

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
PACKET**

**March 3, 2025 - 3:30 PM
Council Chambers – 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

ANNOUNCEMENTS

2. Presentation on the past three years of the City of Midland's Planning and Zoning.

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 ITEMS

3. Motion to approve Planning and Zoning meeting minutes from February 18, 2025.
4. Motion approving a Final Plat of Devon Addition, Section 9, being a plat of a 0.92-acre tract of land situated in Section 8, Block 40, T-2-S, RR Co. Survey, City and County of Midland, Texas (Generally located at the southeast corner of the intersection of Younger Road and Norden Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
5. Motion approving, with staff's recommended conditions, a Final Plat of Mockingbird Ridge, Section 13, being plat of a 17.21-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City of Midland, Midland County, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1,344 feet north of Firewheel Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
6. Motion approving, with staff's recommended conditions, a Final Plat of Nueva La Jolla Addition, Section 6, being a replat of Lots 1 through 8, Block 8, Nueva La Jolla Addition, and an adjacent 0.05-acre portion of vacated street right-of-way, City and County of

Midland, Texas. (Generally located at the southeast corner of the intersection of North Benton Street and Mulberry Lane.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

7. Motion approving a Final Plat of Goddard Middle School Addition, being a 17.66-acre tract of land situated in Section 16, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Haynes Drive and Ward Street.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
8. Motion approving a Final Plat of Tres Gringos Uno Addition, being a plat of a 11.14-acre tract of land located in the northwest quarter of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1278, approximately 3000 feet north of Hernandez Avenue.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

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 Rudy's New Mexico Bar-B-Q, LLC , for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages on premises consumption in a restaurant on Lot 8, Block 44, Fairmont Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 230 feet south of Henry Koontz Boulevard.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
10. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Bull Mountain LLC, for a Specific Use Designation without Term for a Vacation Travel Trailer Park on a 16.66-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

Landon J. Ochoa
Planning Division Manager
Department of Development Services

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
PLANNING AND ZONING COMMISSION
MINUTES**

February 18, 2025

Council Chambers – City Hall



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 pm, February 18, 2025.

Commissioners present: Lucy Sisniega, J. Brian Martin, Joshua Garza, Abraham Bejil, Brandon Ofield, Joshua Sparks, Dara Richardson

Commissioners absent: Brennan Berry, Aaron Hunter

Staff members present: Landon Ochoa, Alexis M. Martinez, Madelim Jaquez

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 ITEMS

2. Motion to approve Planning and Zoning meeting minutes from February 3, 2025.

Abraham Bejil moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

3. Motion approving a Final Plat of Highway 158 Addition, Section 1, being a plat of a 64.05-acre tract of land out of the north part of the south half of Section 1, Block 38, T2S, T. J. Murphy Survey, the north part of the south half of Tract 1, Block 38, T2S, H. M. Horton Survey, and Tract 2, Block 38, T2S, J. M. Rose Survey, Midland County, Texas (Generally located on the southwest corner of the intersection of South County Road 1140 and East State Highway 158.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT**

SERVICES)

Abraham Bejil moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

4. Motion approving a Correction Plat of Mockingbird Ridge, Section 10, being a 14.37-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RY. Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Waxwing Drive, approximately 2,700 feet south of Arapahoe Road.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

5. Motion approving a Final Plat of QuikTrip Store 7911, being a plat of a 9.162-acre tract of land out of the south half of Section 6, Block 38, T-2-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located northeast of the intersection of South Fairgrounds and Garden City Highway.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

6. Motion approving a Final Plat of Lindsay Acres, Section 14, being a replat of the north 45 feet of Lot 4 and all of Lot 5, a subdivision of the east part of tracts 5 & 6, of the replat of Lindsay Acres Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Montgomery Avenue and Rankin Highway.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

7. Motion approving a Final Plat of West End Addition, Section 37, being a replat of Lot 7, and the west 30 feet of Lot 8, Block 8, West End Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Wall Street and North H Street) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve .; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

PUBLIC HEARINGS

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

8. Hold a public hearing and consider a request by Joseph Deleon, for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages on premises consumption in a restaurant, on a 2,512 square-foot portion of Lot 5A, Block 1, Gateway Plaza Addition, Section 12, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Tradewinds Boulevard and Starboard Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez, presented this item.

The public hearing was opened at 3:40 pm.

No one wished to speak on this item.

The public hearing was closed at 3:40 pm.

Joshua Sparks moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

MISCELLANEOUS

9. Motion approving with staff's recommended conditions, a Preliminary Plat of Original Town, Section 29, being a replat of the south 50 feet of Lot 1, Block 44, and the south 50 feet of Lot 3, Block 45, Original Town, City and County of Midland, Texas. (Generally located at the northwest corner and the northeast corner of the intersection of North Marshall Street and East Texas Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Abraham Bejil moved to approve this request; seconded by Joshua Sparks.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

10. Motion approving, with staff's recommended conditions, a Preliminary Plat of Barrera Addition being a 4.482-acre tract of land located in the northeast quarter of Section 15, Block 39, T-2-S, Abstract 182, T & P RR Co. Survey, County of Midland, Texas. (Generally located on the west side of South County Road 1192, approximately 800 feet south of West County Road 121.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Joshua Sparks moved to approve this request; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

11. Motion appointing a Chair of the Planning and Zoning Commission for a term ending with the first regular meeting in February 2026.

Lucy Sisniega moved to approve; seconded by Abraham Bejil.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Richardson

NAY: None

ABSTAIN: Sparks

ABSENT: Berry, Hunter

Member Lucy Sisneiga made a motion to nominate Abraham Bejil as Chair.

12. Motion appointing a Vice Chair of the Planning and Zoning Commission for a term ending with the first regular meeting in February 2026.

Abraham Bejil moved to approve; seconded by Brandon Ofield.

The motion passed by the following vote:

AYE: Sisniega, Martin, Garza, Bejil, Ofield, Sparks, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Hunter

Member Abraham Bejil made a motion to nominate Joshua Sparks as Vice Chair.

With no further items or business to come before the Commission, Chair Sisniega adjourned the meeting at 3:55 pm

Lucy Sisniega, Chair

Date

Landon J. Ochoa, Planning Division Manager
Department of Development Services

Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 3, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of Devon Addition, Section 9, being a plat of a 0.92-acre tract of land situated in Section 8, Block 40, T-2-S, RR Co. Survey, City and County of Midland, Texas (Generally located at the southeast corner of the intersection of Younger Road and Norden Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

TP, Technology Park District

Preliminary Plat Approval:

Eduardo L. Aleman, with Magrym Consulting, on behalf of Tyler Kubala, is requesting to plat 0.92-acre tract of land situated in Section 8, Block 40, T-2-S, RR Co. Survey, City and County of Midland with intention to build a new workshop.

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.

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

WATER: 6" water exists in Younger Street N of tract, okay as is. No public water improvements required. 10" water exists in Norden Street W of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

PRO RATA: None. [For Applicant's Information Only.] SEWER: 6" sewer exists in alley S of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Devon Addition, Section 9 Drainage Study, prepared by Magrym Consulting and approved by City on 12/23/2024. [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)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, 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.

GIS: (Approved)

No comments.

Planning: (Approved)

Therefore, staff recommends approval of the Final Plat of Devon Addition, Section 9.

Attachments:

Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



DEVON ADDITION, SECTION 9

ITEM

FINAL PLAT

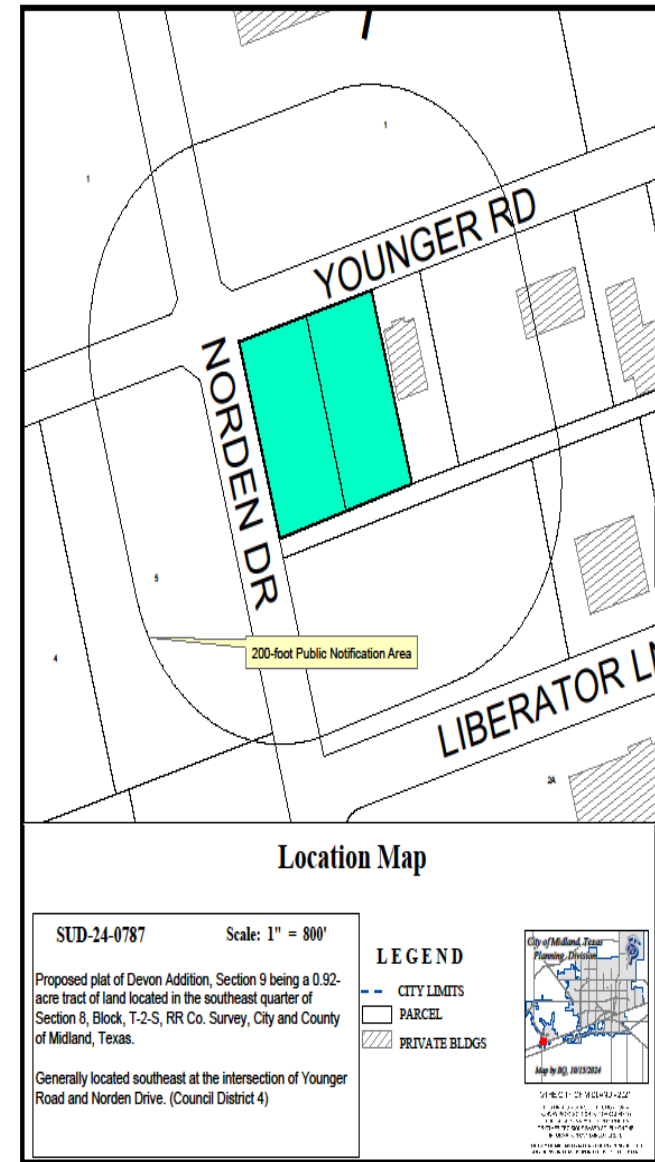


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APPLICATION SUMMARY

- **Property Owner:** Tyler Kuala
- **Representative:** Eduardo L. Aleman with Magrym Consulting (acting on behalf of owner)
- **Final Plat**
- **Address:** Generally located at the southeast corner of the intersection of Younger Road and Norden Drive. (District 4)



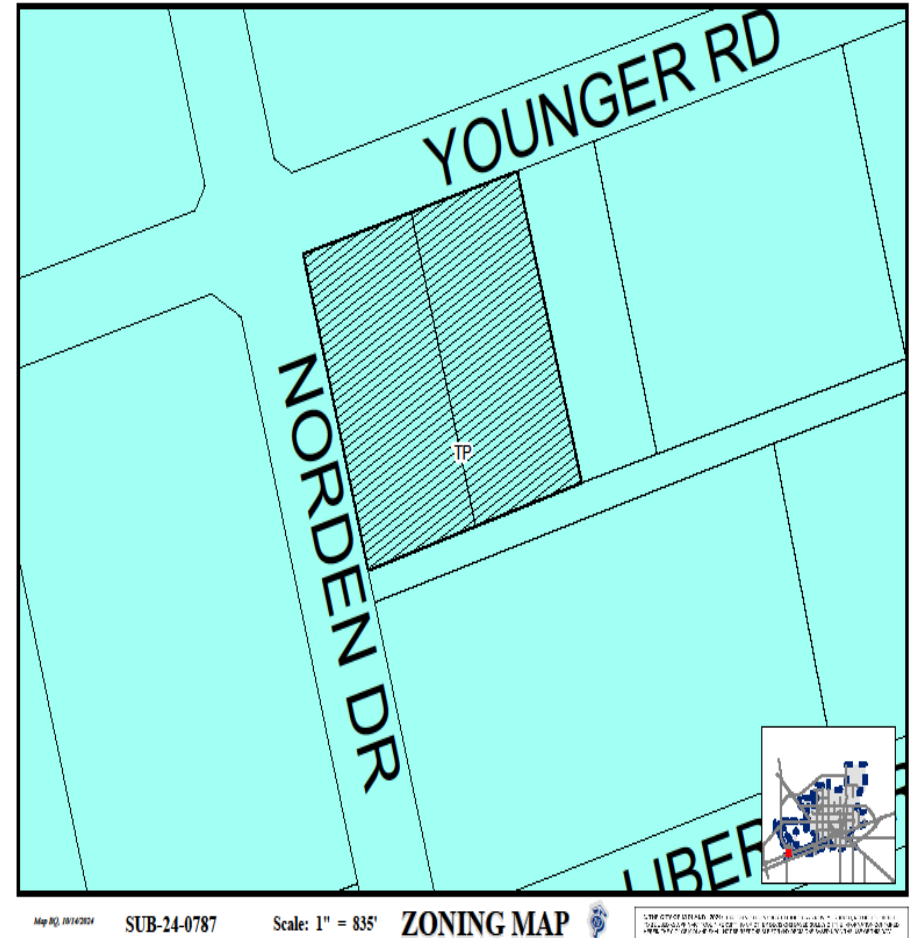
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- # PACKET



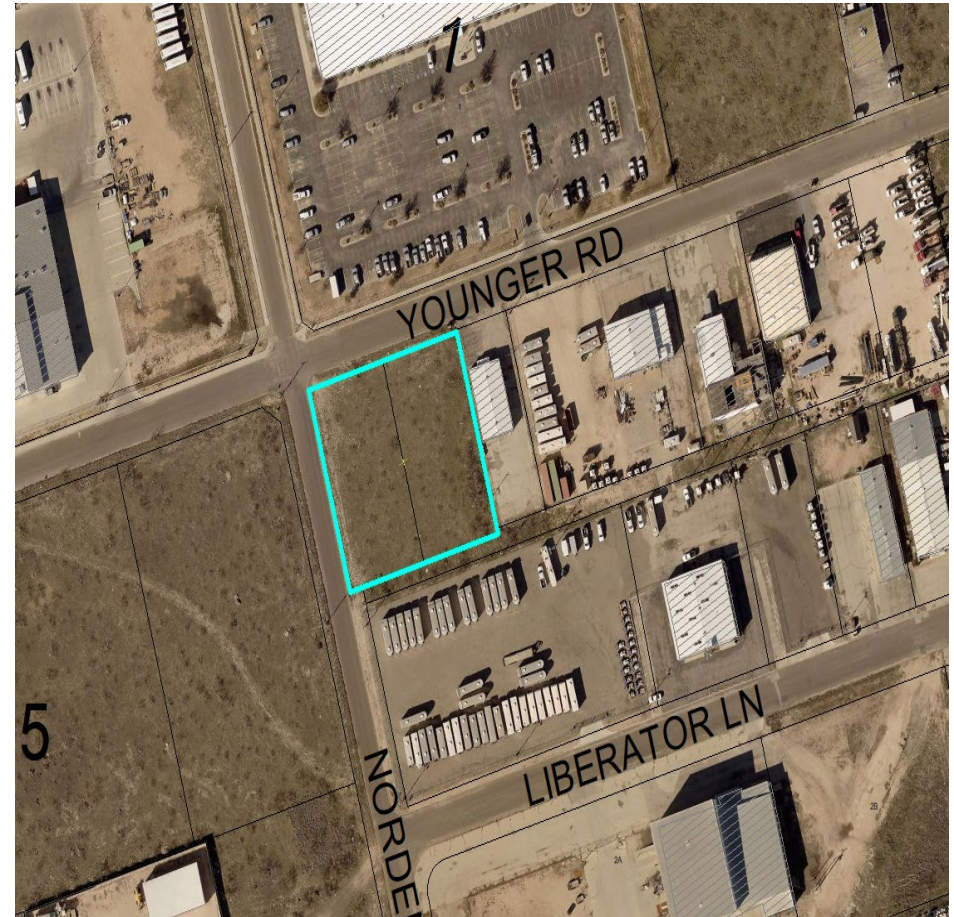
ZONING

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



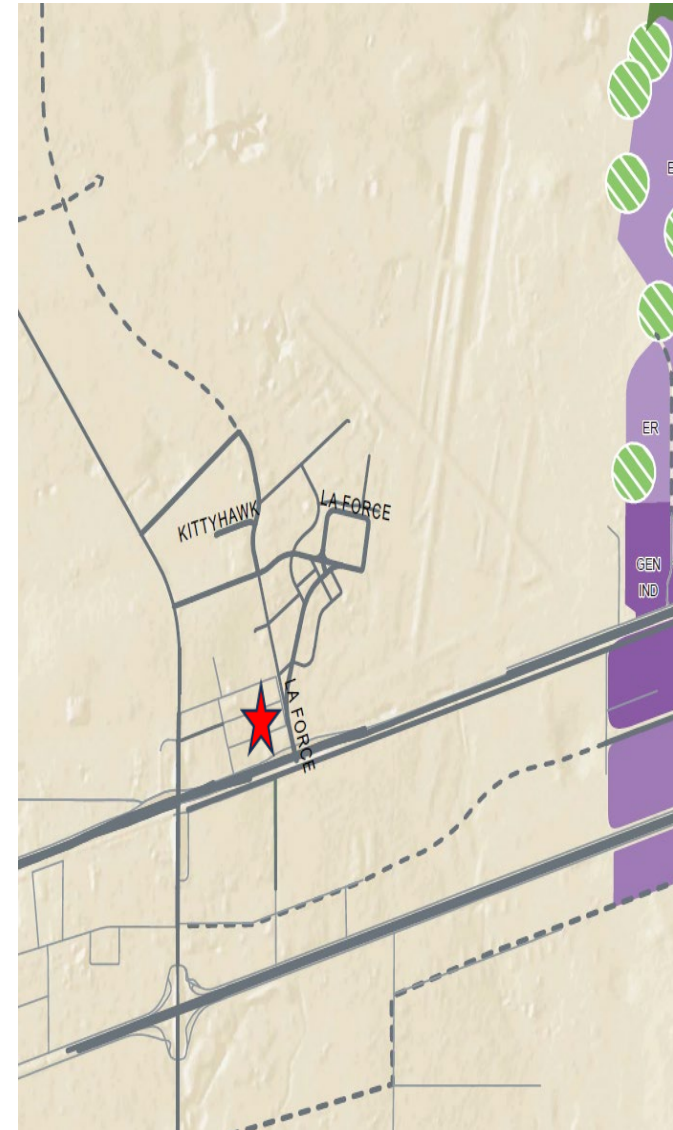
LAND USE

- **Current Use of the Property:**
Vacant Lot
- **Surrounding Uses:**
 - **North/South:** Parking Lots
 - **East:** Consulting Offices
 - **West:** Vacant Lot



COMPREHENSIVE PLAN

- TCT Land Use Designation:
Not designated



STAFF'S RECOMMENDATION

- Therefore, staff recommends **APPROVAL** of the Final Plat of Devon Addition, Section 9.



MISSION

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



Final Plat Application

Project Number:

Case Number:

SUB-24-0787
P-25-2195**Proposed Subdivision Plat Name:** Devon Addition Section**Legal Description (attached sealed Metes and Bounds):**

BEING A 0.92-ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, BLOCK, T-2-S, RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

Property OwnerPrinted Name: **G&C Holdings Co.**

Phone (713) 715-8334

Email

Tyler.Kubala@yahoo.com

Address **4511 Meadowlark Lane**City **Midland**State **TX**Zip **79707****Developer (if different than Owner)**

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)

Firm: Magrym Consulting

Printed Name: **Ed Aleman**

Phone (432) 254-0327

Email

ed.aleman@magrym.com

Address **800 N. Marienfeld Suite 100**City **Midland**State **TX**Zip **79701****Current Zoning:** TP**Reason for Platting:** To obtain Construction Permits**Plat Information**Total Acreage: **0.92**Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)Number of Lots: **2**

Number of Multi-Family Dwelling Units:

Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF) & CADD File
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- ☐ Applicant would like a reproduction made for their records
☐ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature):

Date: 2/5/2025

Property Owner (printed): Tyler Kubala

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

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

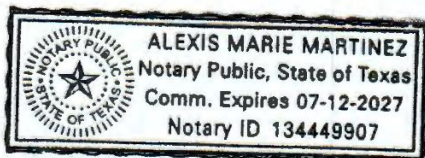
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ed Arman
Authorized Agent (signature)

Subscribed and sworn to before me, this 5th day of Feb., 20 25, to certify which witness my hand and seal of office.



[Signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

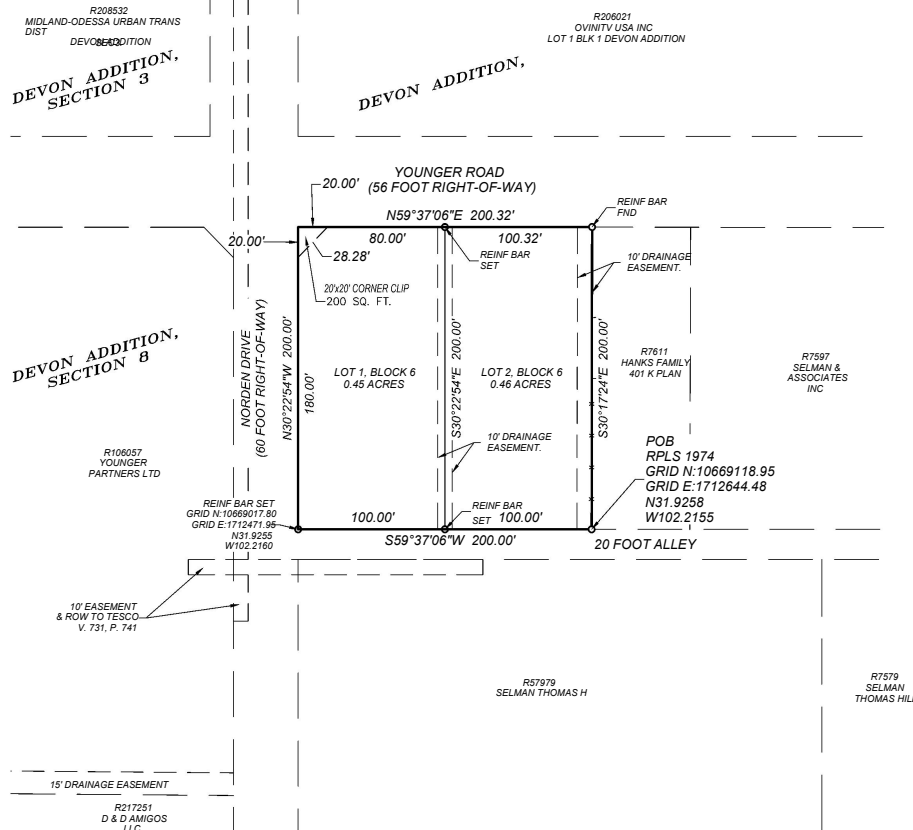
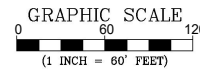
- | | | |
|--|--|---|
| ☒ Property Owner Authorization | ☒ 1 Copy of Dimensioned Plat | ☒ Plat in Digital Format (PDF/JPEG) |
| ☒ Mylar | ☒ 1 Copy of Plat (11x17) | ☐ CADD File |
| ☒ Application Fee | ☐ Title Opinion | ☐ Public Improvement |
| Check # <u>invoiced</u> | ☒ Tax Certificates | ☐ Recording Fee |
| Received By: <u>[Signature]</u> | | Check # <u>2025-08-08</u> |

Date: 2/5/2025

****Application will not be considered for scheduling until reviewed by a planner****
PACKET 2 Page 4.21 March 3, 2025

DEVON ADDITION SECTION 9

BEING A 0.92-ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST
QUARTER OF SECTION 8, BLOCK 40, T-2-S, RR CO. SURVEY, CITY AND
COUNTY OF MIDLAND, TEXAS.



STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, PERMACO WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE WEST PART OF SECTION 8, BLOCK 40, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON:

FIELD NOTE DESCRIPTION OF A 0.92 ACRE TRACT OF LAND, OUT OF THE WEST PART OF SECTION 8, BLOCK 40, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID 0.92 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REIN BAR FOUND (N10669118.95, E1712644.48) MARKED "RPLS 1974" IN THE NORTH LINE OF A 20 FOOT ALLEY WAY FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH THE ORIGINAL SOUTHWEST CORNER OF MIDLAND REGIONAL AIRPORT PROPERTY BEARS SOUTH 30°08'21" EAST 700.00 FEET;

THENCE SOUTH 89°37'06" WEST, ALONG SAID NORTH LINE OF SAID 20 FOOT ALLEY, 200.00 FEET TO A REIN BAR SET IN THE EAST RIGHT-OF-WAY LINE OF NORDEN DRIVE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 30°22'54" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 200.00 FEET TO A REIN BAR SET IN SAID EAST RIGHT-OF-WAY LINE AND IN THE SOUTH RIGHT-OF-WAY LINE OF YOUNGER ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89°37'06" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 200.00 FEET TO A REIN BAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 30°17'24" EAST 200.00 FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS DEVON ADDITION, SECTION 9, A SUBDIVISION OF 0.92 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

G & C HOLDINGS CO.

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 20__, BY G & C HOLDINGS CO.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF DEVON ADDITION, SECTION 9 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF ____, 20__.

SIGNED: _____
CHAIRMAN: LUCY SISNIEGA

ATTEST: _____
SECRETARY: LANDON OCHOA

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



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

NO.	DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
1.	8/5/2024	SKETCH PLAN	ELA	JG	09/15/2024
2.	12/12/2024	PRELIMINARY PLAN	ELA		
3.	02/05/2025	FINAL PLAT PREP	ELA	ED/RJ	8/3/25
4.	02/02/2025	FINAL PLAT REV.	ELA		
		JOB NO.:	24-517	SHEET: 1 OF 1	

800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
Office (432) 684-5548

PACKET

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March 3, 2025

NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0200P WITH AN EFFECTIVE DATE OF 9/16/2005.

ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE ADDITION MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-6, 11-11-8, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

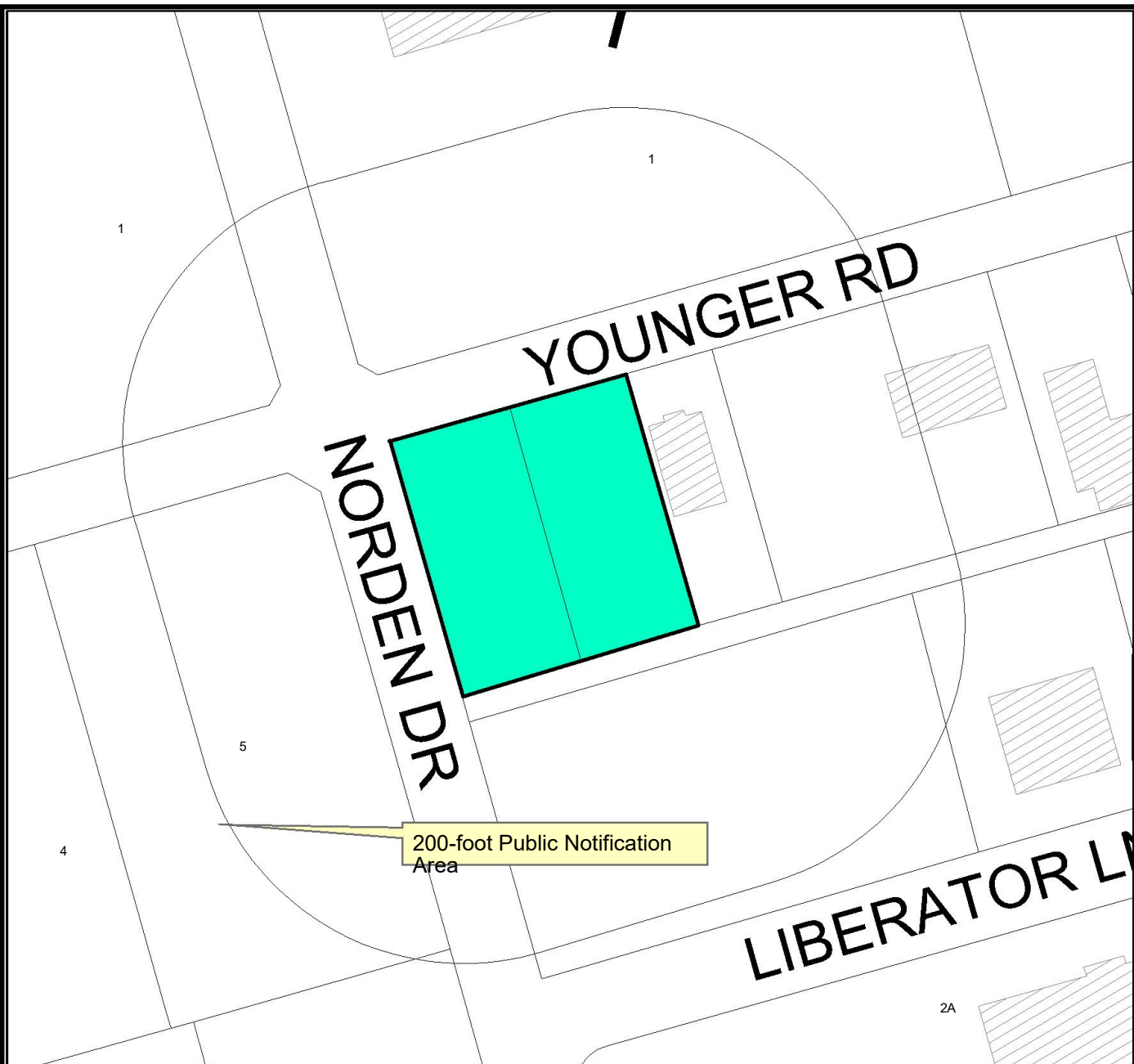
SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS



Location Map

SUD-24-0787

Scale: 1" = 800'

Proposed plat of Devon Addition, Section 9 being a 0.92-acre tract of land located in the southeast quarter of Section 8, Block, T-2-S, RR Co. Survey, City and County of Midland, Texas. Generally located southeast at the intersection of Younger Road and Norden Drive. (Council District 4)

LEGEND

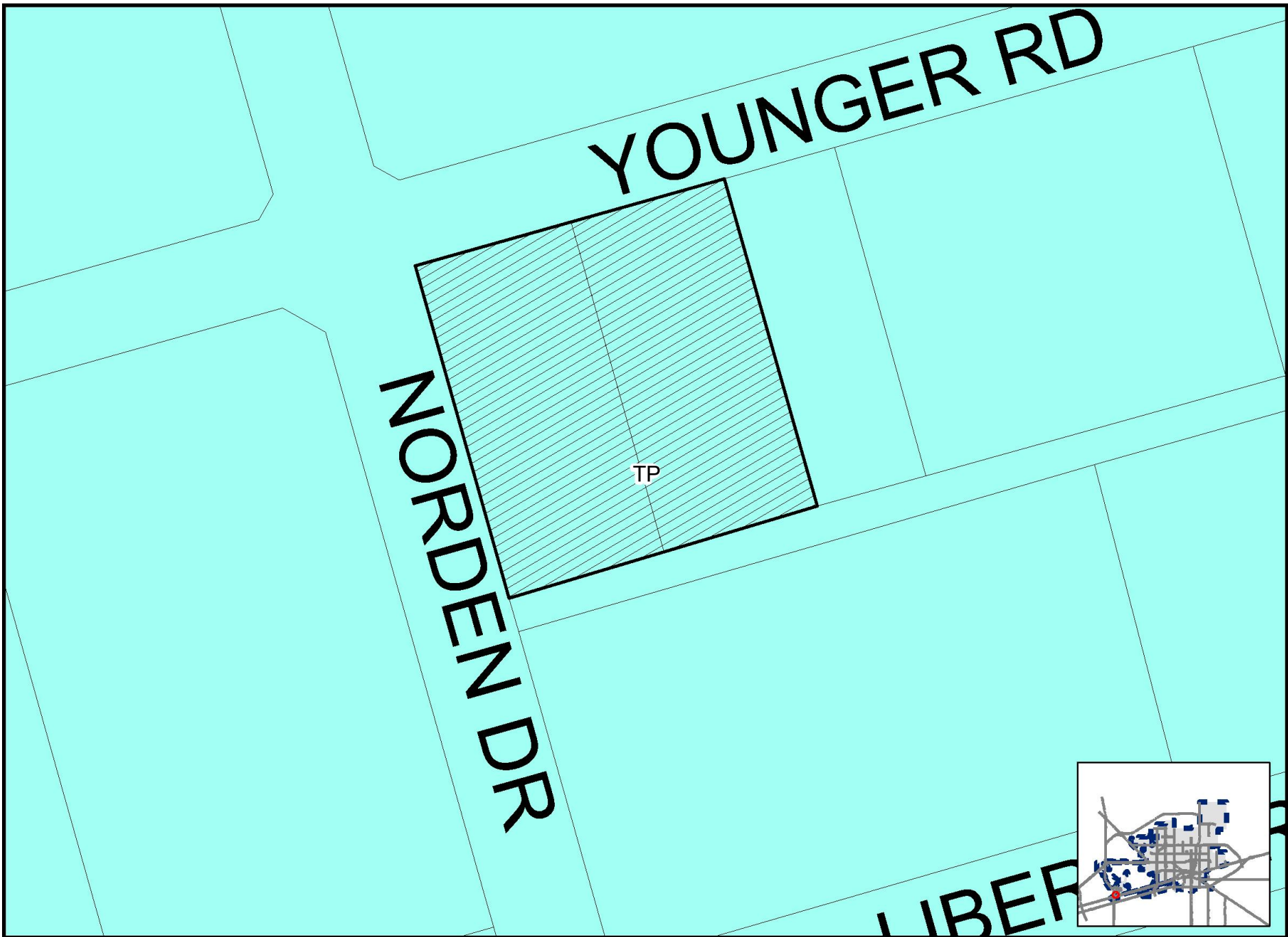
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 03, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Final Plat of Mockingbird Ridge, Section 13, being plat of a 17.21-acre tract of land located in Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City of Midland, Midland County, Texas. (Generally located on the east side of North Fairgrounds Road, approximately 1,344 feet north of Firewheel Road.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for Housing Development.

Preliminary Plat Approval:

Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 302.39-acre tract of land situated in Section 18, Block 38, T-1-S, A-734, T&P RR. Co. Survey, City and County of Midland, Texas located east of Fairgrounds Road. The applicant is platting to allow for Housing Development to allow for the development of multi-use site including single family housing, cottage housing, and greenspace/detention.

The preliminary plat was approved at the September 3, 2024, Planning and Zoning Commission meeting and at the September 24, 2024, City Council meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

* * * Approved with Condition: Per Midland City Code Sect. 11-2-3(G)1:

"Timing of public improvements. Except as provided otherwise herein, all street, alley, water, sanitary or storm sewer, and other public improvements, as well as lot improvements on the individual lots of the subdivision or addition as required in these regulations, for subdivisions within the City or within 1.5 kilometers (0.93 miles) thereof, shall be installed as required by the public improvement plans, prepared in accordance with Section 11-2-4, offered for dedication and accepted by the City prior to final plat approval. The required improvements shall be those specified and approved by the City in the public improvement plans. As used in this Section, "lot improvements" refers to grading and installation of improvements required for proper drainage and prevention of soil erosion."

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

ROW: ROW okay as shown. [For Applicant's Information Only.]

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1]

WATER: Water improvement have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1].

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

PRO RATA: None

SEWER: Wastewater improvement plan have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalk improvement plan have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1].

Transportation: (Approved)

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

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

Fire: (Approved)

No objections.

Oil and Gas: (Approved)

No Oil & Gas well concerns. The Stimpson Burley 18 #1, a Non-Permitted well, is identified with 135 ft. well radius of location on plat. Informational: Any oil & gas wells not identified or left off plat, could prevent receiving city permits for structures. Any plugged and abandoned (P&A) well would need to be identified. No structure shall be built over an abandoned well.

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.

GIS: (Approved)

No comments.

Planning: (Approved with Conditions)

The Planning & Zoning Commission approved the final plat Mockingbird Ridge, Section 12 on January 21, 2025. [Informational]

This phase of the Mockingbird Ridge subdivision consists of 99 platted lots for single-family residential development.

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 13, subject to condition A.

Condition(s):

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: P-25-2191

Proposed Subdivision Plat Name: MOCKINGBIRD RIDGE, SECTION 13

Legal Description (attached sealed Metes and Bounds): BEING A 17.21 ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: BETENBOUGH HOMES LLC

Phone (806) 797-9494

Email
brettb@betenbough.com

Address 6305 82ND STREET

City LUBBOCK

State TX

Zip 79424

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email
adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: PD

Reason for Platting: OWNERSHIP PURPOSES

Plat Information

Total Acreage: 17.21

Type: ☒ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 99

Number of Multi-Family Dwelling Units:

Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 1 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- ☐ Applicant would like a reproduction made for their records
☒ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00
 For plats that exceed 24" \$81.00
 For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only; authorized agent must sign affidavit below)

Property Owner (signature): Abe Fuentez Date: 1/28/2025

Property Owner (printed): Abe Fuentez

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

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

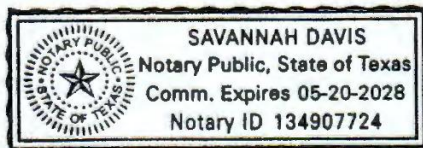
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 28th day of January, 20 25, to certify which witness my hand and seal of office.



[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☐ Property Owner Authorization	☐ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☐ 1 Copy of Plat (11x17)	☐ Public Improvements
☐ Application Fee	☐ Title Opinion	☐ Recording Fee
Check # <u>5167</u>	☐ Tax Certificates	Check # <u>5168</u>
Received By: 		Date: <u>RECEIVED</u>

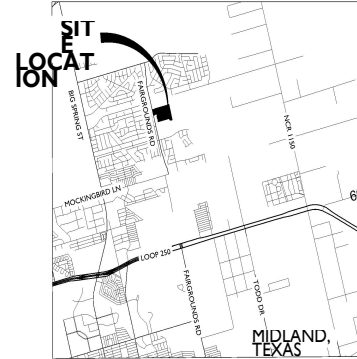
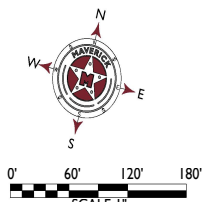
FEB 28 2025

Initials D H

MOCKINGBIRD RIDGE, SECTION 13

BEING A 17.21-ACRE TRACT OF LAND,
SITUATED IN SECTION 18,
BLOCK 38, T-1-S. A-734, T&P RY. CO.
SURVEY, CITY OF MIDLAND,
MIDLAND COUNTY, TEXAS

SECTION 13
BLOCK 38, T-1-S. A-734
MIDLAND COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 61°11'42" E	60.00'
L2	N 75°35'57" E	28.36'
L3	N 75°35'57" E	60.00'
L4	N 75°35'57" E	28.36'
L5	N 75°35'57" E	60.00'
L6	N 75°35'57" E	28.36'
L7	N 75°35'57" E	60.00'
L8	N 75°35'57" E	28.36'
L9	N 75°35'57" E	60.00'
L10	N 75°35'57" E	28.36'
L11	N 75°35'57" E	60.00'
L12	N 75°35'57" E	28.36'
L13	N 75°35'57" E	60.00'
L14	N 75°35'57" E	28.36'
L15	N 75°35'57" E	60.00'
L16	N 75°35'57" E	28.36'
L17	N 75°35'57" E	60.00'
L18	N 75°35'57" E	28.36'
L19	N 75°35'57" E	60.00'
L20	N 75°35'57" E	28.36'
L21	N 75°35'57" E	60.00'
L22	N 75°35'57" E	28.36'
L23	N 75°35'57" E	60.00'
L24	N 75°35'57" E	28.36'
L25	N 75°35'57" E	60.00'
L26	N 75°35'57" E	28.36'
L27	N 75°35'57" E	60.00'
L28	N 75°35'57" E	28.36'
L29	N 75°35'57" E	60.00'
L30	N 75°35'57" E	28.36'

VICINITY
MAP

SURVEYOR'S
STATEMENT
I, GREGORY W. SHULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS SURVEY FROM AN ACTUAL SURVEY OF THE PROPERTY. THE SUBDIVISION THEREON WERE MADE IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 201, ACTS, COMPILATIONS, AND DECISIONS, AND DO HEREBY GIVE MY BEST FIDELITY AND TRUTHFULNESS TO THE SAME.



OWNERS
STATEMENT
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COUNTY OF MIDLAND
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CERTIFICATE OF
APPROVAL
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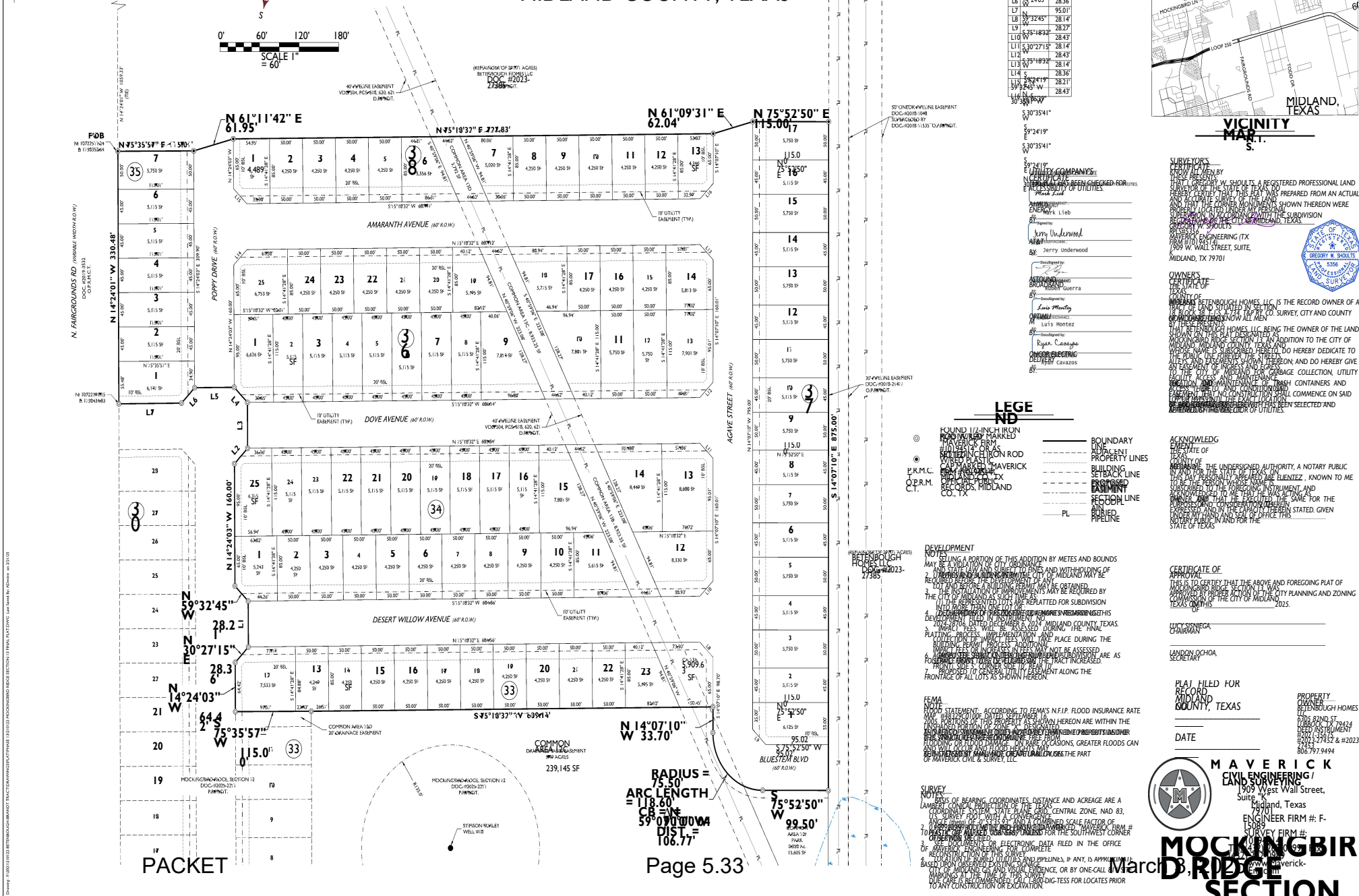
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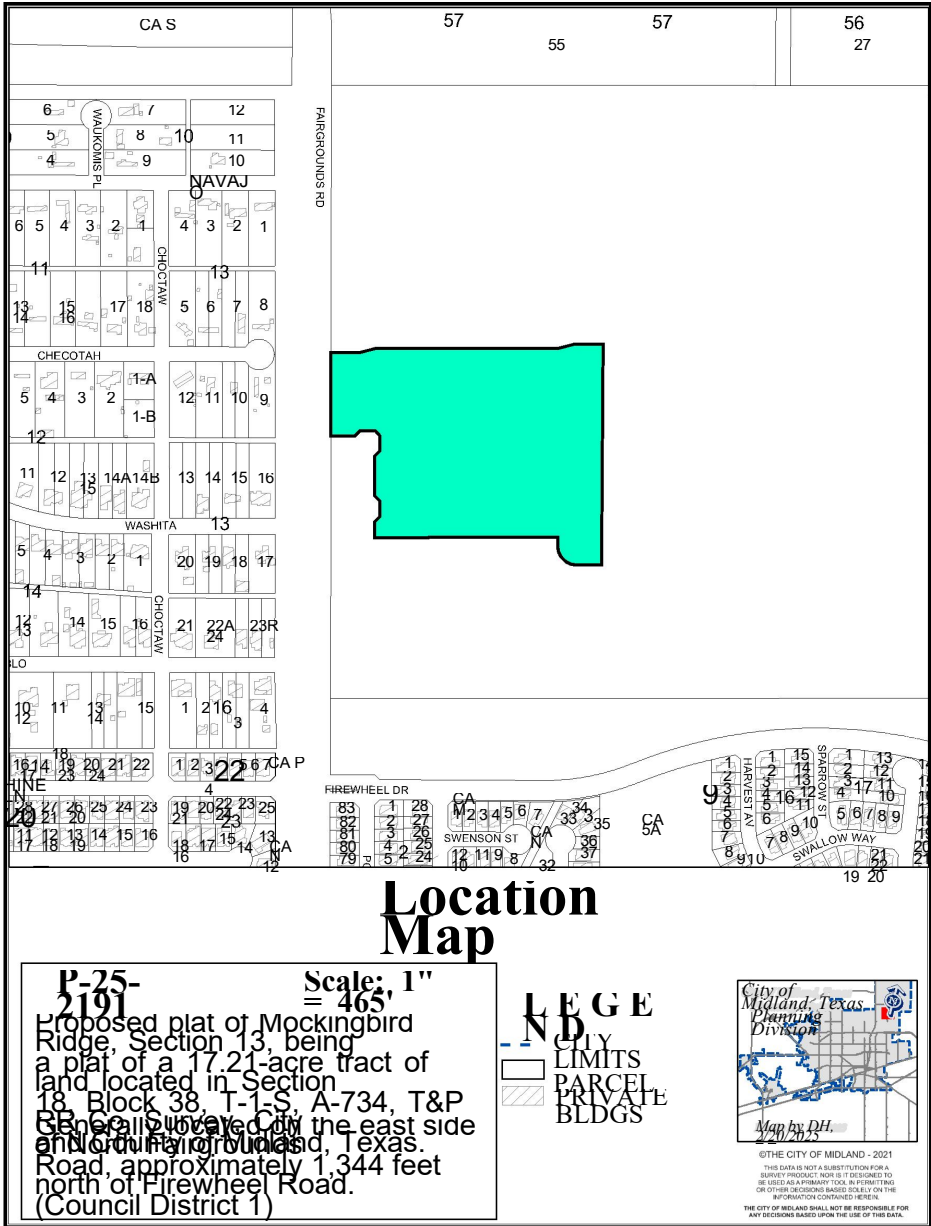
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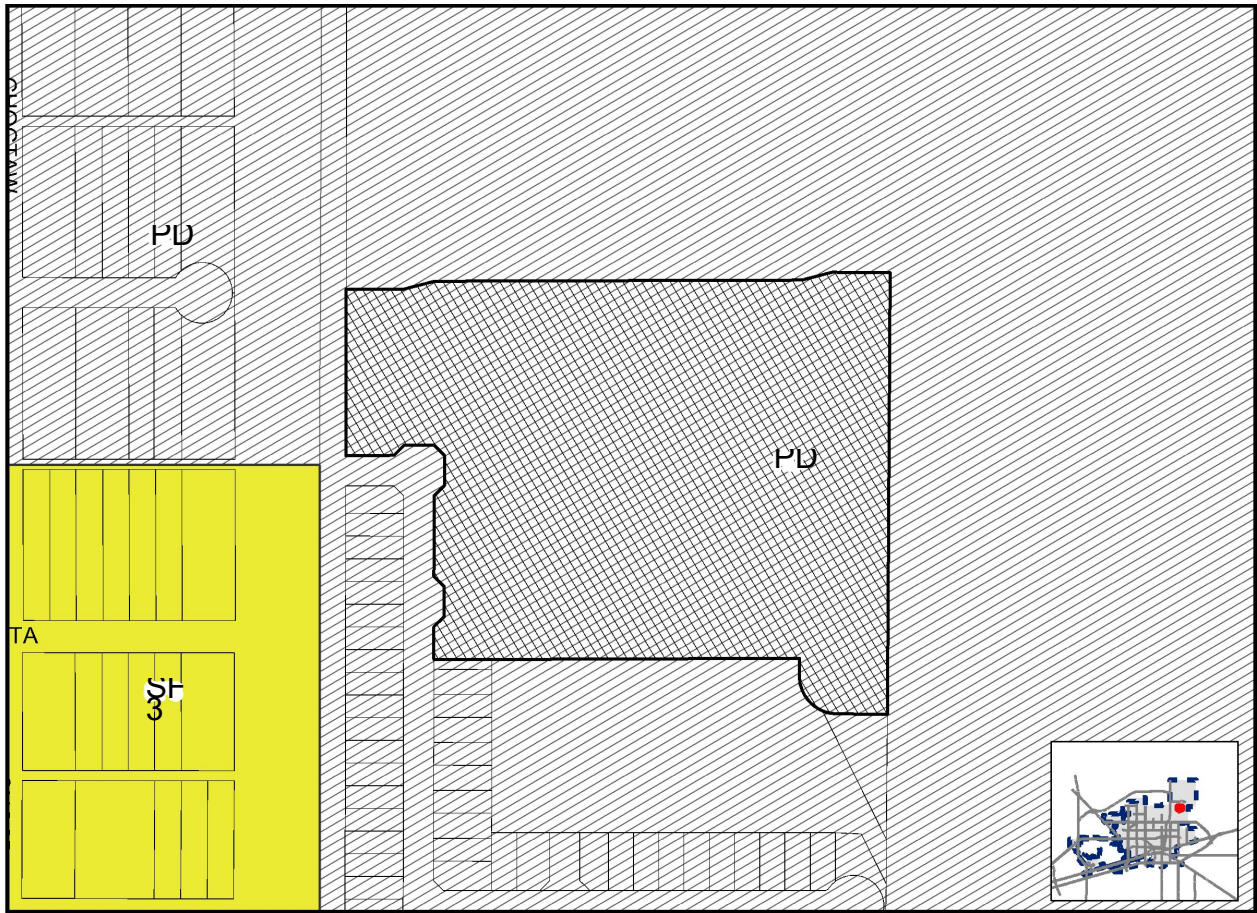
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Map 12/12/25

P-75-
2191

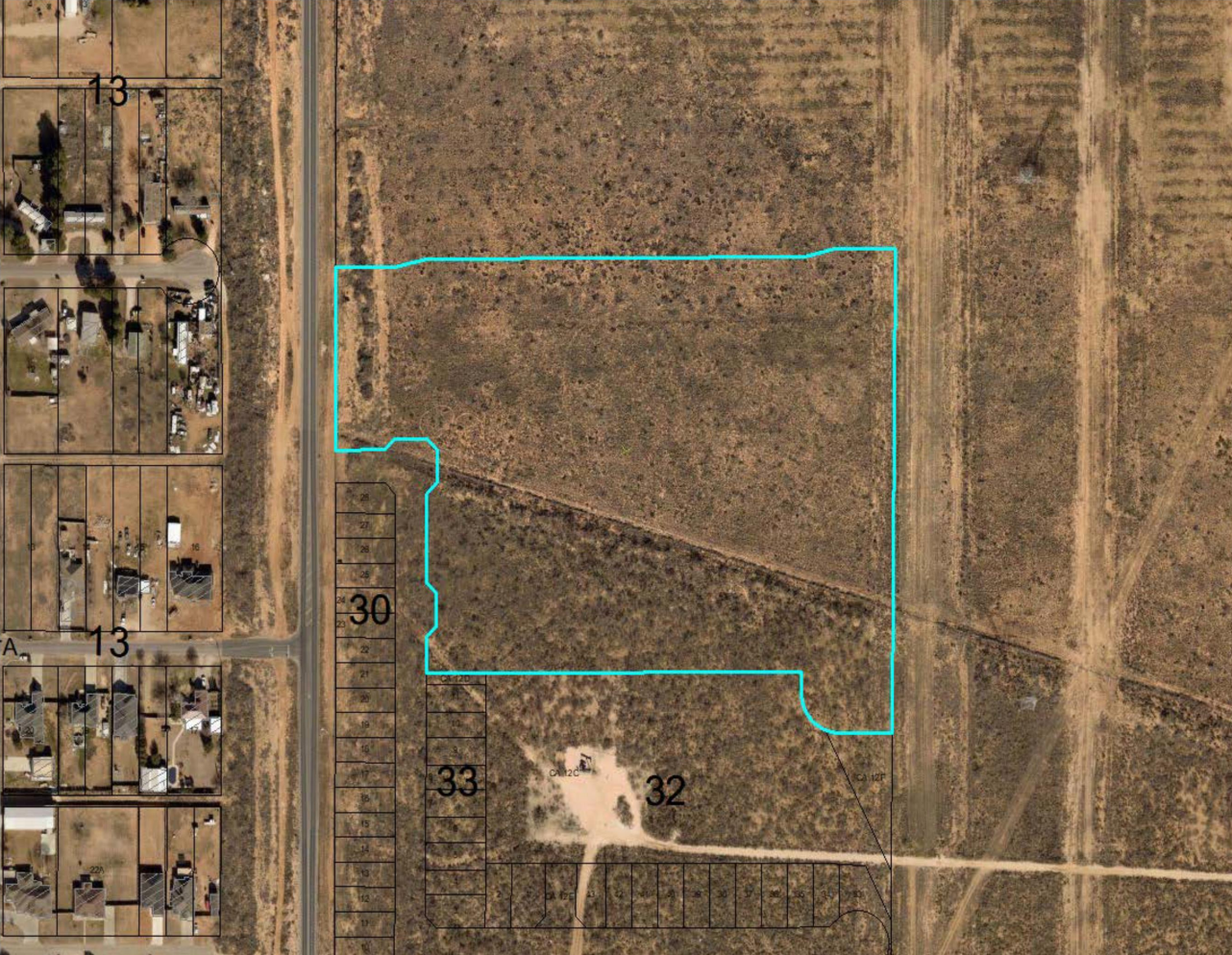
Scale: 1" = 233'

**ZONING
MAP**



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MOCKINGBIRD RIDGE, SECTION 13

ITEM —
FINAL PLAT

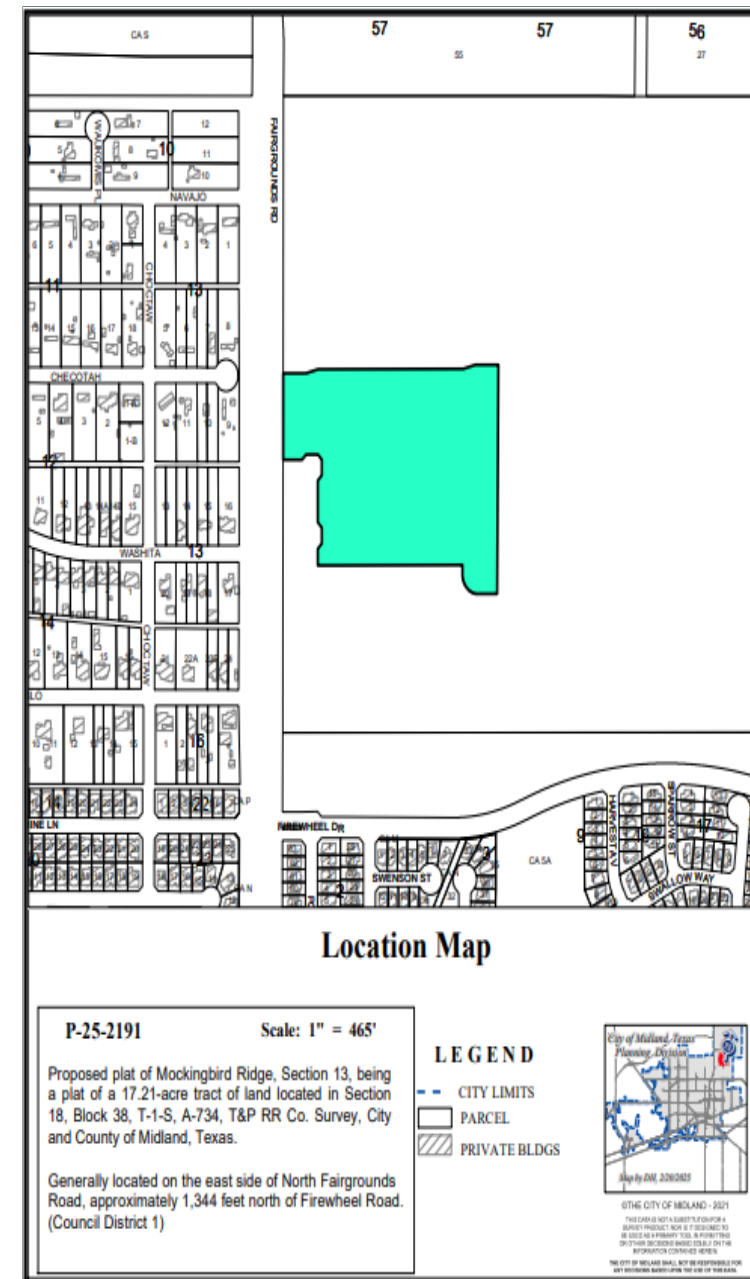


Visit Our Website

MIDLANDTEXAS.GOV

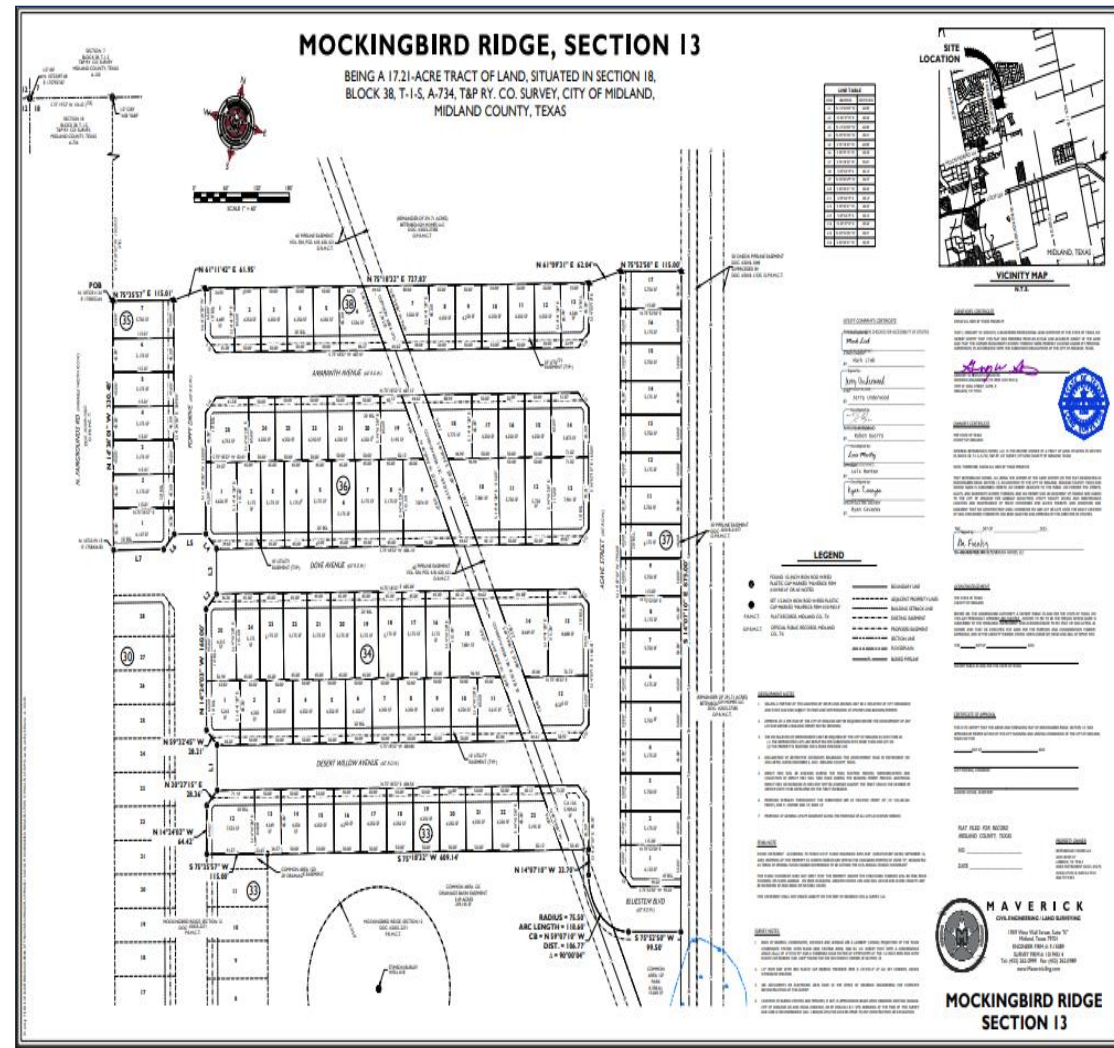
APPLICATION SUMMARY

- **Property Owner & Developer:** Betenbough Homes, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Final Plat
- **Location:** Generally located on the east side of North Fairgrounds Road, approximately 1,344 feet north of Firewheel Road (District 1)



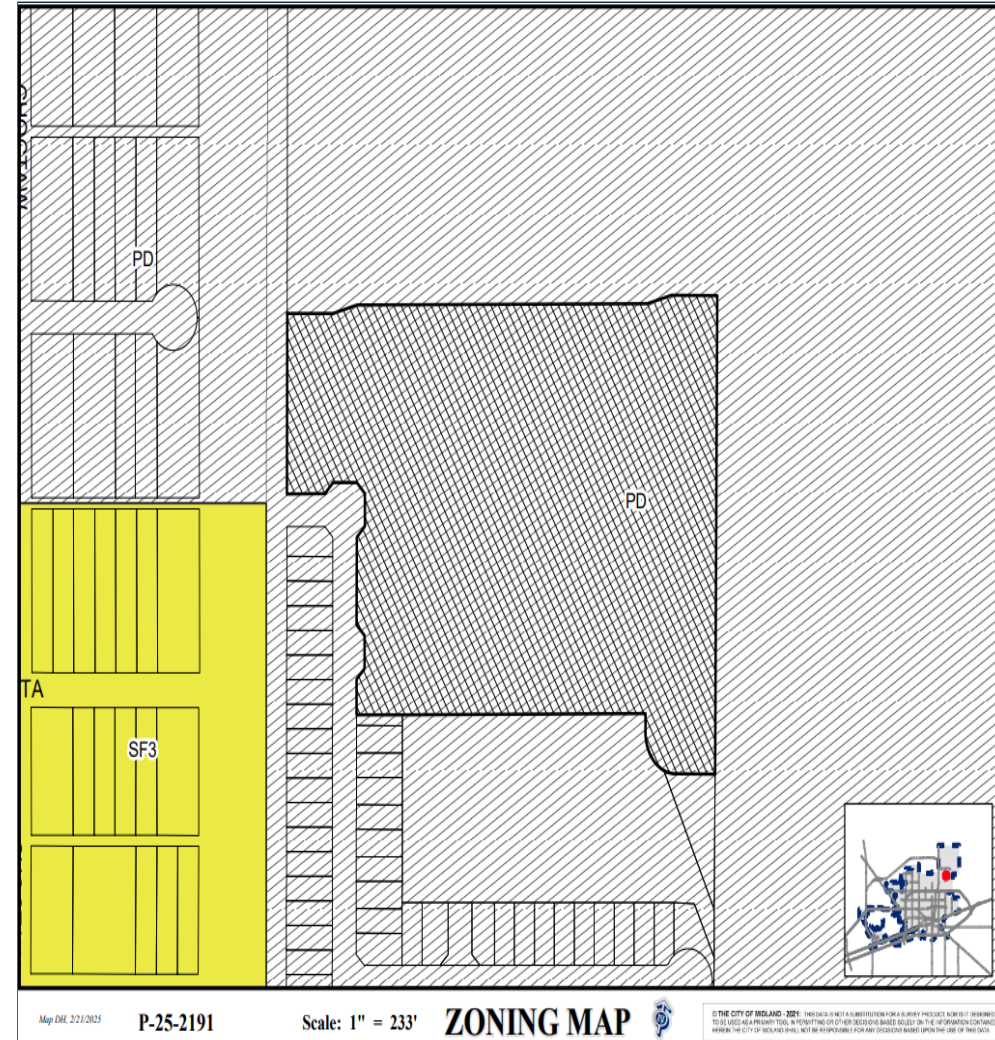
PLAT DETAILS

- **Acreage:** 17.21-acres
- **Number of lots:** 99 lots
- **Reason for Request:** To allow for Housing Development to allow for the development of multi-use site including single family housing, cottage housing, and greenspace/detention.



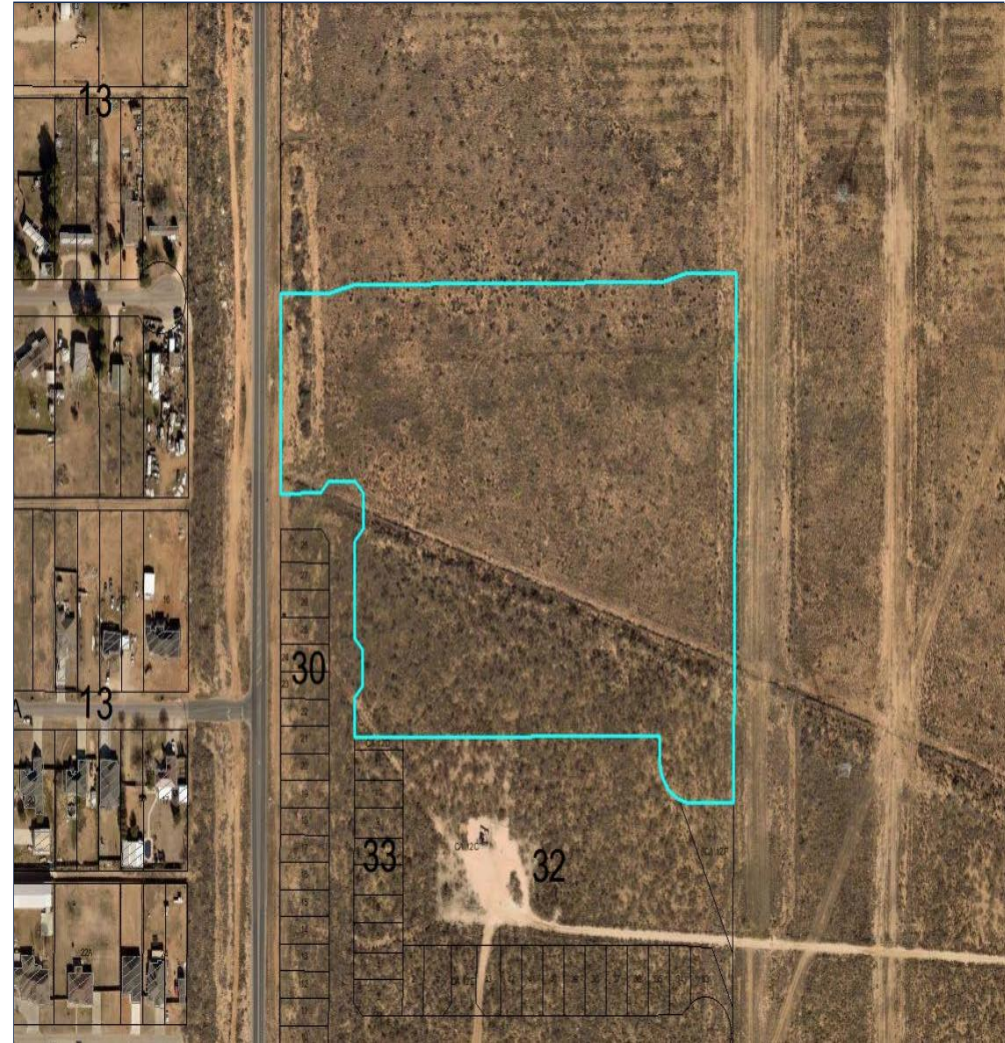
ZONING

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



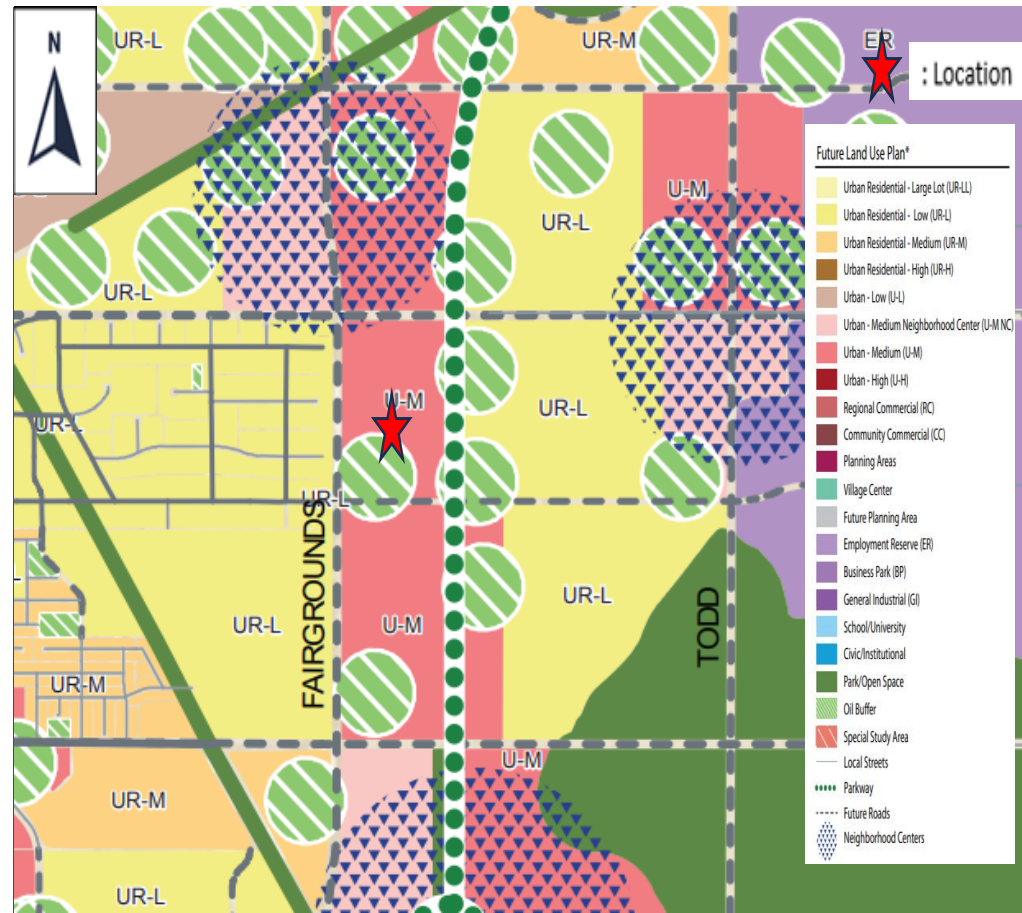
LAND USE

- **Current Use:** Vacant lot
- **Proposed Use:** Single-family residential
- **Surrounding Uses:**
 - **North/South/East:** Vacant lots
 - **West:** Single-family residential



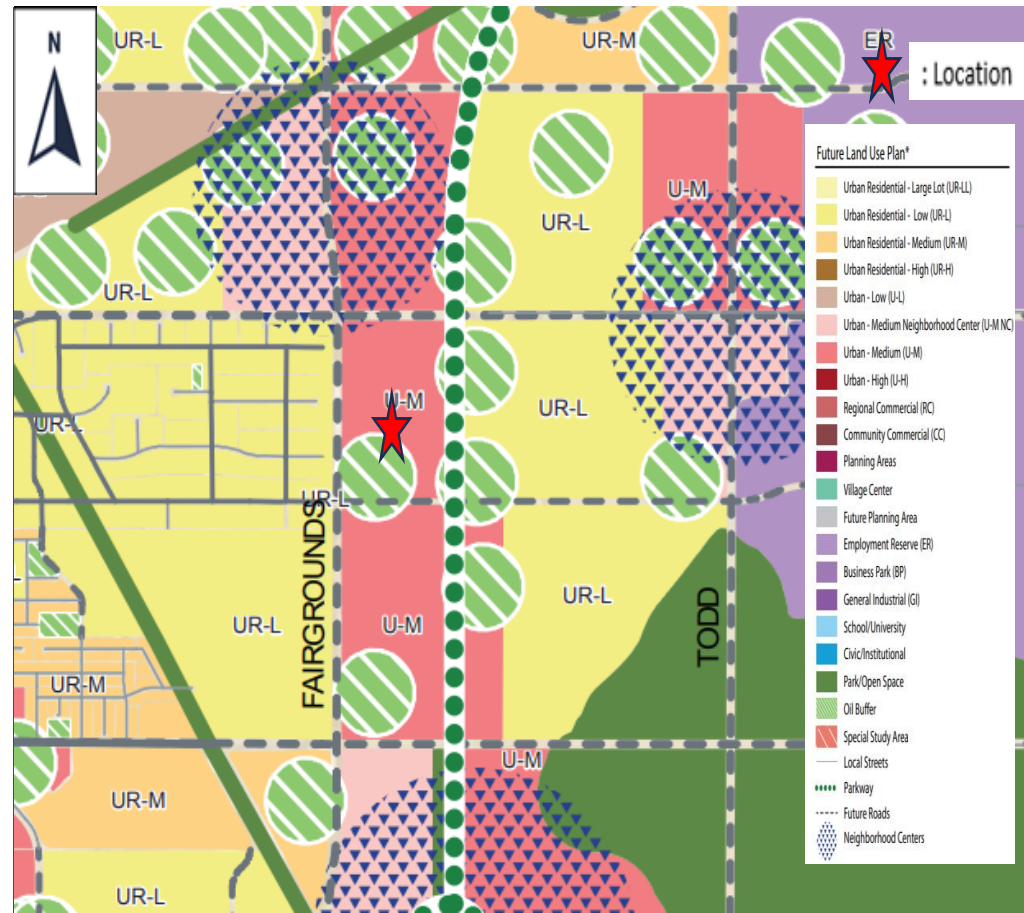
COMPREHENSIVE PLAN ANALYSIS

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



COMPREHENSIVE PLAN ANALYSIS

- Amenities such as parks, plazas and quality streetscapes should be more prevalent than in U-L areas.
- Request is **compatible** with the surrounding area, and the Tall City Tomorrow Plan.



RELATED ITEMS

- The preliminary plat was approved at the September 3, 2024, Planning and Zoning Commission meeting and at the September 24, 2024, City Council meeting.



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat of Mockingbird Ridge, Section 13, subject to the following condition:

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



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 03, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Final Plat of Nueva La Jolla Addition, Section 6, being a replat of Lots 1 through 8, Block 8, Nueva La Jolla Addition, and an adjacent 0.05-acre portion of vacated street right-of-way, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North Benton Street and Mulberry Lane.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

PD, Planned Development District for Housing Development.

Preliminary Plat Approval:

Newton Engineering, PC, on behalf of Midland Habitat for Humanity, is requesting to replat of 8 lots south of Mulberry Lane into 11 to develop single-family dwellings.

The preliminary plat was approved at the April 18, 2022, Planning and Zoning Commission meeting and reinstated at the September 16, 2024, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved with Conditions)

* * * Approved with Condition: Per Midland City Code Sect. 11-2-3(G)1:

"Timing of public improvements. Except as provided otherwise herein, all street, alley, water, sanitary or storm sewer, and other public improvements, as well as lot improvements on the individual lots of the subdivision or addition as required in these regulations, for subdivisions within the City or within 1.5 kilometers (0.93 miles) thereof, shall be installed as required by the public improvement plans, prepared in accordance with Section 11-2-4, offered for dedication and accepted by the City prior to final plat approval. The required improvements shall be those specified and approved by the City in the public improvement plans. As used in this Section, "lot improvements" refers to grading and installation of improvements required for proper drainage and prevention of soil erosion."

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

ROW: ROW okay as shown. [For Applicant's Information Only.]

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1]

WATER: Water improvement have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1].

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

PRO RATA: None

SEWER: Wastewater improvement plan have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Sidewalk improvement plan have not been accepted nor has a final walk-through been requested. [Reference City Code Sect. 11-2-3(G)1].

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issue

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.

GIS: (Approved)

No comments.

Planning: (Approved with Conditions)

Staff recommends approval of the Final Plat of Nueva La Jolla Addition, Section 6, subject to condition A.

Condition(s):

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

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: P-25-2197**Proposed Subdivision Plat Name:** Nueva La Jolla Addition, Section 6**Legal Description (attached sealed Metes and Bounds):** _____
_____**Property Owner**

Printed Name: Midland Habitat for Humanity

Phone (432) 978-2919

Email jhopkins@midlandhabitat.org

Address P.O. Box 2555

City Midland

State TX

Zip 79701

Developer (if different than Owner)

Printed Name: _____

Phone () _____

Email _____

Address _____

City _____

State _____

Zip _____

Representative (if acting as Agent, see affidavit on page 2)Firm: Newton Engineering, PCPrinted Name: Kyle L. Newton, P.E.

Phone (432) 935-0707

Email _____

kyle@newtoncivil.com

Address 4501A Santa Rosa Drive

City Midland

State TX

Zip 79707

Current Zoning: _____**Reason for Platting:** Create a 11 lots for development purposes.**Plat Information**

Total Acreage: 1.23 ac

Type: ☒ Single-Family Residential☐ Multi-Family Residential☐ Commercial☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 11

Number of Multi-Family Dwelling Units: 0

Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.**Items to be submitted with this application form:**

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF) & CADD File
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- ☐ Applicant would like a reproduction made for their records
☒ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only - authorized agent must sign affidavit below)

Property Owner (signature):

Date:

2/4/25

Property Owner (printed): Joey Hopkins

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

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

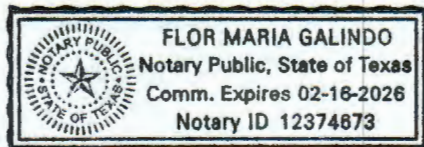
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS COUNTY OF MIDLAND

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

Authorized Agent (signature)

Subscribed and sworn to before me, this 4 day of February, 2025, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

- ☐ Property Owner Authorization
☐ Mylar
☐ Application Fee

Check #

1806

- ☐ 1 Copy of Dimensioned Plat
☐ 1 Copy of Plat (11x17)
☐ Title Opinion
☐ Tax Certificates

- ☐ Plat in Digital Format (PDF/JPEG)
☐ CADD File
☐ Public Improvement
☐ Recording Fee

Check #

Received By:

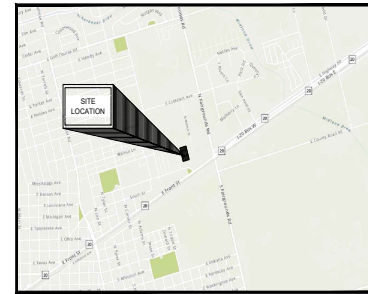
Date:

FEB 05 2025

Application will not be considered for scheduling until reviewed by March 2025

NUEVA LA JOLLA ADDITION, SECTION 6

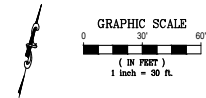
BEING A REPLAT OF LOTS 1 - 8, BLOCK 8, NUEVA LA JOLLA ADDITION,
AND A 0.05 ACRE PORTION OF VACATED STREET RIGHT-OF-WAY ALONG BENTON STREET,
CITY AND COUNTY OF MIDLAND, TEXAS



LOCATION MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1" GAL. IRON PIPE FOUND
- ⊙ 1/2" IRON ROD WITH CAP "RPLS 5707" SET WHERE POSSIBLE
- BOUNDARY LINE
- ADJACENT PROPERTY
- 100-YEAR FLOODPLAIN
- 500-YEAR FLOODPLAIN



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND HABITAT FOR HUMANITY, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS NUEVA LA JOLLA ADDITION, SECTION 6, BEING A REPLAT OF LOTS 1 - 8, BLOCK 8, NUEVA LA JOLLA ADDITION, AND A 0.05 ACRE PORTION OF VACATED STREET RIGHT-OF-WAY ALONG BENTON STREET, CITY AND COUNTY OF MIDLAND, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEY HOPKINS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS NUEVA LA JOLLA ADDITION, SECTION 6, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 2025.

MIDLAND HABITAT FOR HUMANITY
JOEY HOPKINS, EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2025 BY JOEY HOPKINS.

NOTARY PUBLIC, STATE OF TEXAS

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

Signed: RYAN CAVAZOS, Oncor Electric Delivery Company
Signed: LUIS MONTEZ, Optimum
Signed: JERRY UNDERWOOD, A. T. & T.
Signed: RUBEN GUERRA, Astound Broadband
Signed: MARK LEB, Atmos Energy

SURVEYOR'S CERTIFICATE:

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

DATED: _____ 20____
REGISTERED PROFESSIONAL SURVEYOR



March 3, 2025

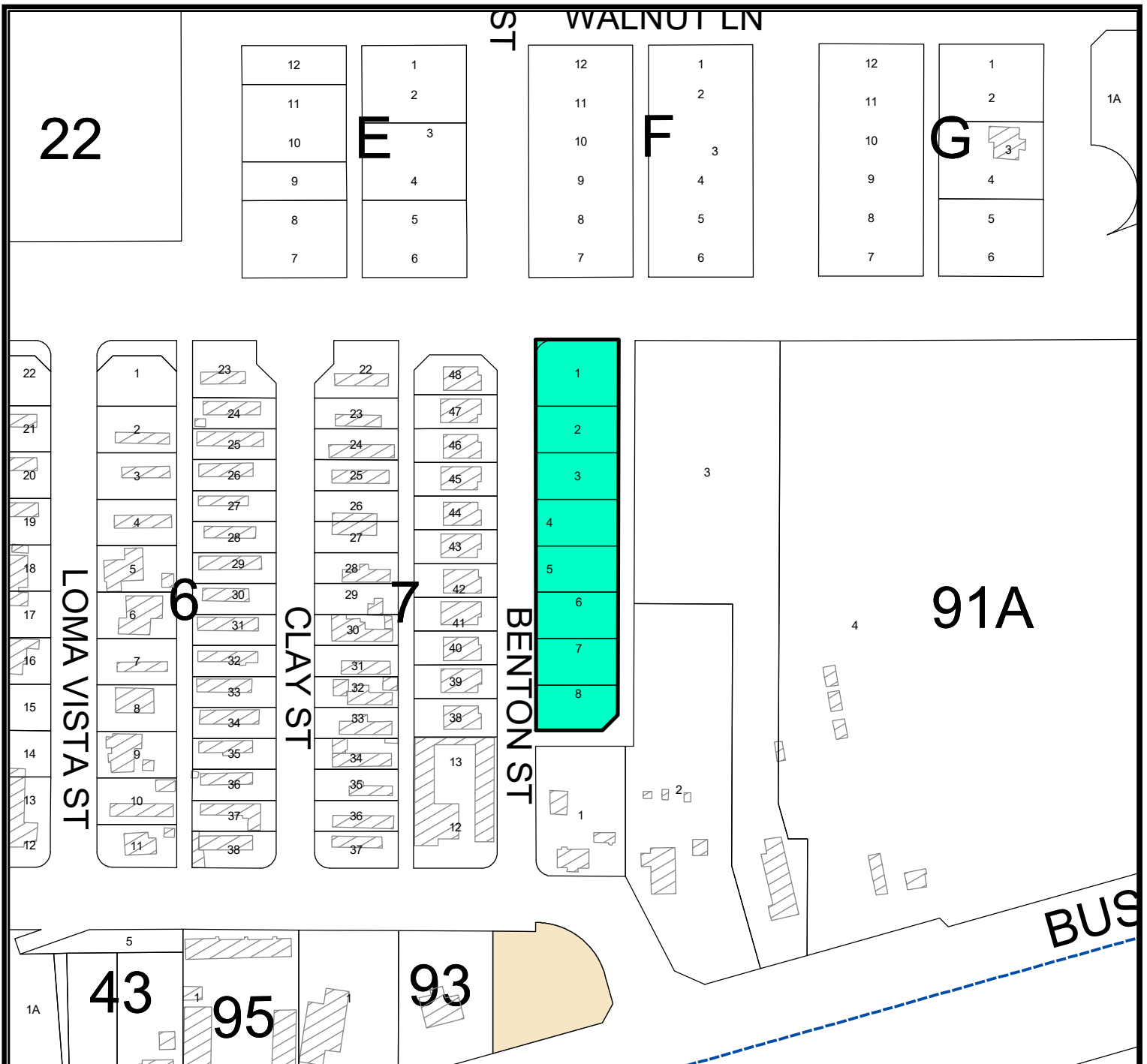
OWNER: MIDLAND HABITAT FOR HUMANITY
P.O. BOX 2555
MIDLAND, TEXAS 79701
(432) 682-9606

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____
DATE _____

NUEVA LA JOLLA ADDITION, SECTION 6			
SCALE: 1" = 40'	DATE: FEBRUARY 2025	FILE NAME:	DRYAN 001
NEWTON ENGINEERING, P.C.		2481 E. 3rd St. Odessa, Texas 79701 (432) 934-0707	
F-13856 F-10194809		432) 682-9606	
FINAL PLAT		PROJECT NUMBER: 22-ME01191	

PACKET



Location Map

P-25-2197

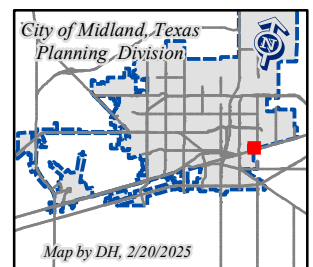
Scale: 1" = 186'

Nueva La Jolla Addition, Section 6, being a replat of Lots 1 through 8, Block 8, Nueva La Jolla Addition, an adjacent 0.05-acre portion of vacated street right-of-way, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North Benton Street and Mulberry Lane. (Council District 2)

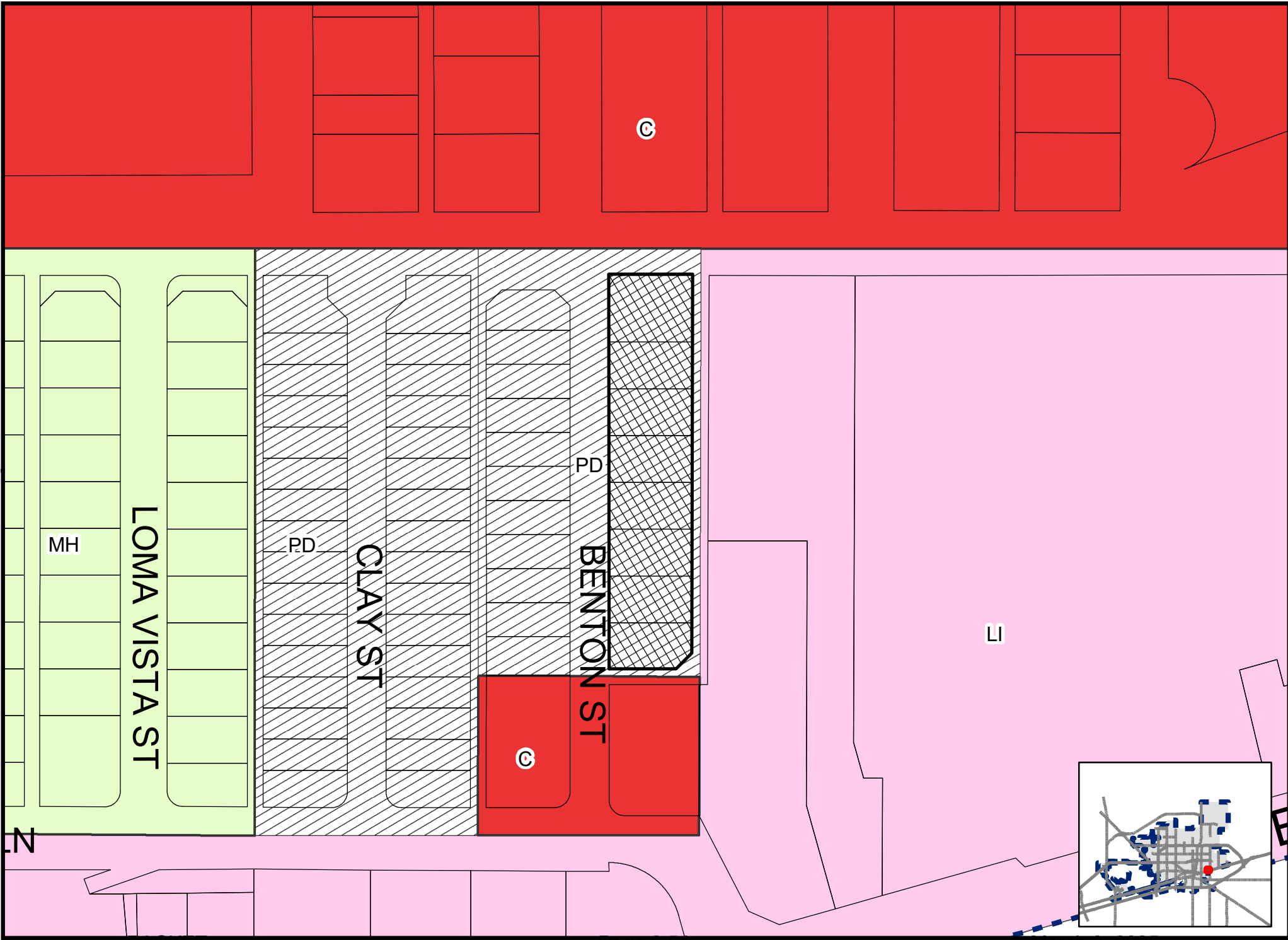
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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PACKET

P-25-2197

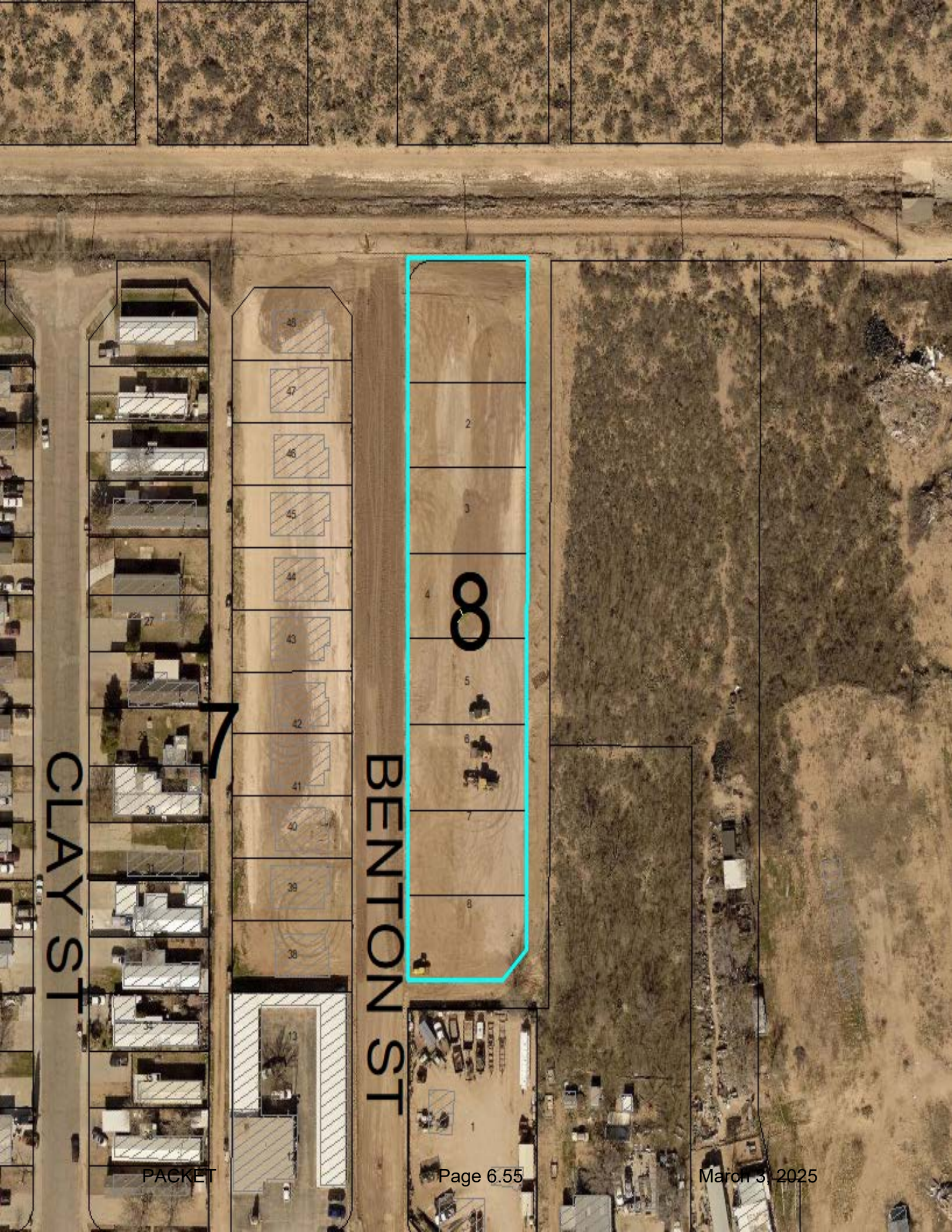
Page 6.54

Scale: 1" = 155'

ZONING MAP



March 3, 2025



CLAY ST

BENTON ST

8



NUEVA LA JOLLA ADDITION, SECTION 6 ITEM — FINAL PLAT

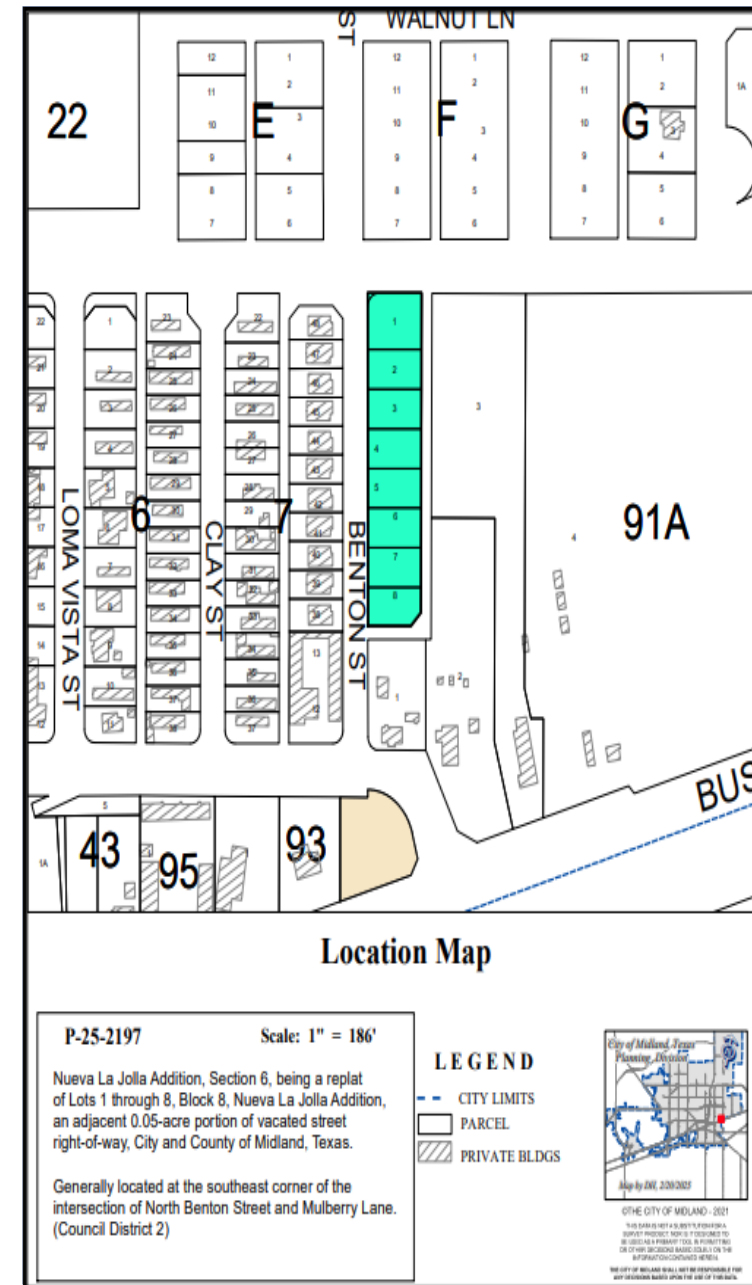


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner & Developer:** Midland Habitat for Humanity
- **Representative:** Kyle Newton, with Newton Engineering, PC
- **Application Type:** Final Plat
- **Location:** Generally located on the south side of Mulberry Lane (District 2)



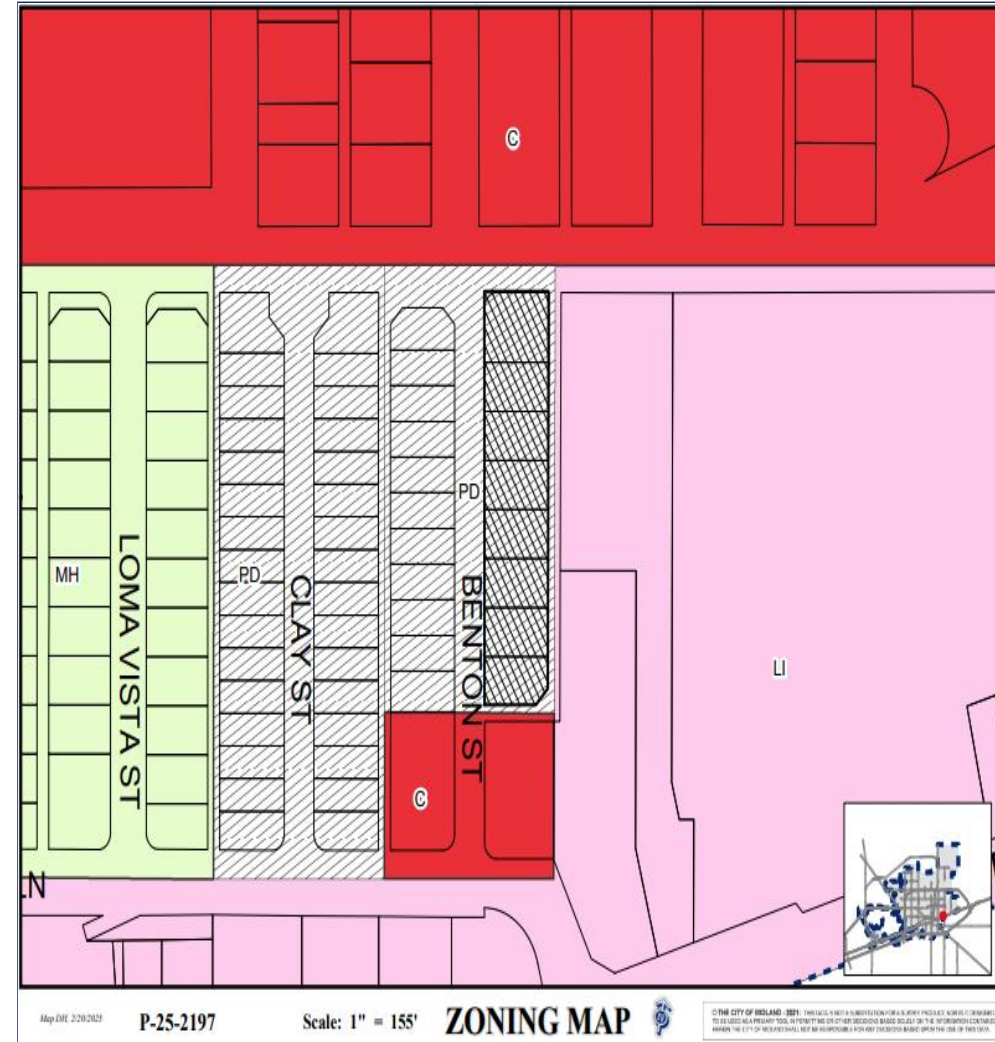
3

- # PACKET



ZONING

- **Current Zoning:** PD, Planned Development District for Housing Development
- **Surrounding Zoning:**
 - **North/South:** C, Commercial District
 - **East:** LI, Light Industrial District
 - **West:** PD, Planned Development District for Housing Development



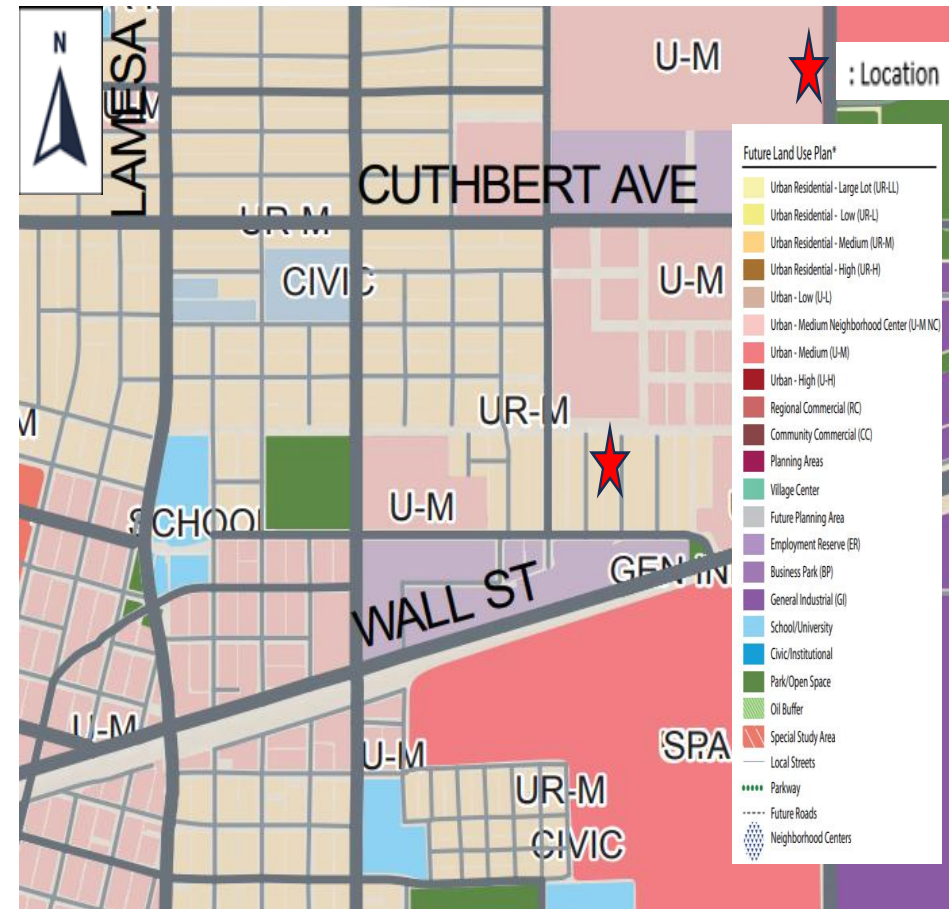
LAND USE

- **Current Use:** Vacant Lots
- **Proposed Use:** Single-Family Dwellings
- **Surrounding Uses:**
 - **North/West:** Vacant lots
 - **South:** Storage Yard
 - **East:** Vacant lot and Automobile body shop



COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:** Urban Residential-Medium (UR-M)
- **Supported Uses:**
 - Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses
- Request is **compatible** with the surrounding area and the Tall City Tomorrow Plan.



RELATED ITEMS

- The preliminary plat associated with this request was approved on April 18, 2022, by the Planning & Zoning Commission.
- The preliminary plat was reinstated by the Planning & Zoning Commission on September 16, 2024.
- Section 5 was approved on September 16, 2024, by the Planning & Zoning Commission.



STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Final Plat of Nueva La Jolla Addition, Section 6, subject to the following condition:

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



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 3, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of Goddard Middle School Addition, being a 17.66-acre tract of land situated in Section 16, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Haynes Drive and Ward Street.) (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ **Approve** ☐ **Deny** ☐ **Directional/Informational**

Current Zoning:

SF-1, Single Family Dwelling District

Preliminary Plat Approval:

Ashlee Devine with Maverick Engineering, on behalf of Midland Independent School District, is requesting to plat the property located at 2500 Haynes Drive for the addition of new buildings and miscellaneous improvements to the middle school. The property will be platted into a single lot.

This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase. [Midland City Code 11-2-3(l)1(b)]

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: Ward roadway okay as is. No public paving improvements required. Haynes roadway okay as is. No public paving improvements required. Lanham roadway okay as is. No public paving improvements required.

WATER: 6" water exists in Lanham Street E of tract, okay as is. No public water improvements required. 8" water exists in Haynes Street S of tract, okay as is. No public water improvements required. 6" water exists in Haynes Street S of tract across roadway, okay as is. No public water improvements required. 8" water exists in Ward Street W of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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

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

SEWER: 6" sewer exists in Lanham Street E of tract, okay as is. No public wastewater improvements required. 10" sewer exists in Haynes Street S of tract, okay as is. No public wastewater improvements required. 8" sewer exists in Ward Street W of tract, okay as is. No public wastewater improvements required. 6" sewer exists in alley W of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

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

Transportation: (Approved)

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

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

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil and Gas issues.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, 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.

GIS: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Goddard Middle School Addition.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

SUB-24-0781

Case Number:

P-25-2193

Proposed Subdivision Plat Name: GODDARD MIDDLE SCHOOL ADDITION

Legal Description (attached sealed Metes and Bounds): PLAT OF A 17.66 ACRE TRACT, SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner

Printed Name: MIDLAND INDEPENDENT SCHOOL DISTRICT

Phone (432) 240-1008

Email

cortney.smith@midlandisd.net

Address 615 W MISSOURI AVE

City MIDLAND

State TX

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: SF1**Reason for Platting:** TO ADD ADDITIONAL BUILDINGS/ MISC IMPROVEMENTS ONSITE**Plat Information**

Total Acreage: 17.66

Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial? *School*☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 1 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☒ Mylar <i>fixing</i> ✓	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☒ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5165</u>	☒ Tax Certificates	Check # <u>5166</u>
Received By: <i>Bert [Signature]</i>		Date: <u>RECEIVED</u>

FEB 09 2025

Initial: _____

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

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- ☐ Applicant would like a reproduction made for their records
☒ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00
 For plats that exceed 24" \$81.00
 For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only - authorized agent must sign affidavit below)

Property Owner (signature): Courtney Smith Date: 1/29/2025

Property Owner (printed): Courtney Smith

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

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

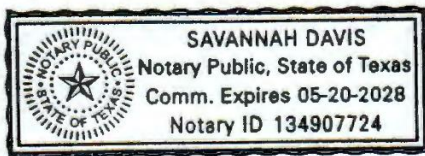
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

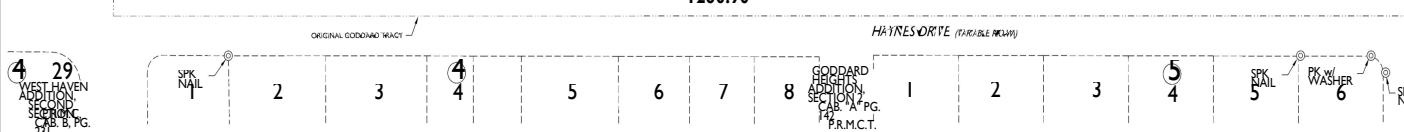
Subscribed and sworn to before me, this 29th day of January, 20 25, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

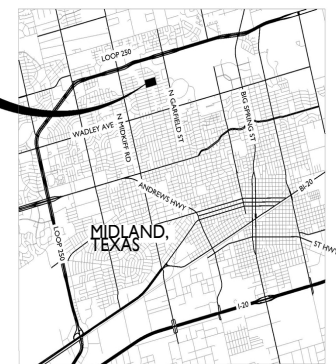
****Application will not be considered for scheduling until reviewed by a planner.****

1	2	AND PACIFIC RAILWAY COMPANY, BY SHERY, 10	11	12	NORTH TOWN PLACE ADDY, WASH. D.C. 14	15	16	17
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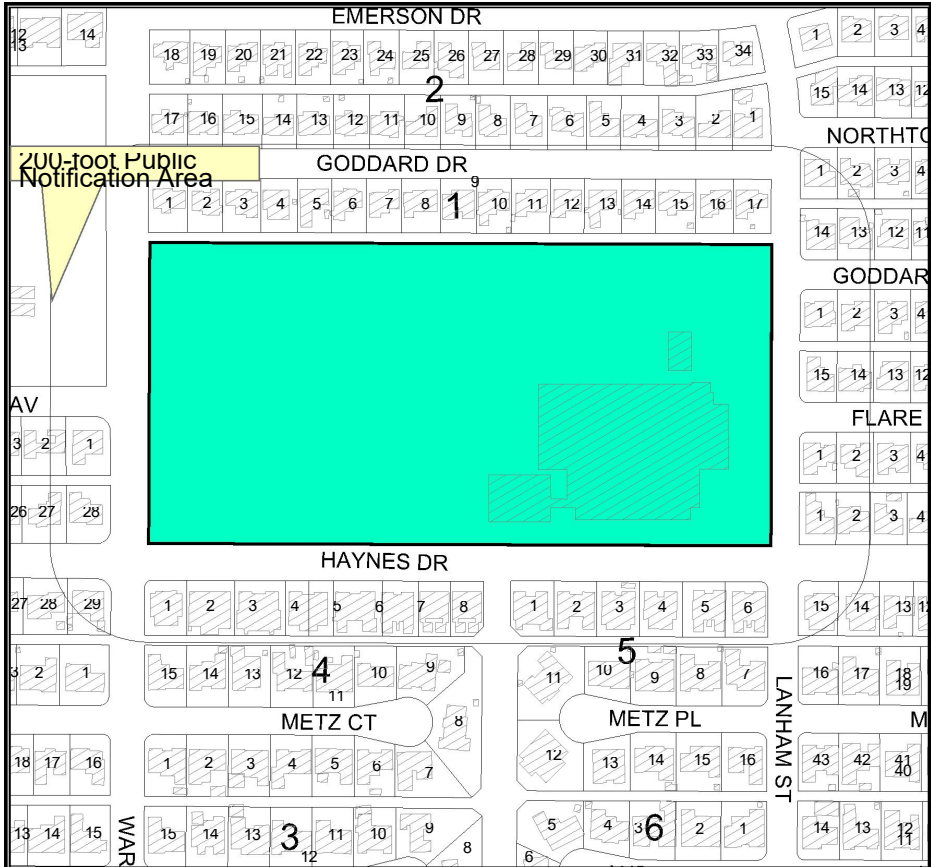
[illegible]

PROPERTY
OWNER
MIDLAND INDEPENDENT
SCHOOL DISTRICT
615 W MISSOURI AVE
MIDLAND TX 79701-5017
DEED RECORD VOL 605, PG
812 DRMC
432-240-1008

DATE _____



**GODDARD
MIDDLE SCHOOL
ADDITION**

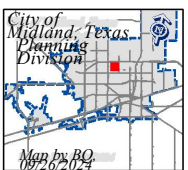


Location Map

SUB-24-0781
 Proposed plat of Goddard Junior High Addition being a 17.66-acre tract of land situated in Section 16, Block 39, T-1-S, T&P RR. Co. Survey, City and County of Midland, Texas, located at the northeast corner of the intersection of Haynes Drive and Ward Street. (Council District 1)

Scale: 1" = 2,853'

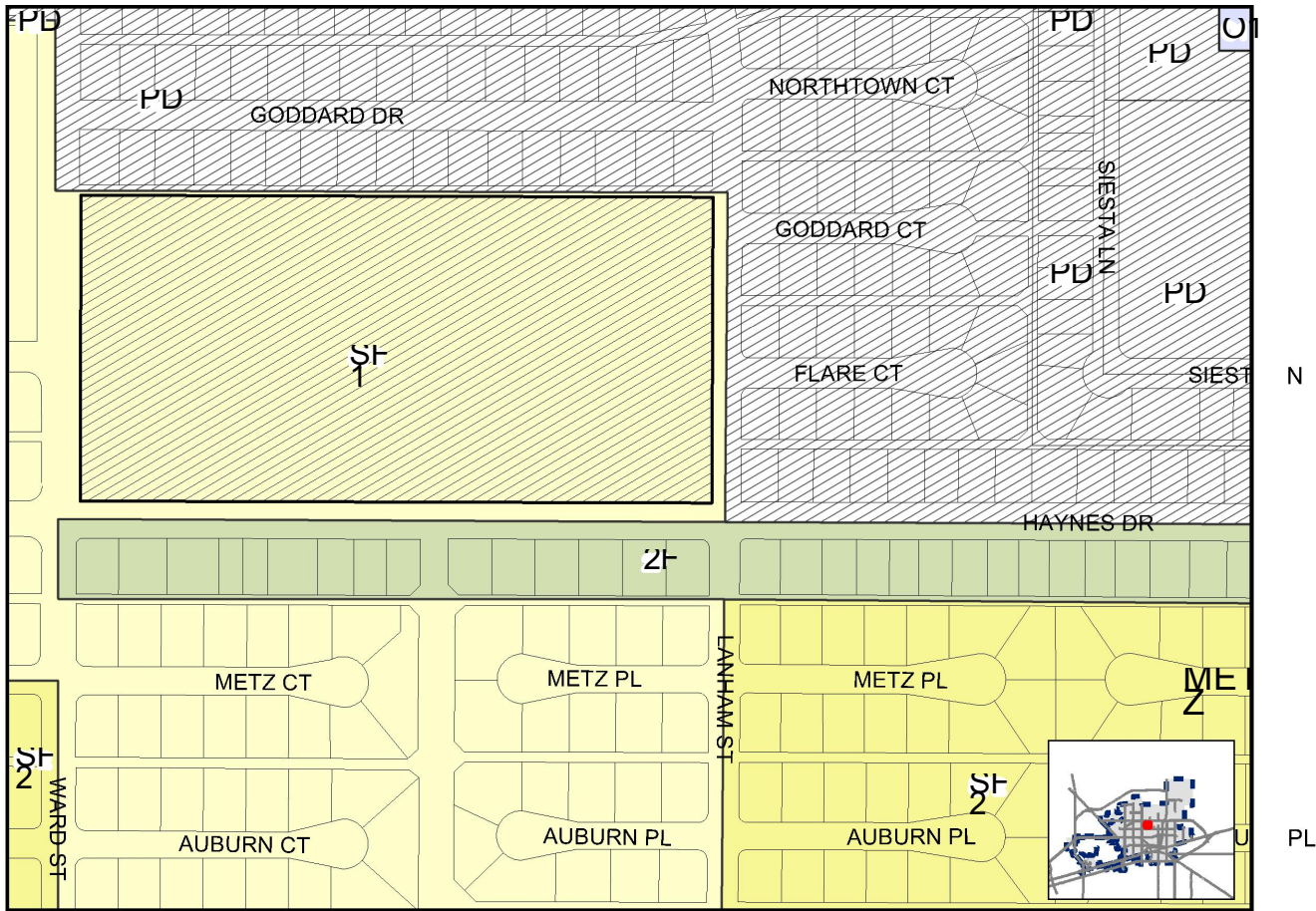
LEGEND
 CITY LIMITS
 PARCELS
 BLDGS



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 8

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Map BO
09/26/2024

SUB-24-0781

Scale: 1" = 2,803'

ZONING MAP



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STUTZ PL

MAXWELL DR





GODDARD MIDDLE SCHOOL

ITEM

FINAL PLAT

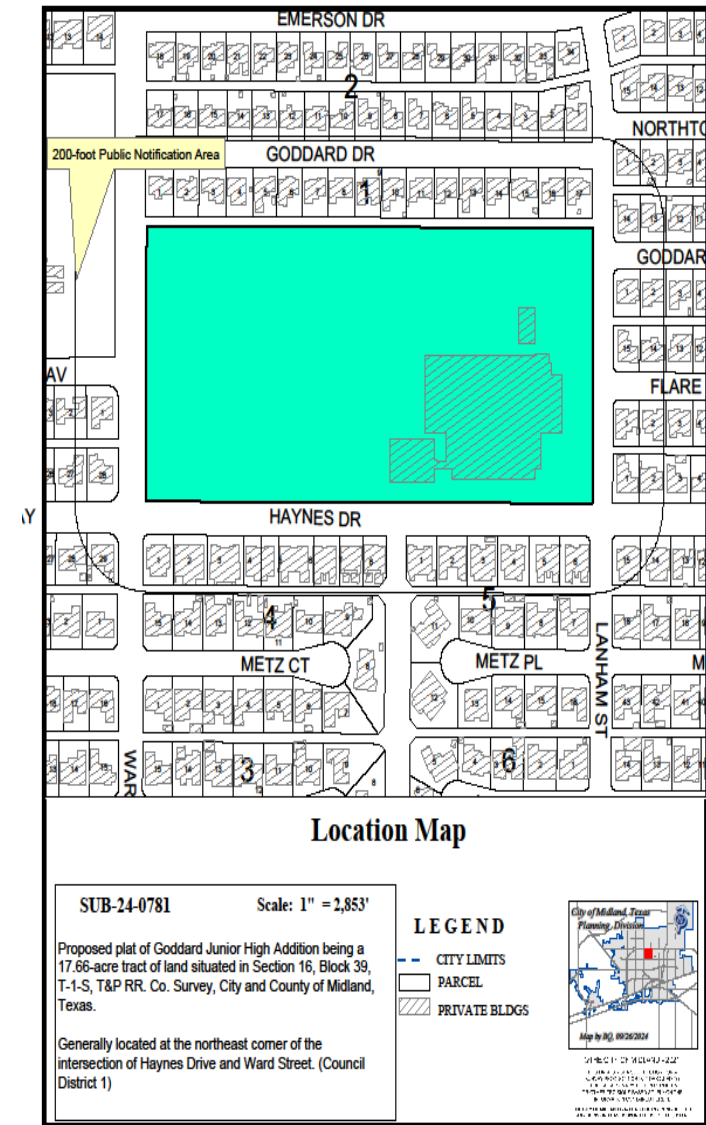


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Midland Independent School District
- **Representative:** Ashlee Devine, with Maverick Engineering [on behalf of the owner]
- **Application Type:** Final Plat
- **Address:** 2500 Haynes Drive (District 1)



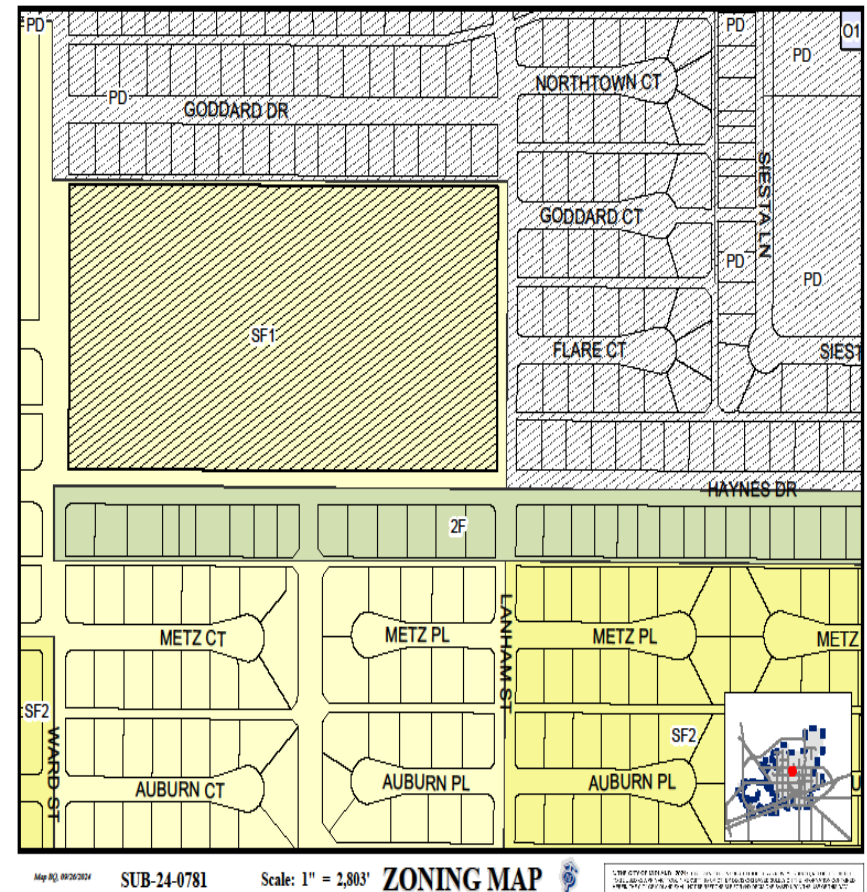
3

- # PACKET



ZONING

- **Current Use:** SF-1, Single Family Dwelling District
- **Surrounding Uses:**
 - **North/East:** PD, Planned Development District for Single Family Residences or duplexes.
 - **West:** SF-1, Single Family Dwelling District
 - **South:** 2F, Two-Family Dwelling District



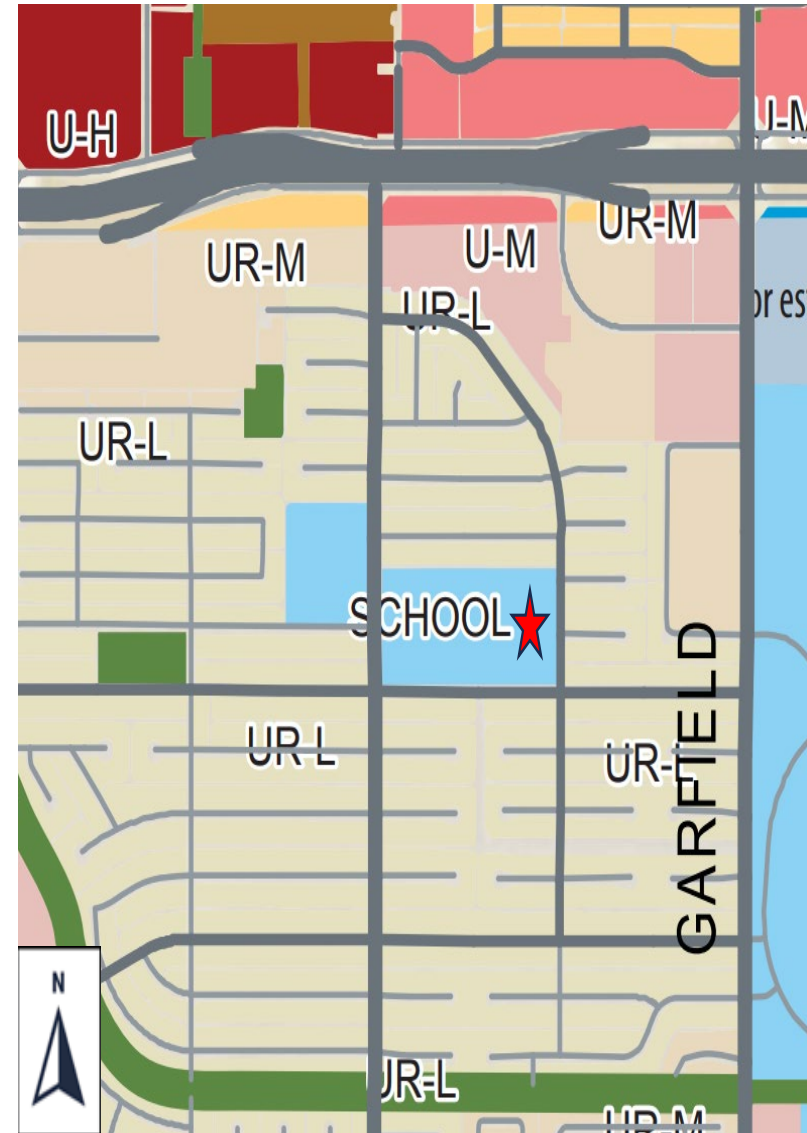
LAND USE

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



COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
School/University
 - Educational: Public, private and parochial institutions at K-12 and post-secondary level, or trade/business schools and their accessory uses.
- Request is compatible with TCT Plan and surrounding area.



STAFF RECOMMENDATION

- Staff recommends **APPROVAL** of the Final Plat of Goddard Middle School Addition.

MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 3, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of Tres Gringos Uno Addition, being a plat of a 11.14-acre tract of land located in the northwest quarter of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North County Road 1278, approximately 3000 feet north of Hernandez Avenue.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

Ashlee Devine with Maverick Engineering on behalf of Resource Enterprises Associates, LLC, is requesting to plat all of 11.14- acre tract of land located in the northwest quarter of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. Generally located on the west side of North County Road 1278, approximately 3000 feet north of Hernandez Avenue into one lot for industrial development.

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: 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 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)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, 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.

GIS: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Health Department: (Approved)

Yes, the health department will review application from the 1 proposed lot of Tres Gringos Uno Addition, PLAT OF A 11 ACRE TRACT OF LAND OUT OF SECTION 32, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY the lot is 11 acres property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Planning: (Approved)

Staff recommends approval of the Final Plat of Tres Gringos Uno Addition.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number:

Case Number:

SUB-24-0804
P-25-2194

Proposed Subdivision Plat Name: TRES GRINGOS UNO ADDITION

Legal Description (attached sealed Metes and Bounds): PLAT OF 11.14 ACRES IN SECTION 32, BLOCK 40, T-1-S RWY CO. SURVEY, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: RESOURCE ENTERPRISES ASSOCIATES LLC

Phone (432) 241-9638

Email jrowe2611@gmail.com

Address PO BOX 60509

City MIDLAND

State TX

Zip 79711

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)

Firm: MAVERICK ENGINEERING

Printed Name: ASHLEE DEVINE

Phone (432) 262-0999

Email

adevine@maverick-eng.com

Address 1909 W WALL ST, SUITE K

City MIDLAND

State TX

Zip 79701

Current Zoning: ETJ

Reason for Platting: INDUSTRIAL DEVELOPMENT

Plat Information

Total Acreage: 11.14

Type: ☐ Single-Family Residential☐ Multi-Family Residential☐ Commercial☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units:

Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 1 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- ☐ Applicant would like a reproduction made for their records
- ☐ Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature): <u>Clif Rowe</u>	Date: <u>2/5/2025</u>
Property Owner (printed): <u>CLIF ROWE</u>	

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

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

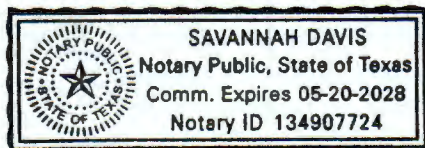
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 5th day of February, 20 25, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☐ Public Improvements
☐ Application Fee	☒ Title Opinion	☒ Recording Fee
Check # <u>5169</u>	☒ Tax Certificates	Check # <u>5170</u>
Received By: <u>Burt [Signature]</u>		Date: <u>RECEIVED</u>

FEB 06 2025

Initial

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

TRES GRINGOS UNO ADDITION

PLAT OF 11.14 ACRES IN SECTION 32, BLOCK 40, T-I-S,
T&P RWY CO. SURVEY, MIDLAND COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS (P) 0194514
MAVERICK ENGINEERING, L.L.C. (P) 0194514
1909 W. WALL STREET, SUITE K
MIDLAND, TX 79701



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS RESOURCE ENTERPRISES ASSOCIATES LLC, IS THE RECORD OWNER OF A 11.14 ACRE TRACT OF LAND, SITUATED IN SECTION 32, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 73.59 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2018-36283-01 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT N1010693488.52, E061706189.68 A 2 INCH GALVANIZED IRON PIPE IN CONCRETE FOUND IN THE SOUTH LINE, CONVEYED TO JONES BROTHERS HOLDING 1.003 ON PAGE 16 OF SAID "OPR" AT THE NORTHWEST CORNER OF A CALLED 25.00 ACRE TRACT IN INSTRUMENT NUMBER 2017-838 IN SAID "OPR" FOR THE DEEDED NORTHEAST CORNER OF SAID CALLED 73.59 ACRE TRACT AND THE NORTHEAST CORNER HERETO; **THENCE** S14°07'18" E, ALONG SAID CALLED 25.00 ACRE TRACT, AT 871.50 FEET PASSING A 2 INCH GALVANIZED IRON PIPE IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF A CALLED 12.500 ACRE TRACT IN INSTRUMENT NUMBER 2007-5471 OF SAID "OPR" IN ALL 1180.50 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" (R/C) SET FOR THE SOUTHEAST CORNER HERETO; **THENCE** S17°14'49" W, BEARING 73.59 ACRE TRACT 411.08 FEET TO AN "R/C" SET FOR THE SOUTHWEST CORNER HERETO; **THENCE** N14°07'18" W, 1180.50 FEET TO AN "R/C" SET IN THE NORTH LINE OF SAID SECTION 32, FROM WHICH A ONE AND ONE HALF INCH GALVANIZED IRON PIPE FOUND FOR THE SOUTH COMMON CORNER OF SECTIONS 29 AND 30, SAME BLOCK AND SURVEY BEARS S75°16'49" W, 480.94 FEET FOR THE NORTHWEST CORNER HERETO; **THENCE** N75°16'49" E, ALONG SAID SECTION LINE, 411.08 FEET TO THE **POINT OF BEGINNING**, CONTAINING 11.14 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RESOURCE ENTERPRISES ASSOCIATES LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS TRES GRINGOS UNO, AN ADDITION TO MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS OUR HANDS AT _____, MIDLAND, TEXAS,

THIS _____ DAY OF _____, 2025.

By: Gregory W. Shoults
Surveyor

FOR RESOURCE ENTERPRISES ASSOCIATES LLC

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

THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

By: Mark Lieb

By: Mark Lieb

By: Kenneth Spencer

By: Kenneth Spencer

By: Luís Montez

By: Luís Montez

By: Ruben Guerra

By: Ruben Guerra

By: Ruben Guerra

By: Ruben Guerra

By: Ruben Guerra

By: Ruben Guerra

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By: Ruben Guerra

By: Ruben Guerra

By: Ruben Guerra

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF TRES GRINGOS UNO ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS

ON THIS _____ DAY OF _____, 2025.

SIGNED:

LUCY SOSNEGA, CHAIRMAN

ATTEST:

DANIELA

SECRETARY

CLERK

CLERK

CLERK

CLERK

SURVEY NOTES

- BASES OF BEARING, COORDINATES, DISTANCES AND ACERAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD 83). SURVEY FOOT, WITH A CONVERGENCE ANGLE (THETA) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.99988304 AT THIS AREA 2 MM.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
(1) THE REPRESENTED LOT IS REAPPORTIONED TO MORE THAN ONE LOT OR;
(2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
- NO STRUCTURE SHALL BE BUILT OVER A PLUGGED AND ABANDONED WELL.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S 1% FLOOD INSURANCE RATE MAP (440520002), DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

SURVEY NOTES

- BASES OF BEARING, COORDINATES, DISTANCES AND ACERAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD 83). SURVEY FOOT, WITH A CONVERGENCE ANGLE (THETA) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.99988304 AT THIS AREA 2 MM.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
- LOCATION OF BURIED UTILITIES AND PIPES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKING AT THE TIME OF THIS SURVEY. ONE CALL IS RECOMMENDED CALL 1-800-486-TEST FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

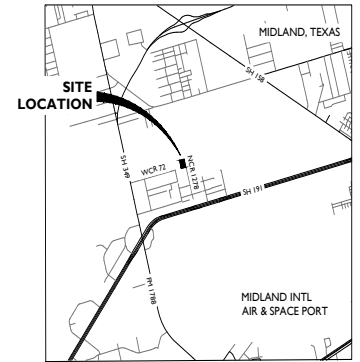
PROPERTY OWNER

RESOURCE ENTERPRISES ASSOCIATES LLC
P.O. BOX 48099
MIDLAND, TX 79711
DEED INSTRUMENT # 2018-36283-01
(1432) 262-0999

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

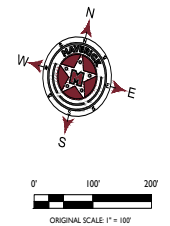
NO. _____

DATE _____



VICINITY MAP

N.T.S.



LEGEND

- SET 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514"
- FOUND CORNER AS NOTED
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINES



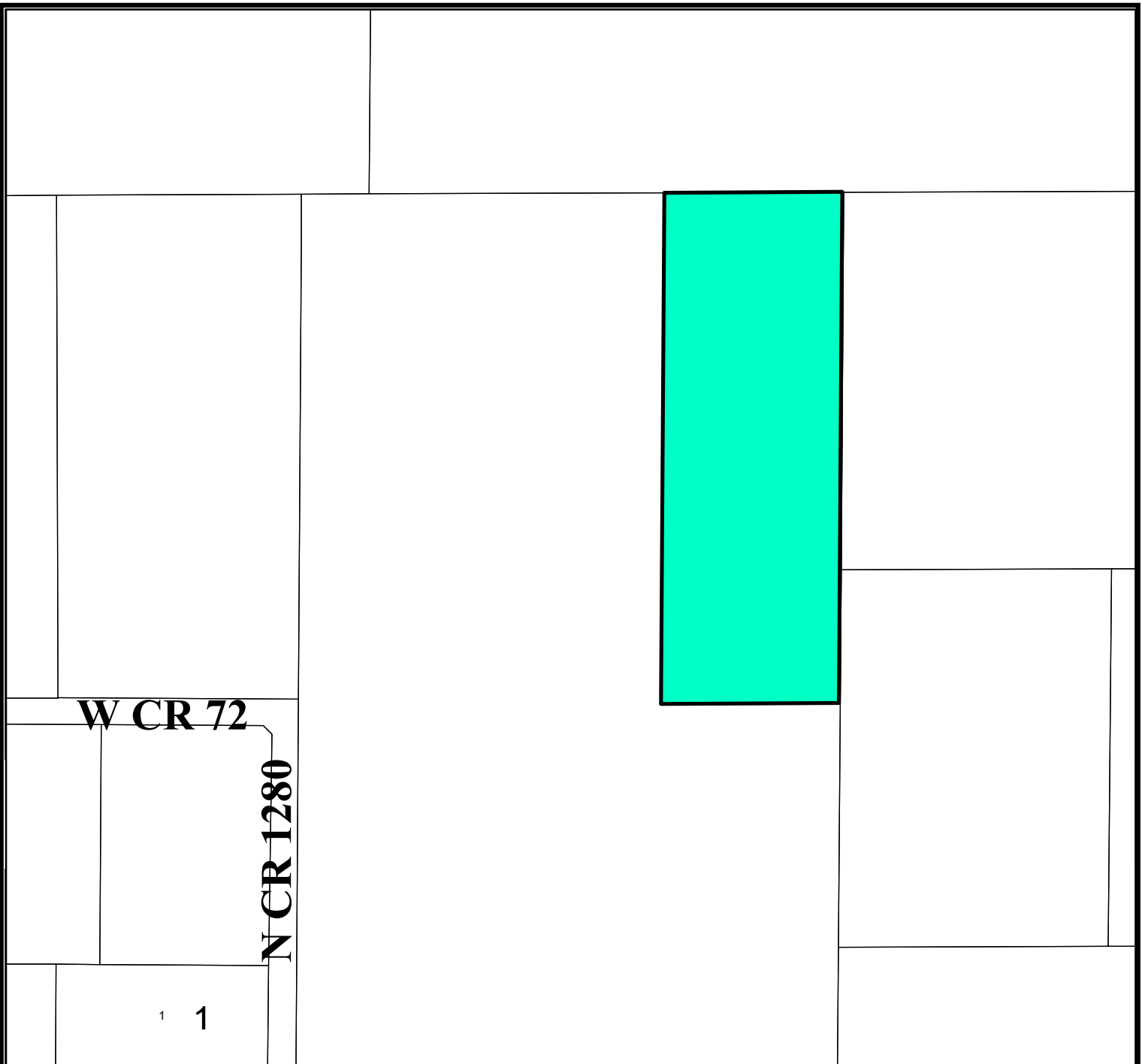
MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

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

TRES GRINGOS UNO
March 3, 2025
ADDITION

PACKET

Page 8.89



Location Map

SUB-24-0804

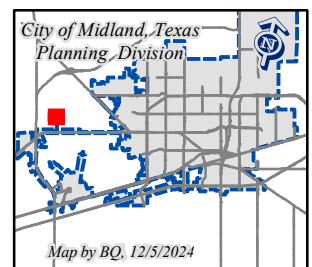
Scale: 1" = 2,400'

Proposed plat of Tres Gringos Uno Addition, being a plat of all of 11.14-acre in Section 32, Block 40, T-1-S, T&P RWY Co. Survey, Midland County, Texas.

Generally located on the west side of North County Road 1278, approximately 3000 feet north of Hernandez Avenue. (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.





TRES GRINGOS UNO ADDITION

ITEM # FINAL PLAT

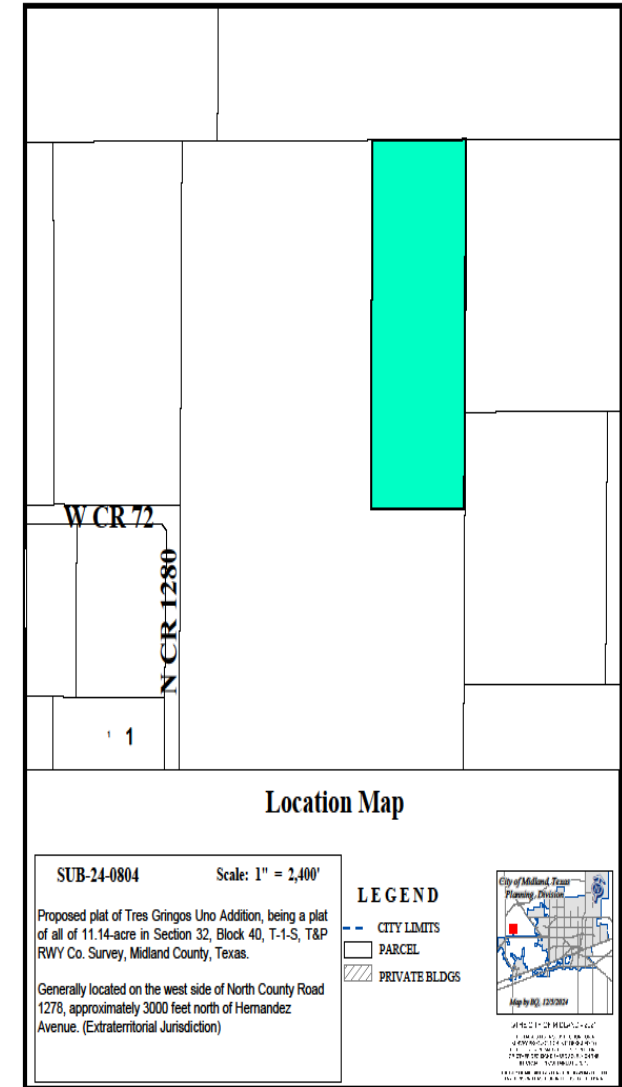


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Resource Enterprises Associates LLC
Representative: Ashlee Devine with Maverick Engineering (action on behalf of owner)
- **Final Plat**
- **Location:** Generally located at the west side of North County Road 1278, approximately 3,000 feet north of Hernandez Avenue. (Extraterritorial Jurisdiction)



3

- # PACKET



ZONING

- **Current Zoning:** ETJ,
Extraterritorial Jurisdiction



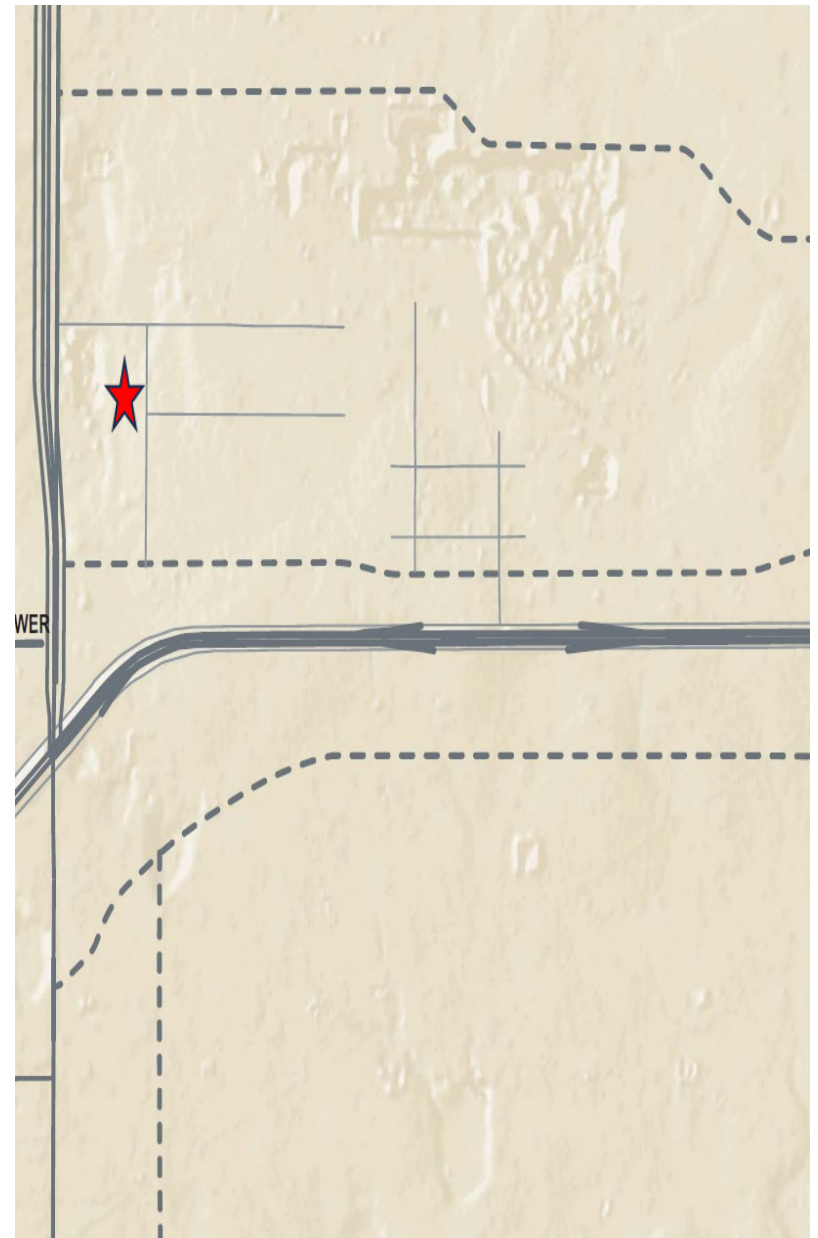
LAND USE

- **Current Use of the Property:**
Vacant Lot
- **Surrounding Uses:**
 - **North/East/West/South:**
Industrial



COMPREHENSIVE PLAN

- TCT Land Use
Designation: Not
designated



STAFF RECOMMENDATION

- Staff recommends APPROVAL of the Final Plat of Tres Gringos Uno Addition.



MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 3, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Alexis M. Martinez, Associate Planner

SUBJECT: Hold a public hearing and consider a request by Rudy's New Mexico Bar-B-Q, LLC , for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages on premises consumption in a restaurant on Lot 8, Block 44, Fairmont Park Addition, Section 27, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 230 feet south of Henry Koontz Boulevard. (DISTRICT 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ **Approve** ☐ **Deny** ☐ **Directional/Informational**

Details of Request:

The applicant, Rudy's New Mexico Bar-B-Q, LLC, is requesting a Specific Use Designation (SUD) with Term for Alcoholic Beverages Sales for On-Premises Consumption in a restaurant on the property located at 4711 West Loop 250 North for Rudy's Bar-B-Q.

Current Zoning:

PD, Planned District for a Shopping Center, with an underlying zoning of RR, Regional Retail District.

Surrounding Zoning and Land Use:

The properties to the north and south are zoned PD, planned district for shopping center and the location of Chuck E. Cheese and an old movie theater. The properties to the east and west are zoned PD, Planned District for Shopping Center and the location of Home Depot and a hotel.

Analysis:

The property is zoned PD, Planned District for a shopping center, with an underlying zone of RR, Regional Retail District. RR zoning allows Alcoholic Beverages Sales for On-Premises Consumption in a restaurant with the approval of an SUD. The total area of the restaurant, Rudy's Bar-B-Q, is 8,013 square feet and the proposed alcohol serviceable area is 4,711 square feet.

The proposed hours of operation:

***Monday through Saturday from 7 a.m. to 10 p.m.
Sundays from 10 a.m. to 10 p.m.***

The proposed hours of alcohol service:

***Monday through Saturday from 7 a.m. to 10 p.m.
Sundays from 10 a.m. to 10 p.m.***

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

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

There are no churches, private schools, public schools, public school grounds, athletic stadium, public hospital within 300 feet measurement along the property lines of the street fronts, and from the front door in a direct line across intersection where they occur within this site.

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to "Encourage the development of places where Midland residents can gather and socialize to build connections." Rudy's Bar-B-Q, is a destination where Midland residents will gather and socialize.

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

Fire: (Approved)

No objections. The structure must meet the IFC 2015 standards.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Rudy's is acceptable. The property must adhere to the maximum occupant load of 286 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning: (Approved with Conditions)

This request meets all requirements; therefore, staff recommends approval of the request of the Specific Use Designation with Term for the sale of all alcoholic beverages, for on-premises consumption, in a restaurant, subject to Condition A through G.

Conditions:

A. That the serviceable area of the establishment shall be limited to approximately 4,711 square feet as shown in Exhibit "A".

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

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

***Monday through Saturday from 7 a.m. to 10 p.m.
Sundays from 10 a.m. to 10 p.m.***

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

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

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

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

Letters of Objection:

As of February 20, 2025, staff have not received any letters of objection.

Attachments:

Application
Floor Plan (Exhibit A)
Site Plan
Maps
PP



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

Project Number: _____

Case Number: SWD-25-0193

Applicant (if acting as Agent, see affidavit on page 2)

Printed Name: Rudy's New Mexico Bar-B-Q, LLC

Phone 512-263-0929

Email hfordrehme@frg99.com

Address 22101 W. State HWY 71

City Spicewood

State TX

Zip 78669

Property Owner

Printed Name: Moondance Investments Ltd.

Phone 512-263-0929

Email hfordrehme@frg99.com

Address 22101 W. State Hwy 71

City Spicewood

State TX

Zip 78669

Representative (if different from Applicant or Property Owner)

Firm: _____

Printed Name: _____

Phone 512-263-0929

Email hfordrehme@frg99.com

Address _____

City _____

State _____

Zip _____

Street Address: 4711 W. Loop 250, Midland, TX 79707

Business Name: Rudy's "Country Store" and Bar-B-Q

Legal Description

Lot: 8

Block: 44

Subdivision: Fairmont Park Addition, Section 27

Current Zoning: PD288 Restaurant

Reason for Request: Liquor License

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

Proposed/Current Days and Hours of Operation: 7 days/week, 7am to 10pm

Proposed Days and Hours of Alcohol Service: 7 days/week, 7am to 10pm

Total Square Footage of Business: 8013 sf

Square Footage of Alcohol Serviceable Area: 4711 sf

Restroom Fixtures:

Men

Toilets/Urinals: 2

/ 3

Bathroom Sinks: 2

Women

Toilets: 3

Bathroom Sinks: 2

Submittal and Fees

Items to be submitted with this application form:

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

Signatures

Applicant (signature): [Signature] Date: 1-22-2025

Applicant (printed): by Harper Ford Rehme, Rudy's New Mexico Bar-B-Q LLC

Property Owner (signature): [Signature] Date: 1-22-2025

Property Owner (printed): by Harper Ford Rehme, Moondance Investments, Ltd

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)

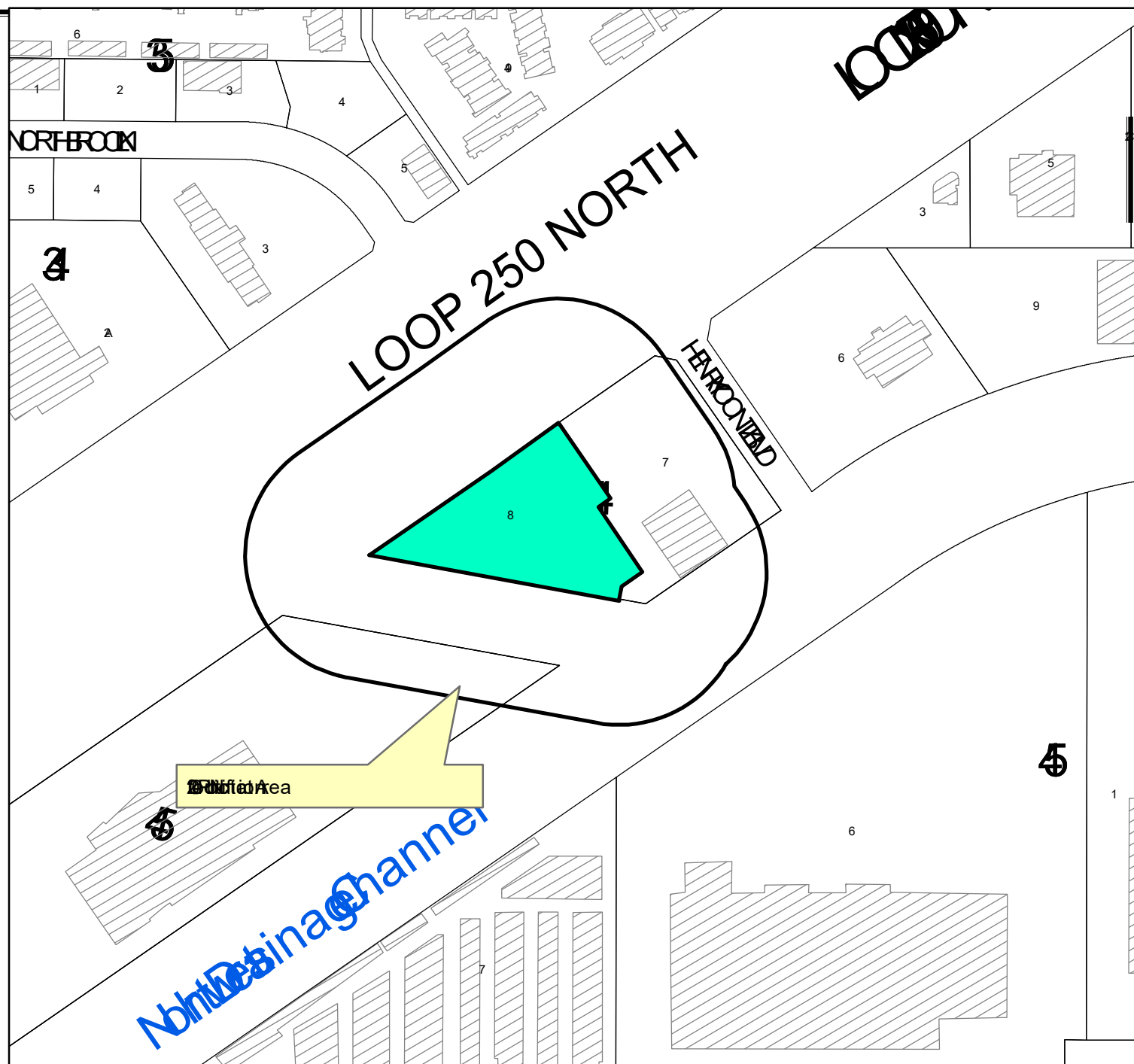
Subscribed and sworn to before me, this _____ day of _____, 20 ____, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

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

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



Location Map

SUD-25-0193

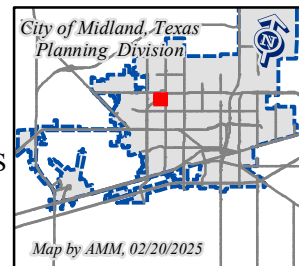
Scale: 1" = 792'

Consider a request by Rudy's New Mexico Bar-B-Q, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a restaurant on Lot 8, Block 44, Fairmont Park Addition, Section 27, City and County of Midland, Texas.

Generally located on the east side of West Loop 250 North, approximately 230 feet south of Henry Koontz Boulevard. (PACKET District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

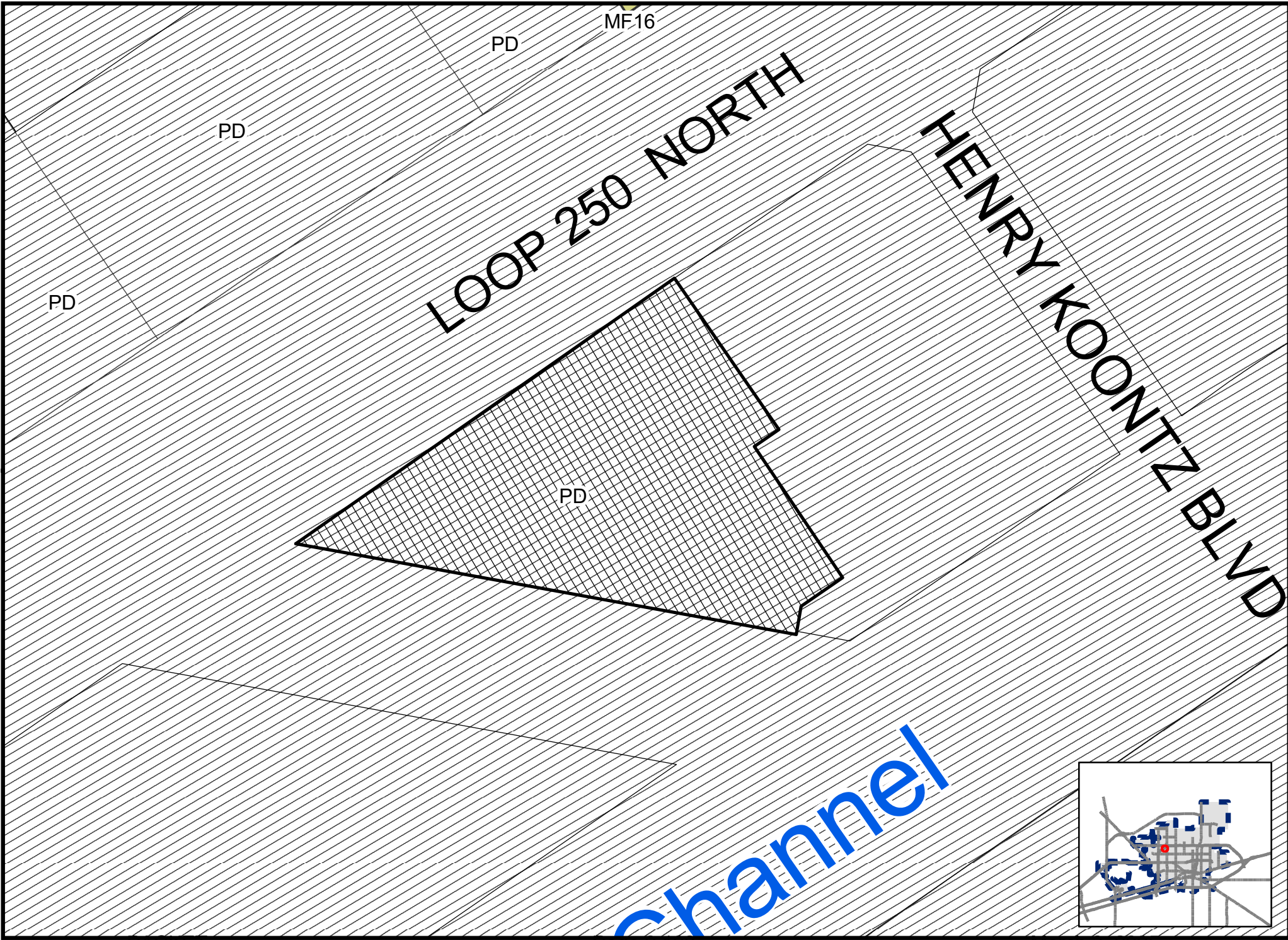


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS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

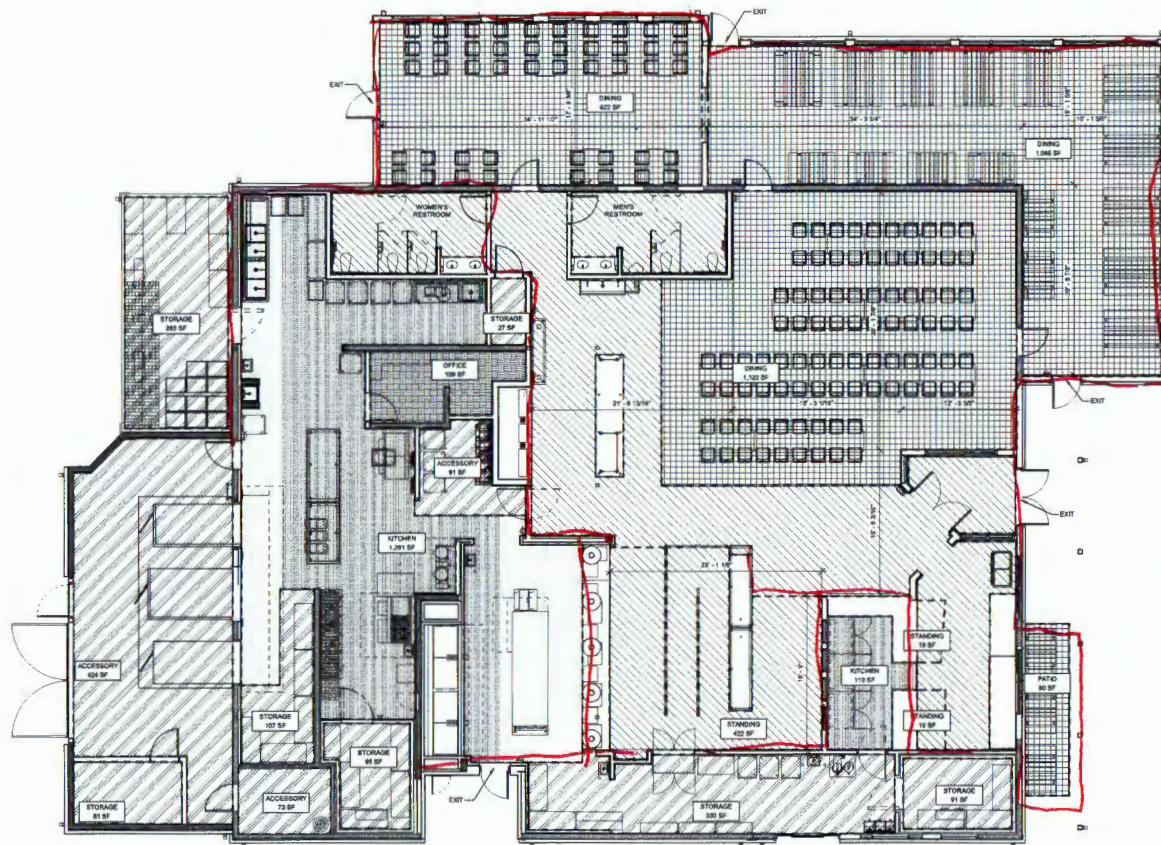
March 3, 2025

Page 9.107





Total - 8,013 sq ft
 Servicable area - 4,711 sq ft



FLOOR PLAN
3/10/10

OCCUPANCY LOAD (PER 2010 INTERNATIONAL FIRE PREVENTION CODE, TABLE 1004.5)			
ASSEMBLY AREAS	TOTAL	CALCULATED OCCUPANT LOAD	ACTUAL BEAT COUNTRY EMPLOYEES
DINING (ASSEMBLY) TWO FIXED SEATING - UNCONCENTRATED: 15 NET SF PER OCCUPANT	3,614 SF	186	306
STANDING SPACE ASSEMBLY TWO FIXED SEATING: 3 NET SF PER OCCUPANT	488 SF	86	-
KITCHENS COMMERCIAL: 800 GROSS SF PER OCCUPANT	1,391 SF	7	8
ACCESSORY STORAGE: 800 GROSS SF PER OCCUPANT	1,800 SF	6	-
OFFICE BUSINESS AREAS: 100 GROSS SF PER OCCUPANT	108 SF	1	-
TOTAL INTERIOR OCCUPANTS		284	314
TOTAL EXTERIOR OCCUPANTS		6	6
TOTAL OCCUPANTS		290	320
CIRCULATION SPACE: 0 SF PER OCCUPANT	1,422 SF	-	-
TOTAL SQUARE FOOTAGE	8,013 SF	-	-
ACCESSIBLE SEATING CALCULATIONS			
TOTAL BEATING: 308 INT. 6 EXT.			
TOTAL REQUIRED ACCESSIBLE INTERIOR SEATING (5% OF TOTAL)		15	
REQUIRED ACCESSIBLE IF PATIO SEATING (5% OF TOTAL)		1	



RELATED SEE PLAN CABLE, 80
Ridley's
 COUNTRY STORE
 AND BAKERY
 4711 LOOP 250
 FRONTAGE RD.
 MIDLAND, TX 79707

SHEET NO. 1
 Floor Plan

NORTHBROOK LN

34

44

HENRY KOONTZ BLVD

45

Drainage Channel

PACKET
43



RUDY'S BAR-B-Q

ITEM

SPECIFIC USE DESIGNATION WITH TERM

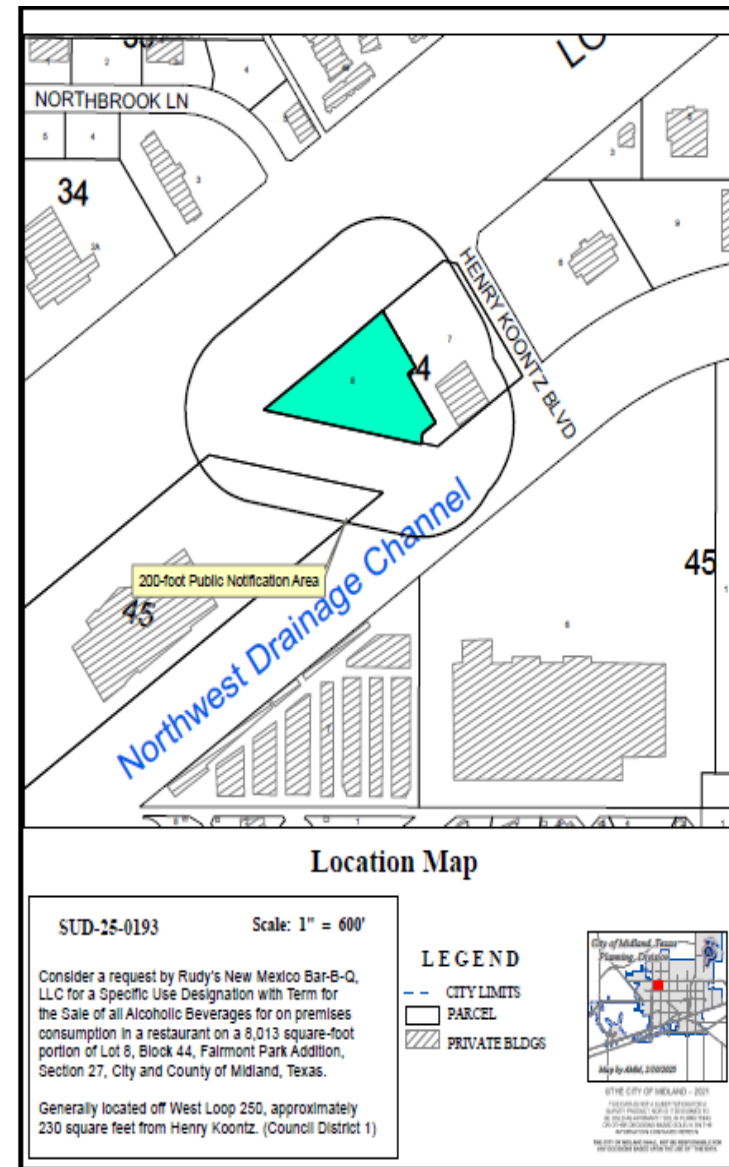


Visit Our Website

MIDLANDTEXAS.GOV

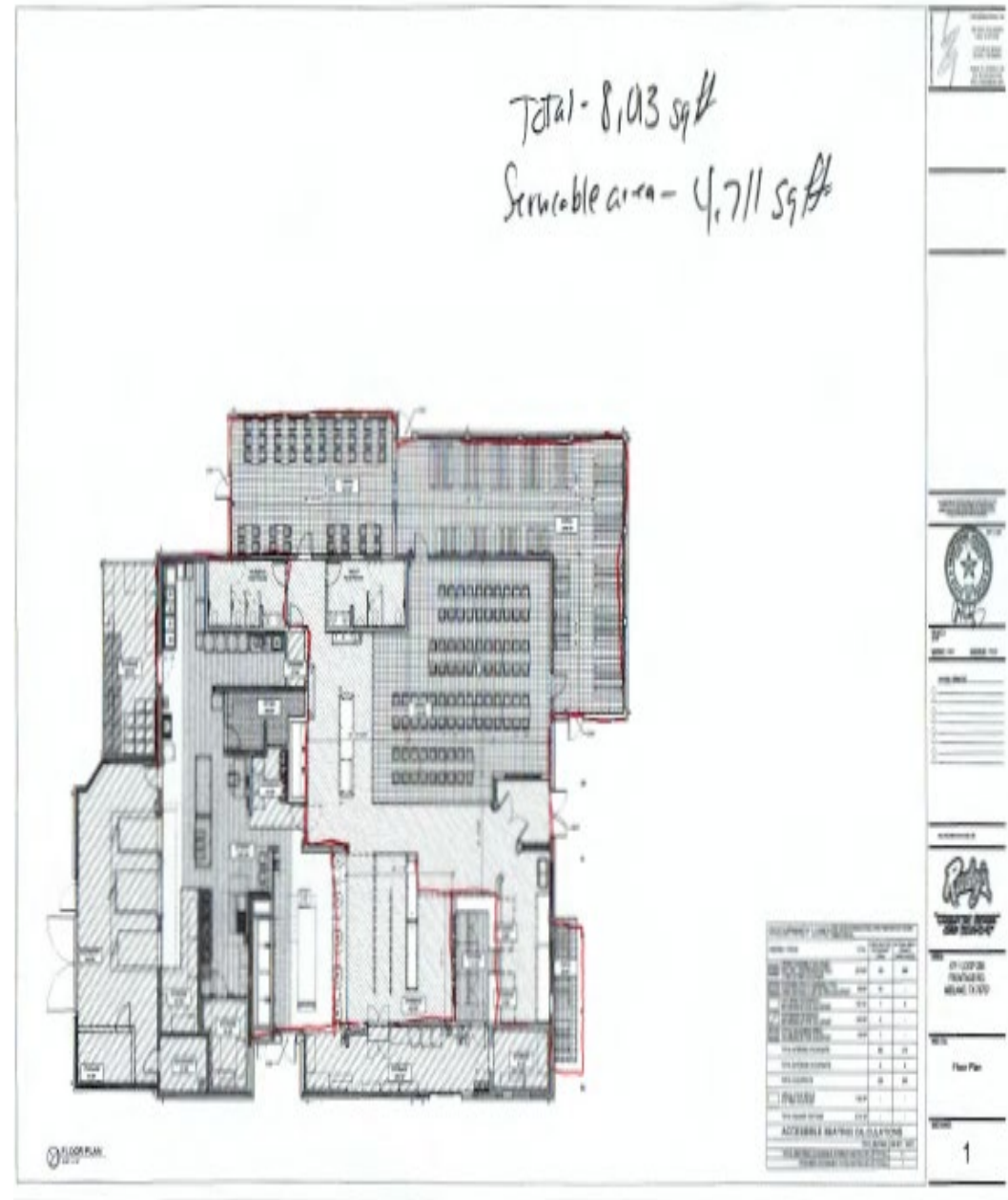
APPLICATION SUMMARY

- **Property owner:** Moondance Investments Ltd.
- **Applicant:** Rudy's New Mexico Bar-B-Q, LLC
- **Application Type:** Specific Use Designation With Term
- **Address:** 4711 West Loop 250 North. (District 1)



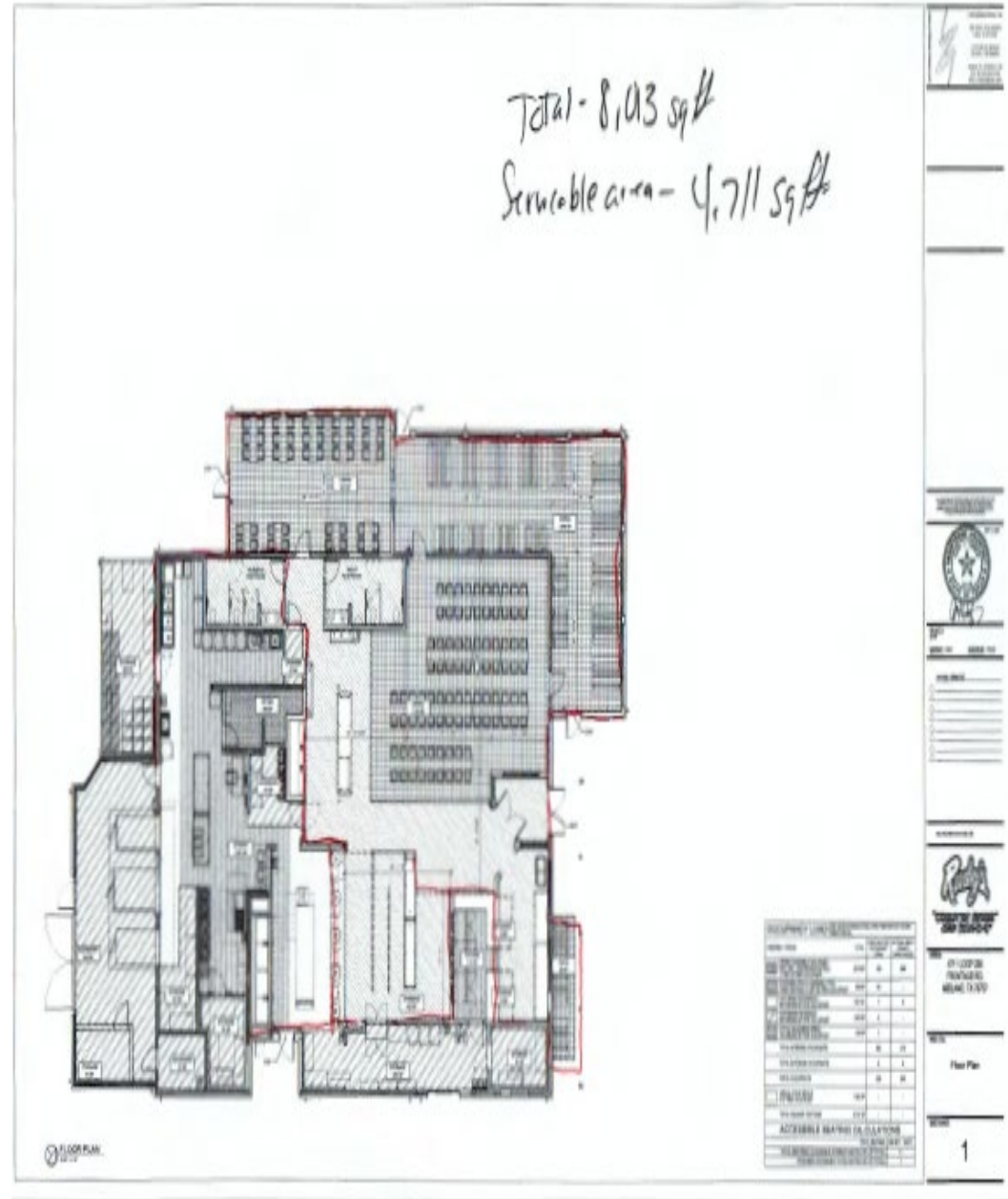
SUD DETAILS

- **Square Footage of SUD:** 8,013 sq feet
- **Alcohol Serviceable Area:** 4,711 sq ft
- **Proposed Days and Hours of Operation:**
 - Monday through Saturday from 7 a.m. to 10 p.m.
 - Sundays from 10 a.m. to 10 p.m.



SUD DETAILS

- **Proposed Days and Hours of SUD:**
 - Monday through Saturday from 7 a.m. to 10 p.m.
 - Sundays from 10 a.m. to 10 p.m.

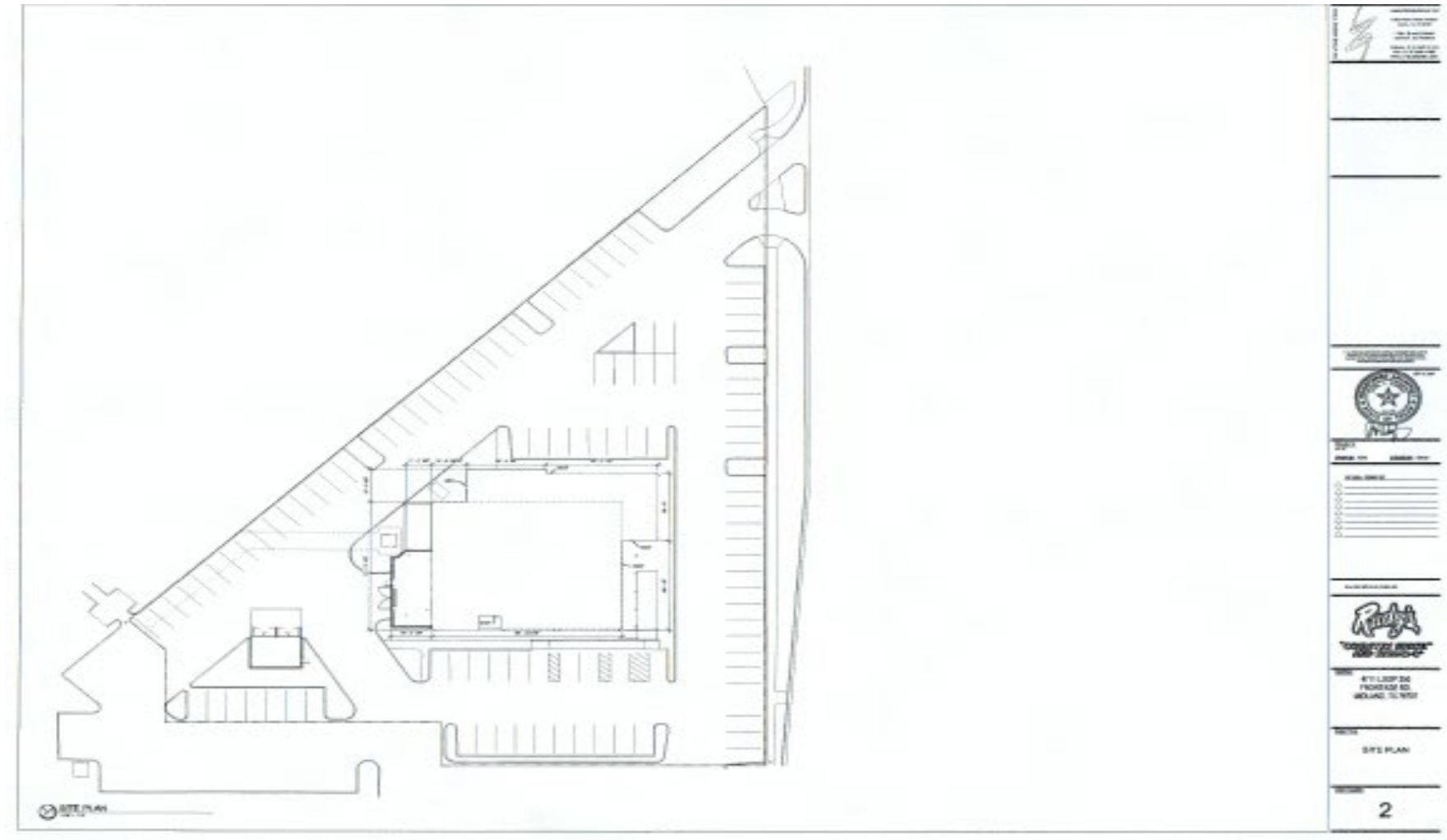


SUD DETAILS

Section 5-4-4 Compliance: There is no church, public school, public school ground, athletic stadium used by any public school, or public hospital within 300 ft of the building of the subject property.

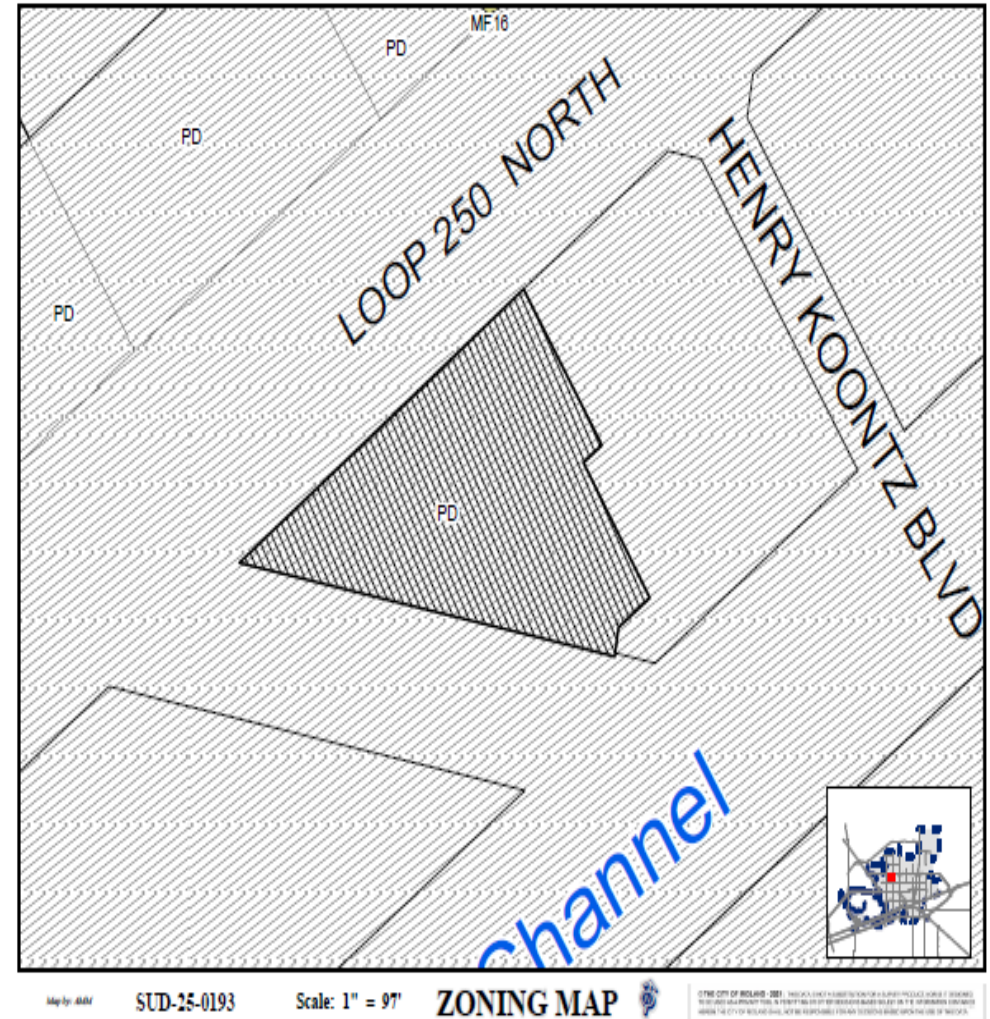


SITE PLAN



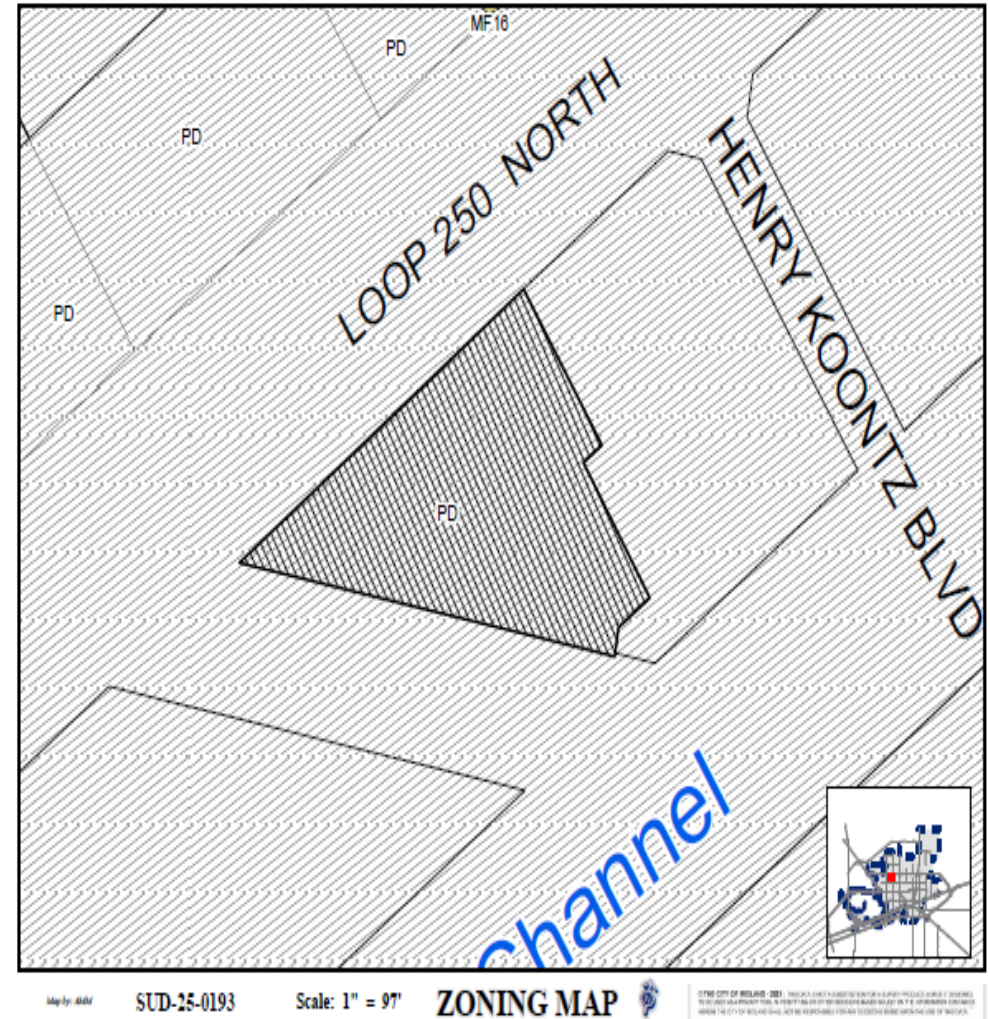
ZONING

- **Current Zoning:** PD, Planned Development District for a shopping center with an underlying zone of RR, Regional Retail District
- **Surrounding Zoning:** PD, Planned Development District for a shopping center.



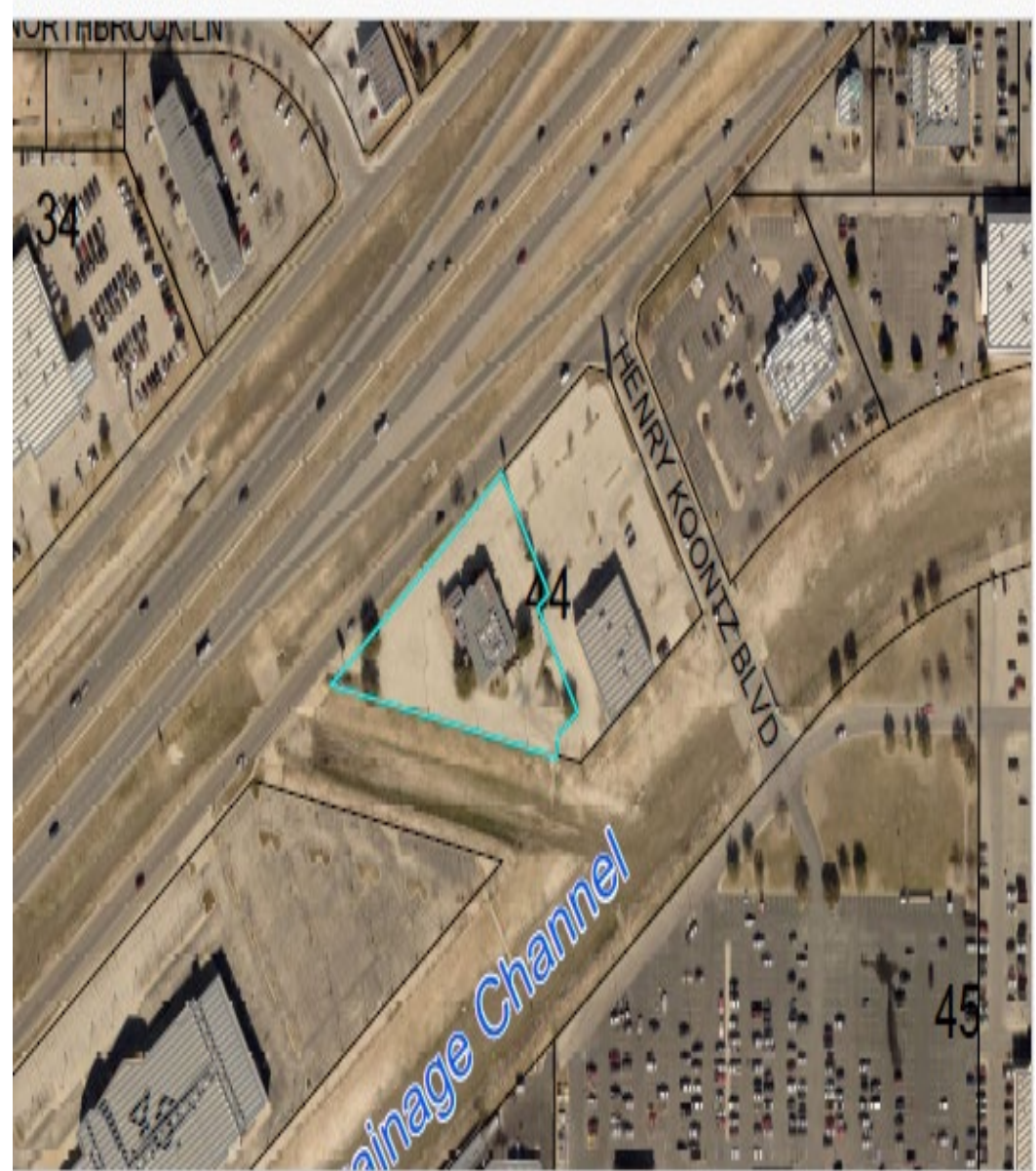
ZONING

- **Current Use of the Property:**
A Restaurant: The use of Alcohol is allowed with a Specific Use Designation per the Use Chart in Section 11-1-4.03



LAND USE

- **Surrounding Uses:**
 - North: Chuck E. Cheese.
 - South: Movie Theater
 - East: Home Depot
 - West: Hotel



SITE PHOTO



10

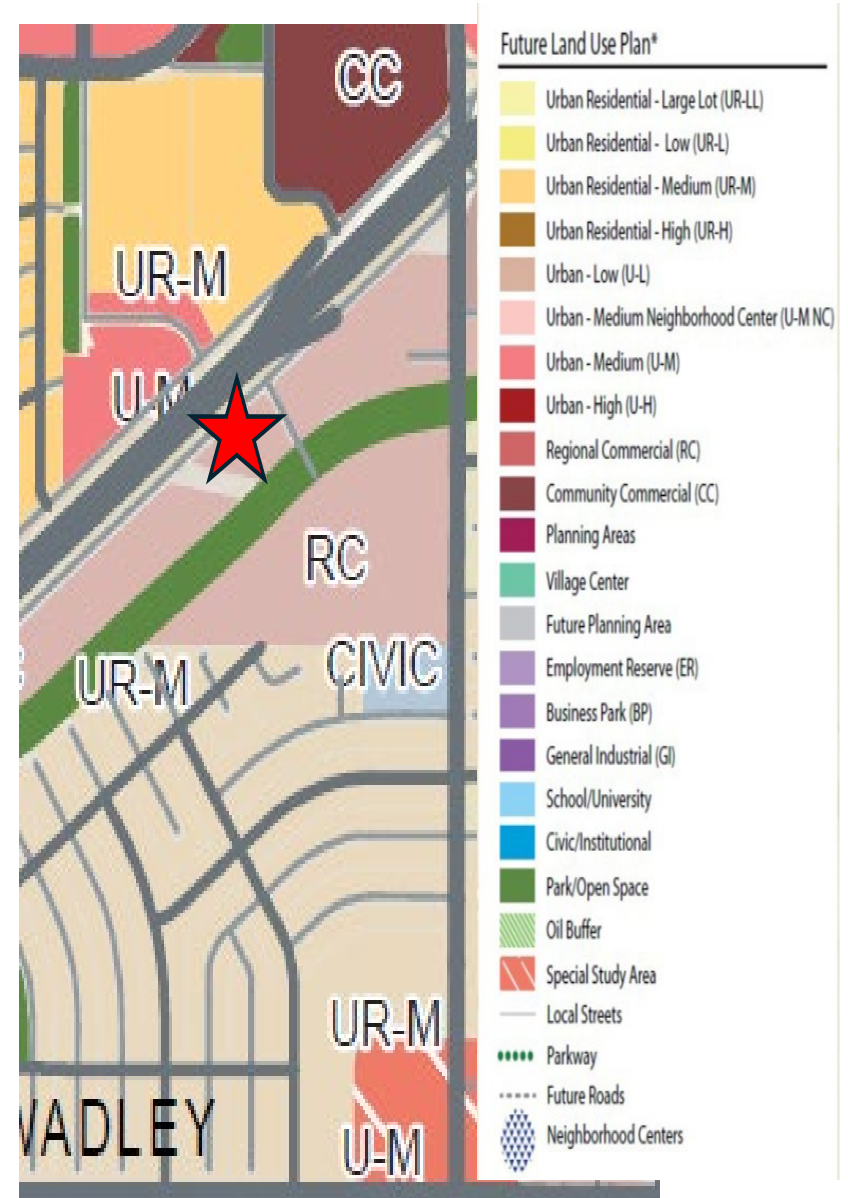
PACKET

On West Loop 250 North, Looking East

Page 9 of 12

COMPREHENSIVE PLAN

- **TCT Land Use Designation: RC,**
Regional Commercial
- **Supported Uses**
 - A broad range of retail services, including large-scale stores and services, auto related services, and large offices. Shopping and commercial uses total at least 150,000 sq. ft. Multi-family uses can be mixed in with commercial, but commercial would be the dominate use.



STAFF RECOMMENDATION

- No objections have been received.
- Staff recommends **APPROVAL** of this Specific Use Designation With Term for a restaurant subject to the following conditions.

A. That the serviceable area of the establishment shall be limited to approximately 4,711 square feet as shown in Exhibit “A”.

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

STAFF RECOMMENDATION

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

Monday through Saturday from 7 a.m. to 10 p.m.

Sundays from 10 a.m. to 10 p.m.

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

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

STAFF RECOMMENDATION

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

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

MISSION

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



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: March 03, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Daniel Humbert, Senior Planner

SUBJECT: Hold a public hearing and consider a request by Maverick Engineering, on behalf of Bull Mountain LLC, for a Specific Use Designation without Term for a Vacation Travel Trailer Park on a 16.66-acre tract of land out of Section 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X **Approve** **Deny** **Directional/Informational**

Details of Request:

Maverick Engineering, on behalf of Bull Mountain LLC, is requesting a Specific Use Designation without Term for a Vacation Travel Trailer Park with 122 RV parking spaces on a property located on Cotton Flat Road.

Current Zoning:

SF-1, Single-Family Dwelling District.

Surrounding Zoning and Land Use:

The properties to the north are zoned RR, Regional Retail District, and BP, I-20 Business Park District. The property to the east is zoned SF-1, Single-Family Dwelling District. Zoning to the west includes SF-1, Single-Family Dwelling District, and RR, Regional Retail District. The properties to the south belong to the C, Commercial District, and ETJ, Extraterritorial Jurisdiction.

Uses to the north include oil field, single-family residential and vacant lots. The properties to the west are single-family residential use. Uses for the properties to the south include water well drilling services and vehicle dent repair services and the property to the east is a vacant lot.

Analysis:

The property is located the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive and is currently a vacant and undeveloped lot. The property is zoned SF-1, Single-Family Dwelling District, which allows for the use of *Vacation Travel Trailer Park*, with a Specific Use Designation without Term. Per the definition of *Vacation Travel Trailer Park*, as defined in Section 11-1-2.01.312:

A Vacation Travel Trailer Park is any tract of land under single ownership and where accommodation is provided for transient trailer use for a maximum of seven days. [11-1-2.01.312]

The hours of operation for the **Nomad RV Park** are:

Monday through Sunday, all day

The proposed hours of operation for the *Vacation Travel Trailer Park* are:

Monday through Sunday, all day

The request is in compliance with the Tall City Tomorrow Comprehensive Plan as the Tall City Tomorrow Plan designated this area as BP, Business Park I-20. The BP, Business Park I-20 designation supports larger scale visitor services. The Nomad RV Park and the *Vacation Travel Trailer Park* is a use that is complementary to the surrounding area.

The request is also in compliance with Chapter 6-Character Plan Goal 4, which is to “Create vibrant multi-use destinations that support activities and residential settings for multiple generations.” This *Vacation Travel Trailer Park* will create a destination for Midland residents or visitors to gather and socialize.

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

Fire: (Approved)

No objections. All future structures must adhere to the 2015 International Fire Code.

Engineering: (Approved)

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

Transportation: (Approved)

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

Building Code: (Approved)

No Objections.

Planning:

This request meets all requirements; therefore, staff recommends approval of the request of the Specific Use Designation without Term for a *Vacation Travel Trailer Park*, subject to Conditions A through F.

Conditions:

- A. That the use and development of the Property for the Establishment shall significantly conform to the site plan, which is attached hereto as Exhibit B and incorporated herein for all purposes. For the avoidance of doubt, this condition shall not apply to any portion of the land shown in Exhibit B that is not located within the boundaries of the City.**
- B. That the Establishment may be operated Monday through Sunday, 24 hours per day.**
- C. That a person shall not operate the Establishment on the Property without first applying for and obtaining a license in accordance with Section 11-1-4.04.A.2 of the City Code.**
- D. That a person shall not operate the Establishment on the Property unless the person complies with all applicable requirements of Section 11-1-4.04.A.2 of the City Code and all other applicable City ordinances and state laws, rules, and regulations.**
- E. That this ordinance does not permit, approve, authorize, or allow the extension of or the provision of City utilities, including water and wastewater, to any portion of the Establishment that is not located within the boundaries of the City.**
- F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to using the Property for the Specific Use to ensure that the conditions of this Specific Use Designation Without Term are satisfied.**

Letters of Objection:

As of February 28, 2025, staff has received four letters of objection.

Attachments:

Application
Maps
Exhibit A



Specific Use Designation Application (Non-Alcohol)

Project Number:

Case Number:

SUDwo-25-0046

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: BULL MOUNTAIN LLC		Phone (254) 631-7787 Email: zachrobinson87@gmail.com	
Address 132 LEGACY CANYON DRIVE	City CISCO	State TX	Zip 76437

Property Owner Printed Name: SEE APPLICANT		Phone () Email:	
Address	City	State	Zip

Representative (if different from Applicant or Property Owner) Firm: MAVERICK ENGINEERING Printed Name: ASHLEE DEVINE		Phone (432) 262-0999 Email: adevine@maverick-eng.com	
Address 1909 W WALL STREET, SUITE K	City MIDLAND	State TX	Zip 79701

Type of Permit:	<i>For Office Use Only</i> ☐ with Term ☐ without Term
Is there any Code Enforcement action pending on property? ☐ Yes ☒ No	

Street Address: N/A
Legal Description Lot: Block: Subdivision: SEE ATTACHED

Current Zoning: SF1
Maximum Floor Area: N/A Maximum Occupancy: 122
Proposed hours and days of use or operation: 24/7
Reason for request: TO BE ABLE TO INSTALL LUXURY RV PARK
Applicant's opinion as to why the request will not adversely affect the public safety, health, morals, general welfare, and convenience: THE PROJECT IS SURROUNDED BY LIGHT INDUSTRIAL THE ACCESS FOR TRUCKS AND TRAILERS SHOULD NOT COMPROMISE THE BUSINESSES IN THE AREA

Submittal and Fees Items to be submitted with this application form:
• Application Fee – Payable to the 'City of Midland' • Dimensioned Site Plan showing • Parking (if applicable) • Building Footprint • Digital Copies of Site Plan (PDF/JPEG)

Signatures

Signed by: [Signature] Date: 1/22/2025

Applicant (signature): [Signature]
 Applicant (printed): Zach Robinson

Property Owner (signature): SEE APPLICANT Date:

Property Owner (printed): SEE APPLICANT

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

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

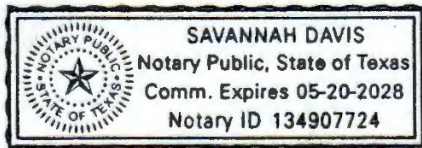
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
 COUNTY OF MIDLAND

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

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 22nd day of January, 20 25, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☒ Property Owner Authorization

☒ Dimensioned Site Plan

☒ Application Fee

☒ Site Plan in Digital Format (PDF/JPEG)

Check # 5161

Received By: [Signature]

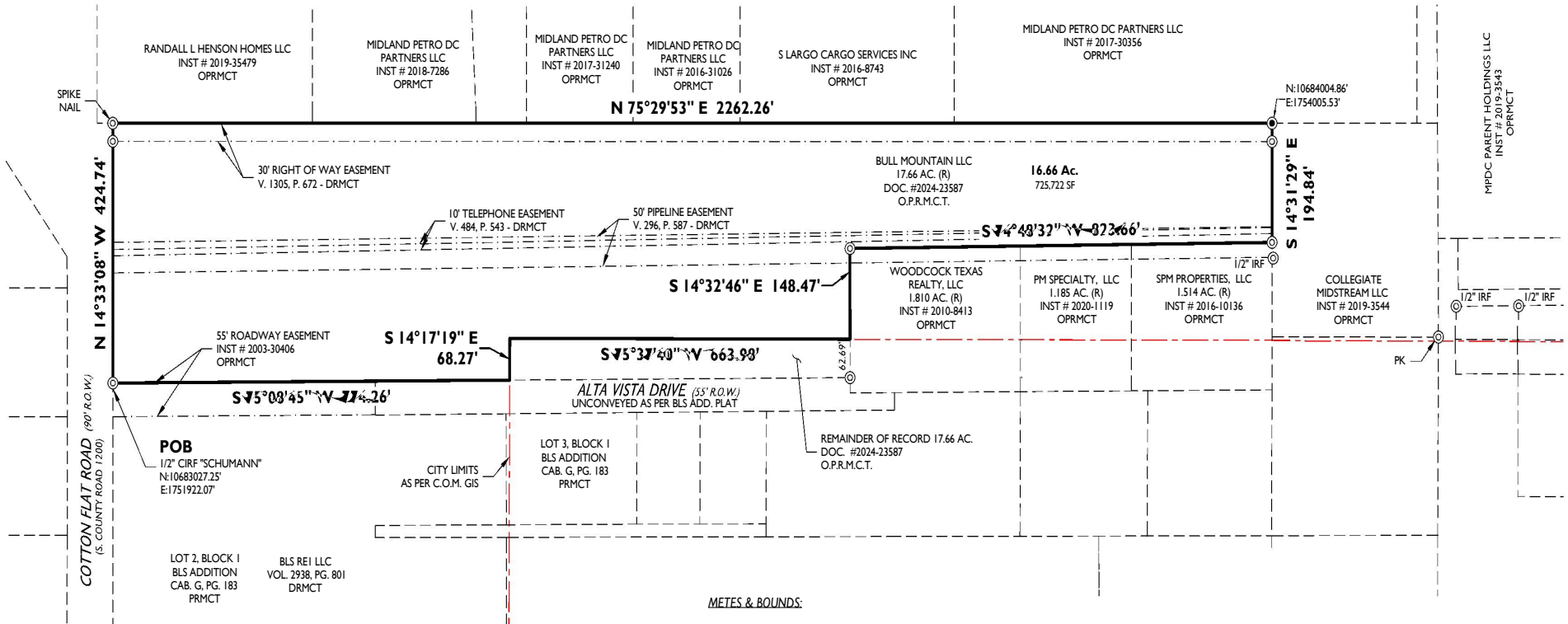
Date:

RECEIVED

JAN 23 2025

Initial: A.M.

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

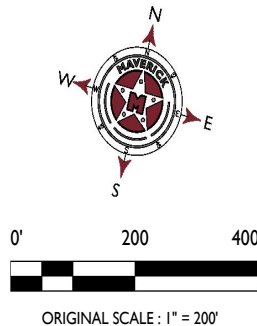


SURVEY NOTES:

- I. BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40\"

LEGEND

- FOUND 1/2\"
- SET 1/2\"
- PARCEL BOUNDARY
- EXISTING LOTS
- EASEMENTS
- CITY LIMITS LINE
- P.R.M.C.T.
- O.P.R.M.C.T.



METES & BOUNDS:

FIELD NOTE DESCRIPTION OF A 16.66 ACRE TRACT OF LAND, SITUATED IN SECTION 10, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING THE PORTION WITHIN THE CITY LIMITS OF THAT SAME TRACT AS DESCRIBED IN DOCUMENT NUMBER 2024-23587 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT N(10683027.25, E(1751922.07, A ONE HALF INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "SCHUMANN" (YPC) FOUND IN THE EAST LINE OF COTTON FLAT ROAD (SOUTH COUNTY ROAD 1200) AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, BLS ADDITION, AS SHOWN ON A PLAT RECORDED IN CABINET G ON PAGE 183 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N.14°33'08"W., ALONG SAID COTTON FLAT ROAD, AT 370.56 FEET PASSING A "YPC" FOUND AT THE SOUTHWEST CORNER OF A CALLED 30 FOOT RIGHT OF WAY EASEMENT AS DESCRIBED AND DEPICTED IN VOLUME 1305 ON PAGE 672 IN SAID "OPR", IN ALL 424.74 FEET TO A SPIKE NAIL FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N.75°29'53"E., ALONG THE NORTH LINE OF SAID RIGHT OF WAY EASEMENT 2262.26 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" SET FOR THE NORTHWEST CORNER OF A CALLED 2.58 ACRE TRACT IN DOCUMENT NUMBER 2019-3544 IN SAID "OPR" FOR THE NORTHEAST CORNER OF SAID RIGHT OF WAY EASEMENT FOR THE NORTHEAST CORNER HEREOF;

THENCE S.14°31'29"E., ALONG THE WEST LINE OF SAID CALLED 2.58 ACRE TRACT, AT 30.00 FEET PASSING A "YPC" FOUND FOR THE SOUTHEAST CORNER OF SAID RIGHT OF WAY EASEMENT, IN ALL 194.84 FEET TO A "YPC" FOUND AT THE NORTHEAST CORNER OF A CALLED 1.514 ACRE TRACT IN DOCUMENT NUMBER 2016-10136 OF SAID "OPR" FOR THE EAST SOUTHEAST CORNER HEREOF;

THENCE S.74°48'32"W., ALONG THE NORTH LINE OF SAID CALLED 1.514 ACRE TRACT, A CALLED 1.185 ACRE TRACT (2020-1119) 823.66 FEET TO A "YPC" FOUND AT THE NORTHWEST CORNER OF A CALLED 1.81 ACRE TRACT IN DOCUMENT NUMBER 2010-8413 IN SAID "OPR" FOR AN INTERIOR CORNER HEREOF;

THENCE S.14°32'46"E., ALONG SAID CALLED 1.81 ACRE TRACT 148.47 FEET TO A POINT ON THE CITY LIMITS LINE FROM WHICH A "YPC" FOUND IN THE NORTH LINE OF THE UNCONVEYED ALTA VISTA DRIVE BEARS S.14°32'46"E., 62.69 FEET FOR AN EXTERIOR CORNER HEREOF;

THENCE S.75°37'40"W., ALONG SAID CITY LIMITS LINE, 663.98 FEET TO AN ANGLE POINT HEREOF;

THENCE S.14°17'19"E., ALONG SAID CITY LIMITS, 68.27 FEET TO A POINT ON THE NORTH LINE OF THE UNCONVEYED ALTA VISTA FOR AN EXTERIOR CORNER HEREOF;

THENCE S.75°08'45"W., ALONG SAID ALTA VISTA DRIVE, AT 262.97 FEET PASSING AT OR NEAR THE NORTHEAST CORNER OF SAID BLS ADDITION, IN ALL 774.26 FEET TO THE POINT OF BEGINNING, CONTAINING 16.66 ACRES OF LAND.



MAVERICK

CIVIL ENGINEERING / LAND SURVEYING

1909 West Wall Street, Suite "K"

Midland, Texas 79701

ENGINEER FIRM #: F-15089

SURVEY FIRM #: 10194514

Tel: (432) 262-0999 Fax: (432) 262-0989

www.Maverick-Eng.com

I, GREGORY W. SHOULTS, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM FIELD NOTES AND/OR ELECTRONIC DATA OF AN ACTUAL ON-THE-GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

GREGORY W. SHOULTS, RPLS #5356
FIRM NO. TX #10194514

FEBRUARY 28, 2025

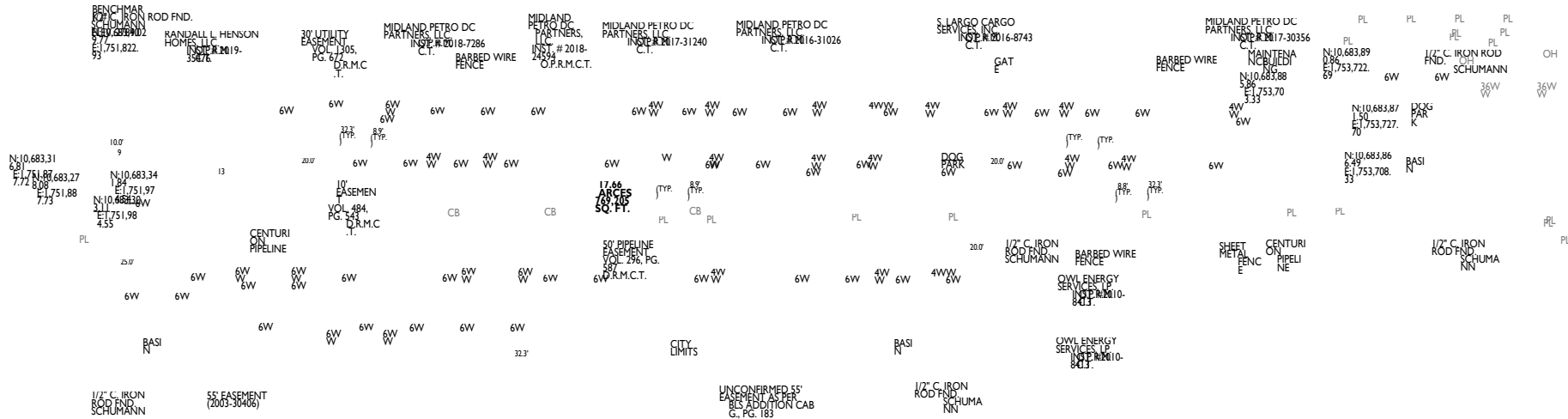


NOMAD RV PARK

SUD BOUNDARY EXHIBIT

OF A 16.66 ACRE TRACT OF LAND, SITUATED IN SECTION 10, BLOCK 39, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

JOB NO.: 240176 FIELD WORK: 10.24.2024 DRAWN BY: AD REVISIONS: REV 1: REV 2:



DEVELOPMENT NOTES:

- GENERAL: SITE PLAN IS FOR A PROPOSED ±4,000 SQUARE FOOT BUILDING AND A PROPOSED 400' MAINTENANCE BUILDING LOCATED ON A 17.66 TRACT OF LAND SHOWN IN SECTION 10, BLOCK 39, TOWNSHIP 2 NORTH AND PACIFIC RAILWAY COMPANY SURVEY, COUNTY OF MIDLAND, TEXAS. THE MAIN DEVELOPMENT SITE IS LOCATED NEAR THE INTERSECTION OF STATE HIGHWAY 163 AND COUNTY ROAD 10. THE SITE IS CURRENTLY ZONED AS A LI. BUILDING.
- BUILDING CONSTRUCTION: THE WEST STRUCTURE IS PLANNED TO BE 2 STORIES TALL WITH A MAXIMUM BUILDING HEIGHT OF 25' ET AND THE EAST STRUCTURE IS 1 STORY TALL WITH A MAXIMUM BUILDING HEIGHT OF 10' ET.
- ACCESS: THE BUILDING IS PLANNED TO HAVE ONE (1) ACCESS POINT, OUT TO THE NORTH. NO ACCESS POINTS ARE PLANNED FOR BOTH INGRESS AND EGRESS.
- FIRE ACCESS: ACCESS FOR FIRE TRUCKS WILL BE ALONG THE PROPERTY LINE TO THE NORTH OR ALONG THE ROAD.
- PARKING: ON-SITE PARKING WILL BE PROVIDED WITH 22 STANDARD PARKING SPACES AND AN ADDITIONAL 2 ACCESSIBLE PARKING SPACES.
- TRASH: TRASH COLLECTION WILL BE COLLECTED BY THE CITY OF MIDLAND UTILIZING SIDE LOADING.
- UTILITIES: PUBLIC UTILITIES ARE PRESENT. NEW WATER & SEWER SERVICE TAPS WILL BE REQUIRED.
- DRAINAGE: STORM WATER RUNOFF WILL BE DETAINED SO AS NOT TO INCREASE EXISTING PEAK RUNOFF.

FEMA FIRM NOTES:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	ZONE	BASE FLOOD ELEVATION
481239	0204	F	09/16/2003	X	N/A

THE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE REQUIREMENTS.

PARKING CALCULATIONS:

TRADITIONAL PARKING SPACES = 22
RV PARKING SPACES = 0
BURN COVERED PARKING SPACES PROVIDED = 11
TOTAL PARKING SPACES PROVIDED = 33

LANDSCAPE NOTES:

- LANDSCAPING ELEMENTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE NOT TO BE CONSIDERED AS A REQUIREMENT FOR LANDSCAPING.
- LANDSCAPING SHALL BE IN COMPLIANCE WITH CITY STANDARDS.

SITE LOCATION

VICINITY MAP:
S.T.

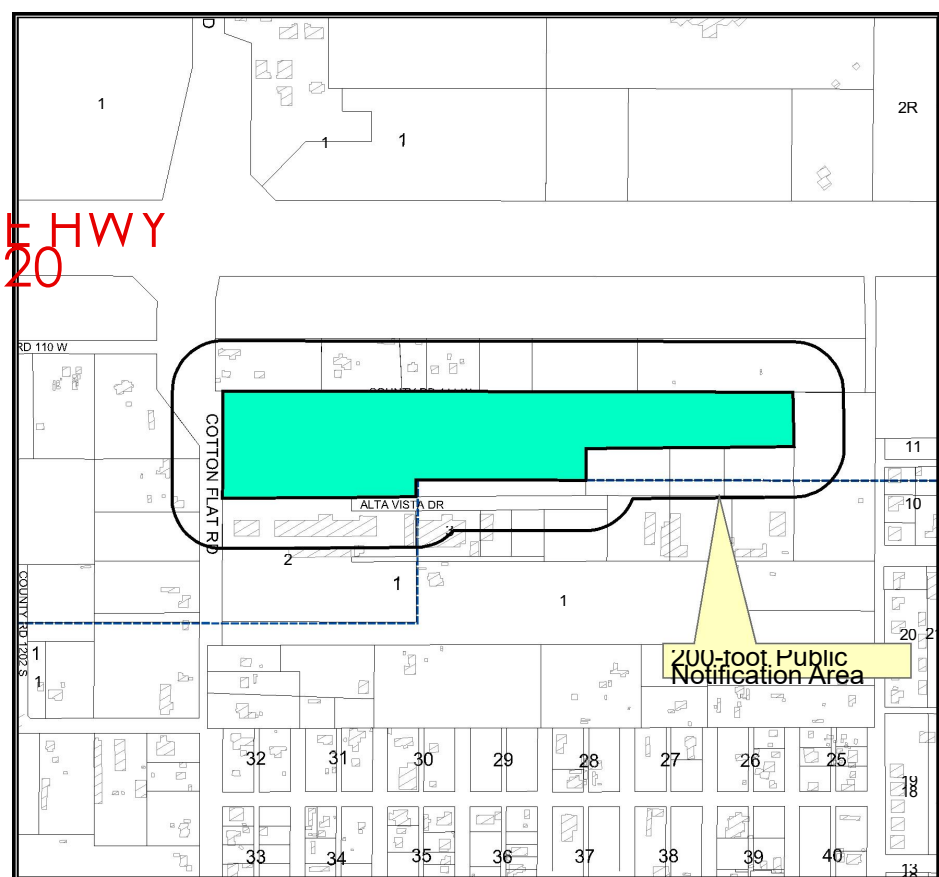
MIDLAND, TEXAS

Know what's

PACKET

Page 10.134

March 3, 2025



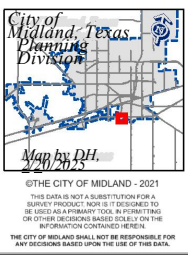
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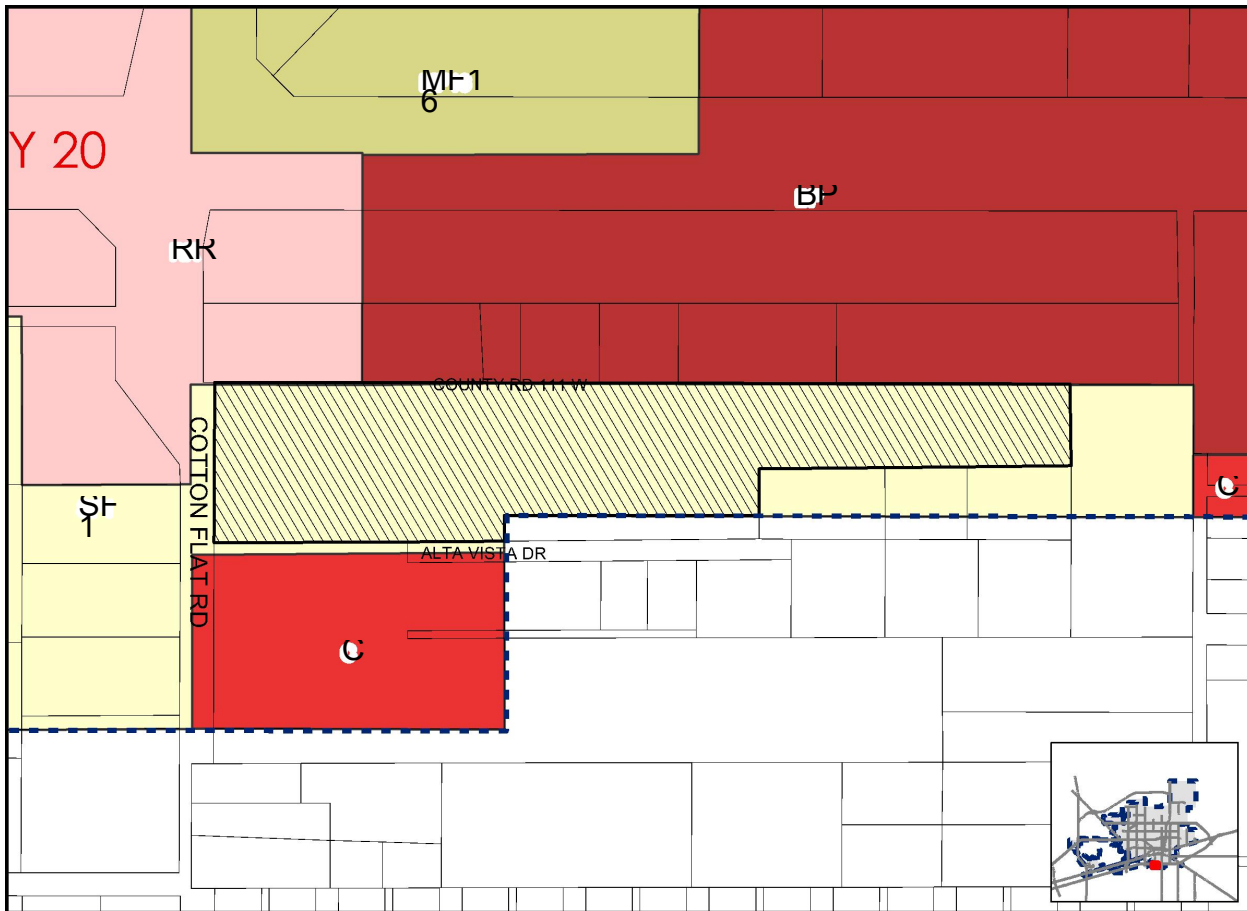
Location Map

SUDwo-25-0046
 Consider a request by Maverick Engineering, on behalf of Bull Mountain LLC, for a Specific Use Designation without Term for a Vacation Travel Trailer Park, on a 16.66-acre tract of land located at the northwest corner of Section 10, intersection of Cotton Flat Road and Alta Vista Drive and County of Midland (Council District 2)

Scale: 1" = 465'

LEGEND
 CITY LIMITS
 PARCEL
 PRIVATE
 BLDGS





Map 12/15

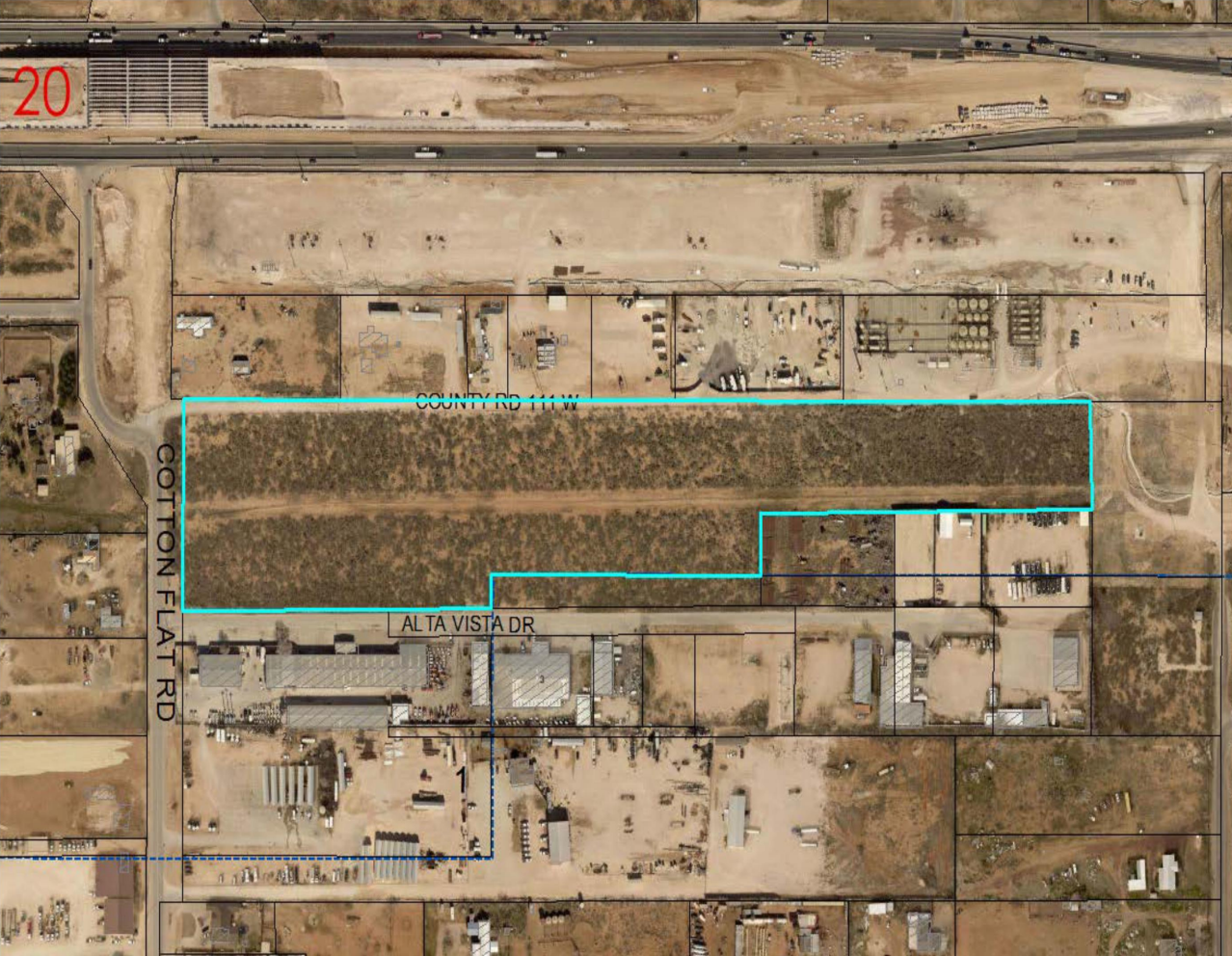
SUDwo-
25-0046

Scale: 1" = 310'

**ZONING
MAP**



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BULL MOUNTAIN LLC (RV PARK) ITEM SPECIFIC USE DESIGNATION WITHOUT TERM

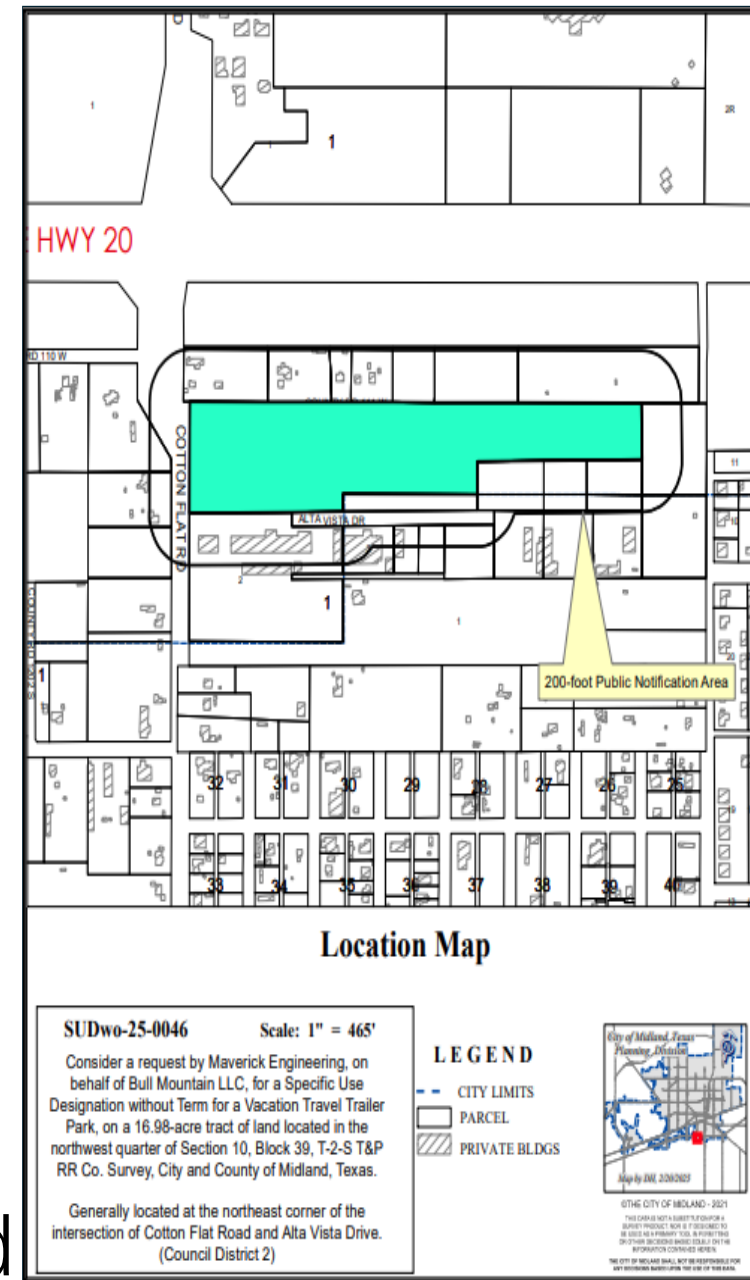


Visit Our Website

MIDLANDTEXAS.GOV

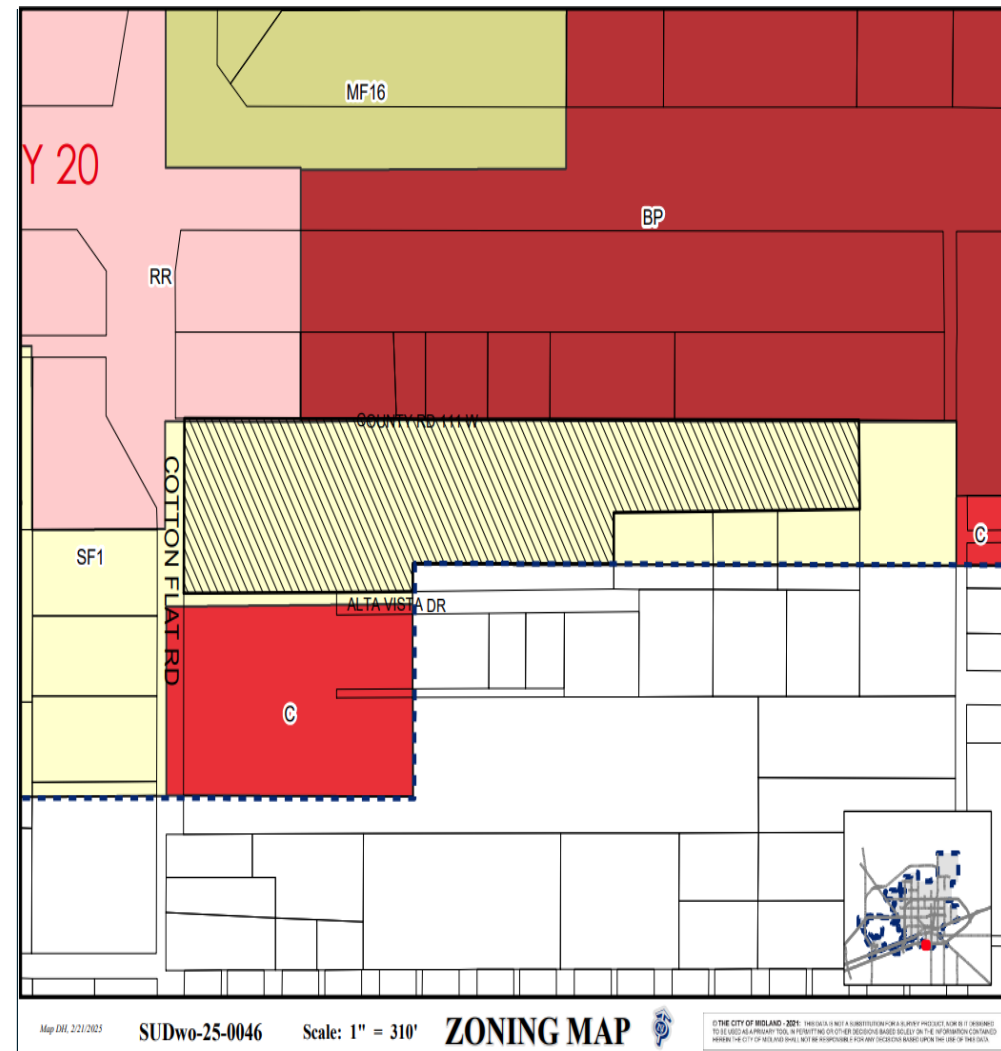
APPLICATION SUMMARY

- **Property Owner & Developer:** Bull Mountain LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Application Type:** Specific Use Designation Without Term
- **Address:** Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive (District 2 and ETJ)



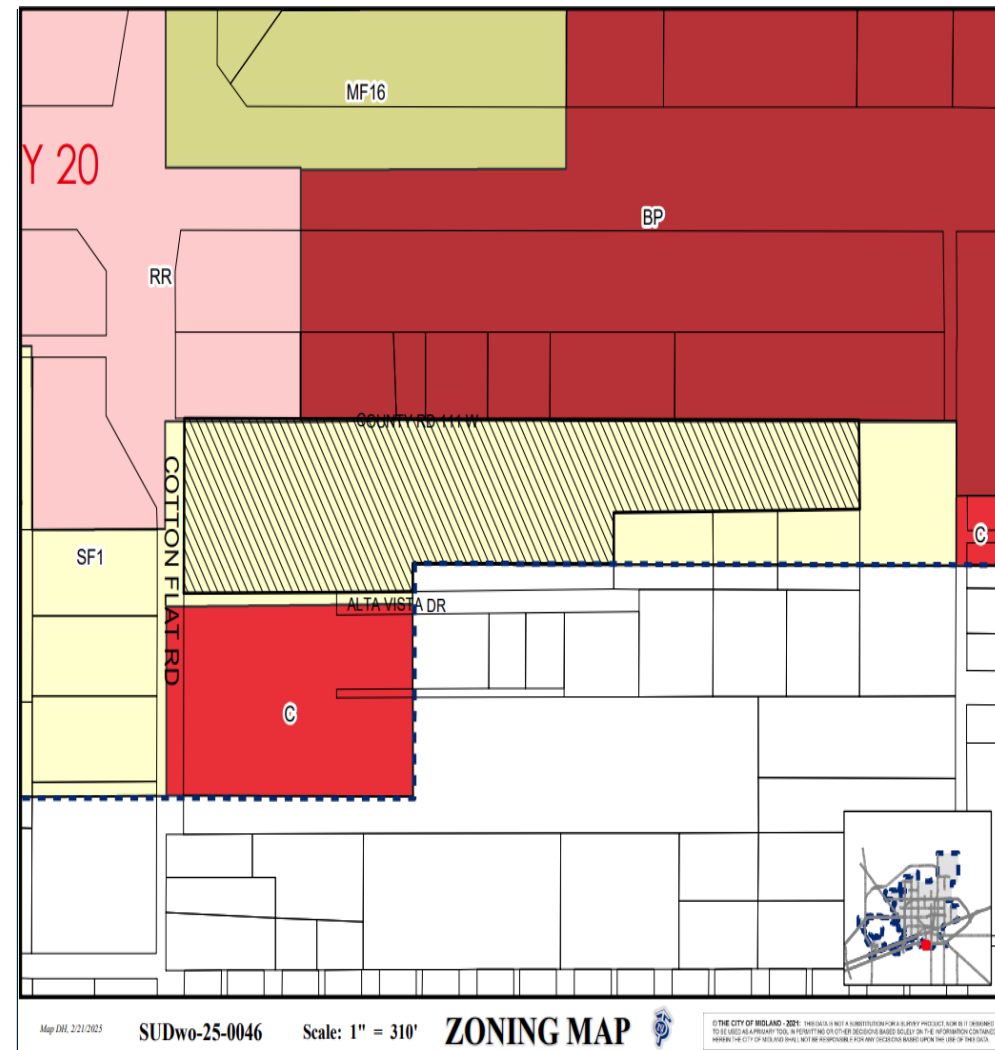
ZONING

- **Current Zoning:** SF-1, Single-Family Dwelling District
- **Surrounding Zoning:**
 - **North:** RR, Regional Retail District, and BP, I-20 Business Park District
 - **South:** C, Commercial District and ETJ, Extraterritorial Jurisdiction



ZONING

- **East:** SF-1, Single-Family Dwelling District and ETJ, Extraterritorial Jurisdiction
- **West:** SF-1, Single-Family Dwelling District and RR, Regional Retail District



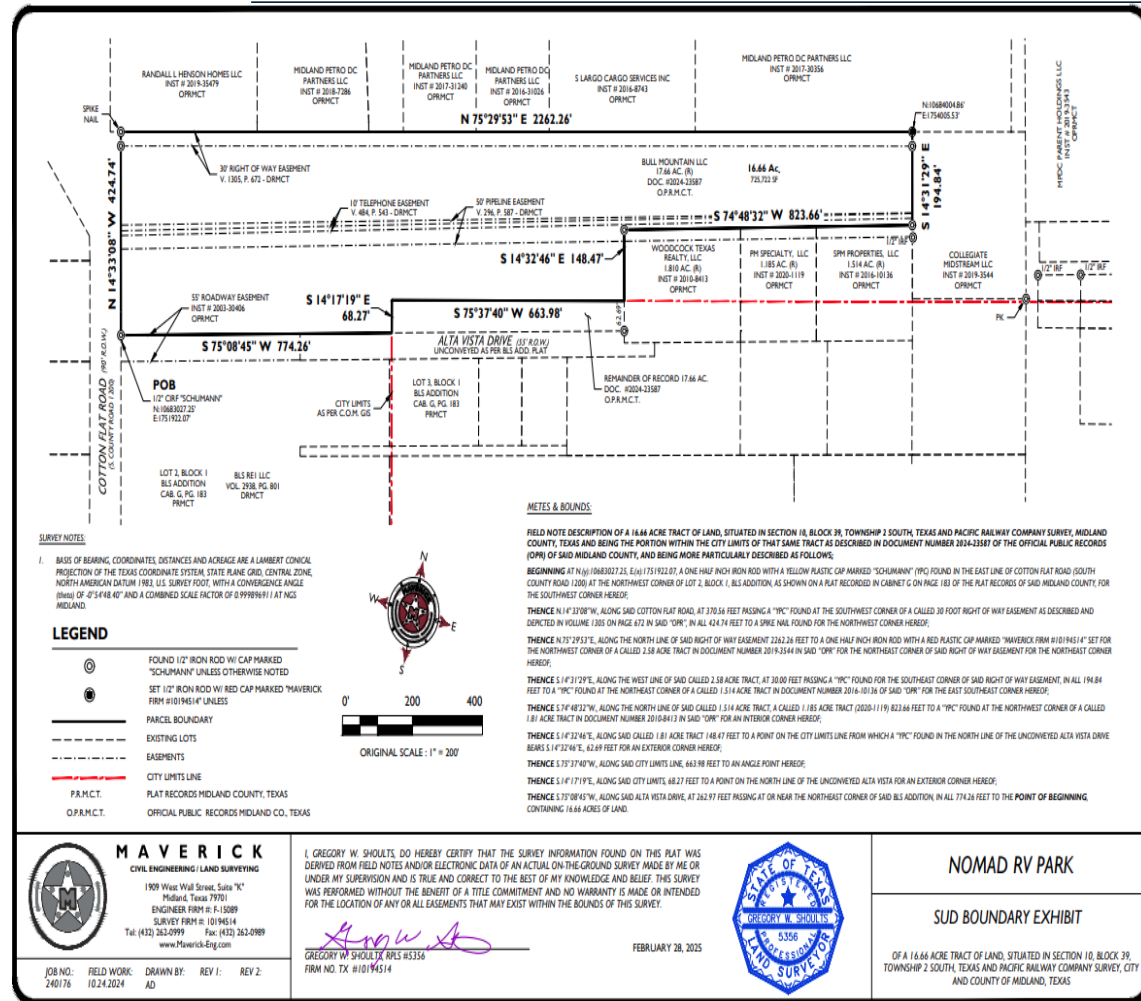
INFORMATION

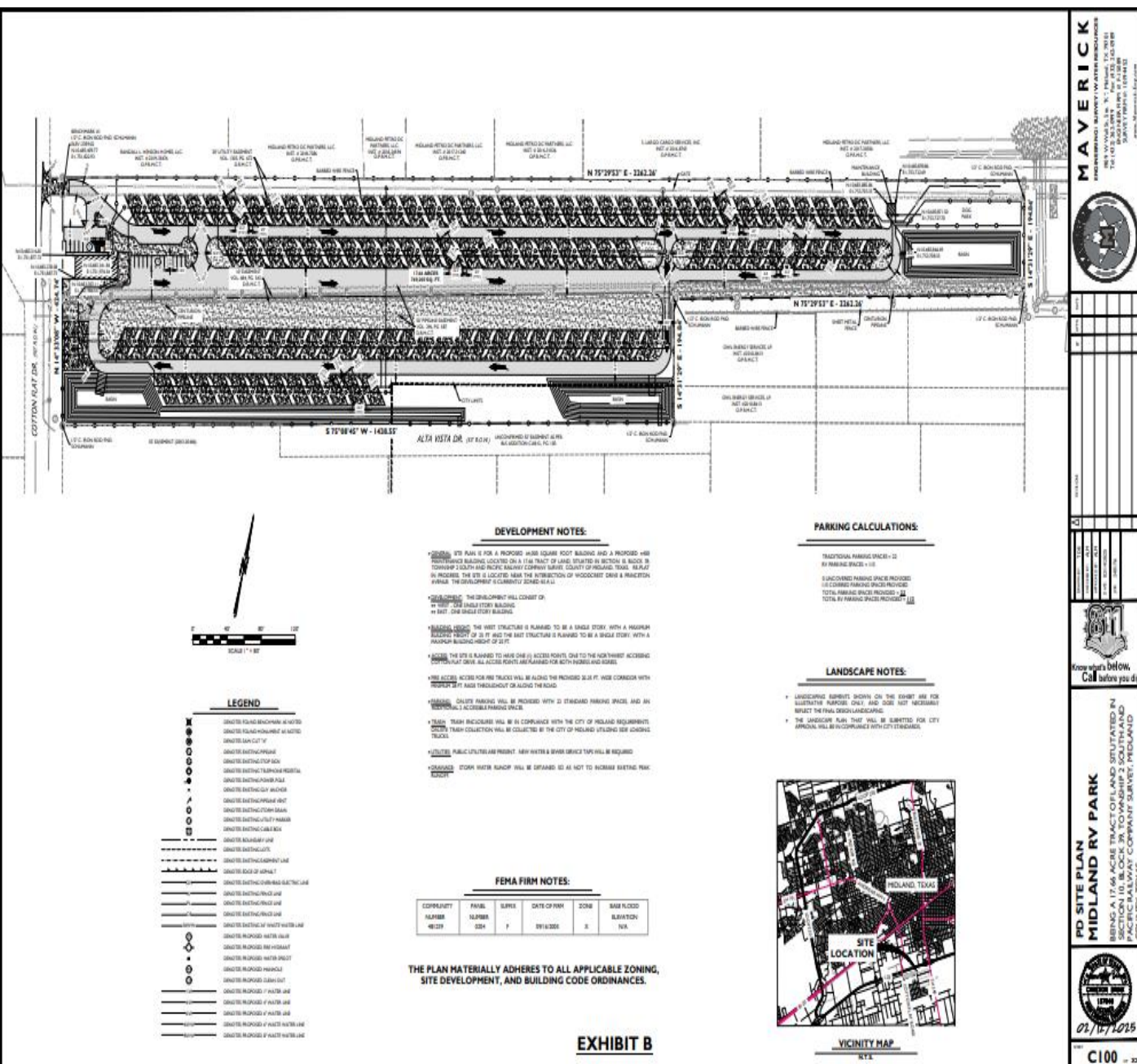
• Proposed Days and Hours of Operation:

- Monday - Sunday all day

• Proposed Days and Hours of SUDwo:

- Monday - Sunday all day





LAND USE

- **Current Use:** Vacant lot
- **Proposed Use:** Vacation Travel Trailer Park
- **Surrounding Uses:**
 - **North:** Oil field, single-family residential and vacant lots
 - **South:** Water well drilling services and vehicle dent repair services
 - **East:** Vacant lot
 - **West:** Single-family residential



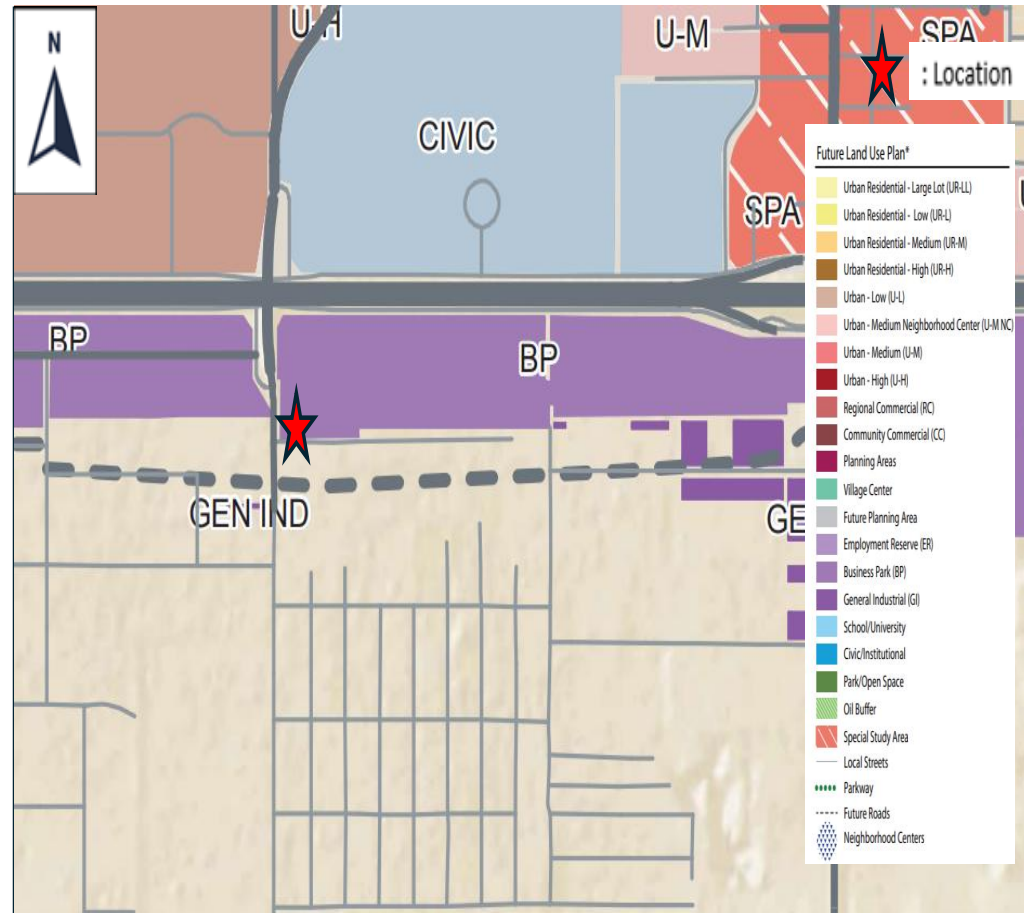
LAND USE



On Alta Vista Drive, Looking North

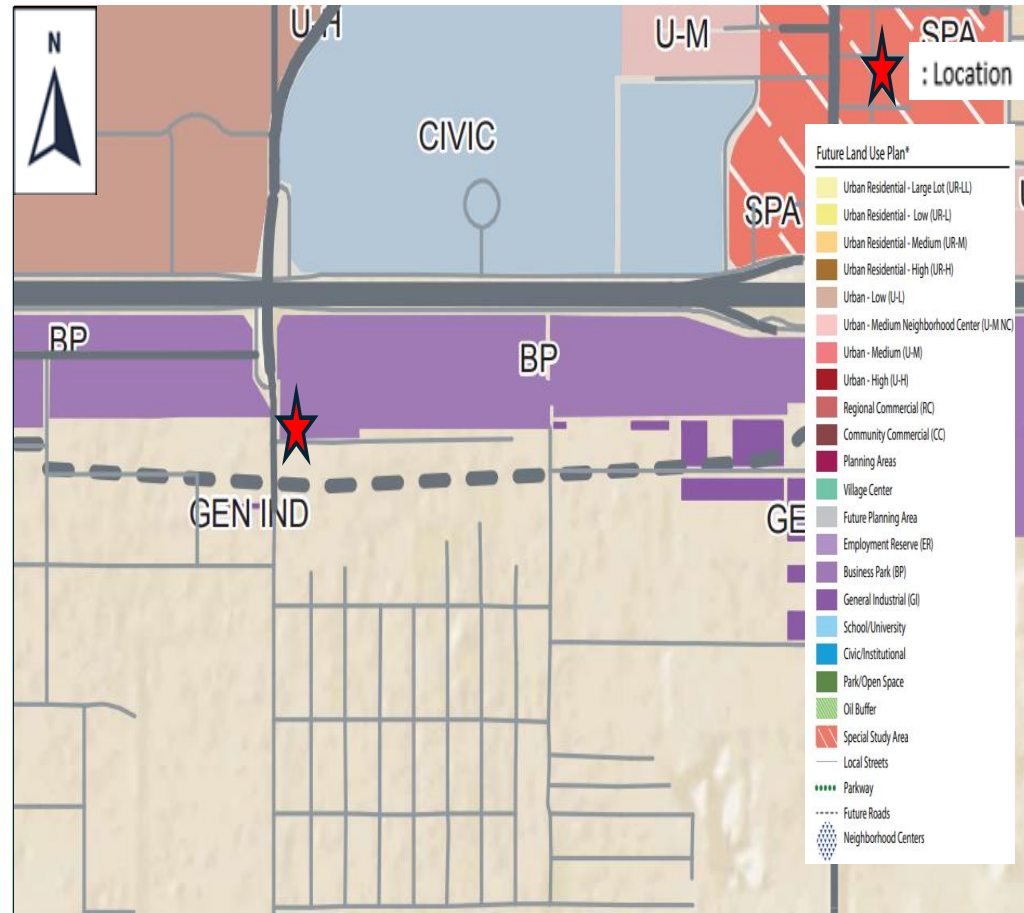
COMPREHENSIVE PLAN ANALYSIS

- **TCT Land Use Designation:**
 - Business Park I-20 (BP)
- **Supported Uses:**
 - Warehousing and distribution
 - Larger scale visitor services located at the major intersections



COMPREHENSIVE PLAN ANALYSIS

- Multifamily may be appropriate when integrated as part of a holistic development that incorporates retail and office uses.
- Land use is **compatible** with surrounding area & TCT Plan



RELATED ITEMS

- The sketch plat associated with this request was submitted on January 24, 2025.



STAFF'S RECOMMENDATION

- Staff has received four letters of objection as of February 18, 2025.
- Staff recommends approval of the request of the Specific Use Designation without Term for a Vacation Travel Trailer Park, subject to Conditions A through F.



STAFF'S RECOMMENDATION

- A. That the use and development of the Property for the Establishment shall significantly conform to the site plan, which is attached hereto as Exhibit B and incorporated herein for all purposes. For the avoidance of doubt, this condition shall not apply to any portion of the land shown in Exhibit B that is not located within the boundaries of the City.
- B. That the Establishment may be operated Monday through Sunday, 24 hours per day.

STAFF'S RECOMMENDATION

- C. That a person shall not operate the Establishment on the Property without first applying for and obtaining a license in accordance with Section 11-1-4.04.A.2 of the City Code.
- D. That a person shall not operate the Establishment on the Property unless the person complies with all applicable requirements of Section 11-1-4.04.A.2 of the City Code and all other applicable City ordinances and state laws, rules, and regulations.



STAFF'S RECOMMENDATION

- E. That this ordinance does not permit, approve, authorize, or allow the extension of or the provision of City utilities, including water and wastewater, to any portion of the Establishment that is not located within the boundaries of the City.
- F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to using the Property for the Specific Use to ensure that the conditions of this Specific Use Designation Without Term are satisfied.



MISSION

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



DACFAB INC
PO BOX 3886
LUBBOCK TX 79452

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m. on Monday, Tuesday, February 18, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, TX 79701 on a request by **Maverick Engineering, on behalf of Bull Mountain LLC**, for approval of a **Specific Use Designation without Term** on the following described property:

LEGAL DESCRIPTION: A 17.66-acre tract of land located in the northwest quarter of Section 10, Block 39, T-2-S T&P RR Co., City and County of Midland, Texas.

LOCATION: Generally located at the northeast corner of the intersection of Cotton Flat Road and Alta Vista Drive. (Council District 2 and Extraterritorial Jurisdiction)

CURRENT ZONING: SF-1, Single-Family Dwelling District, in part, and ETJ, Extraterritorial Jurisdiction, in part.

SPECIFIC USE: Vacation Travel Trailer Park

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered in writing** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request ☒ Comments: It will increase traffic and crime

Required Information:

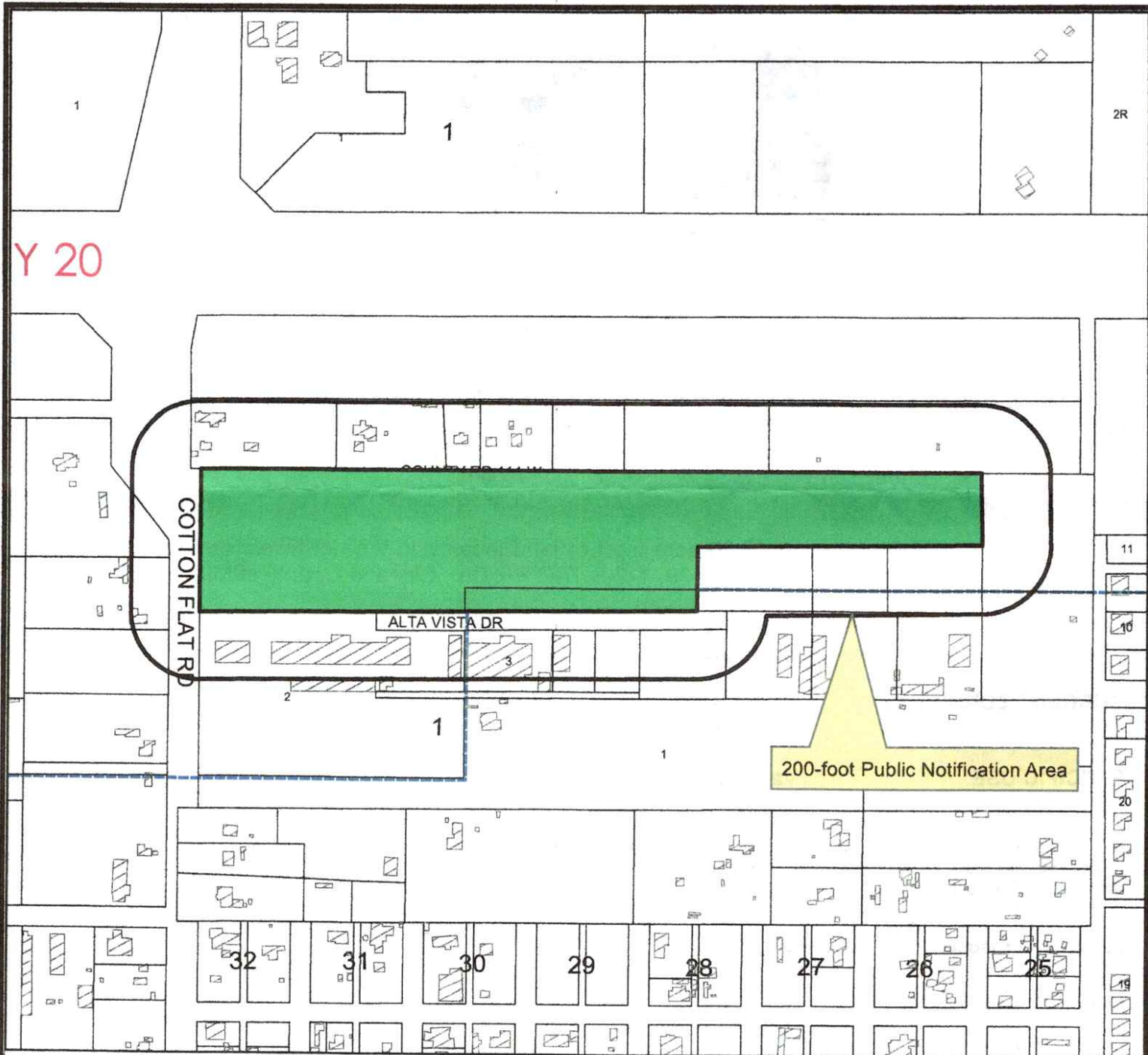
Property Owner's Signature: [Signature] Printed Name: John Anthony Property Address (No P. O. Boxes): 1909 Alta Vista

If any further information is desired, please contact the Planning Division, at 685-7400. Si usted desea más información en Español sobre este caso, llame al: 685-7400

Notices Mailed: 17
Date Mailed: February 7, 2025
Case Number: SUDwo-25-0046
Case Name: Bull Mountain LLC (RV Park)
Planner's Initials: DH

[Signature]
Landon Ochoa
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Video conference information can be found on the City of Midland's website: <http://www.midlandtexas.gov/9671/PrimeGov-Meetings>



Location Map

SUDwo-25-0046

Scale: 1" = 421'

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LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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MITCHELL A L
1400 HARVARD AVE
MIDLAND TX 79701-5748

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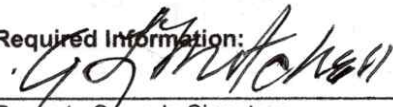
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I object to this request ☒ Comments: _____

Required Information:


Property Owner's Signature

AL Mitchell
Printed Name

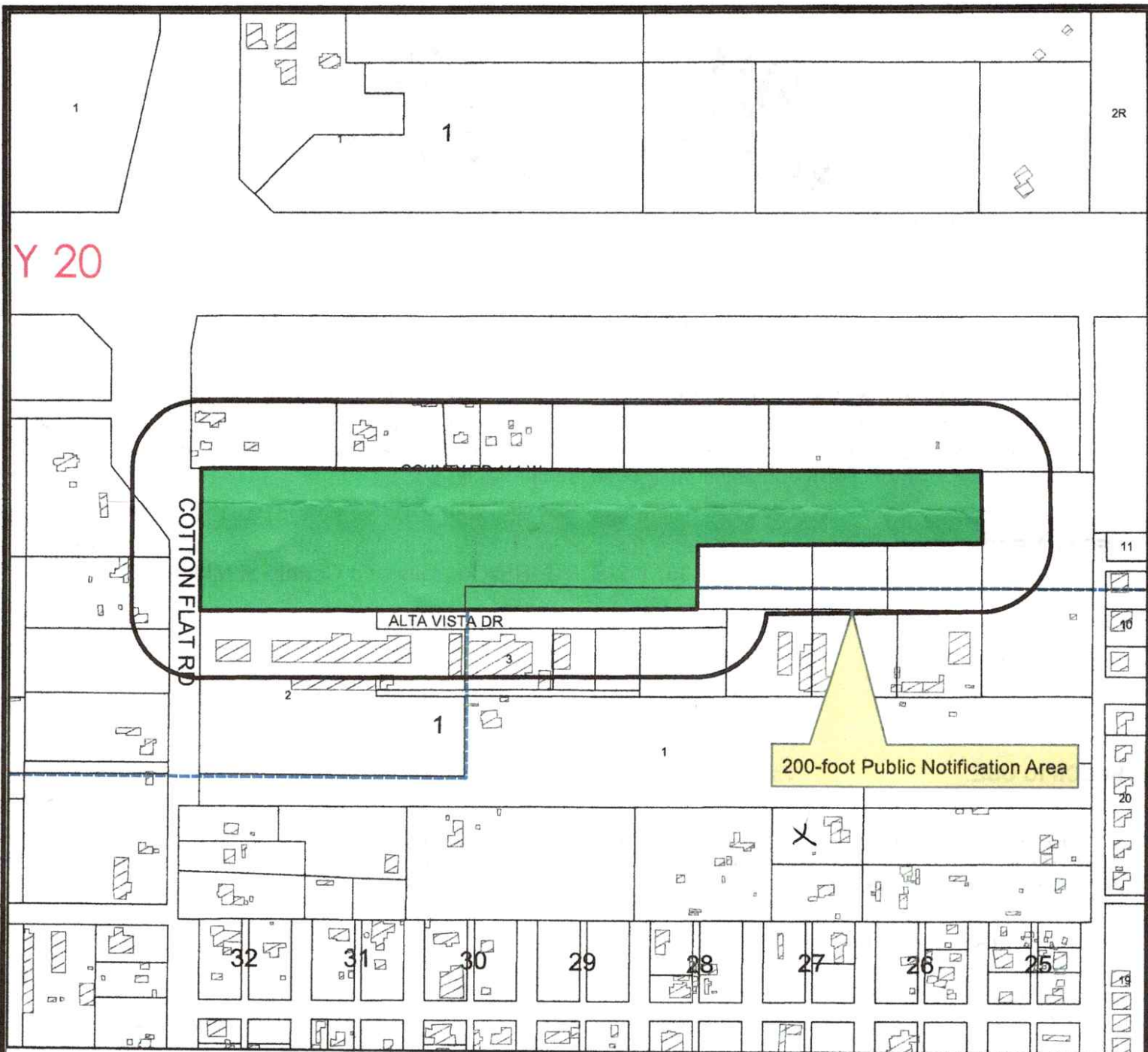
1807 Alta Vista Dr.
Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si usted desea más información en Español sobre este caso, llame al: 685-7400

Notices Mailed: 17
Date Mailed: February 7, 2025
Case Number: SUDwo-25-0046
Case Name: Bull Mountain LLC (RV Park)
Planner's Initials: DH


Landon Ochoa
Planning Division Manager
Department of Development Services

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RECEIVED

FEB 24 2025



OWL ENERGY SERVICES LP
PO BOX 5827
MIDLAND TX 79704

RECEIVED

FEB 27 2025

Alex S

PUBLIC NOTICE

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CURRENT ZONING: SF-1, Single-Family Dwelling District

SPECIFIC USE: Vacation Travel Trailer Park

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I object to this request ☒ Comments: See attached letterhead.

Required Information:

Carter D. Copeland Carter D. Copeland

Property Owner's Signature

Printed Name

Alta Vista Drive - see next pg.

Property Address (No P. O. Boxes)

If any further information is desired, please contact the Planning Division, at 685-7400. Si usted desea más información en Español sobre este caso, llame al: 685-7400

Notices Mailed: 17

Date Mailed: February 20, 2025

Case Number: SUDwo-25-0046

Case Name: Bull Mountain LLC (RV Park)

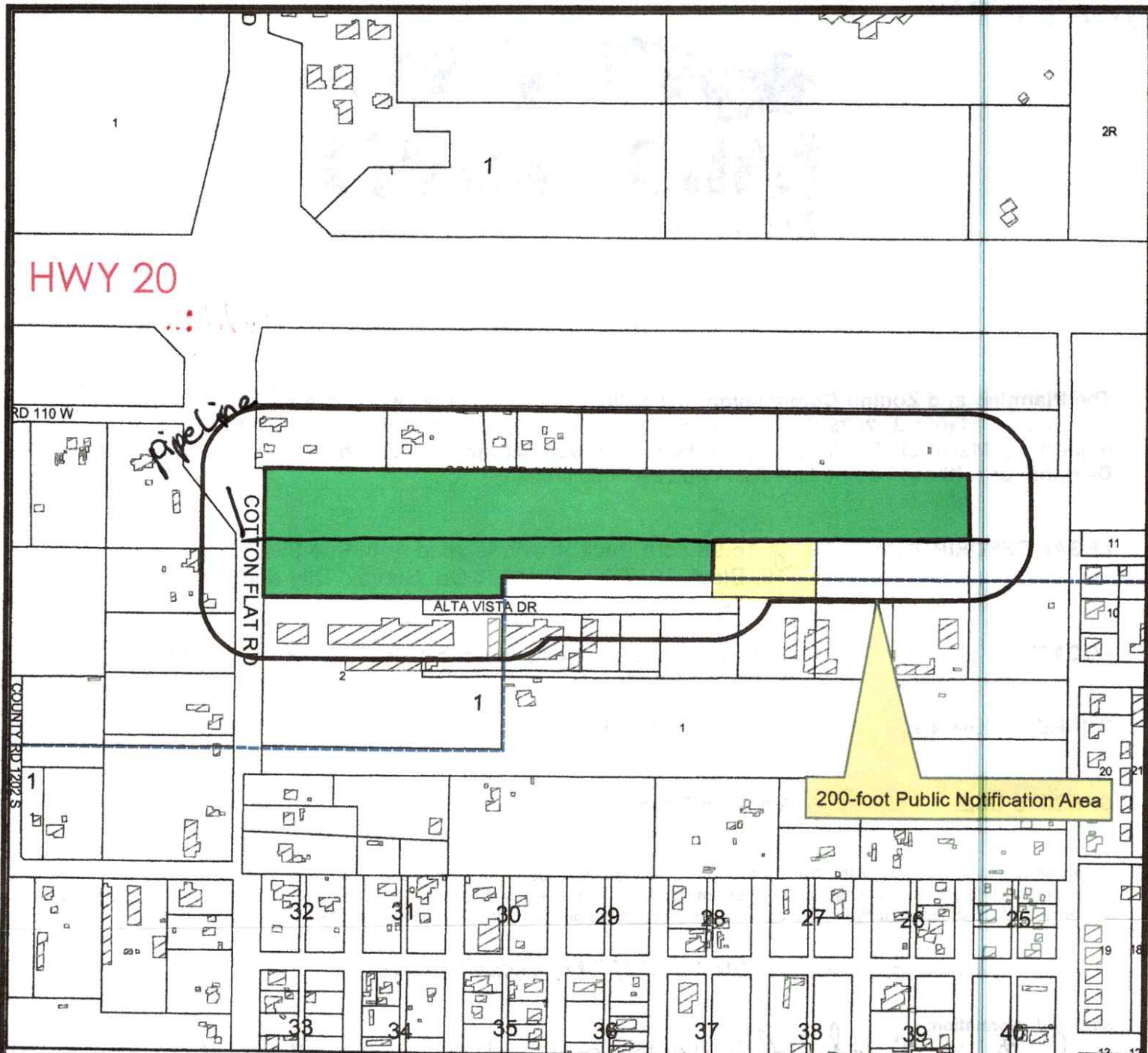
Planner's Initials: DH

Landon Ochoa

Planning Division Manager

Department of Development Services

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Location Map

SUDwo-25-0046

Scale: 1" = 465'

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Owl Energy Services, LP

"Reducing your operating footprint."

February 28, 2025

Planning and Zoning Division
City Hall
300 N Lorraine
Midland, Texas 79701

RE: Case Number: SUDwo-25-0046
Case Name: Bull Mountain LLC (RV Park)
Subject: Filing Objection

To Whom It May Concern:

My name is Carter Copeland, and I am the owner of land found at the far East end of Alta Vista Drive, Midland, Texas, found at:

- 1.81 AC of 17.5 AC, NW/4, SEC: 10, BLK: 39-T2S ACRES: 1.180
- 31°58'1.96"N 102° 5'4.96"W (Please refer to the highlighted area on the enclosed location map).

I would like to preface that I am aware that Bull Mountain LLC is bringing in sewer and water into the area on their own, and I consider this a great benefit to the area, and I **do not object to them doing this**. However, what I do "object" to is that this may impede any future plans I may have for bringing water and sewer to my own property.

As shown by the enclosed map, Bull Mountain LLC's property is contiguous on both our North (with a production line between) and West property lines. I am concerned that we may not have access to water/sewer tap(s) due to Bull Mountain LLC (RV Park) having the line(s) on their property with no access between.

In saying that, I would like to make a request that Bull Mountain be willing to include in their plans an easement for our property to tap into the line should we decide in the future to add sewer and water, as well as being willing to add a high security fence along our North and East property boundaries.

Respectfully yours,

Carter D Copeland, President

Owl Energy Services

cdcopeland@mtienergy.com

Excavation | Production Services & Equipment | Engineering & Consulting

Office: 432.685.3520 | Fax: 432.685.4079



800 ft



RECEIVED

FEB 28 2025

Initial: SKS

DACFAB INC
PO BOX 3886
LUBBOCK TX 79452

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I object to this request ☒ Comments: It will increase traffic and crime

Required Information:

[Signature]
Property Owner's Signature

John Anthony
Printed Name

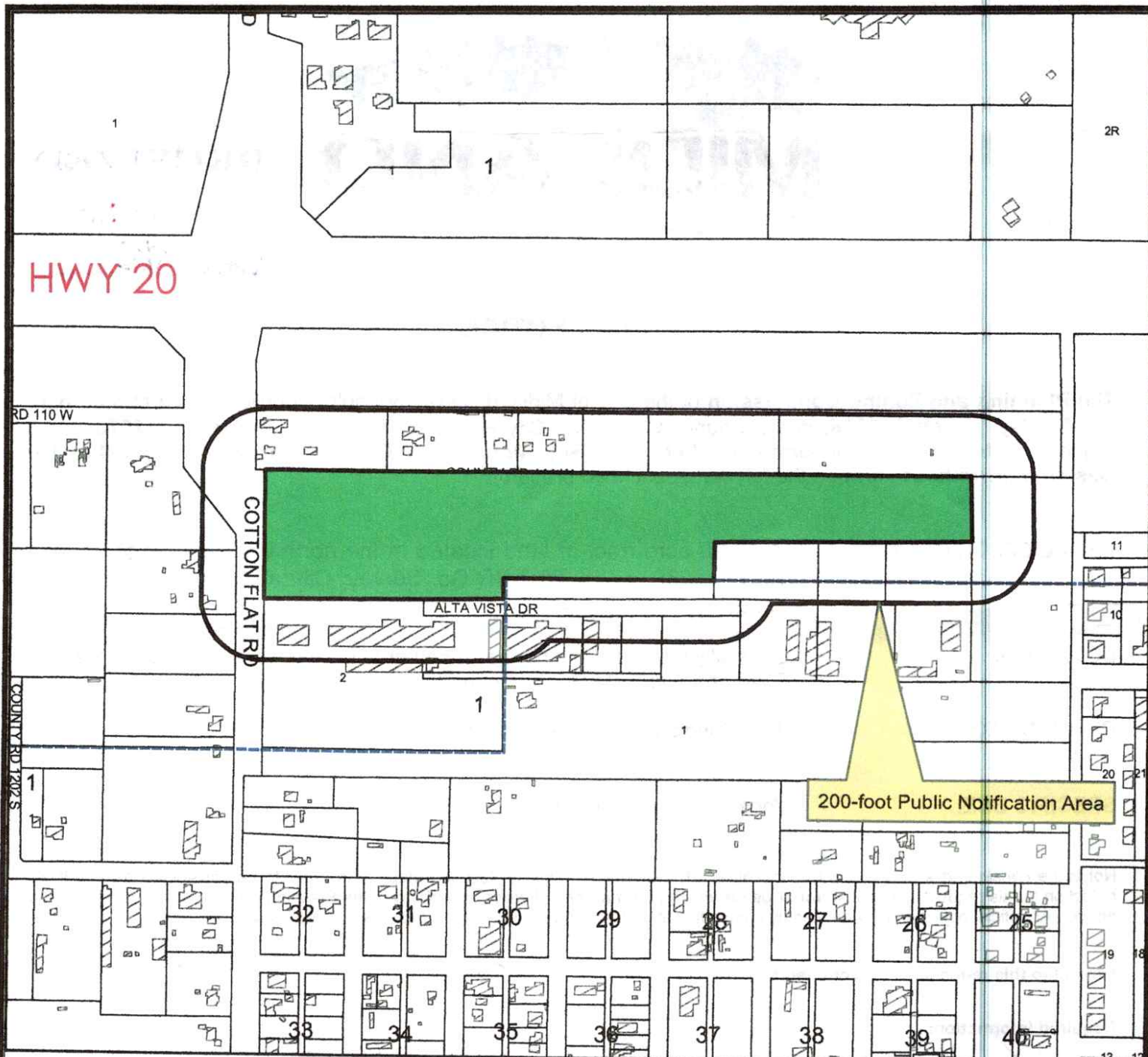
1909 Alta Vista Dr.
Property Address (No P. O. Boxes)

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Notices Mailed: 17
Date Mailed: February 20, 2025
Case Number: SUDwo-25-0046
Case Name: Bull Mountain LLC (RV Park)
Planner's Initials: DH

[Signature]
Landon Ochoa
Planning Division Manager
Department of Development Services

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LEGEND

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