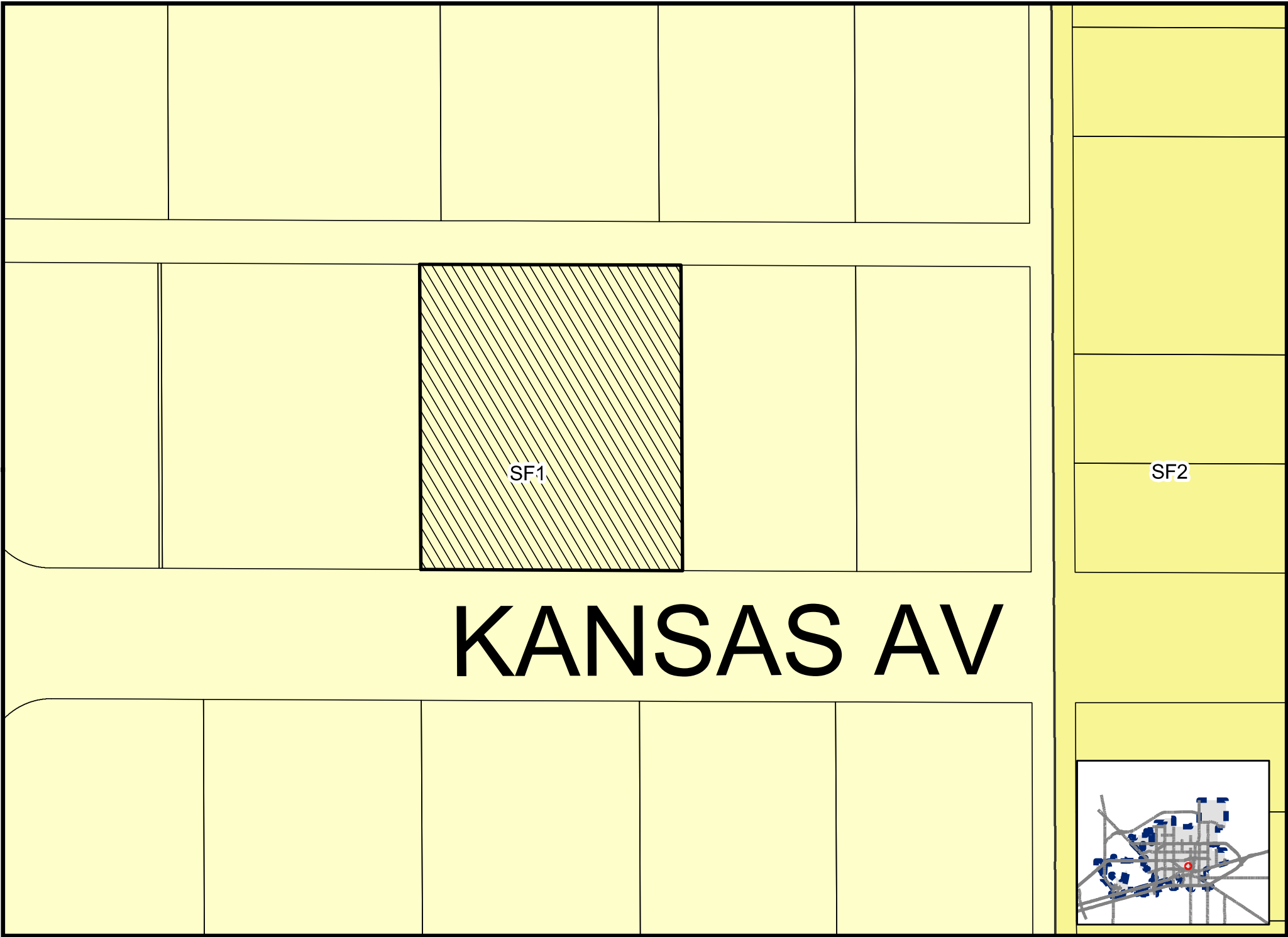
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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









ITEM

SPECIFIC USE DESIGNATION

1204 WEST KANSAS AVENUE

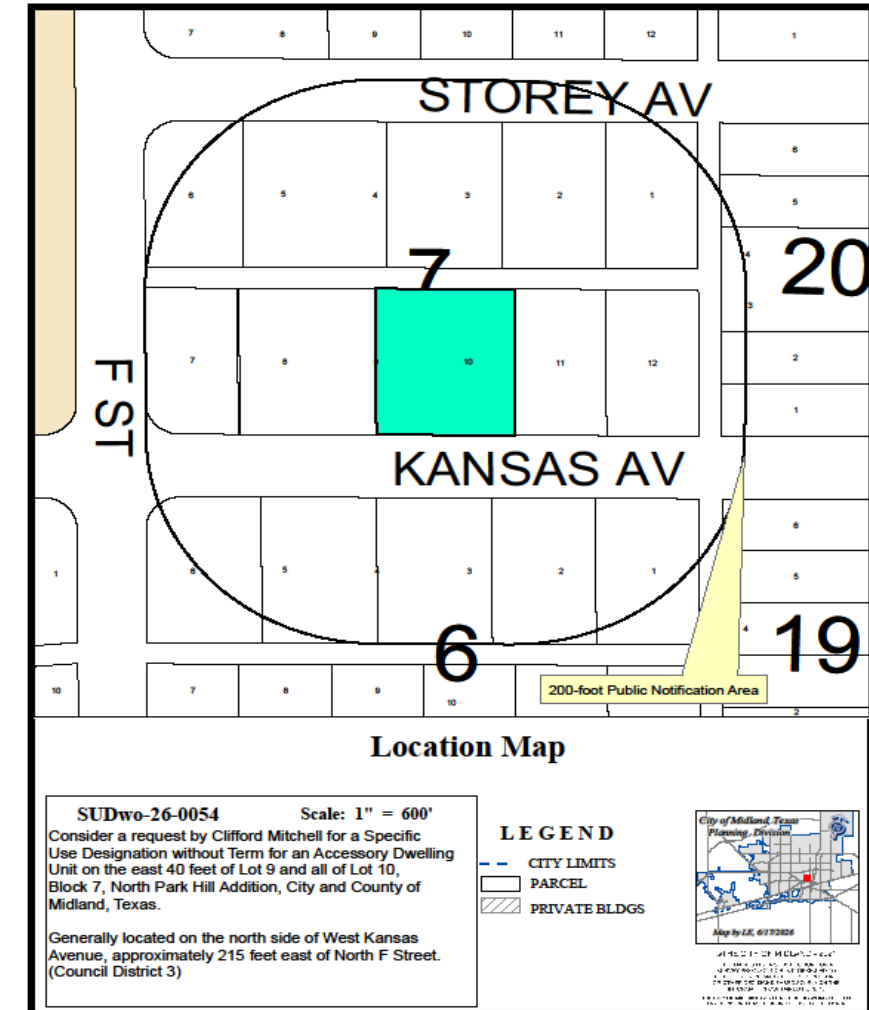


Visit Our Website

MIDLANDTEXAS.GOV

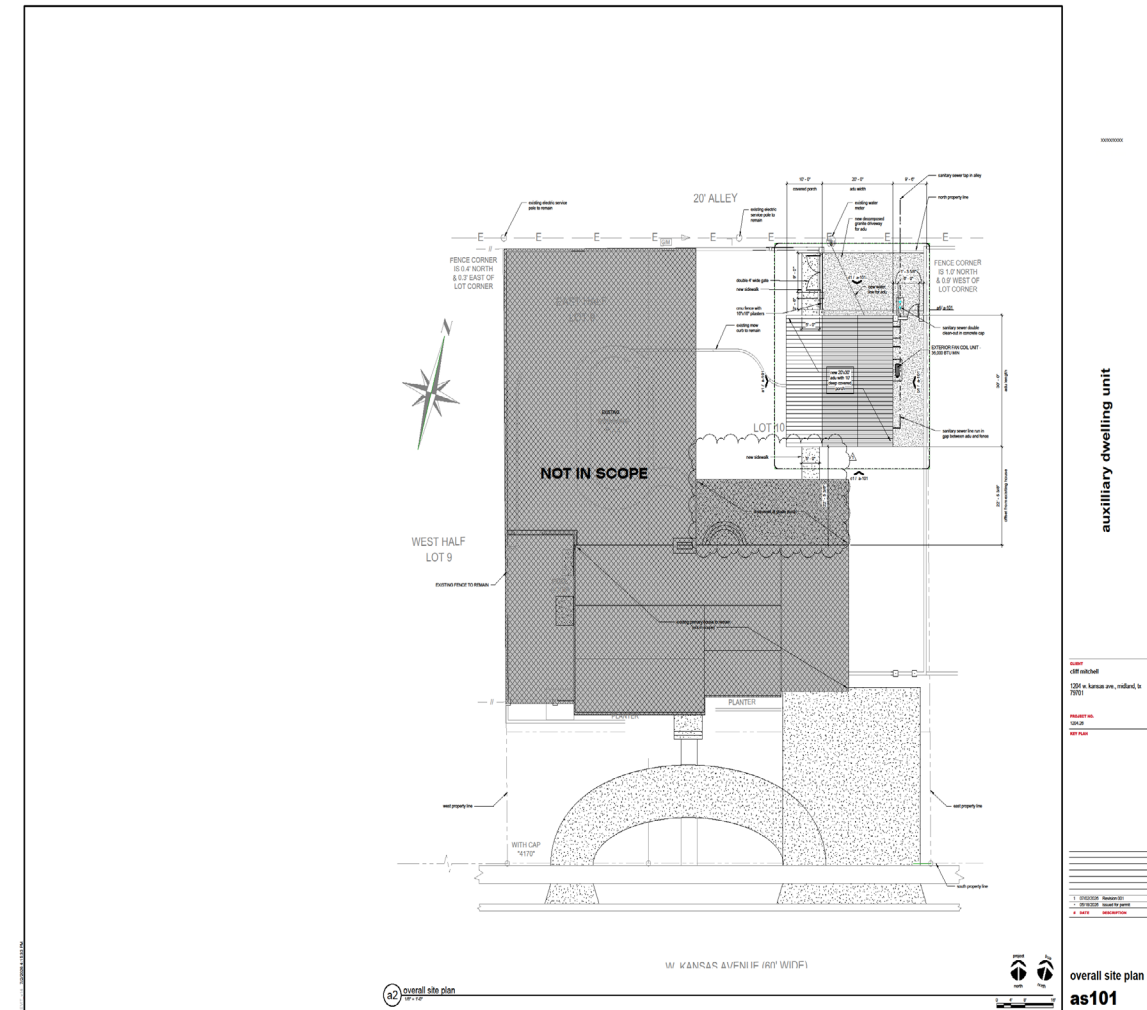
APPLICATION SUMMARY

- **Property Owner:** Clifford Mitchell
- **Location:** 1204 West Kansas Avenue in Council District 3
- **Reason for Request:** To construct an accessory dwelling unit



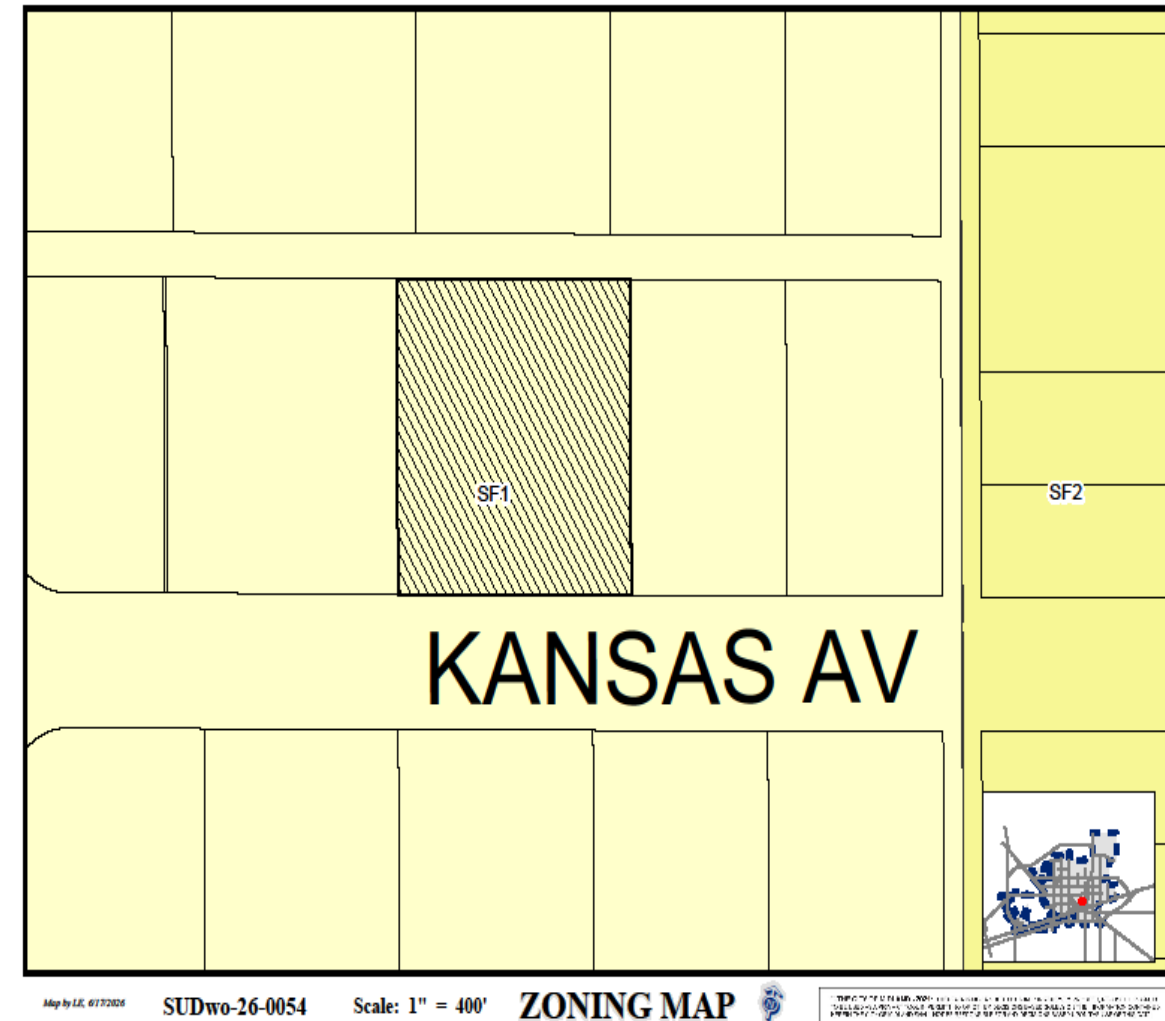
DETAILS OF REQUEST

- Property owner is requesting to construct a mother-in-law suite to provide friends and family with a space to stay when visiting



ZONING

- **Current Zoning:** SF-1, Single-Family Dwelling District
- **Surrounding Zoning:**
- **North/South/East/West:** SF-1, Single-Family Dwelling District
- The use of an SUD for construction of an Accessory Dwelling Unit is allowed in this zoning.



LAND USE

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

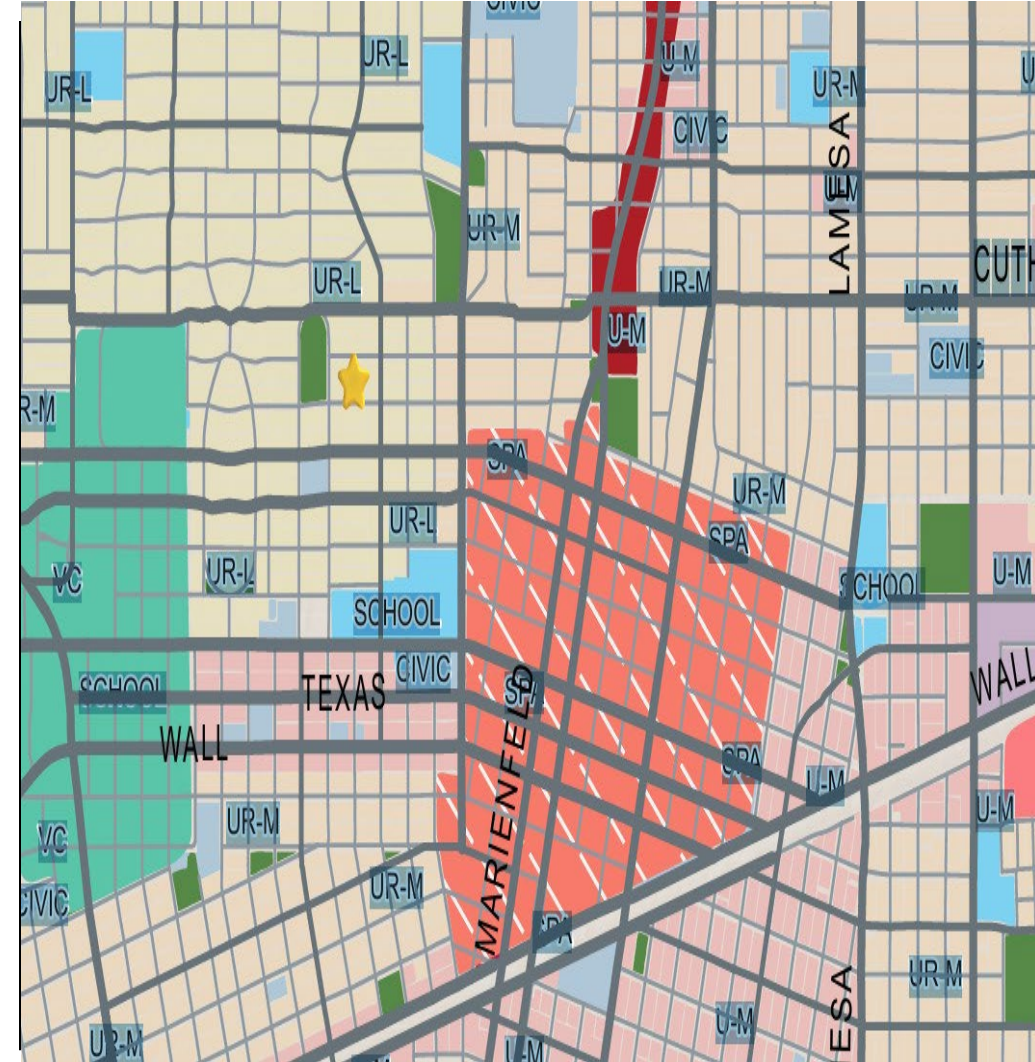




On West Kansas Avenue, Looking North

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the use and development of the property or the Unit shall significantly conform to the site plan, which is attached hereto as Exhibit A and incorporated herein for all purposes, said Unit being the building identified in Exhibit A as a “new 20’ x 30’ adu with 10’ deep covered porch”.



STAFF'S RECOMMENDATION

- B. That the use and development of the Property for the Unit shall significantly conform to the elevation drawings, which are attached hereto as Exhibit B and incorporated herein for all purposes.
- C. That the total number of people who live on the property, including the principal residence and the Unit, shall not exceed that of a “family” as defined in Section 11-1-2.01 of the City Code.
- D. That the floor area of the Unit shall not exceed 600 square feet.



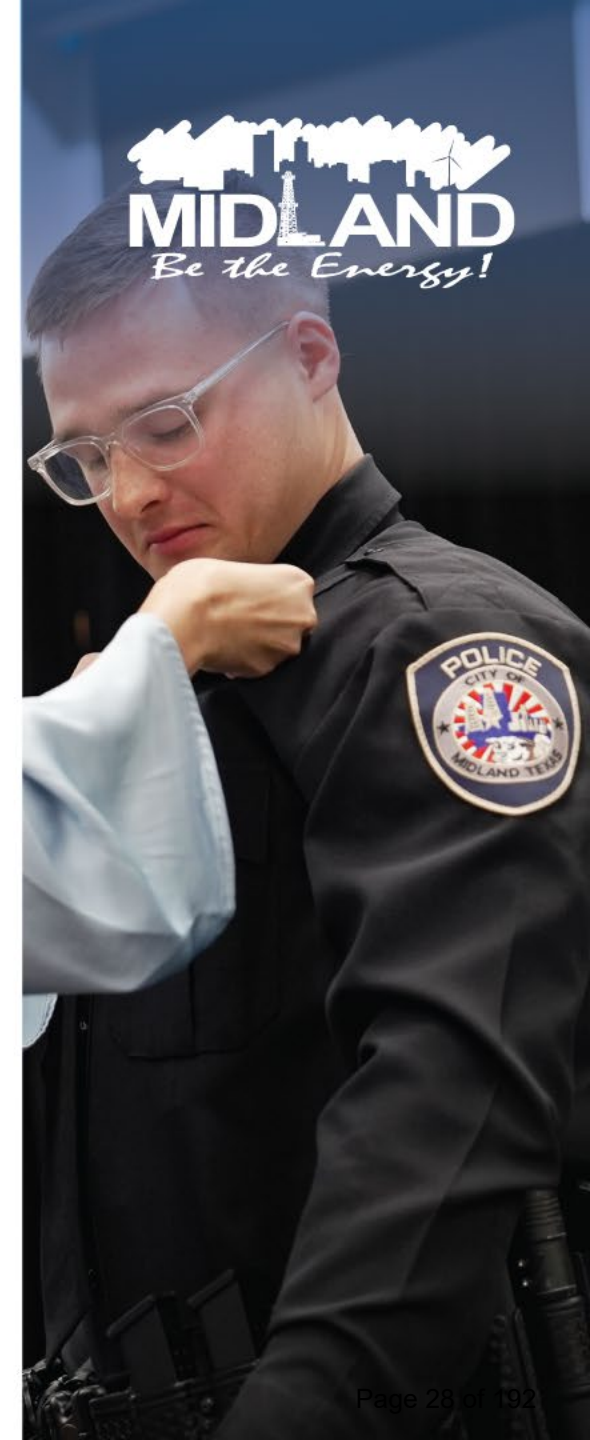
STAFF'S RECOMMENDATION

- E. That vehicular access from the alley is hereby permitted.
- F. That the Unit shall not be leased or rented as a separate dwelling unit and shall not be used for any commercial purpose.



STAFF'S RECOMMENDATION

- G. That the Unit shall meet all requirements of the Fire Department and the Code Administration Division.
- H. That the owner of the Property, or an authorized representative thereof, shall obtain a Certificate of Occupancy prior to using the Unit to ensure that the conditions of the Specific Use Designation Without Term are satisfied.
- I. That the City Secretary is hereby authorized and directed to file a certified copy of this Ordinance with the County Clerk of Midland County, Texas, for purposes of recording in the Official Records of Midland County, Texas, as notice to any subsequent purchaser of this property that the Unit shall not be leased or rented as a separate dwelling unit or used for any commercial purpose.



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 20, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Hold a public hearing and consider a request by Amy Coleman for a Specific Use Designation Without Term for an Accessory Dwelling Unit on the south 80 feet of Lot 19 and all of Lot 20, Block 125, Willshire Park Addition, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of North Eisenhower Drive and Edgewood Drive.)

Purpose:

The applicant, Amy Coleman, is requesting a Specific Use Permit without Term, for an accessory dwelling unit at 201 North Eisenhower.

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 zoned for residential use and is surrounded by an established residential neighborhood within the SF-2, Single-Family Dwelling District.

Analysis:

The subject property is located at 201 North Eisenhower currently has a single-family dwelling residence with an existing accessory building. The applicant, Amy Coleman, is requesting to add onto and convert the accessory structure into an accessory dwelling unit to be used for her mother. The total building footprint for the accessory dwelling unit is approximately 800 square feet.

Per City of Midland Zoning Ordinance, Section 4.03, Use Chart, an accessory dwelling unit is permitted in this zoning district upon approval of a specific use designation

The Accessory Dwelling Unit needs to comply with the standards listed in Section 4.09 Accessory Building and Uses, Section C of the Zoning Ordinances.

C. Accessory Dwelling Units and Use Limitations

- a. Accessory Dwelling Units shall not be leased or rented.
- b. The living area of an Accessory Dwelling Unit shall not exceed 1,000 square feet or 30 percent of the area of the principal residence, whichever is less.
- c. Only one Accessory Dwelling Unit shall be allowed on any individual tract of land.
- d. A mobile home, travel trailer, or recreational vehicle shall not be used as a detached Accessory Dwelling Unit.
- e. The total number of people who live on the property, including the principal residence and the Accessory Dwelling that, shall not exceed that of a "Family" as defined in the zoning ordinance.

The property is designated as Urban Residential – Medium (UR-M). The UR-M designation calls for a mix of housing styles including single-family detached, single-family attached, and townhouses. This request is compatible with the Tall City Tomorrow Plan, Chapter 3, An Integrated Land Use Vision, Principle 4, "Land use policies and regulations should support diverse housing choices." (Tall City Tomorrow, Page 47).

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

Fire: (Approved)

No fire code concerns identified at this time; all applicable building, fire, and life safety code requirements shall be met prior to occupancy.

Engineering: (Approved)

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

Transportation: (Approved)

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

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. Fire separations also must be adhered to regarding the separation of structures to prevent flame spread. This is separate from setbacks and is dictated by the 2018 International Residential Code. 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.

Planning:

This request meets all requirements. Therefore, staff recommends approval of the request for the Specific Use Designation without Term for an Accessory Dwelling Unit, subject to the conditions below.

Conditions:

A. That the use and development of the Property for the Unit shall significantly conform to the site plan, which is attached hereto as Exhibit A and incorporated herein for all purposes, said Unit being the building identified in Exhibit A as an “ADU.”

B. That the total number of people who live on the Property, including the principal residence and the Unit, shall not exceed that of a “family”, as such term is defined in Section 11-1-2.01 of the City Code.

C. That the floor area of the Unit shall not exceed 800 square feet.

D. That the Unit shall not be leased or rented as a separate dwelling unit and shall not be used for any commercial purpose.

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

F. That the owner of the Property, or an authorized representative thereof, shall obtain a Certificate of Occupancy prior to using the Unit to ensure that the conditions of this Specific Use Designation Without Term are satisfied.

G. That the City Secretary is hereby authorized and directed to file a certified copy of this Ordinance with the County Clerk of Midland County, Texas, for purposes of recording in the Official Records of Midland County, Texas, as notice to any subsequent purchaser of this property that the Unit shall not be leased or rented as a separate dwelling unit or used for any commercial purpose.

Letters of Objection:

As of July 16, 2026, staff has received no letters of objection.

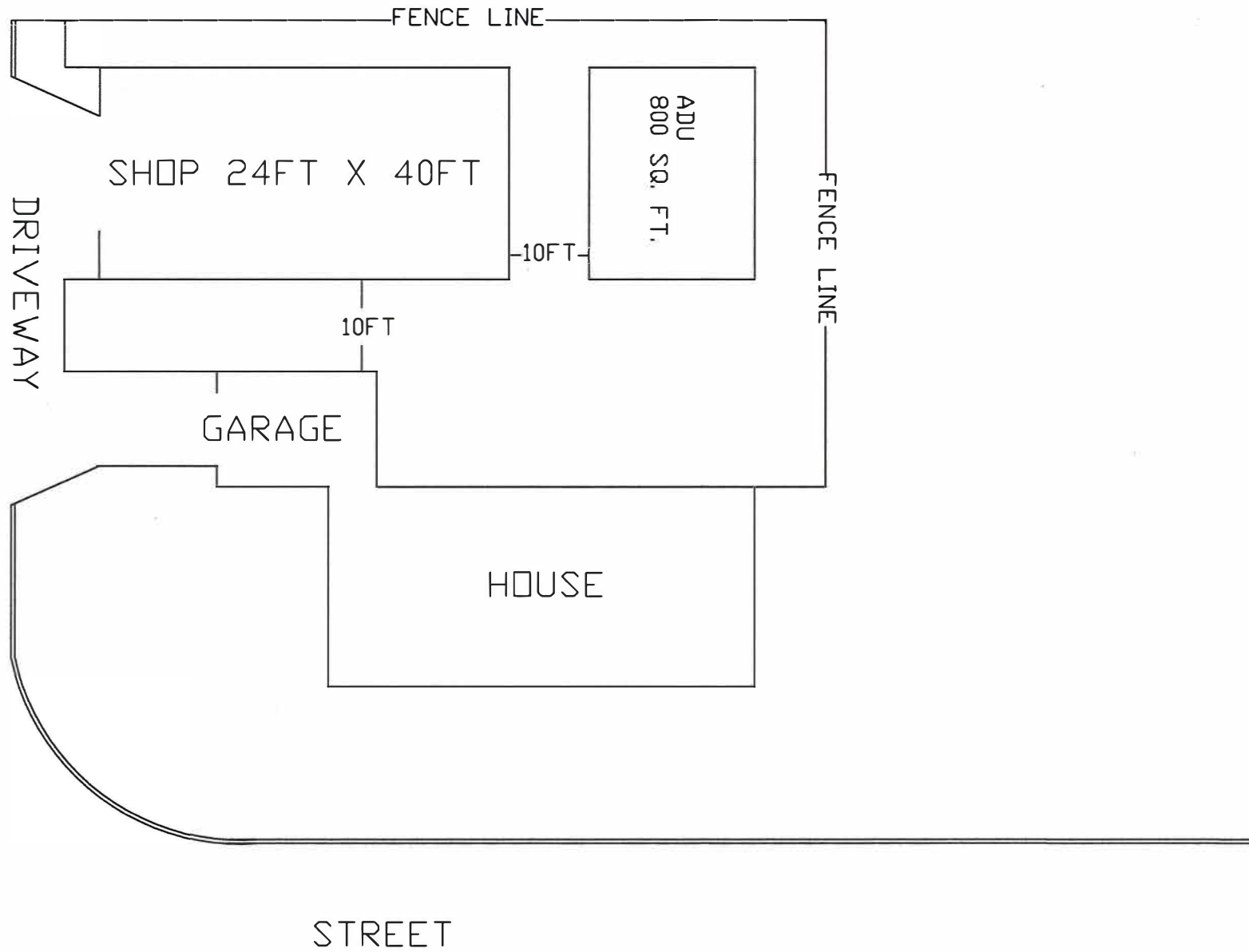
Attachments:

- A. SUDwo-26-0056, Combined Docs
- B. PZ - - 201 N Eisenhower AUD

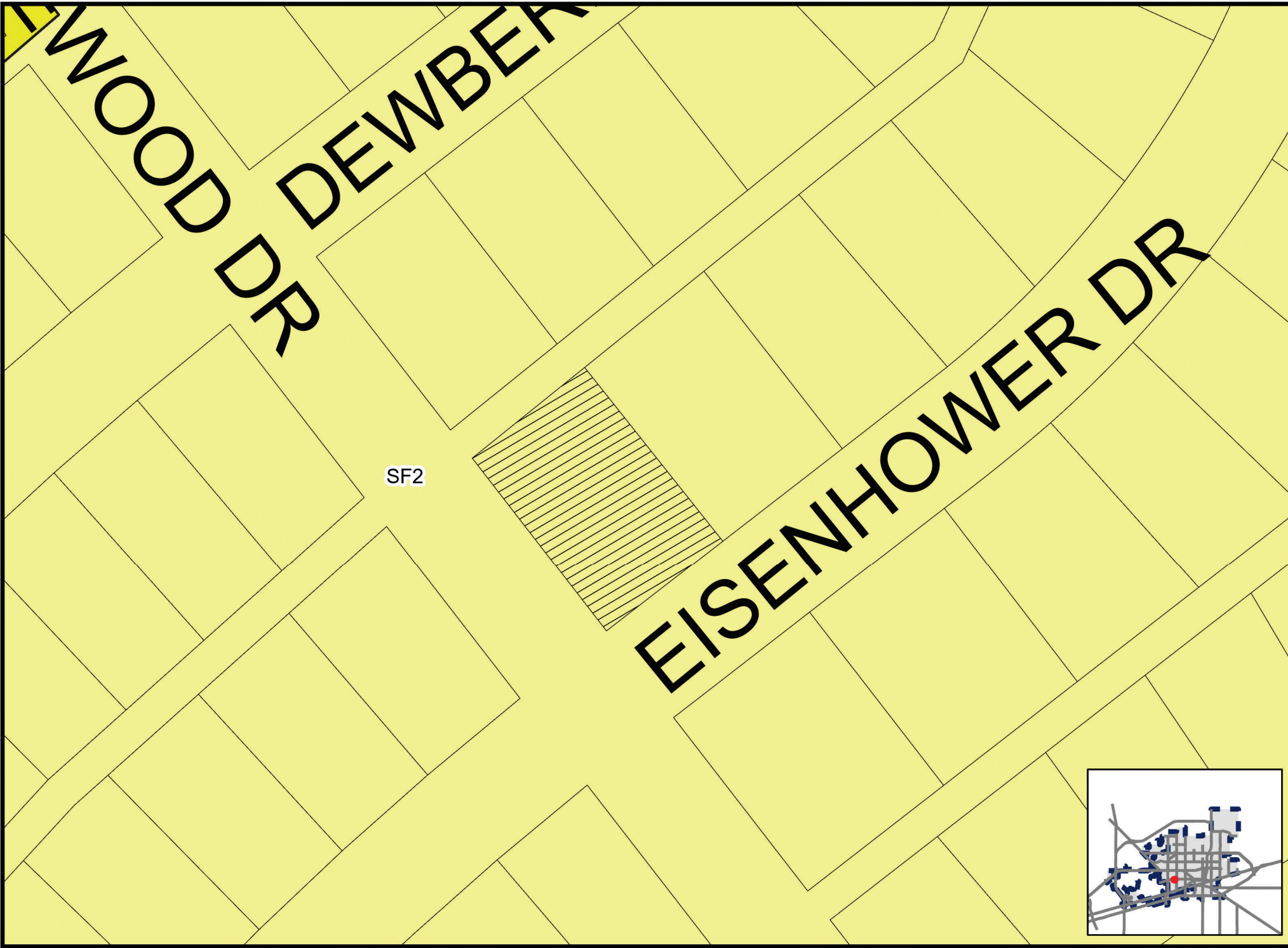
Angelina Bettanini, Development Services
Landon Ochoa, Development Services

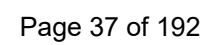
Created/Initiated - 7/13/2026
Final Approval - 7/16/2026

ALLEY WAY



201 N EISENHOWER









ITEM

SPECIFIC USE DESIGNATION

201 N EISENHOWER

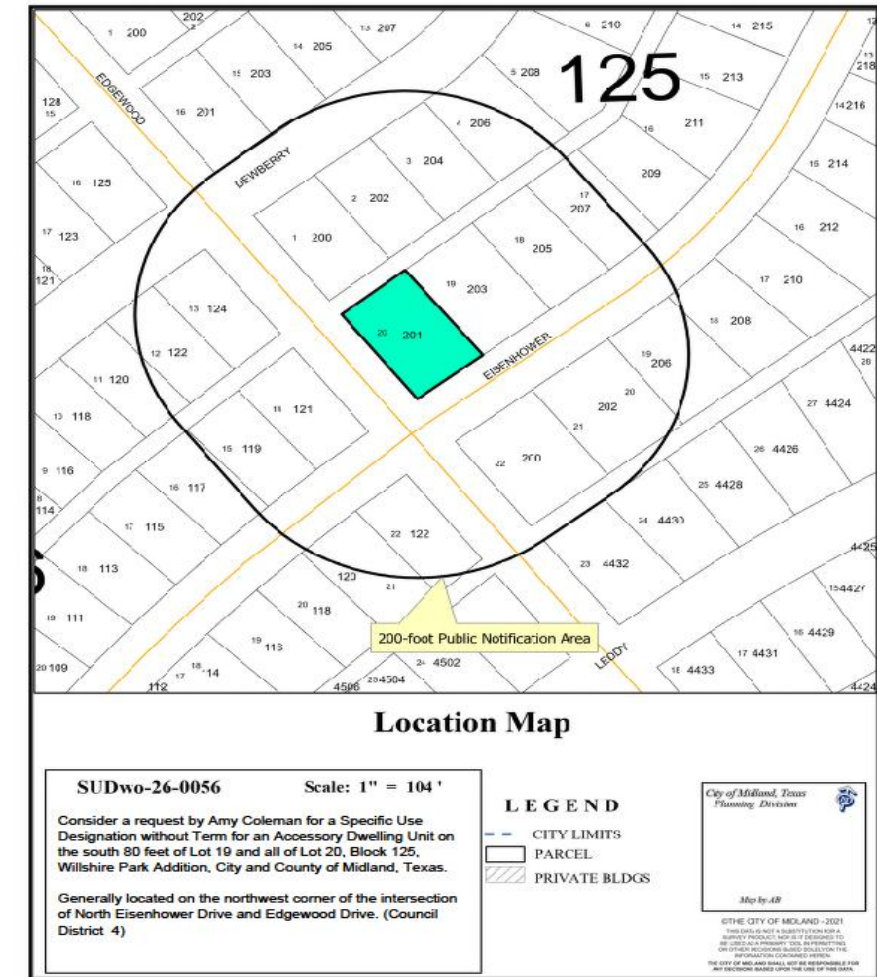


Visit Our Website

MIDLANDTEXAS.GOV

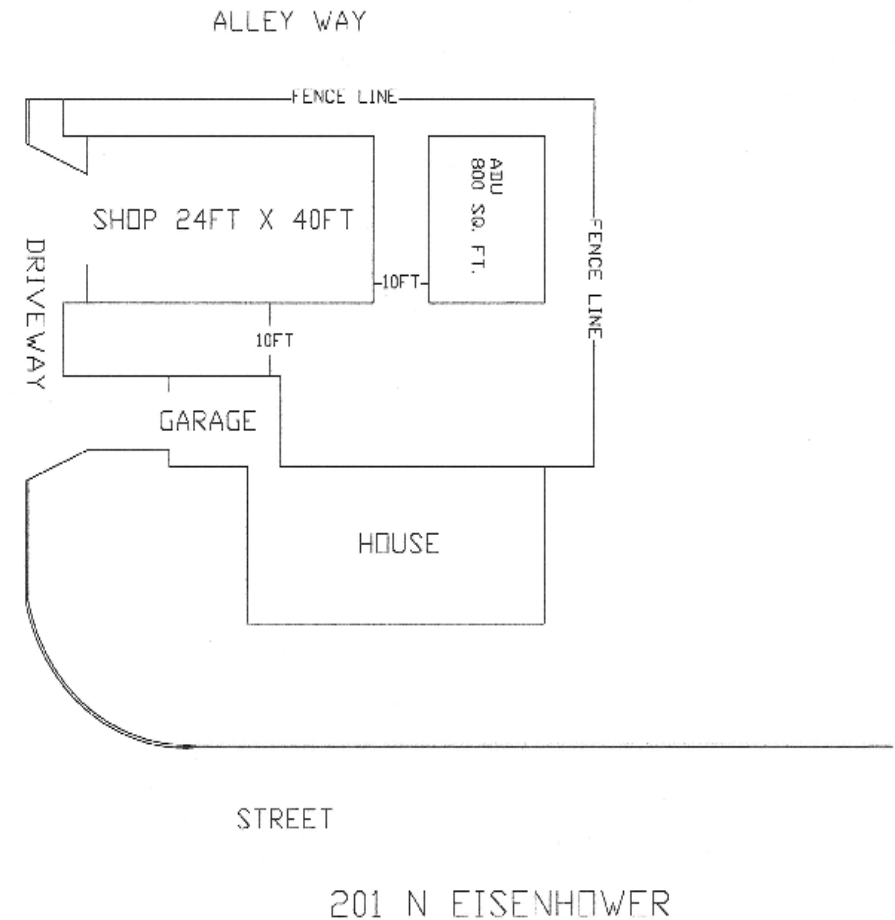
APPLICATION SUMMARY

- **Property Owner:** Amy Coleman
- **Location:** 201 North Eisenhower Drive (Council District 4)
- **Reason for Request:** To be able to upgrade the accessory building to an accessory dwelling unit



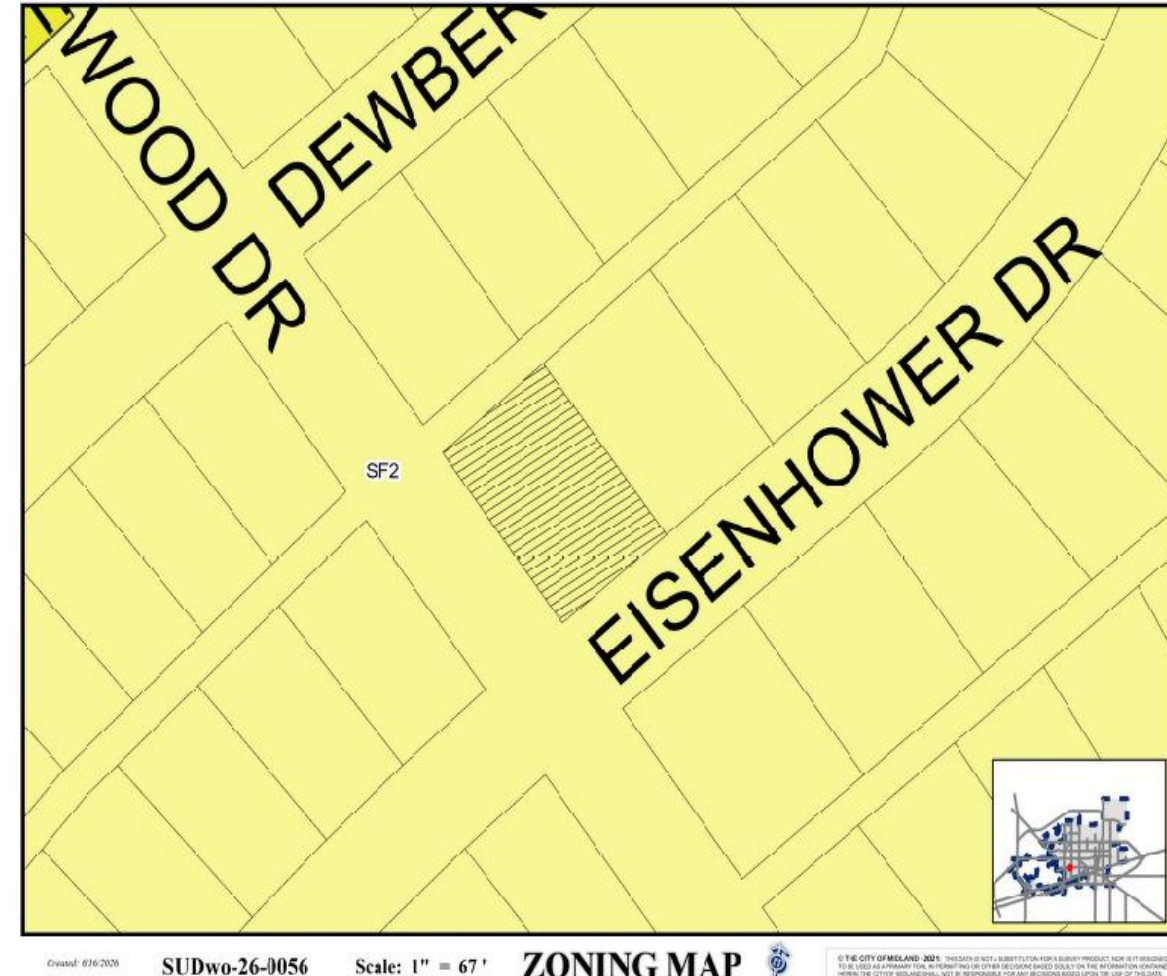
DETAILS OF REQUEST

- Property owner is requesting to convert her detached accessory structure into a mother-in-law suite to provide a space for family requiring care.



ZONING

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



Created: 8/16/2028

SUDwo-26-0056

Scale: 1" = 67'

ZONING MAP



© THE CITY OF MIDLAND, 2021. THIS DATA IS NOT A SUBSTITUTE FOR A SURVEY PRODUCT. NEW OR EXISTING TO BE USED AS A PRIMARY TOOL IN PLANNING OR CITY OR DECISION 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.

LAND USE

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



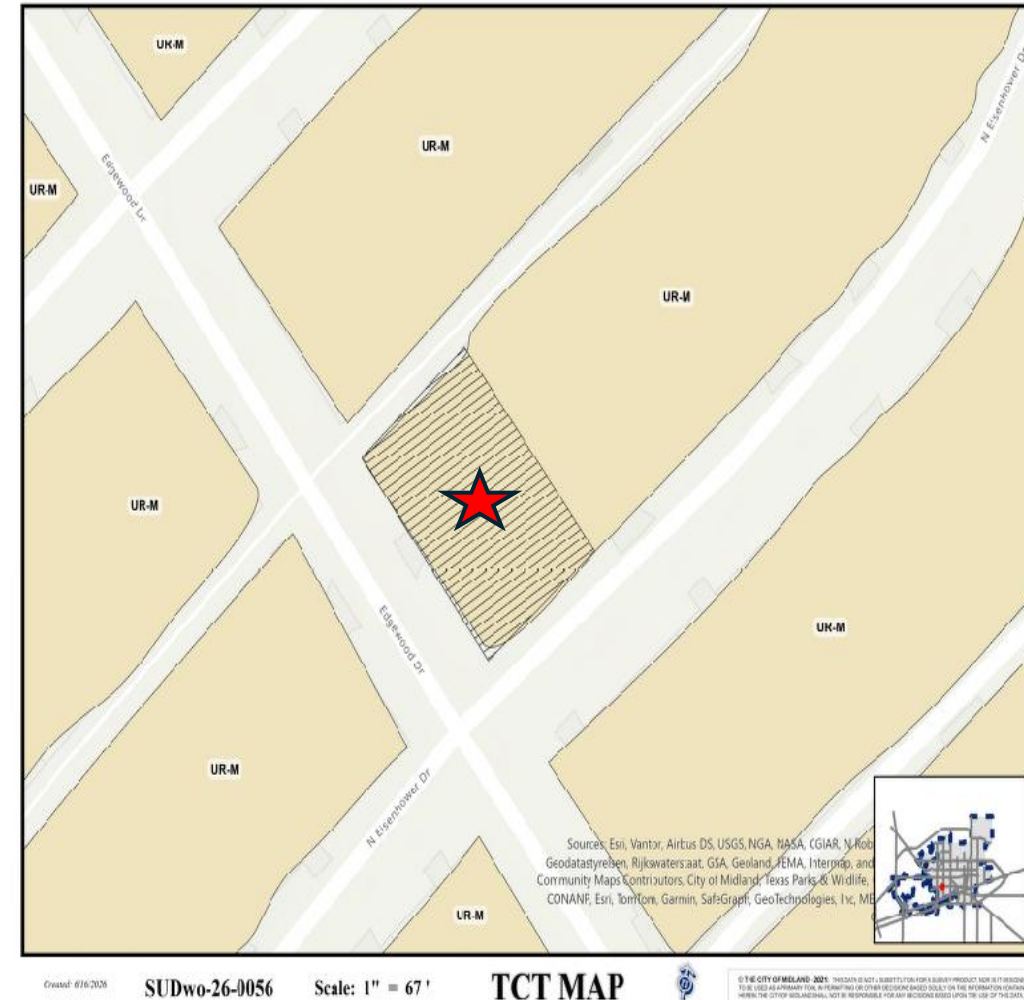


On North Eisenhower, Looking West



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. That the use and development of the Property for the Specific Use Designation shall significantly conform to the site plan, which is attached hereto as Exhibit A and incorporated herein for all purposes said Unit being the building identified in Exhibit A as an “ADU.”[Condition per ordinance]



STAFF'S RECOMMENDATION

- B. The total number of people, who live on the Property, including the principal residence and the Unit, shall not exceed that of a “Family” as such term is defined in Section 11-1-2.01 of the City Code.
- C. That the floor area of the Unit shall not exceed 800 square feet.
- D. That the Unit shall not be leased or rented as a separate dwelling unit and shall not be used for any commercial purpose.



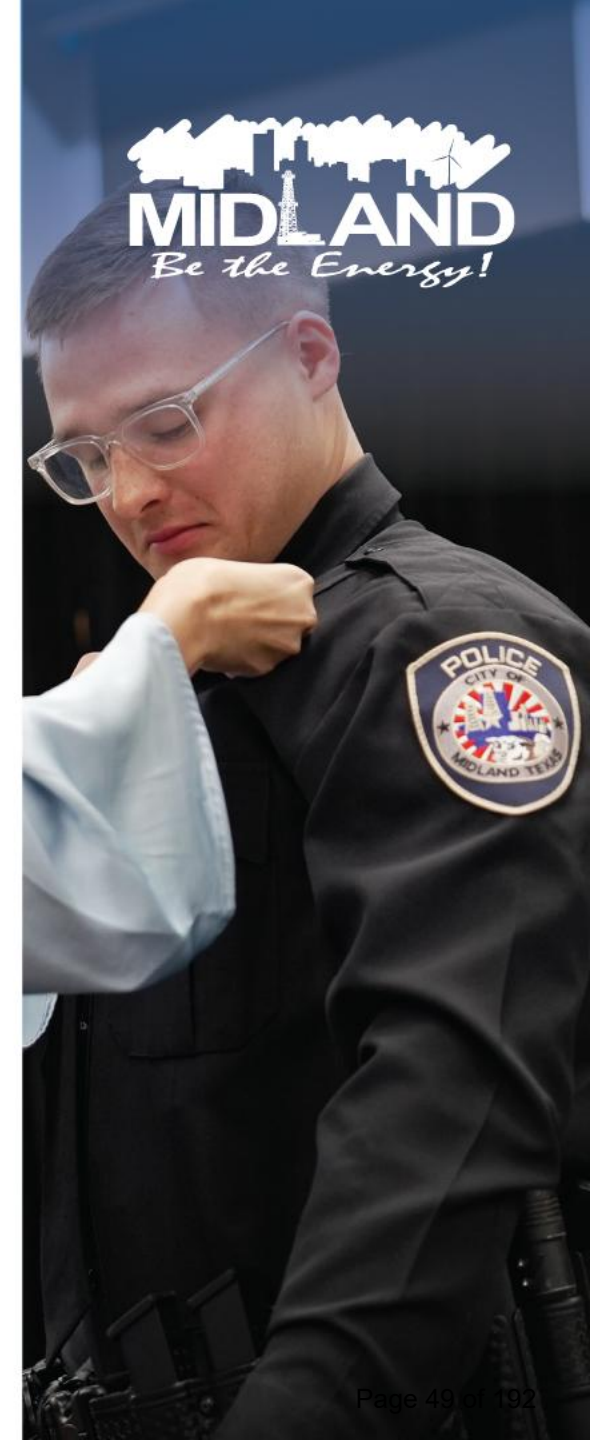
STAFF'S RECOMMENDATION

- E. That the Unit shall meet all requirements of the Fire Department and the Code Administration Division.
- F. That the owner of the Property, or an authorized representative thereof, shall obtain a Certificate of Occupancy prior to using the Unit to ensure that the conditions of this Specific Use Designation Without Term are satisfied.



STAFF'S RECOMMENDATION

G. That the Secretary is hereby authorized and directed to file a certified copy of this Ordinance with the Count Clerk of Midland County, Texas, for purposes of recording in the Official Records of Midland County, Texas as notice to any subsequent purchaser of this property that the Unit shall not be leased or rented as a separate dwelling unit or used for any commercial purpose.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 5.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Hold a public hearing and consider a request by Katelyn Williams for a Specific Use Designation without Term for an Accessory Dwelling Unit on the west half of Lot 2 and all of Lot 3, Block 9, High School Addition, City and County of Midland, Texas. (Generally located on the south side of West Michigan Avenue, approximately 90 feet west of North B Street.)

Purpose:

The applicant, Katelyn Williams, is requesting a Specific Use Permit without Term, for an accessory dwelling unit at 905 West Michigan Avenue.

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 zoned for residential use and is surrounded by an established residential neighborhood within the SF-2, Single-Family Dwelling District.

Analysis:

The subject property is located at 905 West Michigan is currently has a single-family dwelling residence with a detached garage. The applicant, Katelyn Williams, is requesting to update the garage into an accessory dwelling unit to be used as guest space for when the applicant has family over. The primary dwelling units is approximately 1,355 square feet and the detached garage is approximately 324 square feet.

The design plan attached hereto as Exhibit "B" shows the garage showing the floor plan of what the garage would look like once it gets upgraded into an accessory dwelling unit. It shows full restroom, a kitchen and living space.

Per City of Midland Zoning Ordinance, Section 4.03, Use Chart, an accessory dwelling unit is permitted in this zoning district upon approval of a specific use designation

The Accessory Dwelling Unit needs to comply with the standards listed in Section 4.09 Accessory Building and Uses, Section C of the Zoning Ordinances.

C. Accessory Dwelling Units and Use Limitations

- a. Accessory Dwelling Units shall not be leased or rented.
- b. The living area of an Accessory Dwelling Unit shall not exceed 1,000 square feet or 30 percent of the area of the principal residence, whichever is less.
- c. Only one Accessory Dwelling Unit shall be allowed on any individual tract of land.
- d. A mobile home, travel trailer, or recreational vehicle shall not be used as a detached Accessory Dwelling Unit.
- e. The total number of people who live on the property, including the principal residence and the Accessory Dwelling that, shall not exceed that of a "Family" as defined in the zoning ordinance.

Additionally, the applicant submitted a special exception for the property for having a zero (0') side setback.

The property is designated as Urban Residential – Low (UR-L). The UR-L designation calls for single-family detached homes. This request is compatible with the Tall City Tomorrow Plan, Chapter 3, An Integrated Land Use Vision, Principle 4, "Land use policies and regulations should support diverse housing choices." (Tall City Tomorrow, Page 47).

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

Fire: (Approved)

No fire code concerns identified at this time; all applicable building, fire, and life safety code

requirements shall be met prior to occupancy.

Engineering: (Approved)

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

Transportation: (Approved)

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

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. Fire separations also must be adhered to regarding the separation of structures to prevent flame spread. This is separate from setbacks and is dictated by the 2018 International Residential Code. 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.

Planning:

This request meets all requirements; therefore, staff recommends approval of the request for the Specific Use Designation without Term for an Accessory Dwelling Unit, subject to the conditions below.

Conditions:

- A. That the use and development of the Unit shall significantly conform to the site plan, which is attached hereto as Exhibit A and incorporated herein for all purposes, said Unit being the building identified in Exhibit A as an "Existing Detached Garage."
- B. The total number of people, who live on the Property, including the principal residence and the Unit, shall not exceed that of a "family", as such term is defined in Section 11-1-2.01 of the City Code.
- C. That the floor area of the Unit shall not exceed 324 square feet.
- D. That the Unit shall not be leased or rented as a separate dwelling unit and shall not be used for any commercial purpose.

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

F. That the owner of the Property, or an authorized representative thereof, shall obtain a Certificate of Occupancy prior to using the Unit to ensure that the conditions of this Specific Use Designation Without Term as satisfied.

G. That the Secretary is hereby authorized and directed to file a certified copy of this Ordinance with the County Clerk of Midland County, Texas, for purposes of recording in the Official Records of Midland County, Texas as notice to any subsequent purchaser of this property that the Unit shall not be leased or rented as a separate dwelling unit or used for any commercial purpose.

Letters of Objection:

As of July 16, 2026, staff has not received any letters of objection.

Attachments:

- A. SUDwo-26-0055, Combined Files
- B. P&Z - - 905 W Michigan Ave AUD

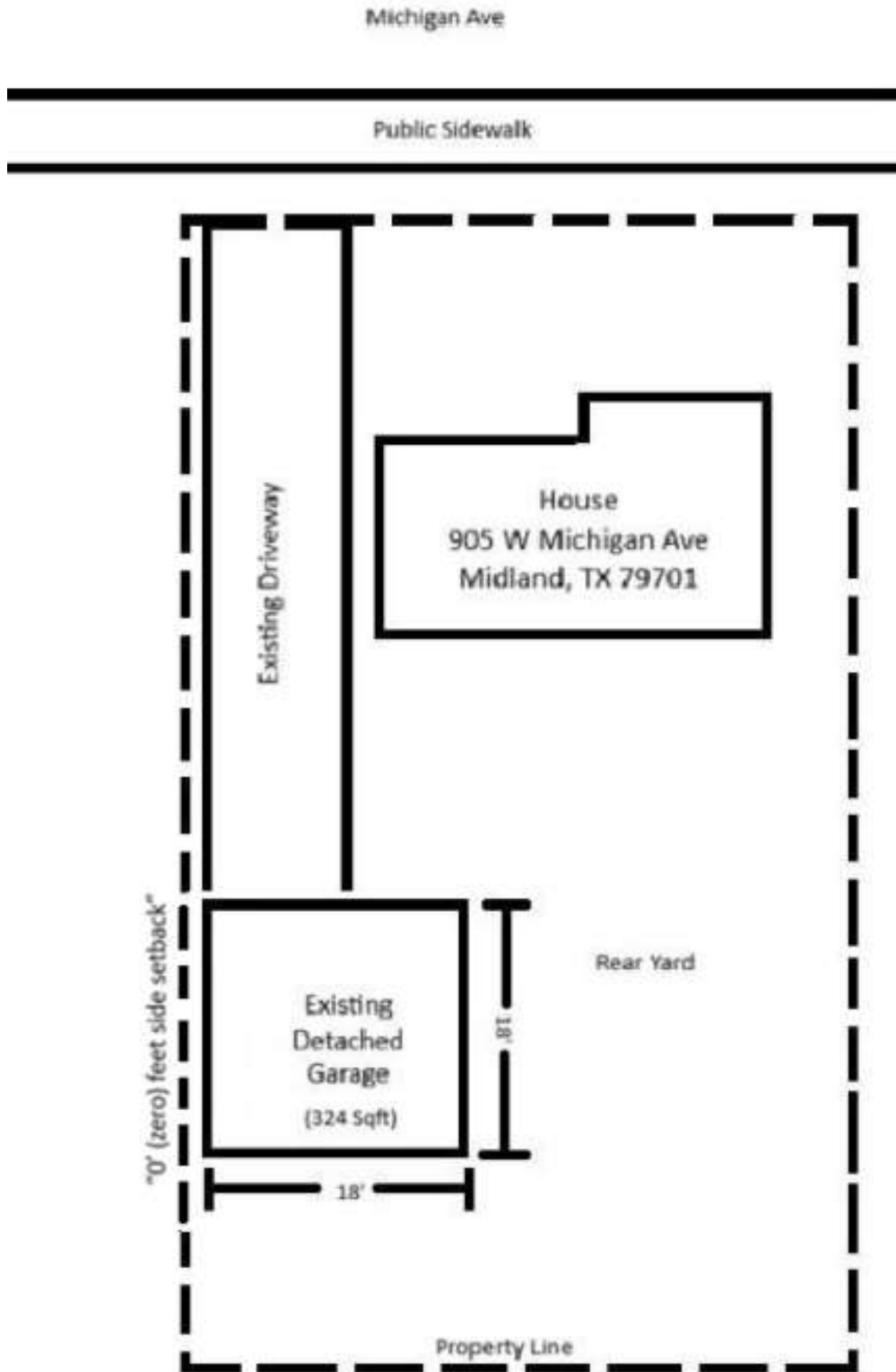
Beatriz Quezada, Development Services
Landon Ochoa, Development Services

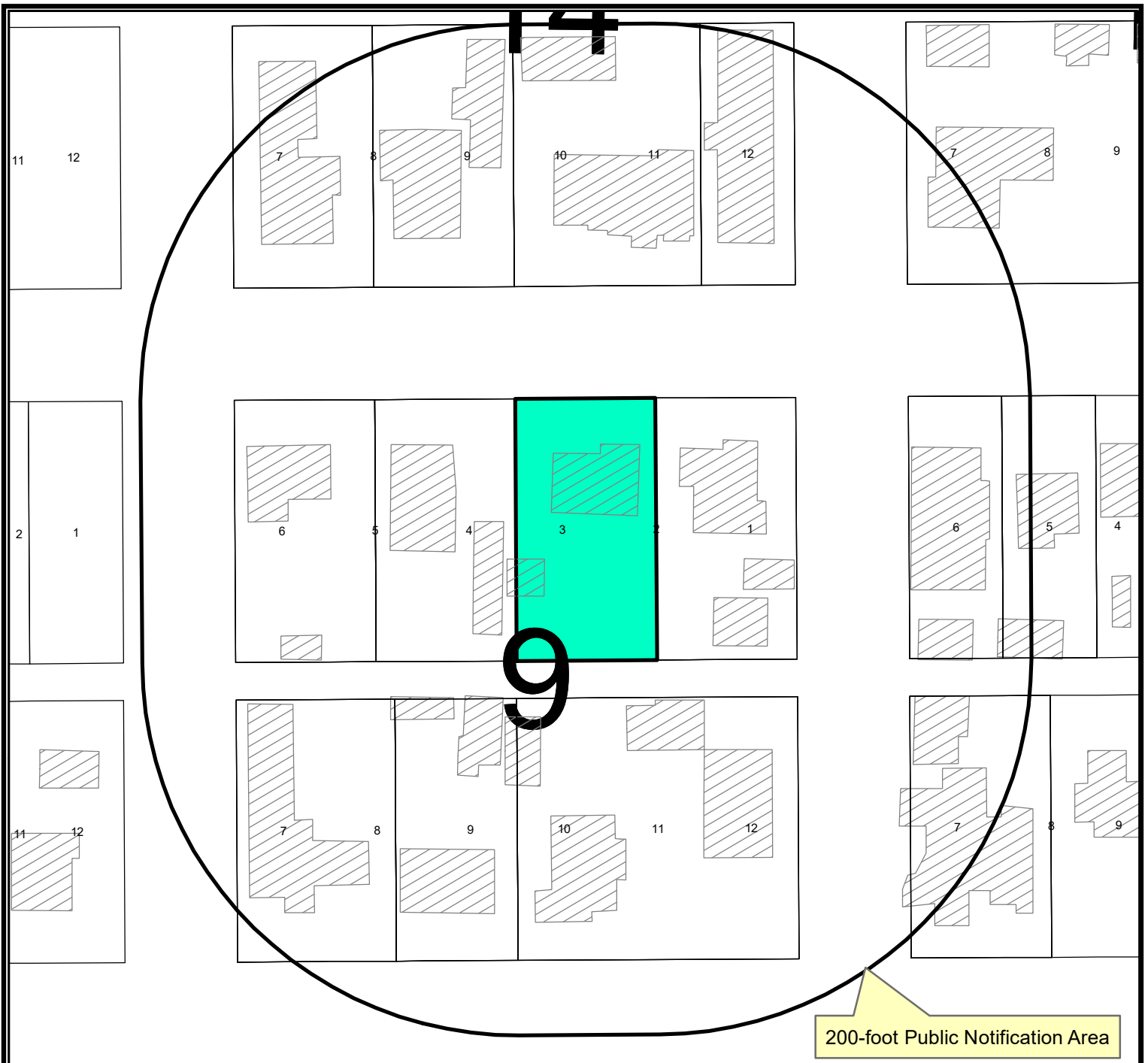
Created/Initiated - 7/9/2026
Final Approval - 7/16/2026

SITE PLAN:
905 W Michigan Ave Midland, Tx 79701

Existing Detached Garage - 324 sqft
Zero feet Setback - 0'

The plan is to convert the existing detached garage into a mother-in-law suite.
The square feet of the detached garage will remain the same.





Location Map

SUDwo-26-0055

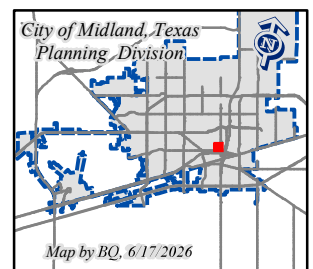
Scale: 1" = 500'

Consider a request by Katelyn Williams for a Specific Use Designation without Term for an Accessory Dwelling Unit on the west half of Lot 2 and all of Lot 3, Block 9, High School Addition, City and County of Midland, Texas.

Generally located on the south side of West Michigan Avenue, approximately 90 feet west of North B Street. (Council District 3)

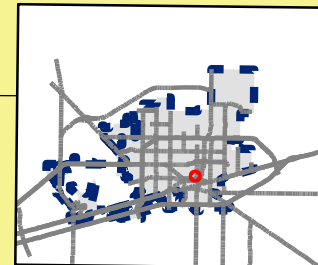
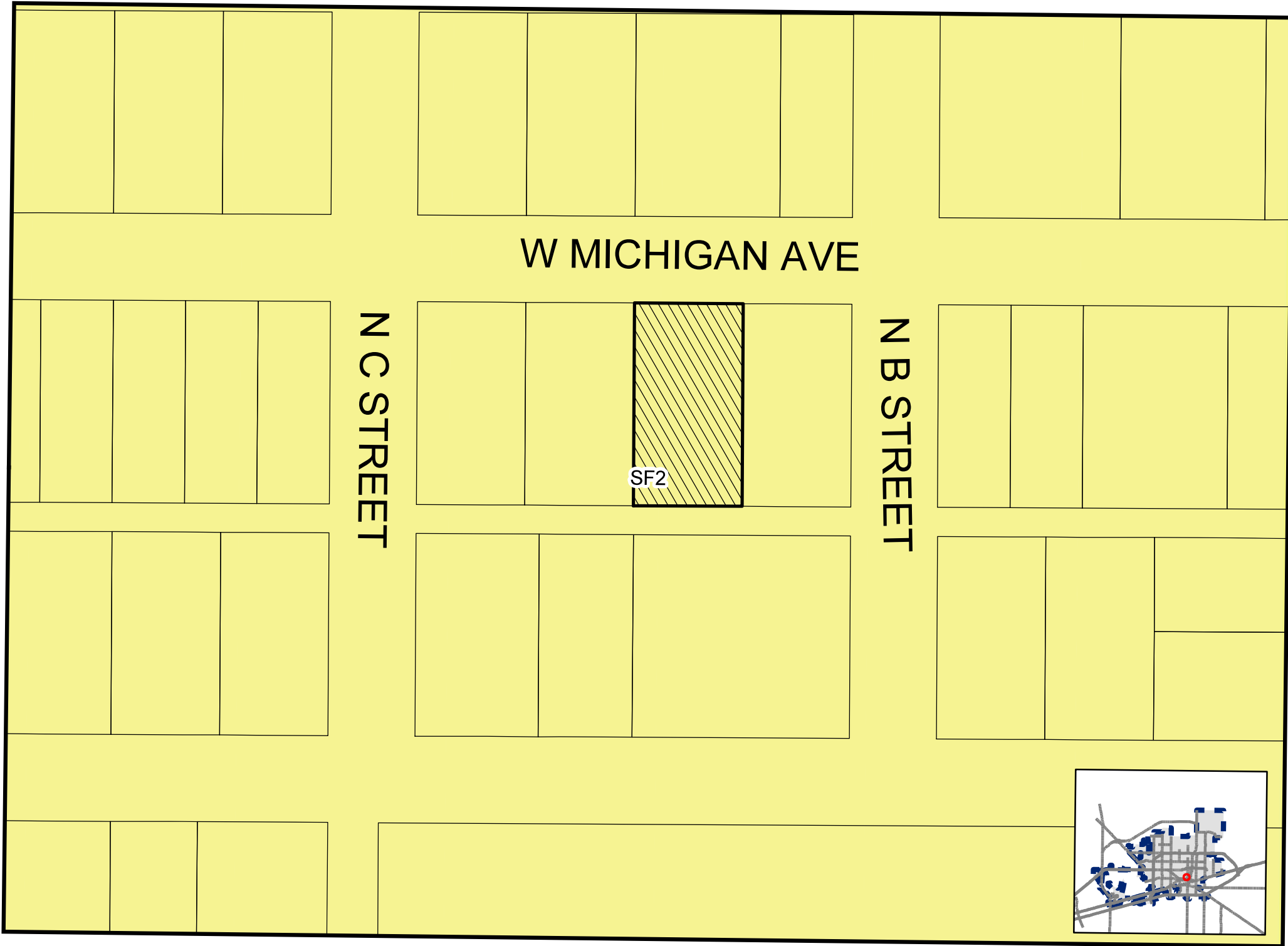
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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









SPECIFIC USE DESIGNATION 905 W MICHIGAN AVE

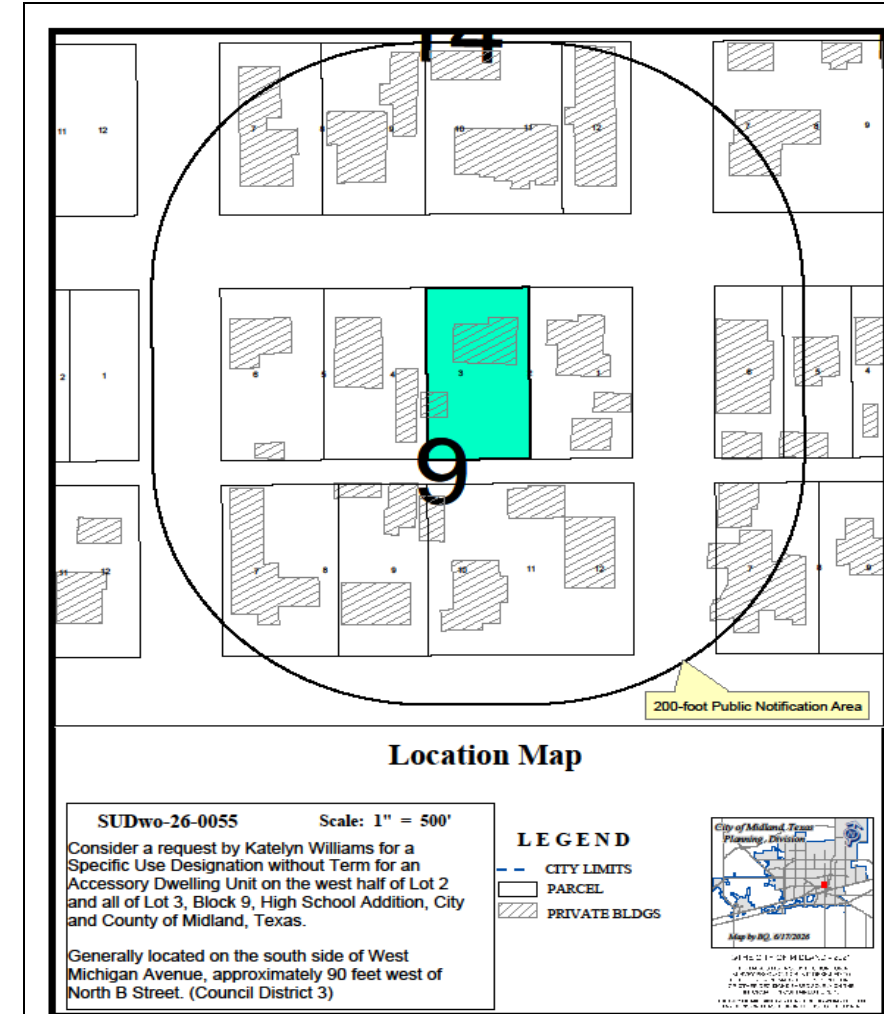


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Katelyn Williams
- **Location:** 905 West Michigan Avenue (Council District 3)
- **Reason for Request:** To be able to upgrade the garage to an accessory dwelling unit



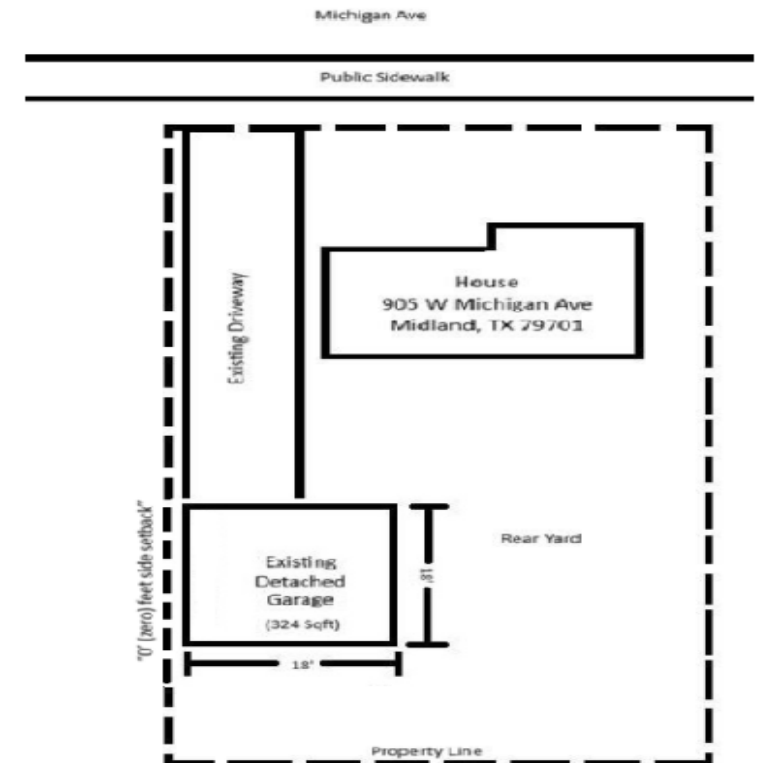
DETAILS OF REQUEST

- Property owner is requesting to convert her detached garage into a mother-in-law suite to provide friends and family with a space to stay when visiting

SITE PLAN:
905 W Michigan Ave Midland, Tx 79701

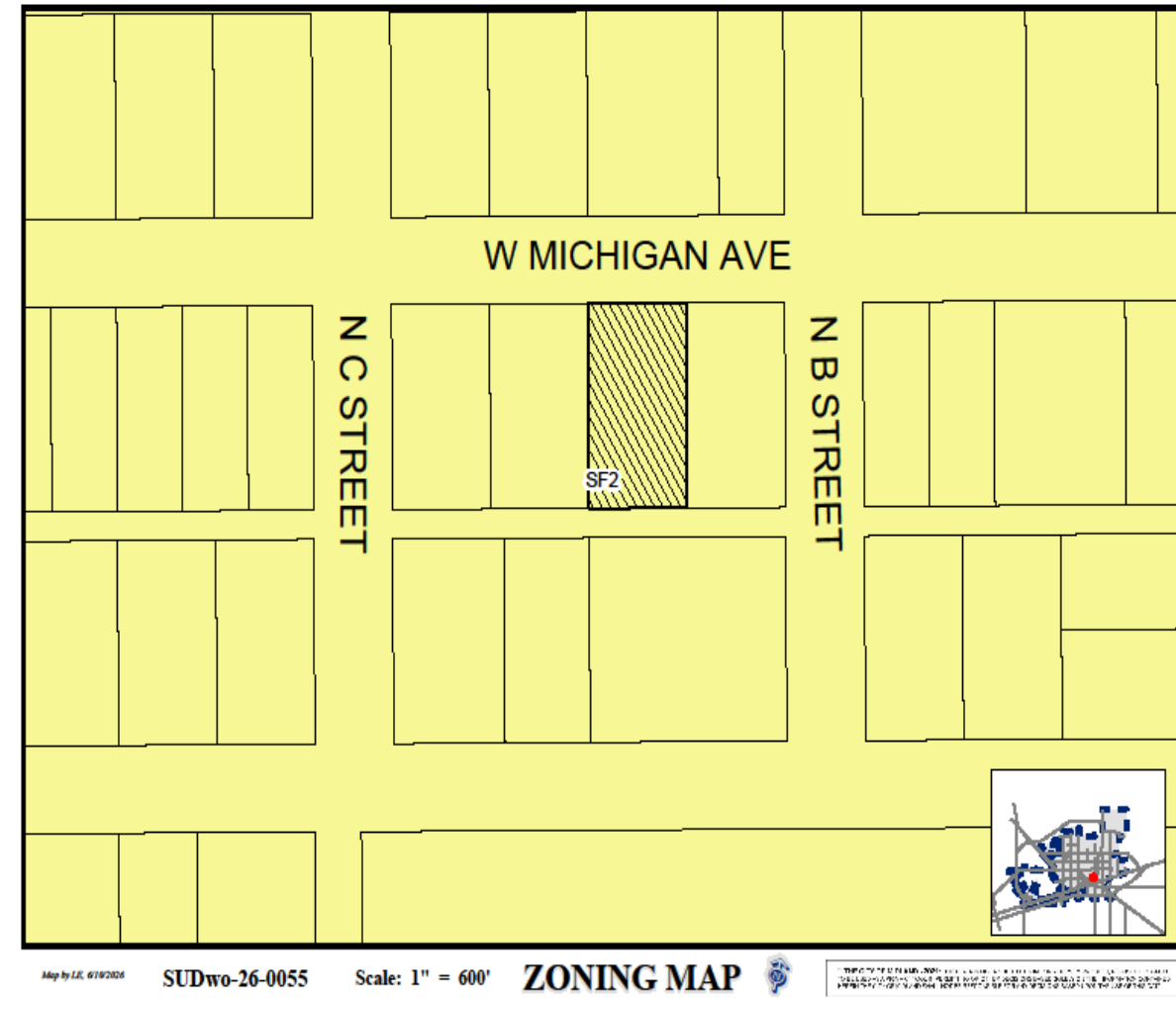
Existing Detached Garage - 324 sqft
Zero feet Setback - 0'

The plan is to convert the existing detached garage into a mother-in-law suite.
The square feet of the detached garage will remain the same.



ZONING

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



LAND USE

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



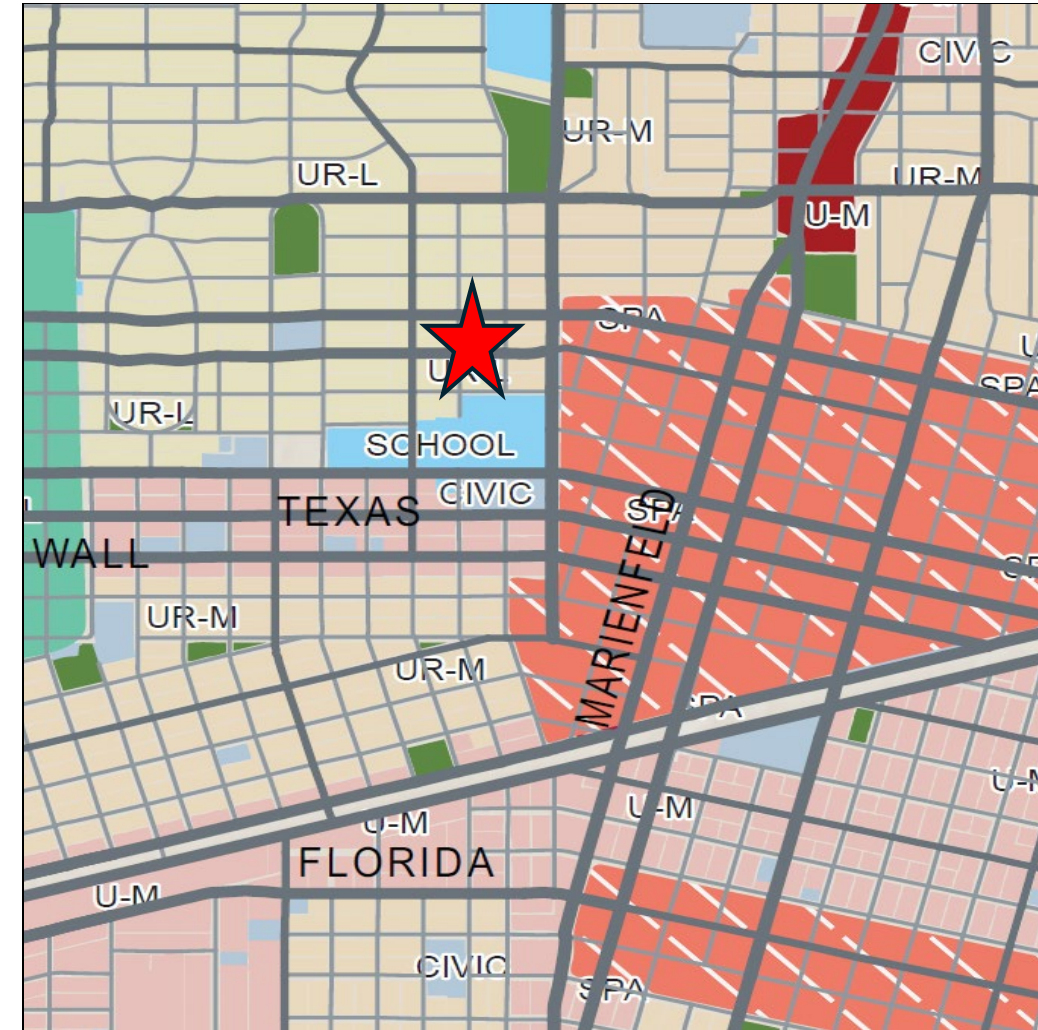


On West Michigan, Looking South



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. A. That the use and development of the Unit shall significantly conform to the site plan, which is attached hereto as Exhibit A and incorporated herein for all purposes, said Unit being the building identified in Exhibit A as an “Existing Detached Garage.”



STAFF'S RECOMMENDATION

- B. B. The total number of people, who live on the Property, including the principal residence and the Unit, shall not exceed that of a “family”, as such term is defined in Section 11-1-2.01 of the City Code.
- C. That the floor area of the Unit shall not exceed 324 square feet.
- D. That the Unit shall not be leased or rented as a separate dwelling unit and shall not be used for any commercial purpose.



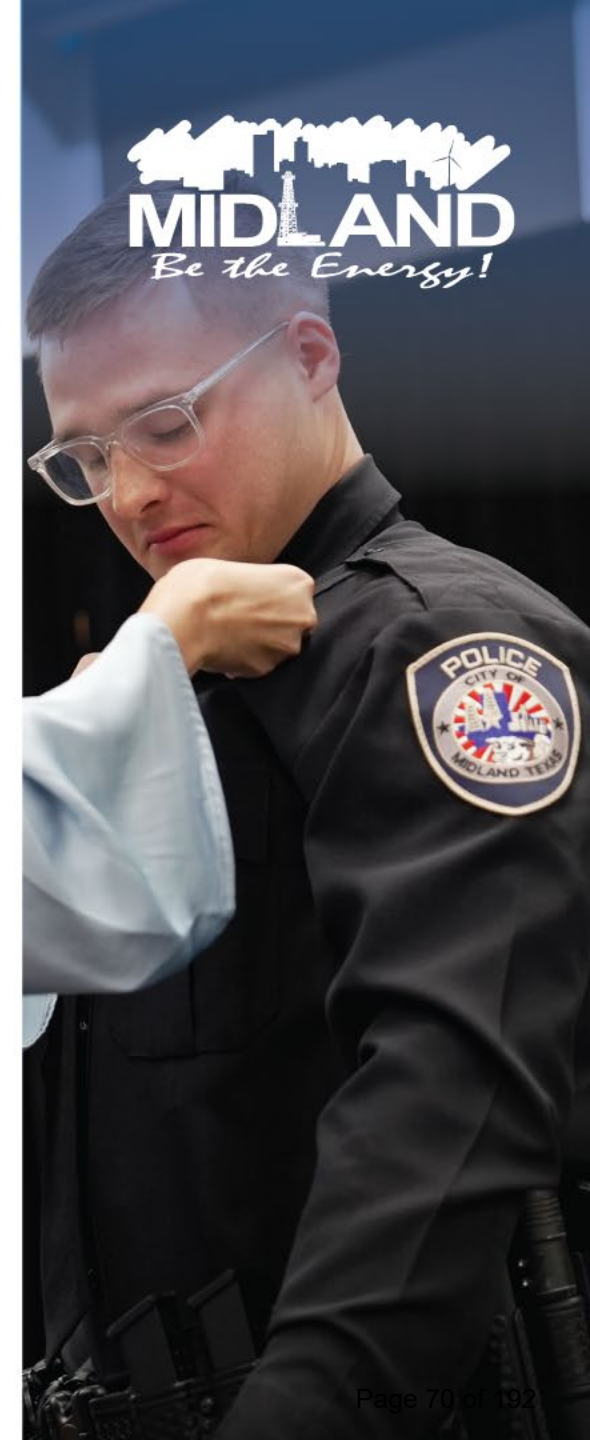
STAFF'S RECOMMENDATION

- E. That the Unit shall meet all requirements of the Fire Department and the Code Administration Division.
- F. That the owner of the Property, or an authorized representative thereof, shall obtain a Certificate of Occupancy prior to using the Unit to ensure that the conditions of this Specific Use Designation Without Term are satisfied.



STAFF'S RECOMMENDATION

G. That the Secretary is hereby authorized and directed to file a certified copy of this Ordinance with the County Clerk of Midland County, Texas, for purposes of recording in the Official Records of Midland County, Texas as notice to any subsequent purchaser of this property that the Unit shall not be leased or rented as a separate dwelling unit or used for any commercial purpose.



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 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of Southern Addition, Section 39, 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.)

Purpose:

Durn Henington, with Pennell Surveying, on behalf of Carl Englestad, is requesting to replat 6 lots into 3 lots on properties located at 607, 611, and 615 South Fort Worth Street. The applicant is replatting in order to obtain building permits for future residential construction

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MH, Manufactured Housing District.

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Fort Worth roadway is not built to City Standards, construct to City standards for entire platted frontage. Pennsylvania roadway okay as is. [For Applicant's Information Only.]

WATER: 6" water exists in Fort Worth 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 alley east 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 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)

Provide two sets of x-y coordinates and label one as POB. Section number can be 39. Bounds do not close, please check calls. Label surrounding subdivisions.

AT&T: (Approved)

No issues.

CRMWD: (Approved)

No comments or issues.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

Add names of abutting property owners with lot/block/subdivision name. [11-2-3(A)1(d)]

Staff recommends approval of the Preliminary Plat of Southern Addition, Section 39, subject to condition A.

Condition:

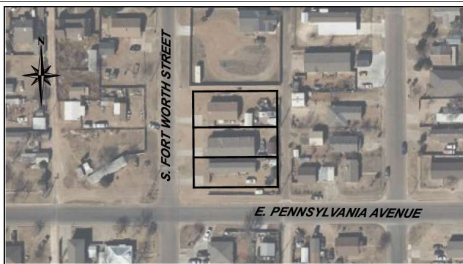
A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

Attachments:

- A. P-26-2565, Southern Addition, Sec 39, Combined
- B. P&Z - - Southern Addition, Section 39 Preliminary

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/15/2026
Final Approval - 7/16/2026



VICINITY MAP
(NOT TO SCALE)

NOTICE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 483290022F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

LEGEND

- Set 1/2" I.R.
- Fnd. 1/2" I.R.
- Existing Sewer Line
- Existing Water Line
- ⊞ Gas Meter
- ⊞ Water Meter
- Power Pole
- Overhead Electric Line
- ▷ Guy Wire
- ⊞ Telephone Junct. Box
- ⊞ Telecomm. Junct. Box
- ⊞ Sewer Cleanout
- Wood Fence Line
- Sheet Metal Fence Line



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: _____

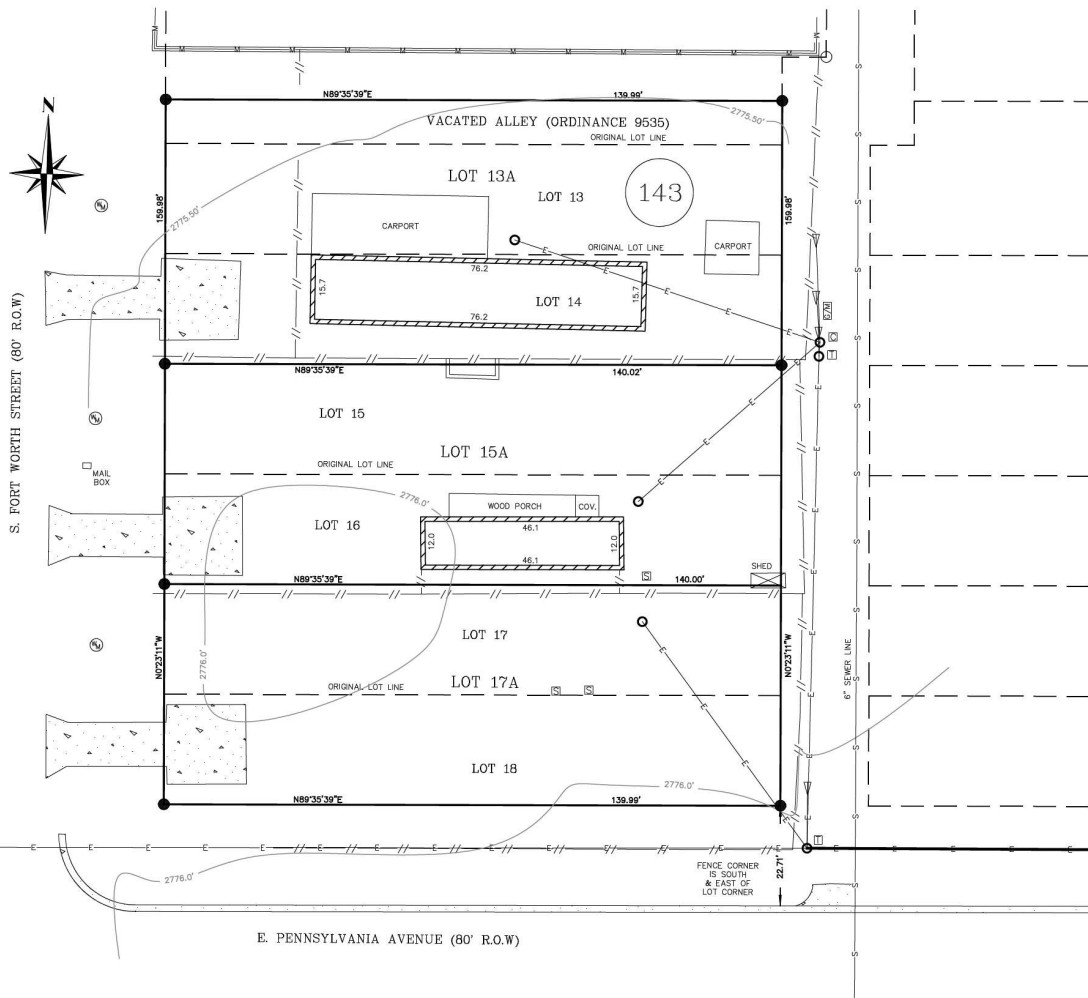
AT&T-TEXAS Print Name: _____

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.

PRELIMINARY PLAT

SOUTHERN ADDITION, SECTION 37

BEING A REPLAT OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) & EIGHTEEN (18), AND THE SOUTH HALF OF PREVIOUSLY VACATED 20' ALLEY (ORDINANCE 9535), BLOCK ONE HUNDRED FORTY-THREE (143), SOUTHERN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

I, CARL ENGLESTAD, am the record owner of LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) & EIGHTEEN (18), AND THE SOUTH HALF OF PREVIOUSLY VACATED 20' ALLEY (ORDINANCE 9535), BLOCK ONE HUNDRED FORTY-THREE (143), SOUTHERN ADDITION, City and County of Midland, Texas, according to the plat or map filed of record under Volume 2, Page 2, Deed Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CARL ENGLESTAD, being the owner of the land shown on this plat designated as LOT THIRTEEN A (13A), LOT FIFTEEN A (15A) AND SEVENTEEN A (17A), BLOCK ONE HUNDRED FORTY-THREE (143), SOUTHERN ADDITION, SECTION 37 on Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

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

CARL ENGLESTAD OWNER

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "SOUTHERN ADDITION, SECTION 37" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the _____ day of _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

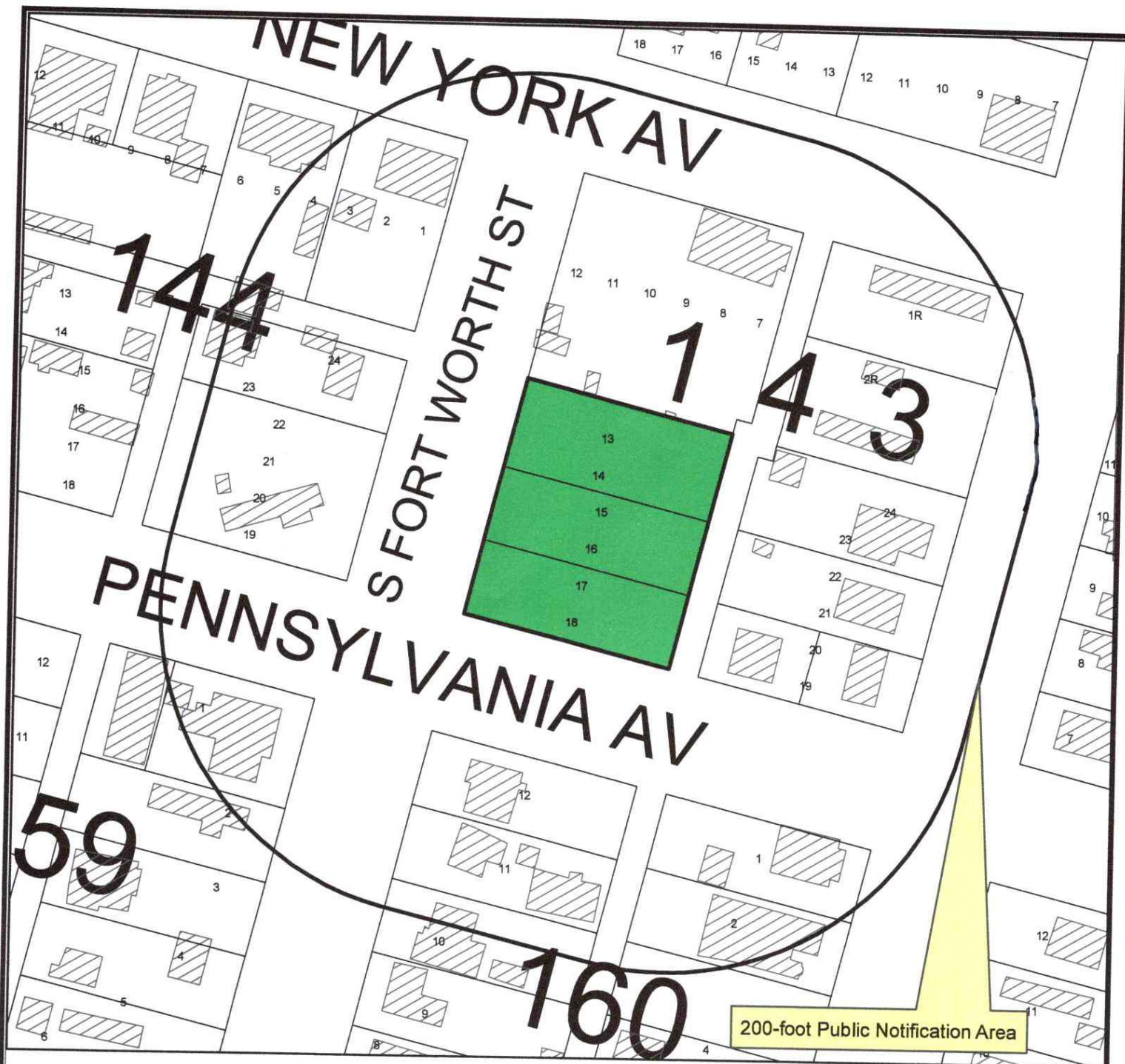
DATE: _____ PAGE _____

PENNELL LAND SURVEYING, LLC

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

MAY 2026

SOUTHERN ADDITION,
SECTION 37



Location Map

SUB-26-0980

Scale: 1" = 600'

Proposed plat of Southern Addition, Section 37, being a replat of Lots 13 through 18, and the south half of a 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. (Council District 2)

LEGEND

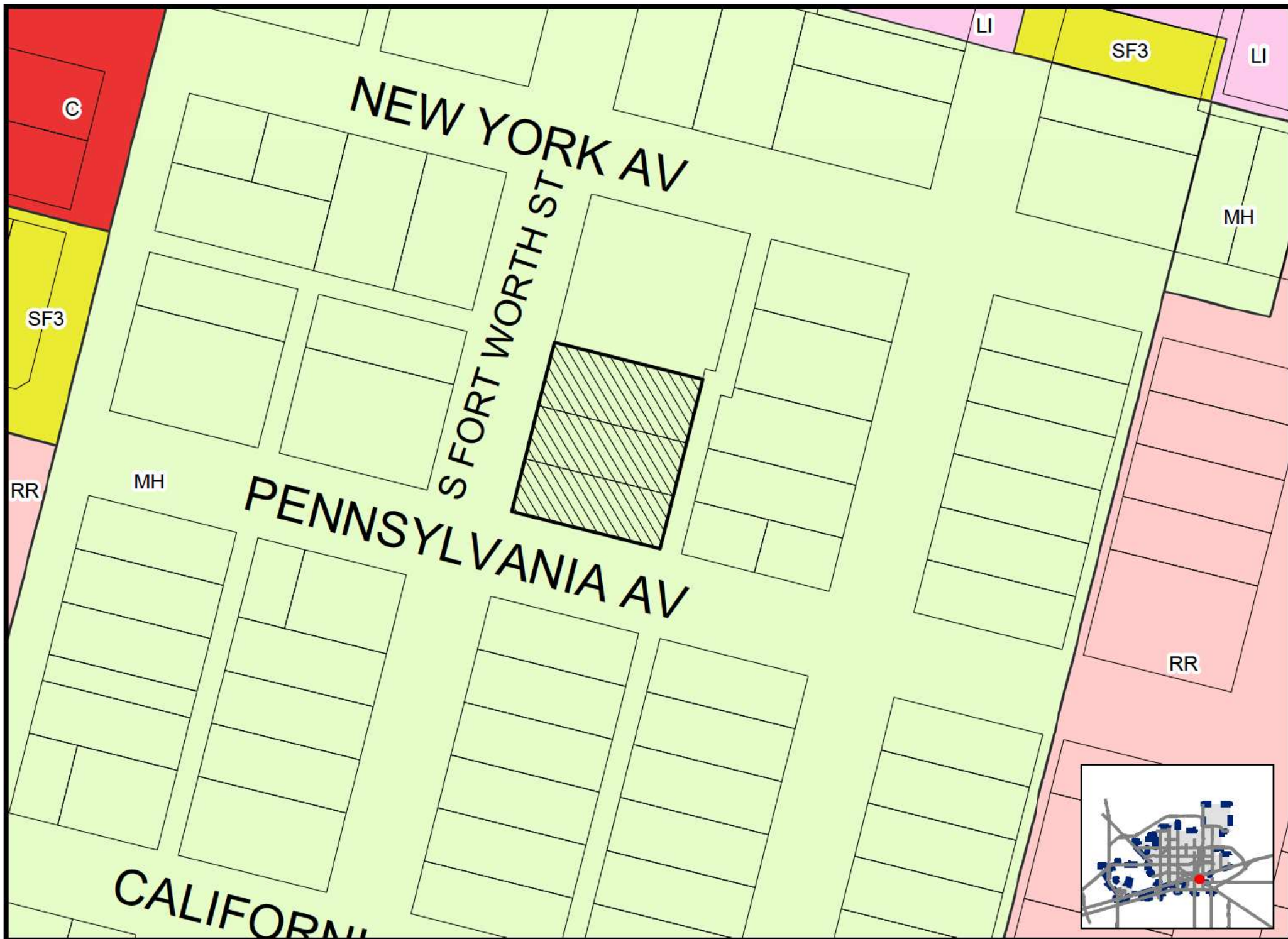
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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









PRELIMINARY PLAT SOUTHERN ADDITION, SECTION 39

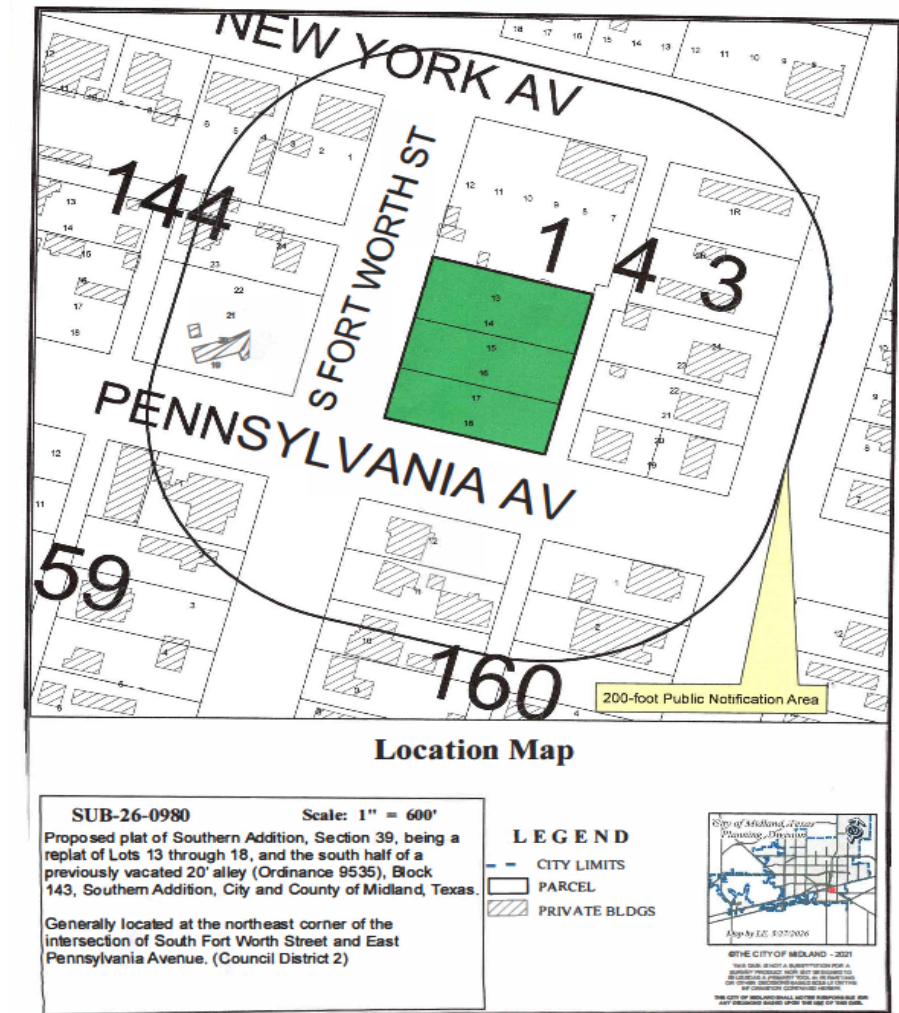


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Carl Englestad
- **Representative:** Durnyn Henington, with Pennell Surveying
- **Location:** 607, 611, and 615 South Fort Worth Street in District 2
- **Reason for Request:** Combining adjacent lots to obtain building permits for future residential construction

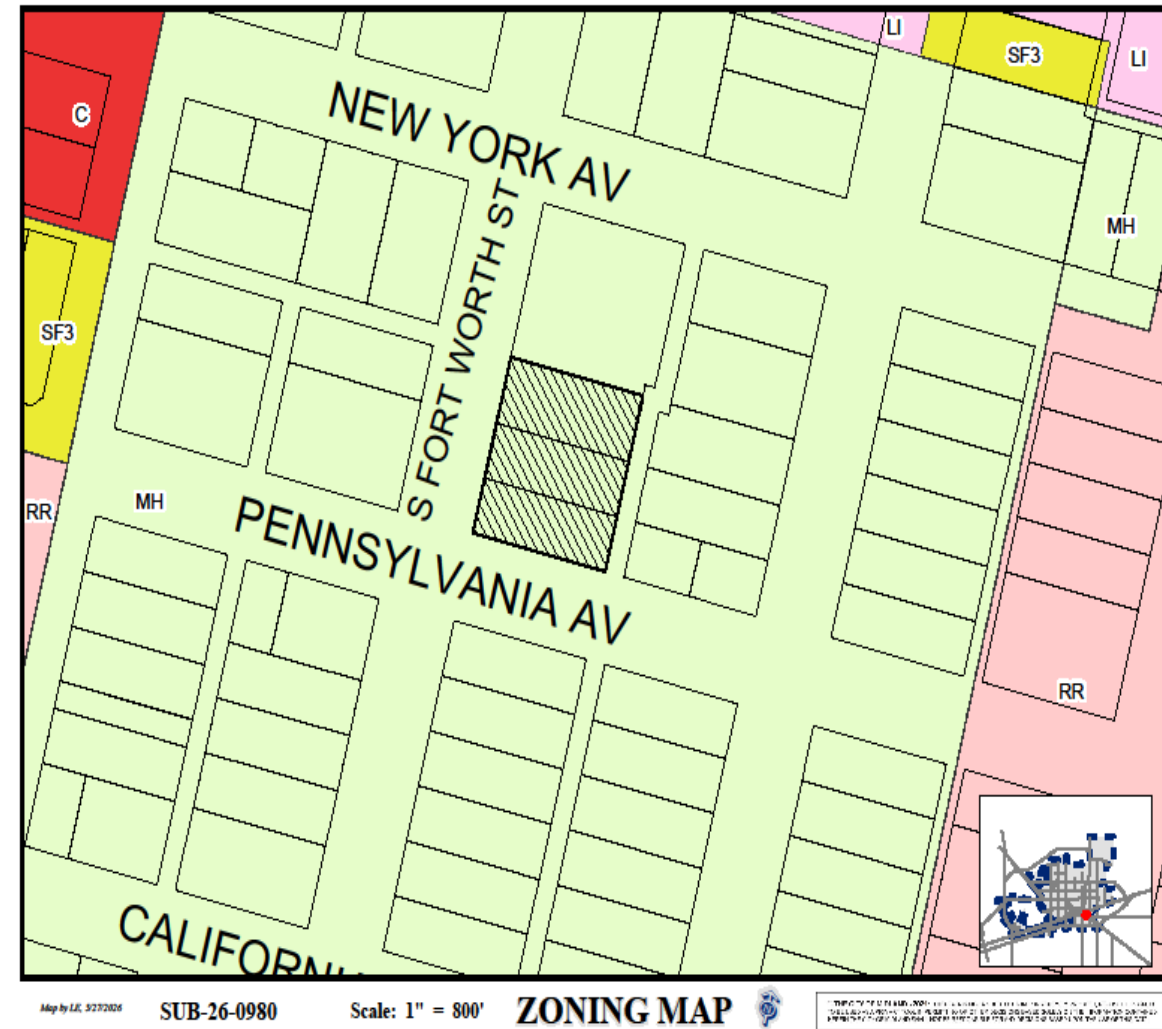


3

- [illegible]

ZONING

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



Map by L&L 5/27/2024

SUB-26-0980

Scale: 1" = 800'

ZONING MAP



THE CITY OF MIDLAND, TEXAS, IS PROVIDING THIS MAP AS A PUBLIC SERVICE. IT IS NOT A CONTRACT. THE CITY OF MIDLAND, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS MAP.

LAND USE

- **Current Use:** Single-family residences
- **Surrounding Uses:**
 - **North/South/East/West:** Single-family residences
- **Proposed Use:** one single-family residence

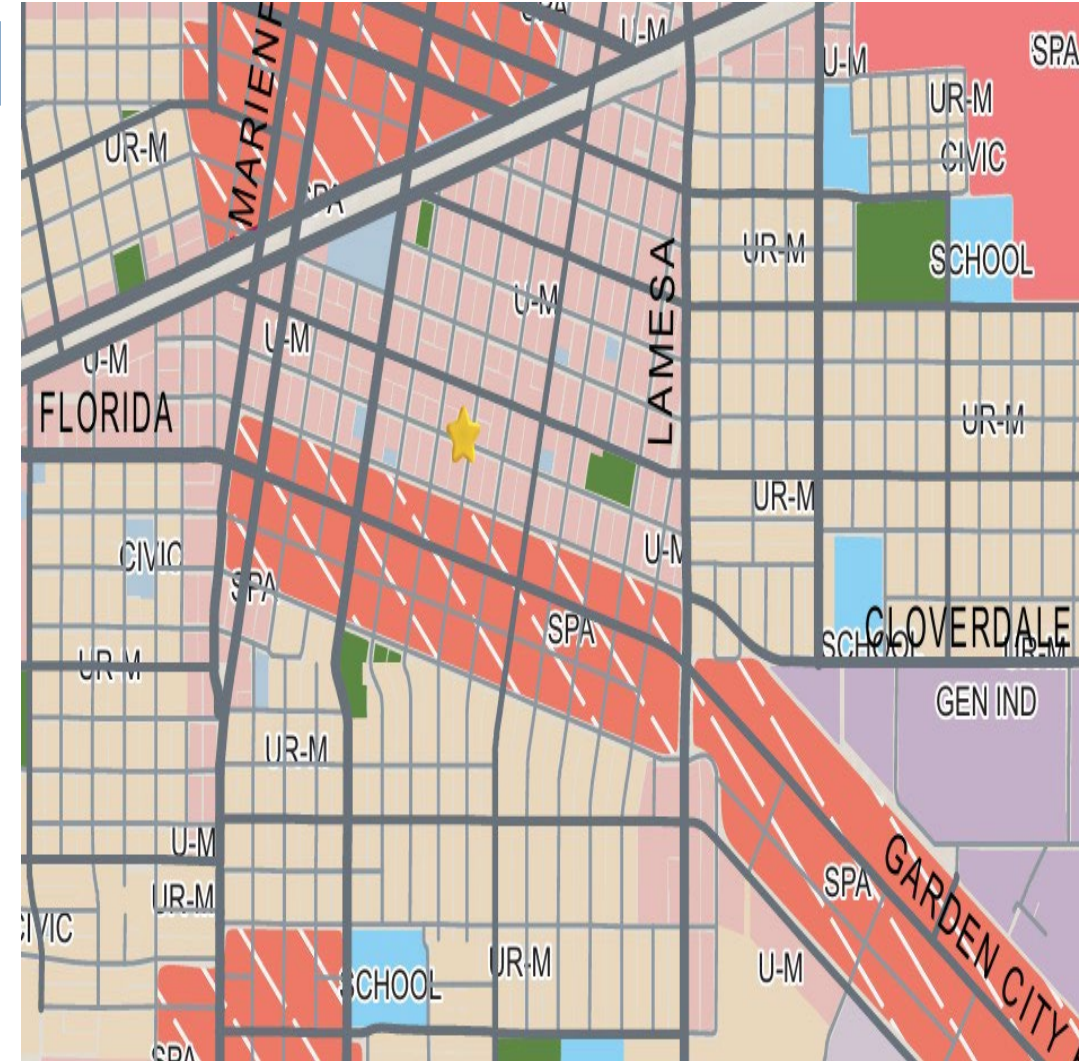




On South Fort Worth Street, Looking East

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- No objections were received.
 - 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 recordation 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 20, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Hold a public hearing and consider a Final Plat of Country Sky Addition, Section 31 being a replat of Lots 29 and 30, Block 3, Country Sky Addition, Section 28, City and County of Midland, Texas. (Generally located on the west side of the intersection of Desert Wind and Wind Chase)

Purpose:

Maverick Engineering, on behalf of Midland Sagebrush Properties LLC is requesting to replat a property generally located on the west side of the intersection of Desert Wind and Wind Chase to create three residential lots.

Recommended Action:

Approve

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

CE, Country Estate 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 comments, if any. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 1/14/2026. [For Applicant's Information Only.]

WATER: 8" water exists in Wind Chase 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: Deferral request for wastewater improvements were administratively approved on 1/14/2026. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

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)

Yes everything looks good.

Addressing: (Approved)

No comments

Health: (Approved)

Yes, the health department will review applications from the 3 proposed lots of Country Sky Addition, Section 31, RE-PLAT OF LOTS 29 & 30, BLOCK 3, COUNTRY SKY ADDITION, SECTION 28 CITY AND COUNTY OF MIDLAND TEXAS, lot 29A is 1 acre, lot 29B is 1 acre, lot 29C is 1, 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, and the water wells and on the adjacent properties.

Planning: (Approved)

Staff recommends approval of the Final Plat of Country Sky Addition, Section 31

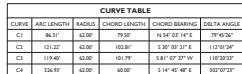
Attachments:

- A. P-26-2589, Combined files
- B. P&Z - - Country Sky Addition, Section 31 Final plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/9/2026
Final Approval - 7/16/2026

BEING A REPLAT OF LOTS 29 & 30, BLOCK 3, COUNTRY SKY ADDITION, SECTION 28
CITY AND COUNTY OF MIDLAND, TEXAS



NO. _____

DATE _____



Page 92 of 192



Location Map

SUB-26-0937

Scale: 1" = 231'

Proposed plat of Country Sky Addition, Section 31 being a replat of Lots 29 and 30, Block 3, Country Sky Addition, Section 28, City and County of Midland, Texas.

Generally located on the west side of the intersection of Desert Wind and Wind Chase. (Council District 4)

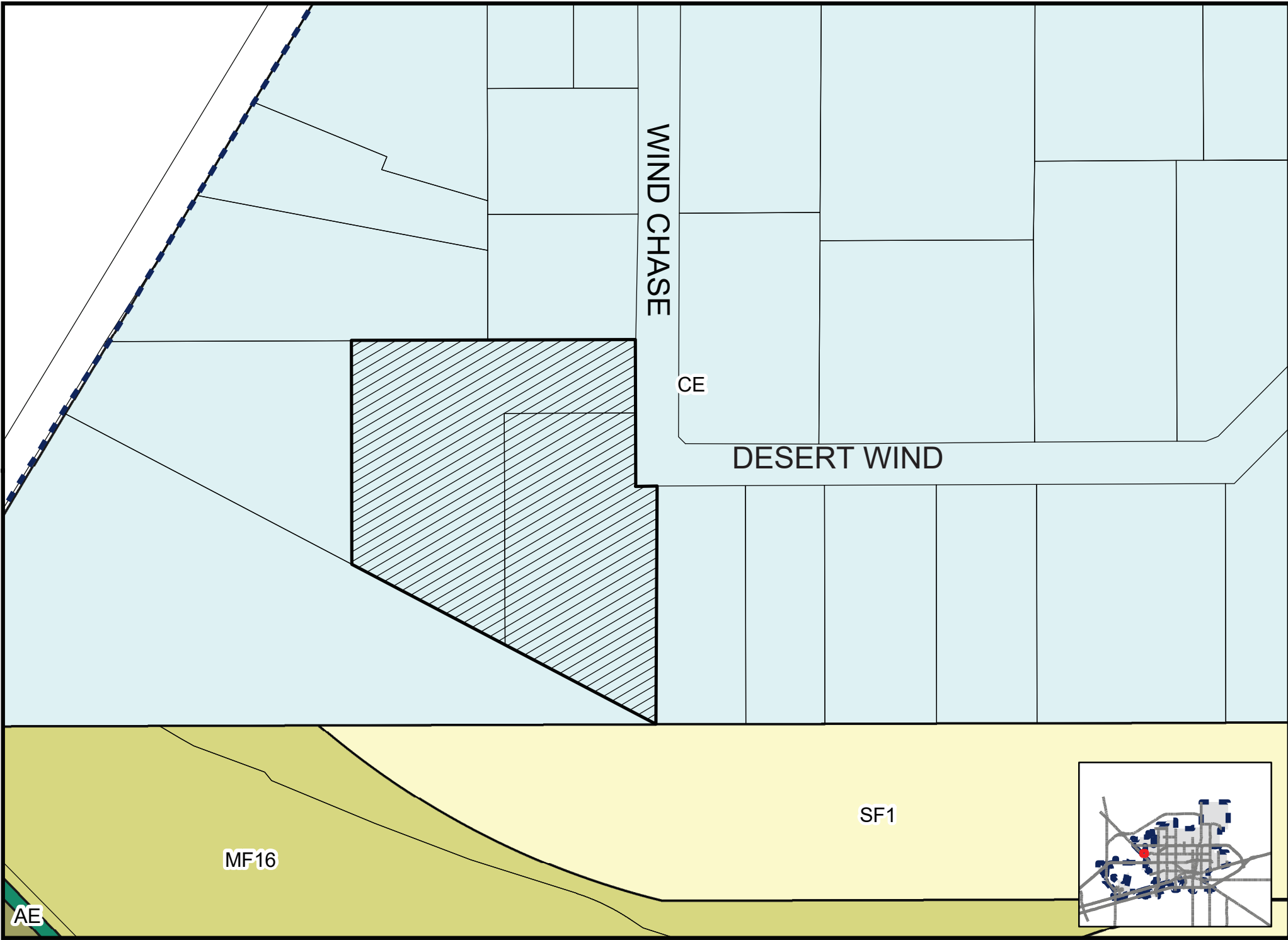
LEGEND

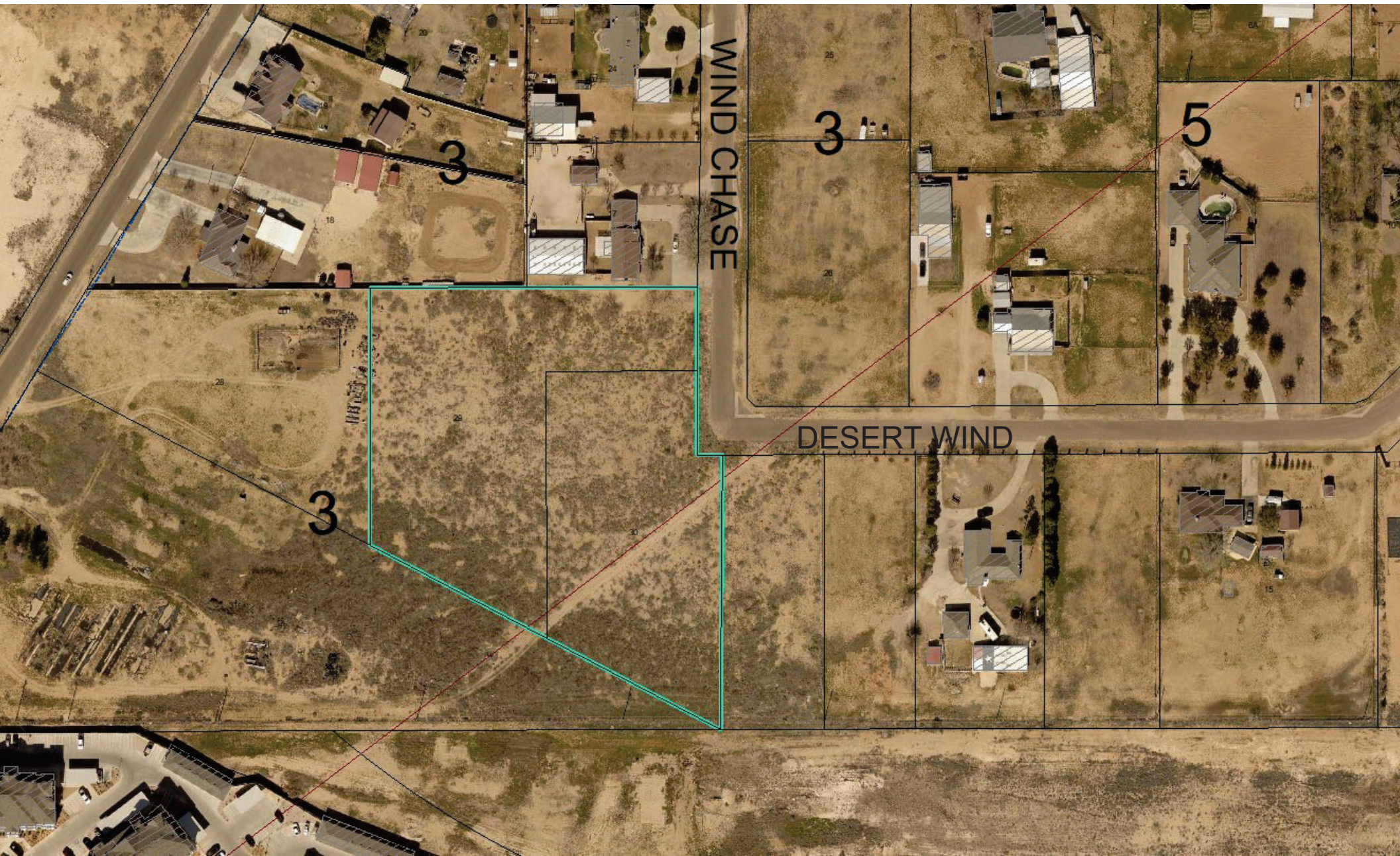
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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









FINAL PLAT COUNTRY SKY ADDITION, SECTION 31

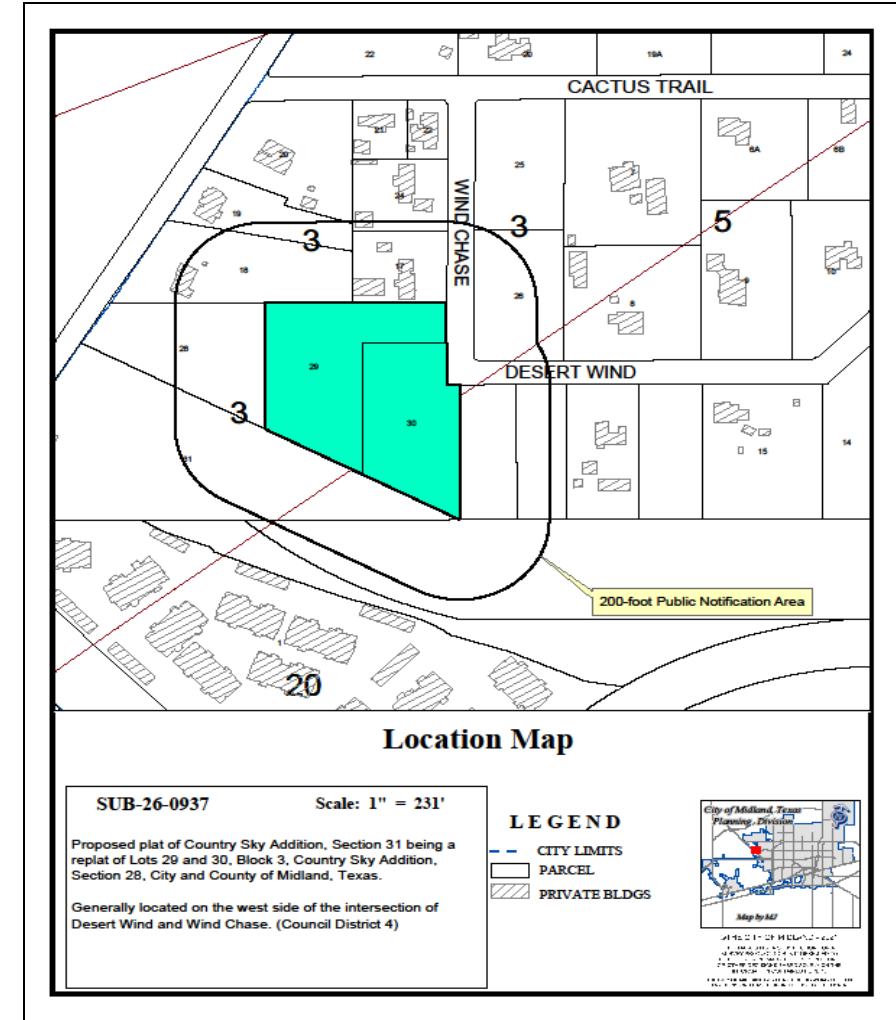


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Midland Sagebrush Properties, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the west side of the intersection of Desert Wind and Wind Chase. (Council District 4)
- **Reason for Request:** To create three residential lots



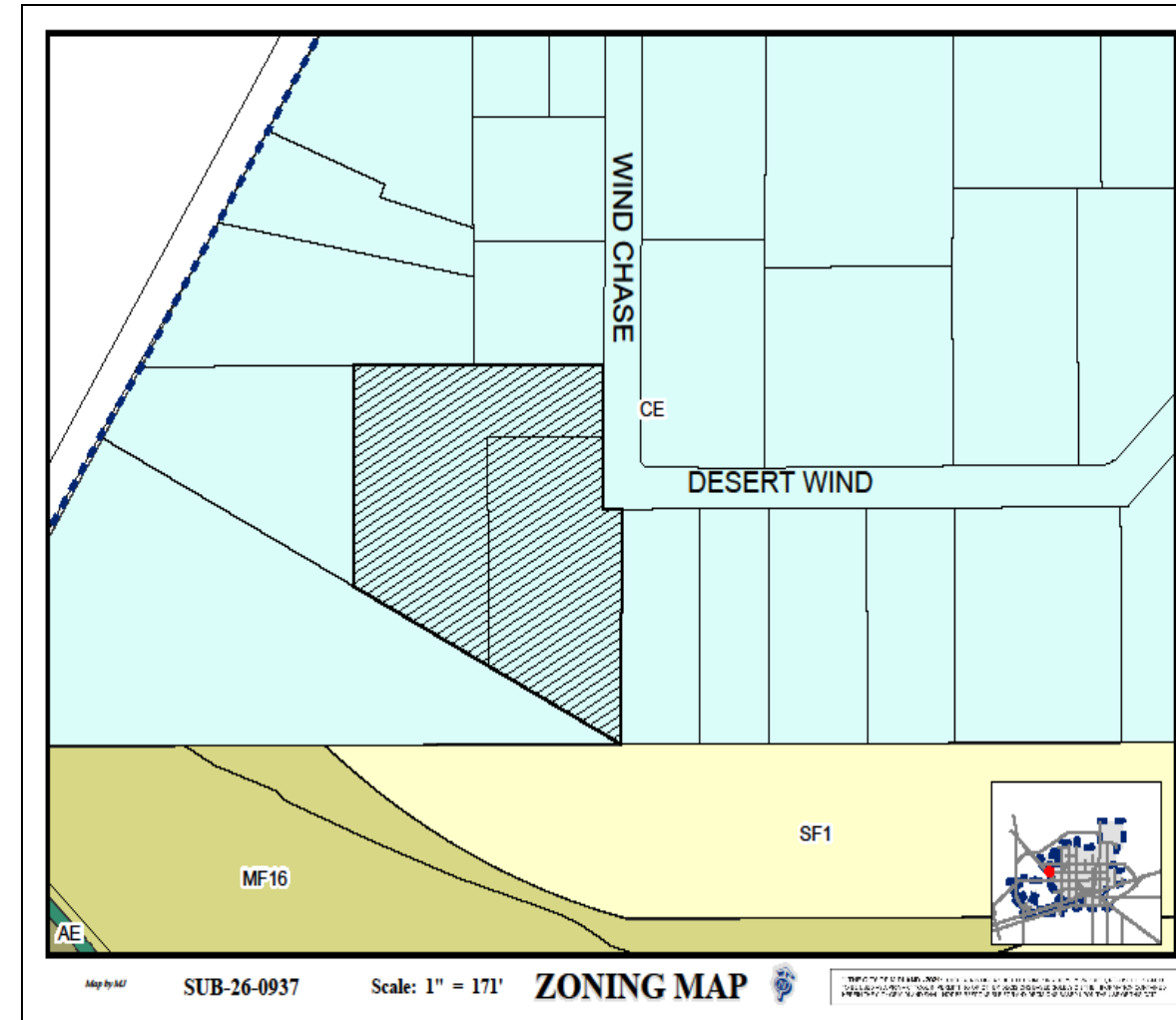
3

-



ZONING

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



LAND USE

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

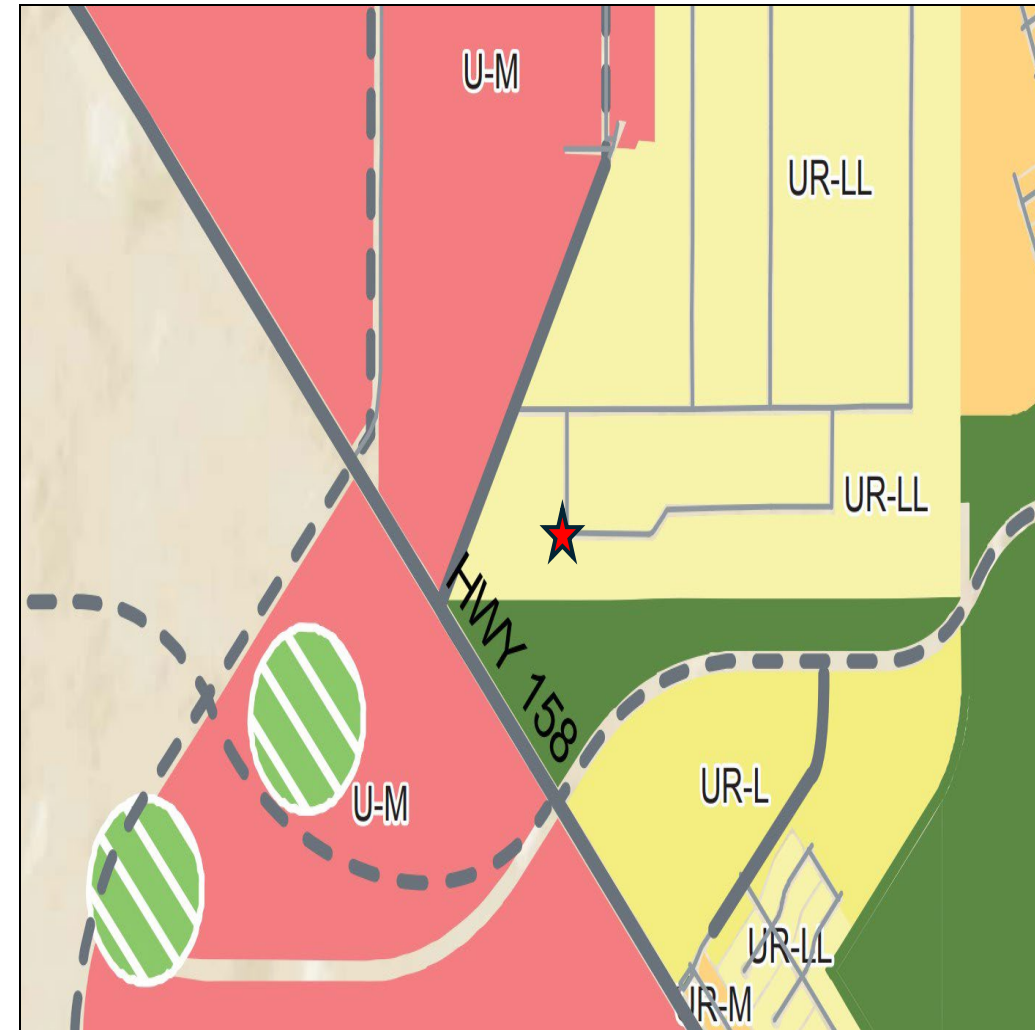




On Desert Wind, Looking West

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Large Lot, (UR-LL)
- **Supported Uses:** Supports restrictive land uses, emphasizing single-family housing and open space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- No objections were received.
- The Planning & Zoning Commission approved the preliminary plat on February 17, 2026.
- Staff recommends approval of this request.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 8.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Hold a public hearing and consider a Preliminary Plat of Haley Heights, Section 9 being a replat of the south 50 feet of Lot 1, Block 11, Haley Heights, City and County of Midland, Texas (Generally located on the west side of Pratt Street, approximately 100 feet south of Collins Avenue)

Purpose:

Maverick Engineering, on behalf of Jose Santos Silva, is requesting to replat a property located at 1304 Pratt Street for building permits.

Recommended Action:

Approve

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MH, Manufactured Housing District

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

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 number can be 9.

ADDRESSING: (Approved with Conditions)

Change Section # to 9 (Section 7 & 8 already recorded) Verify new Lot numbering with GIS, listed as 1C.

For Applicant Info Only: Address will be kept the same.

CRMWD: (Approved)

We do not have any comments this plat.

HEALTH: (Approved)

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

SURVEYOR: (Approved)

good

PLANNING: (Approved with Conditions)

Legal description should read "Being a replat of the south 50 feet of Lot 1, Block 11, Haley Heights, City and County of Midland, Texas. [Informational]

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

Subdivision name should be Haley Heights, Section 9. [11-2-5(A)4]

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

Staff recommends approval of the Preliminary Plat of Haley Heights, Section 9, subject to the conditions below.

Conditions:

- A. **Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]**
- B. **Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- C. **Approval of this preliminary plat is subject to the Final Plat including all plat**

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

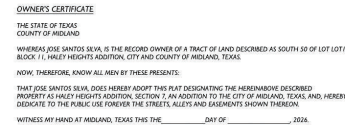
Attachments:

- A. P-26-2587, Combined files
- B. P&Z - - Haley Heights, Section 9 Preliminary plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/9/2026
Final Approval - 7/16/2026

BEING A REPLAT OF SOUTH 50 FEET OF LOT 1, BLOCK 11, HALEY HEIGHTS ADDITION,
CITY AND COUNTY OF MIDLAND, TEXAS



ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 201____.

BY _____

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE, AND FOREGOING PLAT OF HALEY HEIGHTS ADDITION, SECTION 7, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2026.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR AN ACCURATE SURVEYOR OF THIS JURISDICTION IN THE CORNER MONUMENTED PROPERTY LOCATED IN THE PUBLIC SURVEY, IN ACCORDANCE WITH THE REGULATION OF THE LAND SURVEYING SUPERVISION, IN THE COUNTY OF DALLAS, STATE OF TEXAS.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHULTS, 19851234
MANAGER, ENGINEERING, INC.
1300 W. KILBOURN AVENUE
MIDLAND, TX 79701

KNOW ALL MEN BY THESE PRESENTS:

THAT I GREGORY W. SHOULD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS PROFESSIONAL LAND SURVEYING ACT, AND THAT THE CORNER MONUMENTS HAVE BEEN PROPERLY LOCATED AND IDENTIFIED, AND THAT I AM A duly licensed and duly bonded LAND SURVEYOR, REGULARLY REGISTERED WITH THE STATE OF TEXAS.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHOULD, TEXAS 02853356
MAVERICK ENGINEERING, P.C.
1300 W. ILLINOIS AVE., SUITE 100
MIDLAND, TEXAS 79701

ATMOS ENERGY
BF: _____

AT&T
BF: _____

OPTIMUM
BF: _____

ASTOUND BIGGABAND
BF: _____

ONCOR ELECTRIC DELIVERY
BF: _____



- | | |
|---|--|
|  | SET 12-INCH IRON ROD W/ WIRE |
|  | FLAT CAP MAXIMUM THICKNESS 1/8" (191416) |
|  | EXISTING REINFORCEMENT AS NOTED |
|  | EXISTING ELECTRIC METER |
|  | EXISTING GAS METER |
|  | EXISTING WATER VALVE |
|  | BOUNDARY LINE |
|  | EXISTING PROPERTY LINES |
|  | EXISTING FENCE LINE |
|  | EXISTING OVERHEAD ELECTRIC LINE |
|  | EDGE OF ASPHALT |
|  | EXISTING 6" WASTEWATER |
|  | EXISTING 6" WATER MAIN |
|  | BUILDING |
|  | CONCRETE |
|  | GRAVEL |
-
- | | |
|-----------|---|
| PLAN/NOT. | OFFICIAL PUBLIC RECORD, MIDLAND CO., TX |
| PROJECT. | FLAT RECORDS, MIDLAND CO., TX |

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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48329C0202F, DATED SEPTEMBER 14, 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 DAMAGES MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CITY & SURVEY, LLC.



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

NO. _____

DATE _____

**HALEY HEIGHTS
ADDITION, SECTION 7**



Location Map

SUB-26-0995

Scale: 1" = 100'

Proposed plat of Haley Heights, Section 9 being a replat of the south 50 feet of Lot 1, Block 11, Haley Heights, City and County of Midland, Texas.

Generally located on the west side of Pratt Street, approximately 100 feet south of Collins Avenue. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

MH

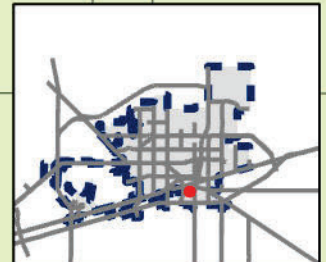
JOHNSTON ST

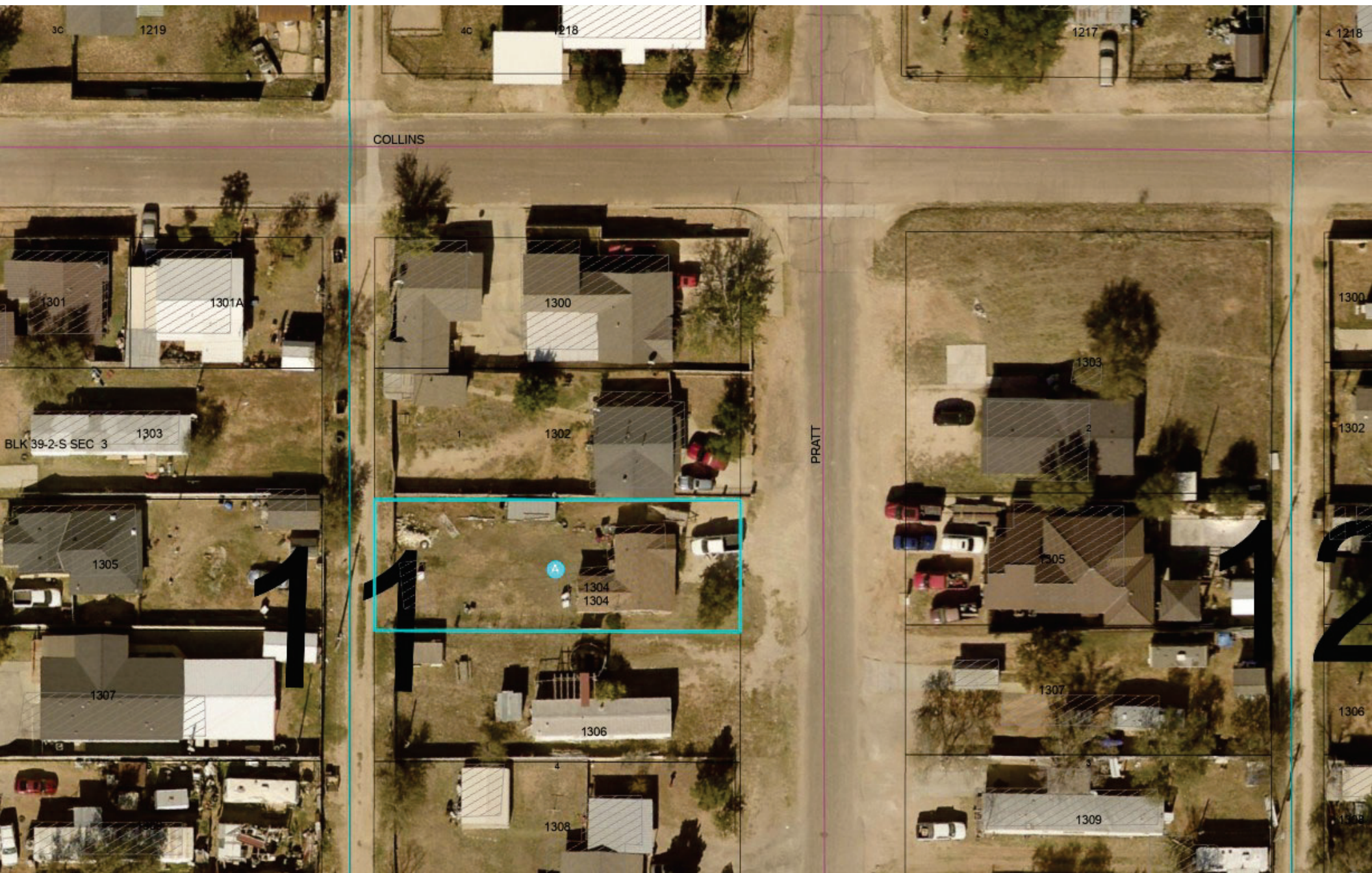
COLLINS AV



1304

GRIFFIN AV







PUBLIC NOTICE
PLANNING & ZONING HEARING
CITY HALL CHAMBERS
FROM: Planning Department TO: Mayor of the City of...
DATE: March 10, 2024 TIME: 5:00 P.M.
FOR MORE INFORMATION
CALL 685-7400



PRELIMINARY PLAT HALEY HEIGHTS, SECTION 9

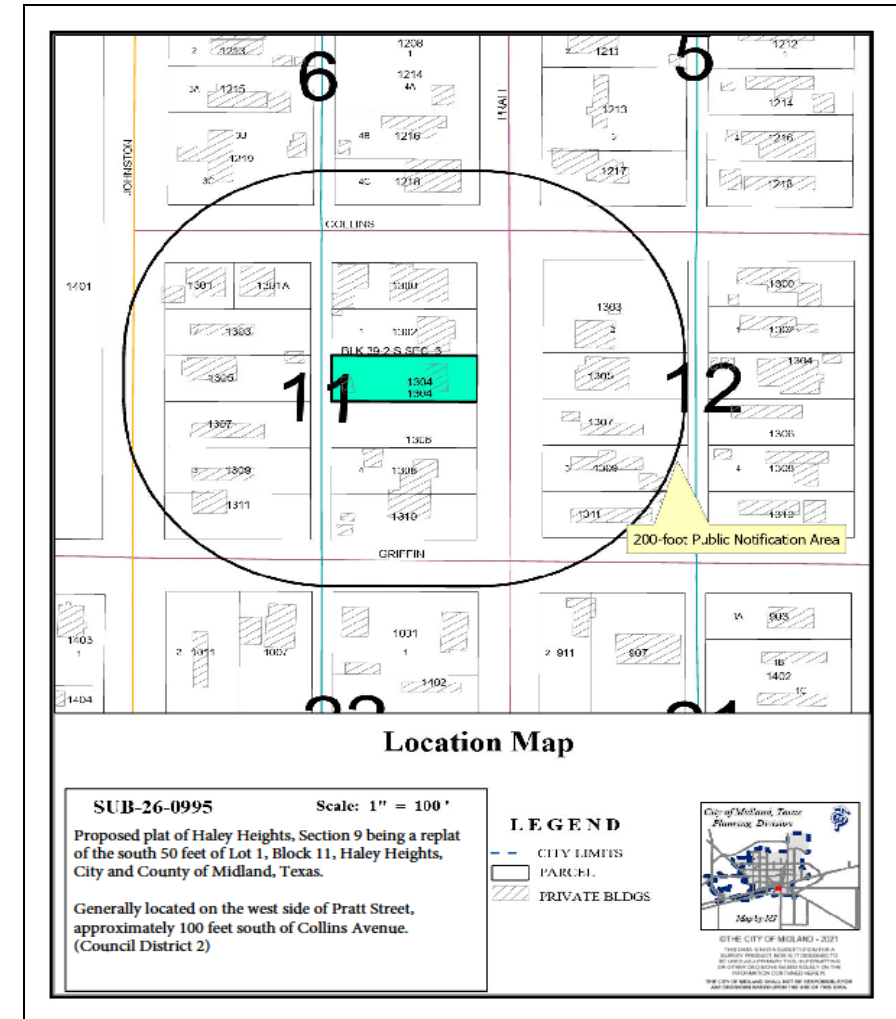


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Jose Santos Silva
- **Representative:** Maverick Engineering
- **Location:** 1304 Pratt Street (District 2)
- **Reason for Request:** To obtain building permits



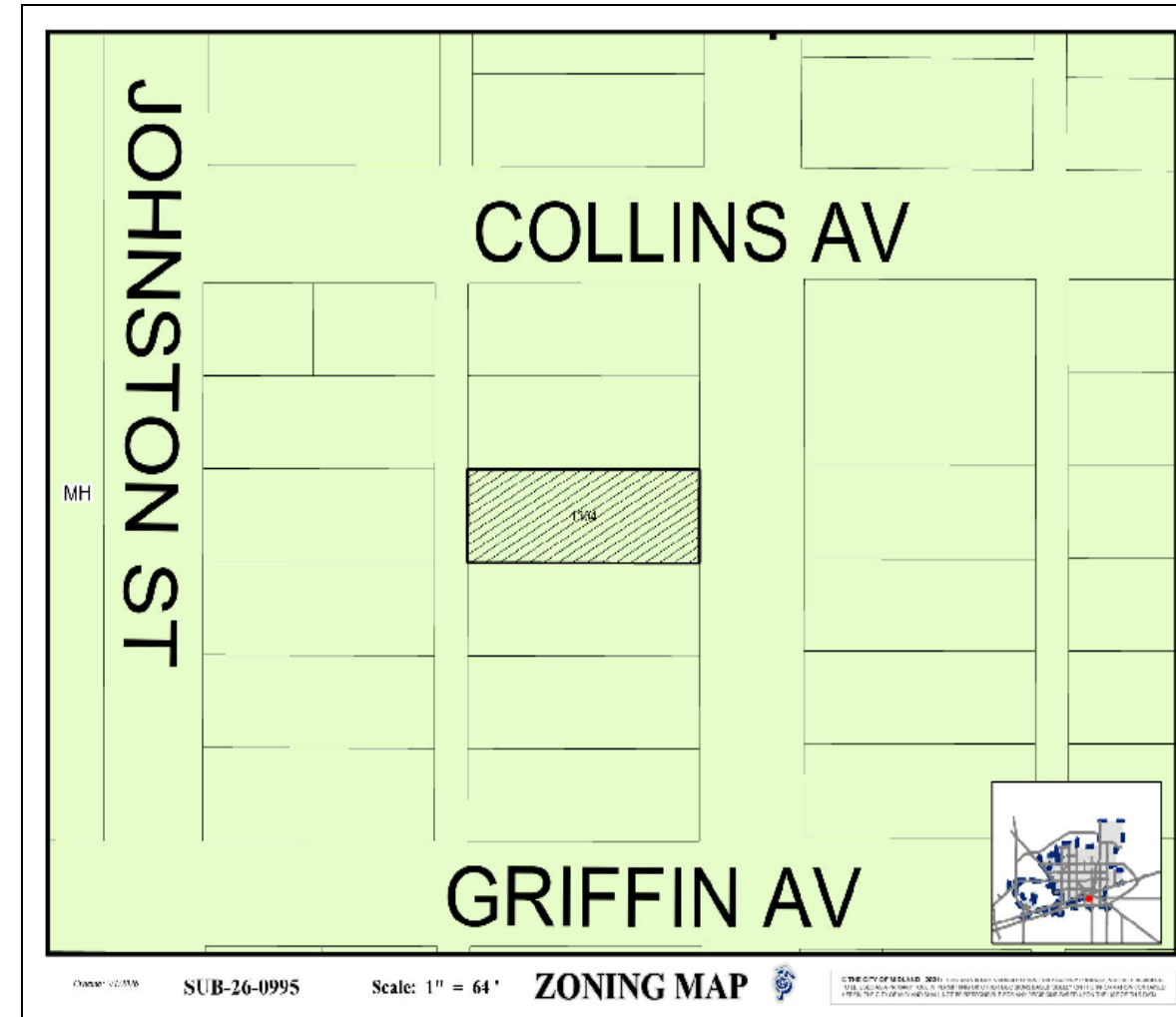
3

-



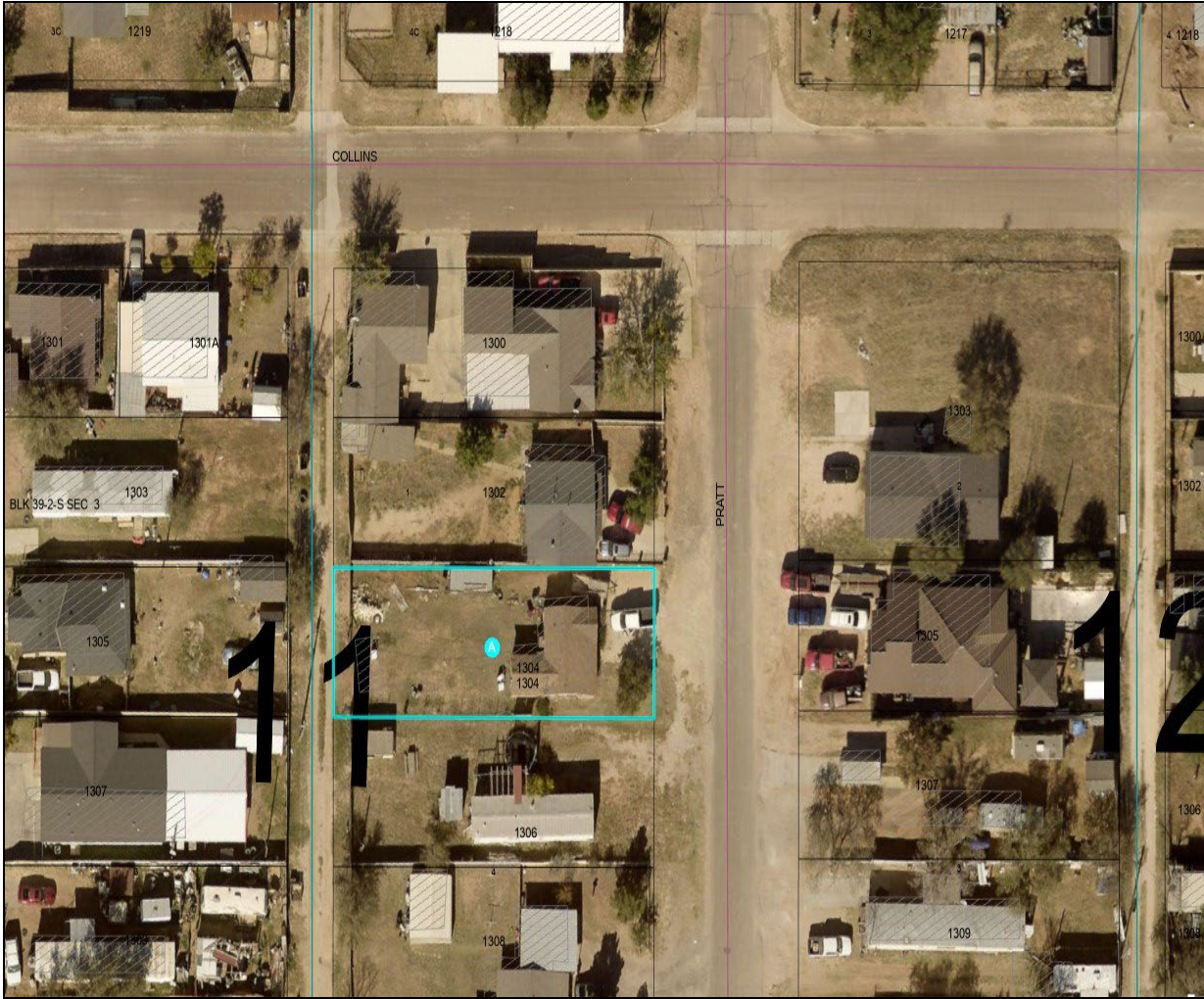
ZONING

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



LAND USE

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





On Pratt Street, Looking West

7

-

STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:
 - A. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]



STAFF'S RECOMMENDATION

- 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]



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 9.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Andrews Park, Section 9, being a replat of Lot 5 and the south 68 feet of Lot 6, Block 1, Andrews Park, Section 3, City and County of Midland, Texas (Generally located on the east side of North Midland Drive, approximately 230 feet north of Andrews Highway.)

Purpose:

Maverick Engineering, on behalf of STRR Investments LLC, is requesting to replat the property located at 1814 North Midland Drive into two lots for the development of two restaurants.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail 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)

good

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

WATER: 6" water exists in Midland Street R.O.W, W of tract, okay as is. No public water improvements required. 33" Transmission main water exists in Midland Street R.O.W, W of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

DRAINAGE: 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 with Conditions)

Add a note on plat providing a blanket cross access easement between all lots in all areas where permitted buildings are not existing or proposed. [Reference City Code Section 9-4-5(D), Section 11-2-5(B)1, Section 11-2-5(B)4.]

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)

Lots 11 and 10 are already in use. Lots could be 5A and 6A. Why does the land south of this plat show both Tract 29 and Andrews Parks, Sec 2?

Addressing Review: (Approved with Conditions)

Add Directional of "N" to Midland Drive Remove "Addition" from the Subdivision Name

PLANNING: (Approved with Conditions)

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

Remove Addition from Andrews Park [Information]

Have legal description match what I provided [Information]

Staff recommends approval of the preliminary plat of Andrews Park, Section 9, 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-26-2588, Combined Files
- B. P&Z - - Andrews Park, Section 9 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

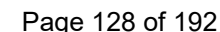
Created/Initiated - 7/9/2026
Final Approval - 7/17/2026

BEING A REPLAT OF LOT 5 AND THE SOUTH 68 FEET OF LOT 6, BLOCK 1,
ANDREWS PARK ADDITION, SECTION 3,
AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS



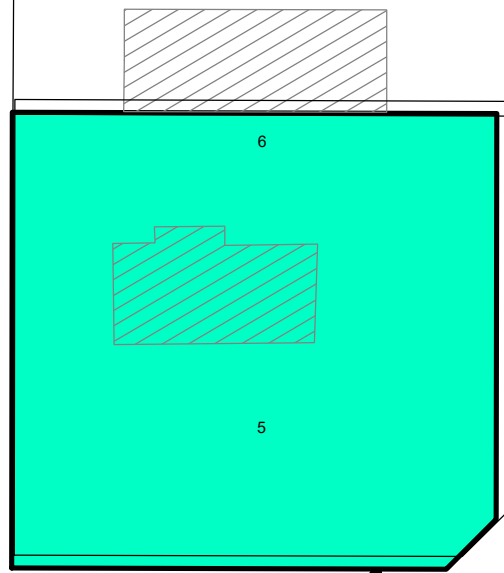
LOT 9, BLOCK 1
ANDREWS PARK ADDITION
SECTION 3
CAB D, PG 22
P.R.M.C.T.

VA7 ANDREWS SQUARE EAST LLC
NST # 2019-38861
O.P.R.M.C.T.



NORTH MIDLAND DR

ANDREWS HWY



Location Map

SUB-26-0996

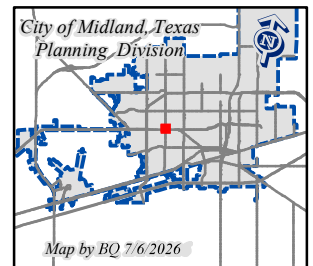
Scale: 1" = 600'

Proposed plat of Andrews Park, Section 9, being a replat of Lot 5 and the south 68 feet of Lot 6, Block 1, Andrews Park, Section 3, City and County of Midland, Texas.

Generally located on the east side of North Midland Drive, approximately 230 feet north of Andrews Highway. (Council District 3)

LEGEND

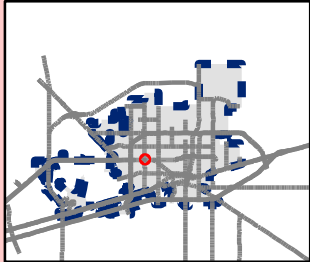
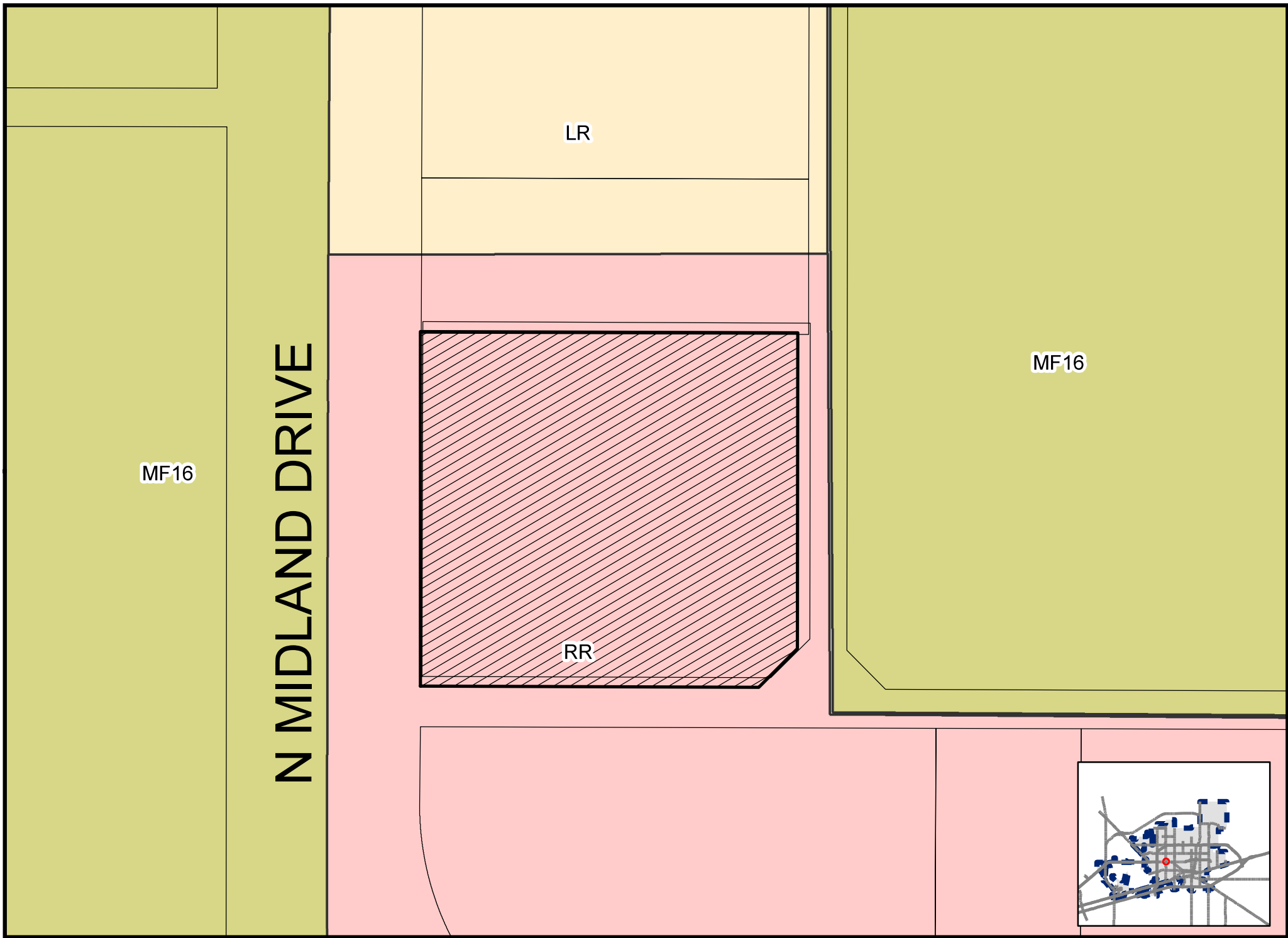
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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







PRELIMINARY PLAT ANDREWS PARK, SECTION 9

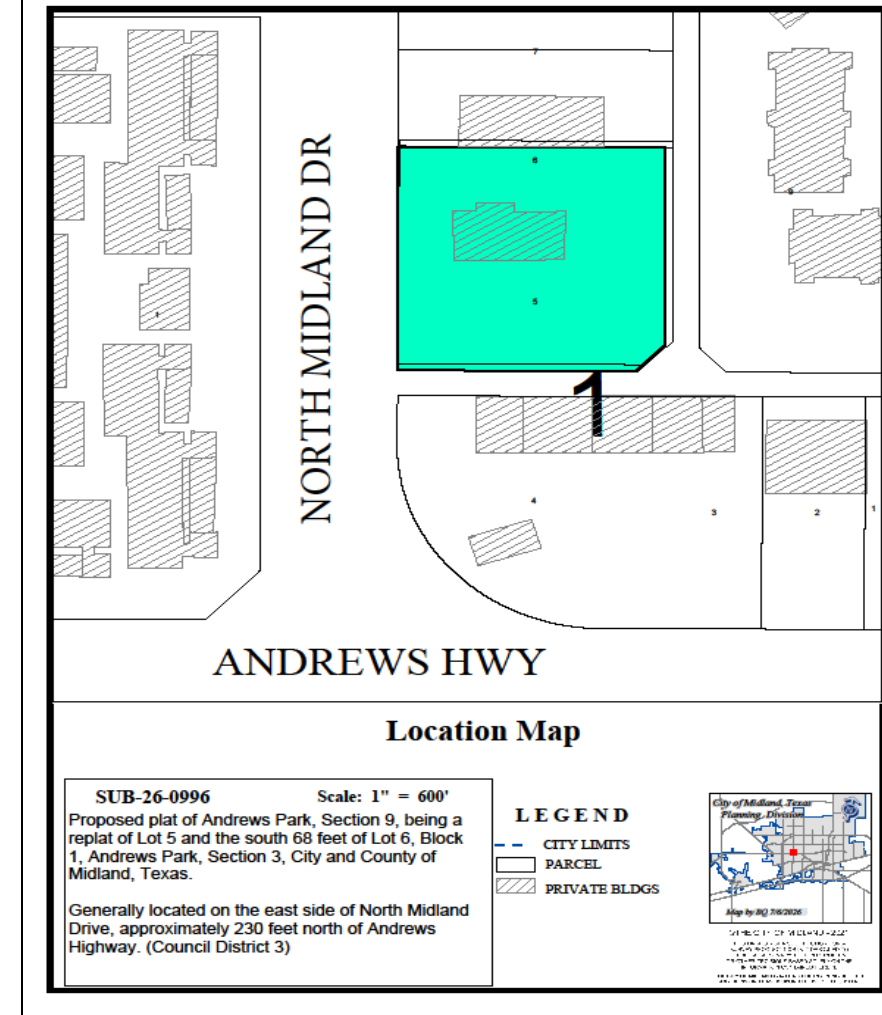


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

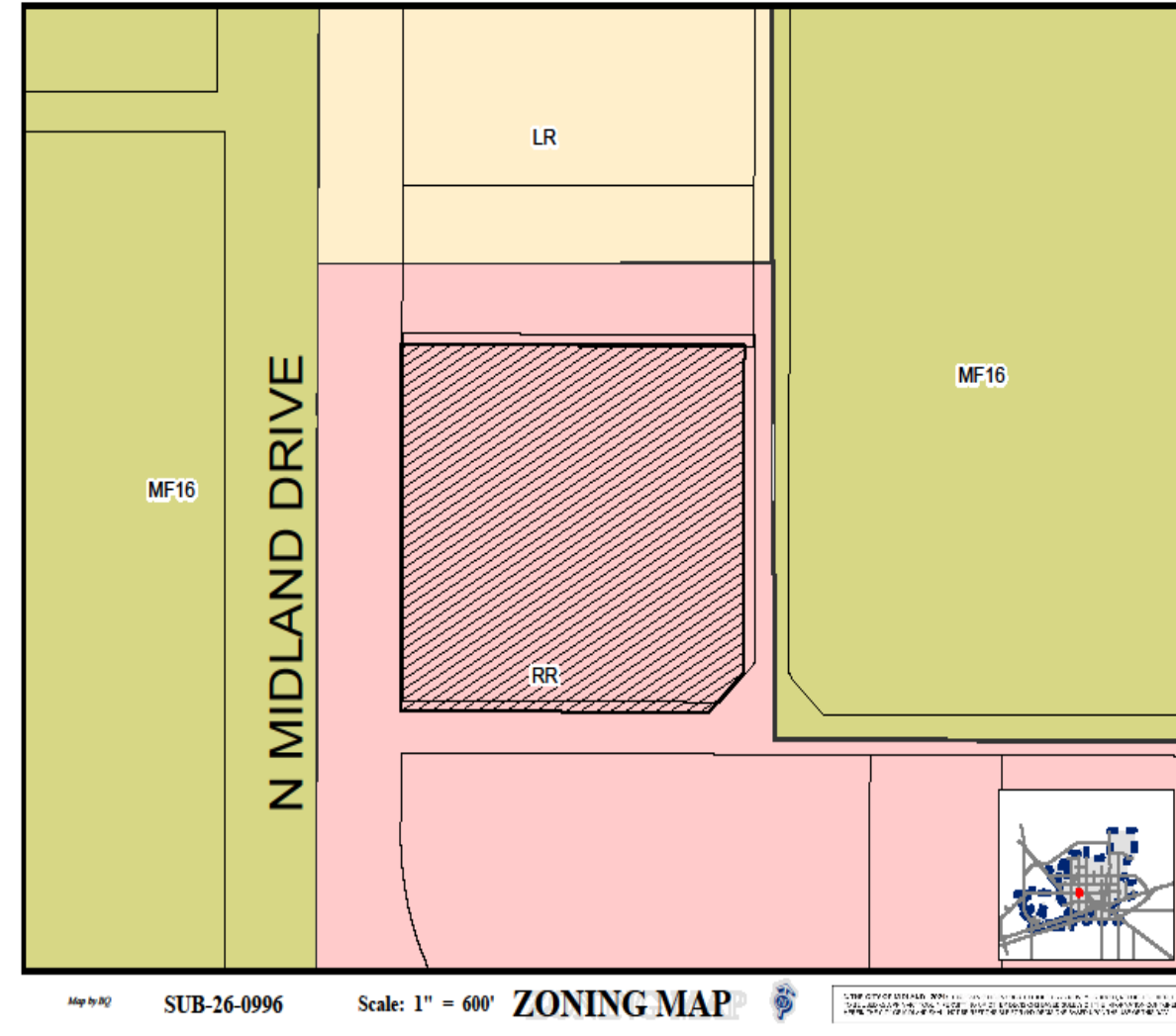
- **Property Owner:** STRR Investments, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 1814 North Midland Drive (Council District 3)
- **Reason for Request:** For the development of two new restaurants



- **Acreage:** 0.813 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2

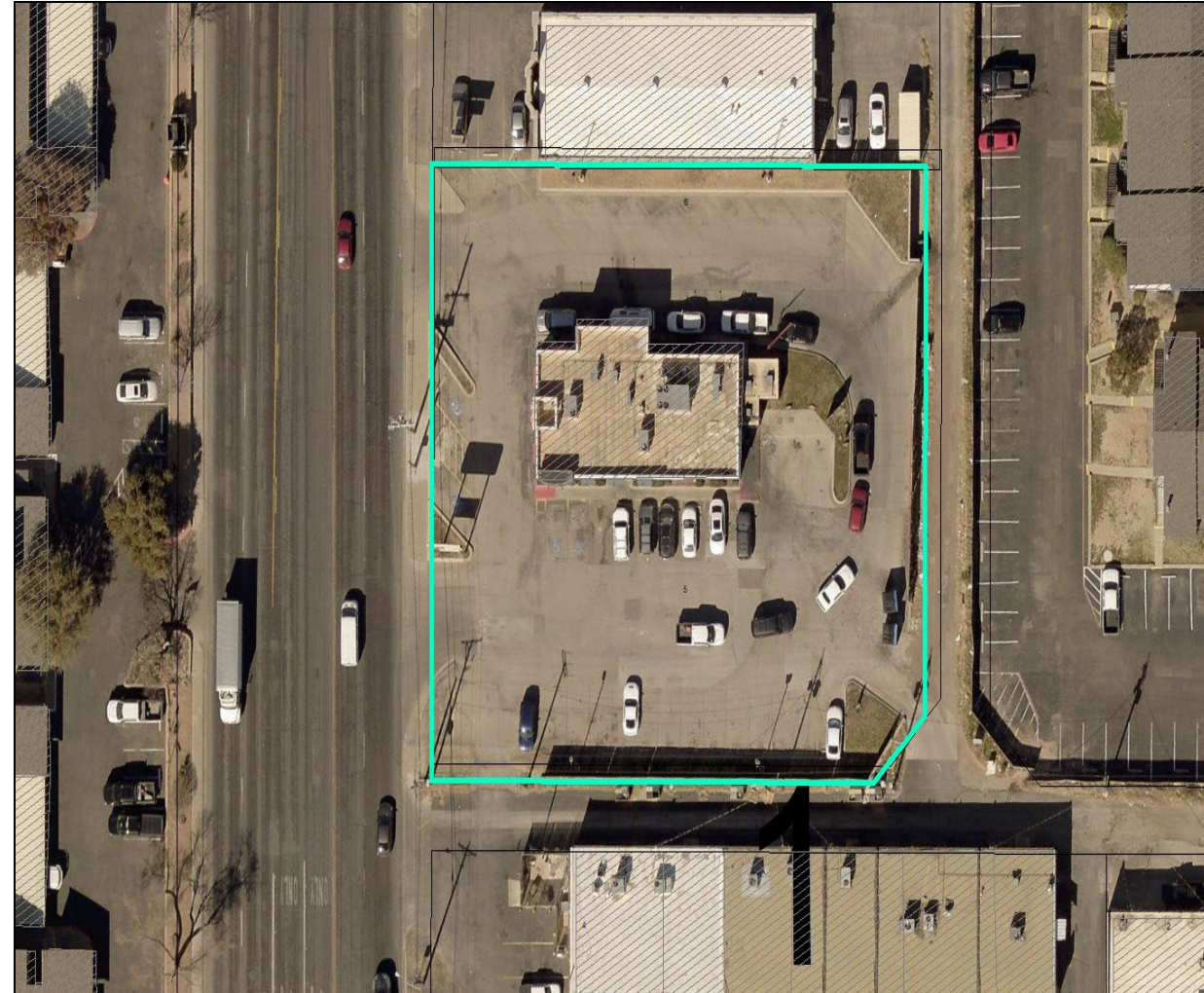
ZONING

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



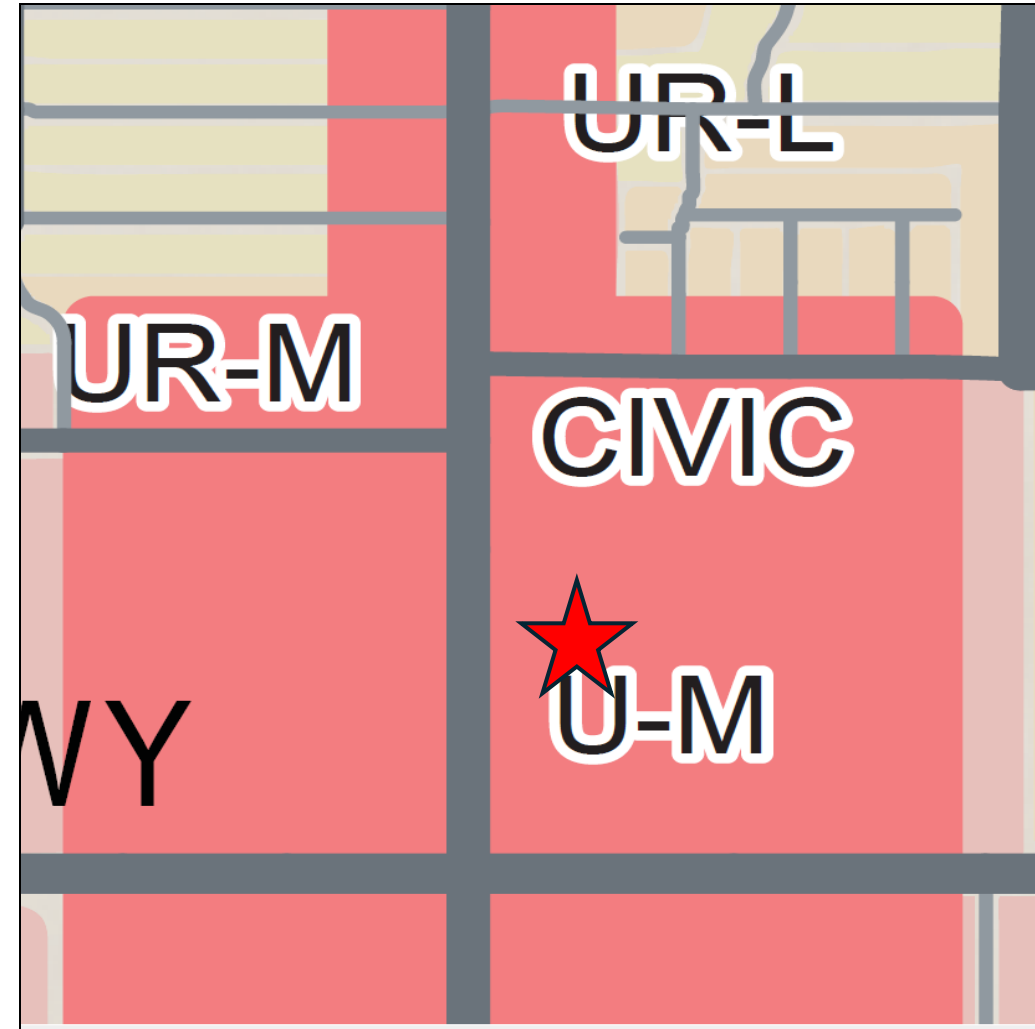
LAND USE

- **Current Use:** Restaurant
- **Surrounding Uses:**
 - **North:** Medical Clinic
 - **South:** Gas Station
 - **East/West:** Apartments
- **Proposed Use:** Restaurant



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban – Medium (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family housing, multi-family housing



STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to 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: 10.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Sunset Estates Addition, Section 4, being a 5.01-acre tract of land out of Section 2, Block 38, T-2-S, T&P RR Co. Survey, County of Midland, Texas. (Generally located on the south side of Farm to Market Road 307, approximately 1,925 feet east of South County Road 1130.)

Purpose:

Ashlee Devine, on behalf of Chars Ventures, LLC, is requesting to replat a property generally located on the south side of Farm to Market Road 307, approximately 1,925 feet east of South County Road 1130 in the ETJ. The applicant is replatting in order to construct a new single-family residence.

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

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: FM 307 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant's Information Only.]

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral based on located in the South Midland Utility District. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)] A water well report has been submitted, GAC requirement has been deferred per Carl.

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)

Add a note on plat providing a blanket cross access easement between all lots in all areas where permitted buildings are not existing or proposed. [Reference City Code Section 9-4-5(D), Section 11-2-5(B)1, Section 11-2-5(B)4.]

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

ADDRESSING: (Approved with Conditions)

Remove city from the legal description. This plat is not in the city limits. Update Coordinates - The coordinates are incorrect and need to be verified. Only a POB and a 2nd set of coordinates are needed. Currently, there are 4.

GIS: (Approved)

Check POB coordinates. (appear incorrect) Check previous section of this subdivision for next available lot and/or block numbering. (lots 1 and 2 appear to be in use) Distances needed for lots 1 and 2 along west call. Plat is not in the City, remove from legal.

SURVEYOR: (Approved)

No comments.

PUBLIC WORKS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 2 proposed lots of Sunset Estates Addition, Section 4, PLAT OF A 5 ACRE TRACT OF LAND OUT OF SECTION 2, BLOCK 38, T-2-S, T. & P. RR. CO. SURVEY, lot 1 is 1.3 acre, lot 2 is 3.6 acre, 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: (Approval)

GAC requirement was differed by Utilities Director. [Informational]

Staff recommends denial of this Preliminary Plat. Should the Commission approve the Preliminary Plat of Sunset Estates Addition, Section 4, Staff recommends it be subject to the below conditions.

Conditions:

A. That a blanket cross access easement between all lots in all areas where permitted buildings are not existing or proposed be placed on the plat face. [9-4-5(D), Section 11-2-5(B)1, Section 11-2-5(B)4.]

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]

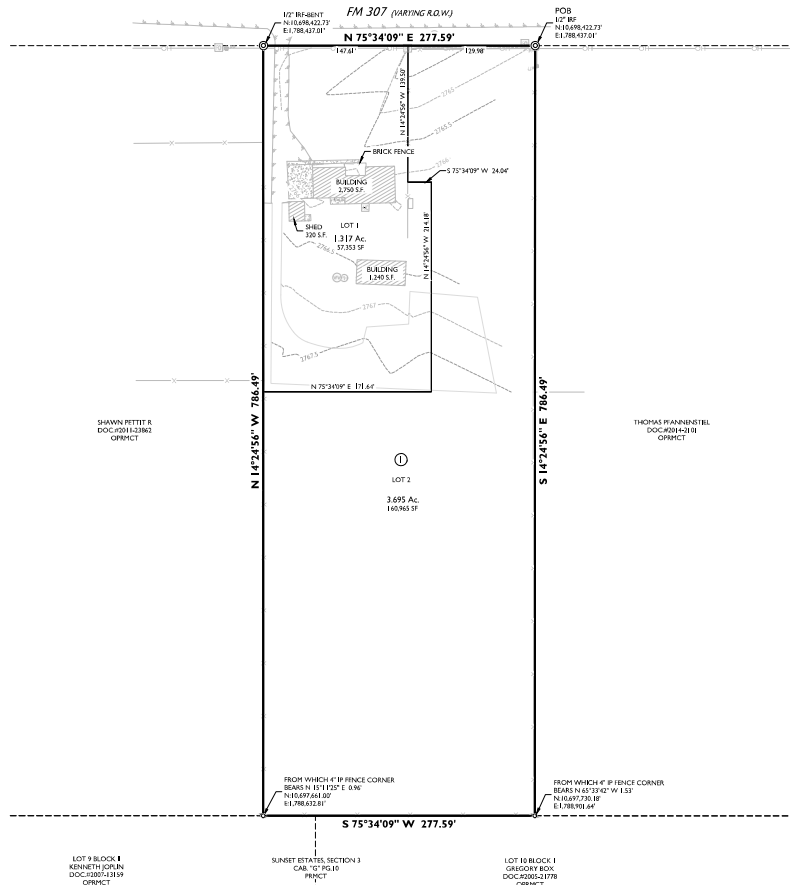
Attachments:

- A. P-26-2586, Sunset Estates Addition, Section 4, Combined
- B. P&Z - - Sunset Estates Addition, Section 4 , Prelim

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/15/2026
Final Approval - 7/17/2026

BEING 5.01 ACRE TRACT OF LAND OUT SECTION 2, BLOCK 38, T-2-S, T&P RAILWAY CO.
CITY AND COUNTY OF MIDLAND, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CHAS VENTURE LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN BLOCK 38, T-2-S, T-6P, R-10E, CO. SULLY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CHAS VENTURE LLC, DOES HEREBY AFFIRM THIS DEED DESIGNATING THE HEREINAFTER DESCRIBED PROPERTY AS SUNSET ESTATES ADDITION, SECTION 4, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND HEREBY
DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

BY DEBRA BREWSTER FOR "CHARS VENTURE LLC"

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

_____ DAY OF _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHUKITS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HAVE CONDUCTED A VISUAL SURVEY OF THE CORNER MONUMENTS OF THE ABOVE DESCRIBED PROPERTY, LOCATED AT THE INTERSECTION OF HIGHWAY 1300 WEST ILLINOIS AVENUE AND MIDLAND, TX 79701, IN ACCORDANCE WITH THE ENGINEERING REGULATION OF THE BOARD OF ENGINEERING REGULATION, TEXAS.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHUKITS, P.E.
 MAYAVER, ENGINEERING, P.C.
 1300 WEST ILLINOIS AVENUE
 MIDLAND, TX 79701

GREGORY W. S. 1000 RIVERSIDE
MAVERICK ENGINEERING (TX) PC
1300 WEST ILLINOIS AVENUE
MIDLAND, TX 79701

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

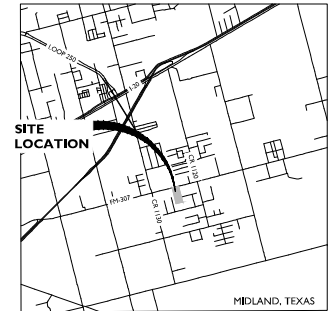
ATMOS ENERGY

BY: _____

OPTIMUM

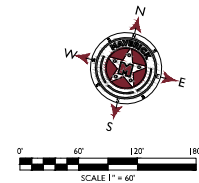
BY: _____

ONCOR ELECTRIC DELIVERY



VICINITY MAP

N.T.S.



LEGEND

- | | |
|---|----------------------------|
|  | FOUND MONUMENT AS NOTED |
|  | CALCULATED PROPERTY CORNER |
|  | EXISTING A/C PAD |
|  | EXISTING REBAR OPTIC BOX |
|  | EXISTING MANHOLE |
|  | EXISTING POWER POLE |
|  | EXISTING UTILITY POLE |
|  | EXISTING SIGN |
|  | BOUNDARY LINE |
|  | PROPERTY (LAND) |
|  | EDGE OF ASPHALT |
|  | FENCE |
|  | OVERHEAD ELECTRIC LINE |
|  | BUILDING |
|  | CONCRETE |
| OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX | |
| PLAT RECORDS, MIDLAND CO., TX | |

SURVEY NOTES:

1. BASIS OF THE COORDINATES, DISTANCE AND AREAAGE ARE A CURRENT CONJECTURE OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, AND 83. US SURVEY FOOT WITH A CONVERSION RATIO (ANGULAR) OF 0.9999603 AND A COMBINED SCALE FACTOR OF 0.999991311 IS "NO ADJUSTMENT".
2. 1/2" MONUMENT WITH RED PLASTER CURED "ANTERIOR MARK IN 1019451 4" AT ALL CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS ON ELECTRONIC DATA FILED IN THE OFFICE OF MAHONEY ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PRELIMINARY, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SEWER, CITY OF ARLINGTON GAS AND POLICE UTILITY, ON THE ORIGINAL 81 1/2" MONUMENTS TO THE CITY PLANS SURVEY OF 1945. RECOMMENDED: 1" PROBEHOLES FOR UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PRELIMINARY, PRELIMINARY, THIS IS NOT TO BE RELYED ON FOR PERMITS FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOULD BE ALSO RECONSTRUCTED AND SHALL BE ACCORDING TO THE ACCORDANCE WITH A FINAL SURVEY SET BY THE SURVEYOR OR RECORD.

DEVELOPMENT NOTES

1. SELLING A PORTION OF THIS ADDITION BY EASES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW 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. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
 - (1) THE REPRESENTED LOT(S) IS/ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR;
 - (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY BE REQUIRED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICES UNITS TO BE DEVELOPED ON THE TRACT INCREASED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48029C0125F, DATED SEPTEMBER 14, 2005, THIS PROPERTY IS NOT IN THE UNDESIGNED 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 HAYKOVIC CITY & SHELVEY, LLC.

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

**SUNSET ESTATES ADDITION
SECTION 4**

FM 307

Location Map

SUB-26-0994

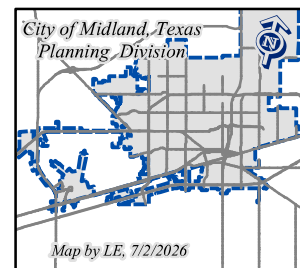
Scale: 1" = 1,500'

Proposed plat of Sunset Estates Addition, Section 4, being a 5.01-acre tract of land out of Section 2, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of Farm to Market Road 307, approximately 1,925 feet east of South County Road 1130. (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 SUNSET ESTATES ADDITION, SECTION 4

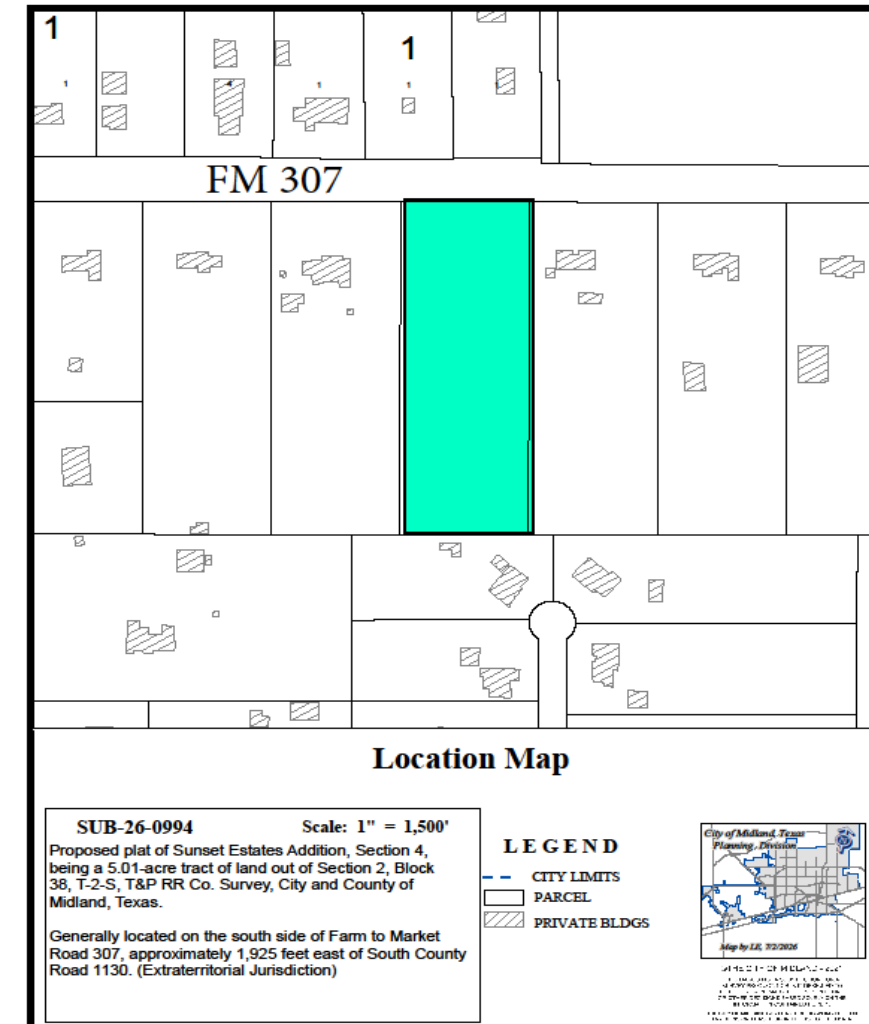


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Chars Ventures, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the south side of Farm to Market Road 307, approximately 1,925 feet east of South County Road 1130. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting in order to construct a new single-family home.



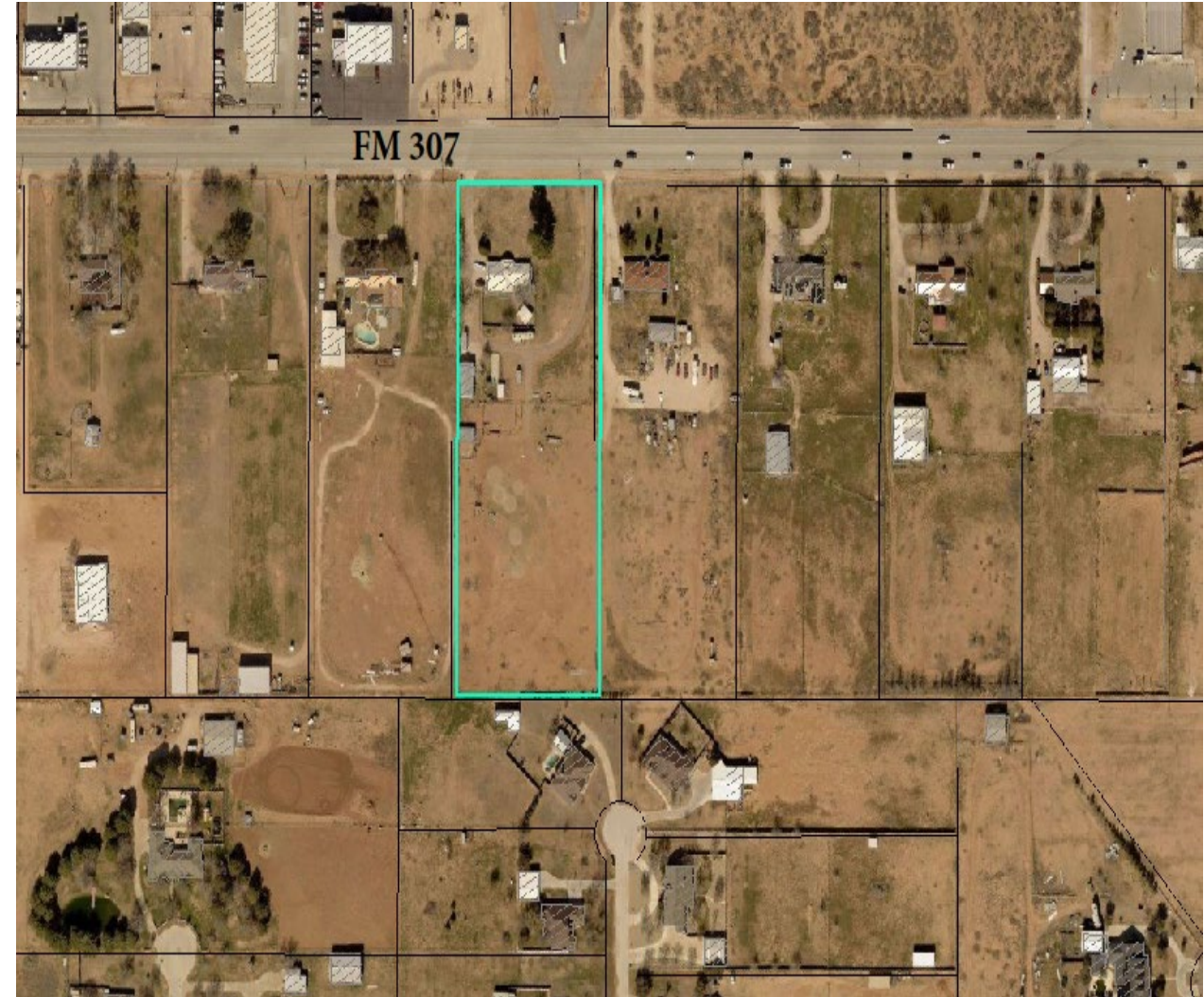
3

-

Page 149 of 192

LAND USE

- **Current Use:** Single-family home
- **Surrounding Uses:**
 - **South/East/West:** Single-family residences
 - **North:** Farm to Market Road 307
- **Proposed Use:** Single-family home



STAFF'S RECOMMENDATION

- Staff recommends approval of the Preliminary Plat of Sunset Estates Addition, Section 4, subject to the following conditions:
 - A. That a blanket cross access easement between all lots in all areas where permitted buildings are not existing or proposed be provided on the plat face. [9-4-5(D), Section 11-2-5(B)1, Section 11-2-5(B)4.]
 - B. Approval 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: 11.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Hold a public hearing a Preliminary Plat of Southern Addition, Section 37, being a replat of Lots 1 through 6, Block 129, Southern Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Kentucky Avenue and South Marshall Street)

Purpose:

Paladin Huckaba, on behalf of Hollowell United Methodist Church, is requesting to replat a property located at 400 South Marshall Street in District 2. The applicant is replatting 6 lots into 1 for future improvements on the property.

Recommended Action:

Deny

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MH, Manufactured Home District

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Denied)

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

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

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

WATER: 2" water exists in alley W of tract, okay as is. No public water improvements required. 6" water exists in Washington Street S of tract, okay as is. No public water improvements required. 6" water exists in Marshall Street E of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

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

TRANSPORTATION: (Approved)

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.

SURVEYOR: (Approved with Conditions)

Need to set POB

ADDRESSING: (Approved):

No comments.

GIS: (Approved)

No comments.

OPTIMUM: (Approved)

No conflicts with this plat.

AT&T: (Approved)

No issues with AT&T

ONCOR: (Approved)

No conflicts or objections to this plat.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Denied)

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

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

Add names of abutting property owners with lot/block/subdivision name [11-2-3(A)1(d)]

Staff recommends denial of the Preliminary Plat of Southern Addition, Section 37. Should the Commission choose to approve, Staff recommends it be subject to conditions A through B.

Condition:

A. That a drainage plan be submitted and approved by the City Engineer. [11-2-3(D)4(m), 11-2-3(D)8]

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

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

Attachments:

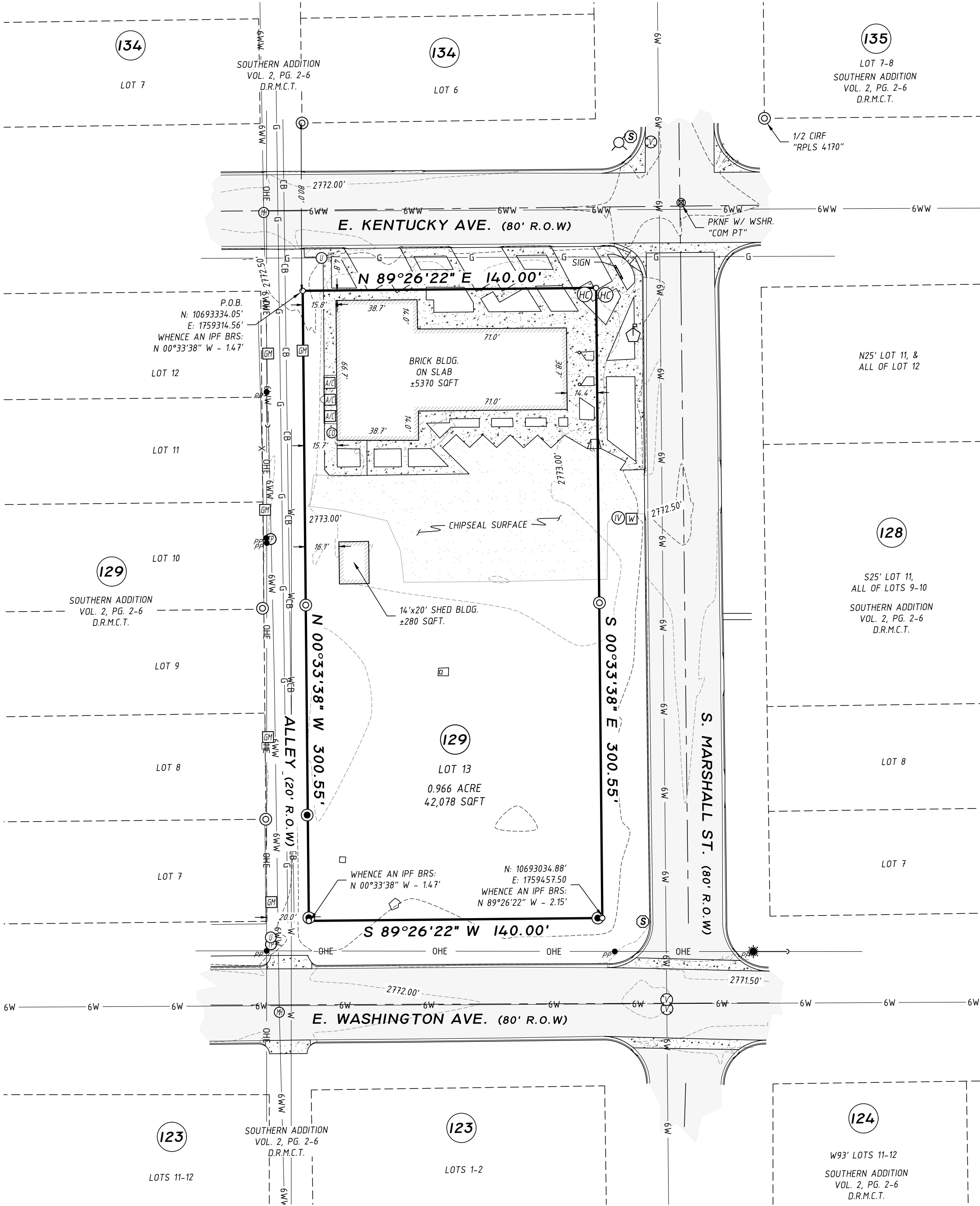
A. P-26-2584, Southern Addition, Section 37, Combined_Redacted

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/15/2026
Final Approval - 7/17/2026

SOUTHERN ADDITION, SECTION 37

BEING A RE-PLAT OF LOTS 1-6, BLOCK 129, SOUTHERN
ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS



UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Utility company access forms with checkboxes for various services like Atmos Energy, AT&T, Optimum, Astound Broadband, and Oncor Electric Delivery.

SURVEY NOTES:

- 1. BASIS OF PROJECTION: NAD 83 (2011)
- 2. SEE DOCCUM: COMPLETE RI
- 3. LOCATION OF OBSERVED 811 SITE: M, 1-800-DIG-TX
- 4. THIS IS A PI USED FOR CI AND SHALL SURVEYOR C

CERTIFICATE OF APP:

THIS IS TO CERTIFY APPROVED BY PROP: MIDLAND, TEXAS ON

DAY

ABRAHAM BEJIL, CHA

LONDON OCHOA, SEC

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE OWNER, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 35, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, AND BEING DESIGNATED AS LOT 13, BLOCK 129 HEREON, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HOLLOWELL UNITED METHODIST CHURCH, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SOUTHERN ADDITION, SECTION 37, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THERewith HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____, M, THIS, _____ DAY OF _____, 2026.

BY: WENDELL SMITH, PASTOR

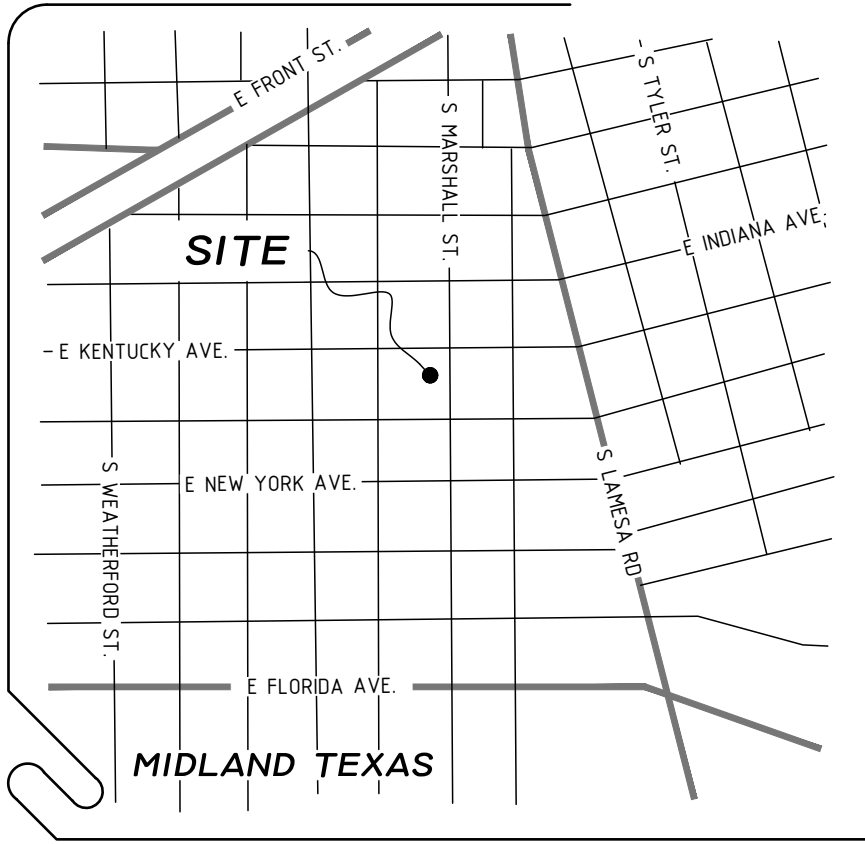
ACKNOWLEDGEMENT

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 WENDELL SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER, AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

VICINITY MAP (NTS)



LEGEND

- PKNF W/ WASHER
- IPF
- IRF OR AS NOTED
- TO BE SET LOT CORNER
- A/C PAD
- CLEAN OUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GUY ANCHOR
- IRRIGATION VALVE
- LIGHT POLE
- MANHOLE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE

- BOUNDARY LINE
- ADJOINER PROPERTY LINES
- EXISTING FENCE
- EXISTING GAS LINE
- OVERHEAD ELECTRIC LINE
- 6" WASTEWATER
- 6" WATER MAIN
- EXISTING CENTERLINE
- CONCRETE
- PAVEMENT
- BUILDING
- BOLLARD
- MAIL BOX
- SIGN
- STOP SIGN
- HANDICAP SIGN
- DEED RECORDS
- MIDLAND CO., TX

20'

SCALE = 1" : 40'

SOUTHERN ADDITION, SECTION 37

PROPERTY OWNER



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



PROJ: 2606_004 6.24.26

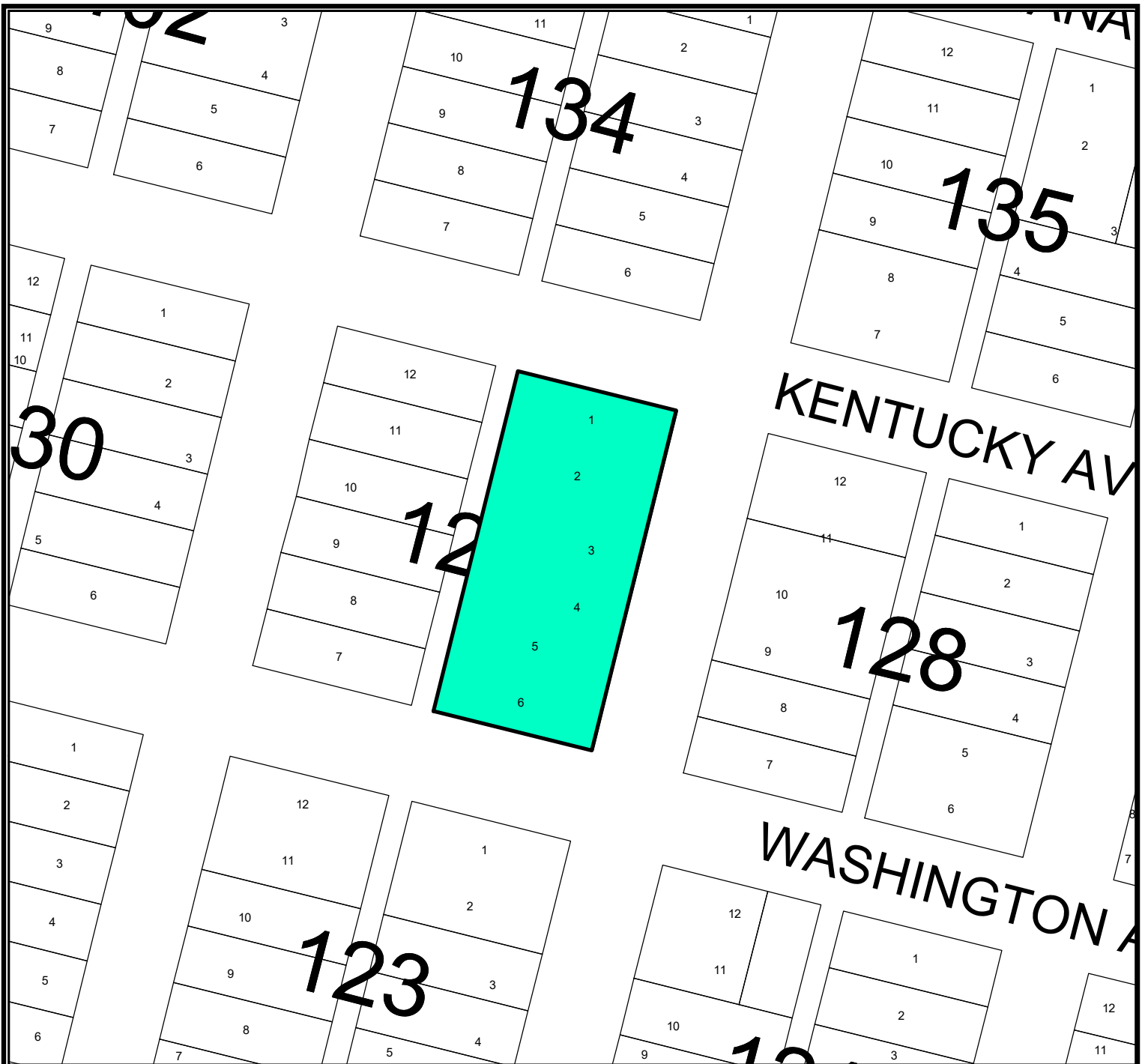
TX FIRM #10194914
www.seer-grp.com
PO BOX 50193
MIDLAND, TX 79710
info@seer-grp.com

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, PALADIN R. HUCKABA, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND ACCURATE SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION IN THE FIELD AND WITH THE SUBDIVISION REGULATIONS OF THE STATE OF TEXAS.

PALADIN R. HUCKABA
REGISTERED PROFESSIONAL LAND SURVEYOR #7027
SEER LAND SURVEYING (TX FIRM #10194914)

PRELIMINARY NOT TO BE
RELIED UPON AS FINAL
SURVEY INSTRUMENT



Location Map

SUB-26-0992

Scale: 1" = 800'

Proposed plat of Southern Addition, Section 37, being a replat of Lots 1 through 6, Block 129, Southern Addition, City and County of Midland, Texas.

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

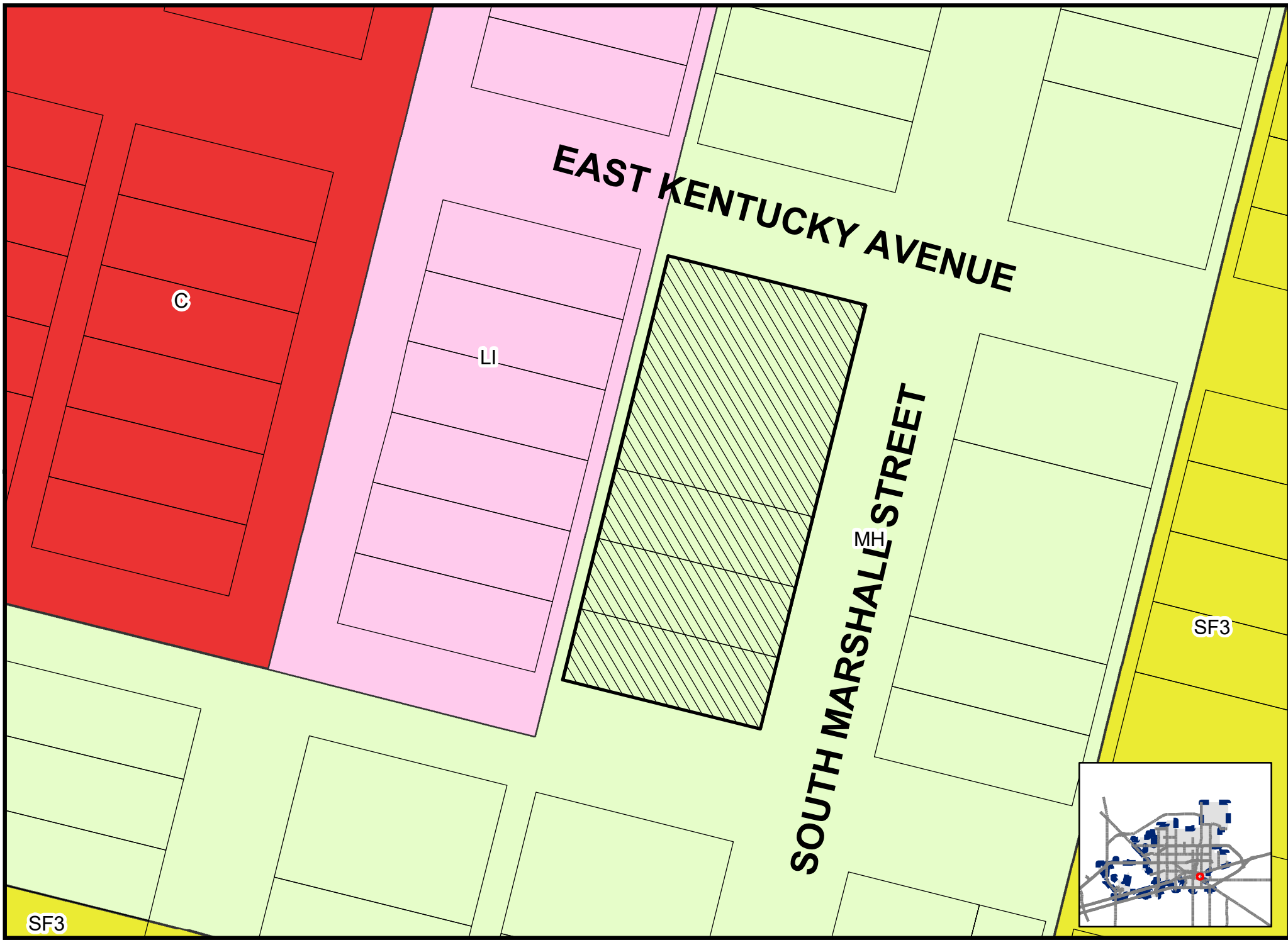
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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



SF3

C

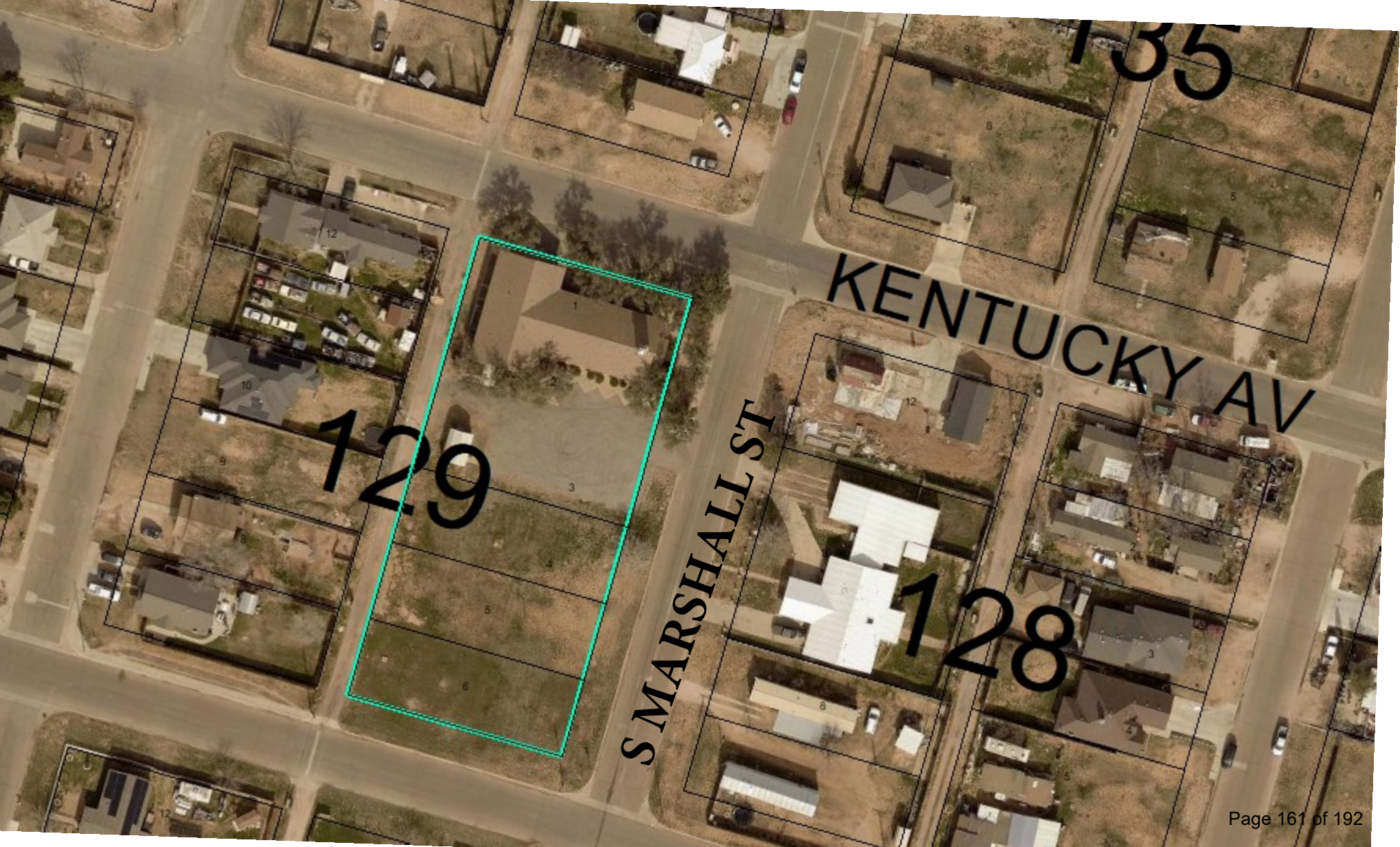
LI

EAST KENTUCKY AVENUE

SOUTH MARSHALL STREET^{MH}

SF3





135

KENTUCKY AV

129

S MARSHALL ST

128





Planning and Zoning Commission Meeting

Item Number: 12.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Westridge Park Addition, Section 62, being a plat of a 0.865-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Thomason Drive, approximately 270 feet east of Tradewinds Boulevard.)

Purpose:

Maverick Engineering is requesting to replat a 0.865-acre tract into 1 lot for future restaurant development.

Current Zoning:

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

Below are the departments' comments

Recommended Action:

Approve

Fiscal Impact:

None.

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

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

WATER: 16" water exists in Thomason Street, okay as is. No public water improvements

required. [For Applicant's Information Only.]

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

PRO RATA: None. [For Applicant's Information Only.] **SEWER:** 8" sewer exists in Thomason Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Westridge Park Addition Section 49 Drainage Study, prepared by Parkhill and approved by City on 11/17/2022. [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.]

DIMENSION: * * *

OTHER: FEMA FIRM # is incorrect, it should be 48329C0182F

Transportation: (Approved with Conditions)

The driveway west of Lot 48 shall operate as a right-in/right-out driveway. Depending on whether the eastern or western lot is developed first, the corresponding property owner shall be responsible for constructing the median on Thomason Drive. 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

Building Code: (Approved)

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

of Midland and date of permit application.

GIS: (Approved)

Label lot number. Is there an easement east of plat? Provide recording info. Discuss with Planning if easement along south needs to be recorded before this plat. Add direction to Tradewinds.

ADDRESSING: (Approved with Conditions)

Verify Section # Add Lot # to Plat

Planning: (Approved with Conditions)

Section will be 62.

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)]

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:

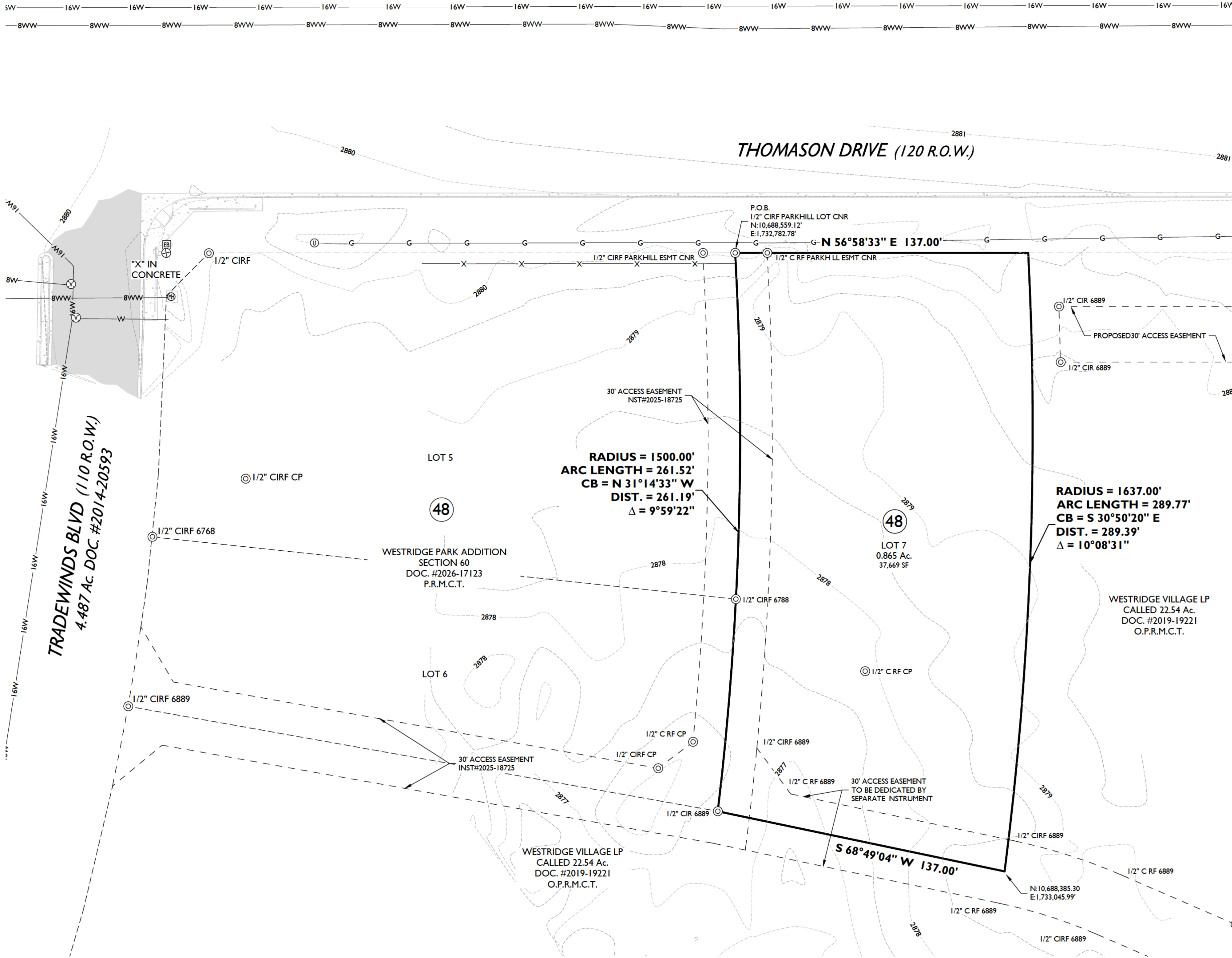
- A. SUB-26-0993, Combined Docs
- B. P&Z - Westridge Park Preliminary Plat

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/17/2026
Final Approval - 7/17/2026

WESTRIDGE PARK ADDITION, SECTION 62

BEING 0.865 ACRE TRACT OF LAND OUT OF SECTION 48, BLOCK 40, T-I-S, T&P RR CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS



- DEVELOPMENT NOTES
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 - THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOT(S) IS(ARE) REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
 - IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.
 - DEVELOPMENT MUST COMPLY WITH APPROVED DRAINAGE PLAN FOR WESTRIDGE PARK ADDITION SECTION 62 DRAINAGE STUDY, PREPARED BY PARK-HILL AND APPROVED BY CITY ON 1/11/2022, OR ANY REVISIONS, CORRECTIONS, AMENDMENTS, OR REPLACEMENTS OF THIS DRAINAGE ANALYSIS THAT ARE APPROVED BY THE CITY OF MIDLAND.

- SURVEY NOTES:
- BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'46.40" AND A COMBINED SCALE FACTOR OF 0.9999999111 AT NGS "MIDLAND".
 - 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
 - SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
 - LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
 - THIS IS A PROVISIONAL PRELIMINARY PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0182F, 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, L.L.C.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS WHEELHOUSE DEVELOPMENT, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 48, BLOCK 40, T-I-S, T&P RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEELHOUSE DEVELOPMENT, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WESTRIDGE PARK ADDITION, SECTION 62, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

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

BY: _____ FOR WHEELHOUSE DEVELOPMENT, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

BY _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WESTRIDGE PARK ADDITION, SECTION 62, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHOULTS, SURVEYOR
MAVERICK ENGINEERING / LAND SURVEYING
1300 WEST ILLINOIS AVENUE
MIDLAND, TX 79701

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

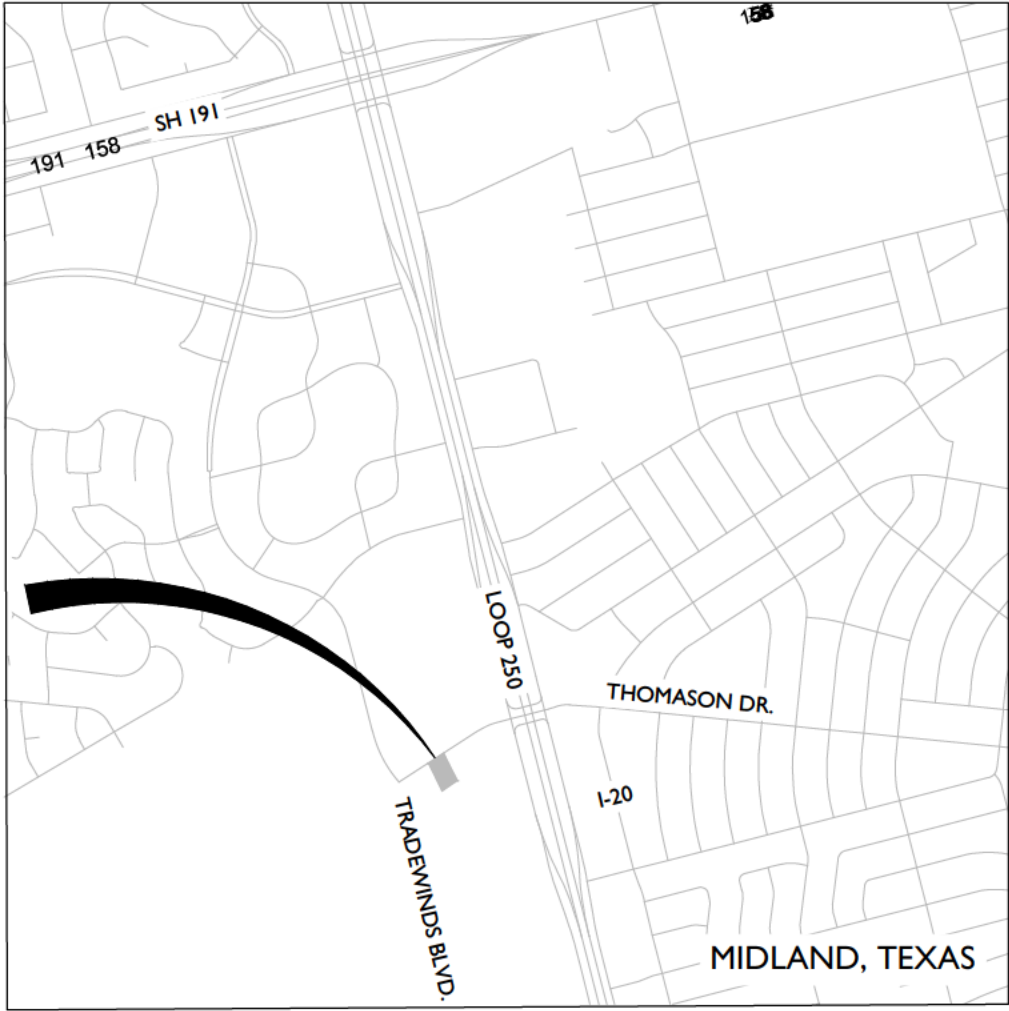
PROPERTY OWNER

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

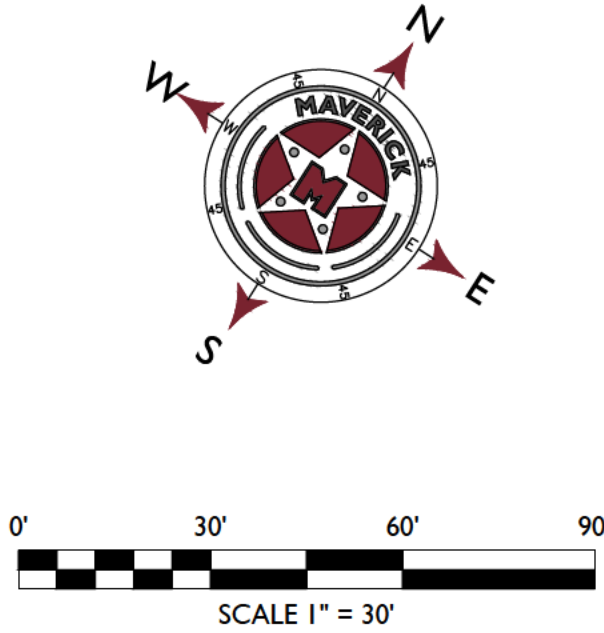
DATE _____

SITE LOCATION



VICINITY MAP

N.T.S.



LEGEND	
	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
	FOUND MONUMENT AS NOTED
	ELECTRIC BOX
	MANHOLE
	UTILITY MARKER
	WATER VALVE
	BOUNDARY LINE
	PROPERTY LINES
	EXIST NG EASEMENT LINE
	PROPOSED EASEMENT LINE
	GAS LINE
	8" WASTEWATER LINE
	12" WASTEWATER LINE
	8" WATER LINE
	16" WATER LINE
	CONCRETE
	PAVEMENT
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

WESTRIDGE PARK ADDITION
SECTION 62



Location Map

SUB-26-0993

Scale: 1" = 104'

Proposed plat of Westridge Park Addition, Section 62, being a plat of a 0.865-acre tract of land out of Section 48, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of Thomason Drive, approximately 270 feet east of Tradewinds Boulevard. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

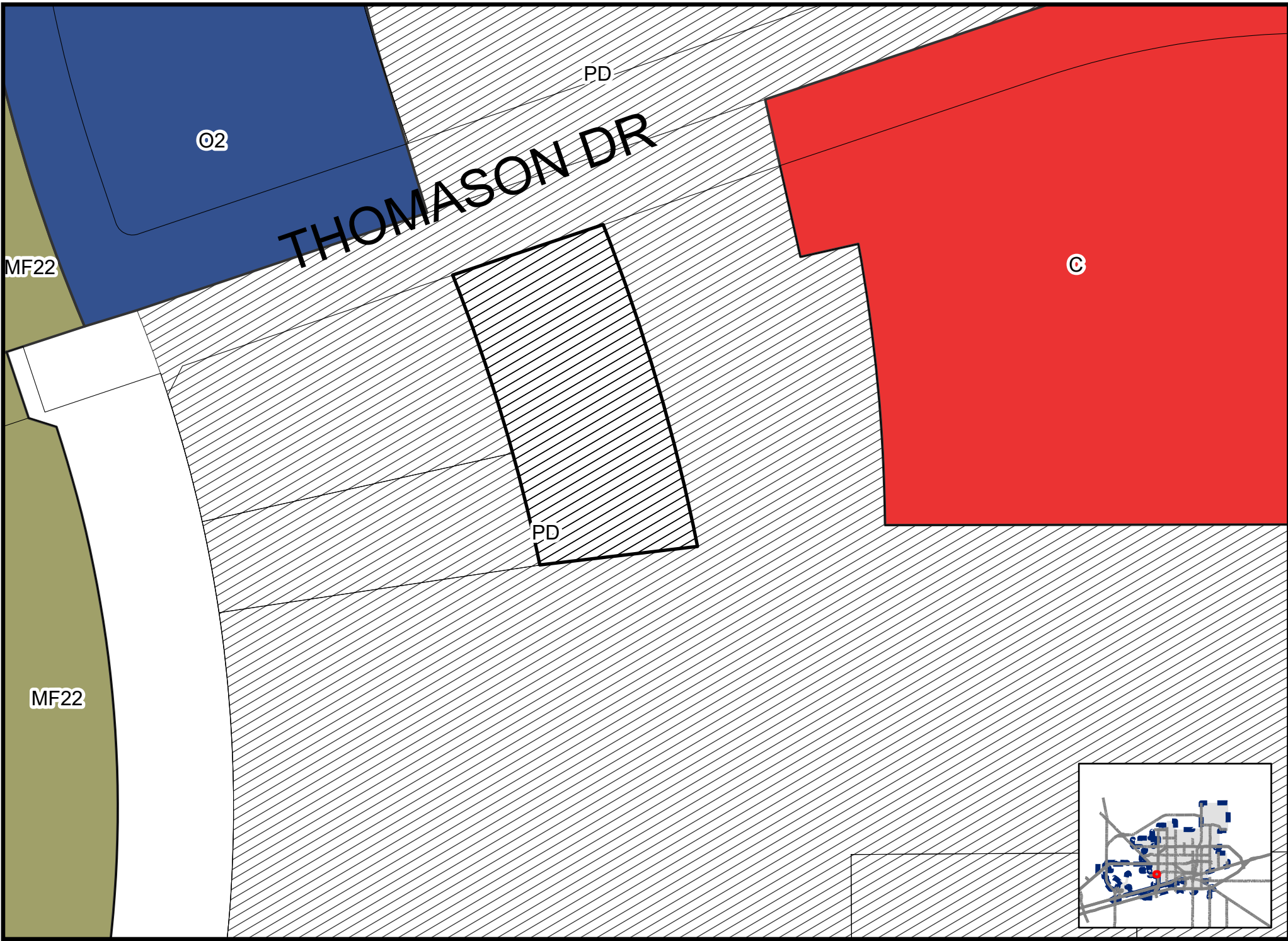
City of Midland, Texas
Planning Division



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.







ITEM PRELIMINARY PLAT WESTRIDGE PARK ADDITION, SECTION 62

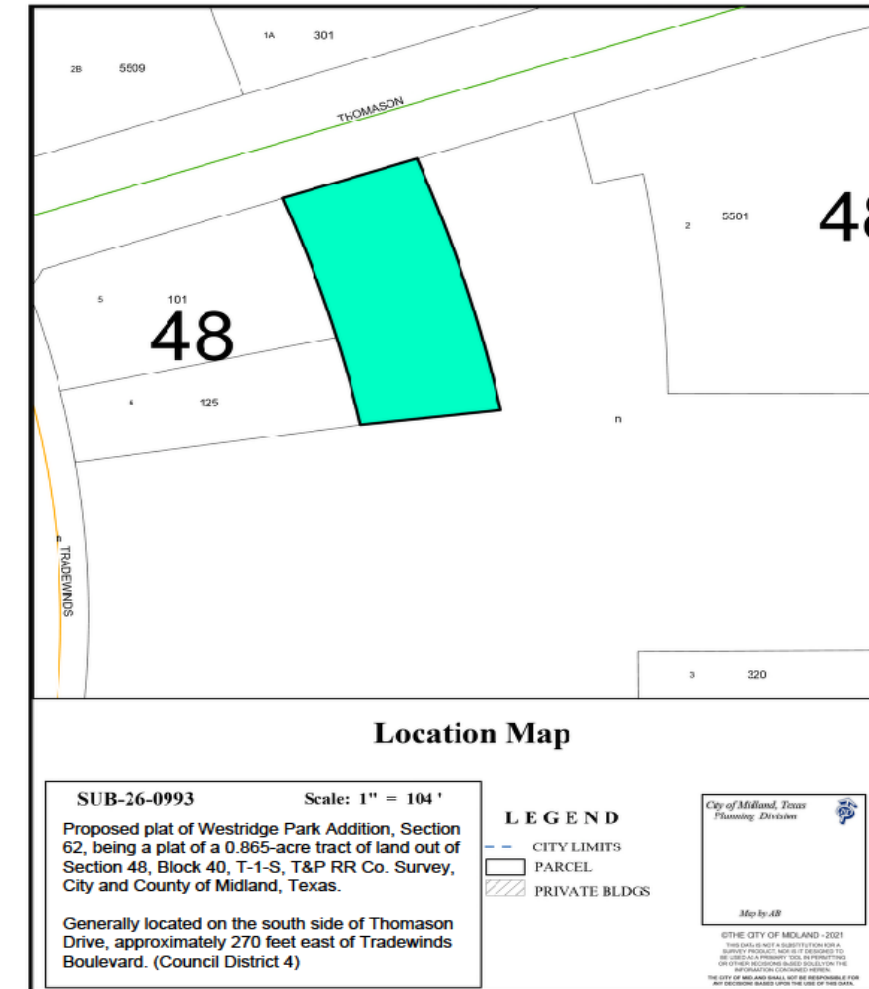


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Wheelhouse Development
- **Representative/Applicant:** Maverick Engineering
- **Location:** Generally located at the southeast corner of the intersection of Thomason Drive and Tradewinds Boulevard. (Council District 4)
- **Reason for Request:** Platting for future commercial development



3

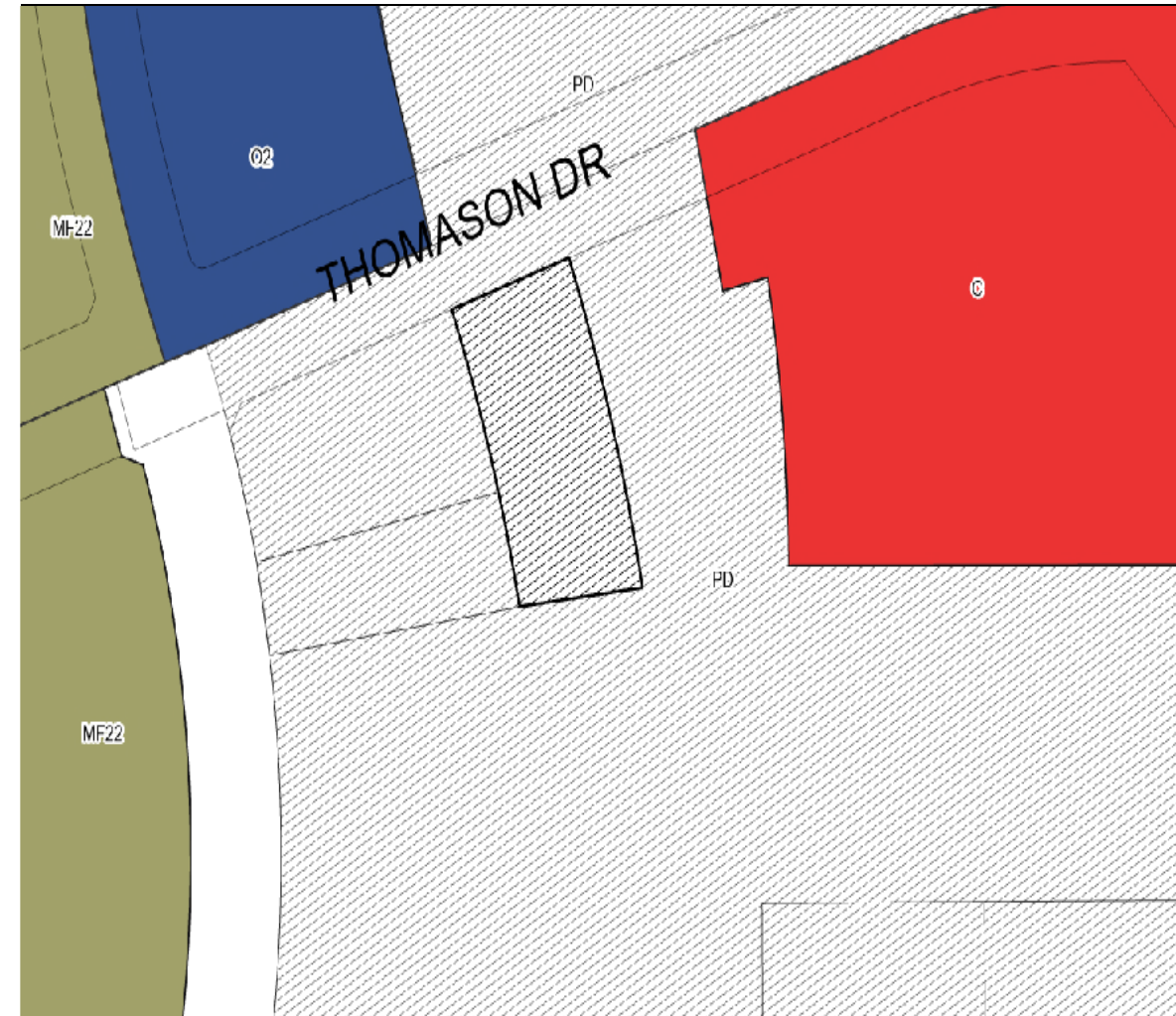
-



ZONING

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

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



LAND USE

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



COMPREHENSIVE PLAN

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



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: 13.
Meeting Date: July 20, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of North Estates, Section 6, being a replat of Tract 16 and the East 95 feet of Tract 17, North Estates, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Solomon Lane and Acorn Lane.)

Purpose:

Duryn Henington is requesting to replat the property located at 309 Solomon Lane into two lots to clean up the current lot lines.

Current Zoning:

AE, Agriculture Estate District

Below are the departments' comments

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved with Conditions)

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

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

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

WATER: 12" water exists in Solomon Street N of tract, okay as is. No public water

improvements required. 8" water exists in Acorn 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: None existing. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

Transportation: (Approved)

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

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

Fire: (Approved)

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

Building Code: (Approved)

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

GIS: (Approved)

Label block and lot numbers. These should not be tracts. (Discuss with Planning) Lot lines should be solid.

ADDRESSING: (Approved with Conditions)

Change "Tract" to "Lot" in replat legal and new legal description on plat drawn.

Planning: (Approved with Conditions)

The following notice shall be stamped on the face of each preliminary plat: "Preliminary Plat—for review purposes only." [11-2-3(D)6(a)]

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)]

Staff recommends approval of this preliminary plat subject to the below conditions.

Condition:

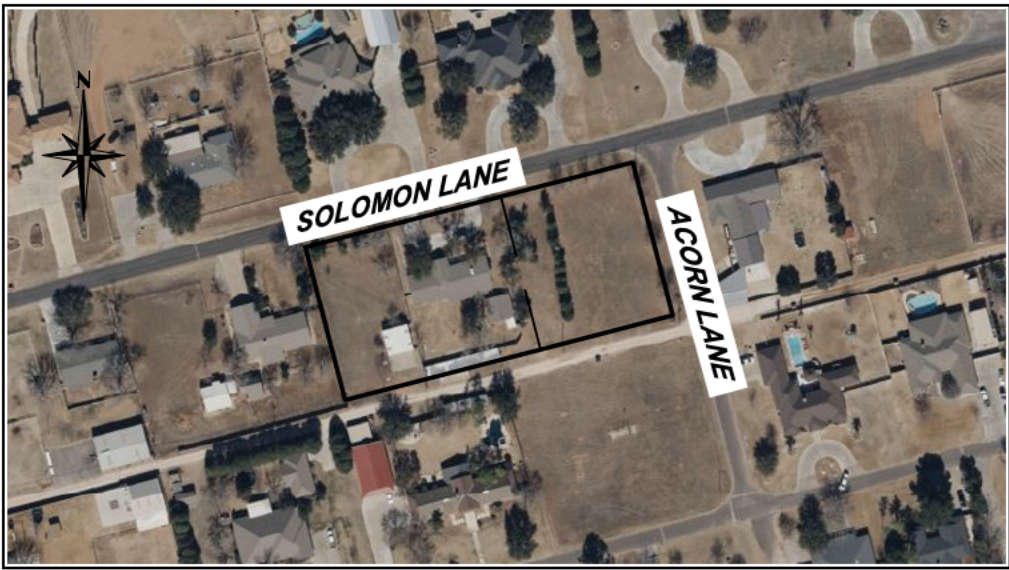
- A. **Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- B. **That a zone change to a zoning district that allows the proposed lot sizes and dimensions be approved. [11-2-3(D)9]**
- C. **Approval of this preliminary plat 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. SUB-26-0991, Combined Docs
- B. P&Z - North Estates 6 Preliminary Plat

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 7/17/2026
Final Approval - 7/17/2026



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT NORTH ESTATES, SECTION 6

BEING A REPLAT OF TRACT SIXTEEN (16) AND
THE EAST 95 FEET OF TRACT SEVENTEEN (17),
FIRST SECTION NORTH ESTATES,
CITY AND COUNTY OF MIDLAND, TEXAS

NOTICE:

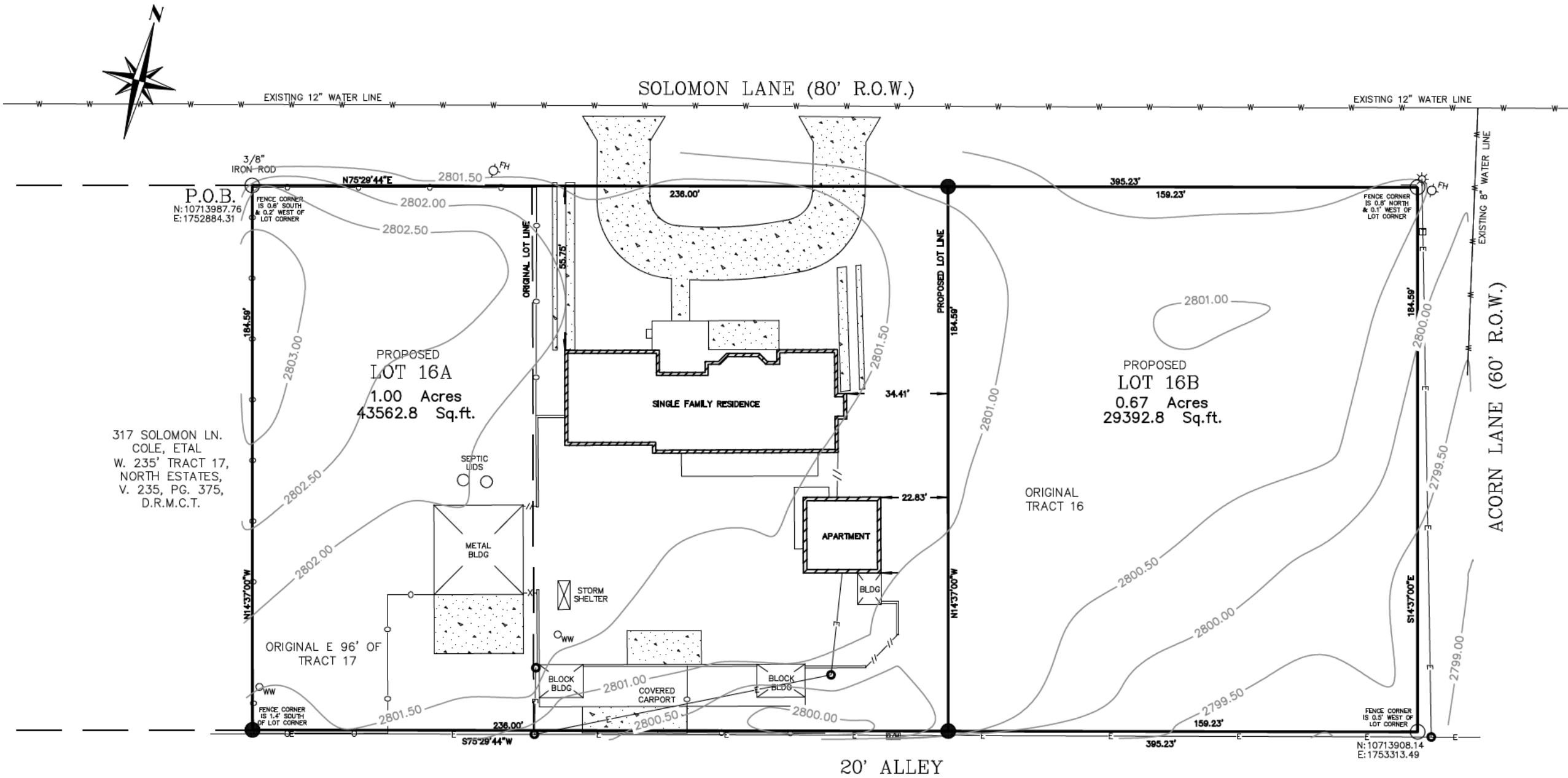
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. COORDINATES, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0087F, EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

320 SOLOMON LN.
DALE
2.0 AC.
INST. #: 2017-17443
O.P.R.M.C.T.

310 SOLOMON LN.
PRICE
LOT 1, BLK. 3,
SADDLE CLUB EAST
SECTION 2,
CAB. E, PG. 44,
P.R.M.C.T.

300 SOLOMON LN.
JONES
LOT 1, BLK. 2,
MISSION PROPERTIES,
SECTION 1,
CAB. F, PG. 66,
P.R.M.C.T.

218 SOLOMON LN.
RAUHL
LOT 2, BLK. 2,
MISSION PROPERTIES,
SECTION 1,
CAB. F, PG. 66,
P.R.M.C.T.



LEGEND

- Set 1/2" I.R.
W/Cap "RPLS 6832"
- Fnd. 1/2" I.R.
- Existing Water Line
- Fire Hydrant
- Telephone Junct. Box
- Water Well
- Wood Fence Line
- Chain Link Fence Line
- Pipe Fence Line

320 CAROL LN.
GREEN
TRACT 10A,
NORTH ESTATES, SECTION 3,
CAB. E PG. 297,
P.R.M.C.T.

308 CAROL LN.
HERD
TRACT 10A,
NORTH ESTATES, SECTION 3,
CAB. E PG. 297,
P.R.M.C.T.

300 CAROL LN.
HERD
TRACT 10B,
NORTH ESTATES, SECTION 3,
CAB. E PG. 297,
P.R.M.C.T.

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

OPTIMUM Print Name:

AT&T-TEXAS Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

ASTOUND Print Name:

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, JOSH JONES AND LAUREN GODBY, are the record owners of 309 Solomon Lane:TRACT SIXTEEN (16) AND THE EAST 95 FEET OF TRACT SEVENTEEN (17), FIRST SECTION NORTH ESTATES, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet B, Page 102, Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, JOSH JONES AND LAUREN GODBY, being the owners of the land shown on this plat designated as LOTS SIXTEEN A (16A) AND SIXTEEN B (16B), NORTH ESTATES, SECTION 6, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

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

By: JOSH JONES OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

By: LAUREN GODBY OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

the _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY - NOT FOR RECORDATION

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

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "NORTH ESTATES, SECTION 6" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

the _____ day of _____, 2026.

JOSHUA SPARKS, CHAIRMAN

LONDON OCHOA, SECRETARY



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

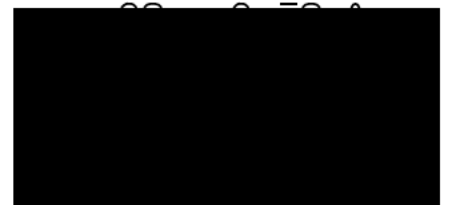
DATE: _____

PENNELL LAND SURVEYING, LLC

SURVEYING FIRM #: 10193978

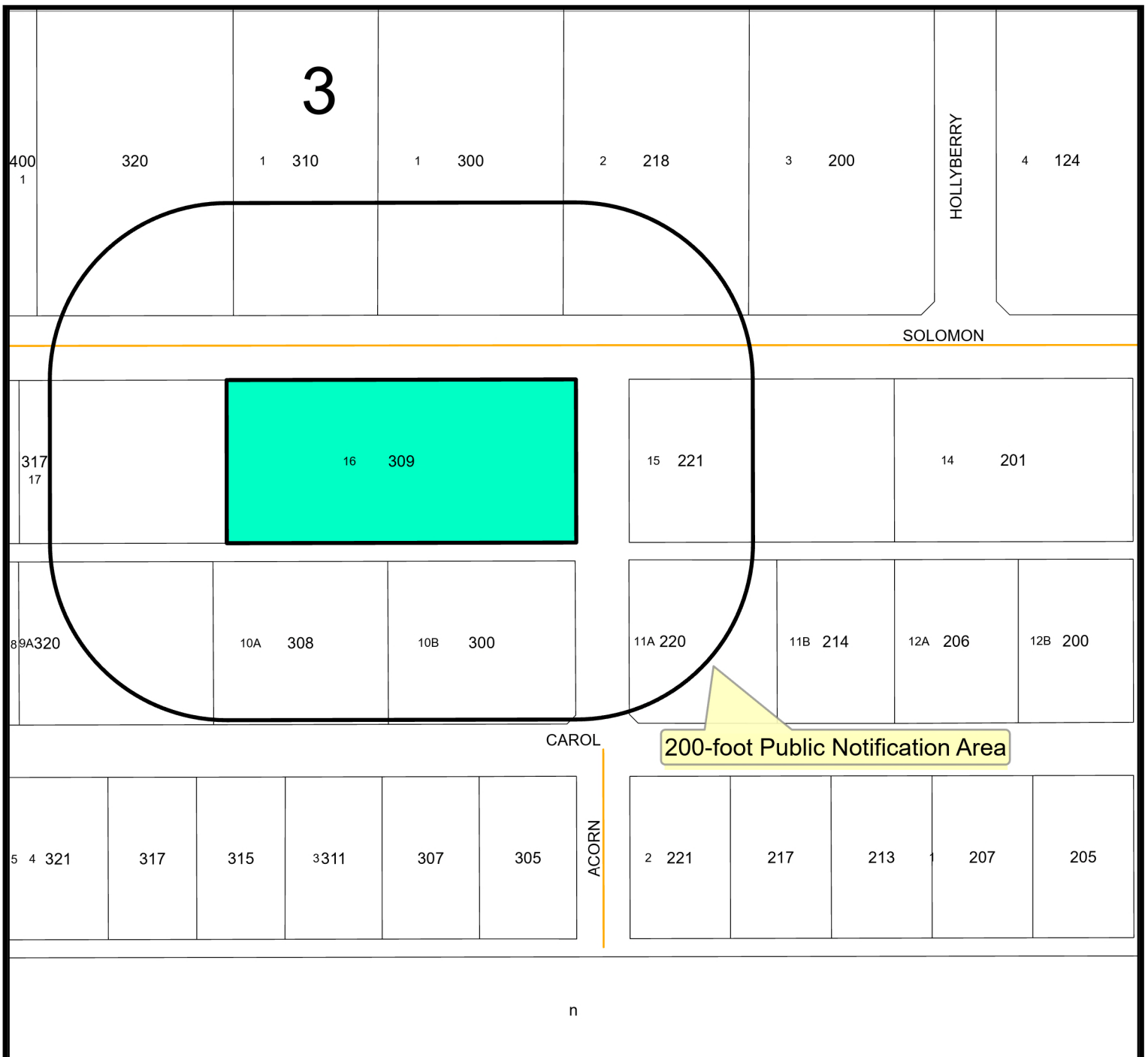
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

OWNER:



JUNE 2026

NORTH ESTATES
SECTION 6



Location Map

SUB-26-0991

Scale: 1" = 163'

Proposed plat of North Estates, Section 6, being a replat of Tract 16 and the East 95 feet of Tract 17, North Estates, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of Solomon Lane and Acorn Lane.
(Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

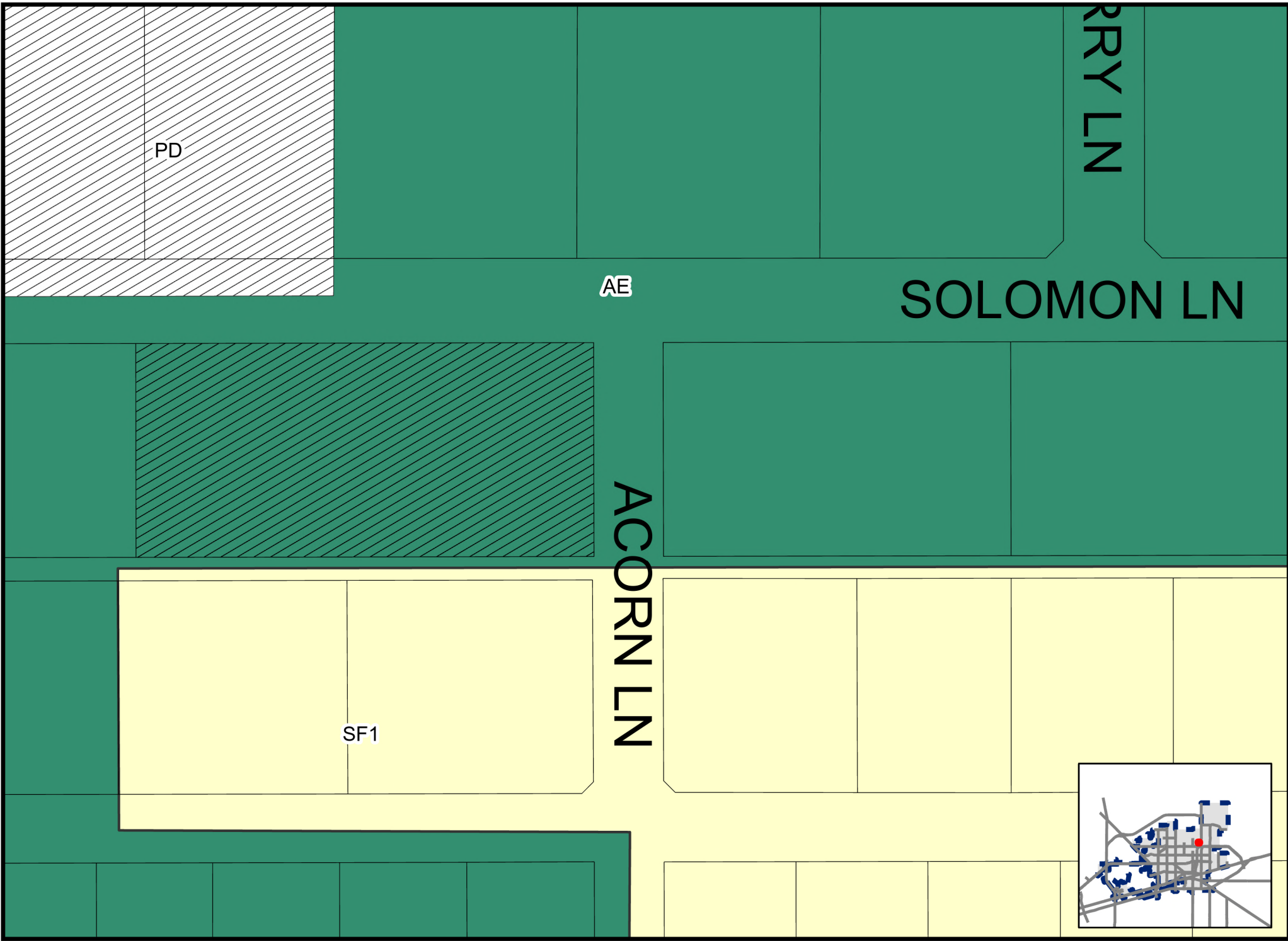
City of Midland, Texas
Planning Division



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.





SOLOMON

ACORN



ITEM PRELIMINARY PLAT NORTH ESTATES, SECTION 6

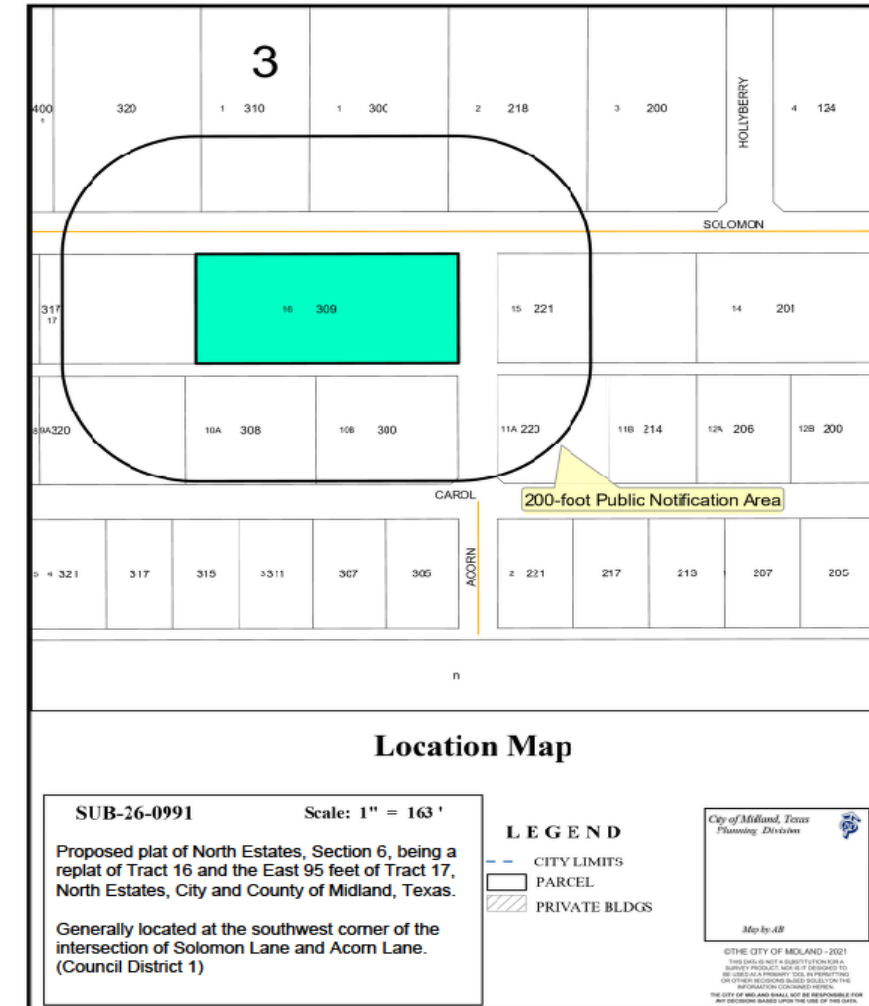


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Josh Jones
- **Representative/Applicant:** Pennell Land Surveying, LLC
- **Location:** 309 Solomon Lane
- **Reason for Request:** Clean up lot lines



PLAT DETAILS

- **Acreage: 1.67-acres**
- **Number of Existing Lots: 1**
- **Number Proposed Lots: 2**



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT NORTH ESTATES, SECTION 6

BEING A REPLAT OF TRACT SIXTEEN (16) AND
THE EAST 95 FEET OF TRACT SEVENTEEN (17),
FIRST SECTION NORTH ESTATES,
CITY AND COUNTY OF MIDLAND, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, JOSH JONES AND LAUREN DOODY, are the record owners of 300 Solomon Lane TRACT SIXTEEN (16) AND THE EAST 95 FEET OF TRACT SEVENTEEN (17), FIRST SECTION NORTH ESTATES, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cadastre B, Page 105, Plat Records of Midland County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, JOSH JONES AND LAUREN DOODY, being the owners of the land shown on this plat designated as LOTS SIXTEEN A (16A) AND SIXTEEN B (16B), NORTH ESTATES, SECTION 6, an addition to the City of Midland, Midland County, Texas, and whose names in subsequent hereto, do hereby declare to the public use for the streets, ways, and easements shown thereon, and do hereby give an agreement of easement and agree to the City of Midland for public use and improvement, and to maintain and reconstruct to their satisfaction all streets, ways, and easements and easements thereon to construction and completion on said lot or lots until the exact location of said easements thereon have been selected and approved by the Director of Utilities.

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

By: JOSH JONES OWNER

By: LAUREN DOODY OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

By: LAUREN DOODY OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

PRELIMINARY NO FOR RECORDATION

DUSTIN HENNINGTON, R.P.L.S. 6832
2020 W. Cuthbert, Midland, Texas 79701
MIDLAND, TEXAS
432-550-6236

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "NORTH ESTATES, SECTION 6" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this _____ day of _____, 2026.

JOSHUA SPANIEL, CHAIRMAN

LONDON OGDEN, SECRETARY

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

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2020 W. Cuthbert, Midland, Texas 79701
(432)570-4254, brucepennell@yahoo.com

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

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

AT&T ENERGY Print Name: _____

OP&M Print Name: _____

AT&T TEXAS Print Name: _____

UNION ELECTRIC DELIVERY Print Name: _____

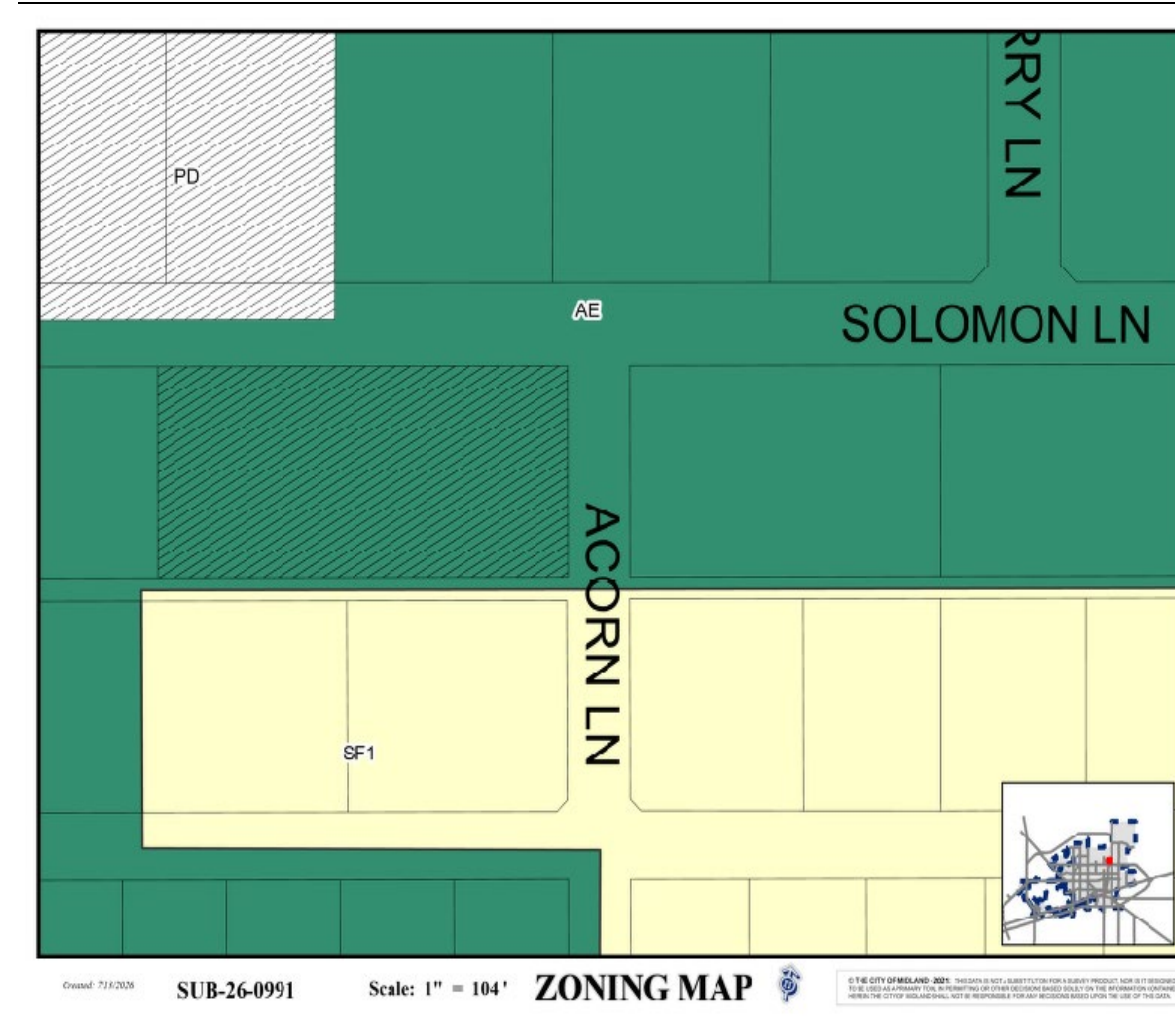
AT&T Print Name: _____

ZONING

Current Zoning: AE, Agricultural Estate

- **Surrounding Zoning:**

- **North:** AE, Agricultural Estate and PD, Planned Development District
- **East/West:** AE, Agricultural Estate
- **South:** SF-1, Single-Family Dwelling District



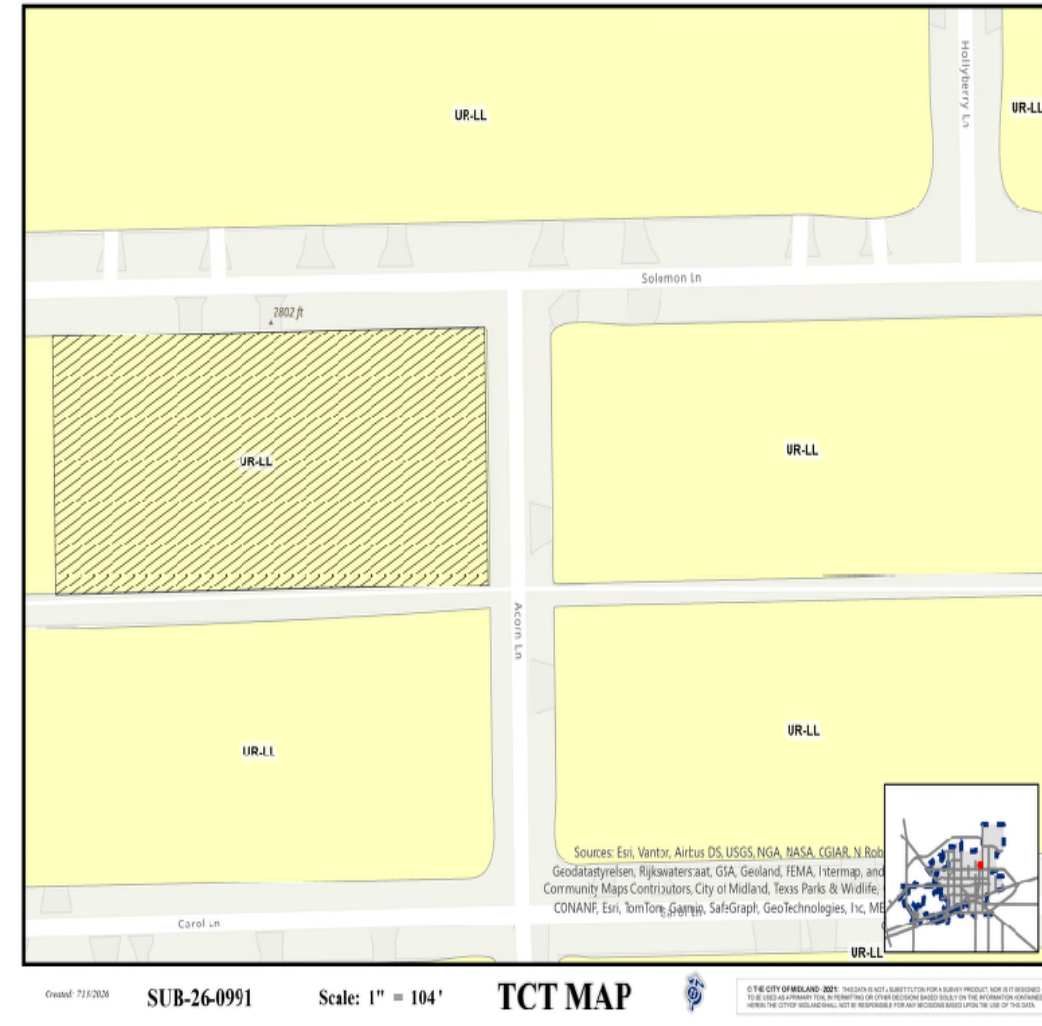
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential Large Lot (UR-LL)
- **Supported Uses:** Restrictive land uses, emphasizing housing and open space.



Created: 7/18/2026

SUB-26-0991

Scale: 1" = 104'

TCT MAP



© THE CITY OF MIDLAND, 2025. THIS DATA IS NOT A SUBSTITUTE FOR A SURVEY PREPARED BY A LICENSED SURVEYOR. IT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]
 - B. That a zone change to a zoning district that allows the proposed lot sizes and dimensions be approved. [11-2-3(D)9]
 - 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]

7



MISSION

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

