

**CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION
MEETING
August 17, 2026 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - City Hall**



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

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the August 3, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Plainsview Estates, Section 2, being a replat of Lot 5, Block 1, Plainsview Estates, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Meissner Addition, Section 2, being a 4.0594-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR. Co. Survey, in part, and a 0.5312-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR. Co. Survey City and County of Midland, Texas (Generally located on the northeast corner of the intersection of North Adams Street and East Front Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion approving a Final Plat of Northwestern Addition, Section 21 being a plat of a 3.77-acre tract of land out of Section 5, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
6. - Motion approving a Final Plat of Grassland Estates West, Section 14, being a plat of a 3.1057 acre tract out of Section 35, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas. (Generally located at the east corner of the intersection of West State Highway 158 and West Wadley Avenue) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
7. - Motion approving a Final Plat of Trillo Addition, Section 1, being a plat of a 4.96-acre tract of land out of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County

Road 130 and South County Road 1226.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

PUBLIC HEARINGS

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

MISCELLANEOUS

8. - Motion approving a reinstatement of an approved Preliminary Plat of Entrada Business Park Addition, Section 4, being a plat of a 152.788-acre tract of land located in the southwest quarter of Sections 17 and 20, Block 40, T-2-S, T&P RR. Co. Survey, in part, and a replat of Lot 2, Block 3, Entrada Business Park Addition, Section 3, County of Midland, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
9. - Motion approving a Final Plat of Entrada Business Park Addition, Section 6, being a plat of a 41.531- acres in Sections 17 and 20, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
10. - Motion approving a reinstatement of an approved Preliminary Plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land out of the south half of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
11. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 9, being a 10.17-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 140, approximately 775 feet west of South County Road 1160.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
12. - Motion approving, with staff's recommended conditions, 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)**
13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Southwest Estates, Section 2, being a 5.60-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 120, approximately 260 feet west of South County Road 1222.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
14. - Motion approving, with staff's recommended conditions, a preliminary plat of Johnson and Moran Addition, Section 10, being a replat of a 0.578-acre tract of land out of Lot 1, Block E, Johnson-Moran Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Andrews Highway and Ward Street.)

(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

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
August 3, 2026 - 3:30 PM**



The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas at 3:30 p.m., on August 3, 2026.

Members present: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy, Joshua Garza, Aaron Hunter

Members absent:

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

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 7 with the following vote:

AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT:

2. - Motion approving the July 20, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**
3. - Motion approving a Final Plat of Garden Twenty Addition, Section 6, being a replat of Lot 6, Block 1, Garden Twenty Addition, Section 5, City and County of Midland, Texas. (Generally located on the south side of East Interstate Highway 20, approximately 425 feet east of South Fairgrounds Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
4. - Motion approving a Final Plat of Crossroads Addition, Section 4, being a plat of a 24.53-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of West County Road 74 and North County Road 1280). **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**
5. - Motion to review and consider the Declaration of Restrictive Covenants for the proposed Solomon Estates subdivision, being 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)

6. - 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)**
7. - Motion approving a Final Plat of Bankhead Addition, Section 14, being a plat of a 0.95-acre tract of land out of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Bankhead Highway, approximately 345 feet south of West Front Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

8. - 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)**

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 Maverick Engineering for a zone change from MF-16, Multiple-Family Dwelling District to PD, Planned Development District for Housing Development on a 20.15- acre tract of land out of Section 38, Block 40, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Arlington Road and Deauville Boulevard) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

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

Applicant Griffin Peratti presented an overview of the site plan and project to the Commission. He explained that the project will be completed in two phases and is intended to solve the traffic issue.

Engineer Andrew Mellen provided more information regarding the need for the project, explaining that it will improve traffic flow in the future.

Resident Dwayne Franz spoke in favor of the project but stated his concerns as well. He stated that his primary concern is improving access in and out of the neighborhood and believes the project will alleviate those issues. He expressed concerns regarding the area's water system, explaining that water pressure and volume have been going down in the neighborhood.

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

Motion passed with the following vote:

AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT:

10. - Hold a public hearing and consider a request for a Preliminary Plat of Western Mesa, Section 2 being a replat of Lots 2 and 3, Block 10, Western Mesa, City and County of Midland, Texas (Generally located on the west side of North L Street, approximately 25 feet south of Ventura Avenue) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Madelim Jaquez presented this item.

The public hearing opened at 3:51 p.m.

Applicant Miles Walker stated that the purpose of the replat is to build a home for his family.

Resident Gary Gerhard spoke in opposition to the project due to several concerns. He raised concerns about the impacts of demolition and construction activities, noting that their bedroom is approximately 20 feet from the proposed site area, which could affect their family's privacy. Other concerns included increased traffic, the construction schedule, and the protection of their property during construction since they are unable to move due to old age.

The applicant clarified that they have not set up any demolition and construction schedule yet, as the project is still in its early stages. However, they are willing to work with the neighbors as needed.

The public hearing closed at 3:58 p.m.

Motion passed with the following vote:

AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brennan Berry, Brian Martin, BreAnna LaFoy

NAY: Brandon Ofield

ABSTAIN:

ABSENT:

11. - Hold a public hearing and consider a request by Durn Henington, on behalf of Josh Jones, from AE, Agricultural Estate District to SF-1, Single-Family Dwelling District, on Tract 16 and the East 95 feet of Tract 17, North Estates, Section 1 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)**

Planner Angelina Bettanini presented this item.

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

Resident Joseph Price spoke in opposition to the proposed plan. He stated that he wished to preserve agricultural land and expressed concern that the proposed smaller lot sizes will be detrimental to property value in the area.

The public hearing closed at 4:09 p.m.

Motion passed with the following vote:

AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT:

12. - Hold a public hearing and consider a request for a Preliminary Plat of Grassland Estates West, Section 16, being a replat of Lot 1 and 2, Block 22, Grasslands Estates West Section 12, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Lakewood Drive and Pearwood Drive.)
(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

Planner Angelina Bettaninj presented this item.

The public hearing opened at 4:09 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:09 p.m.

Motion passed with the following vote:

AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT:

MISCELLANEOUS

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Morningside Addition, Section 13, being a replat of a 1.173-acre tract of land out of Block 27, Morningside Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Scharbauer Drive and North Main Street. **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**)

Motion passed with the following vote:

AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT:

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Crestgate Addition, Section 55, being a replat of Lot 5A, Block 25, Crestgate Addition, Section 35, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Caldera Boulevard and North Midkiff Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passed with the following vote:

AYE: Joshua Sparks, Dara Richardson, Lucy Sisniega, Brandon Ofield, Brennan Berry, Brian Martin, BreAnna LaFoy

NAY:

ABSTAIN:

ABSENT:

15. - Motion approving, with staff's recommended conditions, 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)

Withdrawn by Applicant.



Landon J. Ochoa
Planning Division Manager
Department of Development Services

Joshua Sparks, Chair

8/12/26
Date

Date



Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of Plainsview Estates, Section 2, being a replat of Lot 5, Block 1, Plainsview Estates, City and County of Midland, Texas. (Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77.)

Purpose:

Maverick Engineering, on behalf of Jacked LP, is requesting to replat one lot into two lots for residential development on the property located at 3300 Bragg Drive.

The preliminary plat was approved by the Planning and Zoning Commission on June 15, 2026.

Current Zoning:

SF-1, Single Family Dwelling District

Recommended Action:

Approve

Fiscal Impact:

None.

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Bragg DR. roadway is a private road with public access easement, okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: Bragg Dr. is a private road with no public R.O.W, okay as is. No public Utility 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: Bragg Dr. is a private road with no public R.O.W, okay as is. No public Utility improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Plainview Estates Drainage Letter, prepared by Maverick Engineering and approved by City on 01/08/2026. [Reference City Code Sect. 11-2-3(D)8]

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

SIDEWALKS: Bragg Dr. is a private road with no public R.O.W, okay as is. No Sidewalk improvements required. [For Applicant's Information Only.]

DIMENSION: * * *

OTHER: A GAC was approved for Plainview Estates (P-26-2446) on October 30, 2025. The current plat, Plainview Estates, Section 2 (P-26-2603), is a replat of a portion of the previously approved Plainview Estates plat. [For Applicant's Information Only]

Transportation: (Approved)

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

Fire: (Approved)

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

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

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

GIS: (Approved)

No comments.

Addressing Review: (Approved)

No comments.

Health Department: (Approved)

Yes, the health department will review application from the 2 proposed lot of Plainsview Estates, Section 2 , RE-PLAT OF LOT 5 BLOCK 1, PLAINSVIEW ESTATES AN ADDITION TO THE CITY AND COUNTY OF MIDLAND TEXAS, lot 5A is 2 acre, lot 5B is 1.3 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

Staff recommends approval of the Final Plat of Plainsview Estate, Section 2.

Attachments:

- A. P-26-2603, Combined Files
- B. P&Z - - Plainsview Estates, Section 2 Final

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/6/2026
Final Approval - 8/13/2026

BEING A REPLAT OF LOT 5 BLOCK 1, PLAINVIEW ESTATES,
THE CITY AND COUNTY OF MIDLAND, TEXAS



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

IMPACT FEES WILL BE ASSESSED DURING THE FINALIZING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPROVEMENTS WILL TRIGGER THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OF INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.

1. BASIS OF BEARING, COORDINATES, DISTANCE AND AZIMUTH ARE A LAMBERT CONIC PROJECTION OF THE TRANS-CANADIAN SYSTEM, STATE PLANE GRID, CENTRAL ZONE, AND 83 US SURVEY FOOT PER METRE. COORDINATE ANGLE (HORIZONTAL) OF $\pm 54.5614^\circ$ AND A COORDINATE SCALE FACTOR OF 0.999991471. AGS "MADLAND".

2. 1/2" IRON NAIL WITH RED PLASTIC CAP MARKED "MAMERICK MIN 1019451-4" AT EACH SET CORNERS, UNLESS OTHERWISE SPECIFIED.

3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAMERICK ENGINEERING FOR COMPLETE CONSTRUCTION OF THIS SURVEY.

4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING DITCH, CITY OF MIDLANDS GAS AND WELLS EVIDENCE OR ON ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. CUE USE IS RECOMMENDED. CALL #800GETSTUFF FOR LOCATOR FIND, ANY CONSTRUCTION OR EXCAVATION.

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP, FLOOD INSURANCE RATE MAP #18220C000, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

FOR APPROVAL BY THE COMMISSION

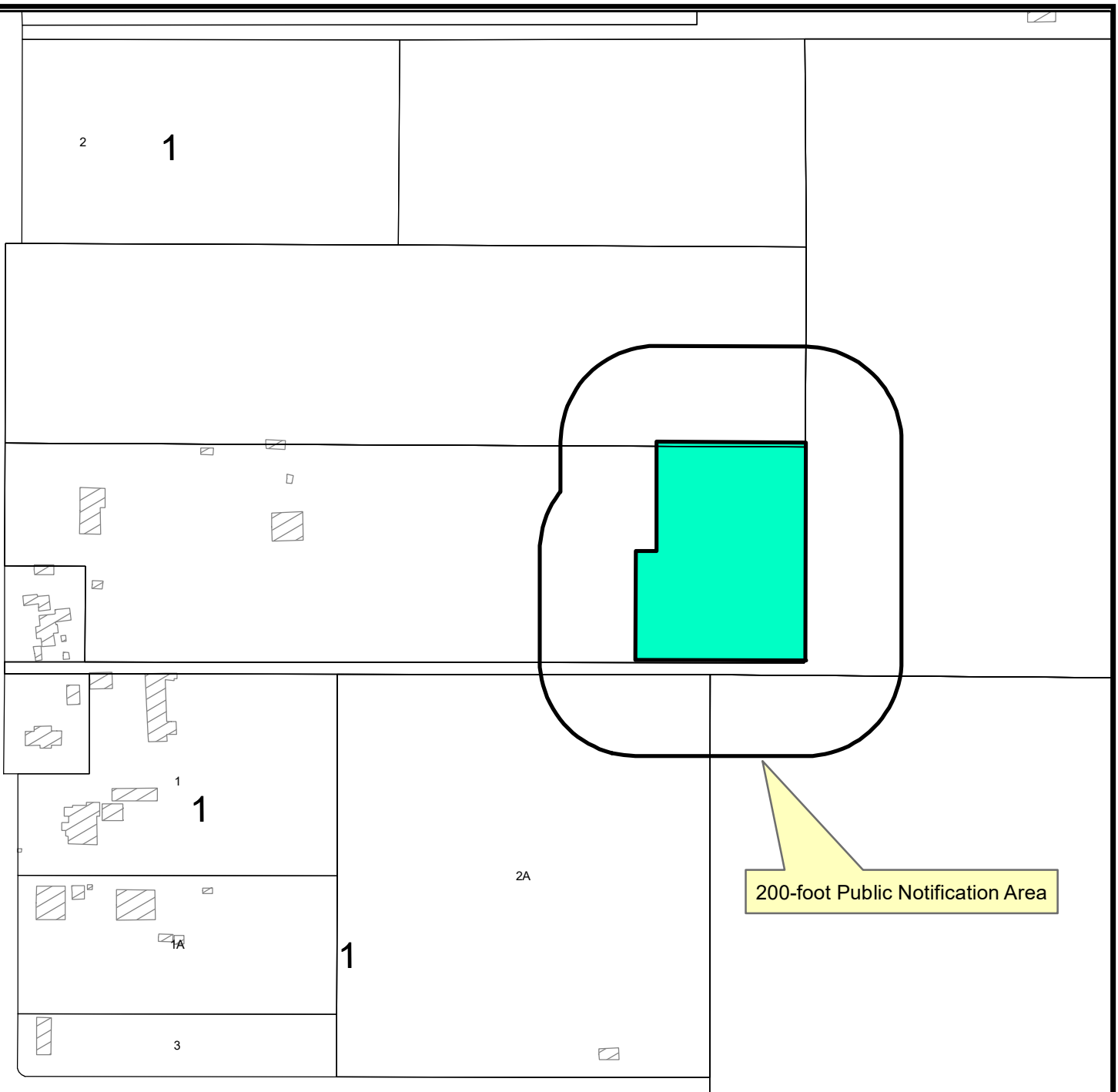
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PLAINVIEW ESTATES SECTION WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

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



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TODD ROAD



200-foot Public Notification Area

Location Map

SUB-26-0981

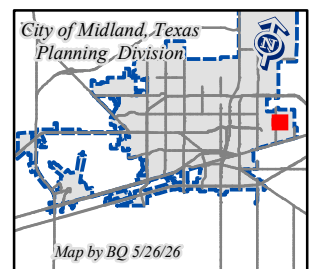
Scale: 1" = 3,000'

Proposed plat of Plainsview Estates, Section 2, being a replat of Lot 5, Block 1, Plainsview Estates, City and County of Midland, Texas.

Generally located on the east side of Todd Road, approximately 1,070 feet north of East County Road 77. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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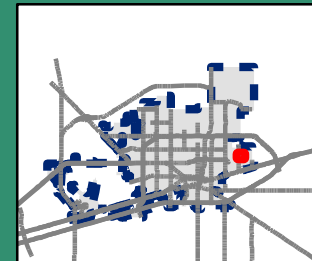
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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

TODD ROAD

SF1

AE









FINAL PLAT PLAINSVIEW ESTATES, SECTION 2

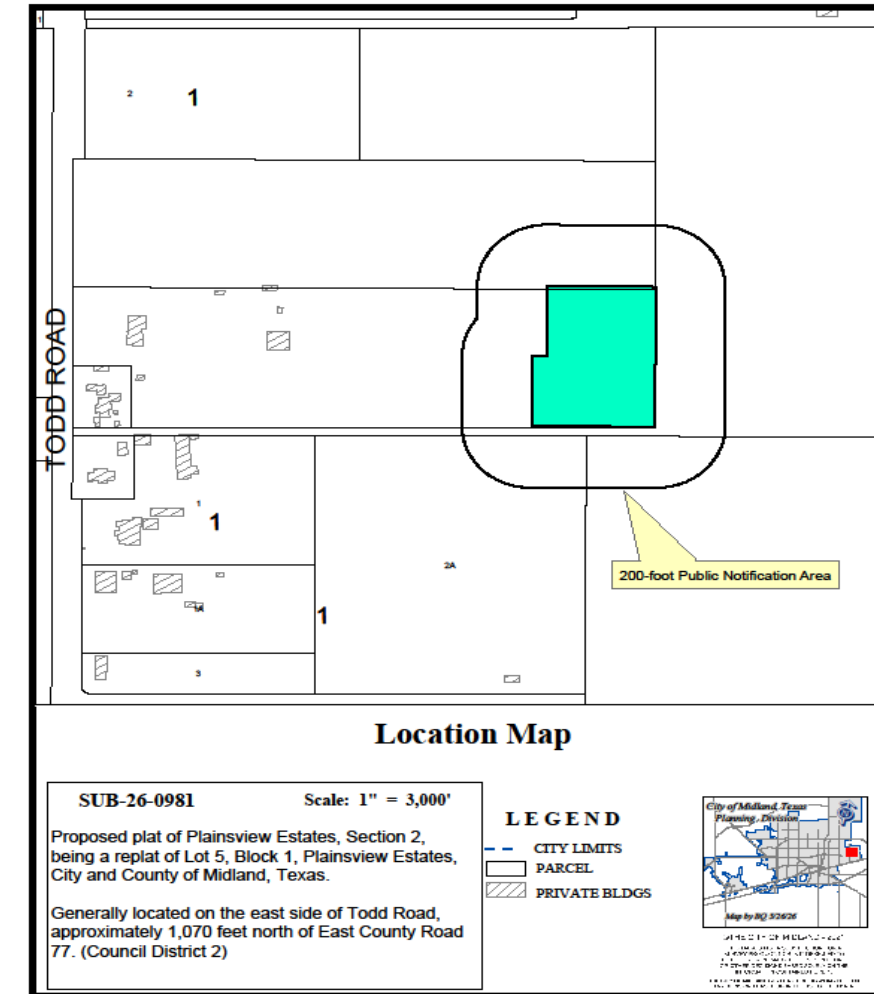


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APPLICATION SUMMARY

- **Property Owner:** Jacked LP
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 3300 Bragg Drive (Council District 2)
- **Reason for Request:** To subdivide a residential lot into two



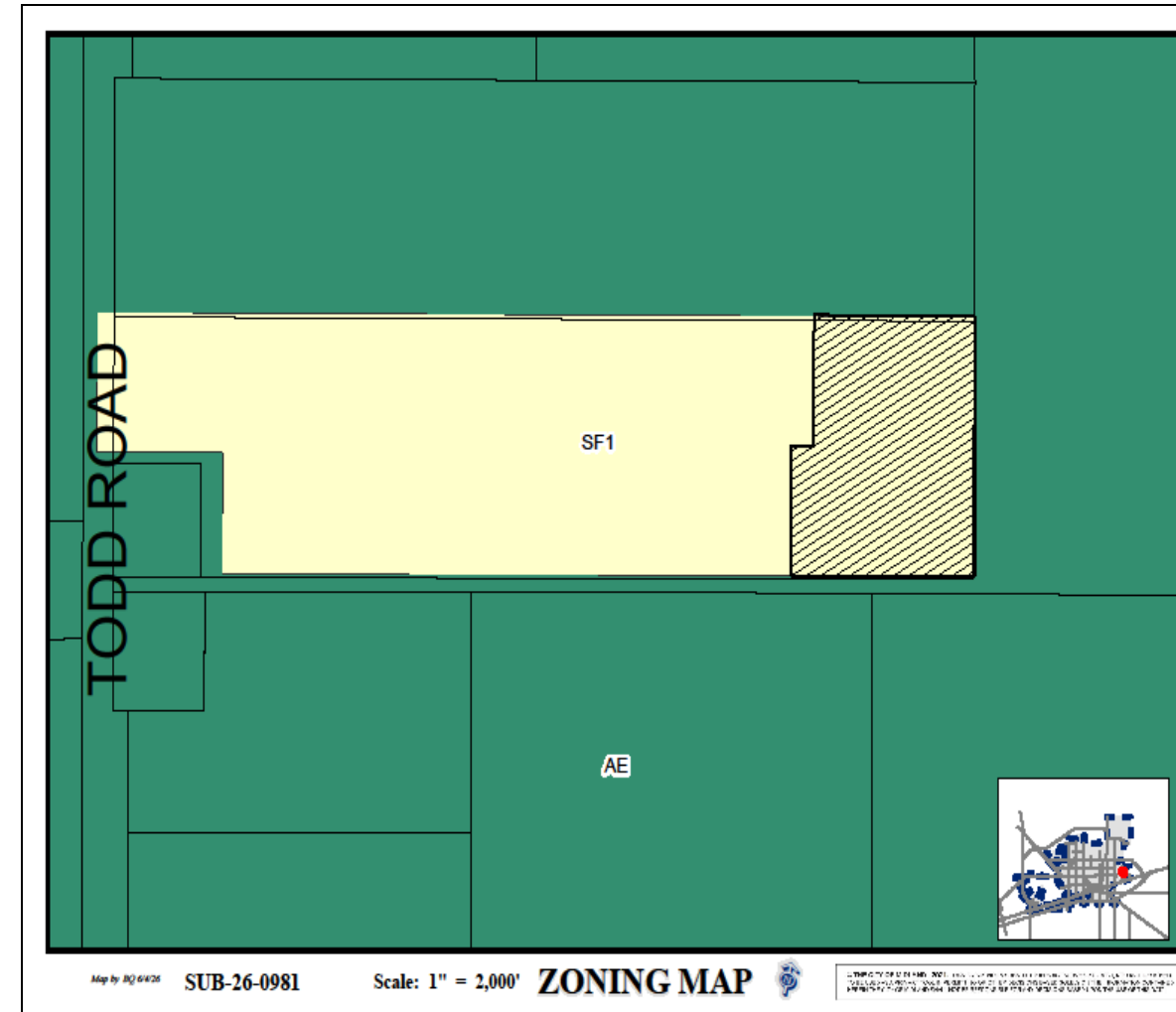
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ZONING

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



LAND USE

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

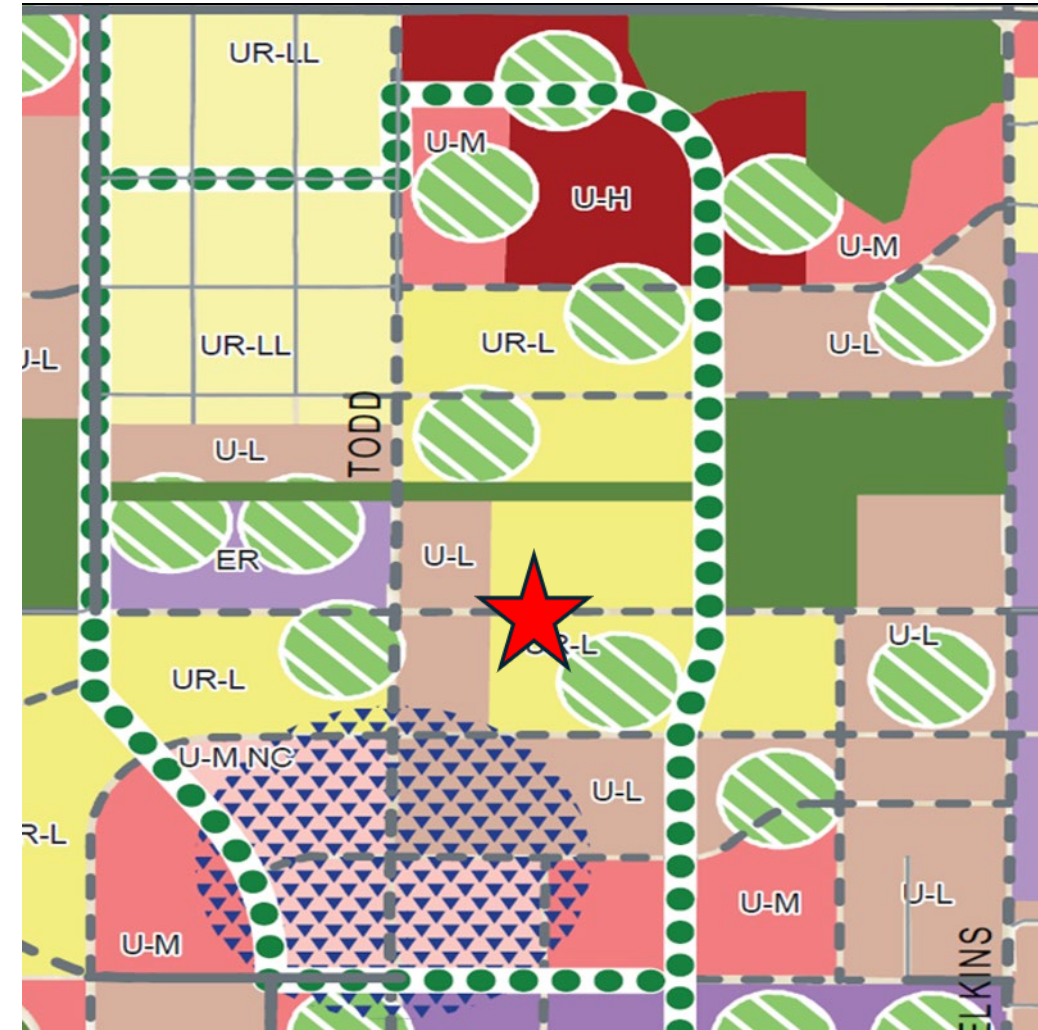




On Todd Road, Looking East

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Low, (U-L)
- **Supported Uses:** Relatively low-density housing. A mix of complementary uses includes mostly single-family homes, with some attached, townhomes, and small multi-family projects.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request.



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 4.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of Meissner Addition, Section 2, being a 4.0594-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR. Co. Survey, in part, and a 0.5312-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR. Co. Survey City and County of Midland, Texas (Generally located on the northeast corner of the intersection of North Adams Street and East Front Street.)

Purpose:

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

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

The preliminary plat was approved by the Planning and Zoning Commission on July 6, 2026.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: Deferral of required Paving improvements was administratively approved on 08/12/2026. [For Applicant's Information Only.]

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

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

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

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

DRAINAGE: Show compliance with Autozone Drainage Study, prepared by Spartan Engineering Solutions and approved by City on 06/26/2026. [Reference City Code Sect. 11-2-3(D)8]

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

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

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.

Addressing Review: (Approved)

Information Request Only: Need to know where main access to the property will be.

Planning: (Approved)

Staff recommends approval of the Final Plat of Meissner Addition, Section 2.

Attachments:

- A. P-26-2598, Combined Files
- B. P&Z - - Meissner Addition, Section 2 Final Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/13/2026
Final Approval - 8/13/2026

CURVE TABLE				
NO.	ARCUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	568.08	87°04'	S67°59'50"W	9.51'
C2	571.08	1°40'	S81°41'33"W	172.92'

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: _____

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4832K00093F, for Midland County, Texas and incorporated areas, dated September 16, 2005, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, 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 flood statement shall not create liability on the part of the surveyor.

PRELIMINARY

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

Joshua D. Wargo,
Registered Professional Land Surveyor
No. 6391

Joshua D. Wargo
Registered Professional Land Surveyor
No. 6391

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, do hereby accept this plat designating the hereinabove MEISSNER ADDITION, SECTION 2, an addition to the City public use to be the streets, alleys, and easements shown thereon.

WITNESS, my hand and the City of Midland, Texas, this ____ day of _____, 2026.

By: _____

Authorized Signature

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on this ____ day of _____, 2026.

Notary Public in and for the State of Texas

IMPACT FEES

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.

NOTES

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Central Zone (4203) based on observations made on 1/09/2025 with an applied combined scale factor of 1.0001.
- The grid coordinates shown herein are based on the Texas Coordinate System of 1983 (2011), Central Zone (4203), no scale and no projection.
- The purpose of this plat is to create two lots.
- Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
- No access shall be permitted to South Street. No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

SURVEYOR'S CERTIFICATION

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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, do hereby accept this plat designating the hereinabove MEISSNER ADDITION, SECTION 2, an addition to the City public use to be the streets, alleys, and easements shown thereon.

WITNESS, my hand and the City of Midland, Texas, this ____ day of _____, 2026.

By: _____

Authorized Signature

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on this ____ day of _____, 2026.

Notary Public in and for the State of Texas



Location Map

SUB-26-0985

Scale: 1" = 800'

Proposed plat of Meissner Addition, Section 2, being a 4.0594-acre tract of land out of Section 36, Block 39, T-1-S, T&P RR. Co. Survey, in part, and a 0.5312 -acre tract of land out of Section 25, Block 39, T-1-S, T&P RR. Co. Survey City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of North Adams Street and East Front Street. (Council District 2)

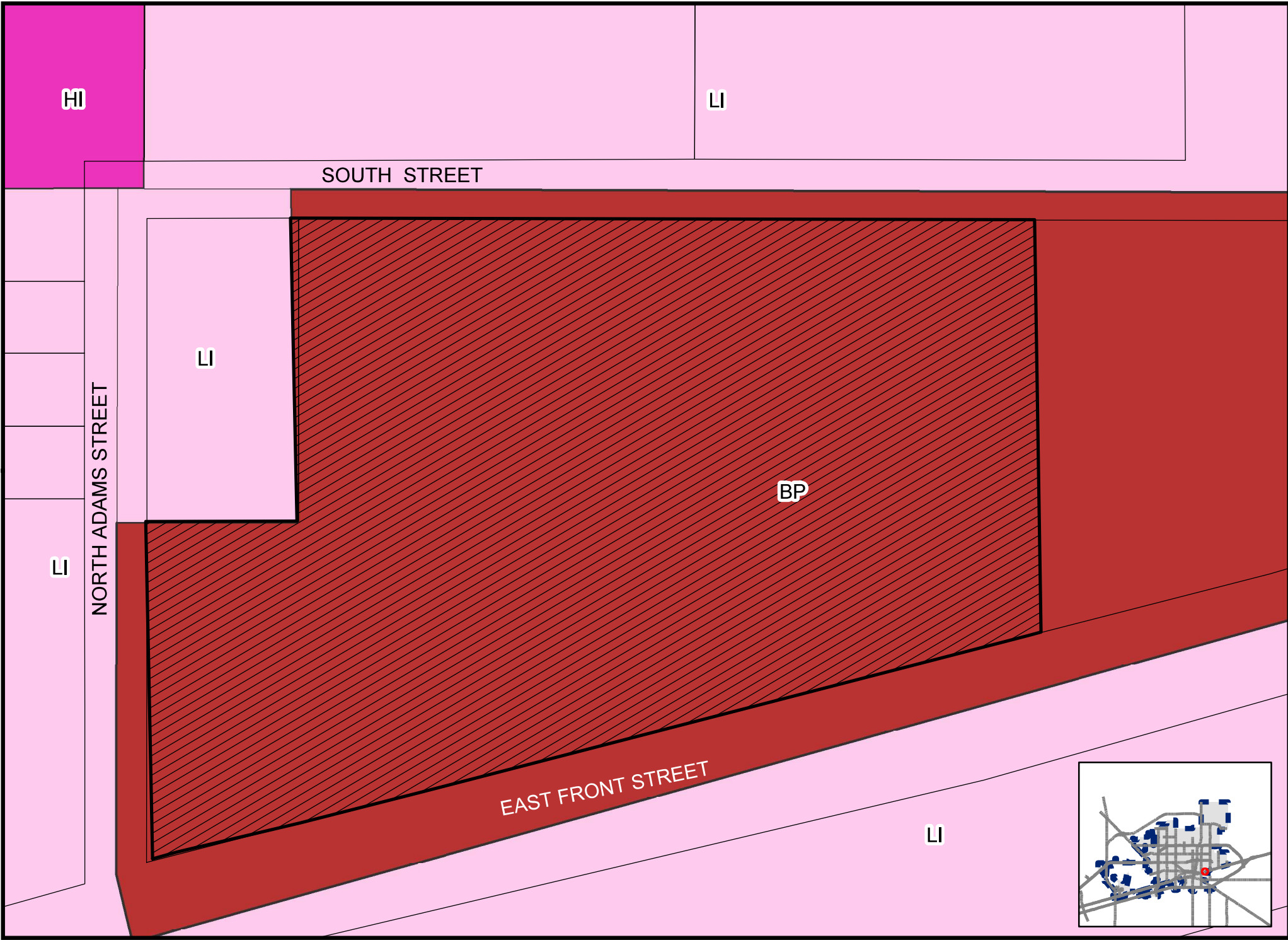
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







FINAL PLAT MEISSNER ADDITION, SECTION 2

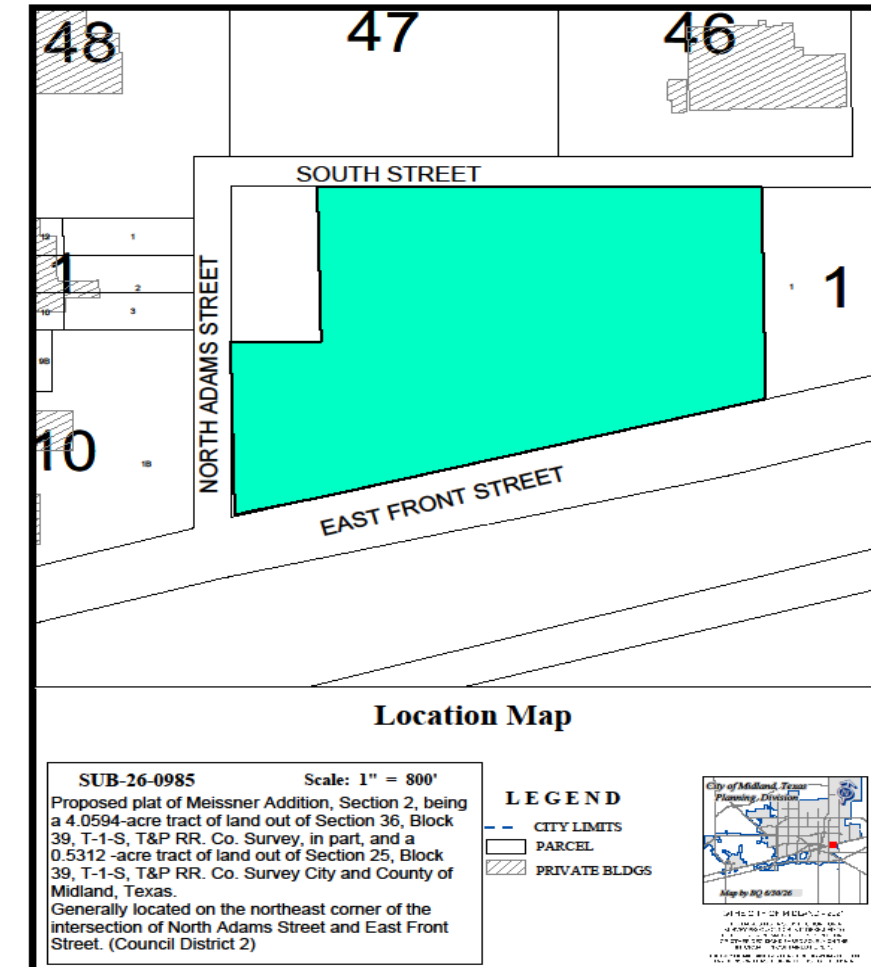


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APPLICATION SUMMARY

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

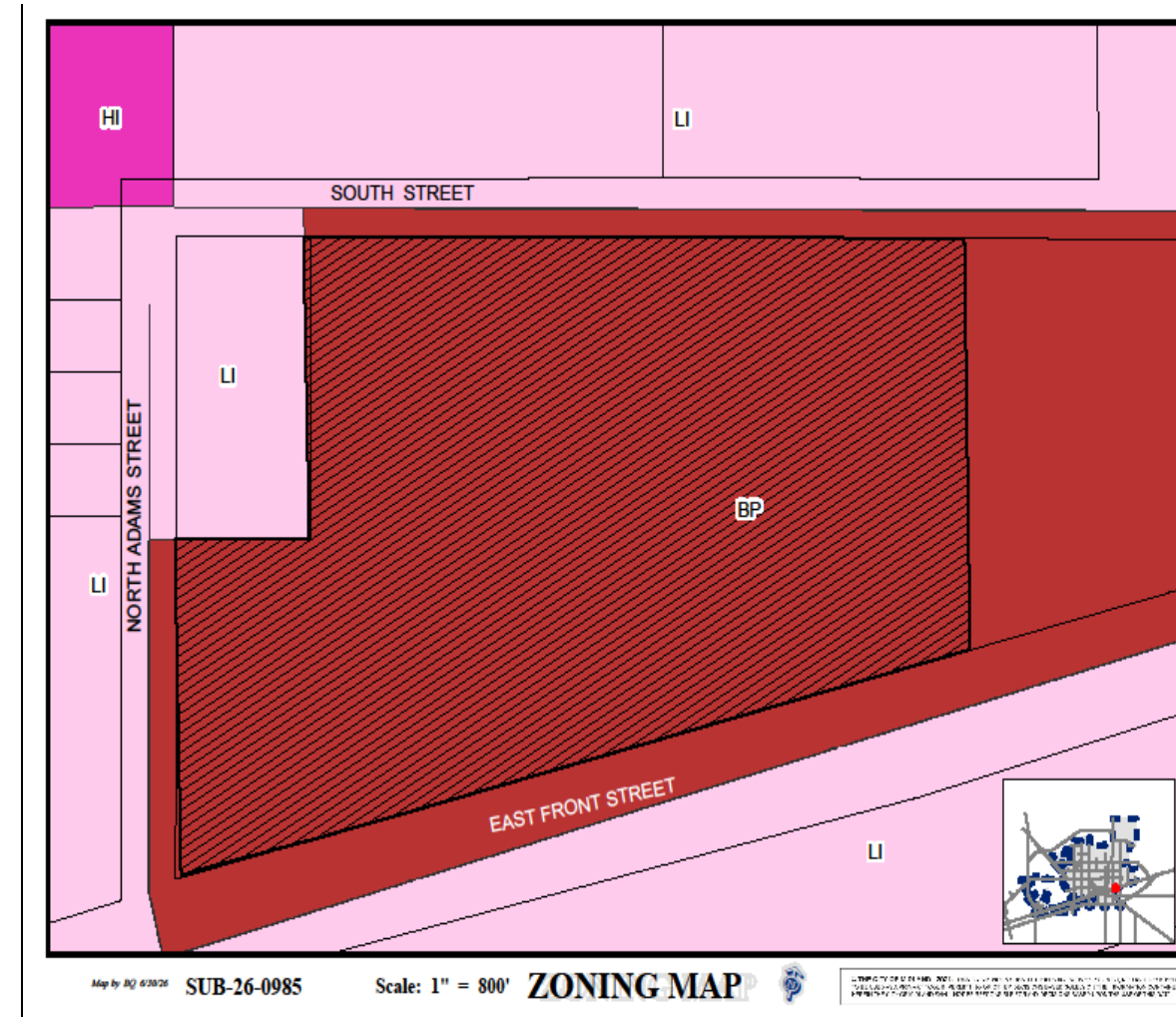


- **Acreage:** 4.5906 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 2



ZONING

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



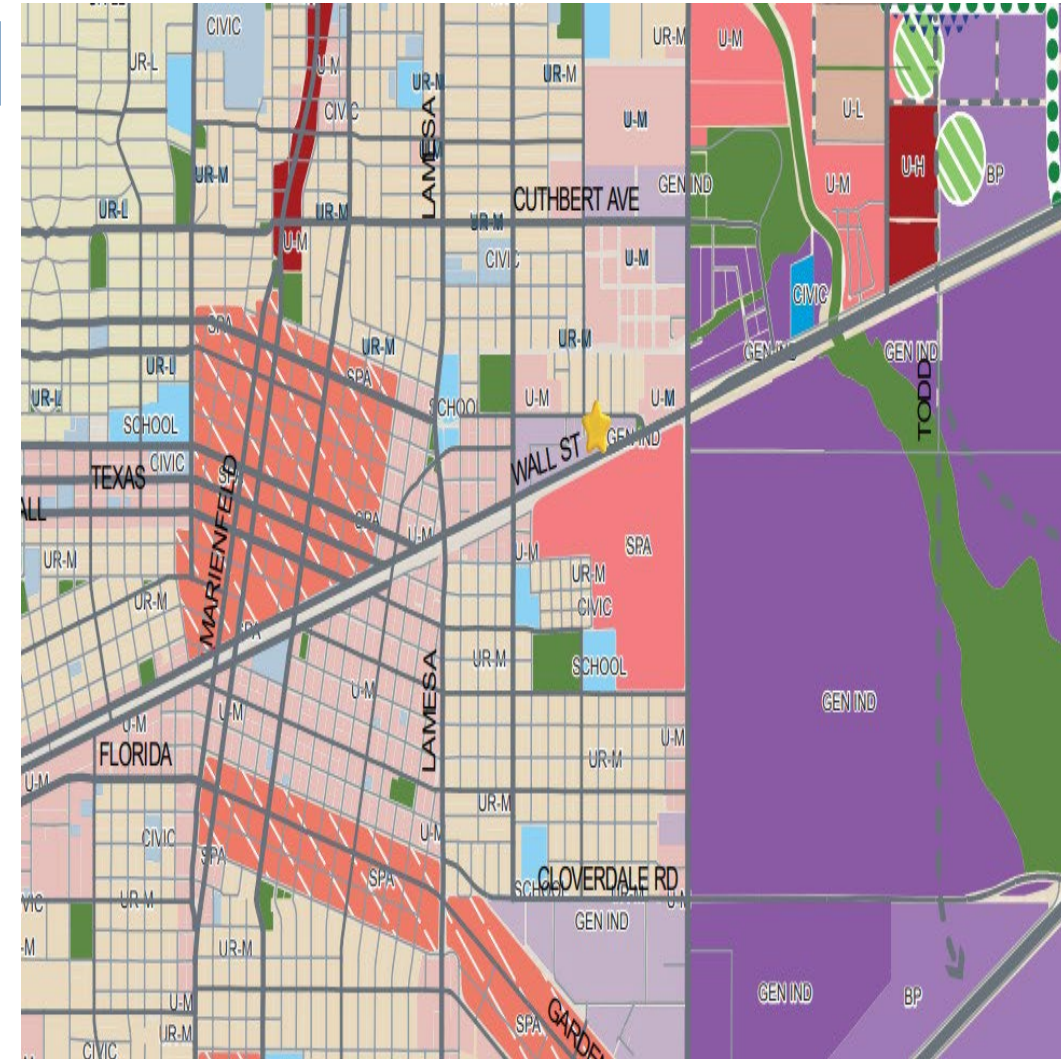
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on July 6, 2026.
- Staff recommends approval of this request.



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Planning and Zoning Commission Meeting

Item Number: 5.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a Final Plat of Northwestern Addition, Section 21 being a plat of a 3.77-acre tract of land out of Section 5, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road)

Purpose:

Maverick Engineering, on behalf of Jeffrey and Shawn Johnston is requesting to plat a property located at 3708 Cardinal Lane in order to meet City' subdivision regulations.

Recommended Action:

Approve

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

AE, Agricultural 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 Comment's. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 03/26/2026. [For Applicant's Information Only.]

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

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 03/26/2026. [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 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)

Here is our conflict letter for Northwestern Sect 21.

Addressing: (Approved)

No comments

Health: (Approved)

Yes, the health department will review application from the 1 proposed lot of Northwestern Addition Section 21, PLAT OF A 3.7 ACRE TRACT OF LAND OUT OF SECTION 5, BLOCK X, H P HILLIARD SURVEY the lot is 3.7 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

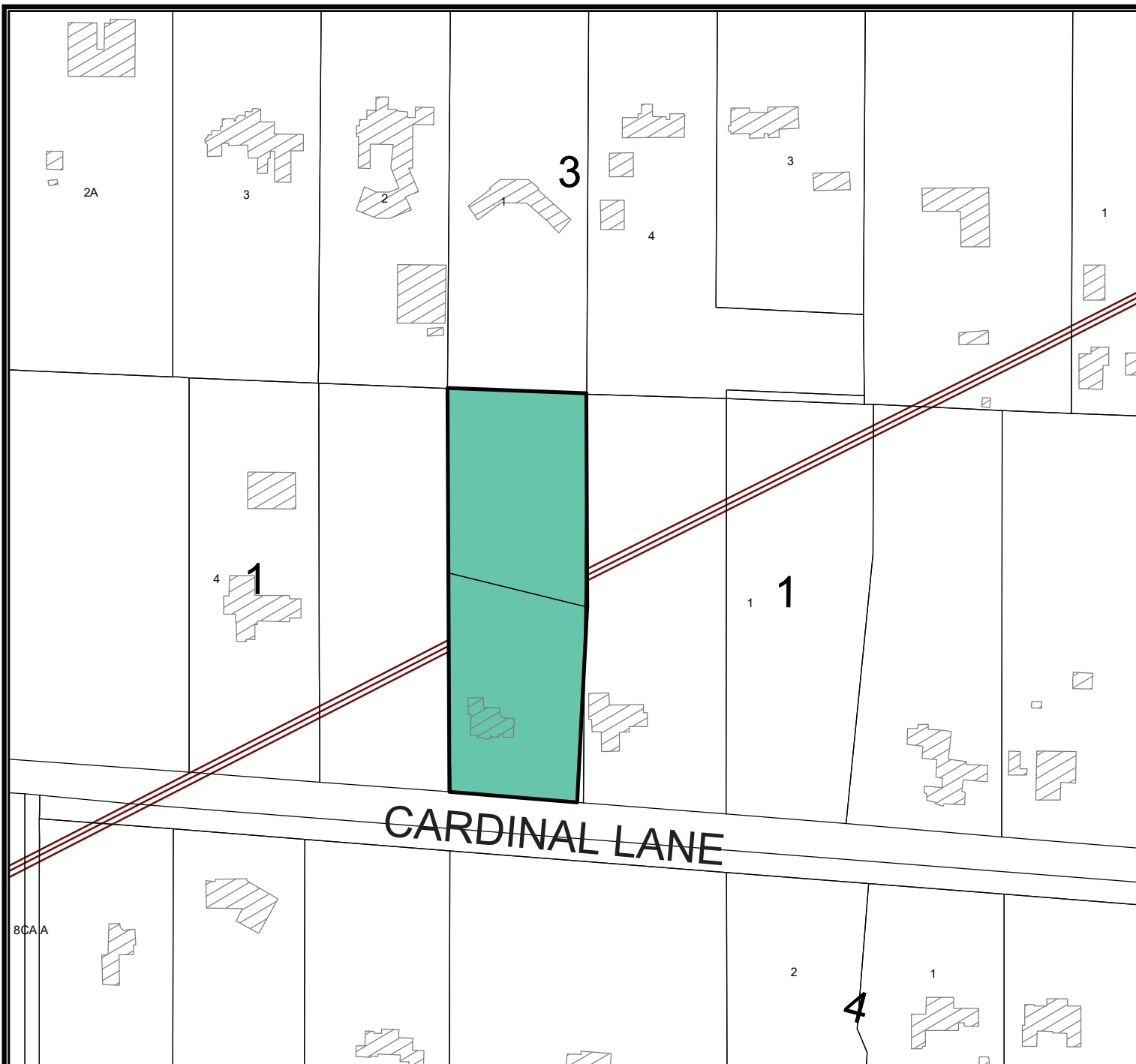
Staff recommends approval of the Final Plat of Northwestern Addition, Section 21.

Attachments:

- A. P-26-2602, Combined files
- B. P&Z - - Northwestern Addition, Section 21 final plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/6/2026
Final Approval - 8/13/2026



CARDINAL LANE

Location Map

SUB-26-0938

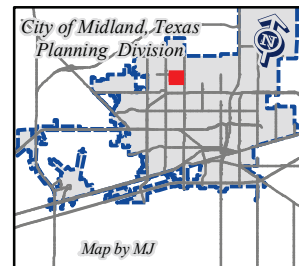
Scale: 1" = 248'

Proposed plat of Northwestern Addition, Section 21 being a 3.77-acre tract of land situated in Section 5, Block X HP Hillard, T-1-s, T&P. RR. Co. Survey, City and County of Midland, Texas.

Generally located on the north side of Cardinal Lane, approximately 2,200 feet west of North Midkiff Road. (Council District 1)

LEGEND

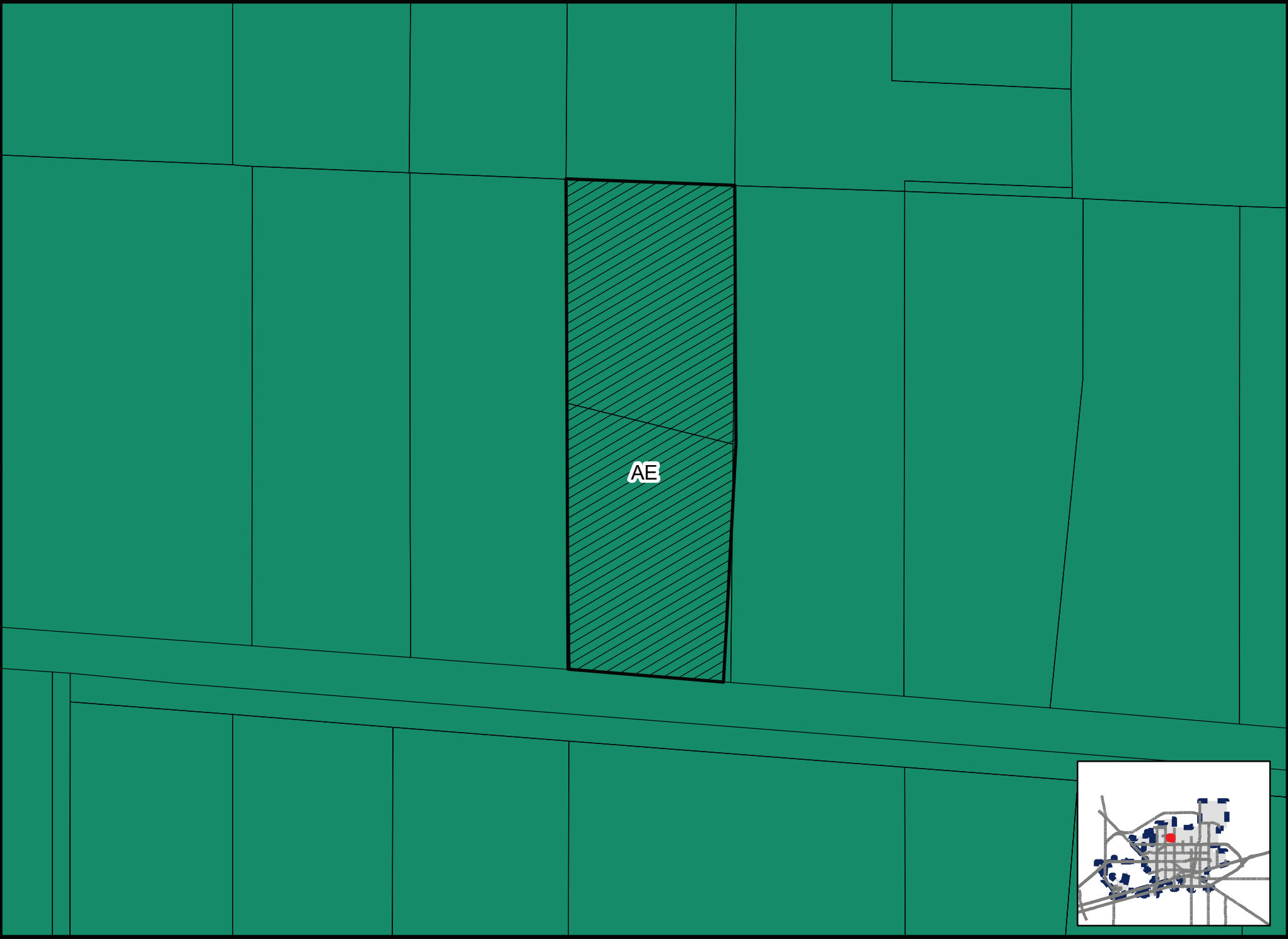
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







FINAL PLAT NORTHWESTERN ADDITION, SECTION 21

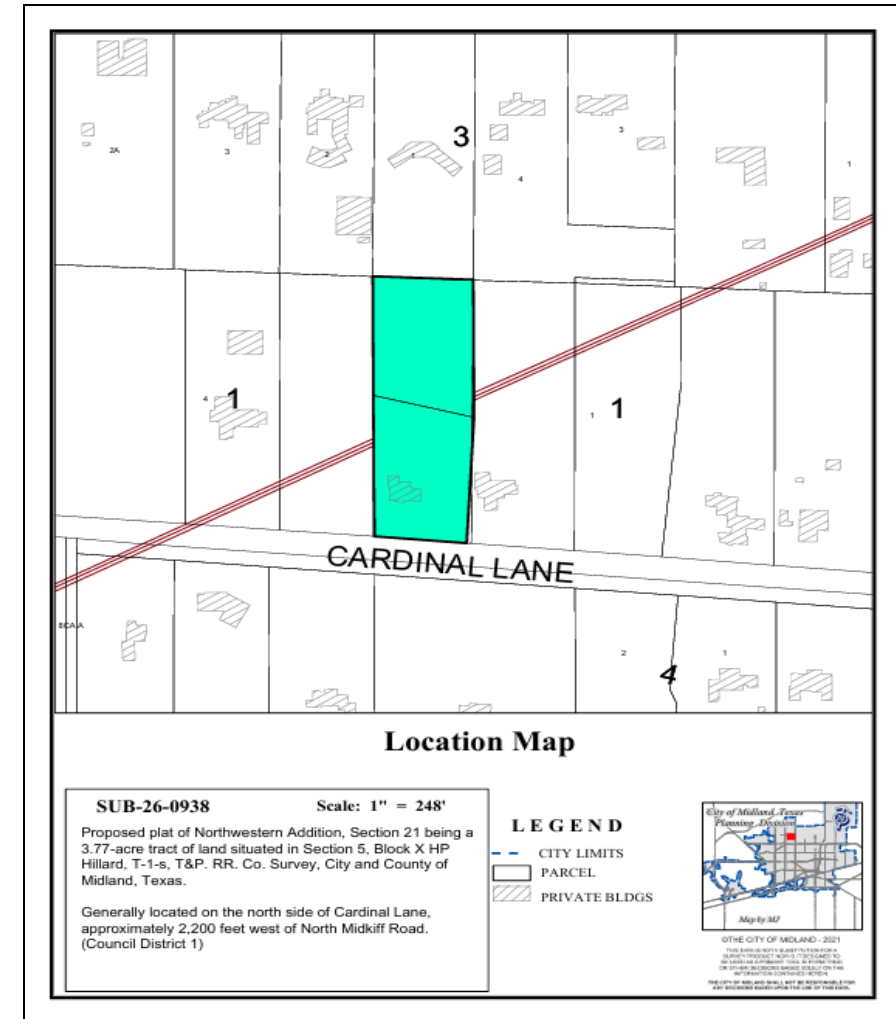


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APPLICATION SUMMARY

- **Property Owner:** Jeffrey and Shawn Johnston
- **Representative:** Maverick Engineering
- **Location:** 3708 Cardinal Lane
(Council District 1)
- **Reason for Request:** To meet the City's subdivision regulations



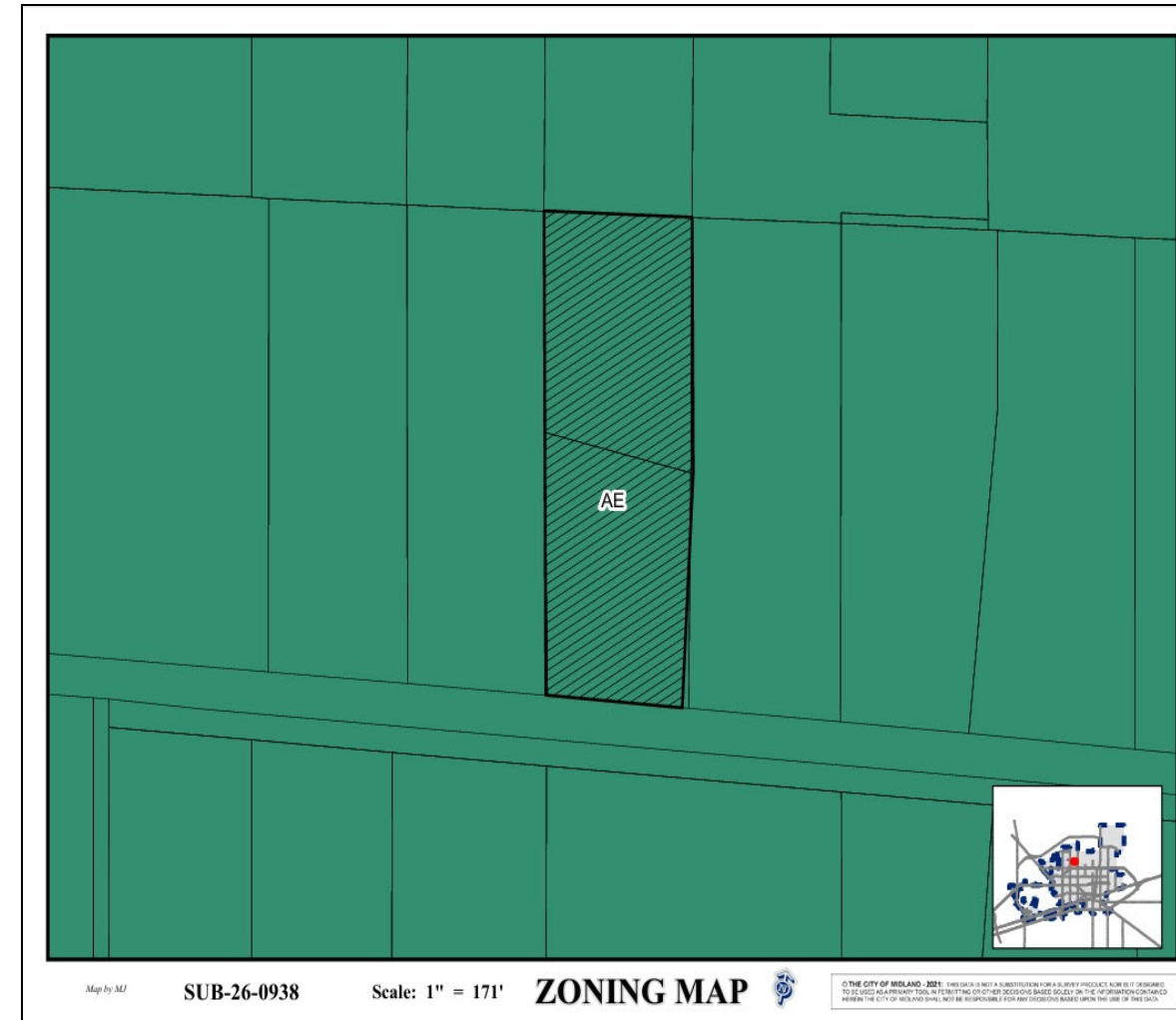
3

- **MIDLAND**
Be the Energy!



ZONING

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



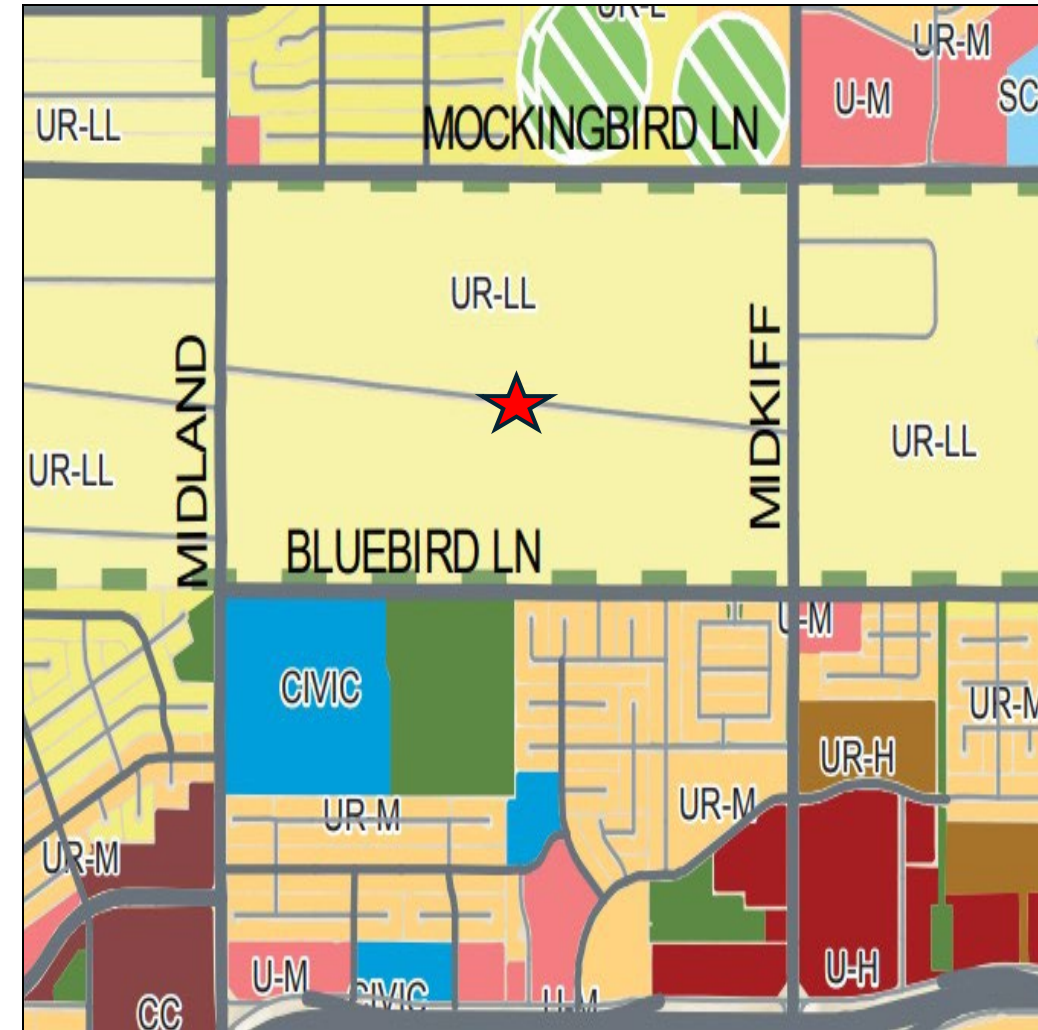
LAND USE

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



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

- The Planning & Zoning Commission approved the preliminary plat on March 2, 2026.
- Staff recommends approval of this request.



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Planning and Zoning Commission Meeting

Item Number: 6.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving a Final Plat of Grassland Estates West, Section 14, being a plat of a 3.1057 acre tract out of Section 35, Block 40, T-1-S, T&P, RR Co. Survey, City and County of Midland, Texas.
(Generally located at the east corner of the intersection of West State Highway 158 and West Wadley Avenue)

Purpose:

None

Recommended Action:

Informational/Directional

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

This item has been moved to a future meeting by the applicant.

Attachments:

None

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/14/2026
Final Approval - 8/14/2026



Planning and Zoning Commission Meeting

Item Number: 7.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving a Final Plat of Trillo Addition, Section 1, being a plat of a 4.96-acre tract of land out of Section 19, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southwest corner of the intersection of West County Road 130 and South County Road 1226.)

Purpose:

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

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)

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

ENGINEERING: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 7/23/2026. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 7/23/2026. GAC fulfills the state requirements. [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 7/23/2026.

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

The Fire Department has reviewed the 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

GIS: (Approved)

Label surrounding subdivisions. (land south of plat).

ADDRESSING: (Approved)

County- to be addressed by MECD.

ONCOR: (Approved)

Oncor has no conflicts with this plat.

AT&T: (Approved)

We do have a buried copper cable in the utility easement there.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved)

Staff recommends approval of the Final Plat of Trillo Addition, Section 1

Attachments:

- A. P-26-2601, Trillo Addition, Sec 1 Final, Combined
- B. P&Z - Trillo Addition Final Plat

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/13/2026
Final Approval - 8/14/2026

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

MANUEL VILLA JR
INST# 2015-2362
ORRMCT

N 75°30'40" E 623.26'

S 60°01'30" E

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE _____ DAY OF _____, 2024.

AY-CECM TRUO

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MIDLAND, TEXAS ON THIS

JOSHUA SPARKS, CHAIRMAN

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

CINITY



②	FOUND MONUMENT AS NOTED
0	PROPOSED LOT CORNER
—	BOUNDARY LINE
---	EXIST'NG PROPERTY LINES
---	PROPOSED LOT LINES
---	SECTION LINE
FL	P.F.F. LINE
OP.R.M.C.T.	OFFICIAL PUBLIC RECORDS, M. I. LAND CO., TX.
P.R.M.C.T.	PLAT RECORDS, M. I. LAND CO., TX.
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX.

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

GREGORY W. SHULTS RPLSM5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1300 W. ILLINOIS AVENUE
MIDLAND, TX 79701



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

**TRILLO ADDITION,
SECTION I**

NO. _____

DATE _____

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

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.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

(Singer/songwriter)
 Mark Lieb
 ATANOS ENERGY
 BY: Mark Lieb
 (Singer/songwriter)
 DANNY NINO
 ATAT
 (Singer/songwriter)
 DANNY NINO
 (Singer/songwriter)
 LUIS MONTEZ
 OPTIMISM
 (Singer/songwriter)
 LUIS MONTEZ
 (Singer/songwriter)
 VICKI BYLER
 ASTOUND BRADABRAND
 BY: VICKI BYLER



ITEM FINAL PLAT TRILLO ADDITION, SECTION 1



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2

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3

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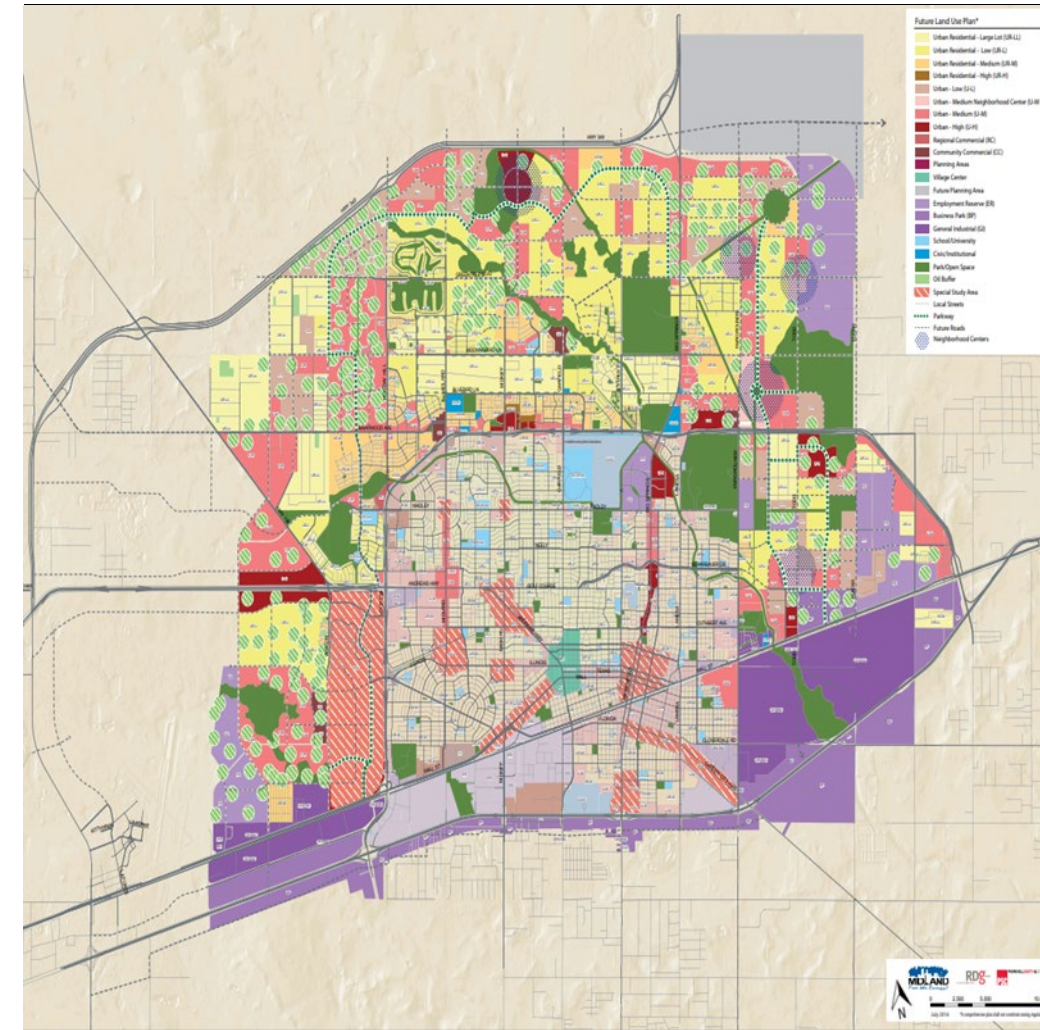
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

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



MISSION

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Planning and Zoning Commission Meeting

Item Number: 8.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of Entrada Business Park Addition, Section 4, being a plat of a 152.788-acre tract of land located in the southwest quarter of Sections 17 and 20, Block 40, T-2-S, T&P RR. Co. Survey, in part, and a replat of Lot 2, Block 3, Entrada Business Park Addition, Section 3, County of Midland, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20.)

Purpose:

Josh Wallender with Parkhill, on behalf of Entrada Business Center, LTD, is requesting to plat a property located at 10001 West Interstate 20 into nine lots for commercial purposes.

Recommended Action:

Approve

Fiscal Impact:

No impact

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. [For Applicant's Information Only.]

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

PAVING: FM 1788 and W I-20 Frontage road are TxDOT facility, built and maintained by TxDOT, no improvements required. W CR 133, okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 12" water exists North of tract, okay as is. 12" water exists West of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

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

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).]
Depending on the nature and scale of the proposed development, a Traffic Impact Analysis MAY be required prior to approval of construction drawings. [For the Applicant's information only.]

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)

ETJ; No comments

OIL AND GAS: (Approved)

Not in the City limits- no oil or gas jurisdiction.

GIS: (Approved)

Tract 1 can be Common Area: A. Label directionality of surrounding streets. (S F M 1788 and W I 20 E) Distances needed for Lot 2A and the adjoining street (see markup) Provide recording information for easement in Entrada Business Park Sec 3, Block 3, Lot 1. Will Access Easement be vacated and rededicated with this plat? (see markup) Legal description should specify the acreage out of Sections 17 and 20 being platted (can be a combined acreage). Legal can say "Being a plat of X.XX acres out of Sections 17 and 20, Block 40, T-2-S, T&P RR Co Survey, and a replat of Lot 2, Block 3, Entrada Business Park Addition, Sec 3, Midland County, Texas." Plat encroaches into Voltagrid Addition by approximately 8' and plat does not close. Please check calls. Confirm with engineering if Drainage Easements should be separated from Drainage Basin Easements.

PUBLIC WORKS: (Approved)

The county has nothing to add since sketch.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with conditions)

Staff recommends approval of the Preliminary Plat of Entrada Business Park Addition, Section 4, subject to conditions A and B.

Conditions:

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

Attachments:

- A. SUB-24-0764, Combined files 2

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/6/2026
Final Approval - 8/14/2026

Preliminary

PRELIMINARY PLAT ENTRADA BUSINESS PARK ADDITION SECTION 4

Being a replat of Lot, Block 3, Entrada Business Park Addition, Section 3 as shown on the plat recorded in Plat Cabinet L, Pg. 64 M.C.P.R. and a portion of that certain 200.501-Acre Tract recorded in Vol. 2625, Pg. 192 (Doc# 2006-848) M.C.O.P.R. in Sections 17 & 20, Block 40, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ENTRADA BUSINESS CENTER, LTD. is the record owner of 152.788 Acres of Land located in Sections 17 & 20, Block 40, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas and more particularly described, shown on the plat herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, ENTRADA BUSINESS CENTER, LTD., do hereby adopt this plat designating the herein above described property as ENTRADA BUSINESS PARK ADDITION, SECTION 4 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS our hands at Midland, Texas, this _____ day of _____, 2024.

By: _____ [Owner Signature] [Owner Name]

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____ by _____

Andrew Aulo on behalf of ENTRADA BUSINESS CENTER, LTD.

Notary Public Signature

0' 200' 400'
Original Scale: 1" = 200'



LEGEND:

- = Found Monument
- = Set 1/2" Iron rod with a plastic cap marked "PARKHILL RPLS 0889"
- = Midland County Deed Records
- = Midland County Official Public Records
- = Midland County Plat Records
- = Plat Limits Boundary Line
- = Lot Line
- = Tract/Deed/Plat Adjacent Lines
- = Section/Abstract Line
- = Proposed Easement Line
- = Proposed Access Right-of-Way Easement
- = Existing Easement Line
- = FEMA Flood Line (as coded from FEMA FIRM PANELS)

PLAT NOTES:

- Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and abatement of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
- 1/2" Iron rod with plastic cap set at each corner unless otherwise specified.
- A bonded easement of ingress and egress is hereby granted for Entrada Business Center Addition to the City of Midland for garbage and trash collection and location and maintenance of trash containers, new and used, these items are excepted by a building or occupancy permit. Said easement is conditioned such that no construction shall commence on said lot until exact location of said containers and the easements in connection therewith have been selected and approved by the director of utilities.
- All driveway locations along state highway right-of-way shall be approved by the Texas Department of Transportation.

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (NAD 83) with a combined grid factor of 0.99997262 and a three digit equal to -29.428" at a 1/2-inch inch rod with a plastic cap marked "PARKHILL RPLS 0889" and a corner point having the following coordinates: NORTHING = 10,683,822.42 and EASTING = 1,718,420.31 in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE

I, Franklin Leomona, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on September 10, 2024 and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW 9-11-2024.

Franklin Leomona, R.L.S. #6889

SEPT. 11, 2024
Date

OWNER

ENTRADA BUSINESS CENTER, LTD.
P.O. BOX 5500
MIDLAND, TEXAS 79701

ENGINEER

PARKHILL
170 WEST WALL STREET, SUITE 100
MIDLAND, TEXAS 79701

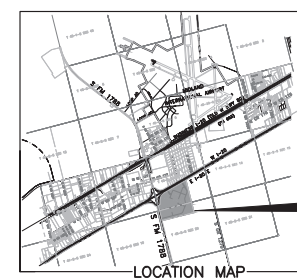
ENTRADA BUSINESS PARK ADDITION SECTION 4

SHEET 1 OF 5

Parkhill

Parkhill.com

TBPLS FIRM REGISTRATION NO. 10194091



LINE	BEARING	DISTANCE
1	N. 89° 12' 34" W.	28.30
2	N. 79° 12' 34" W.	28.30
3	N. 79° 12' 34" W.	28.30
4	N. 89° 12' 34" W.	28.30
5	N. 79° 12' 34" W.	28.30
6	N. 89° 12' 34" W.	28.30

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C2	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C3	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C4	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C5	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C6	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C7	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C8	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C9	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C10	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C11	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C12	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C13	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C14	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C15	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C16	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C17	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C18	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C19	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000
C20	N. 89° 12' 34" W.	1.0000	S. 10° 47' 26" E.	1.0000	90.0000

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Onco Electric Delivery Service (PLEASE PRINT)

AT&T Texas (PLEASE PRINT)

Almos Energy (PLEASE PRINT)

Optimum (PLEASE PRINT)

Atsoud Broadband (PLEASE PRINT)

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481236, Map Number 4832900005, Panel 200 of 525, revised September 16, 2005, portion of the surveyed property is located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X and Zone A.

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of ENTRADA BUSINESS PARK 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 _____, 2024.

Chairman - Lucy Stenege

Secretary - London Ochso

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

Preliminary

PRELIMINARY PLAT ENTRADA BUSINESS PARK ADDITION SECTION 4

Being a replat of Lot, Block 3, Entrada Business Park Addition, Section 3 as shown on the plat recorded in Plat Cabinet L, Pg. 64 M.C.P.R. and a portion of certain 200.501-Acre Tract recorded in Vol. 2625, Pg. 192 (Doc# 2006-848) M.C.O.P.R. in Sections 17 & 20, Block 40, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ENTRADA BUSINESS CENTER, LTD. is the record owner of 152.788 Acres of Land located in Sections 17 & 20, Block 40, T-2-S, T.&P. RR. Co. Midland County, Texas and more particularly described, shown on the plat herein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, ENTRADA BUSINESS CENTER, LTD., do hereby adopt this plat designating the herein above described property as ENTRADA BUSINESS PARK ADDITION, SECTION 4 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS our hands at Midland, Texas, this _____ day of _____, 2024.

By: _____ [Owner Signature] [Owner Name]

Notary Public Signature _____

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____ by _____

Andrew Aulo on behalf of ENTRADA BUSINESS CENTER, LTD.

0' 200' 400'
Original Scale: 1" = 200'



LEGEND:

- = Found Monument
- = Set 1/2" Iron rod with a plastic cap marked "PARKHILL RPLS 0889"
- = Lot Line
- = Section/Block Line
- = Proposed Easement Line
- = Proposed Access Right-of-Way Easement
- = Existing Easement Line
- = FEMA Flood Line (as noted from FEMA FIRM PANELS)

PLAT NOTES:

- Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and abatement of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
- 1/2" Iron rod with plastic cap set at each corner unless otherwise specified.
- A blanketed easement of ingress and egress is hereby granted for Entrada Business Center Addition to the City of Midland for garbage and trash collection and location and maintenance of trash containers, new and used, these items are excepted by a building or structure. Said easement is conditioned such that no construction shall commence on said lot until exact location of said containers and the easements in connection therewith have been selected and approved by the director of utilities.
- All driveway locations along state highway right-of-way shall be approved by the Texas Department of Transportation.

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (NAD 83) with a constant grid factor of 0.99997262 and a three digit equal to -23'47.28" at a 1/2-inch inch rod with a plastic cap marked "PARKHILL RPLS 0889" and corner pins having the following coordinates: NORTHING = 10,665,832.42 and EASTING = 1,715,420.31 in U.S. Survey Feet.

SURVEYOR'S CERTIFICATE

That I, Franklin Leomona, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on September 10, 2024 and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED FOR REVIEW 9-11-2024.

Franklin Leomona, R.L.S., #6889

SEPT. 11, 2024
Date

OWNER

ENTRADA BUSINESS CENTER, LTD.
P.O. BOX 5500
MIDLAND, TEXAS 79701

ENGINEER

PARKHILL
1700 WEST WALL STREET, SUITE 100
MIDLAND, TEXAS 79701

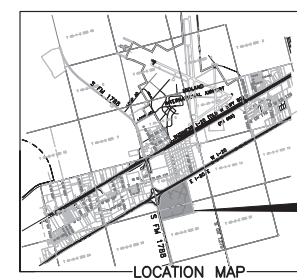
ENTRADA BUSINESS PARK ADDITION SECTION 4

SHEET 1 OF 5

Parkhill

Parkhill.com

TBPLS FIRM REGISTRATION NO. 10194091



LINE	BEARING	DISTANCE
1	N. 89°45'41"E	28.30'
2	N. 79°33'53"W	28.30'
3	N. 79°33'53"W	28.30'
4	N. 79°33'53"W	28.30'
5	N. 79°33'53"W	28.30'
6	N. 79°33'53"W	28.30'

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	N. 89°45'41"E	178.24'	S. 10°14'19"W	177.76'	133°59'12"
C2	N. 79°33'53"W	177.60'	S. 10°14'19"W	177.60'	133°59'12"
C3	N. 79°33'53"W	266.76'	S. 49°40'13"W	266.00'	149°12'50"
C4	N. 79°33'53"W	177.60'	S. 10°14'19"W	177.60'	133°59'12"
C5	N. 79°33'53"W	177.60'	S. 10°14'19"W	177.60'	133°59'12"
C6	N. 79°33'53"W	177.60'	S. 10°14'19"W	177.60'	133°59'12"

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Onco Electric Delivery Service (PLEASE PRINT)

AT&T Texas (PLEASE PRINT)

Alamos Energy (PLEASE PRINT)

Optimum (PLEASE PRINT)

Atand Broadband (PLEASE PRINT)

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481236, Map Number 4832000005, Panel 200 of 525, revised September 16, 2005, portion of the surveyed property is located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X and Zone A.

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of ENTRADA BUSINESS PARK 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 _____, 2024.

Chairman - Lucy Stenege

Secretary - London Ochoa

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO.

DATE

Preliminary

PRELIMINARY PLAT
ENTRADA BUSINESS
PARK ADDITION
SECTION 4

Being a replat of Lot, Block 3, Entrada Business Park Addition,
Section 3 as shown on the plat recorded in Plat Cabinet L, Pg. 64
M.C.P.R. and a portion of that certain 200.501-Acre Tract
recorded in Vol. 2625, Pg. 192 (Docket 2006-848) M.C.O.P.R.
in Sections 17 & 20, Block 40, T-2-S, T&P, RR. Co. Survey,
Midland County, Texas.

0' 200' 400'
Original Scale: 1" = 200'

- LEGEND:
- = Found Monument
 - = Set 1/2" Iron rod with a plastic cap marked "PARKHILL RPLS 688"
 - = Midland County Official Public Records
 - = Midland County Plat Records
 - = Plat Limits Boundary Line
 - = Tract/Deed/Plat Adjacent Lines
 - = Section/Abstract Line
 - = Proposed Easement Line
 - = Proposed Access Right-of-Way Easement
 - = Existing Easement Line

- PLAT NOTES:
- Selling a portion of this addition by metes and bounds may be a violation of City Ordinance and shall not be subject to fines and withholding of utilities and building permits.
 - Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
 - 1/2" Iron rod with plastic cap set of each corner unless otherwise specified.
 - A limited easement of ingress and egress is hereby granted for Entrance Business Center Addition to the City of Midland for garbage and trash collection and installation and maintenance of trash containers, snow and street cleaning and other services. Said easement is conditional upon the fact that no construction shall commence on said lot until final location of said containers and the easements in connection therewith have been selected and reported by the director of solid waste.
 - All driveway locations along state highway right-of-way shall be approved by the Texas Department of Transportation.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481236, Map Number 4839000200, Panel 200 of 525, revised September 16, 2005, portion of the surveyed property is located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

CURVE	CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C14	427.20'	325.45'	N.49°49'17"E	371.70'	53°17'45"
C15	143.00'	142.44'	N.13°36'12"E	133.86'	5°52'45"
C16	177.51'	132.28'	N.32°34'46"E	131.34'	33°30'25"
C17	198.00'	106.66'	N.05°03'46"E	105.48'	23°50'25"
C18	208.22'	210.59'	N.80°02'42"E	207.39'	37°50'25"
C19	288.60'	227.81'	N.02°12'42"E	227.22'	46°01'41"
C20	290.60'	237.47'	S.02°10'29"E	237.13'	46°01'41"
C21	154.00'	180.17'	N.55°03'17"E	174.63'	31°20'25"
C22	146.00'	187.24'	N.55°03'17"E	186.85'	31°20'25"
C23	128.00'	109.25'	N.55°03'17"E	108.76'	31°20'25"
C24	180.00'	109.25'	N.55°03'17"E	108.76'	31°20'25"
C25	180.00'	109.25'	N.55°03'17"E	108.76'	31°20'25"
C26	180.00'	109.25'	N.55°03'17"E	108.76'	31°20'25"

SHEET 2 OF 5

Parkhill

Parkhill.com

TBPES FIRM REGISTRATION NO. 10194091

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

Preliminary

PRELIMINARY PLAT ENTRADA BUSINESS PARK ADDITION SECTION 4

Being a replat of Lot 1, Block 3, Entrada Business Park Addition, Section 3 as shown on the plat recorded in Plat Cabinet L, Pg. 64 M.C.P.R. and a portion of that certain 200.501-Acre Tract recorded in Vol. 2625, Pg. 192 (Doc# 2006-848) M.C.O.P.R. in Sections 17 & 20, Block 40, T-2-S, T&P, RR. Co. Survey, Midland County, Texas.

0' 200' 400'
Original Scale: 1" = 200'

- LEGEND:**
- = Found Monument
 - = Set 1/2" Iron rod with a plastic cap marked "PARKHILL RPLS 6889"
 - = Midland County Deed Records
 - = Midland County Official Public Records
 - = Midland County Plat Records
 - = Plat Line Boundary Line
 - = Tract/Deed/Plat Adjacent Lines
 - = Section/Abstract Line
 - = Proposed Easement Line
 - = Proposed Access Right-of-Way Easement
 - = Existing Easement Line

PLAT NOTES:

- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
- 1/2" Iron rod with plastic cap set at each corner unless otherwise specified.
- A limited easement of ingress and egress is hereby granted for the Entrance Business Center Addition to the City of Midland for garbage and trash collection and location and maintenance of trash enclosures, snow and street cleaning activities, and other uses. This easement shall be subject to the condition that no construction shall commence on any lot until final location of such enclosures and the easements in connection therewith have been selected and approved by the director of solid waste.
- All driveway locations along state highway right-of-way shall be approved by the Texas Department of Transportation.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481236, Map Number 4839000200, Panel 200 of 525, revised September 16, 2005, portion of the surveyed property is located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	150.91'	N 129° 53' E	150.91'	28.14°
C2	150.91'	S 129° 53' W	150.91'	28.14°
C3	150.91'	N 129° 53' E	150.91'	28.14°
C4	150.91'	S 129° 53' W	150.91'	28.14°
C5	150.91'	N 129° 53' E	150.91'	28.14°
C6	150.91'	S 129° 53' W	150.91'	28.14°
C7	150.91'	N 129° 53' E	150.91'	28.14°
C8	150.91'	S 129° 53' W	150.91'	28.14°
C9	150.91'	N 129° 53' E	150.91'	28.14°
C10	150.91'	S 129° 53' W	150.91'	28.14°
C11	150.91'	N 129° 53' E	150.91'	28.14°
C12	150.91'	S 129° 53' W	150.91'	28.14°
C13	150.91'	N 129° 53' E	150.91'	28.14°
C14	150.91'	S 129° 53' W	150.91'	28.14°
C15	150.91'	N 129° 53' E	150.91'	28.14°
C16	150.91'	S 129° 53' W	150.91'	28.14°
C17	150.91'	N 129° 53' E	150.91'	28.14°
C18	150.91'	S 129° 53' W	150.91'	28.14°
C19	150.91'	N 129° 53' E	150.91'	28.14°
C20	150.91'	S 129° 53' W	150.91'	28.14°

SHEET 3 OF 5

Parkhill

Parkhill.com

TBPLS FIRM REGISTRATION NO. 10194091

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

Preliminary

PRELIMINARY PLAT ENTRADA BUSINESS PARK ADDITION SECTION 4

Being a replat of Lot , Block 3, Entrada Business Park Addition, Section 3 as shown on the plat recorded in Plat Cabinet L, Pg. 64 M.C.P.R. and a portion of certain 200.501-Acre Tract recorded in Vol. 2625, Pg. 192 (Doc# 2006-848) M.C.O.P.R. in Sections 17 & 20, Block 10, T-2-S, T&P, RR. Co. Survey, Midland County, Texas.

0' 200' 400'
Original Scale: 1" = 200'

LEGEND:

- = Found Monument
- = Set 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889"
- M.C.P.R. = Midland County Plat Records
- M.C.O.P.R. = Midland County Official Public Records
- M.C.P.A. = Midland County Plat Records
- = Plat Limits Boundary Line
- = Tract/Deed/Plat Adjacent Lines
- = Section/Abstract Line
- = Proposed Easement Line
- = Proposed Access Right-of-Way Easement
- = Existing Easement Line

PLAT NOTES:

- Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
- 1/2" iron rod with plastic cap set of each corner unless otherwise specified.
- A limited easement of ingress and egress is hereby granted for Entrada Business Center Addition to the City of Midland for garbage and trash collection and location and maintenance of trash containers, now and remain those areas occupied by a building or structure. Said easement is conditional upon that no construction shall commence on said lot until final location of said containers and the easements in connection therewith have been selected and approved by the director of public works.
- All driveway locations along state highway right-of-way shall be approved by the Texas Department of Transportation.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481236, Map Number 483900200, Panel 200 of 525, revised September 16, 2005, portion of the surveyed property is located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

CURVE TABLE

CHORD	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
100.00	100.00	1.5708	N. 89.99° E. 100.00	100.00	90.00
150.00	150.00	2.3562	N. 89.99° E. 150.00	150.00	90.00
200.00	200.00	3.1416	N. 89.99° E. 200.00	200.00	90.00
250.00	250.00	3.9270	N. 89.99° E. 250.00	250.00	90.00
300.00	300.00	4.7124	N. 89.99° E. 300.00	300.00	90.00
350.00	350.00	5.4978	N. 89.99° E. 350.00	350.00	90.00
400.00	400.00	6.2832	N. 89.99° E. 400.00	400.00	90.00
450.00	450.00	7.0686	N. 89.99° E. 450.00	450.00	90.00
500.00	500.00	7.8540	N. 89.99° E. 500.00	500.00	90.00
550.00	550.00	8.6394	N. 89.99° E. 550.00	550.00	90.00
600.00	600.00	9.4248	N. 89.99° E. 600.00	600.00	90.00
650.00	650.00	10.2102	N. 89.99° E. 650.00	650.00	90.00
700.00	700.00	10.9956	N. 89.99° E. 700.00	700.00	90.00
750.00	750.00	11.7810	N. 89.99° E. 750.00	750.00	90.00
800.00	800.00	12.5664	N. 89.99° E. 800.00	800.00	90.00
850.00	850.00	13.3518	N. 89.99° E. 850.00	850.00	90.00
900.00	900.00	14.1372	N. 89.99° E. 900.00	900.00	90.00
950.00	950.00	14.9226	N. 89.99° E. 950.00	950.00	90.00
1000.00	1000.00	15.7080	N. 89.99° E. 1000.00	1000.00	90.00

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

SHEET 4 OF 5

Parkhill

Parkhill.com

TBPLS FIRM REGISTRATION NO. 10194091

Preliminary

PRELIMINARY PLAT ENTRADA BUSINESS PARK ADDITION SECTION 4

Being a replat of Lot, Block 3, Entrada Business Park Addition, Section 3 as shown on the plat recorded in Plat Cabinet L, Pg. 64 M.C.P.R. and a portion of certain 200.501-Acre Tract recorded in Vol. 2625, Pg. 192 (Doc# 2006-848) M.C.O.P.R. in Sections 17 & 20, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas.

0' 200' 400'
Original Scale: 1" = 200'

LEGEND:

- = Found Monument
- = Set 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889"
- = Midland County Deed Records
- = Midland County Official Public Records
- = Midland County Plat Records
- = Plat Limits Boundary Line
- = Tract/Deed/Plat Adjacent Lines
- = Section/Abstract Line
- = Proposed Easement Line
- = Proposed Access Right-of-Way Easement
- = Existing Easement Line

PLAT NOTES:

- Selling a portion of this addition by metes and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
- Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
- 1/2" iron rod with plastic cap set of each corner unless otherwise specified.
- A blanket easement of ingress and egress is hereby granted for Entrada Business Center Addition to the City of Midland for garbage and trash collection and installation and maintenance of trash containers, snow and ice removal, those areas occupied by a building or structure. Said easement is conditional upon that no construction shall commence on said lot until final location of said containers and the easements in connection therewith have been selected and reported to the director of public works.
- All driveway locations along state highway right-of-way shall be approved by the Texas Department of Transportation.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481236, Map Number 48390C0200, Panel 200 of 525, revised September 16, 2005, portion of the surveyed property is located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

SHEET 5 OF 5

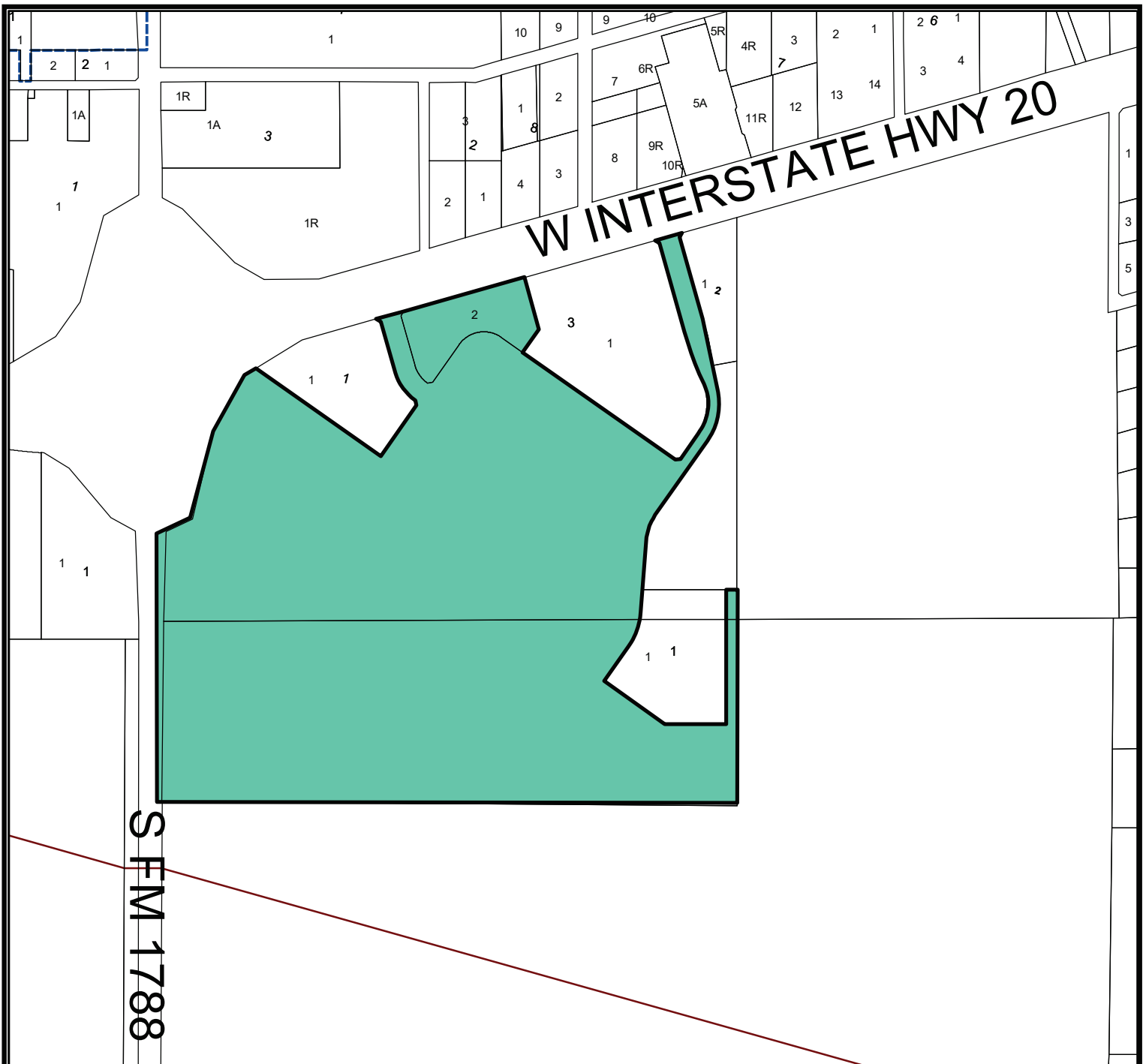
Parkhill

Parkhill.com

TBPEL FIRM REGISTRATION NO. 10194091

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____



Location Map

SUB-24-0764

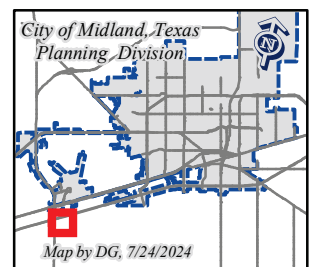
Scale: 1" = 600'

Proposed Plat of Entrada Business Park Addition, Section 4, being a plat of a 152.788-acre tract of land located in the southwest quarter of Sections 17 and 20, Block 40, T-2-S, T&P. RR. Co. Survey, in part, and a replat of Lot 2, Block 3, Entrada Business Park Addition, Section 3, County of Midland, Texas.

Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20. (Extraterritorial Jurisdiction)

LEGEND

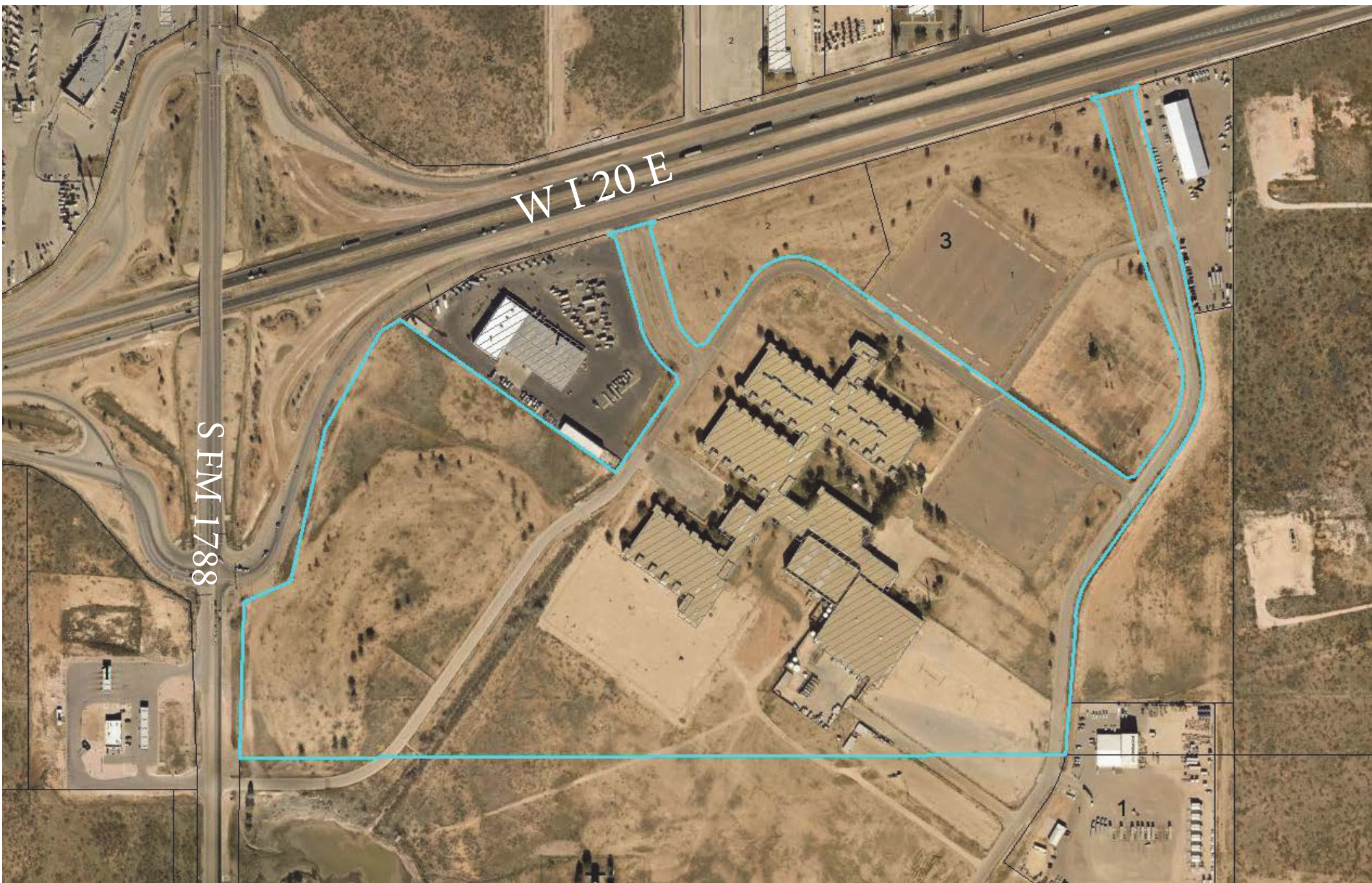
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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







Planning and Zoning Commission Meeting

Item Number: 9.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Madelim Jaquez, Planner
Subject: Motion approving a Final Plat of Entrada Business Park Addition, Section 6, being a plat of a 41.531- acres in Sections 17 and 20, Block 40, T-2-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the southeast corner of the intersection of South FM 1788 and West Interstate 20)

Purpose:

Josh Wallender with Parkhill, on behalf of Entrada Business Center, LTD is requesting to plat a property located at 10001 West Interstate 20 to subdivide the property for future commercial purposes.

Recommended Action:

Approve

Fiscal Impact:

No impact

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: No frontage along Public ROW. [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: No frontage along Public ROW. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

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

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

County - To be addressed by MECD

Health: (Approved)

The plat show a sanitary sewer line (easement) proposed on the plat, so no need for a septic system on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Entrada Business Park Addition, Section 6.

Attachments:

- A. P-26-2600, Combined files_Redacted
- B. P&Z - - Entrada Business Park Addition, Section 6 final plat

Madelim Jaquez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/10/2026
Final Approval - 8/14/2026

ENTRADA BUSINESS PARK ADDITION SECTION 6

Being a plat of 41.531-Acres out of Sections 17 & 20, Block 40, T-2-S, T-P.RR. Co. Survey, Midland County, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ENTRADA BUSINESS CENTER, LTD. is the record owner of 41.531 Acres of Land located in Sections 17 & 20, Block 40, T-2-S, T-P.RR. Co., Midland County, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

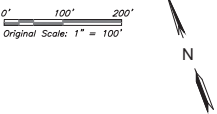
That we, ENTRADA BUSINESS CENTER, LTD., do hereby adopt this plat designating the herein above described property as ENTRADA BUSINESS PARK ADDITION, SECTION 6 to the City and County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon, excepting of easements labeled Private (PVT).

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

By: Brandon Block

Notary Public Signature

This instrument was acknowledged before me on _____, 2026 by Brandon Block on behalf of ENTRADA BUSINESS CENTER, LTD.



- LEGEND:**
- = Found 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889" unless otherwise specified.
 - = Set 1/2" iron rod with a plastic cap marked "PARKHILL RPLS 6889" unless otherwise specified.
 - = Midland County Deed Records
 - = Midland County Official Public Records
 - = Midland County Plat Records
 - = Plat Limits Boundary Line
 - = True/Quasi/Plat Adjacent Lines
 - = Section/Abstract Line
 - = Existing Easement Line
 - = Proposed Easement Line (to be recorded by separate instrument)
 - = Existing Drainage Easement Line
 - = Building Setback Line

- PLAT NOTES:**
- Setting a portion of this addition by meter and bounds may be a violation of City ordinance and state law and subject to fines and withholding of utilities and building permits.
 - Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
 - 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
 - A limited easement of ingress and egress is hereby granted for Entrance Business Center Addition to the City of Midland for garbage and trash collection and location and maintenance of trash containers, new and except these areas occupied by a building or structure. Said easement is conditioned such that no construction shall commence on said lot until after receipt of final conditions and the easements in connection therewith have been accepted and approved by the director of utilities.
 - All driveway locations along state highway right-of-way shall be approved by the Texas Department of Transportation.
 - Declaration of Restrictive Covenants regarding this development filed of record in instrument No. 20, _____ Date _____/_____/_____, Midland County, Texas.

SPECIAL STATE PLANE COORDINATE NOTE

Readings, coordinates, distances and areas are relative to the Texas State Plane Coordinate System (Central Zone 1063 MGS), with a spheroidal grid factor of 0.99997662 and a meridian angle equal to -05°41'28" at a 1/2-inch iron rod set at a point in corner "P" of COM-2 plat control point having the following coordinates: NORTHING = 10,663,820.42 and EASTING = 1,715,400.31 in U.S. Survey Feet.

SURVEYOR CERTIFICATE

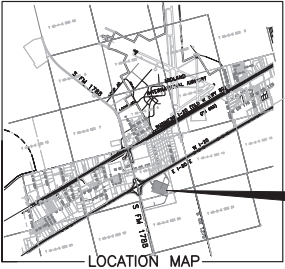
KNOW ALL MEN BY THESE PRESENTS:

That I, Franklin Leamos, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on January 5, 2026 and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.



Franklin Leamos
Franklin Leamos, R.P.L.S. #6589

Date: July 3, 2026



ENTRADA BUSINESS PARK ADDITION SECTION 6

ENTRADA BUSINESS PARK ADDITION SECTION 6

Parkhill

Parkhill.com
TBPEL FIRM REGISTRATION NO. 10194091

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of ENTRADA BUSINESS PARK ADDITION, 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.

Chairman - Joshua Sparks Secretary - London Ochso

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

Onor Electric Delivery Service (PLEASE PRINT) _____

AT&T Texas (PLEASE PRINT) _____

Atmos Energy (PLEASE PRINT) _____

Optimum (PLEASE PRINT) _____

Asatound Broadband (PLEASE PRINT) _____

AOZ4 NOTE:

This development falls within the Midland International Air and Spaceport AOZ-4 Zone.

FLOOD ZONE INFORMATION

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481236, Map Number 483262000X, Panel 200 of 525, revised September 16, 2005, the surveyed property is NOT located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone X.





FINAL PLAT ENTRADA BUSINESS PARK ADDITION, SECTION 6

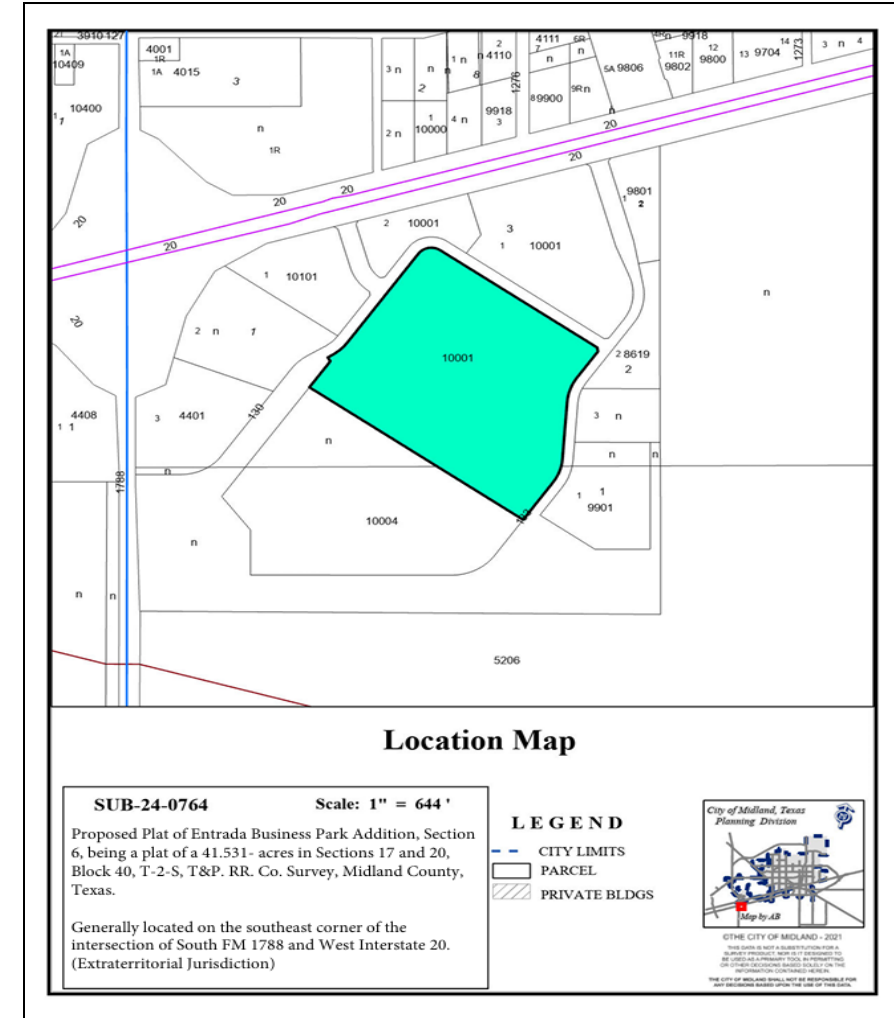


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Entrada Business Center, LTD
- **Representative:** Josh Wallender with Parkhill
- **Location:** 10001 West Interstate 20 (ETJ)
- **Reason for Request:** To subdivide for future commercial purposes.



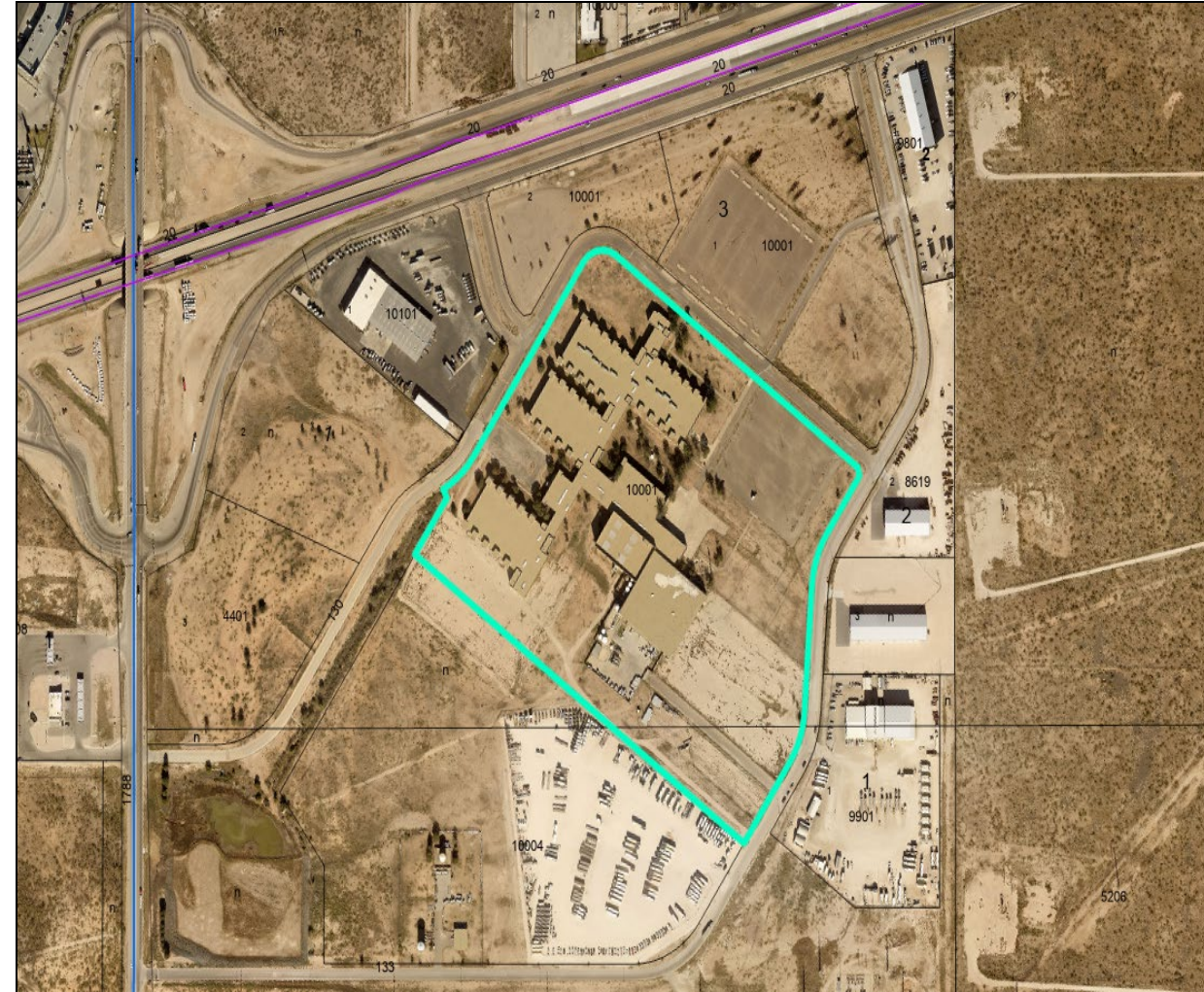
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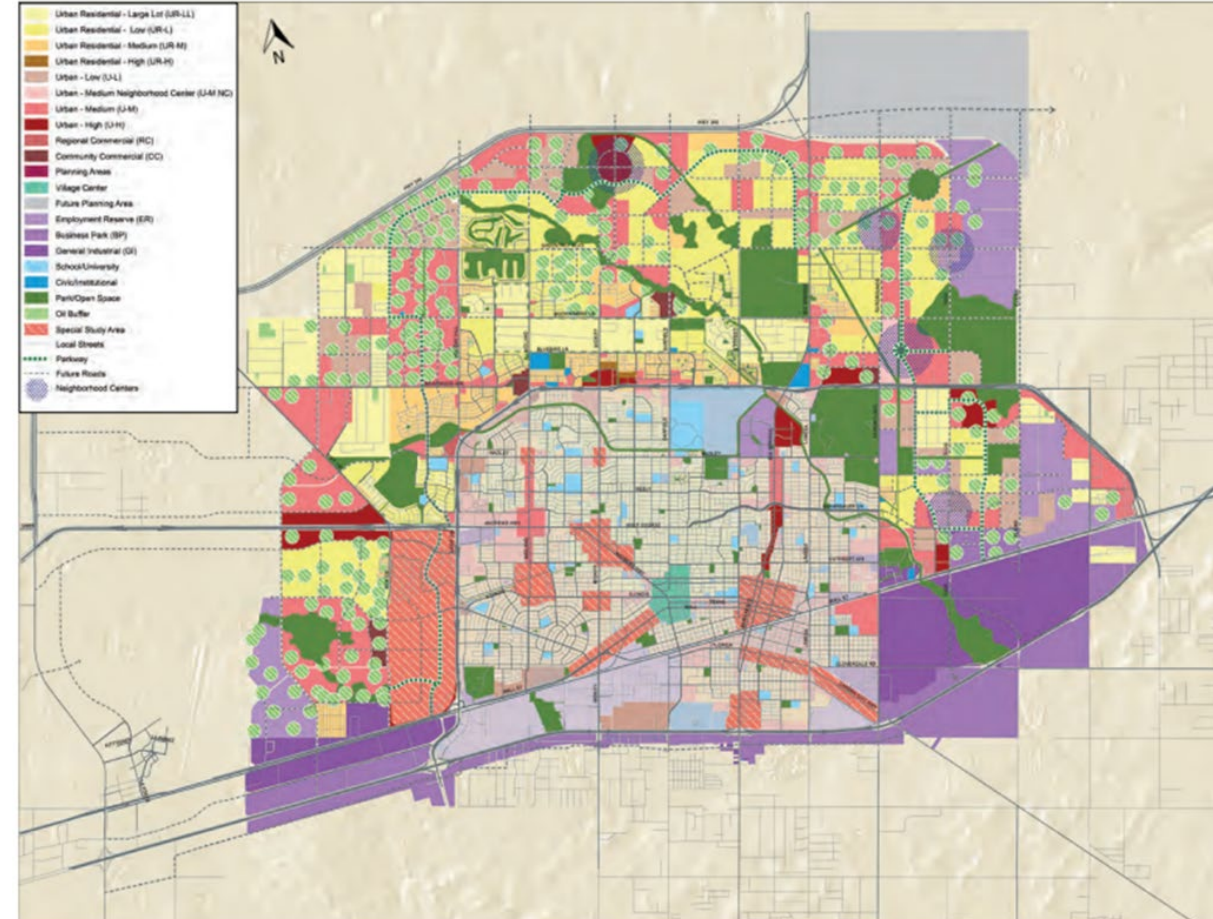
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on October 7, 2024.
- The Planning & Zoning Commission approved the preliminary plat reinstatement August 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: 10.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land out of the south half of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North.)

Purpose:

Parkhill, on behalf of Mark A. Payne, is requesting to plat a 90.43-acre tract of land located on the west side of North Fairgrounds Road into 49 lots for future commercial and residential development.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

TH, Townhouse (Attached) Dwelling District, RR, Regional Retail District, O-2, Office District, MF-22, Multiple-Family Dwelling District, and AE, Agricultural Estate District

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Interior roadways and Fairgrounds must be constructed by City Standards along entire platted frontage. Loop 250 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant's Information Only.]

WATER: 16" water exists in Loop 250, okay as is. 12" water exists in Cooper Creek, okay as is. None on interior roads, construct to City Standards along entire platted frontage. [For Applicant's Information Only.]

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

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

SEWER: 15" wastewater exists in Loop 250, okay as is. 12" wastewater exists in Cooper Creek, okay as is. None on interior roads, construct to City Standards along entire platted frontage. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

As previously noted: Need to identify the flare at the Midland Energy "Wimberly" tank battery located on the North/East corner of the location with a 330' radius (No variance available). No occupied residence or commercial building within 330' of any flare. A 150 ft. radius (variance required) is included on the plat measured from the outside of the edge of tanks on the Midland

Energy “Wimberly” tank battery located in Lot 1 Block 21. The permitted wells are identified on the plat and include a radius circle with the minimum 135’ radius (variance required). Any occupied residence or commercial building within a 500-ft. radius with a minimum allowable of 135’ from a well and/or 150’ from a battery will require a variance from City Council for a building permit. All private residence or commercial structures with approved variances of closer than 500’ shall contain a notation on the face of the plat reflecting the approval of the setback variance. Suggest that the developer will want to meet and obtain a support letter from the two Operators-Pioneer Natural Res. & Midland Energy concerning the set- back distance as part of any variance request which would be presented by the Building Official if not already done so.

GIS: (Approved)

Calls along southern boundary should have bearings reversed. (NE should be SW) Calls are missing, cannot determine if plat closes. Please choose either clockwise or counterclockwise and make the call bearings follow said direction to close. (bearings alternate randomly) Make lot lines solid. Make streets being dedicated solid as well. Is a portion of Block 19, lot 18 needed to be dedicated to extend Copper Creek Rd? Calls needed for 60' Joint access easement. Block numbers needed for blocks north and south of Milltown Rd. Is Wimberley Place Dr eventually to connect to Wimberly Place Rd? If yes, then Wimberley Place Dr should be Wimberley Place Rd as well. If not, then Wimberley Place Dr needs a different name. Distance needed for southern portion of Stoney Creek Rd. Legal description can simply be the total acreage being platted (i.e. being a plat of X.X acres in (the survey section)...) Calls needed for blocks/lots of blocks north/south of Milltown Rd. Alleys should be labeled as alley with their widths.

PLANNING: (Approved with Conditions)

Have your legal description match the one that I provided [Informational]

Label the blocks for the residential lots [11-2-3(C)2(b)(6)]

A zone change will be needed to meet the proposed lot sizes [Informational]

Include all of the owner’s phone numbers. There is not one included for Parsley Energy, LP. [11-2-3(A)1(a)(2)]

This plat is over 25 acres and therefore must be approved by City Council. [11-2-3(D)11(a)]

Staff recommends approval of the Preliminary Plat of Stonebridge Addition, Section 5, subject to the following conditions.

Conditions:

- A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]**
- B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square**

mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].

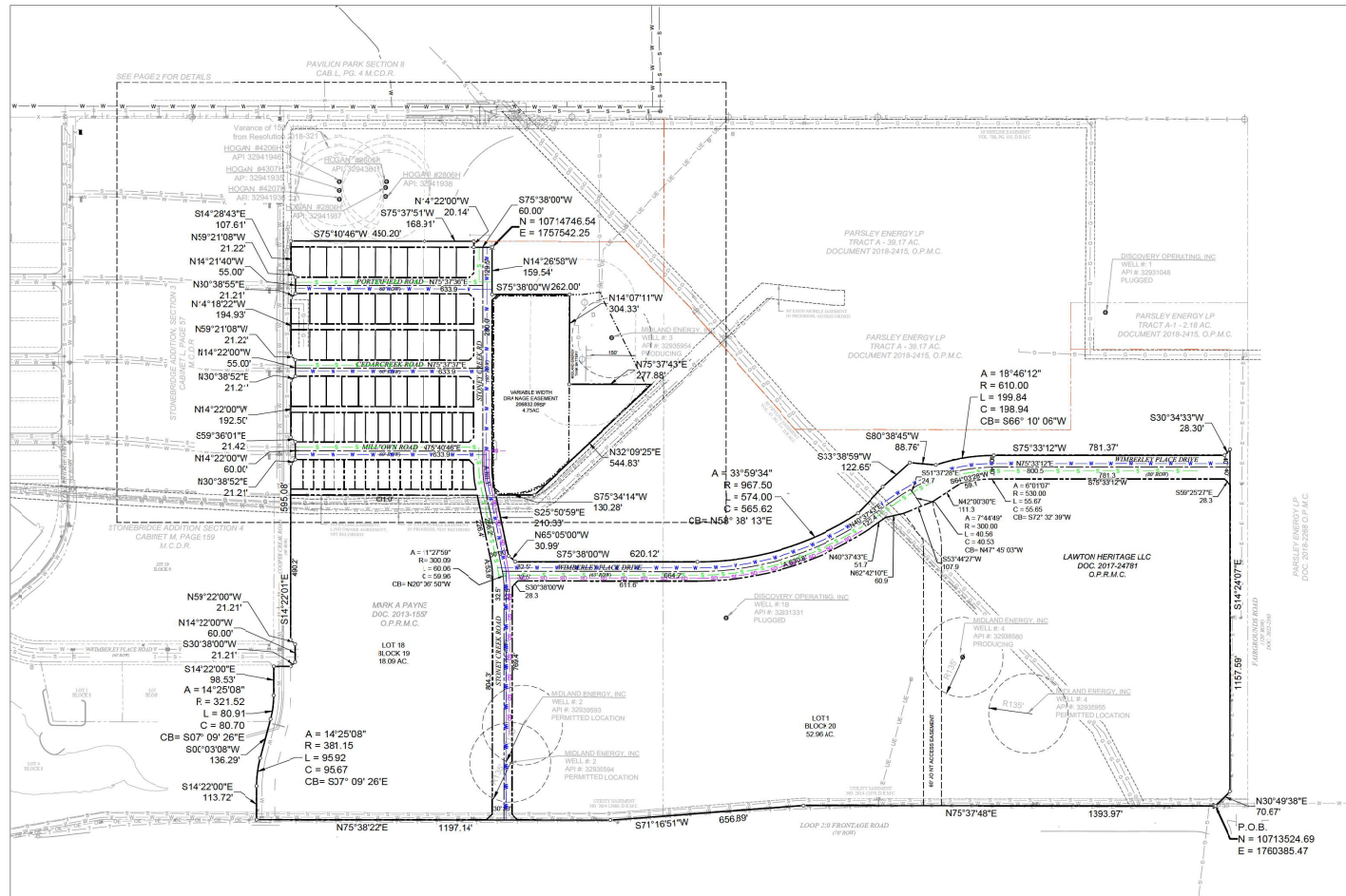
- C. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

Attachments:

- A. P-25-2285, Combined Documents_Redacted
- B. P&Z - Stonebridge Addition, Section 5 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/3/2026
Final Approval - 8/14/2026

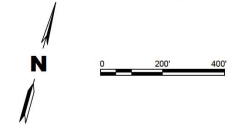


SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS
That I, _____, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

_____ R.P.L.S. #XXXX

PRELIMINARY PLAT STONEBRIDGE ADDITION SECTION 5

Being an 95.18 Acre Plat of,
45.89 Acres of Mark A Payne Doc. 2013-1557, O.P.M.C.
62.32 Acres of Lawton Heritage LLC Doc. 2017-24781, O.P.M.C.
Entire 7.91 Acres of Tract B Doc. 2018-2415, O.P.M.C.
6.85 Acres of Tract A Doc. 2018-2415, O.P.M.C.
Entire 2.18 Acres of Tract A-1 Doc. 2018-2415, O.P.M.C.
City and County of Midland, Texas



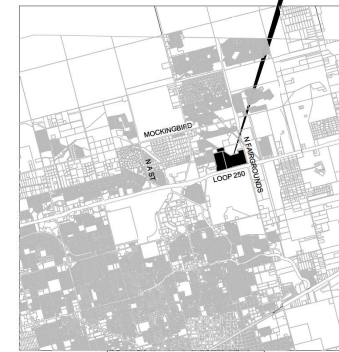
- LEGEND**
- Proposed Plat Limits
 - Proposed Street ROW
 - Proposed Platted Lot Lines
 - Proposed Easements
 - Proposed Center Line Road
 - Proposed Sewer Line
 - Proposed Water Line
 - Proposed Storm Sewer
 - Existing Lot Lines
 - Existing Easements
 - Existing Sewer Line
 - Existing Water Line
 - Existing "I" Contours
 - Flood Zone AH

- PLAT NOTES:**
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
 - Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
 - 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
 - Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
 - Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, community number 480477, sheet number 4832C0087F, revised September 18, 2005, the surveyed property is not located in a special flood hazard area according to the map. The current flood zone classification for the surveyed property is Zone X.

SPECIAL STATE PLANE COORDINATE NOTE
Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined grid factor of 0.9999958 for mean project datum. The theta angle is equal to -00°54'48.39" at USCGS station "Midland", with published values of N=10,690,154.70 and E=1,746,696.78 in U.S. Survey Feet.

P.O.B.
N = 10713524.69
E = 1760385.47

STONEBRIDGE
ADDITION
SECTION 5



LOCATION MAP

STONEBRIDGE ADDITION SECTION 5

Parkhill

Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194061

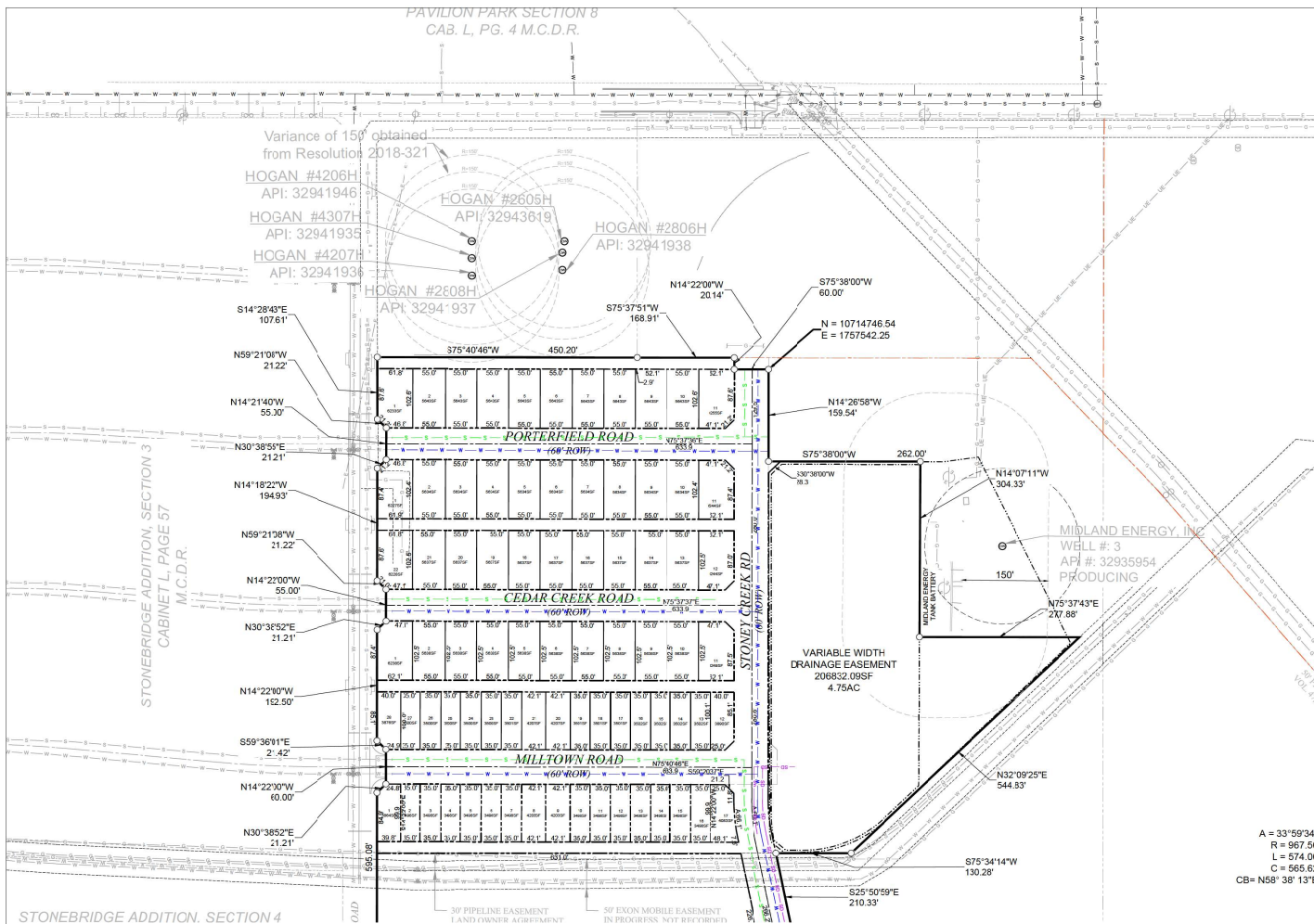
OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, MARK A. PAYNE, is the record owner of 122.15 Acres of Land Located in Section 35, Block 40, T-1-S 7&P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat herein,
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That we, MARK A. PAYNE do hereby adopt this plat designating the herein above described property as STONEBRIDGE ADDITION SECTION 5 to the City and County of Midland, Texas, and we do hereby dedicate to the public use, unless otherwise noted, forever the streets, and easements shown thereon
WITNESS our hands at MIDLAND, Texas, this _____ day of _____
By: _____
Mark Payne Owner

UTILITY COMPANY'S CERTIFICATE
This plat has been checked for accessibility of utilities.
Onor Electric Delivery Service (PLEASE PRINT)
AT&T Texas (PLEASE PRINT)
Altos Energy (PLEASE PRINT)
Optimum (PLEASE PRINT)
Astound Broadband (PLEASE PRINT)

CERTIFICATE OF APPROVAL
For approval by the Commission:
This is to certify that the above and foregoing plat of STONEBRIDGE ADDITION, SECTION 5 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____
Chairman - Abraham Bejli
Secretary - Landon Ochoa

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

Notary Public Signature
PAGE 1 OF 2

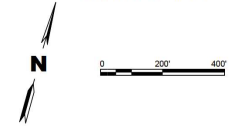


SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS
That I, _____, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

_____, R.P.L.S. #XXXX

PRELIMINARY PLAT STONEBRIDGE ADDITION SECTION 5

Being an 95.18 Acre Plat of,
45.89 Acres of Mark A. Payne Doc. 2013-15577, O.P.M.C.
62.32 Acres of Lawton Heritage LLC Doc. 2017-24781, O.P.M.C.
Entire 7.91 Acres of Tract B Doc. 2018-2415, O.P.M.C.
6.85 Acres of Tract A Doc. 2018-2415, O.P.M.C.
Entire 2.18 Acres of Tract A-1 Doc. 2018-2415, O.P.M.C.
City and County of Midland, Texas



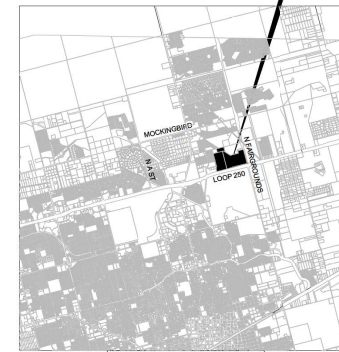
- LEGEND**
- Proposed Plat Limits
 - Proposed Street ROW
 - Proposed Platted Lot Lines
 - Proposed Easements
 - Proposed Center Line Road
 - Proposed Sewer Line
 - Proposed Water Line
 - Existing Lot Lines
 - Existing Easements
 - Existing Sewer Line
 - Existing Water Line
 - Existing 1' Contours
 - Flood Zone AH

- PLAT NOTES:**
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
 - Approval of a site plan by the City of Midland may be required before these lots may be developed or before a building permit may be obtained.
 - 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
 - Initial impact fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the building permit process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
 - Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, community number 480477, sheet number 4832C0087F, revised September 16, 2005, the surveyed property is not located in a special flood hazard area according to the map. The current flood zone classification for the surveyed property is Zone X.

SPECIAL STATE PLANE COORDINATE NOTE
Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone 1983 NAD), with a combined grid factor of 0.9999958 for mean project datum. The theta angle is equal to -00°5448.39" at USCGS station "Midland", with published values of N=10,690,154.70 and E=1,746,696.78 in U.S. Survey Feet.

A = 33°59'34"
R = 967.50
L = 674.00
C = 665.62
CB = N58° 38' 13"E

STONEBRIDGE
ADDITION
SECTION 5



LOCATION MAP

STONEBRIDGE ADDITION, SECTION 4

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF MIDLAND
WHEREAS, MARK A. PAYNE, is the record owner of 122.15 Acres of Land Located in Section 35, Block 40, T-1-S 7&P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat herein,
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That we, MARK A. PAYNE do hereby adopt this plat designating the herein above described property as STONEBRIDGE ADDITION SECTION 5 to the City and County of Midland, Texas, and we do hereby dedicate to the public use, unless otherwise noted, forever the streets, and easements shown thereon
WITNESS our hands at MIDLAND, TEXAS, this _____ day of _____

By: _____
Mark Payne Owner
STATE OF TEXAS:
COUNTY OF _____
This instrument was acknowledged before me on _____ by
Mark Payne on behalf of Mark A. Payne.

Notary Public Signature _____

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.
Onor Electric Delivery Service (PLEASE PRINT)
AT&T Texas (PLEASE PRINT)
Altos Energy (PLEASE PRINT)
Optimum (PLEASE PRINT)
Astound Broadband (PLEASE PRINT)

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing plat of STONEBRIDGE ADDITION, SECTION 5 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____

Chairman - Abraham Bejli Secretary - Landon Ochoa

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

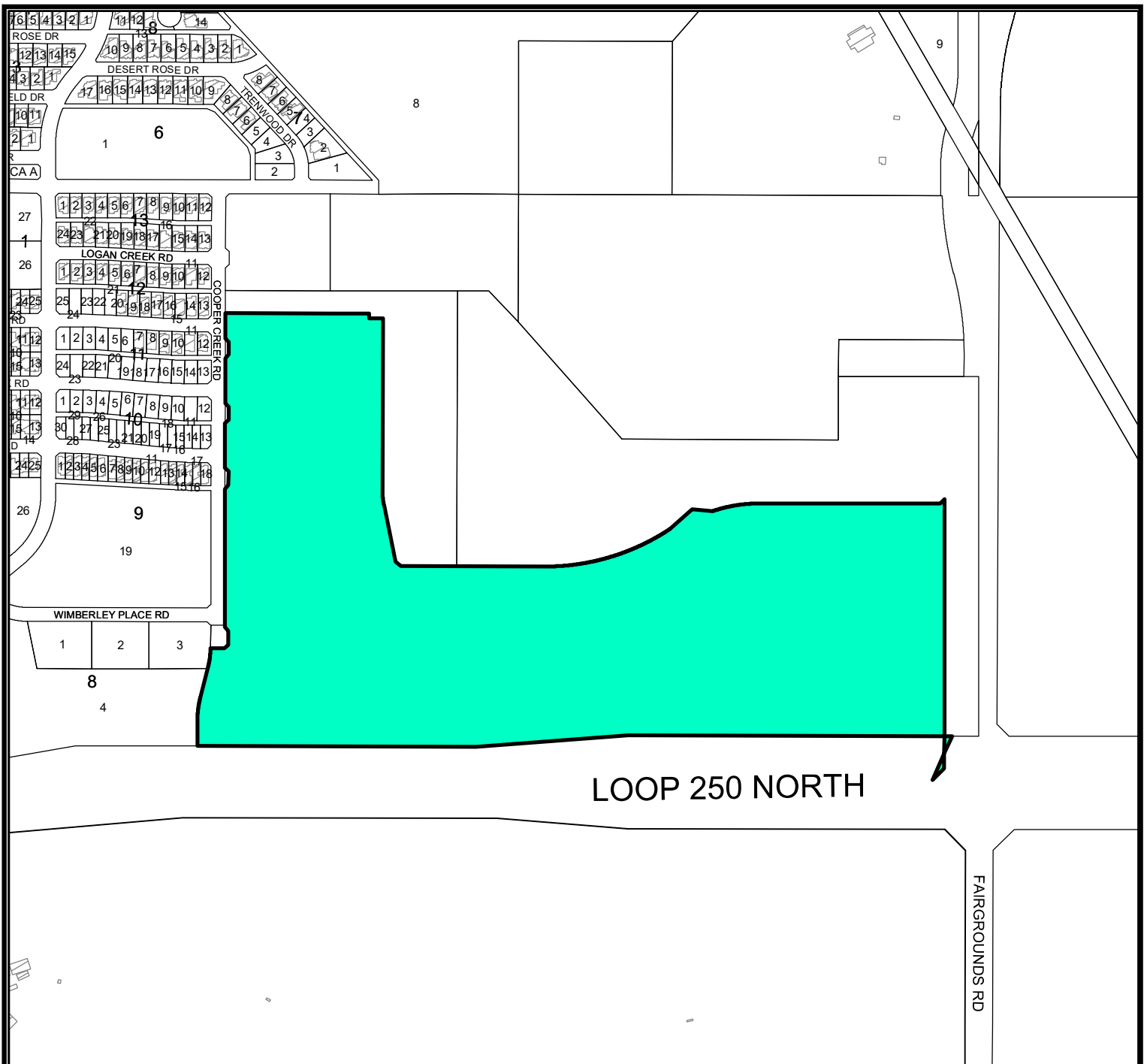
OWNER/DEVELOPER:

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

STONEBRIDGE ADDITION SECTION 5

Parkhill

Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091



Location Map

SUB-19-0187

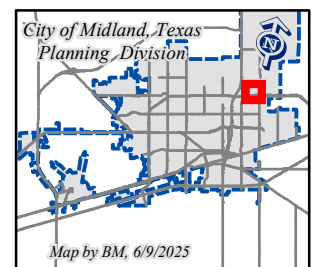
Scale: 1" = 620'

Proposed plat of Stonebridge Addition, Section 5, being a plat of a 90.43-acre tract of land located in the south half of Section 1, Block X H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North. (Council District 1)

LEGEND

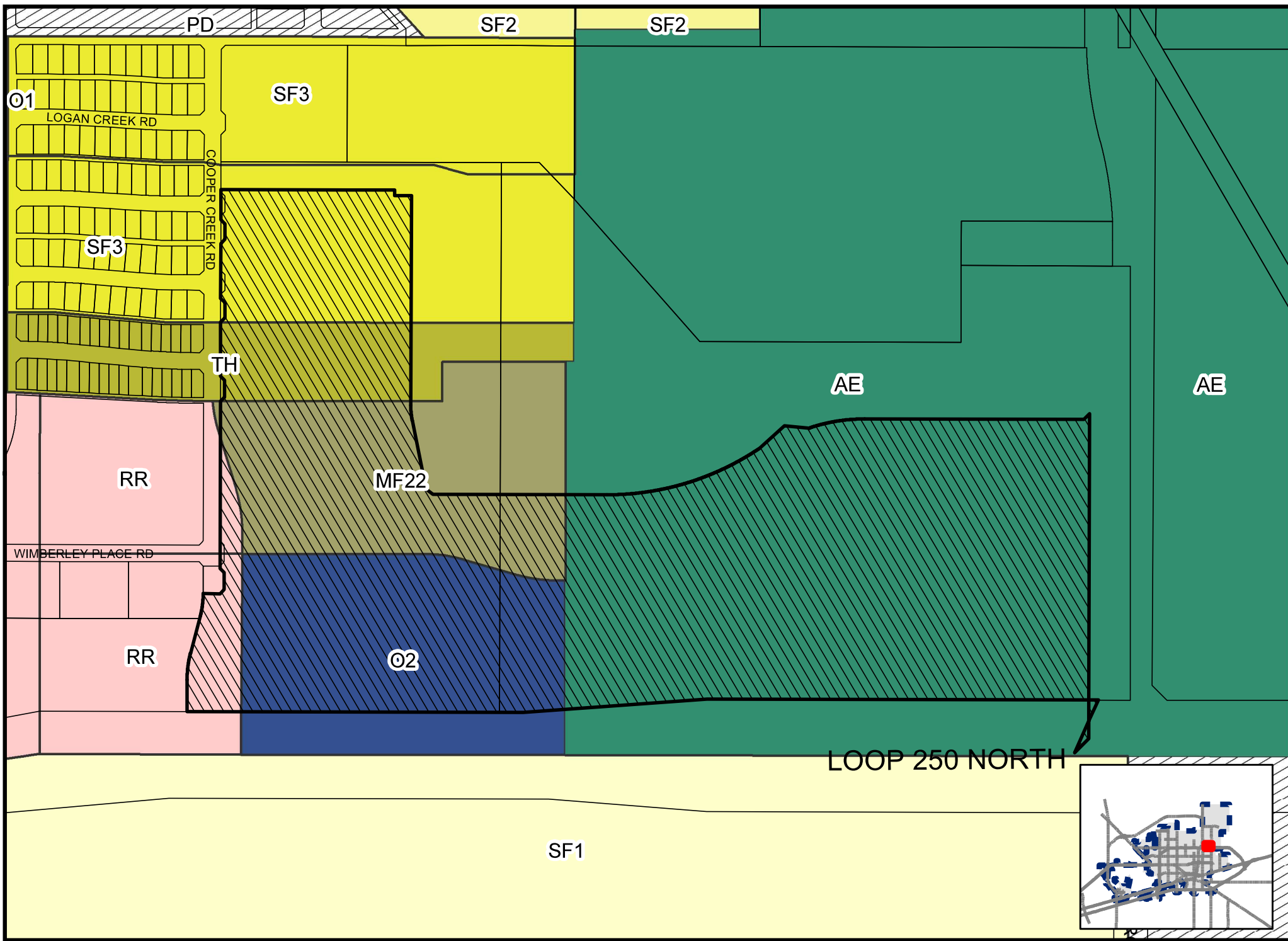
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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





LOOP 250 NORTH

FAIRGROUNDS RD



PRELIMINARY PLAT REINSTATEMENT STONEBRIDGE ADDITION, SECTION 5

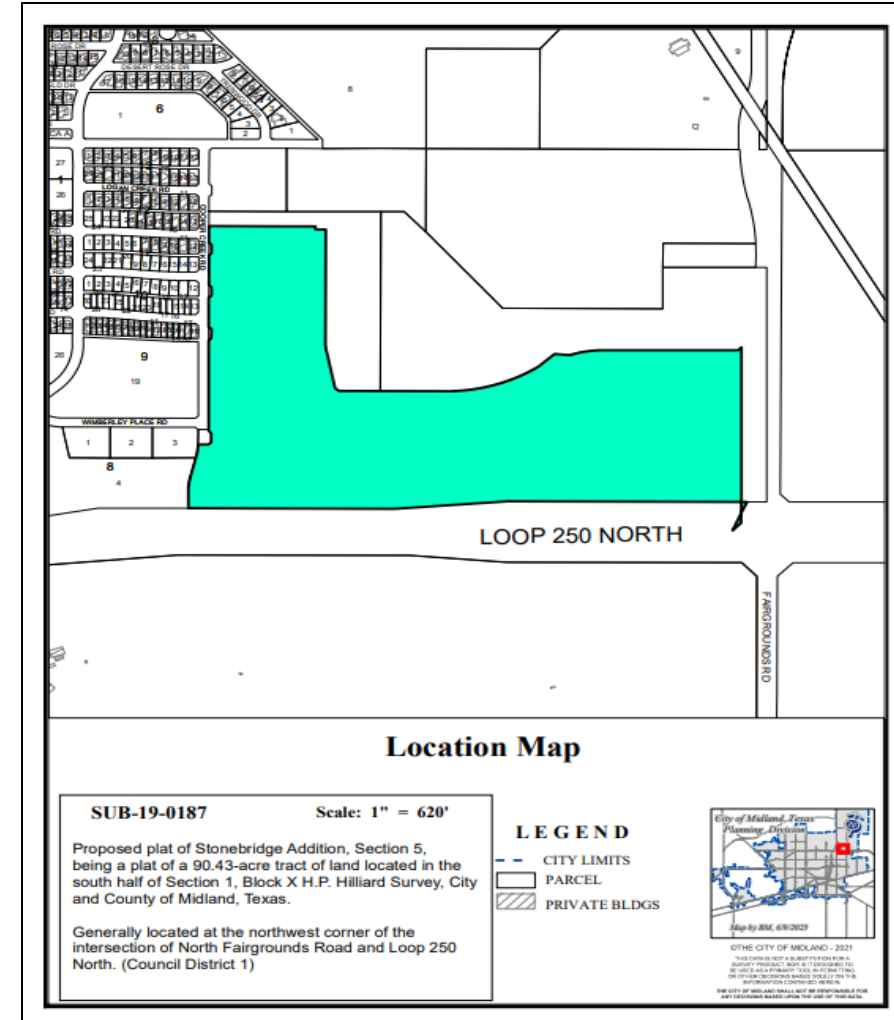


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Mark A. Payne
- **Representative:** Josh Wallender, with Parkhill
- **Location:** Generally located at the northwest corner of the intersection of North Fairgrounds Road and Loop 250 North. (Council District 1)
- **Reason for Request:** For future commercial and residential development



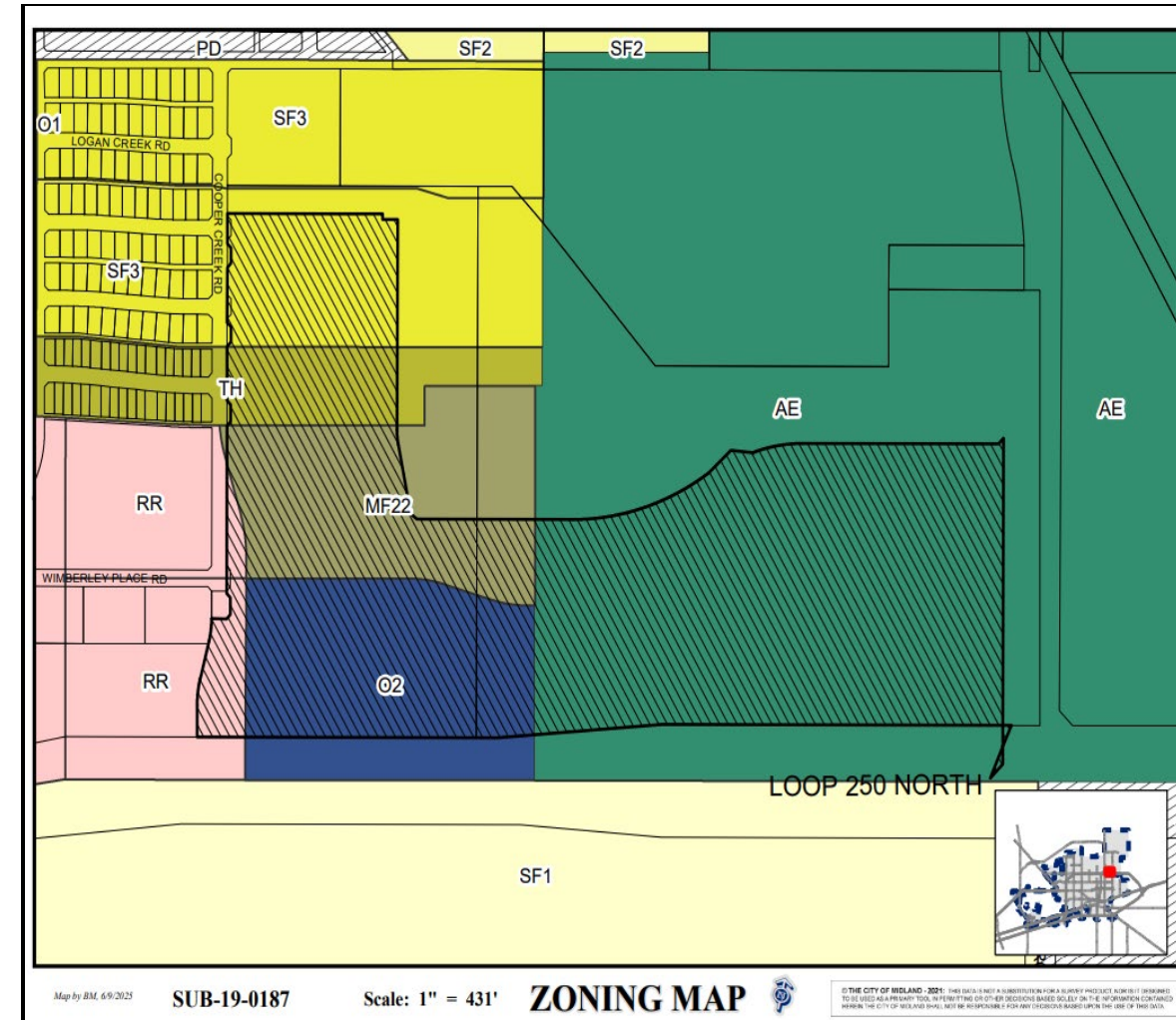
3

-



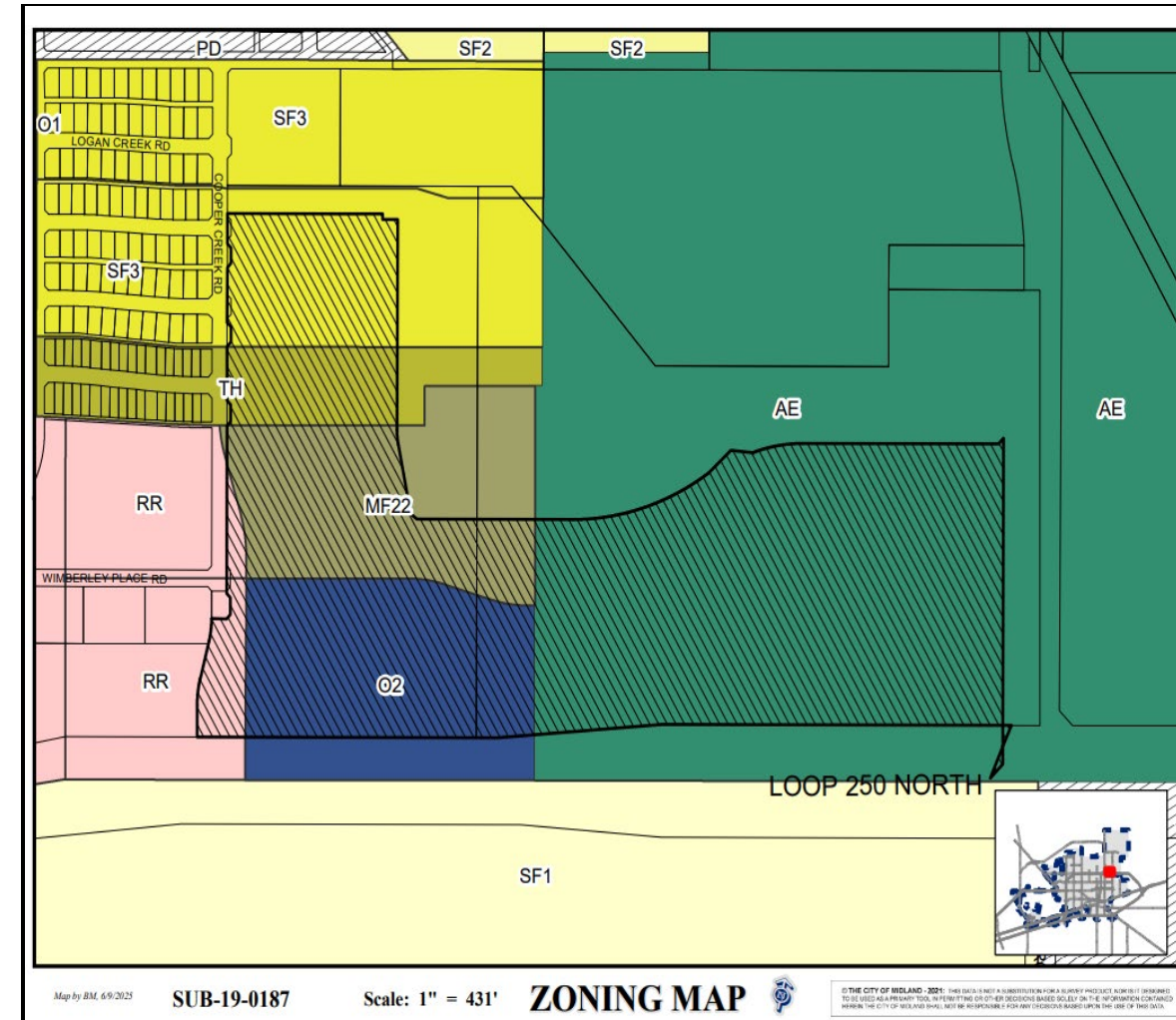
ZONING

- **Current Zoning:** TH, Townhouse (Attached) Dwelling District, RR, Regional Retail District, O-2, Office District, MF-22, Multiple-Family Dwelling District, and AE, Agricultural Estate District
- **Surrounding Zoning:**
 - **North:** AE, Agricultural Estate District, MF-22, Multiple-Family Dwelling District, and SF-3, Single-Family Dwelling District
 - **East:** AE, Agricultural Estate District



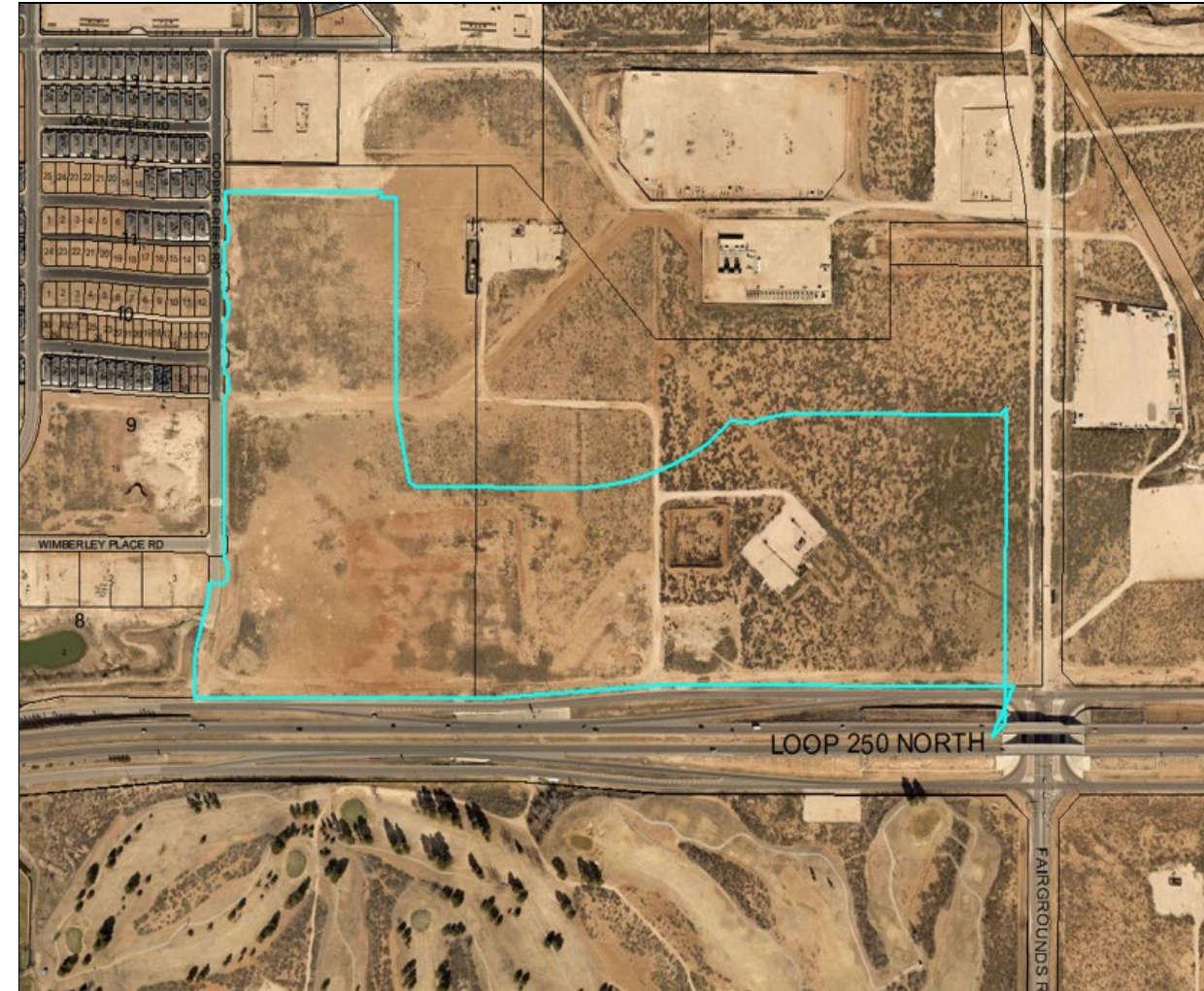
ZONING

- **Surrounding Zoning:**
 - **South:** O-2, Office District, AE, Agricultural Estate District, and SF-1, Single-Family Dwelling District
 - **West:** RR, Regional Retail District, TH, Townhouse (Attached) Dwelling District, and SF-3, Single-Family Dwelling District



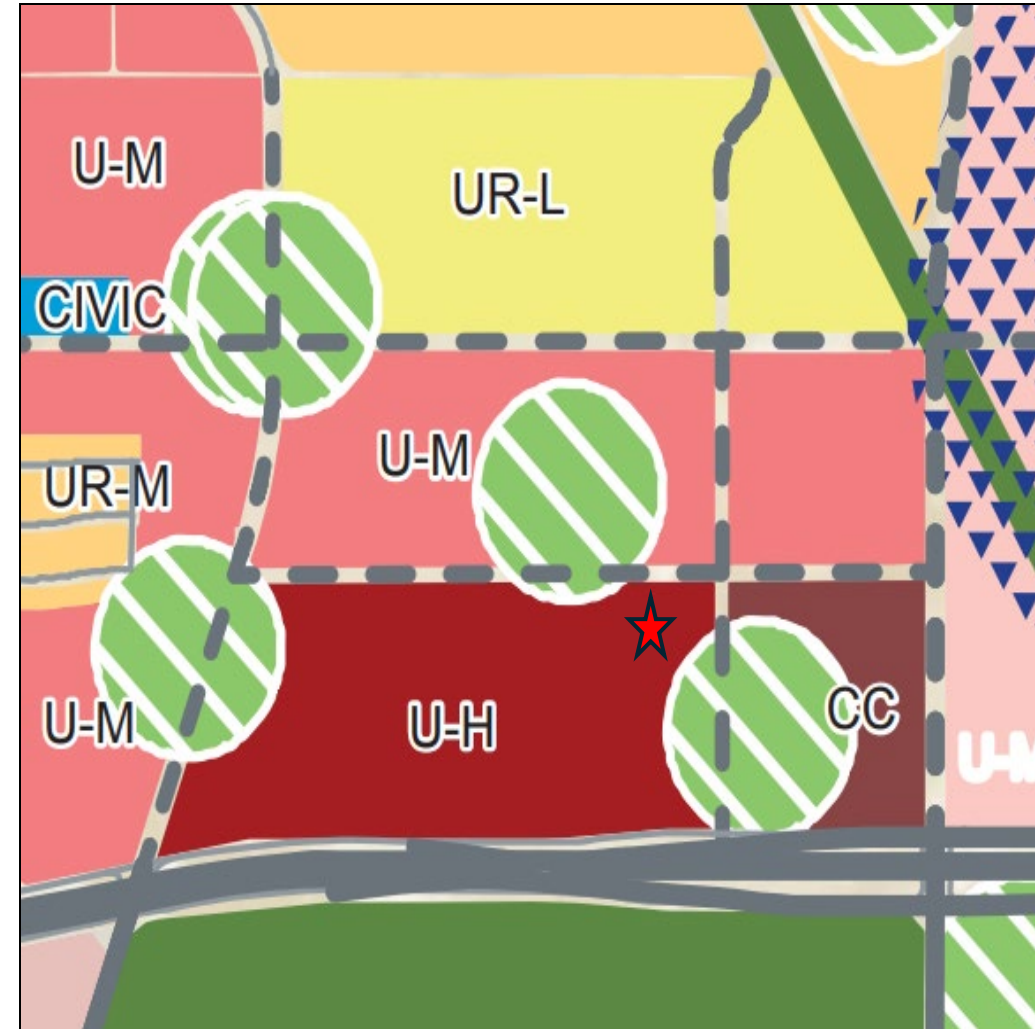
LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North/East:** Vacant
 - **South:** Golf Course
 - **West:** Vacant and Residential
- **Proposed Use:** Residential and Commercial



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Medium (U-M), Urban-High (U-H), and Community Commercial (CC)
- **Supported Uses:** Supports a mix of housing styles including single-family, multi-family and compatible civic uses. Some limited office and convenience commercial within primarily residential areas may be appropriate.



STAFF'S RECOMMENDATION

- This item is scheduled to go to City Council on June 24, 2025.
- Staff recommends approval of this request subject to the following conditions:
 - A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]



STAFF'S RECOMMENDATION

- B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].
- 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]





Planning and Zoning Commission Meeting

Item Number: 11.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Redneck Retreat, Section 9, being a 10.17-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of East County Road 140, approximately 775 feet west of South County Road 1160.)

Purpose:

Ashlee Devine, on behalf of Texas NNN, LLC, is requesting to plat a property generally located on the north side of East County Road 140, approximately 775 feet west of South County Road 1160 in the ETJ. The applicant is platting for future residential development.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

ETJ (Extraterritorial Jurisdiction)

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

BUILDING CODE: (Approved)

ETJ- no jurisdiction

SURVEYOR: (Approved)

Tie corners in good.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: E CR 140 road is sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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: FEMA

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No oil & gas issues.

GIS: (Approved)

Section number can be 9. Block and lot can be 4.

ADDRESSING: (Approved)

County Plat- to be addressed by MECD

PUBLIC WORKS: (Approved)

No comments on the document. Will need to see draining report if engineering deems it applicable.

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

No issues.

HEALTH DEPARTMENT: (Approved)

Yes, the Health Department will review applications from the 1 proposed lots of Redneck Retreat, Section 8, PLAT OF A 10.1 ACRE TRACT OF LAND OUT OF SECTION 15, BLOCK 38, T-2-S, T. & P. RR. CO. SURVEY lot 1 is 9.6 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with Conditions)

Change section number to 9. [Informational]

Groundwater is the intended water source for the subdivision; applicant states there are existing water wells. Reports and lab data have been found sufficient for GAC requirement to be waived by Utilities Director. [Informational]

Staff recommends approval of the Preliminary Plat of Redneck Retreat, Section 9, subject to conditions A through D.

Condition:

A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

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

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

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

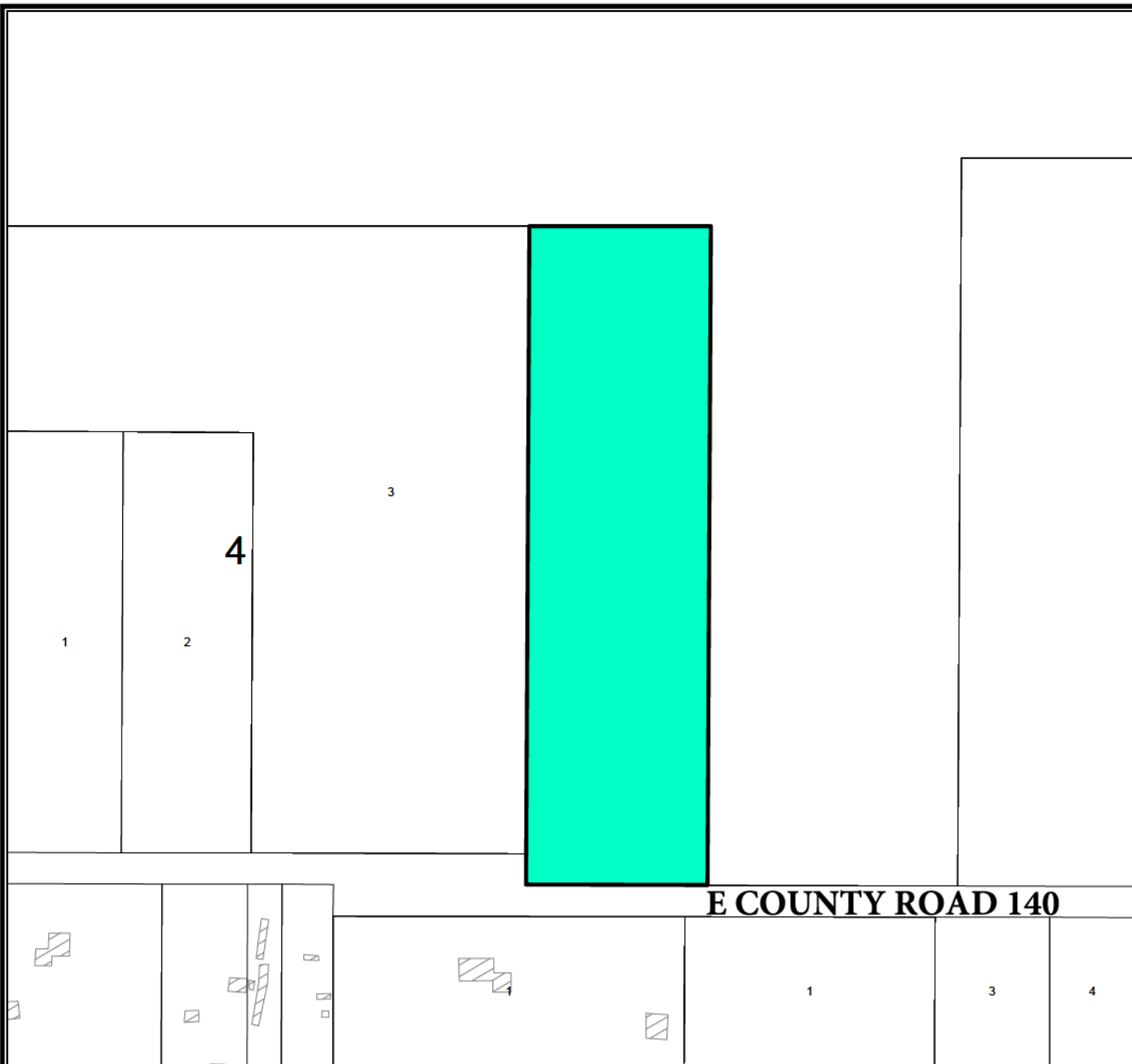
comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

Attachments:

- A. P-26-2594, Redneck Retreat, Section 9, Combined_Redacted
- B. P&Z - -Redneck Retreat, Section 9 Preliminary Plat

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/11/2026
Final Approval - 8/14/2026



Location Map

SUB-26-1000

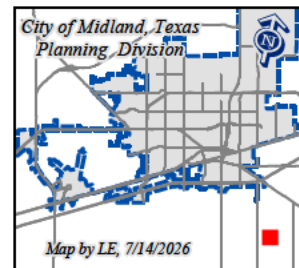
Scale: 1" = 1,800'

Proposed plat of Redneck Retreat, Section 8, being a 10.17-acre tract of land out of Section 15, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the north side of East County Road 140, approximately 775 feet west of South County Road 1160. (Extraterritorial Jurisdiction)

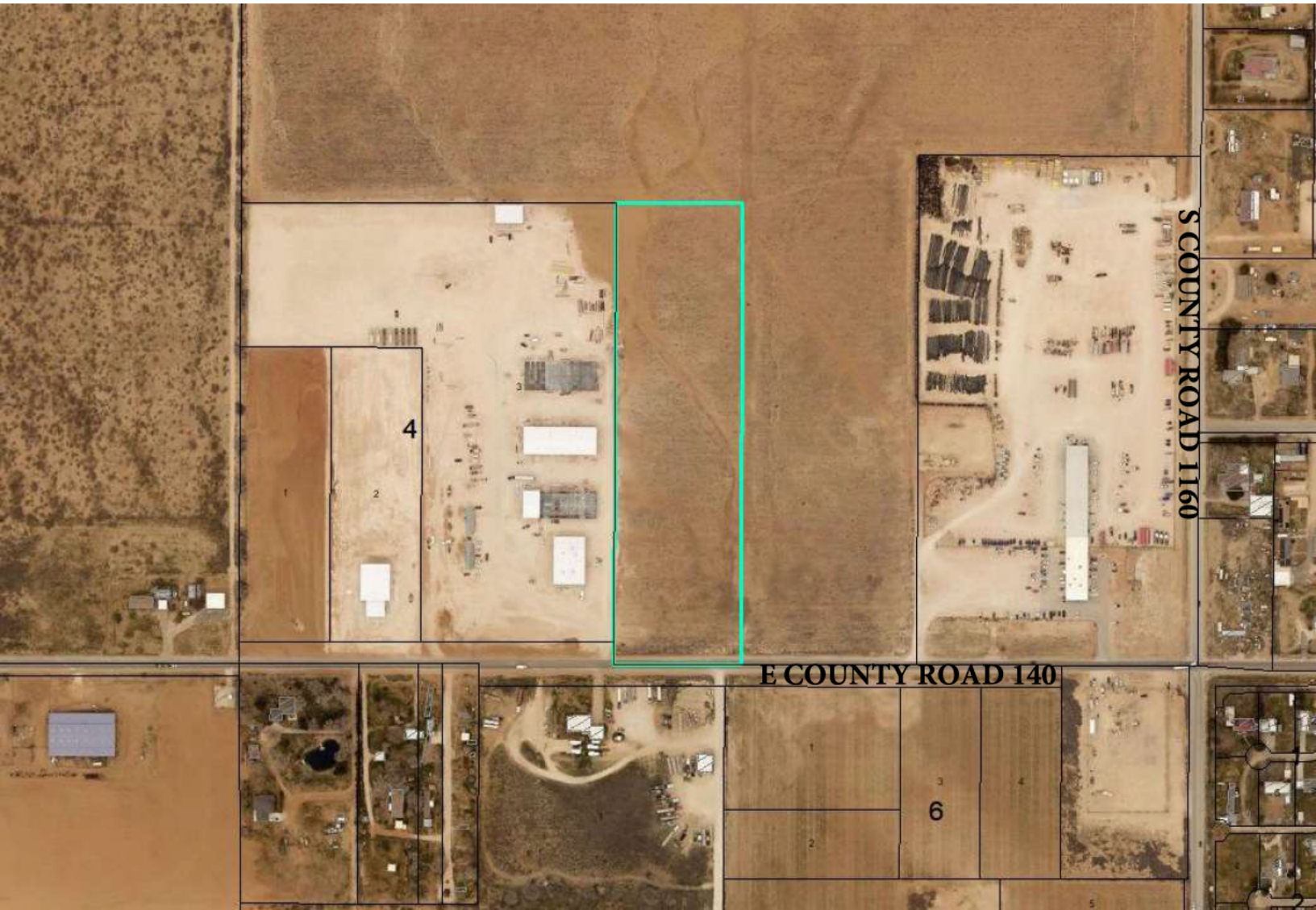
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





PRELIMINARY PLAT REDNECK RETREAT, SECTION 9

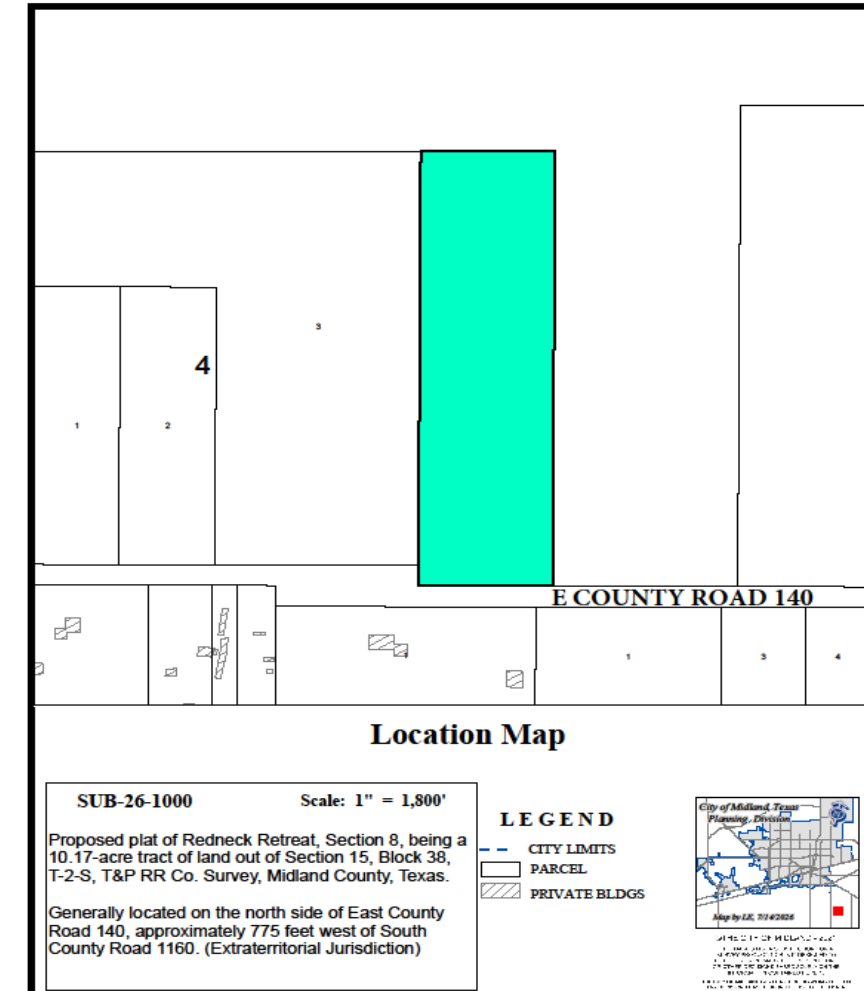


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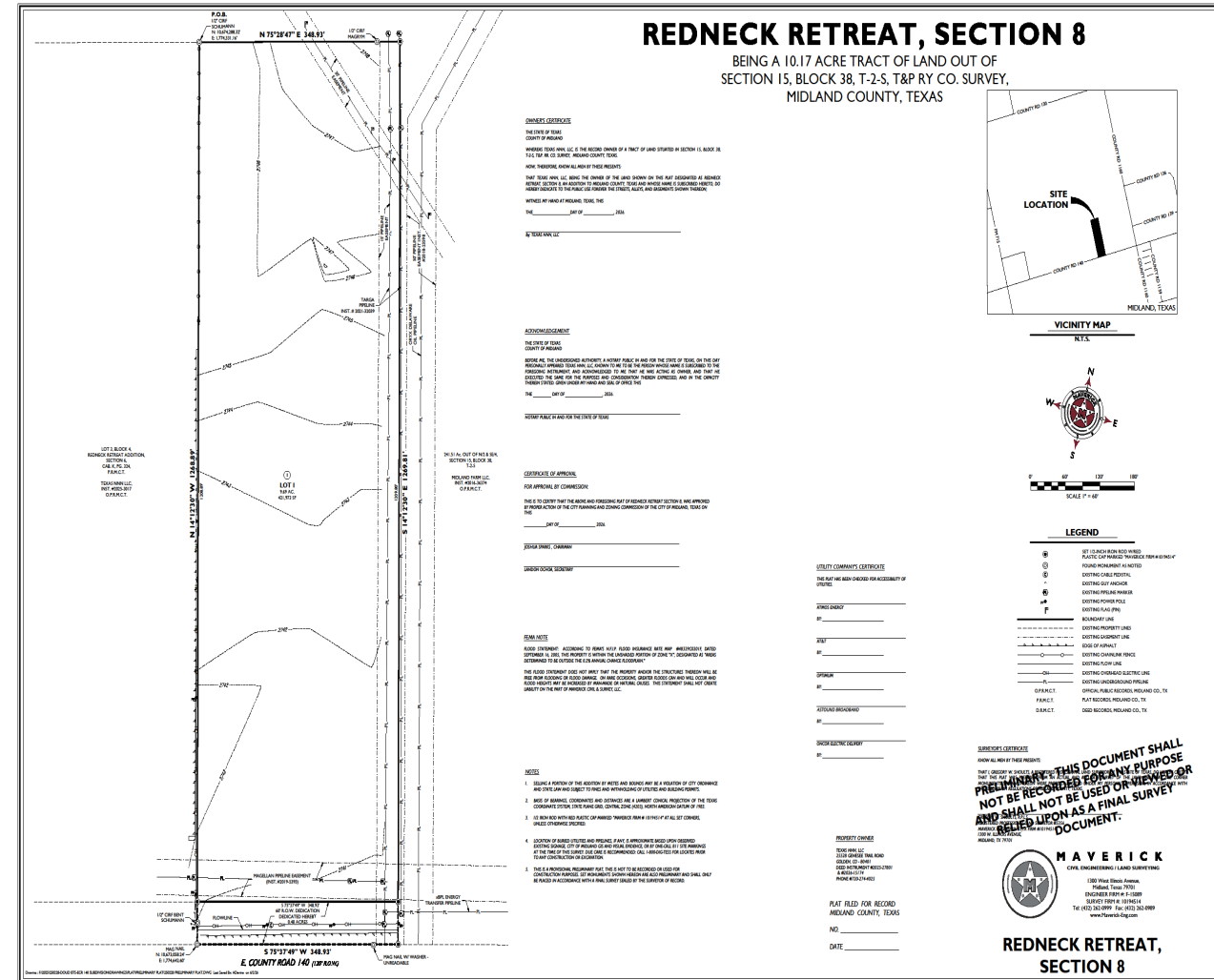
APPLICATION SUMMARY

- **Property Owner:** Texas NNN, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of East County Road 140, approximately 775 feet west of South County Road 1160 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



PLAT DETAILS

- Acreage: 10.17 acres
- Number of Existing Lots: 0
- Number Proposed Lots: 1



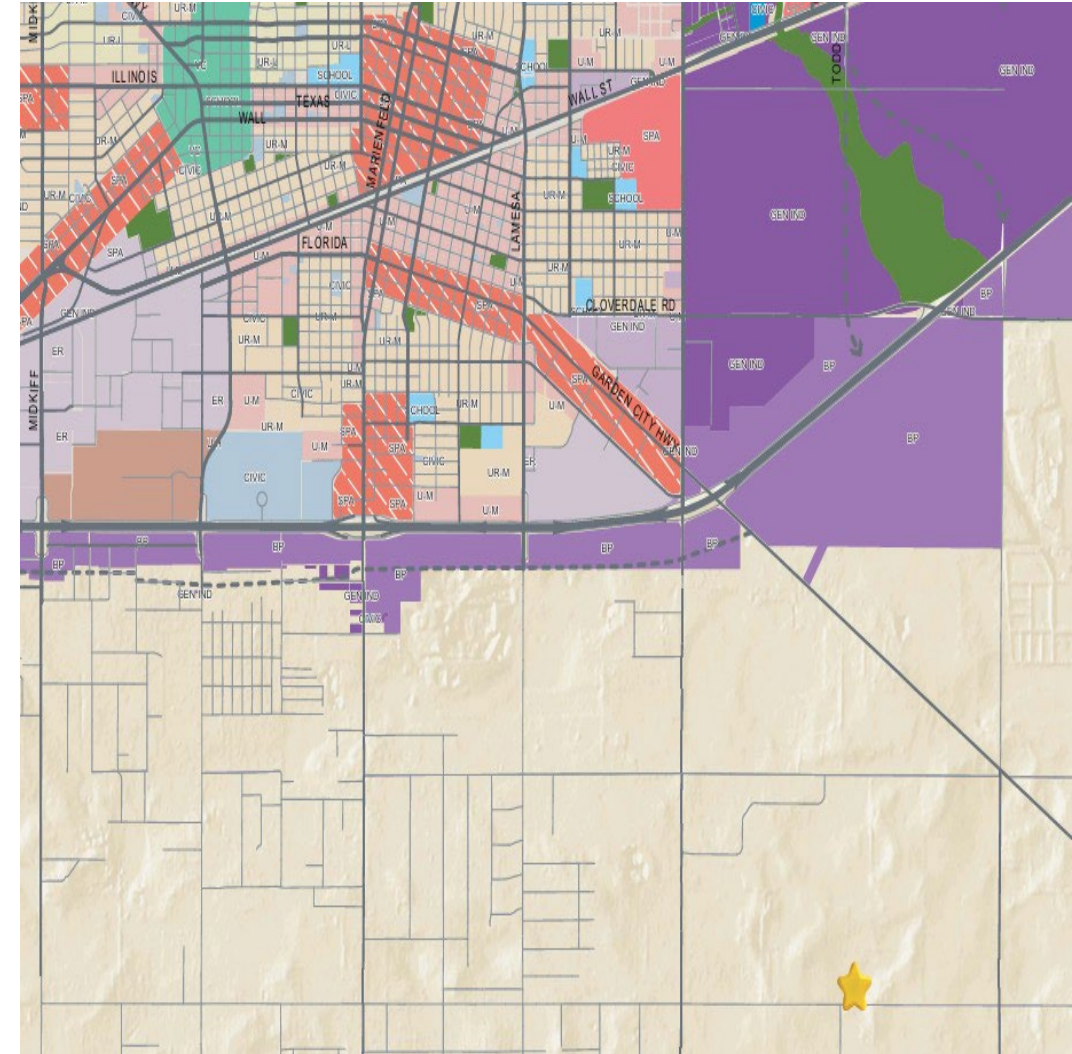
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- Groundwater is the intended water source for the subdivision; applicant states there are existing water wells. Reports and lab data have been found sufficient for GAC requirement to be waived by Utilities Director.[Informational]



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 12.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, 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:

Approve

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: (Approved)

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: Show compliance with Southern Addition, Section 37 Drainage Report, prepared by WA Civil Consultant and approved by City on 08/10/2026. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

No 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: (Approved)

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 approval of the Preliminary Plat of Southern Addition, Section 37, 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:

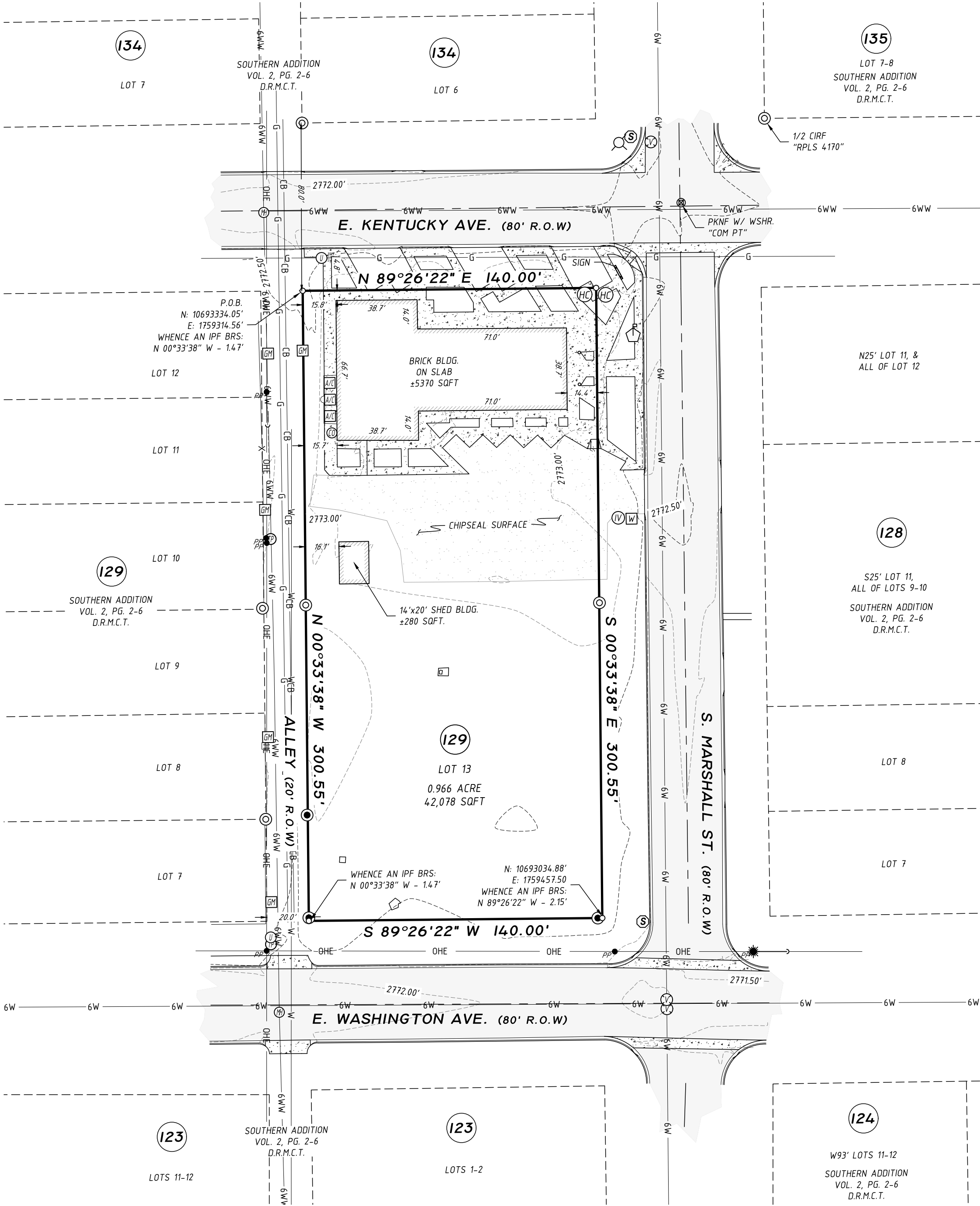
- A. P-26-2584, Southern Addition, Section 37, Combined_Redacted
- B. P&Z - - Southern Addition, Section 37 Preliminary

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/11/2026
Final Approval - 8/14/2026

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.

X
ATMOS ENERGY | BY -

X
AT&T | BY -

X
OPTIMUM | BY -

X
ASTOUND BROADBAND | BY -

X
ONCOR ELECTRIC DELIVERY | BY -

SURVEY NOTES:

- 1. BASIS OF PROJECTION: NAD 83 (2011)
- 2. SEE DOCUMENT COMPLETE RECORD
- 3. LOCATION OF OBSERVED 811 SITE: M1 1-800-DIG-TX
- 4. THIS IS A PLAT USED FOR CITY AND SHALL BE USED BY SURVEYOR

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY APPROVED BY PROP. MIDLAND, TEXAS ON _____ DAY

ABRAHAM BEJIL, CHAIR

LONDON OCHOA, SECRETARY

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

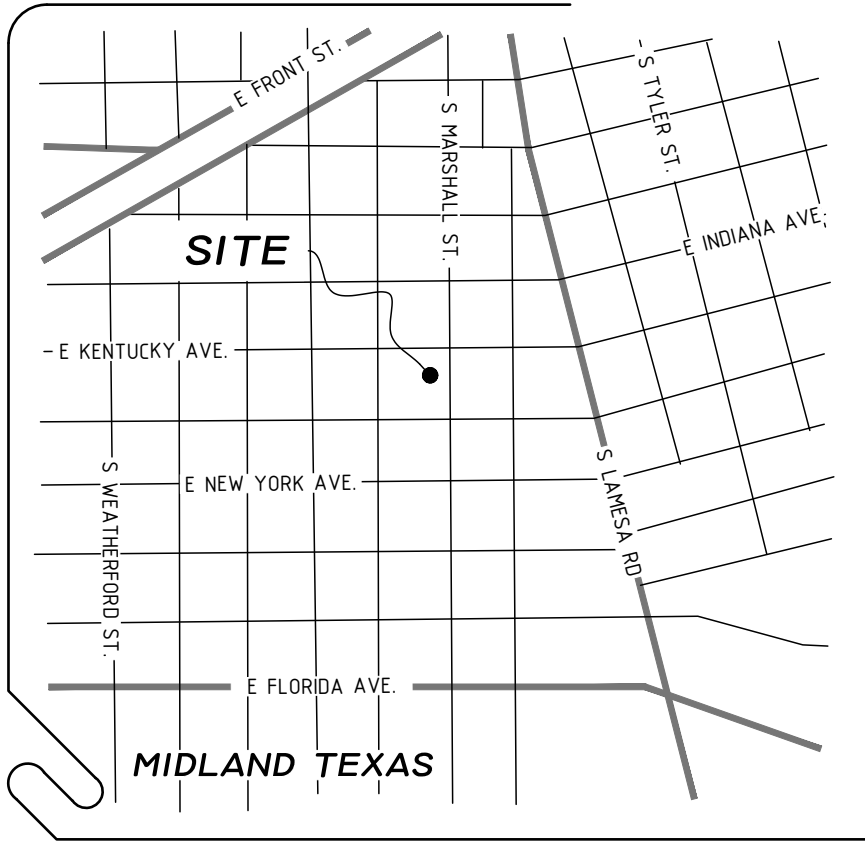
ACKNOWLEDGEMENT

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 _____ 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

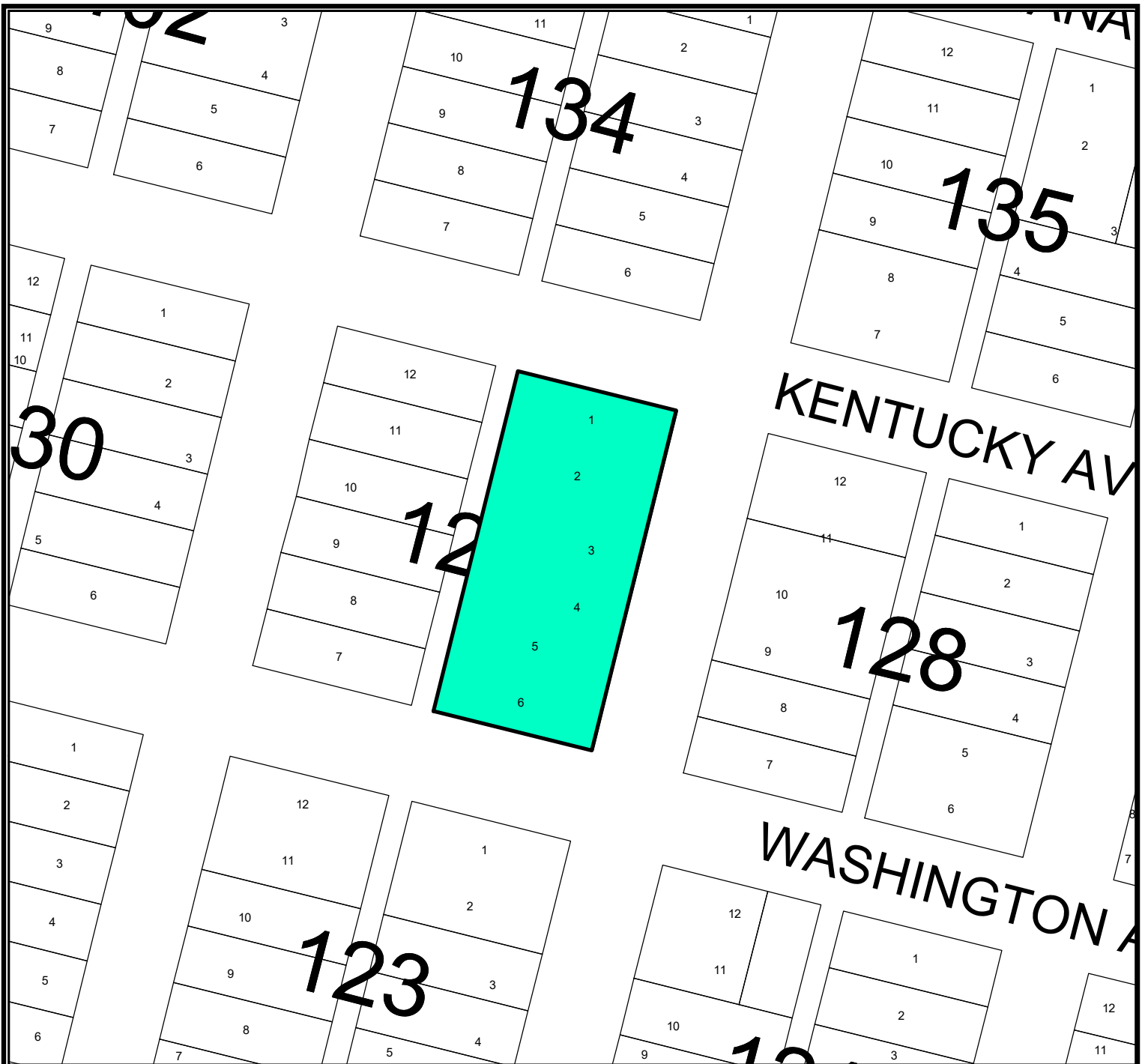
TX FIRM #10194914
www.seer-grp.com
PO BOX 50193
MIDLAND, TX 79710
info@seer-grp.com

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 ACCORDANCE 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)

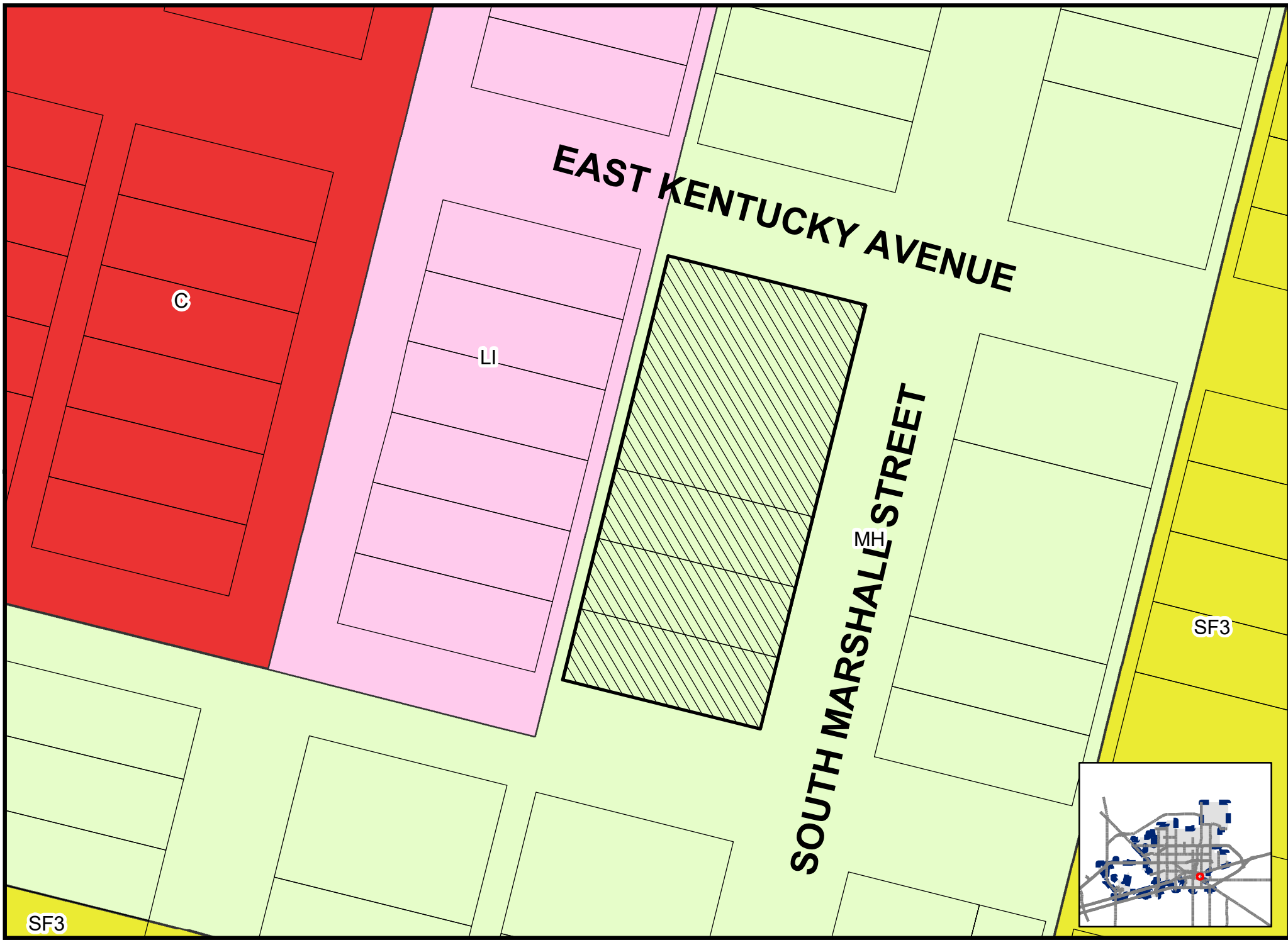
LEGEND

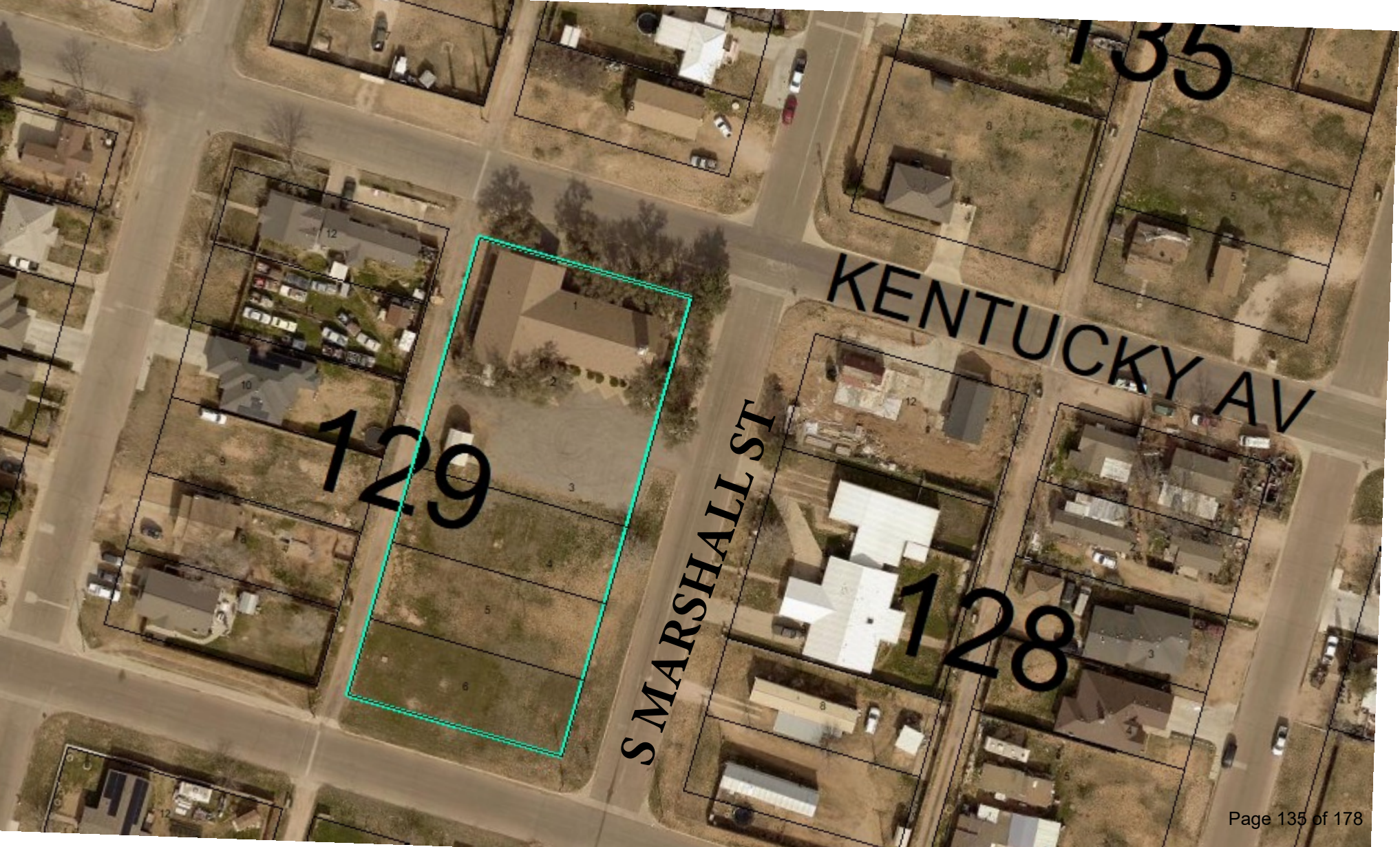
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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





135

KENTUCKY AV

S MARSHALL ST

129

128





PRELIMINARY PLAT SOUTHERN ADDITION, SECTION 37

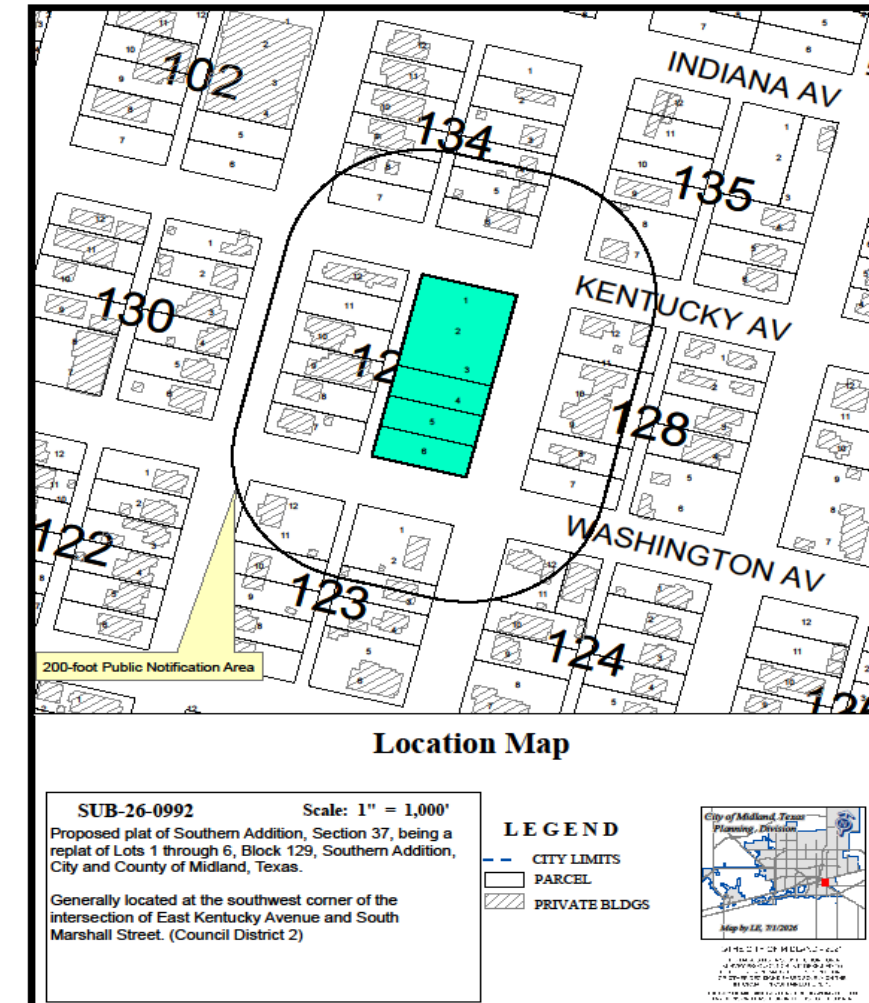


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Hollowell United Methodist Church
- **Representative:** Paladin Huckaba, with SEER Land Surveying
- **Location:** 400 South Marshall Street in District 2
- **Reason for Request:** Combining adjacent lots to obtain building permits for future improvements

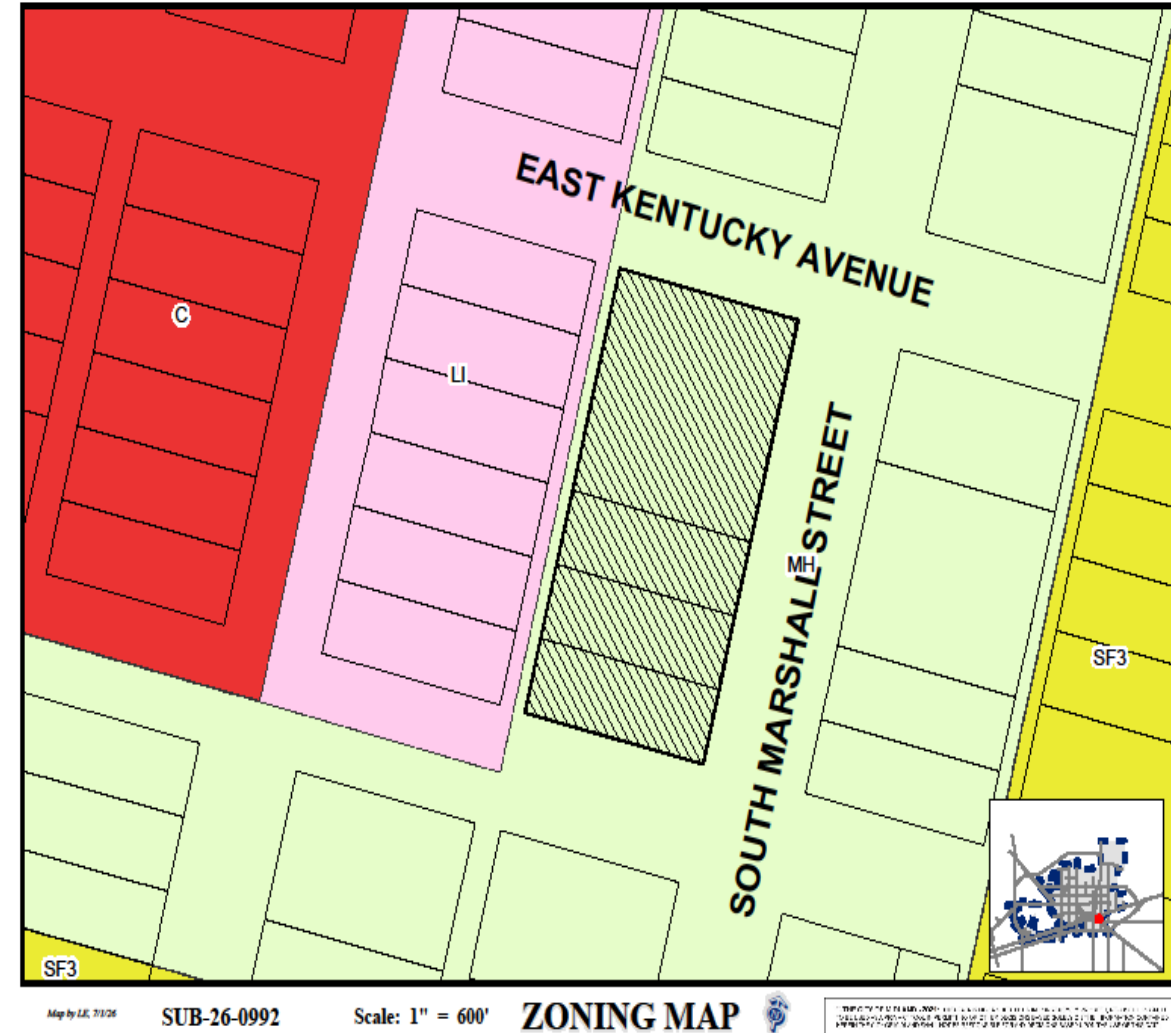


- **Acreage:** 0.966 acres
- **Number of Existing Lots:** 6
- **Number Proposed Lots:** 1



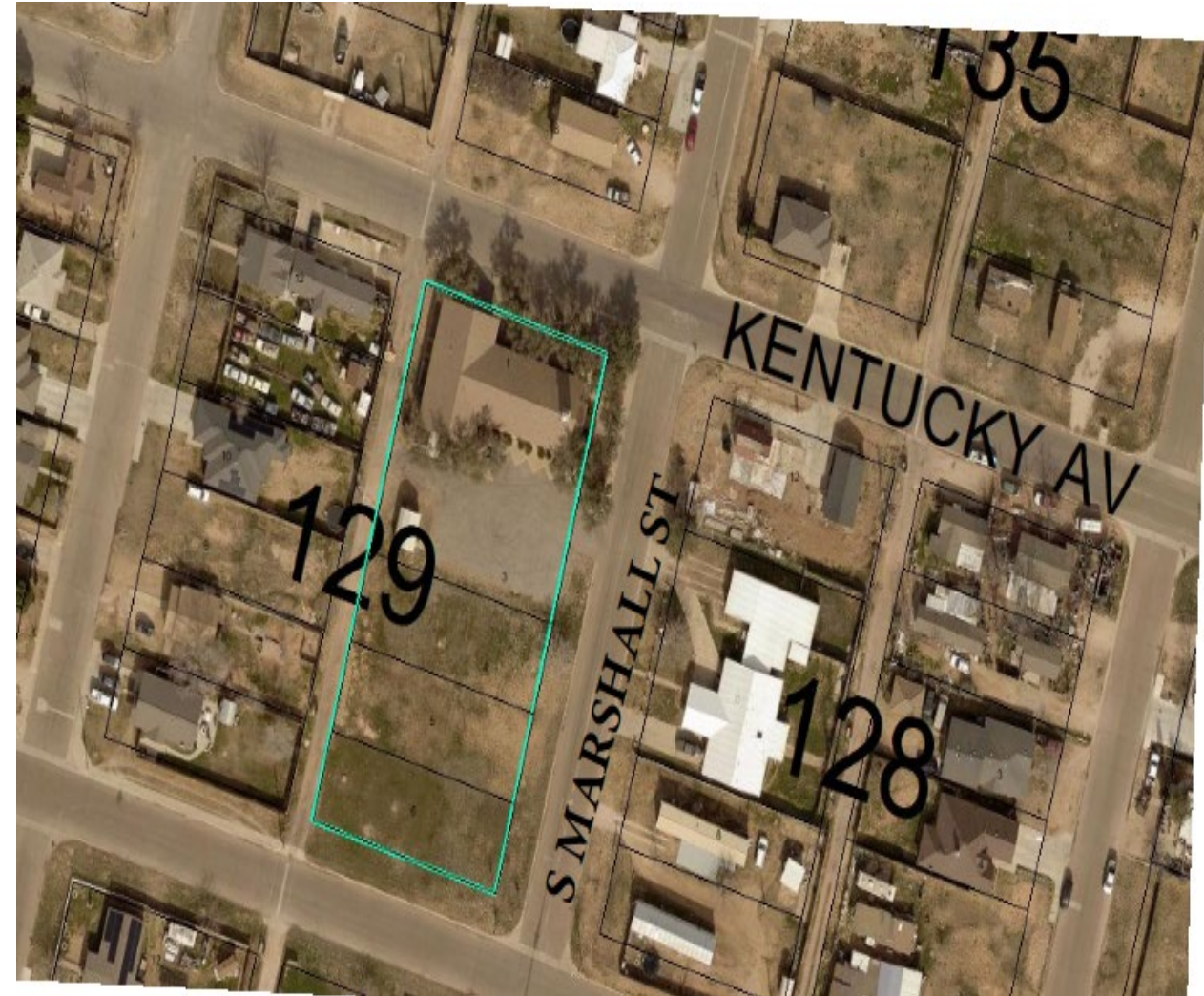
ZONING

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



LAND USE

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

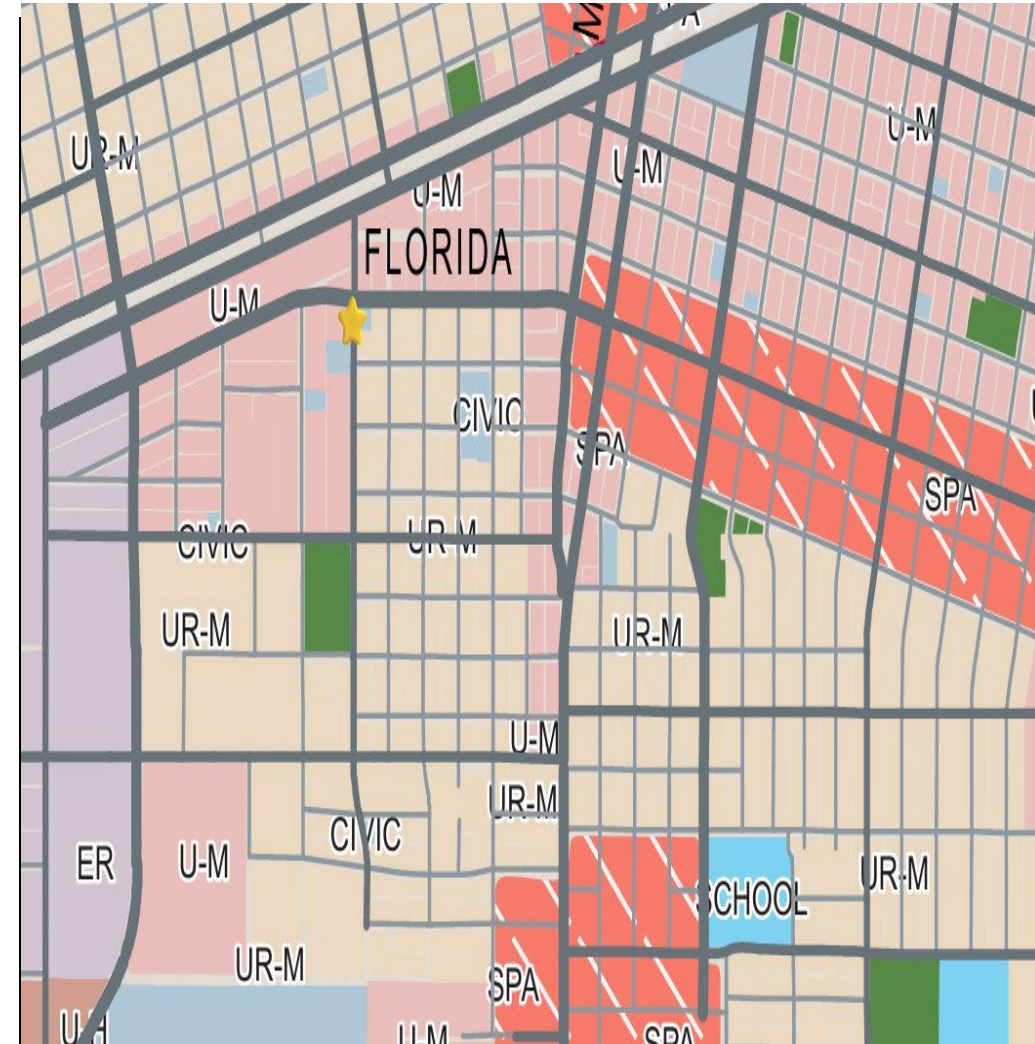




On South Marshall Street, Looking West

COMPREHENSIVE PLAN

- **Land Use Designation:** CI, Civic/Institutional/School/Universit
- **Supported Uses:** Community or cultural facilities, religious institutions, public health care or human services facilities and their accessory uses



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to the following conditions A and B:
 - A. Drainage report must be during Preliminary Plat submittal. [11-2-3(D)8]
 - B. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for 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: 13.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Southwest Estates, Section 2, being a 5.60-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 120, approximately 260 feet west of South County Road 1222.)

Purpose:

Ashlee Devine, with Maverick Engineering, on behalf of Dora Marquez, is requesting to plat a property generally located on the north side of West County Road 120, approximately 260 feet west of South County Road 1222 in the ETJ. The applicant is platting into two lots in order to separate the land for the purpose of selling.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

ETJ- Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

No comments

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: West County Rd 120 is sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

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

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)

Not in the City limits- no Oil & Gas jurisdiction.

GIS: (Approved)

Block can be 6, based on Southwest Estates. Lots are both 2, one should be 3. Plat is not in the City, please modify legal. Add direction to C R.

PUBLIC WORKS: (Approved)

Lot split only. No comments on plat. They will need driveway permits for entry onto CR 120 if they are needing that.

CRMWD: (Approved)

No comments or issues.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 2 proposed lots of Southwest Estates, Section 2, PLAT OF A 5.6 ACRE TRACT OF LAND OUT OF SECTION 7, BLOCK 39, T-2-S, T. & P. RR. CO. SURVEY lot 2A is 2.2 acre and lot 2B is 3.4 acre, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING: (Approved with conditions)

Groundwater is the intended water source for the subdivision. The Groundwater Availability Certification requirement has been waived by the Utilities Director. Well reports for existing wells on site have been submitted, reviewed, and found to be sufficient to waive the GAC requirement. [Informational]

Staff recommends approval of the Preliminary Plat of Southwest Estates, Section 2, subject to conditions A through B:

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. 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:

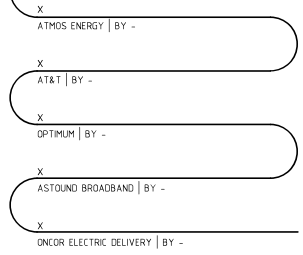
- A. P-26-2605, Southwest Estates, Section 2, Combined_Redacted
- B. P&Z - - Southwest Estates, Section 2 Prelim

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/11/2026
Final Approval - 8/14/2026

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.



1. BASIS OF PROJECTION
NAD 83 (2011)
2. SEE DOCUME
COMPLETE RI
3. LOCATION O
OBSERVED
811 SITE M,
1-800-DIG-TE
4. THIS IS A PF
USED FOR C
AND SHALL
SURVEYOR O

LONDON OCHOA, SEC

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

	PKNF W/ WASHER
	JPF
	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
-----X-----	EXISTING FENCE
-----G-----	EXISTING GAS LINE
-----OHE-----	OVERHEAD ELECTRIC LINE
-----S.W.W-----	6" WASTEWATER
-----S.W-----	6" WATER MAIN
-----	EXISTING CENTERLINE
	CONCRETE
	PAVEMENT
	BUILDING
o	BOLLARD
	MAIL BOX
	SIGN
	STOP SIGN
	HANDICAP SIGN
DR.M.C.T.	DEED RECORDS MIDLAND CO., TX



SCALE = 1" : 40'

NO. _____

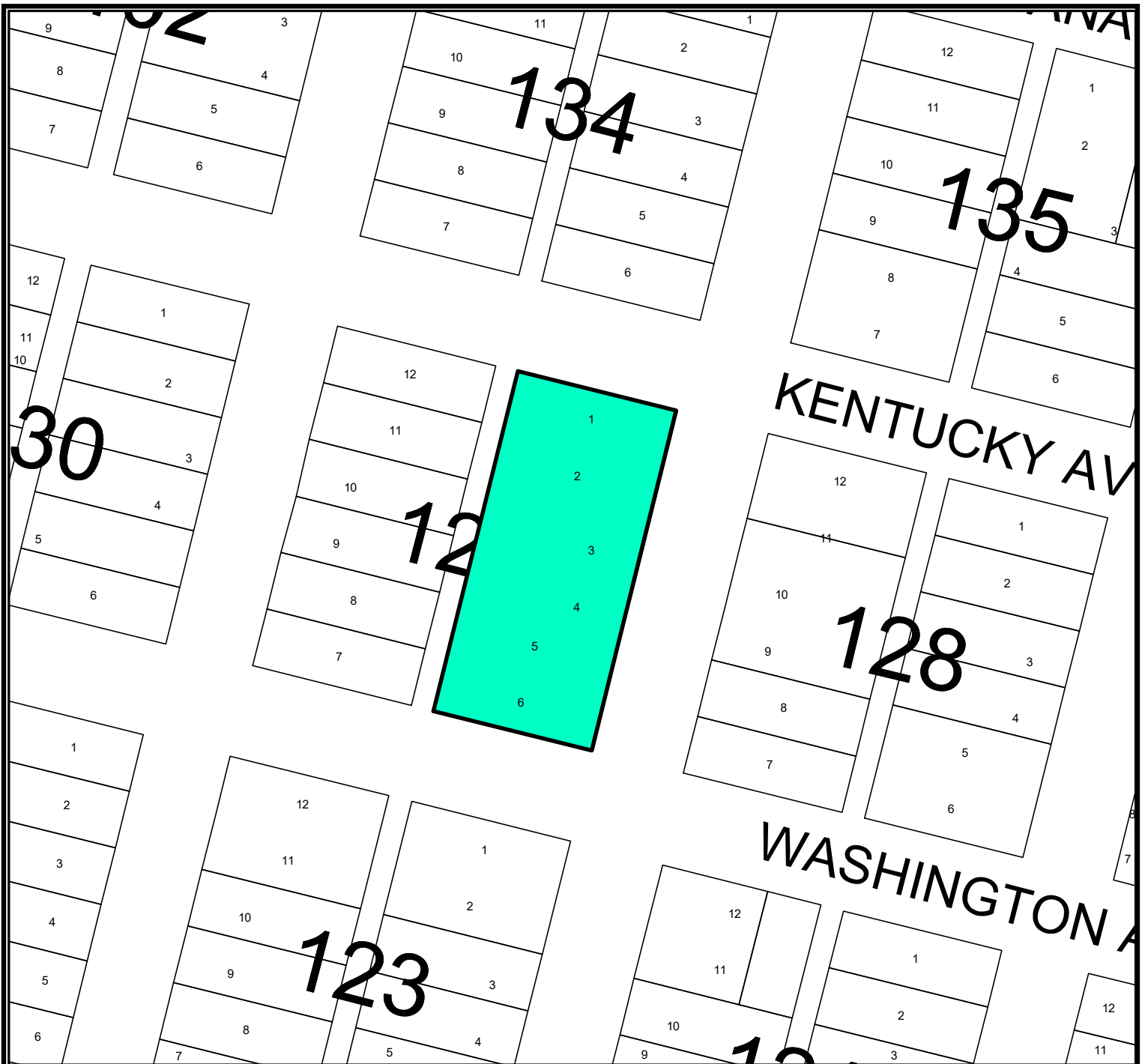
DATE _____

PROJ: 2606 004 6.24.26



SEER
LAND SURVEYING

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



Location Map

SUB-26-0992

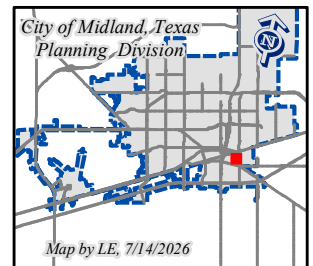
Scale: 1" = 800'

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)

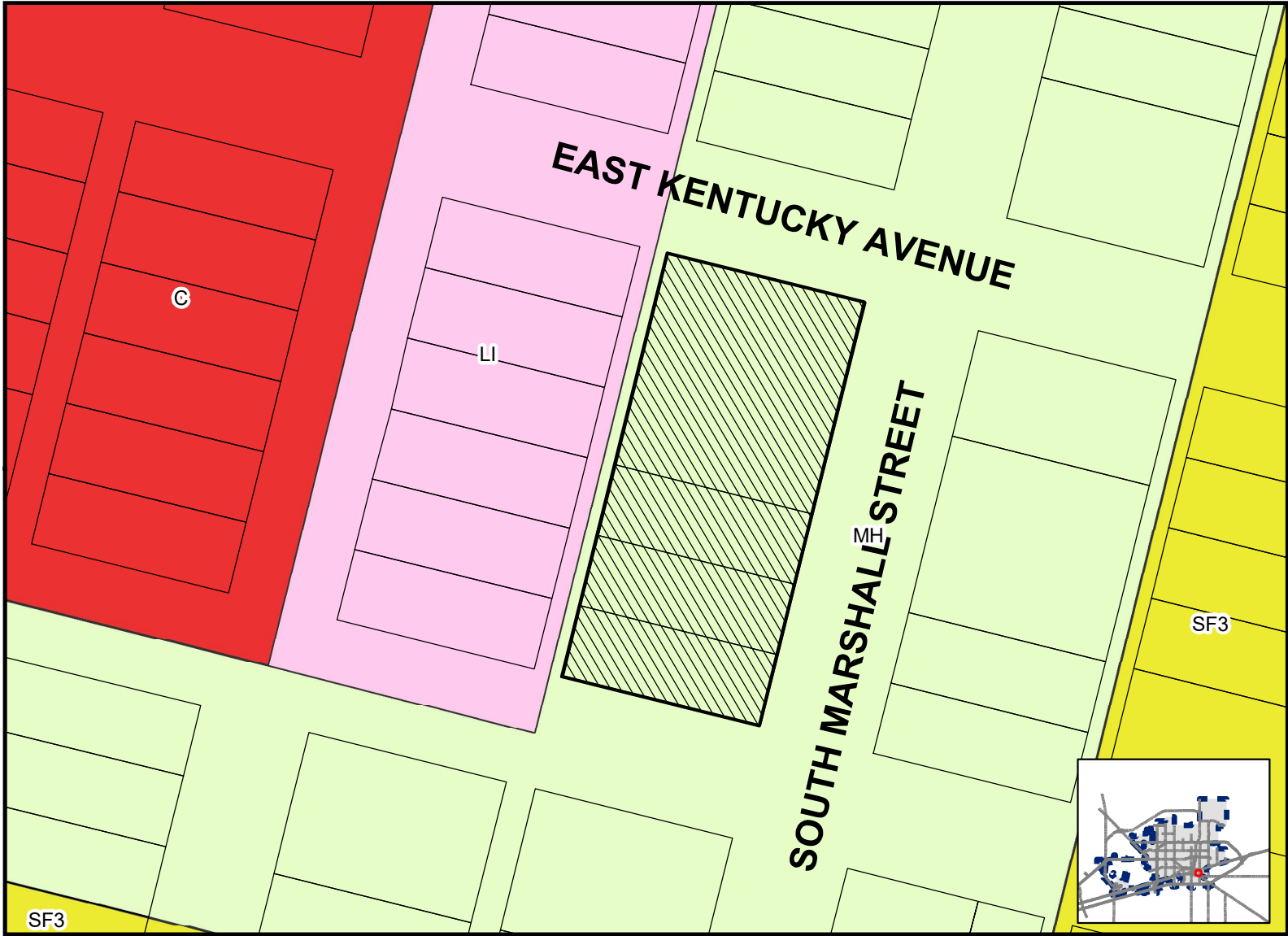
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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



Map by LE, 7/1/26

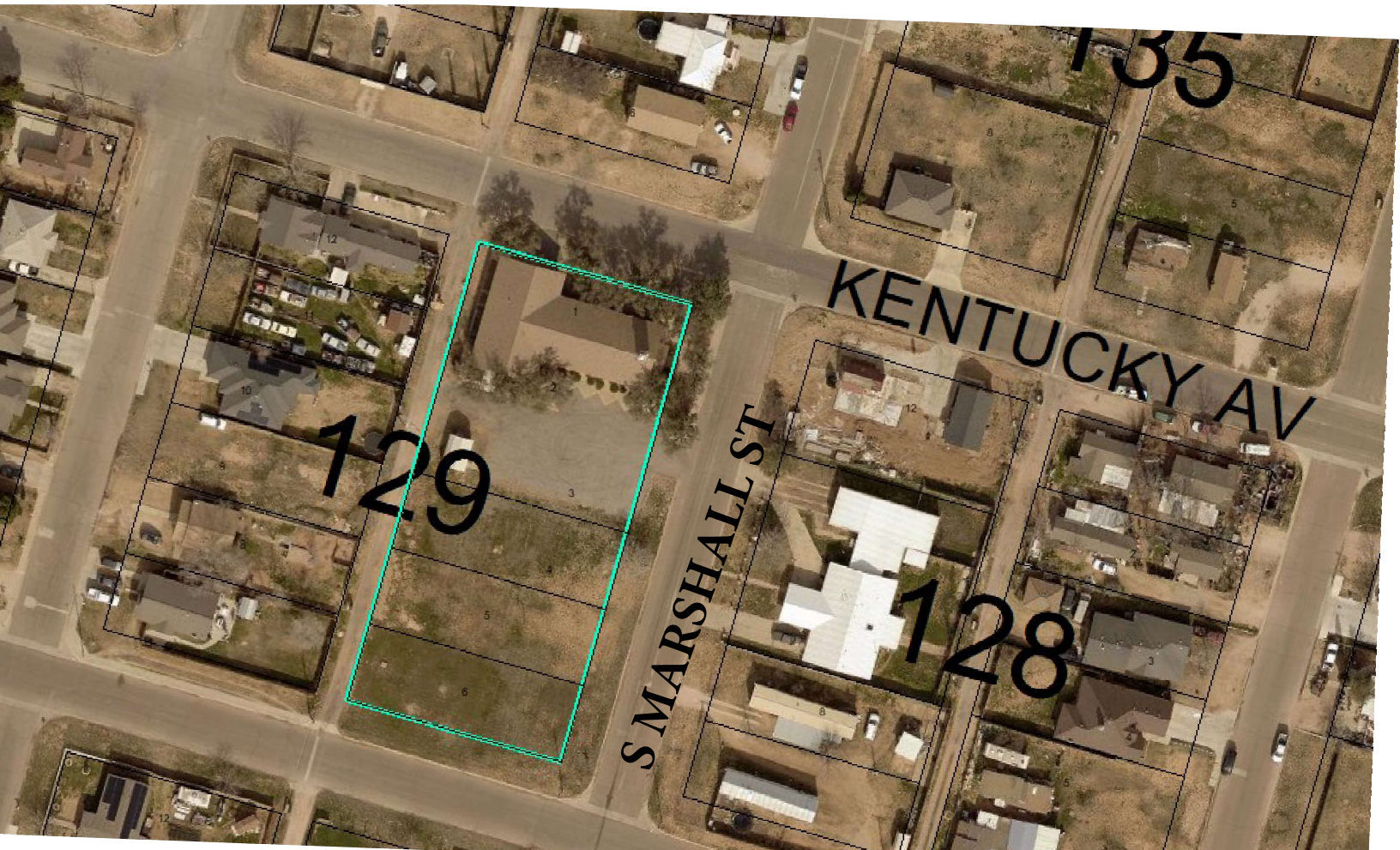
SUB-26-0992

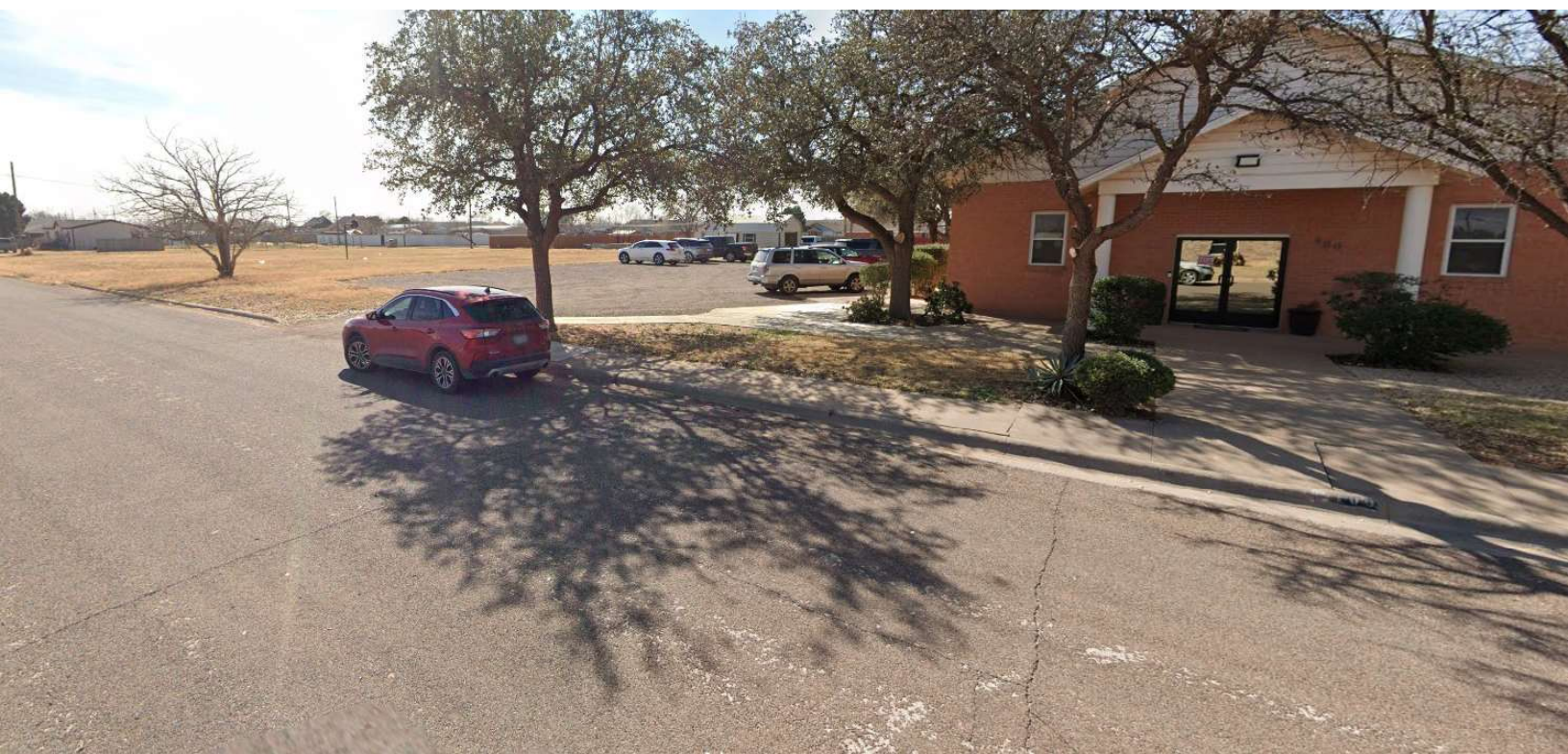
Scale: 1" = 600'

ZONING MAP



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PRELIMINARY PLAT SOUTHWEST ESTATES, SECTION 2

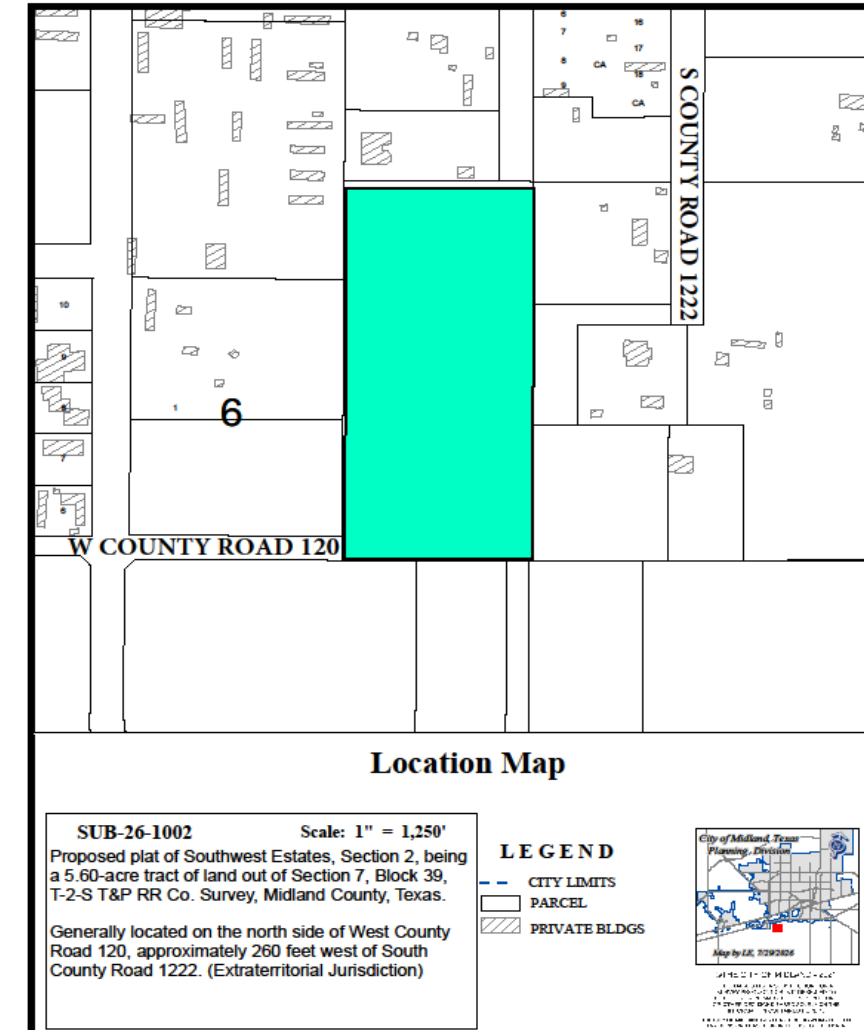


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Dora Marquez
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 3216 South County Road 1223 (Extraterritorial Jurisdiction)
- **Reason for Request:** platting in order to separate and sell a portion of land



- **Acreage:** 5.60 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 2



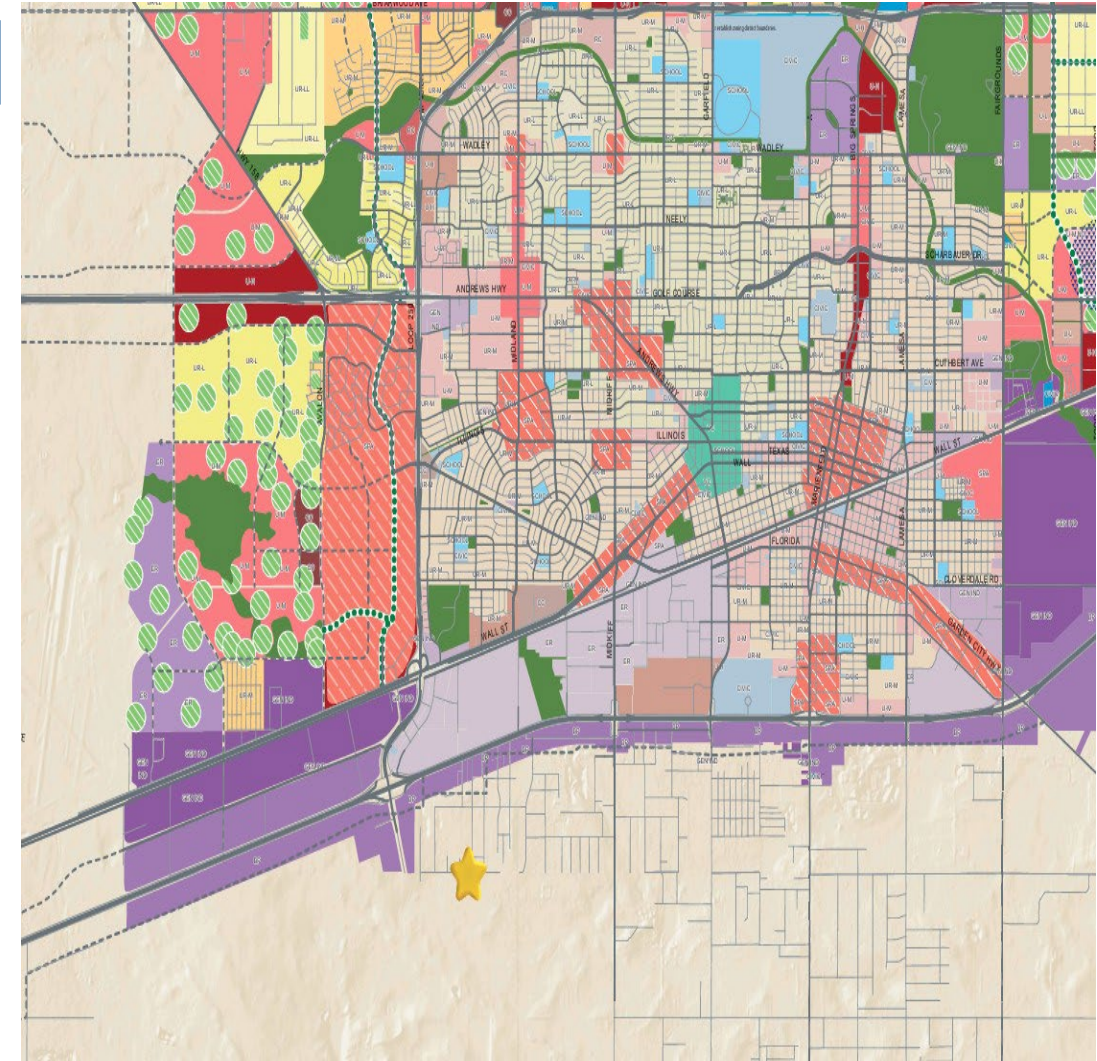
LAND USE

- **Current Use:** Single-family home
- **Surrounding Uses:**
 - **North:** Single-family home
 - **South:** West County Road 120
 - **East:** Vacant land and single-family homes
 - **West:** Commercial business yard
- **Proposed Use:** Single-family homes



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



RELATED ITEMS

- Groundwater is the intended water source for this plat. The Groundwater Availability Certification requirement has been waived by the Utilities Director. Well reports for existing wells on site have been submitted, reviewed, and found to be sufficient to waive the GAC requirement. [Informational]



STAFF'S RECOMMENDATION

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



MISSION

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





Planning and Zoning Commission Meeting

Item Number: 14.
Meeting Date: August 17, 2026
To: Planning and Zoning Commission
From: Angelina Bettanini, Planner II
Subject: Motion approving, with staff's recommended conditions, a preliminary plat of Johnson & Moran Addition, Section 10, being a replat of a 0.578-acre tract of land out of Lot 1, Block E, Johnson and Moran Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Andrews Highway and Ward Street.)

Purpose:

Corey Jenkins, with Charter Foods, is requesting to replat the property located at 900 Andrews Highway to allow for the redevelopment of the existing restaurant.

Recommended Action:

Approve

Fiscal Impact:

None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

LR, Local 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)

No comments

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 6" water exists in Ward Street, okay as is. 8" water exists in Andrews Hwy, 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 Andrews Hwy, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Access spacing will be required to adhere to the TxDOT Access Management Standards along the state highway. [Reference City Code Section 9-4-5(D).]

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

FIRE: (Approved)

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

OIL AND GAS: (Approved)

No Oil & Gas issues

GIS: (Approved with Conditions)

Section number can be 10. Label lot and block. Provide two sets of x-y coordinates and label one as POB. Please provide acreage being replatted in the legal. (Discuss with Planning)

Addressing Review: (Approved with Conditions)

Fix Minor Corrections: All following remarks are about the replat legal description. "N.E" seems contradictory for the description, "Johnson & Moran Addition" should be "Johnson - Moran Addition" On the 7th Line, "MIDLANDAND" needs a space "MIDLAND AND" On the 8th Line, "BEIND" should be "Being"

PLANNING: (Approved with Conditions)

Disregard Addressing comments about Plat name. It will be Johnson & Moran Addition. Previous plats are all name similar [Information]

Correct the Plat name Johnson & Moran Addition, Section 10 on the certificate of approval by Commission. Also add, Joshua Sparks as Chairman and Landon Ochoa as Secretary. [Information.]

Remove the "For approval by the director" part below the certificate of approval. [Information]

Remove "Certificate of Approval of Director". [Information]

Correct the Certificate of Approval. [11-2-3(H)3(m)(3)]

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

CAD file must be provided with final plat. [11-2-3(H)3(h)]

Staff recommends approval of the preliminary plat of Johnson & Moran Addition, Section 10, subject to the following conditions:

Conditions:

- A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]**
- B. 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-26-2599, Combined Documents_Redacted
- B. P&Z - - Johnson & Moran Addition, Section 10 Preliminary Plat

Angelina Bettanini, Development Services
Landon Ochoa, Development Services

Created/Initiated - 8/13/2026
Final Approval - 8/13/2026

SITE INFORMATION

CERTIFICATE OF APPROVAL BY COMMISSION

FOR APPROVAL BY THE COMMISSION
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF JOHNSON&MORAN ADDITION
WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF
THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____ 20____.

SIGNED: _____
(PRINT OR TYPE NAME HERE), CHAIRMAN
ATTEST:
(PRINT OR TYPE NAME HERE), SECRETARY
FOR APPROVAL BY THE DIRECTOR:
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF JOHNSON&MORAN ADDITION
WAS APPROVED BY PROPER ACTION OF THE DIRECTOR OF ENGINEERING AND
DEVELOPMENT OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____ 20____.

SIGNED: _____
(PRINT OR TYPE NAME HERE), DIRECTOR, ENGINEERING & DEVELOPMENT

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF MIDLAND
ANDREW, KINCO PARTNERS LTD IS THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE T&P
R&R CO SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED HEREIN:
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN MIDLAND COUNTY, TEXAS, AND BEING
THE SOUTH PART OF LOT 1, SUBDIVISION OF THE NORTHEAST PART OF BLOCK "E" IN JOHNSON & MORAN
ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AS FOLLOWS:
BEGINNING AT A FOUND 12" IRON ROD IN THE EAST LINE OF LOT 1, JOHNSON-MORAN ADDITION PER 2001,
PAGE 408, ALSO BEING A POINT IN THE WESTERN RIGHT-OF-WAY LINE OF BRAD STREET;
THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF BRAD STREET, S 14°33'13" E, A DISTANCE OF
346.17 FEET TO A FOUND 12" IRON ROD;
THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, WITH A CURVE TURNING TO THE RIGHT WITH AN
ARC LENGTH OF 44.77', WITH A RADIUS OF 30.20', WITH A CHORD BEARING OF S 49°31'14" W, WITH A CHORD
LENGTH OF 58.94', TO A FOUND 12" IRON ROD, ALSO BEING A POINT IN THE NORTHERLY RIGHT-OF-WAY
LINE OF ANDREWS HIGHWAY;
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ANDREWS HIGHWAY, N 65°48'19" E, A DISTANCE OF
9.02 FEET TO A FOUND 12" IRON ROD;
THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N 14°36'29" W, A DISTANCE OF 204.39 FEET TO A
FOUND 12" IRON ROD WITH CAP INSCRIBED "470";
THENCE N 75°23'17" E, A DISTANCE OF 103.90 FEET TO THE POINT OF BEGINNING.
CONTAINING THEREIN 0.578 ACRES (2574 SQUARE FEET) MORE OR LESS, BEING THE SAME LAND AS
DESCRIBED IN VOLUME 2091, PAGE 408.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,
THAT _____, COE(S), HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED
PROPERTY AS _____, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND HEREBY DEDICATE TO
THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS AND RIGHTS (AND PARTS) IN LAND
DRAINAGE BASINS) INCLUDE ALL THAT APPLY SHOWN THEREON.
WITNESS OUR HANDS AT CITY, TEXAS, THIS _____ DAY OF _____, 20____. (INCLUDE A
SEPARATE STATEMENT FOR EACH LOCATION OR DATE OF SIGNATURE.)
(PRINT OR TYPE NAME HERE)
ACKNOWLEDGMENT
STATE OF TEXAS COUNTY OF MIDLAND
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON (DATE) BY (NAME OF OWNERS SIGNING ABOVE),
(NOTARY SEAL)
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF APPROVAL BY DIRECTOR

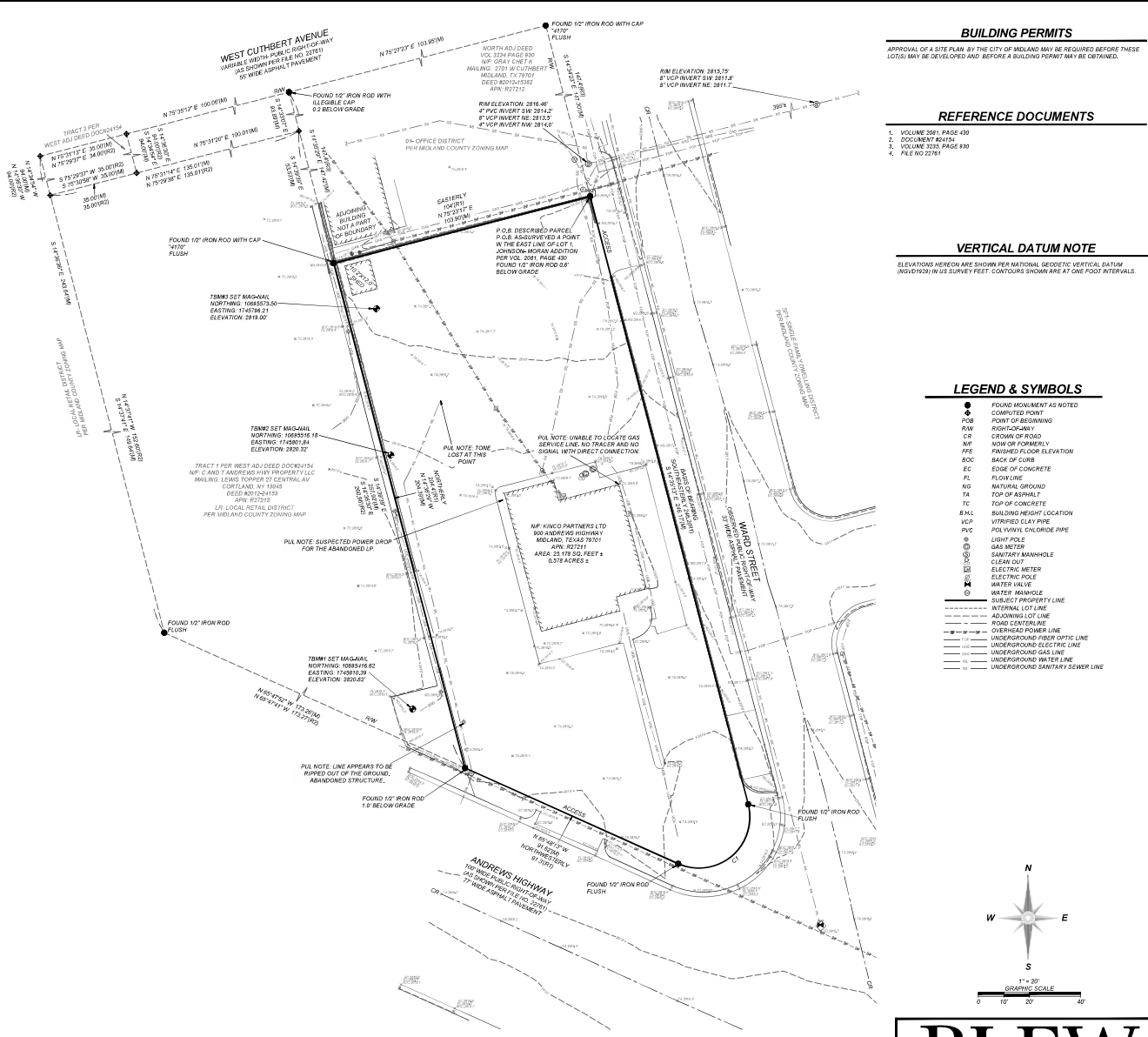
THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF JOHNSON&MORAN
ADDITION WAS APPROVED BY PROPER ACTION OF THE DIRECTOR OF
ENGINEERING AND DEVELOPMENT OF THE CITY OF MIDLAND, TEXAS ON THIS _____
DAY OF _____ 20____.

SIGNED: _____
(PRINT OR TYPE NAME HERE), DIRECTOR, ENGINEERING & DEVELOPMENT

CURVE TABLE

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1 (M)	33.00	44.77	58.94	S 49°31'14" W	179°14'59"
2 (M)	33.00	44.77	58.94	S 49°31'14" W	179°14'59"

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____
FINAL PLAT CASE NUMBER: PS-04-00X



BUILDING PERMITS

APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE
LOTS) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

REFERENCE DOCUMENTS

1. VOLUME 2091, PAGE 408
2. DOCUMENT #474
3. VOLUME 2033, PAGE 830
4. FILE NO 2761

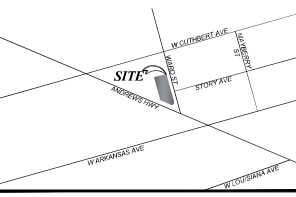
VERTICAL DATUM NOTE

ELEVATIONS HEREON ARE SHOWN IN MEANS NATIONAL MESEOTIC VERTICAL DATUM
(NAD83/1983) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPLETED POINT
- POB POINT OF BEGINNING
- POB POINT OF BEGINNING
- CR CROWN OF ROAD
- MF NOW OR FORMERLY
- FFE FINISHED FLOOR ELEVATION
- BOC BACK OF CURB
- EC EDGE OF CONCRETE
- FL FLOWLINE
- ND NATURAL GROUND
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- B-HL BUILDING HEIGHT LOCATION
- VCP VERTICAL CURVE
- PVC POLYETHYLENE GLASS PIPE
- LIGHT POLE
- GAS METER
- SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC METER
- WATER VALVE
- WATER MANGRO
- SUBJECT PROPERTY LINE
- INTERNAL LOT LINE
- ADJOINING LOT LINE
- ROAD CENTERLINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE

VICINITY MAP



CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY
EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR
OTHER UTILITY EASEMENT OF ANY TYPE.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS 'PLAY OF RECORD' GOVERNING THE
REMAINDER OF THE SUBDIVISION NOR DOES IT AMEND OR REMOVE ANY DEED
COVENANTS OR RESTRICTIONS.

FLOOD ZONE INFORMATION

BY GRAPHIC PLATTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 48303C001P, WHICH BEARS AN EFFECTIVE DATE OF
9/16/2005 AND IS NOT A SPECIAL FLOOD HAZARD AREA.
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE
500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR
FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON NORTHEAST LINE OF
THE SUBJECT PROPERTY. ALSO BEING THE SOUTHWESTERN RIGHT-OF-WAY LINE OF
BRAD STREET. THE BEARING IS DENOTED AS S 14°33'13" E PER GPS COORDINATE
OBSERVATIONS TEXAS STATE PLANE, CENTRAL ZONE M857.
LATITUDE = 31°39'58.882"
LONGITUDE = -102°02'33.985"
CONVERGENCE ANGLE = 0°54'34.262"

NOTICE:

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS,
THAT CLIFFORD E. CAMERON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO
HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY
OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY
PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SURVEYOR
REGULATIONS OF THE CITY OF MIDLAND, TEXAS.
THIS IS TO CERTIFY THAT I, CLIFFORD E. CAMERON, A REGISTERED PROFESSIONAL LAND
SURVEYOR FOR THE STATE OF TEXAS, HAVE PERFORMED, FOR THIS PLAT, AN ACTUAL
SURVEY OF THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY
MADE BY ME OR UNDER MY DIRECTION OR SUPERVISION.
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
CLIFFORD E. CAMERON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6415
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275
THE STATE OF TEXAS
COUNTY OF MIDLAND
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, ON THIS DAY APPEARED PERSONALLY CLIFFORD E. CAMERON, KNOWN TO
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
AND ACKNOWLEDGE TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SKETCH PLAT OF
N.E. PART OF BLOCK E
JOHNSON & MORAN ADDITION TO
MIDLAND
BEING A REPLAT OF THE SOUTH PART
OF LOT 1, BLOCK E,
JOHNSON & MORAN ADDITION TO MIDLAND
AND BEING AN ADDITION TO THE CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS AS RECORDED IN
INSTRUMENT NUMBER 27261, O.P.R.T.C.T.

SURVEYOR JOB NUMBER: 26-2331-02	SURVEY DRAWN BY: AS - 04/26/2026
SURVEY REVIEWED BY: K&P	SHEET: 1 OF 1
SURVEY PREPARED FOR: CHARTER FLOOD INC.	

BLEW
Surveying | Engineering | Environmental
1050 TEXAN TRAIL, SUITE 400 - GRAPESVILLE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 817.975.7700 FAX: 817.975.582.1983
WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY



Location Map

SUB-26-1001

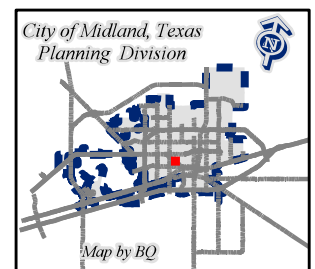
Scale: 1" = 41'

Proposed Plat of Johnson & Moran Addition, Section 10, being a replat of a 0.578-acre tract of land out of Lot 1, Block E, Johnson and Moran Addition, City and County of Midland, Texas.

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

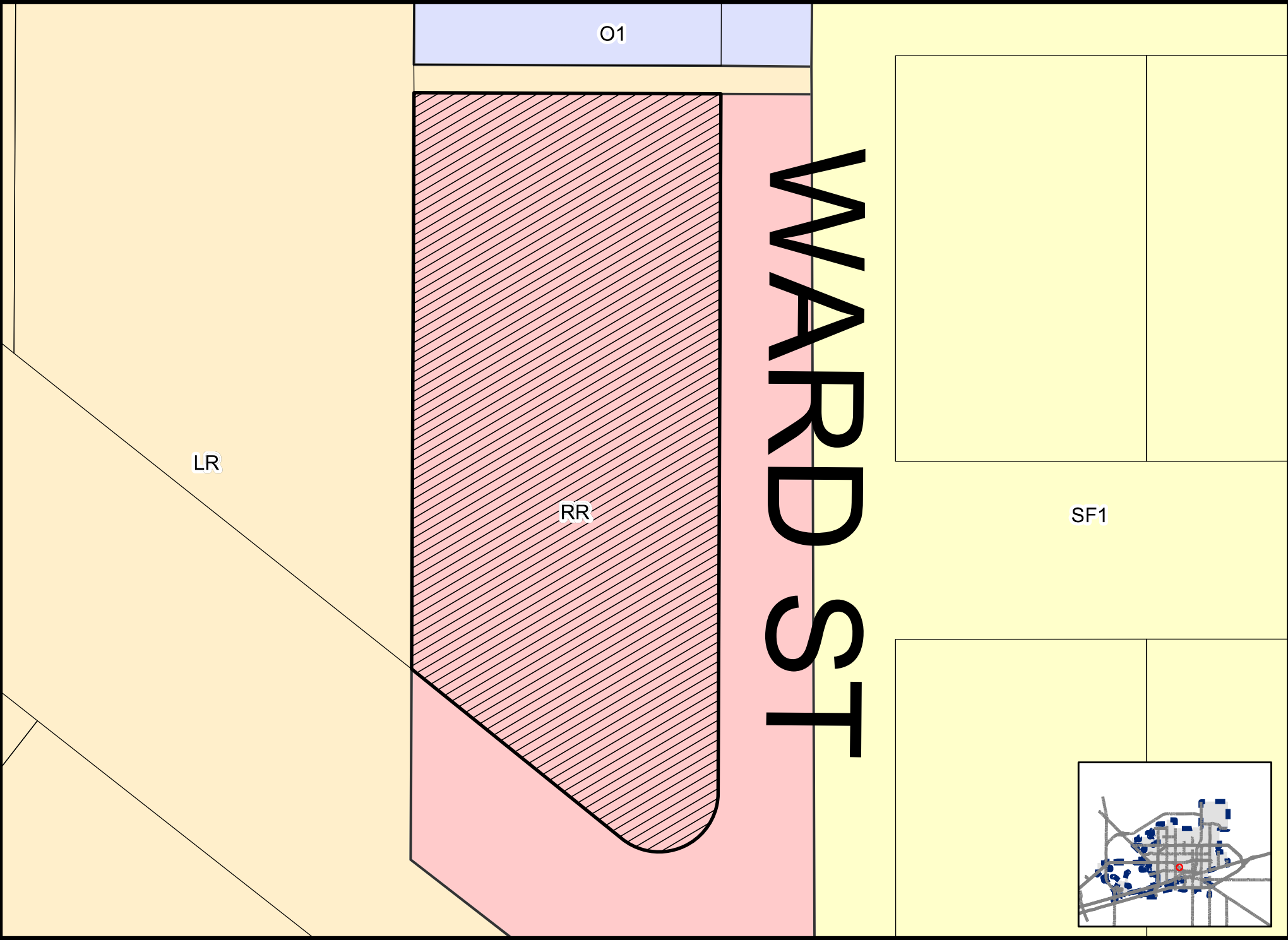
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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







PRELIMINARY PLAT JOHNSON & MORAN ADDITION, SECTION 10

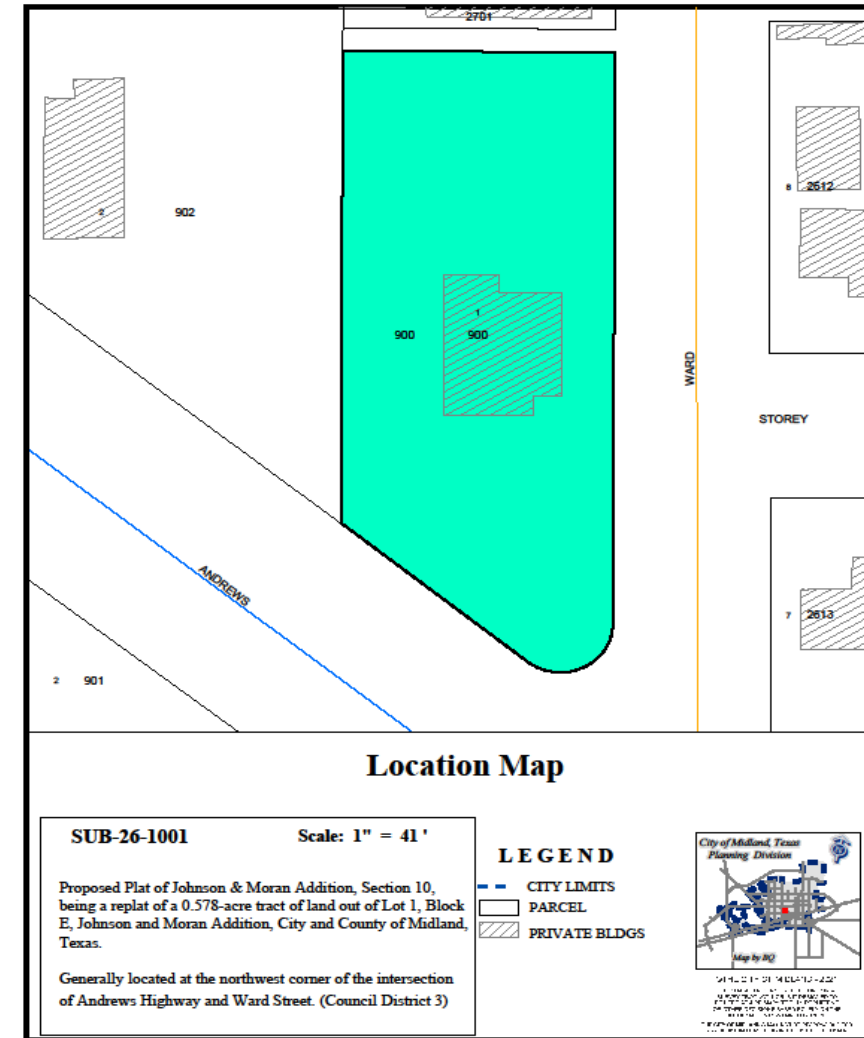


Visit Our Website

MIDLANDTEXAS.GOV

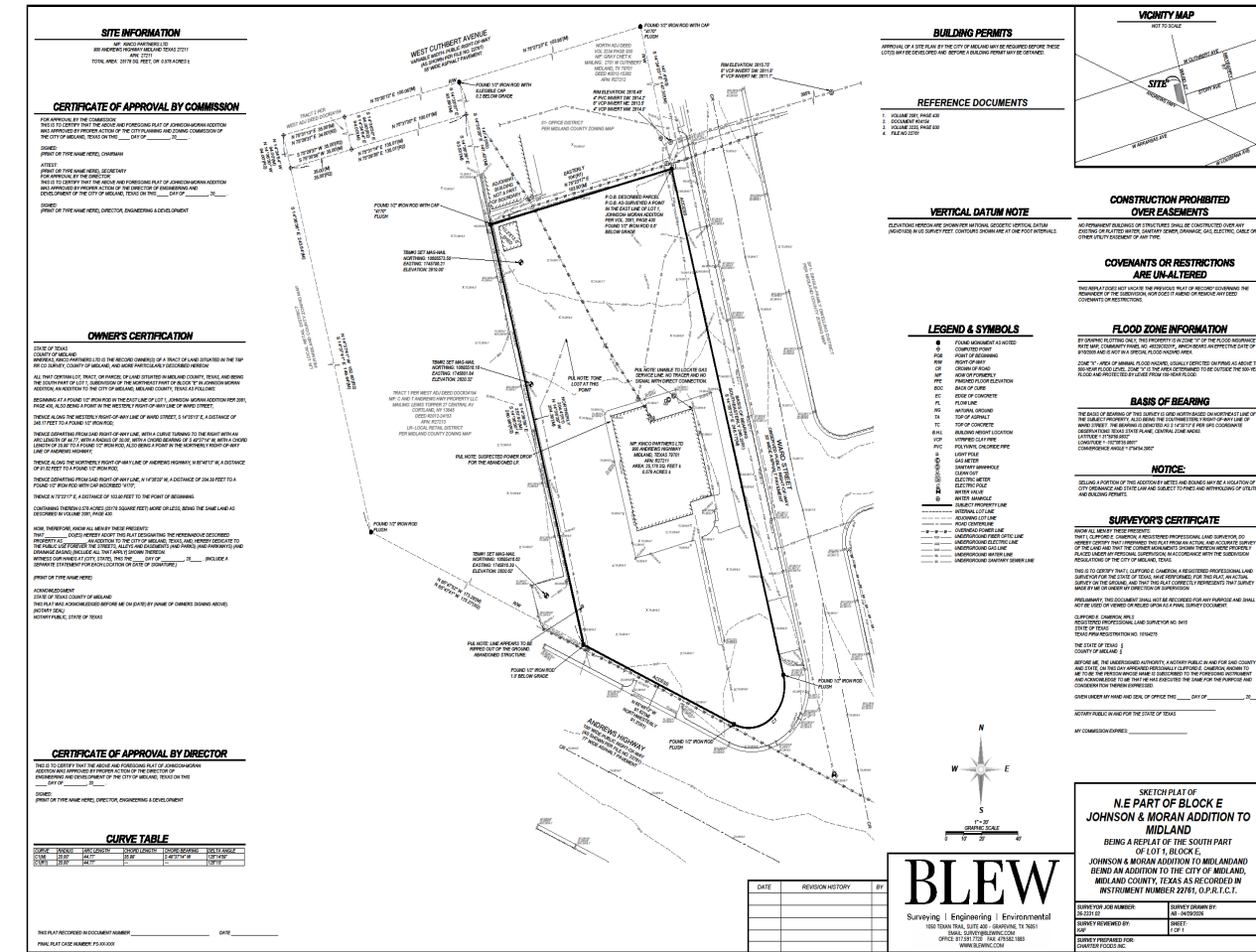
APPLICATION SUMMARY

- **Property Owner:** Kinco Partners, LTD
- **Representative:** Corey Jenkins, with Charter Foods
- **Location:** 900 Andrews Highway (Council District 3)
- **Reason for Request:** To allow for the redevelopment of the existing restaurant



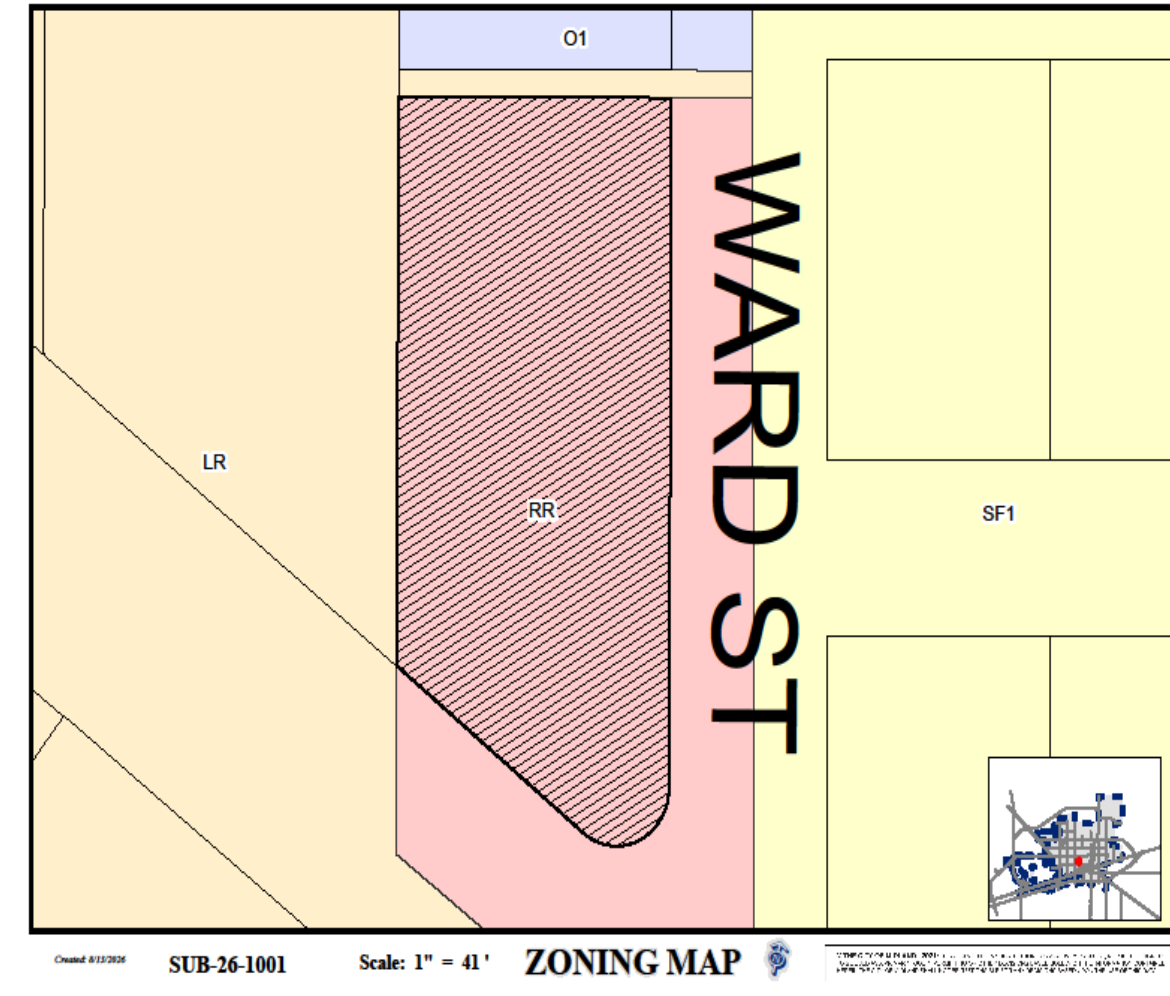
PLAT DETAILS

- **Acreage:** 0.578 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** O1-, Office District
 - **South:** MF-22, Multiple-Family Dwelling District
 - **East:** SF-1, Single-Family Dwelling District
 - **West:** LR, Local Retail District



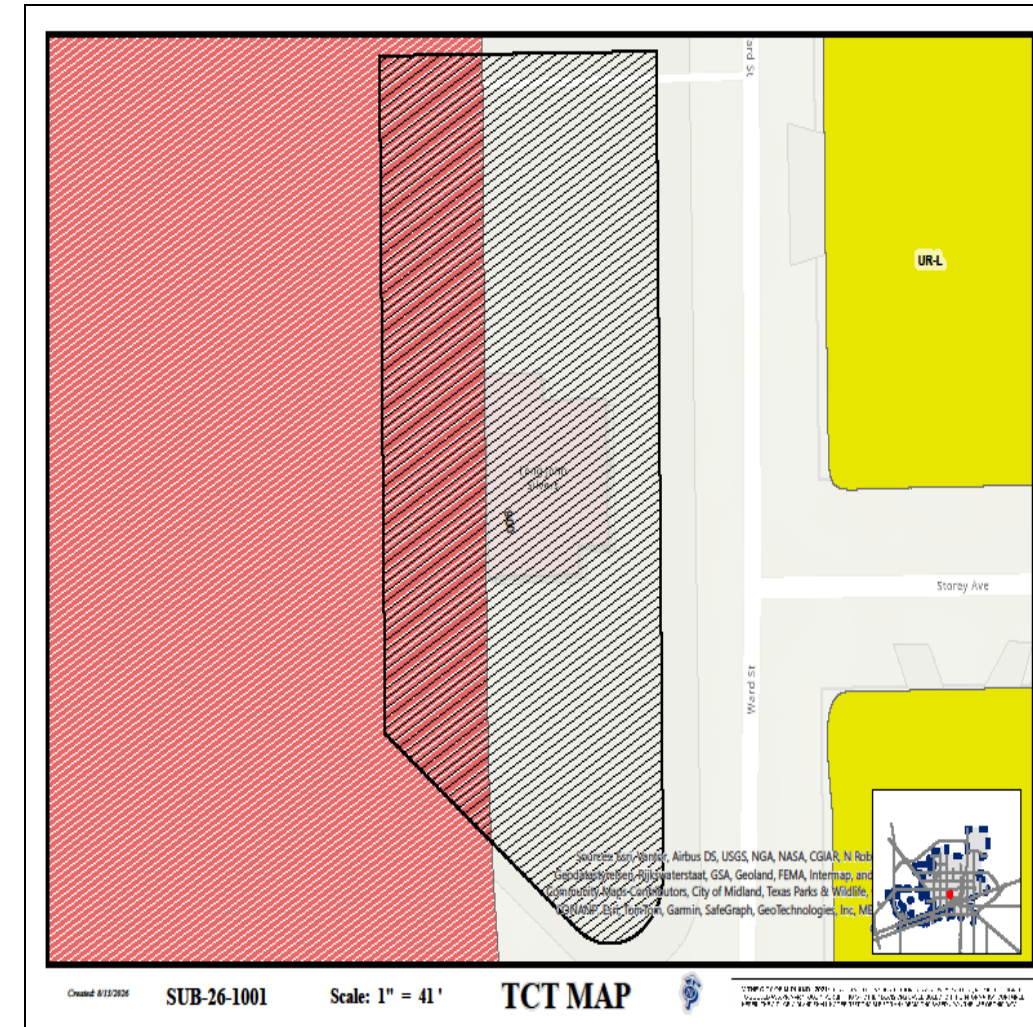
LAND USE

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



COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, subject to the following conditions:
 - A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]
 - B. 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.

